

03 PROPOSED DESIGN

PROPOSED SITE LAYOUT & SCHEDULE

The proposed development occupies a total area of 14.7 hectares and has been carefully designed to deliver a well-integrated residential community. The layout provides a total of 360 residential units, comprising 305 houses, 20 own-door duplex apartments, and 35 apartments arranged within a 4–5 storey block along the Link Street.

In addition, the scheme includes a crèche, strategically located to ensure accessibility for both residents and the wider community. The layout has been structured to respond to the site's topography, existing ecological and archaeological features and the Phase 1 development (currently under construction), creating legible streets, active frontages, and connected open spaces.

The proposed arrangement prioritises permeability, natural surveillance, and landscape integration, ensuring that all dwellings benefit from good sunlight exposure, overlooking of public and communal areas, and a sensitive relationship with neighbouring properties. Overall, the layout delivers a balanced mix of housing types and densities, supporting sustainable growth and long-term community cohesion in Swords.

SITE SCHEDULE		
Site Area (Red Line Boundary)	14.75 HA (5.42HA + 9.33HA)	
Net Developable Area	8.77 HA	
Total No. of Units	360	
Net Density	41.0 units/HA	
Open Space	1.32 HA (15%)	
Houses	305	84.7%
Duplex-Apartments (Own-door)	20	5.6%
Apartments (Blocks)	35	9.7%
4 bed	14	3.9%
3 bed	131	36.4%
2 bed	197	54.7%
1 bed	18	5.0%
<i>Note: The proposed 2 storey crèche has a net area of 670 m²</i>		

SCHEDULE OF ACCOMMODATION							
Unit Type	Description	No. of Bedroom	No. of Bed Space	Unit Area (sq.m.)	Height (storeys)	No. of Units	%
A/AC/AC(m)	semi-detached / mid/end/corner townhouse	2 bed	4	86.9	2	17	4.7%
A1/A1(m)	mid townhouse / end townhouse	2 bed	4	86.3	2	20	5.6%
H8/H8(m)/H8C/H8C(m)	mid townhouse / end townhouse / corner townhouse	3 bed	5	98.2	2	30	8.3%
C/CC1/CC2	detached / mid/end/corner townhouse	3 bed	5	100.6	2	12	3.3%
H7/H7C1/H7C2	mid townhouse / end townhouse / corner townhouse	3 bed	5	109.8	3	33	9.2%
E1	end townhouse	4 bed	6	135.3	3	1	0.3%
G/G(m)/GC/GC(m)	semi-detached / mid townhouse	4 bed	7	130.2	3	13	3.6%
H/H(m)	apartment (UD)	1 bed	2	52.7	3	6	1.7%
J/J(m)	duplex	2 bed	4	89.4	3	6	1.7%
M/M(m)	apartment	2 bed	4	79.8	2	4	1.1%
N/N(m)	apartment	2 bed	4	79.8	2	4	1.1%
F1G/F1G(m)	corner townhouse	3 bed	5	102.6	2	20	5.6%
D1G/D1G(m)/D2G(m)	end townhouse	3 bed	4	91.7	2	28	7.8%
E1G/E1G(m)	mid townhouse	2 bed	3	73.3	2	131	36.4%
3B	1 bed-apartment (UD)	1 bed	2	50.0	4 to 5	12	3.3%
3B	2 bed-apartment (UD)	2 bed	3	59.6	4 to 5	10	2.8%
4C	2 bed-apartment (UD)	2 bed	4	81.0	4 to 5	5	1.4%
5B	3 bed-apartment (UD)	3 bed	5	99.0	4 to 5	8	2.2%
Total No. of Units						360	100.0%



FIG: PROPOSED SITE LAYOUT & SCHEDULE



03 PROPOSED DESIGN

FULL SCHEDULE OF ACCOMODATION

BUILDING / STRUCTURE AREAS						
Unit Type	Description	No. of Bedrooms	Building Area (m ²)	Height (storeys)	No. of Buildings	Total Area of Buildings (m ²)
A/AC/AC(m)	semi-detached / mid/end/corner townhouse	2 (4 person)	86.9	2	17	1477.30
A1/A1(m)	mid townhouse / end townhouse	2 (4 person)	86.3	2	20	1726.00
H8/H8(m)/H8C/H8C(m)	mid townhouse / end townhouse / corner townhouse	3 (5 person)	98.2	2	30	2946.00
C/CC1/CC2	detached / mid/end/corner townhouse	3 (5 person)	100.6	2	12	1207.20
H7/H7C1/H7C2	mid townhouse / end townhouse / corner townhouse	3 (5 person)	109.8	3	33	3623.40
E1	end townhouse	4 (6 person)	135.3	3	1	135.30
G/G(m)/GC/GC(m)	semi-detached / mid townhouse	4 (7 person)	130.2	3	13	1692.60
H/H(m)	apartment (UD)	1 (2 person)	52.7	3	6	316.20
J/J(m)	duplex	2 (4 person)	89.4	3	6	536.40
M/M(m)	apartment	2 (4 person)	79.8	2	4	319.20
N/N(m)	apartment	2 (4 person)	79.8	2	4	319.20
F1G/F1G(m)	corner townhouse	3 (5 person)	102.6	2	20	2052.00
D1G/D1G(m)/D2G(m)	end townhouse	3 (4 person)	91.7	2	28	2567.88
E1G/E1G(m)	mid townhouse	2 (3 person)	73.3	2	131	9602.30
2B	1 bed apartment (UD)	1 (2 person)	50.0	4 to 5	12	600.00
3B	2 bed apartment (UD)	2 (3 person)	69.6	4 to 5	10	696.00
4C	2 bed apartment (UD)	2 (4 person)	81.0	4 to 5	5	405.00
5B	3 bed apartment (UD)	3 (5 person)	99.0	4 to 5	8	792.00
CRECHE	+165no. child creche	N/A	670.0	2	1	670.00
APT. BLOCK	circulation spaces	N/A	689.9	4 to 5	1	689.90
BINS	individual	N/A	1.7	1	234	397.80
BINS	communal	N/A	24.0	1	2	48.02
BIKES	individual	N/A	3.4	1	234	797.94
BIKES	communal	N/A	19.6	1	1	19.60
ESB	esb substation	N/A	5.0	1	4	20.16
Total Area of Buildings (m²)						33657.40

SITE SCHEDULE	
Site Area (Red Line Boundary)	14.75 HA (5.42HA + 9.33HA)
Net Developable Area	8.77 HA
Total No. of Units	360
Net Density	41.0 units/HA
Open Space	1.32 HA (15%)
Houses	305 84.7%
Duplex-Apartments (Own-door)	20 5.6%
Apartments (Blocks)	35 9.7%
4 bed	14 3.9%
3 bed	131 36.4%
2 bed	197 54.7%
1 bed	18 5.0%

SITE COVERAGE / PLOT RATIO	
Site Area (Red Line Boundary)	14.75 HA (5.42HA + 9.33HA)
Net Developable Area	8.77 HA
Total No. of Units	360no. (305no. houses, 35no. apartments & 20no. own-door duplex / apartments)
Net Density	41.0 units/HA
Total Building	33,657.4 m ²
Gross Internal Floor Area	(32,033.8m ² residential, 670.0m ² creche & 953.6m ² ancillary buildings)
Site Coverage	
Ground Floor Building Gross Area (including external walls)	18,641.1 m ²
Site Coverage (Site Area)	12.6%
Site Coverage (Dev. Area)	21.3%
Plot Ratio	
Plot Ratio (Site Area)	0.228
Plot Ratio (Dev. Area)	0.384

OPEN SPACE ALLOCATION	
OVERALL SITE AREA = 14.75Ha	
Communal Open Space	Area (m ² / Ha)
1	47 m ² / 0.005 Ha
2	47 m ² / 0.005 Ha
3	62 m ² / 0.006 Ha
4	70 m ² / 0.007 Ha
5	68 m ² / 0.007 Ha
6	478 m ² / 0.048 Ha
7	77 m ² / 0.008 Ha
8	71 m ² / 0.007 Ha
9	55 m ² / 0.006 Ha
10	40 m ² / 0.004 Ha
11	55 m ² / 0.006 Ha
The Communal Open Space requirement is as follows:	
- 1-bed apartments = 5 m ² x 18 no units = 90 m ²	
- 2-bed (3P) apartments = 6 m ² x 10 no units = 60m ²	
- 2-bed (4P) apartments = 7 m ² x 19 no units = 133 m ²	
- 3-bed apartments = 9 m ² x 8 no units = 72 m ²	
355 m² required - 1,070 m² provided	
Public Open Space	Area (m ² / Ha)
1	3,620 m ² / 0.362 Ha
2	3,510 m ² / 0.351 Ha
3	2,760 m ² / 0.276 Ha
4	2,360 m ² / 0.236 Ha
5	950 m ² / 0.095 Ha
TOTAL AREA	13,200 m² / 1.320 Ha
15% of Developable Area (8.77 Ha)	
Additional Open Space	Area (m ² / Ha)
1	250 m ² / 0.025 Ha
2	295 m ² / 0.030 Ha
3	395 m ² / 0.040 Ha
4	340 m ² / 0.034 Ha
5	1,360 m ² / 0.136 Ha
6	19,890 m ² / 1.989 Ha
TOTAL AREA	22,530 m² / 2.253 Ha
Not included within the overall open space calculation	

