



DESIGN STATEMENT LRD AMENDMENT PLANNING APPLICATION

MAY 2024

RATHBORNE 725 BLOCK A - SUBSTATION LRD AMENDMENT
FOR RUIRSIDE DEVELOPMENTS LIMITED

 mahony pike

Project: Rathborne 725 Block A - Substation Lrd Amendment **Proj. No.:** 1901A / rbn
Location: Rathborne, Dublin **Proj. Lead:** AC
Client: Ruirside Developments Limited **Created by:** EM
Doc. Title: Amended Planning - Substation **Doc. Purpose:** S2
Doc. No.: RBN-OMP-XXXX-RP-A-2001-AMENDEDPLANNINGSUBSTATION **Revision:** P1 (25.04.2024)

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INTRODUCTION

Rathborne 725 Block A Substation LRD Amendment

Summary Description of Development

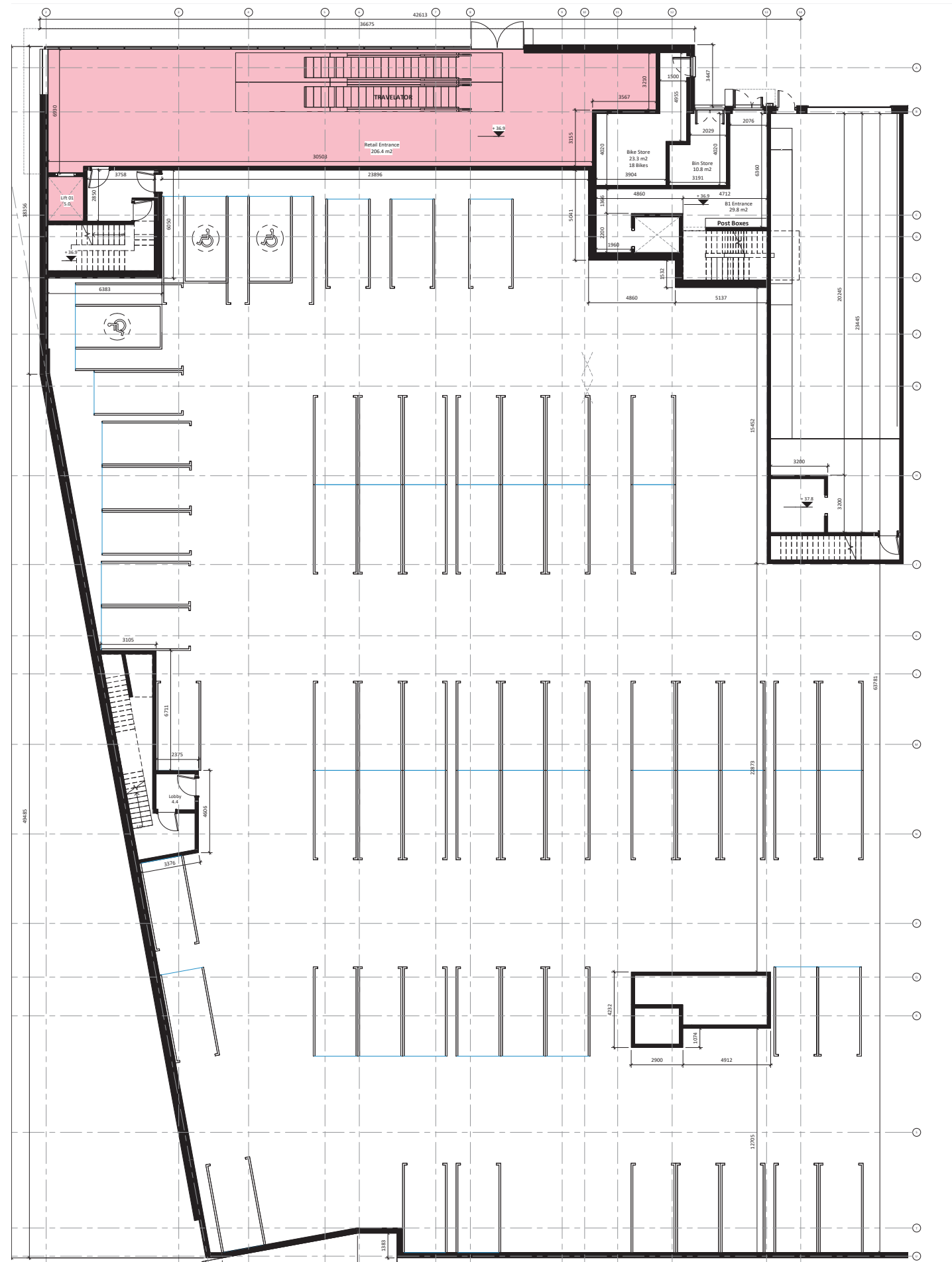
The proposed development seeks amendments to the consented Strategic Housing Development parent permission approved under An Bord Pleanála Reg. Ref. ABP-307656-20, subsequently amended by ABP-312262-21, DCC Reg. Ref. LRD6029/23-S3 and LRD6039/23-S3, on a site of c. 3.07ha, located in Ashtown-Pelletstown, Ashtown, Dublin 15. The granted SHD generally comprised a scheme of 725no. apartment units, a creche, food store, and café, open space, and ancillary development accommodated in 6no. blocks ranging in height from 2 to 14 storeys. The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15.

In summary, the proposed amendments to the permitted scheme consists of minor changes to Block 1 only, comprising generally of the relocation of the substation and metre room on the first floor of Block 1 from the southern elevation (canal side) to the western elevation of the adjoining café unit, resulting in internal floor area layout changes, elevational changes and the relocation of 1no. visitor car parking space; the addition of ventilation louvres to the facades of the building; internal revision to the ground floor undercroft level parking layout including the addition of 1no. accessible car parking space; with associated minor landscaping works; all contained within the permitted Block 1 footprint. The development as otherwise permitted under ABP-307656-20 (as amended) remains the same.

