

## **Strategic Housing Development**

### **SHD Planning Application Form**

#### **Q9. Description of the Proposed Strategic Housing Development:**

**Location of proposed development:** Former Doyles Nurseries and Garden Centre and Benoni, Brennanstown Road, Cabinteely, Dublin 18.

**Area of site:** c.2.3 hectares (Gross); c.1.85 hectares (nett).

#### **Brief description and nature of development:**

Vimovo Doyles Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a site at the former Doyles Nurseries and Garden Centre and Benoni, Brennanstown Road, Cabinteely, Dublin 18.

The proposed development will comprise 115 residential units in a mix of 26 dwelling houses and 89 apartments/duplexes with the proposed 2 and 3 storey houses to consist of eighteen number 3 bed units (Type F,A1,A3,B1), two number 4 bed units (Type C), and six number 4/5 bed units (Type A2, A4, B), and the 89 number apartments/duplexes (within Blocks D, E1, E2, E3, and E4) to consist of thirteen number one bedroom apartments, fifty four number two bedroom apartments, twenty two number three bedroom apartments all in five number buildings ranging in height from three to six storeys with balconies/terraces to be provided on Block D (south elevation), Blocks E1, E2, E3 and E4 (all elevations). A 2<sup>nd</sup> floor terrace is also provided on the east elevation of the terraced Block F; the proposed development includes for the demolition of 'Benoni' (c.252 square metres - a habitable dwelling proposed for demolition to facilitate the proposed development and main vehicular access), together with the extant single storey buildings associated with the former Doyle's Nursery and Gardens (c.690 square metres); vehicular access to the site is proposed at the location of the existing entrance to the new Doyle's Nursery Garden Centre facility adjoining the south of the subject site which is to be realigned and improved and which will serve both the Garden Centre and the proposed development (note: the new Garden Centre is not part of subject application site). Car parking is to be provided in the form of on-curtilage car parking, on-street parking and a basement car park for 190 spaces; the proposed development will also provide all ancillary and associated site development and landscape works including the removal of existing obstructions in the Cabinteely Stream adjoining the east of the site and the reprofiling of the riparian corridor / flood plain located west of the stream, and the provision an Electricity Supply Board sub-station (c.22 square metres), and all necessary bin and bicycle storage including basement level stores for the apartment/duplex units.

The proposed development includes for measures to upgrade the Brennanstown Road including works within Dun Laoghaire Rathdown County Council (DLRCC) owned lands from the location of the proposed site entrance northwards as far as the junction of the Brennanstown Road with the Bray Road at Cabinteely Village and these works are to comprise road widening and realignment works, widening and resurfacing of the existing footpath located on the western side of the Brennanstown Road as per the DMURS guidelines to a maximum of c.1.8m in width where physical constraints permit, the introduction of controlled pedestrian measures in the form of a 4 arm mini-roundabout at the proposed site entrance at the junction with the Brennanstown Road and Lambourne Wood Estate, the

construction of a c.2.5m wide pelican crossing at the north arm of this roundabout, the construction of a c.2.5m wide raised crossing at the south arm of this roundabout, and the construction of a raised table at the junction of the Brennanstown Road and the Carraig Glen Estate further north of the subject site. The proposed development also includes for improved pedestrian and cyclist connections comprising a pedestrian footbridge to a c.21m span over the Cabinteely Stream at a location to the north east of the subject site to be of steel construction with recycled plastic non-slip boarding with c.1.4m high safety railings providing connectivity for the site to Cabinteely Village, the Stillorgan QBC, and DLRCC owned lands to the east of the subject site identified as a future walking and cycling route ('The Cabinteely Greenway'). The connectivity proposals also include for a new c.3m wide pedestrian and cycle shared surface path connecting the site into the Brennanstown Avenue Estate to the south of the site. The new shared surface path will be c.54m long, passing through DLRCC lands and connecting into an existing footpath along Brennanstown Avenue.

All on lands measuring c.1.85 hectares nett (c.2.3 hectares gross including third party owned lands) bounded generally to the east by Cabinteely Stream, to the south by the new Doyle's Nursery and Garden Centre and residences at Brennanstown Avenue and to the west by the existing houses fronting on to Brennanstown Road at the Former Doyle's Nursery and Garden Centre and 'Benoni', Brennanstown Road, Cabinteely, Dublin 18.

The site is zoned 'A' Residential in the Dun Laoghaire Rathdown County Development Plan 2016-2022 under which the proposed uses are permitted in principle.

**Unit Mix:**

**Apartments:** 13no. 1bed units, 54no. 2bed units, 22no. 3bed units (total 89no.).

**Housing:** 18no. 3bed units, 2no. 4bed units, and 6no. 4/5 bed units (total 26no.).

**Proposed demolition gross floor area:** 942sqm. Nett are of development: 11653.8 sqm.

**Existing buildings gross floor:** 942sqm

**Total gross floor space:** 12887.3sqm

**Housing density:** 62.1 units per hectare.

**Building heights:** Varying between 2, 3 and 5/6 storeys.

**Public and private open space provision:**

Public Open Space:

Open Space	sq.m	%	of nett
<b>Public Open Space</b>			
at Podium level	1835	10	
Riparian Corridor	1600	8.6	

Total	3435	18.6
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Communal Open Space and Private Open Space:

<b>Communal Open Space</b>				
Communal open per unit required m <sup>2</sup>	1Bed	2Bed	3 Bed	Total
No of units	13	54	22	89
Total required m <sup>2</sup>	52	270	154	<b>476</b>
Provided				<b>1070</b>
Total Shared m <sup>2</sup>	<b>1070</b>			
Area per bedspace m <sup>2</sup>	12			

**Parking provision:**

<b>PARKING</b>			
<b>CAR PARKING</b>	1BED	2BED	3BED+
BAYS REQUIRED PER UNIT	1	1.5	2
NR	13	54	48
	<b>13</b>	<b>81</b>	<b>96</b>
<b>TOTAL</b>			<b>190</b>
<b>BAYS PROVIDED</b>			
OFF STREET ( 2 PER 3BED + HOUSE)			38
ON STREET			13
BASEMENT			139
<b>TOTAL</b>			<b>190</b>

<b>DISABLED PARKING BAYS</b>			
BASEMENT	@ 4%	OF 152	<b>6</b>
WITHIN CURTILAGE	@50%	OF 26	<b>13</b>
			<b>19</b>

<b>CYCLE PROVISION</b>		
BASEMENT	1 PER UNIT	90
PODIUM	1 PER 4 UNITS VISITORS	22
WITHIN CURTILAGE	2 PER HOUSE	52
<b>TOTAL</b>		<b>164</b>

<b>MOTORBIKE PROVISION</b>		
BASEMENT	4 PER 100 BAYS OF 152	<b>7</b>

**% of gross floor area (resi to other uses) : Residential = 100%**