



# Dundrum Central



## Architectural Response to An Bord Pleanála Opinion

Dundrum Central SHD  
Proposed SHD on Lands at the Central Mental Hospital,  
Dundrum Road, Dundrum, Dublin 14  
Issued for SHD Planning Application  
March 2022

Issue P03.08

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# Document Information

## Dundrum Central Development

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# Contents

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<b>1.0</b>	<b>Introduction</b>	<b>04</b>
1.1	Document Purpose	05
<b>2.0</b>	<b>Issue No. 2 - Design Strategy</b>	<b>06</b>
2.1	(a) Quality of Proposal	07
2.2	(b) Contextual Layout Plan	17
2.3	(d) Response to Planning Department	20
2.4	(f) Justification for Height	21
2.5	Materials & Finishes (Summary)	22
<b>3.0</b>	<b>Issue No. 5 - Resi. Amenities</b>	<b>23</b>
3.1	Residential Amenities	23



# 1.0 | Introduction

## 1.0 | Document Purpose

This response document addresses architectural issues raised by An Bord Pleanála (ABP) in its Opinion issued to the Applicant in October 2021, on foot of the Pre-Application Consultation stage of the subject SHD Application (ABP Ref. 310640-21).

This document should be read in conjunction with 'Response to An Bord Pleanála Opinion' prepared by Tom Phillips + Associates, Town Planning Consultants.

This report addresses the following issues in particular:

### Issue No. 2 - Design Strategy

- a) Quality of Proposal
- b) Contextual Layout Plan
- d) Response to Planning Department
- f) Justification for Height
- Materials & Finishes Report (Summary)

### Issue No. 5 - Residential Amenities

- a) Response to items raised.



Figure 1 - Existing aerial image with boundary wall highlighted in white.



## 2.0 | Issue No. 2 - Design Strategy

## 2.1 | Design Strategy - (a) Quality of Proposal

### The ABP Opinion States:

*“Further consideration and/or justification of the documents as they relate to the design strategy for the site in respect of:*

*(a) The interface with the Main Hospital Building, the Chapel, Infirmary and the proposed works and demolition work to the boundary wall, the public realm at Dundrum Road and the interface with Rosemount Green to the south, as they relate to the design and layout of the proposed development and the desire to ensure that the proposal provides a high quality, positive intervention at this location. Particular regard should also be had to creating suitable visual relief in the treatment of elevations and interface with adjacent lands. An architectural report, urban design statement and additional CGIs/visualisations should be submitted with the application.”*



Figure 2 - View of the Central Parkland space between the Main Hospital Building and Blocks 03 and 07.

### Applicant's Response:

No alterations to the Main Hospital Building, the Chapel or Infirmary are proposed as part of this SHD application. A comprehensive Masterplan has, however, been prepared in support of the application showing the proposed interface with these buildings which will be applied for in a future application.

Detailed information relating to the works to the boundary wall and public realm improvements at Dundrum Road and Rosemount Green are submitted in support of this application, including:

- 'Architectural Design Report' prepared by Reddy Architecture + Urbanism
- 'Masterplan Report' prepared by Reddy Architecture + Urbanism
- Architectural / Landscape / Engineering Drawings prepared by various Design Team Members
- 'Landscape Architecture & Public Realm Design Report' prepared by Aecom Landscape Architects
- CGI's / Visualisations prepared by Macroworks and Reddy Architecture + Urbanism.
- Townscape Visual Impact Assessment prepared by Macroworks



Figure 3 - Photomontage prepared by Macroworks showing Block 02 adjacent to the hospital building.

## 2.1 | Design Strategy - (a) Quality of Proposal

### Interface with Main Hospital Building, Infirmary and Chapel

No changes are proposed to the Main Hospital Building, Infirmary or Chapel (proposed Protected Structures under the Draft DLR County Development plan 2022-2028) as part of the current SHD application.

A comprehensive Masterplan has been prepared for the site which proposes to incorporate these buildings as part of the sustainable urban neighbourhood, with community and employment uses proposed. The Masterplan also proposes residential units in the vicinity of the chapel with a new public space proposed in this area.