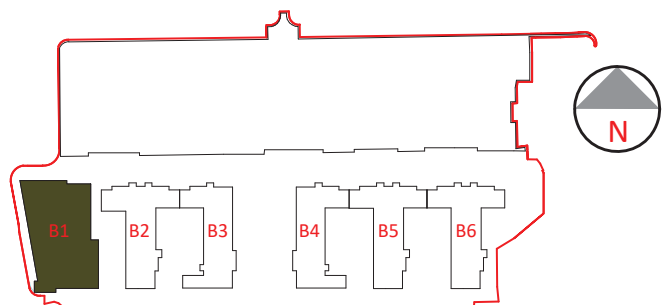
FLOOR PLAN COMPARISON

BLOCK 1 RETAIL PERMITTED

GROUND FLOOR PLAN



- Legend**
- Studio
 - 1-Bed
 - 2-Bed
 - 3-Bed
 - Retail
 - Creche
 - Cafe



FLOOR PLAN COMPARISON

BLOCK 1 RETAIL PROPOSED

GROUND FLOOR PLAN

NOTES:

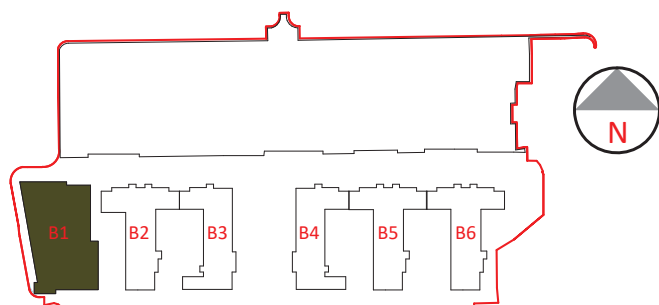
- RETAIL LOBBY ADDED
- PARKING RECONFIGURED
- ONE ADDITIONAL DISABLED PARKING SPACE - NO REDUCTION IN PARKING SPACE NUMBERS.
- PEDESTRIAN ROUTES INDICATED

KEY:

--- PROPOSED AMENDMENTS OUTLINED IN GREEN

Legend

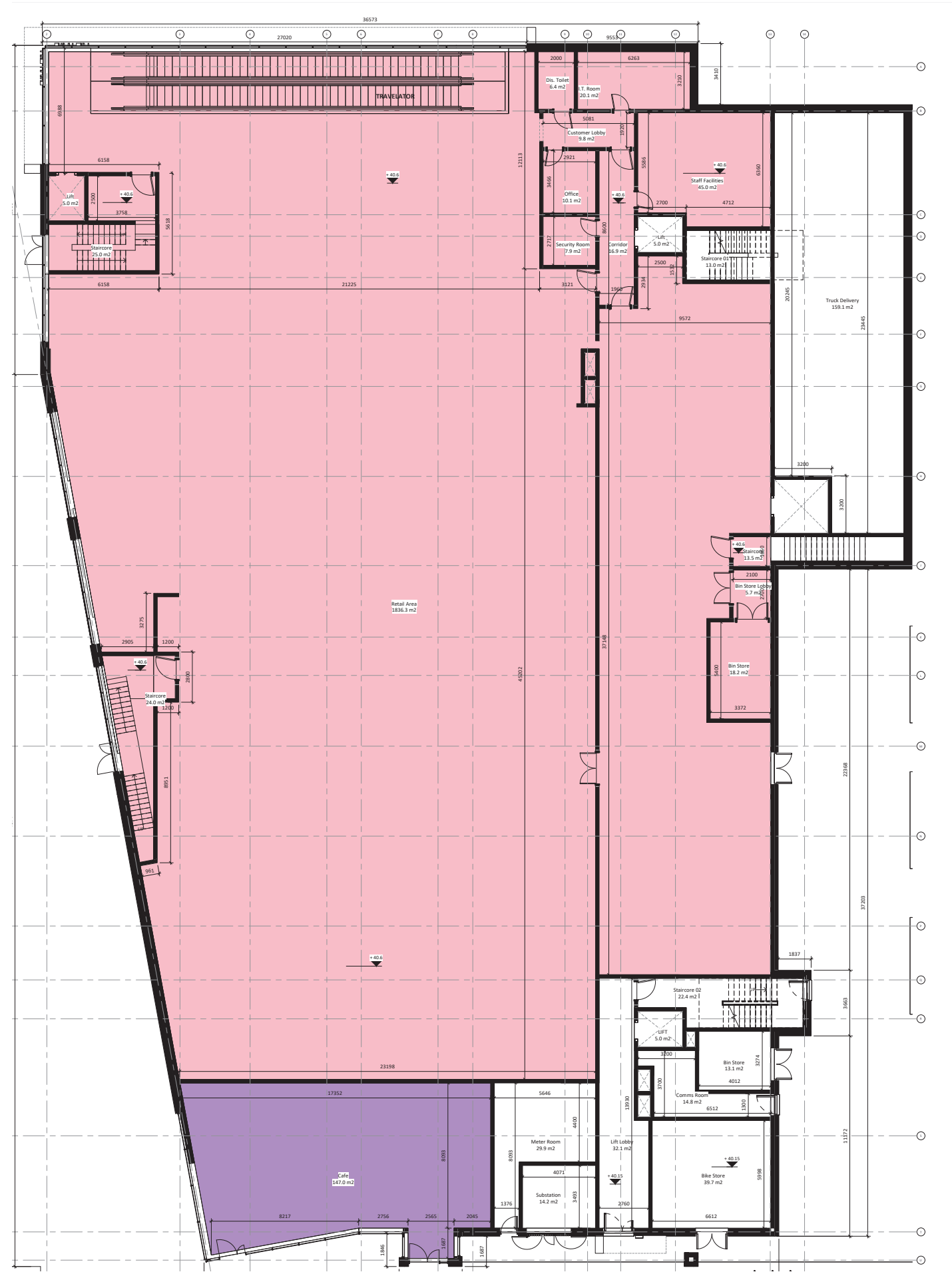
- Studio
- 1-Bed
- 2-Bed
- 3-Bed
- Retail
- Creche
- Cafe



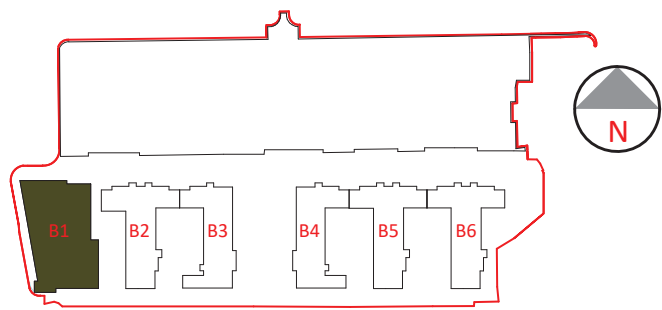
FLOOR PLAN COMPARISON

BLOCK 1 RETAIL PERMITTED

FIRST FLOOR PLAN



- Legend**
- Studio
 - 1-Bed
 - 2-Bed
 - 3-Bed
 - Retail
 - Creche
 - Cafe



FLOOR PLAN COMPARISON

BLOCK 1 RETAIL PROPOSED

FIRST FLOOR PLAN

NOTES:

