

04 UNIT TYPOLOGIES

- HOUSES (305no)
- DUPLEX/APARTMENTS (55no)



APARTMENT BLOCK



OWN-DOOR APARTMENT



3-STOREY HOUSES



2-STOREY HOUSES

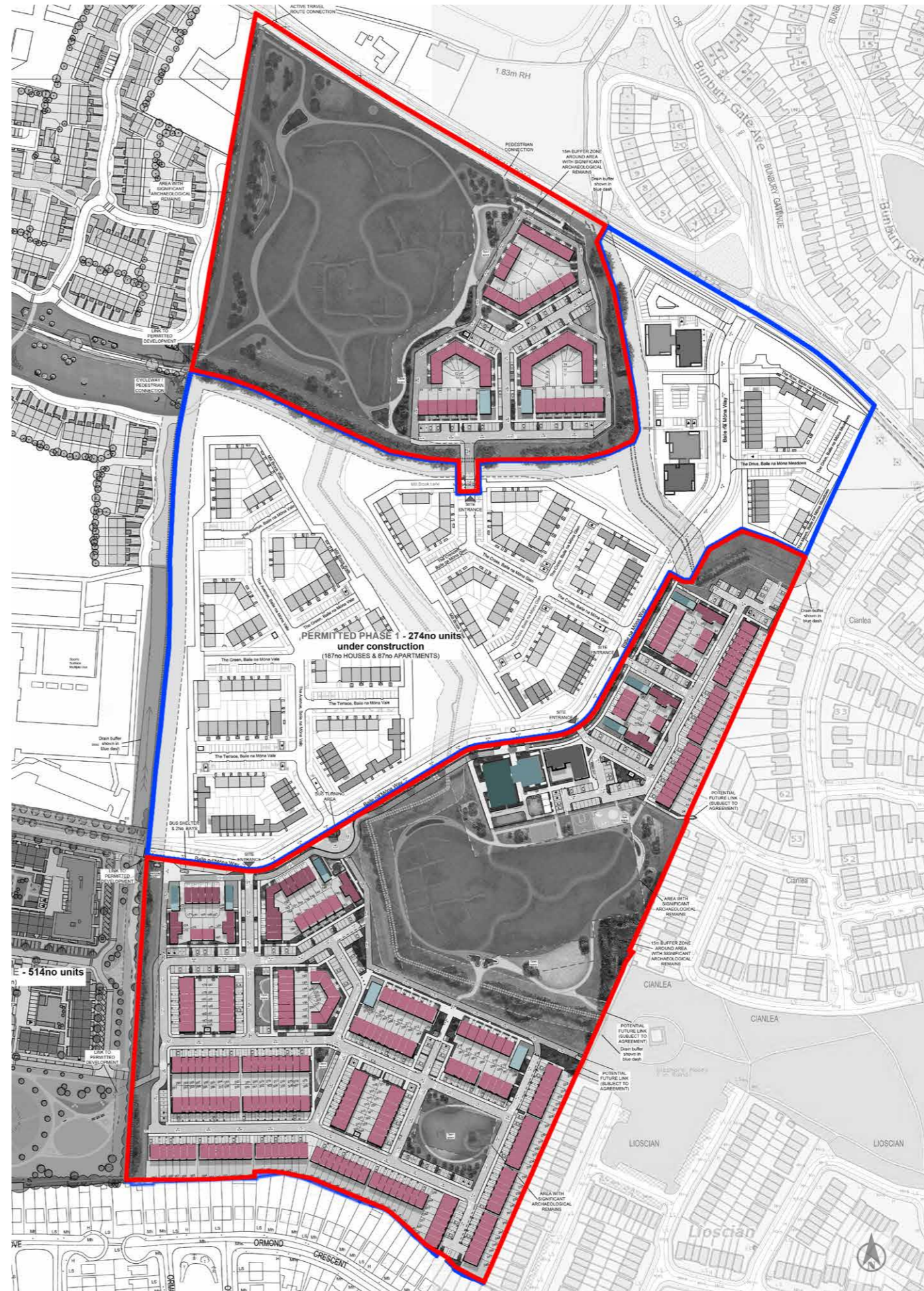


FIG: PROPOSED TYPOLOGIES

04 UNIT TYPOLOGIES

APARTMENT BLOCK



Apartment Block 3D image



Apartment Block 3D image



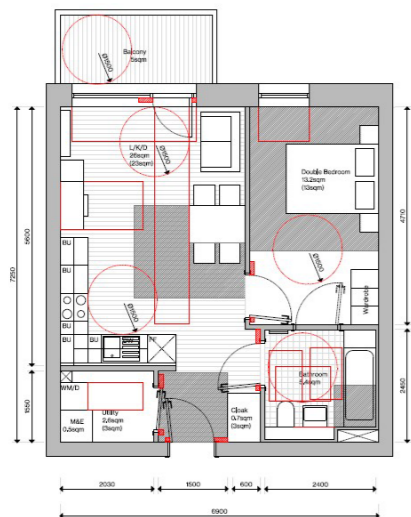
LEVEL 00 PLAN
(7 UNITS PER FLOOR)



LEVELS 01-03 PLAN
(8 UNITS PER FLOOR)



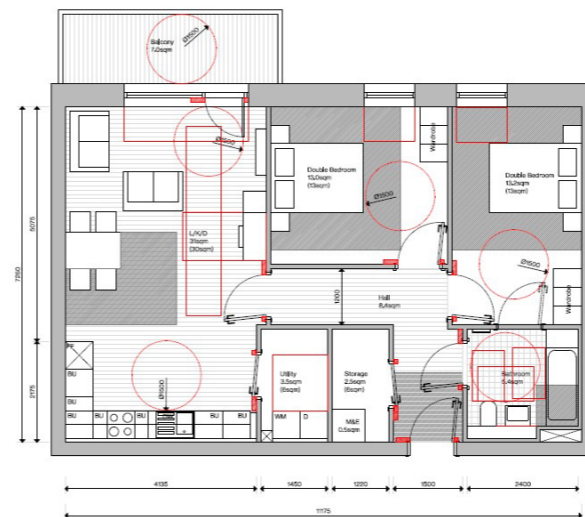
LEVEL 04 PLAN
(5 UNITS PER FLOOR)



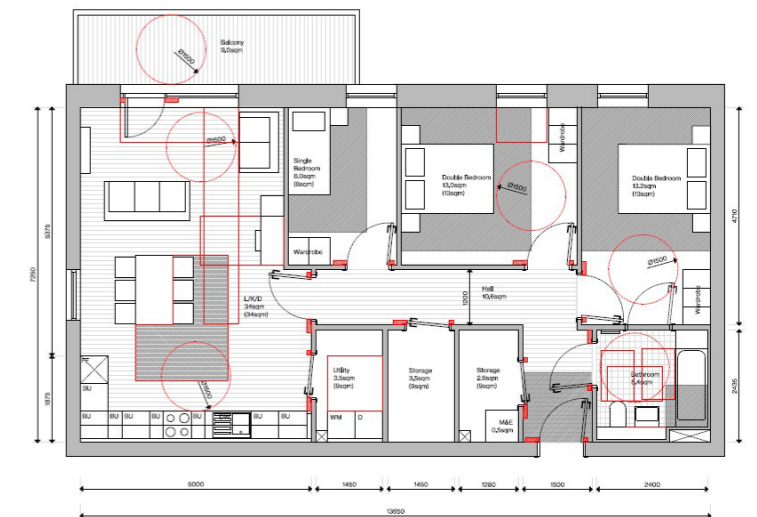
LDA STANDARDISED LAYOUT - 1 BED 2 PERSON



LDA STANDARDISED LAYOUT - 2 BED 3 PERSON



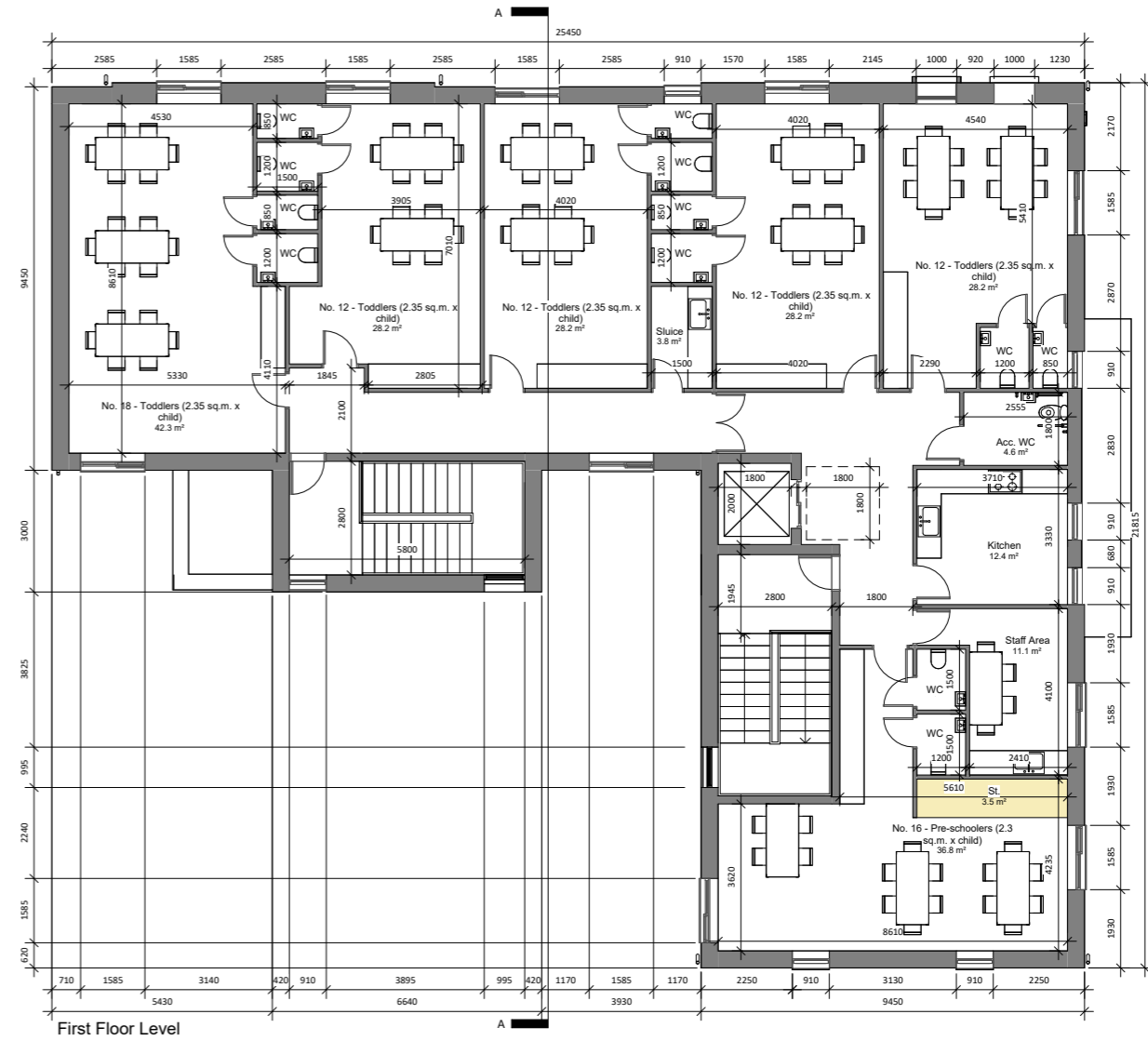
LDA STANDARDISED LAYOUT - 2 BED 4 PERSON



