



DEVELOPMENT PROPOSAL FOR
DE LA SALLE LANDS, BALLYFERMOT ROAD, DUBLIN 10

on behalf of Dwyer Nolan Developments Ltd

RESIDENTIAL AMENITY REPORT
MARCH 2022

Applicant: Dwyer Nolan Developments Ltd

Design Team:

Architect Delphi Architects + Planners

Planning Consultant Delphi Architects + Planners

Engineer DBFL Consulting Engineers

Traffic Engineer DBFL Consulting Engineers

Landscape Architect Mitchell & Associates

Verified Views
Daylight/ Sunlight Analysis
3D Imaging
3D Design Bureau

Environmental Consultants Enviroguide Consulting

Sound Impact AWN Consultants

Conservation Architect Sheridan Woods Nolan

Street Lighting Design Sabre Electrical Design

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1.0 Introduction

This Residential Amenity Report details the various boundary conditions and design solutions proposed for the development of a new, contemporary, residential and community use quarter on the lands of the former De La Salle School on Ballyfermot Road, Dublin 10.

This document is to be read in conjunction with Masterplan and Architectural Design Statement documents, Landscape Design Report, Daylight/ Sunlight Analysis and associated reports as part of the overall submission.

The proposal for this 8.3 hectare site includes; a new landscaped public plaza to Ballyfermot Road; the renovation and reuse of the existing central Protected Structure De La Salle School Building to contain a creche with children's outdoor play area and community hub; a corner shop and cafe; a new, central, landscaped public park with play and amenity spaces, micro forest and biodiversity areas; the provision of 927 apartments, duplex and triplex units contained in 8 stepped courtyard blocks of varying heights, incorporating balconies, roof terraces and communal facilities; a managed, multi-use playing pitch; a reserved site for a future school building; extensive bicycle parking with basement, under-croft and on-street car parking.





Site Plan + Boundary Areas

2.0 Existing Site & Boundary Conditions

The site has 4 existing and vastly differing boundary conditions, which presents opportunities to significantly improve and enhance the current condition of each.

Given the shape and orientation of the site and its pastoral character to the rear, each of the long, mostly linear boundaries has been individually assessed to ascertain design solutions that will increase the amenity value for neighbouring properties where appropriate and achievable.

The southern boundary to Ballyfermot Road, at the front of the site, has an institutional character with the school building protected structure set back from the main road and path and enclosed with a high railing and concrete piers. Set back entrance gates are provided at two locations; trees are intermittent along the boundary increasing in frequency at the eastern end, providing visual relief.

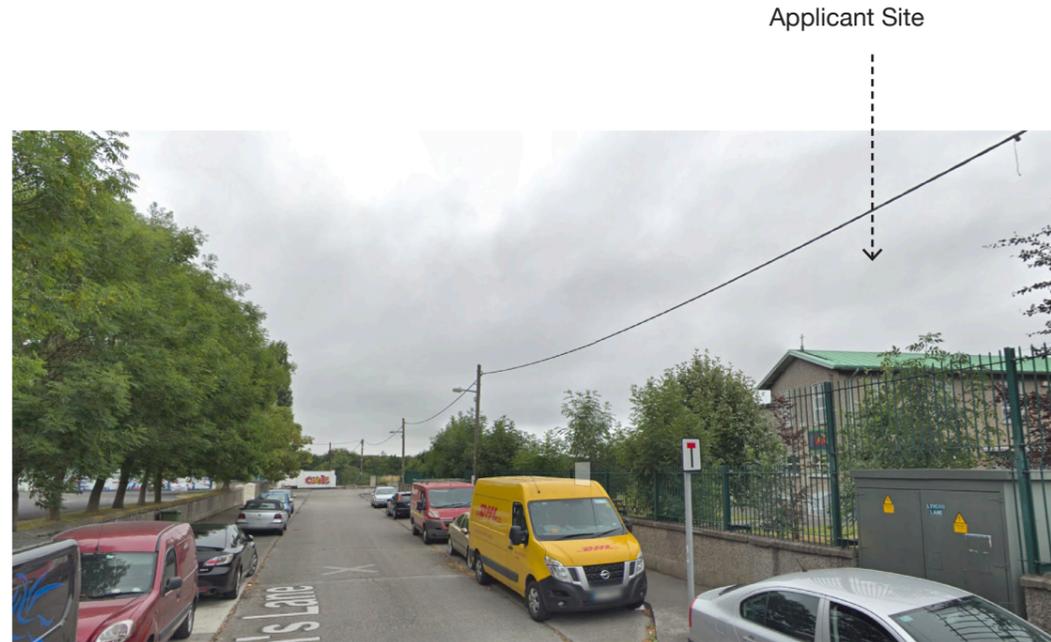
The eastern boundary sits on steeply sloping ground in part, dropping 1.5-4.5 metres from the proposed finished ground level to the ground level of the adjoining Steeples residential development. In its current state it is heavily planted and unmaintained with poor condition evergreen trees, with the result that houses with rear gardens facing on to this boundary in the Steeples are significantly over-shadowed given their west facing orientation.

