

NEWCASTLE SOUTH

Planning Application Design Report

1st September 2019

REV 01



INTRODUCTION

TEAM PRESENTATION

This document was prepared for:



Cairn Homes Properties Ltd.

7 Grand Canal
Grand Canal Street Lower
Dublin D02 KW81

Tel: +353 1 696 4600
www.cairnhomes.com

Urban Designers & Architects:



Mola Architecture
Architects and Masterplanners

2 Donnybrook Rd.
Donnybrook
Dublin D04 NN50

Tel: +353 1 218 3900
www.mola.ie

Planners:



Declan Brassil and Company Ltd.

Lincoln House
Phoenix Street
Smithfield
Dublin 7

Tel: +353 1 8746153
www.dbcl.ie

Landscape Architects:



Murray & Associates Landscape
Architecture

16 The Seapoint Building
44-45 Clontarf Road
Dublin 3

Tel: +353 1 854 0090
www.murray-associates.com

Consulting Engineers:



DBFL Consulting Engineers

Ormond House
Upper Ormond Quay
Dublin 7

Tel: +353 1 400 4000
www.dbfl.ie

CONTENTS

00. Introduction

Contents
Executive Summary

01. Context

1.1 Site Context
1.2 Site Location
1.3 Topography
1.4 Historical Context
1.5 South Dublin Development Plan 2016 - 2022
1.6 Zoning Objectives
1.7 Newcastle Lap Plan 2012
1.8 Urban Structure - Movement & Permeability
1.9 Urban Structure - Legibility
1.10 SWOT Analysis
1.11 Urban Structure - Existing Building Heights

02. Connections

2.1 Connectivity-Linking Existing and New Neighborhood,
2.2 Connectivity-Linking Existing and New Neighborhood,
2.3 Pedestrian and cycle movement
2.4 Primary Vehicular Access and movement
2.5 Road Hierarchy
2.6 Lap/ DP Compliance

03. Inclusivity

3.1 How easy can people use and access the development?

04. Variety

4.1 How does the development promote a good mix of activities?

05. Efficiency

5.1 How does the development make appropriate use of resources, including land?

06. Distinctiveness

6.1 How does the proposal create a sense of place?

07. Layout

7.1 The Application Site
7.2 Infill sites
7.3 Responding to LAP & Development Plan

08. Public Realm

8.1 Introduction
8.2 Development Proposals

09. Adaptability

9.1 How will the buildings cope with change?

10. Privacy and Amenity

10.1 How does the scheme provide a good standard of amenity?

11. Parking

11.1 How will the parking be secure and attractive?

12. Detailed Design

12.1 Residential and Unit Types

13. Schedules & Phasing

13.1 Indicative Schedules
13.2 Proposed Construction phasing plan

Introduction

Executive Summary

The Purpose of this design report is to support a SHD Planning application submitted to An Bord Pleanála (ABP) by Cairn Homes Properties Limited for development of lands located in Newcastle Village, South County Dublin.

The application site forms a parcel of land, C. 16.0 Ha in size, South of Newcastle Village Centre and the Main Street with the main extent of the site siting adjacent to an existing housing development of Ballynakelly. Three additional Infill sites within the Ballynakelly development form part of the red line boundary of this application.

The proposed development, in line with the zoning objectives, will comprise a residential scheme of 406 Units. This will consist of 281 no. 2 story houses through a mix of detached, semi-detached and terraced housing, providing 2, 3 and 4 bed units that range in size from C 86 - 140.00 sqm. A further 29 no. Apartments and 96 no. Duplexes across 8 separate buildings will provide 1; 2 and 3 bed units with predominately south; east and west facing balconies/terraces. A crèche and 1 No small commercial unit also form part of this application.

All associated site development work, services provision, vehicular/ pedestrian access, car and bicycle parking, open space, bin stores, landscaping and boundary treatment works.

The layout that has emerged through design development and pre-planning consultation meetings with the planning authority and reflects the aims and objectives of the LAP. While the historic Burgage plot lines and hedgerows have, where possible, been retained, reinstated and or respected as part of the design of the scheme as outlined in the LAP, a Density of 37.2 Units per hectare has been achieved.

The 12 criteria as set out in the Sustainable Residential Development in Urban Areas: Guidelines (2009) CONTEXT; CONNECTION; INCLUSITIVITY; VARIETY; EFFICIENCY; DISTINCTIVENESS; LAYOUT; PUBLIC REALM; ADAPTABILITY; PRIVACY AND AMENITY; PARKING & DETAILED DESIGN - have provided the basis of this Report.

A variety of outdoor amenity space has been provided through 6 No separate parks connected via pedestrianized Green link corridors. This provides both pedestrian paths and cycle paths within a landscaped environment away from vehicular traffic, linking all parts of the development with the parks and also the proposed school site and the existing Village Main Street.

The Main Park located at the Southern end of the development as per the LAP, adjacent to the proposed school provides for a grass sports pitch; a MUGA; a playground and a large expanse of landscaped recreational space with paths and cycle routes. The four other smaller parks, located along the green link corridor and boulevard, are over looked by residential units and provide playgrounds and landscaped recreational spaces. In addition to the parks and recreational spaces an area just south of the main park has been set aside to provide for allotments for use by the local residents.



01

Context

1.0 Context

1.1 Site Context



Site location in Ireland

Newcastle (Irish: An Caisleán Nua) is a village in South-West South Dublin, Ireland

Newcastle is located at the junction of the R120 and the R405 regional roads. It lies approximately 3 km north of the N7 at Rathcoole, 6 km south east of Celbridge, and the boundaries of Casement Aerodrome, Baldonnel are located approximately 2km east of the village. Dublin City Centre is located approximately 20 kilometers to the northeast of the LAP lands, with Tallaght Town Centre located approximately 11 kilometers to the east of the LAP lands.

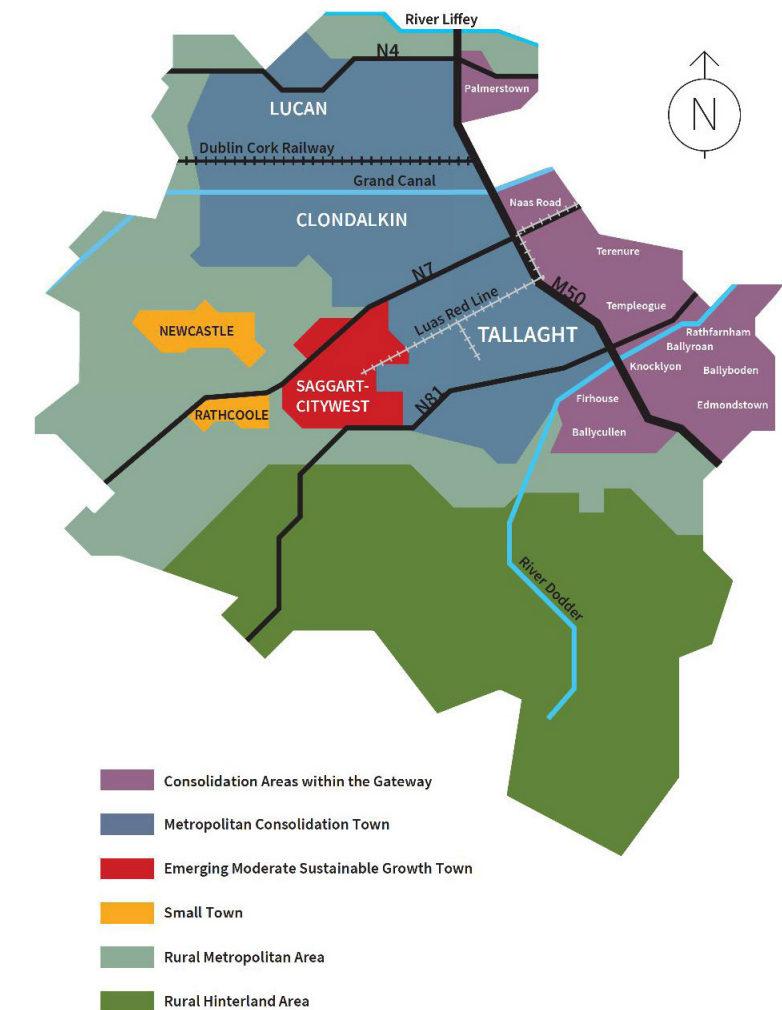
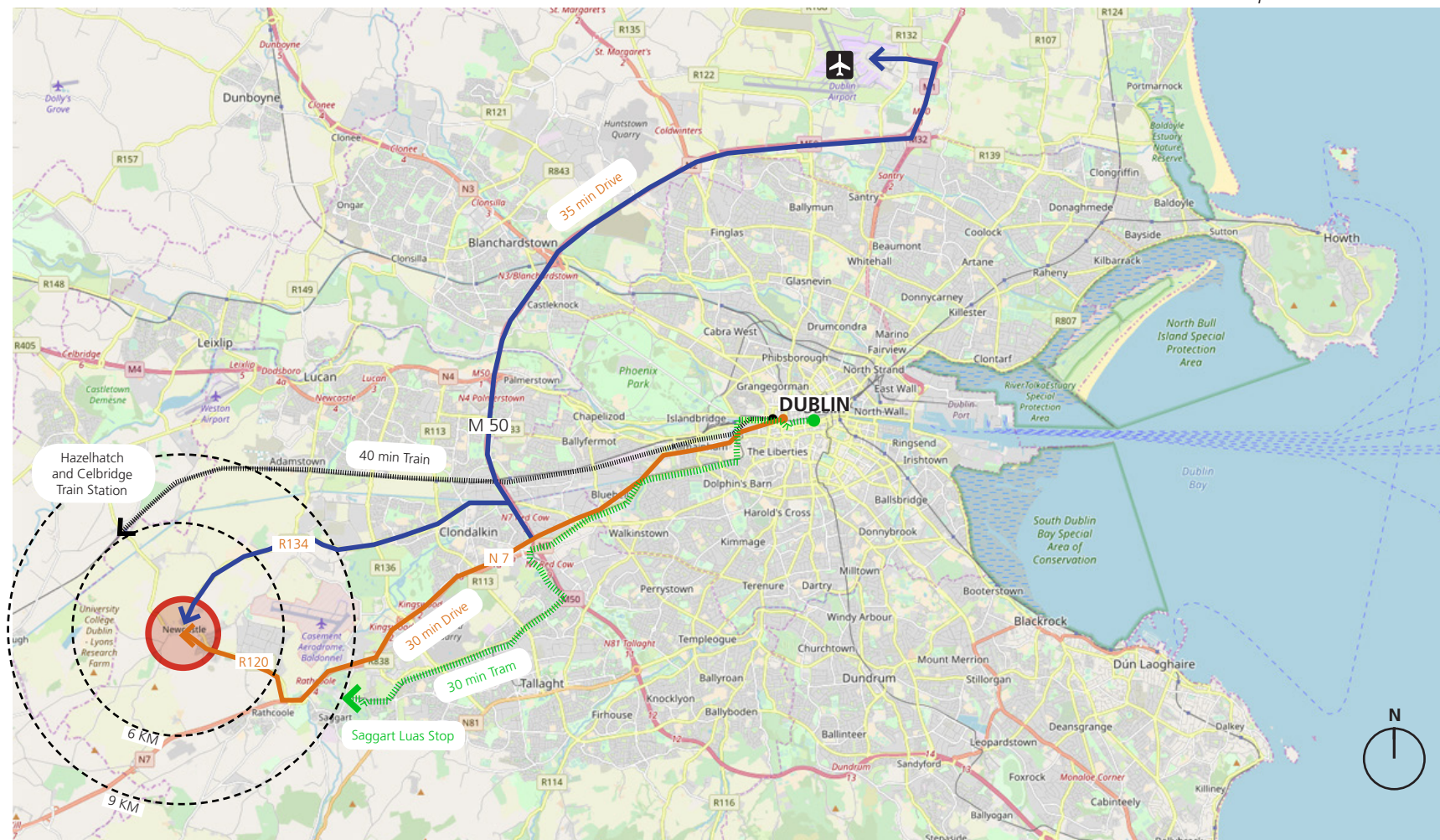
It features a public house and two Churches. Peamount Hospital, a long term care facility, is 2 km north of the town center on the R120.

Good connectivity with national and number of regional and rural roads also converge in Newcastle village including the Athgoe Road, the Hazelhatch Road and the Peamount Road to the north and west and the link to the Naas Road (N7) and the neighboring villages of Rathcoole and Saggart to the east.

Newcastle-Lyons is served by the number 311 bus which links it to Tallaght and the Luas Red Line, and the number 68 bus to the city centre.

The Luas Saggart stop is located within 5.5km from the main street of Newcastle. The red Luas line provides services every 15 min. Hazelhatch & Celbridge train station locations are approximately 6 km away from the Newcastle main street. The train line provides services approximately every 30mins at peak travel times and takes 30 mins to Dublin.

Transport links in wider area



1.0 Context

1.2 Site Location

The area of the subject land is located in the western portion of South Dublin County and comprises of approximately c 16 hectares of predominately residentially zoned lands.

The village of Newcastle represents a developing outer suburban village located within a semi-rural setting.

Development is largely focused on the village's Main Street which runs along an east-west axis. The predominant land use within the village is residential with small elements of commercial and public community uses. The western end of Main Street opens out into an agricultural rural landscape with views that are protected under the SDCC Development Plan 2016-2020

Greenogue Industrial Estate forms a strong edge to the east of the village, separated from the village by a small buffer of agricultural land. This end of the village is also dominated by medium density suburban housing and apartments in Ballynakelly and Commons Little town lands. These developments date to the early 2000's.

The lands which surround the proposed LAP boundary are largely undeveloped agricultural lands to the north, south and west, with a number of rural dwellings located within these areas.



Site context

1.0 Context

1.3 Topography

Newcastle Village is situated within the rich agricultural lowlands to the west of Dublin City and in the low-laying river basin of the Liffey.

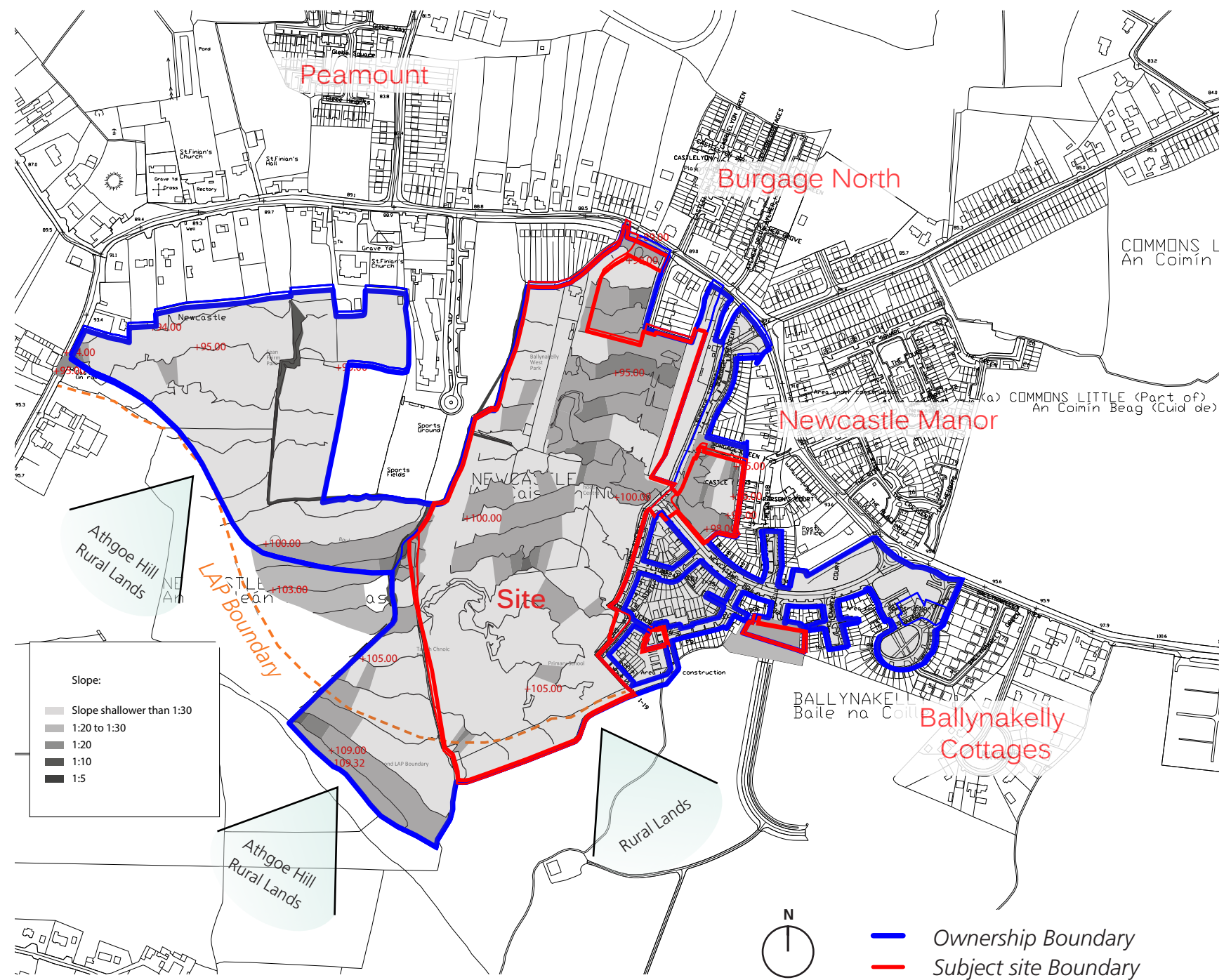
The built footprint of the Village lies between 80 metres and 108 metres above sea level with Main Street largely coinciding with the 90 metre contour.

The topography of the land is therefore relatively flat with a slight slope that flows gently uphill from north-east to south-west before rural and agricultural lands rise relatively steeply towards the summit of Athgoe Hill (177 metres above sea level) located circa 1.5 kilometres to the south-west of Main Street.

The Development Lands, which lie between 80 metres and 108 metres above sea level, and the lands to the north, west and east of the village are relatively flat and low lying.

It is an objective of the South Dublin County Development Plan 2016-2022 to preserve the south-westerly views to Athgoe Hill and Lyons Hill from a section of the Hazelhatch Road near the junction with Main Street.

Newcastle village is predominantly within the catchment of the Shinkeen Stream, with the Shinkeen itself forming just to the north and north-west of the village. This stream flows in a north-westerly direction into Co. Kildare before joining the River Liffey close to Celbridge. The eastern part of Newcastle village lies within the Griffeen River catchment. The Griffeen originates at Saggart Hill, 5 km south of Newcastle, and is fed by small streams that rise southwest of Newcastle. It runs past the eastern fringes of Newcastle into the Griffeen Valley Park before joining the Liffey at Lucan.



Site Topography

1.0 Context

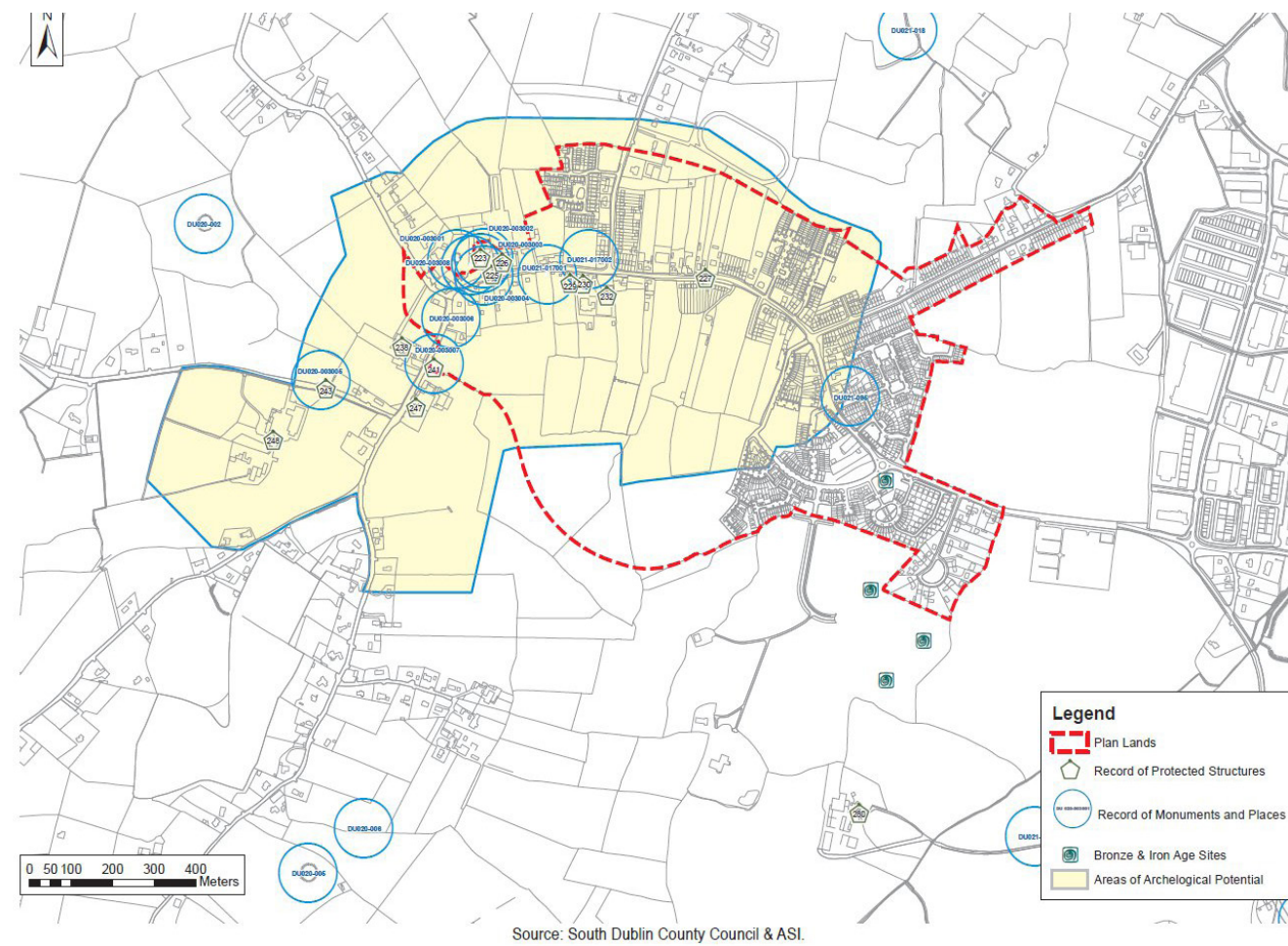
1.4 Historical Context

The area of Newcastle-Lyons has a long and rich history of settlement, stretching from prehistoric Bronze Age through to the Early Christian, Anglo-Norman settlements, and the later medieval times.

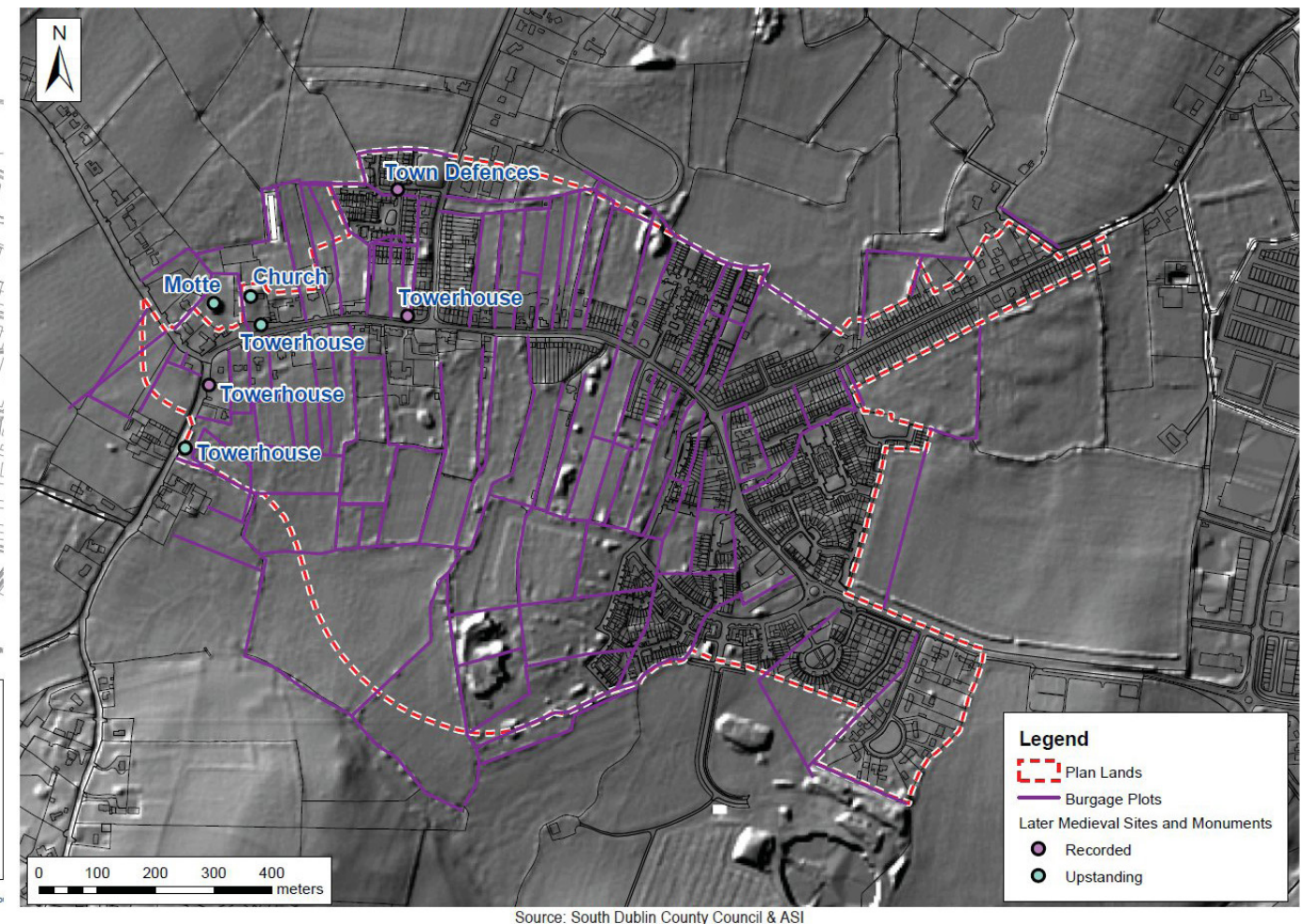
Newcastle village is designated as an Area of Archaeological Potential and is the largest such designation within the County (DU020-003).

The historic landscape of the village is of national interest particularly as it is one of the last remaining villages in the country where the field patterns (burgage plots) laid out during the Anglo-Norman manorial settlement period (13th Century) can still be seen.

The boundaries to these burgage plots are primarily visible on the ground in the form of an extensive semi-mature and mature hedgerow network, acting as important refuges for biodiversity in an otherwise agricultural and residential setting.



Location of Recorded and Recently Excavated Sites of Archaeological Importance



LAP_Location of Recorded Later Medieval Sites and Monuments Overlaid on Topographical Map of Newcastle Village

1.0 Context

1.5 South Dublin Development Plan 2016 - 2022

Newcastle is designated as a Small Town in the county settlement hierarchy with a forecasted population of 4,235 in 2022. Table 1.10 of the Core Strategy which also outlines the land capacity of the settlement and states that there is 28ha of residential zoned land in Newcastle.

Section 1.7.4 notes that while the settlement of Newcastle retains a village character, the current population exceeds the RPG defined population threshold for a village. The current population of Newcastle is more consistent with that of a Small Town (1,500 – 5,000 persons). The RPG's state that the levels of growth in small towns shall be managed in line with the ability of local services to cater for growth, responding to local demand.

Use Zoning Objectives

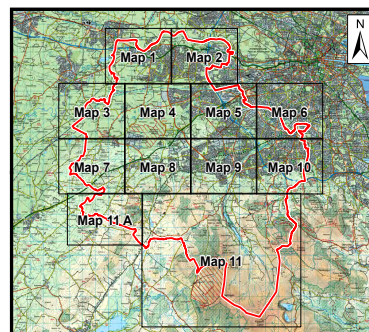
- Objective RES To protect and/or improve residential amenity
- Objective RES-N To provide for new residential communities in accordance with approved area plans
- Objective SDZ To provide for strategic development in accordance with approved planning schemes
- Objective REGEN To facilitate enterprise and/or residential-led regeneration
- Objective TC To protect, improve and provide for the future development of Town Centres
- Objective MRC To protect, improve and provide for the future development of a Major Retail Centre
- Objective DC To protect, improve and provide for the future development of District Centres
- Objective VC To protect, improve and provide for the future development of Village Centres
- Objective LC To protect, improve and provide for the future development of Local Centres
- Objective RW To provide for and consolidate retail warehousing
- Objective EE To provide for enterprise and employment related uses
- Objective OS To preserve and provide for open space and recreational amenities
- Objective MA (V, DV, DM) To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
- Objective RU To protect and improve rural amenity and to provide for the development of agriculture

Specific Objectives:

- Proposed Post Primary School
- Proposed Primary School
- Seveso Sites
- Specific Local Objectives (See Written Statement for Details)
- To provide for Traveller Accommodation Sites to be Selected
- To provide for Traveller Accommodation
- To protect and / or provide for a Burial Ground
- Contour Lines
- SDZ Planning Scheme Boundaries
- County Boundary

Transport

- Junction Proposals
- Road Proposals - Long Term
- Road Proposals - 6 Year
- Long Term High Capacity Public Transport (RPA Preferred Route)
- NTA Greater Dublin Cycle Network Plan
- Proposed Local Cycle / Pedestrian Link



Conservation

- To Preserve Prospects
- Tree Preservation Order (See Written Statement For Details)
- Record of Protected Structures (See Written Statement for Details)
- Record of Monuments and Places (See Written Statement for Details) (For Areas of Archaeological Potential see Index Map)
- Protect and Preserve Significant Views
- Geological Sites for Protection
- Bohernabreena Reservoir Catchment
- Architectural Conservation Areas (ACA)
- Proposed Natural Heritage Areas (pNHA)
- Special Protection Areas (SPA)
- Liffey Valley Special Area Amenity Order 1990 (SAAO)
- Special Area of Conservation (SAC)

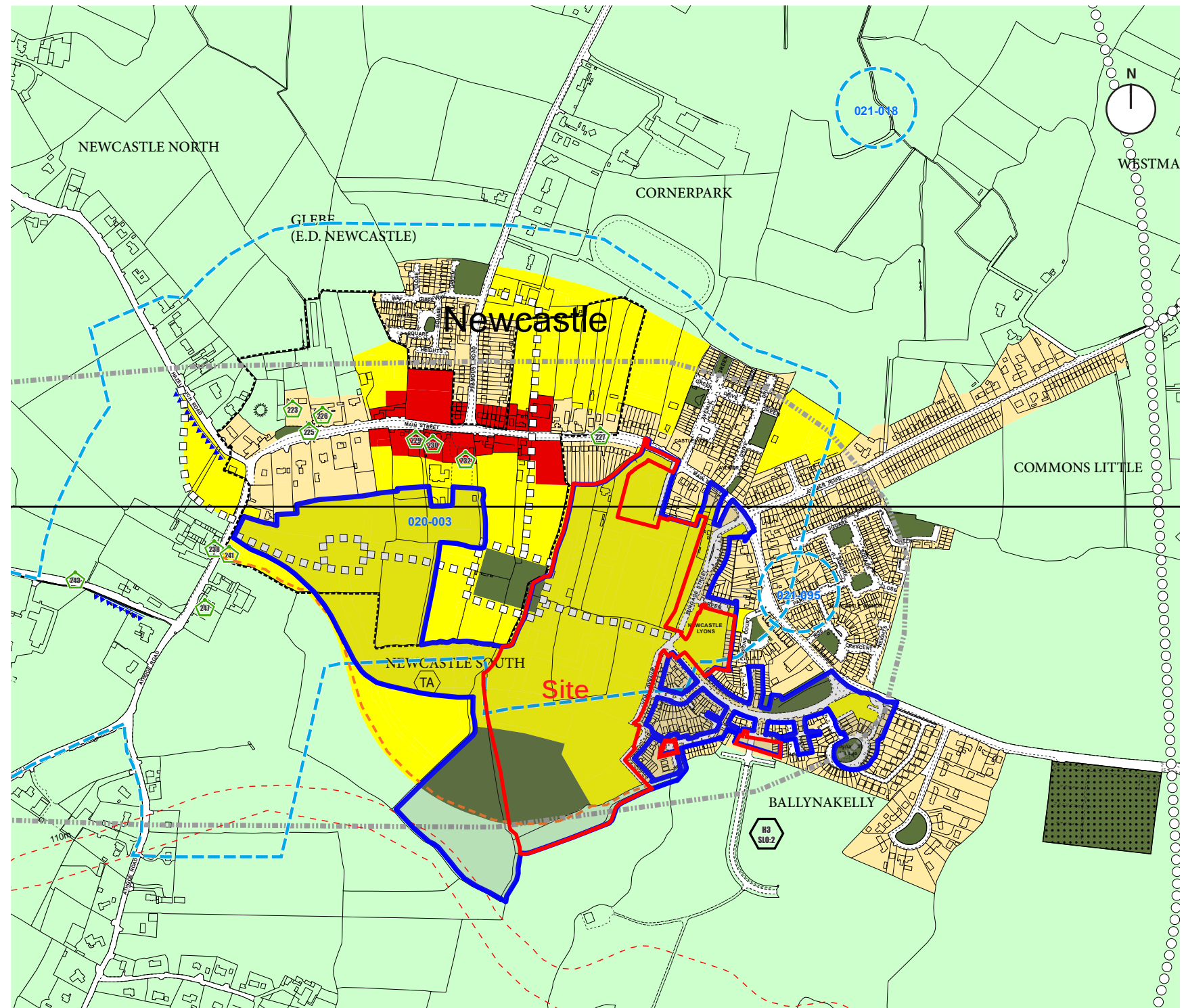
Note: See Index map for details of approach areas and height control zones for Casement Aerodrome, Baldonnell and Backweston Aerodrome, Backweston Park.

The lines of the Transport Proposals shown on this map are diagrammatic only and are subject to change during the detailed design process.

Ordnance Survey Ireland Licence No. 2016/23/CCMA/South Dublin County Council

SCALE 1:5,000
0 75 150 300 450 600 metres

— Ownership Boundary
— Application site Boundary



South Dublin Development Plan 2016 - 2022

1.0 Context

1.6 South Dublin Development Plan 2016 - 2022

Zoning Objectives:

RES - (To protect and/or improve residential amenity)

RES-N - (to provide for new residential communities in accordance with approved area plans),

OS - (To preserve and provide for open space and recreational amenities)

RU - (To protect and improve rural amenity and to provide for the development of agriculture.

Permitted in Principal: under RES and RES-N

Childcare facilities; Community Centre; Cultural Use; Doctor Dentist; Education; Enterprise Centre; Funeral Home; Garden Centre; Guest House; Health Centre; Housing for Old People; Industrial Light; Nursing Home; Office Less than 100sqm; Open Space; Primary Health Care; Public House; Public Services; Recreational Facility; Recycling Facility Residential, Residential Institution, Restaurant Café; Retirement Home; Shop – Local; Shop – Neighbourhood; Sports Club/Facility; Stadium; Traveler’s Accommodation; Veterinary Surgery.

Road Objectives:

Please refer to DBFL’s separate drawings and technical notes which demonstrates compliance with this objective.

Private Open Space – Houses:

The development provides for minimum of 55SQM of Private Open space to all 2 bedroom units; 60SQM TO 3 bedroom units (Semi-detached; Terrace and Detached) with all 4 bedroom units having a minimum of 70SqM garden space.

Public Open Space/Children’s Play:

In areas that are designated Zoning Objective RES-N all new residential development shall be required to provide a minimum of 14% of the total site area as public open space.

Car Parking:

Based on Zone 1 (Residential and Non Residential)

Maximum Parking Rates:

Retail Convenience:	1 per 25sqm
Apartment/Duplex:	
1 Bed	1.0
2 Bed	1.25 space
3+ Bed	1.5 Space
Houses	
2 Bed	1.5 Spaces
3+ Bed	2 Spaces
Crèche:	1 per Classroom
Commercial	1/15sqm

Bicycle Parking Standards:

All bicycle parking spaces shall be designed in accordance with the requirements of the National Cycle Manual, NTA (2011)

Apartments	
Long Stay	1 space per 5 apartment
Short Stay	1 per 10 apartments
Crèche:	
Long Stay	1 space per 5 staff
Short Stay	1 space per 10 children

1.0 Context

1.7 Newcastle Local Area Plan 2012

The Newcastle Local Area Plan (LAP) came into operation on the 10 December 2012. In October 2017, by resolution, the LAP was extended for a further period of four years (in accordance with Section 19 of the Planning and Development Act 2000, as amended). The LAP will now expire on 9 December 2022.

The Local Area Plan is a statutory document prepared by the Planning Authority in accordance with the requirements of Sections 18, 19 and 20 of the Planning and Development Act 2000 (as amended). A Local Area Plan consists of a written statement and plans that must be consistent with the objectives of the County Development Plan, its core strategy, and any regional planning guidelines that apply to the area of the Plan.

