



# L R D STAGE 3 SUBMISSION ARCHITECTURAL DESIGN STATEMENT

OCTOBER 2024

KNOCKRABO PHASE 2

KNOCKRABO INVESTMENTS DAC

**o'mahony pike**

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# 01 | CONTEXT



# STATUTORY CONTEXT

The subject site comprises the western portion of the Knockrabo lands, which are zoned for residential development. An earlier phase of development on the Knockrabo lands is now complete, and will be described in greater detail in a later section of this report.

The overall Knockrabo lands contain 3 no. protected structures: 2 no. gatelodges and Cedar Mount House. This application will include 2 of those protected structures, Cedarmount House and Gate Lodge(West).

The Knockrabo lands contain many mature trees, which have a high amenity value. The tree retention strategy for the lands will be described in greater detail in the Landscape Architects' and the Arborists' reports.

In the current DLR Development Plan 2022 - 2028, a spur road that runs between the Dublin Eastern Bypass (DEBP) Corridor and Mount Anville Road further bisects the lands, into the Cedar Mount House Lands to its west, and the Knockrabo Lands to its east. We note that it is no longer intended that the DEBP Corridor be utilised for the provision of the bypass, but may be reserved for other uses.



Extract from DLR Development Plan 2022-28

Reservation for Eastern Bypass includes spur road through Cedarmount/ Knockrabo lands

We note that it is no longer intended that the DEBP Corridor be utilised for the provision of the bypass, but may be reserved for other uses.



# SITE PHOTOGRAPHS

Construction work has been ongoing on the Knockrabo lands since early 2016. The first phase of construction has focused on the houses, with construction on the permitted phase 1 apartments now complete. The houses, apartments and their associated landscaping have been finished to a high quality, creating an attractive development that fits in well with its context.



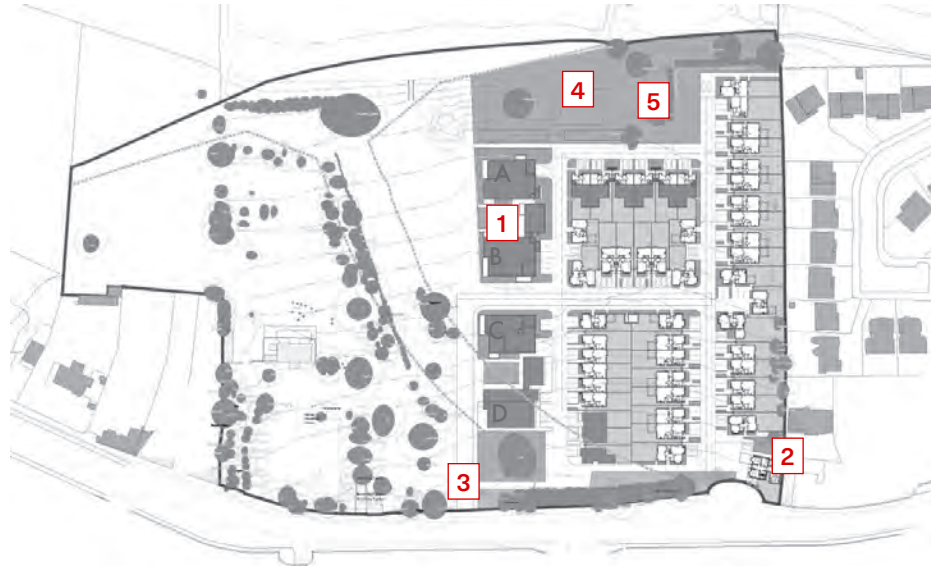
CGI, dated 2017, showing the houses and apartments in Phase 1 of the Knockrabo Development.



Site plan showing the completed houses and apartments in Phase 1 of the Knockrabo Development.



# SITE PHOTOGRAPHS



Site plan showing the completed houses and apartments in Phase 1 of the Knockrabo Development.



1. Communal open space between Apartment Blocks A and B



2. The restored gatelodge in Phase 1, Knockrabo.



5. Public Open Space, with mature trees



3. View looking along Knockrabo Way, with Apartment Blocks A, B, C and D



4. Apartment Block A and three storey houses, viewed from the public open space



# PLANNING PERMISSION D17A/1124

The subject site had the benefit of an expired permission, (D17A/1124), for a mixture of houses and apartments.