The northern boundary faces on to the Chapelizod Bypass and its tree buffer, with the land sloping steeply from the finished ground level on the property line down to the main road level 10-14 metres below. There is significant noise impact from the bypass given the high levels of traffic carried- the tree buffer and level change does mitigate and improve this condition.

The boundary to the west combines two distinct conditions:

- 1/ Lynch's Lane, which provides vehicular access to two local community group buildings and lands, as well as a side gate to the De La Salle site
- 2/ A hedged & fenced boundary on to play areas used by St. Dominic's secondary school

There is no level change along this established boundary, it is partly fenced and has no notable trees.



View along Lynch's Lane



View of eastern boundary with The Steeples



Existing boundary to site along Ballyfermot Road



Approach to site along Ballyfermot Road

East Boundary- The Steeples

Located to the East of the site, this low scale residential development is a mix of 3 storey duplex apartments, 3 storey apartment blocks and 2 storey terraced town houses in a traditional pitched roof style, with extensive parking provision and open space. Although having an extensive road frontage on to the Ballyfermot Road, the development is closed to the street, with rear elevations of the apartments facing south with a high railing and landscaping.

The existing rear gardens of Nos 1-11 The Steeples have a median ground level that sits below the applicant site by approximately 1.5 to 3 metres, and share a hedged and tree'd boundary. The trees are of significant height and in poor visual condition, blocking afternoon and evening light into the rear gardens given the orientation.

The ground level drops further across the open space to the northern corner as it reaches the tree line.



Adjoining Development- The Steeples

Existing 2 storey terraced housing Nos 1-11 the Steeples

Trees and hedges to western boundary above ridge line of existing houses



The Steeples- internal view

Existing tall evergreen trees on boundary

Walled and hedged boundary to main road



Street View- The Steeples on Ballyfermot Road

South Boundary- Markievicz Park

Located across the Ballyfermot road to the south of the site, this is a significant piece of local green infrastructure that provides a high quality open space, recreational spaces, and biodiversity habitat for the local community. Lying to the east of Ballyfermot centre, it defines the character and approach to the village from Dublin City, with its elevated mature tree species overhanging the main road.

The park is enclosed, with gates centrally located on its tree lined central axes and east and west sides. It is overlooked by two storey terraced housing on all except its north side.

The trees are primarily distributed around its perimeter and are very well maintained and of high quality. They enclose a number of recreational spaces including managed football pitches, a playground and a multi-use basketball court. A park keeper lodge and changing room pavilion are the two built structures within the park boundary.

The proposed new Bus Connects corridor was originally planned to remove part of the park along Ballyfermot Road, including a significant number of mature tree specimen and railings, but this section has been accommodated into the applicant site with the agreement of the NTA, thus keeping the park boundaries and trees insitu.



Markievicz Park boundary facing the site along Ballyfermot Road



Markievicz Park - axis and tree lined boundary

South Boundary- Ballyfermot Road

An established residential community lies immediately to the south of the site, consisting of two storey terraced housing built around, facing and connecting to Markievicz Park. The houses are set out in a masterplanned layout of roads and streets, as part of the Dublin Corporation social housing programme of the 1940's and 50's.

These houses are terraced, with pitched roofs and pebble-dash render finished walls, containing ground floor living areas with 3 bedrooms. Rear gardens were generous, leaving room for expansion of the house, with nearby public open space amenities a short walk away.



