

02 | DESIGN STRATEGY

KEY MOVES

As noted in the previous section of this document, the subject site has been through two separate planning processes. In both of those processes, the overall site strategy regarding public open space, trees and circulation was very similar, but the applications differed significantly in terms of scale, building typology and massing.

In the subject application, the site strategy will be firmly based on the principles established by the previous permissions on the site, i.e. generous open spaces will be provided around the protected structures and the specimen trees, and the scale of buildings will generally increase along the main spine road (Knockrabo Way) and where the site overlooks the former reservation for the DEBP.

It is the intention of the applicant that the subject application will contain a mixture of building typologies and scales, including houses, duplexes and apartments.



Site Strategy Diagram

DESIGN INTENT

It is the intent of the applicant that the current proposals will incorporate some of the elements of the previous proposals, within a site strategy that is consistent with the established principles regarding public open space, trees and circulation:- As part of D17A/1224 works were permitted to Cedar Mount House (Protected Structure) and the existing structures in its environs. The applicant proposes to reapply for these proposals, with the same designs as were permitted under D17A/1224; These elements include Cedar Mount House, Gatelodge (West), New Gate House, Coach House and a detached house (HT11).

- ABP-311826-21 proposed apartment blocks E, F, G and H. The applicant proposes that the subject application will include Blocks E and F, as permitted by An Bord Pleanála under the SHD process. There are some minor design revisions to these buildings under the current proposals, but the same layout, height, mass and architectural treatment are proposed.

- The applicant proposes that the area to the west of Block F in ABP-311826-21 will contain houses and duplexes, varying in height from 2 to 4 storeys. We note that the local authority have previously expressed the view that this part of the subject site would be suitable for buildings of a lower scale than Blocks G and H (5-8 storeys) which were proposed under ABP-311826-21, so the proposal for houses and duplexes in this area aligns with that view.

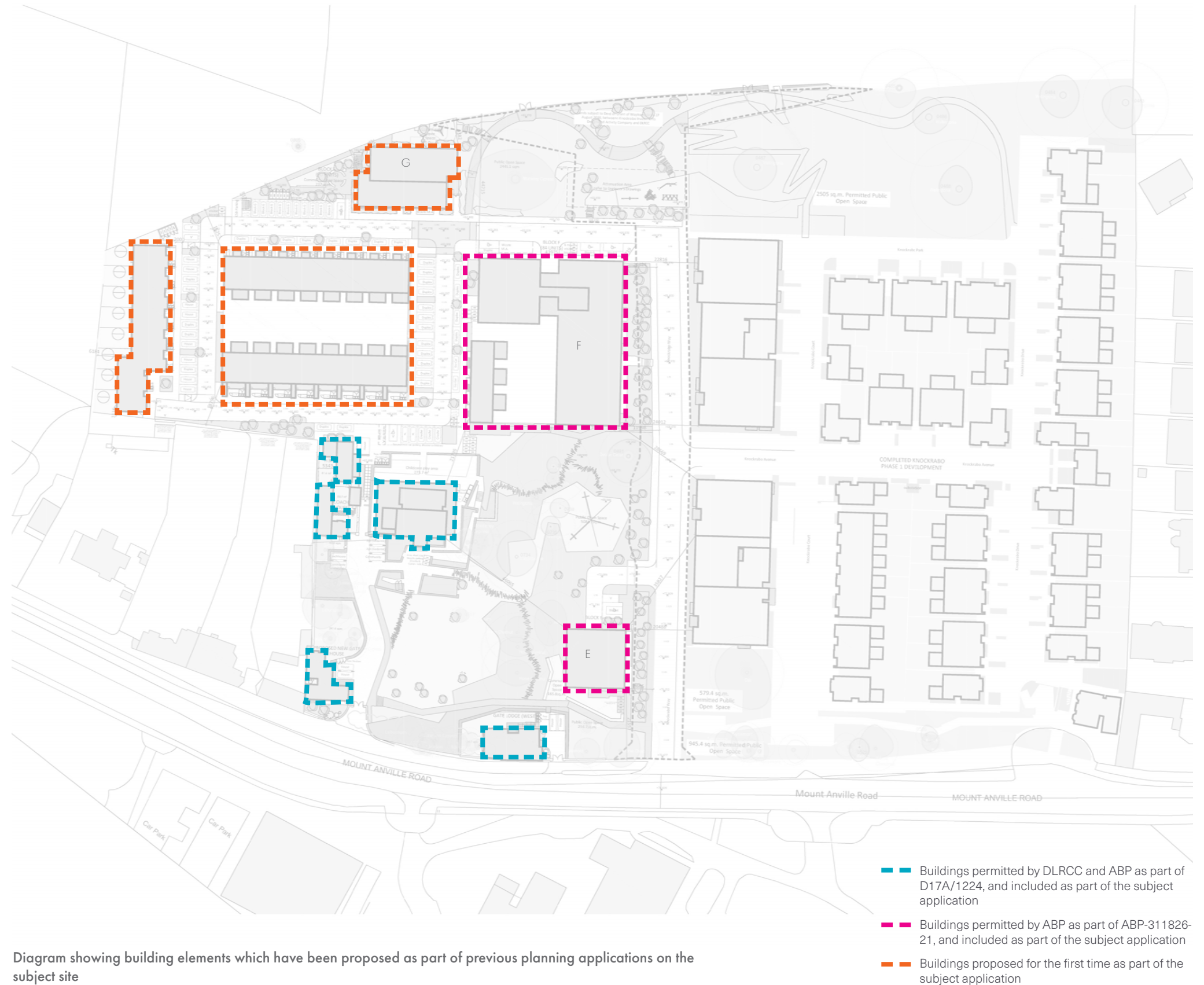


Diagram showing building elements which have been proposed as part of previous planning applications on the subject site

PRELIMINARY 3D VIEW



PRELIMINARY 3D VIEW

Completed Block A, B, C and D on the eastern side of Knockrabo Way

Proposed Block E 5 storeys including semi-basement podium

Proposed Block F, comprising apartment building of 6-8 storeys including semi-basement podium, with communal roof terrace and courtyard, and 2 storey duplexes

Proposed 3 and 4 storey duplexes

Proposed 2.5 storey houses



Aerial view of proposed scheme from North East, with constructed Blocks A, B, C and D

Proposed Block G, 4-5 storeys

DENSITY: OVERALL KNOCKRABO LANDS

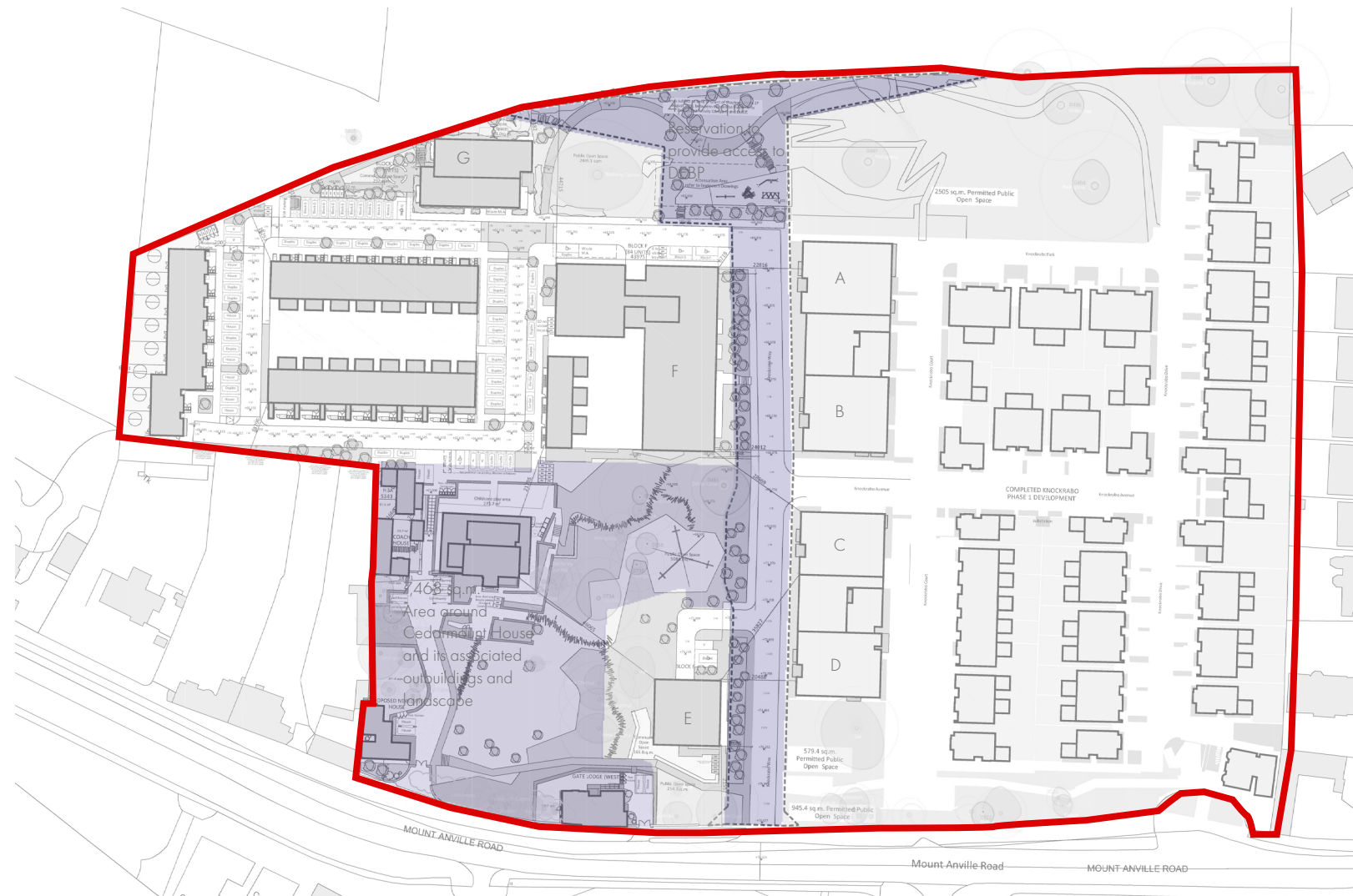
As the subject application is part of an existing development, its density can be measured both as part of the overall Knockrabo lands, or as a stand-alone application.