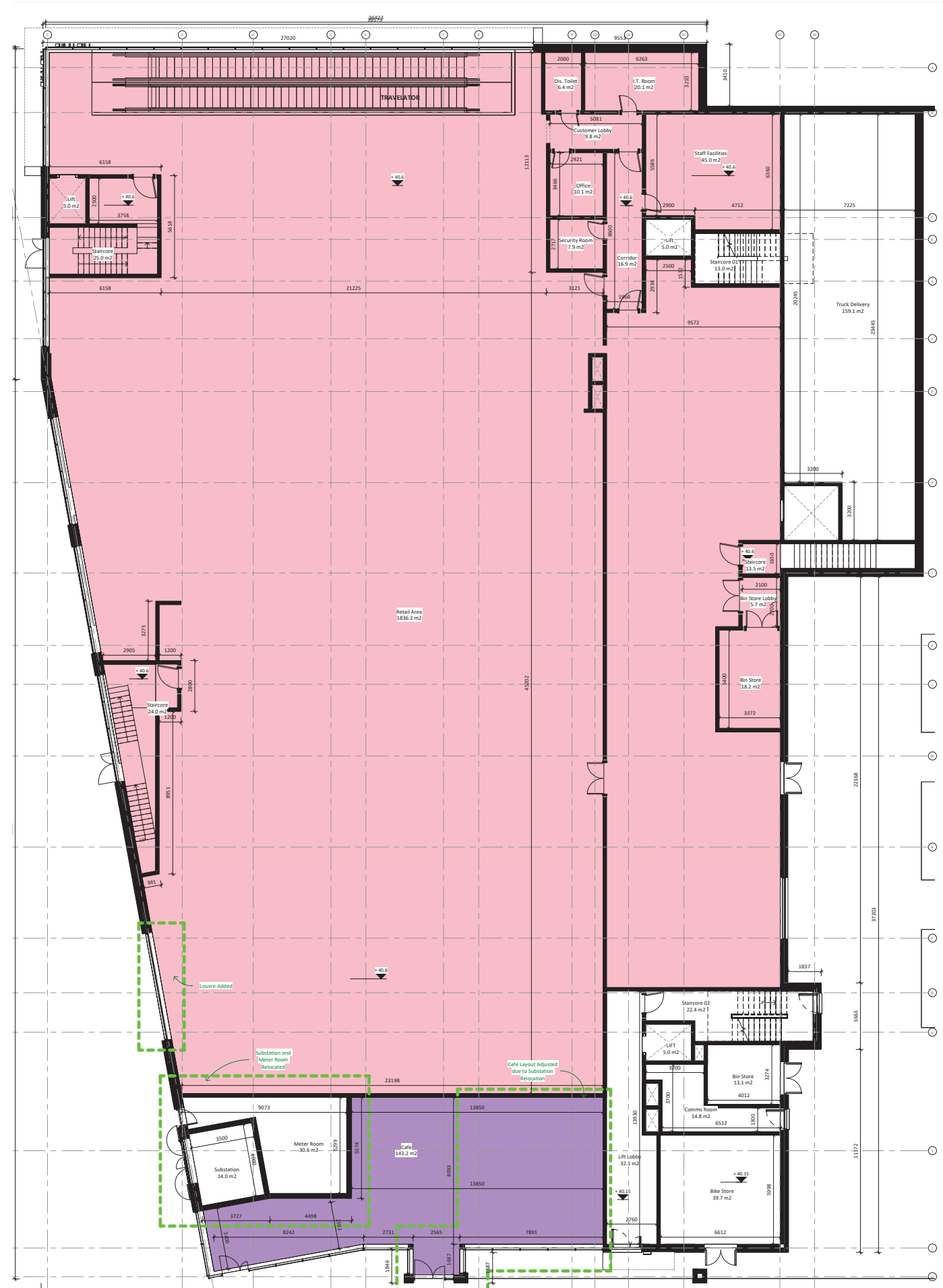
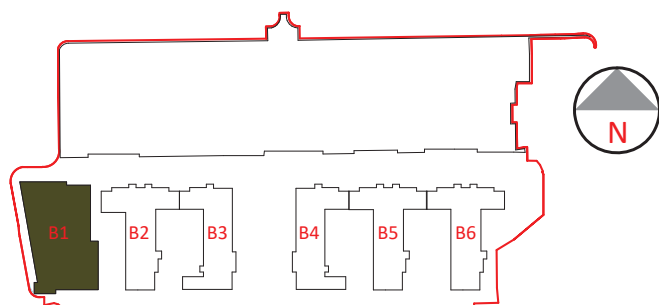
- SUBSTATION AND METER ROOM RELOCATED
- CAFE RECONFIGURED
- VENT / LOUVRE ADDED TO WEST ELEVATION

KEY:

— PROPOSED AMENDMENTS OUTLINED IN GREEN

Legend

- Studio
- 1-Bed
- 2-Bed
- 3-Bed
- Retail
- Creche
- Cafe



ELEVATION COMPARISON

BLOCK 1 PERMITTED ELEVATIONS



EAST ELEVATION



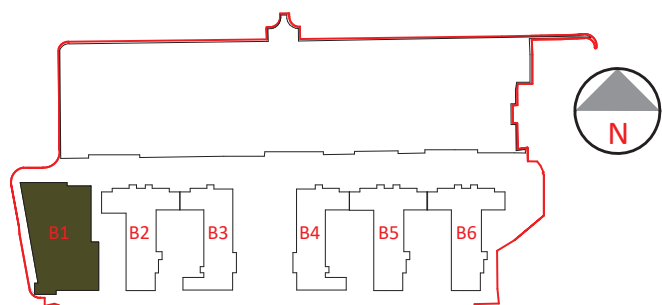
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



ELEVATION COMPARISON

BLOCK 1 PROPOSED ELEVATIONS



EAST ELEVATION



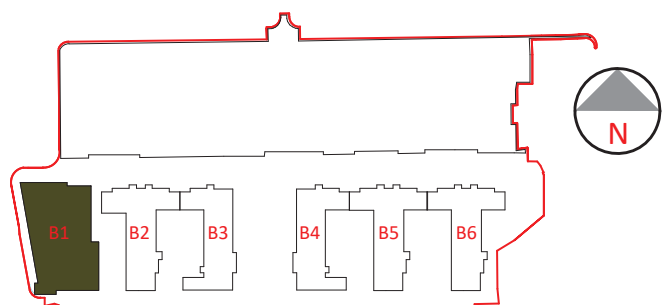
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



NOTES:

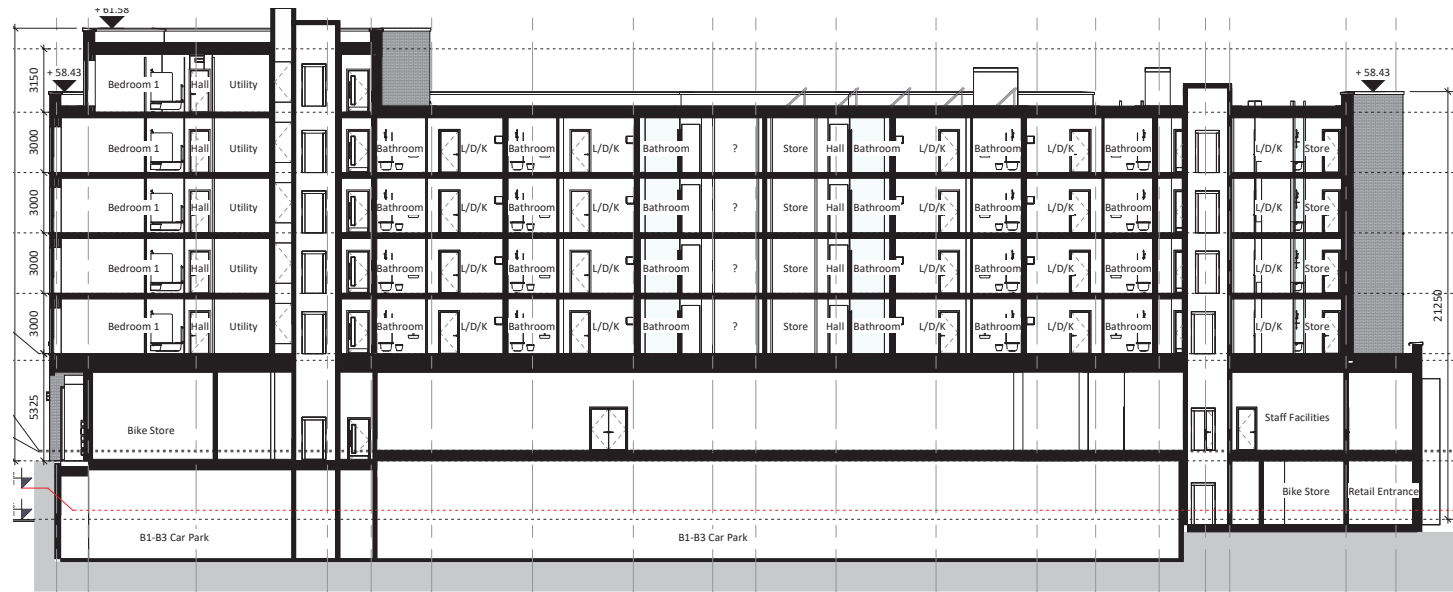
- SUBSTATION AND METER ROOM RELOCATED
- CAFE ELEVATION AMENDED
- VENT / LOUVRE ADDED TO WEST ELEVATION
- VENT / LOUVRE ADDED TO EAST ELEVATION
- VENT / LOUVRE ADDED TO NORTH ELEVATION

KEY:

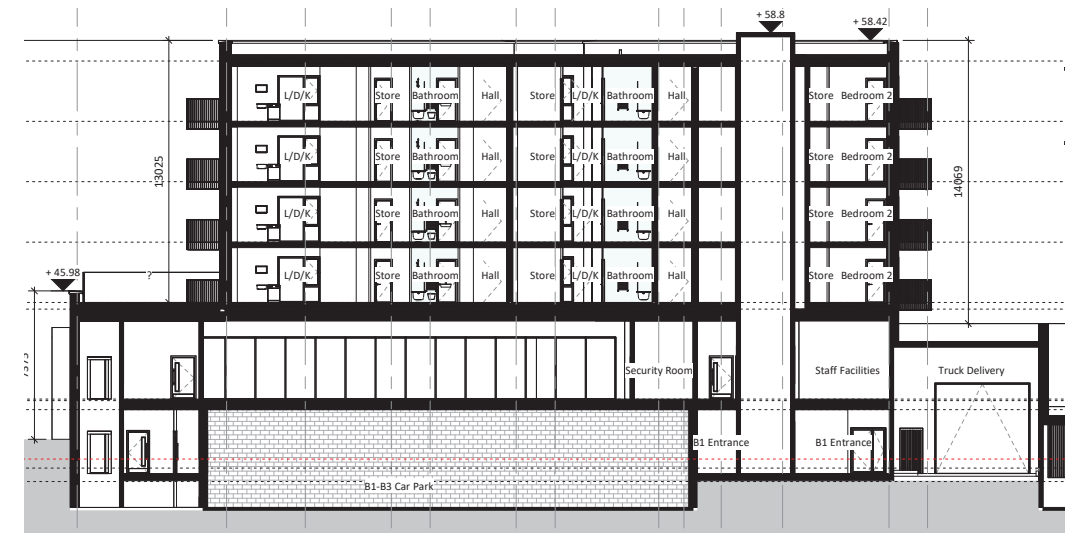
--- PROPOSED AMENDMENTS OUTLINED IN GREEN

