



Mount Saint Mary's Proposed Residential Development Architectural Design Statement

Issued for Part 8 - Planning Application
March 2025





Design Statement

Contents

- 1. Introduction
 - 1.1. Introduction
 - 1.2. Design
 - 1.3. Site Summary
- 2. Site Context
 - 2.1. Adjoining Amenity Infrastructure
 - 2.2. Adjoining Amenity Infrastructure
 - 2.3. Site Context
- 3. Proposed Design
 - 3.1. Context
 - 3.2. Residential Design
 - 3.3. Plot Ratio
 - 3.4. Key Planning Statistics
 - 3.5. Massing, Height and Building Form
 - 3.6. Design Quality - Privacy
 - 3.7. Landscape Design
 - 3.8. Site Design parameters
 - 3.9. Performance
 - 3.10. Vehicle Parking
 - 3.11. Refuse
 - 3.12. Cycle Parking
 - 3.13. Storage
 - 3.14. Pedestrian/Cycle Routes
 - 3.15. Services & Building Access
 - 3.16. Internal Site Navigability
 - 3.17. Dual Aspect
 - 3.18. Unit Types
- 4. Conclusion
- Appendix 1.
Urban Design Manual 12 Criteria Assessment & Compact Settlement Guidelines
- Appendix 2.
Proposed Masterplan

Prepared By

- Architects:**
Reddy Architecture + Urbanism
- Planning Consultants:**
Hughes Planning & Development Consultants
- Civil & Structural Engineers:**
TENT Engineering
- Building Services and Energy Engineers:**
Fallon Design
- Fire Safety and DAC Consultants:**
MJP Fire Safety Consultants
- Landscaping Consultants:**
Ronan MacDiarmada & Associates
- Arborist Consultants:**
Charles McCorkell
- Ecologists:**
Open Field – Ecologists
- Visualisations:**
3D Design Bureau – Visual Architects and Analysis
- Conservation Architects:**
Chris Ryan Architects & Designers
- Environmental Studies (Daylight / Shadow / Wind):**
3D Design Bureau
- Waste Study:**
AWN Consulting



1.1 - Introduction

Dun Laoghaire-Rathdown County Council applying for planning permission for Part 8 Planning at a site of approx. 0.98 ha at Mount Saint Mary's and Saint Joseph's, Dundrum Road, Dublin 14 (D14 P9P3 & D14 AH57).

The site is situated between the Catholic University School Rugby Grounds (CUS) on Bird Avenue and the Robert Emmet House, a protected structure (RPS No. 18) located next to the main development area. Additionally, the former Middle House is also adjacent to the main site, together with the Small Hall; the Gate Lodge Bungalow; the former Residence Wing building; former Chapel, Oratory and Side Chapels; and associated ancillary outbuildings (Stables/Lockups and Workshops).



AERIAL VIEW OF SITE

1.2 - Design

The development will consist of a new residential scheme to include apartments, a central public park, and associated resident facilities and amenities. A detailed development description is now set out as follows:

The new development will provide for the construction of a new residential scheme of 129 no. apartment units in the form of 3 no. apartment blocks (Blocks A to C) ranging in height from 2 to 6 storeys as follows:

- Block A (5-6 storeys) comprising 65 no. apartments (33 no. 1 bed and 32 no. 2 bed units)
- Block B (5-6 storeys) comprising 56 no. apartments (35 no. 1 bed and 21 no. 2 bed units)
- Block C (2 storeys) comprising 8 no. apartments (4 no. 1 bed and 4 no. 2 bed units)

Each residential unit has associated private open space in the form of a terrace/balcony.

Residential communal open space areas of approx. 889 sq m are proposed in the form of resident formal gardens of approx. 405 sq m at the ground floor of Block A; approx. 99 sq m at the ground floor of Block B, and 114 sq m at the ground floor of Block C. A roof garden residential amenity area of approx. 271 sq m is also proposed at the fifth floor of Block B.

Public Open space (approx. 2,481 sq m) is proposed in the form of a central public park including formal gardens, lawns, pedestrian and cyclist links, and a structured play area.

Ancillary Structures (total approx. 322.8 sq m) are proposed on the Ground Floor level, close to the Blocks A and C, and include covered bicycle stores, external storages, waste refuges and plant areas. An external enclosure containing ESB substation and Meter Room on the South of Block A (approx. 22.8 sq m) is also proposed at surface level.

A total of 65 no. car parking spaces at surface level are proposed, including 12 EV charging spaces and 3 accessible spaces. With 180 no. Bicycle spaces proposed; 154 long stay bicycle spaces.

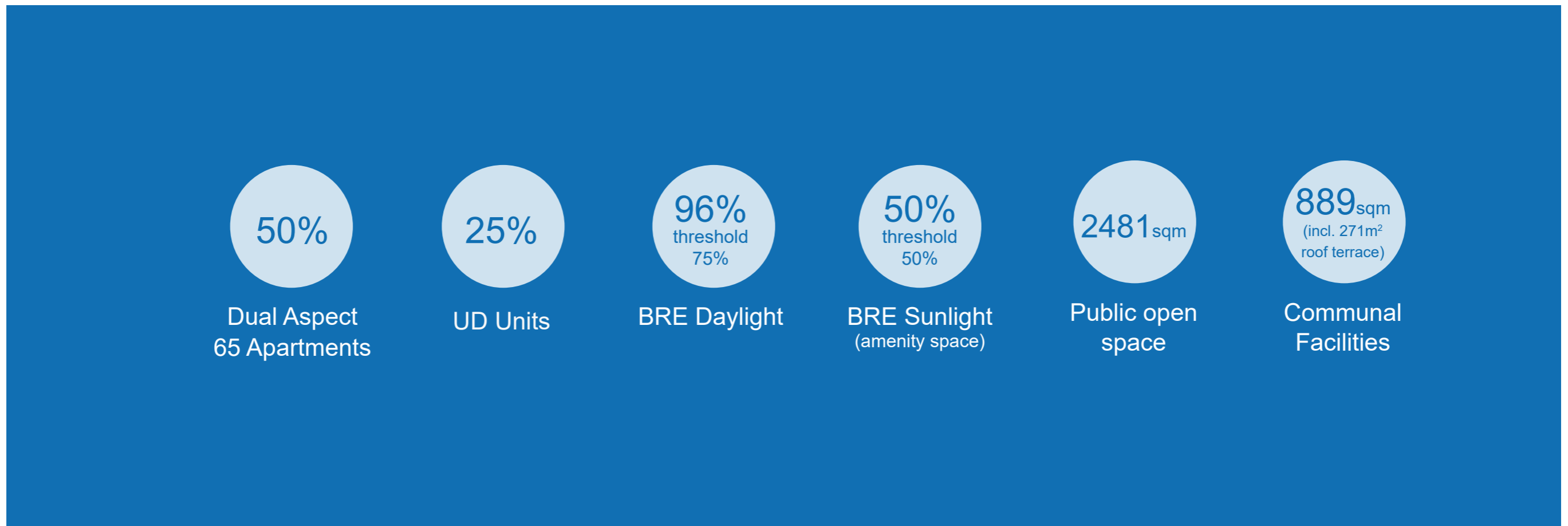
The development shall be served via a new vehicular access point from Dundrum Road providing for improved access and egress

for the overall development. New pedestrian and cyclist access points will be provided via Dundrum Road and Churchfields. Site linkages to the Open Space lands to the South and Hawthorn Estate are proposed, allowing for future pedestrian links to the Residential Estate that can be facilitated subject to third party approval.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including tree protection, tree removal and new tree planting; green roofs; boundary treatment; internal roads and footpaths; and electrical services.



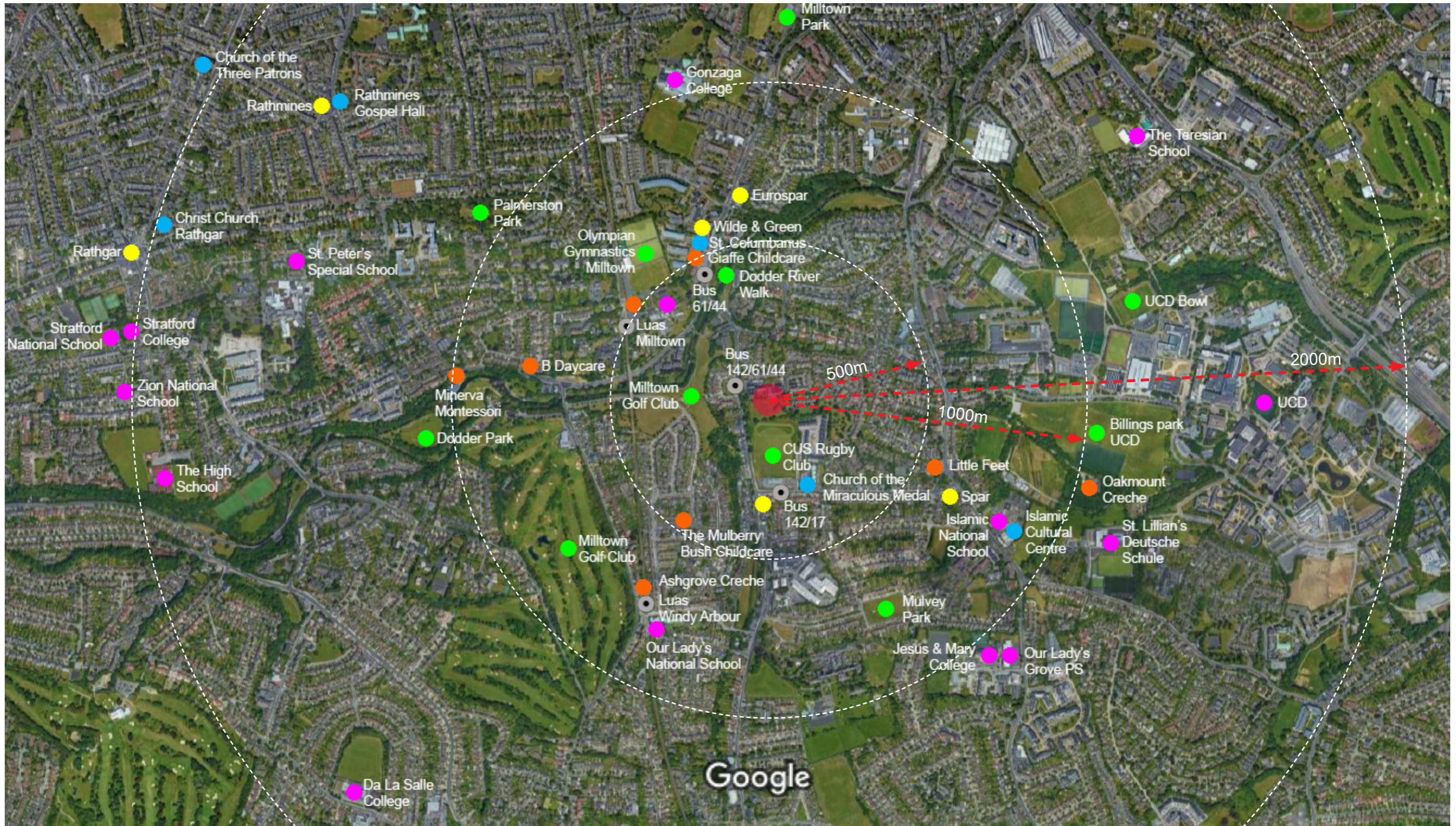
1.3 - Site Summary





02 - Site Context

2.1 - Adjoining Infrastructure



AMENITIES LOCATED WITHIN 1-2KMS FROM SITE

- EDUCATION
- PRE-SCHOOL
- SHOPPING
- RELIGIOUS
- TRANSPORT

2.2 - Adjoining Amenity Infrastructure

The site sits adjoining a number of parks and amenity spaces.

Windy Arbour park and the 'Dodder River walk' park is a short distance from the site including the Dodder walkway and cycleway along the length of the Dodder, a significant public amenity for the area. A large playground is located within 300m of the site.

Green spaces are provided on the Dundrum road at St.Luke's Crescent and in Churchfields to the North and West of the site.

A number of sporting amenity spaces are in the locality including Milltown Golf Club, the sports pitches at the CUS grounds, playing pitches at Alexandra College and significant sports and amenity facilities at UCD. The area is very well served by sporting facilities and green spaces.

Palmerston Park is located within 1 kilometre of the site and a number of other green amenity spaces in the locality. Farranboley park is located further up the Dundrum Road 400m from the site.

The site is also well connected by the LUAS to a number of nearby recreational spaces.



AERIAL VIEW OF SITE WITH ADJOINING LANDSCAPING AND AMENITY CONTEXT



MILLTOWN GOLF CLUB



CUS RUGBY GROUNDS



BILLINGS PARK BELFIELD UCD



DODDER WALK

02 - Site Context

USE ZONING OBJECTIVES

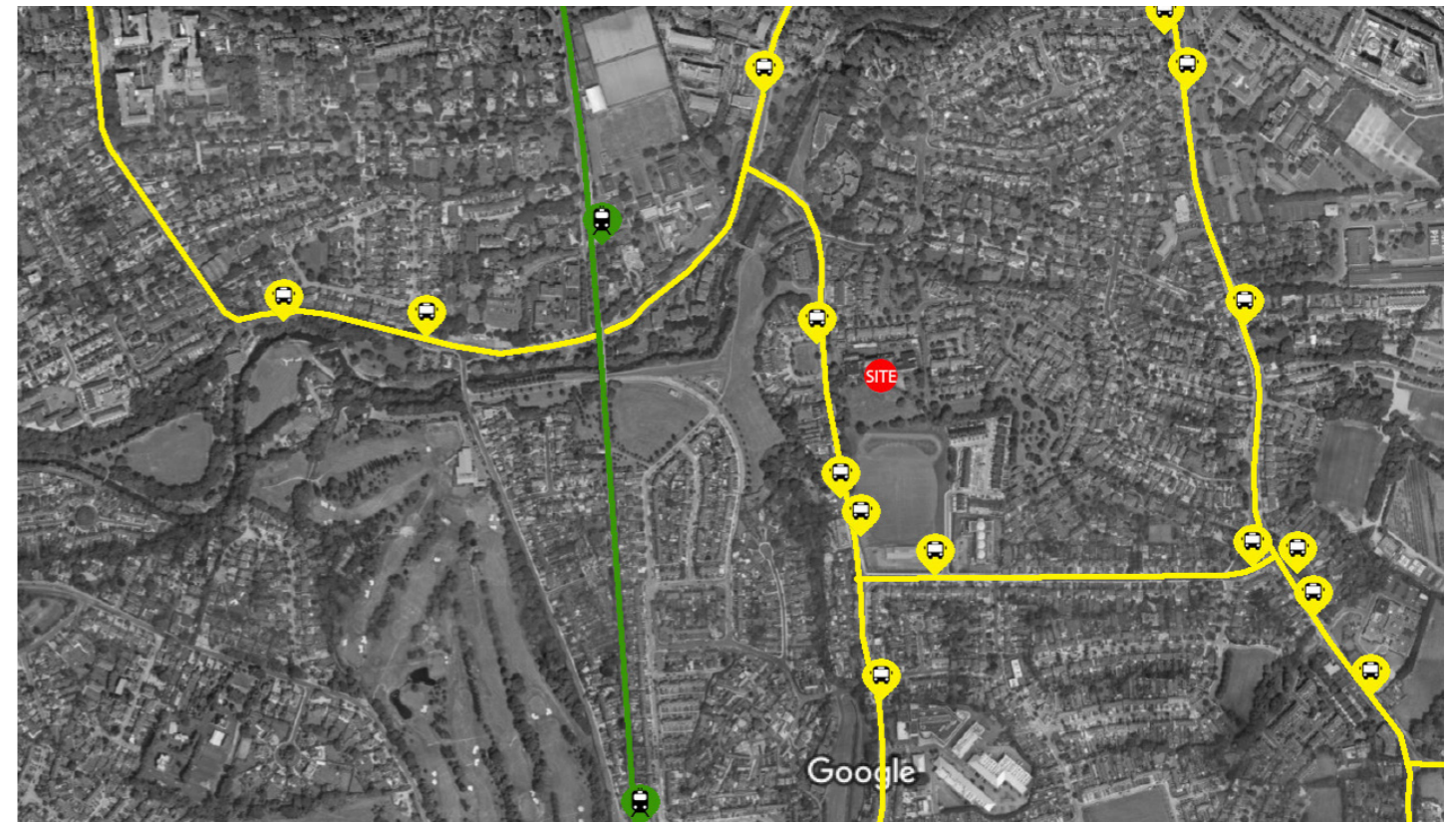
Objective A	To protect and/or improve residential amenity.	
Objective A1	To provide for new residential communities in accordance with approved local area plans.	
Objective A2	To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity.	
Objective B	To protect and improve rural amenity and to provide for the development of agriculture.	
Objective DC	To protect, provide for and/or improve mixed-use district centre facilities.	
Objective E	To provide for economic development and employment.	
Objective F	To preserve and provide for open space with ancillary active recreational amenities.	
Objective G	To protect and improve high amenity areas.	
Objective GB	To protect and enhance the open nature of lands between urban areas.	