The gross site area of the Knockrabo lands is c. 5.389 ha. Development capacity on the site is impacted by the protected structures, mature trees, steep slope and the requirement to provide construction access to the future DEBP Reservation. For the purposes of the net density calculation, the reservation associated with the access to the DEBP, and the area around Cedar Mount House and its associated outbuildings and landscape, are excluded from the gross site area to give a net site area of 4.191 ha. The total number of units within the gross site area will be 277, should this planning application be granted. 5 no. of these units are within the zone of sensitivity around Cedar Mount House, and are therefore removed from the net density calculation:

Gross Density (277 unit): 51.4 units/ha

Net Density (272 units): 65 units/ha

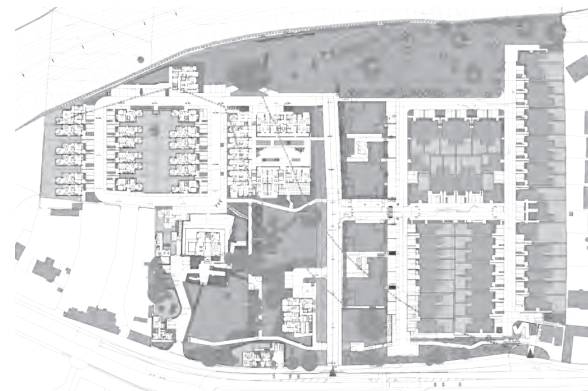
The above density figures represent an increase in density on the overall site since the parent permission in 2013 (D13A/0689, PL 06D.243799), which is in line with changes in national guidance on density and residential development in recent years.



Net Density Diagram, Overall Knockrabo Lands



Knockrabo Masterplan 2013 D13A/0689
170 units overall
Gross Density: 31.5 units/ha
Net Density: 40.4 units/ha



Knockrabo Masterplan 2017 D17A/1224
213 units overall
Gross Density: 39.5 units/ha
Net Density: 50.6 units/ha



Knockrabo Masterplan 2021 (ABP-311826-21)
352 units overall
Gross Density: 65.3 units/ha
Net Density: 83 units/ha

DENSITY: RED LINE AREA

The red line area for the subject planning application is 25468 sq.m.

1675 sq.m. of the red line area is part of the DEBP Reservation, and 7468

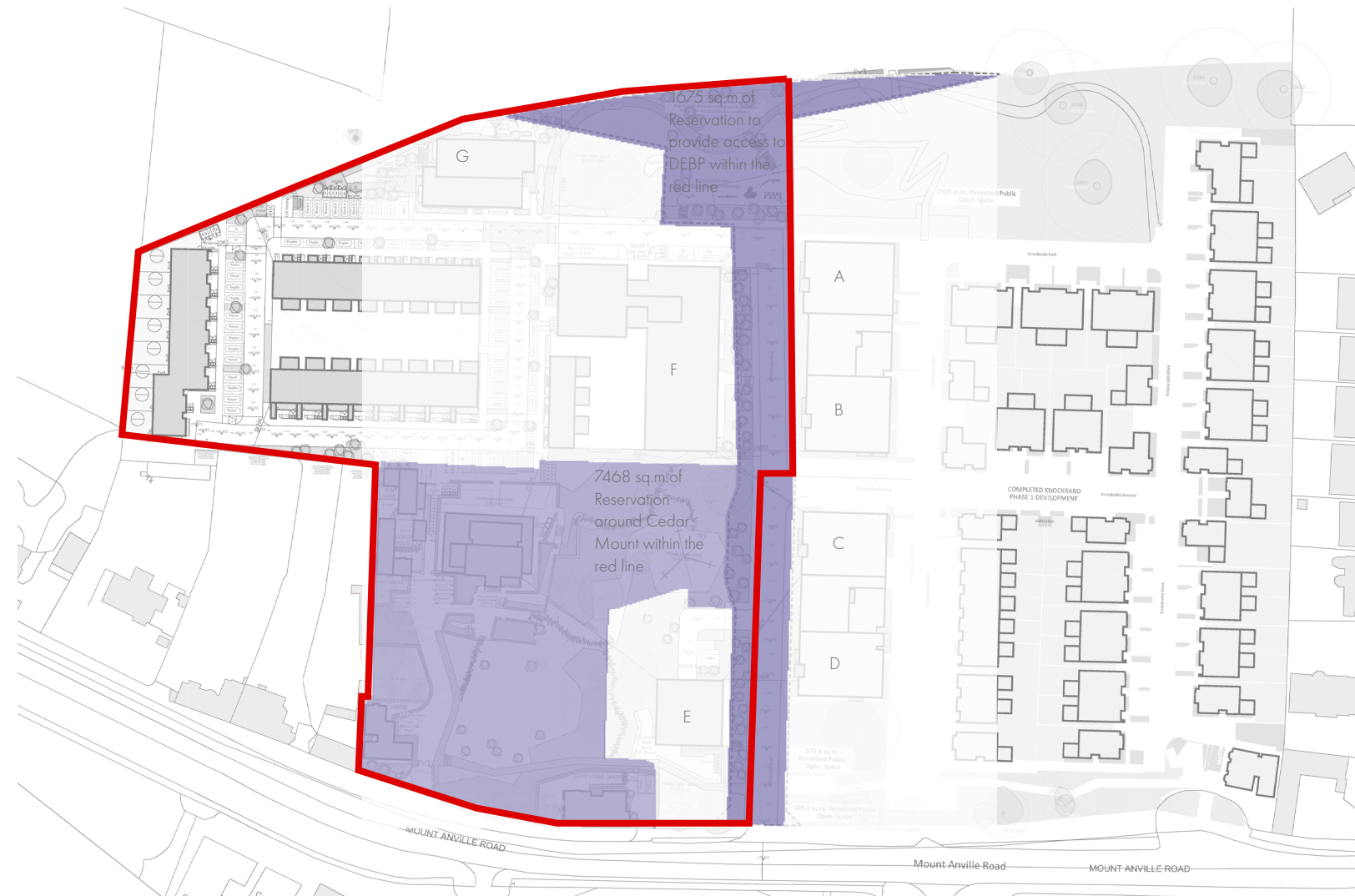
sq.m. of the red line area is part of the Cedar Mount Reservation, and both

areas are excluded from the red line area to give a net site area of 41915 sq.m.

When the density of the subject scheme is measured as a stand-alone planning application, the figures are as shown below:

Gross Density (158 units): 62.0 units/ha

Net Density (153 units): 103.3 units/ha



Net Density Diagram, Red Line Area

PUBLIC OPEN SPACE

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

The subject application proposes to include the large public open space to the north and south of proposed Block F as part of this planning application, as well as the area of public open space around Cedarmount House. There will be strong connectivity between proposed and existing/permitted spaces.

The subject scheme proposes 30.6% of the red line area of the subject application as public open space, and 21.9% of the gross Knockabo site area as public open space.



Knockabo Masterplan 2024 (Subject Planning Application), with Public Open Space as 21.8% of gross site area.

- Public Open Space as part of proposed LRD Planning Application
- Public Open Space that is constructed on site



Knockabo Masterplan 2013, with Public Open Space as 31.9% of gross site area.



Knockabo Masterplan 2017 D17A/1224 27% of gross site area as Public Open Space



Knockabo Masterplan 2021 (ABP-311826-21) 22.4% of gross site area as Public Open Space

EXISTING PUBLIC OPEN SPACE



Various photographs of the completed Public Open Space in Phase 1, Knockrabo. The project received an ILLI Award for Residential Development.

HEIGHT

The subject site sits within a context of contrasting scales. The lands which adjoin the Knockrabo site are predominantly suburban in character, with 2 storey houses in Ardilea Downs and along Mt Anville Road. Mt Anville School is a notable landmark in the area, with buildings varying between 2 and 5 storeys.

Within the Phase 1 Knockrabo lands, the buildings of lower heights have been located beside existing houses, so as to mitigate the impact of development on adjoining residents. The apartment buildings, which are generally 5-6 storey, have been located beside the main access route within the scheme, which creates an avenue effect, and locates the taller structures within the less sensitive part of the site.

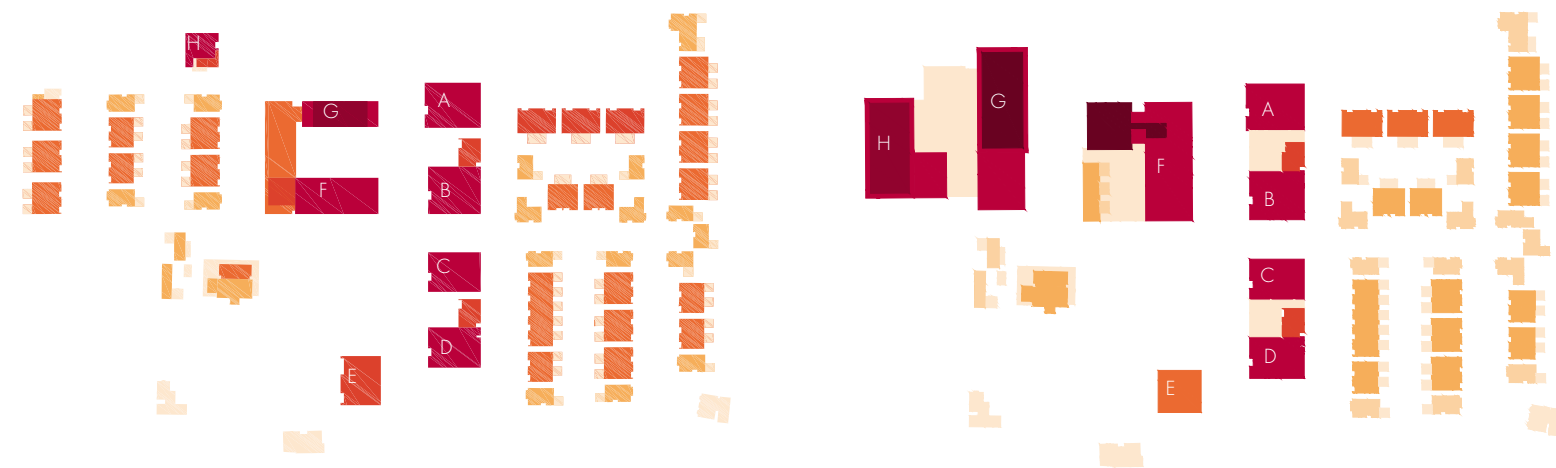
Within the subject application lands, it is proposed that the small structures that are located within the environs of Cedar Mount House are were designed as part of D17A/1124 be re-applied for with no design changes, in recognition of the sensitivity of this part of the site. These structures, which include the Gate Lodge (West), the Gate House, and the Coach House are generally 1 or 2 two storeys.