CAR PARKING SCHEDULE							
No. of Bedrooms	No. of Units	Parking x unit	TOTAL PARKING	Parking x unit	TOTAL PARKING	TOTAL PARKING	TOTAL PARKING
		Resident	Resident	Visitors	Visitors	REQUIRED	PROVIDED
		Proposed	Required	Proposed	Required		
4 bed	14	2	28	0.2	2.8	577	580
3 bed	131	2	262	0.2	26.2		
2 bed	197	1	197	0.2	39.4		
1 bed	18	1	18	0.2	3.6		
			505			72	
Total No. CAR PARKING SPACES		No. 580		of which 505no are for the residential units and 75no are for visitors			
Residential Units Parking		No. 505		of which 209no are within curtilage & 296no are provided for units but are not within curtilage			
Visitor Parking		No. 75		at a rate of 1no visitor space per 4.8no units			
Accessible Parking Spaces		No. 19		5% of the 368no not within curtilage/visitor parking spaces			
EV Parking Spaces		No. 17		in the form of 8no EV charging hubs (with 2no charging spaces each) and 1no. EV charger			
36no motorbike spaces have been allocated which equates to 10% of the not within curtilage parking spaces (368no)							

BIKE PARKING SCHEDULE		
Total No. BIKE SPACES	No. 1,009	bike spaces
COMMUNAL BIKE STORE - within the footprint of the apartment block	No. 110 secure bike spaces	of which 12no can accommodate cargo bikes / trailers
SECURE COMMUNAL BIKE STORE - for the creche	No. 20 secure bike spaces	of which 2no can accommodate cargo bikes / trailers
COMMUNAL BIKE STORE - Sheffield stands	No. 70 secure bike spaces	of which 18no are for the apartment block & 52no are for the creche
INDIVIDUAL BIKE STORE X 250no (171 x 3no spaces, 58 x 5no spaces & 1 x 6no spaces)	No. 809 secure bike spaces	
The communal bike stores are for the apartment building and the creche		
APARTMENTS: (own door access duplex-apartments and the apartment building)		
- 1-bed = no. 2.5 bike spaces x 12 = 30		
- 2-bed = no. 3 bike spaces x 10 = 30		
- 2-bed = no. 3.5 bike spaces x 15 = 52.5		
- 3-bed = no. 5.5 bike spaces x 8 = 44		
156.5no spaces required - 158no spaces provided (* additional 1.5no spaces)		
STANDARD HOUSING		
- 2-bed = no. 3 bike spaces x 161 = 483		
- 3-bed = no. 5 bike spaces x 58 = 290		
- 4-bed = no. 6 bike spaces x 1 = 6		
779no spaces required - 779no spaces provided		
CRECHE SPACES:		
- creche = no. 6 bike spaces per classroom x 12 = 72		
72no spaces required - 72no spaces provided		

03 PROPOSED DESIGN

SITE RELATIONSHIP TO RATHBEALE ROAD

VIEW A



CONTIGUOUS STREET ELEVATION FROM RATHBEALE ROAD SHOWING PROPOSED SCHEME AND PHASE 01 CURRENTLY UNDER CONSTRUCTION

VIEW A



The design proposal responds carefully to Rathbeale Road by extending the approach established in the neighbouring Phase 01 development. Residential units are positioned along the northern boundary of the site to directly address the road, creating a strong built edge. This arrangement reinforces the existing urban structure and ensures that Rathbeale Road benefits from active frontage, overlooking and natural surveillance, in line with best practice urban design principles.

Similar to Phase 01, the units are orientated to present front doors, windows and defined building lines toward the public realm, rather than turning their backs on the street. This helps to integrate the new development with its surroundings and avoids the perception of a rear or secondary elevation along the road. The proposal therefore provides a clear sense of address and identity, contributing positively to the character of Rathbeale Road.

By delivering new road frontage, the scheme strengthens permeability, legibility and continuity along the street, while also enhancing the overall quality and coherence of the wider development.

03 PROPOSED DESIGN

SITE RELATIONSHIP TO RATHBEALE ROAD



01 Rathbeale Road Facing East



02 Rathbeale Road Facing West



FIG: KEY PLAN

03 PROPOSED DESIGN

LANDSCAPE PROPOSAL



Natural Play Area Example



Communal Open Space Example



Archaeological Park Example



Cycle/Pedestrian Path Example

**Please refer to SRLA's drawings/reports for more detail on the landscape strategy.*



FIG: PROPOSED LANDSCAPE PLAN

03 PROPOSED DESIGN

PROPOSED OPEN SPACE BREAKDOWN & DEVELOPABLE AREA

The total site area comprises 14.75 hectares, with a developable area of 8.77ha. The site represents a strategic infill opportunity to deliver a high-quality residential development.

The overall Class 2 public open space provided equates to 15% of the developable area (1.32ha), with an additional 2.88ha provided for Class 1 public open space outside the developable area. Additional public amenity spaces are also provided; however, these are excluded from this calculation as they are either below 500sqm or form part of areas with archaeological sensitivities. Areas of Communal Open Space (1,070sqm in total) are also provided for the apartment units on site, exceeding the total requirement of 355sqm.

Please refer to SRLA's drawings for more detailed information on the public open space classifications.



FIG: DEVELOPABLE AREA DIAGRAM

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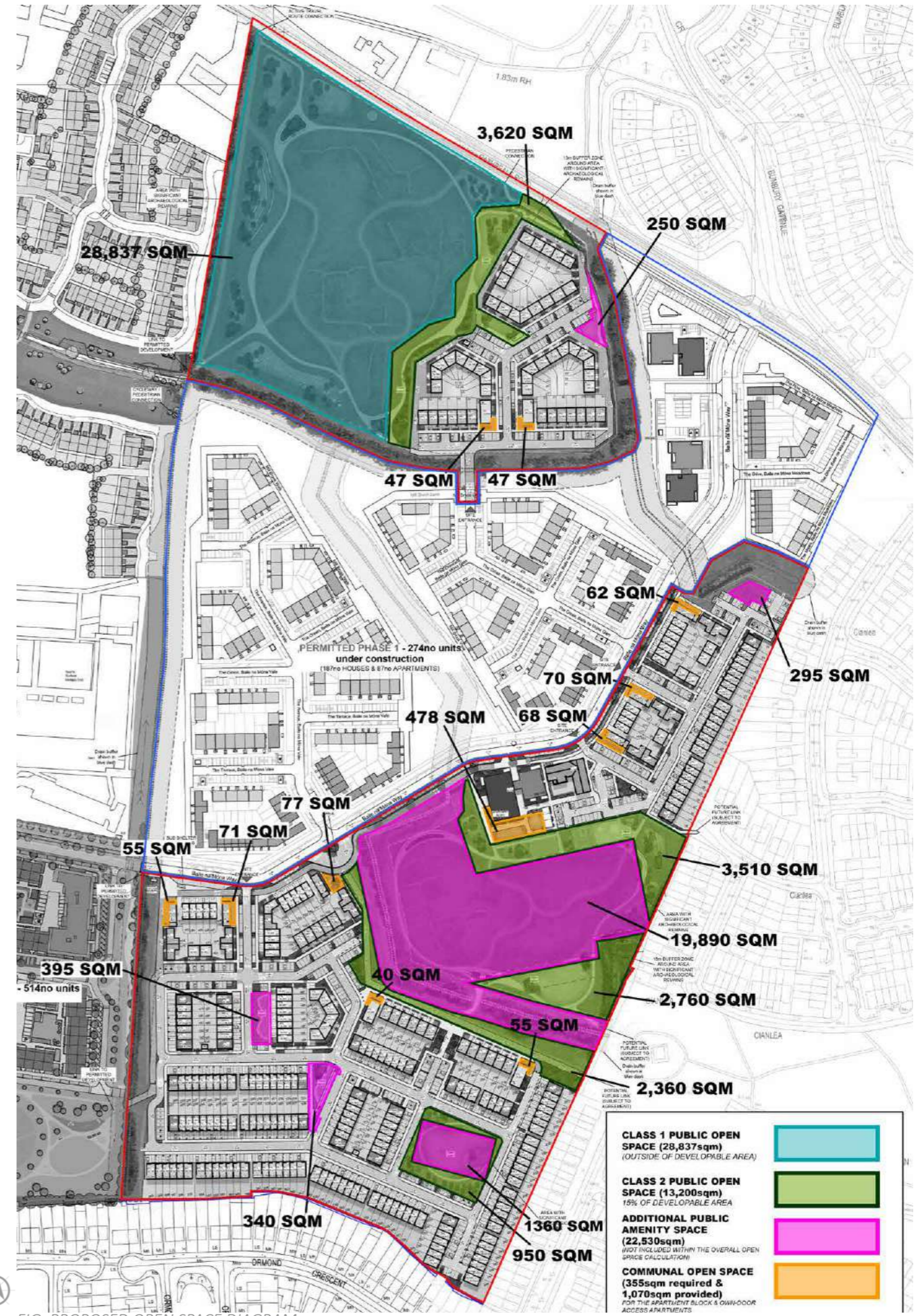


