

Dún Laoghaire Rathdown County Council  
Planning Department  
County Hall,  
Marine Road,  
Dún Laoghaire,  
Co. Dublin  
A96 K6C9

**bkcd**architects  
BURKE - KENNEDY DOYLE

15 Nov 2023

**Re: Planning reference: ABP-307415-20**  
**applicant: Alber Developments Ltd.**  
**site address: Lisieux Park, Murphystown Road, Leopardstown, Dublin 18**  
**development: Revisions/Modifications to previously approved development SHD**  
**ABP-307415-20**

Proj. No.: 6275  
File ref: 6275-LIS-BKD-XX-XX-LT-A-PL0002\_Cover Letter 15-11-23 V2.docx

Dear Sir/Madam,

Further to the invalidation of Planning Application Register Reference LRD23A/0676 and on behalf of our client, Alber Developments Ltd, we wish to make an application for amendments to the above Permission. The amendments generally consist of, but not limited to, the following (see appendix 2 attached for further detail):

- (1) Removal of curved glazed link entrance/ reception area and glazed link corridors which connects the apartment blocks on the courtyard side and associated minor revisions to the courtyard landscaping as a result of the above;
- (2) Reconfiguration of permitted floor plan layouts in each block on all levels with no change in the overall unit numbers (i.e.. 200no. apartments). The unit type/ mix are proposed to change from 20no. studio units, 72no. 1 bed units, 100no. 2 bed units and 8no. 3 bed units to 1no. studio, 87no. 1 bed units, 104no. 2 bed units and 8no. 3 bed units.
- (3) Revisions to the ancillary resident services and amenities resulting in minor increase in the creche from 356sqm to 370sqm (+14sqm) and increase in resident amenity / gym area from 367sqm to 385sqm (+18sqm);
- (4) Revisions to internal main vertical circulation cores and rearrangement of ground floor of cores to allow fire fighting access to stairs/lifts from public streets to comply with Fire Officer's requirements;
- (5) Removal of glazed rooflight over main cores as a result of necessary internal rearrangements and introduction of low-profile photovoltaic panels on each block.
- (6) Removal or reduction in width of non-essential columns on the balcony facades and associated minor elevational changes to the 4 apartment blocks;

We submit the documents listed in appendix 1 on the attached schedule.

Since the original permission (Register Reference ABP-307415-20) was granted, the site has been sold to Respond – an Approved Housing Body, and a new design and technical team is appointed to bring the scheme to construction. This amendment application reflects Respond's preferred method of management and operation of their properties and seeks to improve on the original permitted design with some amendments to improve the quality including minor adjustments of apartment mix such as converting the studio apartments into one bed apartments.

As the changes listed above and outlined in the submitted drawings are from an architectural perspective minor in nature we do not consider it necessary to include a design statement.

Section 34(3C) provides that the Planning Authority, in considering a planning application made subsequent to an SHD or LRD, can restrict itself to considering the 'modifications proposed by the applicant to the previously permitted development'. Therefore, it is not necessary to consider the roads and transportation aspects of the overall development and this note addresses the modifications only.

Lisieux Park is on a site previously associated with 'Lisieux Hall' which is included on the Record of Protected Structures (RPS Number 1662) however the current applicant site does not include Lisieux Hall. As the amendments outlined above propose no works to or in the immediate vicinity of Lisieux Hall (protected structure) and as the overall mass, scale, height and location of the permitted development remains unchanged, it is considered that there are no material impacts on the setting of the protected structure arising from the current proposals, therefore 6 copies of the drawings and documentation are submitted.

A landscape plan by Kevin Fitzpatrick Landscape Architect (KFLA) has been agreed under Condition 17 of ABP-307415-20 and an updated landscape plan to suit the proposed amendments is enclosed with this application.

Barrett Mahony Consulting Engineers have reviewed the proposed amendments detailed above and on the drawings enclosed. As the revisions primarily pertain to architectural elements, they have confirmed that there are no material changes to the permitted project - ABP-307415-20, as amended - insofar as engineering aspects such as traffic, transportation, parking, foul water drainage, surface water drainage, water supply, flood risk etc. are concerned.