The total number of units applied for in D17A/1124 was 93, with the breakdown as below:

New build houses:	20
New build apartments:	69
Conservation units:	4

We note that 12 no. of the units applied for were omitted in the Grant of Permission, which removed Block E, adjacent to the site entrance, bringing the total number of units granted on the Phase 2 lands to 81 no.

This permission would have brought the overall provision of permitted units within the Knockrabo lands to 201, with c. one third of the units being family houses, and two thirds being apartments.

D17A/1124 also provided for community facilities, with a childcare facility and community rooms provided in Cedar Mount House.



Historic Map (1888- 1913)



Site Plan of Expired Permission (D17A/1124)



# DUBLIN EASTERN BYPASS RESERVATION

The reservation for the Dublin Eastern Bypass runs to the north of the subject lands. In the current DLR Development Plan, a spur road that runs between the Eastern bypass and Mount Anville Road bisects the overall Knockrabo development site, with the Cedar Mount House Lands to its west, and the larger part of the Knockrabo Lands to its east.

As part of a previous planning application on the subject site, Planning Application File Ref. D17A/1224, on the Knockrabo lands, the issue of a suitable corridor to provide potential construction access to the DEBP has been discussed and agreed by the applicant and DLRCC. This planning application will maintain this corridor and turning area in its entirety. These lands are subject to a future Licence Agreement with DLRCC.

The permitted access corridor through the Knockrabo lands, between Mt Anville Road and the reservation for the DEBP is 15.5m wide, with a turning area at the northern end of the 15.5m corridor, as shown in orange on the diagram. The 15.5m corridor comprises the following areas:

- 2m footpath (eastern side of road)
- 7m carriageway
- 3.5m zone, which can become an extra traffic lane for construction access in the future;
- 3.0m landscape zone.

It is an objective of the DLRCC 2022-2028 Development Plan to undertake a Council lead study, regarding the future use, of the Eastern Bypass corridor - in the event that the land is not required for The Bypass, in accordance with SLO 4, which states as follows:

*“To implement, the requirements of the Dublin Eastern Bypass Corridor Protection Study, Booterstown to Sandyford, 2011, and, any subsequent updates to same and to promote potential, additional, future temporary uses of the Dublin Eastern Bypass Reservation Corridor, including a Greenway /Cycleway, a Pedestrian Walkway, Bio-diversity Projects, Recreational Opportunities - inclusive of Playing Pitches - Public transport provision and, other suitable temporary uses, pending a decision from Transport Infrastructure Ireland/Central Government, in relation to the future status of the Bypass. Any, potential additional, future, short-term uses of the Reservation Corridor, will be subject to a joint feasibility study, to be undertaken by TII and the NTA. In the event, that the Corridor is no longer needed for the DEBP, a Dún Laoghaire-Rathdown County Council lead study, should be carried out to determine the best use of the Corridor, prior to any development being permitted. This study, may, be informed by a future NTA study. This should include the consideration of Sustainable Transport, Bio-diversity and Recreation Projects, including Playing Pitches, and engagement with The Public”.*

