

05 Efficiency - How does the development make appropriate use of resources, including land?

Development proposals incorporating increased building height, including proposals within Architecturally sensitive areas, should successfully integrate into / enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect: (Urban Development & Building Heights Guidelines)

- The design of Parkmore carefully considers the future height and density guidelines as set out in the current draft of the City Edge Framework Plan. The density along The Long Mile Road is highest to match the street width. As the scheme moves south towards the river, the height becomes lower to embrace a more residential scale away from the Urban Boulevard. The use of height to appropriately addresses the difference in context between the north and south of the scheme is important to the success of the scheme.
- The maximum height of Parkmore at 35m is in line with the Height diagrams noted on the City Edge Framework document.

On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the street-scape: (Urban Development & Building Heights Guidelines)

- The development of character zones and allowing the building scale to respond to each zone is an important part of place making in the scheme. The scale changes respond to the transition from parkland to urban boulevard.
- The introduction of a new pedestrian/cyclist route through the urban block and the placement of public open space along this route is a positive contribution to place making.

At the scale of district/ neighbourhood/ street:

The proposal should respond to its overall natural and built environment and make a positive contribution to the urban neighbourhood and streetscape (Urban Development & Building Heights Guidelines)

- The organization of the buildings on the site is a response to the City Edge Strategic Framework Plan. The scheme creates strong street edges that are guided by the natural public routes and desire lines around and through the site. The scheme creates two urban blocks that ensures there is a consistent street edge along Parkmore, The Long Mile Rd and the new East West Public route. The urban form is a positive contribution to the urban neighbourhood and streetscape, ensuring passive surveillance and a sense of enclosure and safety are created.

The proposal should avoid long, uninterrupted walls of building in the form of perimeter blocks or slab blocks with materials / building fabric well considered (Urban Development & Building Heights Guidelines)

- The layout of the scheme prioritises desire lines around and through the site. The massing along each road is broken up to ensure there is a consistent street edge but a variety in the building massing and facades.