Access to certain areas of the Main Hospital Building has been limited, due to delayed vacation of the site by staff and service users and also as a result of Covid-19. Demolitions to the rear and sides of the hospital are envisaged to be proposed in a future planning application, subject to further appraisal by the design team and consultation with the Planning Authority. It is envisaged at this stage that later additions to the hospital will be removed and the historic courtyard form to the rear of the hospital will be reinstated.

It is noted that the current SHD application proposes removal of a section of wall adjacent to the hospital. A detailed appraisal of this has been provided by Alastair Coey, Grade 1 Conservation Architects in Chapter 14 of the EIAR submitted as part of this application.

The building footprints and heights of Blocks 02, 11 and 12 have been amended in the Masterplan following receipt of comments from the DLRCC Conservation Department. These changes are outlined in Section 2.3 of this report.



Figure 4 - View looking north east towards Main Hospital Building showing landscaped public realm with Block 02 seen in the background.



Figure 5 - View looking north east towards chapel. Note: Image shows Masterplan design at rear of hospital (to form future Planning Application).

## 2.1 | Design Strategy - (a) Quality of Proposal

### Interface with Main Hospital Building, Infirmary and Chapel

In addition to the buildings directly adjacent to the Proposed Protected Structures, the residential blocks proposed as part of the SHD seek to maintain and enhance the setting of the site's heritage assets in the following ways:

- The mature trees and high quality open space to the south of the hospital have been maintained and form an integral aspect of the design.
- The figure-ground relationship of Block 02 has been designed to form an orthogonal relationship with the Main Hospital Building with a visual axis proposed along the front of the hospital to the residential courtyard at Block 02.
- The orthogonal "L-Shaped" blocks at Block 02 also relate to the form of the farm buildings to the north (proposed for renovation to form new dwellings in a future planning application).
- The axial route at the front of the Main Hospital Building is maintained via a colonnade at the public space at the base of Block 03, with a diagonal visual connection also proposed from the Main Hospital Building to Rosemount Green.
- The new access point at Dundrum Road adjacent to Blocks 09 and 10 opens up a new visual connection from Dundrum Road to the Main Hospital Building.



**Figure 6** - The site layout is designed in response to both heritage structures and landscape features on site.

## 2.1 | Design Strategy - (a) Quality of Proposal

### Interface with Boundary Wall and Public Realm at Dundrum Road

The proposed extent of alterations and removal of the boundary wall at Dundrum Road has been scaled back since the Pre-Application Consultations with ABP and DLRCC. This is in response to comments raised by the Conservation Department of DLRCC and feedback received from the community engagement process. The existing entrance at Dundrum Road is proposed to be enlarged with new public space and pedestrian and cyclist connection to Dundrum Road and to Mulvey Park. A new entrance point for all users is also proposed further south along Dundrum Road.

It is proposed that the wall is reduced in height by approx. 1.5m for the majority with greater reduction in height proposed at other locations. The reduction in height is deemed to improve the quality of the public realm at Dundrum Road, with new vistas created at appropriate locations, while maintaining the sense of enclosure at appropriate locations. The reduction in height will also have a positive impact to the conditions within the site and to the existing streetscape at Dundrum Road.

In addition, a new pedestrian and cyclist connection is proposed at the inside face of the boundary wall at Dundrum Road to increase opportunities for north-south pedestrian and cyclist movement.



**Figure 7** - View at new site entrance on Dundrum Road. By removing a segment of the boundary wall the relationship between the site and Dundrum Road is improved.



**Figure 8** - A new pedestrian and cycle route parallel to the boundary wall at Dundrum Road benefits from bountiful planting and high quality landscape design.

## 2.1 | Design Strategy - (a) Quality of Proposal

### Existing Access Point (Dundrum Road)

One of the key themes of the proposed development is the promotion of sustainable and active modes of travel. Given the secure nature of the site in its current use, it is necessary to increase the scale of openings to promote permeability and connection with its local context.

Removing the existing entrance to create a sense of openness for all users at Dundrum Road helps to integrate the development with the neighbourhood and with the public transport network. The removal of sections of the boundary wall to provide access to new public space around the Gate Lodge (proposed cafe) is proposed along with a new opening at the northern boundary. This new connection is enhanced with the proposed provision of a cycle path within the site, which will join Mulvey Park to Rosemount Green diagonally through the site, on a route largely separated from vehicles within the site. It is proposed that limited realignment is carried out to the existing road along the tree lined avenue, mitigating impact to Category A trees here.

