

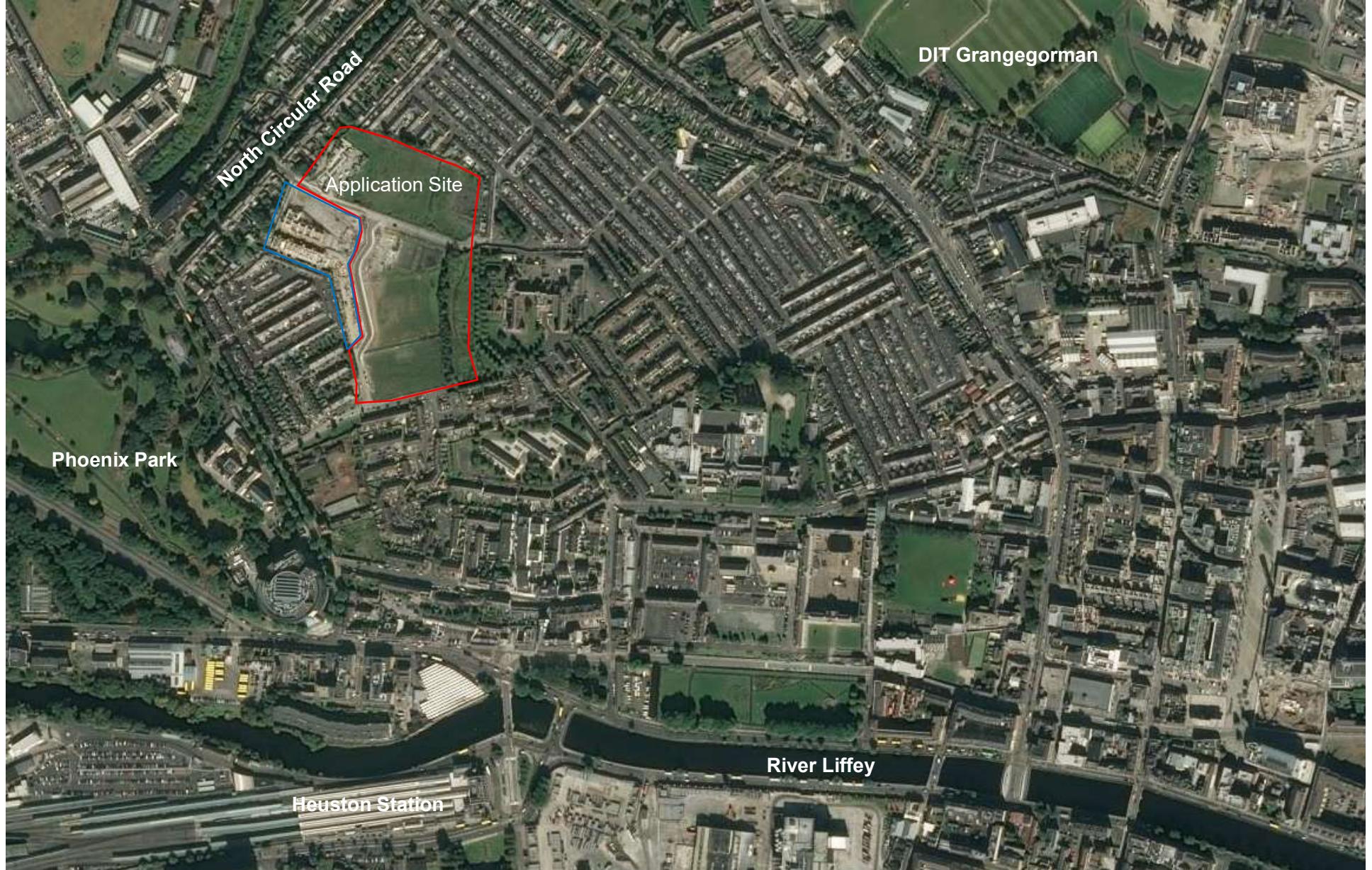
Strategic Housing Development (SHD) Application O'Devaney Gardens



Dublin City Council

Central Area Committee Meeting | 21st June 2021





O'Devaney Gardens Site SHD
Central Area Committee 21st June 2021



O'Devaney Gardens Site SHD
Central Area Committee 21st June 2021

Application Details

Reg. Ref: SHD0011/21 - ABP Reference: 310327

Applicant: Bartra ODG Limited

Location: Former O'Devaney Gardens site and lands previously part of St Brice's Military Hospital, Dublin 7

Website: www.odg-shd.com

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Application Details

The development will consist of 1,047no. residential units and all associated ancillary accommodation, site and development works. The total gross floorspace (gfa) of the overall development is 102,940sqm, of which 100,646sqm is residential and 2294sqm are non-residential uses.

- **Block 02:** 5 to 6 storey apartment building with 74 no. apartments
- **Block 03:** 2 to 3 storey crèche building with associated outdoor play space;
- **Block 04:** 11no. 2 storey 3 bed houses in two terraces with associated private gardens located on the north-eastern and eastern boundary.
- **Block 05:** 4 to 9 storey building arranged around landscaped communal podium courtyards consisting of 294no. Apartments. Block 5 also includes non-residential uses at ground floor level comprising 4no. retail units (1027sqm) and a community facility (157sqm).

Application Details

- Undercroft car parking (96 spaces) is provided on a single level below podium level with access from the new internal street on the eastern side of Block 5;
- **Block 06** : Predominantly 6 to 12 storey building, with part 2 storey element with 93no. apartments with ancillary accommodation, associated private balconies, communal amenity space at ground level and communal roof terrace;
- **Block 07**: 6 to 14 storey building arranged around a central landscaped podium courtyard with 264no. apartments

