

Farrankelly, Greystones, Delgany, Wicklow

Proposed Residential Development

SHD Planning Application Design Report to
An Bord Pleanála - 27th August 2019



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Revision	Date	Notes	Prepared By	Checked By	Approved By
-	27.08.19	ABP Application	JMcK/BG	BG	-

Executive Summary

The unique character and quality of this site, with its exceptional views of the mountains, sea and towards Delgany Village provide an unrivalled opportunity to open up this pivotal site in Farrankelly.

This design report has been prepared on behalf of the Applicant, Cairn Homes Properties Ltd (Cairn Homes) to support a SHD planning application submitted to An Bord Pleanála (ABP).

The proposed development provides for 426 dwellings consisting of houses, apartments and duplex units all within open space areas (both active and passive) within an overall site of c.21 hectares, which includes a substantial greenway (2.4 hectares) of 650m in length located along the northern boundary.

In addition the proposal includes active open space of c.4.5 hectares which will include a football pitch as well as a tennis court and multi-use pitch, a play area and an informal kick-about area to the front of the proposal.

The subject lands are located within the built-up area of Greystones. The lands are situated to the south west of Greystones- Delgany as defined in the Local Area Plan (LAP).

The site has varying topography. It is bounded to the North by the Three Trout's Stream. The land contains a number of hedgerows, interspersed with occasional mature trees, along the site and the field boundaries of the land holding.

The wider area is characterised by a number of large residential developments including Eden Gate and Glenbrook Park to the south, Glenheron and Charlesland to the east. Development on the North-East and South-West boundary of the site consists primarily of detached residential properties with Delgany Park and Mill Grove, located to the north of Three Trouts stream.

The R774 located to the South of the Charlesland and Eden Gate Developments provides a direct link to the N11. This provides an access route from Greystones to

the N11, removing traffic from Delgany Village. The unique character and quality of this site, with its exceptional views towards the sea and Delgany village, provide an unrivalled opportunity to open up this pivotal site in Greystones delivering high quality public amenities and connections as well as creating a sustainable residential community.

The 'Sustainable Residential Development Guidelines', published by the Department of the Environment, form the basis of the Cairn Homes approach to delivering sustainable urban densities at this edge suburban site. The residential density of the planned development has had particular regard to its location along with the undulating topography of the site falling down to the Three Trout's Stream. Overall the layout provides an appropriate density with an average net density, of 35.7 units per hectare.

Cairn Homes are actively building on thirteen sites across the Greater Dublin Area, delivering high quality sustainable dwellings and apartments. It is hoped that, subject to planning permission, this project could be commenced by early 2020.

Most of the active Cairn Homes sites are large scale delivering a significant number of new homes in multi-faceted sites with existing environmental challenges, not dissimilar to Farrankelly. Of particular interest is the completed development at Glenheron to the immediate east of the site. The Cairn Homes team can bring experience of local challenges such as topography and landscape to the Farrankelly site.

Cairn Homes bring together very experienced internal personnel and external design teams to all its projects. The foundations of the Farrankelly project is based upon a comprehensive Master Planning process undertaken in consultation with Wicklow County Council

over the past c. 18 months and has resulted in a high quality urban design response which embraced the numerous opportunities and constraints of the site. The specialist Masterplanners and Architects in Metropolitan Workshop with a wide experience in the design of residential developments in Ireland and the UK were in turn supported by a team of engineering, landscape, environmental and planning specialists.

A critical element in the scheme is the delivery of the Road objective R07 of a new public access street between the Kilcoole road and Priory road. The alignment and routing of the new connecting street respects the grain and contour of the rolling site and much thought, and effort has gone in to this design in collaboration with Wicklow County Council.

A green route for the provision of pedestrian and cycling facilities links the R07 Road objective to Eden Gate.

The entire scheme is designed in accordance with the Design Manual for Urban Roads and Streets (DMURS) which calls for an integrated approach to street design that incorporates traditional road design along with elements of urban design and landscaping to create lower traffic speeds and thereby facilitate a safer road environment for pedestrians and cyclists.

An important element in the layout and design of the overall scheme has been the need to respect the existing tree lines, hedgerows and field patterns and that a new public amenity is developed along the Three Trout's Stream. The use of existing tree lines and hedgerows compartmentalises the development into distinct neighbourhoods and the site is planned as a collection of identifiable neighbourhoods which provide a distinct identity to each area.

The layout and location of the open spaces within each neighbourhood are set out to ensure their character and quality make them attractive and desirable places to live, helping this new community to prosper.

The proposed development has been prepared in accordance with Wicklow County Council Development Plan, the Greystones-Delagany and Kilcoole Local Area Plan 2013-2019 and the Farrankelly Area Action Plan.

The detailed design has been informed by the pre-planning meetings held with the Planning Authority under Section 247 and a consultation meeting with An Bord Pleanála and the local Planning Authority under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016 prior to the submission of this application to An Bord Pleanála.



Left: An example of
CAIRN Homes developments:
Shackleton Park,
Lucan, Co. Dublin,