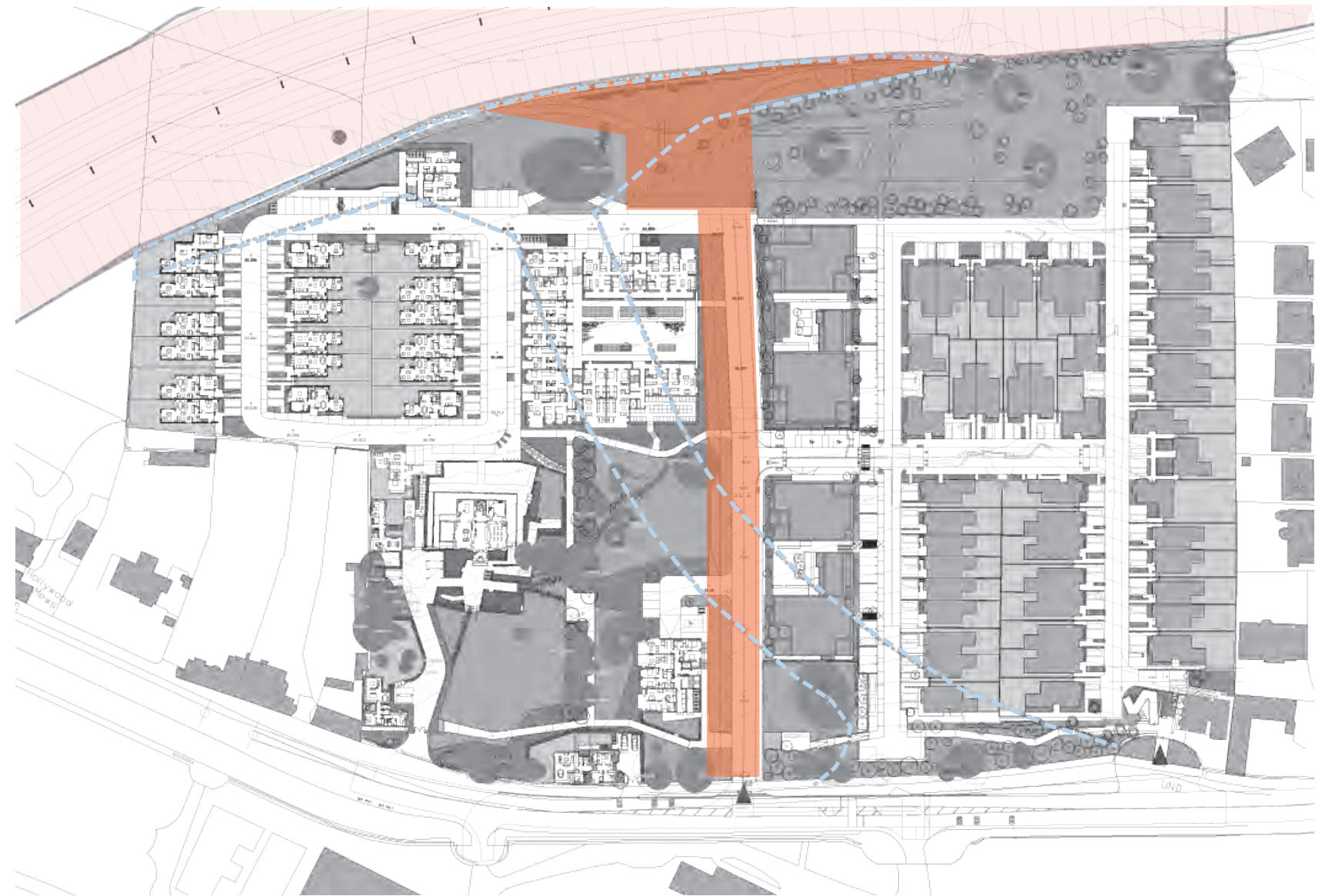


Diagram showing the extent of lands subject to future Licence Agreement with DLRCC to facilitate the provision of a Construction Access Road to Dublin Eastern By Pass, by the Expired Permission D17A/1224. The site layout shown in the diagram is that of the Expired Permission D17A/1224.