It is also envisaged that the proposal to increase the public space around the Gate Lodge would facilitate the relocation of the existing bus stop, subject to a future application with the Planning Authority, and agreement with the relevant providers.

Creating a sense of openness at the existing entrance is also important in welcoming the local community into the site to enjoy the expansive and high quality open space proposed throughout the scheme.



**Figure 9** - The existing entrance to the site at is amended to create a more accessible and welcoming entry to the site. Pedestrians and cyclists enjoy dedicated access points.



**Figure 10** - Access through the site is arranged in response to the corridor of mature trees. By winding the road in response to trees traffic is calmed and safety improved.

## 2.1 | Design Strategy - (a) Quality of Proposal

### Proposed Access (Dundrum Road)

A new access for all users is proposed at Dundrum Road, south of the existing entrance point. This new access point provides a pedestrian and cyclist connection at the southernmost boundary between the subject site and Dundrum Road, providing greater permeability to the south.

The new entrance point also opens up the site creating a visual connection between Dundrum Road, the landscape and the front facade of the hospital for the first time in its history. The new access road provides landscaped pedestrian paths, designated cycle lanes and a vehicular roadway. It is envisaged that this road is also used as the primary access point for construction vehicles to limit the impact to the tree-lined avenue from the existing entrance.



Figure 11 - Image looking north along Dundrum Road.



Figure 12 - The new entrance road to Dundrum Road is lined by mid-rise Block 10 and low-rise Block 09, which step down in height in response to nearby low-rise housing.

## 2.1 | Design Strategy - (a) Quality of Proposal

Building heights have been stepped down at locations where the site is directly adjacent to neighbouring buildings. Further information on the relationship between the proposed development and the neighbouring properties is available in the Townscape and Visual Impact Analysis prepared by Macroworks and in the Sunlight and Daylight analysis prepared by GIA, among other documents.

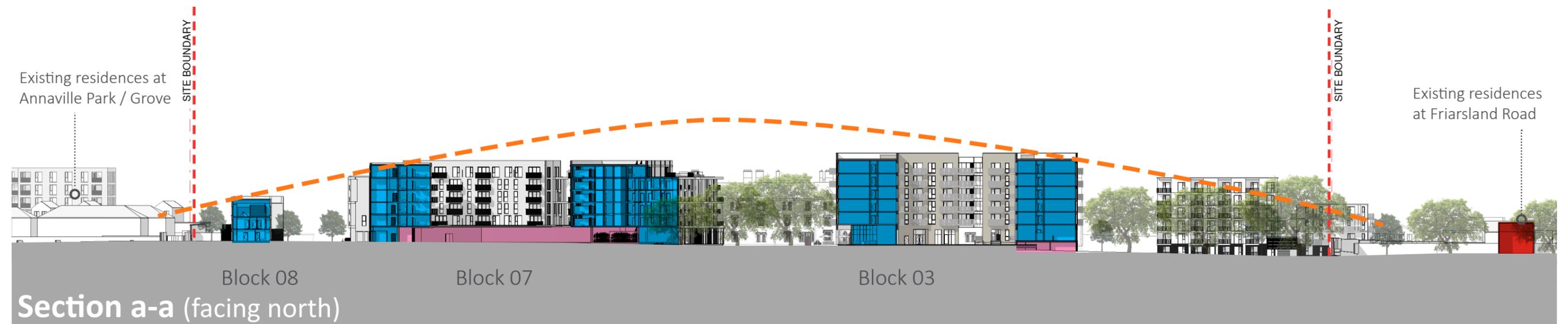
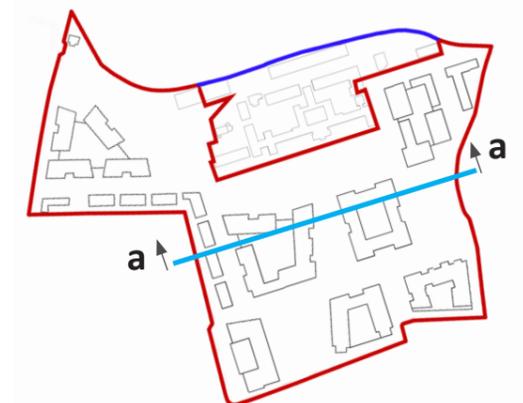


Figure 13 - Cross section cutting through site at Blocks 08, 07 and 03 facing north.