The height of the constructed apartment blocks (A, B, C and D) varies between 4 and 6 storeys. The subject application proposes that the existing parapet height of Block B sets a consistent building height for the streetscape to the rear of Cedar Mount House, and that the proposed apartments (Block F) then increase in scale as they approach the public open space to the north of the site, and the reservation for the DEBP. We note that the height of Block F is unchanged from ABP-311826-21, and that the DLRCC report from the tripartite stage of that process makes the following statement: "the development of blocks, F, G and H would present a strong urban edge to the Dublin Eastern By-Pass, and also providing strong visual continuity in association with Block B when viewed from Cedarmount House."

The subject application proposes houses and duplexes of 3 and 4 storeys to the north of Cedarmount House, the scale of which is in keeping with that of the protected structure. Proposed Block G is 4 and 5 storeys, which is an appropriate scale for a building that addresses a large public open space.



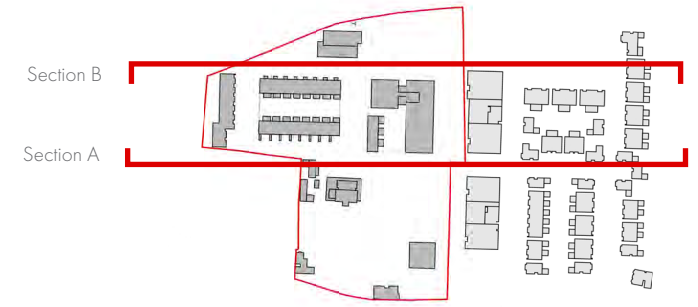
Height Diagram, Subject scheme



Height Diagram, D17A/1124

Height Diagram, ABP-311826-21

SITE SECTIONS

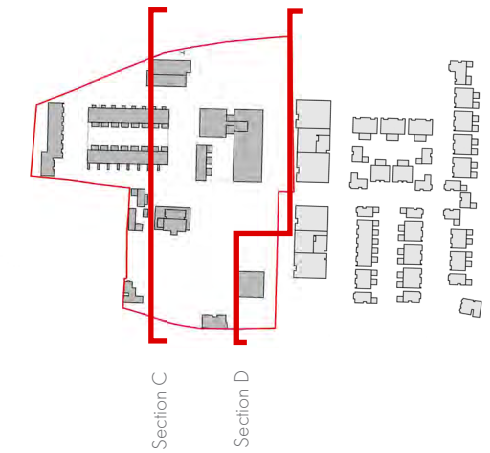


Section AA, showing a continuity in height between existing Block B and proposed Block F



Section BB, showing proposed Block F and the proposed duplexes beside the existing 4 storey houses and existing Block A, which all address the public open space.

SITE SECTIONS



Section CC, showing Cedarmount House (3 storeys), Block E (5 storeys including semi-basement podium) and duplexes (3 storeys and 4 storeys); Existing trees that are between 15-17 metres provide screening between Cedarmount House and Block E.



Section DD, showing proposed Block E and existing Blocks A, B, C and D; We note that Block E was approved by An Bord Pleanála as part of the ABP-311826-21 process

COMMUNAL OPEN SPACE

Communal amenity spaces are provided in compliance with the 2023 Apartment Guidelines.

In Block F, communal open space is provided at Level 01, in a courtyard that is located over the semi-basement carpark. The southern end of the courtyard will be at grade with the adjoining public open space, and the landscape design will create some synergy between the two spaces. In Block F, a roof terrace is provided at Level 06.

In Block E, communal open space is provided at Level 00, adjoining the public open space.

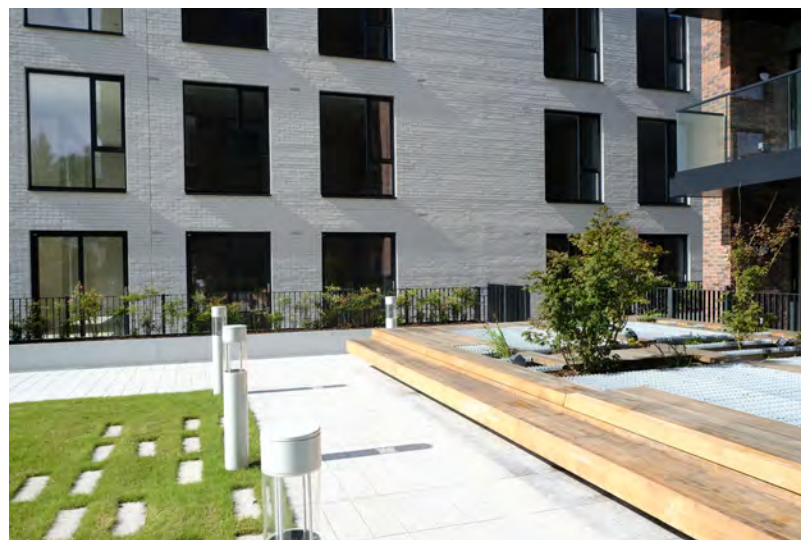
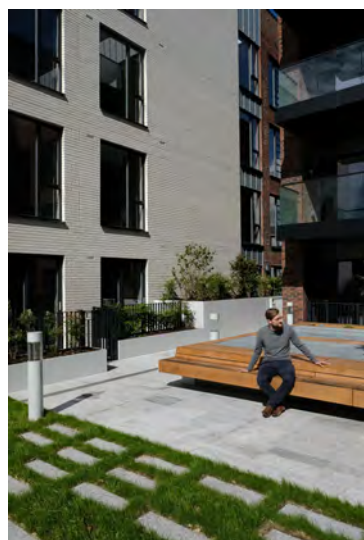
For the 3 and 4 storey duplexes, a landscaped courtyard is provided between the two linear blocks. There is no basement below this courtyard, so deep-tree planting will be possible.

In Block G, communal open space is provided at Level 00, to the north and west of the building.



Communal Open Spaces Diagram

- Communal Open Space, ground level
- Communal Open Space, roof level



Communal Open Spaces in Phase 1, Knockrabo

VEHICULAR MOVEMENT

The vehicular movement strategy for the subject scheme is consistent with the constructed development and the roads proposed under D17A/1224 and ABP-311826-21.

D17A/1224 has established a 15.5m corridor between Mt Anville Road and the reservation for the DEBP, and a wide turning area at the northern end of the 15.5m corridor, as shown in pink on the diagram. This application maintains this corridor and turning area in its entirety. These lands are subject to a future Licence Agreement with DLRCC. The subject application does not propose any changes to the licencing agreements associated with the route.

The 15.5m corridor comprises the following areas:

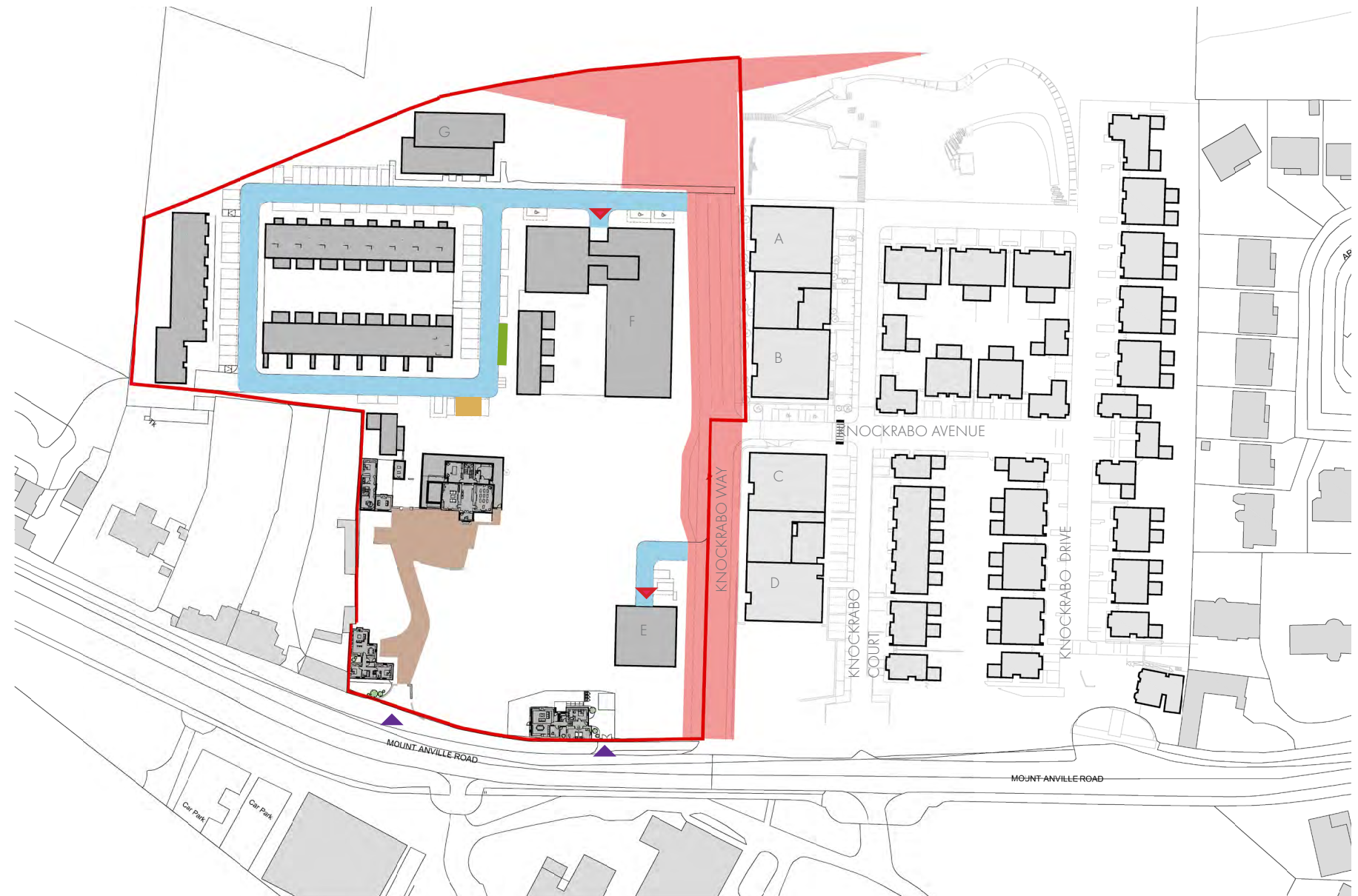
- 2m footpath (eastern side of road)
- 7m carriageway
- 3.5m zone, which can become an extra traffic lane for construction access in the future;
- 3.0m landscape zone.