LDA STANDARDISED LAYOUT - 3 BED 5 PERSON

04 UNIT TYPOLOGIES

CRECHE - +165 no. CHILDREN
TOTAL AREA: 670 m²



04 UNIT TYPOLOGIES

HOUSE TYPE A

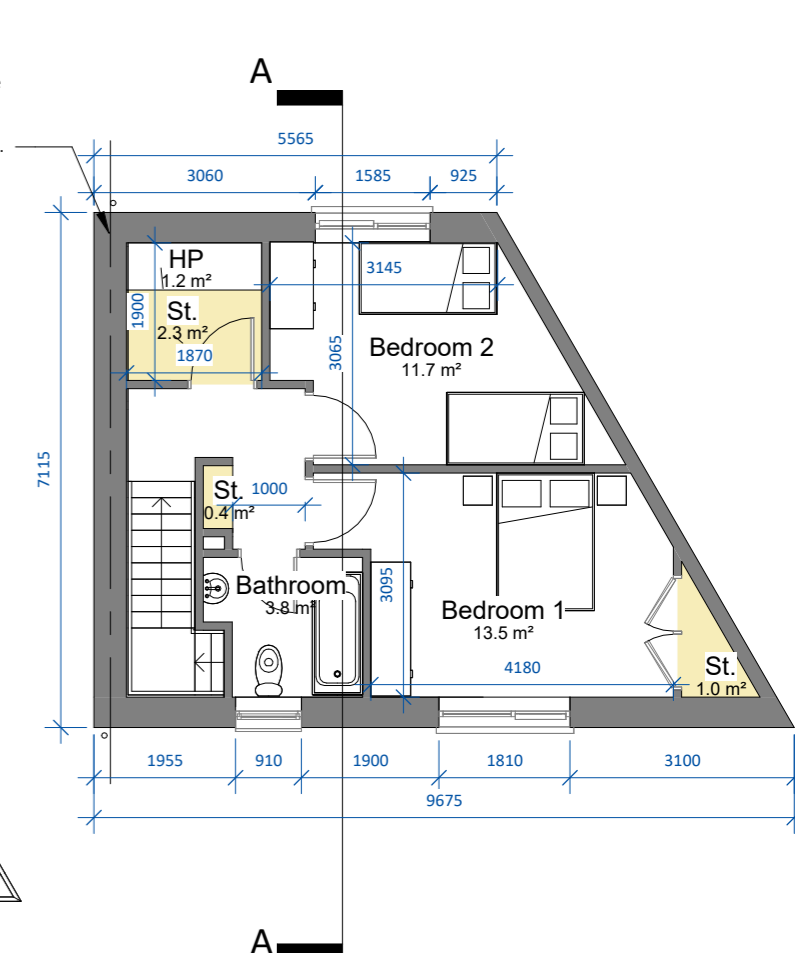
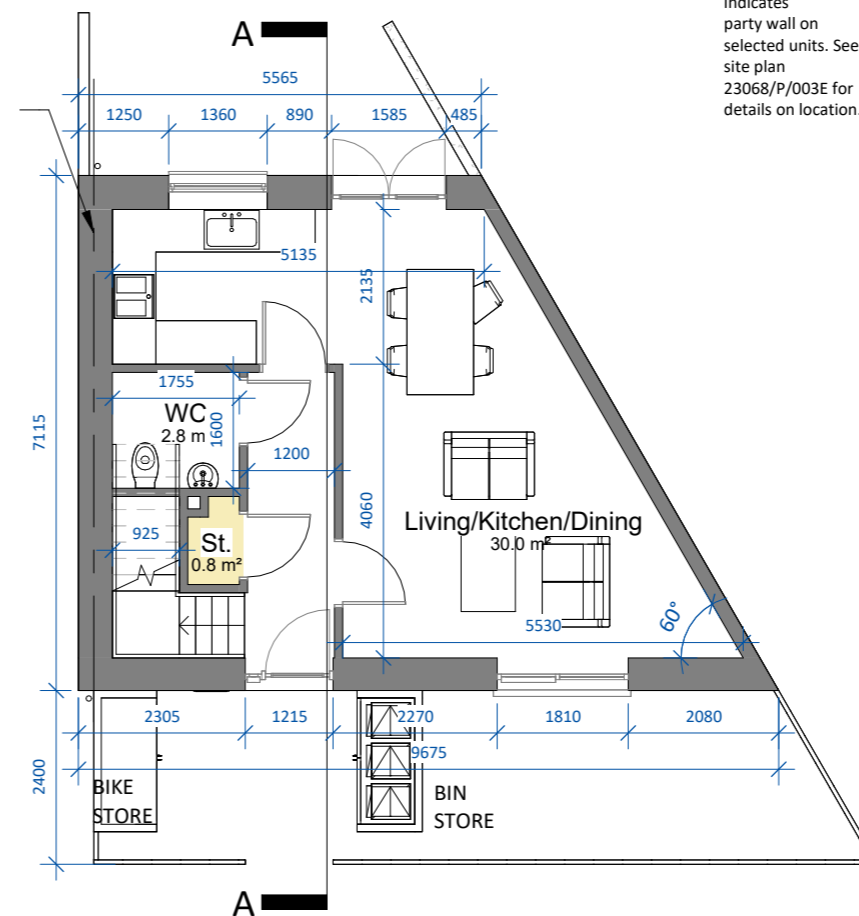
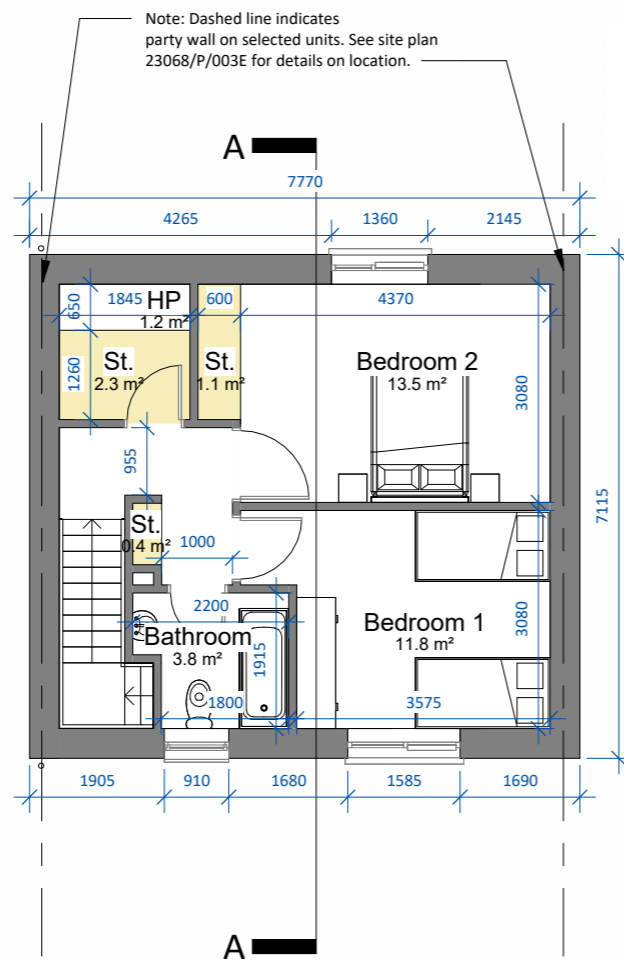
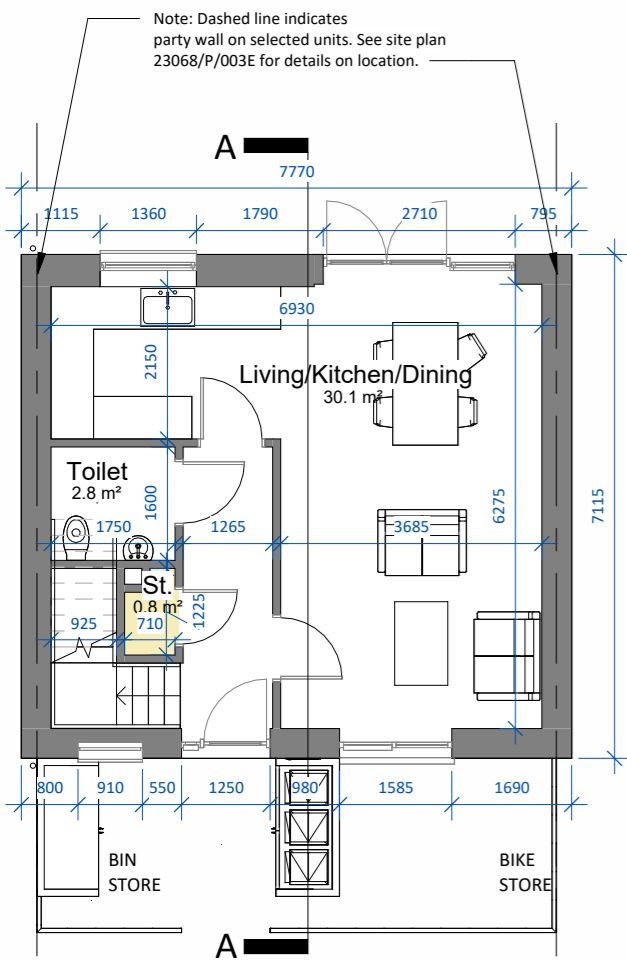


HOUSE TYPE A1



HOUSE TYPE A - CA1
 2-bed townhouse/semi-detached (4 person)
 AREA: 86.9 m²
 TOTAL STORAGE: 4.6 m²

HOUSE TYPE A1 - CA1
 2-bed townhouse (4 person)
 AREA: 86.3 m²
 TOTAL STORAGE: 4.5 m²