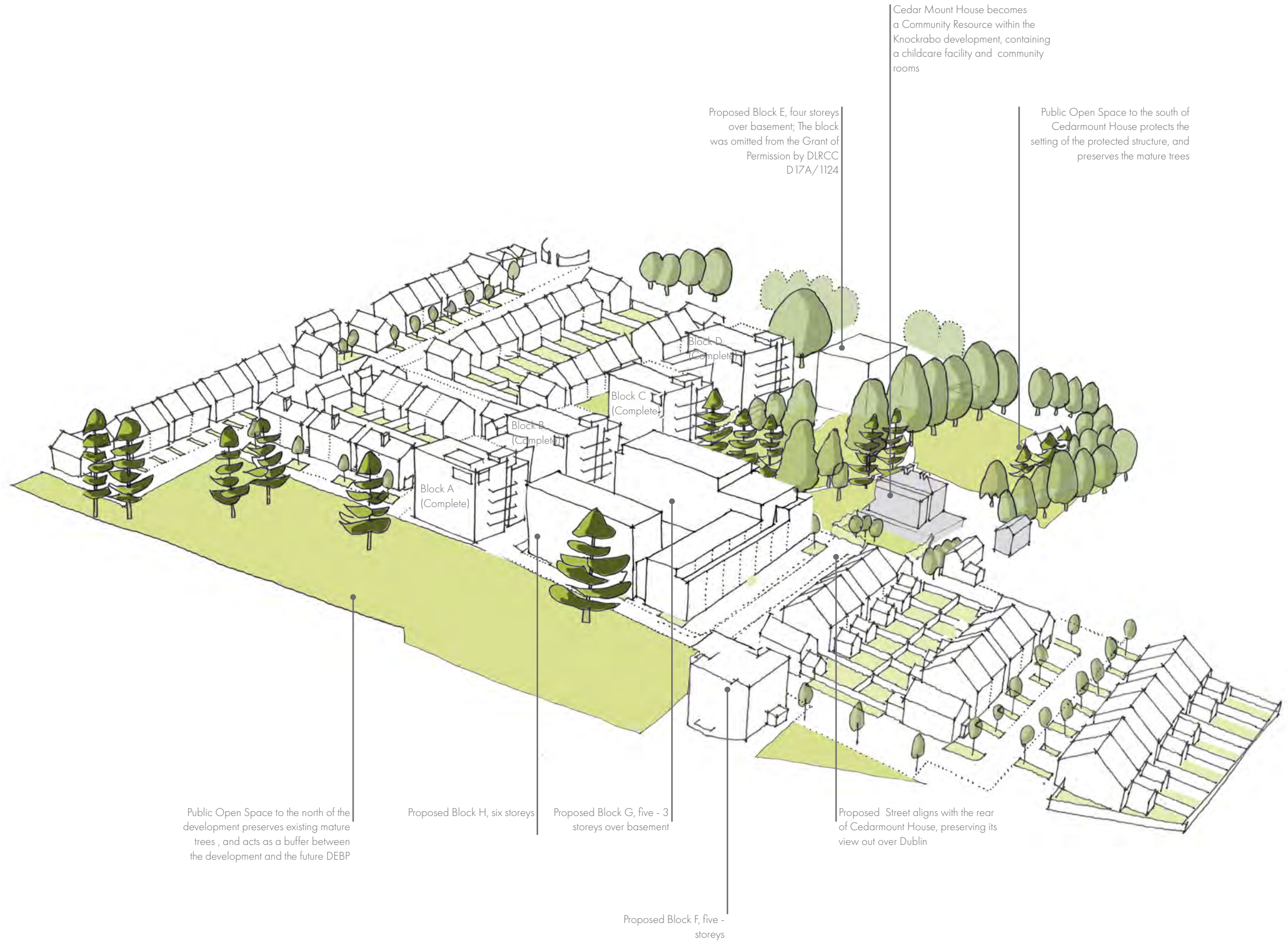
- Dublin Eastern Bypass Reservation
- Layout of Construction Road as NRA Corridor Protection Study
- Previous layout of Construction Road as DLR Development Plan



Extract from NRA Eastern Bypass Feasibility Study Report 2007  
Final Route Options

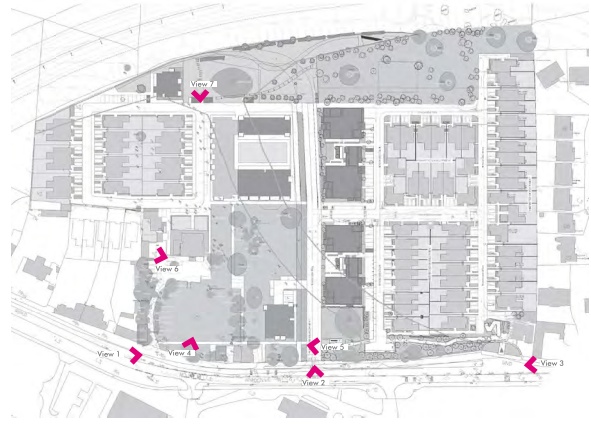


# PLANNING PERMISSION D17A/1124 (EXPIRED) AND COMPLETED DEVELOPMENT





# PLANNING PERMISSION D17A/1124 (EXPIRED): CGIS



The CGI views of the Expired Permission D17A/1124 are included so as to provide an understanding of the scale of the permitted scheme. It is the Applicants view that Block E, which was removed by DLR on approval of the scheme, forms an important part of the development of the overall Knockrabo lands, and it is our intention to seek permission for a similar building as part of the subject LRD planning application.



Expired Permission D17A/1124 - CGI View 05, Showing Block E, adjacent to the site entrance, and a pathway linking buildings and spaces along the southern edge of the scheme. Please note that Block E was removed by DLR on approval of the scheme, but a similar building in the same position was permitted by ABP under SHD ABP-311826-21.



Expired Permission D17A/1124 - CGI View 06, Showing Block E, as seen from the front of Cedar Mount House, with constructed Blocks C and D in the background, and existing mature trees providing visual screening between Block E and Cedar Mount House. Please note that Block E was removed by DLR on approval of the scheme, but a similar building in the same position was permitted by ABP under SHD ABP-311826-21.