Knockrabo Way, which provides access to the existing, constructed phases of the development will also provide access to this phase. A local access road is provided off the northern end of Knockrabo Way - the width and alignment of this local access road are identical to a local access road in the Extant Permission. Access into the semi-basement carpark of Block F is proposed off this road.

A shared surface environment will be provided in the environs of Cedar Mount House, in a similar geometry to its existing avenue. The existing vehicular access to Gate Lodge (West), protected structure, will be maintained, as permitted under D17A/1224



Knockrabo Way



Vehicular Movement Diagram

We note that the subject proposals contain a footpath on the western side of Knockrabo Way, within the established 15.5m corridor. We have included this within the proposals, as the Inspector of the SHD application ABP-311826-21 strongly recommended that there be a footpath in this location. We note that should this footpath be temporarily unavailable at any time in the future because the established corridor is required for vehicular access the the former DEBP reservation lands, that there are two alternative routes available for pedestrians - the footpath on the eastern side of Knockrabo Way, and the meandering pedestrian route through the primary public open space.

- Permitted Layout and associated buffer zones and turning areas as part of Knockrabo Way, which can provide future construction access to DEBP. The subject application does not propose any changes to any part of this route/zone, or its licencing agreement.
- Local Access Road (5.5m carriageway, 2m footpath)
- Shared surface zone, with local car parking and landscaping
- Proposed Access to Podium/Basement Parking
- Creche drop-off point (Permitted as part of Extant Permission)
- Go-Car spaces
- Existing vehicular access off Mt Anville Road for small no. of dwellings, which are generally protected structures

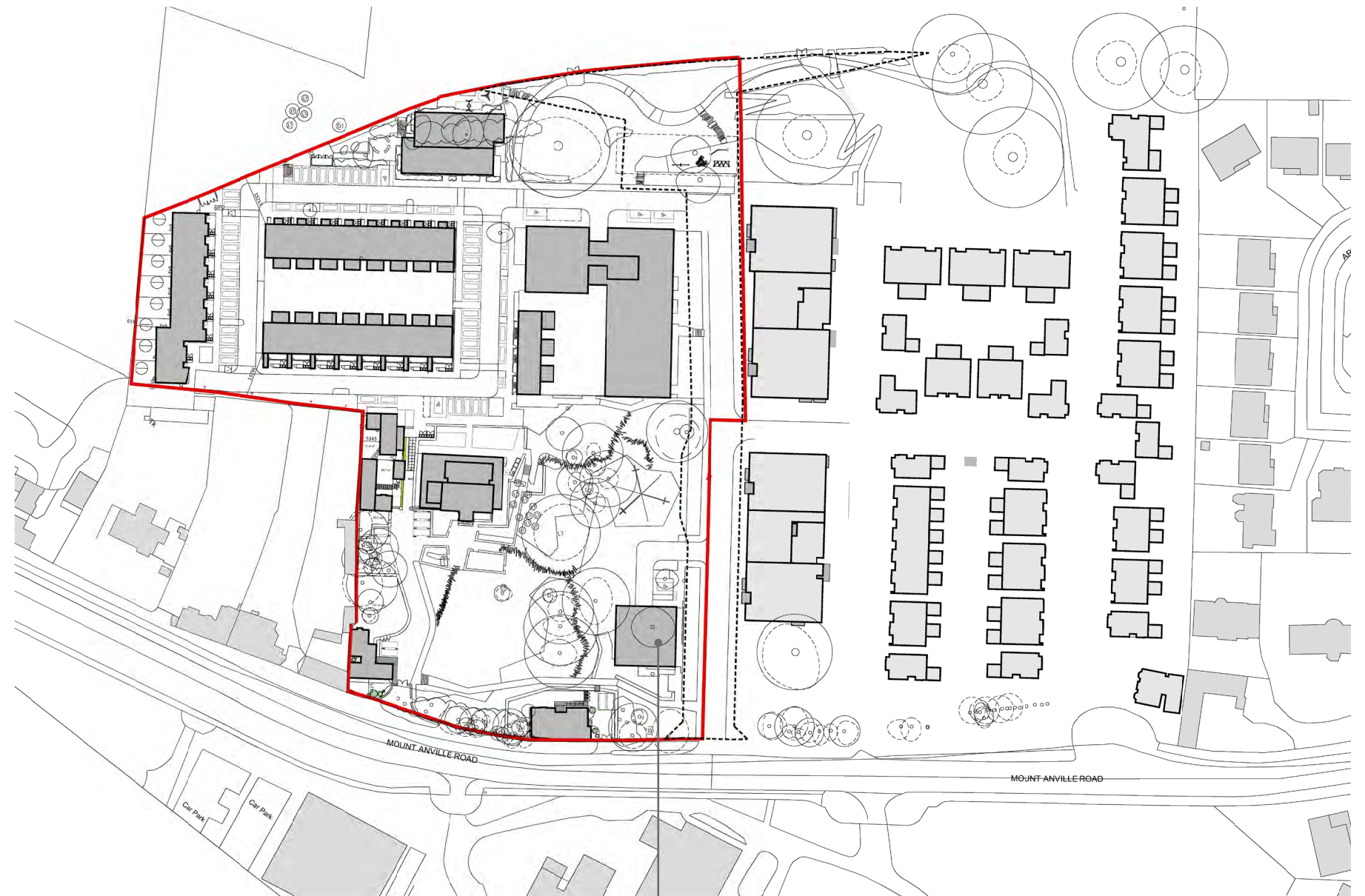
TREE REMOVAL AND RETENTION

The subject scheme proposes development in the same areas as the site strategies in D17A/1224 and ABP-311826-21, therefore the tree retention and removal strategy for the subject scheme is the same as those that have previously been considered for the subject site.

We note that as part of the site preparation works for the D17A/1224, most of the trees to the north of Cedar Mount House have been removed.

ABP-311826-21 sought permission for Block E, adjacent to the site entrance, which necessitated the removal of a cluster of trees in this area, which was approved by An Bord Pleanála as part of the SHD process. The subject application also proposes the removal of these trees.

Please refer to the arborist's report for further detail.



It is proposed to remove a cluster of trees near the site entrance to allow for Block E

Tree removal and retention diagram

The trees that are proposed for retention are shown with a grey outline and those that are proposed for removal are shown with a red dashed line. The tree removal strategy for the subject application is the same as the tree removal strategy for the D17A/1224 and ABP-311826-21