The strategy of the LAP is laid out under four headings

1. Green Infrastructure
2. Accessibility and Movement
3. Land Use and Density
4. Build Form

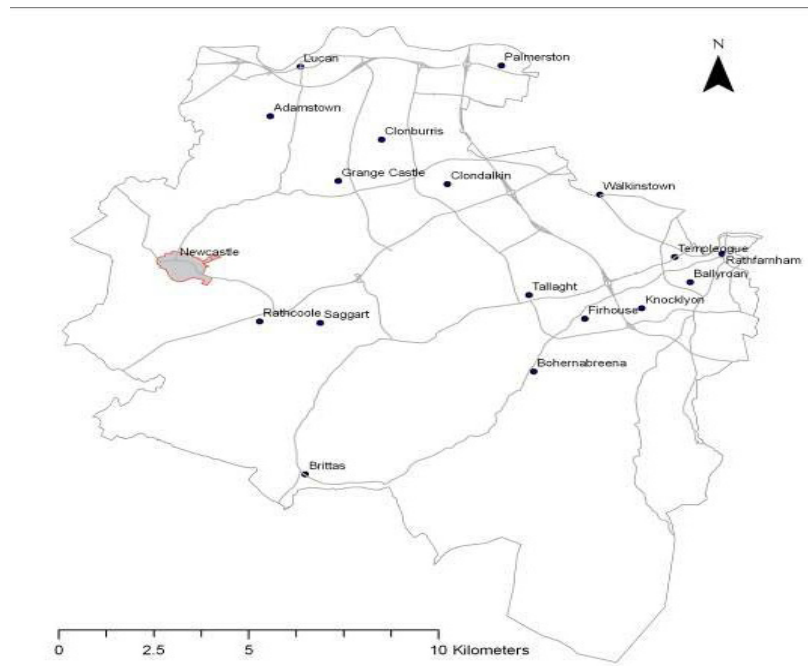
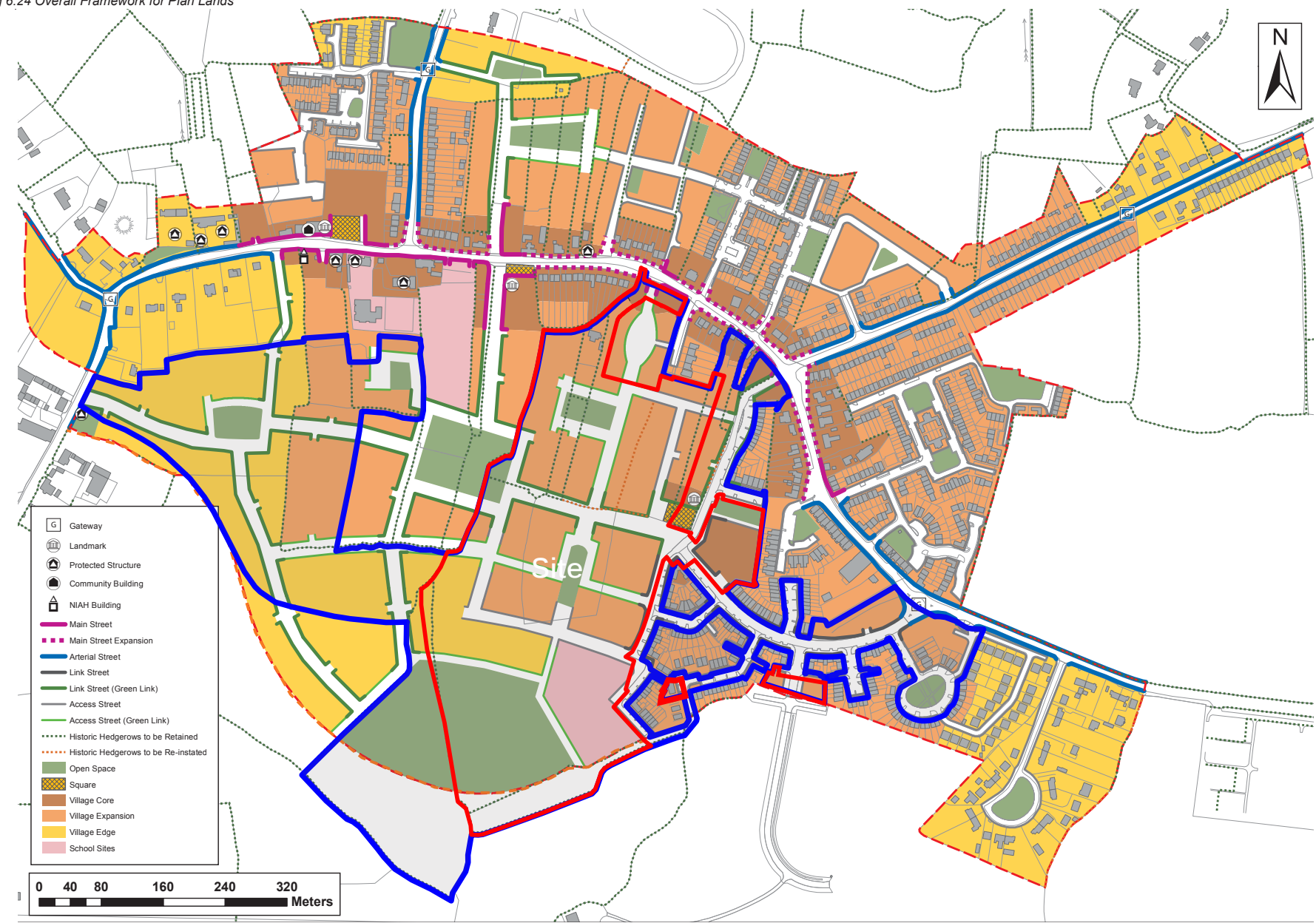


Fig 6.24 Overall Framework for Plan Lands



Newcastle Local Area Plan

— Ownership Boundary
 — Application site Boundary

1.0 Context

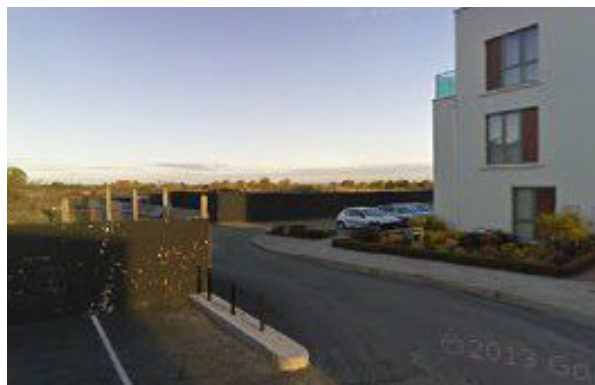
1.8 Urban Structure- Movement & Permeability



Entrance 1









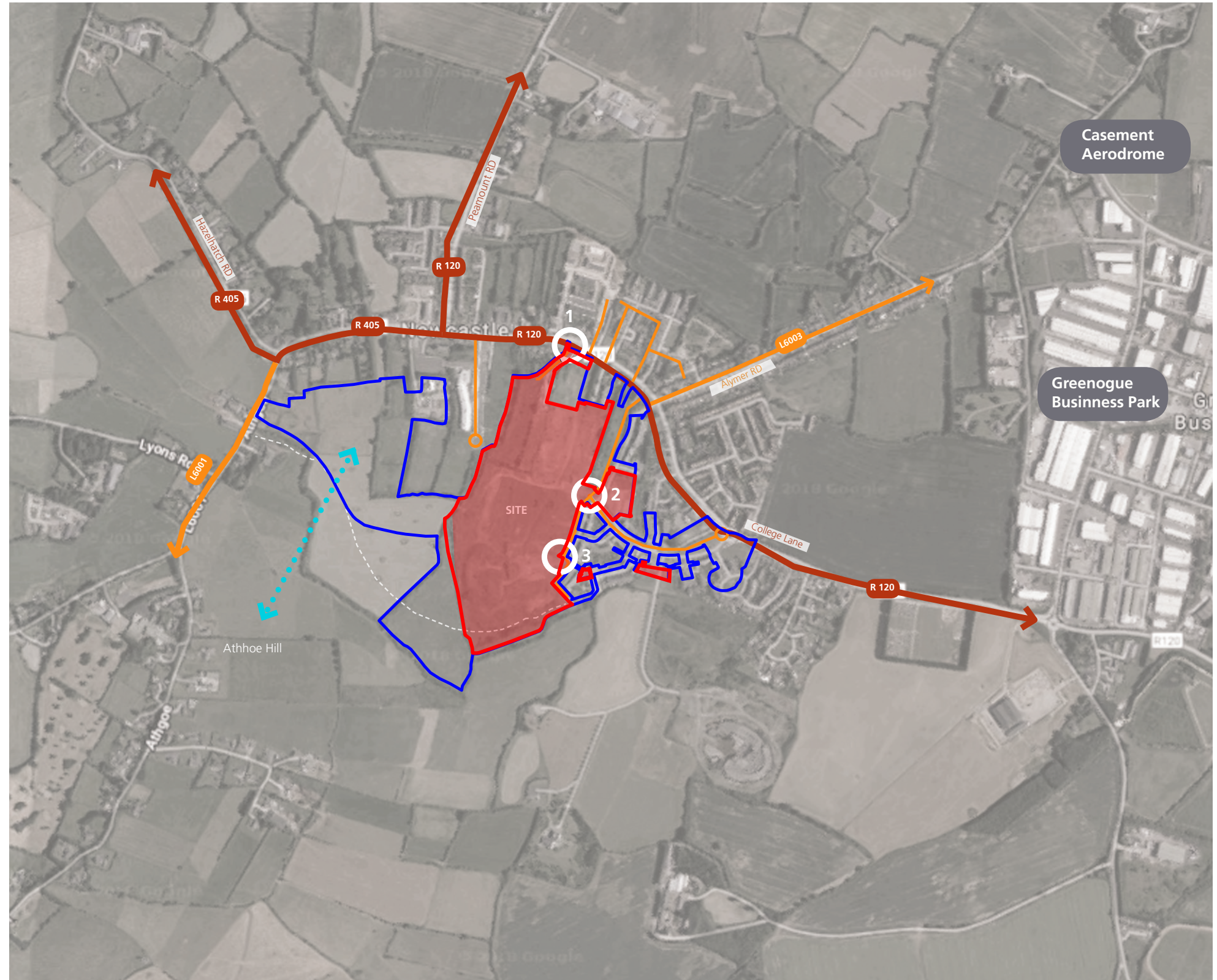
Entrance 2



Entrance 3

LEGEND

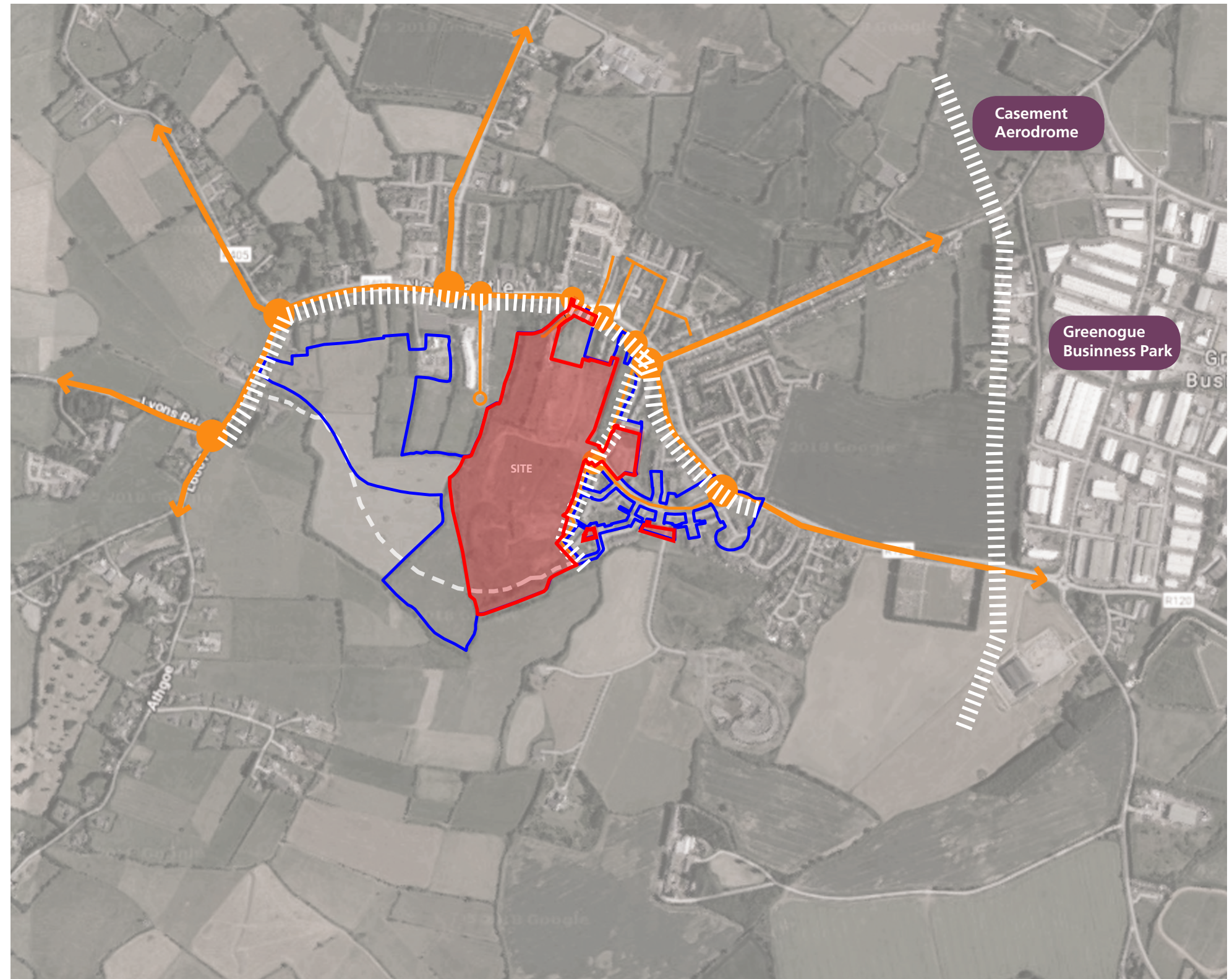
-  Primary Road with Pedestrian link
-  Secondary Road with Pedestrian link
-  View lines
-  Vehicular Access points
-  Ownership Boundary
-  Application site Boundary



1.0 Context

1.9 Urban Structure- Legibility

- Urban Structure along the Main Street
- Site access from Newcastle Main Street (R120) and Burgage Cres, Lyons Ave S.
- Greenogue Business Park & Casement Aerodrome- important amenities



LEGEND



Paths



Nodes



Edges



Districts



Ownership Boundary



Application site Boundary

1.0 Context

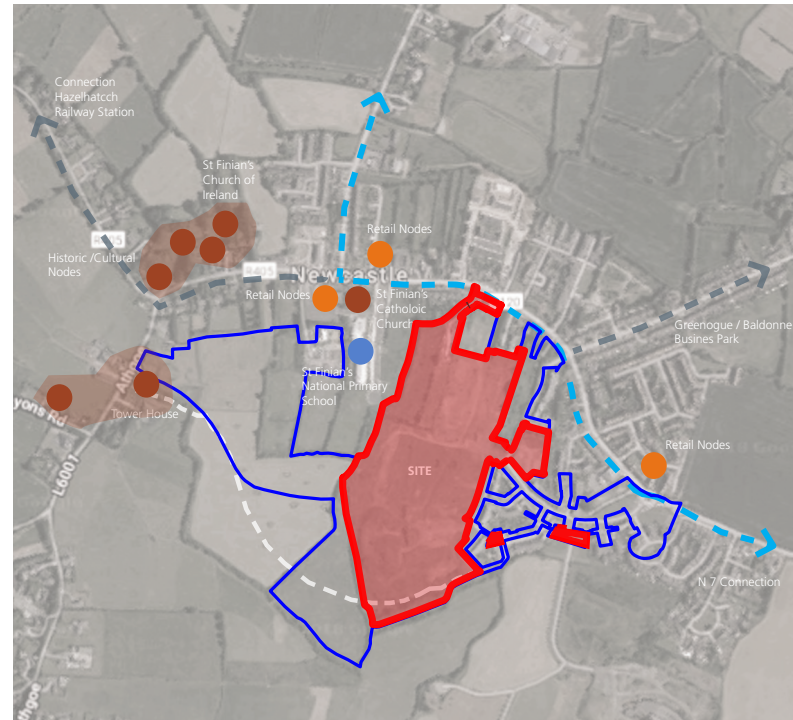
1.10 Urban Structure- SWOT Analysis

Strengths

- Rich history
- Semi- Rural setting
- Nearby Access to N7 and Hazelhatch Railway Station
- Nearby Access to N7 and Hazelhatch Railway Station
- Access to Luas via local bus routes
- Nearby employment at Greenogue and Baldonnel

LEGEND

- Cultural / Historical Nodes
- Retail Nodes
- Cultural Nodes
- Bus Corridor

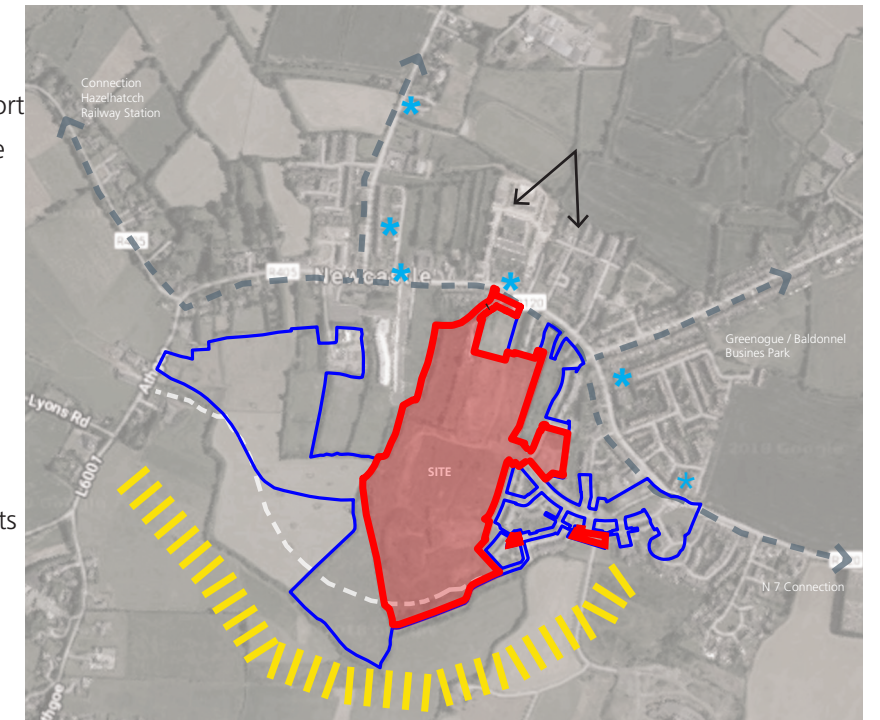


Weaknesses

- Limited public transport options at a local level
- Overdependence on car as mode of transport
- Disjointed development with no identifiable centre
- Absence of links between new estates and with Main Street
- Intermittent building frontages along Main Street and absence of clear village centre
- Lack of social/community facilities, open spaces and convenience shopping facilities
- Unsatisfactory approach to village from N7 via Rathcoole Road
- Increasing demand on local primary school
- Failure to fully incorporate heritage elements into housing developments

LEGEND

- Poor visibility from the main street
- |||| Undeveloped land - rural lands
- * Existing Bus stops

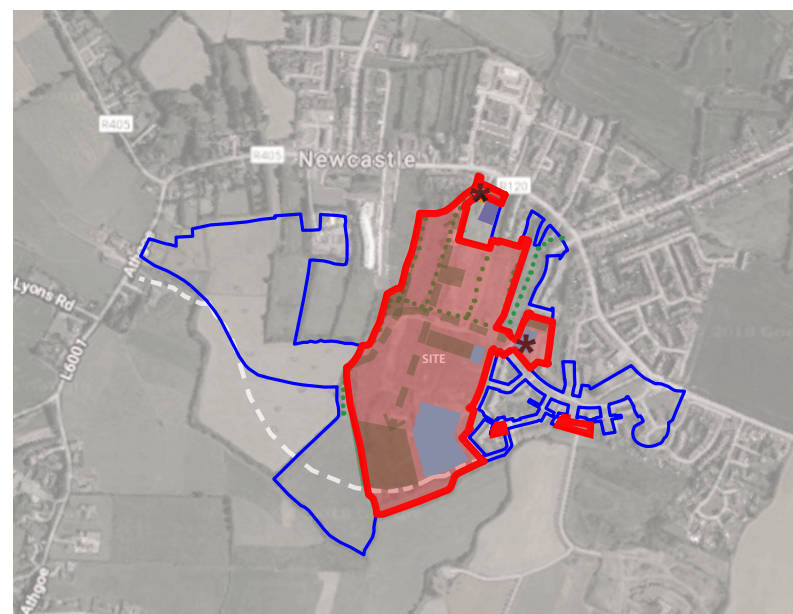


Opportunities

- Further employment opportunities from Greenogue and Baldonnel
- Potential tourism spin off from heritage features
- Preservation, conservation and utilisation of heritage features Zone of archaeological potential & possibility of further undiscovered heritage features
- Improved permeability between housing estates and with Main Street
- Consolidation of Main Street and establishment of Village Centre
- Plentiful supply of zoned lands for schools, improved retail offer and Parkland/recreational facilities

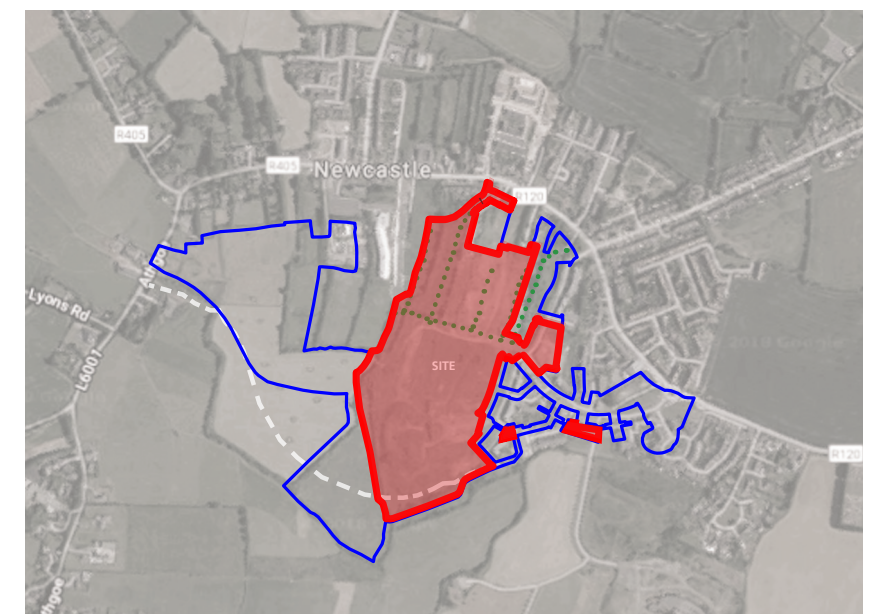
LEGEND

- Potential public space
- Poposed Public Facillities: School, Creche, Community hall
- Potential Retail Facillities
- * Potential Landmarks locations
- Existing Burgage plots
- ↔ Proposed Main Green links connecting with the Main street



Threats

- Further erosion of heritage features including burgage plots, archaeology (discovered and undiscovered), upstanding monuments and ecology
- Further zoning of lands for development
- Further disjointed development
- Late delivery of social, educational or community facilities
- Late achievement of identifiable village centre
- Loss of biodiversity



1.0 Context

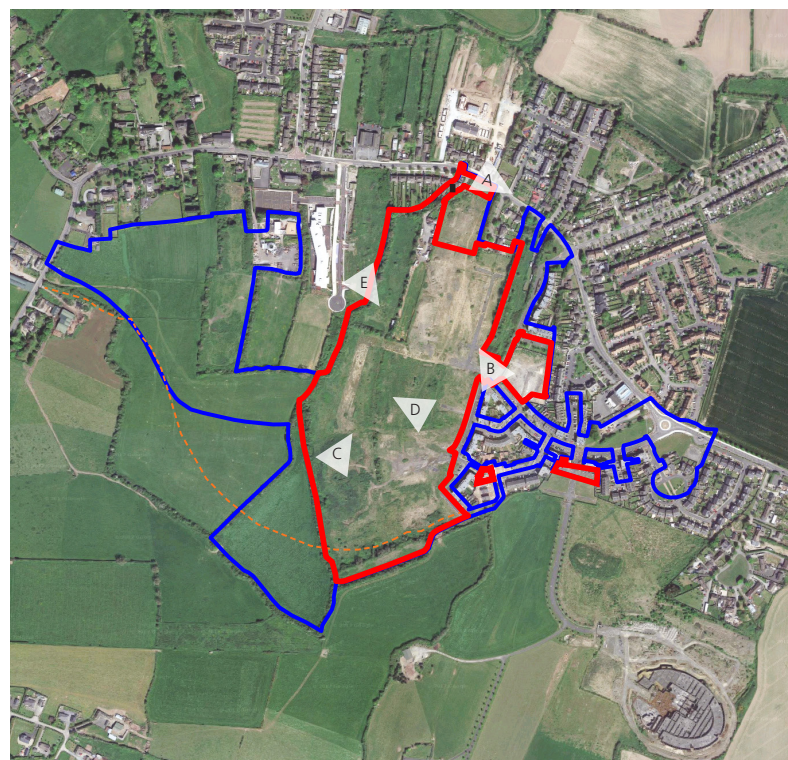
1.11 Urban Structure- Existing Building Heights

Building heights vary across Newcastle Village from low rise to low-medium rise structures with the predominant building height being 2 storeys.

The western quadrant of the village is a low rise area that is populated by one and two storey dwellings. The square tower and finials of the double height Saint Finian's Church dominates the roofline along Main Street and terminates the south facing vista along Peamount Road. Commercial buildings along Main Street are largely two storeys in height.

The eastern quadrant of the Village has a slightly more varied range of building heights as a result of a more diverse variety of residential buildings that include single storey cottages and bungalows, two storey houses, and three storey apartment and duplex structures.

Three storey apartment blocks back onto and front Main Street from the Newcastle Manor, Parson's Court and the Ballynakelly housing estates. The variation in building heights is most apparent near the entrance of the Ballynakelly Estate junction between Main Street and Aylmer Road where three storey apartment blocks in the Ballynakelly Estate back onto single storey cottages along Main Street.



- Ownership Boundary
- Application site Boundary



View A



View B



View C



View D



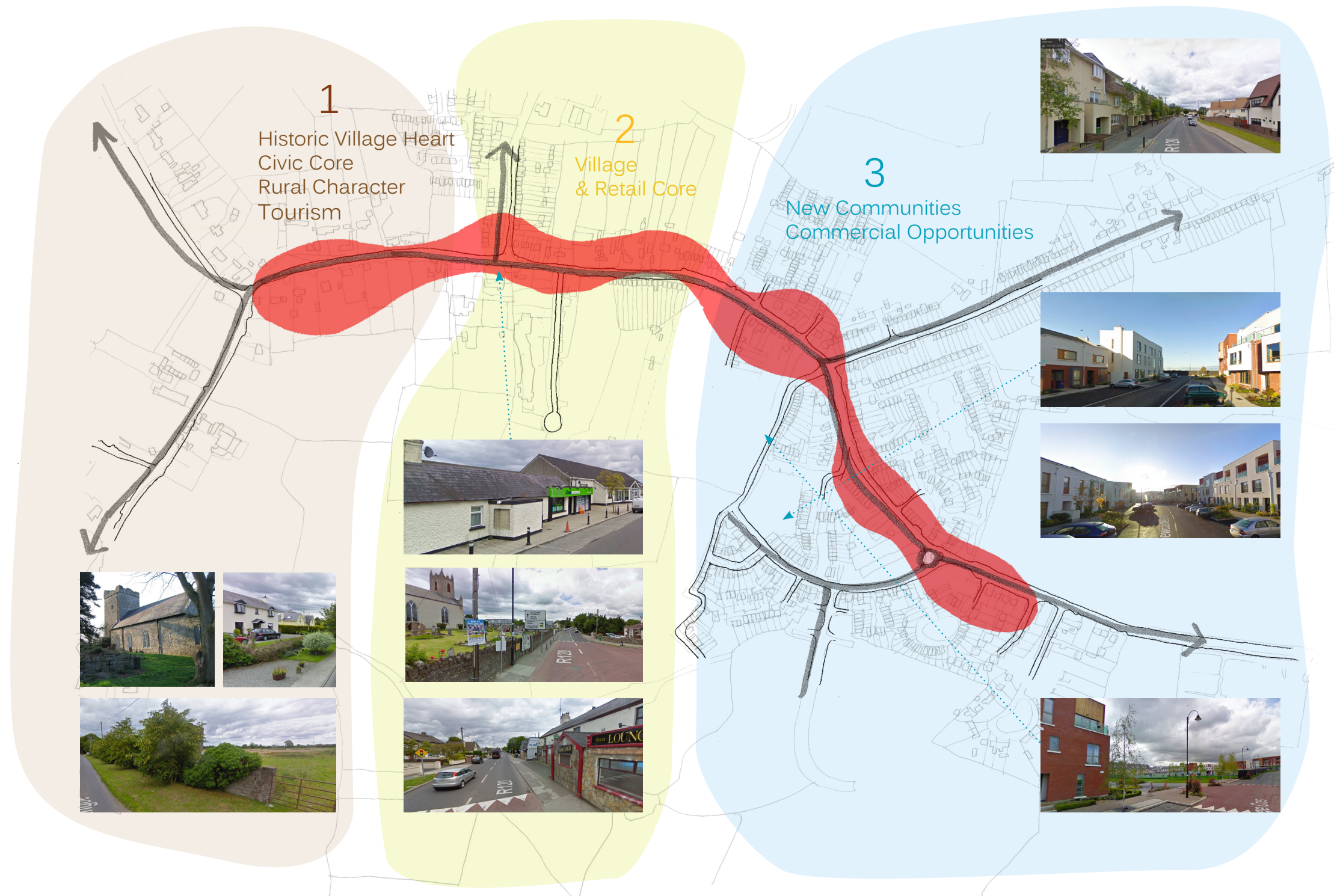
View E

02

Connections

2.0 Connections

2.1 Connectivity - Linking Existing and New Neighbourhoods



Place Making Concept

2.0 Connections

2.2 Connectivity - Linking Existing and New Neighbourhoods

The principal Movement Strategy as set out in the LAP is to retain the Main Street as the backbone of the village and the primary means for movement through the village with a choice of alternative routes.

This will help preserve and enhance the vitality and viability of the Main Street as the centre focus for the village. The proposed East-West access route south of the Main Street running through our development will create a strong Green Link between the new and existing communities and the village core.

Proposed roads, Pedestrian and cycle links running North-South and along the East-West access route provides for this enhancement of linking the village as a whole along green links and maintaining the main street as the backbone of the village.

The three Character Areas in the LAP (Village Core, Village Expansion and the settlement Edge) have been further broken up into a series of 10 distinct neighbourhoods that will each have their own tangible identity.

Out of the 10 that are listed in the LAP the following 4 neighbourhoods form part of the main masterplan proposal: Sean Feirm; Burgage South; Taobh Chnoic; Ballynakelly West.

A fifth neighbourhood, Ballynakelly, which has already been substantially developed, is the location of three infill sites that form part of the overall masterplan for this application.

The streets within Newcastle and the masterplan lands are to be designed to perform a number of functions including movement for pedestrians, cyclists and cars; access; parking; public places; play areas etc.

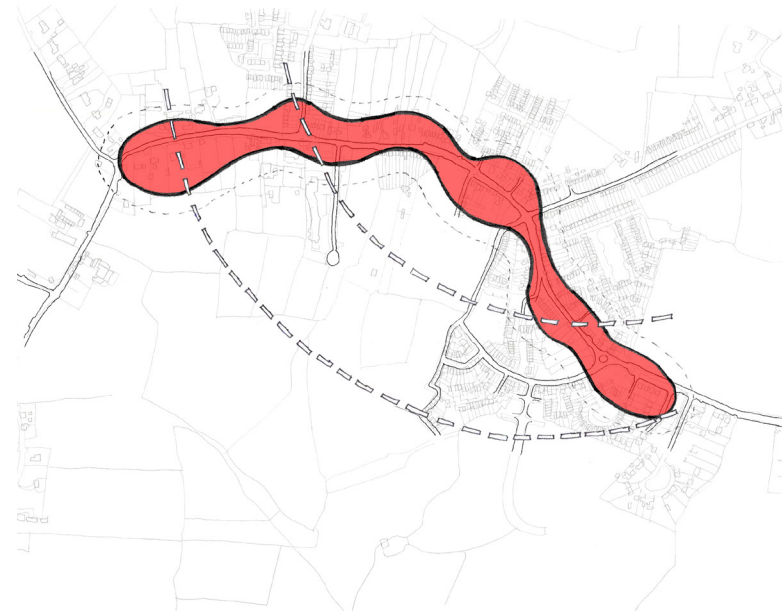
As part of the LAP the accessibility and Movement Strategy introduces a hierarchy of interconnecting streets and routes that include strategic corridors of movement and local routes.

The Development lands cater for Green links (Link street and Access Streets) that connect back to the surrounding existing Link Streets and Arterial Streets including the existing Main street.

The proposed masterplan uses the new Green Links to connect the proposed neighbourhoods with the existing surrounding neighbourhoods. Direct access between the new development and the Main Street is provided by means of a new Green link road with 2 further connections for pedestrians and cyclists.

The proposed Green links connect the main street with the whole of the proposed development linking parks; schools and neighbourhoods.

Creating a Strong Link Between the new Communities and the Village Core



Place Making Concept

Creating New Neighbourhoods



Linking Existing and New Neighbourhoods Together



2.0 Connection

2.3 How well is the new neighbourhood / site connected?

PEDESTRIAN AND CYCLE MOVEMENT






The Accessibility and Movement Strategy seeks to reinstate Main Street as the backbone connections of movement for the Village and to supplement such with a choice of alternative routes.

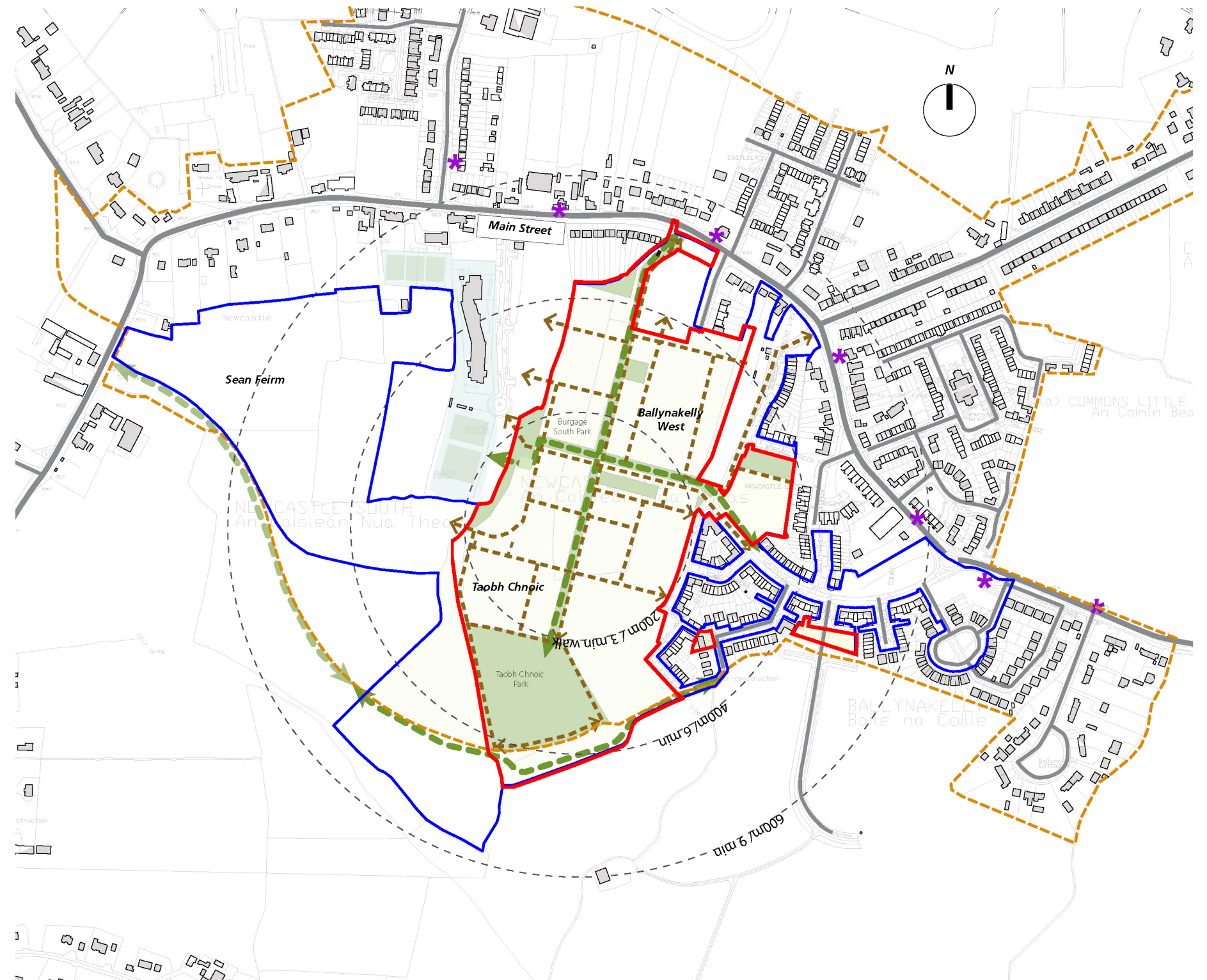
These routes will provide for pedestrians, cyclists and vehicles in a manner that links each neighbourhood directly with the Village Core and with each other, either directly or indirectly.