FIG: PROPOSED OPEN SPACE DIAGRAM

03 PROPOSED DESIGN

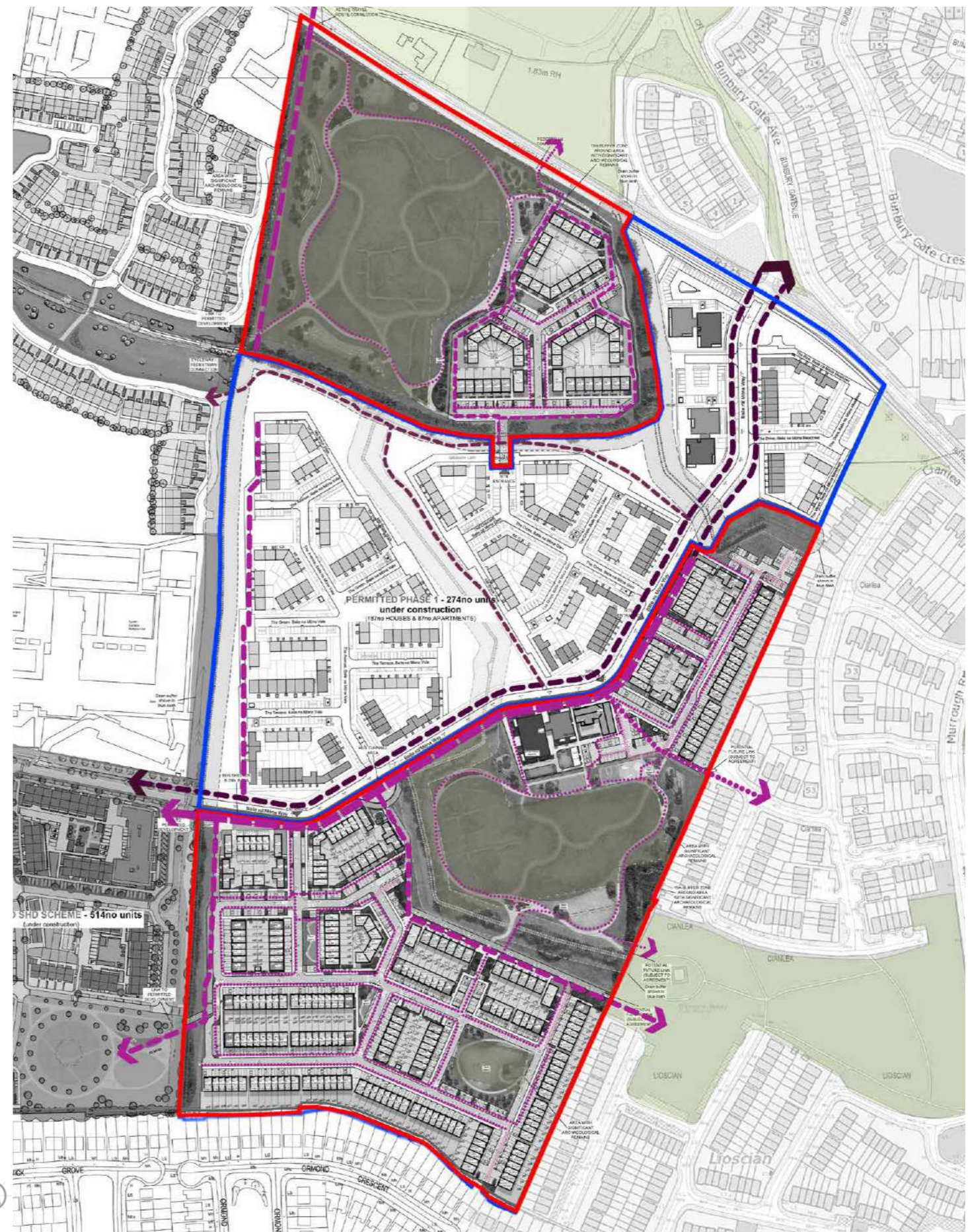
OPEN SPACES & PEDESTRIAN LINKS



- PRIMARY PEDESTRIAN/CYCLE ROUTE
- AMENITY WALK

- SUBJECT SITE BOUNDARY
- LAND WITHIN THE APPLICANT'S OWNERSHIP
- AREA WITH SIGNIFICANT ARCHAEOLOGICAL REMAINS
- ACTIVE TRAVEL ROUTE
- PROPOSED SHARED SURFACES
- POTENTIAL FUTURE LINKS (SUBJECT TO AGREEMENT)
- PROPOSED PEDESTRIAN ROUTES
- OPEN SPACES

FIG: OPEN SPACES & PEDESTRIAN LINKS



03 PROPOSED DESIGN

OPEN SPACES LINKAGE



St. CRONIN'S WELL ARCHAEOLOGICAL PARK



GLASMORE ARCHAEOLOGICAL PARK



RATHBEALE ARCHAEOLOGICAL PARK SOUTH



03 PROPOSED DESIGN

OPEN SPACE - RATHBEALE ARCHAEOLOGICAL PARK SOUTH, GLASMORE PARK, ST CRONIN'S PARK

RATHBEALE ARCHAEOLOGICAL PARK SOUTH

The Rathbeale Archaeological Park South is located to the north of the site, formed by a proposed landscape buffer to the west and north and strategically positioned residential units to the south and east. This arrangement creates a generous and well-defined green space for the development which links to the existing rathbeale archaeological park to the north of the site.

The space is designed with pedestrians as the priority, providing a safe and welcoming environment for children to play, learn, and interact. It is overlooked on two sides, promoting natural surveillance, safety, and a strong sense of place. The high-quality green setting supports biodiversity, enhances well-being, and encourages social interaction, helping to strengthen community bonds.

A pedestrian route runs along the perimeter of the park, improving permeability and connectivity. The park incorporates a balanced mix of hard and soft landscaping, complemented by landscape furniture such as seating and natural play areas to support informal recreation and social use. Together, these elements create strong connections between the natural characteristics of the site and the built environment which contributes to a meaningful community integration.



GLASMORE ARCHAEOLOGICAL PARK

The Glasmore Archaeological Park open space is located to the east of the site, surrounded by the proposed and existing residences and a neighbouring open space to the east. Designed to enhance residents' quality of life, it supports the creation of a diverse and vibrant community.

The space is framed by a natural landscape buffer to create privacy between the private dwellings and large public space. Furthermore, a walkway lives along this boundary increasing the natural surveillance on the site but also the variety of activities which can occur within the area. The park includes both informal and formal play areas such as a kickabout lawn, basketball court and play area.

The area incorporates play features, including play equipment, a mix of soft and hard landscaping, and landscape furniture. They furthermore increase the diversity of the space encouraging greater interaction with the landscape. Together, these elements establish the open space as a key social hub that integrates seamlessly with the overall layout and grain of the scheme.



ST. CRONAN'S WELL ARCHAEOLOGICAL PARK

Located just south of the Glasmore Archaeological Park South, St. Cronan's Well Archaeological Park open space is enclosed by dwellings.

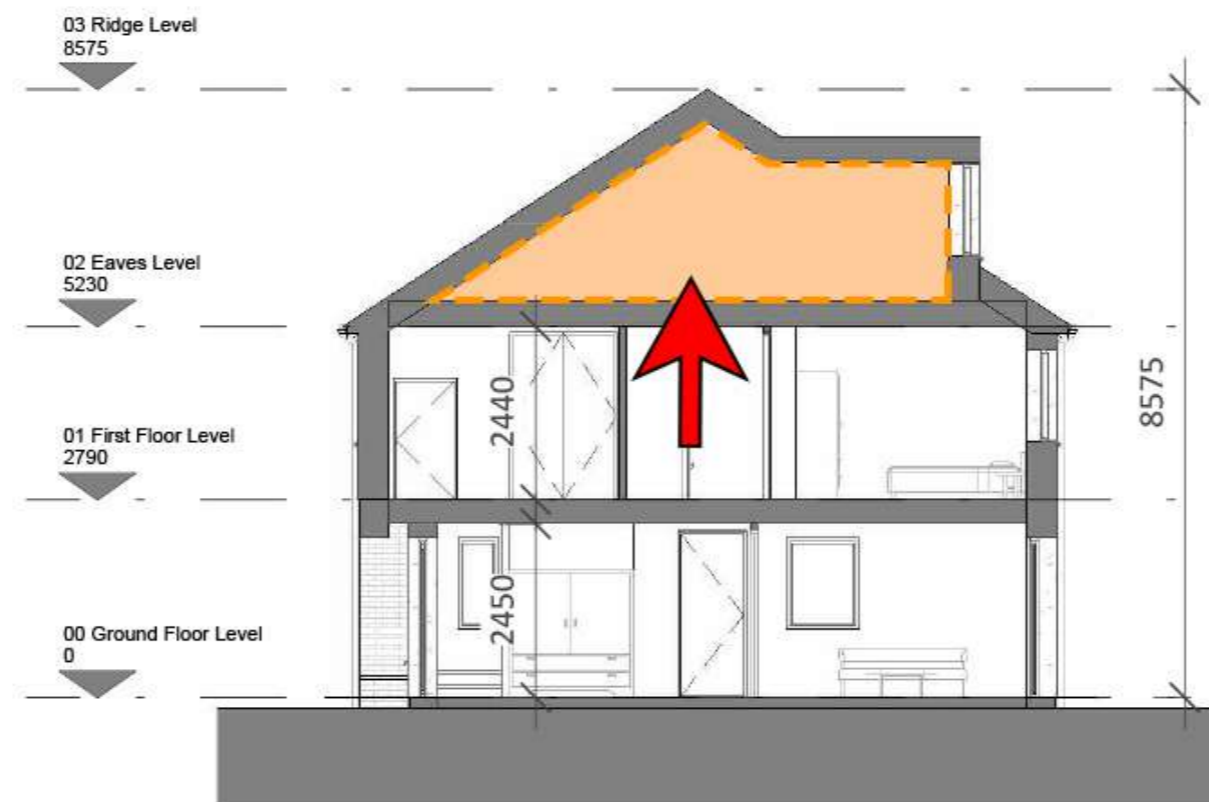
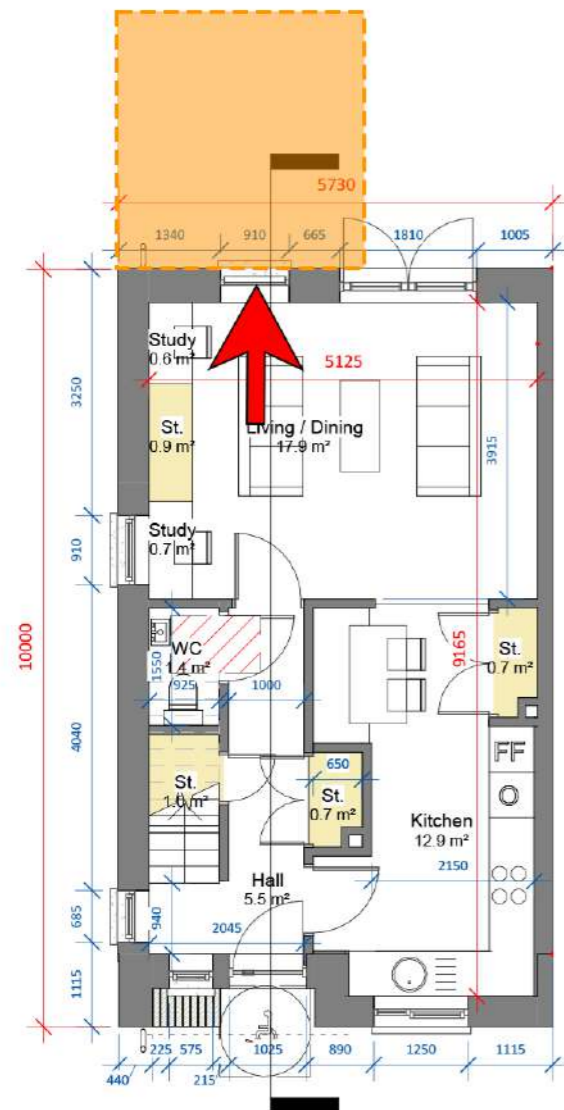
Similar to the other parks within the development, a pedestrian route circles the perimeter of the space placing sustainable movement at the heart of the design while benefiting from strong passive surveillance from surrounding homes. The space accommodates both active and passive recreation, providing opportunities for play, relaxation and informal exercise.