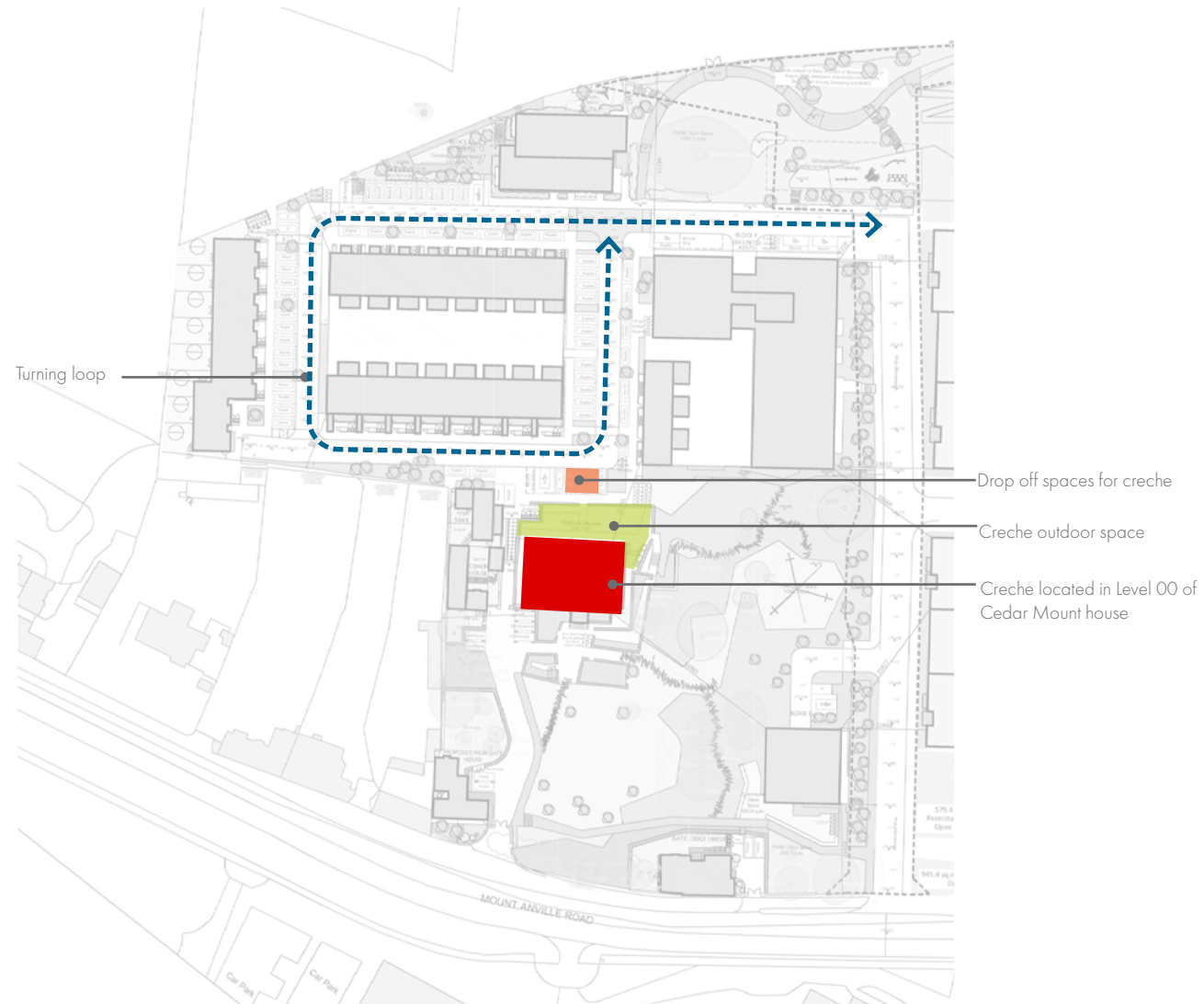


Mature trees that have been retained as part of the Public Open Space in Phase 1

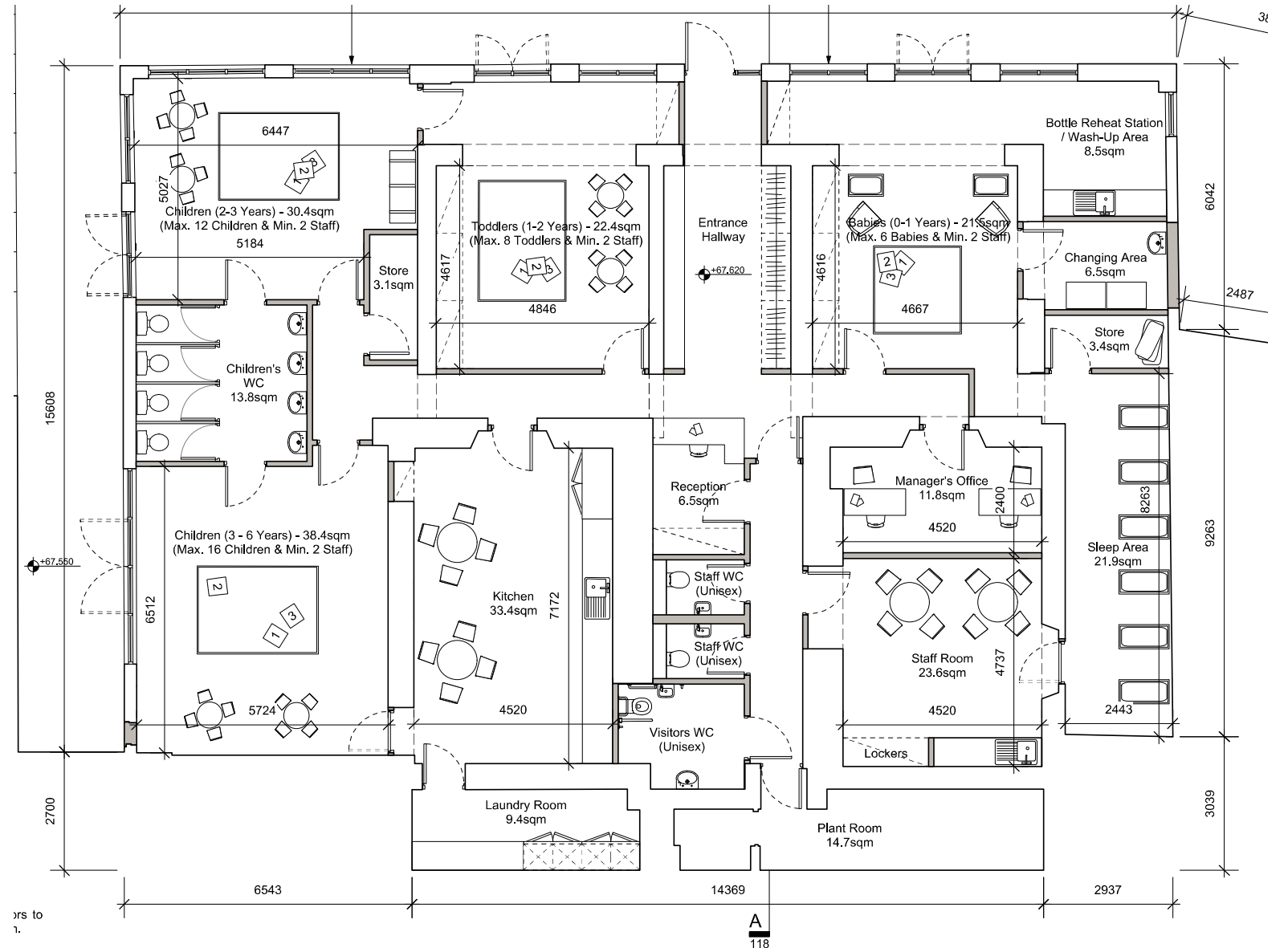
CHILDCARE

D17A/1124 included a childcare facility of c. 400 sq.m., located on Level 00 (Lower Ground Floor) of Cedar Mount House. It is intended that all previously permitted works to Cedar Mount (D17A/1124) will be re-applied for as part of this LRD application, including the childcare facility, which will serve the entire Knockrabo development.

The proposed layout of the permitted childcare facility is shown on this page. The outdoor play space for the childcare facility is located directly to its north. Parking spaces will be provided on the street to the north of the childcare facility, for drop off purposes. We anticipate that most users of the childcare facility will be from the Knockrabo development, and will arrive by foot, thereby minimising the demand for carparking. The looped road layout will facilitate vehicular drop-off.



Childcare Location Diagram



LV00 Floor Plan of Cedar Mount House, prepared by Howley Hayes Architects, permitted as part of D17A/1224, will be resubmitted as part of the subject planning application.

A Childcare Capacity Audit will be prepared by the Planning Consultant as part of this pre-application, please refer to this document for further detail.

BICYCLES

Bicycle parking for the proposed apartments in Blocks E, F G and in Cedarmount House will be provided in line with requirements of the Governments Design Standards for New Apartments 2023, i.e. 1 residential bicycle space per bedroom, and 0.5 visitor bicycle spaces per unit.

Bicycle parking for the proposed houses will be provided in line with DLRCCs Development Plan, i.e. 1 long stay space per unit, and 1 visitor space per 5 units. The end of terrace houses have side access to their rear gardens, so they will store their bicycles in their rear gardens. For the terraced houses, a secure bicycle store with Sheffield stand spaces will be provided on-street.

Bicycle parking for the proposed duplexes is provided in horizontal bicycle lockers, which are located adjacent to the entrance to the dwelling. Each duplex is provided with 1 no. locker, which accomodates 2 no. bicycles, i.e. 2 no. bicycle spaces are provided per duplex, which is in excess of DLRCCs Development Plan standards. 4 no. sheltered cargo bicycle storage spaces are provided for the duplexes, within their courtyard area. Short stay, or visitor parking is provided on-street.

In Block F, secure bicycle storage for residents is provided in communal stores at Levels 00 and 01. In Block G secure bicycle storage for residents is provided in a communal stores at Level 00, and within an external bicycle store. In Block E, secure bicycle storage for residents is provided in a communal store at Level 00.

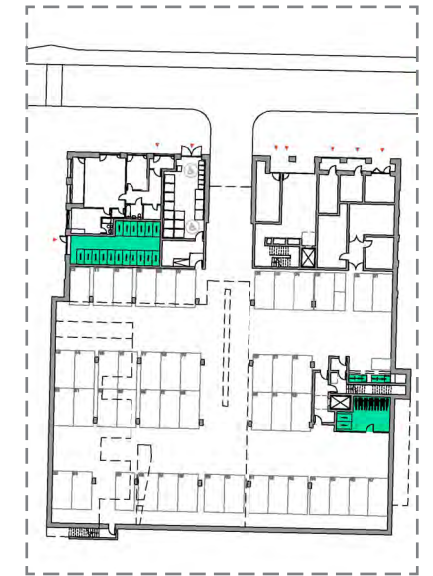
Visitor parking is provided through external sheffield bicycle stands, integrated into the landscape design at street level. 5% of bicycle parking is provided as cargo bike storage spaces. 9 no. motorbike parking spaces are also provided.

Please refer to OMP schedule for further detail.



Bicycle storage, street level

- Residents bicycle store within apartment building footprint (Long Stay)
- Residents bicycle store within secure on-street structure (Long Stay)
- Visitor bicycle store, on-street
- Motor bicycle store, on -street
- Bicycle locker (Horizontal)



Bicycle storage, semi-basement level

BICYCLE PARKING

A variety of bicycle storage types are provided, and a table of the bicycle parking types, showing quantum and % is provided as part of the schedule of accommodation.

We note that individual bicycle lockers, of a horizontal type similar to the ones shown below, are proposed for the duplex units and the apartments in Cedarmount House. Lockers are a premium product, and should be considered preferable to sheffield stands. The combined provision of bicycle lockers, cargo bicycle stands and sheffield stands (in both internal and external stores) is 54.7%, or 152 spaces for 146 no. apartments and duplexes. Where lockers are provided in an on-street condition, it is proposed that they would be surrounded by a low brick wall, in a similar manner to on-street bin stores, so as to create a cohesive, good quality streetscape.

We note that 100% of visitor bicycle parking spaces are sheffield stand spaces. In total, 366 bicycle spaces are provided between residential and non residential spaces.