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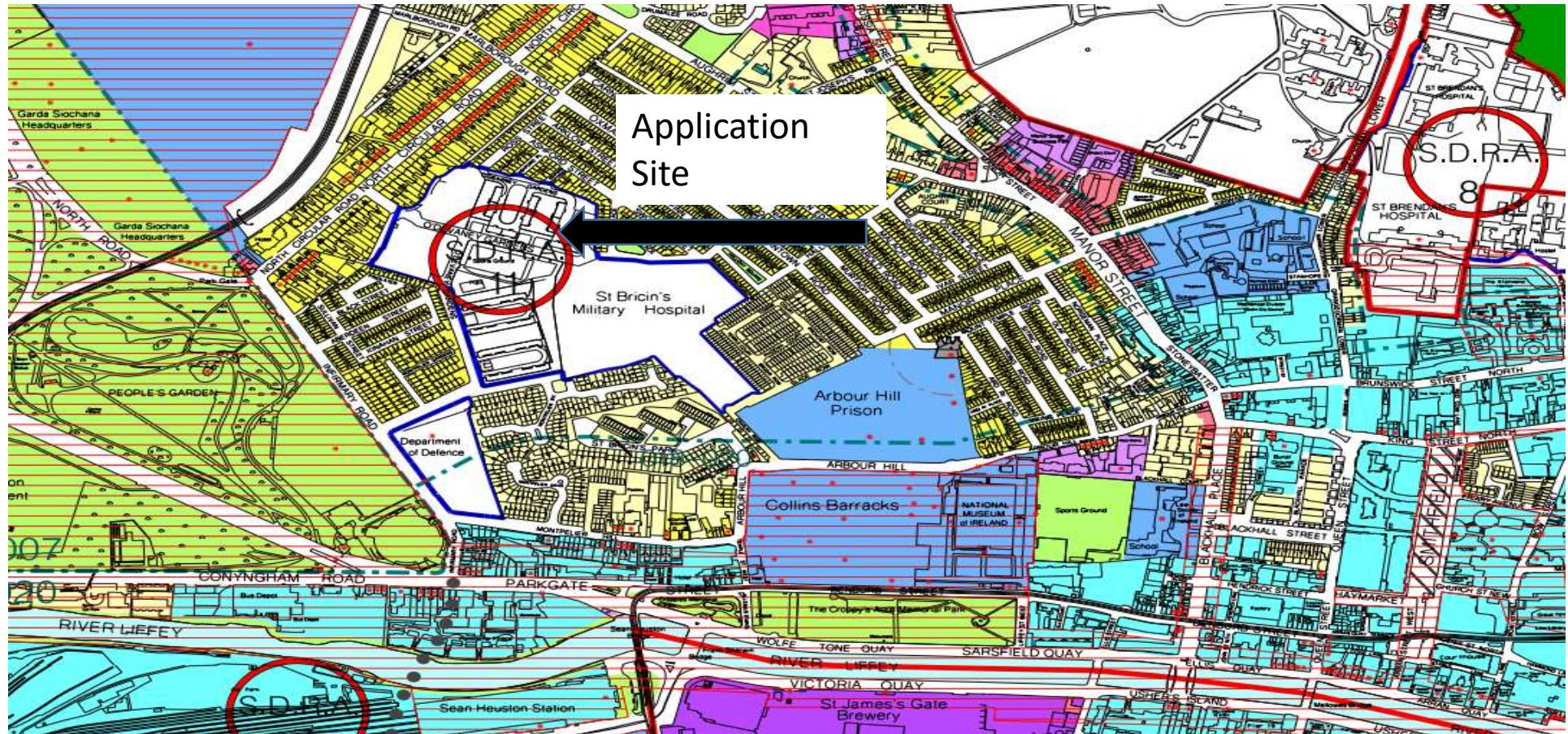


Application Details

- **Block 07** also includes non-residential uses at ground floor level comprising 2no. retail units (totalling 366sqm) and a café (155sqm). Undercroft car parking (95 spaces) is provided over 2 levels below podium level with access from the east-west Link Street
- **Block 08:** 26no. units in 4 terraces of 2 / 3 storeys.
- **Block 09:** Predominantly 6 to 10 storey building, with part 3 storey element fronting Montpelier Gardens arranged around a central landscaped courtyard with 192no. units

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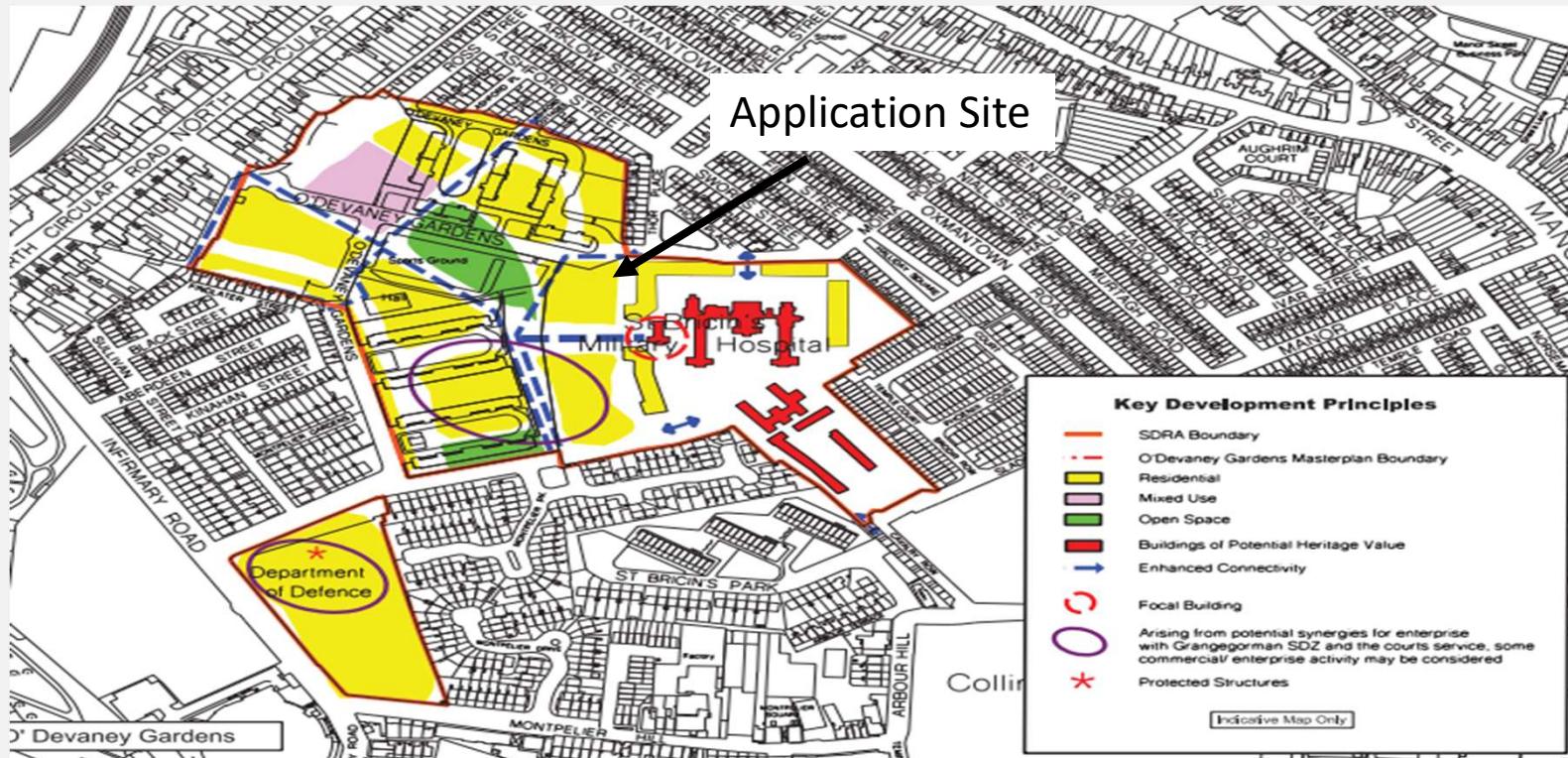


Dublin City Development Plan - Zoning

Zone Z14 To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and "Z6" would be the predominant uses.'

