



AMENDMENT TO SHD AT O'DEVANEY GARDENS

12TH OF MARCH 2025

O'DEVANEY GARDENS
FOR BARTRA ODG LIMITED

 mahony pike

Project: O'Devaney Gardens
Location: Stoneybatter, Dublin
Client: Bartra ODG Limited
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INTRODUCTION

REG/REF ABP-310327-21

This report was prepared by O'Mahony Pike Architects on behalf of BARTRA ODG Ltd for the Planning Application to modify the SHD approved under ABP-310327-21.

The modification will consist of the addition of a 3-storey infill element in the laneway between approved blocks 08C and 08D, merging both into a single terrace block.

01 | APPROVED SCHEME



Location of Block 08 within the Approved Strategic Housing Development ABP-310327-21. Scale 1:1.500

Permitted scheme. Elevation to the Montpelier Avenue



02 | PROPOSED AMENDMENT

PROPOSED AMENDMENT

The service access to the rear of 43A Montpelier Gardens is no longer required to the property and this presents an opportunity to provide a continuous and secure western boundary to the approved scheme at O'Devaney Gardens.

The proposed amendment is to close the permitted service lane with an additional infill 3-storey typology element and amend Block 08C to follow the rhyme, form and architectural language creating a cohesive elevation as these blocks merge into one single terrace and bookend to Montpelier Gardens to the south. The amendments will provide a coherent streetscape and reinforce the robust urban character of Montpelier Avenue.



Proposed new infill typology



Permitted scheme. Front Elevation to Montpelier Avenue



Proposed scheme. Front Elevation to Montpelier Avenue



Proposed scheme. Ground Floor

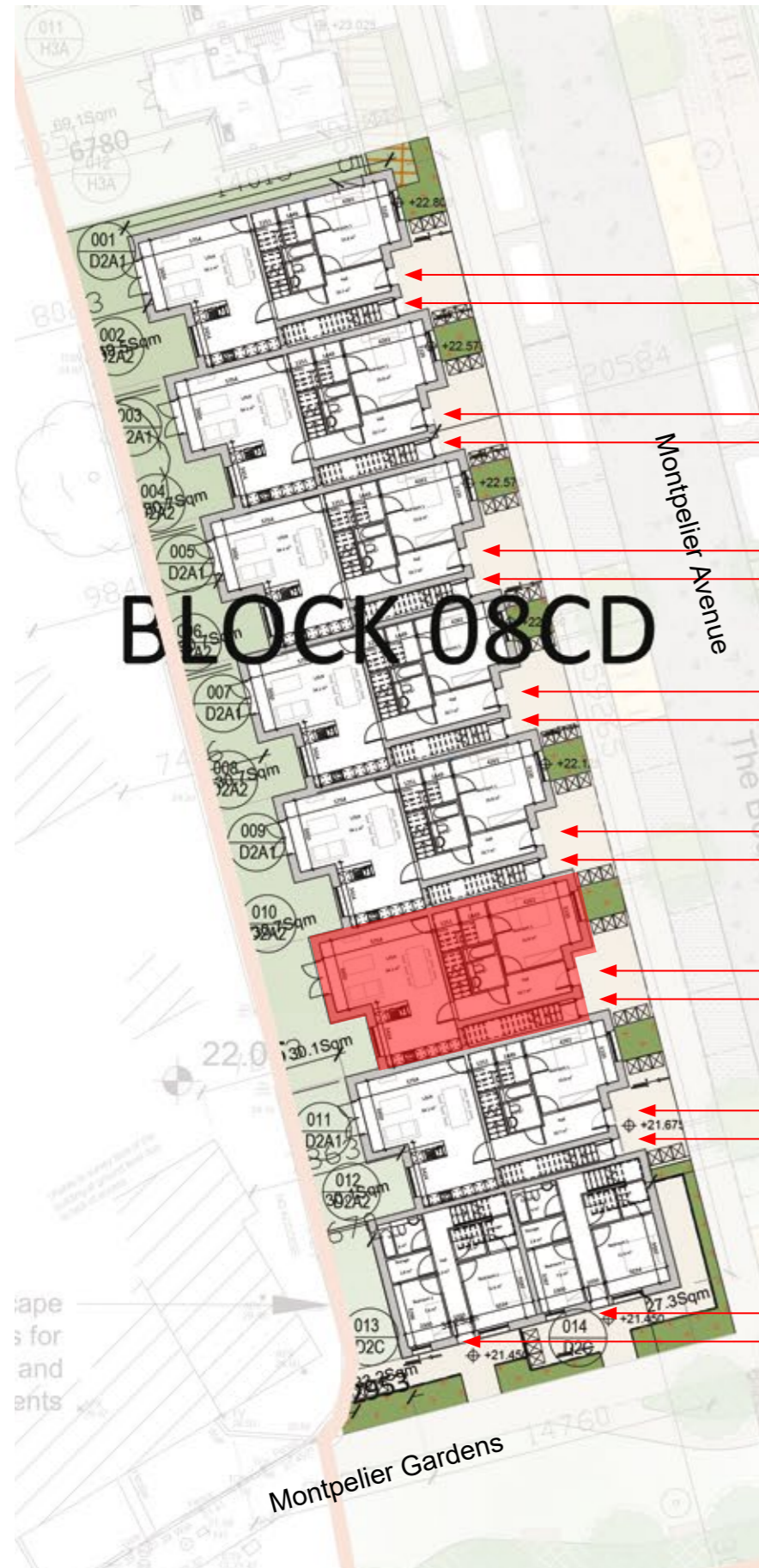
PROPOSED AMENDMENTS TO BLOCK 08C

The addition of the infill unit will join blocks 08C and 08D into a single terrace. The unit will sit flanked by identical typology townhouses, but these units are not symmetrical as seen from the street, and in the interest of a robust architectural language and visual amenity they need to maintain a consistent orientation as they are being replicated along the terrace.