OTHER OBJECTIVES

Protected Structures	
To protect and preserve Trees and Woodlands	
Specific Local Objective	
To provide accommodation for the Travelling Community	
County Council Housing Programme Site	
To provide for a Primary School	
To provide for a Post Primary School or other Institution	
To protect and/or provide for Institutional Use in open lands	



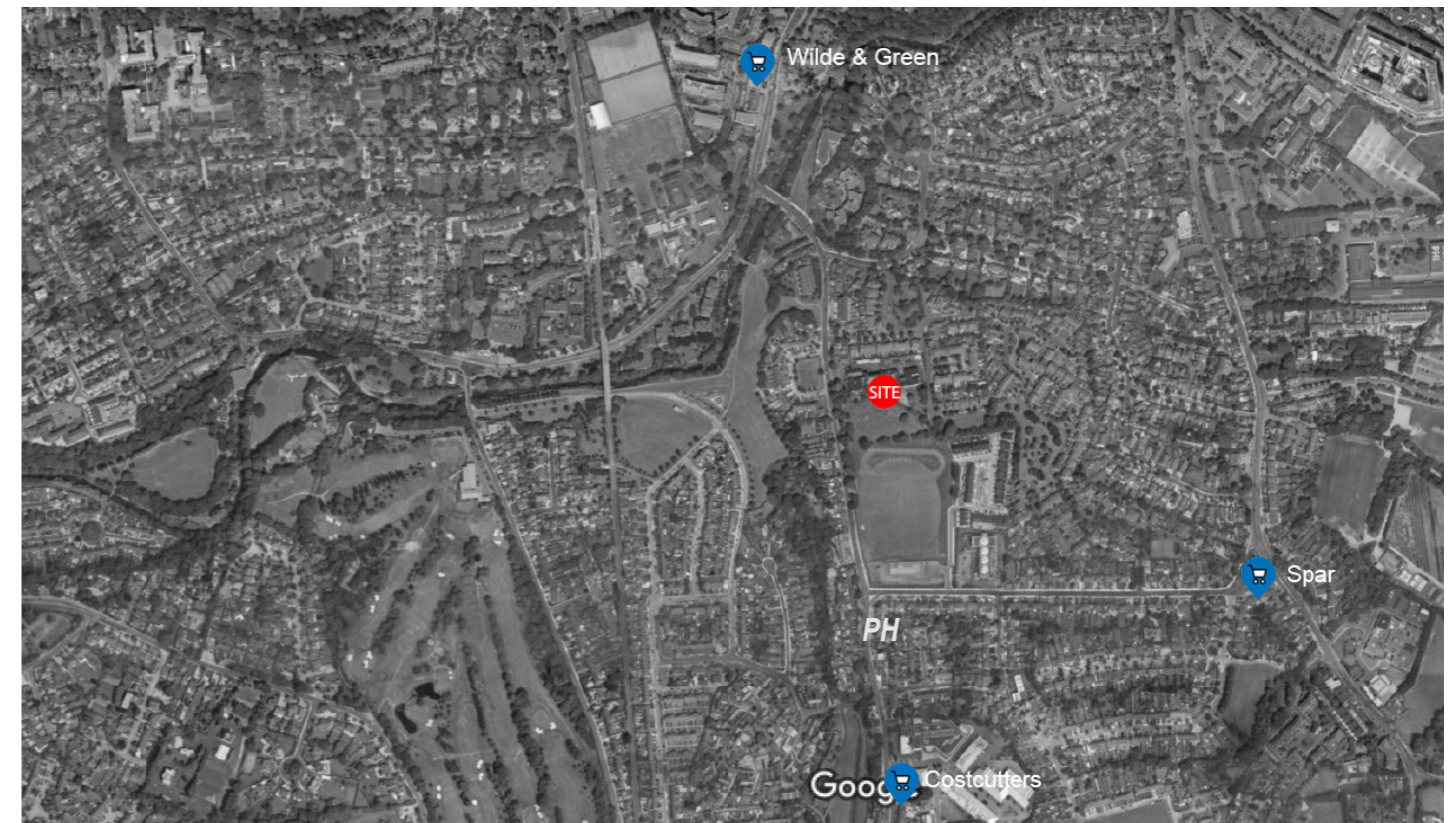
Proposed site plan



Bus/Luas provision in the locality

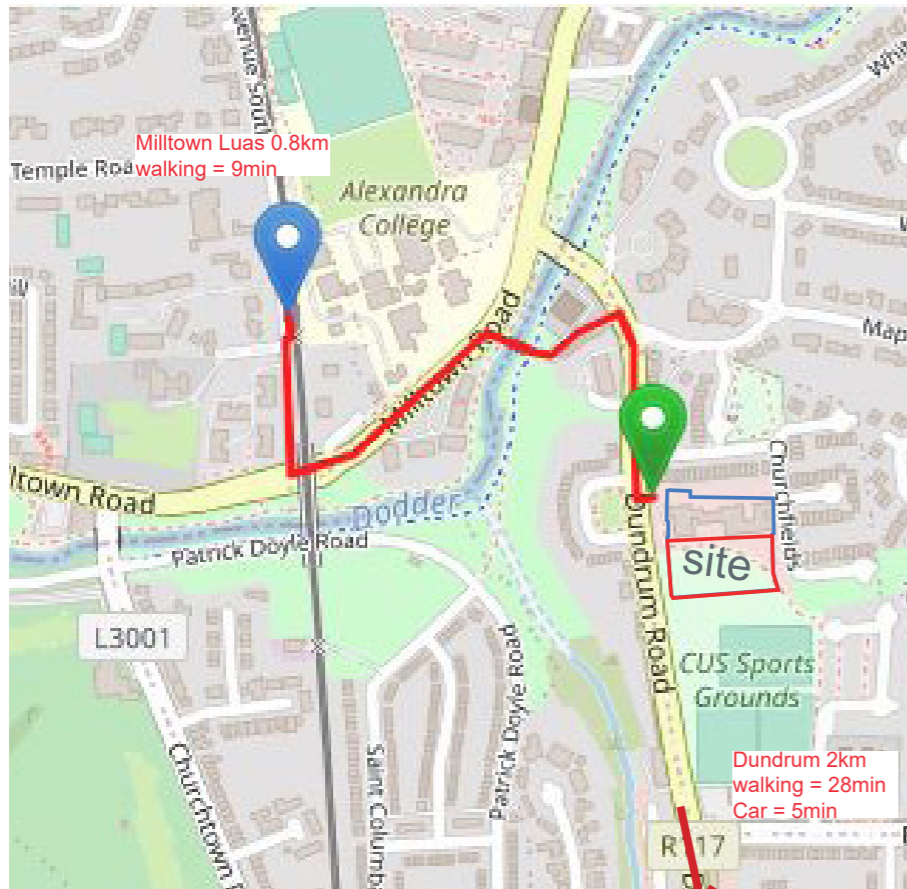


Zoning Map Extract

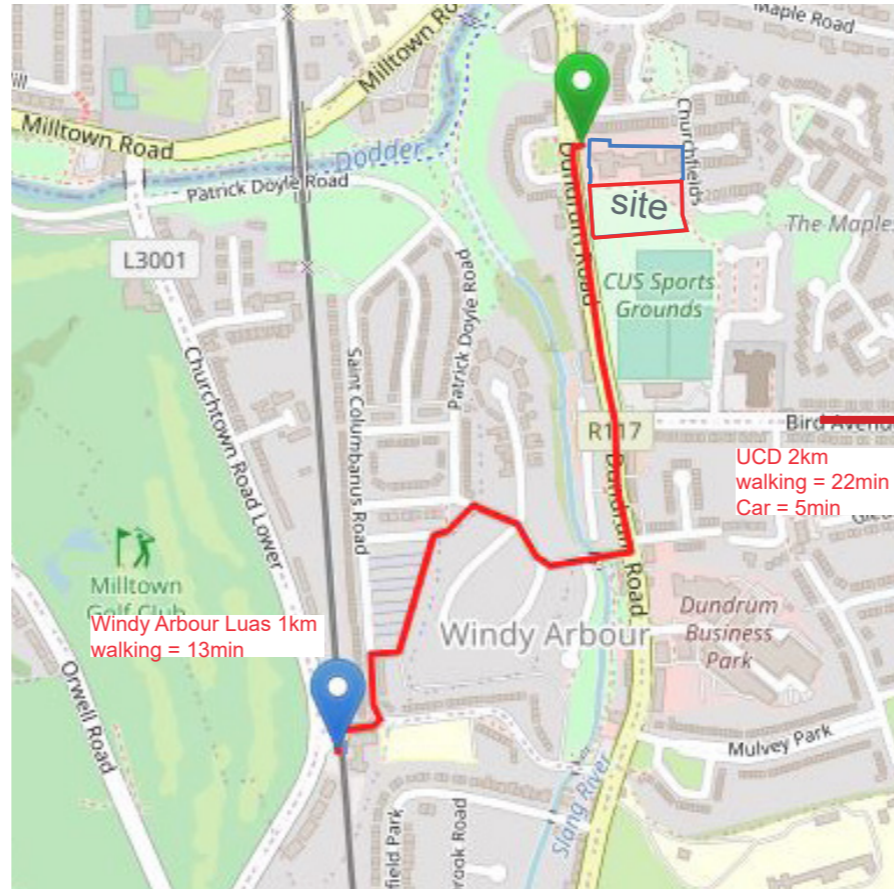


Convenience Stores in the locality

02 - Site Context



Travel time to Milltown Luas Station: 10min (0.8km approx)



Travel time to Windy Arbour Luas Station: 13min (1km approx)



Milltown Viaduct + Mill Chimney



Church of the Miraculous Medal



Windy Arbour Park



Former Seminary



UCD



Emmet House

02 - Site Context

2.3 - Site Context - Site Location

The subject site is located on Dundrum Road, Milltown, and is identified in the figures to the right for the purposes of this report. The site area is 9826.3 sqm. Adjacent to the site, there is the protected structure Robert Emmet House (listed as a Protected Structure under the Dun Laoghaire-Rathdown County Development Plan 2016-2022)(RPS No. 18). This three storey building and its immediate curtilage are currently owned and used by the Joint Managerial Body Secretariat of Secondary Schools (hereafter referred to as JMBSSS).

There are a number of trees within the site, which have been surveyed as part of the masterplanning process and have informed the design now submitted. The subject site is accessed for vehicles from the West via Dundrum Road. There is also a gated pedestrian access to the site on the East from Churchfields, and indication of site linkages to the Hawthorn Residential Estate and CUS grounds are also part of this current development design.

The site is bordered by the CUS Rugby grounds on the south and the Robert Emmet House on the north, located adjacent to the main development area. Additionally, the former Middle House is also adjacent to the main site, together with the Small Hall; the Gate Lodge Bungalow; the former Residence Wing building; former Chapel, Oratory and Side Chapels; and associated ancillary outbuildings. Further to the north, the residential development on its north boundary and separated from residential development by Dundrum Road and Churchfields on its west and east boundaries respectively. The surrounding residential development is primarily two storeys in height, with the exception of three storey development at Bird Avenue.

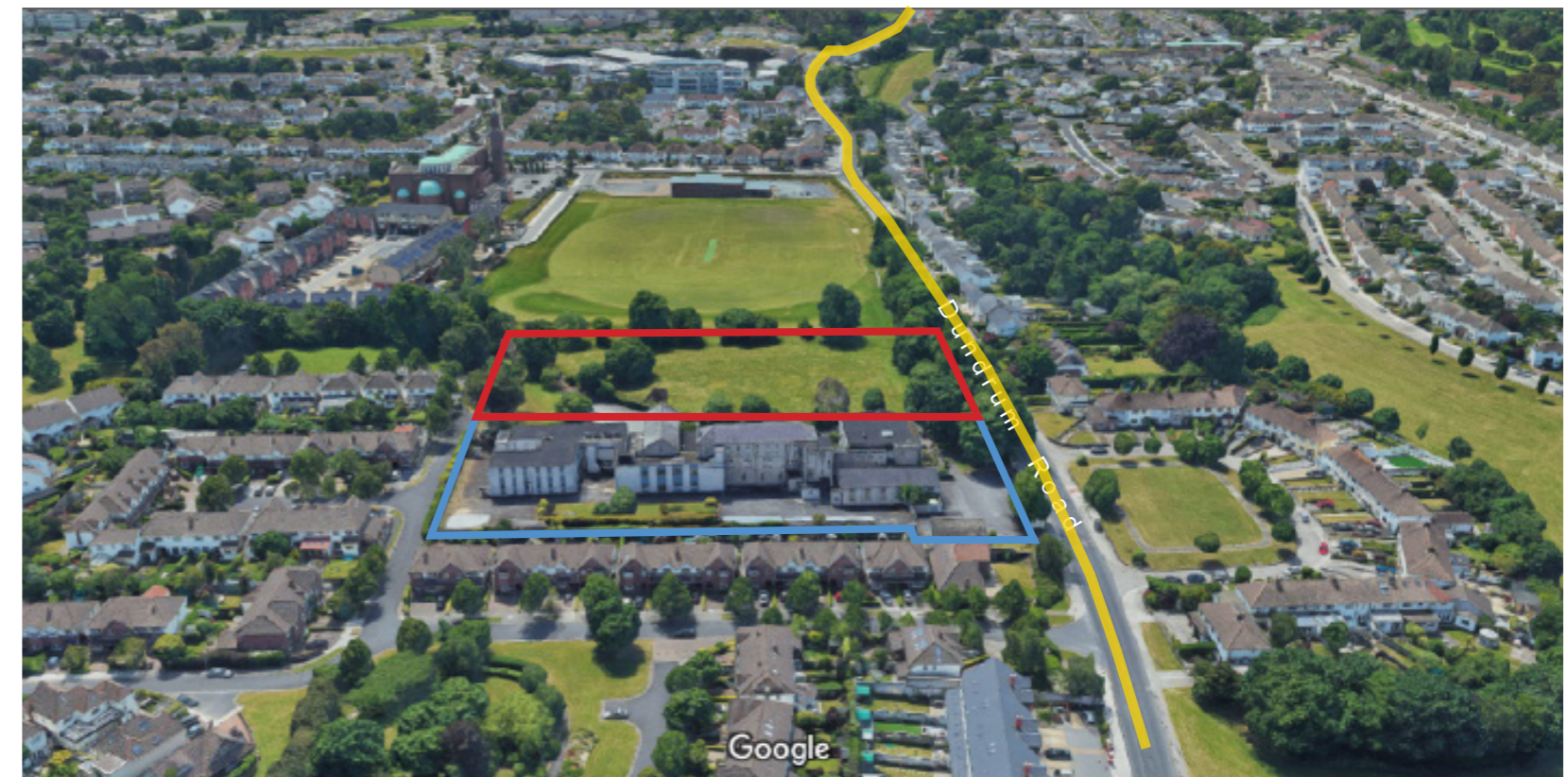
On its southern boundary, the site adjoins the Catholic University School Rugby Grounds, home to the school's rugby pitches, cricket field and sports pavilion. There is a metal fence along this boundary, separating the open space of the subject site from these fields. The Catholic University School (hereafter referred to as CUS) itself is not located at this neighbouring site.

The site is situated approx. 750 m / 9 minute walk and 1,100 m / 13 minute walk from the Milltown and Windy Arbour Luas Stations respectively. The Luas provides regular services to Dublin City Centre. In close proximity to the site are bus services including a bus stop near the existing entrance to the site on Dundrum Road. From this stop are bus services to and from Dublin City Centre.

In terms of proximity to local community facilities, the site is within approx 200m-650m shops pharmacies and neighbourhood facilities catering to the areas of Milltown and Windy Arbour and approx. 1.6 km from Dundrum Village Centre. These centres include supermarkets and marts, health care facilities such as medical centres and pharmacies, gyms, post office and other facilities. Dundrum Town Centre Shopping Mall in Dundrum provides a range of retail and leisure options to cater to the wider area.



AERIAL VIEW OF SITE TO THE NORTH, WITH ADJOINING CONTEXT



AERIAL VIEW OF SITE TO THE SOUTH, WITH ADJOINING CONTEXT



02 - Site Context

2.3 - Site Context: Outside the Site



ST. LUKES CRESCENT



Dundrum Road



CUS RUGBY GROUNDS



Churchfields



Churchfields



Church of the Miraculous Medal



02 - Site Context

2.3 - Site Context: Within the blue and red line boundaries

(PLEASE REFER TO CONSERVATION REPORT FOR MORE INFORMATION)



SMALL HALL



CHAPEL



EMMET HOUSE (PROTECTED STRUCTURE)



RESIDENCE WING



OLD PREPARATORY BUILDING



GROUNDS TO SOUTH

03 - Proposed Design

3.1 - Concept

The key concept of the development is to form a coherent relationship with its context. The scheme design responds to the context of the protected structure Emmet House by forming a new public park enhancing the setting of the protected structure. By lowering and partly removing the tall wall along the Dundrum road the view of Emmet House will be revealed and enhanced and the public realm improved by making this site more visually connected to the community. Emmet house is placed at the centre of a new public park with new views established of the protected structure from both Dundrum road and from the landscape.

The layout of the Blocks responds to the particular site constraints forming a series of finger like buildings that generally run north south to avail of the site orientation, minimise north facing apartments and give adequate spaces between the Blocks to allow the landscaping to 'breathe' and visually connect with the surrounding areas.

The residential development shall be of the highest quality that will entirely be compatible with the site specific zoning and create a desirable and sustainable new neighbourhood.



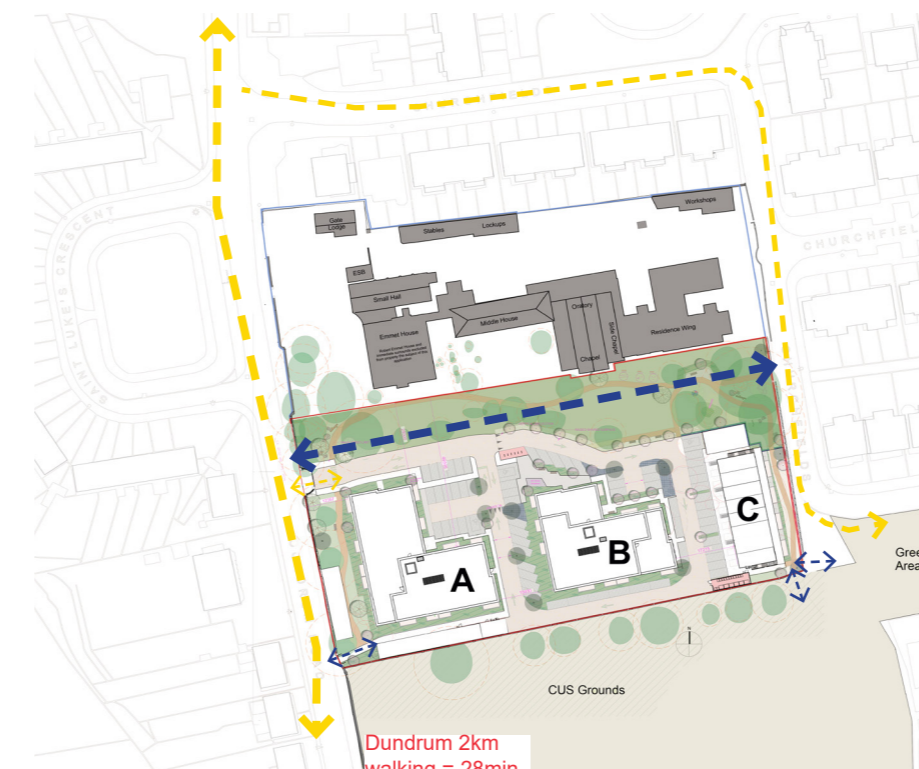
Edge: — front rear ~~~ soft edge



Trees

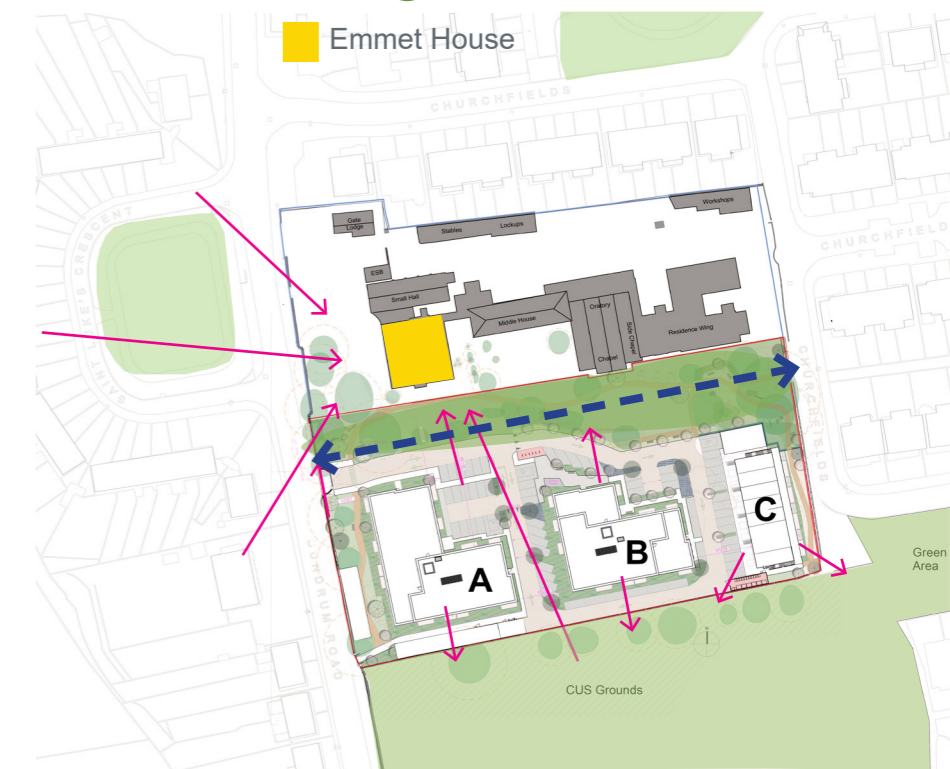


Transitions: Existing Two-Story housing Proposed Two-Story Typology Transition zone



Links: — car — pedestrian

Dundrum 2km
walking = 28min
Car = 5min



Green spaces: green view pedestrian/cycle

03 - Proposed Design

3.2 - Residential Design

A new east west axial route runs from the newly opened wall on the Dundrum road to Churchfields through the existing gate way on this boundary. This new axial connection will be the primary vehicular, pedestrian and cycle entrance onto the Dundrum road.