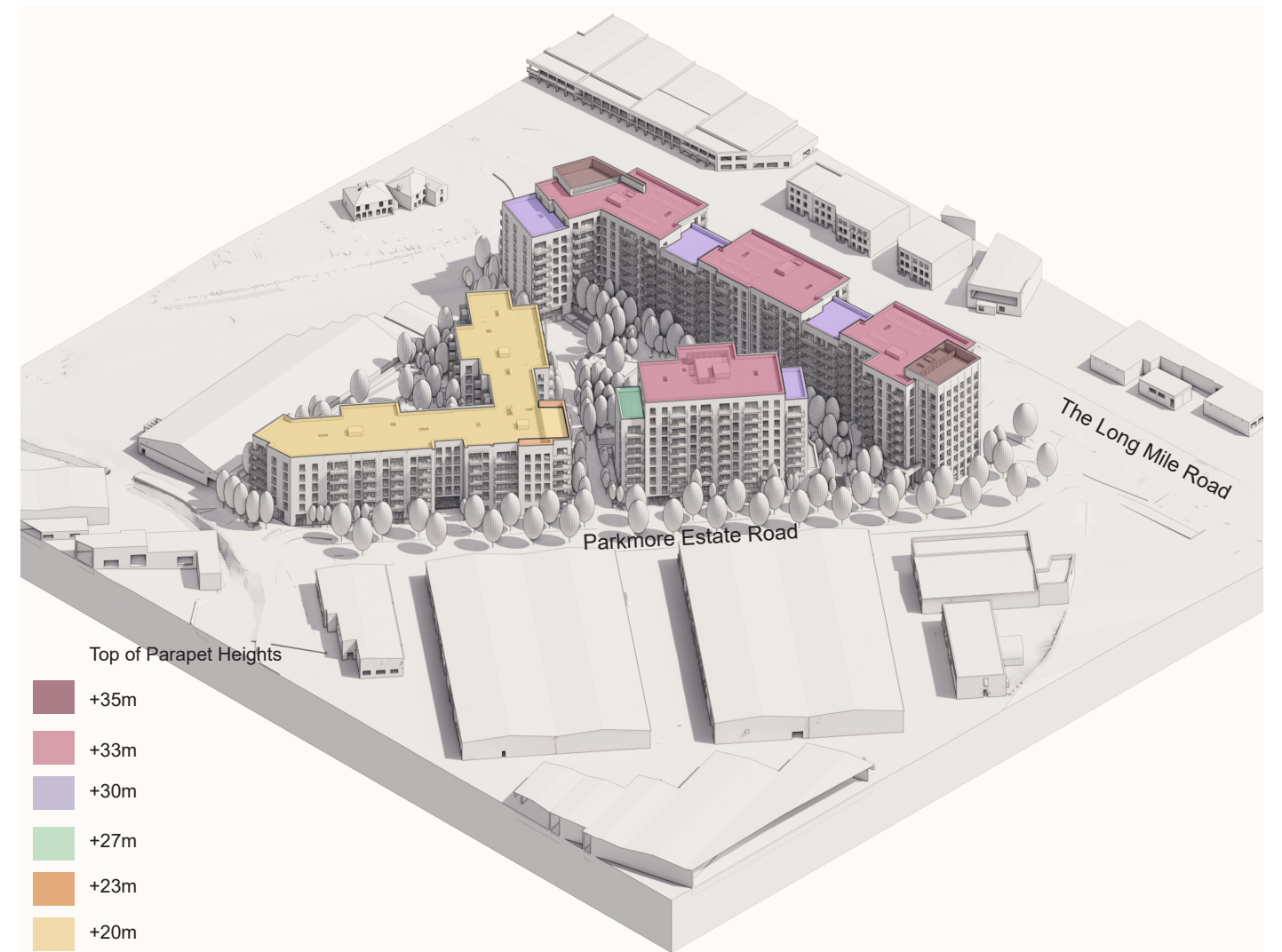


Figure 47 - Building Parapet Heights Diagram

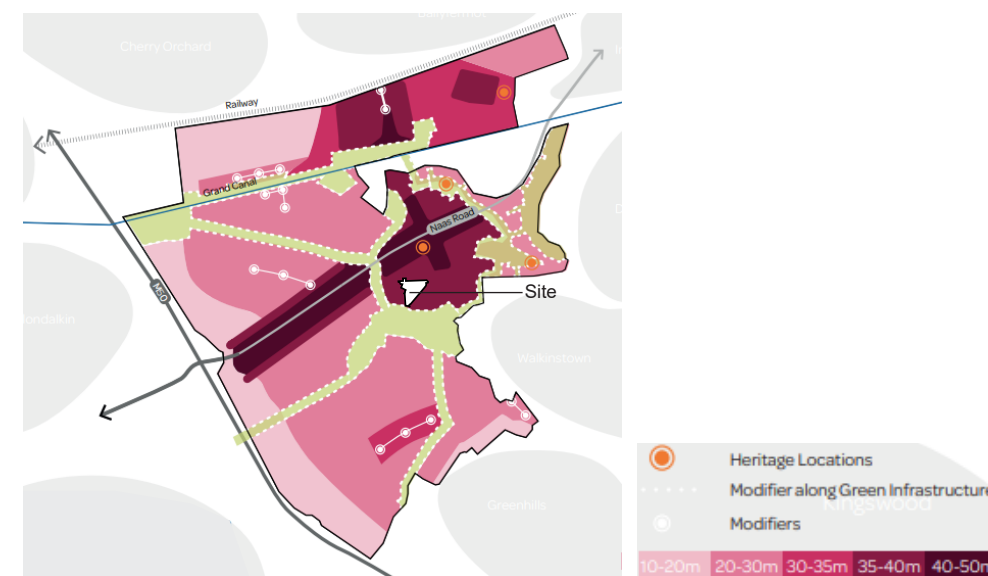


Figure 48 - City Edge Heights Diagram

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The proposal should enhance the urban design context for public spaces and key thoroughfares, thereby enabling additional height in development form to be favorably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009). (Urban Development & Building Heights Guidelines)