The open space is carefully designed with a balanced mix of soft and hard landscaping. By encouraging social interaction and fostering a strong sense of belonging, it functions as a multifunctional open space that supports community wellbeing and enhances the overall character of the development. The existing well which the park is named after sits to the east and is preserved and complimented through careful design of its surround.



03 PROPOSED DESIGN

ADAPTABILITY



The proposed dwellings are adaptable to respond to potential changing needs over their lifetime. The units are strategically designed which allows the owner to extend into the attic and/or to the rear if they wish.

With a selection and distribution of house types reflecting how future market challenges can be used to the advantage of the community, the enhanced distinctiveness of the character areas will work for the benefit of this scheme.

FIG: PROPOSED ADAPTABILITY OPTIONS

03 PROPOSED DESIGN

PRIVACY AND AMENITY



PUBLIC OPEN SPACE - 3D RENDERS



There are numerous large open spaces throughout the site with high quality hard and soft landscaping. These provide outdoor seating to give the scheme spaces to encourage social interaction and community values.

The proposed layout is designed to take advantage of its orientation and to overlook the open spaces which are provided throughout the development. Within each neighbourhood is a clear spatial hierarchy: streets / footpaths become the main expression of the public realm, with more communal-type spaces of shared open spaces or plazas becoming the focus for communal life (a more relaxed space in which to meet neighbours and children to play safely). Dwellings are designed to interact and give passive surveillance to the shared areas and the open spaces.

Within each neighbourhood cluster, there is a shared landscape for residents to enjoy and cultivate. This, along with open spaces and landscaped areas, promotes an interactive and neighbourly environment for both residents and visitors.

Each unit has access to private amenity spaces, with all housing units featuring individual gardens. This design ensures that residents can enjoy personal outdoor spaces, fostering a sense of privacy and connection with nature. The incorporation of private gardens adds a distinctive and customizable element to each dwelling, enhancing the overall quality of living for the residents.

All houses have a private back garden and are placed back to back with a distance of 16m or greater, where there are windows into habitable rooms, as per the Compact Growth 2024 Guidance to guarantee privacy.

Houses have adequate storage areas and areas for the sorting of recyclables in the garden or in specific private storage areas in front of the dwellings.

03 PROPOSED DESIGN

PRIVATE AMENITY SPACE & SHARED OPEN SPACE



FIG: PROPOSED CLASS 2 PUBLIC OPEN SPACE

Every proposed house on site has been allocated a private amenity space in the form of rear gardens. Own-door Each apartment in the apartment block has a balcony for private amenity space.

The layout has been designed to ensure each unit gets a usable garden in line with requirements. The size for private amenity spaces are dictated by the Compact Growth Guidelines for houses issued in 2024 and the minimum area requirements are as follows;

- Minimum 30 sq.m. for 2 bed houses
- Minimum 40 sq.m. for 3 bed houses
- Minimum 50 sq.m. for 4 bed houses

The size for private amenity spaces for apartments are dictated by the 'Planning Design Standards for Apartments - Guidelines for Planning Authorities (2025)' and the minimum area requirements are as follows;

- Minimum 5 sq.m. for 1 bed, 2 person apartments
- Minimum 6 sq.m. for 2 bed, 3 person apartments
- Minimum 7 sq.m. for 2 bed, 4 person apartments
- Minimum 9 sq.m. for 3 bed, 5 person apartments

Please refer to the Housing Quality Assessment document which highlights the compliance of each unit within the development based on the 'Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)', the 'Planning Design Standards for Apartments - Guidelines for Planning Authorities (2025)', and the 'Sustainable Residential Development and Compact Settlements. Guidelines for Planning Authorities (2024)'



FIG: PRIVATE AMENITY SPACE & SHARED OPEN SPACE DIAGRAM

03 PROPOSED DESIGN

UNIVERSAL DESIGN/AGE FRIENDLY UNITS



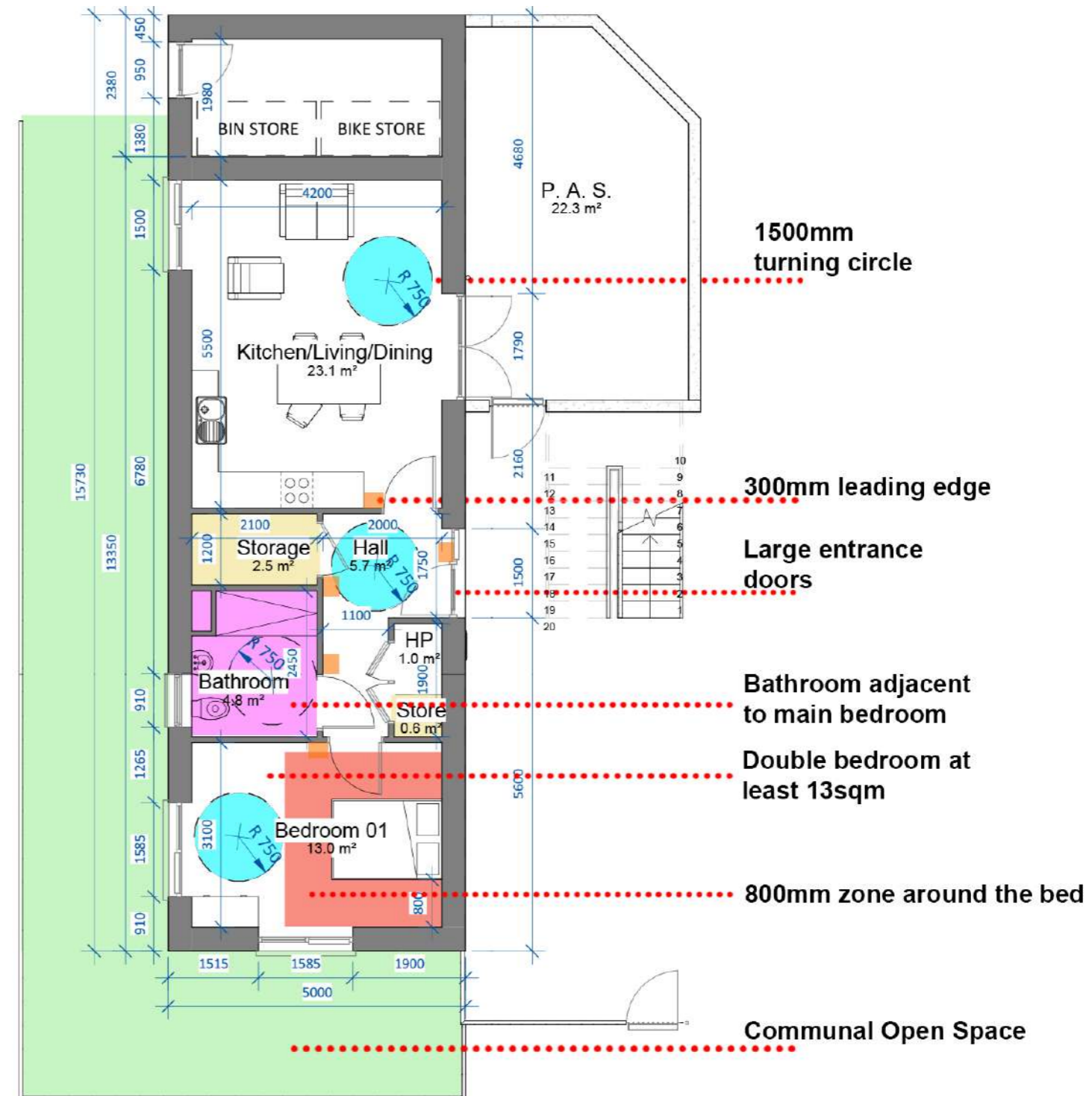
Providing exceptional New Homes in a sustainable and commercially viable manner, in well-connected locations is the ultimate goal of this development. The 1 bed own door ground floor apartment units (Type H) have been developed with a particular focus on homes that contain internal spaces that can cater for older people and people with mobility issues. Along with these units all of the apartment units within the apartment block have also been specifically developed with the principles from the Universal Design Guidelines implemented.