There are three blocks graduated in height to form a coherent relationship.

Block A is five to six storeys in height, with the top floor set-back from the west along Dundrum Road and from the north opposite Emmet House. This block addresses the public open space and respects the front elevation of Emmet House.

Block B is also five to six storeys in height, with roof top amenity space provided as part of this central block, where this can be more easily accommodated. Block B it is similar in scale and form to Block A. Both blocks are 'L-shaped' providing set-backs to form pockets of landscaped areas adjacent to the central public open space.

Block C is reduced in height to 2 storeys running parallel to the eastern boundary, respecting the scale of the adjacent Churchfields Residences.

The Blocks are modulated and graduated, stepping up along this façade respecting the existing trees, Emmet House and neighbouring residences.

Set back metal cladding is used at the upper storeys to vary the elevation treatments from the more earthy brick treatments and clean lines of render at the lower levels. Block A and B are also set back at the uppermost storey to the western elevation to step down the scale on this boundary. The blocks are over 22m from the adjoining dwellings at Churchfields to the East where there are mostly gables.

Careful consideration has been given to ensure that a monolithic appearance is avoided on the facades by stepping elevations, combining varying high quality finishes on the different Blocks and levels and by varying the block heights and shapes to provide individual character and differing relationships between the Blocks.

The combination of metal balustrading to balconies set against the rendered elements of the facades will harmonies well with metal cladding at the upper levels and brick to feature elevations.



AERIAL VIEW OF BLOCKS A, B & C FROM ROBERT EMMET HOUSE



03 - Proposed Design

3.2 - Residential Design

Elevation designs have been enhanced to provide visual relief, and elevation treatments have been stepped to provide relief at roof level. Block B and C have been designed to step in scale to better relate to the context, similar approach is applied to Block A and the protected structure adjacent to the site. It is noted that these blocks remain more than 20m from the houses on Churchfields to the East across the public road, and more than 28m from the existing houses across Dundrum road.

It is accepted that the adjoining context in Churchfields is predominantly two storey but in order for the city to be an appropriate density, avoid urban sprawl with higher-density development and in a location which has capacity for growth we believe this development provides the correct level of density and height and with its setting will provide an enhanced community. This development will deliver on the concept of the '15-minute neighbourhood' principle, where work, and everything you need for quality of life, is within a 15-minute walk or cycle.



VIEW FROM THE EAST (CHURCHFIELDS)



GRANTED SHD (CURRENTLY UNDER JURIDICAL APPEAL. PREPARED BY MODEL WORKS) - VIEW FROM THE EAST (CHURCHFIELDS)



VIEW FROM THE REAR OF CHURCHFIELDS



GRANTED SHD (CURRENTLY UNDER JURIDICAL APPEAL. PREPARED BY MODEL WORKS) - VIEW FROM THE REAR OF CHURCHFIELDS

The CGIs/visualisations submitted with the application demonstrate these key relationships and the enhanced public realm to be created at Mount St.Marys which the wider community will benefit from.

The design of the new public open space for the community is a major design driver where the new amenity space has a high quality landscaped park, playground and Emmet House all facing into the public space. The park will be sunny, well provided with seating and will be a positive addition for the community.



03 - Proposed Design

3.2 - Residential Design



VIEW OF THE DEVELOPMENT FROM EAST



VIEW OF THE DEVELOPMENT FROM NORTH-EAST

In comparison to the previous SHD (Social Housing Development) Planning Application under judicial challenge, our updated proposal addresses all of the concerns highlighted as issues within the ongoing litigation and lessens the effects of the initially proposed building heights and distances on the current residences, thereby preserving the setting, appearance, and overall quality of life for the existing homes.

Responding to the surroundings, building heights have been designed to step down towards neighbouring properties with the tallest buildings located in the centre of the site, away from the nearest neighbouring residences, reducing the overlooking impact on the existing green areas.

Balcony and window design have been considered to protect the amenity of existing residences while providing new residences with adequate sunlight and private amenity. In addition to external factors, the development has been designed to maintain and enhance the existing site conditions including:

- Maintaining sense of openness within the site with extensive open spaces.
- Building footprints designed to retain as many significant trees as possible.
- Pedestrian / cyclist route separated from existing tree-lined Avenue to mitigate impact to trees.
- Boundary walls opened at locations to enhance permeability between the site and its local context.



GRANTED SHD (CURRENTLY UNDER JURIDICAL APPEAL. PREPARED BY MODEL WORKS) - VIEW OF THE DEVELOPMENT FROM EAST



GRANTED SHD (CURRENTLY UNDER JURIDICAL APPEAL. PREPARED BY MODEL WORKS) - VIEW OF THE DEVELOPMENT FROM NORTH-EAST

03 - Proposed Design

3.3- Plot Ratio

The plot ratio density standard is designed to prevent the adverse effects of over-development on the amenities of the area.

Plot Ratio 1.03

3.4 - Key Planning Statistics

Total Site Area 9826,3 sqm

Total Number of Units – 129

Density per Ha – 131 units per Ha

72- 1 Bed Apartments

57- 2 Bed Apartments

Total Number of Dual Aspect apartments 65 (50%)

Total Gross Area (excl Ancillary Structures and ESB) 10078 sqm

Communal Residential space provided: 889 sqm

Public Open Space provided 2481 sqm

A total of 65 no. car parking spaces at surface level are proposed, including 12 ev charging spaces and 3 accessible spaces.

180no. Bicycle parking comprising:

- 24 no. enclosed sheffield spaces (which includes for 8n no. non-standard bicycle parking (long stay)
- 70 no. covered sheffield bicycle spaces (long stay)
- 60 no. covered stacked bicycle parking (long stay)
- 14 no. covered sheffield bicycle spaces (short stay)
- 12 no. uncovered sheffield bicycle spaces (short stay)

SCHEDULE OF ACCOMMODATION

SCHEDULE OF ACCOMMODATION SUMMARY WITH BREAKDOWN				
Block A				
Level	1-Bed	2-Bed (3P)	2-Bed (4P)	Total
L00	7	4	1	12
L01	6	3	3	12
L02	6	3	3	12
L03	6	3	3	12
L04	6	3	3	12
L05	2	1	2	5
Total	33	17	15	65
%	51%	26%	23%	

Block B				
Level	1-Bed	2-Bed (3P)	2-Bed (4P)	Total
L00	7	2	1	10
L01	6	1	3	10
L02	6	1	3	10
L03	6	1	3	10
L04	6	1	3	10
L05	4	0	2	6
Total	35	6	15	56
%	63%	11%	27%	

Block C				
Level	1-Bed (2P)	2-Bed (3P)	2-Bed (4P)	Total
L00		0	4	4
L01	4			4
Total	4	0	4	8

Accommodation Summary				
Type	1-Bed	2-Bed (3P)	2-Bed (4P)	Total No. of Units
No.	72	23	34	129
%	56%	18%	26%	100%

SCHEDULE OF AREAS

Areas (sqm)							
Block A - Apartments							
Area/Level	L00	L01	L02	L03	L04	L05	Total
Gross Area	940.1	940.1	940.1	940.1	940.1	448.7	5149.2
Net Area	700.2	728.5	728.5	728.5	728.5	324.4	3938.6
Circulation	147.1	141.6	141.6	141.6	141.6	92.7	806.2
Balconies Area	70	72	72	72	72	31	319

Block B - Apartments							
Area/Level	L00	L01	L02	L03	L04	L05	Total
Gross Area	770.4	770.4	770.4	770.4	770.4	477.8	4328.8
Net Area	550.1	584.3	584.3	584.3	584.3	350.8	3238.1
Circulation	135.7	129.2	129.2	129.2	129.2	95	747.5
Balconies Area	56	58	58	58	58	34	266

Block C - Age Living Apartments				
Area/Level	L00 (2B4P)	L01 (1B2P)		Total
Gross Area	342.3	257.1		599.4
Gross Floor Unit Area	81.7	61.6		143.3
Total Net Area	326.8	246.4		573.2
Total Private Balconies Area	28.8	22.8		52

Units Areas						
Unit Type	1B2P	2B3P	2B4P UD+	2B4P	2B4P (Lower Unit in Block C)	1B2P (Upper Unit in Block C)
Net Unit Area	48.0	69.6	84.3	74.5	81.7	61.6
	49.7	72.7 (Block A - GF)				
		66.7 (Block B - GF)				

Parking Spaces	
Total Number of Units	129
Parking Spaces	65
Plot Ratio	0.50

Areas Summary		
	Area	%
Total Apartments Gross Area	9479	
Total Residential Gross Area (Apartments + Block C Units)	10078.4	
Total Apartments Net Area	7176.7	
Total Block C Units Net Area	573.2	
Overall Net to Gross Area		76%
Public Open Space	2481.0	25%
Site Area	9826.3	
Site Coverage	0.209	
Plot Ratio	1.03	



03 - Proposed Design

3.5 - Massing, Height and Building Form

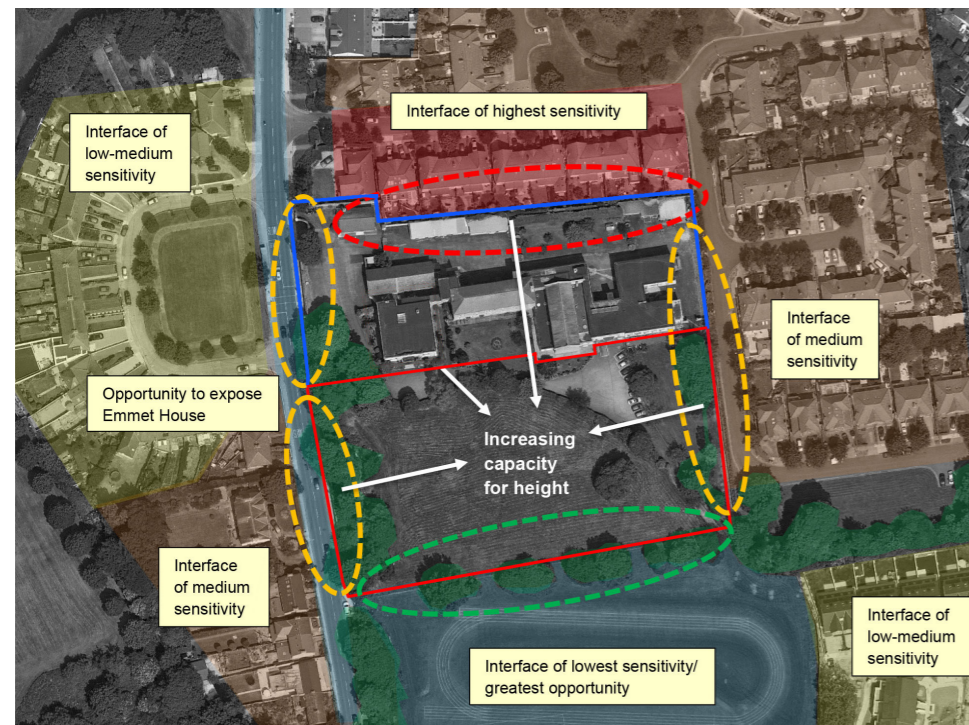
We have assessed the site and believe the site is ideally suited to cater for buildings ranging in height from 2 to 6 storeys given the correct location while respecting the context.

While the character of the area is predominantly low density residential, there are several factors that indicate the receiving environment has capacity for change:

- The adjacent site is currently occupied by a complex of institutional buildings, the building typologies and scale differing from the norm in the surrounding townscape;
- There is precedent for high density residential development nearby to the north (along the Dodder Valley and Milltown Road, and there are other large buildings in the area, notably the Church of the Miraculous Medal and the office buildings in Dundrum Business Park;
- The site has frontage to Dundrum Road, the main thoroughfare in the area;
- The site has frontage to a large area (2.5ha) of zoned open space, the CUS sports grounds;
- There are numerous mature trees on the site and the CUS grounds, providing screening
- In addition to the above, the site has access to public transport services, neighbourhood centres and public open space, all within walking distance, providing further motivation/justification for change (in the context of compact growth policy).



AERIAL VIEW FROM SOUTH



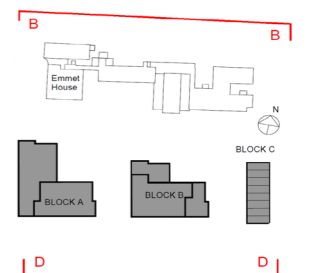
CAPACITY FOR HEIGHT



PROPOSED CONTEXTUAL ELEVATION B-B



PROPOSED CONTEXTUAL ELEVATION D-D



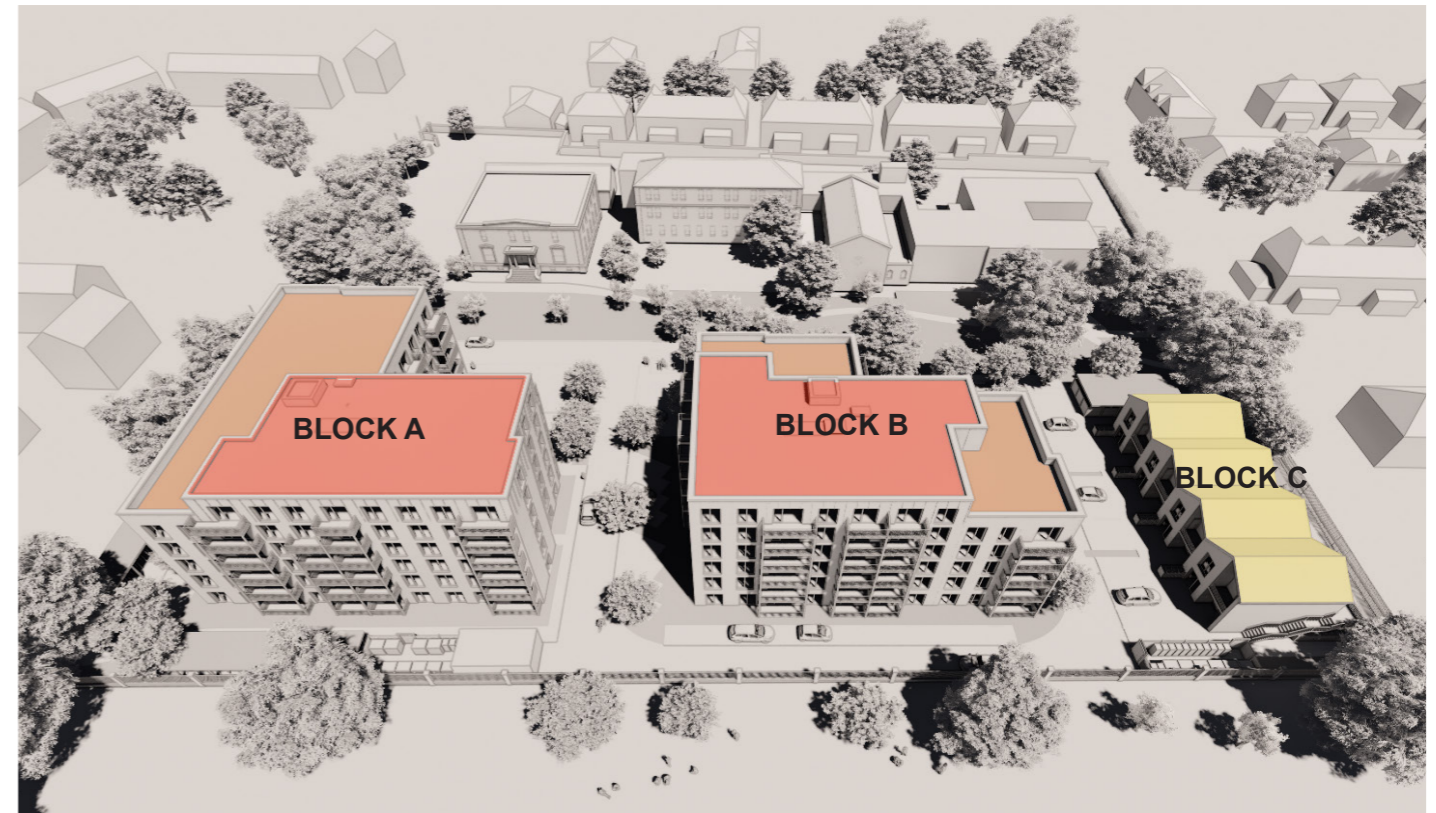
03 - Proposed Design

3.5 - Massing, Height and Building Form

This development meets the required density and has appropriate massing and height for this urban site. In determining the correct planning approach around appropriate building heights, the planning process has to ensure the highest standards of urban design, architectural quality and place-making outcomes.

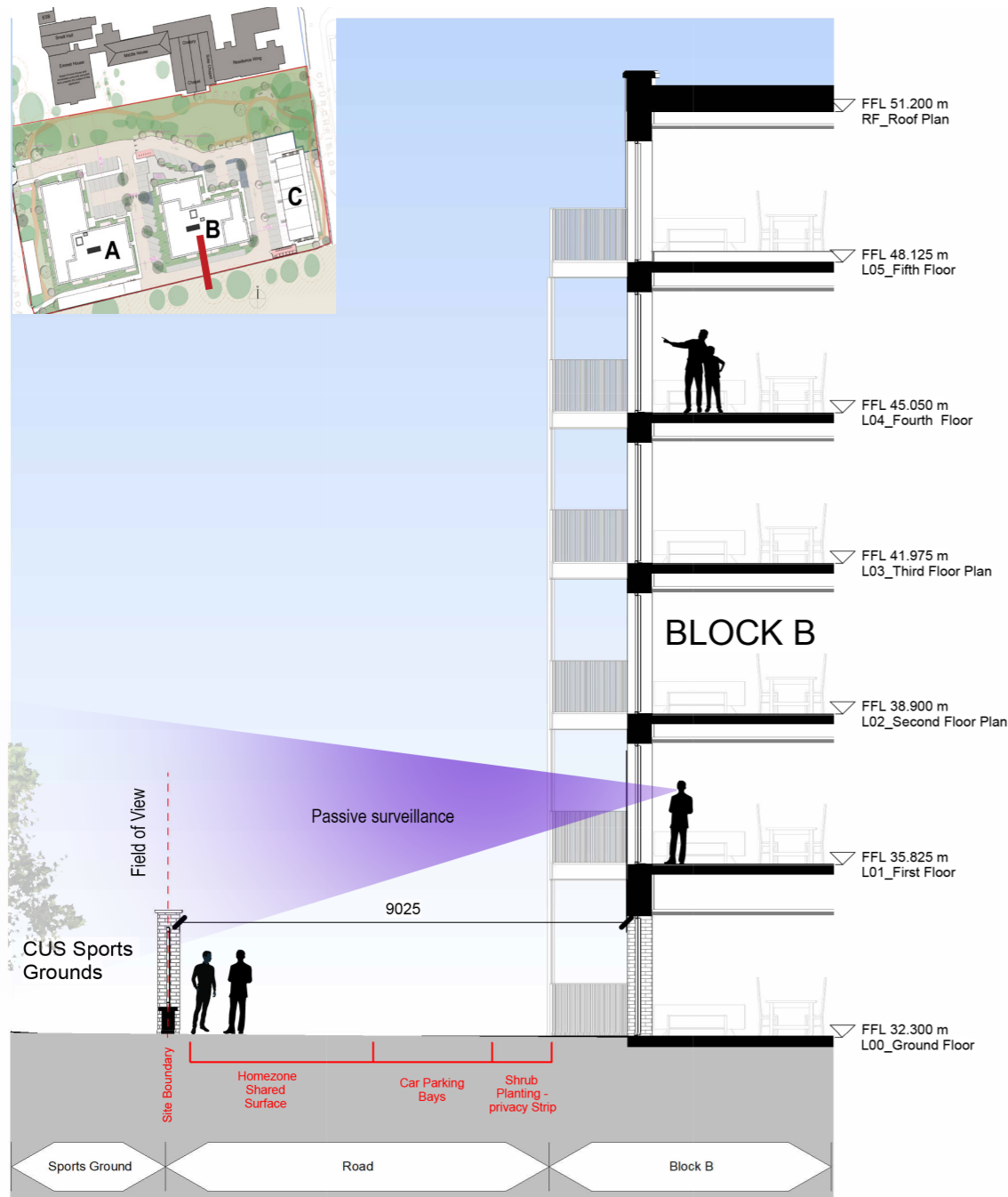
This site is entirely appropriate for height given it is in close proximity to high capacity transport networks places of work and recreation; close to Ireland's largest University and is surrounded by a mix of different uses.