Adjoining Housing Development- Aerial View



View of existing houses facing site on Ballyfermot Road



View to Site from Garryowen Road

Western Boundary- St. Dominic's & St. Gabriels School Campus

West of the site and forming a significant part of the wider Z15 zoned lands in the area, a large campus of community and education buildings sits facing the Ballyfermot Road, main roundabout and Kylemore Road. The cluster includes:

- St Gabriel's Primary School
- St. Dominic's Secondary School
- Ballyfermot Family Resource Centre
- Candle Community Trust
- St. Dominic's College Ballyfermot

The buildings are linear in form, spread across the site to form wide courtyards and play/sports areas, with landscaped grounds to the front of the site. Buildings heights range from 2-3 storeys, with shallow pitched roofs and large window apertures; they are similar in scale and form to the De La Salle School buildings.

The buildings are arranged on an axis with the roundabout and set back from the street edge behind high railings, resulting in obscured facades angled to the street, which reinforces the campus's institutional character.



Aerial view of campus



View of campus from Ballyfermot Roundabout



View from roundabout showing landscape and set-back from Ballyfermot Road

North Boundary- Chapelizod Bypass

Located along the northern boundary of the site and sitting some 10-15 metres below site level, the 4 lane Chapelizod Bypass is a significant artery into the city centre from west Dublin and surrounding areas. The road is heavily buffer planted to its sides and is generally concealed from view, but noise pollution from the voluminous traffic will need negation. A bus connects corridor will operate on the road and a future connection to it, through the site, via a pedestrian and cycle bridge may be considered.

Beyond the bypass, to the north, is the Liffey Valley and River nature area with its recreational spaces and clubs, with walking routes along the river bank. It is connected to Ballyfermot via St Lawrence's Road; developed linkages, such as that noted above, would significantly improve connectivity to this important local amenity by providing a more direct and convenient access for walkers and cyclists.



Bypass and Liffey Valley- Aerial View



Bypass and Liffey Valley- North Boundary View



View of Chapelizod Bypass looking to development site

3.0 Proposed Boundary Treatments

Eastern Boundary Design Treatment - The Steeples

The design proposed for the eastern boundary has been carefully considered so as to increase the amenity quality of the existing rear gardens of Nos 1-11, while not compromising their privacy. The existing rear gardens of Nos 1-11 have a median ground level that sits below the applicant site which varies by approximately 1.5 to 3 metres.

The 2 No. linear Block E apartments, containing part 2/3 storey duplexes and first floor apartments, mediates the scale transition from Block D, the 4-7 storey apartments to the west. Block E sits 8.4m back from the development boundary and 18.5m from the rear elevation of Nos 1-11 The Steeples.

Block E is designed with two storeys to the new proposed street, with a storey lower ground floor/ basement storey providing access to a small rear garden. The removal of the existing trees, combined with the feathering of building height from 2/3 storeys to four storeys, allows significantly improved southern and western sunlight to penetrate into the adjoining properties' rear gardens. All windows at first floor level [from the first floor apartment] are permanent frosted glazed, with the bedroom and living spaces orientated to face the street. Ground floor living spaces and lower ground floor bedrooms face the street and rear gardens.

Nos 1-14 Phoenix View are existing duplex apartments which gable on to Block E boundary, with no gable windows to living or bedroom areas facing the development boundary. The north facing open space to the rear is accessible to all and part of the overall open space quantum.

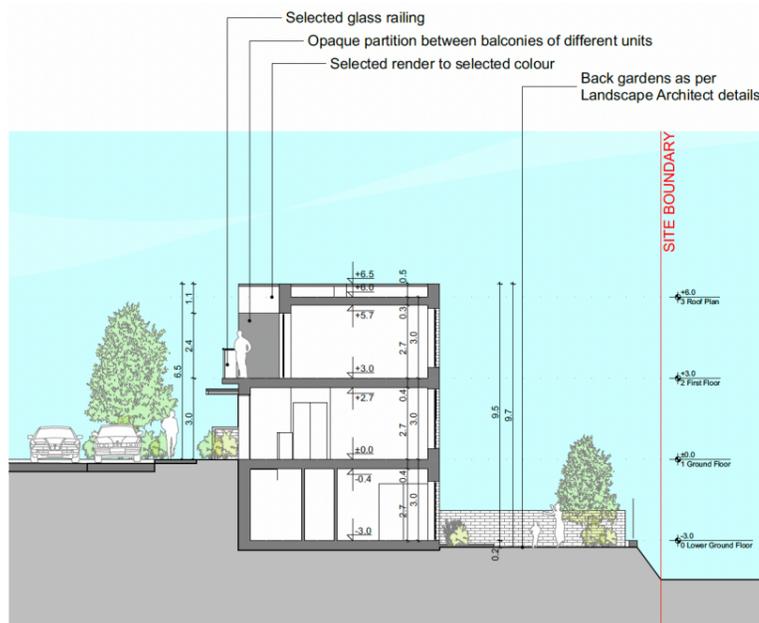
The design proposal has been BRE tested for daylight and sunlight, with the