The units are located in close proximity to local amenities and the open spaces nearby. Ample space within bedrooms/bathrooms and living areas ensures that the usability of these spaces is at the forefront of the design, with areas for turning within corridors/hallways also considered to ensure ease of movement for residents within dwellings. Fixtures and fittings that are easy to use along with energy and cost efficient appliances also ensure these units are appropriate lifetime homes. These specifications enable the building to be future proofed for the possible care needs of the occupant and any possible need for care assistance.

In total, there are 41no. Universal Design / Age Friendly units within the development. These are broken down into 35no. apartments (12no. 1 beds, 15 no. 2 beds & 8no. 3 beds) within the apartment block and 6no. 1 bed ground floor apartments (Unit type H). The 41no. Universal Design / Age Friendly units equates to 11% of the total number of units in the site. This allocation exceeds the 10% target under Objective DMSO37 (Age Friendly Housing) of the Fingal Development Plan which requires that 'new residential developments in excess of 100 units provide 10% of the units as age friendly accommodation'.

The Design Criteria in which these units have been developed has been taken from the 'Planning Design Standards for Apartments - Guidelines for Planning Authorities (2025)'. Our design approach focuses on implementing the key principles within the 'Universal Design Guidelines for Homes in Ireland' and the 'Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home' documents.

UNIT TYPE H - 1 BED GROUND FLOOR APARTMENT



03 PROPOSED DESIGN

UNIVERSAL DESIGN/AGE FRIENDLY UNITS

APARTMENT UNITS



A 'L' shaped plan kitchen and dining area.



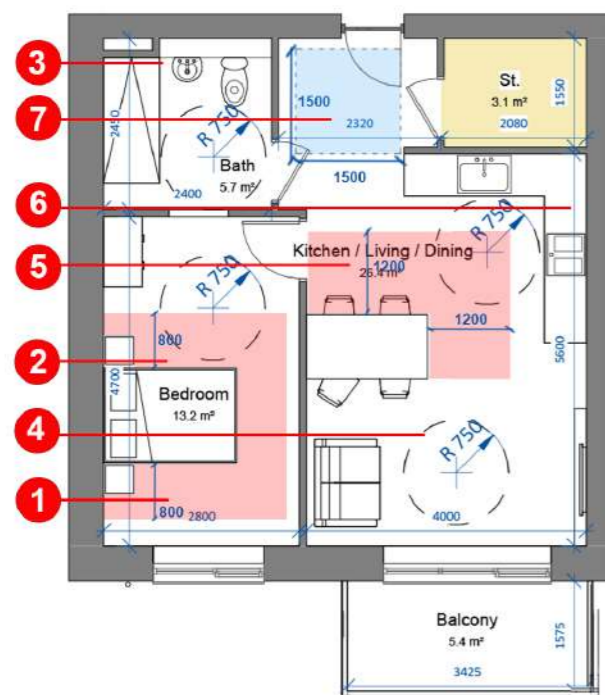
A 'U' shaped plan is easy for everyone to use. An accessible kitchen can look very stylish and should not look like an adapted kitchen. All it takes is some imagination, and careful design.



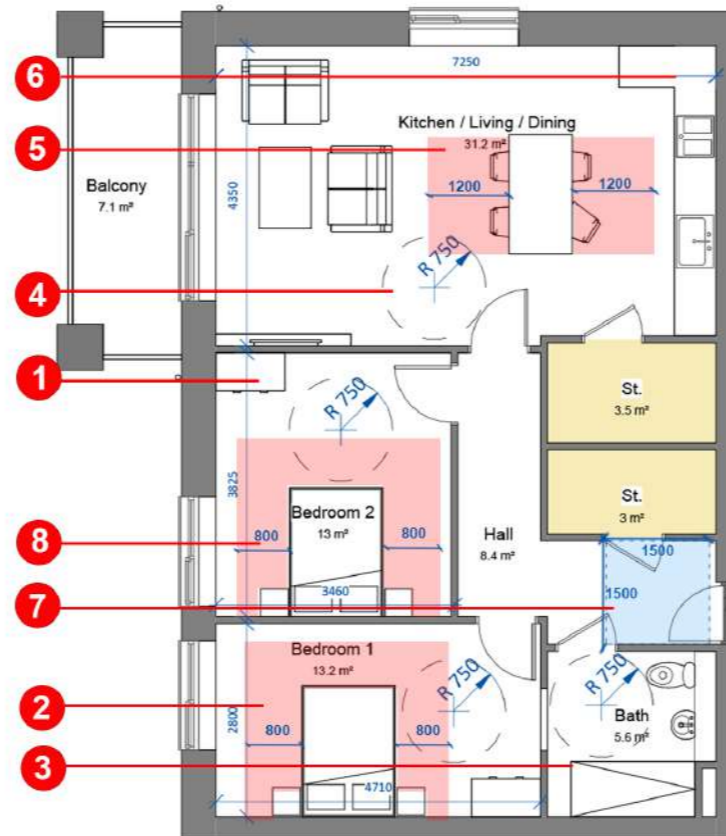
APARTMENT BLOCK CONTAINING 1, 2 & 3 BED UNITS THAT CATER FOR UNIVERSAL DESIGN

Universal Design Standards - Key Design Principles

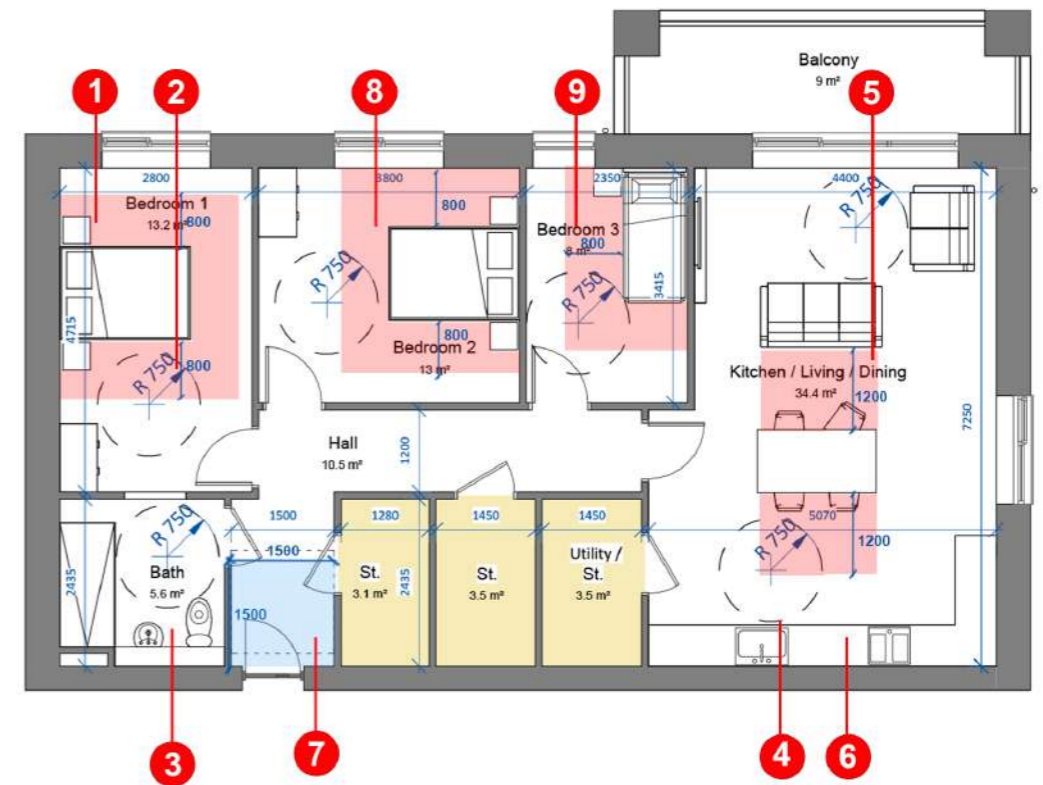
1. 800mm zone around all sides of bed.
2. Min 13 sq.m bedroom with 1500 x 1500mm turning circle.
3. Accessible bathroom (min 2100 x 2400mm) with possible future link to bedroom 1.
4. 1500mm - 1800mm turning circle in living room.
5. 1200 x 1200mm clear space beside at least two dining chairs.
6. L-shaped kitchen to allow 1500mm turning circle.
7. 1500 x 1500 clear space at apartment entrance.
8. Double bedroom >13 sq.m.
9. Single bedroom >8 sq.m.