Ground Floor Level

First Floor Level

Ground Floor Level

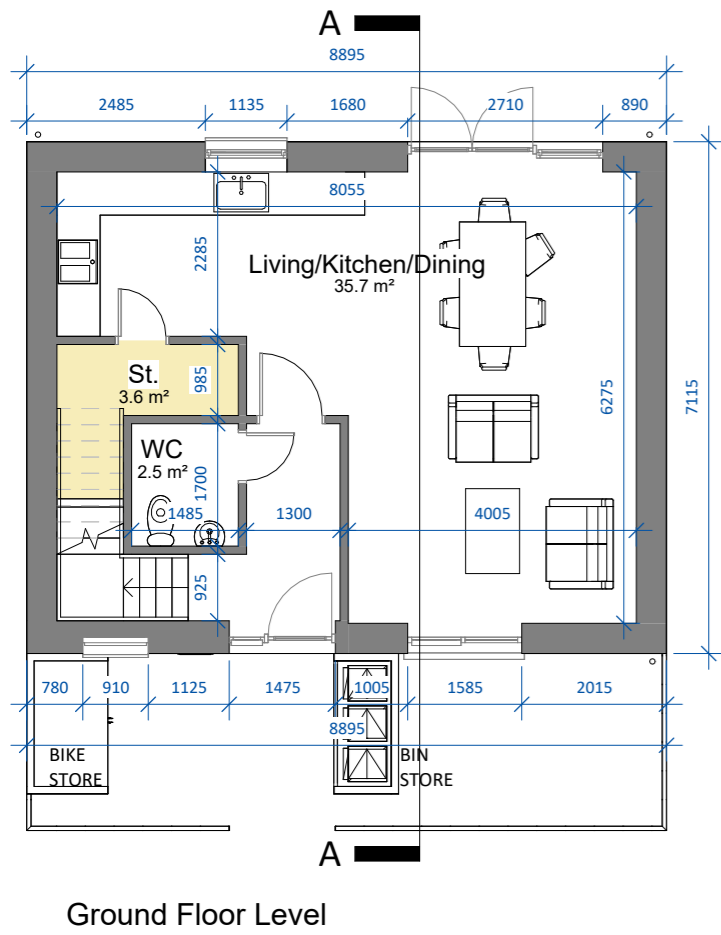
First Floor Level

04 UNIT TYPOLOGIES

HOUSE TYPE C



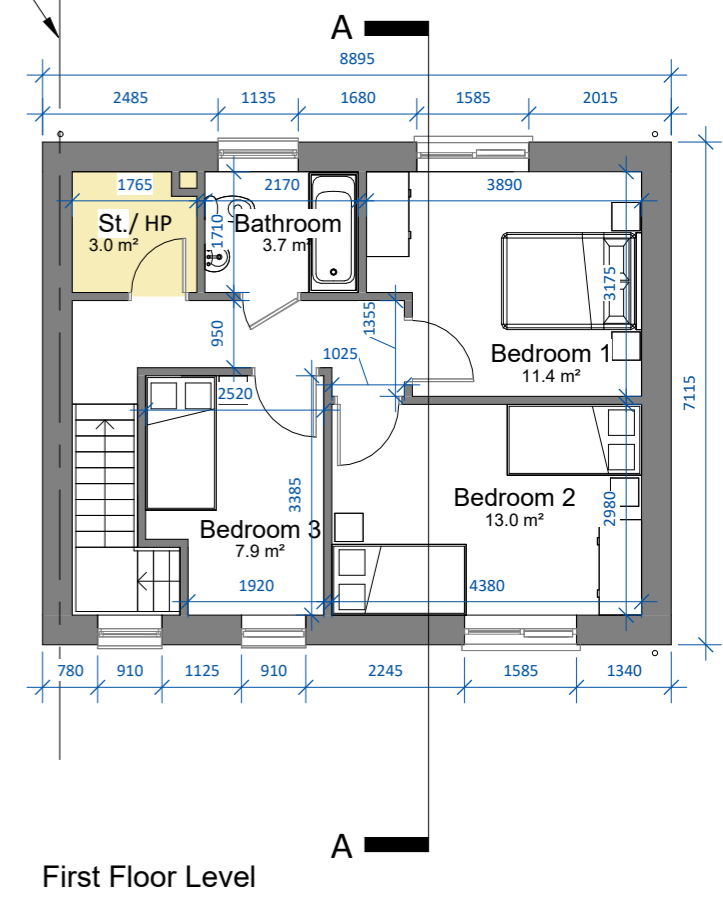
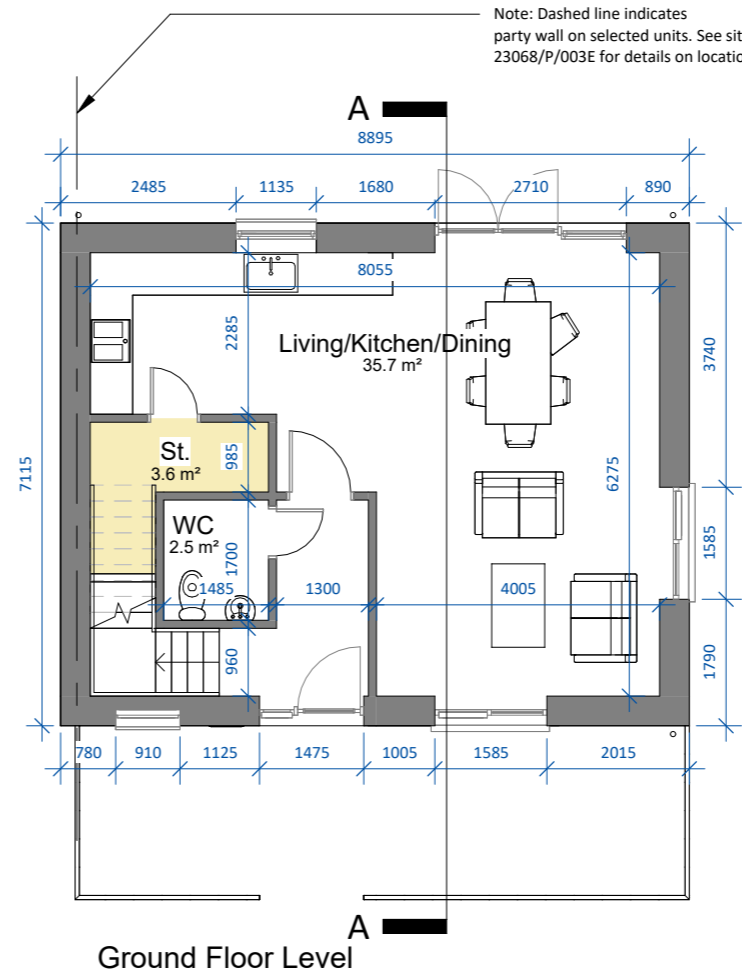
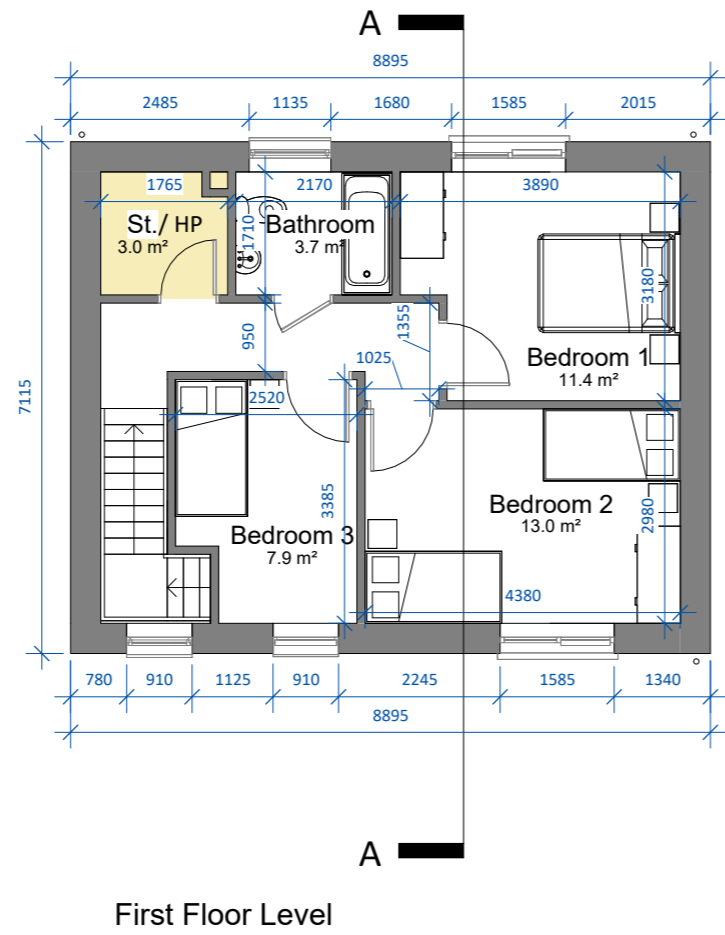
HOUSE TYPE C - CA2
 3-bed detached (5 person)
 AREA: 100.6 m²
 ■ TOTAL STORAGE: 6.6 m²



HOUSE TYPE CC1



HOUSE TYPE CC1 - CA1
 3-bed semi-detached (5 person)
 AREA: 100.6 m²
 ■ TOTAL STORAGE: 6.6 m²



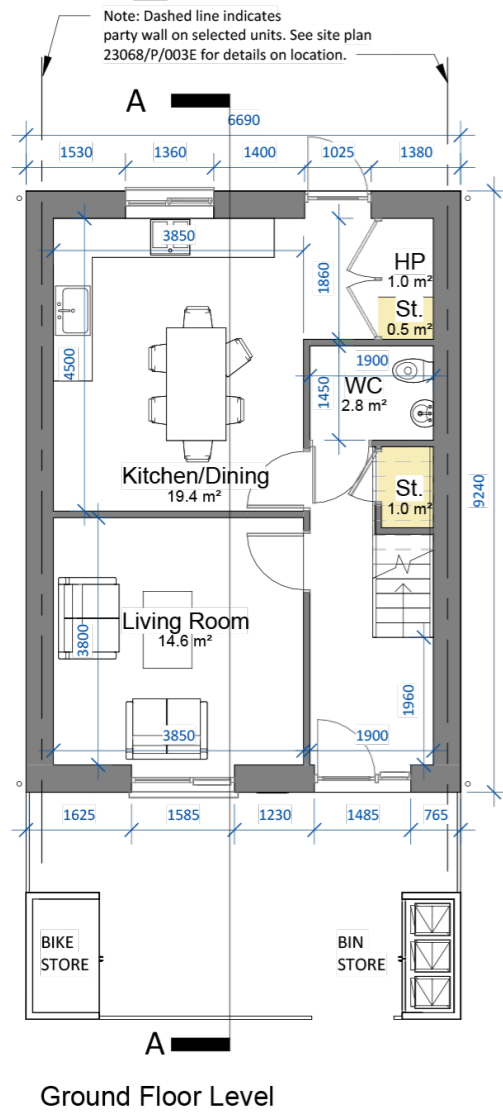
Note: Dashed line indicates party wall on selected units. See site plan 23068/P/003E for details on location.

04 UNIT TYPOLOGIES

HOUSE TYPE H8
(DMFQH standardised layout)



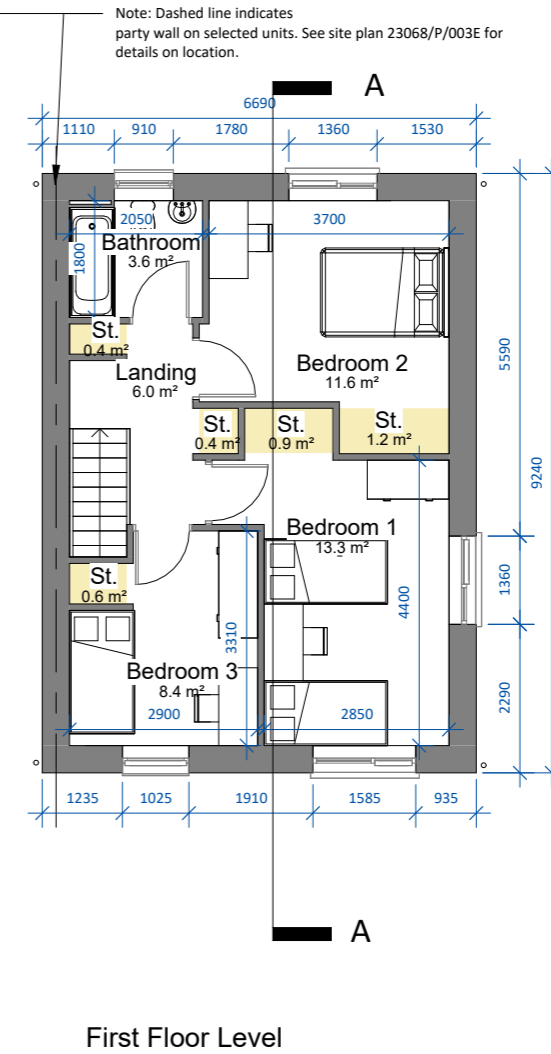
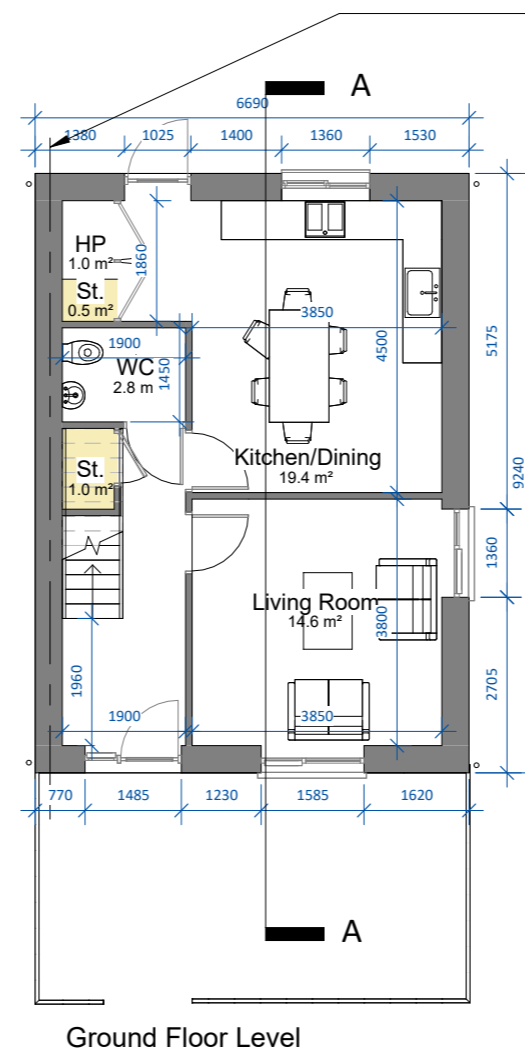
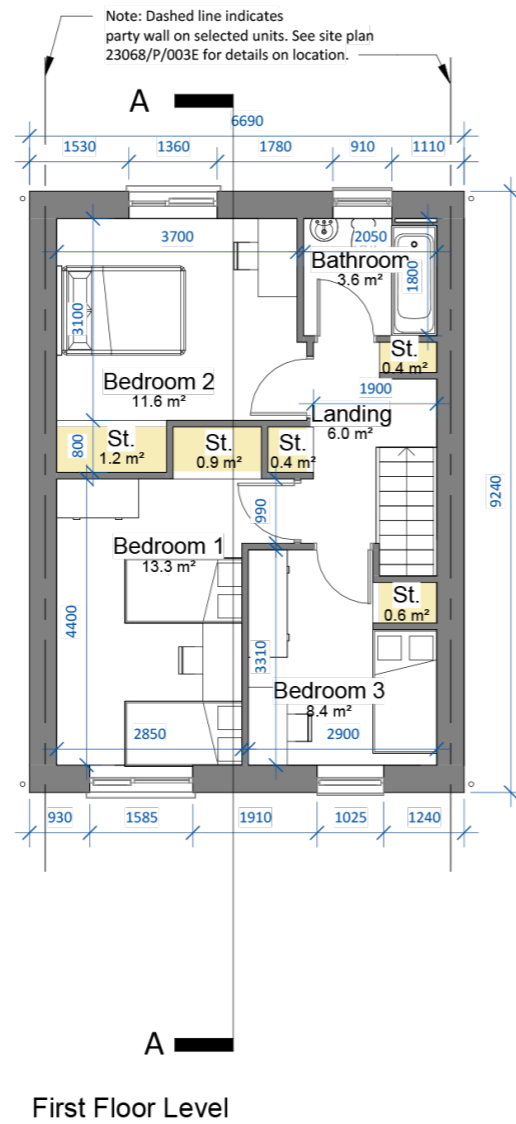
HOUSE TYPE H8 - CA2
3-bed townhouse (5 person)
AREA: 98.2 m²
TOTAL STORAGE: 5.0 m²