Site Layout Plan - Eastern Boundary - NTS



Site Layout Plan - First Floor Level



Section 1
Block E- Typical Section

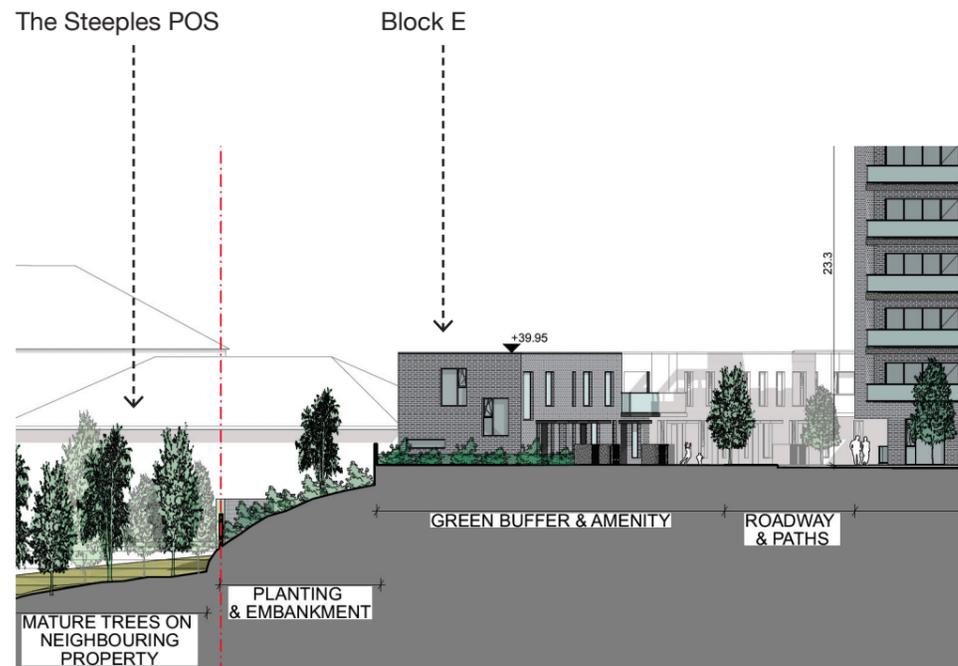
5.1.8 6-11 The Steeples, Saint Laurence Road