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City Development Plan



The subject site is situated in Strategic Development and Regeneration Area SDRA 11. The key guiding principles for developing this strategic development and regeneration site include:

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City Development Plan

- There is an opportunity for a mid-rise residential building towards the centre of the site, similar to that within the Grangegorman SDZ;
- The development of a high-quality residential quarter comprising quality new homes supported by a complementary range of mixed commercial, community and recreational facilities;
- The site will provide for a mix of tenure with social, affordable and private housing all provided on site;
- The development of attractive new streetscapes with mixed typologies of high-quality accommodation, a high-quality public realm and active street frontages;

City Development Plan

- The development of a neighbourhood park to include space for an all-weather pitch, multiple use games area (MUGA), community centre, and community garden.
- Provide quality open green spaces consisting of a minimum of 15% of the site area.
- Permeability through the site will be promoted to integrate the location more successfully with the adjoining community; the existing bus route will be retained and incorporated along a main boulevard route connecting the North Circular Road to Montpelier Gardens;

What Has Happened to Date?

Section 247 consultations were held under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016:

- A Section 247 Meeting with Dublin City Council and the applicant design team held on;
11/03/20
11/02/21
- A consultation meeting with An Bord Pleanála on 28/10/ 2020 under ABP Ref. – 307984-20

An Bord Pleanála issued the Notice of Pre-Application Consultation Opinion in November 2020 , determining that ‘the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application...’

Issues to be Addressed

Further consideration/justification of the documents as they relate to the following;

1. The overall approach to Height and Placemaking;
2. The residential amenity strategy for the proposed scheme, with particular reference to the perimeter block layout outlined for the central portions of the site should ensure adequate levels of residential amenity for future occupants.
 - Including illustrating good levels of sunlight and daylight penetration to the courtyard amenity spaces
 - Adequate design response for ground floor level units at more sensitive locations, such as at the junction of blocks with less favourable orientations, i.e. corner sites and where necessary set out compensatory design solutions
 - Apartment block length and articulation will assist with pedestrian and cyclist permeability through the site.

Issues to be Addressed

Further consideration/justification of the documents as they relate to the following;

3. Further consideration/justification of the documents as they relate to the interface between the eastern side of the proposed development site with St Bricin's and the northern portion of the site with Ross Street/Ashford Place/Ashford Cottages to specifically address the following:
 - The possibility for future seamless connection between the site and St Bricin's to the east.
 - Assessment of visual impacts on St Bricin's to include existing and permitted structures within that site.
 - Consideration of potential impacts on the development potential of adjacent lands within St Bricin's.
 - The documentation should demonstrate how apartment block length and articulation will assist with pedestrian and cyclist permeability through the site.
 - Consideration of safe, secure and passively supervised pedestrian and cyclist connections to the north of the site, in the vicinity of Ross Street/Ashford Place/Ashford Cottages.

'Specific Information to be Submitted'

An Bord Pleanala also determined that the following specific information should be submitted as part of any application:

- A detailed schedule of accommodation;
- A building life cycle report;
- Site Specific Construction and Demolition Waste Management Plan
- A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space;
- A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants);
- A rationale for the proposed car parking provision should be prepared, to include details of car parking management and car share schemes;
- Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective.

Proposed Development Statistics

- The site area is 5.2ha
- Area of proposed development: 102,759 sq.m.
- Plot Ratio: 1.98:1
- Site coverage: 44%

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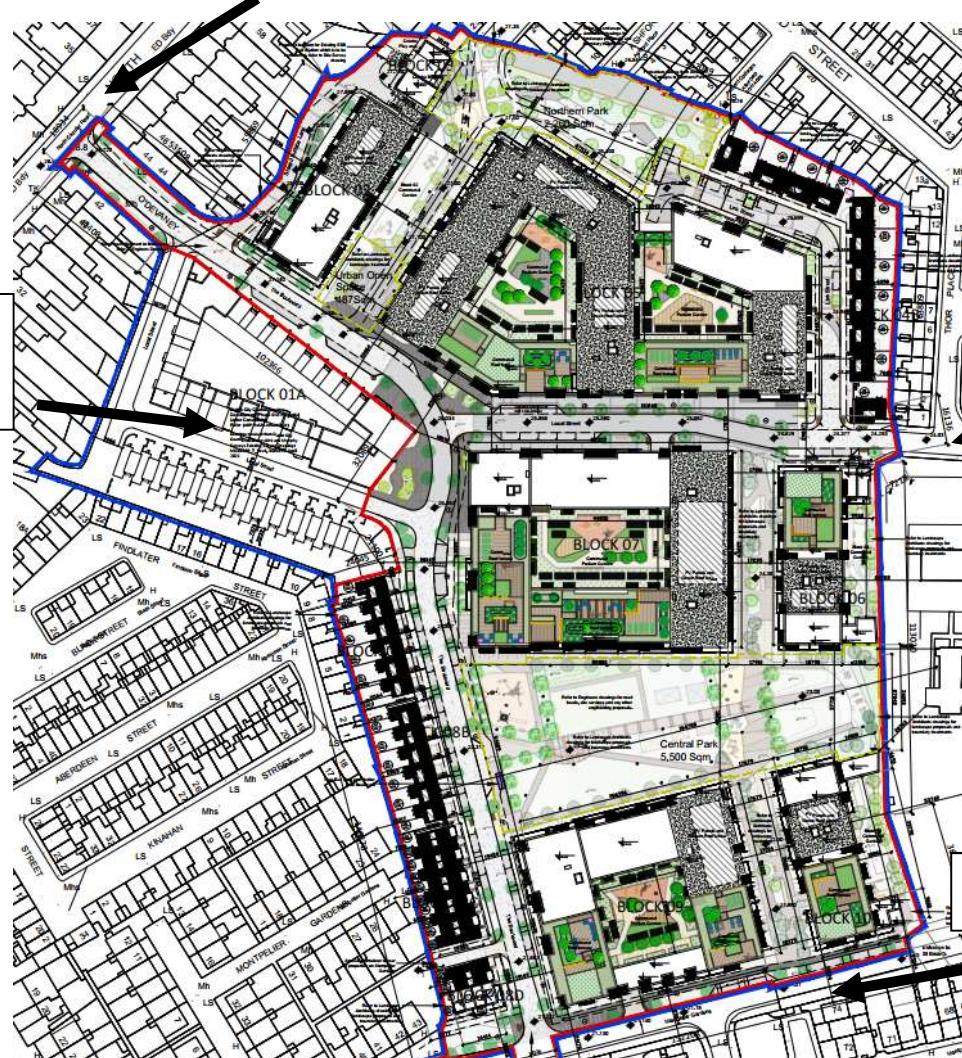
Site Layout