HOUSE TYPE H8C

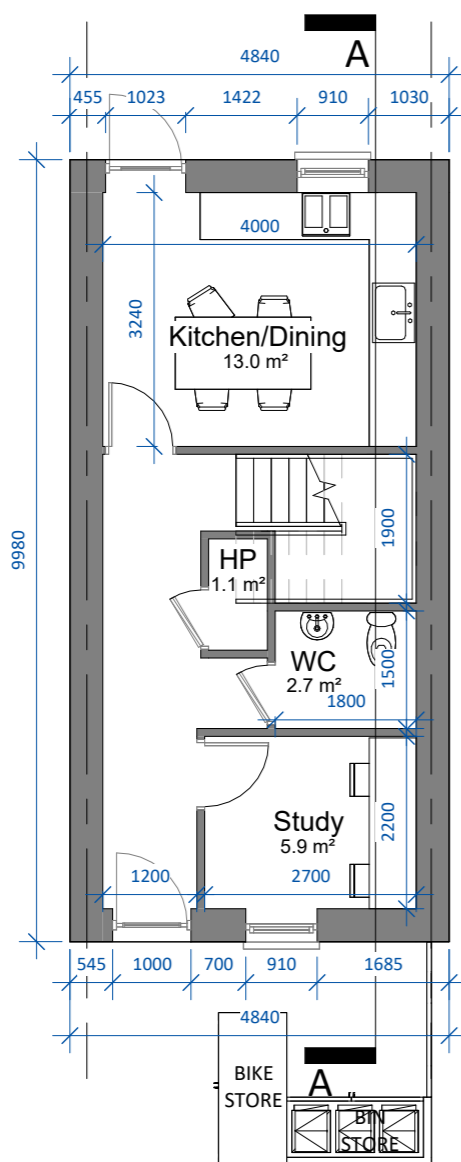


HOUSE TYPE H8C - CA1
3-bed semi-detached (5 person)
AREA: 98.2 m²
TOTAL STORAGE: 5.0 m²

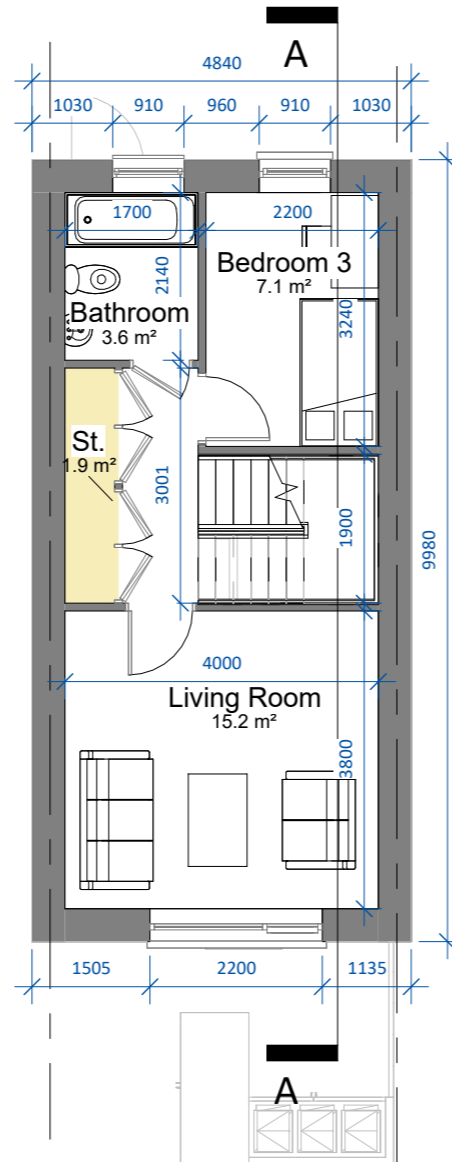


04 UNIT TYPOLOGIES

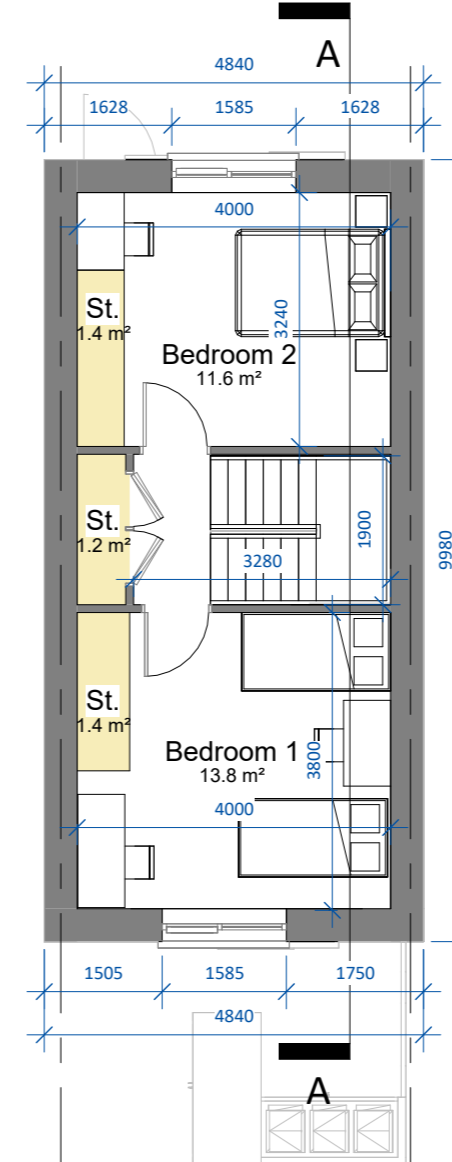
HOUSE TYPE H7 (DMFQH standardised layout)



01 Ground Floor Plan.



02 First Floor Plan.



Second Floor Level

UNIT TYPE H7 - CA2
 3-bed Townhouse (5 person)
 TOTAL AREA: **109.8 m²**
 STORAGE tot. : **5.9 m²**

04 UNIT TYPOLOGIES

HOUSE TYPE H7C1

UNIT TYPE H7C1 - CA2
 3-bed semi-detached (5 person)
 TOTAL AREA: 109.8 m²
 STORAGE tot. : 5.5 m²

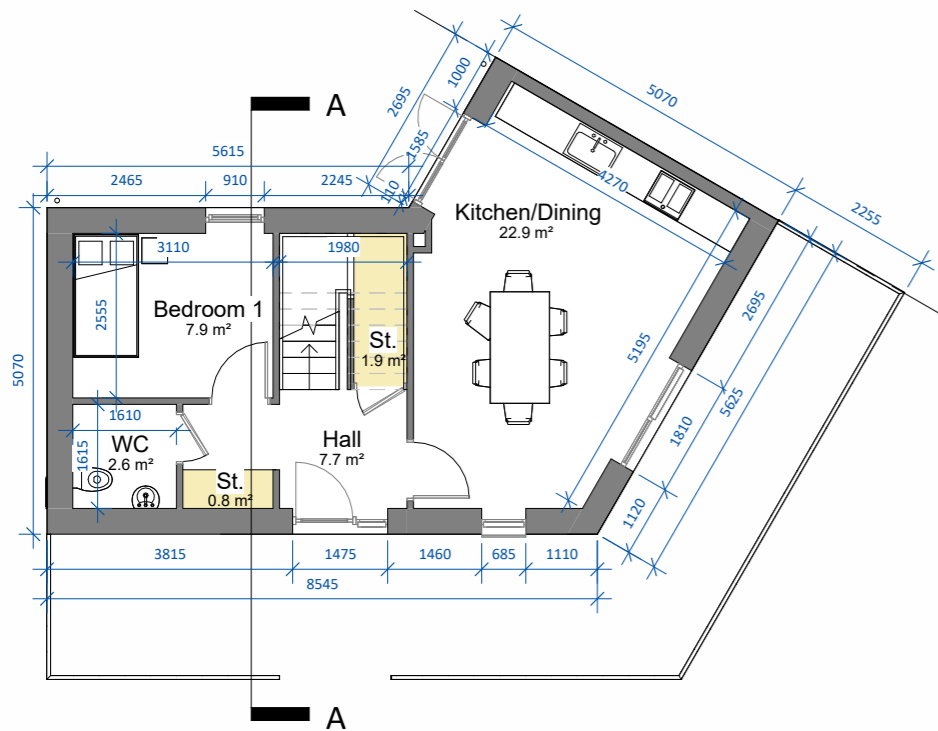


Note: Dashed line indicates party wall on selected units. See site plan 23068/P/003E for details on location.

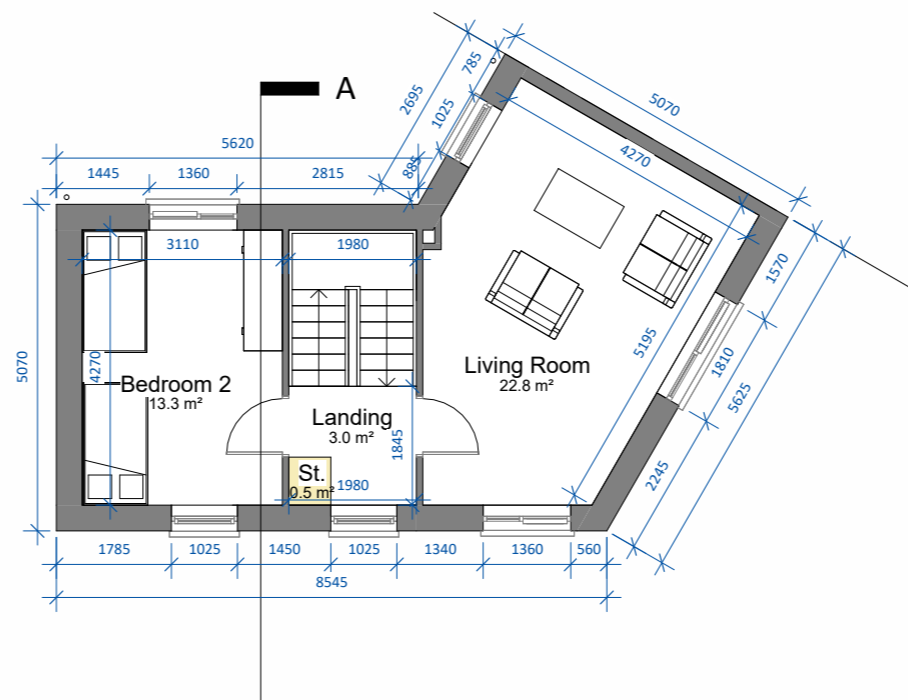


04 UNIT TYPOLOGIES

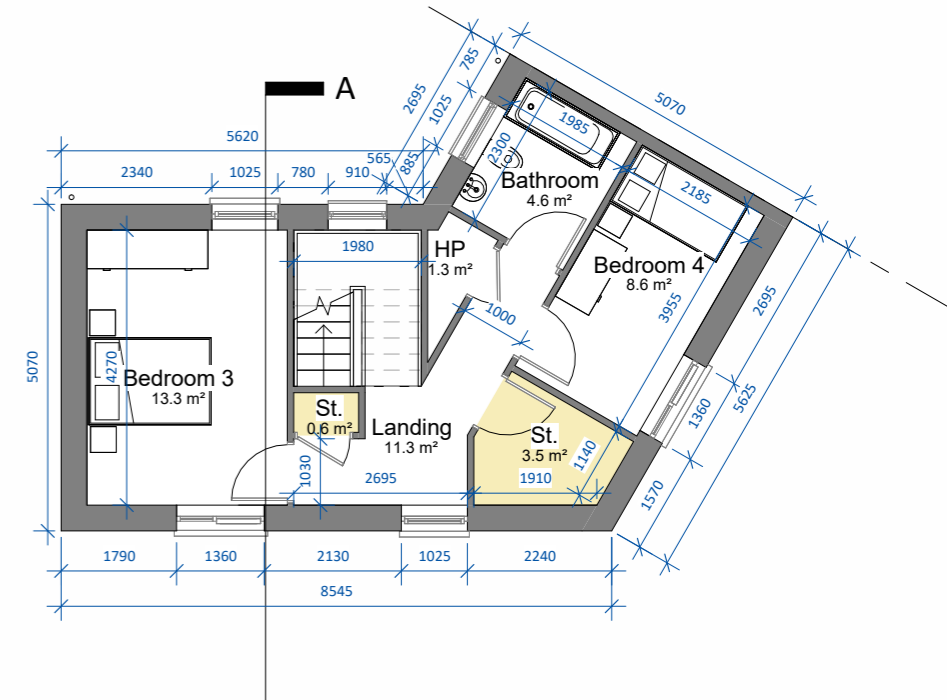
HOUSE TYPE E1



Ground Floor Level



First Floor Level



Second Floor Level

UNIT TYPE E1 - CA2

4-bed semi-detached (6 person)