Above: View from the site looking west

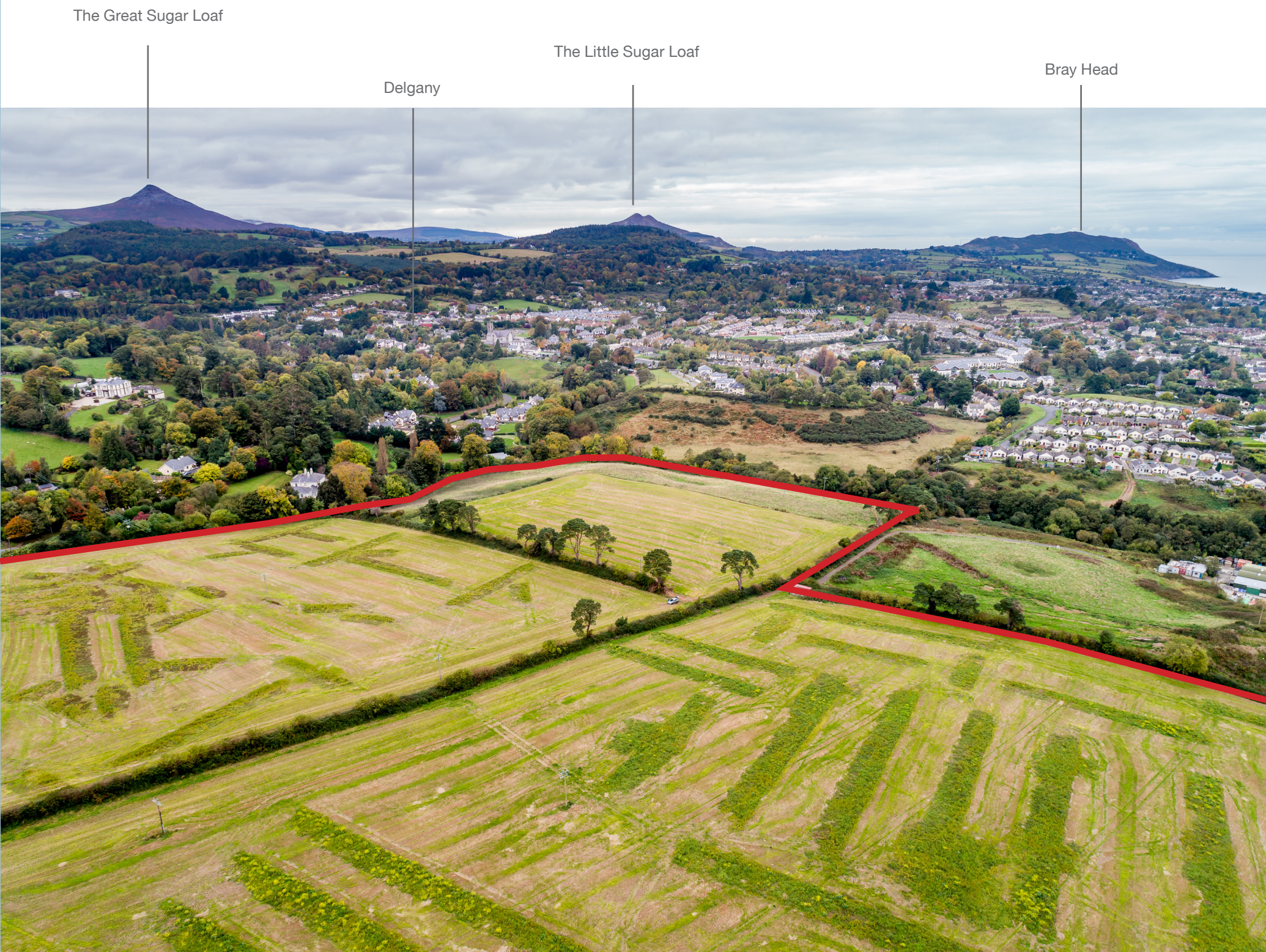
Contents

Executive Summary	3
1. Introduction.	6
1.1 Structure of the Document	
1.2 Introduction	
1.3 The Team	
1.4 Pre- Planning Consultation	
2. Site Assessment.	12
2.1 Location.	
2.2 Site	
2.3 Site History and Heritage	
2.4 Topography, Flooding and Key Views.	
2.5 Opportunities and Constraints.	
2.6 Road & Access.	
2.7 Planning Context.	
2.8 Farrankelly Area Action Plan.	
3. Urban Design Criteria.	22
3.01 DoEHLG Urban Design Manual Implementation Assessment	
3.02 Context	
3.03 Connections	
3.04 Inclusivity	
3.05 Variety	
3.06 Public Realm	
3.07 Efficiency	
3.08 Distinctiveness	
3.09 Layout	
3.10 Adaptability	
3.11 Privacy and Amenity Parking	
3.12 Parking	
3.13 Detailed Design	
4 Landscape Proposal.	60
4.1 Landscape Strategy	
4.2 Spatial Uses	
4.3 Three Trouts Green Route	
4.4 Green Infrastructure and enhancement of existing landscape	
4.5 Open Space 1	
4.6 Open Space 2	
4.7 Open Space 3	
5 House Types	68
5.1 Unit Types	
6 Appendix	102
6.1 Phasing	
6.2 Schedule of Accommodation	
6.3 Housing Quality Audit (HQA)	
6.4 Universal Design Statement	

1

1. Introduction

- 1.1 Structure of the Document
- 1.2 Introduction
- 1.3 The Team
- 1.4 Pre-Planning Consultation



Above: Aerial View looking North

1.1 Structure of the Document

This Design Statement is one of a number of documents submitted in support of this application to ABP. In addition to this introductory section it provides the following sections:

Section 1 – Introduction: This describes the project team, project scope, a summary of the proposal, pre-planning consultation and the structure of the document.

Section 2 – Site Assessment: This describes the current site conditions, its location and key elements, and includes analysis of the site and its relationship to its immediate context and the wider area.

Section 3 – Urban Design Approach: This describes the urban design approach set out under the 12 urban design criteria from the neighbourhood scale through to the scale of the home.

Section 4 – Landscape Proposal: This describes the approach to the public realm and landscape, encompassing the creation of new amenity spaces to the adequate provision of new high quality amenity spaces for future residents.

Section 5 - House Types: This section sets out in plan and elevation each of the house types proposed within the development.

Section 6 - Appendix: This section includes the phasing strategy, area schedule, HQA [Housing Quality Assessment] and the Universal Design Statement



Site Boundary



Left Aerial image of wider context

1.2 Introduction

This design statement was prepared and co-ordinated by Metropolitan Workshop on behalf of Cairn Homes and relates to lands at Farrankelly, Co. Wicklow, as shown in the aerial image opposite.

Metropolitan Workshop prepared a masterplan of the entire site (circa 21 Ha) for residential development, crèche facilities, active open space and new public open spaces as well as a new local access street between Kilcoole Road and Priory Road (R07 road objective).

Following completion of the masterplan, Metropolitan Workshop developed the proposed scheme with a total gross floor area of approximately 53,094 sqm.

This includes:

- 45,507m2 of residential accommodation.
- 599 m2 of Crèche.
- 325m2 of Residential Amenity Building
- Active Open Space with sports pitches and recreation area for public use.
- Boundary treatment, landscaping, site development works and ancillary services.

Metropolitan Workshop developed a proposal for 426 residential dwellings including:

- 4 five-bedroom dwellings
- 93 four-bedroom dwellings
- 148 three-bedroom dwellings
- 44 three-bedroom duplex apartments
- 44 two-bedroom duplex apartments
- 4 three-bedroom apartments
- 53 two-bedroom apartments
- 36 one-bedroom apartments

The Design Statement sets out the design rationale for the comprehensive development of this greenfield site to deliver a sustainable residential development along with the delivery of a key link street for the towns of Delgany and Greystones.

The report describes the site and its context and the key aspects of the proposed design, and sets out how the proposal is in accordance with the Department of Environment, Heritage & Local Government (DoEHLG) 12 Criteria assessment and Design Manual Urban Roads & Streets (DMURS), important design guidelines for new residential developments.

The design statement explains how the scheme has been developed in response to the range of different issues. This design statement confirms the proposal's consistency with planning policy and guidance, consultation with Wicklow Council and the comments as raised and discussed in our section 247 meeting with Wicklow County Council on 04th October 2018 and again at our pre-planning consultation with An Bord Pleanála on 7th February 2019.



Left: Cairn Homes development at Churchfields, Ashbourne, County Meath

1.3 The Team

This Design Statement has been prepared on behalf of Cairn Homes. This Design Statement is part of the submission for Strategic Housing Development (SHD) planning application submission to An Bord Pleanála.

The full project team consists of the following consultants and roles:

- Metropolitan Workshop - Architects
- John Spain Associates - Planning Consultants
- Kevin Fitzpatrick Landscape Architecture - Landscape Architects
- Roughan O'Donovan - Transport, Structural, Drainage and Flooding Consultants
- Waterman Moylan - Mechanical & Electrical Engineering Consultants
- Cairn Homes - in-house professional planning, design and construction team.

Supporting Reports

In addition to the plans and particulars required under the legislation, this architectural report should be read in conjunction with the consultant reports as submitted with this application.



Metropolitan Workshop are a multidisciplinary practice of architects and urban designers with studios in Dublin and London.

Our design comes from a close engagement with the client and the brief, through a process that harnesses the full spectrum of society's talent.

We collaborate with a wide variety of different people from artists and carpenters to researchers and writers, from local authorities, planners, community engagement consultants, and housing developers to, most importantly, the end-users.

We believe that peoples lives and the places they inhabit can be improved through creative engagement.

We deliver crafted buildings and enduring places that encourage community. We strive to make the ordinary extraordinary.

Our studio environment promotes contributions from all and is a stimulating place to learn.

Inventive, Rigorous, Inclusive and Generous



Cairn is an Irish homebuilder founded in 2014 with a clear strategy to deliver high quality new homes with an emphasis on design, innovation and customer service. Following a successful initial public offering (IPO) in June 2015 to raise funds to finance the development of new homes in Ireland, Cairn is actively engaged in the delivery of some 13,000 homes over the coming years. In 2018 Cairn delivered 804 new homes across the Greater Dublin Area. In 2019 Cairn aim to deliver 1,100 new homes.

Cairn is led by a highly experienced management team with a proven track record in delivering high quality residential properties at scale in Ireland and the UK, supported by a high calibre and experienced wider team. Cairn is focused on design driven by placemaking, high quality design and sustainability which will support sustainable communities.