1 BED EXAMPLE - 1 BED 2 PERSON



2 BED EXAMPLE - 2 BED 4 PERSON



3 BED EXAMPLE - 3 BED 5 PERSON

03 PROPOSED DESIGN

PARKING ALLOCATION

Total No. CAR PARKING SPACES	No. 580	of which 505no are for the residential units and 75no are for visitors														
Residential Units Parking	No. 505	of which 209no are within curtilage & 296no are provided for units but are not within curtilage														
Visitor Parking	No. 75	at a rate of 3no visitor space per 4.8no units														
Accessible Parking Spaces	No. 19	5% of the 368no not within curtilage/visitor parking spaces														
EV Parking Spaces	No. 17 <i>(of the 368no not within curtilage/visitor parking spaces)</i>	in the form of 8no EV charging hubs (with 2no charging spaces each) and 1no. EV charger														
Dwellings with in curtilage parking, pre-wired for future EV																
The parking spaces have been provided as follows:																
HOUSING:																
- 3-bed = no. 1.0 space x 168 = 168																
- 3-bed = no. 2.0 space x 123 = 246																
- 4-bed = no. 2.0 space x 14 = 28																
APARTMENTS:																
- 1-bed = no. 1.0 space x 18 = 18																
- 2-bed = no. 1.0 space x 29 = 29																
- 3-bed = no. 2.0 space x 8 = 16																
VISITORS SPACES (TO BE UTILISED BY THE CRECHE ALSO):																
- no. 0.21 space x 360 = 75																
* of the 75no, 17no are EV spaces																
<table border="1"> <tr> <th colspan="2">PARKING KEY</th> </tr> <tr> <td></td> <td>Residential units with in-curtilage parking (209no spaces) pre-wired for future EV</td> </tr> <tr> <td></td> <td>Residential units with off-curtilage parking (296no spaces)</td> </tr> <tr> <td></td> <td>Communal visitor parking spaces (75no spaces)</td> </tr> <tr> <td></td> <td>Creche parking spaces during operational hours (6no spaces)</td> </tr> <tr> <td></td> <td>EV Parking hubs (17no spaces) these provide EV charging facilities for the units with off-curtilage parking</td> </tr> <tr> <td></td> <td>Motorbike spaces - 36no (equates to 10% of the off-curtilage & visitor parking spaces)</td> </tr> </table>			PARKING KEY			Residential units with in-curtilage parking (209no spaces) pre-wired for future EV		Residential units with off-curtilage parking (296no spaces)		Communal visitor parking spaces (75no spaces)		Creche parking spaces during operational hours (6no spaces)		EV Parking hubs (17no spaces) these provide EV charging facilities for the units with off-curtilage parking		Motorbike spaces - 36no (equates to 10% of the off-curtilage & visitor parking spaces)
PARKING KEY																
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	Motorbike spaces - 36no (equates to 10% of the off-curtilage & visitor parking spaces)															
36no motorbike spaces have been allocated which equates to 10% of the not within curtilage parking spaces (368no)																
BIN STORES	No. 02	for the apartment block & the creche														
BIN STORE (1)		External communal bin store for the apartment block														
BIN STORE (2)		External communal bin store for the creche														
The houses & own door access apartments either have direct access to their private amenity space for bin storage or they have small private bin areas to the front of the unit																
Total No. BIKE SPACES	No. 1,009	bike spaces														
COMMUNAL BIKE STORE - within the footprint of the apartment block	No. 110 secure bike spaces	of which 12no can accommodate cargo bikes / trailers														
SECURE COMMUNAL BIKE STORE - for the creche	No. 20 secure bike spaces	of which 2no can accommodate cargo bikes / trailers														
COMMUNAL BIKE STORE - Sheffield stands	No. 70 secure bike spaces	of which 18no are for the apartment block & 52no are for the creche														
INDIVIDUAL BIKE STORE X 250no (171 x 3no spaces, 58 x 5no spaces & 1 x 6no spaces)	No. 809 secure bike spaces															
The communal bike stores are for the apartment building and the creche																
APARTMENTS: own door access duplex apartments and the apartment building																
- 1-bed = no. 2.5 bike spaces x 12 = 30																
- 2-bed = no. 3 bike spaces x 10 = 30																
- 2-bed = no. 3.5 bike spaces x 15 = 52.5																
- 3-bed = no. 5.5 bike spaces x 8 = 44																
156.5no spaces required - 158no spaces provided (* additional 1.5no spaces)																
STANDARD HOUSING																
- 2-bed = no. 3 bike spaces x 161 = 483																
- 3-bed = no. 5 bike spaces x 58 = 290																
- 4-bed = no. 6 bike spaces x 1 = 6																
779no spaces required - 779no spaces provided																
CRECHE SPACES:																
- creche = no. 6 bike spaces per classroom x 12 = 72																
72no spaces required - 72no spaces provided																
(NOTE - Unit Types A/AC/A1 (End Townhouse), C/CC/CC2 (End Townhouse), E1 (End Townhouse), G/GC (Semi-Detached), H (GF Apartment), M (GF Apartment), D1G/D2G (End Townhouse) & F1G (End Townhouse) have direct access to allocated GF private amenity space and can utilise this for bike storage.																



A variety of parking configurations helps us provide a strong sense of place and liveable, pedestrian priority streets, while reducing the impact of cars within the overall scheme. Each unit in the development has provision for car parking. 2 no. spaces are provided for the 3 and 4 bed houses and 1 no. space is provided for the 2 bed houses. Dwellings with in-curtilage parking will be pre-wired for future EV charging.

For the 55no. apartments that are proposed, 63no. communal parking spaces (2 per 3-bed and 1 per 1/2 bed) have been allocated. There are 75no. visitor spaces in total and they include 19no disabled spaces and 17no. EV charging spaces (located in the form of 8no EV charging hubs & 1no charger).

The crèche which is located just off the main link street, has a drop off area and utilises the visitor parking spaces along the link street.

03 PROPOSED DESIGN PARKING ALLOCATION

BIKE PARKING SCHEDULE	
2/3/4 Bed Detached/Semi-Detached/Townhouse Units	
(161no. 2 Beds, 58no. 3 Beds & 1no. 4 Beds)	
- 3no. Bike Spaces required per 2 bed unit**	
- 5no. Bike Spaces required per 3 bed unit**	
- 6no. Bike Spaces required per 4 bed unit**	
- 779no. Bike spaces required	
*Unit Types A/AC/A1 (End Townhouse), C/CC1/CC2 (End Townhouse), E1 (End Townhouse), G/GC (Semi-Detached), D1G/D2G (End Townhouse) & F1G (End Townhouse) have direct access to allocated GF private amenity space and can utilise this for bike storage.	
T1	161 X 3no. spaces, 58 X 5no. spaces & 1 X 6no. spaces (Secure)
Total provided = 779no. spaces	
**Meets standards set out in Table 14.17 of the Fingal Development Plan 2023-2029	
2 Bed Own-Door Apartment	
(10no. 2 Beds)	
- 3no. Bike Spaces required per 2 bed unit**	
- 30no. bike spaces required	
*Unit Types H (Ground Floor Apartment) & M (Ground Floor Apartment) have direct access to allocated GF private amenity space and can utilise this for bike storage.	
T2	10 X 3no. spaces (Secure)
Total provided = 30no. spaces	
**Meets standards set out in Table 14.17 of the Fingal Development Plan 2023-2029	
1/2/3 Bed Apartments	
(12no. 1 Beds, 15no. 2 Beds & 8no. 3 Beds)	
- 2.5no. Bike Spaces required per 1 bed unit**	
- 3.5no. Bike Spaces required per 2 bed unit**	
- 5.5no. Bike Spaces required per 3 bed unit**	
- 126.5no. bike spaces required	
T3	110no. spaces provided (Secure - within the apt footprint)
T4	18no. spaces provided (Sheffield stands)
Total provided = 128no. spaces	
**Meets standards set out in Table 14.17 of the Fingal Development Plan 2023-2029	
165no. Child Creche	
(-Creche: 6no. spaces per classroom x 12no. classrooms)	
- 72no. bike spaces required	
T5	20no. spaces provided (Secure)
T6	52no. spaces provided (Sheffield stands)
Total provided = 72no. spaces	
**The creche meets the standards set out in the Fingal Development Plan 2023-2029	
- 1,007.5no. bike spaces required in total	
TOTAL BIKE PARKING PROVIDED = 1,009no. spaces	



CYCLE PARKING

End townhouse, semi-detached and detached units that have direct access to their private amenity spaces will use this area for bike storage. Cycle requirements for the other units on site are below;

APARTMENTS

- 1-bed = no. 2.5 bike spaces per unit
- 2-bed = no. 3.5 bike spaces per unit
- 3-bed = no. 5.5 bike spaces per unit

STANDARD HOUSING (MID TOWNHOUSE)

- 2-bed = no. 3 bike spaces per unit
- 3-bed = no. 5 bike spaces per unit
- 4-bed = no. 6 bike spaces per unit

CRECHE

- 6 spaces per classroom (creche)



SHEFFIELD BIKE STANDS



PRIVATE SECURE BIKE STORES

03 PROPOSED DESIGN WASTE MANAGEMENT

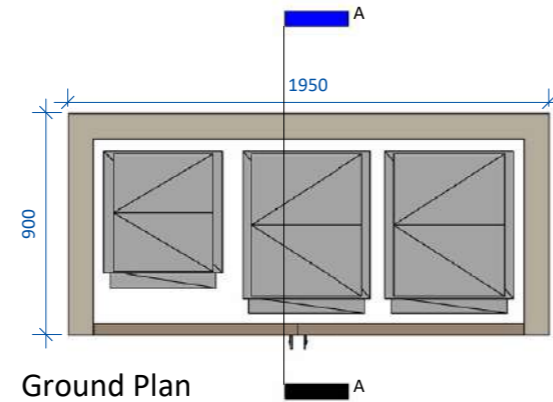
The use of refuse bin stores will be minimised where possible.

Houses that have direct access to their private amenity space will be able to utilise this area for refuse bin storage. The housing units and own door apartments without direct access to their private amenity space will have a small private bin storage area near the entrance door. The apartment block will have access to a communal bin store located within the public realm.