The height is modulated from 2 storeys at the eastern perimeter of the site to a maximum height of 6 storeys towards the middle of the development overlooking the zoned open space CUS playing fields. Five storey elements are adjacent to Emmet House. The height is from 5-6 storeys adjoining the Dundrum Road. The location of the 5 storey element and the 2 storey Block C adjacent to the Churchfields has been considered carefully to have no impact on daylighting or privacy of it's surrounding context.



PROPOSED VIEW ALONG BOUNDARY WITH CUS GROUNDS

3.6 Privacy



Section through Block B showing relationship with CUS grounds to the South

Potential for overlooking

The scheme has been designed to provide appropriate distances between the proposed blocks and Churchfields to east of the site. The potential for overlooking has been mitigated by stepping the blocks so that the Block A is set-back over 29m from the protected structure and Block C is set-back over 20m from the existing dwellings facing Churchfields on the East.

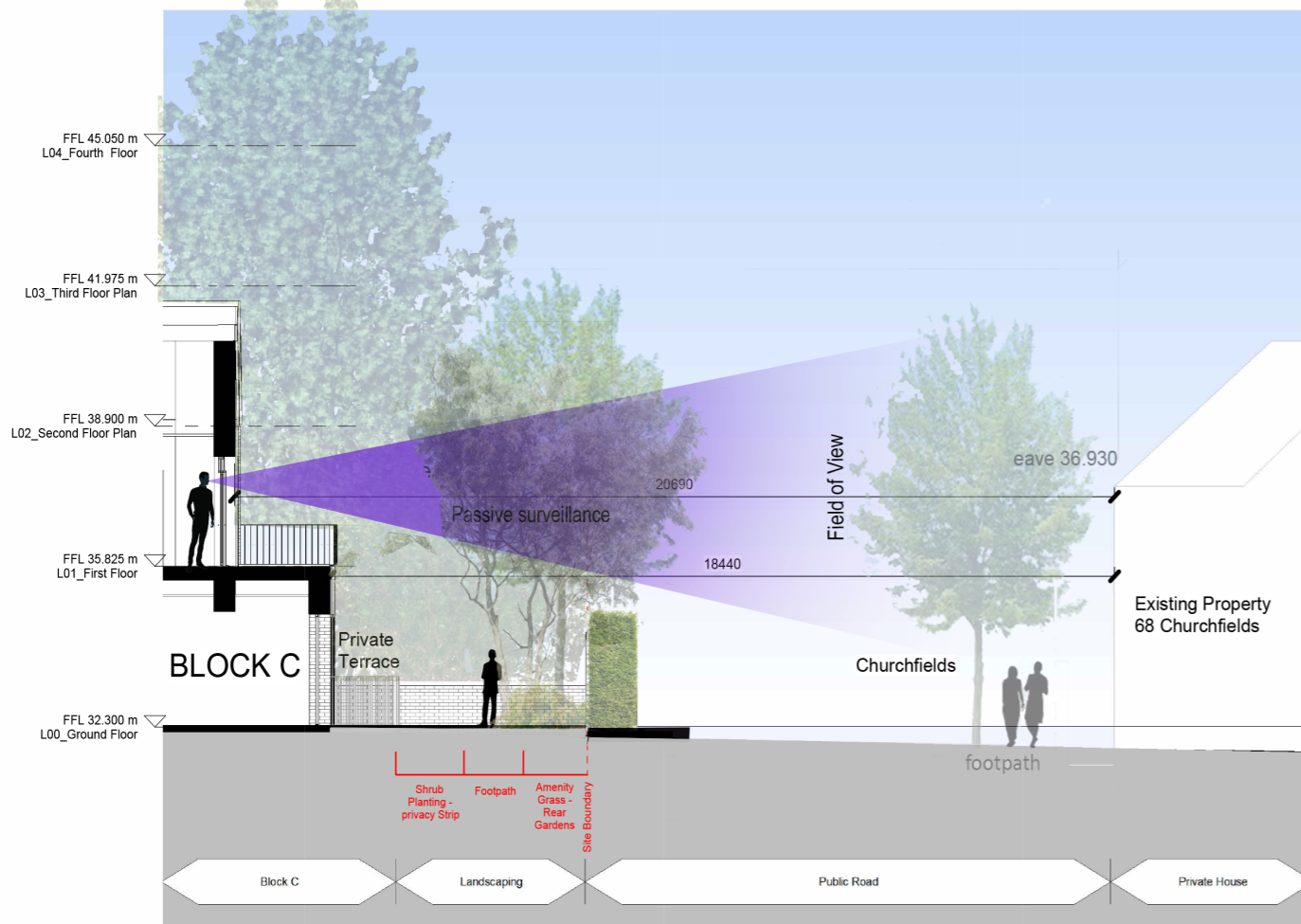
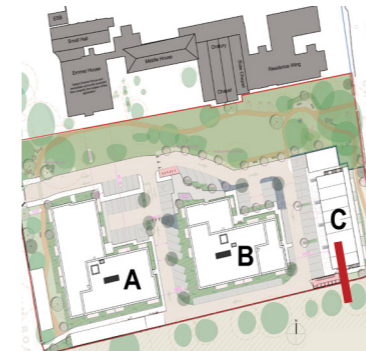
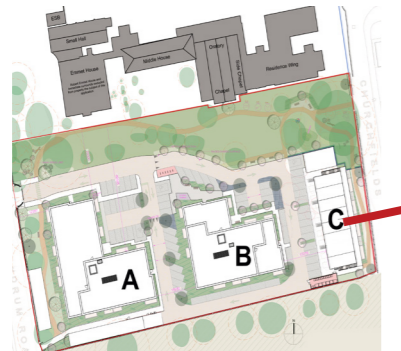
The development and siting of the blocks has been designed to reduce the scale on to the Churchfields boundary and existing structures on the North boundary. The Blocks B and C are designed to step towards the eastern boundary with set-backs to both the east and north to mitigate the scale opposite the two storey housing. It is noted that there is a large range of existing trees on the North of Block C that form a screening for the development which have been shown on proposed visualisations but also the winter condition is recorded for clarity.

Taller parts of the development are kept to the middle of the site and step the blocks up from 6 storeys on the boundary overlooking the CUS grounds where there is less impact on overlooking. The building have been set-back over 9m from the southern boundary.

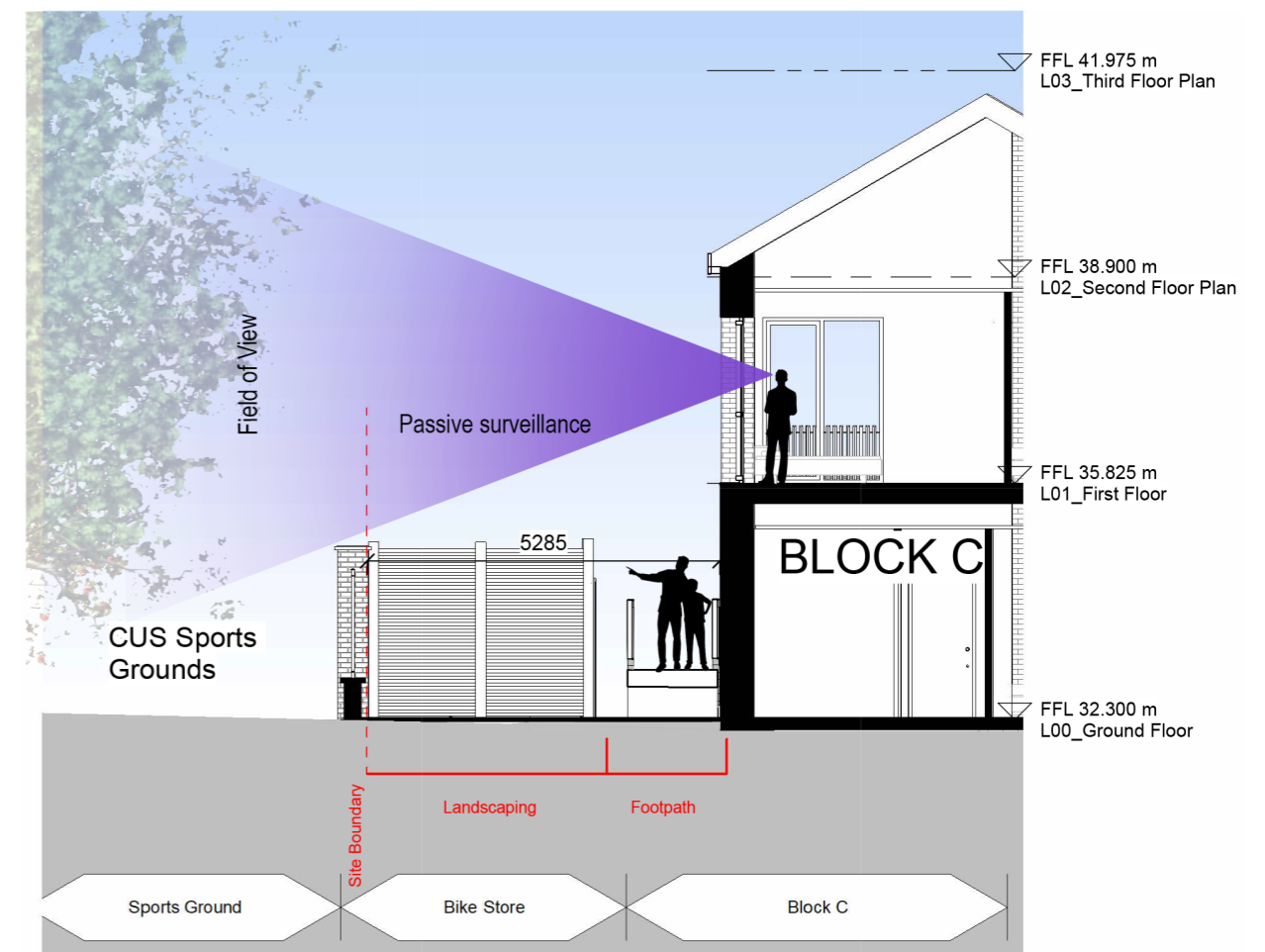
As can be seen on the visuals there is good set-back between the eastern and southern boundaries to the positioning of the blocks and that the set-backs allow the adjoining sites to enjoy the amenity they currently possess.

03 - Proposed Design

3.6 Privacy



Section through Block C showing relationship with Churchfields to the East

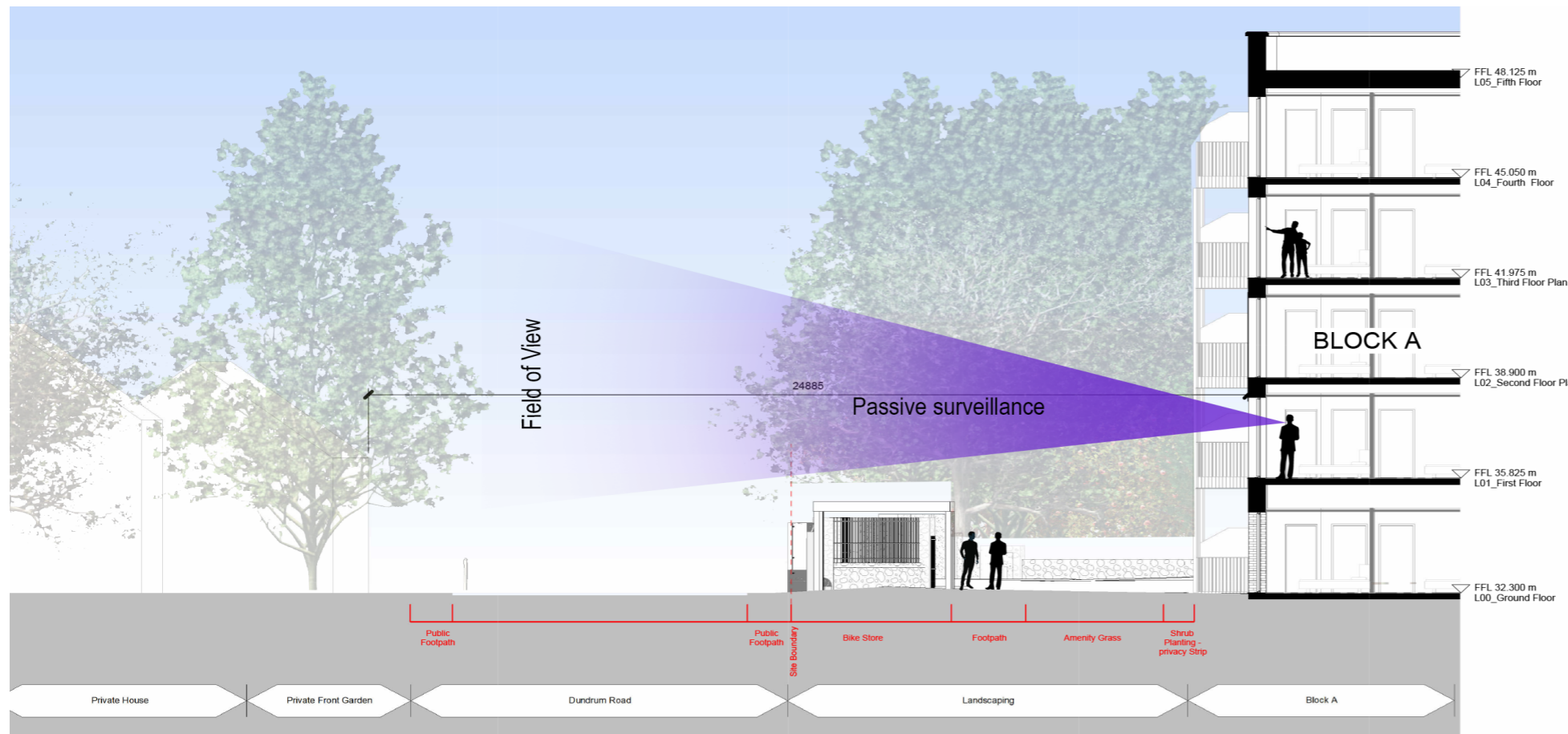
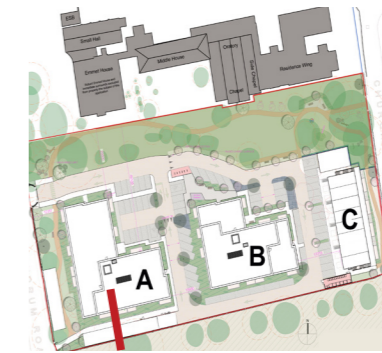
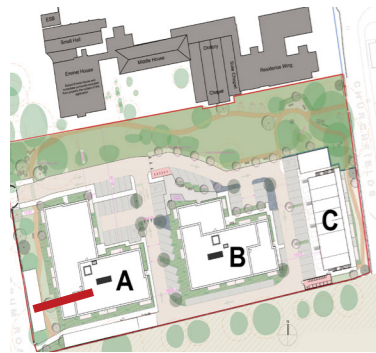


Section through Block C showing relationship with CUS grounds to the South (South gable of proposed housing units in Block C).

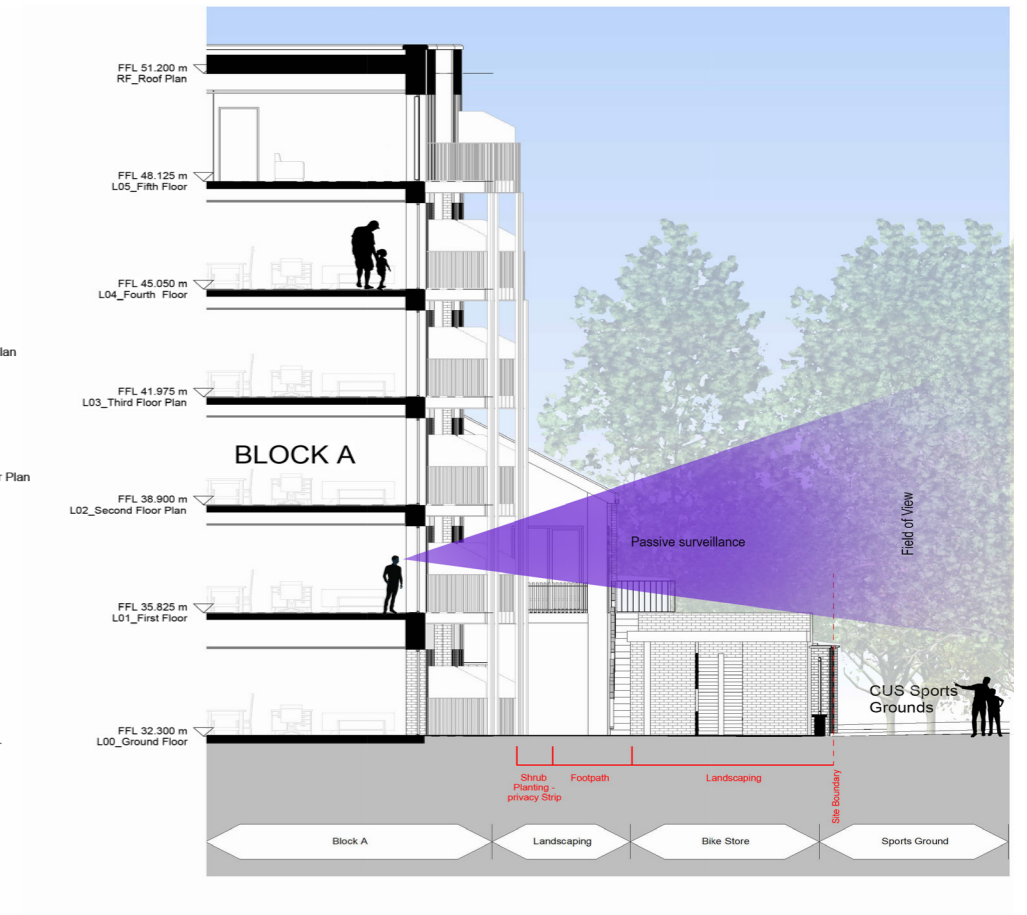


03 - Proposed Design

3.6 Privacy



Section through Block A showing relationship with Dundrum road to the West



Section through Block A showing relationship with CUS grounds to the South

03 - Proposed Design

3.7 Landscape Design

The delivery of a central public area of parkland and a quality landscape plan has been a key objective from the outset of design. The design team recognised the importance of retaining the open space character and recreational quality of the site and this became integral to the design.