RESIDENTIAL BICYCLE PARKING TYPE APARTMENTS & DUPLEXES & TERRACED HOUSES	No. Sheffield Stand Spaces in Internal Bicycle Stores	No. Semi-Vertical Spaces in Internal Bicycle Stores	No. Double Stacked Spaces in Internal Bicycle Stores	No. Cargo Spaces in Internal or External Bicycle Stores	No. Bicycle Spaces in Horizontal External Lockers	No. External Bicycle Store Spaces (Sheffield Stand)	Total
Block E	0	0	16	0	0	0	16
Block F	50	22	64	8	0	0	144
Block G	8	24	0	2	0	12	46
Duplex Type D3A/D3A1/D3A2	0	0	0	4	16	0	20
Duplex Type D3B/D3B1/D3B2	0	0	0	0	16	0	16
Simplex Type S2A/SSA1/S2A2	0	0	0	0	16	0	16
Duplex Type D3C/D3C1/D3C2	0	0	0	0	16	0	16
Terraced Houses H4A/H4A1/H4B	10	0	0	0	0	0	10
Apt 01, 2b/4p (Cedarmount)	0	0	0	0	2	0	2
Apt 02, 2b/4p (Cedarmount)	0	0	0	0	2	0	2
TOTALS	68	46	80	14	68	12	288
	23.6%	16.0%	27.8%	4.9%	23.6%	4.2%	100.0%

Extract from the Schedule of Accommodation, showing number and type of Residents' bicycle storage for apartments and duplexes.



On street, secure bicycle store with Sheffield Stands; Reference Project: Woodbrook Phase 1, in DLRCC



Semi-vertical bicycle stands are used in the internal residential bicycle stores.



Sheffield Stands are utilised in some internal and external residential bicycle stores. All visitor bicycle spaces are accommodated with Sheffield Stands.



Double stacked bicycle storage is provided for some apartments.



Individual, secure bicycle storage lockers are provided for the duplexes and the apartments within Cedar Mount house. Each locker accommodates 2 no. bicycle spaces.

REFUSE

For apartment buildings E, F and G, communal bin storage areas are provided which have been sized in accordance with the recommended standards. Each bin store is located near an entrance from the street, so as to facilitate convenient movement of bins for collection times.

Waste marshalling areas are provided on the streets for Blocks F and G. On collection days, the management company will arrange for the bins to be moved to the waste marshalling areas for collection, and then to be moved back to the bin stores once the collection has taken place. These waste marshalling areas are located within recommended distances of the set down areas.

In Block E, where the number of bins is small and the bin store is close to the vehicular setdown area, bins will be moved directly from the bin store to the refuse truck, without the use of a marshalling area.

The terraced houses and the duplexes are provided with individual bin stores adjacent to their dwelling entrances.

In the case of the duplexes, where the bin store and dwelling entrance is on-street, the bins will be collected directly from the bin store area. Where the duplex entrance is on the courtyard side, the bins will be moved to a waste marshalling area at the eastern end of the courtyard for collections.

The creche is provided with a bin storage area at Level 00, on the eastern side of Cedar Mount house.

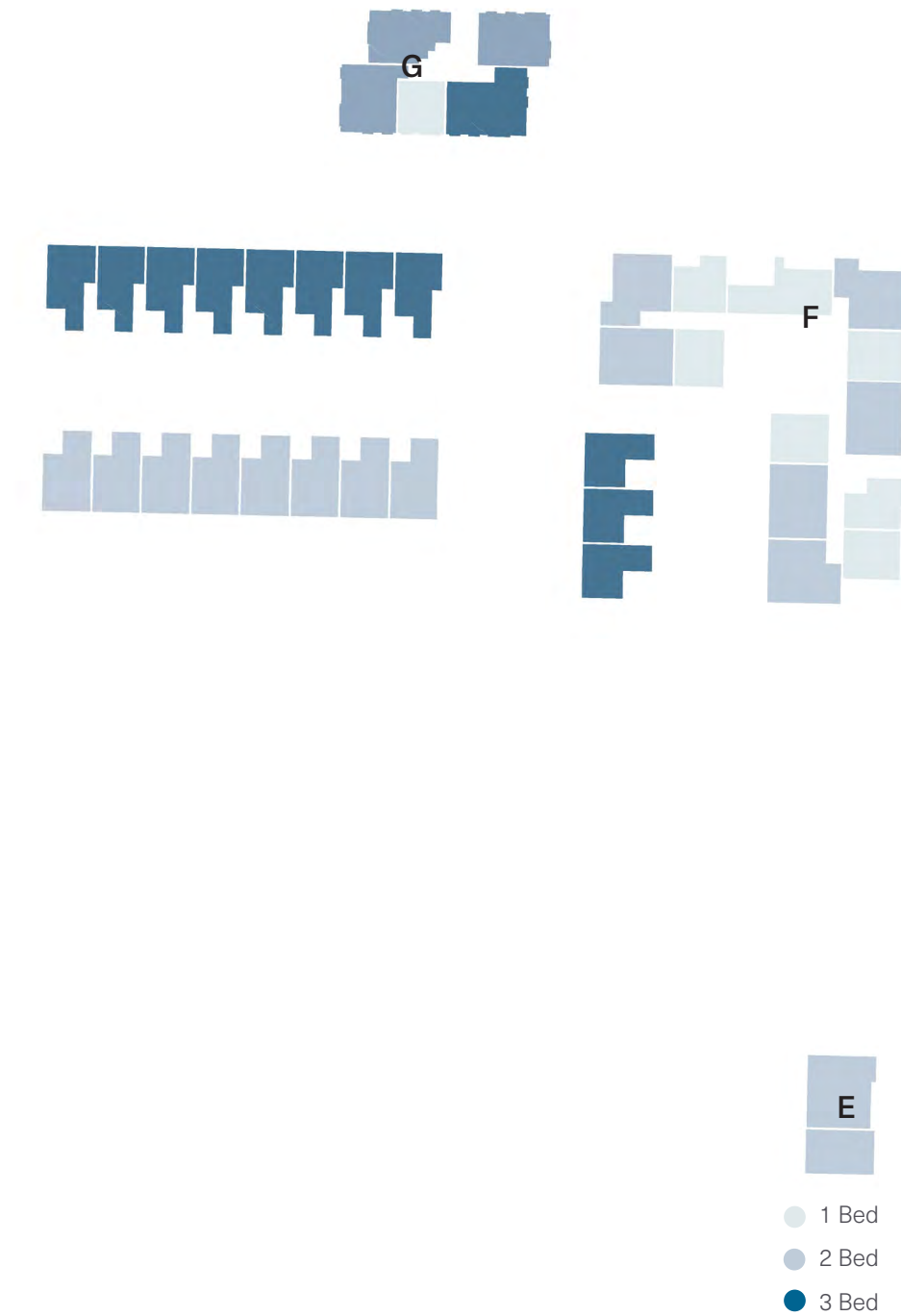


Refuse strategy

APARTMENT & DUPLEX MIX

The subject scheme provides a sustainable mix of unit types, which are all in compliance with the relevant design guidelines.

The mix of apartments & duplexes is as shown below, and is in compliance with the requirements of DLRCC Development Plan 2022-2028.



The subject scheme proposes the following apartment & duplex mix. Please refer to the schedule of accommodation for the overall unit mix:

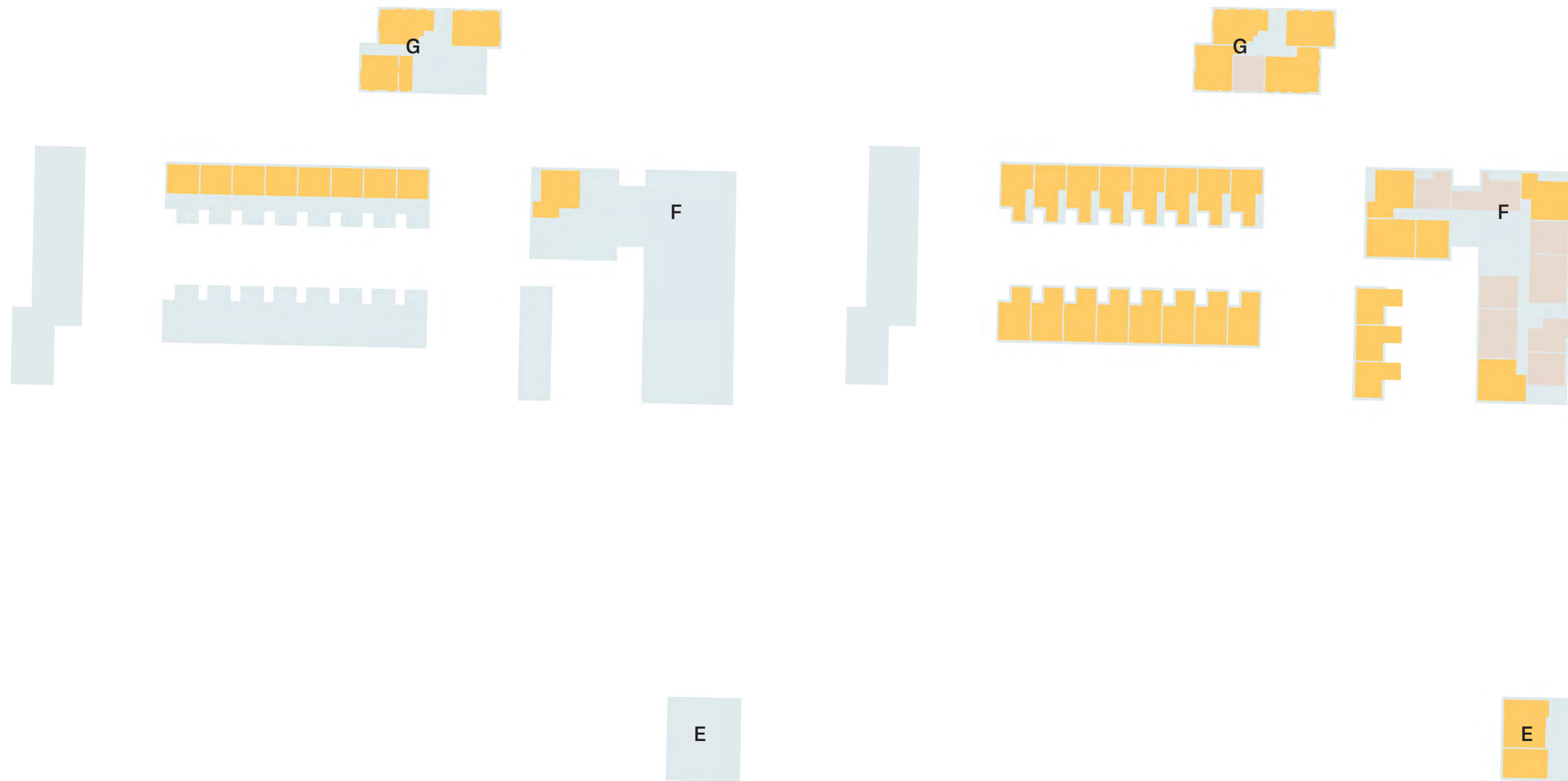
1 bed: 35 (24.3%)