Table No. 5.8: VSC Results 6-11 The Steeples, Saint Laurence Road

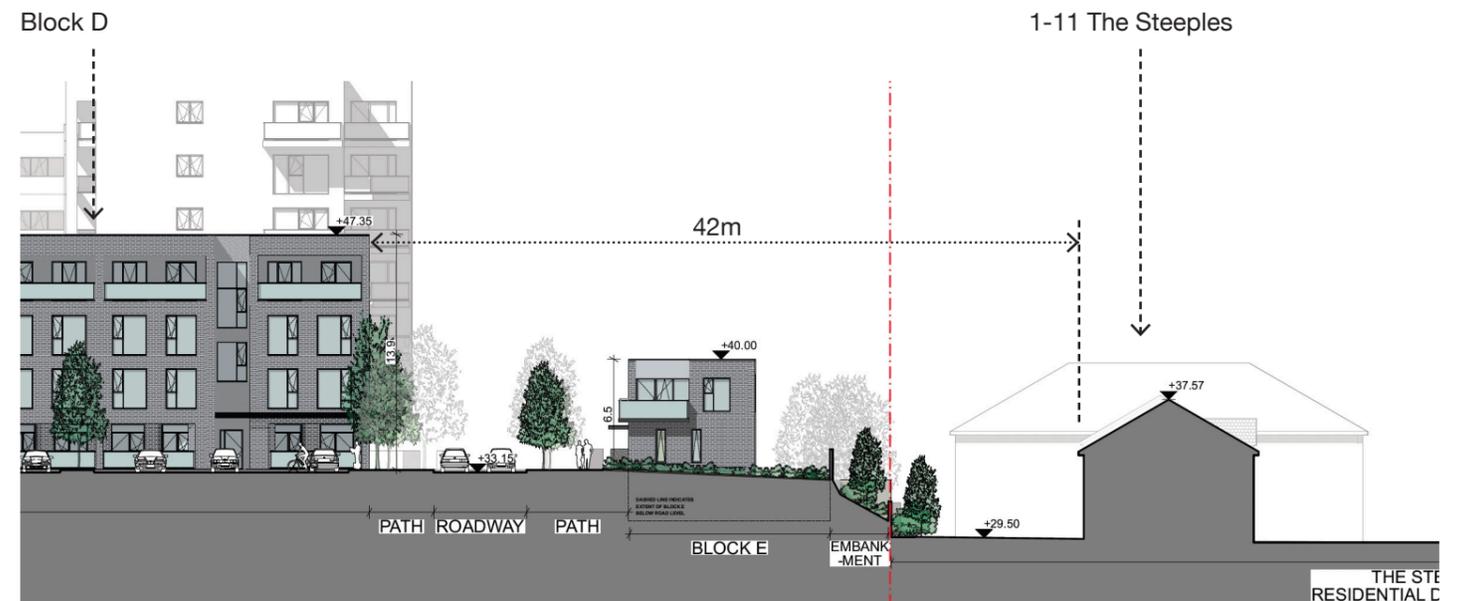
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
6 The Steeples						
6a	18.76%	21.89%	1.17	15.01%	BRE Compliant	Imperceptible
6b	19.11%	22.64%	1.18	15.29%	BRE Compliant	Imperceptible
6c	23.84%	28.16%	1.18	19.07%	BRE Compliant	Imperceptible
6d	23.98%	28.22%	1.18	19.19%	BRE Compliant	Imperceptible
7 The Steeples						
7a	12.68%	12.91%	1.02	10.15%	BRE Compliant	Imperceptible
7b	16.12%	16.96%	1.05	12.90%	BRE Compliant	Imperceptible
7c	23.83%	28.33%	1.19	19.06%	BRE Compliant	Imperceptible
7d	23.76%	28.19%	1.19	19.01%	BRE Compliant	Imperceptible
8 The Steeples						
8a	18.96%	23.13%	1.22	15.17%	BRE Compliant	Imperceptible
8b	19.17%	22.97%	1.20	15.34%	BRE Compliant	Imperceptible
8c	22.81%	27.38%	1.20	18.25%	BRE Compliant	Imperceptible
8d	22.86%	27.40%	1.20	18.28%	BRE Compliant	Imperceptible
9 The Steeples						
9a	19.48%	23.40%	1.20	15.58%	BRE Compliant	Imperceptible
9b	18.50%	22.44%	1.21	14.80%	BRE Compliant	Imperceptible
9c	22.75%	27.26%	1.20	18.20%	BRE Compliant	Imperceptible
9d	22.77%	27.32%	1.20	18.21%	BRE Compliant	Imperceptible
10 The Steeples						
10a	19.74%	23.88%	1.21	15.79%	BRE Compliant	Imperceptible
10b	18.73%	22.48%	1.20	14.99%	BRE Compliant	Imperceptible
10c	23.23%	27.66%	1.19	18.59%	BRE Compliant	Imperceptible
10d	23.17%	27.66%	1.19	18.54%	BRE Compliant	Imperceptible
11 The Steeples						
11a	19.03%	23.05%	1.21	15.22%	BRE Compliant	Imperceptible
11b	19.67%	23.29%	1.18	15.74%	BRE Compliant	Imperceptible
11c	23.04%	27.26%	1.18	18.43%	BRE Compliant	Imperceptible
11d	23.09%	27.39%	1.19	18.48%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the VSC of an existing window, the value needs to both drop below the stated target value of 27% and be less than 0.8 times the baseline value. Note: When Ratio of Proposed VSC to Baseline VSC is above 1.0, this indicates an improvement from the baseline state to the proposed state.
** For the interpretation of level of effects please refer to '2.2 Definition of Effects' on page 7.