1.4 Pre-Planning Consultation

The proposed development has been discussed at a number of pre-planning meetings with the Planning, Roads and Traffic, Conservation, Environment, and housing Departments of Wicklow County Council (WCC) during the development of the design. The meetings took place on:

- Monday 30th of April 2018
- Thursday 4th of October 2018

A Pre-Planning consultation with An Bord Pleanála took place on 7th February 2019.

The Statement of Consistency and Response to An Bord Pleanala Opinion prepared by John Spain and Associates which accompanies this application to An Bord Pleanála (ABP) comprehensively addresses the planning aspects of the development.



Right: Photo of residents of Cairn Homes development.

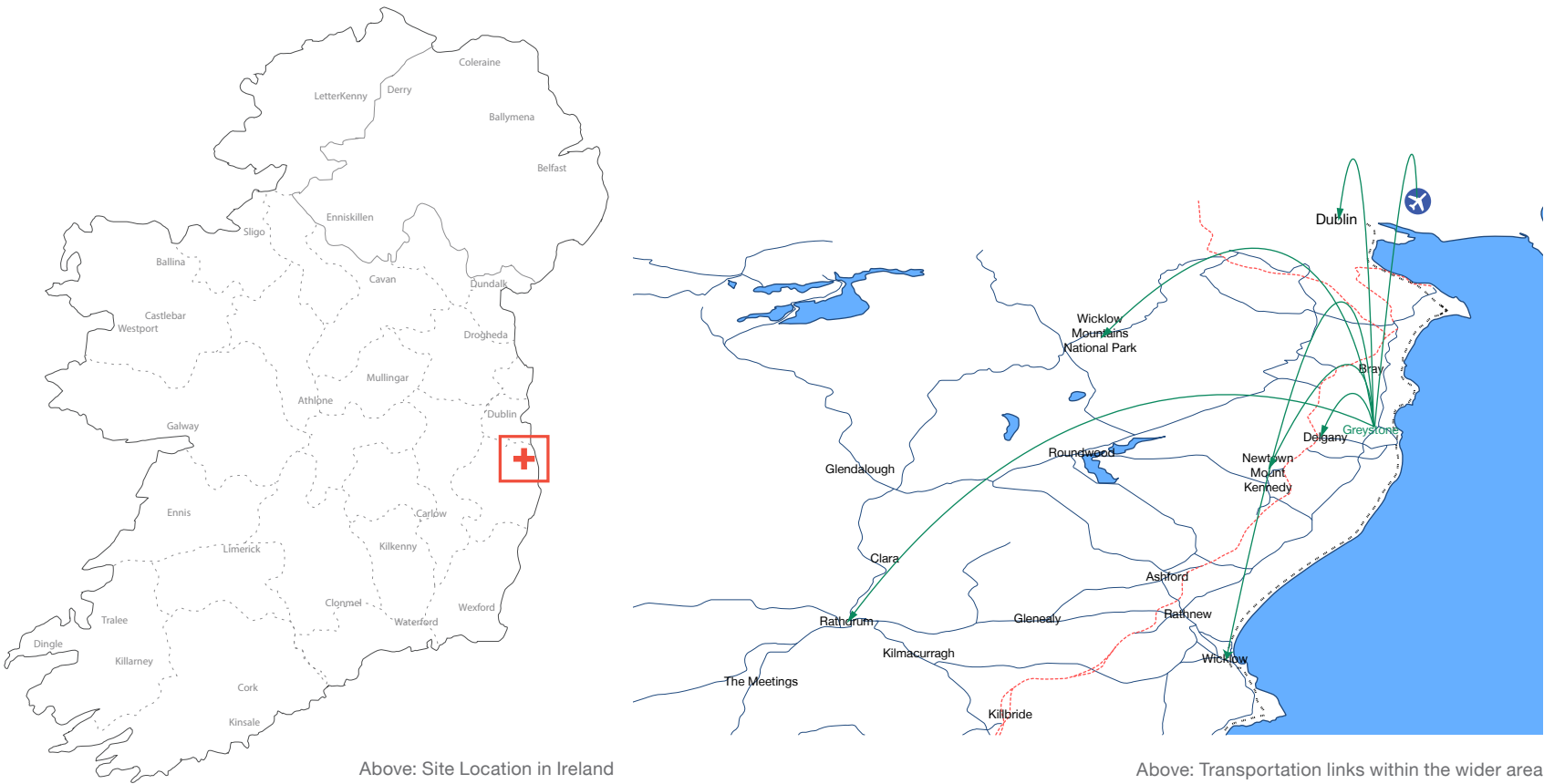


2



2. Site Assessment

- 2.1 Location
- 2.2 Site
- 2.3 Site History and Heritage
- 2.4 Topography, Flooding and Key Views
- 2.5 Opportunities and Constraints
- 2.6 Road & Access
- 2.7 Planning Context
- 2.8 Farrankelly Area Action Plan



Right:
Aerial Photo of the site looking north showing the site of Farrankelly in its wider context with Greystones and the sea.

2.1 Location

This part of Wicklow is home of some of the country's most beautiful landscapes, both natural and man made. The low lying coast is distinct from the adjacent highlands, this juxtaposition supporting the temperate climate which allows the diverse vegetation of the county to thrive.

The potential for Farrankelly perhaps lies in this juxtaposition. Sitting between the mountains and the sea the site enjoys a mix of outstanding natural beauty, diversity and distinctiveness and one is reminded that many of Wicklow's renowned landscaped gardens were a consequence of their existing setting.

The settlement of Greystones-Delgany is located along the coast, to the north of County Wicklow, approximately 30 to 35 kilometres from Dublin.

The main physical features in the area include the coast and sea to the east, and higher ground to the north and north-west of Greystones including Bray Head, Little Sugarloaf, Kindlestown Hill and Bellevue Hill. The nearby Glen of the Downs and Three Trout's Stream provide natural barriers to development.

Greystones is served by the DART and a substantial park and ride facility. Greystones is serviced by the suburban South Eastern Commuter rail service and the Dublin-Rosslare Europort services. Generally, the area is well served by road infrastructure.

Locally the site is bounded to the south by the Eden Gate development and to east by Glenbrook Park and Glenherron housing developments and further east by the Charlesland Estate.

2.2 Site

The map to the bottom left shows Greystones in its wider context including open spaces, water, urban areas, transport link and key topographical features.

The lands are located within the built up area of Greystones - Delgany and are surrounded by new and established residential areas on all sides. The site is situated to the south west of Greystones on the R761 route within the development boundary of Greystones – Delgany as defined in the Local Area Plan.