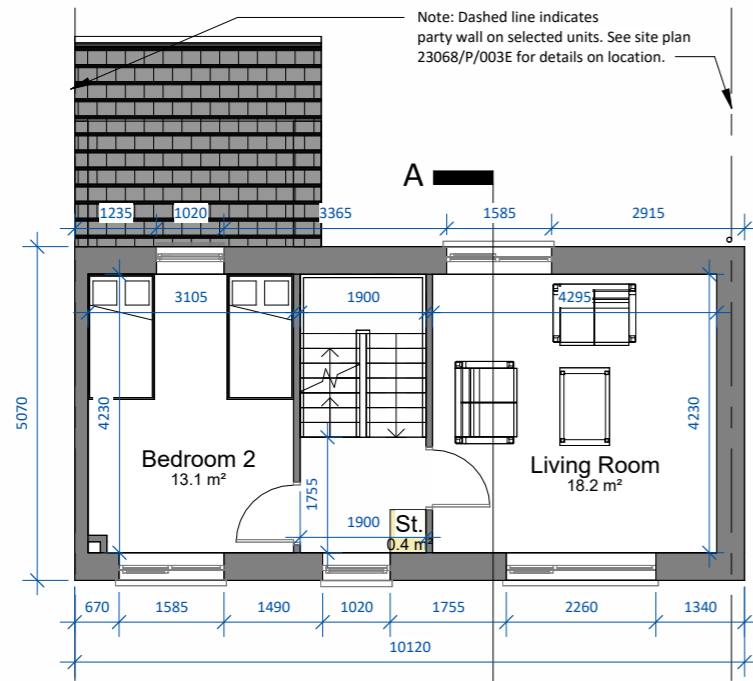
TOTAL AREA: 135.3 m²

■ STORAGE tot. : 7.3 m²

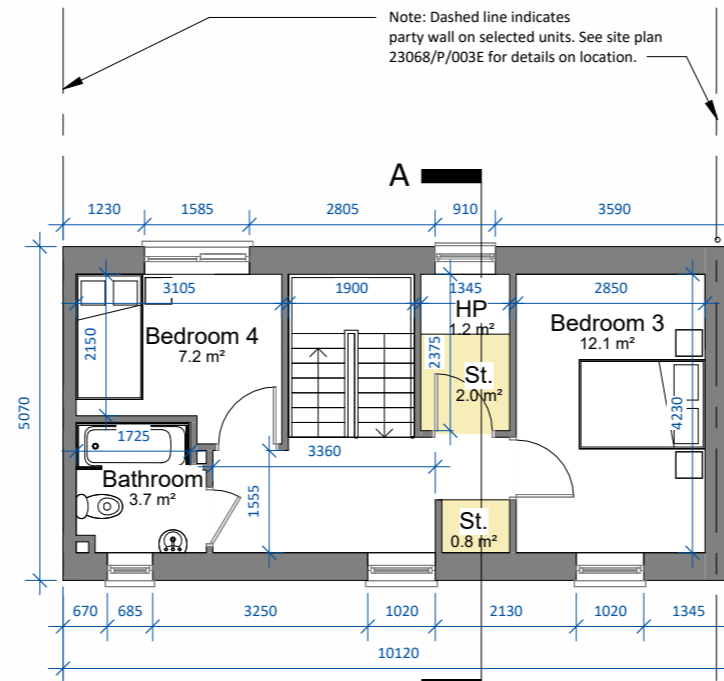


04 UNIT TYPOLOGIES

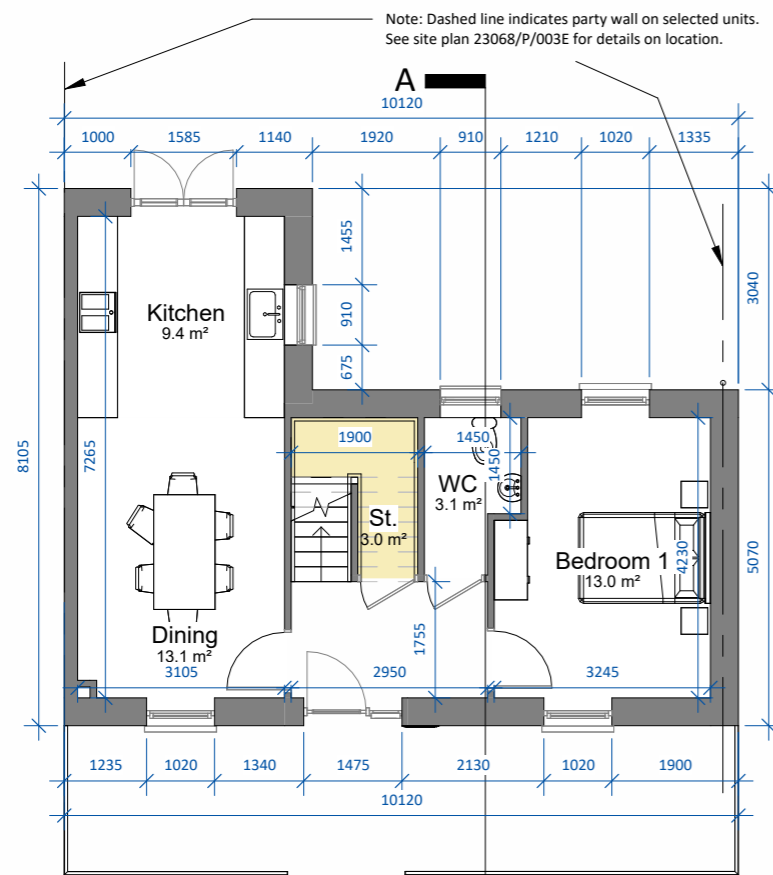
HOUSE TYPE G



First Floor Level



Second Floor Level

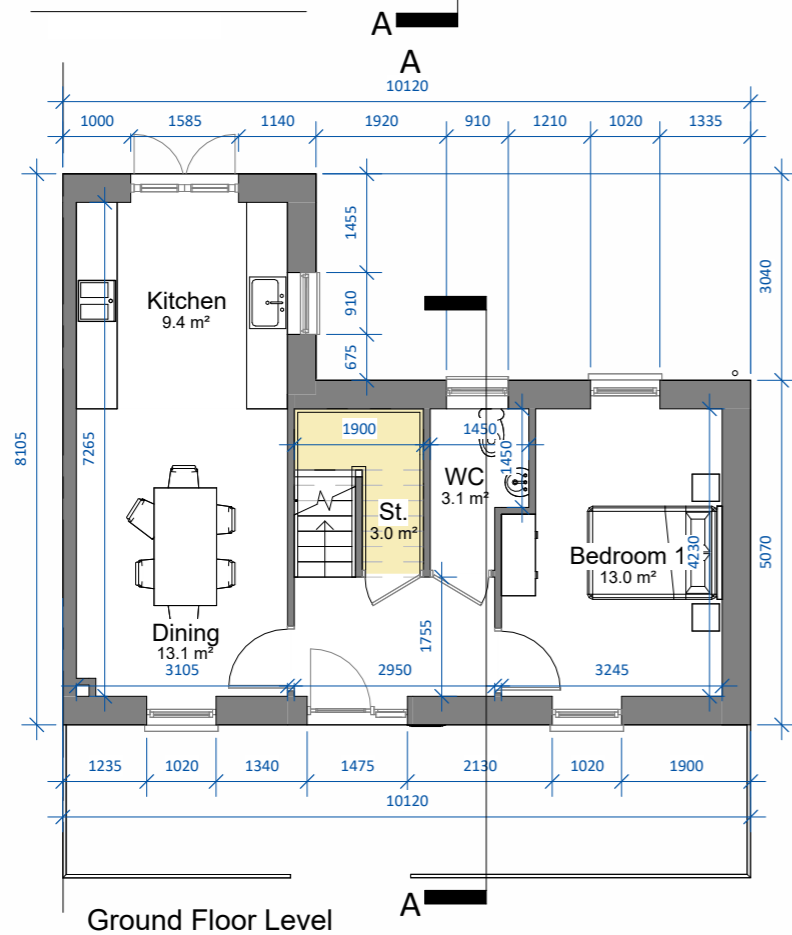
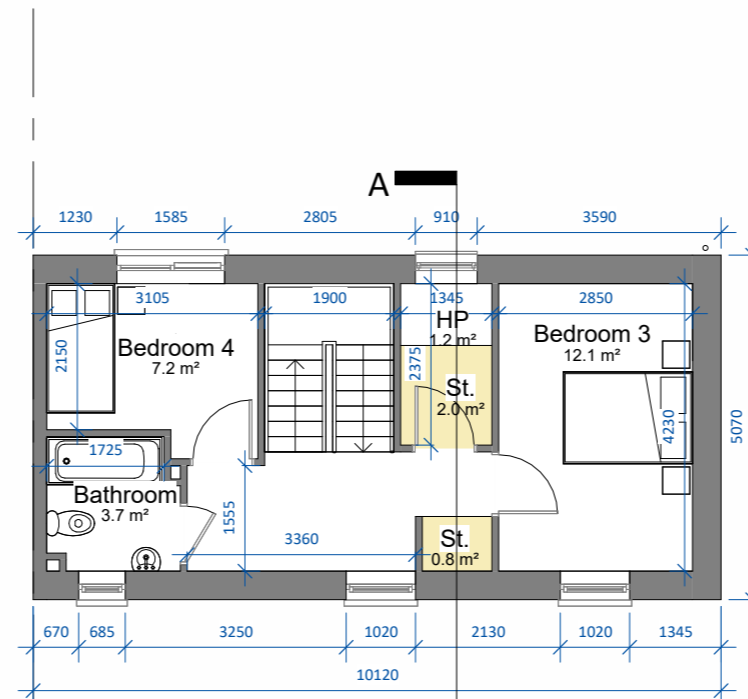
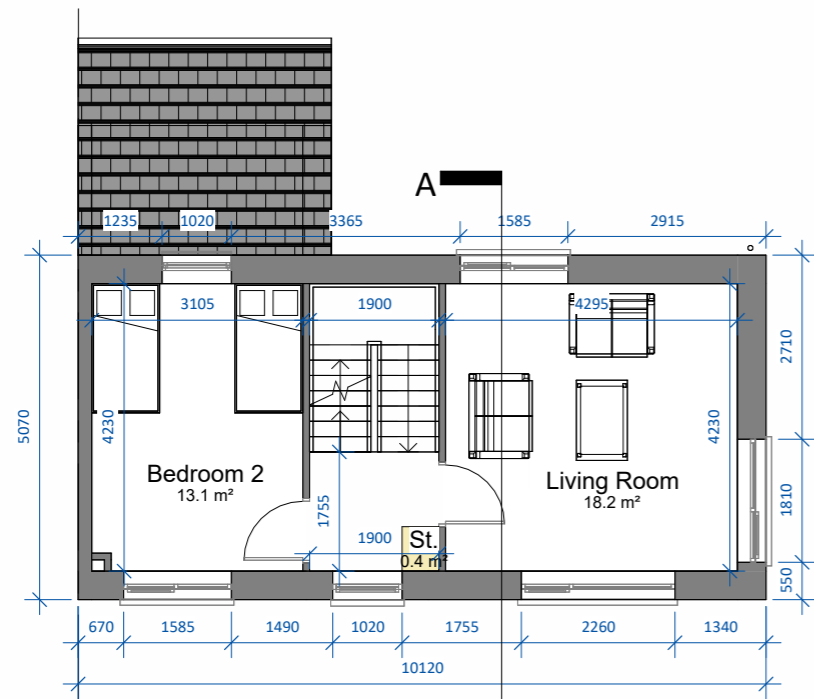


Ground Floor Level

UNIT TYPE G - CA2
 4-bed Townhouse (7 person)
 TOTAL AREA: **130.2 m²**
 STORAGE tot. : **6.0 m²**

04 UNIT TYPOLOGIES

HOUSE TYPE GC



UNIT TYPE GC - CA2

4-bed Semi-detached (7 person)