- Existing Buildings (Outside Site)
- Proposed Buildings
- Proposed Parking



## 2.1 | Design Strategy - (a) Quality of Proposal

### Interface with Rosemount Green and Annville

The Public Park proposed as part of the development is regarded as an extension of the public open space already provided at Rosemount Green. The application proposes that the boundary wall is removed in its entirety between the subject site and Rosemount Green with a high quality public park provided for the new residents of the development and the local community.

The north-south cycle route beginning at the site's northern boundary with Mulvey Park continues diagonally through the site to facilitate a connection to the existing public path at Rosemount Green. Opening the site to the south also has the benefit of greatly reducing walking and cycling times to Goatstown Road via Larchfield Road.

The community facilities proposed at Block 06 to the west of the public park are intended to be used by residents and other community members in conjunction with the existing public spaces at Rosemount Green and the surrounding areas. A new pedestrian opening is also proposed in the boundary wall to the north west of Block 06, providing access to the site from Annville Grove in close proximity to the cycling infrastructure within the site, the community facilities at Block 06, the Public Park and to the Plaza Space in particular.



Figure 15 - View looking east through pedestrian connection at Annville.



Figure 14 - View looking north from Rosemount Green.

## 2.1 | Design Strategy - (a) Quality of Proposal

### Elevation Treatments and Interface with Adjacent Lands

The massing of buildings across the site has been designed to reflect the constraints of existing buildings and spaces in the vicinity of the site, generally stepping down towards the boundary where appropriate, and making use of the visual buffer offered by the boundary wall and existing landscape.

- **Block 02** has been designed as a series of pavilions stepping down in height towards the boundary with 2-3 storey buildings proposed adjacent to the existing dwellings at Friarsland Road.
- **Block 03** is generally 6-storeys in height and is deemed to be of sufficient distance from the existing dwellings at Friarsland Road.
- **Block 04** steps down to the existing dwellings at the south and east with clerestory windows provided at the south facade to prevent overlooking.
- **Block 05** has been designed as a U-shaped block with no windows looking directly south. The south facade contains stepped brickwork detailing to further reduce the scale of the facade presented to the south.
- **Block 06** provides a 4-storey edge to the public park and steps down to 2-storeys towards the western boundary at Annville.
- **Block 07** is primarily 6-storeys and is deemed to be adequately distant from surrounding buildings. It is noted that a set-back floor is proposed on the western edge to limit visual impact from Annville, nonetheless.
- **Block 08 & Block 09** is comprised of smaller scale buildings of a smaller footprint than other blocks which relate to the scale and figure-ground of the existing dwellings at Annville. These buildings are generally 3-storey but there are no windows overlooking Annville at the upper levels. Stepped brickwork is proposed in the upper facade and the massing is broken in scale.
- **Block 10** is composed of four pavilion buildings arranged according to the site constraints. The breaks provided between each of the elements provides a visual break with inset balconies provided at the outward-facing corners to increase the sense of privacy facing Dundrum Road.



Figure 16 - Diagram showing distances between proposed blocks on site and adjacent buildings.

## 2.1 | Design Strategy - (a) Quality of Proposal



Figure 17 - View from south of Block 02 showing buildings reducing in height towards boundary at Friarsland Road (right of image).



Figure 18 - Stepped brickwork at south facade of Block 05 to provide relief in facade here. Note also visual screens proposed on balconies at this location.

## 2.2 | Design Strategy - (b) Contextual Layout Plan

### The ABP Opinion States:

*“Further consideration and/or justification of the documents as they relate to the design strategy for the site in respect of:*

*(b) A contextual layout plan which indicates the layout of adjoining developments, photomontages and cross sections at appropriate levels, including details of how the proposed development interfaces with contiguous uses/lands and adjoining roads (within Anneville, Larchfield, Friarsland, Mulvey Park, Rosemount Green and Dundrum Road).”*

### Applicant's Response:

Existing and Proposed Site Layout plans and Cross Sections have been submitted as part of the SHD Application Pack, which show the design strategy in relation to the contiguous uses / lands.