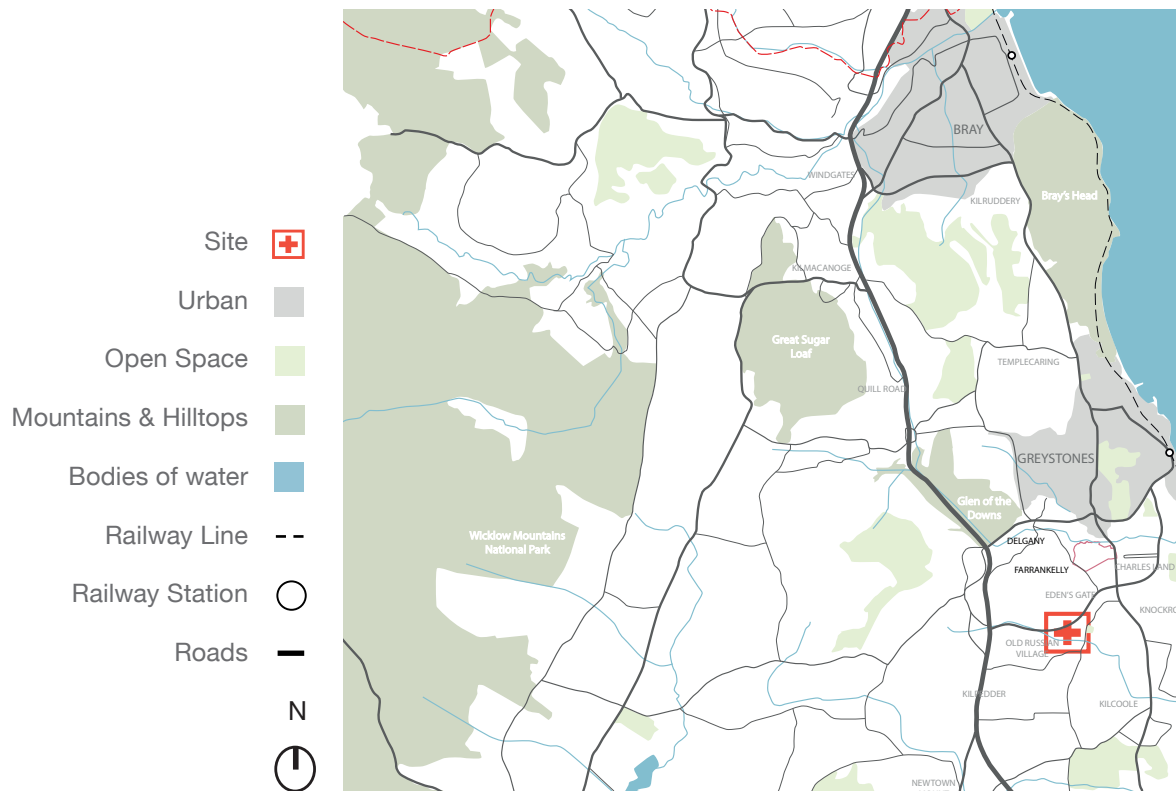
The lands are currently in agricultural use. The site has varying topography and is bound to the north by the Three Trout's Stream.



Above: Great Sugar Loaf in view for the Farrankelly site



Above: Aerial Photo of the site looking South-East



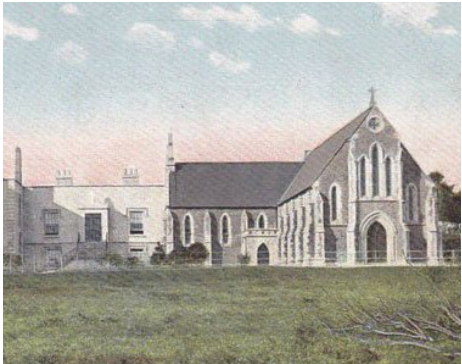
Above: The map to the left shows Greystones in its wider context



Above: Old Burial Ground in Delgany



Below: View of Christchurch in Delgany from the Farrankelly site



Below: The Carmelite Monastery in Delgany



Below: Three Trout's Stream

2.3 Site History and Heritage

Greystones is first mentioned in Topographia Hibernica, a 1795 publication. Here it is described as a

“Noted fishing place four miles beyond Bray.”

Delgany was a more substantial and longer established village. However, Greystones was put on the map with the coming of the railway in 1855, a difficult undertaking which was performed in consultation with Isambard Kingdom Brunel. The train station was built on the line dividing the properties of two landowners; the La Touche family of Bellevue House (now in ruins, near Delgany), and the Hawkins-Whitshed family of Killincarrig House (which is now Golf Club). It provided links with Bray and Dublin, and left room for development on the adjoining estates.

The La Touche Estate laid out two main roads, one leading from the Greystones pier to the railway station, the other running due north west from the railway station to meet the old road from Blacklion to the harbour. In the early 20th century the roads and houses of the Burnaby were developed and the population grew considerably. At the end of World War II, cars and petrol became widely available, allowing Greystones to gradually expand, filling in the space between itself and outlying areas such as Blacklion, Killincarrig and Delgany.

We have sought to identify any features of significance from a heritage standpoint which would impact on the future development of these lands.

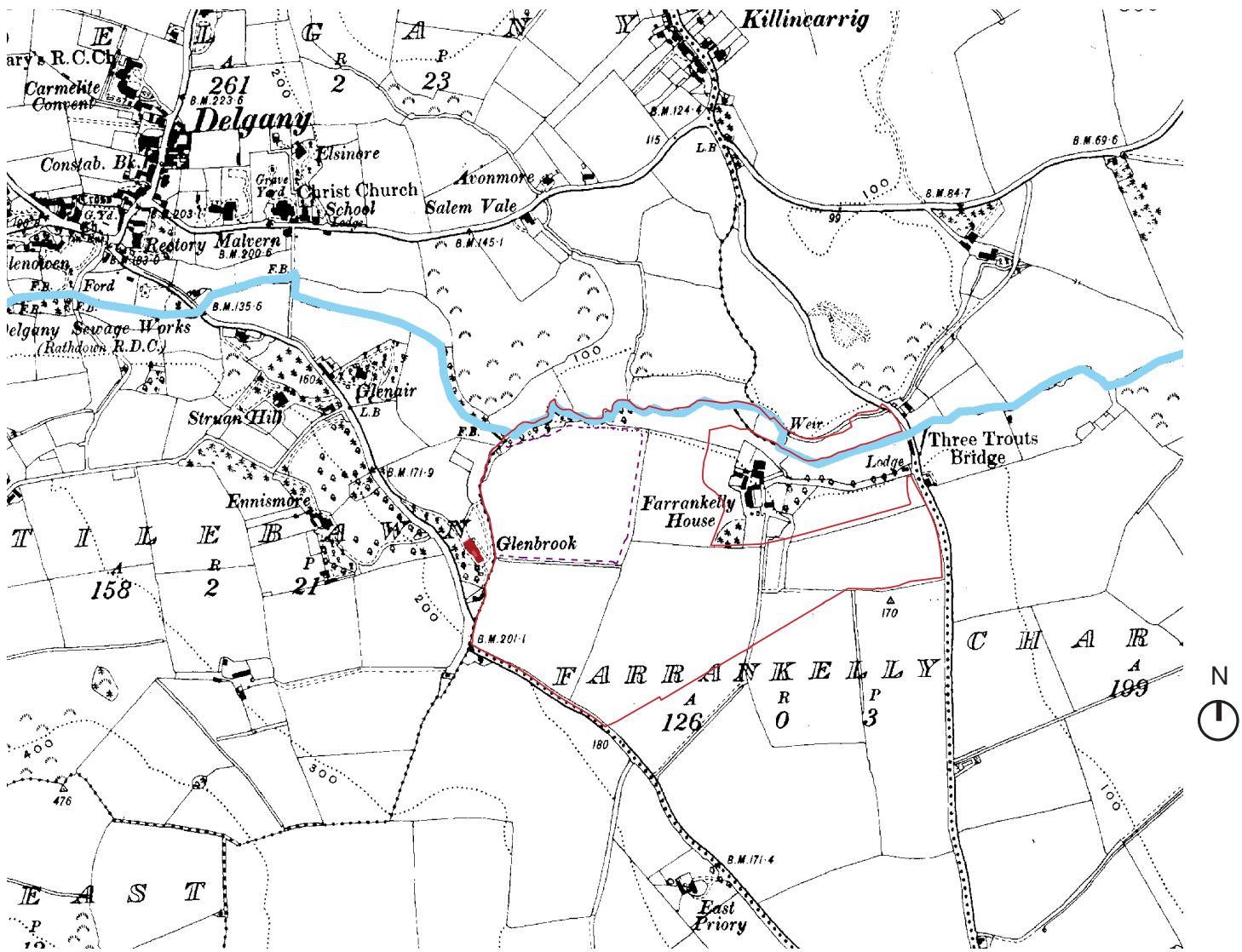
The development will be designed to maintain as far as practicable the natural heritage of the site through the preservation and retention of the vast majority of hedgerows, as well as providing a green way along the Three Trout's Stream

In addition the proposed development will maintain the tree protection objective (T06) which relates to a line of Scots Pine in the western portion of the subject lands as illustrated opposite.