Excerpt- Daylight/ Sunlight Analysis



Section 2



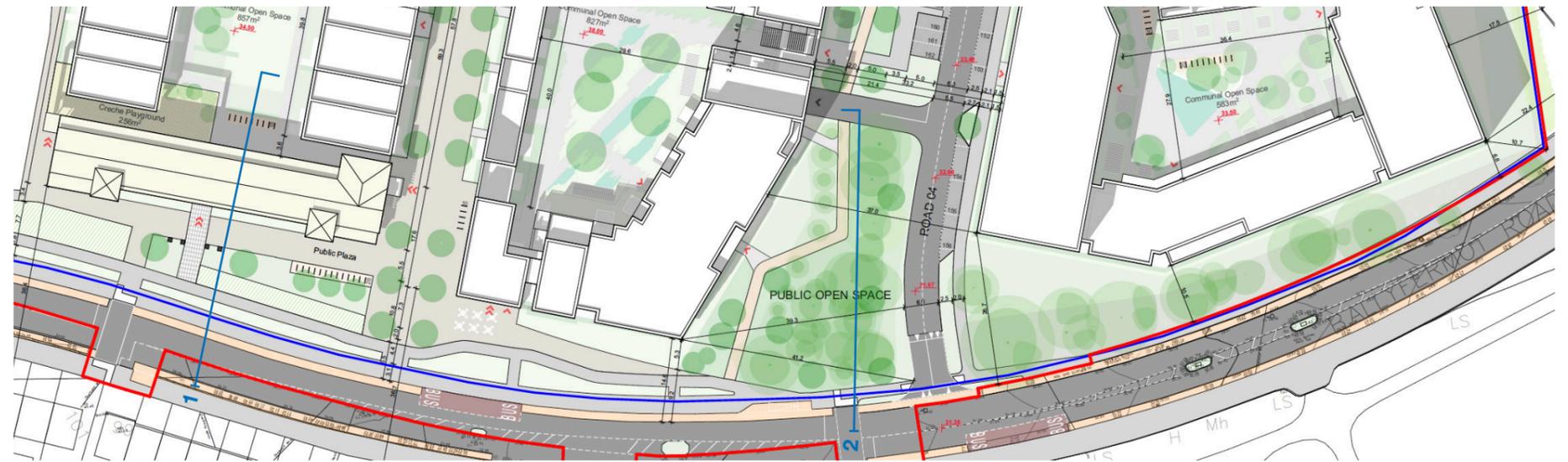
Section 3

Southern Boundary Design Treatment
- Ballyfermot Road

The Southern Boundary faces directly on to Ballyfermot Road, creating two boundary conditions- the proposed development facing 1/ on to Markievicz Park and 2/ on to the existing two storey houses that bound Ballyfermot Road.

Section 1:

- Block A re-houses part of the former De Le Salle school structure into community uses.
- A public urban plaza is created in front of the protected structure, enhancing its presence as a significant community building
- Active street frontage is promoted by the use of the school building as creche and community hub, provision of a ground floor shop unit in Block B and a proposed Bus Stop on Ballyfermot Road.