The following drawings prepared by Reddy Architecture & Urbanism illustrate this point:

- Site Location Map, Existing, Scale 1:1000
- Site Location Map, Proposed, Scale 1:1000
- Site Plan, Existing, Scale 1:500
- Site Plan, Proposed, Scale 1:500
- Contiguous Sections, Scale 1:1000

Photomontages by Macroworks and CGIs by Macroworks and Reddy Architecture + Urbanism have also been submitted.



Figure 19 - SHD Planning Application.

## 2.2 | Design Strategy - (b) Contextual Layout Plan



Figure 20 - View of proposed pedestrian and cyclist connection at Annaville Grove. This connection will improve permeability of the site.

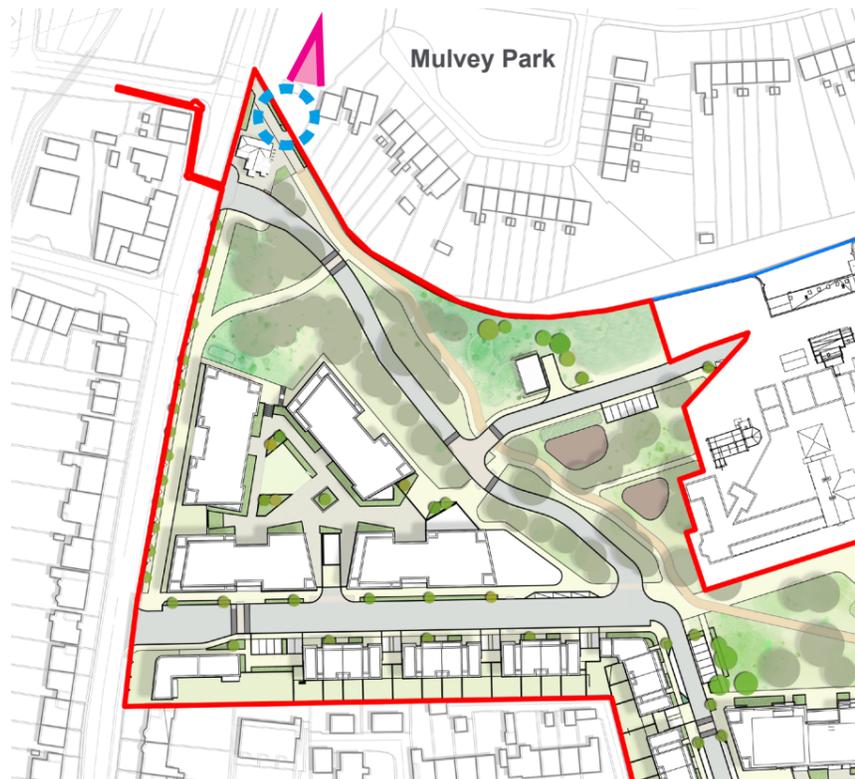


Proposed view from Rosemount Green showing extension of green space.

**Note:** No alterations proposed to Rosemount Green.

Figure 21 - By removing sections of the boundary wall at Rosemount Green, community and landscape features on-site will be made accessible to existing housing to the south.

## 2.2 | Design Strategy - (b) Contextual Layout Plan



Proposed view from Mulvey Park looking south showing opening to cater for cyclist and pedestrian connections.

**Note:** Works outside the subject site boundary are indicative and do not form part of this application.

Figure 22 - The proposed link to the site at Mulvey Park will allow pedestrians and cyclists to access the site without using Dundrum Road.



Proposed aerial view at southern boundary of subject site showing buildings stepping down towards neighbouring properties at Larchfield Road.

Figure 23 - The stepping down of Blocks 03 and 04 in conjunction with plentiful existing trees along the southern boundary prevents overlooking of existing dwellings.

## 2.3 | Design Strategy - (d) Response to Planning Department

### The ABP Opinion States:

"Further consideration and/or justification of the documents as they relate to the design strategy for the site in respect of:

(d) Response to the issues raised by the Planning Department of Dun Laoghaire Rathdown County Council, as contained in the Planning Authority's Opinion dated 23rd July 2021."