The proposed south-north and east-west Green Link routes of the proposed scheme will enhance the links to the Village.

Pedestrian and Cycle links have been located to line up with existing developments and in particular pedestrian routes to the granted residential scheme to the West, adjacent to St Finian's National Primary School.

The Accessibility and Movement Strategy will provide for universal access and mobility throughout the Plan Lands.

-  Application Site Boundary
-  Ownership Boundary
-  Bus stops
-  Green Links
-  Pedestrian Paths



2.0 Connection

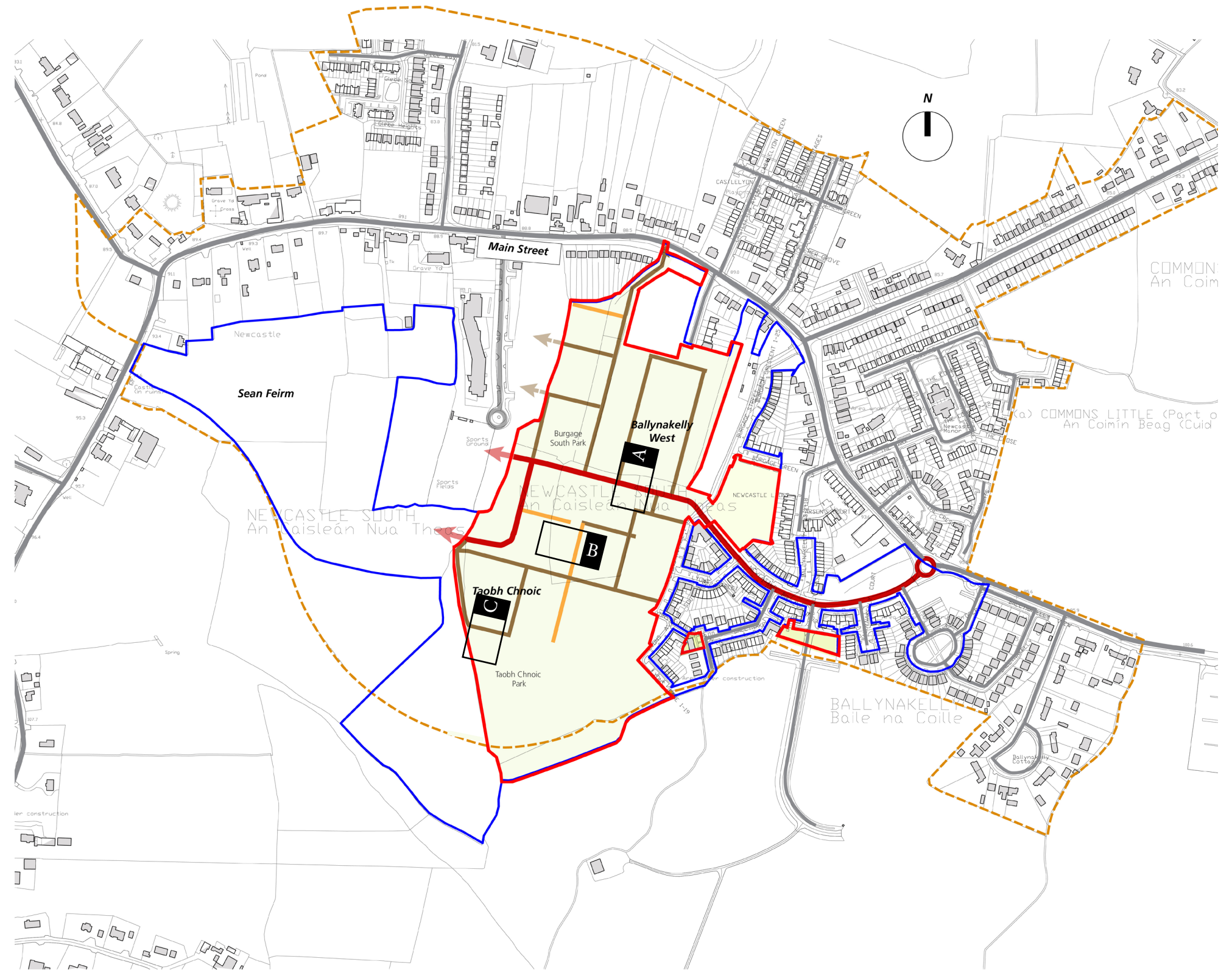
2.4 How well is the new neighbourhood / site connected?

PRIMARY VEHICULAR ACCESS AND MOVEMENT

The proposed development has been designed to ensure that all streets provide for a future connection to adjoining lands. New connections are provided from the Main Street and from Burgage crest to the site.

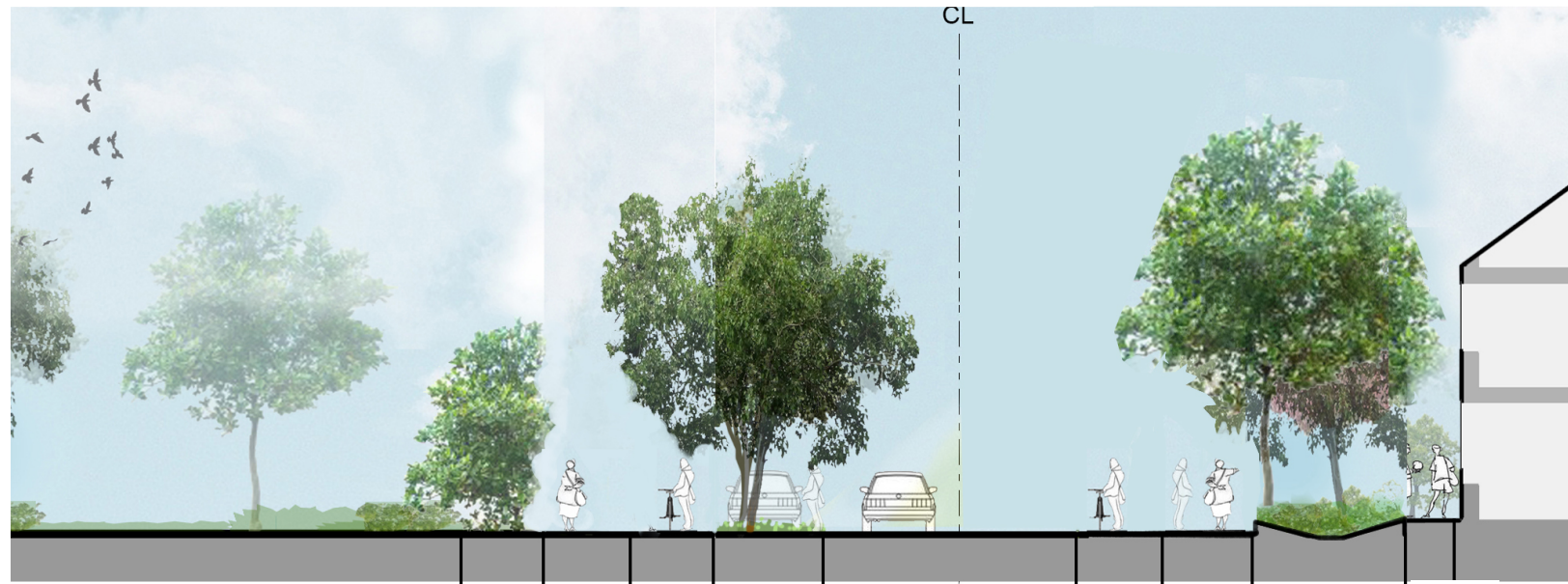
The proposed development includes Duplex and Duplex Apartments which are suitable for mobility impaired persons. Landscape design and detailing of streets and footpaths provide for movement by mobility impaired persons, including roll-over kerbs and level crossing of all streets. The layout and landscape will comply with the requirements of Part M of the Building Regulations– Access for People with Disabilities. The development also provides for accessible car parking spaces.

-  Neighbourhood Link
-  Local Residential Access Street
-  Homezone
-  Sections
-  Ownership Boundary
-  Application site Boundary

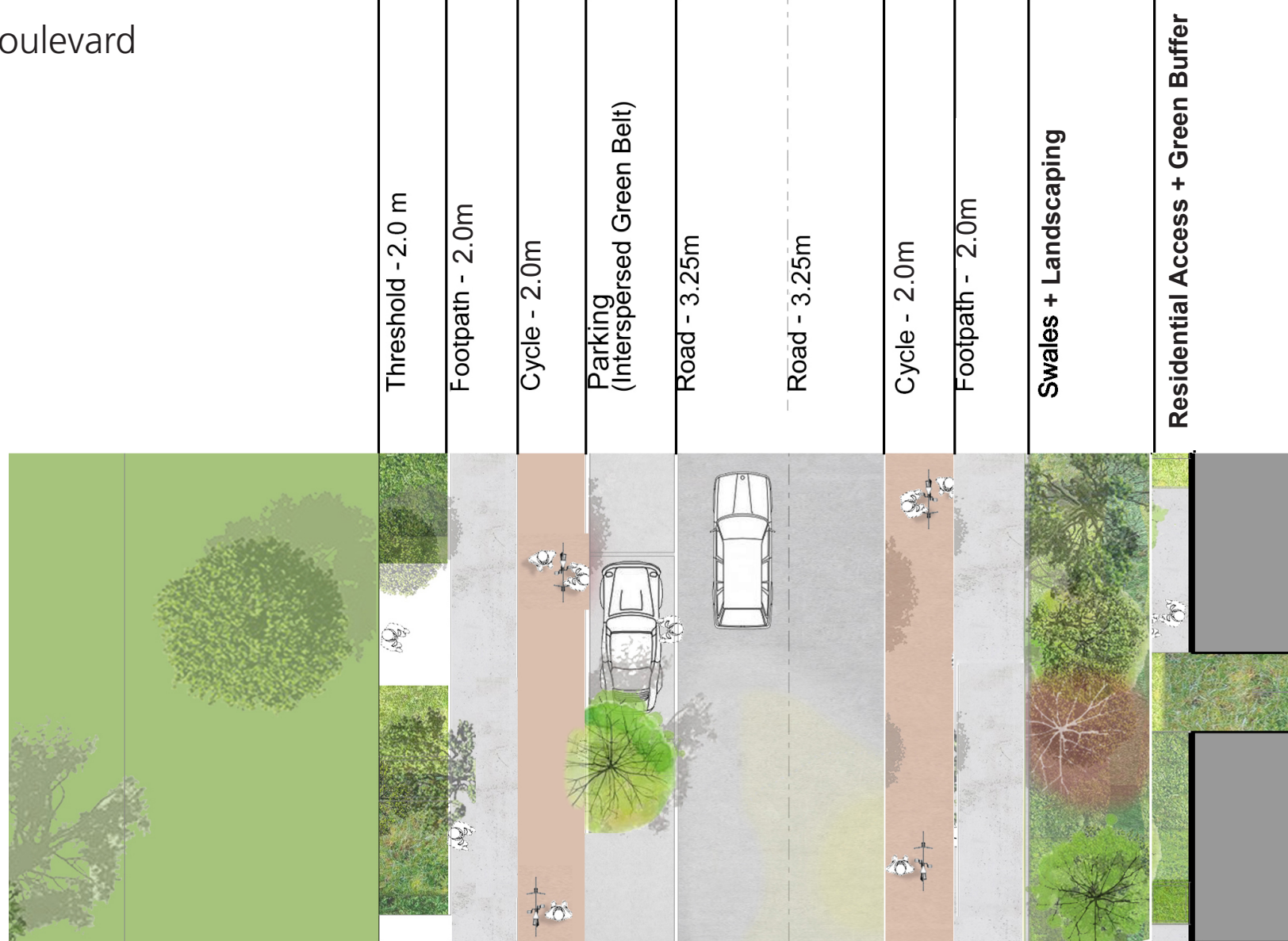


2.0 Connection

2.5 Road Hierarchy



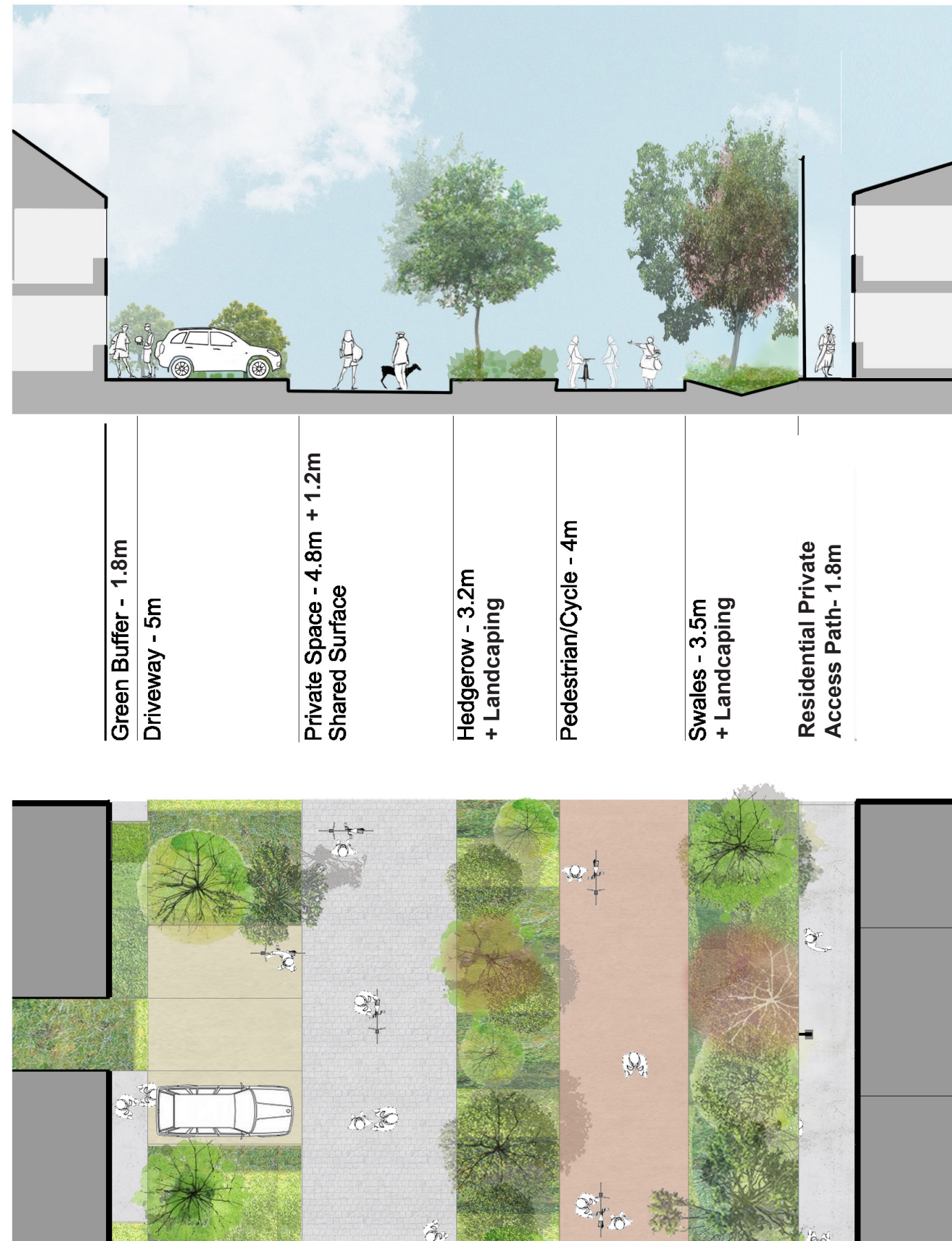
A. Section of the East-West Boulevard



2.0 Connection

2.5 Road Hierarchy

B. Section of the North-South Greenway



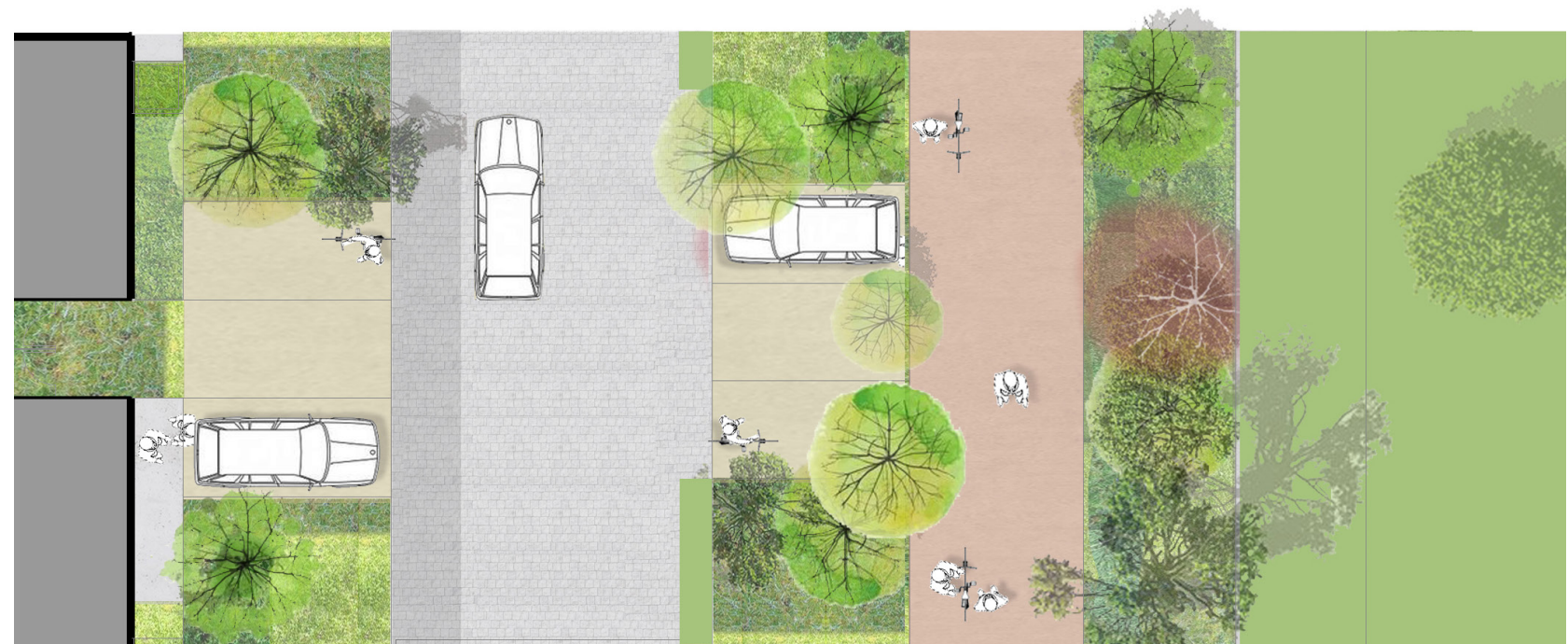
2.0 Connection

2.5 Road Hierarchy

C. Section of the Perimeter Homezone



Green Buffer - 1.8m
Driveway - 5m
Footpath - 2m
Road - 5.5m
Parking - 4.8m + 1.2m Interspersed Greenbelt
Pedestrian/Cycle - 4m
Swales - 3.5m
Public Open Space



2.0 Connection

2.6 LAP Compliance

Successful neighbourhoods tend to be well connected to places, facilities and amenities that help to support a good quality of life. Such places include high quality open spaces and landscapes, leisure opportunities, shops – both for convenience and comparison goods, schools, and places of worship, health centres and places of employment.

The proposed application lands are based around providing good urban design through integrating it into the existing fabric and wider contextual area.

The strategy of the application lands, as outlined in the LAP, is to fully incorporate existing historical features and the village's rich biodiversity including Protected Structures,

Recorded Monuments and Burgage hedgerows within a contemporary built environment.

Attractive Green routes have been proposed for pedestrians and cyclists, connecting the development to the surrounding areas and existing amenities such as schools, shops, church's and the Main Street. These green routes also link the proposed high quality open spaces and landscaped areas to two zoned areas of land that provide for an additional school on one and a retail use on the other.

The main application land and 3 infill sites (C1, C2 & C3) located within the existing neighbouring site of Ballynakelly total C16Ha. As part of this development 3.9Ha of open space & public parks will be provided.

Site C1 provides for a mix use scheme for both apartments; Duplex apartments; duplexes and local retail uses.

Site C2 provides for 7 residential units that completes one edge of the Ballynakelly site, while the third infill site C3 proposes to refurbish and re-use an existing building turning it into 3 apartments.

The green links have been developed in recognition to the Burgage plot grain of the site while also providing green aspects to the residential units that have been designed and orientated to provide passive surveillance.

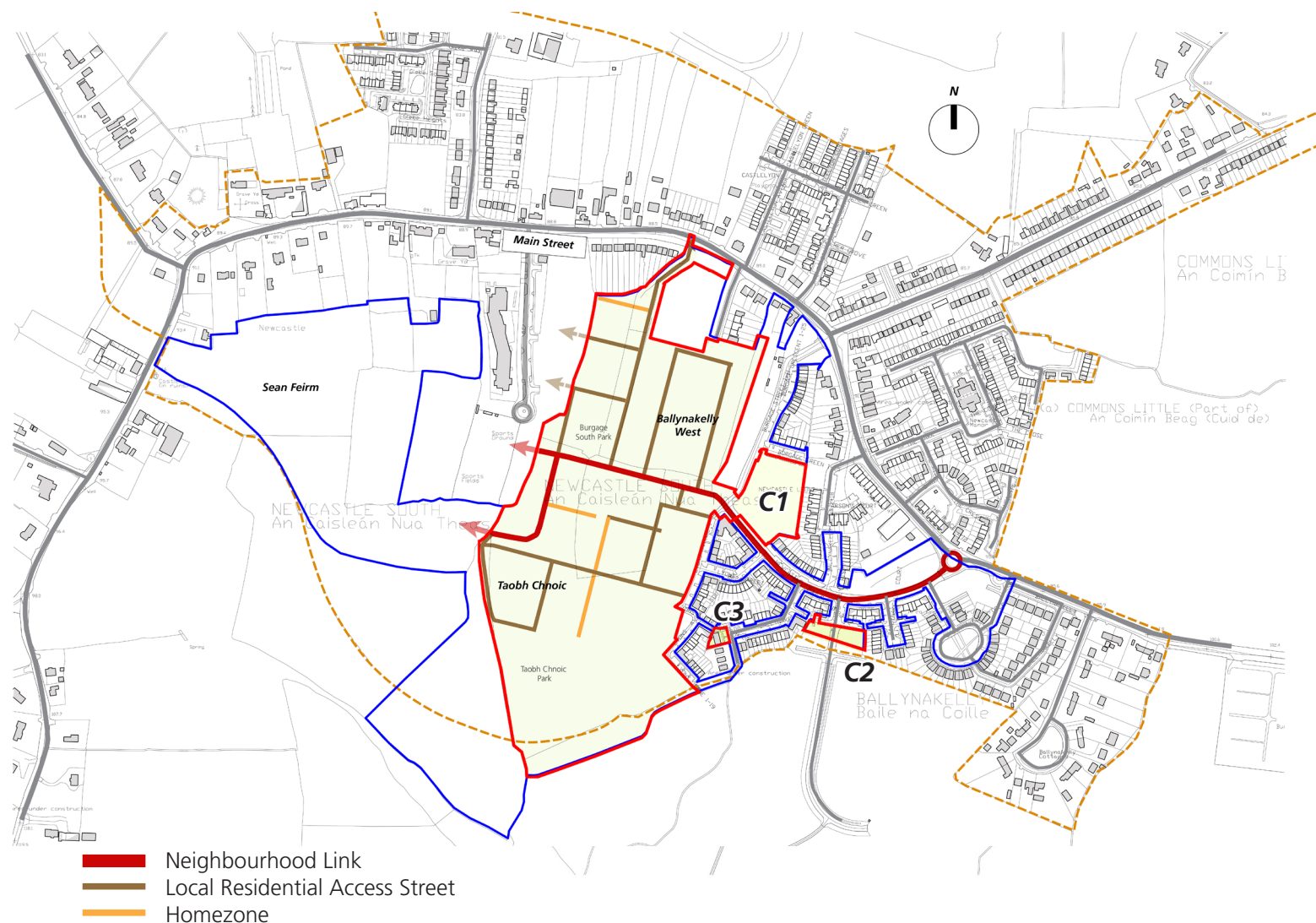
A key part of this development has been to provide a sustainable mode of transport through cycling and walking along well designed green links providing safe routes to the amenities both within the development site and its surroundings. The green links connect the existing Cycle routes within the Ballynakelly site, through the application lands, with the existing school and the amenities on and along the Main Street.

The application lands have been designed to provide connections north out onto Main Street to access the existing bus service but also the primary east – West Boulevard road route through the application lands has been designed to cater for any additional bus routes that are proposed in the future.

An objective of the Local Area Plan is to:

- Support the provision of pedestrian and cyclist routes at a wider level outside of the Plan Lands that will integrate with Newcastle's planned cycle and pedestrian network and link Newcastle with Hazelhatch, Rathcoole and Saggart to include for access to Greenogue (with street lighting) and routes towards the Luas terminus in Saggart and the railway station in Hazelhatch. (Objective AM16)

The Green Links that are proposed will incorporate both the pedestrian and cycling paths as well as vehicular road connections providing the connection to both existing facilities and also facilitating future links at a wider level when developed.



03

Inclusivity

3. Inclusivity

How easily can people use and access the development?

New houses will meet the needs of a wide range of future occupants from first time buyers, families with children and older persons etc. The range of housing typologies and quality of internal spaces and private open space will fulfill the requirements of all future residents.

All units are orientated towards the street. The overall site is prioritising the movement of pedestrian + cyclists. The clusters of dwellings that are interconnected by streets and a home-zone to enhance connectivity for all users.

Vehicular access to the scheme will be from the north via Main Street to the site and from east of the site via Burgage crescent to Boulevard Rd running from east - west while pedestrians and cyclists can enter the scheme from the proposed pedestrian entrances/ green links from the north & west of the site.

The subject land area provides an adequate amount of public open spaces as villages parks and neighborhood local parks and green links.

The main park Taobh Chnoic is located on the south of the site, some smaller areas of open space are located North and in the middle of the site to facilitate the duplexes/ apartments, they are connected by green link network. Private open space will be facilitated to the rear of each dwelling house and through balconies/terraces for the apartments/duplexes.

The public realm will be accessible to all. Public, private and semi-private areas will be defined by soft and hard landscaping treatments. We refer to Murrays Associate Landscape Architect drawings for more information.

All dwellings are oriented towards the street contributing to the passive surveillance and overall security of the scheme. The building line created by each unit clearly defines the blocks' edges to ensure there are no physical barriers to views to and from the site.



Duplex Units to be located adjacent to Greenaways



Street Tree Planting line the streets and paths



Native Trees in Open Space



Shared Paths for Cycling and Fitness Trails Link the development

04

Variety

4. Variety

How does the development promote a good mix of activities?

The proposal will aid the consolidation of the Main Street with the surrounding lands /areas.

The scheme will provide additional physical and social connections.

The greenways running from north to south and west to east of the site will connect the schools, creche, neighbourhood centre and parks ensuring the residents in this scheme will have a reduced need to travel by car given the excellent pedestrian/ cycle permeability.

Open space – A good mix of open spaces are located throughout the application lands providing a broad range of public; communal and private amenity and leisure activity for all ages.

















The proposed new public open spaces include:

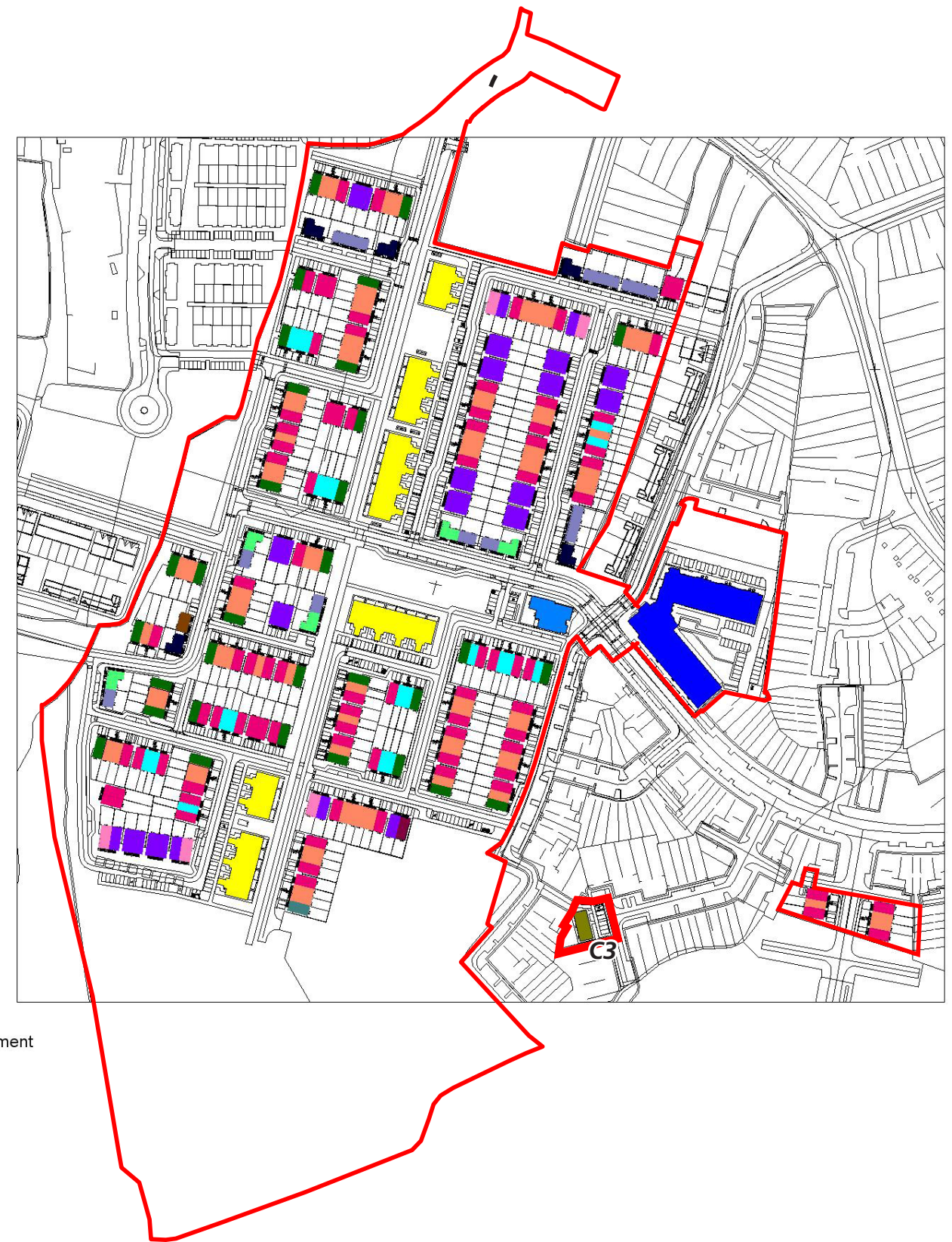
- Taobh Chnoic Park – large park area at the southern part of the application lands, as indicated in the Development Plan. This provides a grass sports pitch, a Muga, children's play area, walking trails and general open spaces, designed to serve the local neighbourhoods.
- 5No smaller parks that have been designed to cater for the immediate housing areas, providing facilities for all ages.

Proposed road and path networks will connect with surrounding recreational, retail and educational services in the area.

A mix of apartments / duplex, terraced, and semi-detached units contribute to the existing choice of housing types in the area.

Given the proximity of the site from shops and facilities and taking into consideration the overall masterplanning of the area, the scheme will complement these uses.

	House Type A - 4 Bed Semi Detached
	House Type A1 - 4 Bed Semi Detached
	House Type A2 - 4 Bed Semi Detached
	House Type B - 3 Bed Terrace
	House Type B1 - 3 Bed End of Terrace
	House Type B2 - 3 Bed End of Terrace
	House Type B3 - 3 bed End of Terrace
	House Type C - 3 Bed Semi Detached
	House Type C1 - 3 Bed Detached
	House Type D - 4 Bed Semi Detached
	House Type D1 - 4 Bed Detached
	House Type F - 2 Bed Terrace
	Duplex A - 3 Bed Duplex over 2 Bed Apartment
	Apartment C1 - 1 & 2 Bed Apartments & 3 Bed Duplex over 2 Bed Apartment
	Apartment C3 - 1 & 3 Bed Apartments
	Creche



05

Efficiency

5. Efficiency

How does the development make appropriate use of resources, including land?

The max density on the subject land under the 2012 Newcastle LAP is 30no. Units per hectare. The proposed development achieves a higher density that is consistent with national planning guidelines at C37no. units per hectare.

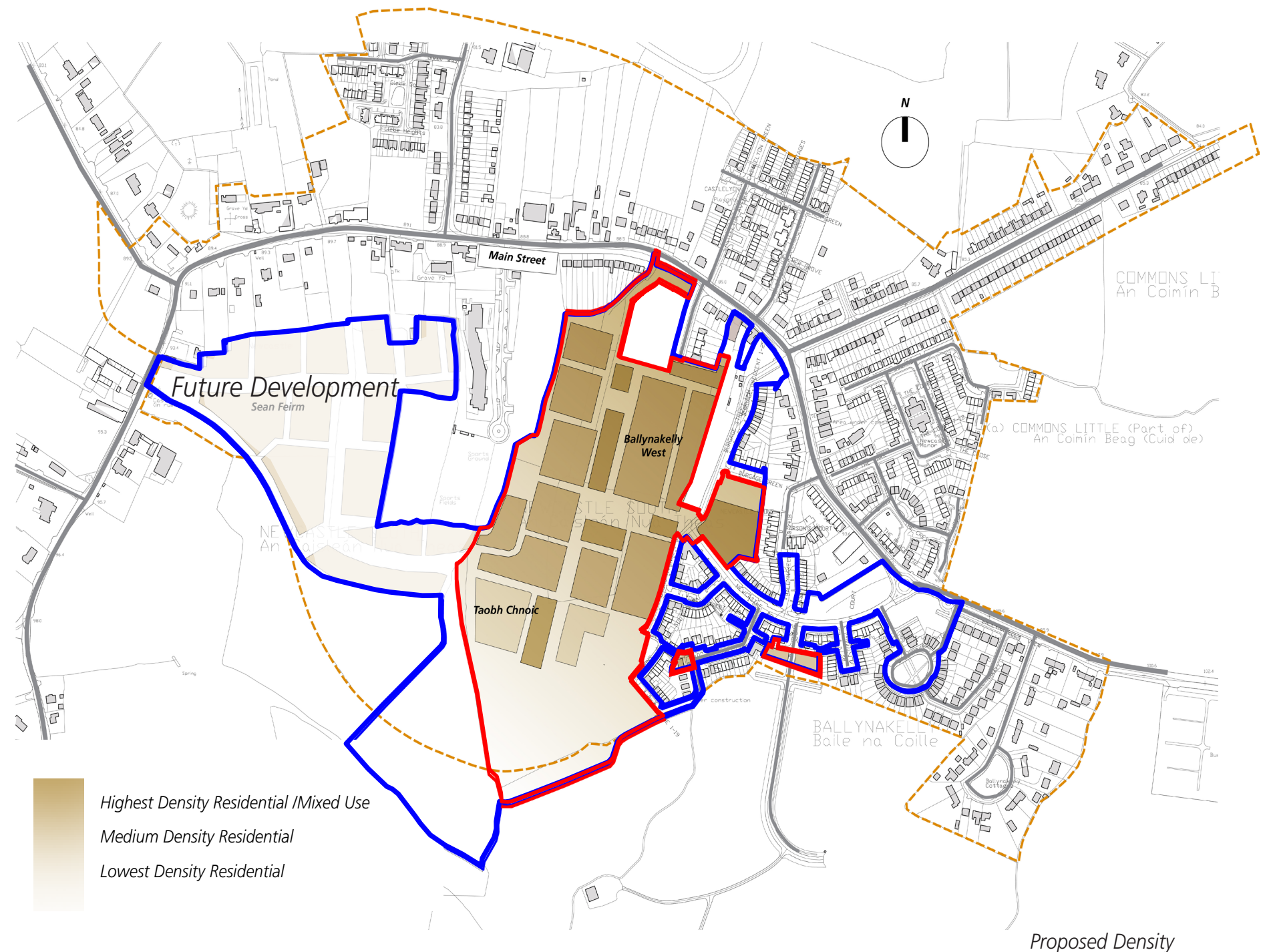
The proposed density makes efficient use of these valuable residential zoned lands and includes an appropriate quantum of public open space in different hierarchy and quality linked through the pedestrian/ cyclist green links.

The public realm will be planted with a diverse mix of plants and tree species to create tree lined avenues.

The layout and orientation of the scheme has respected aspect and views, to ensure both dwellings and areas of open space achieve light throughout the day.

All house types are dual aspect with many corner/end terraced units having triple aspect. The majority of all the apartments have dual aspect and where a single aspect has had to be provided their views are outside of the northern aspect. Solar potential is maximized through solar panels and the orientation of rear private garden areas benefiting from south/ east/ west orientation.

The house dwellings will be responsible for their own recycling, while dedicated bin stores will serve the apartments and duplex units.



06

Distinctiveness

6. Distinctiveness

How does the proposal create a sense of place?

The application masterplan, that reflects the LAP, is based around developing a collection of new neighbourhoods that link back into and connect the adjacent neighbourhoods and the Main Street. Green links provide this connection linking the existing and proposed neighbourhoods while promoting the Main Street as the back bone of the town.