SECTION COMPARISON

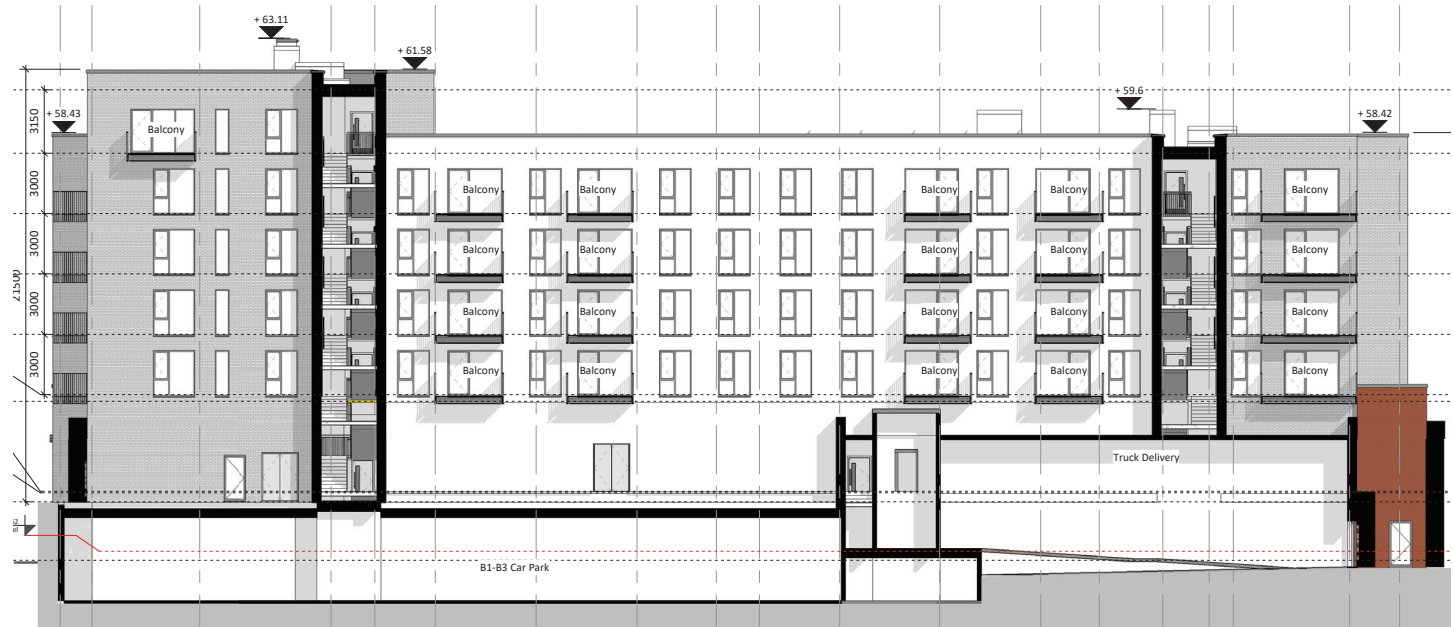
BLOCK 1 PERMITTED SECTIONS



SECTION 1



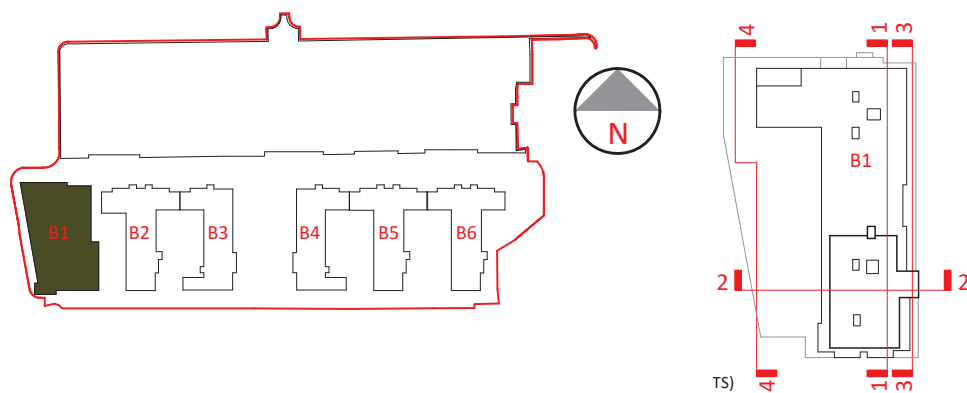
SECTION 2



SECTION 3

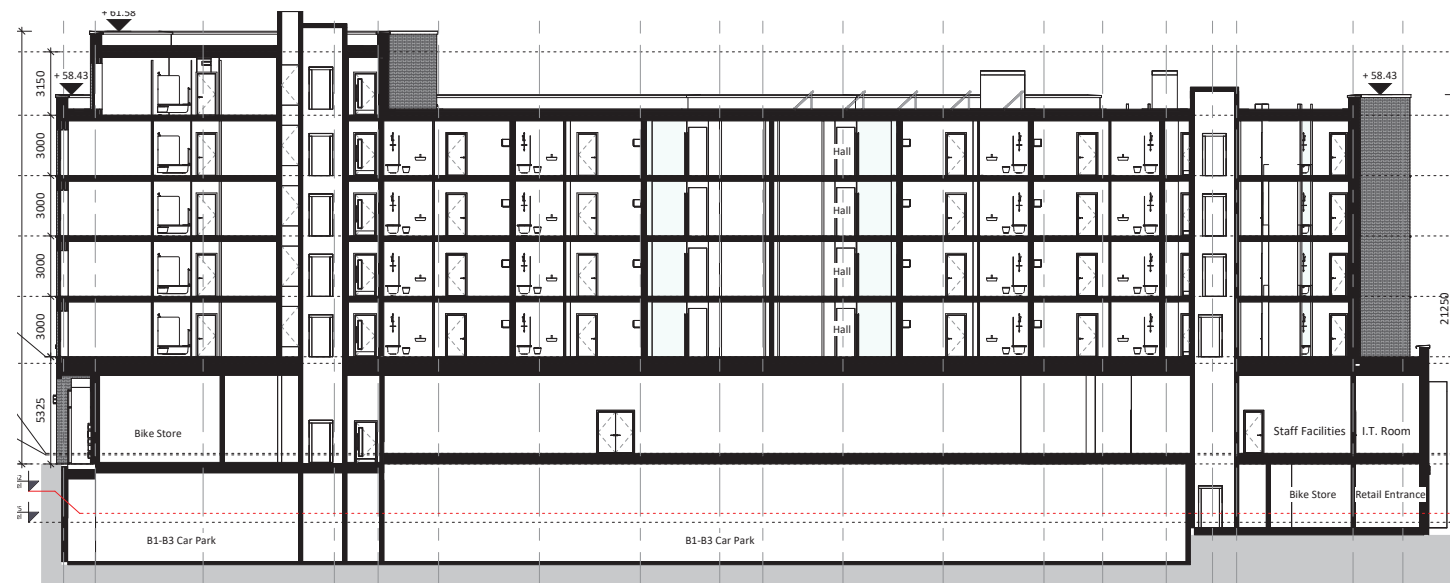


SECTION 4

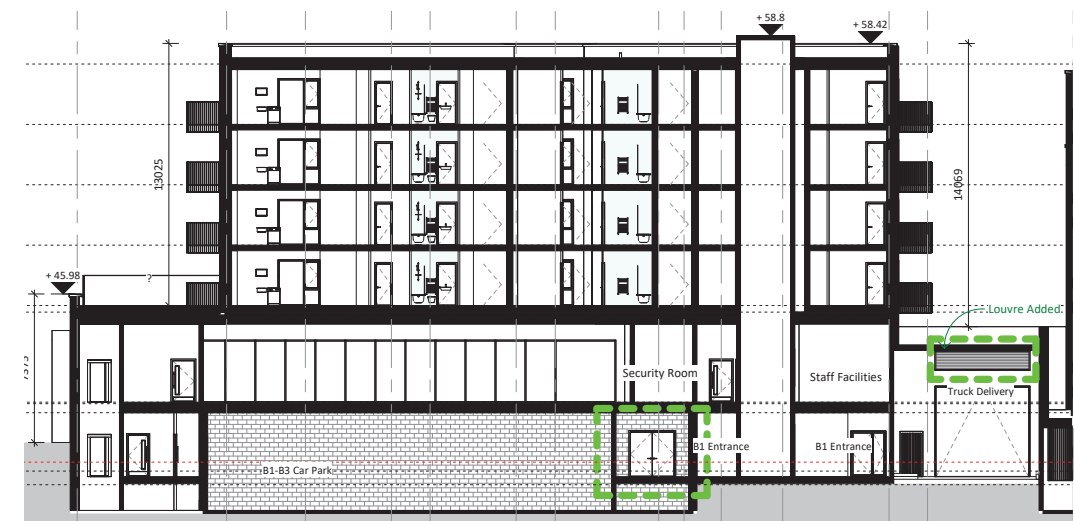


SECTION COMPARISON

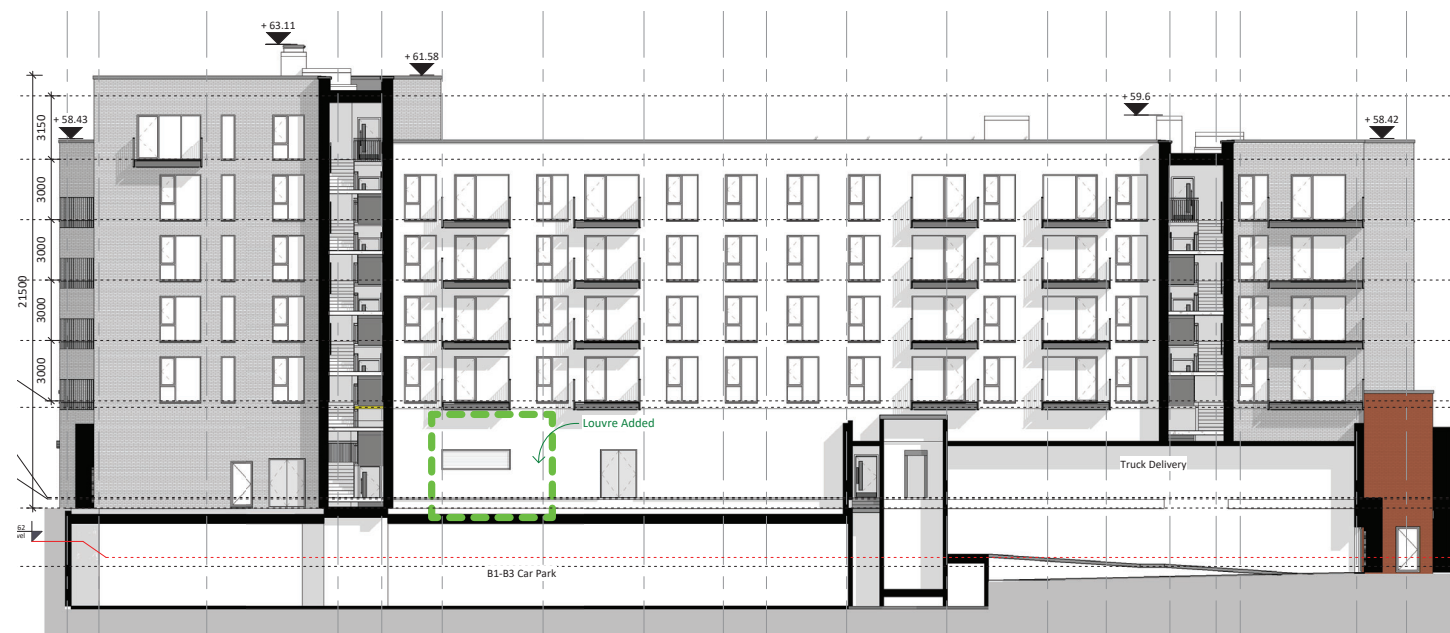