As noted in the enclosed application form a warning letter (ENF25623) dated 22<sup>nd</sup> August 2023 has been issued by DLR Planning and Development. This letter has been responded to and it is intended any potential issues arising from this matter will be dealt with separately to this application.

A planning fee of €6,600 has been paid to Dun Laoghaire Rathdown by EFT (Basis of calculation: revision to 200 housing units €130/4 & increase in area of 14m<sup>2</sup> on Creche €7.20 x 14 = €6,600).

The table below summarises the key statistics for the permitted development and shows the implications of the modifications now sought in LRD 3 (general amendments).

Key statistics	PERMITTED (ABP-307415-20 + LRD23A/0364 )	LRD 3 General amendments (current application)
Site Area	1.19 ha (11,900 m <sup>2</sup> )	No Change
Unit No.s	200 No. apartments	No Change
Unit Mix	<ul style="list-style-type: none"> <li>● 20 no. studio (10%)</li> <li>● 72 no. 1 Bed (36%)</li> <li>● 100 no. 2 Bed (50%)</li> <li>● 8 no. 3 bed (4%)</li> </ul>	<ul style="list-style-type: none"> <li>● 1 no. studio (.5%)</li> <li>● 87 no. 1 Bed (43.5%)</li> <li>● 104 no. 2 Bed (52%)</li> <li>● 8 no. 3 bed (4%)</li> </ul>
Total Gross Floor Area	18,907m <sup>2</sup>	18,776m <sup>2</sup> (-131m <sup>2</sup> )
Residential <sup>1</sup> (GFA)	18,137m <sup>2</sup>	17,819m <sup>2</sup> (-318m <sup>2</sup> )
Non Residential (GFA) - Creche	356 m <sup>2</sup>	370m <sup>2</sup> (+14m <sup>2</sup> )
Non Residential (GFA) – Residential Amenities/Gymnasium	367 m <sup>2</sup>	385m <sup>2</sup> (+18m <sup>2</sup> )
Basement Area (Non GFA)	5428 m <sup>2</sup>	No Change

Density	167 units/hectare	No Change
Plot Ratio	1.57	No Change
Site Coverage	36%	33%
Building Heights	5-7 Storeys	No Change
Parking	143 (0.72/unit)	No Change
Cycle Parking	432 <ul style="list-style-type: none"> <li>• 408 No. Basement</li> <li>• 24 No. at grade</li> </ul>	No Change
Motorcycle	8	No Change

<sup>1</sup> Residential GFA includes areas of apartments, circulation and cores. Excludes creche, ancillary offices, basement, substation

We trust the above is in order and look forward to your decision in due course.

Yours sincerely,

**Michael Doherty**  
 Managing Director  
 BKDarchitects

CC Alber Developments Ltd.  
 BMA Planning  
 BKD file

## Appendix 1 - Application for general amendments to ABP-307415-20 (LRD 3)

### SCHEDULE OF SUBMITTED DOCUMENTS

1	Application Fee
2	DLRCC Application Form
3	DLRCC LRD Form 19
4	Planning Application Cover Letter
5	Section 247 Determination
6	Letter of Consent from Respond
7	Copy of Site Notice
8	Original Newspaper Notice
9	LRD Website ( <a href="https://lisieuxpark-lrd3.ie/">https://lisieuxpark-lrd3.ie/</a> ) (USB Key with copy of documents enclosed)
10	Housing Quality Assessment
11	Schedule of Accommodation
12	KFLA Landscape Masterplan Drawings & Issue Sheet
13	Landscape Design Statement