A full tree survey has been undertaken and an impact assessment report including tree protection measures will be included within the application.

House (08-78) lies outside the site boundary and is not subject to this planning application. There will be no impact to the setting of this protected structure.

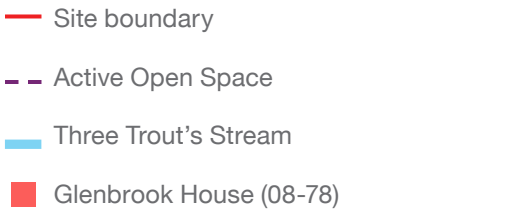
In addition, the aforementioned green route, the Three Trout's Stream along the northern boundary will form an important boundary to the site.



Above: Historical Map of Delgany including Farrankelly - 1909



Below & To the Left: Historical Photographs taken in the town of Delgany, Co. Wicklow



2.4 Topography, Flooding, Key Views

Due to its rolling topography, the site benefits from some noteworthy views and panoramas. There are views out of the site towards the sea to the north east and the mountains to the west, specifically there is a clear view of the Sugarloaf mountain. At the north part of the site the steeple and village of Delgany provides a delightful backdrop to the west.

There are also a number of important views into the site, especially along the Kilcoole Road which sits on a lower elevation and observes the site rising away from it to the south of Three Trout's Bridge.

The lands are in agricultural use at present.

Site Edge Conditions

- The northern boundary is formed by the Three Trout's Stream and new Three Trout's Greenway and pedestrian walk footpath connecting the subject lands to the wider town and Farrankelly House, the various existing buildings and agricultural lands.
- The eastern boundary is formed by the Kilcoole Road, the recently completed residential development of Glenherron by Cairn Homes with Charlesland further east.
- The southern boundary is formed by the rear gardens of the houses of the residential developments of Eden Gate and Glenbrook Park.
- The south western boundary is formed by Priory Road and the rural nature of the detached houses on the southern side.
- The western boundary is formed by Glenbrook House and gardens, a protected structure (08-78).

The topographical map on p.18 indicates significant level differences across the site and any future development will need to be carefully planned to take account of this.



Map showing the site's topography, flood map and key views



View 1- View of the site from Priory Road



View 2- View of the site from Priory Road



View 3- View from Three Trout's Bridge



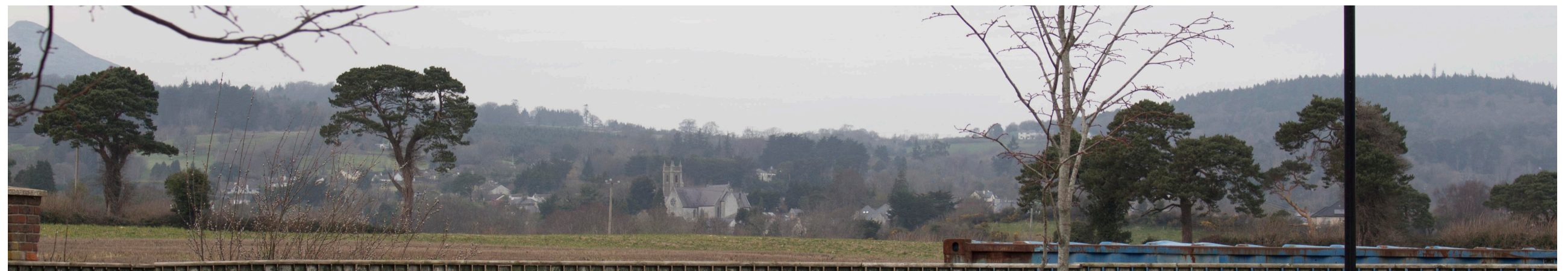
View 4 - View from Kilcoole Road



View 5 - View north eastwards towards the sea



View 6 - View towards the Great Sugarloaf mountain



View 7 - View towards Delgany Village



View 8 - View towards South West

2.5 Opportunities & Constraints

The lands contain a number of hedgerows, with occasional mature trees, along the site and field boundaries of the landholding.

Two sets of overhead wires traverse the site in a north south and east west direction. They cross over toward the south of the site and appear to go underground just to the west of the Eden Gate development. It is intended that these will be relocated underground within the site as part of this application.

The area around the site is subject to a number of large residential and commercial developments including Eden Gate and Glenbrook Park to the south & Glenherron and Charlesland to the east. Development on the north east and south west boundary of the site consists primarily of detached residential properties.

A road has been constructed to the south of the Charlesland and Eden Gate developments providing a direct link to the N11.

It is evident that the character and nature of this area has been transformed into an urbanised environment over the last number of years however Priory Road to the south of the site retains its rural character.

Connection

The proposed development provides a high quality residential environment in close proximity to high quality public transport (Dublin Bus, Irish Rail, DART). There is a bus stop on the Kilcoole Road which services the eastern portion of the lands with the 84a bus route.

Having regard to the nature of this service the lands do not comprise a “public transport corridor”. Higher frequency bus and DART services are located in the town centre and on the Mill Road located to the North of the development.

Improvements to connectivity are proposed within an expanded green infrastructure in the form of a proposed 650m greenway of 2.4 ha.

The proposed greenway will connect into a wider sustainable pedestrian cycle route which will facilitate access to public transport options (DART & Dublin Bus).

Right: Diagram of site indicating key characteristics of the site





Above: View north from Priory Road



Above: Existing hedgerows and trees on site

2.6 Road & Access

The key routes within the Greystones/Kilcoole road network are the Southern Cross and the R761. The Southern Cross serves as a bypass around the southern side of Greystones providing a link between the N11 to the west of Greystones and crossing the R761 Greystones itself. It was built to serve the recently constructed large scale residential development of Charlesland and other residential developments to the southern side of the town. Another key regional road is the R761 which connects Greystones to Kilcoole and which passes the eastern frontage of the subject lands.

Currently, the sole access to the subject lands is through a field gate off Priory Road.

The proposed main access to the residential development and Active Open Space is from the new entrance junction onto the Kilcoole Road, which has been designed to cater for the full development in the interim, pending the opening of the through road from Priory Road to the R761 (Kilcoole Road). A through connection will exist for bicycles and pedestrians, the opening of the Priory Road connection for vehicles is dependent on discussion with Wicklow County Council.

Provision is made for a pedestrian and cycle link to the existing developed lands in Eden Gate to the south through the existing gate, providing access to local retail services.

2.7 Planning Context

Wicklow County Development Plan 2016-2022

Wicklow County Development Plan 2016-2022 was adopted on 14th November 2016, effective 11th December 2016. The County Plan identifies Greystones as a Large Growth Town II. These towns are smaller in scale but strong active growth towns, economically vibrant with high quality transport links to larger towns/city. The Development Plan sets out a population target for Greystones of 21,603 and a target housing stock of 8,321 up to the end of the County Plan in 2022.

Greystones-Delgany & Kilcoole LAP 2013-2019

The local planning policy framework for the subject lands is provided by the Greystones-Delgany & Kilcoole LAP 2013-2019. The vision of the LAP is 'to build on the dynamism between the settlements of Greystones-Delgany and Kilcoole, so that the area develops in a mutually dependent and complementary manner as a prosperous and growing community. Each settlement shall have a distinct identity and shall perform a function in sustaining its own local community and in providing enhanced opportunities for the creation of new local enterprise. The area shall be a high quality, attractive and sustainable place to live, visit and conduct business. The combined area shall maximise the potential opportunities associated with its strategic location at the edge of the Dublin Metropolitan Area'.