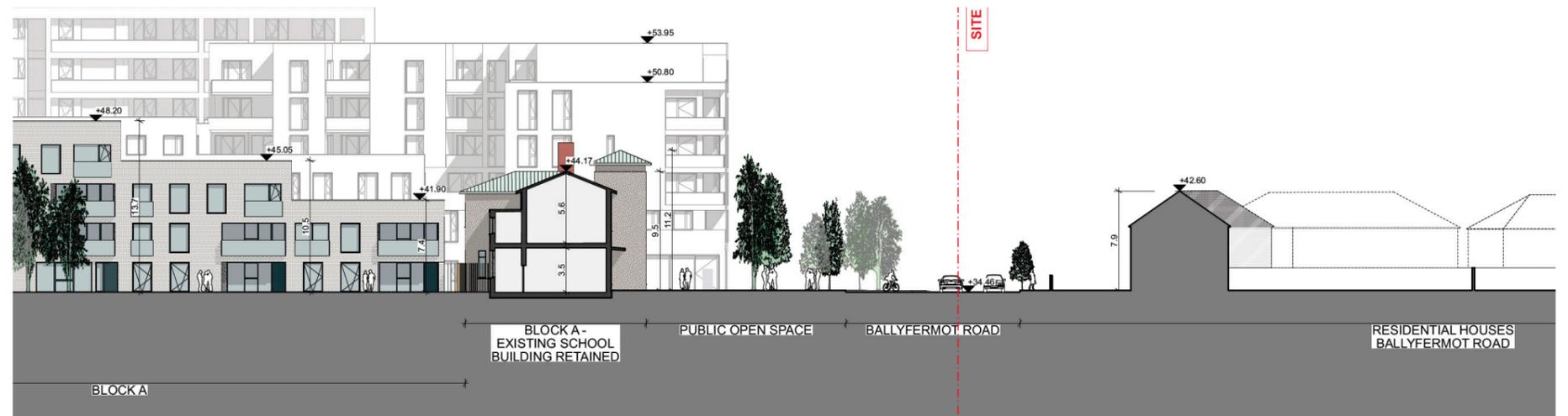


Site Layout Plan - Southern Boundary - NTS

Section 2:

- Main entrance to the development retains its open and arboreal connection to Markievicz Park with the protection of existing tree specimen and the introduction of additional new trees and landscaping
- Retention of trees to Markievicz Park boundary with the location of the Bus Connects corridor

The implementation of significant hard and soft landscaping along the Ballyfermot Road interface provides a buffer between the edge of the road and the new street frontage, facilitating the introduction of a strong urban edge while reflecting the original open quality of the school grounds.



Section 1



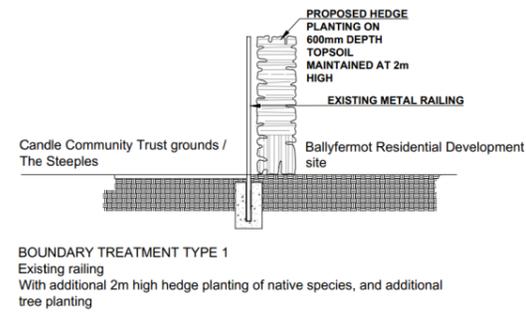
Section 2

Western Boundary Design Treatment

Lynch's Lane and the wall/ railing with the adjoining St. Gabriel's & St. Dominic's Campus and Candle Community Trust form the western boundary to the development.

It is proposed to upgrade Lynch's Lane with additional landscaping and parking layout, along with a defined two lane road layout, to facilitate the additional traffic loading and a future school, should it be realised on the reserved site.

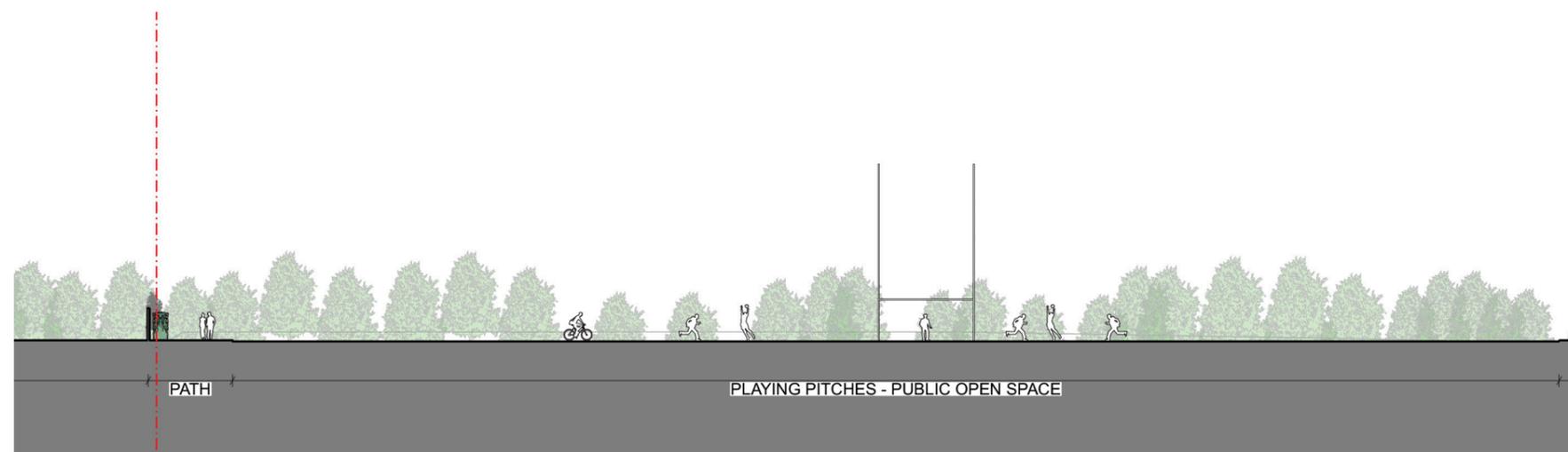
Along the side of the multi-use pitch and exercise path it is proposed to retain the existing wall and railing, and introduce new landscaping with native tree and hedge species to enhance and visually improve the condition.