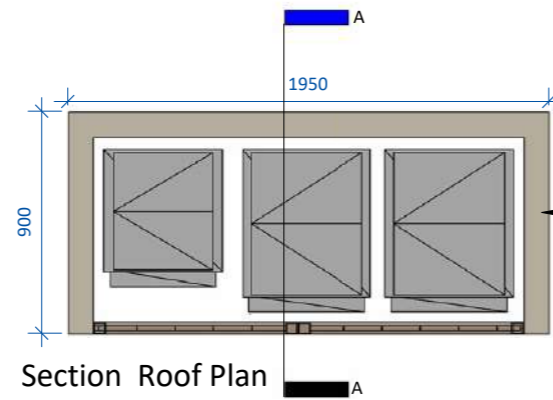
Bin stores will be built from durable materials and located in appropriate areas of the development. The dimensions of bin storage areas for the houses/own-door apartments have been designed to satisfy the three-bin system.

**Please refer to AWN's report for more information on the waste management strategy.*

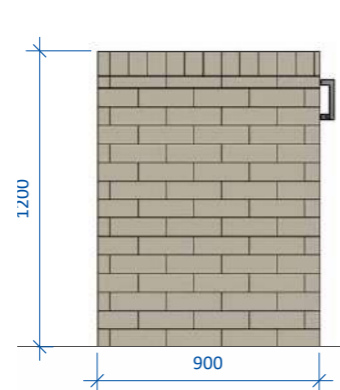
BIN STORE SCHEDULE	
2/3/4 Bed Detached/Semi-Detached/Townhouse Units	
(161no. 2 Beds, 58no. 3 Beds & 1no. 4 Beds)	
- 170L required per 2 bed unit**	
- 240L required per 3 bed unit**	
- 310L required per 4 bed unit**	
-41,600L required	
*Unit Types A/AC/A1 (End Townhouse), C/CC1/CC2 (End Townhouse), E1 (End Townhouse), G/GC (Semi-Detached), D1G/D2G (End Townhouse) & F1G (End Townhouse) have direct access to allocated GF private amenity space and can utilise this for bin storage.	
B1	2no. 240L bins & 1no. 120L bin each (x220no.)
Total provided = 132,000L	
**Meets standards set out in Table 1 of BS 5906: 2005	
2 Bed Own-Door Apartment	
(10no. 2 Beds)	
- 170L required per 2 bed unit**	
-1,700L required	
*Unit Types H (Ground Floor Apartment) & M (Ground Floor Apartment) have direct access to allocated GF private amenity space and can utilise this for bin storage.	
B2	2no. 240L bins & 1no. 120L bin each (x10no.)
Total provided = 6,000L	
**Meets standards set out in Table 1 of BS 5906: 2005	
1/2/3 Bed Apartments	
(12no. 1 Beds, 15no. 2 Beds & 8no. 3 Beds)	
- 100L required per 1 bed unit**	
- 170L required per 2 bed unit**	
- 240L required per 3 bed unit**	
-5,670L required	
B3	5no. 1,100L + 7no. 240L bins provided (Secure)
Total provided = 7,180L	
**Meets standards set out in Table 1 of BS 5906: 2005	
164no. Child Creche	
B4	3no. 1,100L + 3no. 240L bins provided (Secure)
Total provided = 4,020L	
TOTAL BINS PROVIDED = 149,200L	



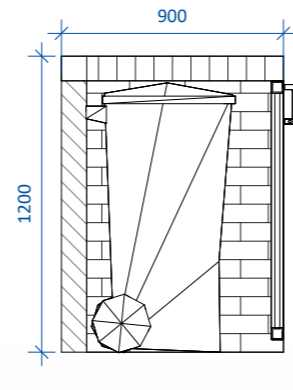
Ground Plan



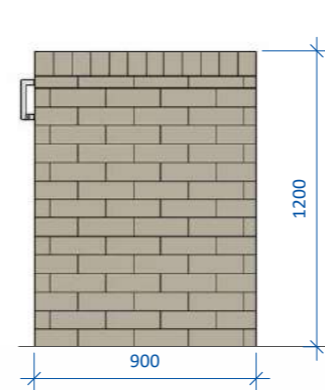
Section Roof Plan



Side Elevation 1



Section A-A

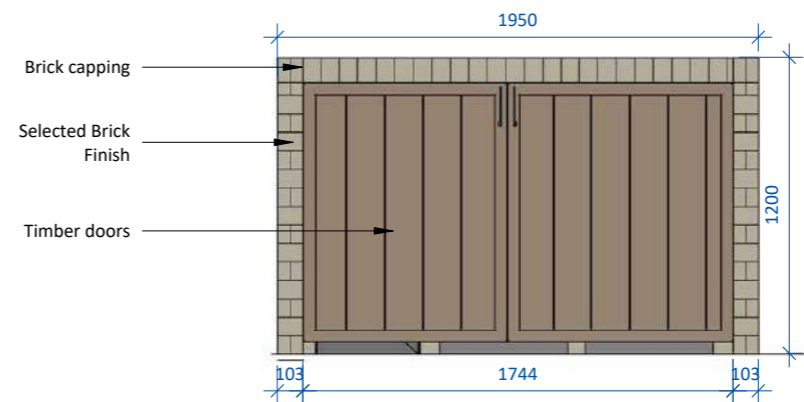


Side Elevation 2

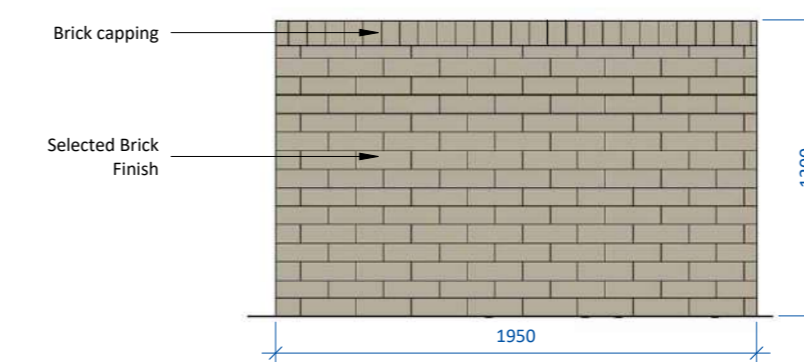
B1 **B2** Bin Stores B1 & B2 shown

Refer to Site Plan (drawing no. 23068/P/003E) for the orientation of individual bin stores

Secure bin store type B1 & B2 shown above. For information on bin stores B3 & B4, please refer to drawing 23068/P/008B & 23068/P/008C