### Applicant's Response:

A matrix of the design responses relating to issues raised by the Planning Department contained in the Planning Authority's Opinion dated 23rd July 2021 has been prepared by Tom Phillips and Associates. The following items are addressed in this report:

- Item 2.2.7 - Building Height at Block 02
- Item 2.2.7 - Impacts on Residential Amenity at Block 09 relating to adjacent development at Annville.
- Item 2.2.7 - Building Height at Block 11
- Item Cn09 - Block 12

It is noted that the adjustments to Blocks 11 and 12 relate to the **Masterplan**, as these are not part of the current SHD application.



Figure 24 - Proposed Masterplan Layout.

## 2.4 | Design Strategy - (f) Justification for Height

### The ABP Opinion States:

*“Further consideration and/or justification of the documents as they relate to the design strategy for the site in respect of:*

*(f) Rationale/justification regarding the suitability of the proposed site to accommodate the proposed height and housing mix with regard to the provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and relevant national and regional planning policy including the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’); The ‘Design Standards for New Apartments – Guidelines for Planning Authorities’ (2020) and the ‘Urban Development and Building Heights – Guidelines for Planning Authorities’ (2018).”*



Figure 25 - View looking east as seen from south of Block 07.

### Applicant's Response:

A rationale has been provided against the six principles set out in the DLRCC Building Height Strategy in Section 5.0 of the 'Architectural Design Appraisal' prepared by Reddy Architecture + Urbanism.

In addition to this, a justification regarding the suitability of the proposed site to accommodate the proposed height and housing mix has also been provided within the following documents prepared by Tom Phillips + Associates:

- Response to ABP Opinion
- Planning Report
- Material Contravention Statement
- Statement of Consistency



Figure 26 - View looking towards Public Plaza from Central Parkland.

## 2.5 | Design Strategy - Materials & Finishes Report

### The ABP Opinion States:

*"The response should also include a report that specifically addresses the proposed materials and finishes and the requirement to provide high quality and sustainable finishes and details Particular attention is required in the context of the visibility of the site and to the long-term management and maintenance of the proposed development. A Building Life Cycle report shall also be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).*

*The further consideration/justification should have regard to, inter alia, the guidance contained in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020, the Urban Development and Building Height Guidelines for Planning Authorities 2018; the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual; the Design Manual for Urban Roads and Streets 2013; and the Dun Laoghaire Rathdown Development Plan 2016-2022.*

*The further consideration of these issues may require an amendment to the documents and or design proposals submitted."*



Figure 27 - View from within Block 03 Courtyard showing brick / metal clad facades and interface with landscape design.

### Applicant's Response:

The following documents have been submitted as part of the SHD application which respond to the issue outlined above:

- Building Lifecycle Report
- Finishes Report provided at 'Appendix A' of the 'Architectural Design Report' prepared by Reddy Architecture + Urbanism.'
- Housing Quality Assessment' report prepared by Reddy Architecture + Urbanism.
- Management Strategy Report prepared by Savills



Figure 28 - Blocks 03, 04 and 05 enjoy views of the Eco-Corridor. High quality materials have been chosen across the site which respond to the heritage landscape.

### 3.1 | Item No. 5 - Residential Amenities

**The ABP Opinion States:**

“Further consideration and / or justification of the documents as they relate to residential amenity, having particular regard to the potential for overlooking, overshadowing and overbearing impacts on existing adjoining residential properties and proposed residential units within the scheme. The response should include a detailed Sunlight, Daylight and Shadow Assessment of inter alia units proposed, communal open spaces, public open spaces and adjoining lands and properties.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.”

**Applicant's Response:**

The design has been amended in response to issues raised during consultation stage. Amendments include the following:

- Building heights reduced across the development.
- Block 02 height reduced adjacent to Main Hospital Building.
- Unit typologies adjusted at courtyard of Block 03 to increase size of courtyard and to improve the sunlight hours at the Block 03 communal amenity space.
- Elements of building footprint removed at Block 08 to reduce impact to existing apartment building at Annville.
- Building height reduced at western edge of Block 06 adjacent to existing residential development at Annville Grove.
- Building height reduced at Block 10 adjacent to Dundrum Road.