	drawing number	rev	description	scale
14	LIS-BKD-ZZ-ZZ-DR-A-0001	P03	Site Location Map	1:1000
15	LIS-BKD-00-ST-DR-A-0500	P01	Permitted Site Plan	1:250
16	LIS-BKD-00-ST-DR-A-1100	P03	Proposed Site Plan	1:250
17	LIS-BKD-00-B1-DR-A-0500	P01	Permitted Basement Floor	1:200
18	LIS-BKD-00-00-DR-A-0500	P01	Permitted Ground Floor	1:200
19	LIS-BKD-00-01-DR-A-0500	P01	Permitted First Floor	1:200
20	LIS-BKD-00-02-DR-A-0500	P01	Permitted Second Floor	1:200
21	LIS-BKD-00-03-DR-A-0500	P01	Permitted Third Floor	1:200
22	LIS-BKD-00-04-DR-A-0500	P01	Permitted Fourth Floor	1:200
23	LIS-BKD-00-05-DR-A-0500	P01	Permitted Fifth Floor	1:200
24	LIS-BKD-00-06-DR-A-0500	P01	Permitted Sixth Floor	1:200
25	LIS-BKD-00-RF-DR-A-0500	P01	Permitted Roof Floor	1:200
26	LIS-BKD-00-B1-DR-A-1100	P02	Proposed Basement Floor	1:200
27	LIS-BKD-00-00-DR-A-1100	P04	Proposed Ground Floor	1:200
28	LIS-BKD-00-01-DR-A-1100	P03	Proposed First Floor	1:200
29	LIS-BKD-00-02-DR-A-1100	P03	Proposed Second Floor	1:200
30	LIS-BKD-00-03-DR-A-1100	P03	Proposed Third Floor	1:200
31	LIS-BKD-00-04-DR-A-1100	P03	Proposed Fourth Floor	1:200
32	LIS-BKD-00-05-DR-A-1100	P03	Proposed Fifth Floor	1:200
33	LIS-BKD-00-06-DR-A-1100	P03	Proposed Sixth Floor	1:200
34	LIS-BKD-00-RF-DR-A-1100	P03	Proposed Roof Plan	1:200
35	LIS-BKD-ZZ-ZZ-DR-A-2000	P02	North Elevations - Permitted and Proposed	1:200
36	LIS-BKD-ZZ-ZZ-DR-A-2001	P02	East Elevations - Permitted and Proposed	1:200
37	LIS-BKD-ZZ-ZZ-DR-A-2002	P03	West Elevations - Permitted and Proposed	1:200
38	LIS-BKD-ZZ-ZZ-DR-A-2003	P03	South Elevations - Permitted and Proposed	1:200
39	LIS-BKD-ZZ-ZZ-DR-A-2004	P03	Contextual Section 1A-1B - Permitted and Proposed	1:200
40	LIS-BKD-ZZ-ZZ-DR-A-2005	P03	Contextual Section 2A-2B - Permitted and Proposed	1:200
41	LIS-BKD-ZZ-ZZ-DR-A-2006	P03	Contextual Section 3A-3B - Permitted and Proposed	1:200
42	LIS-BKD-ZZ-ZZ-DR-A-2007	P01	Proposed West and South Podium Elevations	1:200
43	LIS-BKD-ZZ-ZZ-DR-A-2008	P01	Proposed East Podium Elevation	1:200
44	KFLA Drawing 0466-2 101	4	Landscape Masterplan	1:250

## Appendix 2 - Application for general amendments to ABP-307415-20 (LRD 3)

### SCHEDULE OF AMENDMENTS

#### Basement

- Reconfiguration of lift/stair cores to comply with DAC / FSC requirements.
- Minor changes to bin store doors for FSC Compliance

#### Ground floor

##### General:

- Curved glazed reception area removed
- Glazed link between blocks 1 & 2 and blocks 3 & 4 removed
- Amendments to permitted landscaping to align with omission of covered walkways and reception area

##### Block 1:

- Gymnasium footprint amended to align with walls over.
- Rearrangement of ground floor of circulation core to allow:
  - Fire Fighting access to stairs/lifts directly from Murphystown Way for fire personnel
  - fire escape for occupants
  - separation of fire escape stairs between basement and above ground stairs

all to comply with Fire Officer requirements.

- En-suite bathrooms removed from all 2 bed units.
- All access doors from bedrooms to balconies converted to windows for reasons of safety.
- New entry and corridor from the courtyard to the circulation core block 1.
- Unit 2 converted from a 2 bed to a studio to accommodate correction of levels from permitted on car/bicycle ramp.
- Unit 3 converted from a 1 bed to a 2 bed to accommodate fire access/escape.
- Glass link removed from the courtyard side of block 1 and amendments to apartments 4 & 5 as follows:
  - Unit 4 apartment layout extended and revised from 2 bed (3p) to 2 bed (4p).
  - Unit 5 converted from a 1 bed to a 2 bed.