North Circular Road

Block 01 (under construction)

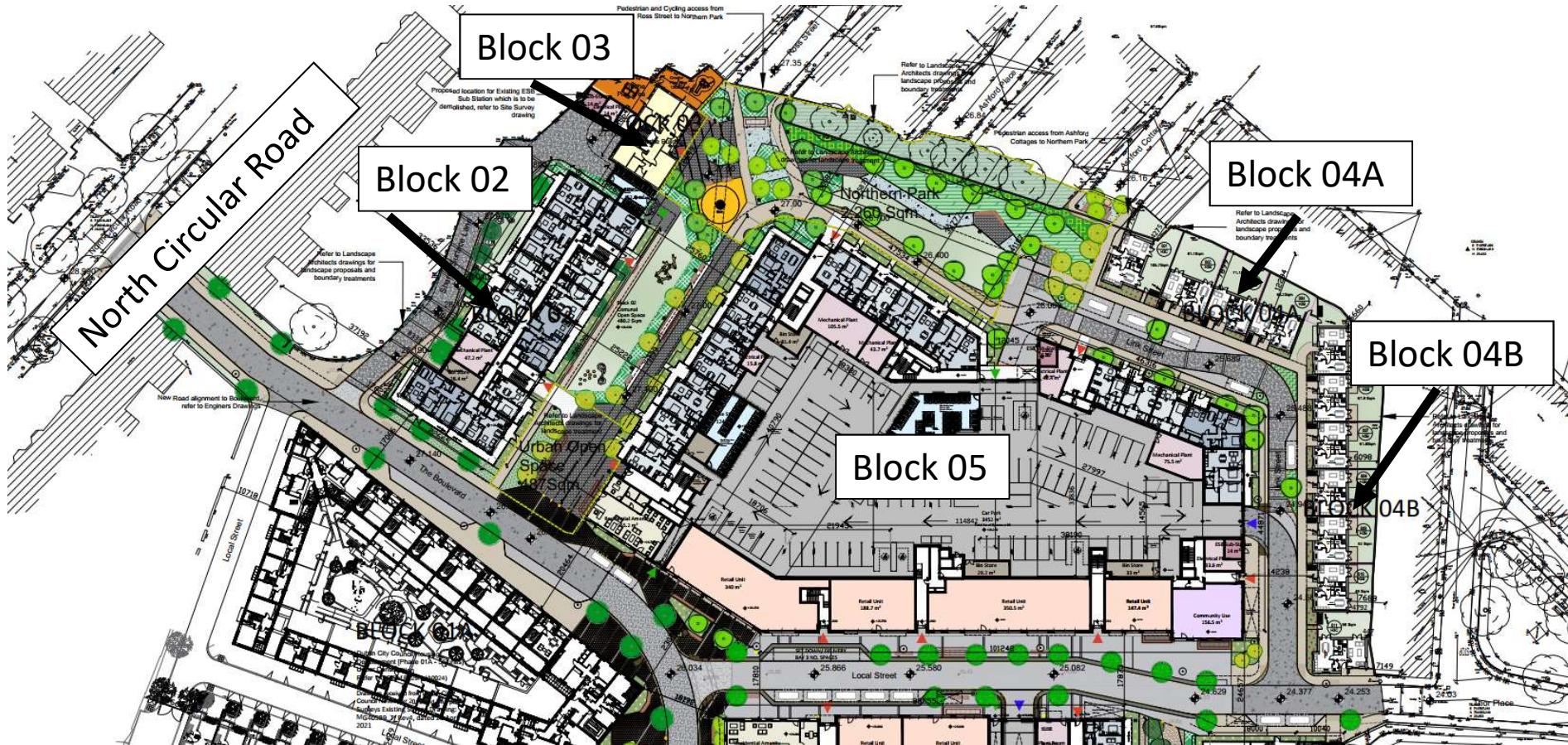
Thor Place

Montpellier Gardens



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Site Layout 1



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Site Layout 2

Block 05