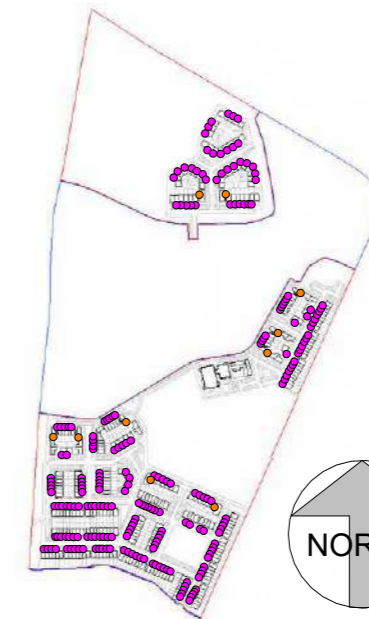
Front Elevation



Rear Elevation



Perspective View



Key Plan

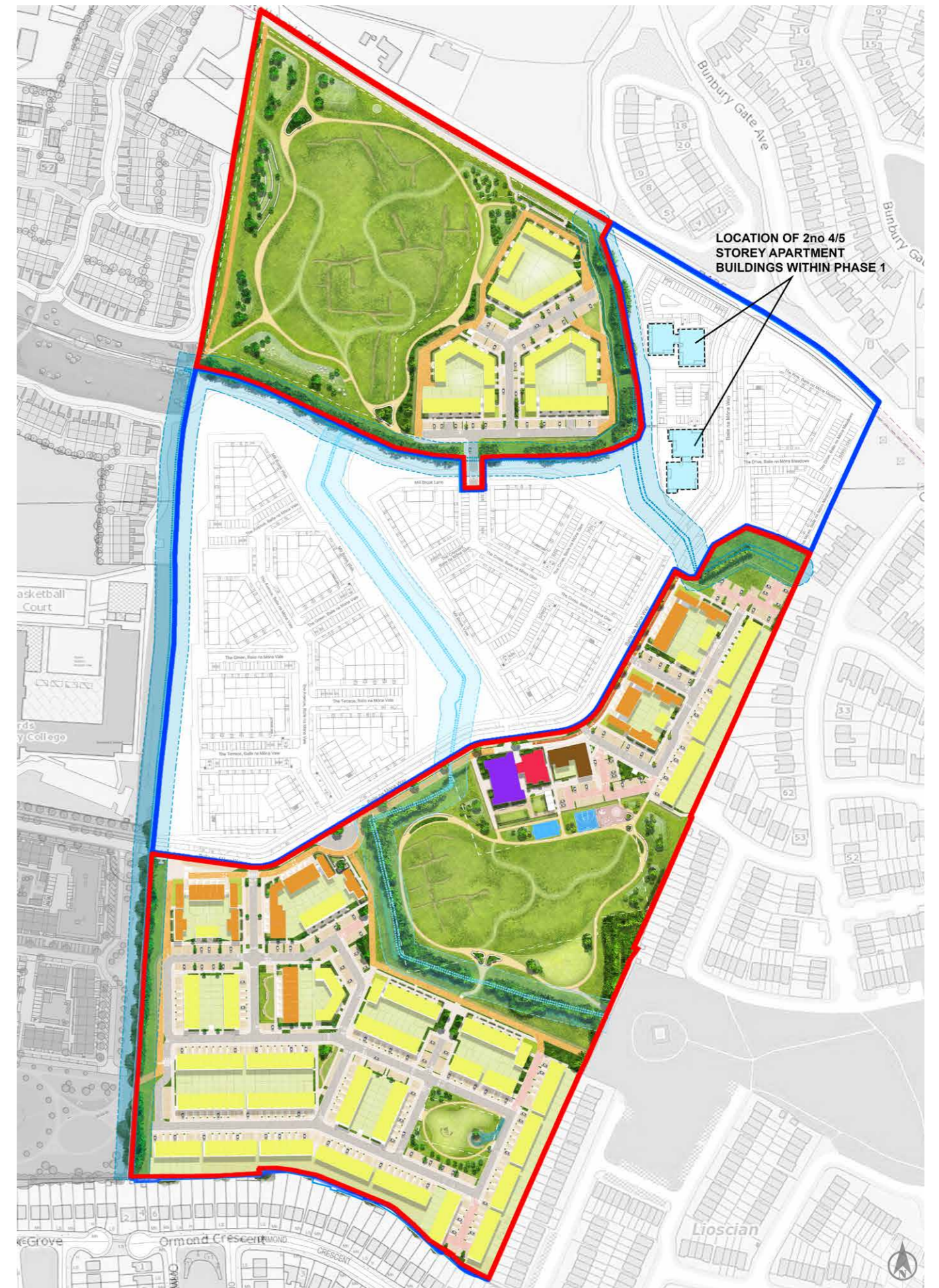
03 PROPOSED DESIGN

PROPOSED SCALE/MASSING

- 5-STOREYS
- 4-STOREYS
- 3-STOREYS
- 2-STOREYS
- CRECHE
2-STOREYS



FIG: TALLER SCALE BUILDINGS TO CREATE URBAN EDGE AND ADDRESS THE LINK STREET



03 PROPOSED DESIGN

CELL STUDY- UNIT ARRANGEMENT

BIN & BIKE STORES WITHIN CURTILAGE



REAR GARDEN



REAR GARDEN



PEDESTRIAN & CYCLE LANE

LINK STREET

PARKING SPACES

OVERLOOKING

E1G UNIT TYPE

H7 UNIT TYPE ON LINK STREET

OVERLOOKING

PLANTING BUFFER

RECESSED ENTRANCE AREA

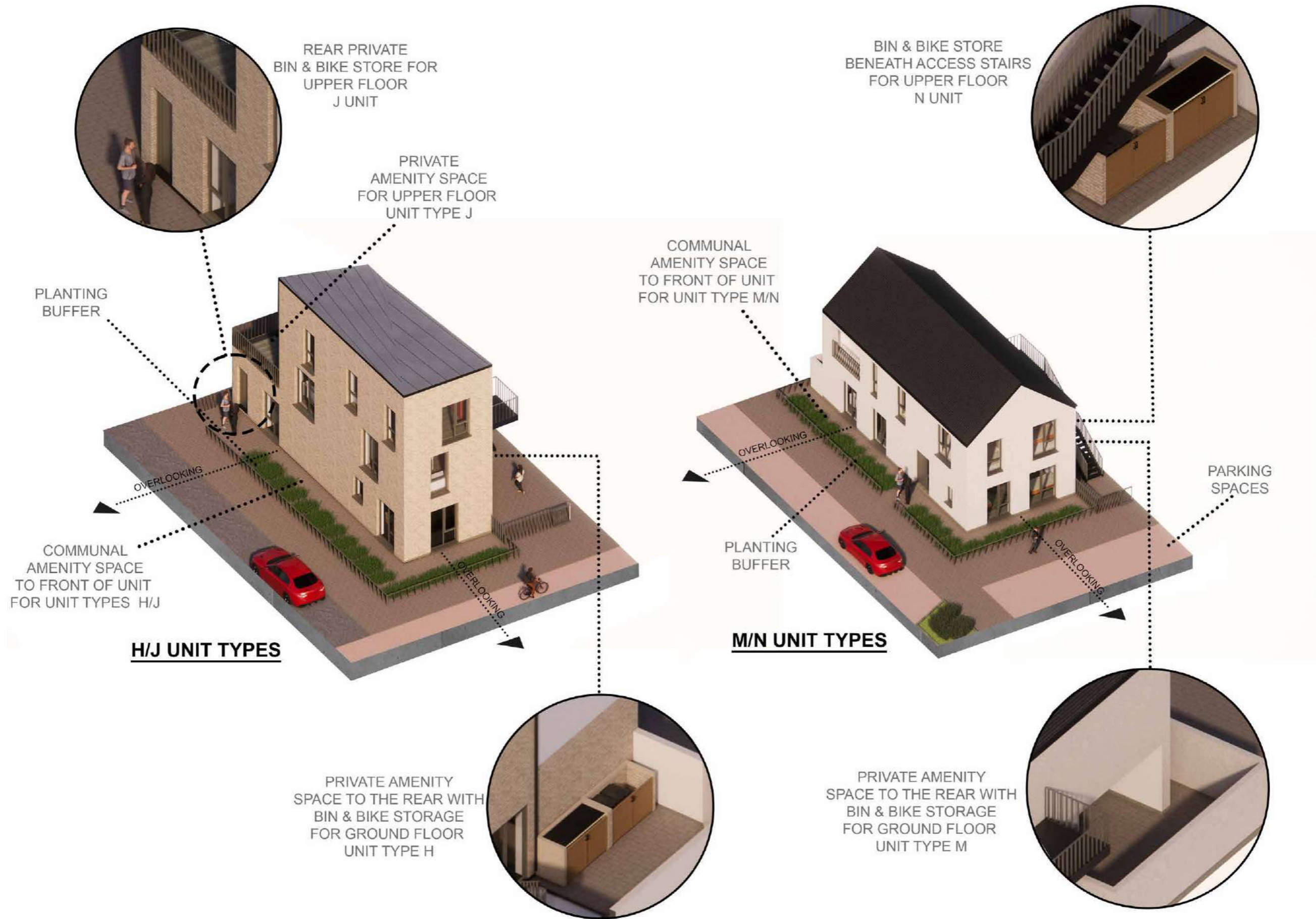


BIN & BIKE STORES ALONG LINK STREET



03 PROPOSED DESIGN

CELL STUDY- UNIT ARRANGEMENT



03 PROPOSED DESIGN CHARACTER AREAS



03 PROPOSED DESIGN

CHARACTER AREA 1- KEY ELEMENTS

CHARACTER AREA 1

CHARACTER AREA 1 is located to the north of the site off Rathbeale Road. The units are all 2-storey and consist of light grey uPVC windows, roof slate and an off-white render finish to the exterior, as well as feature brick elements. One of the key elements to this character area is its large shared amenity space which can be utilised by all residents of the development.



 CHARACTER AREA 1

AGATE GREY WINDOWS



CHARACTER AREA 1 UNIT EXAMPLES

ROOF SLATE AND OFF-WHITE RENDER



AGATE GREY UPVC DOORS



03 PROPOSED DESIGN

CHARACTER AREA 2- KEY ELEMENTS

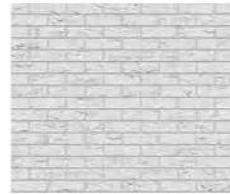
CHARACTER AREA 2

CHARACTER AREA 2 is located more centrally on the site and forms an urban edge along the main link street. The units are generally of a higher density varying from 2-5 storeys. The units consist of a mix of beige/buff brick with the apartment block & the creche using elements of white brick also. Aluclad windows are used on the apartment block & creche with the rest of the units in character area 2 using Agate grey uPVC windows.

BEIGE/BUFF BRICK



WHITE BRICK



OFF-WHITE RENDER



BRONZE ALUCLAD & AGATE GREY UPVC WINDOWS



CHARACTER AREA 2

HIGH QUALITY GLAZED BALCONIES



MIX OF HIGH QUALITY BRICK AND PLASTER RENDER



BRONZE ALUCLAD (APT BLOCK) & AGATE GREY WINDOWS (HOUSING)



CHARACTER AREA 2 UNIT EXAMPLES



03 PROPOSED DESIGN

CHARACTER AREA 3 & 4 - KEY ELEMENTS

CHARACTER AREA 3 & 4

CHARACTER AREA 3 is located to the south west of the site and CHARACTER AREA 4 is located to the north east. Both character areas consist of 2 storey townhouse units. The character areas are of medium density and utilise a mix of buff brick, off white render and high quality roof slate. Key features of these character areas are brick pop out entrances and feature framed windows.

BUFF/BEIGE BRICK



ROOF SLATE



OFF-WHITE RENDER



AGATE GREY UPVC WINDOWS



CHARACTER AREA 3
CHARACTER AREA 4

BRICK POP OUT ENTRANCES



FEATURE FRAMED WINDOWS



HIGH QUALITY BRICK & RENDER



CHARACTER AREA 3 & 4 UNIT EXAMPLES

03 PROPOSED DESIGN

CHARACTER AREA 5- KEY ELEMENTS

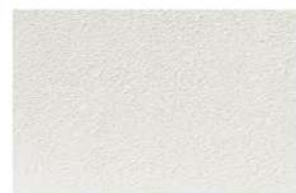
CHARACTER AREA 5

CHARACTER AREA 5 is located to the south east of the site. The units consist of a mix of grey brick, off-white render and high quality roof slate. The character area consists of 2-storey townhouse units and provides a nice contrast to the beige/buff brick character areas used elsewhere in the overall development. The units in this character area are clustered around the Cronin's Well feature within the open space.

GREY/BEIGE BRICK



ROOF SLATE



OFF-WHITE RENDER



AGATE GREY UPVC WINDOWS



CHARACTER AREA 5

HIGH QUALITY BRICK & RENDER



FEATURE FRAMED WINDOWS



BRICK POP OUT ENTRANCES



CHARACTER AREA 5 UNIT EXAMPLES