Three proposed neighbourhoods as set out in the LAP form part of this application which are Ballynakelly West, Taobh Choic and part of Sean Feirm. The design and approach of the application lands, including the three infill sites within the existing neighbourhood of Ballynakelly, provide the opportunity to create active frontages; legible streets and recognizable features.

The place has recognizable features so that people can describe where they live and form an emotional attachment to the place.

Emphasis has been made to create character areas through the use of Green links, pocket parks and home zones as well as the opportunity of feature buildings. Through the use of the road, street and landscape layouts character areas are developed. Where these layouts meet, corner dwellings and corner sites have been designed to provide active frontages and where appropriate feature buildings created.

The scheme is a positive addition to the identity of the locality.

The historic Burgage plots and hedgerows have been a driving force behind how the masterplan lands have been developed. The design of the neighbourhoods have recognized and retained the Burgage plots and hedgerows where possible and linked them into the new green Links. Where hedgerows have had to be taken out or sections taken out to allow for roads and paths, the hard scape treatment that has taken its place has been designed to indicate that a Burgage plot or hedge either ran along here or did historically. Where possible we have linked them into the new green links and the main active frontages.

The Layout makes the most of the opportunities presented by existing buildings, land form and ecological features to create memorable layout.

The Layout has been developed with the existing built forms around the site in mind. This allows for proposed buildings to provide the transition from the higher Density areas of adjacent existing buildings through to the medium and Low density zones within the proposed application lands.

The existing Burgage plots and hedgerows have also allowed the scheme to take on a rural aspect through the use of tree lined and landscaped Green links that run through the scheme.

The proposal successfully exploits views into and out of the site.

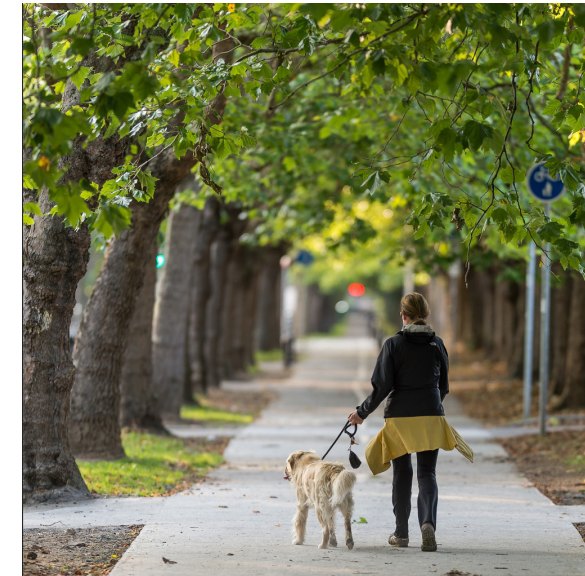
One of the main connections with the existing village is from the Northern part of the site from Main street.

This provides a tree lined Green link providing views into the application lands.

This Green Link continues South as far as the proposed Park and provides views out towards the rural lands to the South as well as Athgoe Hill.

There is a discernable focal point to the scheme, or the proposals reinforce the role of an existing centre.

The masterplan is based around connecting existing parts of surrounding developments with the Main street, through the application lands. This is done through the Green links which promote pedestrian and cycle movement.



Quality landscaped pedestrian routes



Quality landscaped Cycle routes

07

Layout

7. Layout

The application site

Over all Masterplan approach

The proposal creates people friendly streets and spaces by placing an emphasis on connecting the Public realm with the built form of the proposed masterplan.

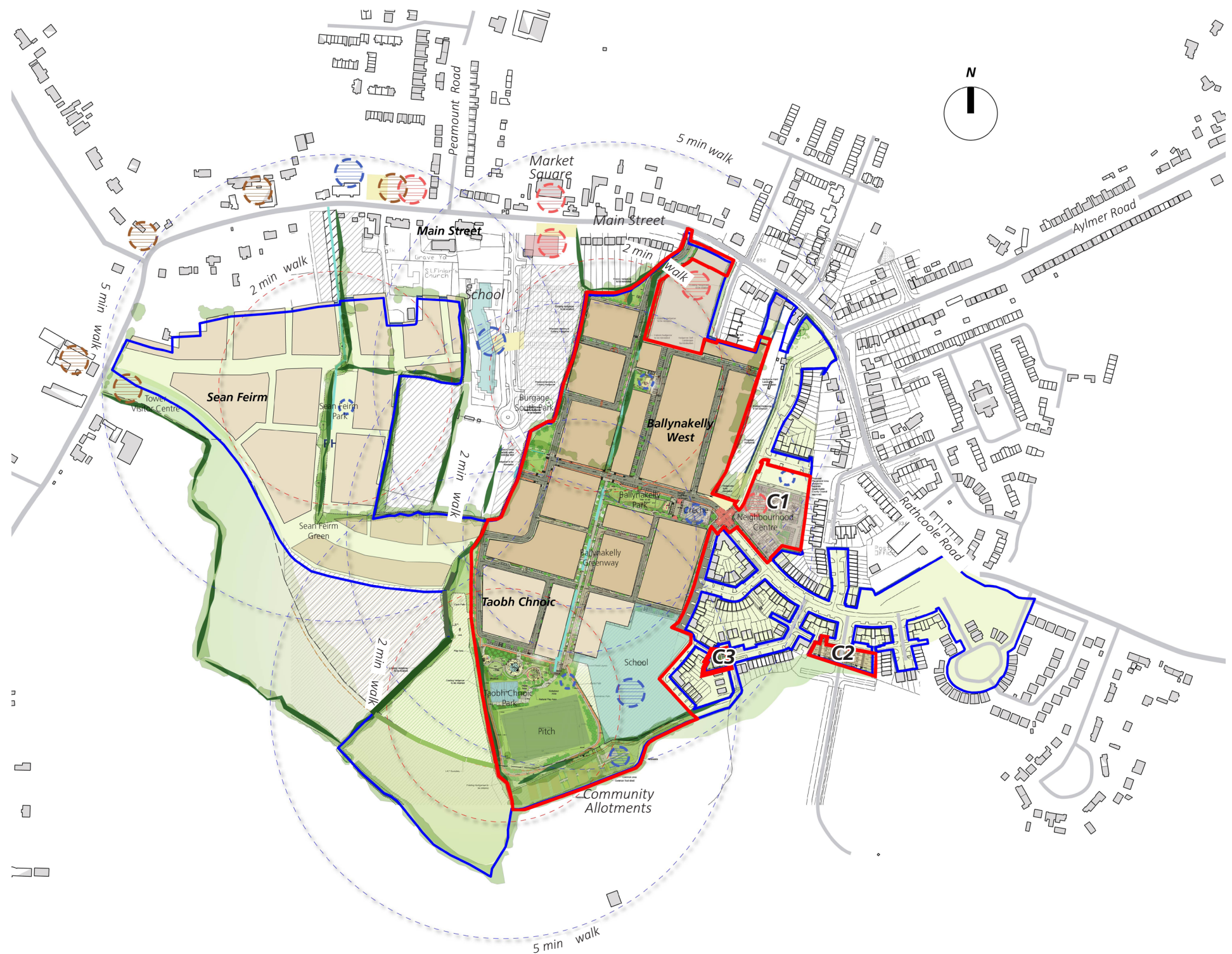
Green links through the application lands form safe environments for both pedestrians and cyclists, while connecting them through to the parks and amenities in the area.

These Green links are further enhanced through the inclusion of shared zones which some form the edge to the green links and parks favouring pedestrian over vehicular movement.

The layout of the residential units have been formed to provide passive surveillance over the Green links and Parks.

A combination of on street and off street parking has been designed into the layout providing a more animated street along with good landscaping design.

Special attention has been made to how Green spaces as shown on the Development plan have been incorporated into the masterplan with housing fronting onto them.



LEGEND

LAND USE

	Residential: Ballynakelly
	Residential: Ballynakelly West
	Residential: Taobh Chnoic
	Residential: Sean Feirm
	School
	Retail / Shop
	Green Infrastructure
	Water Attenuation

ATTRACTORS

	Retail / Shop
	Community Facility
	Cultural / Heritage
	Possible Playspace
	2 min and 5 min walking circle

MOVEMENT

	Boulevard/Serpentine Avenue
	Neighbourhood Road
	Local Access Road/Shared Surface/ Home Zone
	Pedestrian and Cycle Link
	LAP Roads Alignment (centre line)

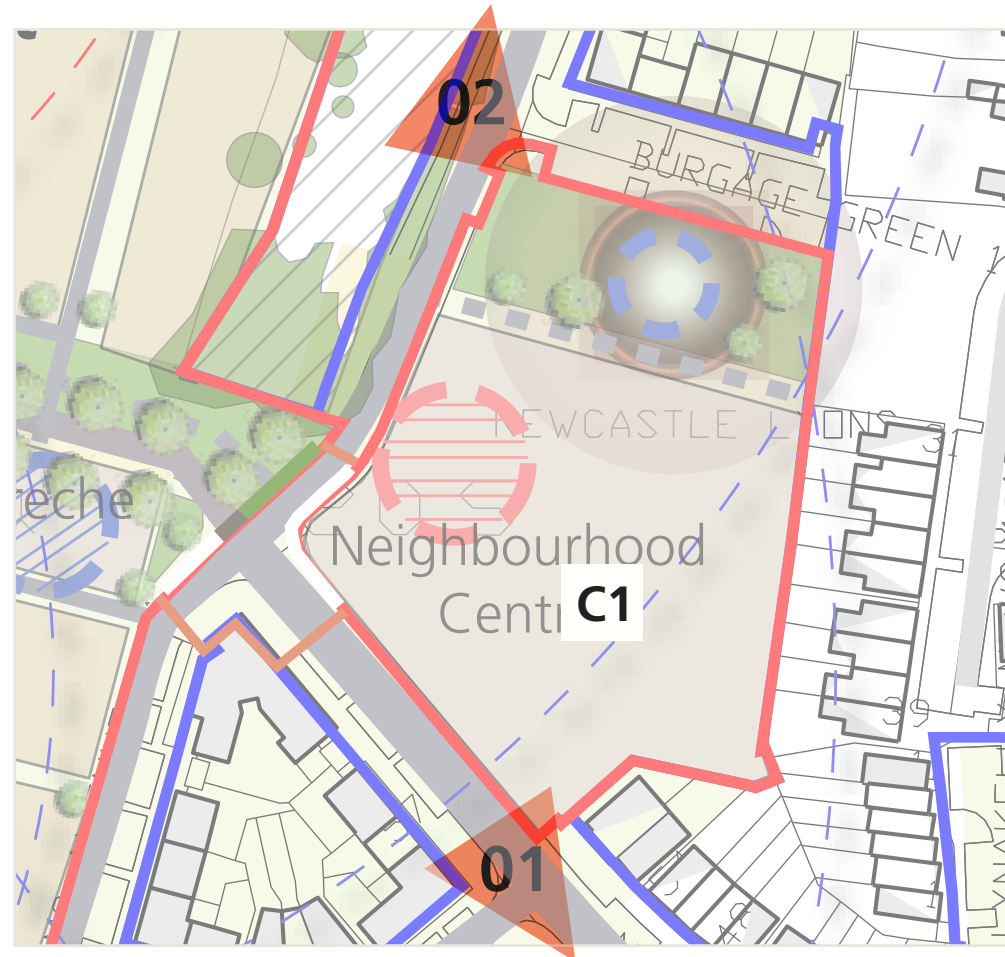
LAND OWNERSHIP

	LAP Boundary
	Subject Site Boundary
	Ownership Boundary

7. Layout

Ballynakelly Site (C1)

Located in Ballynakelly the site provides for a feature building at a transition point between the existing entrance to the new application lands of Ballynakelly West and Taobh Choic. Located at the junction of Newcastle Boulevard and Burgage Crescent the proposed 3 storey building with the fourth storey set-back, will provide for a mix of apartment; duplex units and a retail unit. The building is located at this important junction that marks the connection to the proposed application site. The plot fronts onto 2 main streets, Burgage Crescent and Newcastle Boulevard and a secondary side street adjacent to Burgage Green. The design of the built form provides for active fronts to all three streets, through own door access to the apartments and duplexes and by locating and stepping back the retail unit either side of the main corner. This helps to directly connect the building to the public realm as it wraps around the corner of the building. Private parking is located to the rear along with some allocated street parking spaces.



View 01 - along the Boulevard of the proposed Ballynakelly Site development.



View 02 - along Burgage Crescent of the proposed Ballynakelly Site development.

7. Layout

Infill sites

Ballynakelly Rise (C2)

Located at the southern edge of the existing development of Ballynakelly, the site is formed of 2no. vacant plots either side of part of the existing Newcastle Boulevard.

Located close to existing open space the 2no. plots were previously granted planing permission for housing.

It is proposed to build 7No residential units on these plots, a Terrace of 3No three bed units on the western plot and a terrace of 4No three bed units on the eastern plot.

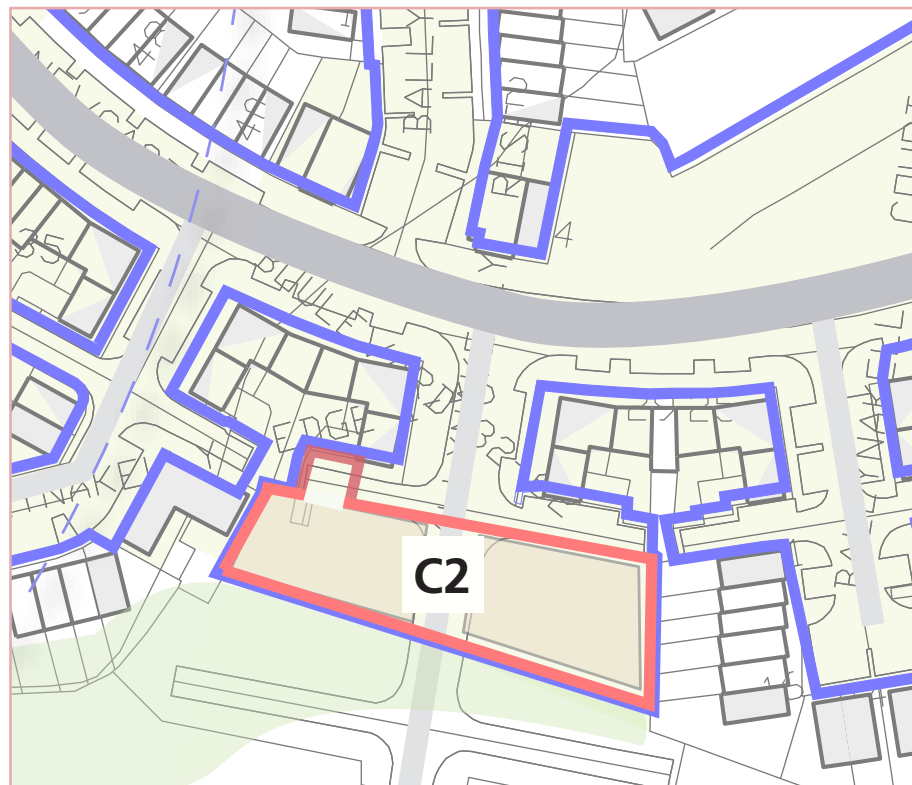
Both residential plots will allow for off street parking to each unit while the scale of the development is in keeping with the adjoining residential plots.



Plot located on the west side of Ballynakelly Rise where it is proposed to build a terrace of 4No 2 storey 2 and 3 bed units.



Example Image of Terraced Units.



Plot located on the east side of Ballynakelly Rise where it is proposed to build a terrace of 4No 2 storey 2 and 3 bed units.



Example Image of Terraced Units.

7. Layout

Infill sites

Unfinished Community Centre Site (C3)

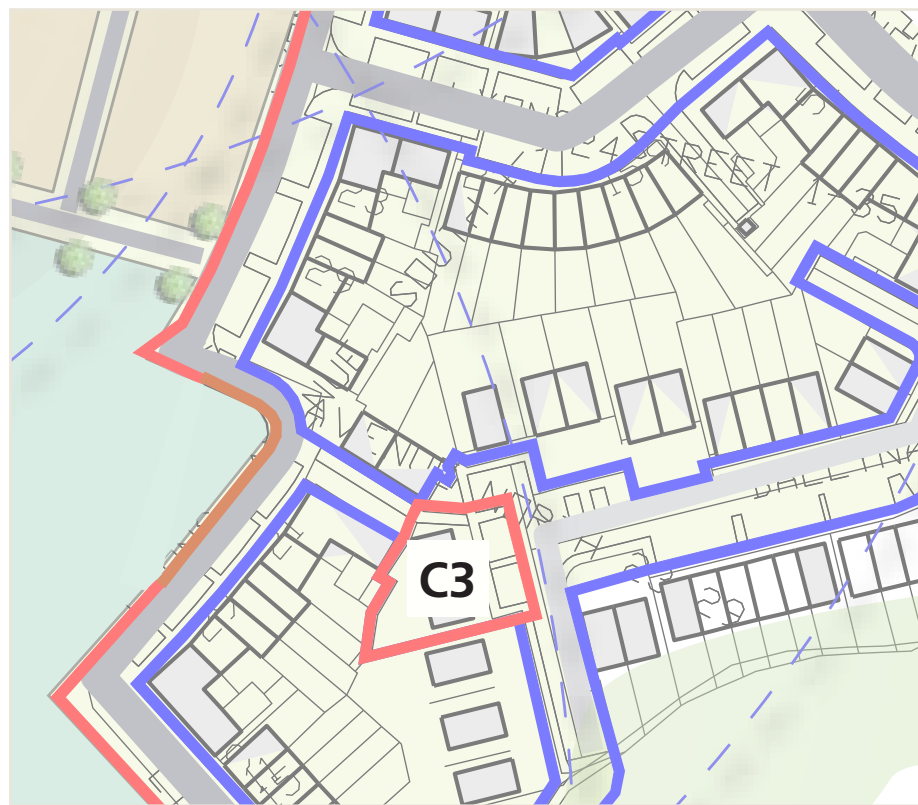
It is proposed to renovate and create three new apartment units from the shell of an existing structure located at the end of the cul-de-sac of Ballynakelly Edge. Formally built as part of the community facilities relating to the adjacent residential units which at the time were designated for the use of the travelling community. These units have not been allocated as traveller accommodation, as agreed with SDCC, and therefore the community building is no longer required. The building, that had been built to shell and core stage only, is currently in a very poor condition due to vandalism and no maintenance being carried out to it over the past number of years since being built. Currently boarded up this application proposes to create 3 residential apartment units made up of 2No 1 beds and 1No three bed, along with their associated private and common open space allocations and car parking.



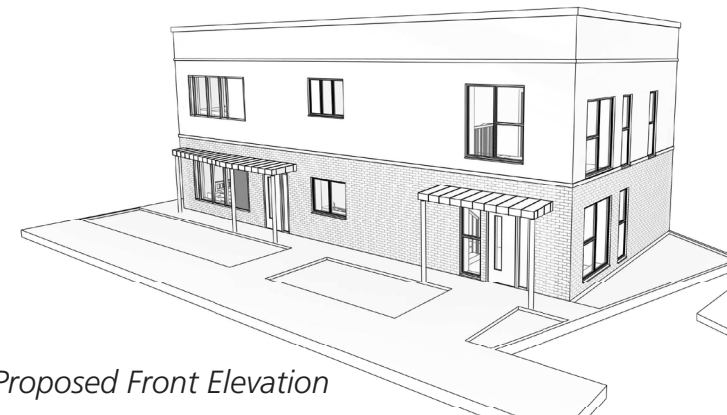
Existing Front Elevation

Existing Rear Elevation

Interior view



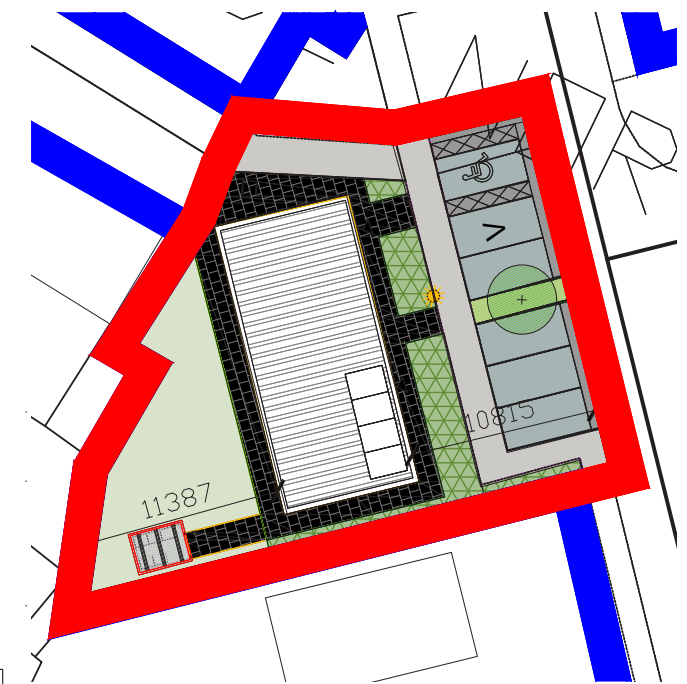
Site Location



Proposed Front Elevation



Proposed Rear Elevation



Proposed Layout Plan

7. Layout

Responding to LAP and Development Plan for proposed Burgage South Park

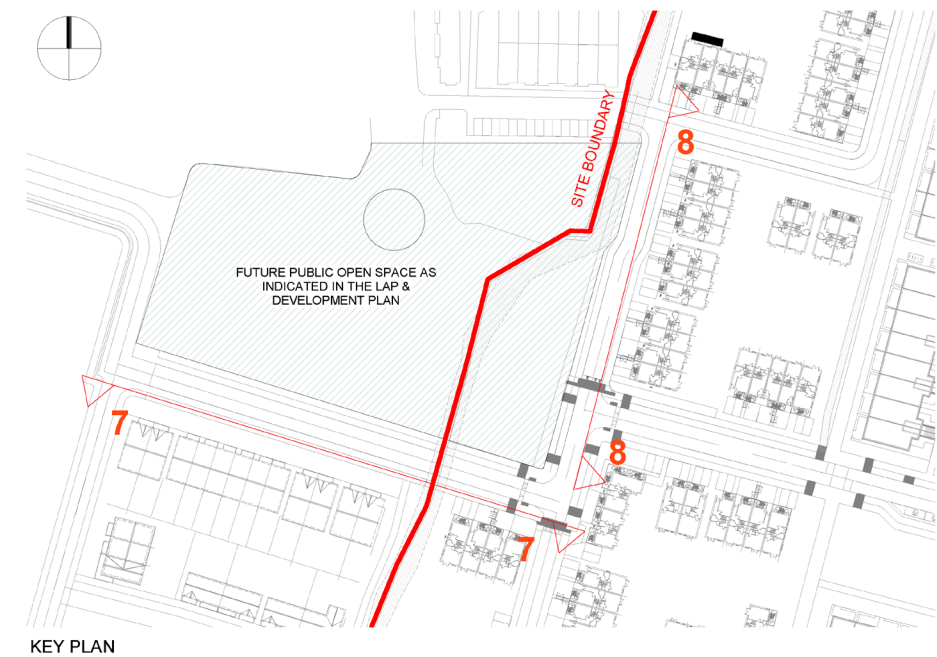


CONTIGUOUS ELEVATION 7-7



CONTIGUOUS ELEVATION 8-8

The Layout of the proposed scheme reflects the location of the zoned open space (Burgage South Park) and the route of the East West Boulevard, as set out in the LAP and the Development Plan. The proposed housing as shown above front onto the open space forming a street frontage to the park and the Boulevard. The layout also allows for connection to the current adjoining granted scheme ABP Ref: PL06S.301421 and for the East West Boulevard to link to the adjoining undeveloped lands to facilitate for future developments on these third party lands.



KEY PLAN

08

Public Realm

8. Public Realm

Introduction

Newcastle is situated to the west of Dublin City, approximately 11km from the M50.

Within the South Dublin County Development Plan 2016-2022, it is designated as a Small Town in the county settlement hierarchy with a forecasted population of 4,235 in 2022. While this designation stands, the character of the town retains a village atmosphere. The western area of Newcastle is designated as an architectural conservation area (see SDCC Development Plan Maps 3 & 7)

These designated Small Towns are largely within the Hinterland areas and yield a population of 1,500-5,000 persons. The town itself sits in the Newcastle Lowlands Landscape Character Area, as defined by the 2015 Landscape Character Assessment of South Dublin County. The LCA continues further, and calls Newcastle a 'Historic Urban' character area - towns and villages that have developed historically, surrounded by primarily 20th Century residential development, and with significant recent development in the past two decades.

The bulk of Newcastle is designated as an area of Archaeological Potential due to the large range of recorded archaeological sites within the environs of the village.

The village of Newcastle underwent significant change with extensive new development over the early 2000's and particularly to the east of the village. In this respect, the Newcastle Lcal Area Plan (2012) notes that Newcastle has transformed the area from a rural village to a development village with suburban characteristics.

Residential development to the west of the village is predominantly low density, one-off dwellings centred on Main Street while development to the east is characterised by medium density, suburban type housing estates to the north and south of main street.

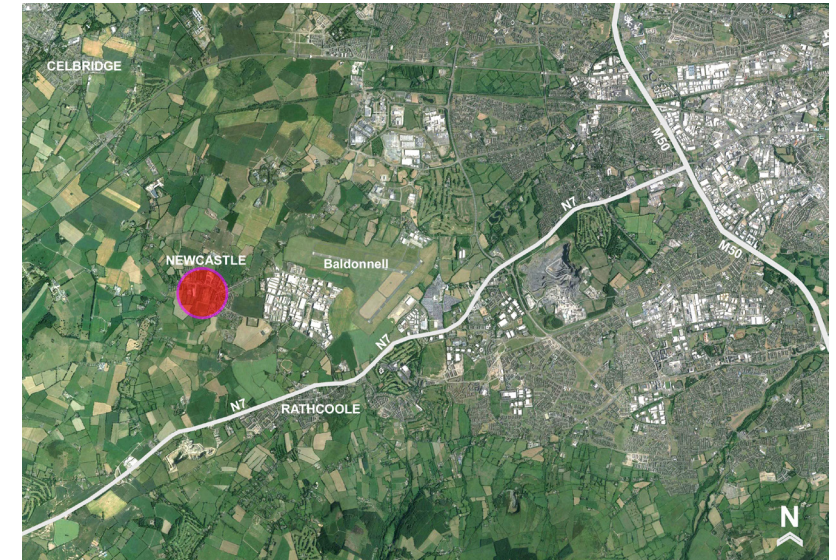
The lands generally comprise of greenfield backlands located to the south of Main Street and west of established residential development at Ballynakelly, a mid-noughties development of houses, duplexes and apartments. The application lands comprise of 16.0 Hectares and are zoned:

- RES - (To protect and/or improve residential amenity)
- RES-N - (to provide for new residential communities in accordance with approved area plans),
- OS - (To preserve and provide for open space and recreational amenities)
- RU - (To protect and improve rural amenity and to provide for the development of agriculture).

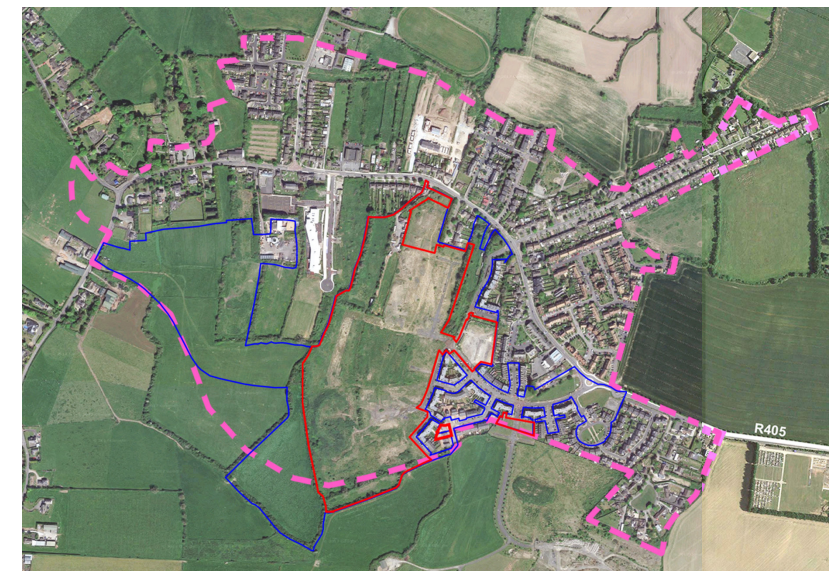
The overriding feature within this landscape are the existing elements of the original burgage plot field system, dating from the Anglo-Norman manorial system. These are long rectangular field boundaries extending perpendicularly from properties fronting onto Main Street. This landholding system and pattern has been identified as of regional importance.

'This significance is due to....the remnant field-systems which encapsulate the historic fabric of the village. The burgage plots, open- or three-field system and the commons beyond can still be traced in the hedgerows which surround and comprise the historic core of the village. This land-holding system was the product of a form of farming common on the European Continent which was introduced into Ireland by the Anglo-Normans.' (Newcastle Lyons Historic Area Assessment 2011)

The retention and enhancement of these landscape elements have been a central part of the design process, and is detailed in the Landscape Architects Report that forms part of this application



Newcastle Location



Site Location within Newcastle

8. Public Realm

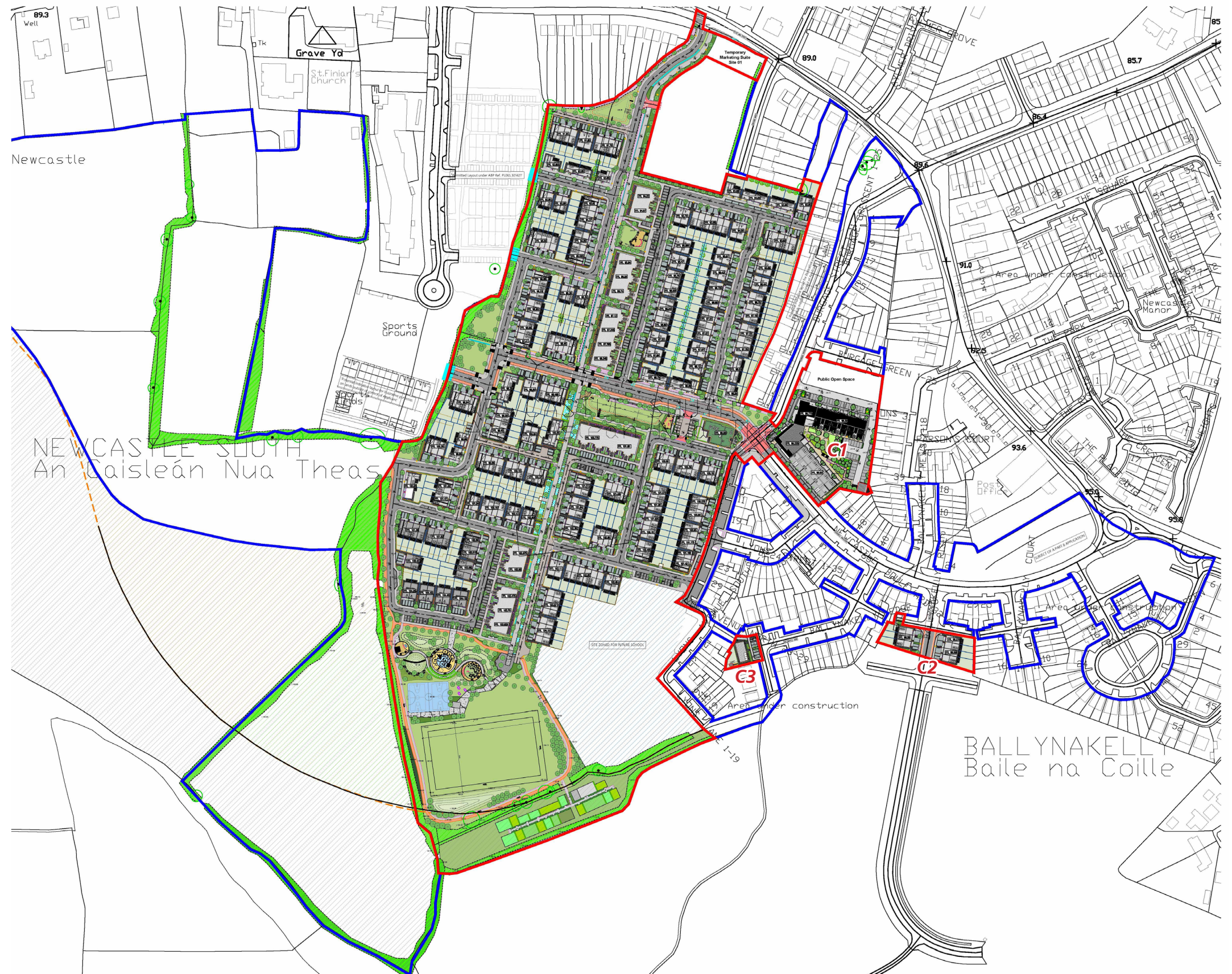
Development Proposals

The preliminary design provides for 406no. residential dwellings, representing the development of the lands located to the south of Main Street at Newcastle South and Ballynakelly, Newcastle-Lyons, County Dublin.

The application site of C.16ha comprises of a main, backland development site of 15.04ha, to the south of Main Street, together with three infill sites consisting of uncompleted elements of development originally permitted under Reg. Ref. SD05A/0344 (PL06S.217096). The infill sites comprise of site (C1) 0.7556ha at Ballynakelly, previously permitted as a mixed-use Neighbourhood Centre with residential above; site (C2) 0.176ha at Ballynakelly Rise, previously permitted as part of a site comprising two storey dwellings and site (C3) 0.05ha at Ballynakelly Edge, which was previously permitted as a Community Centre under Part 8.

A stand alone Childcare facility is proposed in the main application lands and 1 no retail units will form part of the mixed use proposal on Site (C1). The proposed development provides for the first phase of a new east-west link street, a continuation of Newcastle Boulevard, in addition to a new north-south street linkge to Main Street and a number of future potential pedestrian and cycle links to existing and proposed adjoining developments. Access to the proposed development is via the proposed north-south link street with a new entrance onto Main Street and via the existing road network from Newcastle Boulevard.

This application represents part of an overall indicative masterplan prepared to indicate the nature and intent of how the total lands within the Blue line boundary ownership could be developed.



Proposed Masterplan

09

Adaptability

9. Adaptability

How will the buildings cope with change?

The proposed house type designs are based on good practice lessons learnt by Cairn Homes through previous successful developments they have carried out over the past number of years.

All house types are designed to meet the requirements 'Quality Housing for Sustainable Communities' (2007) and in many instances more generous internal spaces are proposed to increase the quality of the unit types.

Similarly with the apartments they have been designed to meet the requirements of 'Sustainable Urban Housing: Design Standards for New Apartments' March 2018.

The homes will be designed and detailed to take into account energy efficiency and will be equipped for challenges that are anticipated from a changing climate.

The houses and apartments will be constructed to current Building Regulation Technical Guidance Documents and these will provide the minimal required standards.

Homes will have the potential to be extended without ruining the character of the types, layout and outdoor space.

The structure of the homes are designed so that they can in most situations be adapted to allow for ever changing family dynamics.

Various house types allow for the roof space to be easily adapted into living accommodation.

The variety of house and apartment/duplex types within the scheme also provide the possibility for residents to move within the development as their living and or family situation change.

The proposed scheme allows for a good mix of residents through out the scheme and so creates a positive family friendly community catering for the young to the elderly.



Typical Semi-Detached 4 Bed Houses



Typical Duplex Units



Typical Kitchen Layout



Typical Living/Dining Layout



Typical 3 Bed Terraced Houses

10

Privacy and Amenity

10. Privacy and Amenity

How does the scheme provide a good standard of amenity?

Each home has access to an area of useable private outdoor space.

All house units have rear gardens to at least the minimal standards but in most cases these standards are exceeded.

Duplex units are provided with amenity space at both front and rear of the ground floor apartment units, while the upper duplex units are provided with a large terrace area.

The mixed use scheme of Ballynakelly Site C1 provides the private open space as set out in the guidelines and in some cases these are exceeded. Communal open space is also provided by means of a terraced landscaped courtyard. The duplex units and the apartment block have aspects over the courtyard providing passive surveillance.

The design maximises the number of homes enjoying dual aspect.

Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout.

All residential units have been designed and located so that a minimum of 22m between opposing first floor windows to habitable rooms is achieved. Windows are sited to avoid over looking other houses or the street and adequate privacy is afforded to ground floor units by suitable set backs and landscaped areas.

The homes are designated to provide adequate storage, including space within the home for the sorting and storage of recyclables.



Typical Front Terrace Ground Apartment



Typical Rear Garden to Apartment with Terrace above for Duplex



Typical Rear Garden



Typical 3 Bed Terraced Houses

11

Parking

11. Parking

How will the parking be secure and attractive?

On-street and on-curtilage parking in combination of perpendicular and parallel parking is proposed and will be overlooked by surrounding dwellings.