It is proposed to provide a generous open space provision of approx. 2,481 sqm (or 25%) in the form of a central public park between the proposed development and the existing structures adjacent to the main site. In this area, a network of pedestrian and cyclist connections, and active landscaping throughout the site, including play opportunities is proposed.

The design aims to encourage sociability, provide for playfulness and find sustainable solutions in the design of this site.

To enhance the natural amenity of the site, public spaces and streets require an identifiable hierarchy and design strategy. They will be safe, accessible, pedestrian and cycle friendly and designed for a diverse population. Additionally, passive surveillance of the proposed public open space has been enhanced through large floor-to-ceiling windows on the north elevations of Blocks A, B, and C. Similarly, for the communal open space to the East and West from blocks A & C.

Public Open Space & Communal Open Space:

It is intended that the public open space provision will meet Development Plans requirements for open space

- We note also that Institutional lands are required to provide a minimum of 25% of the site as open space.
- Local Park – Public Open Space It is proposed that circa 2,481 m² of open space will be provided as part of the proposed development, of which circa 438m² constitutes a public play space. For the public open space, the retention of significant trees, new planting, formal garden fronting Emmet House, lawns and earthforms, meadow zones, path networks and furniture are proposed.
- In addition to the 2,481 m² of Public Open Space the site's open character is maintained and enhanced with the provision of general landscaped areas (not contributing to Public Open Space) and with external communal amenity areas for residents (889 m²).



PUBLIC OPEN SPACE DIAGRAM

03 - Proposed Design

3.8 - Site Design Parameters

The Blocks are designed to ensure adequate separation distances are maintained to ensure sufficient daylight / sunlight and to ensure privacy within and for the adjoining residential development at Churchfields. The internal courtyards have been designed to benefit from good orientation and be sufficiently wide to enjoy good privacy.

Part of the design concept is to allow views to the Church Belfry on Bird Avenue and to the mountains through the courtyards and by massing along the southern boundary, where this is appropriate

Block A is 29m away from Emmet House and is 5-6 storeys and similar in scale to the existing buildings adjacent to the site. This Block steps up to 6 storeys element on the end to truncate the end view of the new connection with Dundrum Road. Block B varies from 5-6 storeys (set back at roof level) at the northern and eastern boundary.

Block C is 2 storey and connected to the Park space on the north. Allocating the low height to the proposed building along the Churchfields boundary and public open space provides a positive relationship between the development and adjoining houses at Churchfields.



3.9 - Performance

The building and apartments are laid out to optimise the solar orientation and ensure apartments have excellent daylighting. Digital Dimensions have been retained to calculate the daylighting and confirm that each apartment receives adequate daylight, the buildings do not overshadow neighbouring properties and the landscaped areas receive many hours of sunshine daily.

As previously noted, good practice design principles of optimising orientation, availability of natural daylight and sunlight with views to external green spaces were key design drivers from the outset. Please refer to accompanying Daylight & Sunlight Assessments of a Residential Development by 3D Design Bureau.

The report assesses the impact of the proposed development for Daylight and Sunlight on the neighbouring buildings and the quality of daylight and sunlight to and within the proposed development. The results find that any impact on the adjacent residential structures would be minimal and imperceptible.

There would be a good quality of daylight in the apartments analysed and the amenity areas would have sufficient sunlight. The conclusion notes the proposed development meets and in many locations exceeds the recommendations of the BRE guidelines. The proposed development fully meets the recommendations of the BRE Guidelines and BS8208 Part 2:2008 Lighting for Buildings, Code of Practice for Daylighting.

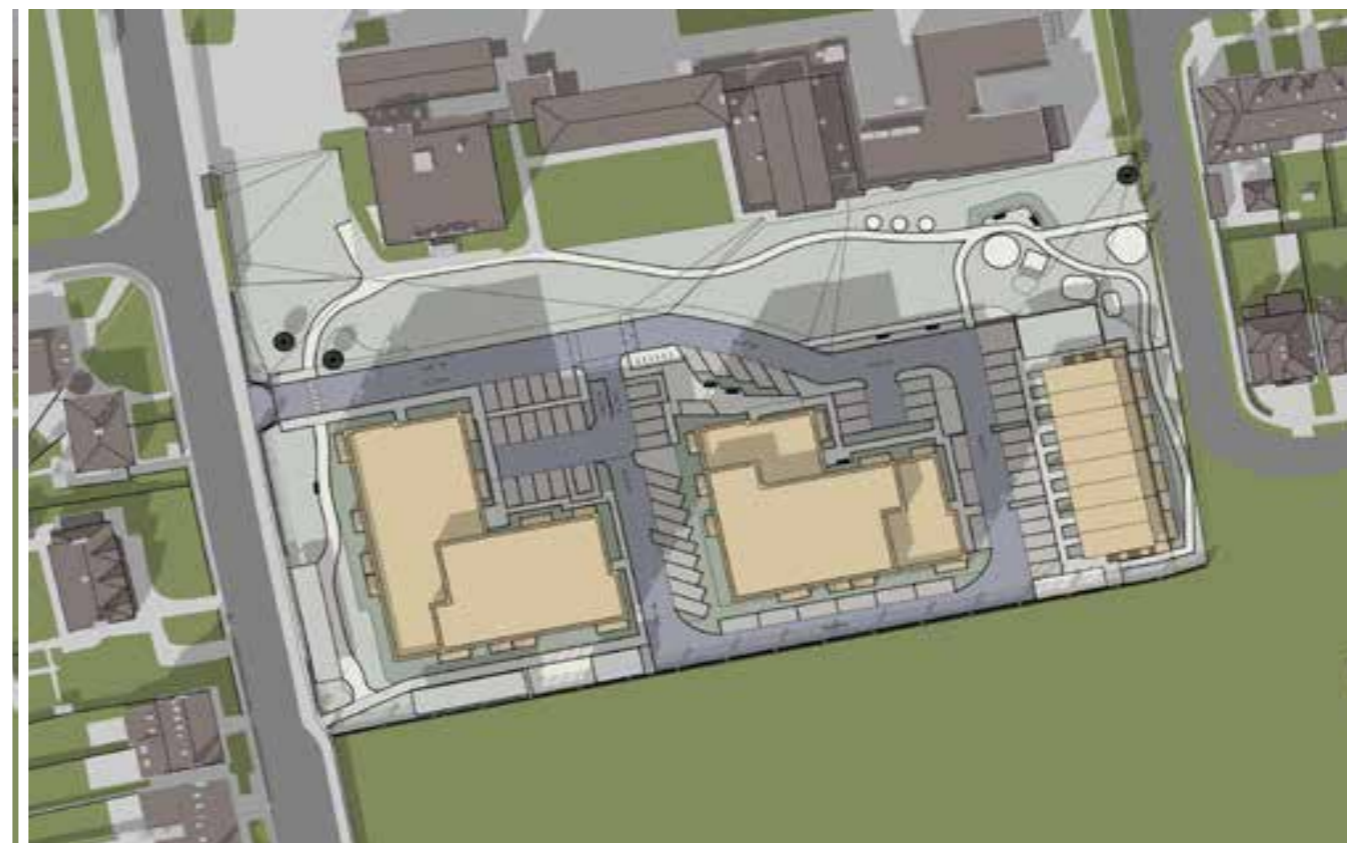
Any reduction to the daylight in neighbouring dwellings would be imperceptible and any impact will be negligible.

Daylighting studies were also carried out to the amenity spaces and adjoining neighbourhood spaces. The BRE document indicates that for an amenity area to have good quality sunlight throughout the year, 50% should receive in excess of 2 hours sunlight on the 21st March. It also states that front gardens need not be assessed for sunlight. An assessment of the landscaped spaces notes in the conclusion that the amenity spaces have been designed into this scheme are well oriented for sunlight and all proposed amenity spaces will have over 2 hours sunlight on the 21st March.

The proposed development more than exceeds the required BRE Guidelines. Refer to the 3D Design Bureau reports for further information regarding Daylight & Sunlight analysis.

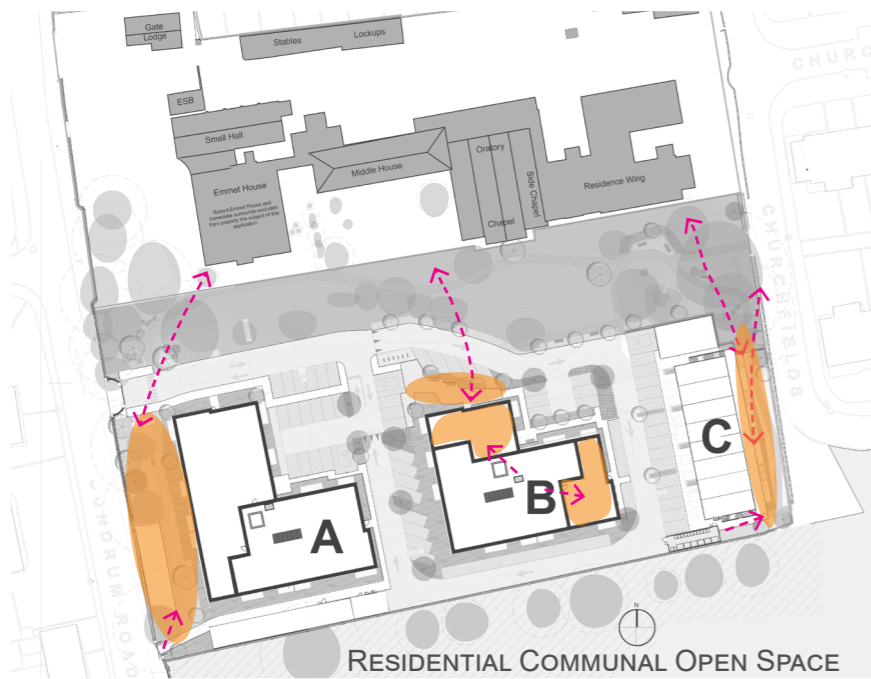
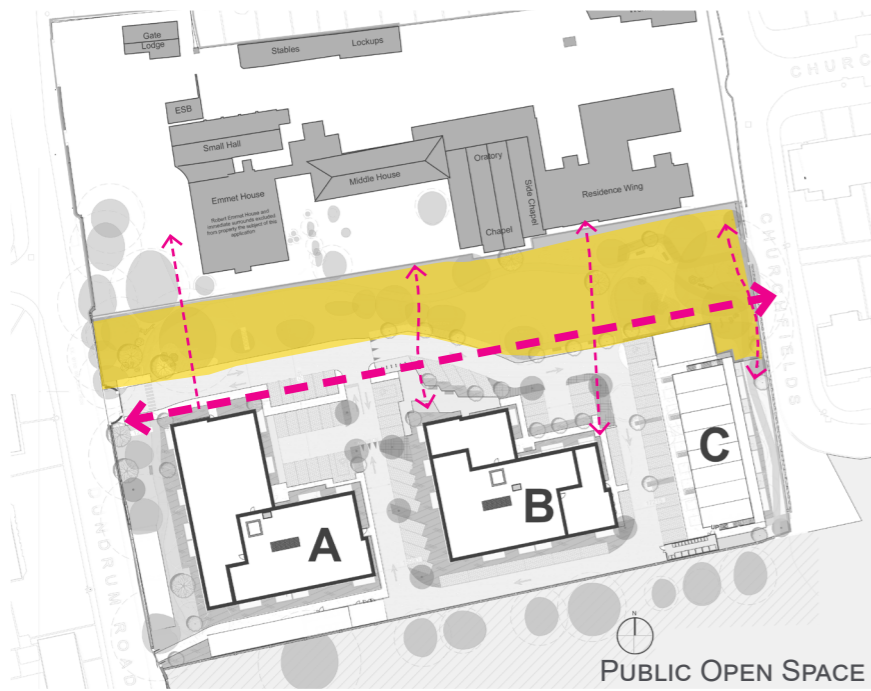


EXISTING SUNLIGHT ANALYSIS BASELINE VIEW - MARCH 21ST (14:00)



PROPOSED SUNLIGHT ANALYSIS VIEW - MARCH 21ST (14:00)

03 - Proposed Design

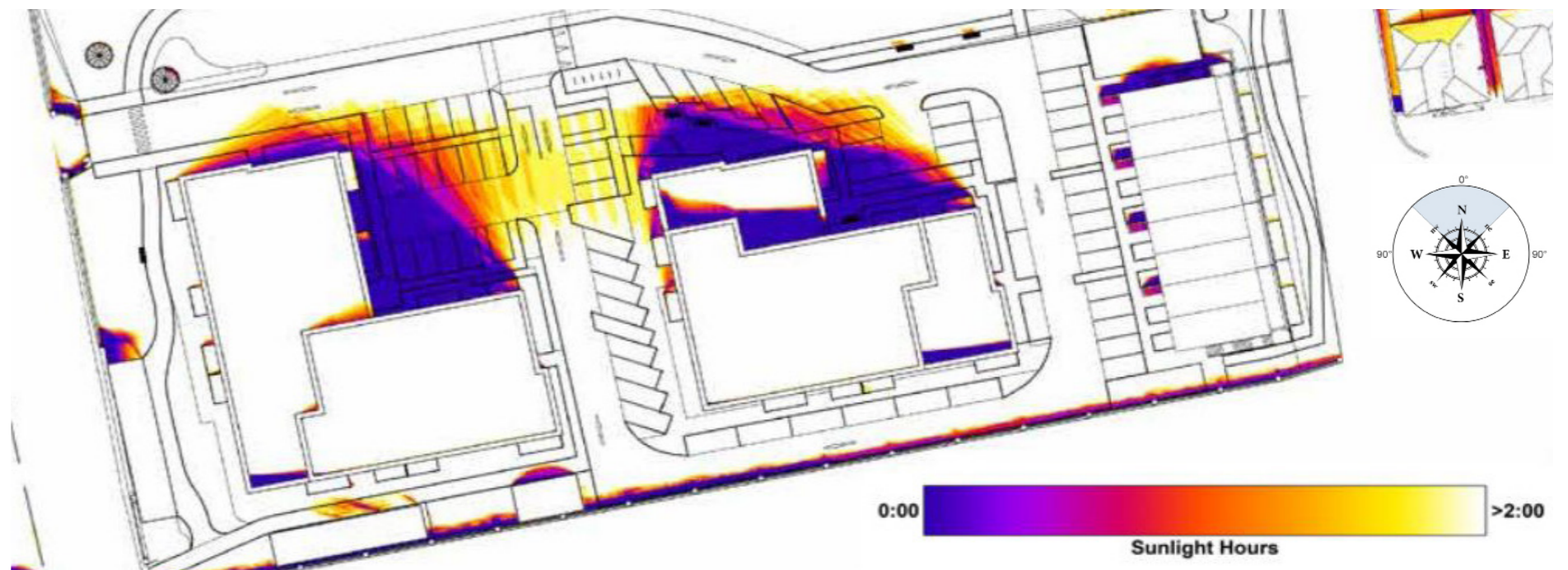


- ⋯→ OPEN SPACE CONNECTIONS
- PUBLIC OPEN SPACE
- SEMI-PRIVATE COMMUNAL OPEN SPACE



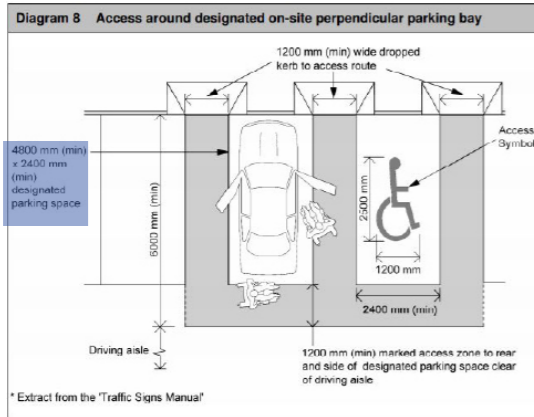
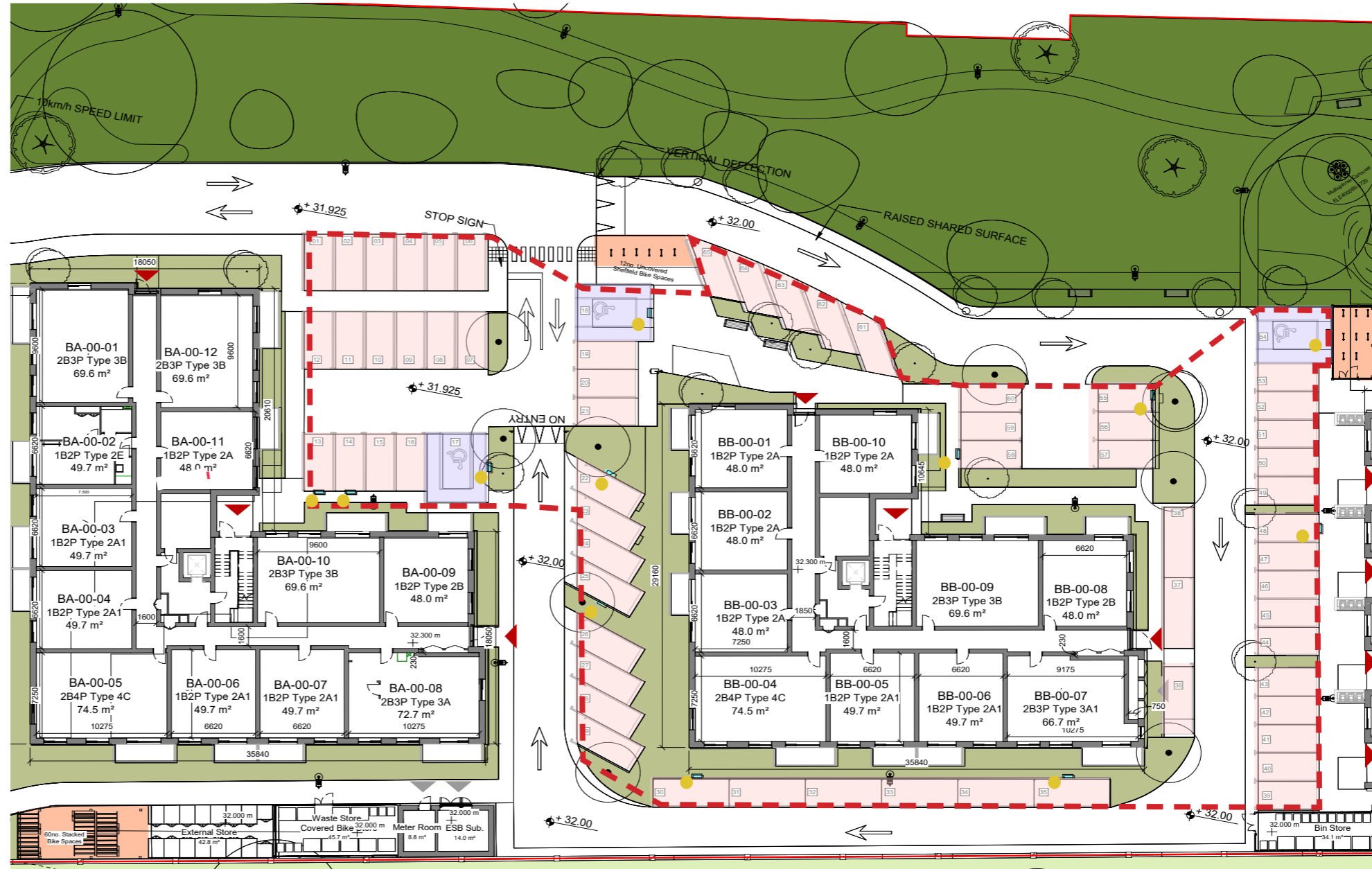
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The proposed development more than exceeds the required BRE Guidelines (Refer to the 3D Design Bureau Reports for further information regarding Daylight & Sunlight analysis).