##### Block 2:

- Glass link removed from the courtyard side of block 2.
- Rearrangement of ground floor of circulation core to allow:
  - Fire Fighting access to stairs/lifts directly from Murphystown Way for fire personnel
  - fire escape for occupants
  - separation of fire escape stairs between basement and above ground stairs

all to comply with Fire Officer requirements.

- En-suite bathrooms removed from all 2 bed units.
- All access doors from bedrooms to balconies converted to windows for reasons of safety.
- New entry and corridor from the courtyard to the circulation core block 2.
- Glass link removed from the courtyard side of block 2 and amendments to apartments 6 & 7 as follows:
  - Unit 6 apartment layout extended and revised from 1 bed to 2 bed.
  - Unit 7 apartment layout extended and revised from 2 bed (3p) to 2 bed (4p).

##### Block 3:

- Increase in floor area to creche, now taking in area created by omission of glazed corridor to block 3
- Rearrangement of ground floor of circulation core to allow:
  - Fire Fighting access to stairs/lifts directly from Kilgobbin Road for fire personnel
  - fire escape for occupants

- separation of fire escape stairs between basement and above ground stairs
- all to comply with Fire Officer requirements.
- En-suite bathrooms removed from all 2 bed units.
  - All access doors from bedrooms to balconies converted to windows for reasons of safety.
  - New entry and corridor from the courtyard to the circulation core.
  - Glass link removed from the courtyard side of block 2 and amendments to apartments 6 & 7 as follows:
    - Unit 16 apartment layout extended and revised from 2 bed (3p) to 2 bed (4p).
    - Unit 17 apartment layout extended and revised from 1 bed to 2 bed.
  - Unit 14 converted from a 2 bed to a 1 bed to accommodate fire access/escape.
  - Unit 15 converted from a 1 bed to a 2 bed to accommodate fire access/escape.

#### Block 4:

- Increase in floor area to creche, now taking in area created by omission of glazed corridor to block 4.
- Rearrangement of ground floor of circulation core to allow:
  - Fire Fighting access to stairs/lifts directly from Kilgobbin Road for fire personnel
  - fire escape for occupants
  - separation of fire escape stairs between basement and above ground stairs

all to comply with Fire Officer requirements.

- En-suite bathrooms removed from all 2 bed units.
- All access doors from bedrooms to balconies converted to windows for reasons of safety.
- New entry and corridor from the courtyard to the circulation core.
- Glass link removed from the courtyard side of block 4 and amendments to apartments 18 & 19 as follows:
  - Unit 18 apartment layout extended and revised from 1 bed to 2 bed.
  - Unit 19 apartment layout extended and revised from 2 bed (3p) to 2 bed (4p).
- Unit 20 converted from a 1 bed to a 2 bed to accommodate fire access/escape.
- Unit 21 converted from a 2 bed to a 1 bed to accommodate fire access/escape.

#### First floor

- The following units converted from studios to 1 bed units (with adjacent 1 beds reduced in size):
  - Block 1 - unit 29 (& 30)
  - Block 2 - unit 39 (& 40)
  - Block 3 - unit 44 (& 55)
  - Block 4 - unit 61 (& 62)
- Rearrangement of circulation cores:
  - as a result of requirement for Fire Fighting access to stairs/lifts directly from adjoining roads for fire personnel
  - to shorten corridor lengths to meet Fire Escape distance limits
  - introduction of smoke lobbies to stairs

all to comply with Fire Officer requirements.

- En-suite bathrooms removed from all 2 bed units.
- All access doors from bedrooms to balconies converted to windows for reasons of safety.