BLOCK 1 PROPOSED SECTIONS



SECTION 1



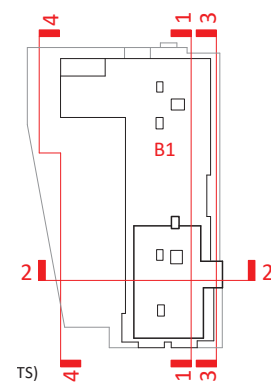
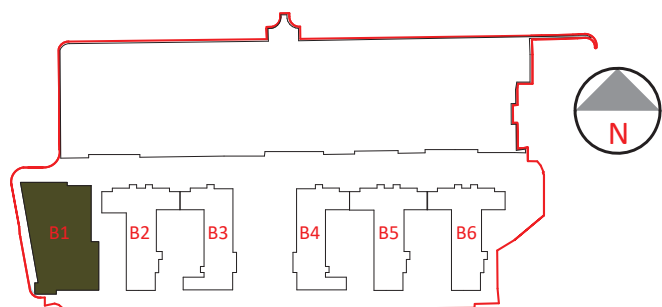
SECTION 2



SECTION 3



SECTION 4



NOTES

- RETAIL LOBBY ADDED
- VENT / LOUVRE ADDED TO EAST ELEVATION
- VENT / LOUVRE ADDED TO NORTH ELEVATION

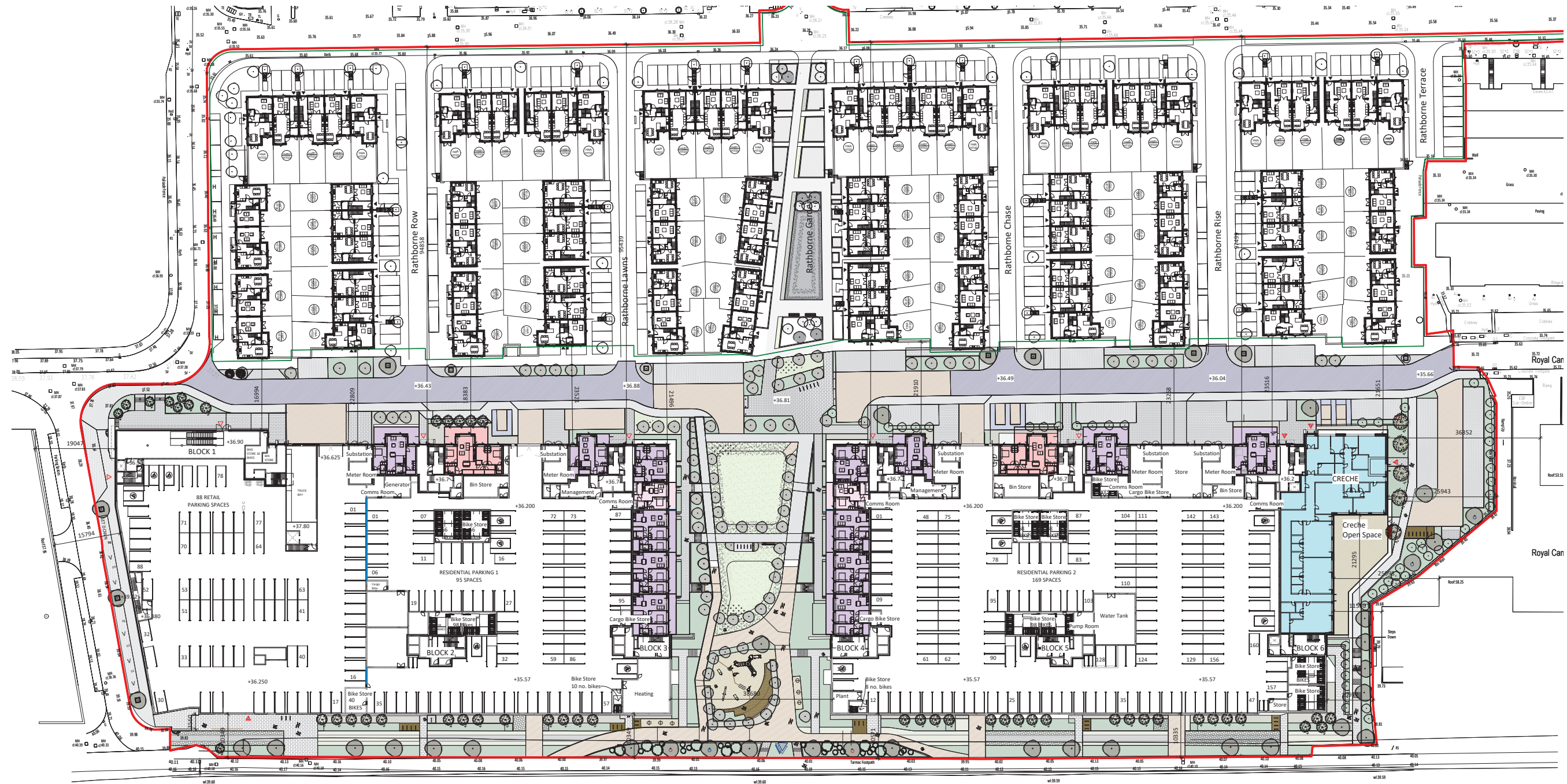
KEY:

— — — — — PROPOSED AMENDMENTS OUTLINED IN GREEN

SITE PLAN COMPARISON

SITE PLAN PERMITTED

GROUND/ UNDERCROFT LEVEL



SITE PLAN COMPARISON

SITE PLAN PROPOSED

GROUND/ UNDERCROFT LEVEL



NOTES:

- RETAIL LOBBY ADDED
- PARKING RECONFIGURED
- ONE ADDITIONAL DISABLED RETAIL PARKING SPACE ADDED - NO REDUCTION IN RETAIL PARKING SPACE NUMBERS
- ONE STREET VISITOR PARKING SPACE RELOCATED TO PROVIDE SUBSTATION ACCESS

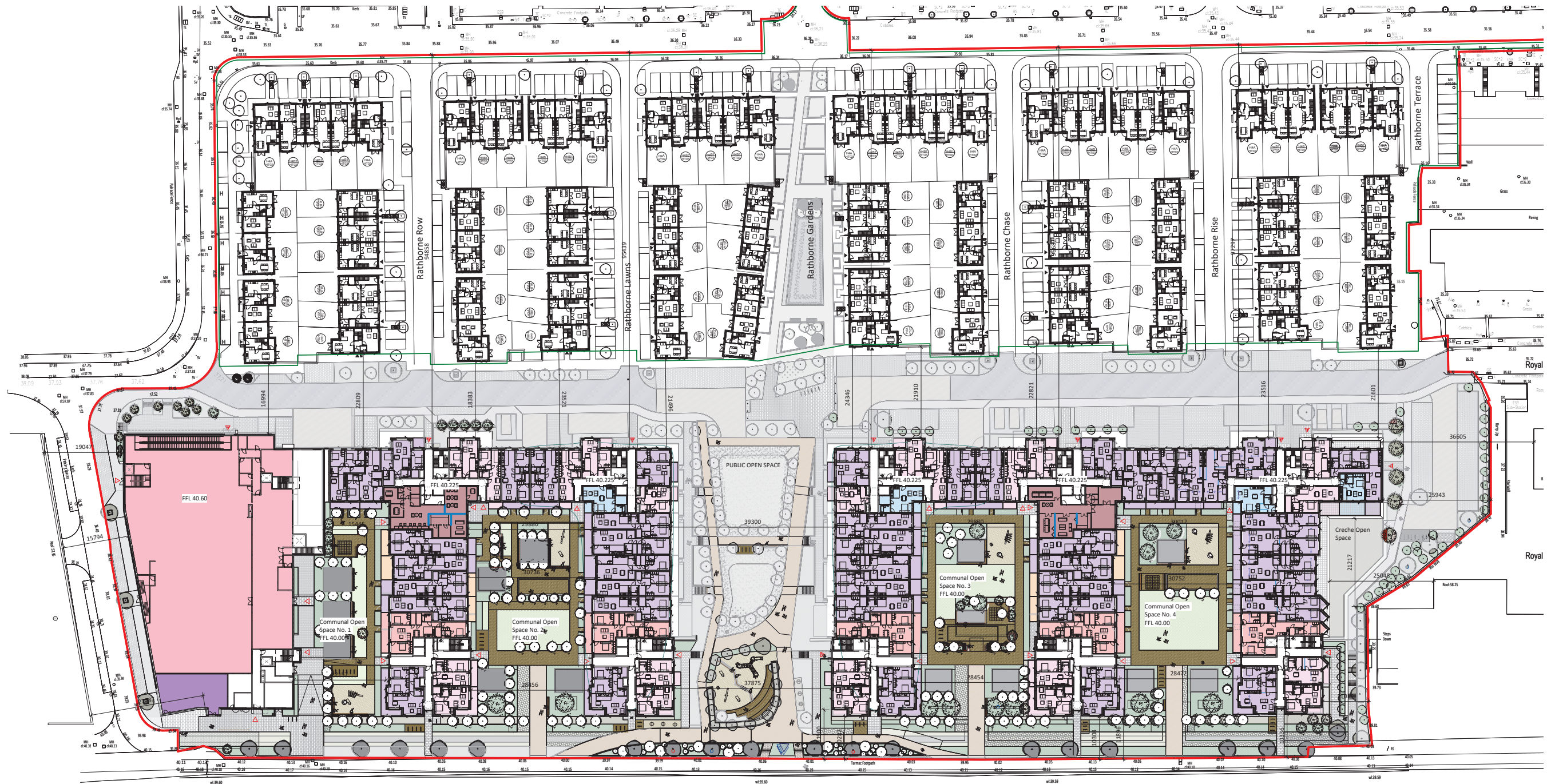
KEY:

— — — PROPOSED AMENDMENTS OUTLINED IN GREEN

SITE PLAN COMPARISON

SITE PLAN PERMITTED

FIRST FLOOR/ PODIUM LEVEL



SITE PLAN COMPARISON

SITE PLAN PROPOSED

FIRST FLOOR/ PODIUM LEVEL



NOTES:

- SUBSTATION AND METER ROOM RELOCATED
- CAFE RECONFIGURED
- VENT / LOUVRE ADDED TO WEST ELEVATION

KEY:

--- PROPOSED AMENDMENTS OUTLINED IN GREEN

SCHEDULE COMPARISON

SITE STATISTICS

PERMITTED AND PROPOSED



Project:	Rathborne 725 Block A Substation LRD Amendment	Proj. No.:	19016A
Location:	Rathborne, Dublin 15	Proj. Lead:	AC
Client:	Ruirside Developments Limited	Created by:	IC
Doc. Title:	Site Statistics Schedules	Doc. Purpose:	Rathborne 725 Block A Substation LRD Amendment
Doc. No.:	19016A-OMP-XX-XX-SA-A-6014	Revision:	17.05.2024

SITE AREA NO CHANGE		
	<i>m²</i>	<i>ha.</i>
Red Line Area	52588	5
Green Line Area	21859	2
Development Site	30729	3

DEVELOPMENT SITE STATS	PERMITTED	PROPOSED	
Site Area	3.07	3.07	<i>ha.</i>
Total No. Units	725	725	
Density	236	236	<i>per ha.</i>
Site Coverage	35%	35%	
Non-residential Gross Area	3,736	3,745	<i>msq</i>
Residential Gross Area (GIA)	61,484	61,484	<i>msq</i>
Plant Rooms, Bin/ Bike Store	1,715	1,716	<i>msq</i>
Plot Ratio	2.18	2.18	