- The scale of the buildings and their setting in the site has been carefully considered so that the taller buildings are located along The Long Mile Road where the street width can accommodate buildings of scale. To the South at Walkinstown Park, a lower height is proposed to be more in line with a residential neighbourhood and narrower streets. The building heights step down towards the park with the highest buildings placed onto the urban boulevard at the location of the commercial fulcrum of the site.
- Figure 30 shows a section through the Long Mile Road and the scale of buildings proposed by the City Edge Framework Plan along the 40m wide boulevard. At a proposed height of 34m, the buildings along The Long Mile Road will provide a suitable level of enclosure in keeping with DMURS guidelines of a width to height ratio of between 1:1 and 1:2. The density along the Long Mile Road will be enabled by the large scale of the roads and the need to provide a sense of enclosure and an appropriate scale.
- The Parkmore site is not located on the flood plain of the adjoining water course. The flood plain remains outside the site boundary.

The proposal should make a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner (Urban Development & Building Heights Guidelines)

- The design proposals have created strong urban pedestrian and cycling links that improve connections for people traveling through the site. The addition of future new links on adjoining sites, and with Walkinstown Park, will allow for the creation of a future urban grid on neighbouring sites in line with the vision of the City Edge Framework Plan.

The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood (Urban Development & Building Heights Guidelines)

- The proposed development will add apartments and commercial uses to an area that is now predominately single use industrial estate lands. The scheme retains commercial space along The Long Mile Road. These units allow for a mix of commercial and employment alongside the residential scheme. In addition, a new public library is proposed within the development.



Figure 49 - Axo Diagram showing potential future Street Massing on the opposite side of the Long Mile Road

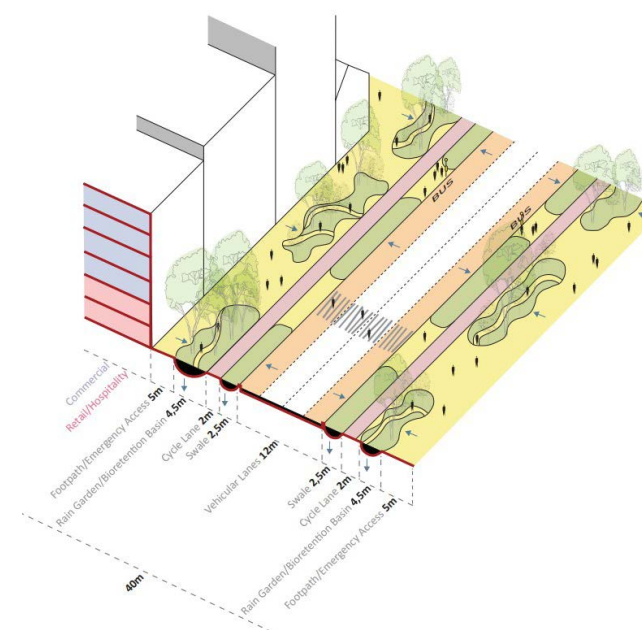


Figure 50 - Extract from City Edge Framework Plan on street design.

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At the scale of site/building:

The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light (Urban Development & Building Heights Guidelines)

- The site layout and building plans provide the opportunity for all apartments to benefit from very good daylight levels. Solar studies show that all external spaces will benefit from excellent levels of sunlight with the buildings stepping down in height when moving south in order to increase solar access into the courtyard and also transitioning down in scale to meet the existing Walkinstown Park to the south. Daylighting and sunlighting analysis is provided in a report prepared by Chris Shackleton Consulting.

Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2:2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' (Urban Development & Building Heights Guidelines)

- Chris Shackleton Consultant Engineers have carried out detailed daylighting analysis on apartments across the various buildings in order to verify the performance of daylight levels in apartments. The apartments across the scheme perform well and results are presented in a separate report.

Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their principle discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution (Urban Development & Building Heights Guidelines)

- The BRE Guidelines provide a variety of target values as methods of complying with the guidelines where higher density developments are proposed and the proposed development provides satisfactory compliance with these targets.