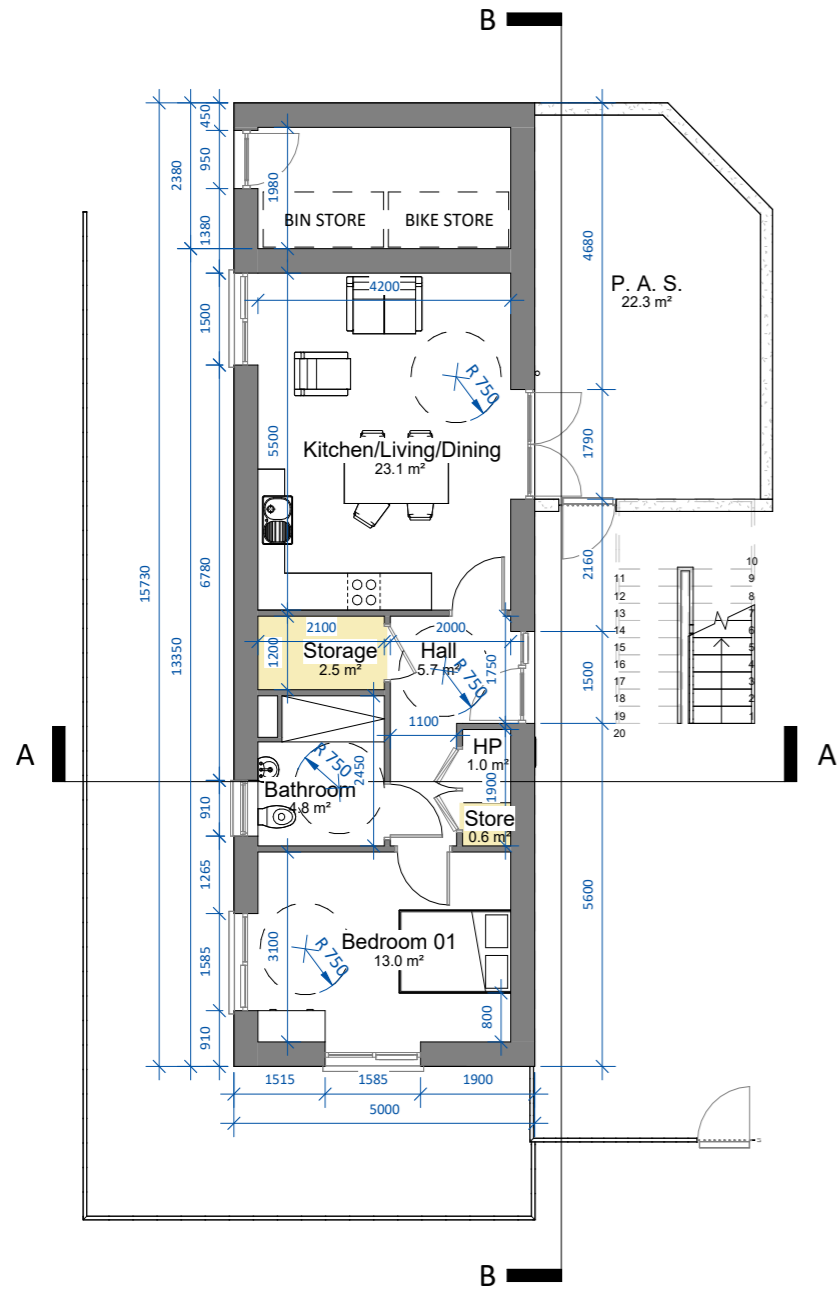
TOTAL AREA: 130.2 m²

■ STORAGE tot. : 6.2 m²



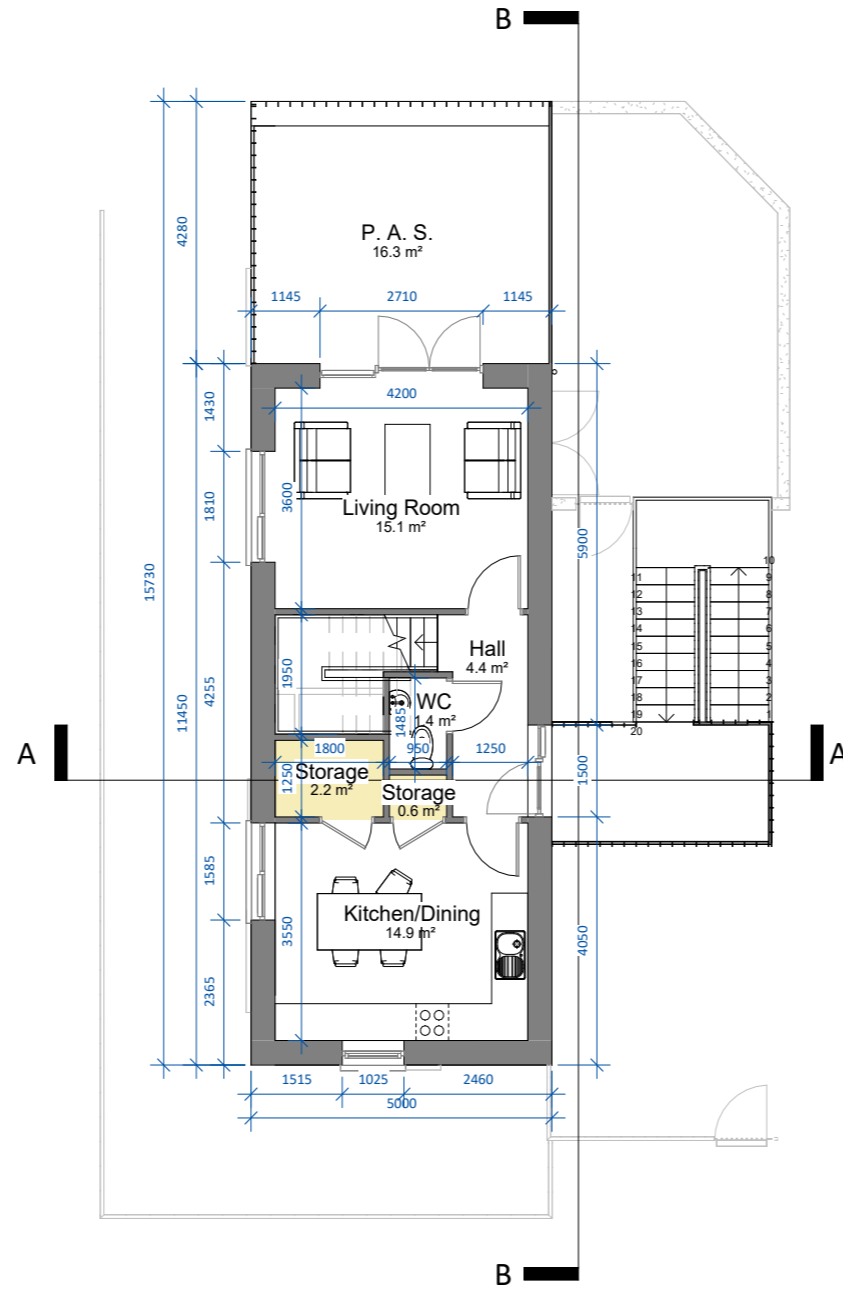
04 UNIT TYPOLOGIES

APARTMENT TYPE H & J



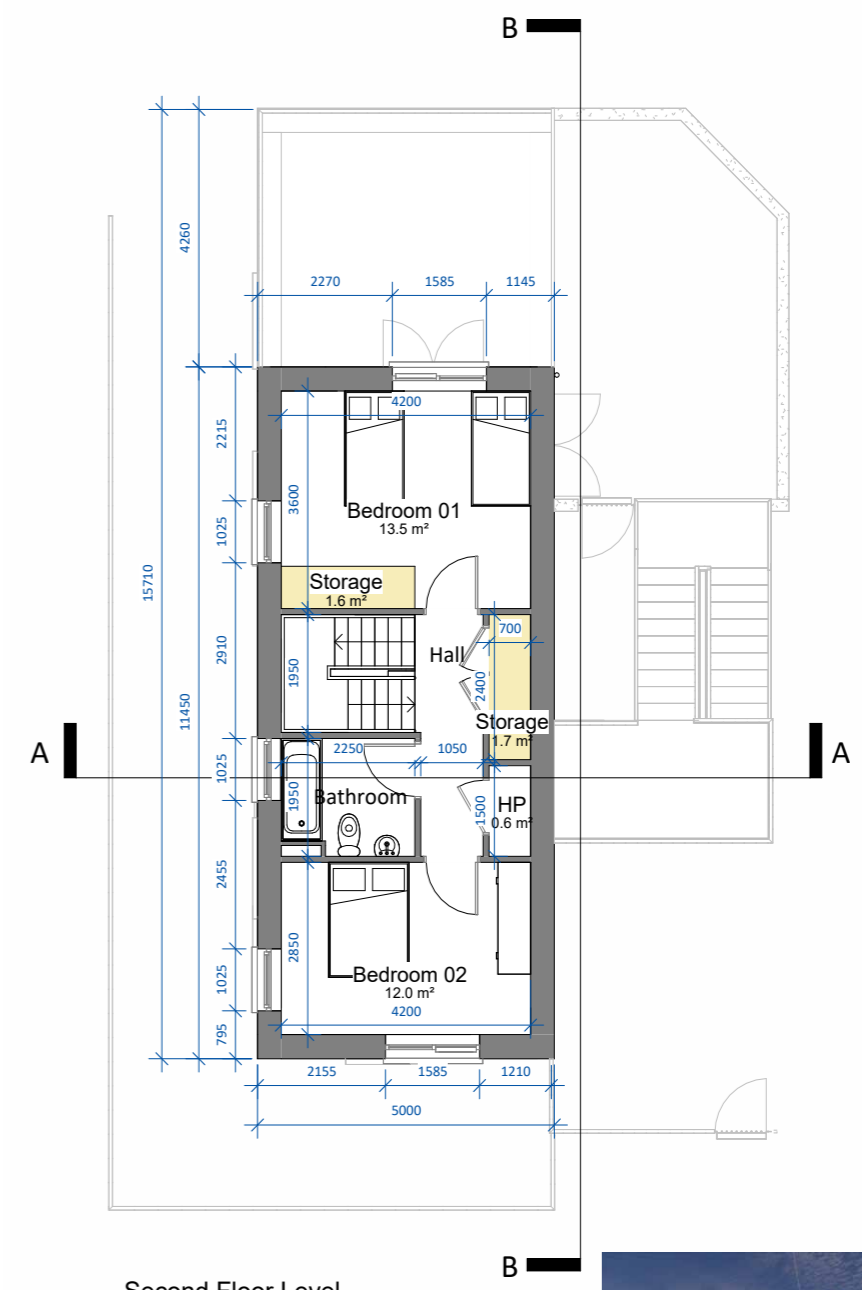
Ground Floor Level

UNIT TYPE H - CA2
 1-bed apartment (2 person)
 TOTAL AREA: 52.7 m²
 STORAGE tot. : 3.1 m²



First Floor Level

UNIT TYPE J - CA2
 2-bed apartment (4 person)
 TOTAL AREA: 89.4 m²
 STORAGE tot. : 6.1 m²