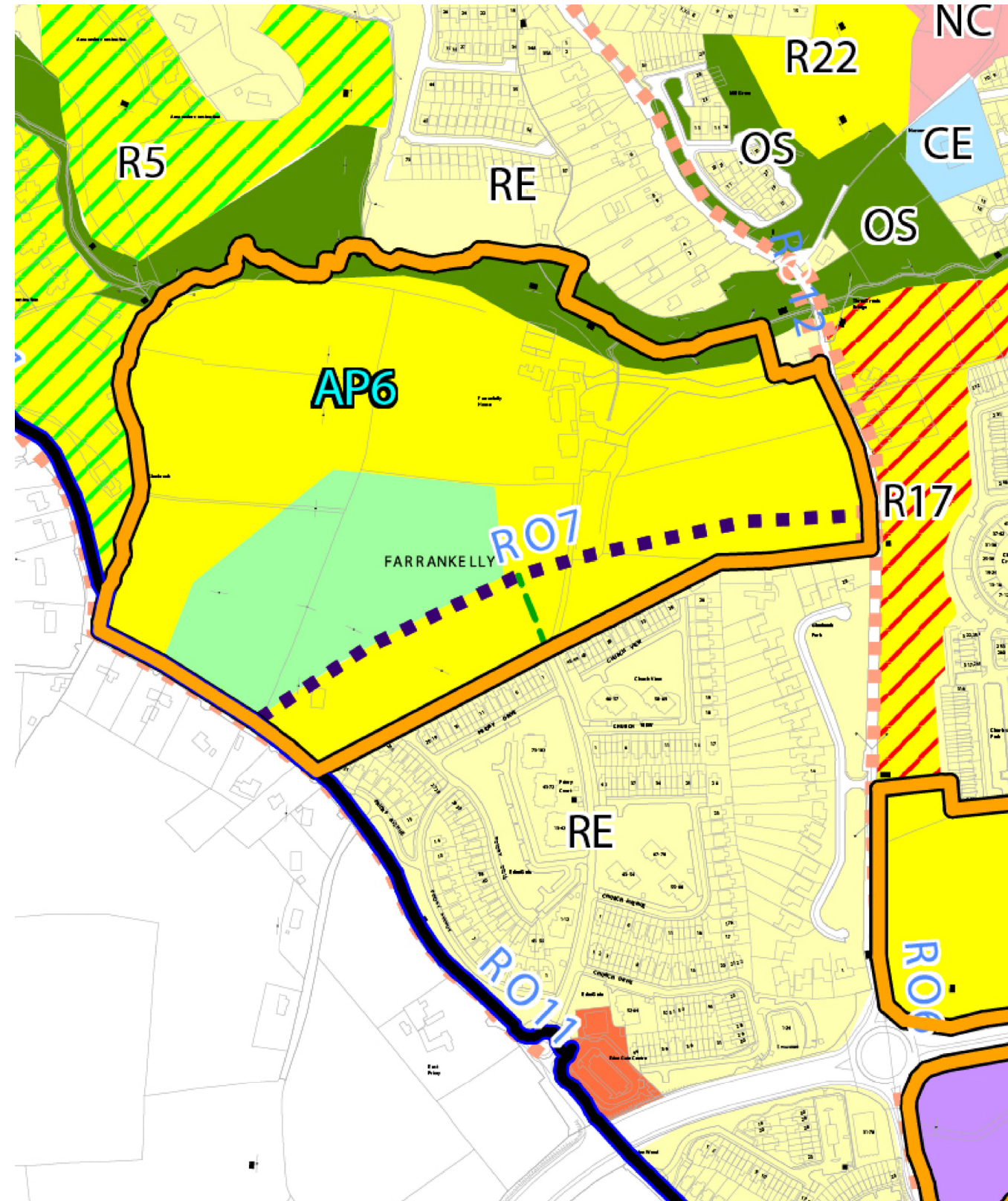
The proposed development has an average net density of 35.7 dwellings per hectare which is considered acceptable in the context of national planning policy & guidance.

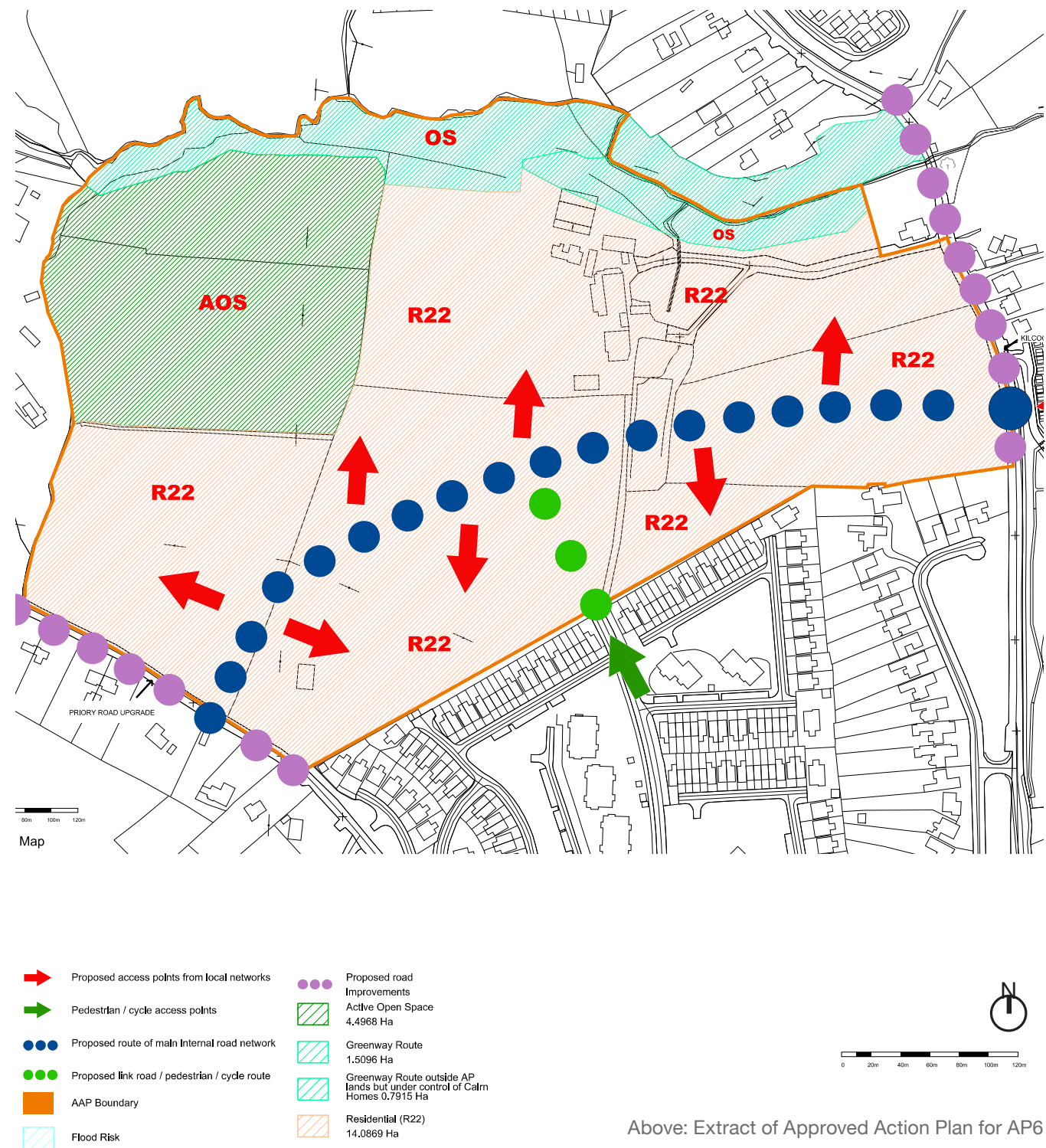
The subject lands also include an 'AOS- Active Open Space' zoning which seeks 'to provide for active recreational open space' and an 'OS- Open Space' zoning which seeks 'to preserve, provide for and improve public and private open space for recreational amenity and passive open space'. The subject lands are also subject to Roads Objective R07, which seeks to 'Provide for a local access road to facilitate the development of zoned lands and to provide for the development of a through road from Priory Road to R761'.