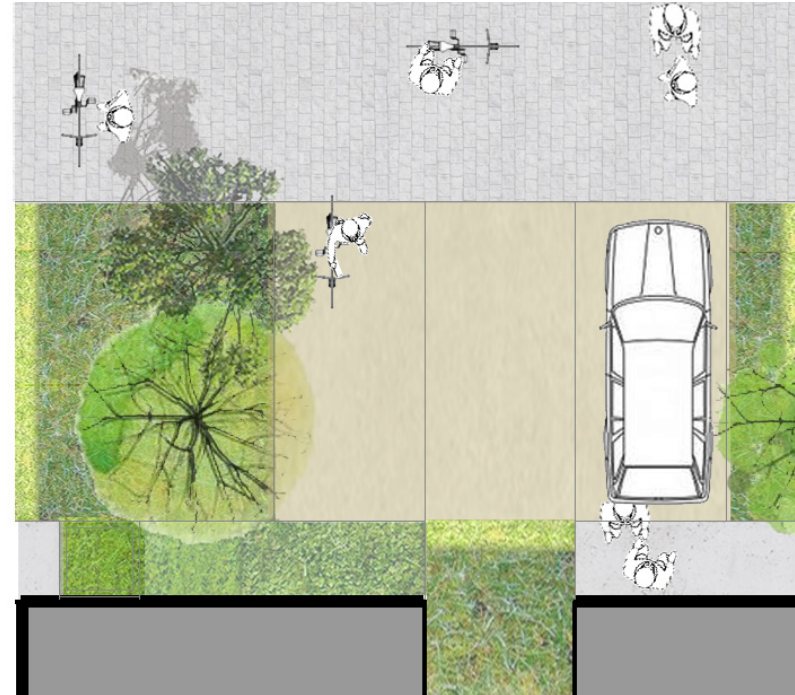
All houses/ apartments and duplexes are provided with car parking spaces designed, regard to the national and local standards. A full schedule of parking provision is included.

Parking areas will comprise quality surface treatments that promote sustainable drainage and are in keeping with palette and quality of building materials used elsewhere in the development.

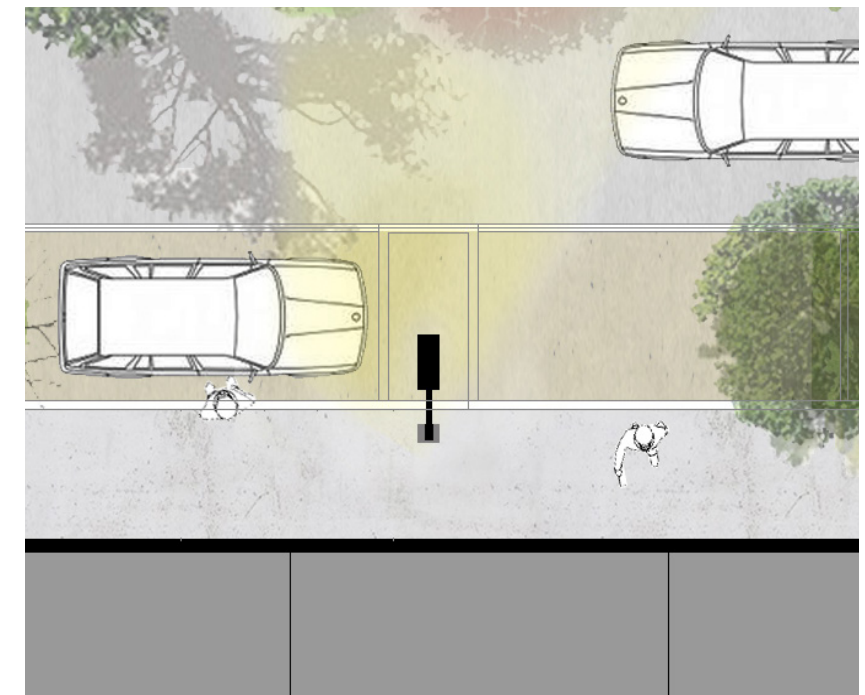
Bicycle parking will be accommodated in the rear private areas of each house dwelling. Dedicated bin/bike secure stores to the apartment/duplexes will be provided in dedicated locations.

The following accessible facilities have been provided through out the scheme to cater for both visitors and residents.

- Visitor Parking Bays
- Disabled Persons Parking Bays
- Visitor Cycle Parking
- Public Electric Car Charging Points
- Shared Car Scheme Parking Areas.



Example of perpendicular car parking arrangement located in family zoned areas



Pararell car parking arrangement



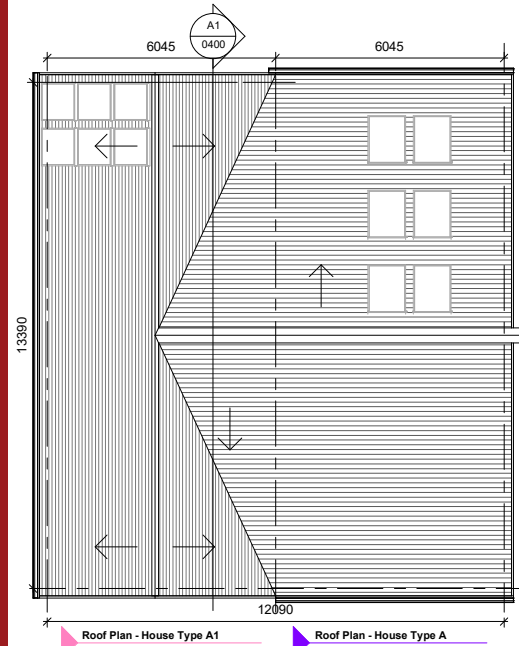
12

Detailed Design

TYPICAL RESIDENTIAL & UNIT TYPES

HOUSE TYPES

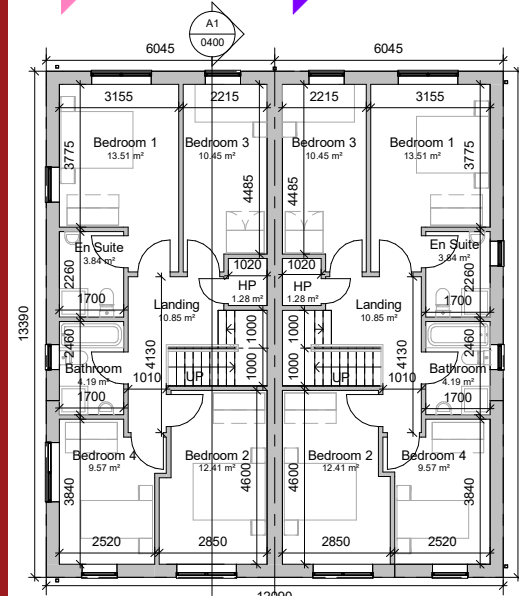
House Type A & A1



House Type A - 4No. Bedrooms

Room Name	Room Area
-----------	-----------

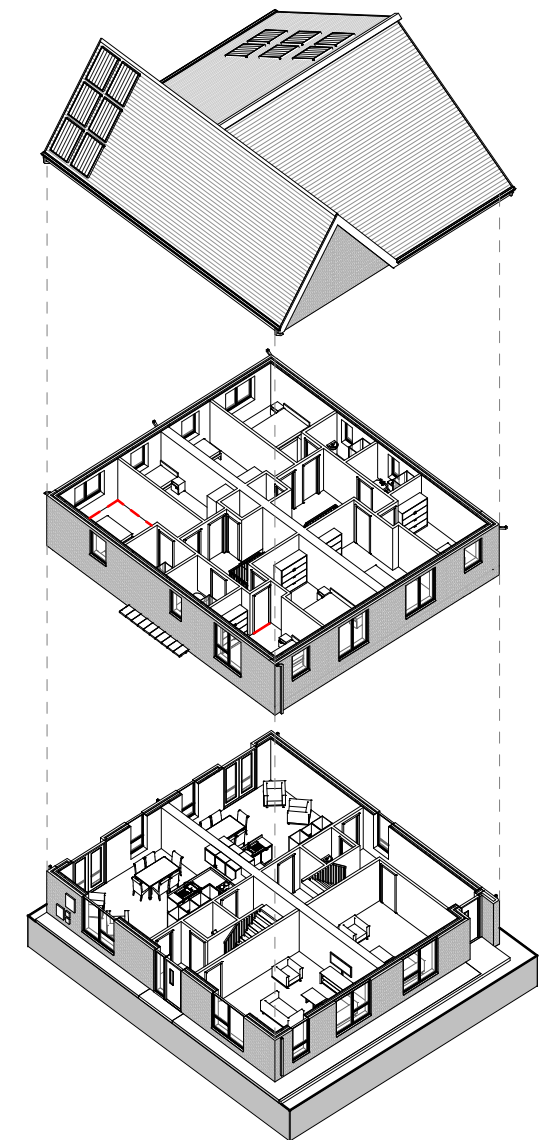
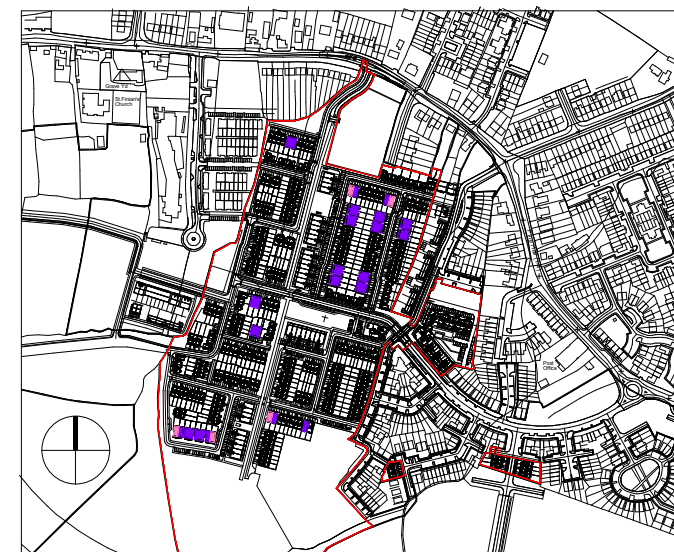
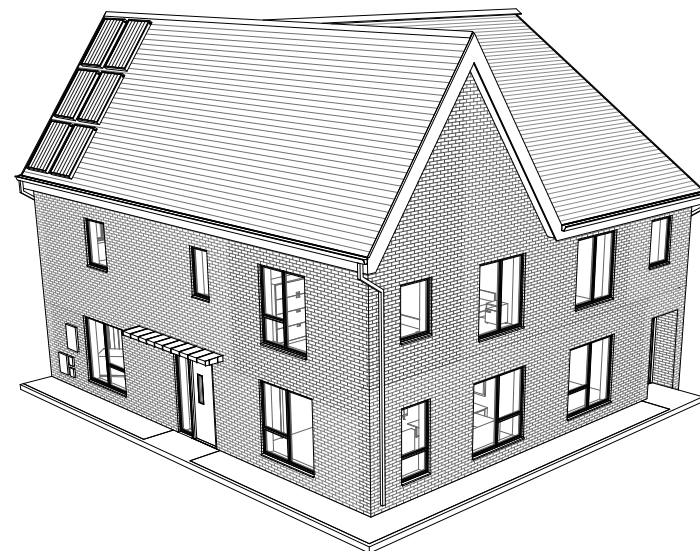
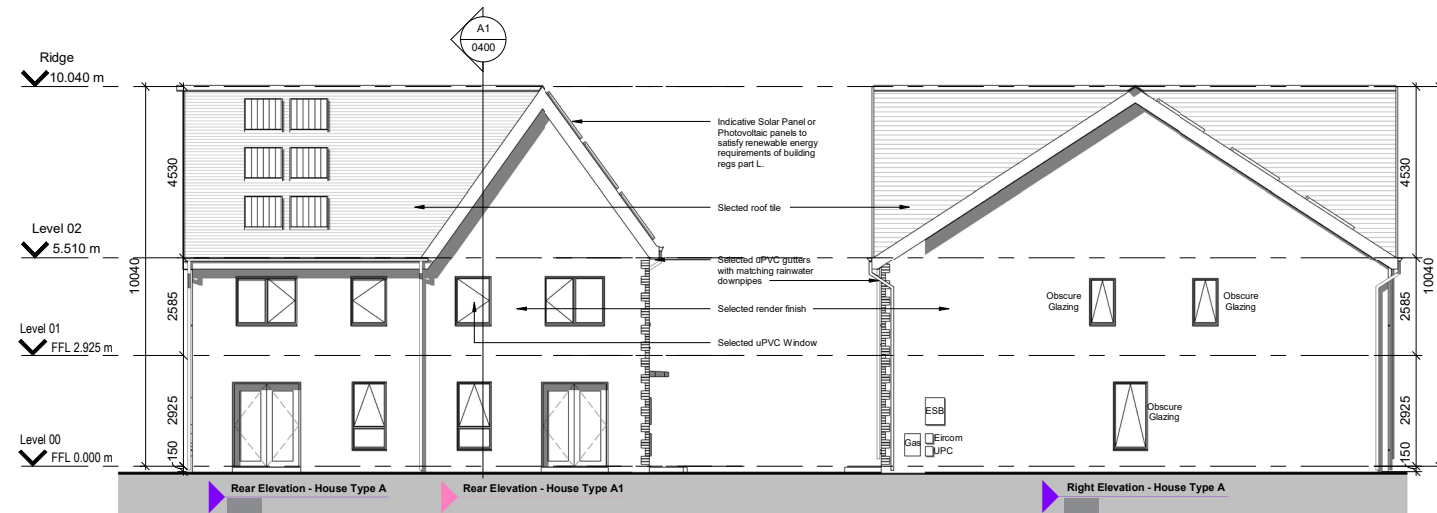
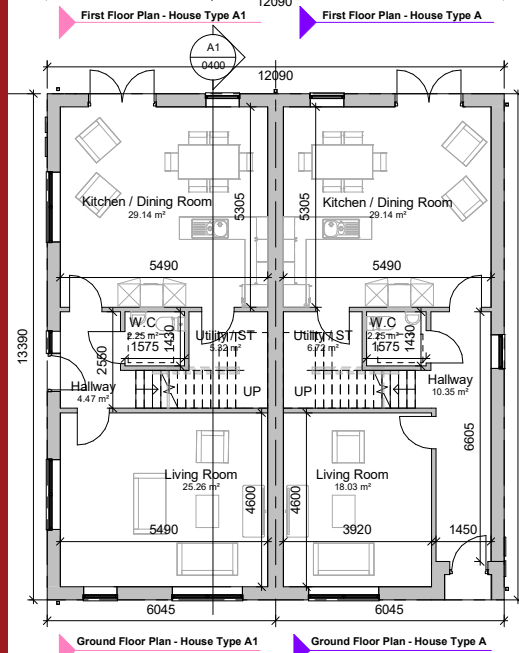
Level 00	
Hallway	10.35 m ²
Kitchen / Dining Room	29.14 m ²
Living Room	18.03 m ²
Utility / ST	6.72 m ²
W.C	2.25 m ²
Level 01	
Bathroom	4.19 m ²
Bedroom 1	13.51 m ²
Bedroom 2	12.41 m ²
Bedroom 3	10.45 m ²
Bedroom 4	9.57 m ²
En Suite	3.84 m ²
HP	1.28 m ²
Landing	10.85 m ²
Aggregate Living Area	47.17m ²
Ground Floor GIFA	68.67m ²
Aggregate Bed Area	45.94m ²
First Floor GIFA	69.72m ²
Attic Storage	1.5 m ²
Total Storage	6m ²
Total Floor Area = 138.39m²	



House Type A1 - 4No. Bedrooms

Room Name	Room Area
-----------	-----------

Level 00	
Hallway	4.47 m ²
Kitchen / Dining Room	29.14 m ²
Living Room	25.26 m ²
Utility / ST	5.32 m ²
W.C	2.25 m ²
Level 01	
Bathroom	4.19 m ²
Bedroom 1	13.51 m ²
Bedroom 2	12.41 m ²
Bedroom 3	10.45 m ²
Bedroom 4	9.57 m ²
En Suite	3.84 m ²
HP	1.28 m ²
Landing	10.85 m ²
Aggregate Living Area	54.4m ²
Ground Floor GIFA	69.72m ²
Aggregate Bed Area	45.94m ²
First Floor GIFA	69.72m ²
Attic Storage	1.5 m ²
Total Storage	6m ²
Total Floor Area = 139.44m²	



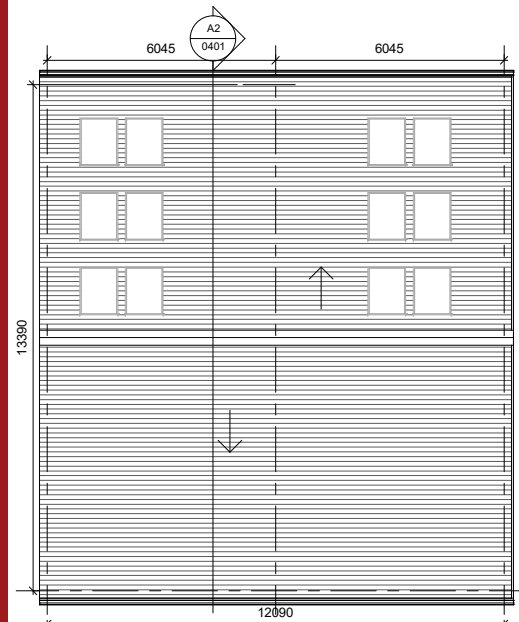
3D - House Type A & A1

Key Plan -

Exploded 3D - House Type A & A1

HOUSE TYPES

House Type A & A2

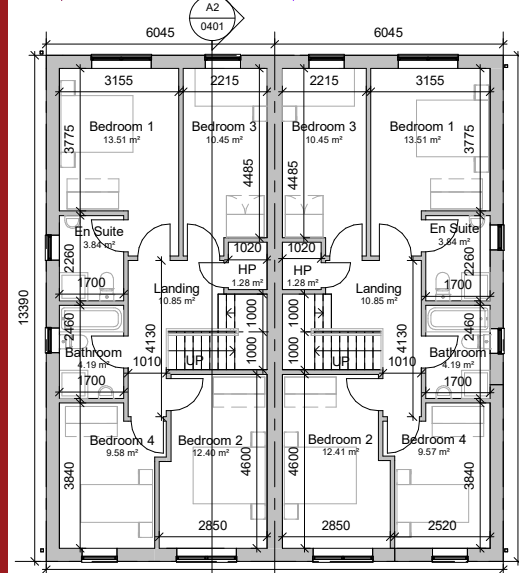


House Type A - 4No. Bedrooms	
Room Name	Room Area

Level 00	
Hallway	10.35 m ²
Kitchen / Dining Room	29.14 m ²
Living Room	18.03 m ²
Utility / ST	5.32 m ²
W.C	2.25 m ²

Level 01	
Bathroom	4.19 m ²
Bedroom 1	13.51 m ²
Bedroom 2	12.41 m ²
Bedroom 3	10.45 m ²
Bedroom 4	9.57 m ²
En Suite	3.84 m ²
HP	1.28 m ²
Landing	10.85 m ²

Aggregate Living Area	47.17m ²
Ground Floor GIFA	69.72m ²
Aggregate Bed Area	45.94m ²
First Floor GIFA	68.67m ²
Attic Storage	2 m ²
Total Storage	6m ²
Total Floor Area = 138.39m²	

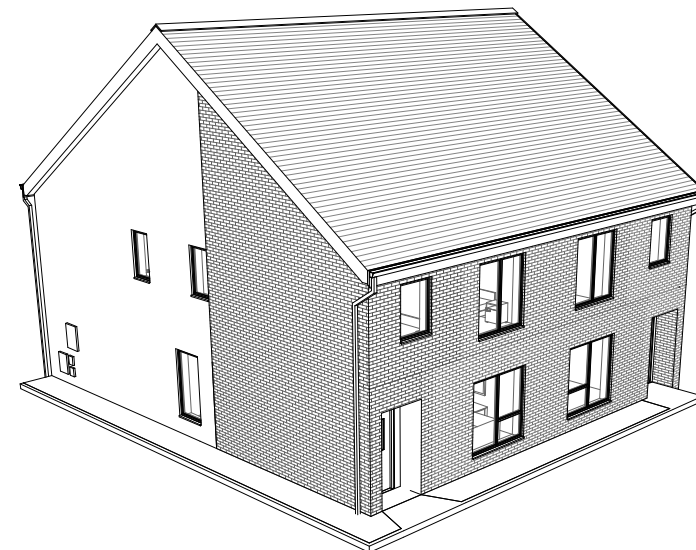
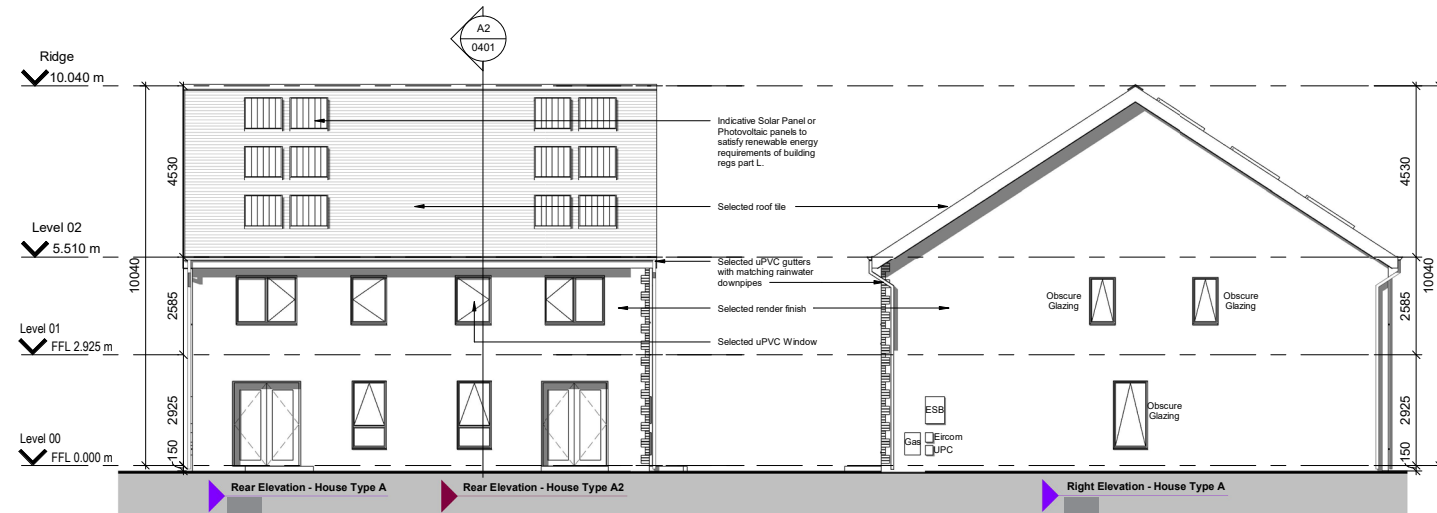
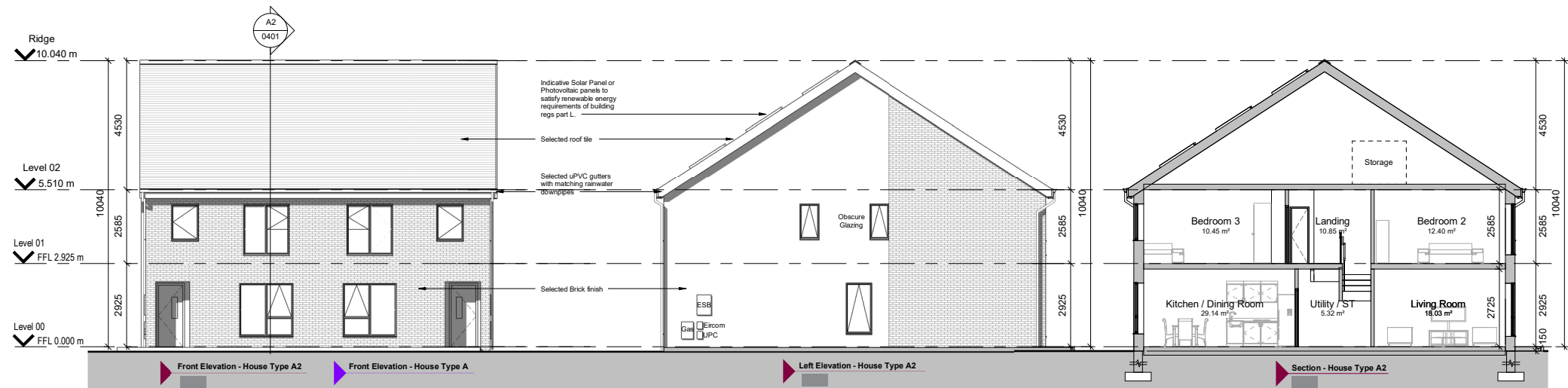
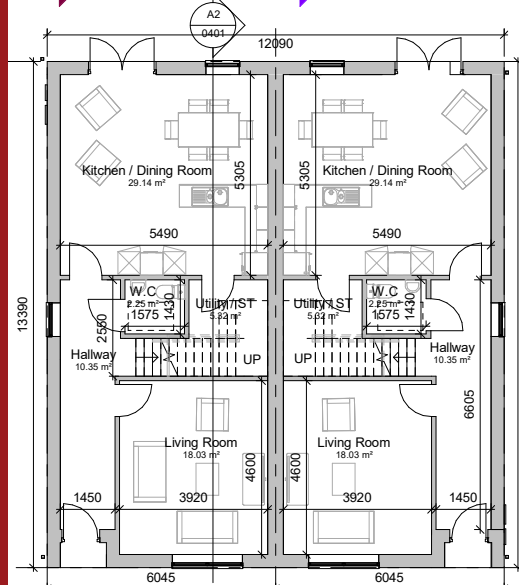


House Type A2 - 4No. Bedrooms	
Room Name	Room Area

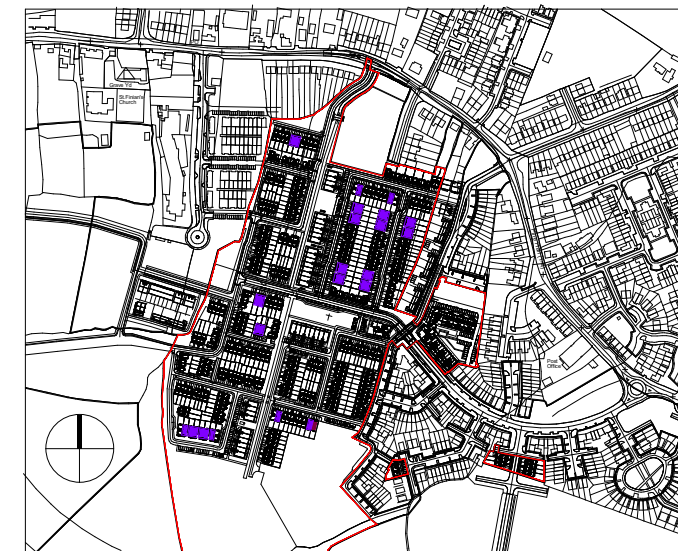
Level 00	
Hallway	10.35 m ²
Kitchen / Dining Room	29.14 m ²
Living Room	18.03 m ²
Utility / ST	5.32 m ²
W.C	2.25 m ²

Level 01	
Bathroom	4.19 m ²
Bedroom 1	13.51 m ²
Bedroom 2	12.40 m ²
Bedroom 3	10.45 m ²
Bedroom 4	9.58 m ²
En Suite	3.84 m ²
HP	1.28 m ²
Landing	10.85 m ²

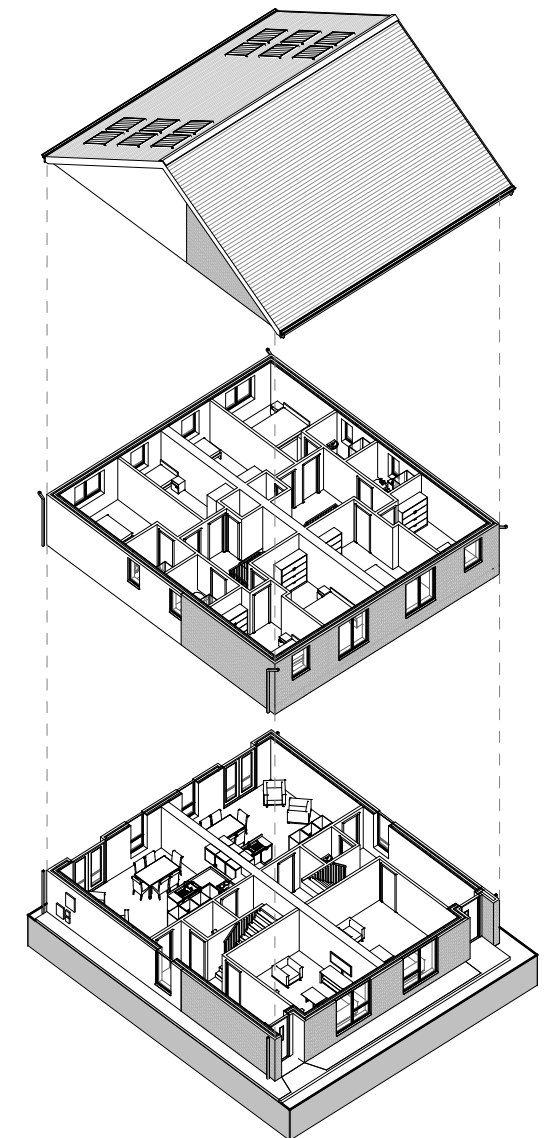
Aggregate Living Area	47.17m ²
Ground Floor GIFA	69.72m ²
Aggregate Bed Area	45.94m ²
First Floor GIFA	68.67m ²
Attic Storage	2 m ²
Total Storage	6m ²
Total Floor Area = 138.39m²	



3D - House Type A & A2



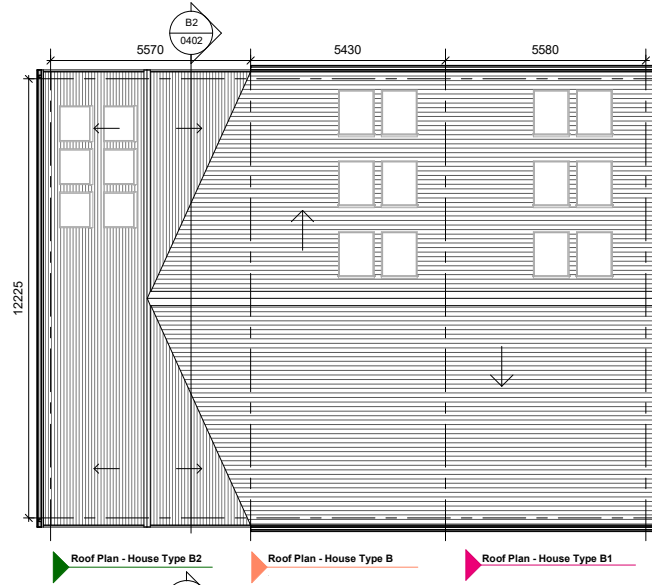
Key Plan -



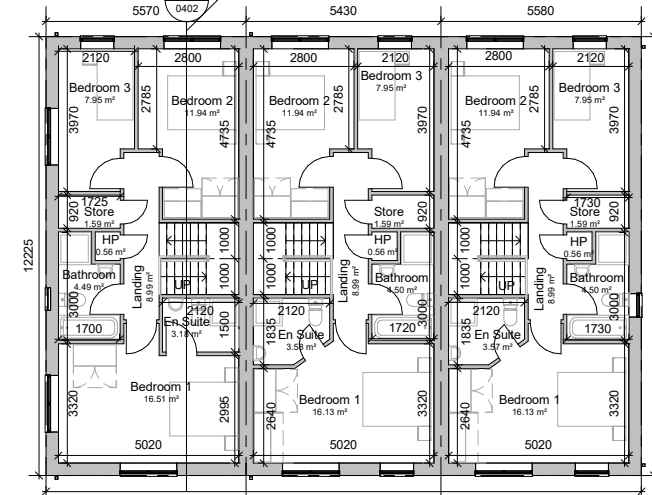
Exploded 3D - House Type A & A2

HOUSE TYPES

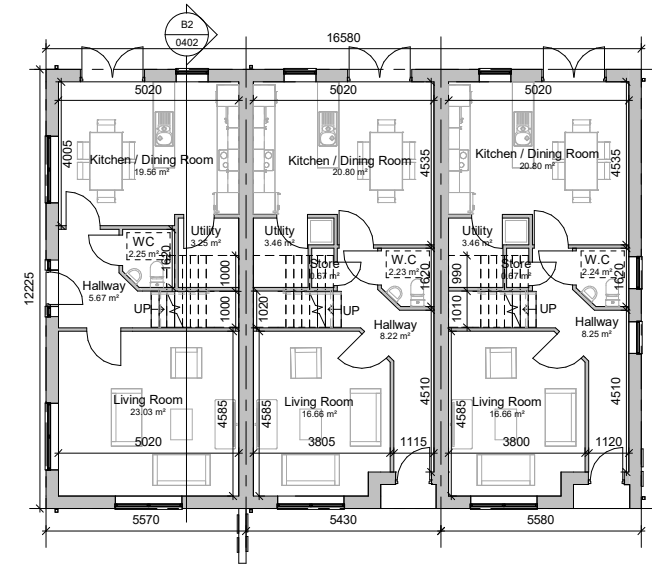
Typical House Type B, B1 & B2



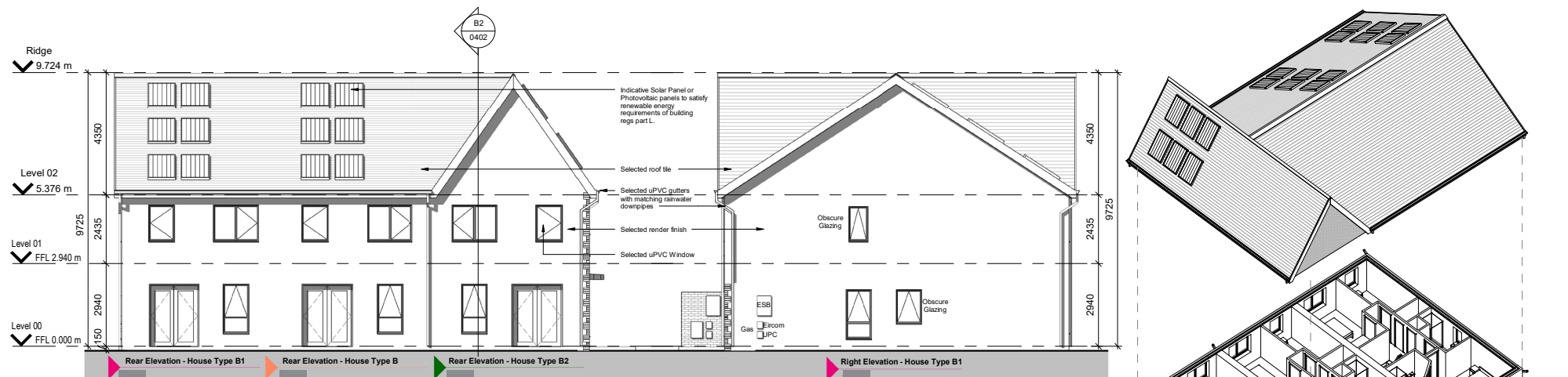
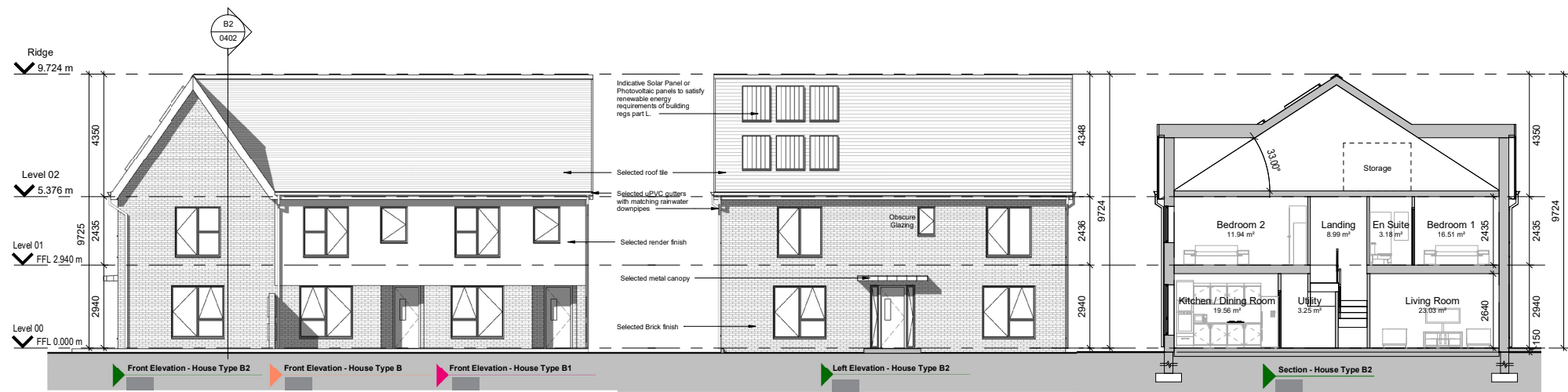
House Type B2 - 3No. Bedrooms	
Room Name	Room Area
Level 00	
Hallway	5.67 m ²
Kitchen / Dining Room	19.56 m ²
Living Room	23.03 m ²
Utility	3.25 m ²
WC	2.25 m ²
Level 01	
Bathroom	4.49 m ²
Bedroom 1	16.51 m ²
Bedroom 2	11.94 m ²
Bedroom 3	7.95 m ²
En Suite	3.18 m ²
HP	0.56 m ²
Landing	8.99 m ²
Store	1.59 m ²
Aggregate Living Area	42.59m ²
Ground Floor GIFA	57.91m ²
Aggregate Bed Area	36.40m ²
First Floor GIFA	57.91m ²
Attic Storage	2.80m ²
Total Storage	7.64m ²
Total Floor Area = 115.82m²	