Figure 51 - CGI along the East/West public route from the Parkmore Estate Road looking towards the Public Open Space

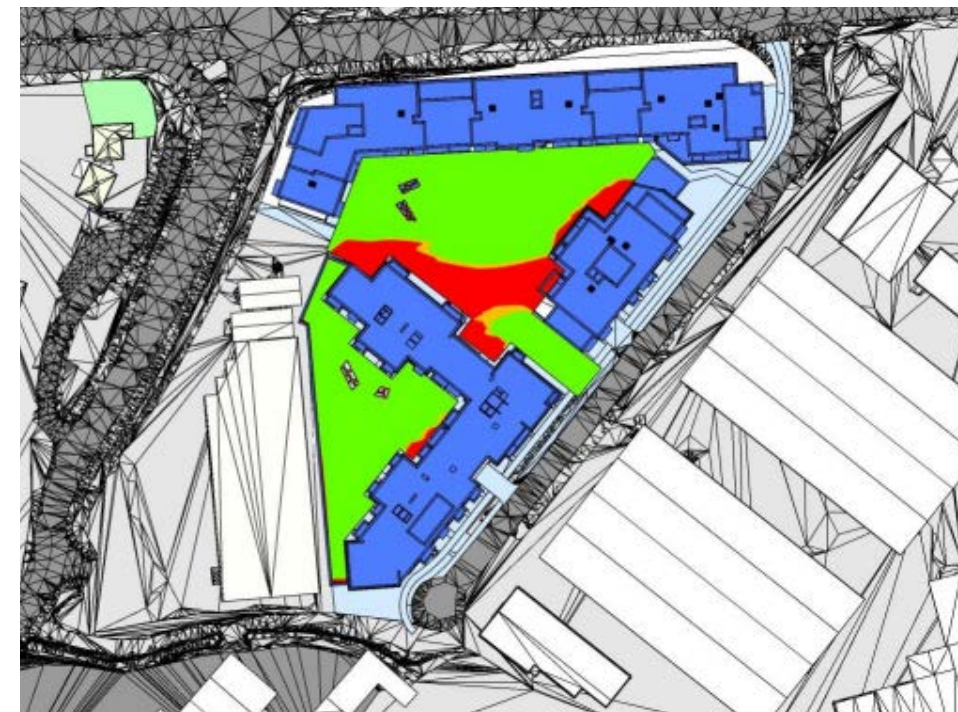


Figure 52 - Solar access diagram for the Courtyard Spaces (Chris Shackleton Consulting)

06 Distinctiveness - How do the proposals create a sense of place?

"Each successful community has a distinct and special character. That is not to say that each community should compete with or try to upstage the rest – some of the most successful areas have a quiet and easy charm. Nonetheless, each successful neighbourhood will have its own raison d'être that makes people choose to live there over other places. Much of an area's character will be derived from elements considered in the other 11 Criteria, including – but not limited to the variety of uses, layout and architecture. But these must come together in such a way as to make the neighbourhood memorable"

DEHLG - Urban Design Manual

Distinctiveness - Positive Indicators:

- The place has recognisable features so that people can describe where they live and form an emotional attachment to the place
- The scheme is a positive addition to the identity of the locality
- The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout
- The proposal successfully exploits views into and out of the site
- There is a discernible focal point to the scheme, or the proposals reinforce the role of an existing centre.

Place making is fundamental to the success of large scale developments and the identification of the 'genius loci' of a place is essential to the grounding of new communities in their surrounding environment.

The Parkmore site focuses on the creation of character areas that help create a distinctive feel at key locations on the site.

There is a transition in landscape character from the Riverzone along the Neighbourhood Zone to the Urban Boulevard and the Long Mile Road.

The character area along the watercourse and the local residential amenity at Walkinstown Park are outside the current site boundary and will be delivered by others at a future date. This scheme is designed to work with the future delivery of these connections.

The Arrivals Pavilion is a focal point for the site where a number of pedestrian and cyclist routes from across the site converge into a node that also acts as the principle drop off point and arrival point for the residential development and the creche.

The development of key character areas makes the most of the existing landforms and site features. The River Zone is a direct response to the watercourse to the south of the site and the potential for a public link along the watercourse to Walkinstown Park. The scheme acknowledges the future potential for a quality linear park to the south of the site, as part of the wider City Edge master plan extending towards the Carmac river, by addressing this future public space.