A detailed Sunlight, Daylight and Shadow Assessment prepared by GIA, and a Townscape and Visual Impact Assessment prepared by Macroworks have been submitted as part of the application. Further details are also provided in the Architectural Design Appraisal document submitted with this application.



Figure 29 - Building heights diagram.

### 3.1 | Item No. 5 - Residential Amenities



Figure 30 - View from upper balcony of Block 10 looking south west towards Dundrum Road.



Figure 31 - View from upper balcony of Block 07 looking south west towards Annville with Block 08 in foreground.

### 3.1 | Item No. 5 - Residential Amenities



Figure 32 - Internal view from Block 04 looking south west showing clerestory window to prevent overlooking to the south.

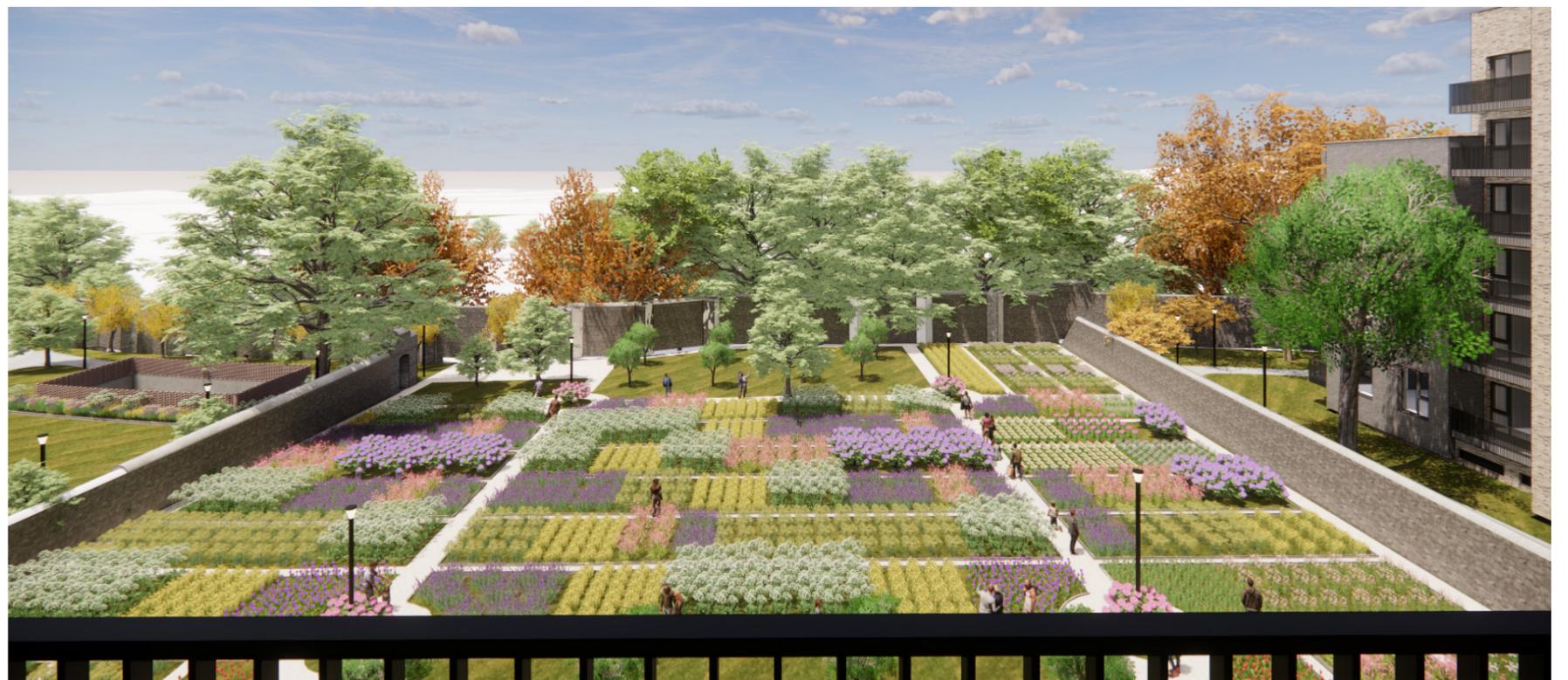


Figure 33 - View from Block 03 balcony looking east towards Friarsland Road with Walled Garden in foreground.