Link to Thor Place

Block 07

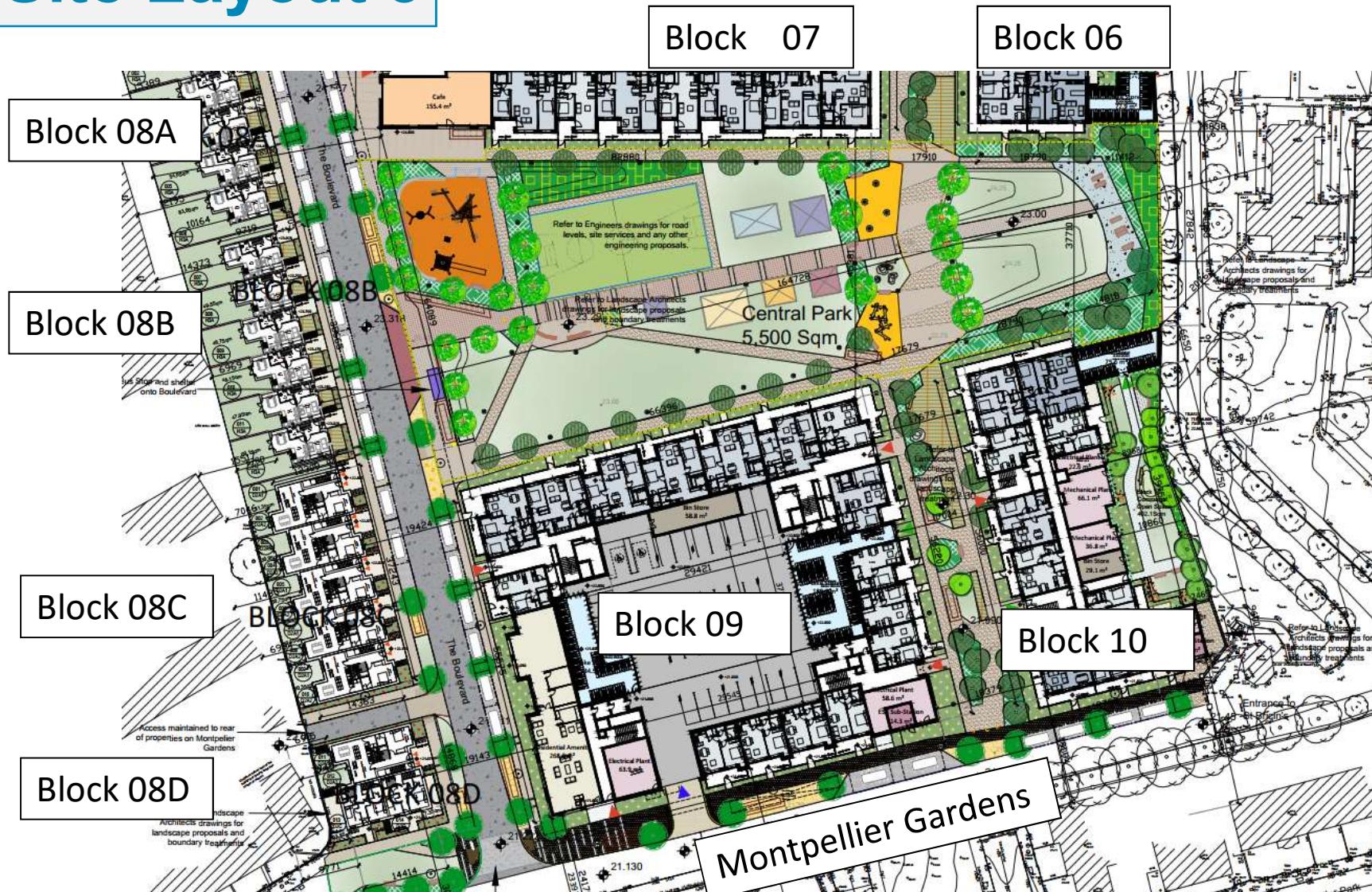
Block 06

Block 08

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Site Layout 3



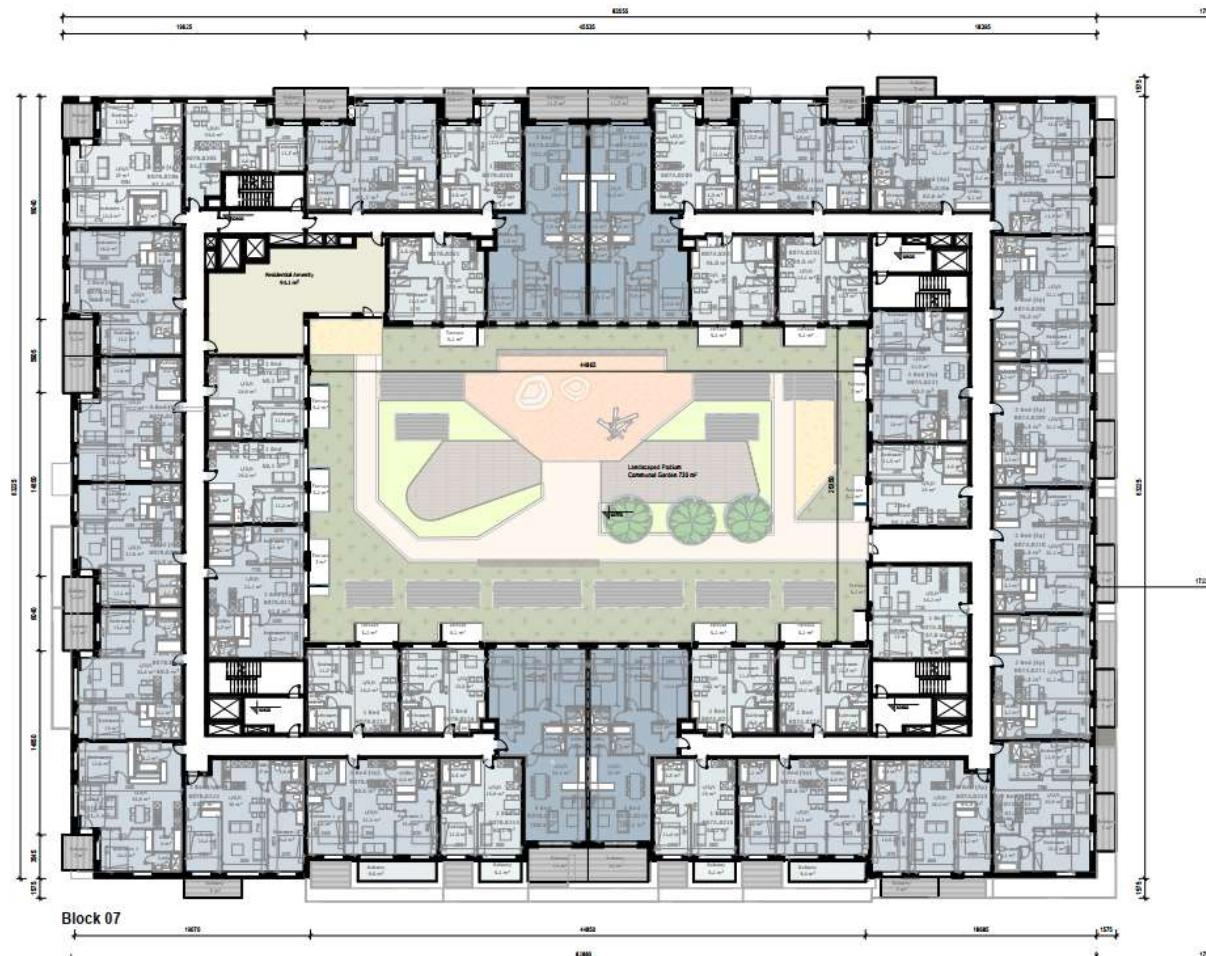
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Typical Upper Floor Layouts