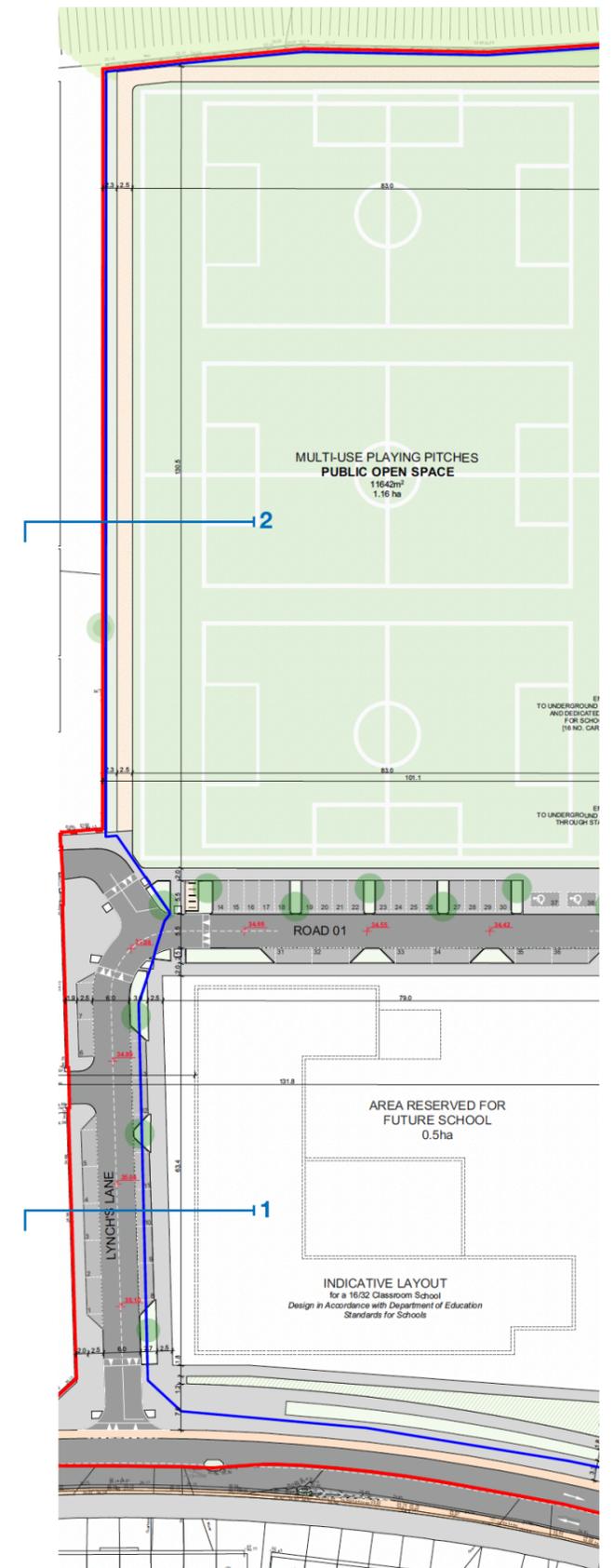
Section 1- Boundary Detail [Landscape Architect]



Section 1- Lynch's Lane



Section 2- Multi-Use Pitch



Site Plan

**Northern Boundary Design Treatment
-R148 Chapelizod Bypass**

Blocks F and G address the northern boundary of the site with stepped gable elevations ranging in 2-5 stories. These dual aspect apartment units enjoy expansive views across the Liffey valley to Chapelizod Village and the Phoenix Park.

The exercise path, rear courtyard of Block F and landscaped pocket spaces separate the blocks from the heavily planted buffer to the bypass, with the two blocks set back 25-45m from the edge of the R148.

The boundary is highly supervised by ground and lower ground level apartment bedroom and living spaces, balconies and roof terraces, and pedestrian routes and streets.



3D View North Boundary



Section 1



Site Plan



Section 2