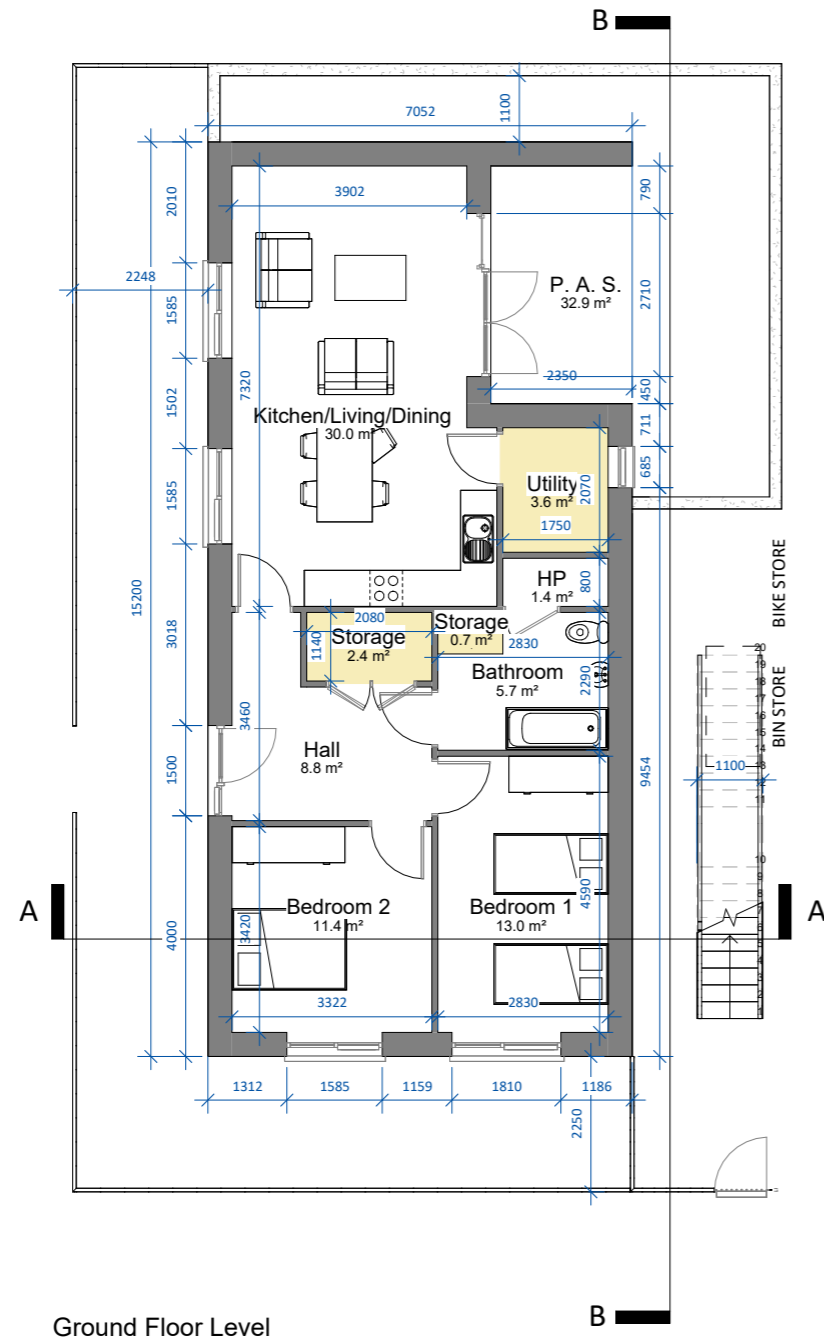


Second Floor Level

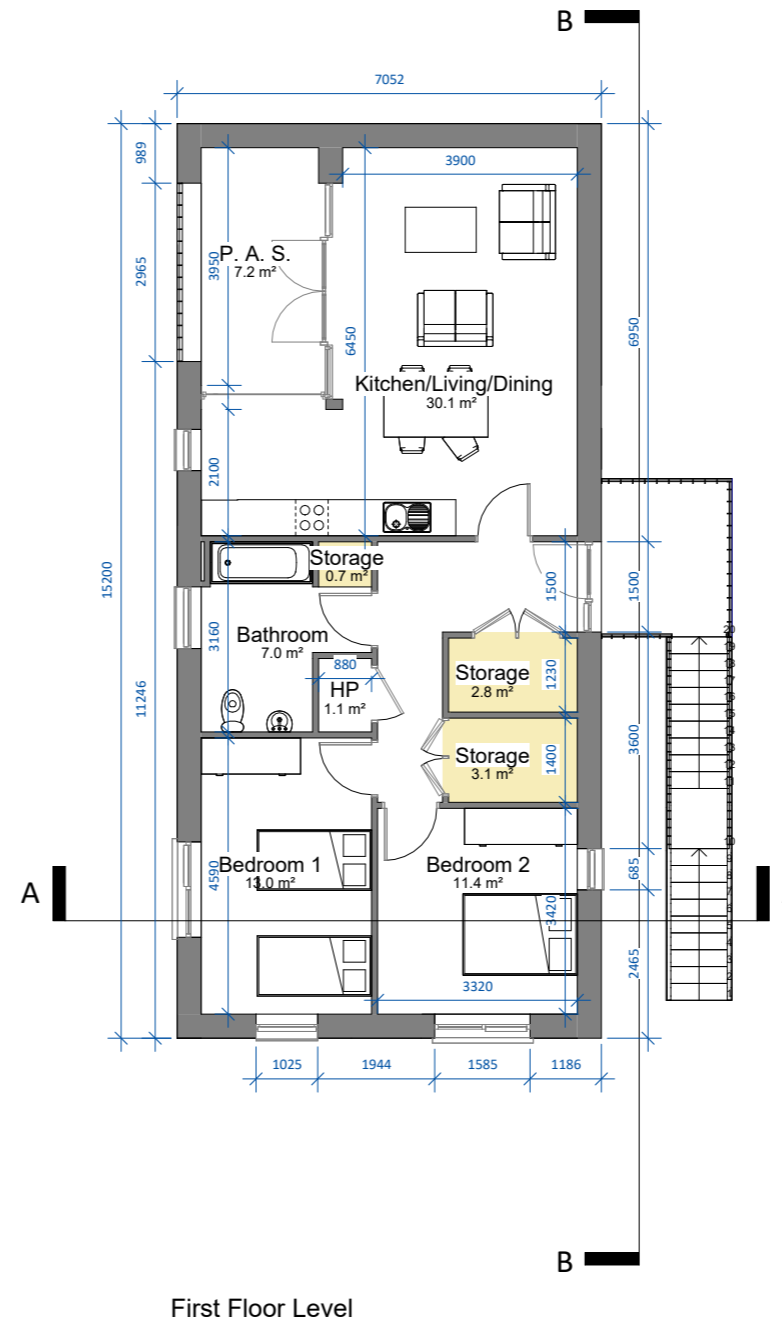


04 UNIT TYPOLOGIES

APARTMENT TYPE M & N



UNIT TYPE M - CA2
 2-bed apartment (4 person)
 TOTAL AREA: 79.8 m²
 STORAGE tot. : 6.7 m²



UNIT TYPE N - CA2
 2-bed apartment (4 person)
 TOTAL AREA: 79.8 m²
 STORAGE tot. : 6.6 m²

04 UNIT TYPOLOGIES

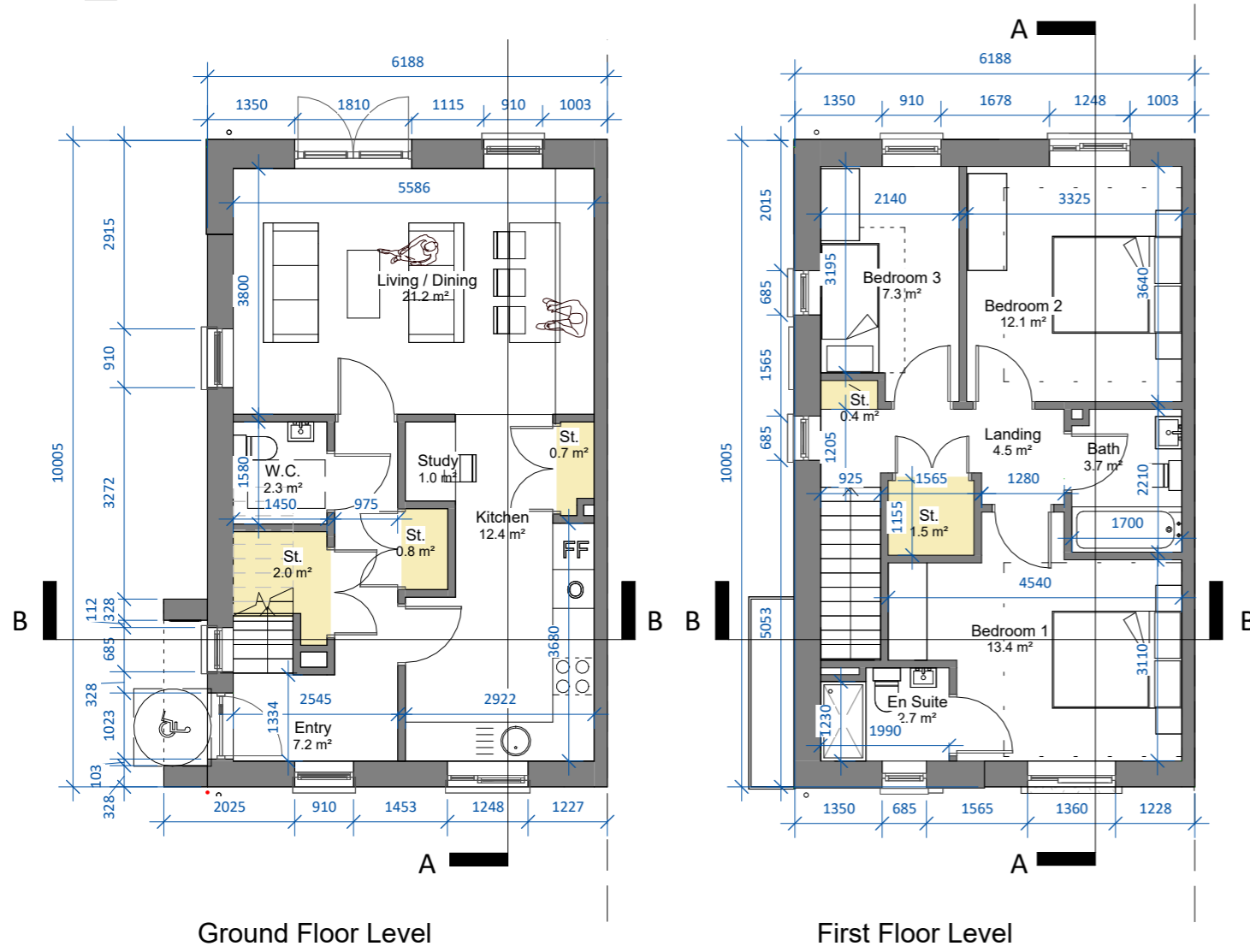
HOUSE TYPE F1G

HOUSE TYPE F1G - CA3

3-bed semi-detached (5 person)

AREA: 102.6 m²

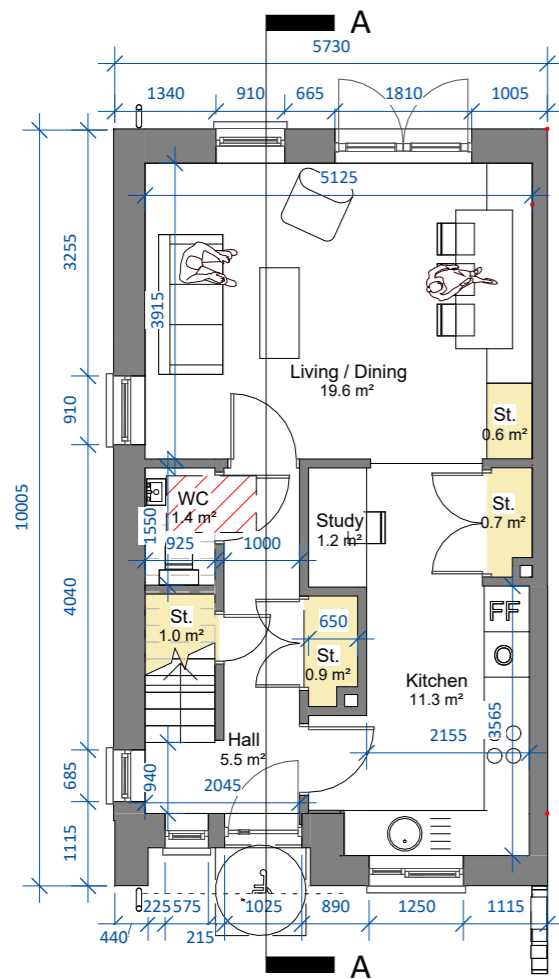
TOTAL STORAGE: 5.4 m²



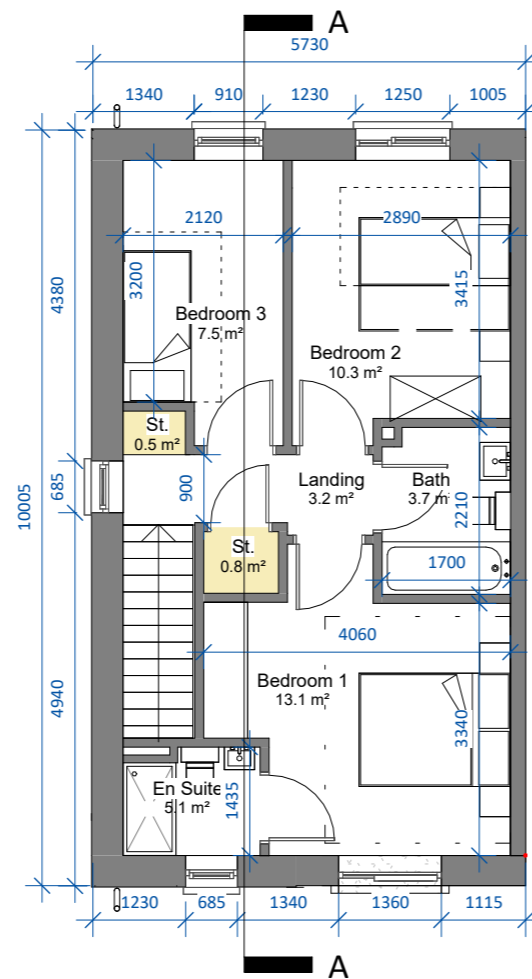
04 UNIT TYPOLOGIES

HOUSE TYPE D1G

HOUSE TYPE D1G - CA5
 3-bed semi-detached (4 person)
 AREA: 91.7 m²
 TOTAL STORAGE: 4.5 m²