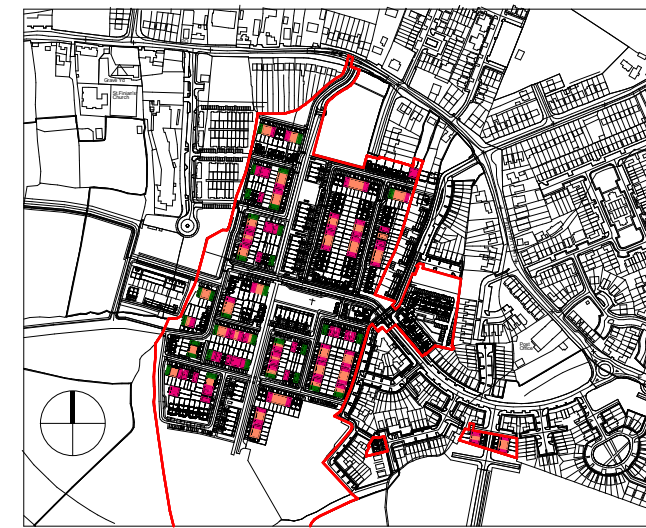
House Type B - 3No. Bedrooms	
Room Name	Room Area
Level 00	
Hallway	8.22 m ²
Kitchen / Dining Room	20.80 m ²
Living Room	16.66 m ²
Store	0.67 m ²
Utility	3.46 m ²
W.C	2.23 m ²
Level 01	
Bathroom	4.50 m ²
Bedroom 1	16.13 m ²
Bedroom 2	11.94 m ²
Bedroom 3	7.95 m ²
En Suite	3.58 m ²
HP	0.56 m ²
Landing	8.99 m ²
Store	1.59 m ²
Aggregate Living Area	37.46m ²
Ground Floor GIFA	56.70m ²
Aggregate Bed Area	36.02m ²
First Floor GIFA	57.91m ²
Attic Storage	2.80m ²
Total Storage	8.52m ²
Total Floor Area = 114.61m²	



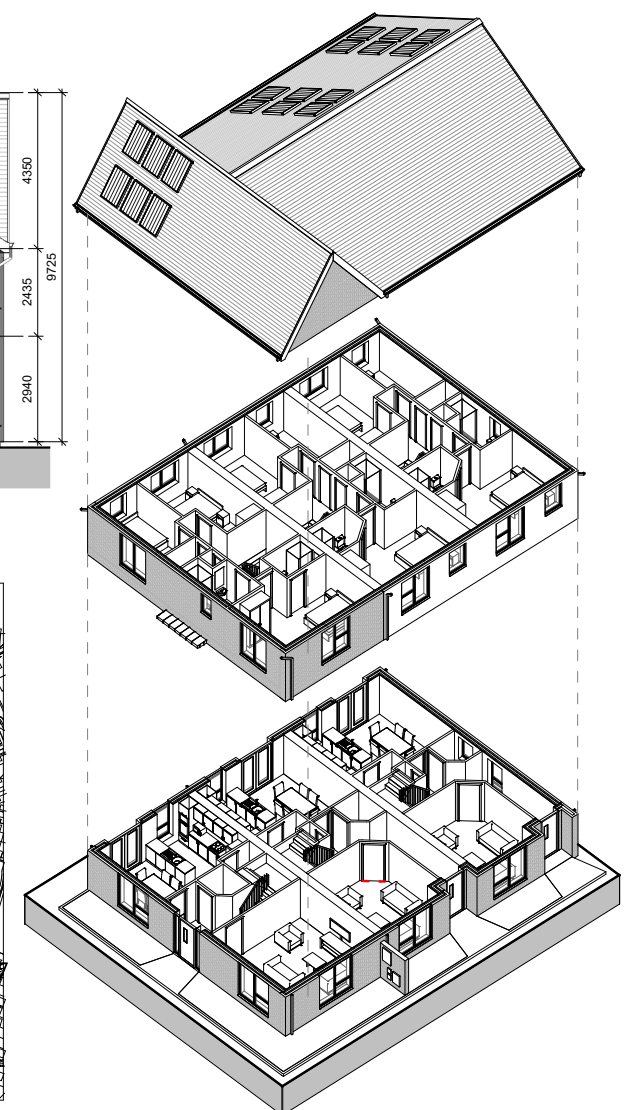
House Type B1 - 3No. Bedrooms	
Room Name	Room Area
Level 00	
Hallway	8.25 m ²
Kitchen / Dining Room	20.80 m ²
Living Room	16.66 m ²
Store	0.67 m ²
Utility	3.46 m ²
W.C	2.24 m ²
Level 01	
Bathroom	4.50 m ²
Bedroom 1	16.13 m ²
Bedroom 2	11.94 m ²
Bedroom 3	7.95 m ²
En Suite	3.57 m ²
HP	0.56 m ²
Landing	8.99 m ²
Store	1.59 m ²
Aggregate Living Area	37.46m ²
Ground Floor GIFA	56.70m ²
Aggregate Bed Area	36.02m ²
First Floor GIFA	57.91m ²
Attic Storage	2.80m ²
Total Storage	8.52m ²
Total Floor Area = 114.61m²	



3D - House Type B / B1 / B2



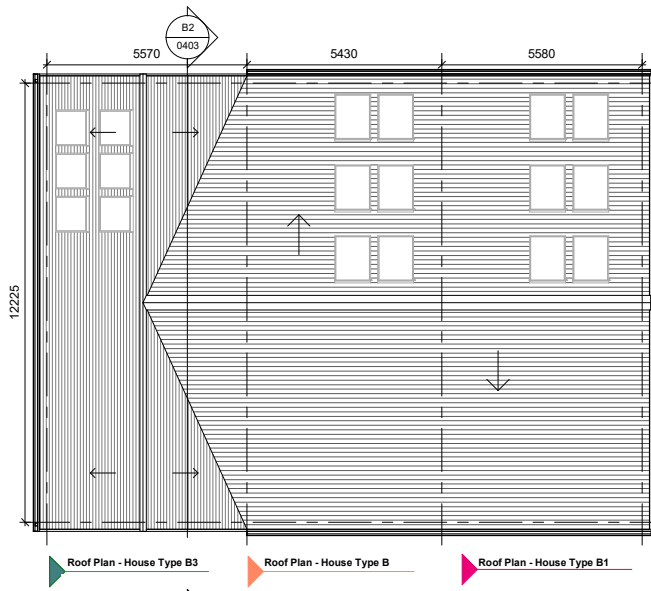
Key Plan -



Exploded 3D - House Type B / B1 / B2

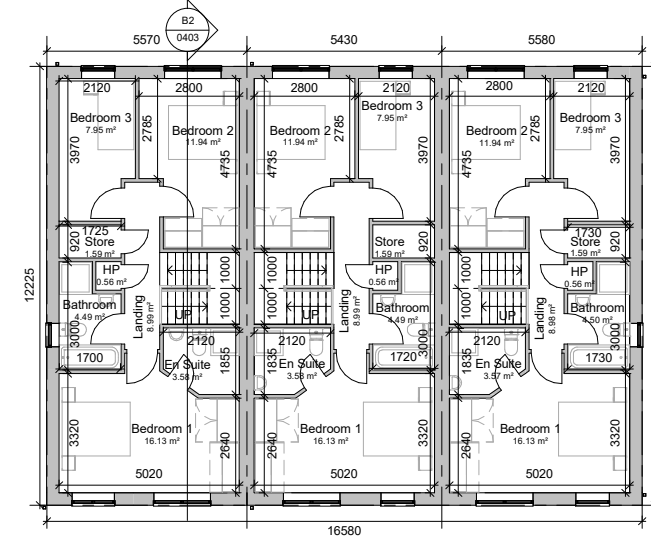
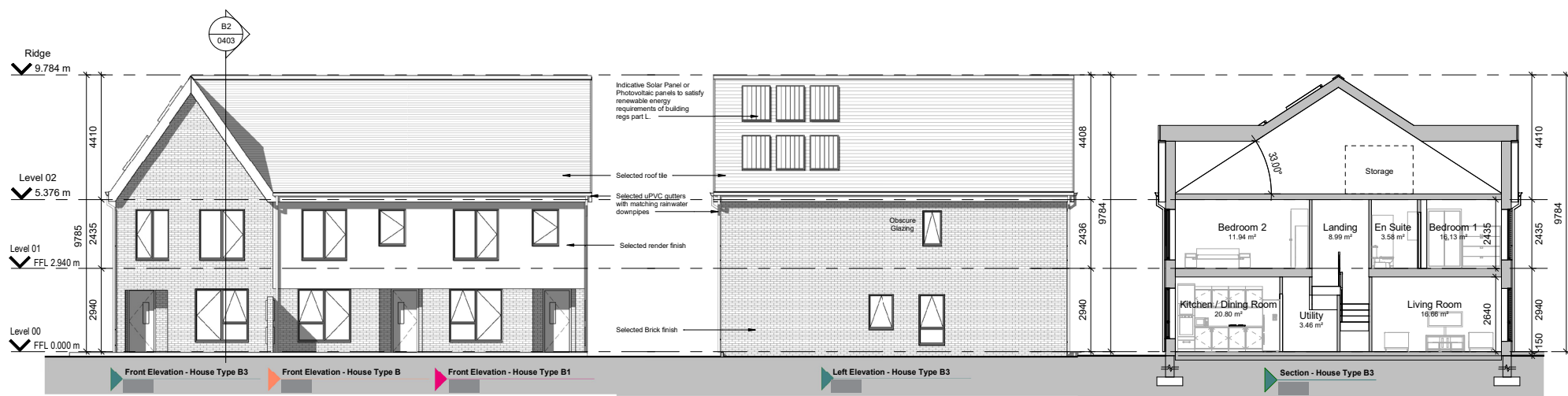
HOUSE TYPES

Typical House Type B, B1 & B3



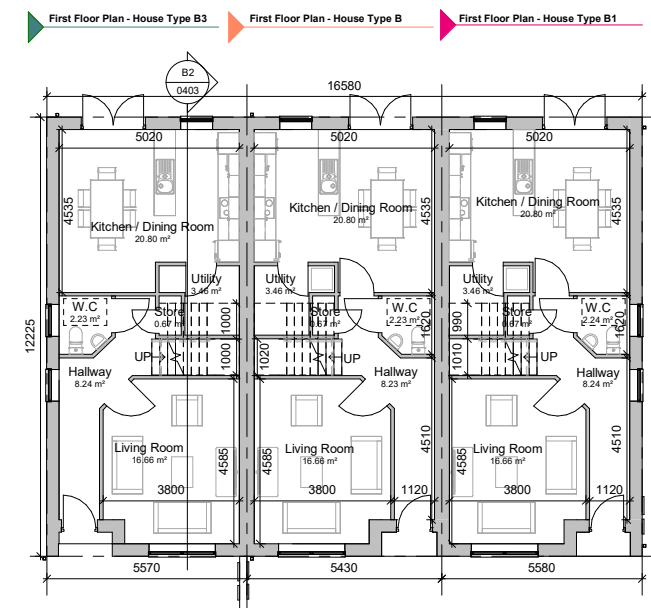
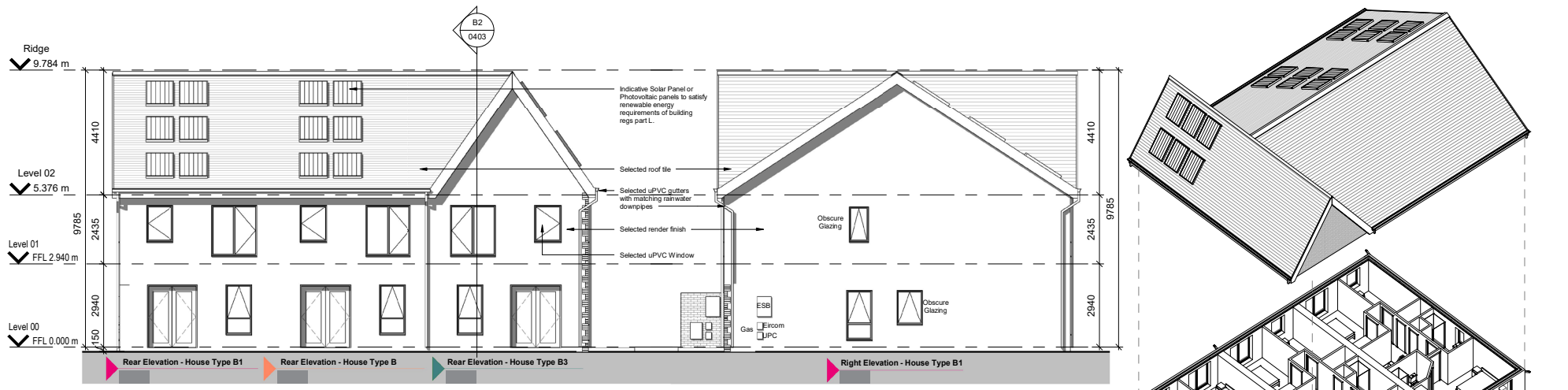
House Type B3 - 3No. Bedrooms	
Room Name	Room Area

Level 00	
Hallway	8.24 m ²
Kitchen / Dining Room	20.80 m ²
Living Room	16.66 m ²
Store	0.67 m ²
Utility	3.46 m ²
W.C	2.23 m ²
Level 01	
Bathroom	4.49 m ²
Bedroom 1	16.13 m ²
Bedroom 2	11.94 m ²
Bedroom 3	7.95 m ²
En Suite	3.58 m ²
HP	0.56 m ²
Landing	8.99 m ²
Store	1.59 m ²
Aggregate Living Area	37.45m ²
Ground Floor GIFA	56.70m ²
Aggregate Bed Area	36.02m ²
First Floor GIFA	57.91m ²
Attic Storage	2.80m ²
Total Storage	8.52m ²
Total Floor Area = 114.61m²	



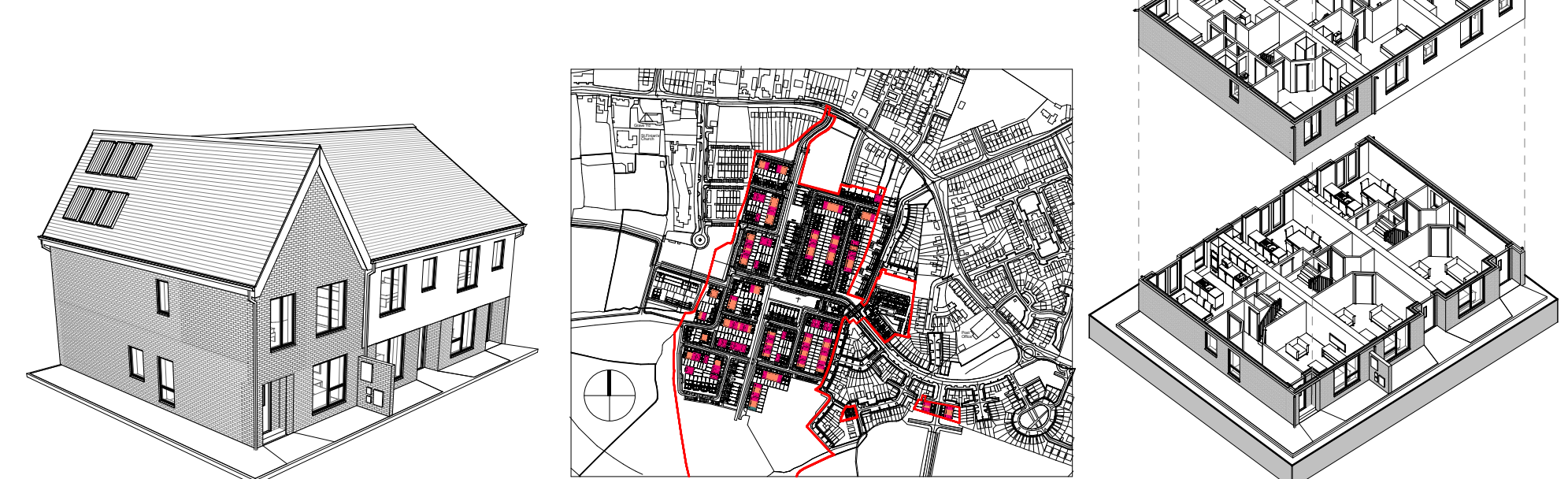
House Type B - 3No. Bedrooms	
Room Name	Room Area

Level 00	
Hallway	8.23 m ²
Kitchen / Dining Room	20.80 m ²
Living Room	16.66 m ²
Store	0.67 m ²
Utility	3.46 m ²
W.C	2.23 m ²
Level 01	
Bathroom	4.49 m ²
Bedroom 1	16.13 m ²
Bedroom 2	11.94 m ²
Bedroom 3	7.95 m ²
En Suite	3.58 m ²
HP	0.56 m ²
Landing	8.99 m ²
Store	1.59 m ²
Aggregate Living Area	37.46m ²
Ground Floor GIFA	56.70m ²
Aggregate Bed Area	36.02m ²
First Floor GIFA	57.91m ²
Attic Storage	2.80m ²
Total Storage	8.52m ²
Total Floor Area = 114.61m²	



House Type B1 - 3No. Bedrooms	
Room Name	Room Area

Level 00	
Hallway	8.24 m ²
Kitchen / Dining Room	20.80 m ²
Living Room	16.66 m ²
Store	0.67 m ²
Utility	3.46 m ²
W.C	2.24 m ²
Level 01	
Bathroom	4.50 m ²
Bedroom 1	16.13 m ²
Bedroom 2	11.94 m ²
Bedroom 3	7.95 m ²
En Suite	3.57 m ²
HP	0.56 m ²
Landing	8.98 m ²
Store	1.59 m ²
Aggregate Living Area	37.46m ²
Ground Floor GIFA	56.70m ²
Aggregate Bed Area	36.02m ²
First Floor GIFA	57.91m ²
Attic Storage	2.80m ²
Total Storage	8.52m ²
Total Floor Area = 114.61m²	



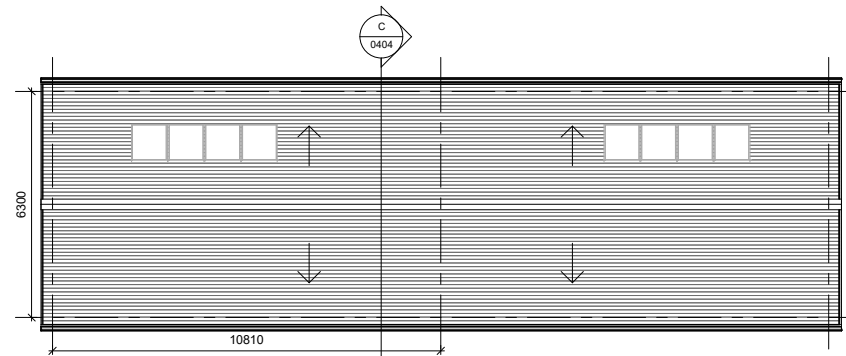
3D - House Type B / B1 / B3

Key Plan -

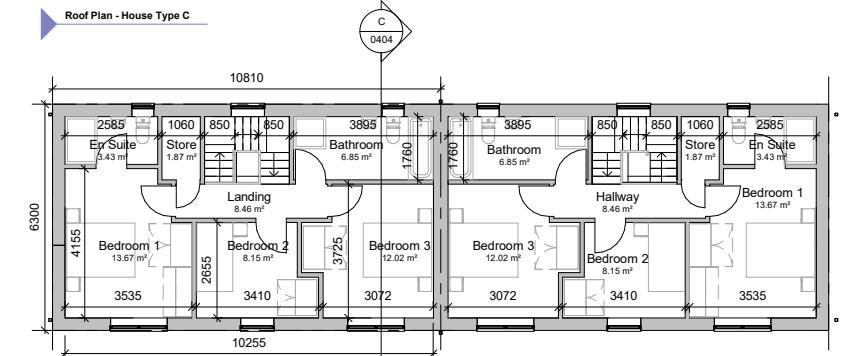
Exploded 3D - House Type B / B1 / B3

HOUSE TYPES

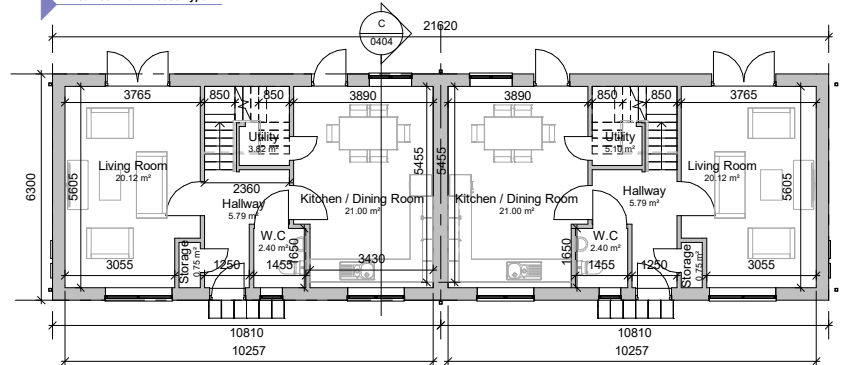
House Type C



Roof Plan - House Type C



First Floor Plan - House Type C



Ground Floor Plan - House Type C

House Type C1 - 3No. Bedrooms

Room Name	Room Area
-----------	-----------

Level 00

Hallway	5.79 m ²
Kitchen / Dining Room	21.00 m ²
Living Room	20.12 m ²
Storage	0.75 m ²
Utility	3.82 m ²
W.C	2.40 m ²

Level 01

Bathroom	6.85 m ²
Bedroom 1	13.67 m ²
Bedroom 2	8.15 m ²
Bedroom 3	12.02 m ²
En Suite	3.43 m ²
Landing	8.46 m ²
Store	1.87 m ²

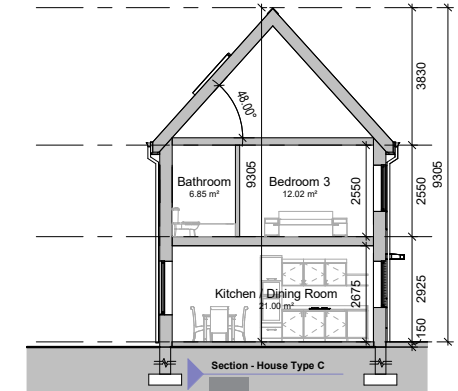
Aggregate Living Area	41.12m ²
Ground Floor GIFA	55m ²
Aggregate Bed Area	33.84m ²
First Floor GIFA	55m ²
Attic Storage	2.38m ²
Total Storage	5m ²

Total Floor Area = 107m²



Front Elevation - House Type C

Left Elevation - House Type C



Section - House Type C

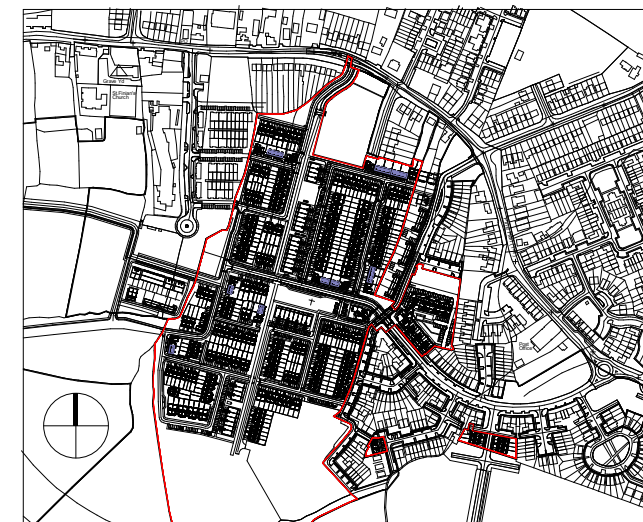


Rear Elevation - House Type C

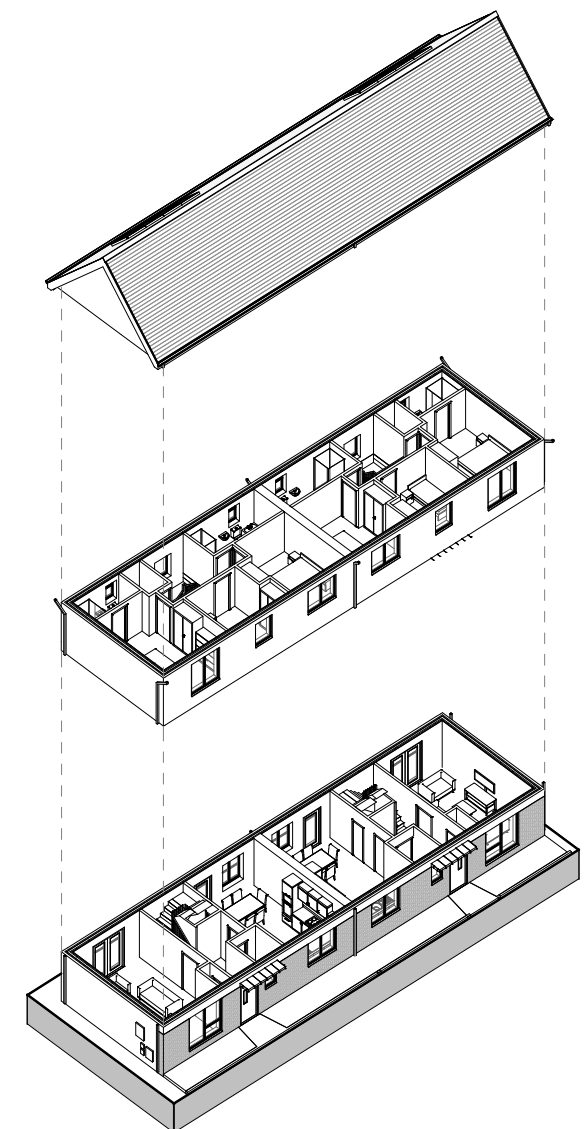
Right Elevation - House Type C



3D - House Type C



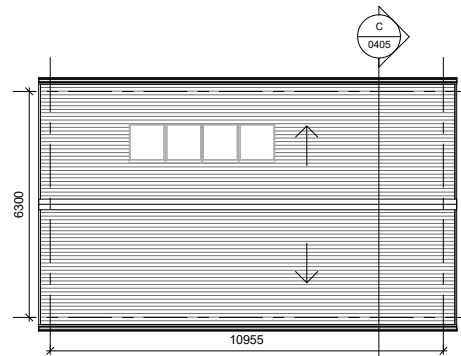
Key Plan 1:5000



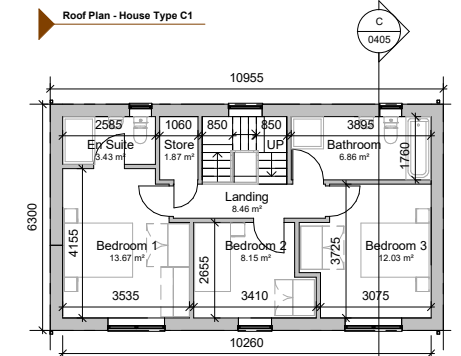
Exploded 3D - House Type C

HOUSE TYPES

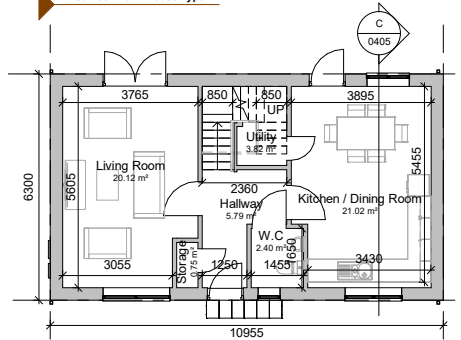
House Type C 1



Roof Plan - House Type C1



First Floor Plan - House Type C1



Ground Floor Plan - House Type C1

House Type C1 - 3No. Bedrooms

Room Name	Room Area
-----------	-----------

Level 00

Hallway	5.79 m ²
Kitchen / Dining Room	21.02 m ²
Living Room	20.12 m ²
Storage	0.75 m ²
Utility	3.82 m ²
W.C	2.40 m ²

Level 01

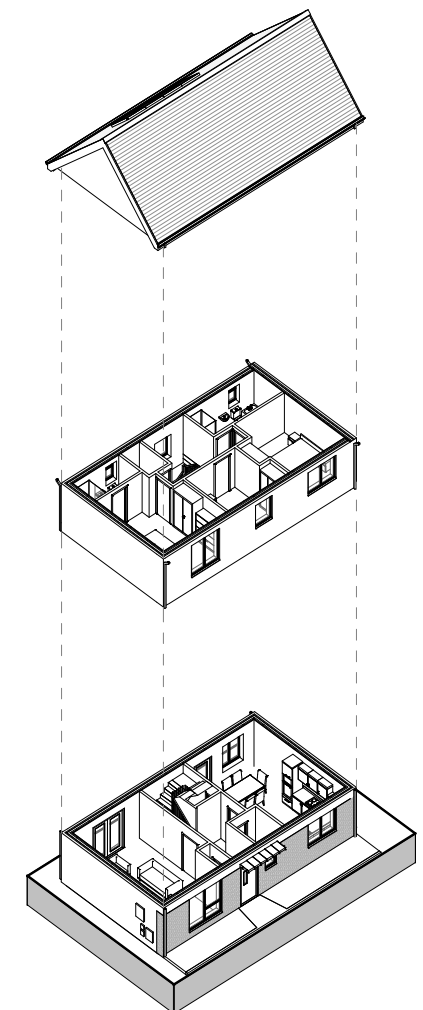
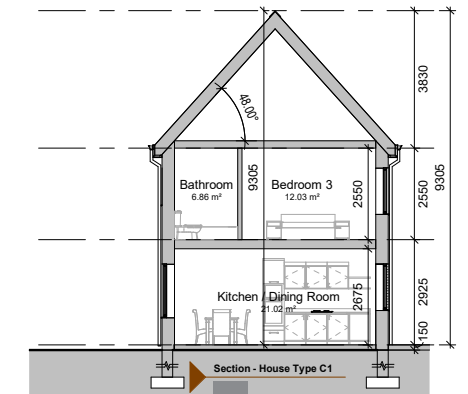
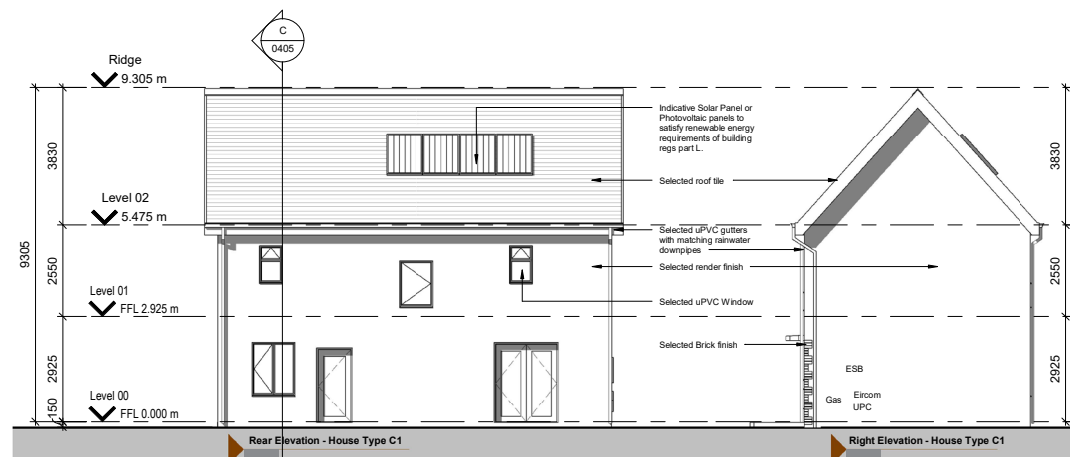
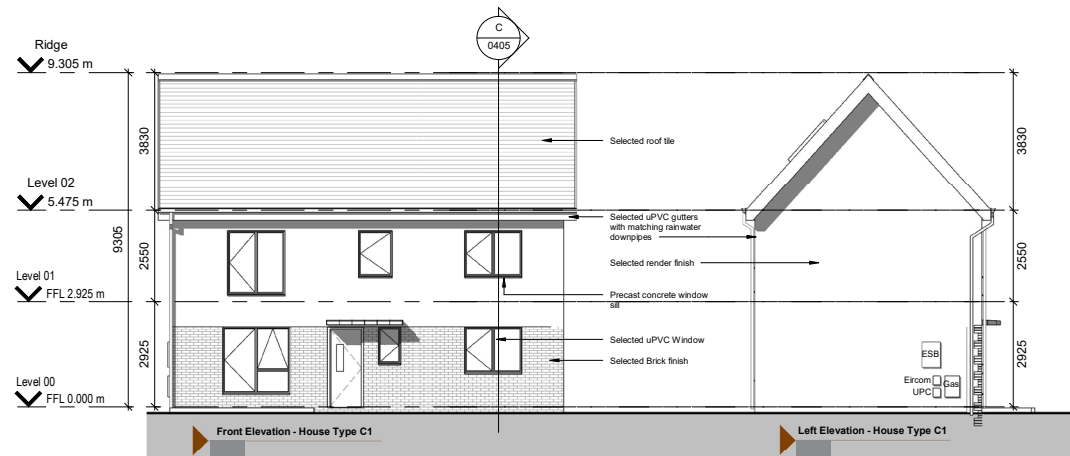
Bathroom	6.86 m ²
Bedroom 1	13.67 m ²
Bedroom 2	8.15 m ²
Bedroom 3	12.03 m ²
En Suite	3.43 m ²
Landing	8.46 m ²
Store	1.87 m ²

Aggregate Living Area	41.12m ²
Ground Floor GIFA	55m ²
Aggregate Bed Area	33.84m ²
First Floor GIFA	55m ²
Attic Storage	2.38m ²
Total Storage	5m ²