 AAP Boundary

Right: Development Plan- Land Use Objectives





Above: Extract of Approved Action Plan for AP6

2.8 Farrankelly Area Action Plan

The site comprises the majority of the Farrankelly Action Plan area. A Approved Action Plan for AP6 has been prepared by the applicant and was submitted to Wicklow County Council during pre-application consultation. The proposed development meets the LAP objective for the action plan area, which is to develop it for residential and open space uses. In addition to roads policy (discussed above), the development complies with all sub-criteria, as follows:

- Approximately 17ha to be developed for residential use across the whole AAP.
- The proposed development of c. 14 hectares of residential development will provide for 426 dwellings in a high-quality design in accordance with the 12 SRS Design Criteria and DMURS.
- Approximately 4.5ha of land shall be provided for active open space.
- The proposal includes active open space of c. 4.5 hectares which will include a football pitch as well as a tennis court and multi-use pitch. In addition, it is proposed to provide a play area and an informal kickabout area to the front of the proposal.
- Lands identified at risk of flooding (under the FRA) shall be reserved as open space.
- The proposed residential element of the development avoids areas identified at risk of flooding. This is set out in the Site Specific Flood Risk Assessment prepared by ROD Consulting Engineers.
- Roads shall be provided in accordance with R07, Section 7 of this plan. The proposed development is considered to be consistent with all relevant LAP objectives, including Transport Objective R07, which proposes a link between the Kilcoole Road and the Priory Road. It has been agreed with the Roads Department of Wicklow County Council that the R07 objective will be built in the first phase of development and the Priory Road junction will be opened subsequently, subject to further discussions with Wicklow County Council.

The R07 Objective has been designed to facilitate the proposed full quantum of development and the entrance onto the Kilcoole Road can accommodate the proposal. The application will be supported by a Traffic and Transportation Impact Assessment that demonstrates that the Kilcoole Road access can accommodate the proposed development.

- Provide for the development of a 'green route' for the provision of pedestrian and cycling facilities linking the R07 road objective to Eden Gate. This route shall be a minimum width of 10m, in order to facilitate the development of a possible traffic route, should the need arise in the future.
- In accordance with the R07 objective, the proposed layout includes a landscape open space for a potential link to the Eden Gate development to the south, with a minimum width of 10m, in order to facilitate the development of a possible traffic route, should the need arise in the future.
- The residential amenity of existing adjoining properties shall be protected.
- The proposed layout of the development has had cognisance of the adjoining properties located to the south in Eden Gate and Glenbrook Park.
- With reference to Glenbrook Park, the proposed development has also taken into account the configuration of the dwellings at the boundary, and the layout has been 'pulled back' from the boundary and the siting of the houses has been carefully considered so that the residential amenity of the adjoining properties is protected.
- With regard to the Priory Road, the dwellings are set back from the boundary and the scale reflects the existing dwellings on the southern side of the road. The south western portion of the subject site proposes dormer dwellings which are set back from Priory Road. It is noted the existing dwellings opposite Priory Road are set back further to the south.

3



3. Urban Design Criteria

- 3.01 DoEHLG Urban Design Manual Implementation Assessment
- 3.02 Context
- 3.03 Connections
- 3.04 Inclusivity
- 3.05 Variety
- 3.06 Public Realm
- 3.07 Efficiency
- 3.08 Distinctiveness
- 3.09 Layout
- 3.10 Adaptability
- 3.11 Privacy and Amenity Parking
- 3.12 Parking
- 3.13 Detailed Design

3.1 12 Criteria, DoEHLG Urban Design Manual Implementation Assessment

This detailed design has been developed with regard to the 12 criteria assessment as set out in the Department of Environment, Heritage Local Government (DoEHLG) Urban Design Manual, May 2009 as follows which are expanded on in this document:

1. Context
2. Connections
3. Inclusivity
4. Variety
5. Efficiency
6. Distinctiveness
7. Layout
8. Public Realm
9. Adaptability
10. Privacy and Amenity Parking
11. Parking
12. Detailed Design

The Urban Design Manual focused on the creation of sustainable high quality neighbourhoods and as such the residential neighbourhoods in this scheme have been described using the 12 criteria as a guiding principle, the aim of which include:

- Delivering a greater quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience.
- Provide a good range of community and support facilities.
- Present an attractive, well - maintained appearance.
- Provide easy access to find ones way around.
- Facilitate walking, cycling and public transport, and minimize the need to use cars.
- Promote the efficient use of land and energy, and minimize greenhouse gas emissions.
- Promote social integration and provide accommodation for a diverse range of house hold types and age groups.
- Enhance and protect the built and natural heritage.

The illustrations and diagrams presented in this section of the Design Statement demonstrate how good planning and architectural design can result in more compact and high density development at appropriate locations which will enhance the existing urban area and provide a user-friendly and high quality sustainable urban environment.

The layouts of the new residential neighbourhoods have been informed by a number of criteria including:

- The sites topography.
- The character of the adjoining land uses.
- The need to protect the Three Trout's Stream.
- The objectives of the Greystones LAP facilitating the delivery of a new link street between the Kilcoole Road and Priory Road.
- The design principles as set out in the design manual of Urban Roads and Streets (DMURS).



Above: Proposed CGI view of 3 storey houses onto the Kilcoole Road



Above: Aerial view of proposed site at Farrankelly

3.2 Context



Context

How does the development respond to its surroundings?

- How has the development evolved naturally as part of its surroundings.

- Does the density increase appropriately and respect the form of buildings and the amenity enjoyed by neighbouring users.

landscape around the site's edges and the amenity enjoyed by neighbouring users.

- Has the form, architecture and landscaping been informed by the development's place and time.

- Does the development positively contribute to the character and identity of the neighbourhood.

- Have appropriate responses been made to the nature of specific boundary conditions

The development has been considered in response to the sites existing conditions as described in the previous chapter. The following pages set out these considerations under the headings:

- Response to existing landscape
- Neighbourhood strategy
- Block strategy
- Building height and density





- Red Line Boundary
- Open Space
- Development Boundaries

Response to existing landscape

The site has two principal landscape types, the natural environment of the Three Trout's Stream with its surrounding woodland valley to the north and the agricultural lands formerly associated with Farrankelly House which sets out natural field boundaries.

Green Links

The landscape strategy for the site is to extend a series of green fingers from the Three Trout's Greenway along the northern boundary into the site along existing hedgerows, tree lines and field boundaries. These green fingers will form the green space network within the development linking it back to the ecological corridor and creating new green routes from Eden Gate and Charlesland back to the Three Trout's Stream ensuring pedestrian connecting to adjoining lands.

The green space network also takes account of the undulating nature of the site making a virtue of the topography and creating development parcel amongst the green spaces which are defined by existing field patterns.

The main link street linking the Kilcoole Road to Priory Road connects the main spaces of the scheme together.

This 650m long greenway alongside the Three Trout's Stream to the north of the new residential development area, forms part of the Greenway indicated on the Greystones – Delgany Kilcoole Local Area Plan.

This new facility for pedestrians and cyclists can, when extended by others, provide an off-road route westwards for 0.5km to Delgany Village along the stream valley.

In the eastward direction the greenway will connect into the existing greenway downstream of the Kilcoole Road bridge to connect onto Mill Road towards Greystones Lawn Tennis Club and the existing cycle/walking routes which link the various sports clubs and onward to Greystones town centre.