AREA CAPABLE OF RECEIVING 2 HOURS OF SUNLIGHT ON MARCH 21ST SHOWN IN WHITE

3.10 - Vehicle Parking



PROPOSED PARKING PLAN

Ground Floor Parking:

It is proposed to provide car parking facilities as follows:

- Residence Parking = 65
- Accessible Parking = 03
- EV Charging Point = 12

- The development comprises 129no. apartments – 65no. spaces at ground level designed to rationalise access from the the main entrance and proposed blocks. The spaces provided include 3no. accesible parking and 12no. EV charging bays. Provision is also made for future expansion of the EV charging infrastructure to accommodate increased demand as more residents adopt electric vehicles. This future-proofing approach aligns with the sustainability goals and ensures long-term usability and satisfaction for the residents.

The development provides one space per 2 apartments that are 1/2

bedroom units. This allocation constitutes 50% of the standard parking spaces, as agreed upon with Dún Laoghaire-Rathdown County Council prior to the planning submission.

To improve safety and user experience, planters have been strategically placed between parking spaces. These planters act as buffers, reducing the likelihood of vehicle collisions and providing additional protection for pedestrians as they navigate between parked cars.

A one way road network has been developed to provide the scheme with a shared surface serving the car parking spaces providing safety and user experience for both pedestrians and car users alike. This shared surface facilitates a larger area for the Public Park and allows the site plan to be less dominated by a roadway network.

3.11 - Refuse



TYPICAL WASTE RECEPTACLES OF VARYING SIZE



EXAMPLE THREE BIN STORAGE SYSTEM TO BE PROVIDED WITHIN THE UNIT DESIGN

-  Staging Areas
-  Blocks A & B Shared Waste Stores
-  Block C Individual Waste Stores



WASTE REFUSE PLAN

Refuse Storage

Refuse storage shall be provided with the standards as set out by the Waste Consultant and Acoustic Consultant (AWN). Each residential unit shall have adequate storage provision to facilitate the recycling policy of DLRCC.

Each building will have access to their own respective bin store. The waste areas are easily accessed by residents and refuse collectors.

Refuse storage shall be via two dedicated refuse rooms provided on the surface level and accessed from Blocks A & B Ground Floor levels. Each unit in Block C has its own waste storage area, designed for easy access and ventilation.

The waste storage facilities will be adequately ventilated so as to minimise odours and potential nuisance from vermin/flies and taking account the avoidance of nuisance for habitable accommodation.

Waste storage issues have been considered at the initial apartment design stage to ensure access for all, including people with disabilities. Sufficient access and egress is provided to enable receptacles to be moved easily from the storage area to an appropriate collection point within the site.

3.12 - Cycle Parking

Bicycle Parking

Bicycle parking will be provided on the basis of the Sustainable and Compact Settlement Guidelines (2023).

Dedicated secure cycle parking is located at ground level on the north of Block C with secure access to store non-standard bicycle spaces. Visitor bicycle facilities are provided at two different locations on site and close to site entrances.

It is proposed to provide bicycle parking facilities as follows:

- 154 no. long stay covered spaces of which:
 - 24 no. enclosed sheffield spaces (8 no. non-standard bicycle parking)
 - 70 no. covered sheffield bicycle spaces (long stay)
 - 60 no. covered stacked bicycle parking (long stay)
 - 26 no. short-stay visitor spaces with 14 no. in the form of covered bike spaces and the remaining 12 no. uncovered sheffield stands.

This amounts to a total of 180no. bicycle spaces.



BIKE STORES PLAN



STACKED BICYCLE RACK



SHEFFIELD BICYCLE STANDS

3.13 - Storage

External Storage

Under the 12.3.5.3 Internal Storage and External Storage of the Dún Laoghaire Rathdown County Development Plan 2022-2028, it is stated that:

'Apartments schemes should provide external storage for bulky items outside individual units (i.e. at ground level), in addition to the minimum apartment storage requirements.'

The development includes 32 no. secure external storage units at ground floor level, positioned near the southern boundary. These units are double-stacked to maximise the number of apartments served. Additionally, an accessible turning circle has been incorporated at the end of the storage corridor to enhance accessibility.



EXTERNAL STORAGE PLAN

 Double-stacked External Storage



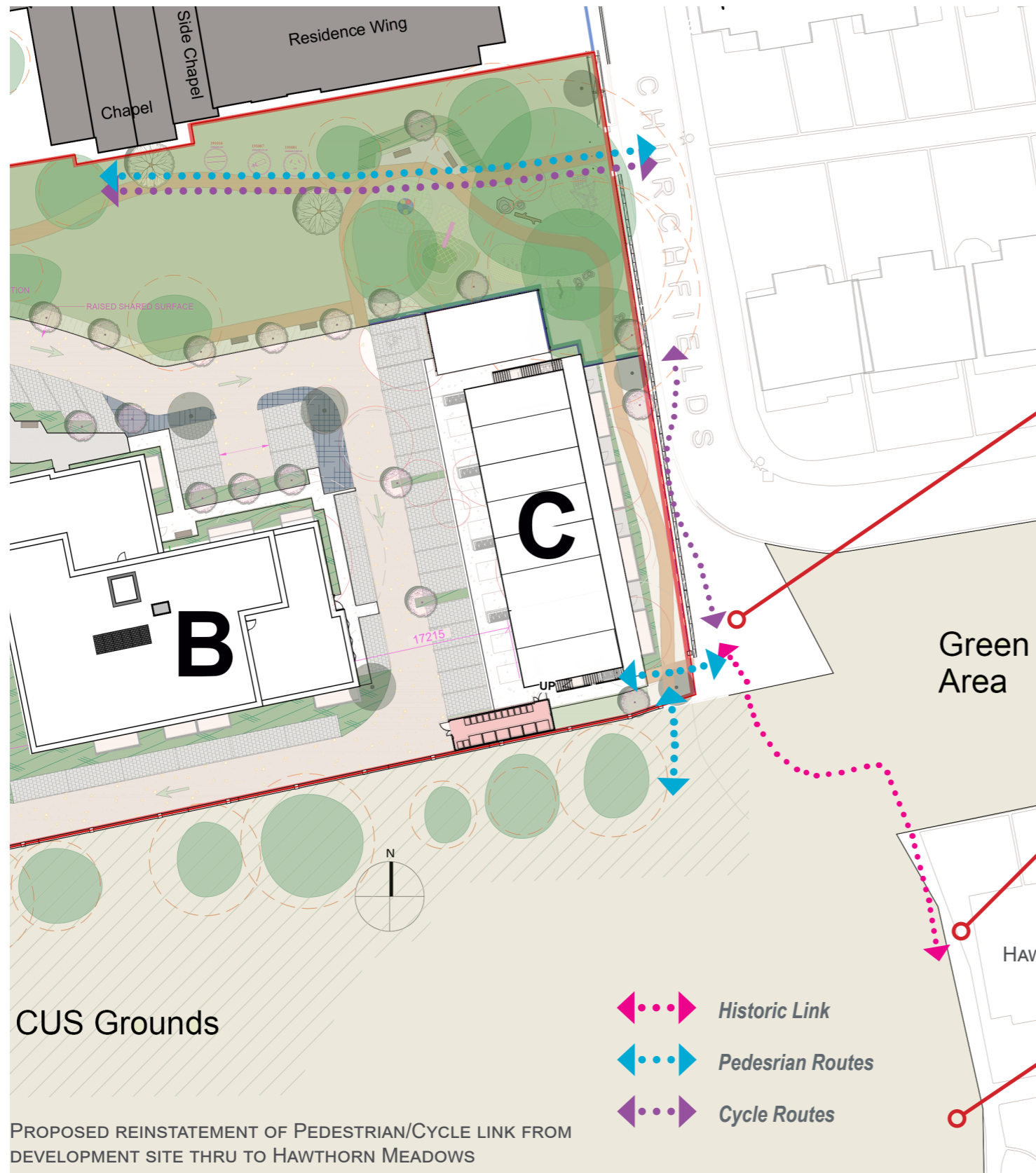
32no. Double Stacked Storage Units
STACKED STORAGE UNITS - FLOOR PLAN



BICYCLE PARKING & DOUBLE STACKED STORAGE UNITS - SECTION

03 - Proposed Design

3.14 - Pedestrian/Cycle Routes: Re-instate Link



The proposal for an extended path to the corner of the site allows for the future reinstatement following third party approval of the former historic link between bird avenue and the casino (now Emmet House) onto Dundrum road. This ability to complete the pedestrian connection from Hawthorn meadow to the south east is testament to the adaptable layout ,connectivity and community gains promoted by the clients and design team.



3.15 - Services & Building Access





Wayfinding strategy to enhance clarity and accessibility, particularly for the entrances to the apartment blocks. Each block features a defined primary covered entrance, aligned with the circulation core for ease of access. The main entrances have been recessed in both Blocks A and B to provide shelter while minimising disruption to adjacent bedroom windows. Additionally, further wayfinding improvements include the addition of signage, low-level lighting, and street furniture to ensure clear navigation throughout the site.



PROPOSED BLOCKS A & B ENTRANCE CORES



EXAMPLE IMAGE OF ILLUMINATED ENTRANCE SIGNAGE

-  Main Building Core Entrances
-  Own-Entrance Door Units
-  Secondary Building Access
-  Services Access



PROPOSED SERVICES & BUILDING ACCESS

03 - Proposed Design








3.16 - Internal Site Navigability - Movement Strategy

The proposal creates 3 no. pedestrian/cyclists, and 1 no. vehicular access routes, which are open and inviting in nature providing views and permeability through the site. Additional access for future site linkage to the Hawthorn State and lands to the south create additional pedestrian and cyclist permeability.

As with all successful residential areas, a well-connected street network is essential to ensure permeability, facilitate movement, and enhance connectivity within the development. These interventions provide designated footpaths and a shared surface with slow-moving traffic, prioritising pedestrian movement over vehicular traffic.

The mobility management proposals will:

- Provide public access to the open space while enabling new residents to navigate on site to their building cores and own-door entrance units.
- Facilitate deliveries to residential properties within the development.
- Provide access for emergency vehicles to the site.

-  Access Point - All Users
-  Access Point - Pedestrian & Cyclists
-  Primary Pedestrian Access to Building Main Entrances
-  Secondary Building Access
-  Primary Pedestrian and Cyclists Public Access to the Open Space
-  Main Roadway (two-way traffic)
-  Homezone Shared Surface (one-way traffic)



SITE NAVIGABILITY PLAN

03 - Proposed Design

3.17 - Dual Aspect - providing dual aspect to >50% of Residences

The 2018 Apartment Guidelines advise that the amount of sunlight reaching an apartment significantly affects the amenity of the occupants. Dual-aspect apartments, as well as maximising the availability of sunlight, also provide for cross ventilation and views in more than one direction. Ultimately, the daylighting and orientation of living spaces is the most important objective and in the design this ethos is upheld.

It is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible sites (that are more restricted) and a minimum of 50% dual aspect where there is a greater freedom in design terms, such as in larger apartment developments on greenfield or standalone brownfield regeneration sites where requirements like street frontage are less onerous. We are using dual aspect as a default for 50% at Mount St Marys in the design ethos and is achieved with 65 residences (with 28 units in Block A, 29 units in Block B, and 8 units in Block C).

We have optimised single aspect apartments within the design to maximise the number of south facing units with west or east facing single aspect units also being incorporated. Living spaces in apartments provide for direct sunlight for some part of the day and the included daylight and sun light analysis report concludes that all best practice and guidance thresholds have been met.

Particular care has been taken in the design where living area windows are located on lower floors to avoid any overshadowing by adjoining buildings. The majority of rooms more than exceed minimum daylighting standards with additional fenestration ensuring excellent daylight for all apartments.

We have carefully reviewed the amount of sunlight reaching the development and have optimised how the orientation will affect the amenity of the occupants. The Dual aspect ratio is 50% with multiple windows in corner windows to ensure good quality daylighting for these units. We have sought to maximise the aspect and orientation by siting the blocks in the most suitable location to maintain privacy for the surrounding residences.

Bigger apartments, and large areas of glazing on facades have all been provided to give adequate compensation for the dual aspect ratio. A number of single aspect apartments are afforded views over the public realm and compensated by good orientation. The majority of single aspect apartments where provided are generally one bedroom apartments and are afforded good views, sufficient set-back from existing dwelling, and excellent daylight provision.

The apartments have windows opening to dual directions i.e. living rooms and bedroom windows.

From the diagrams below it can be clearly demonstrated the amount of daylight available for all apartments and the orientation of the blocks are planned to ensure both optimal daylight but also preserve privacy.

From a review of the Sunlight / Daylight reports from 3D Design Bureau, it is possible to note how we are exceeding daylight thresholds for all apartments and the size and location of windows ensure the apartments with Dual Aspect are attaining really good daylight levels.







03 - Proposed Design

3.17 - Dual Aspect - Ground Floor



-  DUAL ASPECT
-  SINGLE ASPECT

03 - Proposed Design

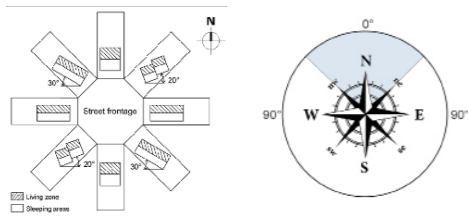
3.17 - Dual Aspect - Typical Floor



BLOCK A - TYPICAL FLOOR

BLOCK B - TYPICAL FLOOR

- DUAL ASPECT
- SINGLE ASPECT



Building Orientation

For the purposes of the guidelines north facing units are units that face predominantly north, north-west or north-east and fall within a 45 degree angle of 0° (i.e. due north) as illustrated by the shaded area on the compass.



From a review of the dual aspect apartments there is excellent daylight within these rooms with the additional windows giving more than enough daylight and sunlight.



03 - Proposed Design

3.17 - Dual Aspect - Fifth Floor



- DUAL ASPECT
- SINGLE ASPECT

03 - Proposed Design

3.17 - Dual Aspect - Typical



Interior of Dual Aspect apartment on corner of block B



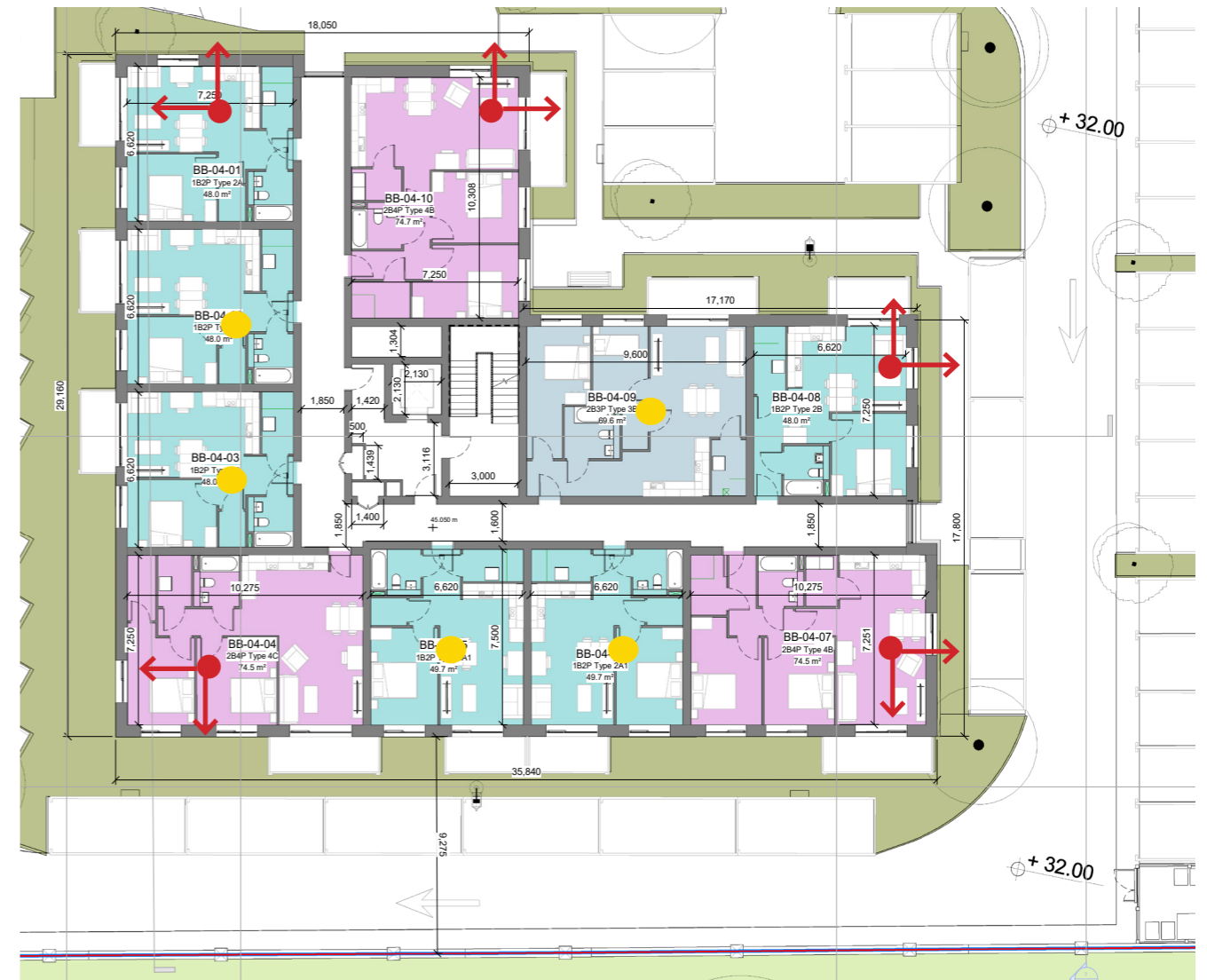
Exterior of Dual Aspect apartment on corner of block A

From a review of the selected dual aspect apartment there is excellent daylight within these rooms with the additional windows giving more than enough daylight (highlighted in red)

As the buildings go upwards there are more dual aspect apartments with terraces, corner aspects and with excellent views over amenity spaces.

The apartments have also been planned to avoid principle windows of living rooms facing living rooms across courtyards so that privacy will be maintained.

- DUAL ASPECT
- SINGLE ASPECT



Block B Typical Floor Plan

03 - Proposed Design

3.18 - Unit Types

One bedroom apartments are in excess of the minimum standard of 45sqm - generally between 48sqm and 61.6 sqm, while the two bedroom (3 person) apartments are generally 69.6 sqm and 81.7 sqm the two bedroom (4 person) is generally 74.5 sqm.

In this scheme, there are proposed 25% of total units that are Universally Designed. Also, 52% of the total number of units are oversized in compliance with the Design Guidelines for New Apartments (2023).

The housing mix has been developed in collaboration with the Competitive Dialogue Panel.