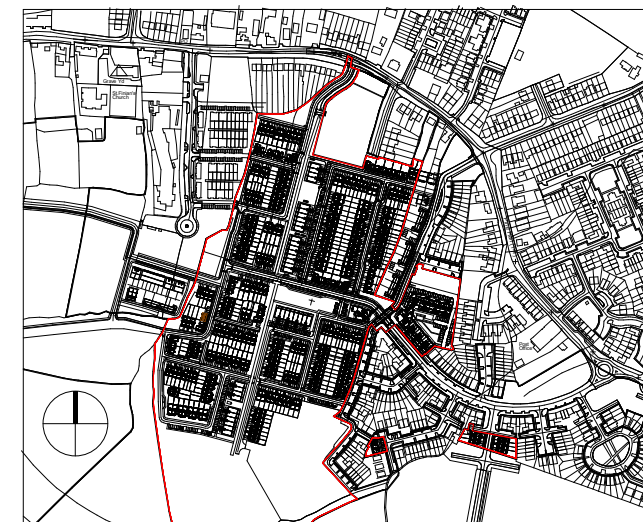
Total Floor Area = 107m²



3D - House Type C1



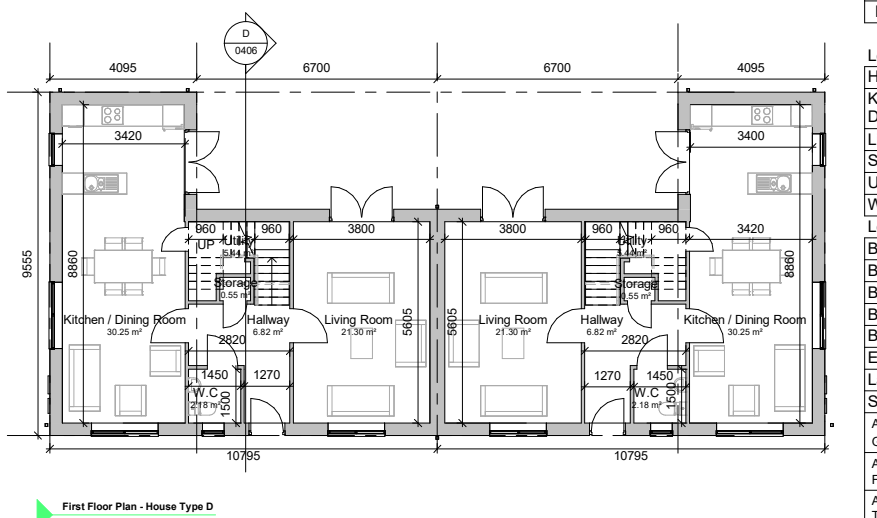
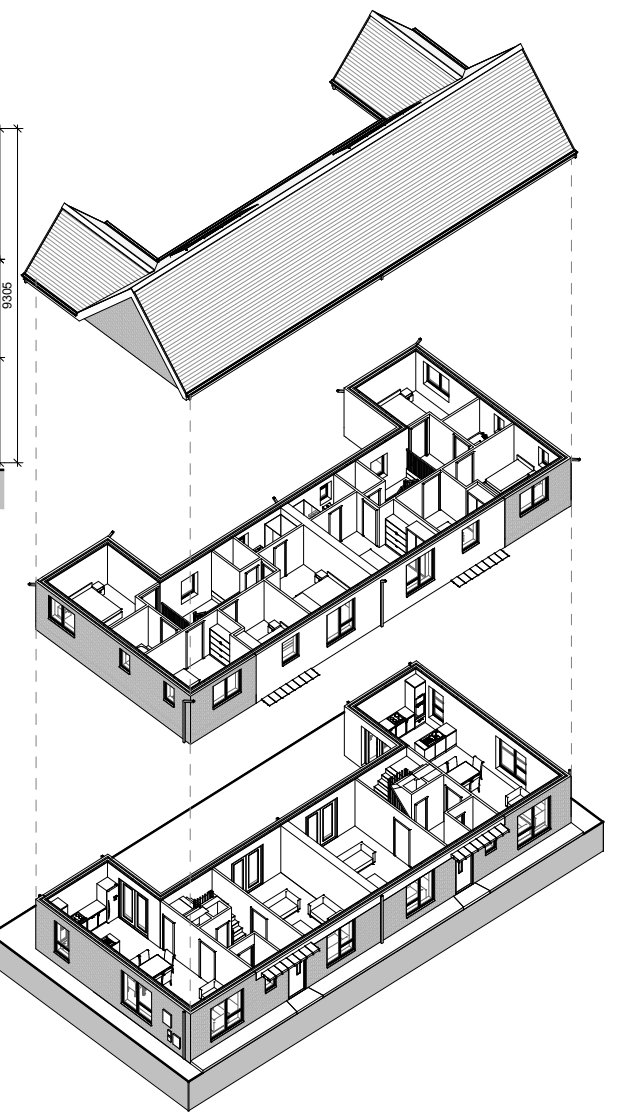
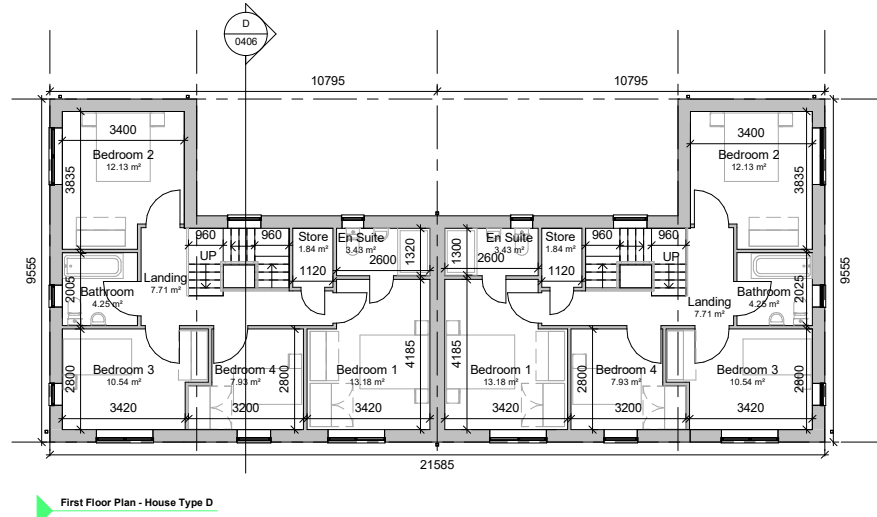
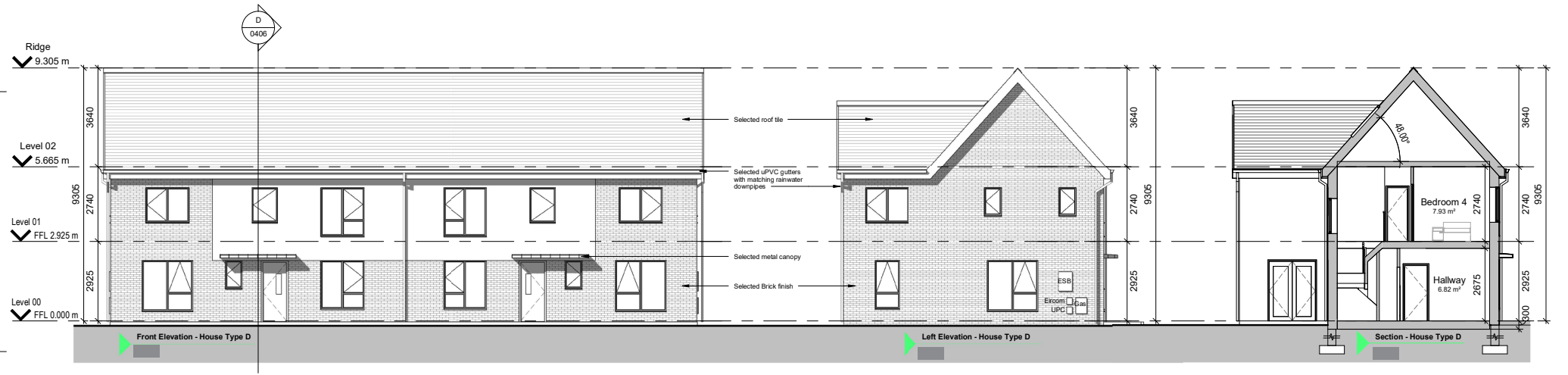
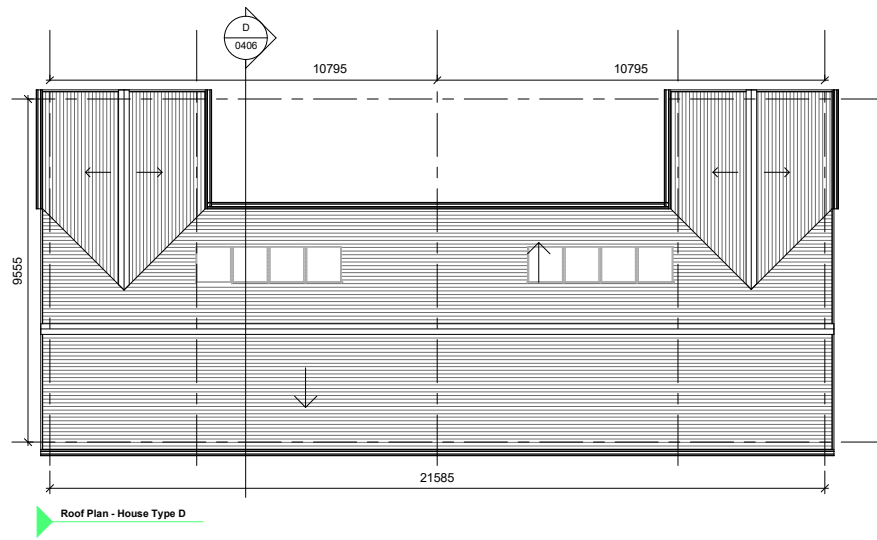
Exploded 3D - House Type C1



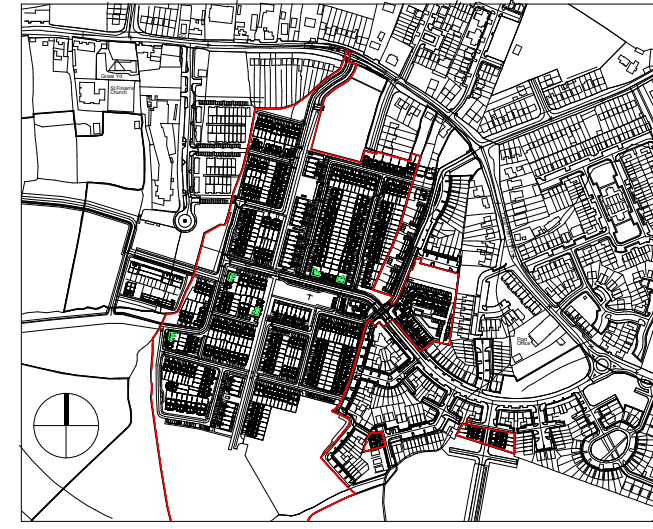
Key Plan

HOUSE TYPES

House Type D

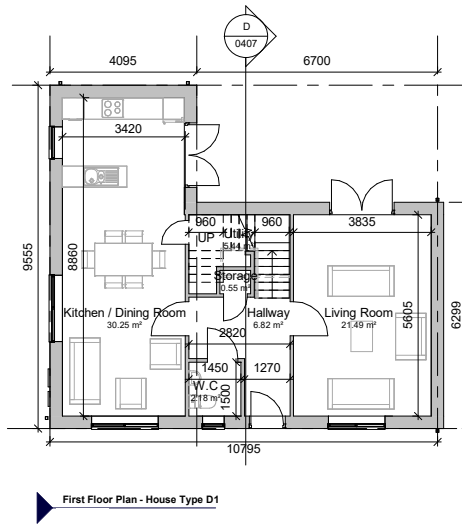
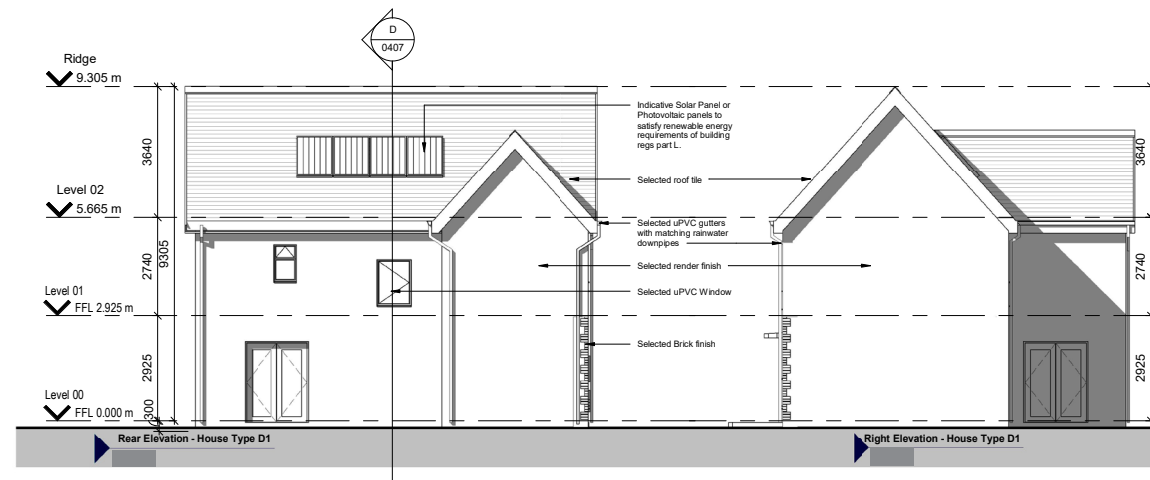
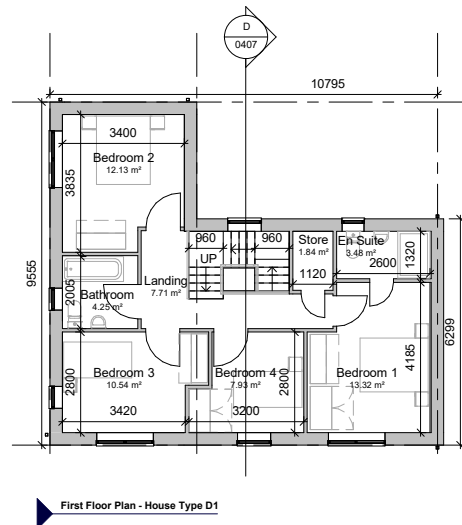
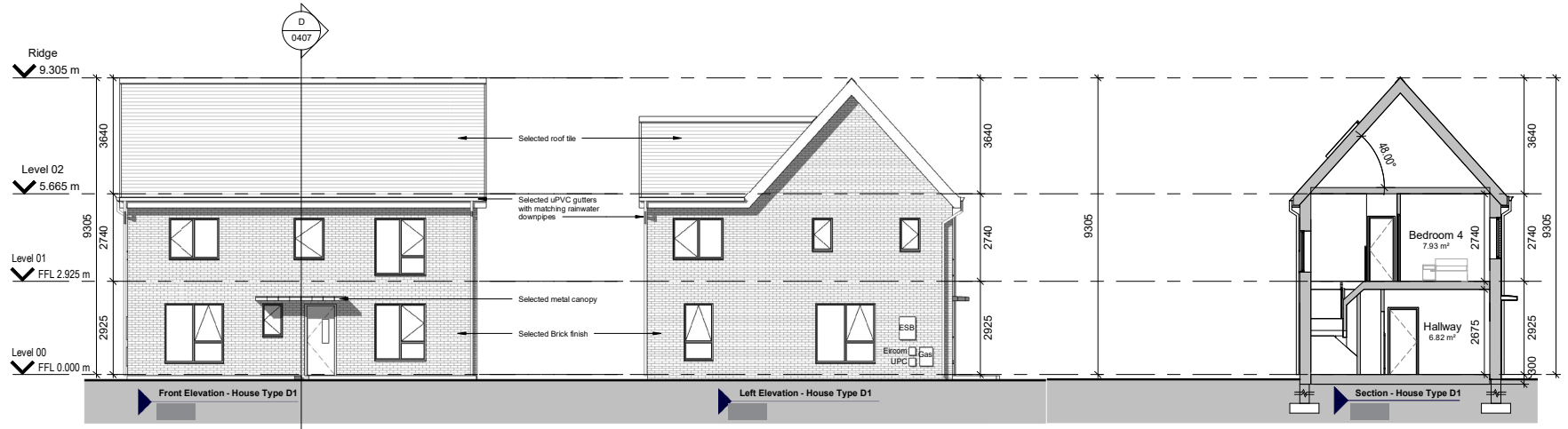
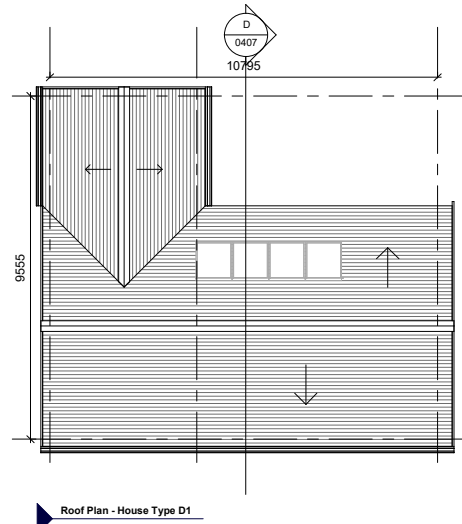


House Type D - 4No. Bedrooms	
Room Name	Room Area
Level 00	
Hallway	6.82 m ²
Kitchen / Dining Room	30.25 m ²
Living Room	21.30 m ²
Storage	0.55 m ²
Utility	5.44 m ²
W.C	2.18 m ²
Level 01	
Bathroom	4.25 m ²
Bedroom 1	13.18 m ²
Bedroom 2	12.13 m ²
Bedroom 3	10.54 m ²
Bedroom 4	7.93 m ²
En Suite	3.43 m ²
Landing	7.71 m ²
Store	1.84 m ²
Aggregate Living Area	51.55m ²
Ground Floor GIFA	65m ²
Aggregate Bed Area	43.78m ²
First Floor GIFA	65m ²
Attic Storage	3.69m ²
Total Storage	6m ²
Total Floor Area = 130m²	

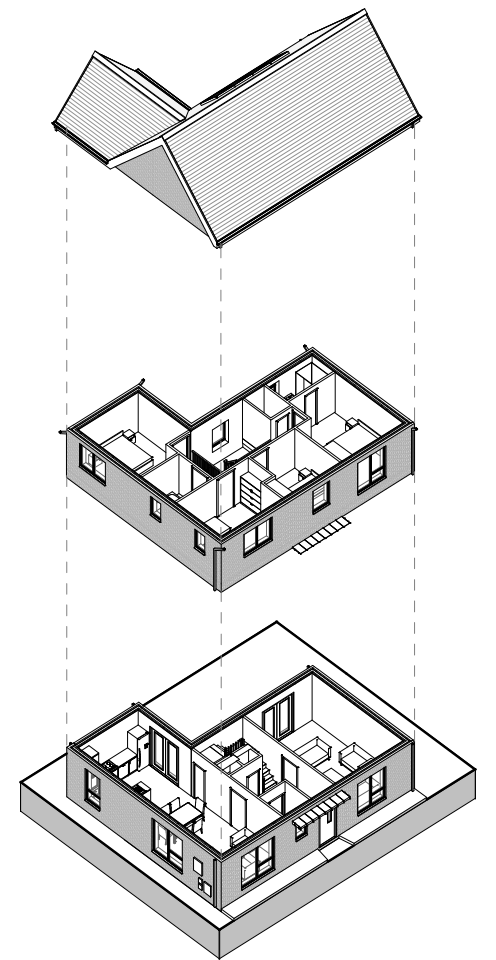
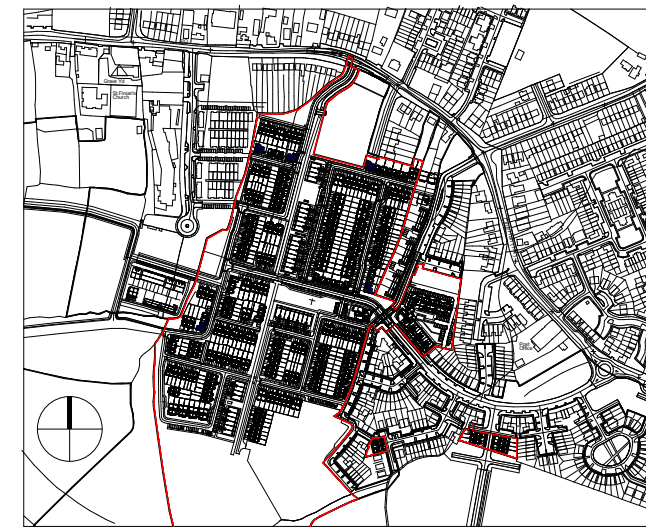


HOUSE TYPES

House Type D 1

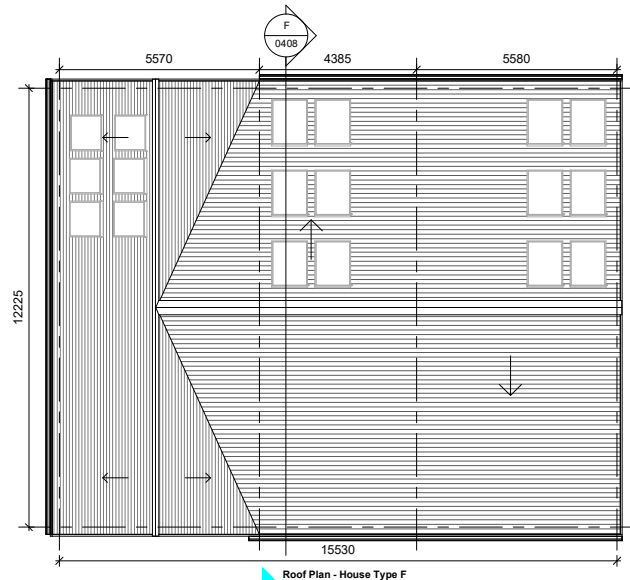


House Type D - 4No. Bedrooms	
Room Name	Room Area
Level 00	
Hallway	6.82 m ²
Kitchen / Dining Room	30.25 m ²
Living Room	21.49 m ²
Storage	0.55 m ²
Utility	5.44 m ²
W.C	2.18 m ²
Level 01	
Bathroom	4.25 m ²
Bedroom 1	13.32 m ²
Bedroom 2	12.13 m ²
Bedroom 3	10.54 m ²
Bedroom 4	7.93 m ²
En Suite	3.48 m ²
Landing	7.71 m ²
Store	1.84 m ²
Aggregate Living Area	51.55m ²
Ground Floor GIFA	65m ²
Aggregate Bed Area	43.78m ²
First Floor GIFA	65m ²
Attic Storage	3.69m ²
Total Storage	6m ²
Total Floor Area = 130m²	

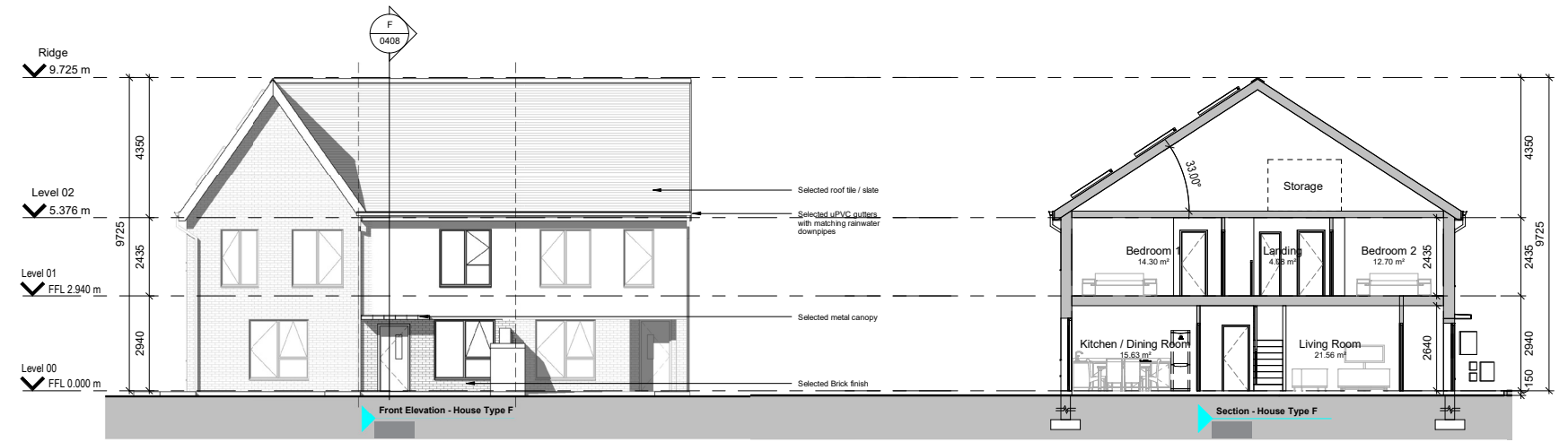


HOUSE TYPES

House Type F

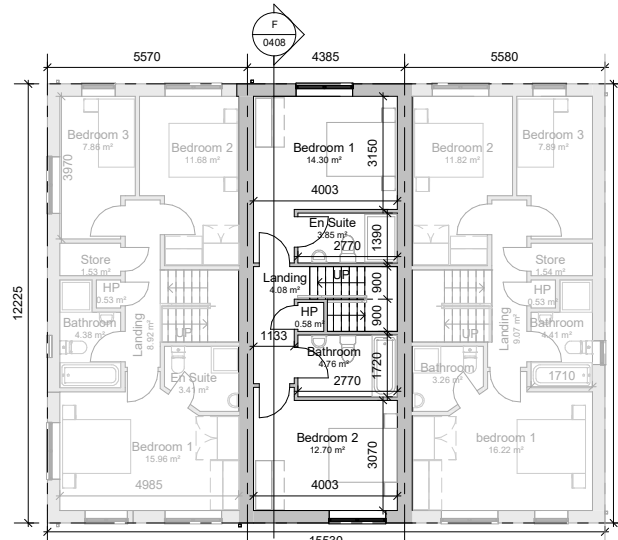


Roof Plan - House Type F



Front Elevation - House Type F

Section - House Type F

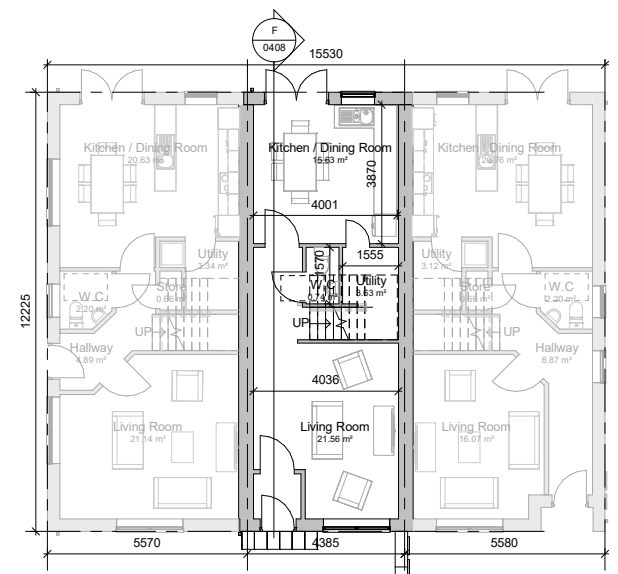
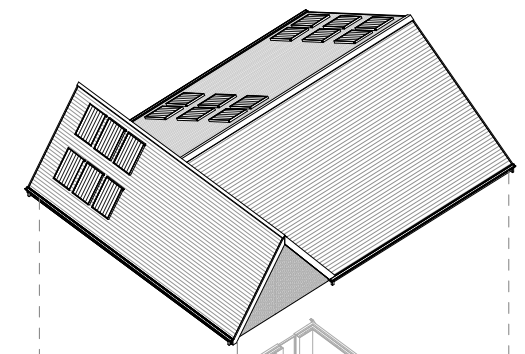


First Floor Plan - House Type F

House Type F - 2No. Bedrooms	
Room Name	Room Area
Level 00	
Kitchen / Dining Room	15.63 m ²
Living Room	21.56 m ²
Utility	3.63 m ²
W.C	0.74 m ²
Level 01	
Bathroom	4.76 m ²
Bedroom 1	14.30 m ²
Bedroom 2	12.70 m ²
En Suite	3.85 m ²
HP	0.58 m ²
Landing	4.08 m ²
Aggregate Living Area	38.49m ²
Ground Floor GIFA	43m ²
Aggregate Bed Area	26.73m ²
First Floor GIFA	43m ²
Attic Storage	4m ²
Total Storage	4m ²
Total Floor Area	= 86m²



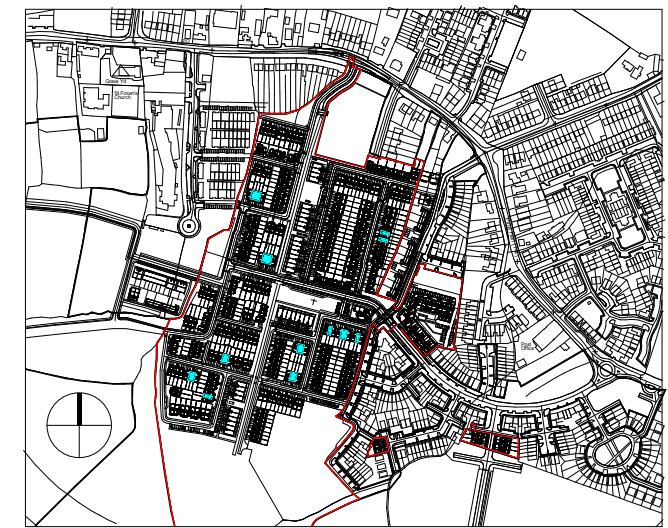
Rear Elevation - House Type F



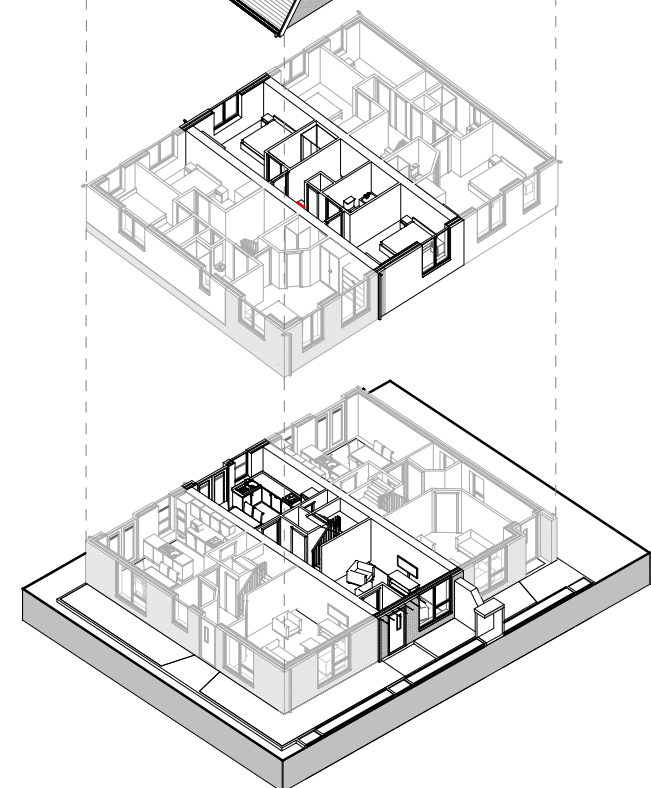
Ground Floor Plan - House Type F



3D - House Type F



Key Plan



Exploded 3D - House Type F

Apartments / Duplexes

Apt/Dup-A

Duplex Type A 1-36

Room Schedule	
DP A-2	
Name	Area

01 First Floor Level	
WC	2.18 m ²
Utility	3.37 m ²
Living	23.51 m ²
Kitchen / Dining	16.11 m ²
Hallway	16.75 m ²
Balcony	21.63 m ²

02 Second Floor Level	
Bedroom 3	7.58 m ²
Bedroom 1	15.26 m ²
Store	2.89 m ²
Bathroom	4.67 m ²
En-Suite	3.55 m ²
Bedroom 2	12.37 m ²
Landing	14.68 m ²
Aggregate Living Area	39.62m ²
Ground Floor GIFA	63.67m ²
Aggregate Bed Area	35.21m ²
First Floor GIFA	63.67m ²
Attic Storage	0m ²
Total Storage	6.26m ²
Total Floor Area	= 127.34m²

DP A-1	
Name	Area

01 First Floor Level	
Living	24.26 m ²
Kitchen / Dining	18.66 m ²
WC	2.18 m ²
Utility	1.88 m ²
Hallway	16.70 m ²
Balcony	21.85 m ²

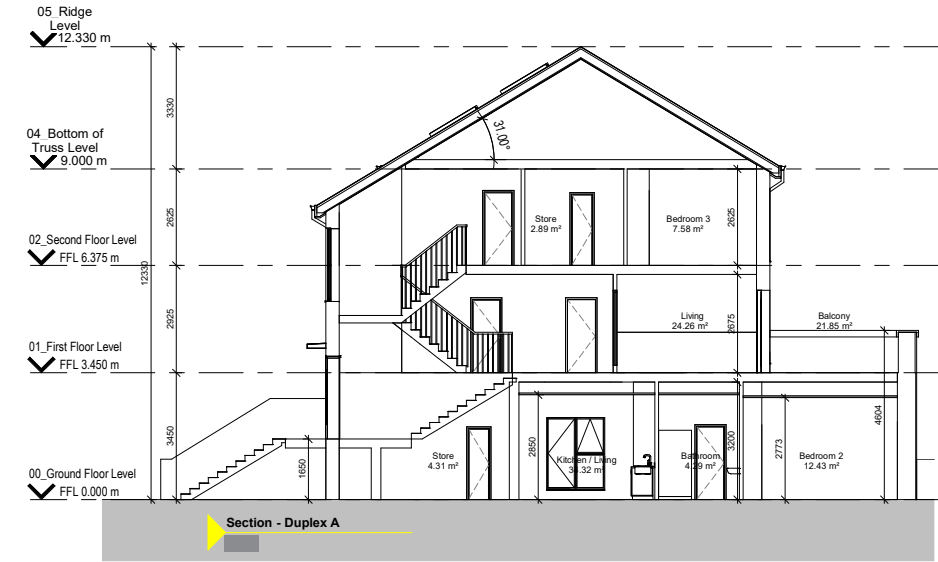
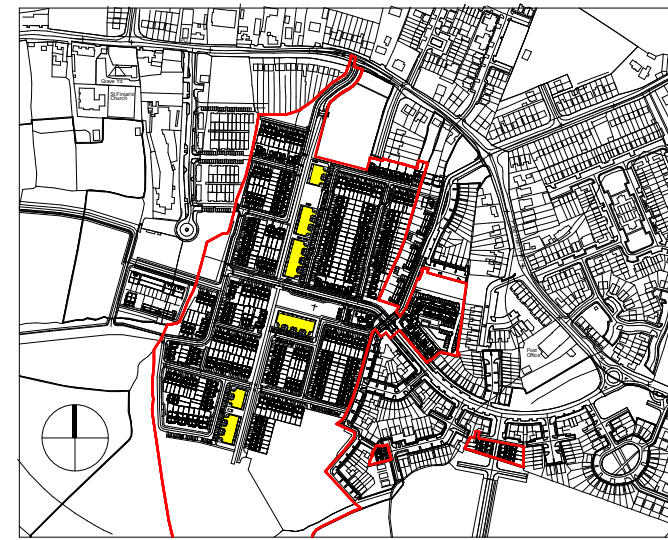
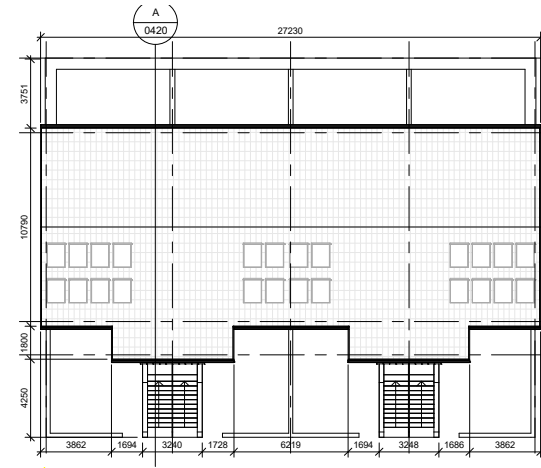
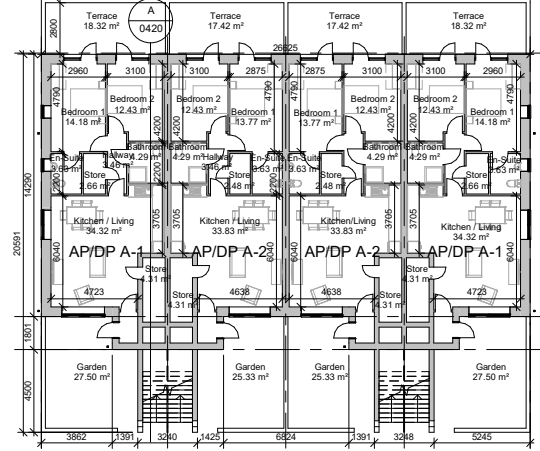
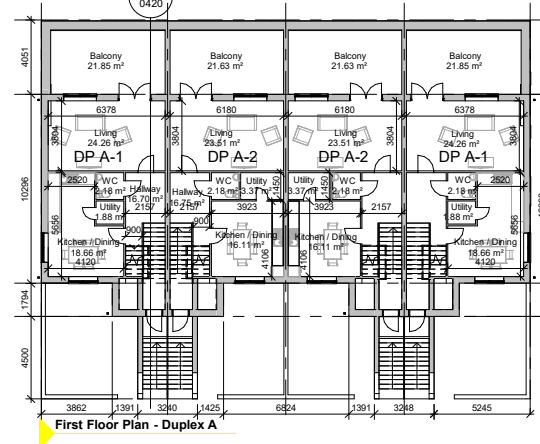
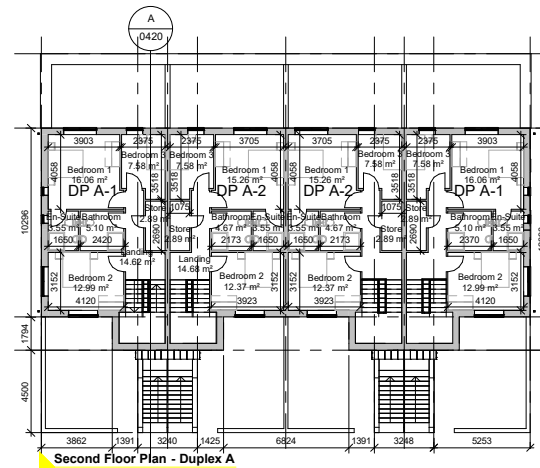
02 Second Floor Level	
Bedroom 1	16.06 m ²
Bedroom 3	7.58 m ²
En-Suite	3.55 m ²
Bathroom	5.10 m ²
Store	2.89 m ²
Bedroom 2	12.99 m ²
Landing	14.62 m ²
Aggregate Living Area	42.92m ²
Ground Floor GIFA	65.5m ²
Aggregate Bed Area	36.63m ²
First Floor GIFA	65.5m ²
Attic Storage	2m ²
Total Storage	6.77m ²
Total Floor Area	= 131m²

AP/DP A-2	
Name	Area

00 Ground Floor Level	
Bedroom 2	12.43 m ²
Bedroom 1	13.77 m ²
Bathroom	4.29 m ²
Store	2.48 m ²
En-Suite	3.63 m ²
Kitchen / Living	33.83 m ²
Store	4.31 m ²
Hallway	3.46 m ²
Garden	25.33 m ²
Terrace	17.42 m ²
Aggregate Living Area	33.83m ²
Aggregate Bed Area	26.2m ²
Total Storage	6.79m ²
Total Floor Area	= 83.84m²

AP/DP A-1	
Name	Area

00 Ground Floor Level	
Bedroom 2	12.43 m ²
Bedroom 1	14.18 m ²
Kitchen / Living	34.32 m ²
En-Suite	3.63 m ²
Store	2.66 m ²
Bathroom	4.29 m ²
Store	4.31 m ²
Hallway	3.46 m ²
Garden	27.50 m ²
Terrace	18.32 m ²
Aggregate Living Area	34.32m ²
Aggregate Bed Area	26.61m ²
Total Storage	6.97m ²
Total Floor Area	= 84.9m²