Within the site the new public route and public open space form a focal point to the scheme onto which the public library fronts.

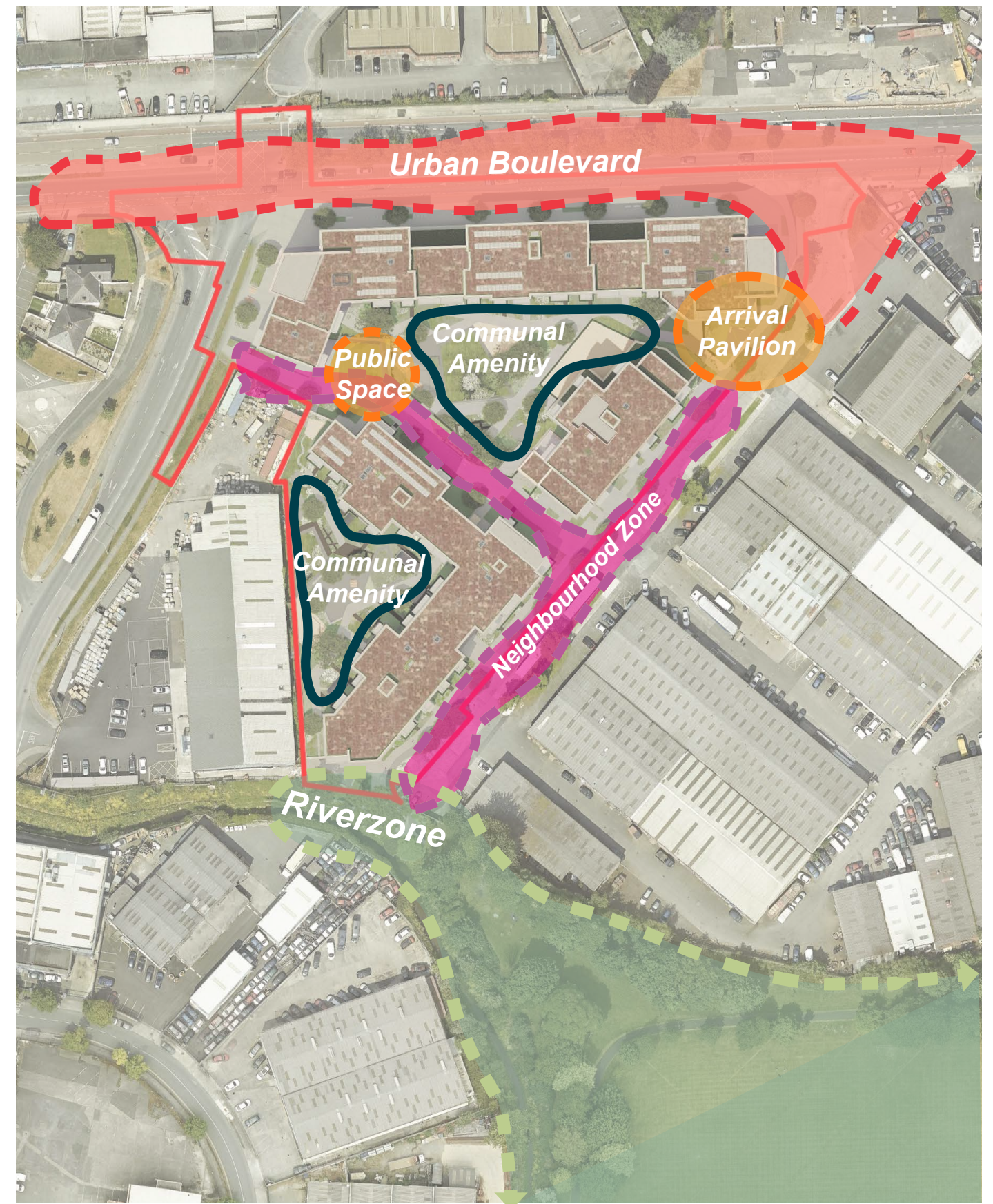


Figure 53 - Character Areas Diagram