NON RESIDENTIAL AREAS				
	PERMITTED	PROPOSED	PROPOSED	PERMITTED
	<i>gross</i>		<i>nett</i>	
retail	2468	2484	1205	1205
café	150	143		
tenant amenity	394	394		
creche	724	724		
Total Area	3736	3745		

SCHEDULE COMPARISON

OPEN SPACE

PERMITTED AND PROPOSED



Project:	Rathborne 725 Block A Substation LRD Amendment	Proj. No.:	19016A
Location:	Rathborne, Dublin 15	Proj. Lead:	AC
Client:	Ruirside Developments Ltd.	Created by:	IC
Doc. Title:	Open Space Schedules	Doc. Purpose:	Rathborne 725 Block A Substation LRD Amendment
Doc. No.:	19016A-OMP-XX-XX-SA-A-6016	Revision:	17.05.2024

PROPOSED CHANGES HIGHLIGHTED WITH RED TEXT

PUBLIC OPEN SPACE (m ²) NO CHANGE		
	red line	dev. site
Site Area	52588	30729
Central Park	3979	2881
Greenway	2912	2912
TOTAL POS	6891	5793
POS % OF REDLINE	13%	19%

Communal open space required NO CHANGE												
	studio		1bed		2bed3p		2bed4p		3bed		total	
	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED
total no. of units	84	30	251	325	47	43	328	312	15	15		
area per unit (msq)	4	4	5	5	6	6	7	7	9	9		
Total COS	336	120	1255	1625	282	258	2296	2184	135	135	4304	4322

Communal open space provided (m ²) NO CHANGE		
	PERMITTED	PROPOSED
Communal Open Space 1	839	839
Communal Open Space 2	1208	1208
Communal Open Space 3	1226	1226
Communal Open Space 4	1234	1234
Communal Open Space 5	990	990
Total provided	5497	5497
% of Development Site Area	18%	18%
Excess of Communal Open Space	1193	1175

SCHEDULE COMPARISON

PARKING SCHEDULE

PERMITTED AND PROPOSED



Project:	Rathborne 725 Block A Substation LRD Amendment	Proj. No.:	19016A
Location:	Rathborne, Dublin 15	Proj. Lead:	AC
Client:	Ruirside Developments Ltd.	Created by:	IC
Doc. Title:	Car and Bicycle Parking Schedules	Doc. Purpose:	Rathborne 725 Block A Substation LRD Amendment
Doc. No.:	19016A-OMP-XX-XX-SA-A-6015	Revision:	17.05.2024

AREAS SUBJECT TO CHANGE IN RED TEXT

CAR PARKING	PERMITTED	PROPOSED
Surface		
Visitor	30	30
Electric Car	6	6
Go Gar	8	8
Creche	4	4
Set Down	3	3
Disabled	7	7
Apartment	9	9
TOTAL	67	67
Undercroft		
Block 1 Retail	85	84
Retail Disabled	3	4
Resi. Parking No. 1	91	91
Resi. Parking No. 1 Disabled	4	4
Resi. Parking No. 2	163	163
Resi. Parking No. 2 Disabled	6	6
TOTAL	352	352
Total Provided	419	419
Total Residential	297	297
Residential Parking Ratio	0.4	0.4
Total Disabled Parking	20	21
Disabled Spaces %	4.8%	5.0%

CYCLE PARKING	MOTORCYCLES		SECURE CARGO BIKES		SECURE BICYCLES		VISITOR BICYCLES	
	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED
Retail	5	5					5	5
Block 1 (undercroft + podium)					74	74		
Resi. Parking no. 1	7	7	3	3	292	292		
Resi. Parking no. 2	6	6	5	5	378	378		
Creche							10	10
Podium/Central Open Space							106	106
TOTAL	18	18	8	8	744	744	121	121

SCHEDULE COMPARISON

SCHEDULE OF ACCOMMODATION

PERMITTED AND PROPOSED



Project: Rathborne 725 Block A Substation LRD Amendments	Proj. No.: 19016A
Location: Rathborne, Dublin 15	Proj. Lead: CK
Client: Ruirside Developments Limited	Created by: MM
Doc. Title: Schedule of Accommodation	Doc. Purpose: Rathborne 725 Block A Substation LRD Amendments
Doc. No.: 19016A-OMP-XX-XX-SA-A-6013	Revision: 17.05.2024
<i>Proposed changes shown in red text.</i>	
Schedule of Accommodation	

PERMITTED

Block 1	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Total
Level 00	0	0	0	0	0	0
Level 01	0	0	0	0	0	0
Level 02	0	10	3	4	0	17
Level 03	0	11	2	5	0	18
Level 04	0	11	2	5	0	18
Level 05	0	11	2	5	0	18
Level 06	0	0	2	0	0	2
TOTAL	0	43	11	19	0	73
TOTAL %	0%	59%	15%	26%	0%	

Block 2	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Total
Level 00	0	0	1	0	1	2
Level 01	0	4	1	8	1	14
Level 02	2	6	0	10	0	18
Level 03	2	6	0	10	0	18
Level 04	2	6	0	10	0	18
Level 05	0	6	0	10	0	16
Level 06	1	3	1	8	0	13
Level 07	0	7	0	5	0	12
Level 08	0	6	0	1	0	7
Level 09	0	6	0	1	0	7
Level 10	0	6	0	1	0	7
Level 11	0	0	1	1	1	3
TOTAL	7	56	4	65	3	135
TOTAL %	5%	41%	3%	48%	2%	

NO PROPOSED CHANGES

Block 3	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Total
Level 00	0	1	2	3	0	6
Level 01	1	5	3	5	1	15
Level 02	1	6	1	8	0	16
Level 03	1	6	1	8	0	16
Level 04	1	6	1	8	0	16
Level 05	0	6	1	8	0	15
Level 06	0	4	1	8	0	13
Level 07	0	7	0	5	0	12
Level 08	0	6	0	1	0	7
Level 09	0	6	0	1	0	7
Level 10	0	6	0	1	0	7
Level 11	0	6	0	1	0	7
Level 12	0	6	0	1	0	7
Level 13	0	0	1	1	1	3
TOTAL	4	71	11	59	2	147
TOTAL %	3%	48%	7%	40%	2%	

Block 4	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Total
Level 00	0	1	2	3	0	6
Level 01	1	5	3	5	1	15
Level 02	1	6	1	8	0	16
Level 03	1	6	1	8	0	16
Level 04	1	6	1	8	0	16
Level 05	0	6	1	8	0	15
Level 06	0	4	1	8	0	13
Level 07	0	7	0	5	0	12
Level 08	0	6	0	1	0	7
Level 09	0	6	0	1	0	7
Level 10	0	6	0	1	0	7
Level 11	0	6	0	1	0	7
Level 12	0	6	0	1	0	7
Level 13	0	0	1	1	1	3
TOTAL	4	71	11	59	2	147
TOTAL %	3%	48%	7%	40%	2%	