Infill Sites - Apartments / Duplexes

Ballynakelly Site C.1



Apartment Block
 1No 1 Bed 2 Person
 2No 2 Bed 4 Person

Apartment Block
 2No 1 Bed 2 Person
 4No 2 Bed 4 Person

Apartment Block
 1No 1 Bed 2 Person
 6No 2 Bed 4 Person

Duplex Block
 6No 2 Bed 4 Person Apartment

Duplex Block 01
 Living Area to 6No 3 bed Duplex Units

Duplex Block 01
 Bedrooms to the 6No 3 bed Units

Total 9 Residential Units

Duplex Block 02
 6No 2 Bed 4 Person Apartments
 Total 18 Residential Units

Duplex Block 02
 Living Area to 6No 3 Bed 5 Person Units

1No Retail Unit 67Sqm

Total 13 Residential Units



Lower Ground Floor Plan

Upper Ground Floor Plan

First Floor Plan

Apartments / Duplexes

Ballynakelly Site C.1

Apartment Block
5No 2 Bed 4 Person
1No 2 Bed 3 person

Duplex Block 02
Bedrooms to the 6No 3 bed Units below

Total 6 Residential Units

Apartment Block
2No 1 Bed 2 Person
1No 2 Bed 3 Person
1No 2 Bed 4 Person

Total 4 Residential Units



Second Floor Plan



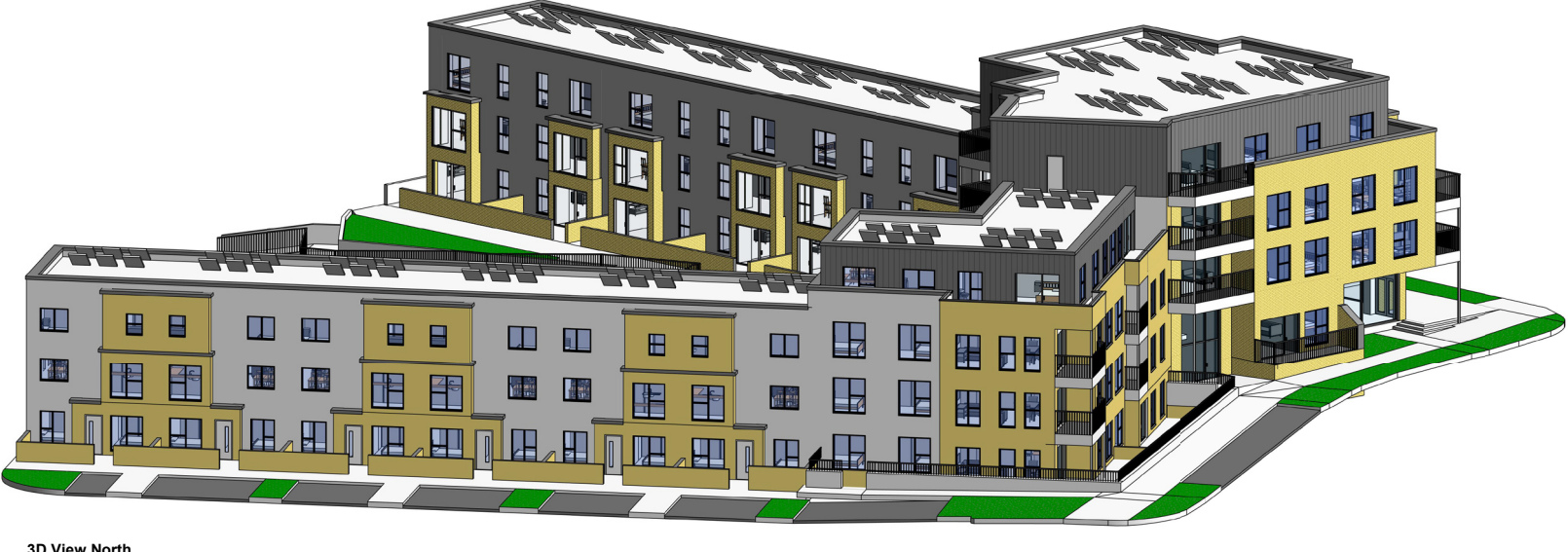
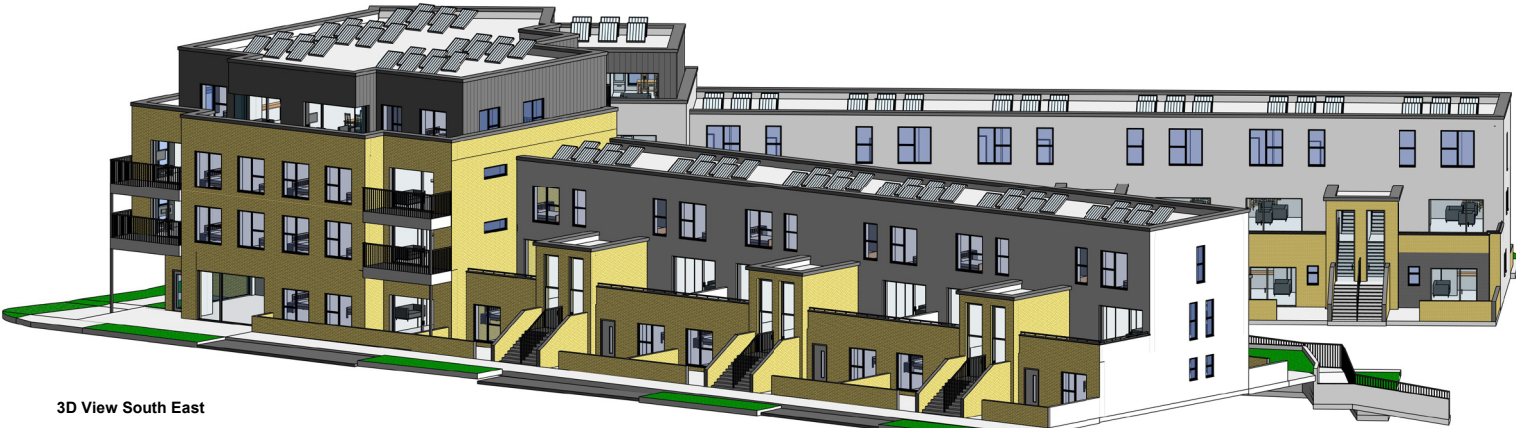
Third Floor Plan



Roof Floor Plan

Apartments / Duplexes

Ballynakelly Site C.1



Proposed Housing Units

Site C.2



HOUSE TYPE B1 HOUSE TYPE B HOUSE TYPE B1



Elevation to East side Plot

HOUSE TYPE B1 HOUSE TYPE B HOUSE TYPE B HOUSE TYPE B1



Elevation to West side Plot

House Type B - 3No. Bedrooms	
Room Name	Room Area

Level 00	
Hallway	8.22 m ²
Kitchen / Dining Room	20.80 m ²
Living Room	16.67 m ²
Store	0.67 m ²
Utility	3.47 m ²
W.C	2.23 m ²

Level 01	
Bathroom	4.49 m ²
Bedroom 1	16.13 m ²
Bedroom 2	11.94 m ²
Bedroom 3	7.95 m ²
En Suite	3.58 m ²
HP	0.56 m ²
Landing	8.99 m ²
Store	1.59 m ²

Aggregate Living Area	37.22m ²
Ground Floor GIFA	55m ²
Aggregate Bed Area	37.42m ²
First Floor GIFA	55m ²
Attic Storage	2.82m ²
Total Storage	5m ²

Total Floor Area = 110m²

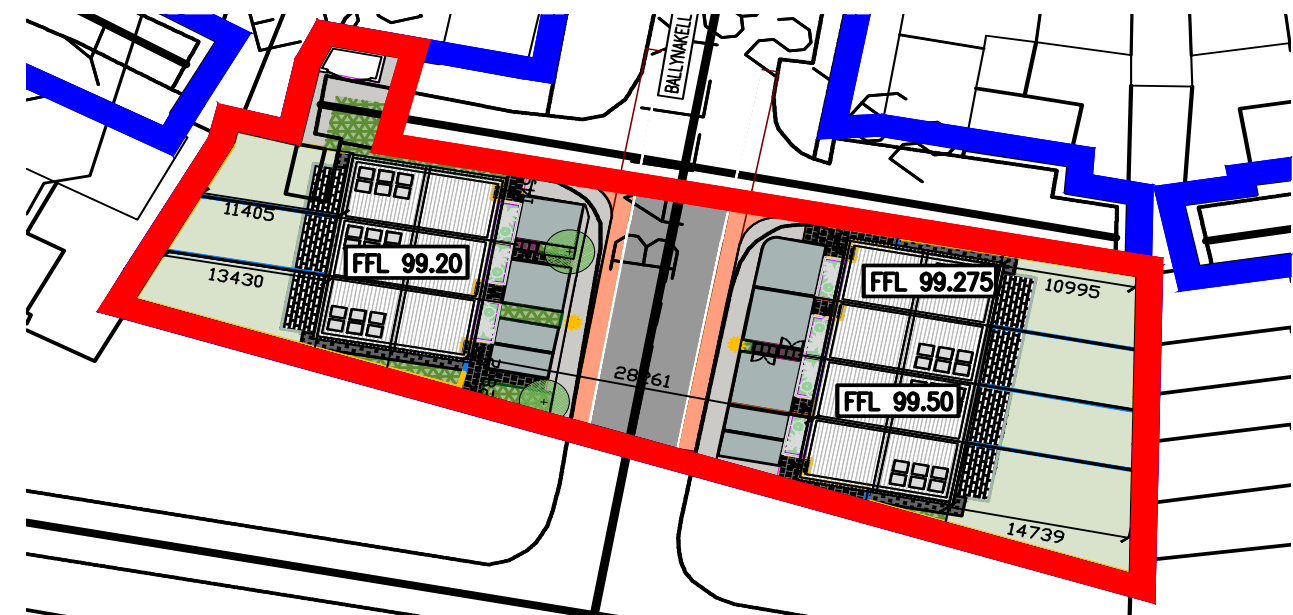
House Type B1 - 3No. Bedrooms	
Room Name	Room Area

Level 00	
Hallway	8.24 m ²
Kitchen / Dining Room	20.81 m ²
Living Room	16.62 m ²
Store	0.67 m ²
Utility	3.46 m ²
W.C	2.24 m ²

Level 01	
Bathroom	4.50 m ²
Bedroom 1	16.13 m ²
Bedroom 2	11.93 m ²
Bedroom 3	7.96 m ²
En Suite	3.57 m ²
HP	0.56 m ²
Landing	8.98 m ²
Store	1.59 m ²

Aggregate Living Area	37.42m ²
Ground Floor GIFA	55m ²
Aggregate Bed Area	36.11m ²
First Floor GIFA	55m ²
Attic Storage	2.82m ²
Total Storage	5m ²

Total Floor Area = 110m²



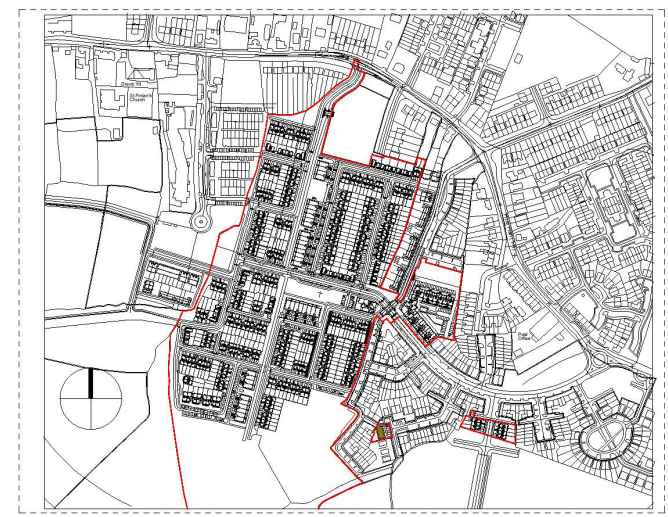
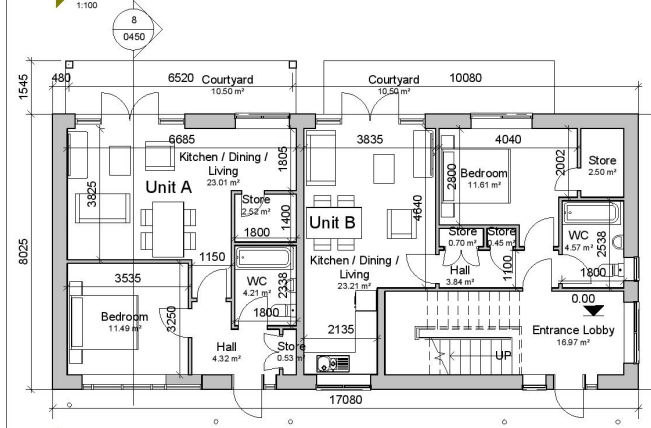
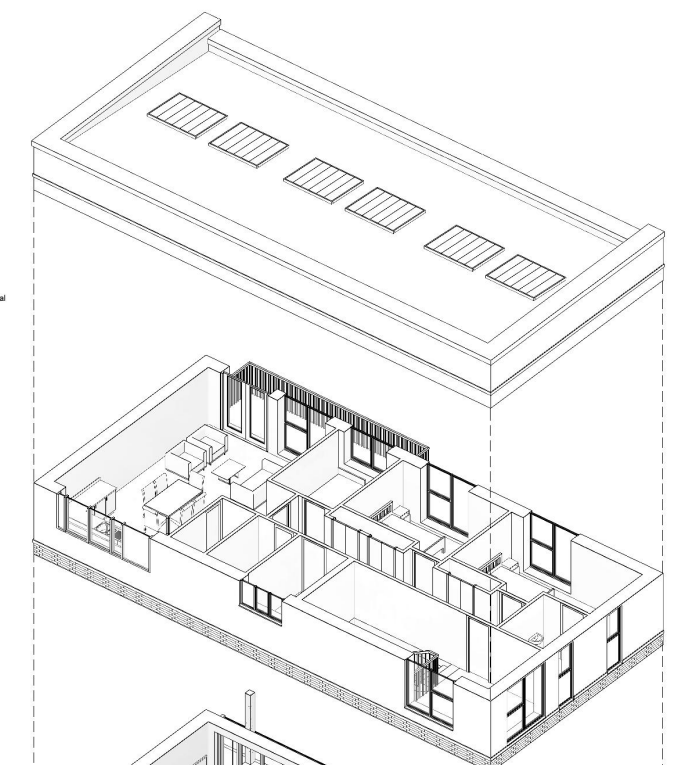
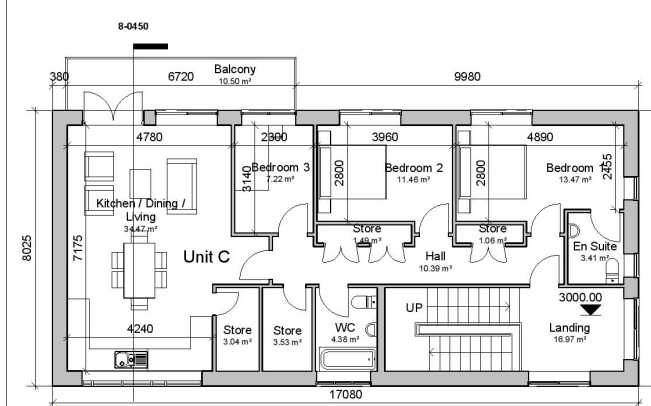
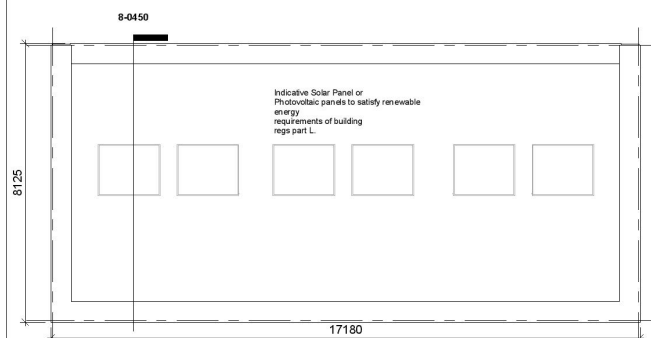
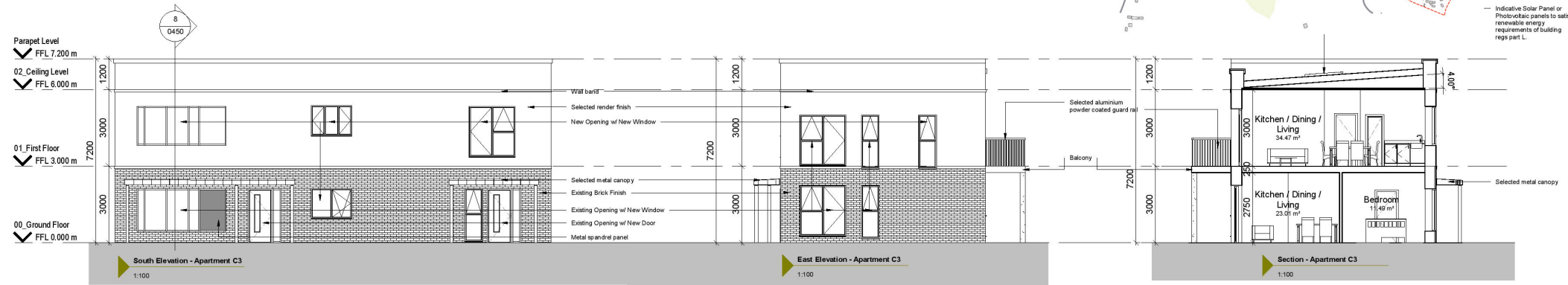
Site Plan

Apartments

Ballynakelly Site C.3



Unit A		Unit B		Unit C	
Name	Area	Name	Area	Name	Area
00_Ground Floor					
Kitchen / Dining / Living	23.01 m ²	Kitchen / Dining / Living	23.21 m ²	Kitchen / Dining / Living	34.47 m ²
Bedroom	11.49 m ²	Bedroom	11.61 m ²	Bedroom 3	7.22 m ²
Hall	4.32 m ²	Store	2.50 m ²	Store	3.04 m ²
WC	4.21 m ²	Bedroom	4.57 m ²	Store	3.53 m ²
Store	2.52 m ²	Hall	3.84 m ²	WC	4.38 m ²
Store	0.53 m ²	Store	0.70 m ²	Hall	10.39 m ²
Courtyard	10.50 m ²	Store	0.45 m ²	Store	1.49 m ²
Aggregate Living Area	23.01m ²	Courtyard	10.50 m ²	Bedroom 2	11.46 m ²
Aggregate Bed Area	11.49m ²	Aggregate Living Area	23.21m ²	Bedroom 1	13.47 m ²
Total Storage	3.05m ²	Aggregate Bed Area	11.61m ²	En Suite	3.41 m ²
Total Floor Area = 47.97m ²		Total Storage	3.05m ²	Store	1.06 m ²
		Total Floor Area = 48.68m ²		Balcony	10.50 m ²
				Aggregate Living Area	34.47m ²
				Aggregate Bed Area	32.15m ²
				Total Storage	9.12m ²
				Total Floor Area = 98.22m ²	

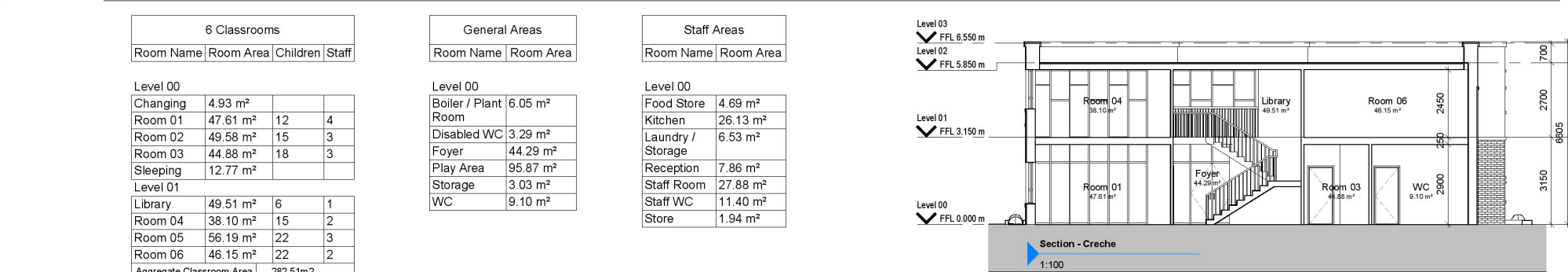
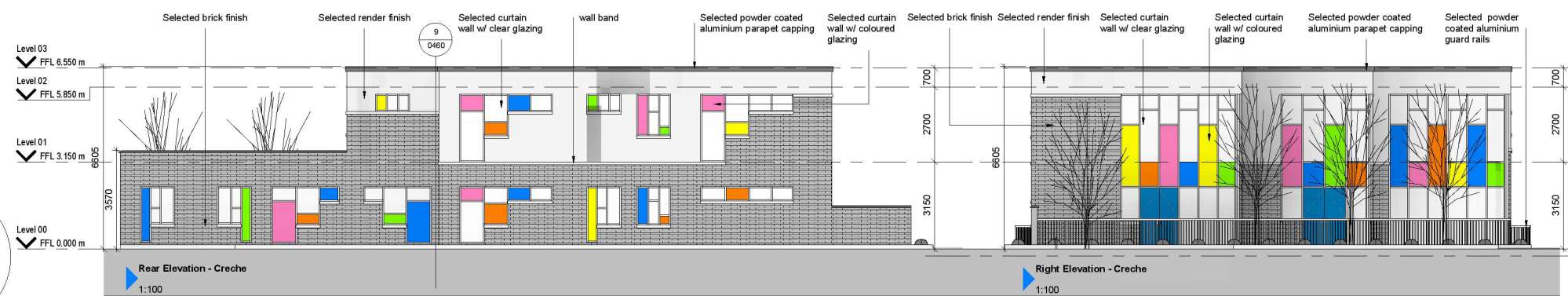
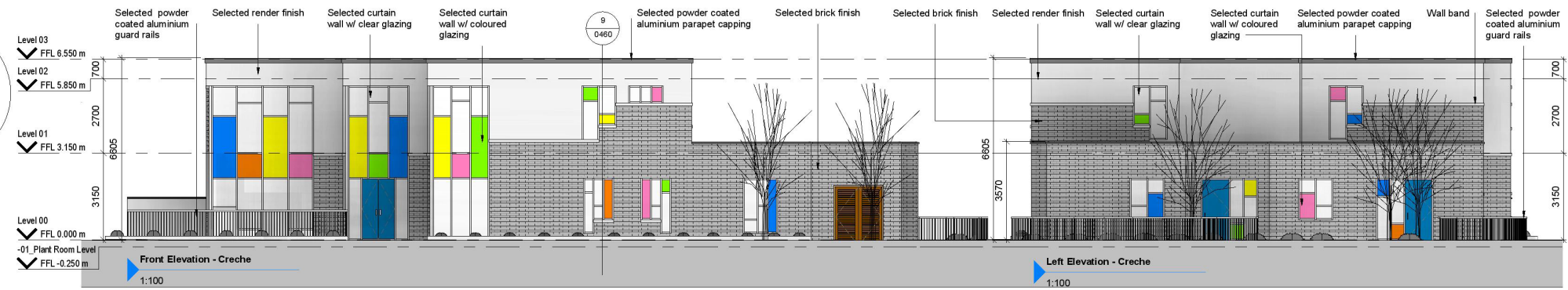
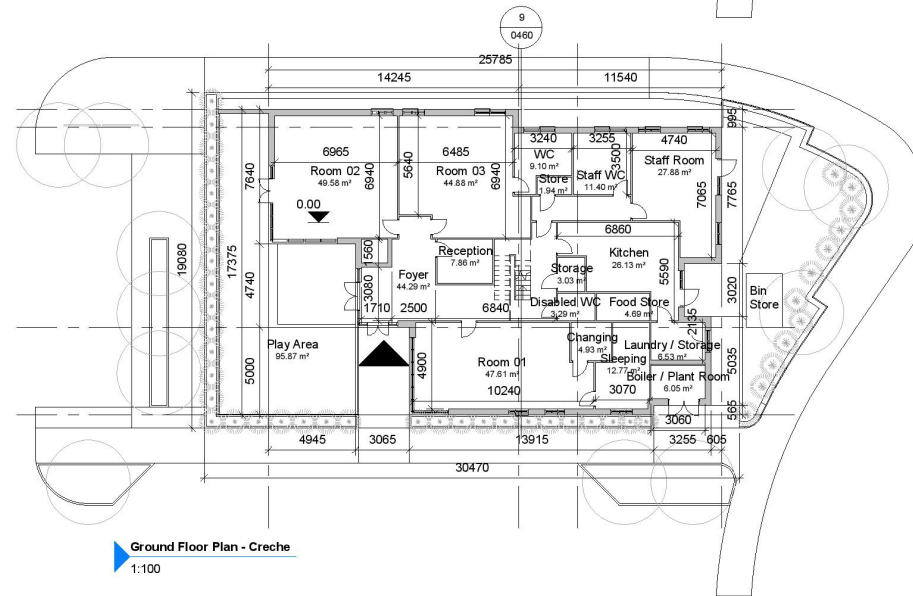
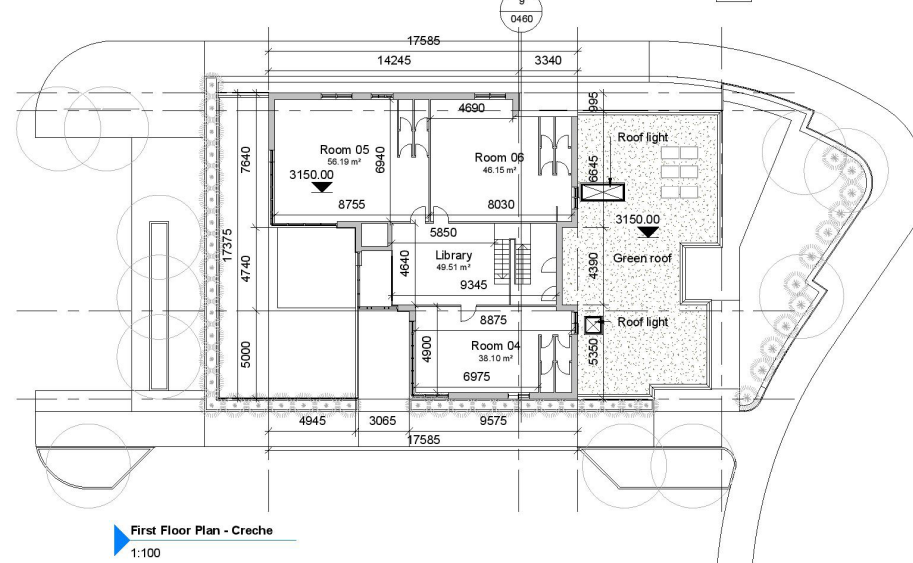
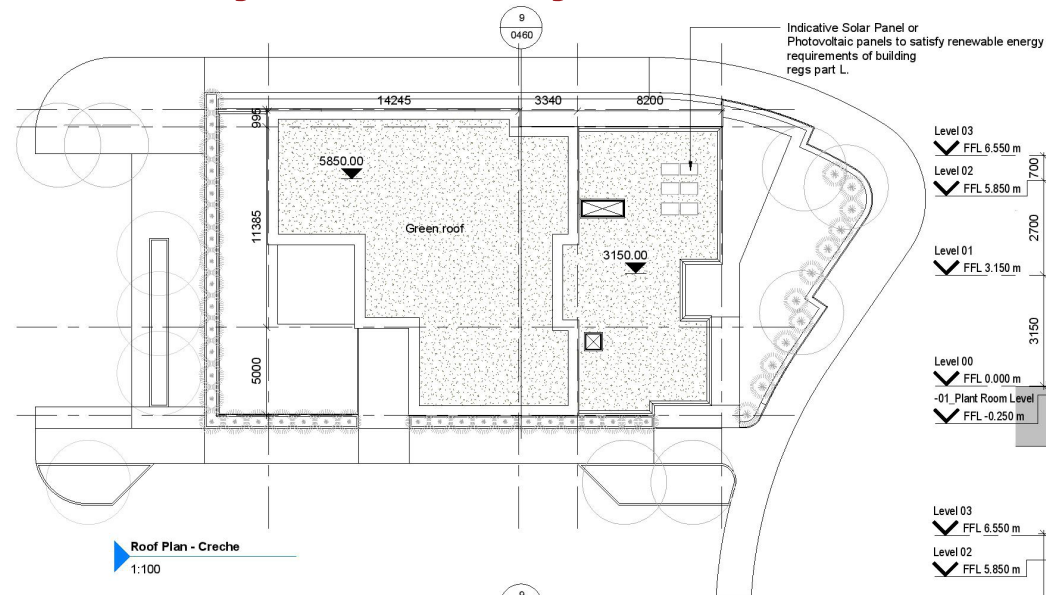


Key Plan 1:5000

3D - Apartment C3

Exploded 3D - Apartment C3

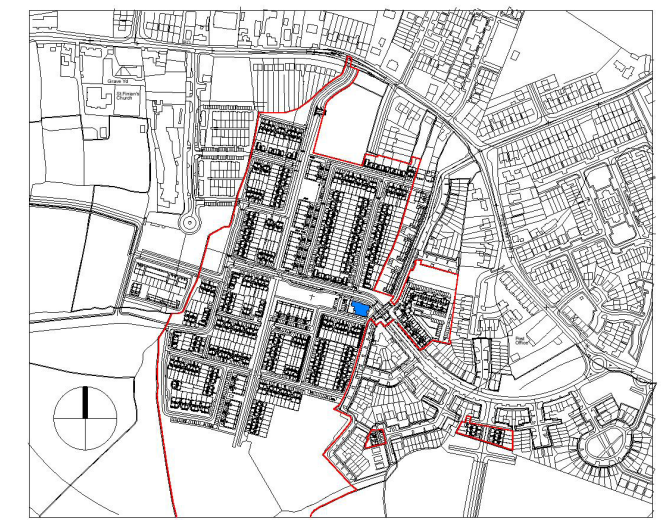
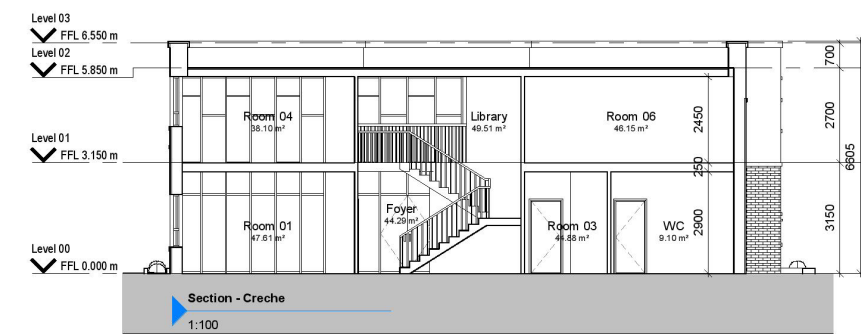
Ballynakelly West - Creche



6 Classrooms			
Room Name	Room Area	Children	Staff
Level 00			
Changing	4.93 m ²		
Room 01	47.61 m ²	12	4
Room 02	49.58 m ²	15	3
Room 03	44.88 m ²	18	3
Sleeping	12.77 m ²		
Level 01			
Library	49.51 m ²	6	1
Room 04	38.10 m ²	15	2
Room 05	56.19 m ²	22	3
Room 06	46.15 m ²	22	2
Aggregate Classroom Area	282.51m ²		
Ground Floor GIFA	330.5m ²		
First Floor GIFA	187.24m ²		
Total Storage	5m ²		
Total Floor Area = 517.74m²			

General Areas	
Room Name	Room Area
Level 00	
Boiler / Plant Room	6.05 m ²
Disabled WC	3.29 m ²
Foyer	44.29 m ²
Play Area	95.87 m ²
Storage	3.03 m ²
WC	9.10 m ²

Staff Areas	
Room Name	Room Area
Level 00	
Food Store	4.69 m ²
Kitchen	26.13 m ²
Laundry / Storage	6.53 m ²
Reception	7.86 m ²
Staff Room	27.88 m ²
Staff WC	11.40 m ²
Store	1.94 m ²



13

Schedule & Phasing

13.1 INDICATIVE SCHEDULES

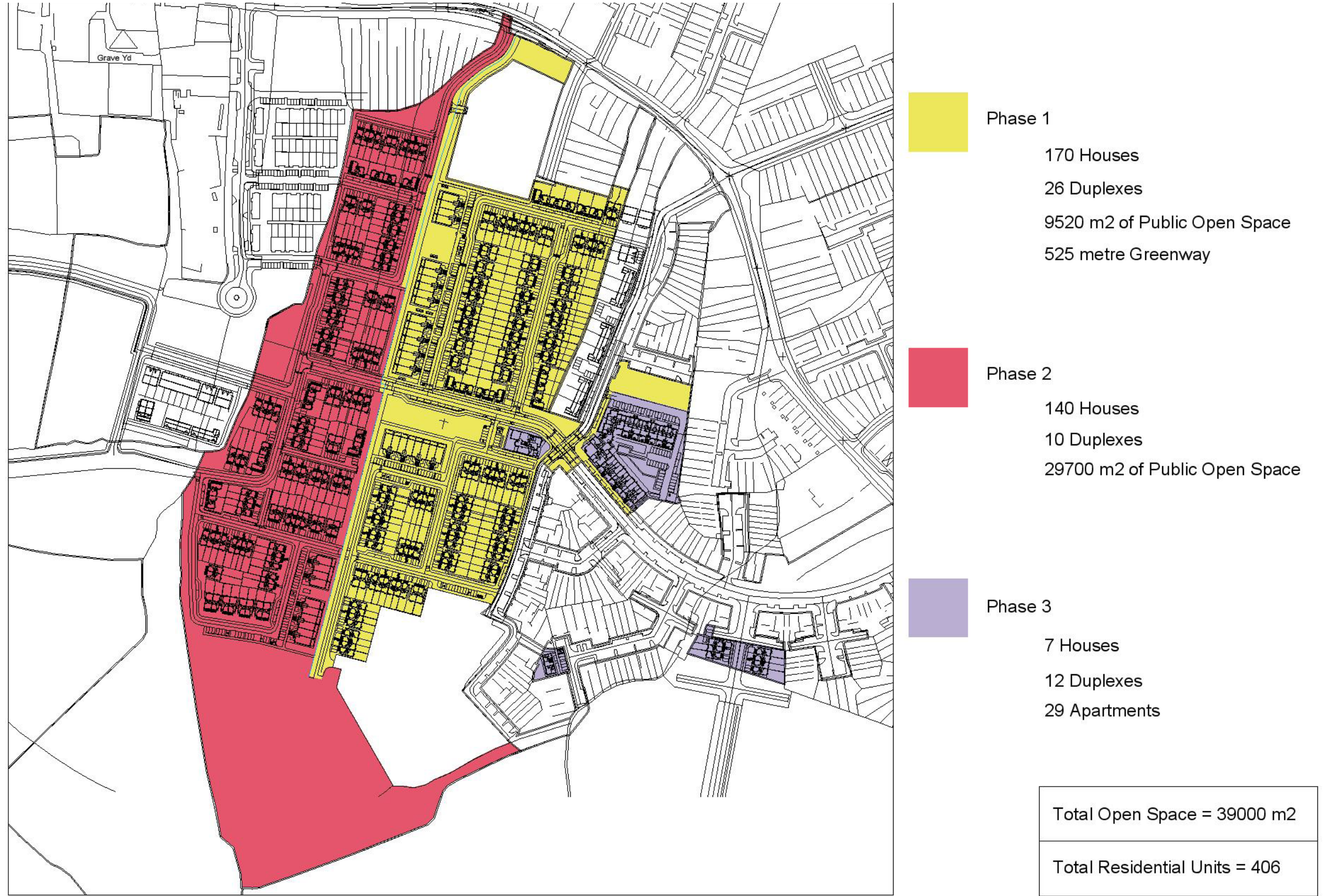
Unit Types Break Down		
Housing Units	No.	%
Type A; A1 & A2	42	14.9
Type B; B1, B2 & B3	194	69.0
Type C & C1	14	5.0
Type D & D1	10	3.6
Type F	21	7.5
Total	281	100

Apartments & Duplex Units	No.	%
3-bed Duplex	48	38
2-Bed Apt below Duplex	48	38
1-Bed Apartment	8	6
2-Bed Apartment	20	16
3-Bed Apartment	1	1
Total	125	100
Total No of Units	406	

Density Calculations		
Net Development Area	9.91	ha
Main Site		
Site area (not inc C1; C2; C3)	15.02	
Park 1 - Taobh Chnoic Park	1.9354	
Park 2 - Burgage South Park	0.19	
School	1.5	
Boulevard	0.6316	
Marketing Suite Site	0.0899	
Unzoned Lands outside LAP	0.7648	
Total Net Deveopment Area	10.89	ha
Main Site + C1 + C2 + C3		
C1 (Ballynakelly)	0.7556	
C2 (Ballynakelly Rise)	0.176	
C3 (Ballynakelly Edge)	0.05	
Main site + Infill Sites Density	37.28	per ha

SITE STATISTICS SUMMARY SCHEDULE Lands at Newcastle South		
Description	ha	ha
Total Ownership of Applicant		33.65
Application Site Area (Red Line Boundary)		
Main Site	15.02	
C1 (Ballynakelly)	0.7556	
C2 (Ballynakelly Rise)	0.176	
C3 (Ballynakelly Edge)	0.05	
Total		16.0016
Area's not included in net development area		
Park 1 - Taobh Chnoic Park	1.9354	
Park 2 - Burgage South Park	0.19	
School	1.5	
Boulevard	0.6316	
Marketing Suite Site	0.0899	
Unzoned Lands outside LAP	0.7648	
Total	5.1117	
Total Net Deveopment Area		10.8899
Gross Floor Area of Development	Sqm	
Residential	45,864.26	
Childcare	517.74	
Retail	67.70	
Breakdown of Public Open Space	ha	
Taobh Chnoic Park (+Allotments)	2.7	
Ballynakelly West Park	0.07	
BallynakellyWest Square	0.23	
Ballynakelly	0.152	
Burgage South Park	0.19	
Open Space	0.1	
Greenway	0.5	
Total Public Open Space	3.9	
Plot Ratio		0.29
Site Coverage		16%

13.2 PROPOSED CONSTRUCTION PHASING



Construction Phasing Plan

CAIRN
PLC

Newcastle
South

7 Grand Canal
Grand Canal Street Lower
Dublin D02 KW81

Tel: +353 1 696 4600
www.cairnhomes.com