Expired Permission D17A/1124 - CGI View 07, Showing the street that aligns with the rear of Cedar Mount House.



Expired Permission D17A/1124 - CGI View 02, Showing Block E on the left hand side, and Blocks A, B, C and D, now constructed, on the right hand side.



Expired Permission D17A/1124 - CGI View 04, Showing Block G on the right hand side of Cedar Mount House.



# SHD PLANNING APPLICATION ABP-311826-21

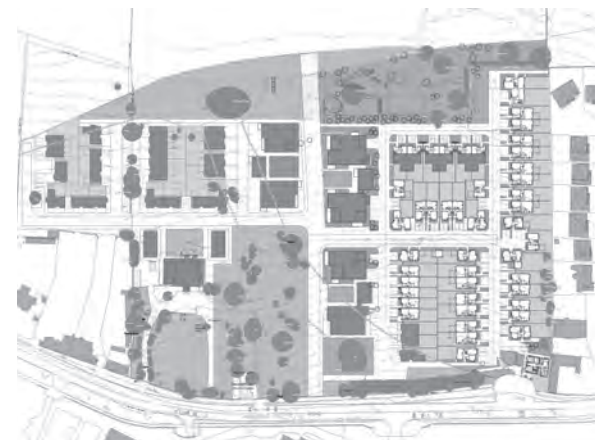
The strategy for the SHD planning application on the Phase 2 lands was consistent with the overall site strategy for the Knockabo masterplan in previous iterations, i.e. to create a significant public open space that retained the specimen trees along the northern edge of the site, and another significant public open space to the front of Cedar Mount House, which preserved the setting of the protected structure, the mature trees associated with the entrance to the house, and the sylvan quality of the boundary with Mt Anville Road.

The SHD scheme proposed three development zones with apartment blocks:

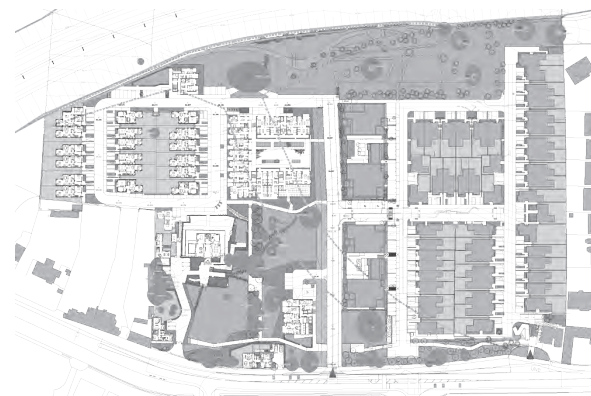
- Block E, beside the site entrance, which frames the square with the existing oak tree and demarcates the entrance to the site;
- Block F, which is on the footprint of permitted Blocks G/F in the D17A/1224, and is of similar scale, and incorporates a communal courtyard;
- Blocks H and G, which are organised around a communal courtyard;

The SHD apartment blocks, and their associated duplexes, varied in height from 2 – 8 storeys including podium level, with the lower parts of the buildings being closer to Cedar Mount House, and the taller parts being closer to the northern site boundary. The arrangement of the blocks creates streets and communal spaces that benefit from the view over Dublin from the site.

SHD ABP-311826-21 was granted planning permission by An Bord Pleanála, which was subsequently quashed under a Judicial Review. The application has now been remitted back to An Bord Pleanála for further consideration.