#### Second floor

- The following units converted from studios to 1 bed units (with adjacent 1 beds reduced in size):
  - Block 1 - unit 68 (& 69)
  - Block 2 - unit 79 (& 78)
  - Block 3 - unit 83 (& 94)
  - Block 4 - unit 100 (& 101)
- Rearrangement of circulation cores:

- as a result of requirement for Fire Fighting access to stairs/lifts directly from adjoining roads for fire personnel
  - to shorten corridor lengths to meet Fire Escape distance limits
  - introduction of smoke lobbies to stairs
- all to comply with Fire Officer requirements.
- En-suite bathrooms removed from all 2 bed units.
  - All access doors from bedrooms to balconies converted to windows for reasons of safety.

### Third floor

- The following units converted from studios to 1 bed units (with adjacent 1 beds reduced in size):
    - Block 3 - unit 120 (& 131)
    - Block 4 - unit 137 (& 138)
  - Rearrangement of circulation cores:
    - as a result of requirement for Fire Fighting access to stairs/lifts directly from adjoining roads for fire personnel
    - to shorten corridor lengths to meet Fire Escape distance limits
    - introduction of smoke lobbies to stairs
- all to comply with Fire Officer requirements.
- En-suite bathrooms removed from all 2 bed units.
  - All access doors from bedrooms to balconies converted to windows for reasons of safety.

### Fourth floor

- Rearrangement of circulation cores:
    - as a result of requirement for Fire Fighting access to stairs/lifts directly from adjoining roads for fire personnel
    - to shorten corridor lengths to meet Fire Escape distance limits
    - introduction of smoke lobbies to stairs
- all to comply with Fire Officer requirements.
- En-suite bathrooms removed from all 2 bed units.
  - All access doors from bedrooms to balconies converted to windows for reasons of safety.

### Fifth floor

- Rearrangement of circulation cores:
    - as a result of requirement for Fire Fighting access to stairs/lifts directly from adjoining roads for fire personnel
    - to shorten corridor lengths to meet Fire Escape distance limits
    - introduction of smoke lobbies to stairs
- all to comply with Fire Officer requirements.
- En-suite bathrooms removed from all 2 bed units.
  - All access doors from bedrooms to balconies converted to windows for reasons of safety.
  - Block 2 & 4 roofs: 4 additional aov's (automatic opening vents) and 2 lift overrun added to meet Fire Officer requirements.
  - Inclusion of 48no. pv panels to meet Part L requirements.

### Sixth floor

- Rearrangement of circulation cores:
    - as a result of requirement for Fire Fighting access to stairs/lifts directly from adjoining roads for fire personnel
    - to shorten corridor lengths to meet Fire Escape distance limits
    - introduction of smoke lobbies to stairs
- all to comply with Fire Officer requirements.
- En-suite bathrooms removed from all 2 bed units.
  - All access doors from bedrooms to balconies converted to windows for reasons of safety.

- Block 3 roof: 2 additional aov's (automatic opening vents) and 1 lift overrun added to meet Fire Officer requirements.
- Inclusion of 30no. pv panels to meet Part L requirements.

#### **Seventh floor (block 1 roof)**

- Block 1 roof: 2 additional aov's (automatic opening vents) and 1 lift overrun added to meet Fire Officer requirements.
- Inclusion of 36no. pv panels to meet Part L requirements.

#### **Elevations**

- Minor elevation changes to remove some non essential columns on the balcony facades and minor reduction in width of others to enable more light into the apartments (as identified on attached drawings).
- Removal of glazed reception link.
- General amendments to elevations to reflect proposed plan changes (all as identified on attached drawings).

Appendix 3 - Application for general amendments to ABP-307415-20 (LRD 3)

PART V SCHEDULE

Floor	Agreed with DLR (as per Condition 26)		
	Block	Apt no.	Type
Ground	2	6	2 bed
	2	7	2 bed
First	2	37	2 bed
	2	38	1 bed
	2	39	1 bed
	2	40	1 bed
	2	41	1 bed
	3	45	1 bed
	3	48	2 bed
	3	50	1 bed
	3	51	1 bed
	3	54	1 bed
Second	4	97	2 bed
	4	98	2 bed
Third	3	128	2 bed
	3	133	2 bed
Fourth	3	161	2 bed
	3	165	2 bed
Fifth	3	185	3 bed
	3	190	2 bed
Sixth			
Total		20	0 x studio
			8 x 1 bed
			11 x 2 bed
			1 x 3 bed