2 bed: 79 (54.9%)

3 bed: 30 (20.8%)

Total: 144 no. units

ASPECT, LEVELS 00 & 01



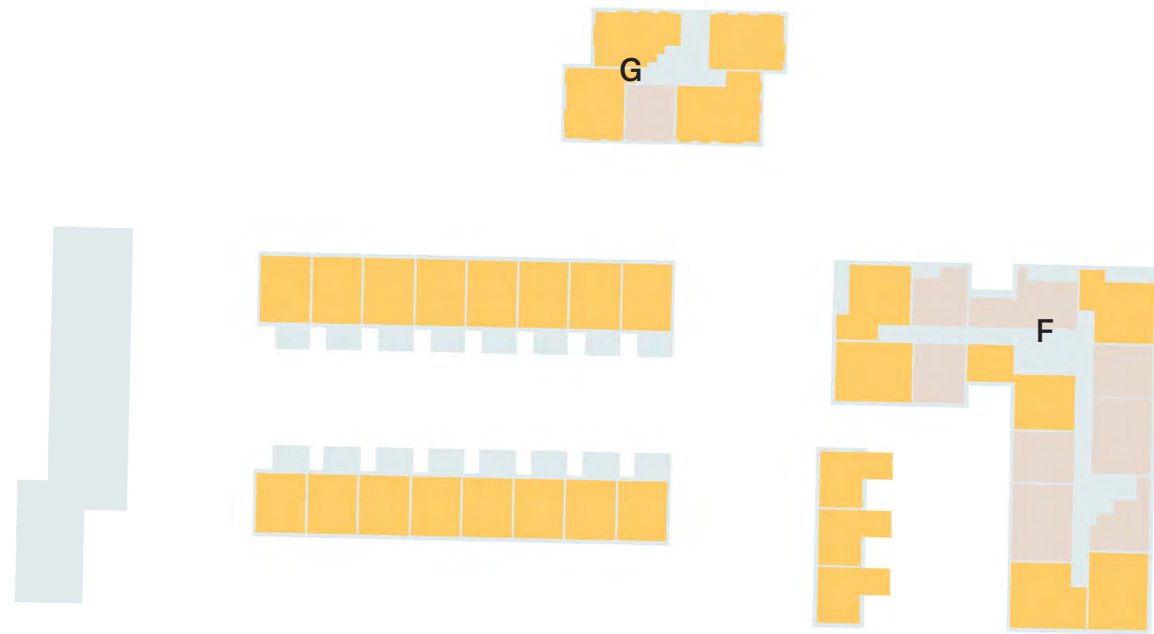
Aspect Diagram, Level 00

Aspect Diagram, Level 01

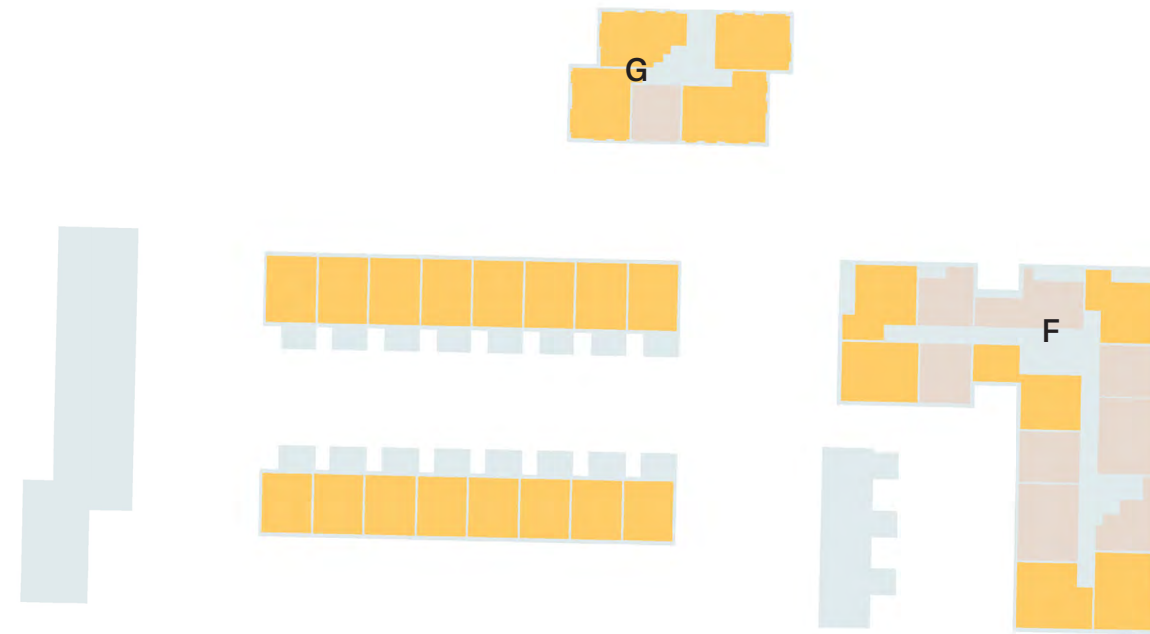
- Dual Aspect Units
- Single Aspect Units

The subject scheme proposes 68.1% of apartments and duplexes as dual aspect units. 100% of the duplexes are dual aspect, and 58.9% of the apartments are dual aspect.