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Typical Upper Floor Layouts



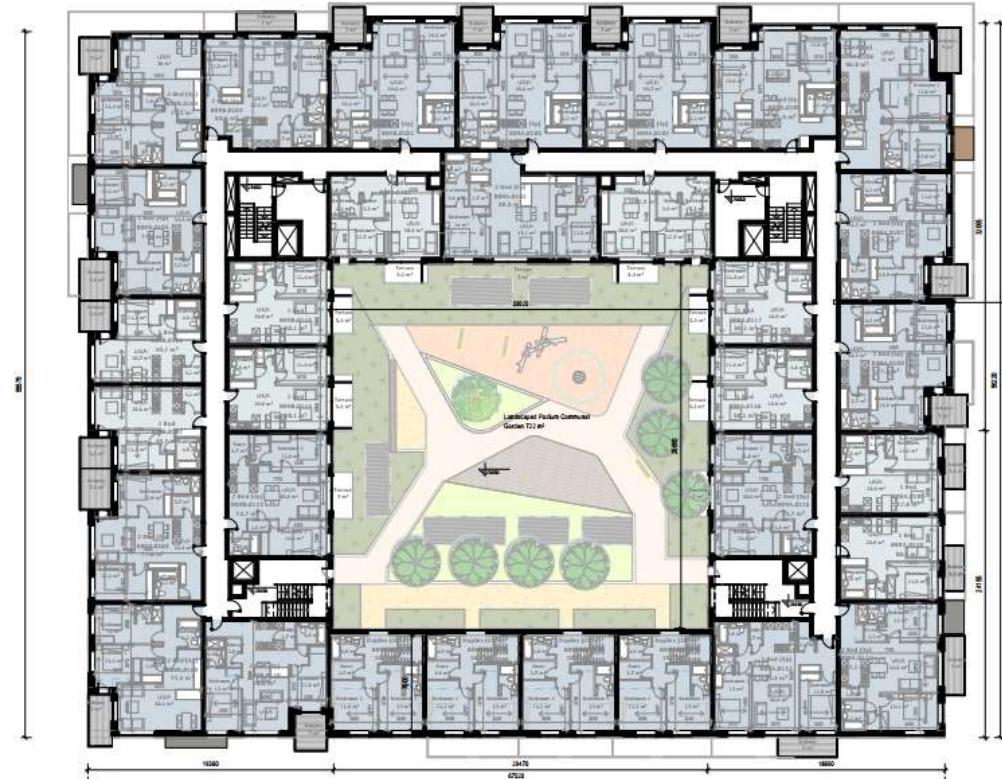
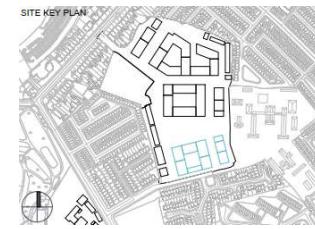
Block 07



Block 06

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Typical Upper Floor Layouts



Block 09



Block 10

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Unit Mix

Block 02:

74 no. apartments (comprising 44no. 1 bed, 23no. 2 bed and 7no. 3 bed units)

Block 03:

Crèche building with associated outdoor play space;

Block 04:

11no. 3 bed houses in two terraces with associated private gardens consists

Block 05:

294no. apartments (comprising 71no. 1 bed, 143no. 2 bed and 80no. 3 bed units)

Block 06:

93no. apartments (comprising 24no. 1 bed, 54no. 2 bed and 14no. 3 bed units and 1no. 2 bed duplex unit)

Block 07:

264no. apartments (comprising 87no. 1 bed, 161no. 2 bed and 16no. 3 bed units)

Block 08

26no. units in 4 terraces of 2 / 3 storeys and would consist of 6no. 3 bed houses ,5no. 3 bed duplex apartments over 5no. 2 bed apartments with associated private amenity areas.

Block 09:

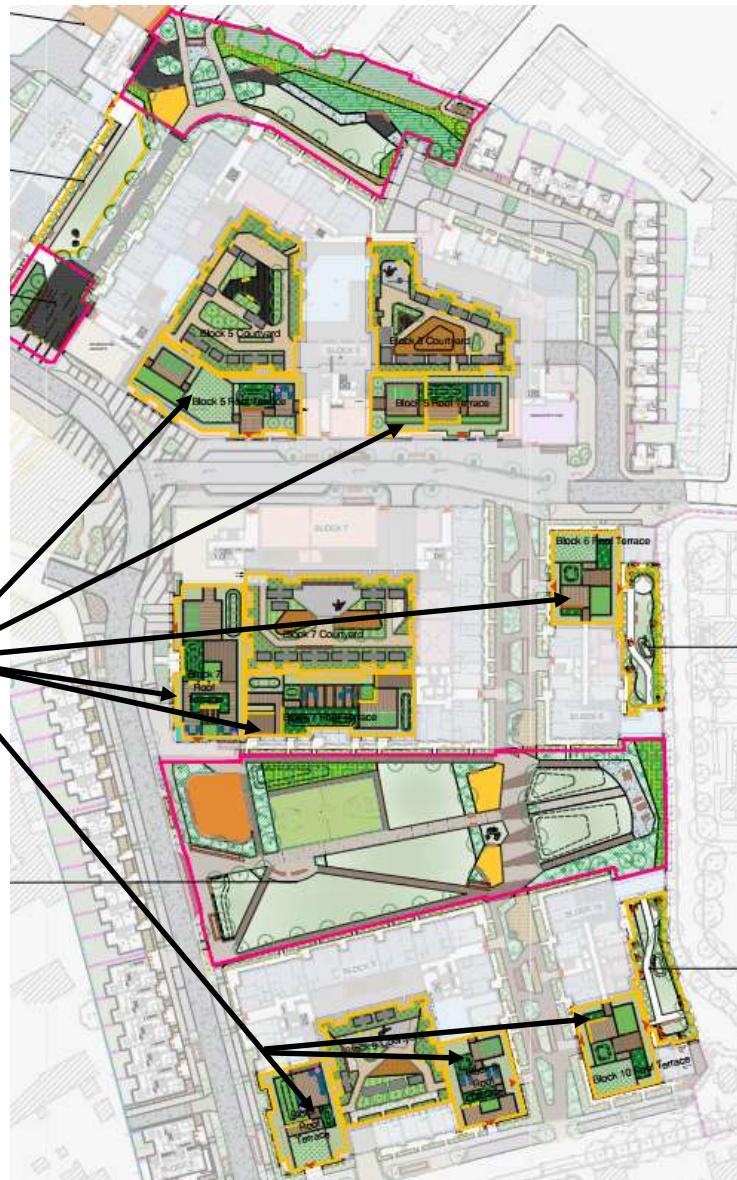
192no. units (comprising 68no. 1 bed, 120no. 2 bed and 4no. 3 bed units)

Block 10:

93no. apartments (comprising 24no. 1 bed, 54no. 2 bed and 14no. 3 bed units and 1no. 2 bed duplex unit)