The two flanking units do not have the same 'polarity' so the inclusion of a new unit would inevitably break the sequence of volumes in the terrace, so it is proposed to mirror each of the townhouses in block 08C so to maintain the rhythm along the elevation of the full block.

The now unified terraced block 08C/D will in this way show a cohesive elevation to the Avenue and reinforce its urban character, aligned with the architectural language of neighbouring blocks 08A and 08B.

- No change
- Additional Unit
- Mirrored Units



No. 47 Montpelier Avenue (GF)
 No. 48 Montpelier Avenue (FF)

No. 49 Montpelier Avenue (GF)
 No. 50 Montpelier Avenue (FF)

No. 51 Montpelier Avenue (GF)
 No. 52 Montpelier Avenue (FF)

No. 53 Montpelier Avenue (GF)
 No. 54 Montpelier Avenue (FF)

No. 55 Montpelier Avenue (GF)
 No. 56 Montpelier Avenue (FF)

No. 57 Montpelier Avenue (GF)
 No. 58 Montpelier Avenue (FF)

No. 57 ~~59~~ Montpelier Avenue (GF)
 No. 58 ~~60~~ Montpelier Avenue (FF)

No. 59 ~~61~~ Montpelier Avenue
 No. 60 ~~62~~ Montpelier Avenue

OTHER AMENDMENTS

Naming and Numbering

The addition of this unit will merge blocks 08C and 08D in a single terrace block, which will be named 08C/D for the purpose of this application. Logic dictates that the two new dwellings should be numbered 57 and 58 Montpelier Avenue and the four units that occupy previous block 08D should be re-numbered 59, 60, 61 and 62 Montpelier Avenue.

Note: Proposed numbering and numbering was submitted in response to condition no.16 on the parent application, ABP-310327-21.

Location of Block 08CD within the Amendment to Strategic Housing Development.

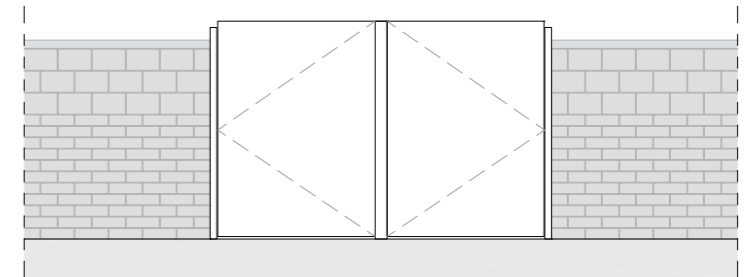
OTHER AMENDMENTS

The boundary wall to No.43A Montpelier Gardens contains a gate which is no longer required.

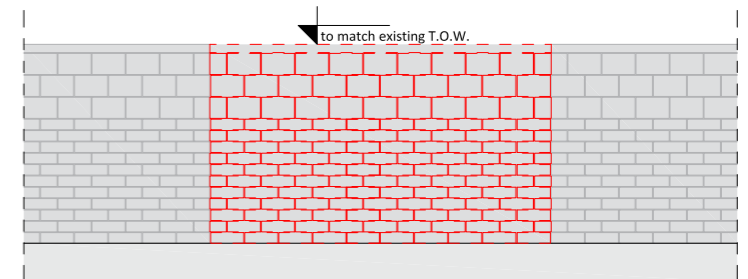
It is proposed to remove it and infill the opening with concrete blockwork, rendered finish, and match the height of the remainder of the wall.



Existing boundary. Picture



Existing boundary. Elevation



Proposed boundary. Elevation



OTHER AMENDMENTS

Private Open Space

The proposed new typology will provide private open space in the same location as the other townhouses in block 08D: The ground floor unit will have a private garden at the back, totalling 29.9 sqm, and the first & second floor duplex unit will feature a balcony/terrace overlooking Montpellier Avenue at second floor level with an area of 7.2 sqm.

Public Open Space

The alteration to the scheme for this planning application will involve the removal of a side access laneway and drop kerb access to this lane way, as part of this alteration the continuity of the street edge will be introduced and continued, with the kerb edge reinstated at 125mm height and street tree planting with planted verges introduced creating and continuing the boulevard design along the entire corridor. There are no additional parking spaces with the infill space being verge planting.

Car Parking

It is not proposed to increase the overall car parking figures of the development.

Bicycle parking

It is not proposed to increase the number of bicycle parking spaces. The approved scheme has a provision for 40 spaces for the whole of block 08, spread in groups of 'Sheffield' type hoops in front of the block and along . The addition of the proposed new typology would increase the total number of units in the block to 28no. The current provision is still in excess of the recommended quantities set in the Development Plan, which is set at 1 space per residential unit.