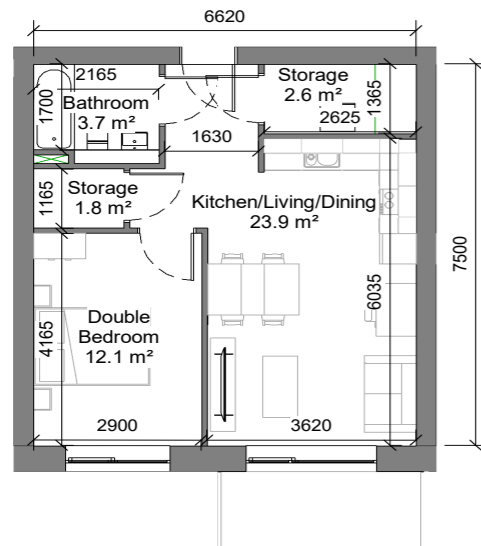
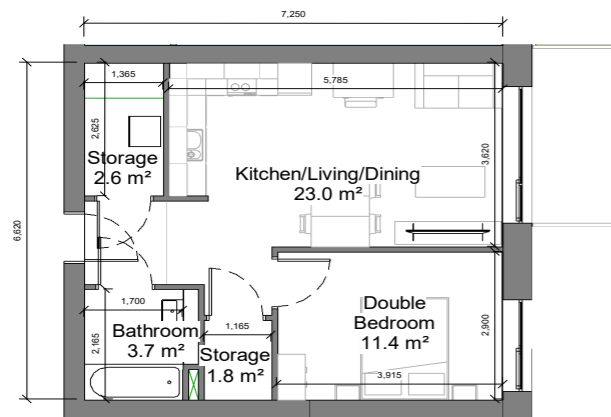
The unit types below form the majority of unit types within the overall apartment development. All individual rooms, floor areas and room widths comply or exceed the design guideline requirements. Please refer to 'Appendix A - Housing Quality Assessment Schedule' which gives a full breakdown of unit design areas.

Housing Quality Assessment Summary							
	Number of Units	Combined Floor Area of Units	Number of Units +10%	Number of UD Units (25%)	Number of Bedrooms	Number of Bedspaces	Number of Dual Aspect Units
Block A	65	3938.6	43	23	97	177	28
Block B	56	3238.1	16	6	77	148	29
Block C	8	573.2	8	4	12	20	8
Totals	129	7,750	67	33	186	345	65

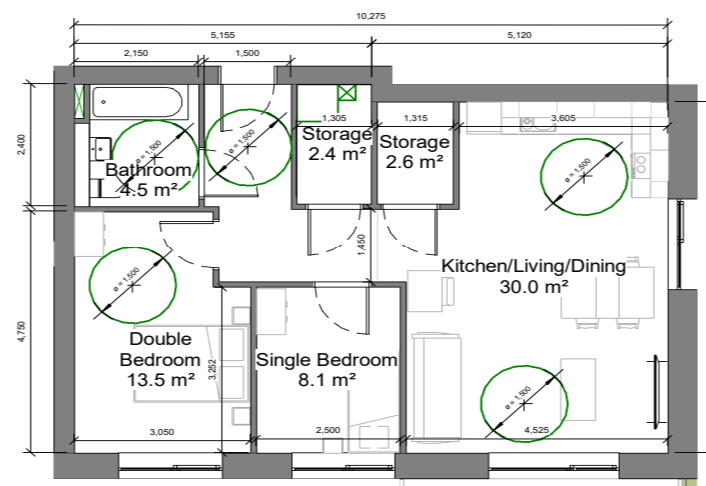
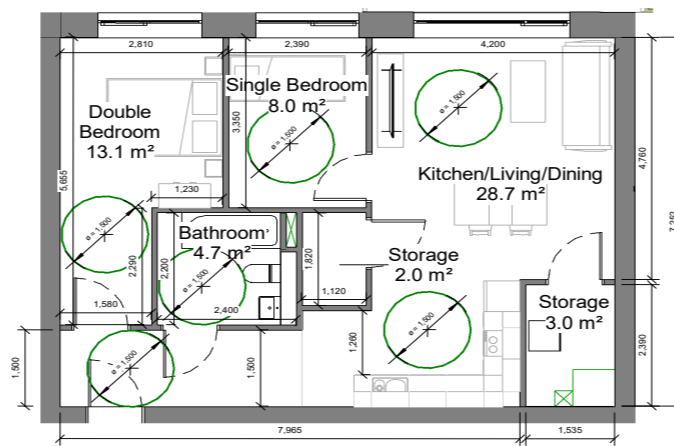
Accommodation Summary				
Type	1-Bed	2-Bed (3P)	2-Bed (4P)	Total No. of Units
No.	72	23	34	129
%	56%	18%	26%	100%

MINIMUM OVERALL APARTMENT FLOOR AREA

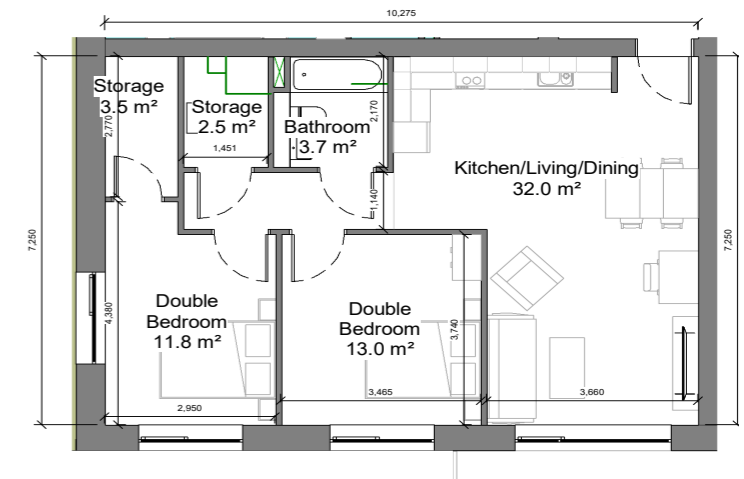
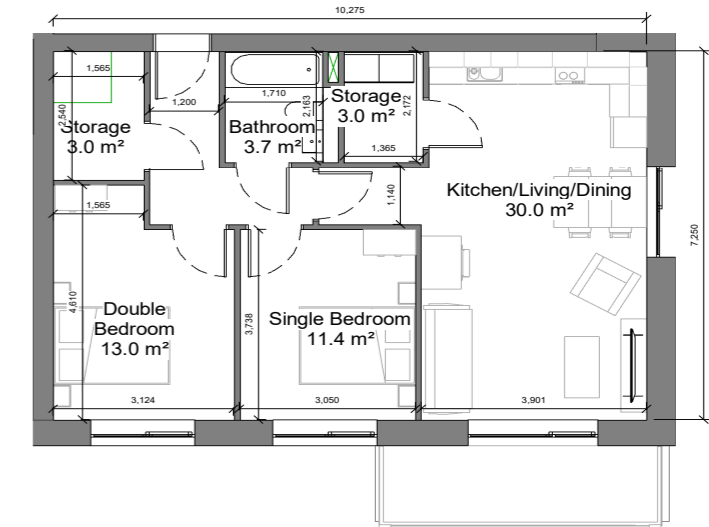
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*



SAMPLE APARTMENT TYPOLOGIES - 1-BED UNITS



SAMPLE APARTMENT TYPOLOGIES - 2-BED (3P) UNITS



SAMPLE APARTMENT TYPOLOGIES - 2-BED (4P) UNITS

04 - Conclusion

Our Clients endeavour to deliver a best-in-class residential apartment scheme, built to high quality a sustainable development, with the provision of attractive and modern living accommodation in an area appropriate for development supported by infrastructure. The design has been considered in terms of the surrounding environment and will provide the required mix of apartments to meet the anticipated demographic for the area.

The Density of 131 units per Hectare does not impact on the open character and residential amenities of the lands. The public space provided adjoining the public road is meaningful and provides a really high level of amenity and improves the setting of Emmet House, the protected Structure.

Furthermore, Whole Life design, durability and security have also all been built into the development to ensure the design solution is robust ,resilient and fit for purpose. The choice of external materials will be robust and age well over their life time.

The proposed development is considered to make a positive contribution in terms of placemaking through the provision of a new public park, the opening up of the site to Dundrum Road and the increased visibility of Emmet House – a historic protected structure.

This scheme meets the required density and has appropriate massing and height in compliance with development objectives for apartments. Adequate dual aspect ratios, excellent residential amenities, appropriate levels of units per core and internal storage provisions are all met by this design. This all ensures that the solution is entirely compatible with Residential Design Standards.

In conclusion, this is a high quality design in a excellent location suitable for this residential scheme and consequently accords with proper national and local planning and sustainable development.



VIEW OF BLOCKS FROM THE SOUTH

A.1 - Context

Urban Design Manual 12 Criteria Assessment

How does the development respond to its surroundings?

The development seems to have evolved naturally as part of its surroundings.

Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users.

Form, architecture and landscaping have been informed by the development's place and time.

The development positively contributes to the character and identity of the neighbourhood.

Appropriate responses are made to the nature of specific boundary conditions.

Compact Settlement Guidelines

- *New developments should respond in a positive way to the established pattern and form of development and to the wider scale of development in the surrounding area. The height, scale and massing of development in particular should respond positively to and enhance the established pattern of development.*
- *The urban structure of new development should strengthen the overall urban structure and create opportunities for new linkages where possible.*
- *Plan for the protection, restoration and enhancement of natural features, biodiversity and landscapes, and ensure that urban development maintains an appropriate separation and setback from important natural assets. New development should seek to protect and enhance important natural features (habitats and species) within and around the site, should avoid the degradation of ecosystems and include measures to mitigate against any potential negative ecological impacts.*

Response: Placemaking is fundamental to the success of large scale developments and this is an important aspect of the creation of a new neighbourhood in Dundrum. Any new development should improve on the existing situation while at the same time being sensitive to its context. Through working with our wider design team including the conservation and landscape architects, we have developed an understanding of the existing site and the constraints for

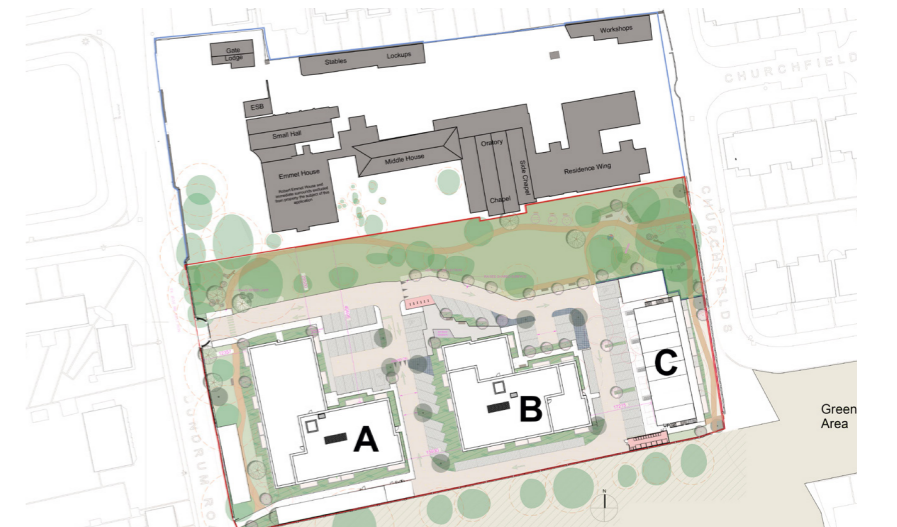
development around the protected structure and landscaping features and trees of note on the site. This has guided how we modulate the building heights by both respecting the houses on Churchfields and also the height of Emmet House and along the sensitive boundaries to the North.

The design has undergone a thorough site analysis, context reviews and appropriateness studies which has informed the design response. The site constraints and the assessment of its surroundings have guided how the design has been developed to form a coherent total. Massing is located on parts of the site appropriate for taller structures away from the northern and eastern boundaries.

The massing has been developed to take account of the adjoining buildings, site location and through consideration of how the amenities of others would be affected, especially privacy, aspect and daylight. The massing takes account the existing buildings and respects the site context by forming an appropriate response to its urban streetscape. Its location along Dundrum road and connecting through to Churchfields has a significant planning gain for the locality. The formation of the new public park adjacent to the Dundrum road entrance and the existing protected structure, as predicated by the specific Institutional Lands zoning, will be a significant gain for the wider community and to the character and identity of its environment.

The proposed is comprised of separate apartment blocks ranging from 5-6 storeys and a number of two storey apartments and arranged close to the site boundary. The development has been organised to maintain and enhance the existing green spaces, maximising the publicly accessible open space, while providing communal amenity spaces at each block.

The surrounding area is predominantly comprised of 2-3 storey housing. Higher densities of living aligned with provided open spaces will be essential in facilitating the development to grow as a 'distinctive public park' in the neighbourhood and to create a sense of place within Dundrum.



PROPOSED SITE PLAN



PROPOSED VISUALISATION FROM BIRD AVENUE

A.2 - Connections

Urban Design Manual 12 Criteria Assessment

How well connected is the new neighbourhood?

- *There are attractive routes in and out for pedestrians and cyclists.*
 - *The development is located in or close to a mixed-use centre.*
 - *The development's layout makes it easy for a bus to serve the scheme.*
 - *The layout links to existing movement routes and the places people will want to get to.*
 - *Appropriate density, dependent on location, helps support efficient public transport.*
-
- *New developments should, as appropriate, include a street network (including links through open spaces) that creates a permeable and legible urban environment, optimises movement for sustainable modes (walking, cycling and public transport) and is easy to navigate.*
 - *New developments should connect to the wider urban street and transport networks and improve connections between communities, to public transport, local services and local amenities such as shops, parks and schools, where possible.*
 - *Active travel should be prioritised through design measures that seek to calm traffic and create street networks that feel safe and comfortable for pedestrians and cyclists.*
 - *It will be important to align the integration of land uses and centres with public transport in order to maximise the benefits of public transport.*

Response: The site is close to urban centres of Milltown, Dundrum and Clonskeagh with UCD closeby and is well served by public transport (LUAS), pedestrian and cycle routes. When deciding which area to live in, most people will choose a neighbourhood that permits convenient access to the places that they need/like to visit on a regular basis. Mount St.Marys will adjoin places of work, education, leisure and excellent public and private transport routes. The site is in an ideal location for a residential apartment development given its setting and location close to neighbourhood facilities.

The site is close to the Luas stops at both Milltown and Windy Arbour, a number of cross city bus routes and is in close proximity of the M50. The layout is ideal to network to existing transportation routes. The site is well connected to its neighbourhood with cycle and pedestrian routes linking the site to a variety of amenity spaces which are located in close proximity to the site. The relatively high density is supported by the amenities available and the surrounding infrastructure in the area. The new pedestrian and cycle route through the site from the new entrance on the Dundrum Road to Churchfields will provide better connections for the community. We can also facilitate a future pedestrian access point to Hawthorn and Bird Avenue to the South.

The public realm is designed to reduce the impact of vehicle traffic as far as is practical in order to prioritise pedestrian and bicycle use.



PROPOSED VIEW FROM DUNDRUM ROAD

A.3 - Inclusivity

Urban Design Manual 12 Criteria Assessment

How easily can people use and access the development?

- *New homes meet the aspirations of a range of people and households.*
- *Design and layout enable easy access by all.*
- *Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all.*
- *New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers.*

Compact Settlement Guidelines

- *In areas that are less central, the mix of uses should cater for local services and amenities focused around a hierarchy of local centres that support residential communities and with opportunities for suitable non-residential development throughout.*
 - *The creation of sustainable communities also requires a diverse mix of housing and variety in residential densities across settlements.*

Response: For a residential development to be considered inclusive, it should include provision for housing of different types, sizes and tenures. Providing this choice will enable diverse users to benefit from the opportunity afforded by the development and will help to create a balanced, sustainable community.

For this development the mix of housing will ensure that, taken in consideration with the existing homes in the Dundrum and Milltown areas, the overall mix in the neighbourhood is conducive to maintaining a healthy balanced community. The range of amenity spaces in the development cater for all users and will present a positive impact on the community. The development is designed to be inclusive for all users and will provide level access, will deliver a range of household sizes to cater for all users and ages and not present barriers for access. The courtyard spaces have all been designed for universal access and the public park shall be fully accessible for the wider public. Lowering the imposing wall along the Dundrum road will present a great opportunity to enhance the public realm, provide a new public pocket park and reveal Emmet House formerly having been hidden from view .

A.4 - Variety Urban Design Manual 12 Criteria Assessment

How does the development promote a good mix of activities?

- Activities generated by the development contribute to the quality of life in its locality.
- Uses that attract the most people are in the most accessible places.
- Housing types and tenure add to the choice available in the area.
- Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood.

Compact Settlement Guidelines

- In areas that are less central, the mix of uses should cater for local services and amenities focused around a hierarchy of local centres that support residential communities and with opportunities for suitable non-residential development throughout.



PROPOSED VIEW FROM PLAY PARK

- The creation of sustainable communities also requires a diverse mix of housing and variety in residential densities across settlements. This will require a focus on the delivery of innovative housing types that can facilitate compact growth and provide greater housing choice that responds to the needs of single people, families, older people and people with disabilities, informed by a Housing Needs Demand Assessment (HNDA) where possible. Development plans may specify a mix for apartment and other housing developments, but this should be further to an evidence-based Housing Needs and Demand Assessment.

Response: Successful and sustainable communities contain a wide variety of things to do, see and enjoy. By providing 129 homes with a range of amenity spaces and public park space, this development will help to engender a successful community. The provision of new stock of quality apartment accommodation in the Milltown area will complement the area and provide range and choice of activities. The development will offer an alternative to suburban housing the locality that can appeal to variety of future residents including families, students, professionals and those looking to downsize. The new development offers the opportunity to live in well managed apartments that benefit from excellent landscaped amenities.

The range of one and two bedroom apartments will complement the existing three and four bedroom housing stock in the area and provide an appropriate variety to give choice in the area.

The activation of the public space and its pedestrianisation will assist in encouraging pedestrian movement through the development and connectivity with the surrounding areas. This in turn has a positive impact on the vitality of the space and the perceived security of the public realm.

Every opportunity has been taken to animate and open up the site to Dundrum Road. With the removal of sections of the wall, a greater sense of openness is provided with new views created from Dundrum Road into the landscape and back to the existing protected structure Robert Emmet House.

A.5 - Efficiency Urban Design Manual 12 Criteria Assessment

How does the development make appropriate use of resources, including land?

- The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design.
- Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems.
- Buildings, gardens and public spaces are laid out to exploit the best solar orientation.
- The scheme brings a redundant building or derelict site back into productive use.
- Appropriate recycling facilities are provided.

Compact Settlement Guidelines

- In all urban areas, planning authorities should actively promote and support opportunities for intensification. This could include initiatives that support the more intensive use of existing buildings (including adaption and extension) and under-used lands (including for example the repurposing of car parks at highly accessible urban locations that no longer require a high level of private car access).

Response: As well as providing homes that are low in energy consumption and sustainable, the Mount St. Marys development will make good use of land by increasing densities – where the site benefits from good access to public transport.

The buildings are laid out to exploit the optimal solar orientation so that the apartments can make best use of the site constraints. The development of this site is entirely appropriate given its location. The private open space is placed in locations to benefit from solar orientation and the amenity garden spaces are located to benefit from good sunlighting.

A higher density development will provide increased support for the economic viability of the local retail facilities and services while establishing a new neighbourhood centre with a distinct identity. The proposals also create an efficient use of land while maintaining the landscape character of the site.