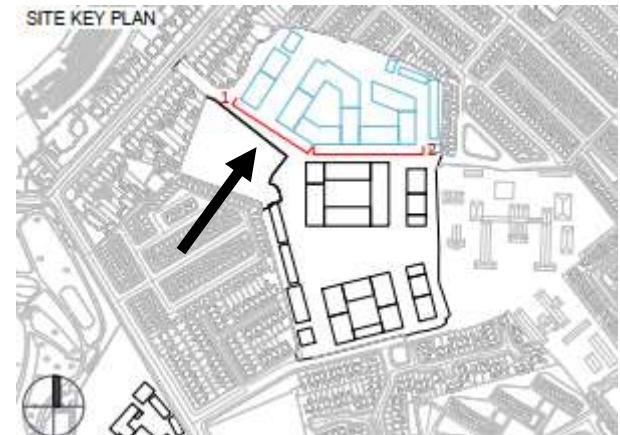
Proposed Landscape Plan

Communal Roof Top
Open Space



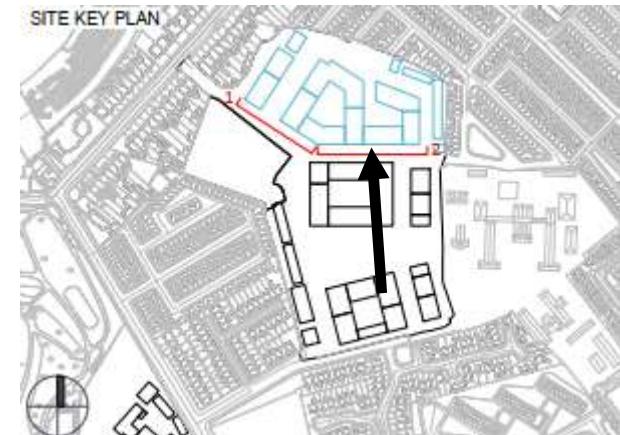
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Proposed Block 2 and Block 5 Elevation



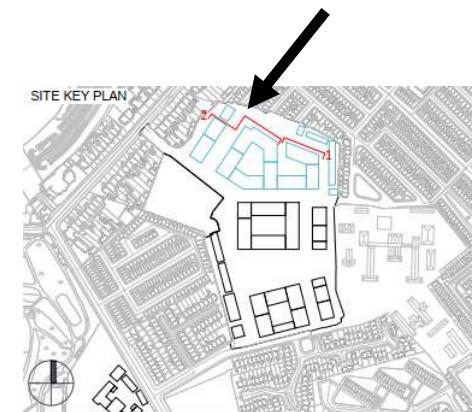
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Proposed Block 5 Elevation



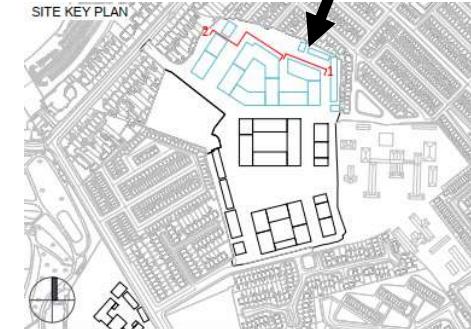
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Proposed Block 3 and Block 5 Elevation/ Section



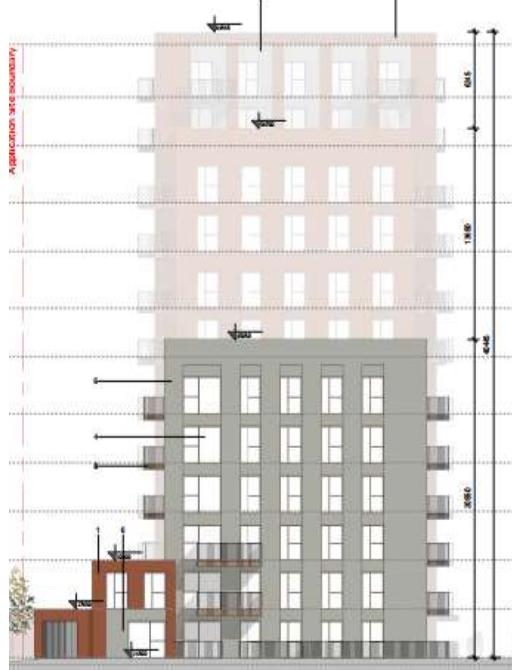
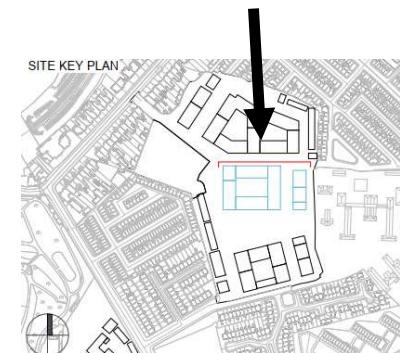
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Proposed Block 3 and Block 5 Elevation/ Section



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Proposed Block 6 and Block 7 North Elevation



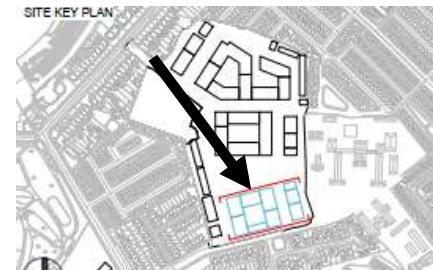
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Proposed Block 6 and Block 7 South Elevation



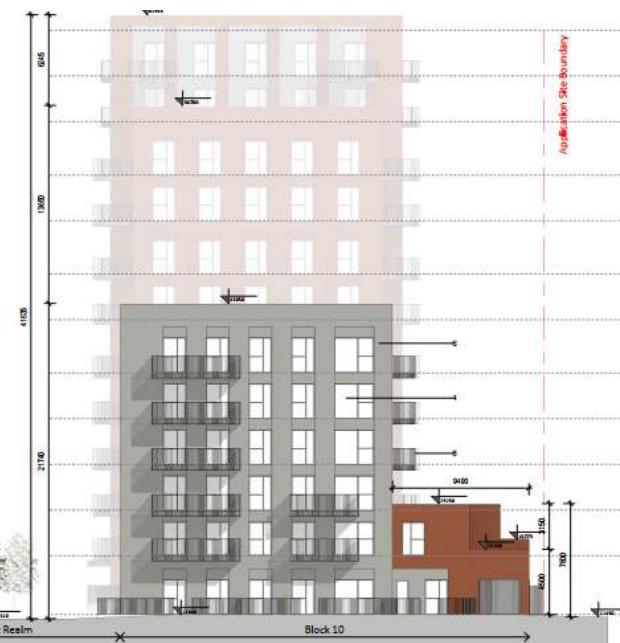
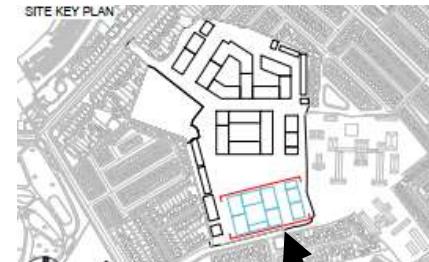
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Proposed Block 9 and Block 10 North Elevation



O'Devaney Gardens Site SHD
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Proposed Block 9 and Block 10 South Elevation



O'Devaney Gardens Site SHD
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Existing View from North Circular Road (North of the site)



O'Devaney Gardens Site SHD
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Proposed View from North Circular Road