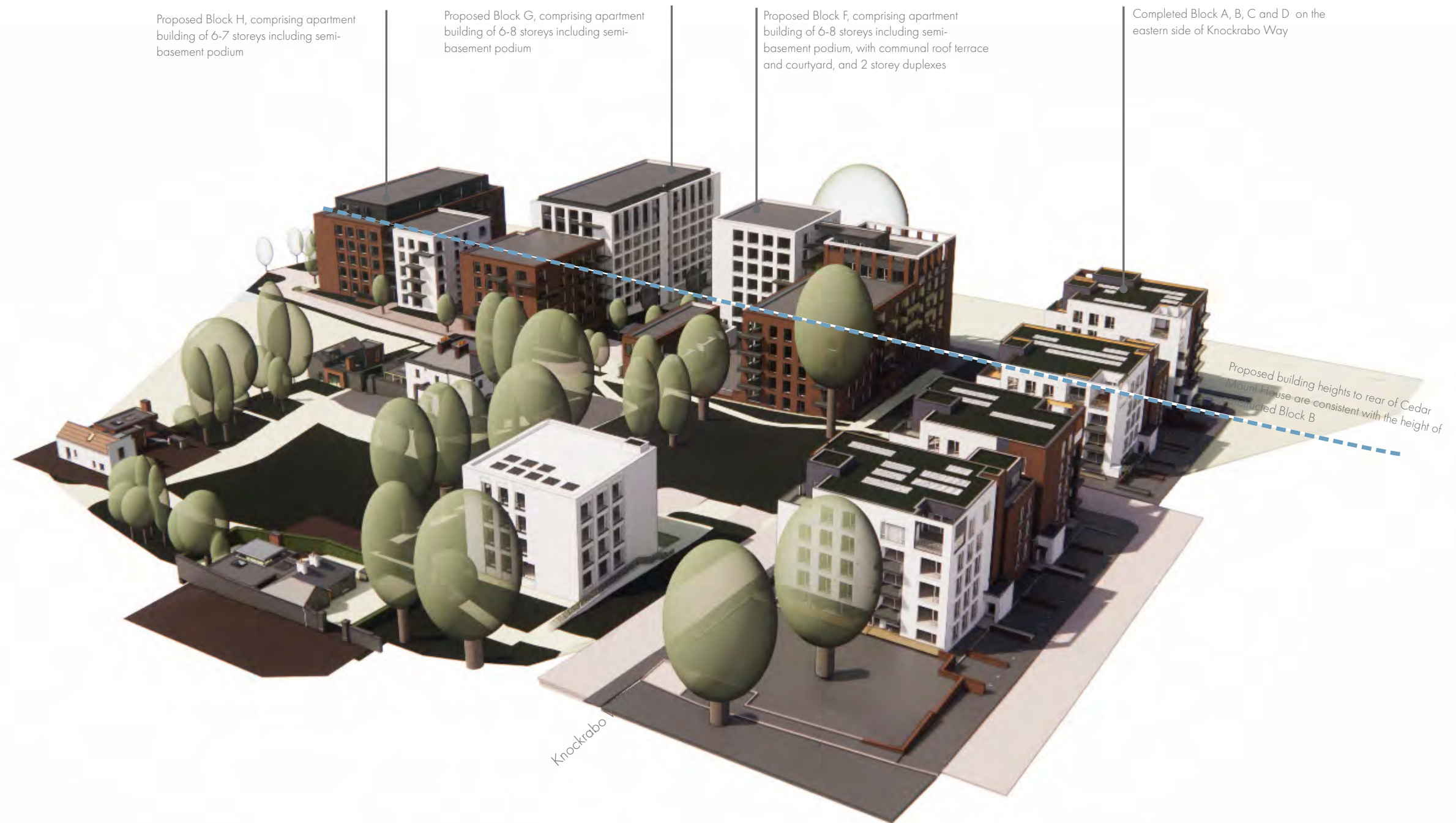


Knockrabo Masterplan 2013



Knockrabo Masterplan 2017

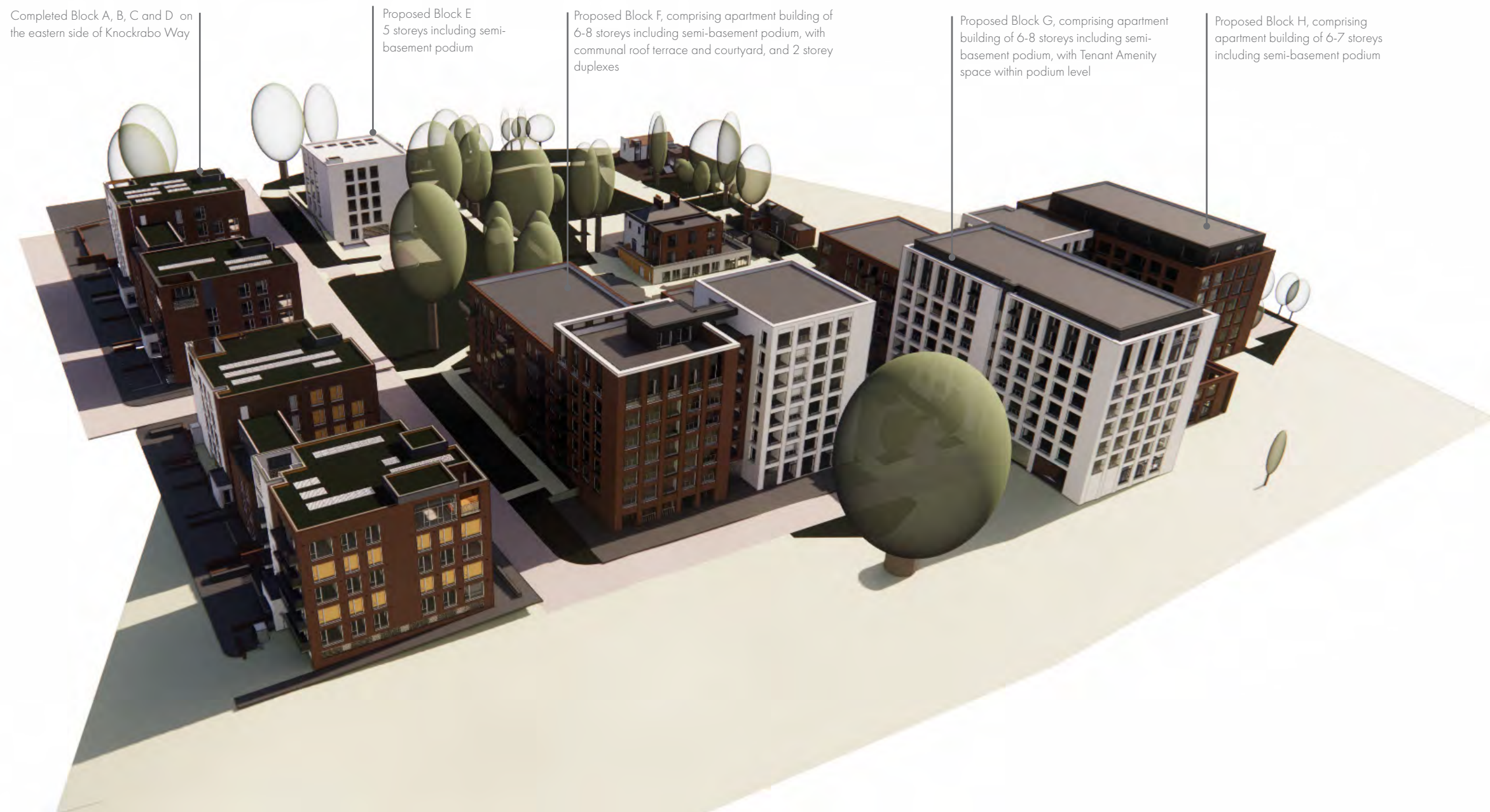
# SHD PLANNING APPLICATION ABP-311826-21: MASSING



Aerial view of proposed scheme from South East.  
Constructed Blocks A, B, C and D, and permitted works around Cedar Mount House.



# SHD PLANNING APPLICATION ABP-311826-21: MASSING



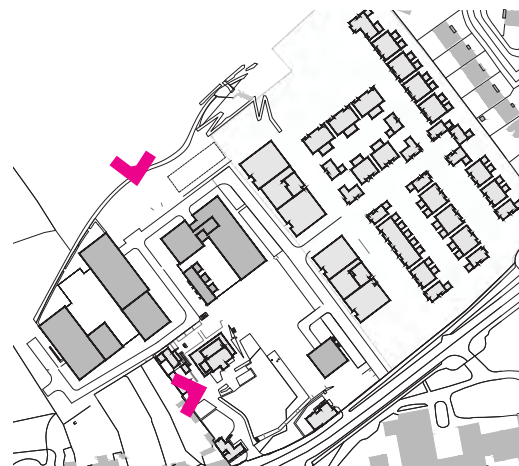
Aerial view of proposed scheme from North East.  
Constructed Blocks A, B, C and D, and permitted works around Cedar Mount House.



# SHD PLANNING APPLICATION ABP-311826-21: CGIS



View 11 - View of Cedar Mount House looking East towards Proposed Block E. Existing Phase 1 blocks are also visible beyond the mature trees.



View 13 - Street level view of proposed scheme, showing the proposed street to the north of Cedar Mount House



# SHD PLANNING APPLICATION ABP-311826-21: CGIS



View 14 - Street level view of Block F from South, showing landscaped communal courtyard



View 16 - View of Blocks F and G from landscaped Public Open Space to North.