Ground Floor Level



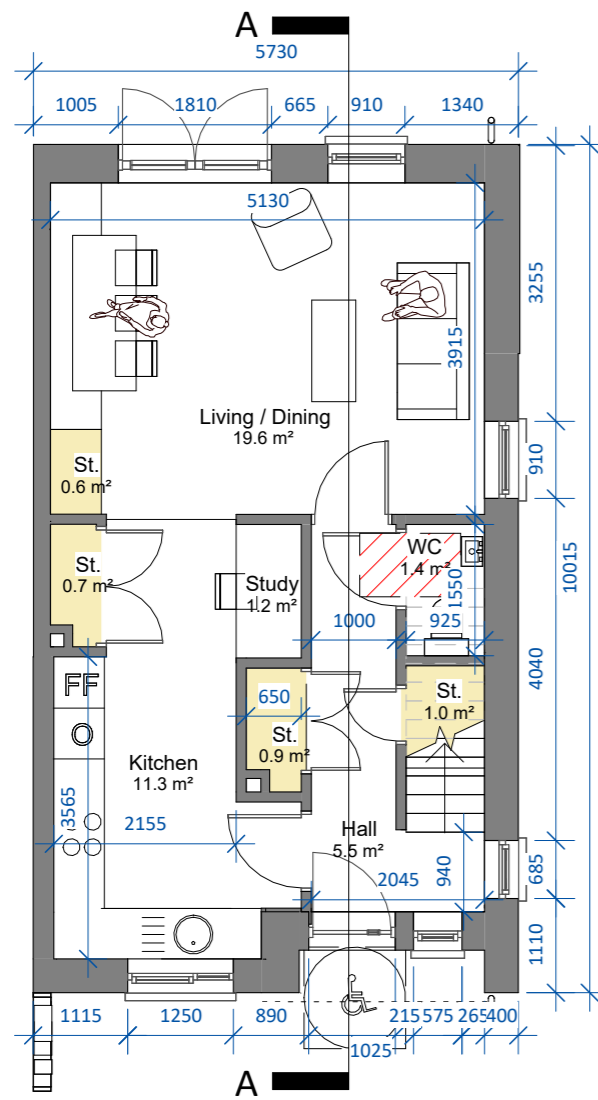
First Floor Level



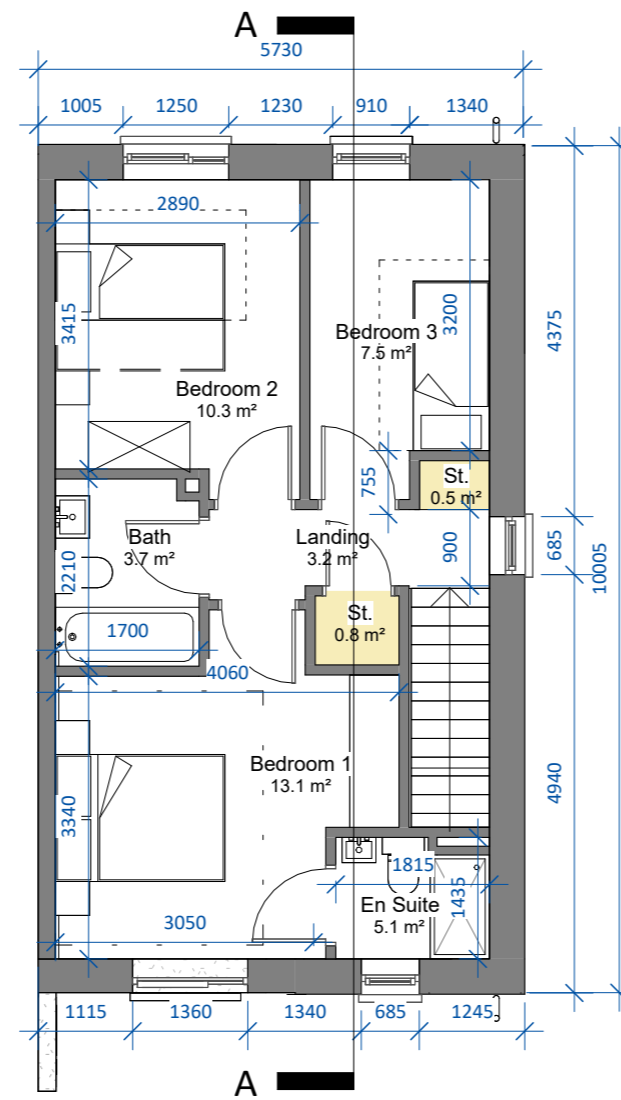
04 UNIT TYPOLOGIES

HOUSE TYPE D2G(m)

HOUSE TYPE D2G(m) - CA3
 3-bed semi-detached (4 person)
 AREA: 91.7 m²
 TOTAL STORAGE: 4.5 m²



Ground Floor Level



First Floor Level

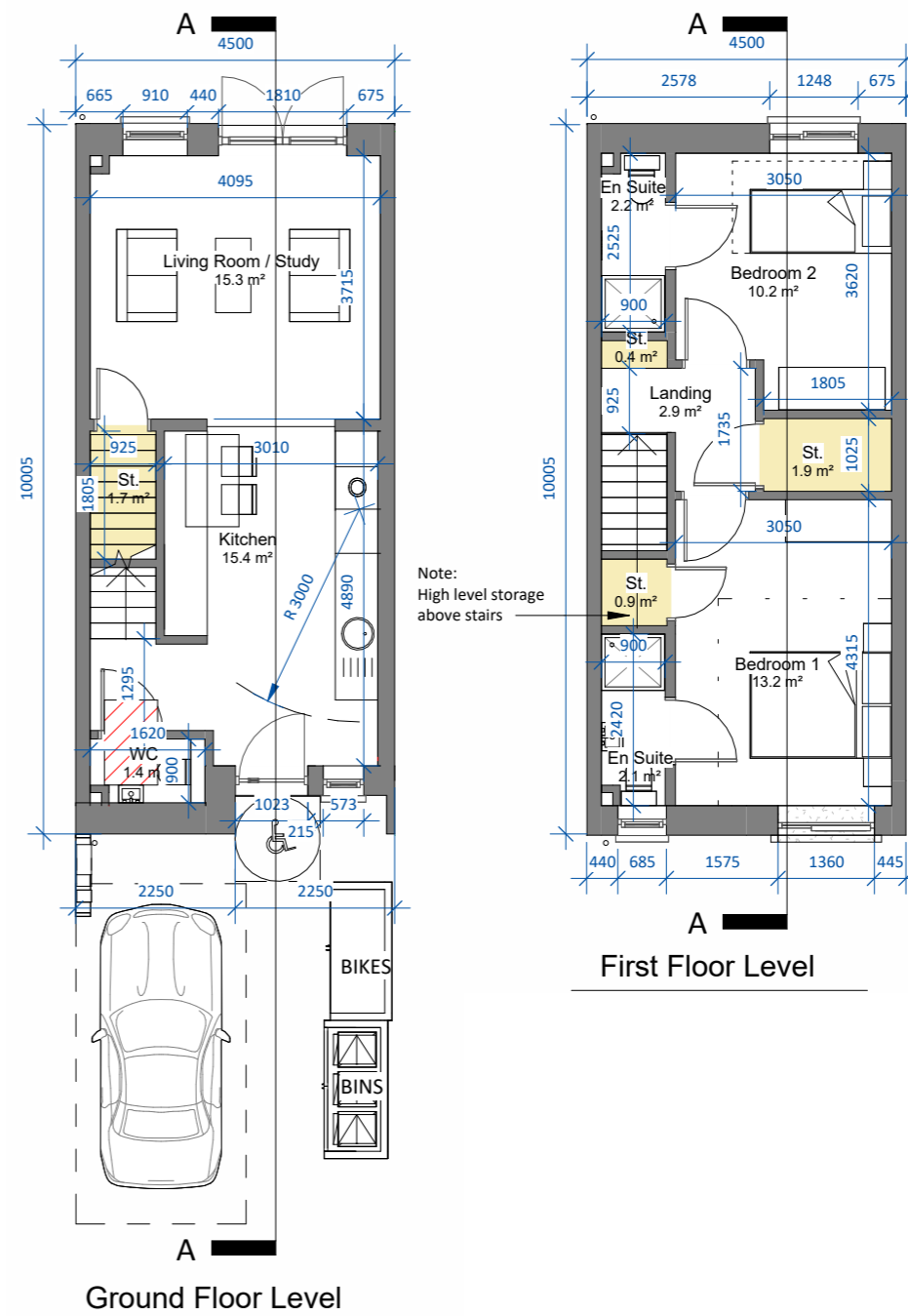


04 UNIT TYPOLOGIES

HOUSE TYPE E1G



HOUSE TYPE E1G - CA4
 2-bed townhouse (3 person)
 AREA: 73.3 m²
 TOTAL STORAGE: 4.9 m²



05 SUMMARY

DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING

In the ‘Sustainable Residential Development and Compact Settlements; Guidelines for Planning Authorities’ (2024), reference is made to a design checklist which was developed to act as ‘helpful prompts that can be used in the refinement and review of detailed plans and in the consideration of individual planning applications.’

The role and function of Phase 1 has been retained in this planning application and the key principles have been incorporated into the layout and highlighted in this checklist in order to ‘determine whether the proposal overall is acceptable from a design perspective.’ These principles are as follows;

SUSTAINABLE AND EFFICIENT MOVEMENT

The layout has been designed in such a way to promote sustainable modes of travel: The link street, with its shared pedestrian and cycle lanes, plays a critical role in binding Phase 1 and Phase 2 of the development together into a single, cohesive development. By providing a continuous, legible active travel route through the site, it ensures that movement between phases feels seamless rather than segmented. Residents, visitors, and cyclists can travel safely and comfortably throughout the scheme without interruption, reinforcing strong physical and visual connections. A proposed bus stop will also help in binding this community with the greater Dublin area. This shared route supports everyday journeys and social interaction, helping both phases function as parts of a unified development rather than standalone areas.

MIX AND DISTRIBUTION OF USES

The proposed unit mix of 1, 2, 3, and 4-bed units, varying from apartments to stand alone house types, enable the creation of a sustainable residential development that provides a greater housing choice and responds to the needs of single people, families, older people and people with disabilities. In this regard we are also providing a range of ground floor own door access apartments along with apartments within the block designed following the principles of the Universal Design.



APARTMENT BLOCK



AERIAL VIEW OF LINK STREET

05 SUMMARY

DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING

GREEN AND BLUE INFRASTRUCTURE

The proposed layout includes a series of open spaces located throughout the site. These main spaces are designed to cater for a range of active and passive recreational needs and to conserve and restore nature and biodiversity. The spaces, as described below, cater for both the users of the scheme and the wider community.

- Central Open Spaces – Units are clustered around these centrally located spaces which provides areas where social interactions can occur. These spaces are overlooked by dwellings which provide passive surveillance and ensure a safe environment for residents is created. They also help instil a sense of community and create smaller neighbourhoods within the overall development.
- Shared Surfaces/Urban Plazas – Similar to the Central Open Spaces in the qualities that they contribute to the development but with a more urban/modern finish which allows flexibility for different activities/uses.
- Pedestrian Paths/Cycle Ways/Active Travel Routes – An interconnected pedestrian footpath & cycle network have been incorporated into the layout in order to provide pedestrian connectivity throughout the scheme and connect into the existing pedestrian and cycle network. These pathways are accessed mainly off the link street and branch out throughout the scheme.
- Existing Natural Features – The existing natural & archaeological features within the development have been incorporated into the scheme as they offer valuable amenities to the residents while also giving the development a very distinctive quality that is unique to its location.

RESPONSIVE BUILT FORM

The aim of the proposed development is to ensure the creation of an attractive and well-designed settlement. The proposed urban structure has been designed to respond to the surrounding area and create opportunities for new connections. The units have been orientated to overlook open spaces ensure passive surveillance and the natural features on the site have been preserved to create a sense of identity within the scheme.

The buildings present well-defined edges on the proposed streets and open spaces to ensure that the public realm is well-overlooked with active frontages. Corner units help to create active frontages and landmark units establish a legible and coherent urban structure within and on the boundaries of the scheme. The proposed buildings have a modern character that ties in well with the existing residential developments in the area. The proposed materials and finishes are of high quality, durable and respond to the local palette of materials and finishes.



UNITS OVERLOOKING ST. CRONAN'S WELL ARCHAEOLOGICAL PARK



UNITS OVERLOOKING RATHBEALE ARCHAEOLOGICAL PARK SOUTH

05 SUMMARY

MODELWORKS CGI'S



FIG: MODELWORKS CGI 1



FIG: MODELWORKS CGI 2



FIG: MODELWORKS CGI 3



FIG: MODELWORKS CGI 4



FIG: MODELWORKS CGI 5



FIG: MODELWORKS CGI 6



FIG: MODELWORKS CGI 7



FIG: MODELWORKS CGI KEY PLAN

05 SUMMARY

MODELWORKS PHOTOMONTAGES



FIG: MODELWORKS PHOTOMONTAGE 07 - view from within the adjacent (under construction) SHD scheme to the west, looking towards the proposed development



FIG: MODELWORKS PHOTOMONTAGE 04 - view from Rathbeale Rd looking west towards the proposed development



FIG: MODELWORKS PHOTOMONTAGE 02 - view from Rathbeale Rd looking east towards the proposed development



FIG: MODELWORKS PHOTOMONTAGE 01 - view from the Phase 1 entrance on Rathbeale Rd looking west towards the proposed development

05 SUMMARY

PROPOSED SITE LAYOUT

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 creche 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%
2B	1 bed apartment (UD)	1 bed	2	50.0	4 to 5	12	3.3%
3B	2 bed apartment (UD)	2 bed	3	69.6	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%

No. of Bedrooms	No. of Units	TOTAL PARKING		TOTAL PARKING		TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
		Resident	Resident	Visitors	Visitors		
4 bed	14	Proposed	Required	Proposed	Required	577	580
3 bed	131	2	28	0.2	2.8		
2 bed	197	1	262	0.2	26.2		
1 bed	18	1	197	0.2	39.4		
		505		72			



FIG: PROPOSED SITE LAYOUT & SCHEDULE