O'Devaney Gardens Site SHD
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Existing View from North Circular Road (Entrance to the site)



O'Devaney Gardens Site SHD
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Proposed View from North Circular Road



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Existing View from Ross Street (east of the site)



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Proposed View from Ross Street



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Existing View from Ashford Cottages



O'Devaney Gardens Site SHD
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Proposed View from Ashford Cottages



O'Devaney Gardens Site SHD
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Existing View from Oxmantown Road (South east of the site)



O'Devaney Gardens Site SHD
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Proposed View from Oxmantown Road



O'Devaney Gardens Site SHD
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Existing View from Cowper Street



O'Devaney Gardens Site SHD
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Proposed View from Cowper Street



O'Devaney Gardens Site SHD
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Existing View from Swords Street



O'Devaney Gardens Site SHD
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Proposed View from Swords Street



O'Devaney Gardens Site SHD
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Existing View from Swords Street



O'Devaney Gardens Site SHD
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Proposed View from Swords Street



O'Devaney Gardens Site SHD
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Existing View from Montpelier Gardens (South of the site)



O'Devaney Gardens Site SHD
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Proposed View from Montpelier Gardens



O'Devaney Gardens Site SHD
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Existing View from Montpelier Gardens



O'Devaney Gardens Site SHD
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Proposed View from Montpelier Gardens



O'Devaney Gardens Site SHD
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Existing View from Montpelier Gardens



O'Devaney Gardens Site SHD
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Proposed View from Montpelier Gardens



O'Devaney Gardens Site SHD
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Existing View from Victoria Quay/ River Liffey



O'Devaney Gardens Site SHD
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Proposed View from Victoria Quay/ River Liffey



O'Devaney Gardens Site SHD
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Existing View from Montpelier Gardens (West of the site)



O'Devaney Gardens Site SHD
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Proposed View from Montpelier Gardens



O'Devaney Gardens Site SHD
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Existing View from Kinahan Street



O'Devaney Gardens Site SHD
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Proposed View from Kinahan Street



O'Devaney Gardens Site SHD
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Existing View from Aberdeen Street



O'Devaney Gardens Site SHD
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Proposed View from Aberdeen Street



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CGI's from within the Proposed Development

View looking north



View in the Central Park

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CGI's from within the Proposed Development



View in Northern Park,
looking towards Block 3
Crèche



View looking from North Circular Road

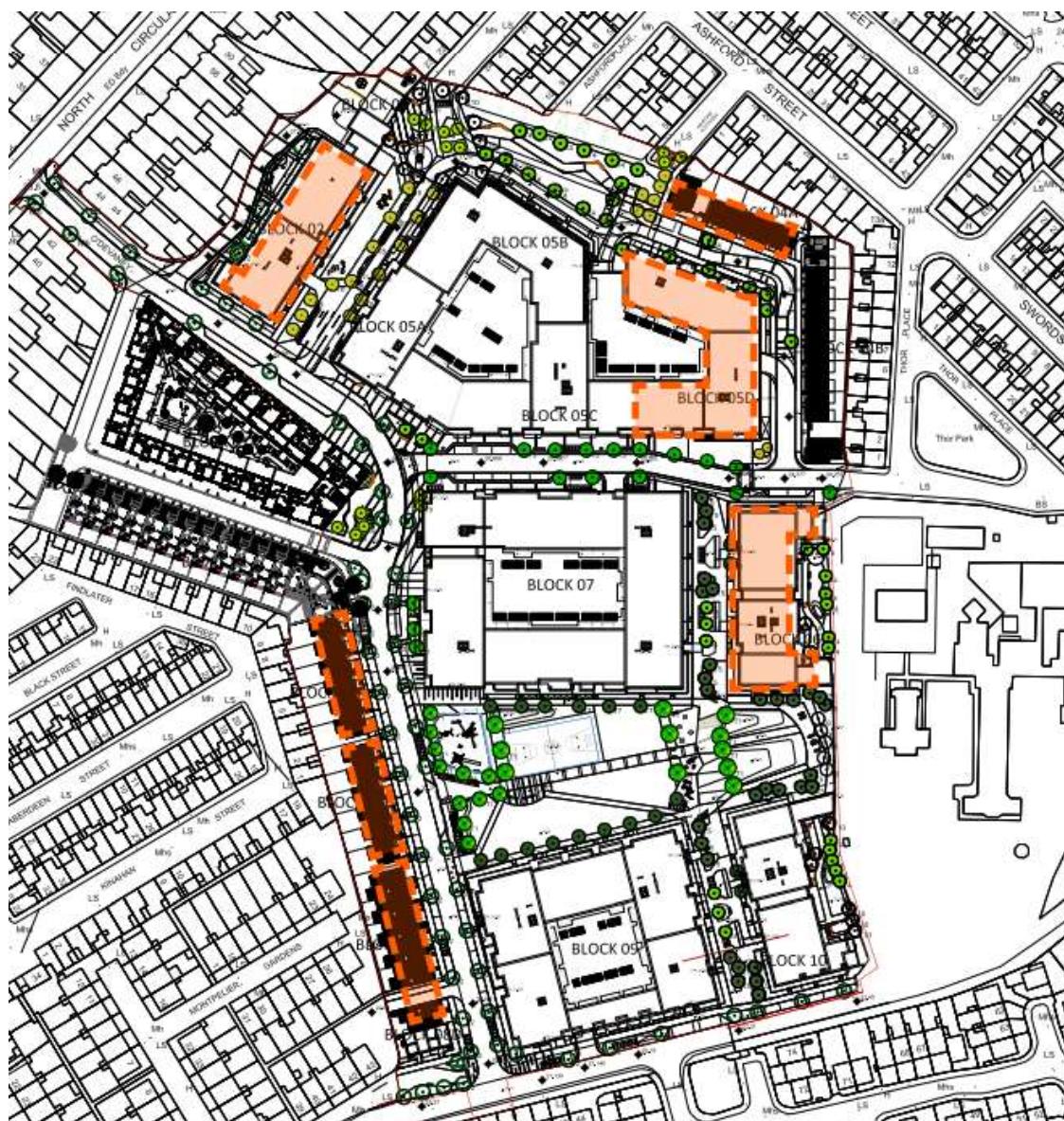
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Part V Provision

Total no of Part V units:
104

Housing Mix:

- 31x 1-bed
- 56x 2- bed
- 17x 3- bed



Conclusion

- Members comments at meeting will be summarised and sent to ABP with CE report
- Further details of the application can be viewed at available at: www.odg-shd.com
- Guidance on SHD procedure on ABP website
<http://www.pleanala.ie/>
- Third Party submission to be received by 29 June 2021
- Chief Executive Report due by the 20th July 2021
- An Bord Pleanála due to decide case by 14th September 2021