ASPECT, LEVELS 02, 03, 04 & 05



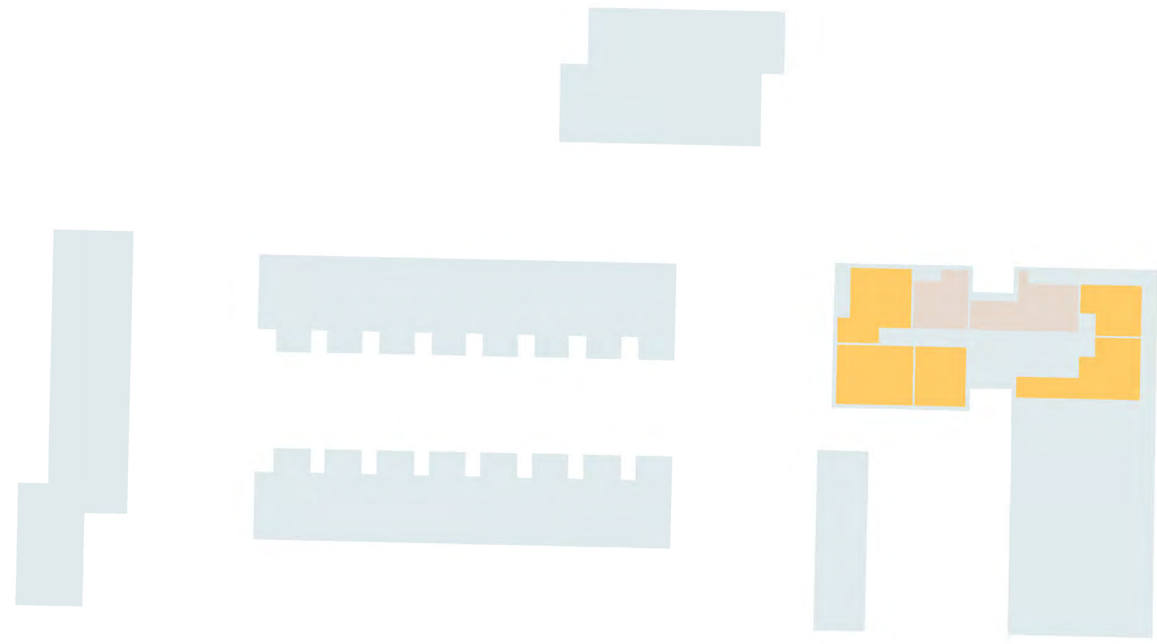
Aspect Diagram, Level 02



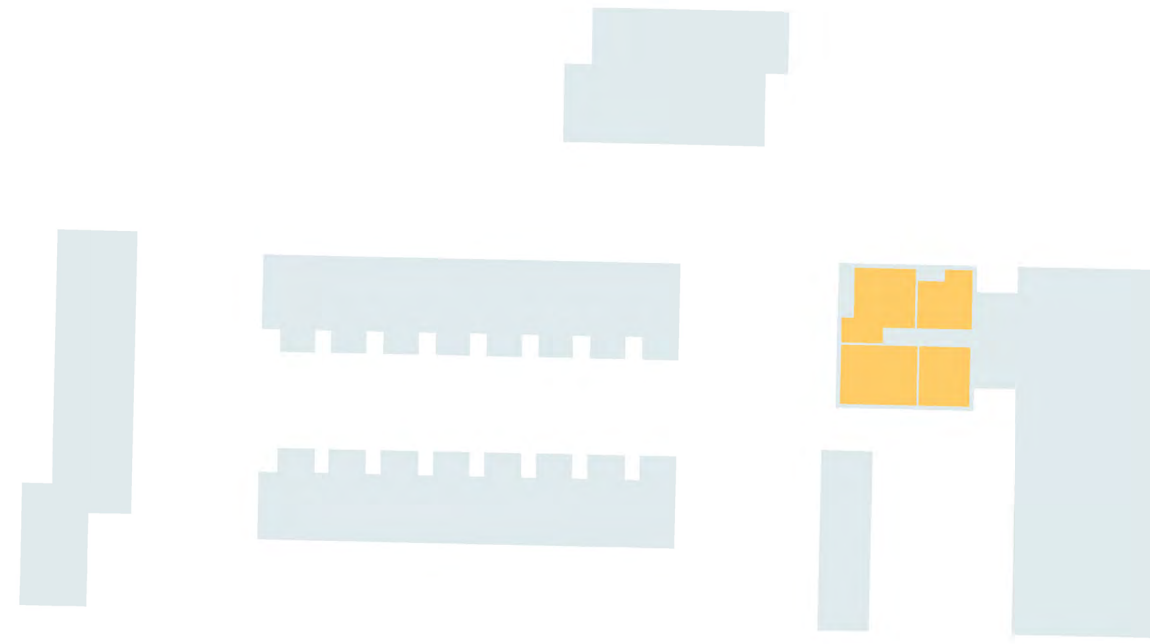
Aspect Diagram, Levels 03,04,05



ASPECT, LEVELS 06 & 07



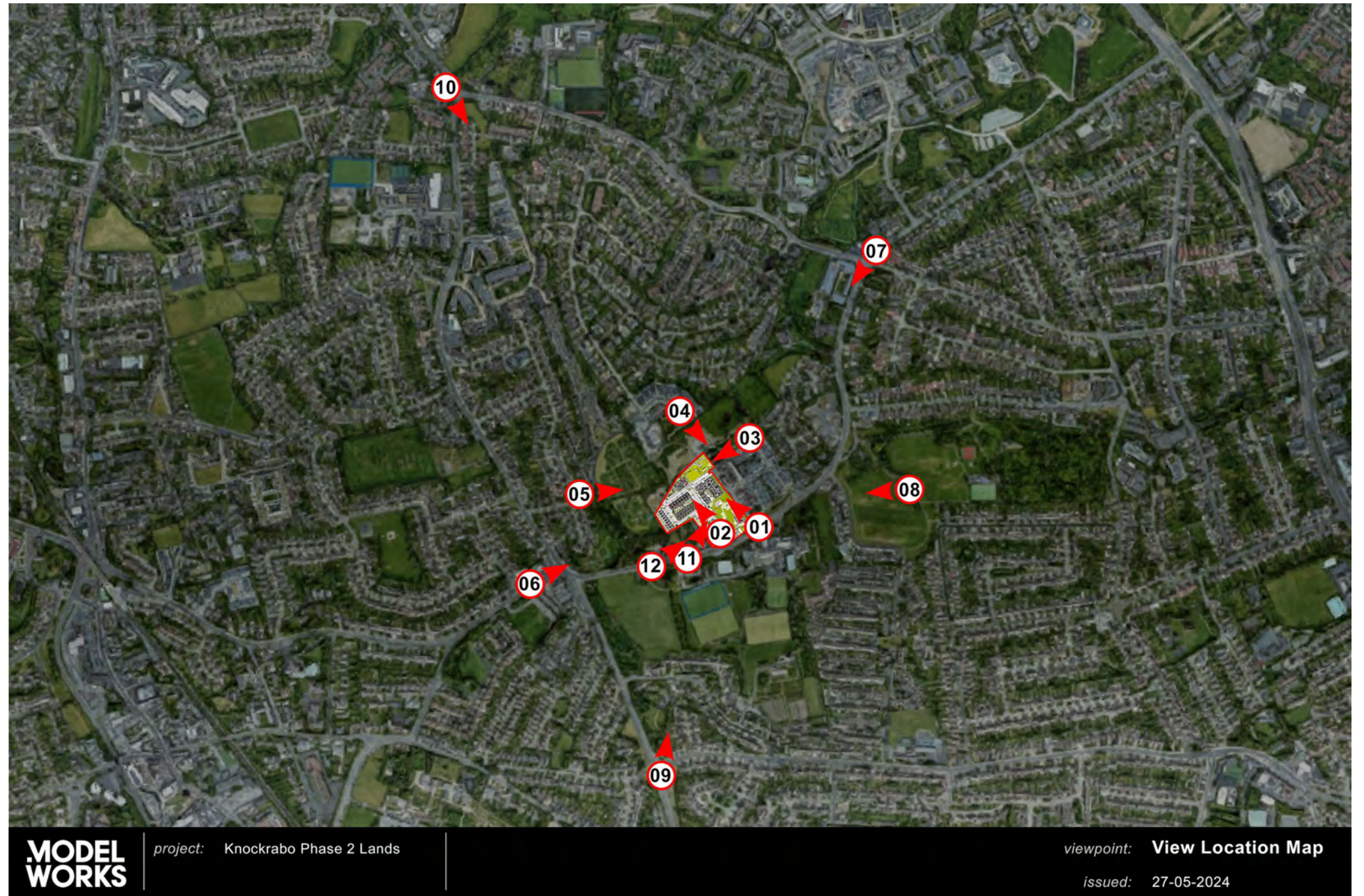
Aspect Diagram, Level 06



Aspect Diagram, Level 07

VISUAL IMPACT ASSESSMENT

A full LVIA, with 12 no. views, has been prepared as part of the planning application. The selected viewpoints for the LVIA are shown on this page.



Proposed LVIA Locations

CGI VIEWPOINTS

A series of CGIs have been prepared and submitted as part of the planning application.

CGI views No. 1-9 are of the proposed development, and are shown with pink arrows on the diagram:

CGI View 1: From Public Open Space towards northern view of Blocks F, G and duplexes

CGI View 2: Courtyard of Block F, communal open space

CGI View 3: From forecourt of Cedar Mount house, looking towards Block F

CGI View 4: Courtyard between duplexes

CGI View 5: Streetscape to the north of the duplexes

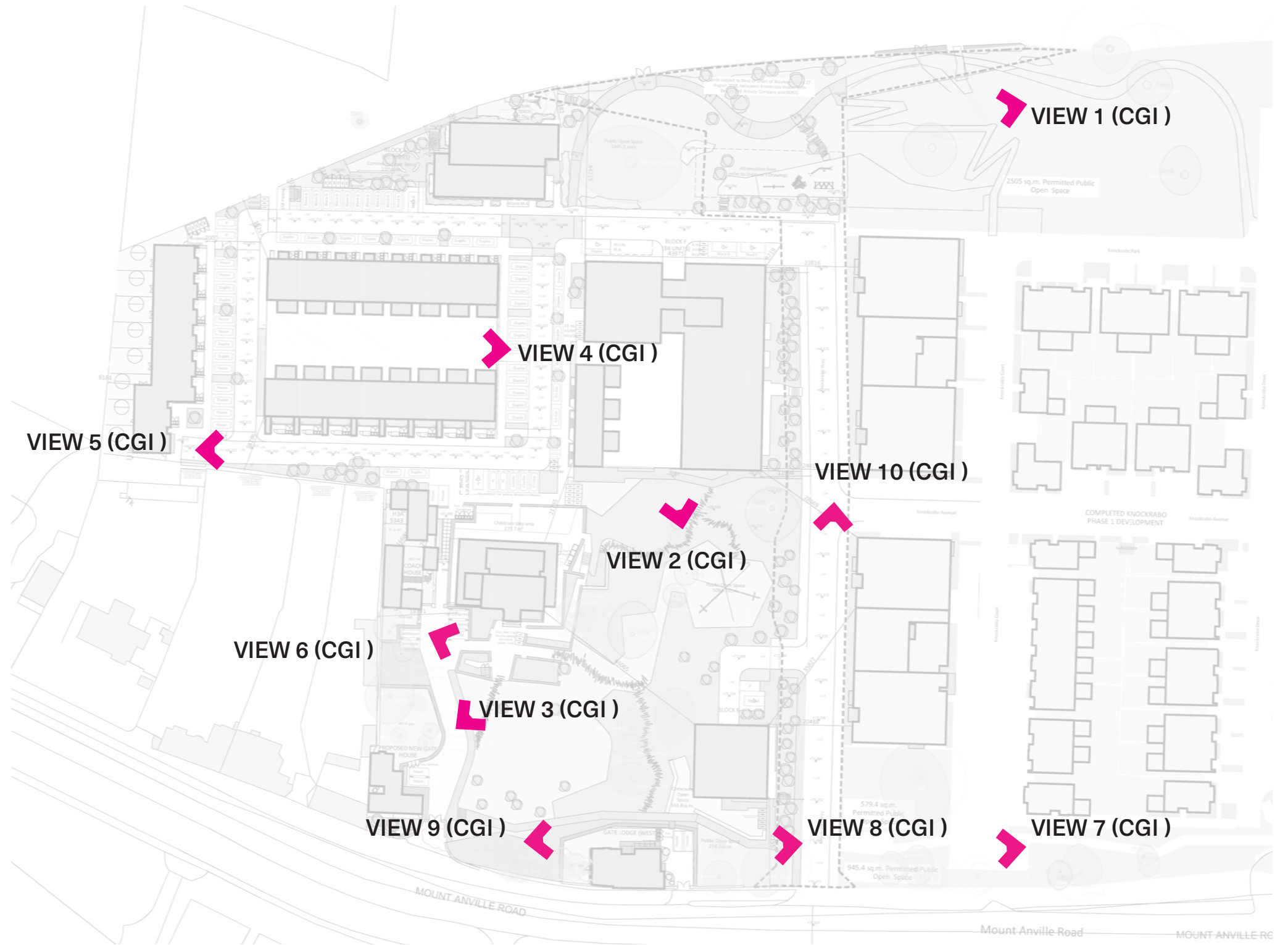
CGI View 6: From forecourt of Cedar Mount house, looking towards Block E

CGI View 7: Along pathway, looking towards Block E and Gatelodge West

CGI View 8: Along pathway, looking towards Block E and Gatelodge West

CGI View 9: Along pathway, looking towards Block E and Gatelodge West

CGI View 10: From Knockrabo Court (existing street), Looking towards Block E



 Views which will be prepared for subject application