A.6 - Distinctiveness

Urban Design Manual 12 Criteria Assessment

How do the proposals create a sense of place?

- *The place has recognisable features so that people can describe where they live and form an emotional attachment to the place.*
- *The scheme is a positive addition to the identity of the locality.*
- *The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout.*
- *The proposal successfully exploits views into and out of the site.*
- *There is a discernible focal point to the scheme, or the proposals reinforce the role of an existing centre.*

Compact Settlement Guidelines

- *New development should support the formation of a legible and coherent urban structure with landmark buildings and features at key nodes and focal points*
- *New development should embrace good modern architecture and urban design that is innovative and varied, and respects and enhances local distinctiveness and heritage.*
- *Promote urban greening and Nature-based Solutions (including Sustainable Drainage Systems and slow-the-flow initiatives) for the management of urban surface waters in all new developments and retrofitting in existing areas to ensure that the benefits of ecosystem services are realised.*

Response: Alongside making physical connections between the site and its surroundings, the proposed building will create visual connections between the scheme and neighbouring environment. The scheme will provide a positive identity to the locality by providing a quality residential development adjoining a mixed-use centre which enhances the area. The scheme provides a variety of dwelling types which will complement the stock of housing in the area.

The development will have views of the Dublin and Wicklow mountains to the west and the south. The proposal will provide a positive addition to the area with a similar high quality expression for the façades of the highest quality. The layout makes the most of this existing former religious orders site and will be a positive addition to the locality by opening up the site for the community and residents of the development.

The site surroundings, due to its historical development presents significant opportunity to provide unique and memorable public open spaces. Interventions proposed at the boundary wall are at locations to 'invite' the public into the previously closed off spaces to experience the setting of the Robert Emmet House and the quality of the existing landscape.

The high-value landscape areas are maintained and buildings have been placed at areas designed to maintain and enhance the existing amenity.

The development has to create a strong sense of place and create a public space that works as a destination to attract pedestrians to the newly established neighbourhood centre. The public space also needs to be a place that provides opportunities for socialising and a place for people to meet, whilst respecting residential amenity and privacy.



PROPOSED PUBLIC PARK VIEW

A.7 - Layout

Urban Design Manual 12 Criteria Assessment

How does the proposal create people friendly streets and spaces?

- Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.
- The layout focuses activity on the streets by creating active frontages with front doors directly serving the street.
- The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers.
- Traffic speeds are controlled by design and layout rather than by speed humps.
- Block layout places some public spaces in front of building lines as squares or greens and some semi private space to the back as communal courts.

Compact Settlement Guidelines

- Buildings should generally present well-defined edges to streets and public spaces to ensure that the public realm is well-overlooked with active frontages.

Response: The project will provide new permeable connection through the site and a new route that connects the site with the surrounding area. The vehicular entrance will remain in its existing location and cars shall be parked at the surface level closer to the apartments blocks and away from the public park. It is considered that on the shared roads within the development, priority should be given to cyclists and pedestrians for an enhanced public realm.

The landscape design shall create people friendly environments by providing sunny and sheltered spaces for both residents

and the public to enjoy. The spaces between the buildings shall be de-marked for the privacy of residents with a clear hierarchy between public, private and semi-private landscaped spaces.

The design sets out to prioritise the pedestrian and cyclist above the private car as a primary concept. An active footpath route across the public park has been proposed from the boundary at Dundrum Road to the boundary at Churchfields with distance of the vehicular traffic, which is kept to the edge of the apartments blocks with appropriate traffic calming measures to reduce speeds.

Access to bin stores and ESB substations have been placed at locations chosen to mitigate impact to the streetscape and landscape quality.



PROPOSED VIEW FROM THE PROTECTED STRUCTURE ROBERT EMMET HOUSE

A.8 - Public Realm

Urban Design Manual 12 Criteria Assessment

How safe, secure and enjoyable are the public areas?

- All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use
- The public realm is considered as a usable integrated element in the design of the development
- Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighbourhood
- There is a clear definition between public, semi private and private space
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

Compact Settlement Guidelines

- Plan for an integrated network of multifunctional and interlinked urban green spaces.

Response: Public and private amenity spaces are clearly defined in the scheme and will be secure and overlooked by the apartments. The landscaped public realm spaces will be safe and usable and contribute to the amenities of the neighbourhood. A clear definition between public, semi private and private space is considered as part of the approach to our landscaping Masterplan. All apartments are provided with generous private outdoor balconies, and terrace spaces on the Ground Floor.

The open space will enjoy a good level of natural surveillance from the apartments above so that users of the open space will feel comfortable and safe. By creating a strong relationship between the private and public space, residents will be encouraged to feel a strong sense of ownership over the public realm.

The open spaces will be inviting, located to optimise sunlight, and they will be well appointed with high quality finishes. The microclimate, sunlight and over-shadowing studies appended to the application demonstrate how the amenity spaces provided shall be comfortable, sunny and enjoy a good level of sunlight throughout the day. These spaces are located to optimise the site orientation and maximise the sunlight available to both the private and public realm along the Dundrum road and benefit from the existing landscape features and setting of Emmet House. Seating will be provided to in sunny locations to benefit users.

The scheme design is of the highest quality and will deliver an enhanced public realm. The residential development and landscape areas are designed for all ages. All materials will be designed to a high standard, will be robust and withstand a long-life.

A.9 - Adaptability

Urban Design Manual 12 Criteria Assessment

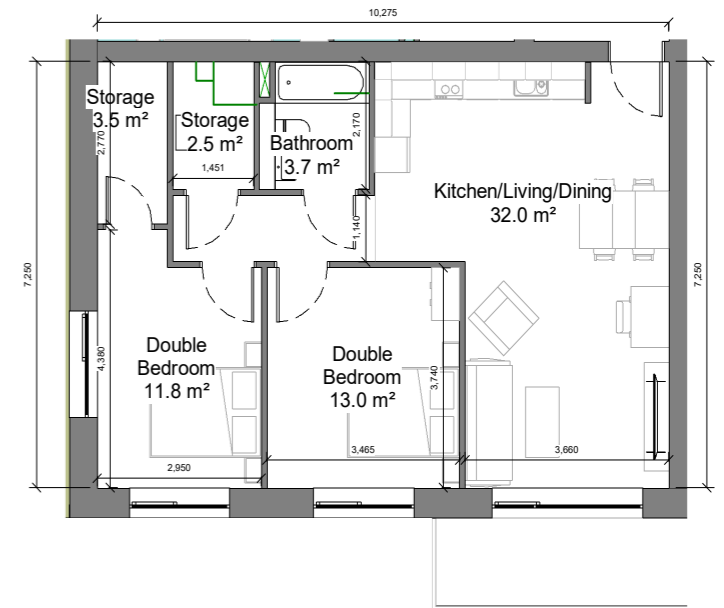
How will the buildings cope with change?

- Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation.
- The homes are energy-efficient and equipped for challenges anticipated from a changing climate.
- Homes can be extended without ruining the character of the types, layout and outdoor space.
- The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office.

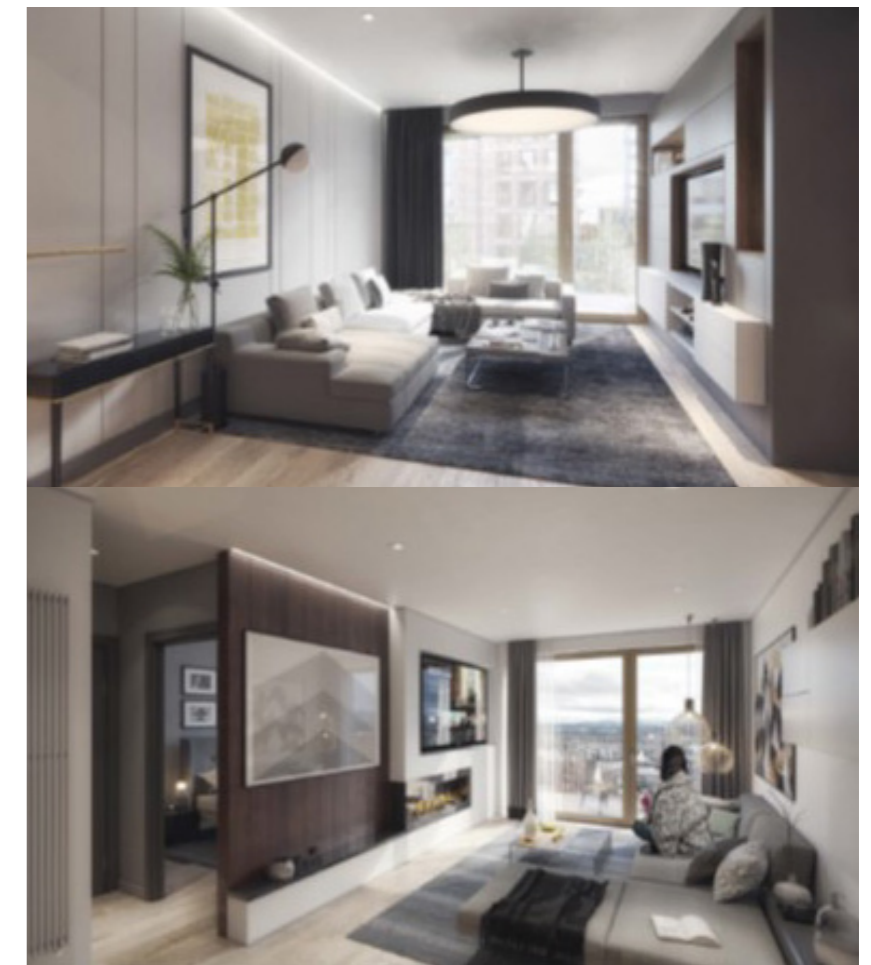
Response: Some of the apartments are designed to be adaptable, with future-proofing in place to allow for potential modifications e.g. some apartments are designed to be potentially divisible into smaller units with minimal impact on the building fabric. The apartments are designed to be energy efficient and NZEB compliant, using heating systems which are both efficient and adaptable in the future.

All apartments are provided with an open plan kitchen, living and dining room. The internal walls in the apartments are designed to be predominantly non-structural. The majority of apartments within the scheme are generous in area. This allows for easy future adaptations to layouts. The larger two bed apartments in the scheme are designed to be flexible with the option of subdivision into a secondary walk in closet or enlarged living/dining area. Built in work from home office spaces can be easily installed within all apartment typologies.

All dwellings are designed to maximise daylight admittance and the buildings fabric is highly insulated, meeting or exceeding the requirements of the current Part L of the Building Regulations. Apartment structure minimises air leakage paths, with the provision of mechanical ventilation heat recovery to maintain air quality. Lighting will be high efficiency LED type throughout. Apartments are designed to achieve a minimum BER - A rating.



PROPOSED 2 BED TYPE 4C



INDICATIVE LIVING SPACE INTERIOR

A.10 - Privacy and Amenity

Urban Design Manual 12 Criteria Assessment

How does the scheme provide a decent standard of amenity?

- Each home has access to an area of usable private outdoor space.
- The design maximises the number of homes enjoying dual aspect.
- Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout.
- Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.

Response: The proposed development provides a high level of amenity for both the private and public realm. The design maximises the number of homes enjoying dual aspect and the distance between the Blocks and to boundaries allows for privacy. Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout. Windows are sited to avoid views into the home from other apartments and will be sufficiently far away from the gable elevation of Churchfields to cause any overlooking issues.

All apartments are provided with ample private outdoor space. The balconies overlook the shared open amenity spaces. The apartments are designed to a high standard with the aim of maximising natural daylight throughout living areas. The development also provides a generous fully accessible park space which will be sunny, well provided with seating and enhanced planting for the wider community to enjoy.

A.11 - Parking

Urban Design Manual 12 Criteria Assessment

How will the parking be secure and attractive?

- Appropriate car parking is on-street or within easy reach of the home's front door.
- Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation.
- Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces
- Materials used for parking areas are of similar quality to the rest of the development
- Adequate secure facilities are provided for bicycle storage

Compact Settlement Guidelines

- The quantum of car parking in new developments should be minimised in order to manage travel demand and to ensure that vehicular movement does not impede active modes of travel or have undue prominence within the public realm. Chapter 5 Development Standards includes a specific planning policy requirement (SPPRs) that addresses car parking rates in new residential developments.

Response: The parking provision shall be accommodated at surface level and away from the public open space. Adequate car parking is detailed in the traffic and transport statement. The parking will have direct access from Blocks A, B & C. Disabled car parking spaces are provided at surface level and close to the blocks entrances and own-door apartments. Electrical power points are also provided in certain parking spaces for car charging points and this is designed to be fully extendable .

Cycle parking is accessed via the shared road which prioritise cyclists and pedestrians instead of vehicles. A secure bicycle parking zones is provided at ground floor level on the north of Block C. Further covered and open bicycle storage is provided at grade at strategic points near the site entrances and at appropriate locations adjacent to each block in accordance with the landscape masterplan

The proposed development aims to reduce the number of cars on site, prioritising the pedestrian and cyclist over the private vehicle. This is in accordance with the DLRCC's dedication to providing sustainable development and building neighbourhoods that promote healthy, active and sustainable mobility.



KEY ROUTE THROUGH SCHEME FROM CHURCHFIELDS

A.12 - Detailed Design

Urban Design Manual 12 Criteria Assessment

How well thought through is the building and landscape design?

- *The materials and external design make a positive contribution to the locality*
- *The landscape design facilitates the use of the public spaces from the outset*
- *Design of the buildings and public space will facilitate easy and regular maintenance.*

Compact Settlement Guidelines

- *Materials and finishes should be of high quality, respond to the local palette of materials and finishes and be highly durable.*

Response: The architecture and landscape design of the development will work together to make a high quality coherent scheme. Particular attention has been paid to the materials used in those parts of the public realm and building façades in order to complement the surrounding area.

The materials proposed for the external façade shall be easy to maintain with stone, brickwork and metal cladding being used as high quality materials with excellent life cycle qualities. The choice of the external materials has been driven by our Client's requirement for a fully sustainable, green and robust design solution. The high-quality façade materials are designed to age well over their design life and include a circular selection ethos .

Residential amenity spaces are provided at ground floor level and also at 5th floor level of Block B. An amenity roof top terrace for residents to enjoy interacting with nature and the landscaped areas beyond and with a high quality orientation is proposed. The conclusion of the wind and micro climate study confirm the suitability for long term sitting on the roof terrace and the comfort for pedestrians and cyclists on the ground level public spaces.

The selection of robust materials and quality finishes are very important to ensure a positive contribution to the community. We have completed a number of studies on the Micro-climate such as sunlight, daylight and wind. The design has been adapted to take cognisance of these studies to optimise daylight available to residents,

maximise the sunlight available to courtyard spaces for amenity and provide shelter from prevailing winds.

The Mount Saint Mary's development will provide a new building line along Dundrum Road, creating a new edge condition to the development. Variations of finishes, detailing and proportions supplemented by complimentary materials allow the individual blocks to make reference to their character areas within the site, creating a distinct sense of identity at each building.



VIEW OF VARIETY OF FAÇADE MATERIALS IN BLOCK A



VIEW OF VARIETY OF FAÇADE MATERIALS IN BLOCK B

A.13 - Separation Distances Compact Settlement Guidelines

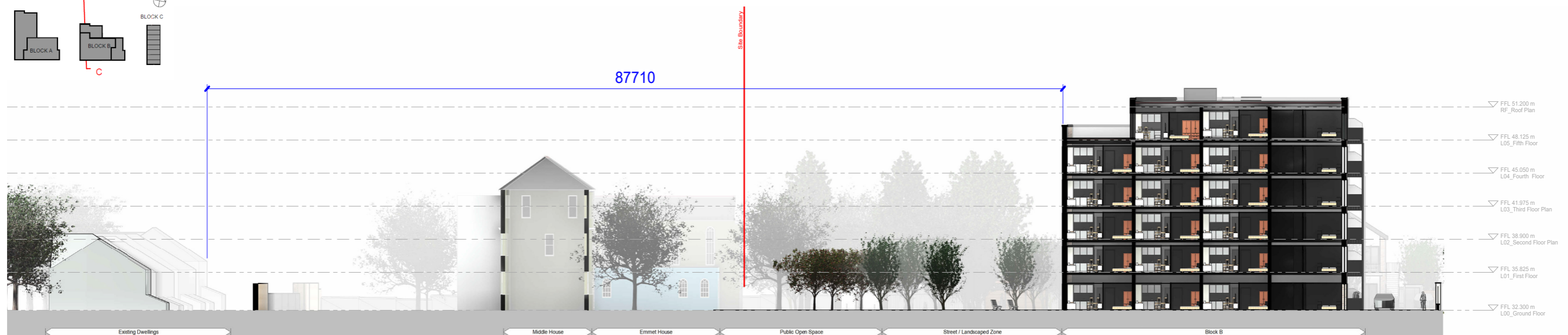
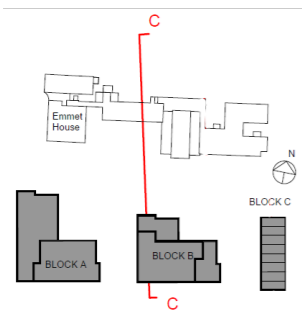
The scheme has been designed to ensure that separation distances between habitable rooms in accordance with Specific Planning Policy Requirement 1 (SPPR1) stated in Chapter 5 of the Compact Settlement Guidelines.

Response: The separation distances between the proposed buildings have been maximised, especially where the primary views and orientation of apartments directly facing each other. Where apartments have secondary orientation with less than 22m separation, windows are located and sized to give privacy to users of rooms in these apartments.

The proposed design strategy has sought to maximise separation distances between opposing windows to ensure a high standard of residential accommodation within the scheme and also mitigate adverse impact upon neighbouring development. For separation distances between blocks which are noted as 16m, opposing windows are staggered.residents,



PROPOSED SITE PLAN INDICATING SEPARATION DISTANCES



PROPOSED CONTEXTUAL SITE SECTION C-C



Mount St.Mary's Residential Development
Proposed Masterplan



Masterplan Context

Purpose of the Masterplan

DLRCC Development Plan 2022-2028 also requires the preparation of a Master Plan for the full extent of the Institutional Lands to ensure that the essential setting and integrity of the lands, including built and natural heritage, are retained. In addition, the Planning Authority will seek to retain the open character of the Institutional lands where possible.

A minimum open space provision of 25% of the total site area (or a population-based provision, whichever is the greater) is required.



Masterplan - Future Proposal Option

The key design drivers for this design solution were as follows:

- Respecting the setting and context of Emmet House.
- Providing an open space of 25% of the site area.
- Considering overlooking and rights of light for adjoining developments.
- Creation of a significant amenity space for proposed residential development.
- Retention of mature trees and landscape features.
- Reducing the impact of the car on the development and landscape.
- Incorporation of the existing landscape path into the landscape masterplan.

Urban blocks of housing are arranged in a composition to define the central green landscape amenity. The Landscape Masterplan helps to further define the character of the new built environment within the scheme. The option of adaptive reuse of the existing buildings is in line with best sustainability practices.

The design of lower density blocks, their massing, mix of tenure types, elevational treatment and variation in materials will complement existing landscape features to allow for diversity, unique characteristics and identity with the existing residential context and to ensure an individuality to the buildings.

- A low impact future proposal in keeping with the existing surroundings
- Lower scale density housing for future development is located to align with the pattern of adjacent streets and spaces of Churchfields and Hawthorn.