This will provide a short cut for pedestrians and cyclists at a distance of 2.4km from the Farrankelly lands to Greystones DART Station compared to 3km along the existing roads through Killincarrig.

Neighbourhood strategy

The overall development strategy is to break the site up into a series of neighbourhoods defined by the natural topography and features of the site. Each neighbourhood will have a distinctive character defined in some cases by the topography and open space network and in other cases by the density and building use.

The neighbourhoods are as follows.

- Neighbourhood character area no.1 creates an appropriate entrance to the development at Farrankelly providing a 3 storey edge to the Kilcoole Road as a back drop to the existing mature trees. This neighbourhood also accommodates the residential amenity building which is set on axis from the main entrance road and addresses the adjacent green space.
- Neighbourhood character area no.2 consists mainly of two storey houses referring to the scale of the adjacent Eden Gate and focused around the central triangular shaped park.
- Neighbourhood character area no.3 is lower in density comprising of mostly semi-detached and terraced houses. The single storey dormer accommodation along Priory Road responds to the existing low density development to the north side of the road.
- Neighbourhood character area no.4 contains higher density development and crèche and is overlooking green space on four sides providing a strong urban edge to these spaces with links to the adjacent character areas and existing neighbourhoods. The duplex and apartment accommodation have been designed to address the streets and green spaces they front onto on all sides.
- Neighbourhood character area no.5 is defined by its terraced topography as it steps down towards the Three Trout's Stream and duplex accommodation bounding the existing tree line to the south.

The Active Open Space will be located in north west corner of the site with views towards Delgany Village.



Above: Diagram illustrating the neighbourhood strategy



Above Map illustrating the block strategy on the site

Block Strategy

The block strategy follows on from the landscape and movement strategy. The blocks have been considered in terms of promoting pedestrian movement and connectivity. Generally block dimensions are kept to 60-80m in line with DMURS guidance.

The boundary with Eden Gate to the south east of the site has houses backing onto it along the length of it's boundary so development in Farrankelly backs onto this boundary. However, in all other cases, development fronts onto and overlooks the public realm and boundary conditions.

Higher density development is focused around the central area of the site to allow transition from the existing lower density areas such as Eden Gate, Glenheron, Glenbrook Park and the houses along Priory Road.

The approach to the site from Kilcoole Road is steeply rising so the sitting of higher density development towards the interior of the site avoids exaggerating the massing by placing it on high ground as one approaches from Greystones. This location also allows higher density development to overlook all of the principle green spaces within the development.

- N
- Red Line Boundary
- Block Strategy
- Frontage
- Open Space
- Main Link Street
- Routes through Higher density Neighbourhood
- Key Views

Building Heights and Density

When examining the potential height and density strategy our starting point was the boundary conditions and neighbouring context.

Boundary conditions

The site is surrounded by predominantly one and two storey townscape, however it is worth noting that the Priory Court apartments in Eden Gate are four storey. In response we have located two storey houses backing onto the boundary with Eden Gate. We have located dormer accommodation along Priory Road in response to the primarily single storey existing bungalows to the south side of the road.

Our higher density multi unit dwellings (a mix of duplex and apartment accommodation) are centrally located allowing us to take advantage of the sloping typography and provide under-croft car-parking under apartment block no.01 and no.2.

This strategy also allows the higher density accommodation to overlook the principle open spaces and provide a focal point at the centre of the new community.



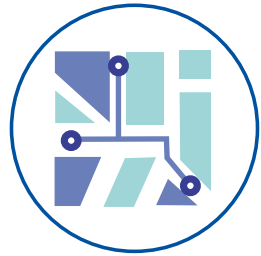
Above: Diagram illustrating the building heights and density



A sense of place is reinforced by the creation of the five individual neighbourhood character areas

Above: Axo View of site from the south west of the site

3.3 Connections



Connections

How well is the new neighbourhood / site connected?

- Are there attractive routes in and out for pedestrians and cyclists
- Is the development located close to a mixed-use centre
- Does the development's layout makes it easy for a bus to serve the scheme

- Does the layout link to existing movement routes and the places people will want to get to
- Does the density help support efficient public transport

Movement

The proposed movement strategy has been developed to maximise pedestrian movement and provide connectivity within the topographical constraints of the site and in accordance with Objective R07 of the Greystones -Delgany -Kilcoole LAP.

Following on from the landscape strategy the new link street is the main route connecting Kilcoole Road to the Priory Road through the site. The routes of the street negotiates contours and links together all the green spaces within the scheme. This street feeds a network of local streets and home zones for each neighbourhood. The link street junction with Priory Road will be open for pedestrian and cycle traffic in the interim and has been designed to accommodate vehicular traffic when upgrade works by Wicklow County Council to Priory Road are completed. Provision has been made for future potential links into the adjoining agricultural lands [Phase 4].

The street network encourages permeability through appropriate block sizes and looped systems where possible. Despite the heavily rolling topography all streets have slopes shallower than 1:20. Cul-de-sac have been kept to a minimum and long, straight stretches of road are avoided where possible. Pedestrian/cycle links are provided to the Three Trouts Greenway and to the Eden Gate development with its neighbourhood centre facilities 400m to the south.

The proposed road hierarchy has been developed in compliance with DMURS principles which notes that permeable layouts provide more frequent junctions, have a traffic calming effect slowing traffic. Where cul-de-sac's have been located, pedestrian and cycle links have been accommodated where possible to create a greater sense of permeability.



- Red Line Boundary
- Open Space
- Main Link Road
- Local Street
- Home Zone
- - Path (Pedestrian & Cycle)



Above: Diagram illustrating the pedestrian, cycle and street connections on the site

Link Street and Local Streets

The proposed main access to the residential neighbourhoods and the Active Open Space is from the Kilcoole Road junction, which has been designed to cater for the full development in the interim, pending the opening of the through road from Priory Road to the R761 (Kilcoole Road).

All local streets are accessed off the main link street and provide access within communities and neighbourhoods. They have been designed to slow down vehicular traffic with these streets becoming less attractive for through traffic. This creates a low priority for vehicular movement. Home zones have been created around the development to provide for shared priority areas for local clusters of residential units.

Vehicle movements have been designed for access whilst discouraging through traffic on linked home zones. This is achieved by both physical and psychological traffic calming measures such as the creation of a shared priority streets prioritising pedestrians and cyclists. Home zones are also differentiated by the ‘distinctive’ surface material and the narrowing of the carriageway to reduce vehicle speeds and provide active frontage creating more ‘viable’ streets.

Passive surveillance

The layout and buildings have been designed to ensure that all streets and open spaces are well overlooked to promote passive surveillance.

Future linkages

Future potential linkages to adjoining land uses to the north east of the site are also provided for to ensure future connectivity when these lands are brought forward in the context of their land use zoning.

Right:
Diagram of the
Main Link Street



Right:
Diagram of a Typical
Local Street in Farrankelly



Right:
Diagram of Typical
Homezone in Farrankelly



3.4 Inclusivity



Inclusivity

How easily can people use and access the development?

- Do new homes meet the aspirations of a range of people and households
- Does the design and layout enable easy access by all
- Is there a range of public, communal and/or private amenity spaces and

facilities for children of different ages, parents and the elderly

- Are areas defined as public open space clearly defined, accessible and open to all.
- Do new buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers

In order to promote vibrant neighbourhoods both in terms of a social and architectural mix, twelve house types have been developed which provide detached, semi-detached and terraced accommodation. In addition to this multi-family dwellings are provided in the form of duplex and apartment type homes with own door access from the street or via internal lobby.

It is intended that these units provide an appropriate mix for a wide section of housing needs. Whilst there are twelve house types the designs are based on a common architectural language which aims to provide a strong aesthetic coherence across the development site. Adaptability of units is catered for with the provision of a number of Dormer house types which have both living space and bedroom on the ground floor.

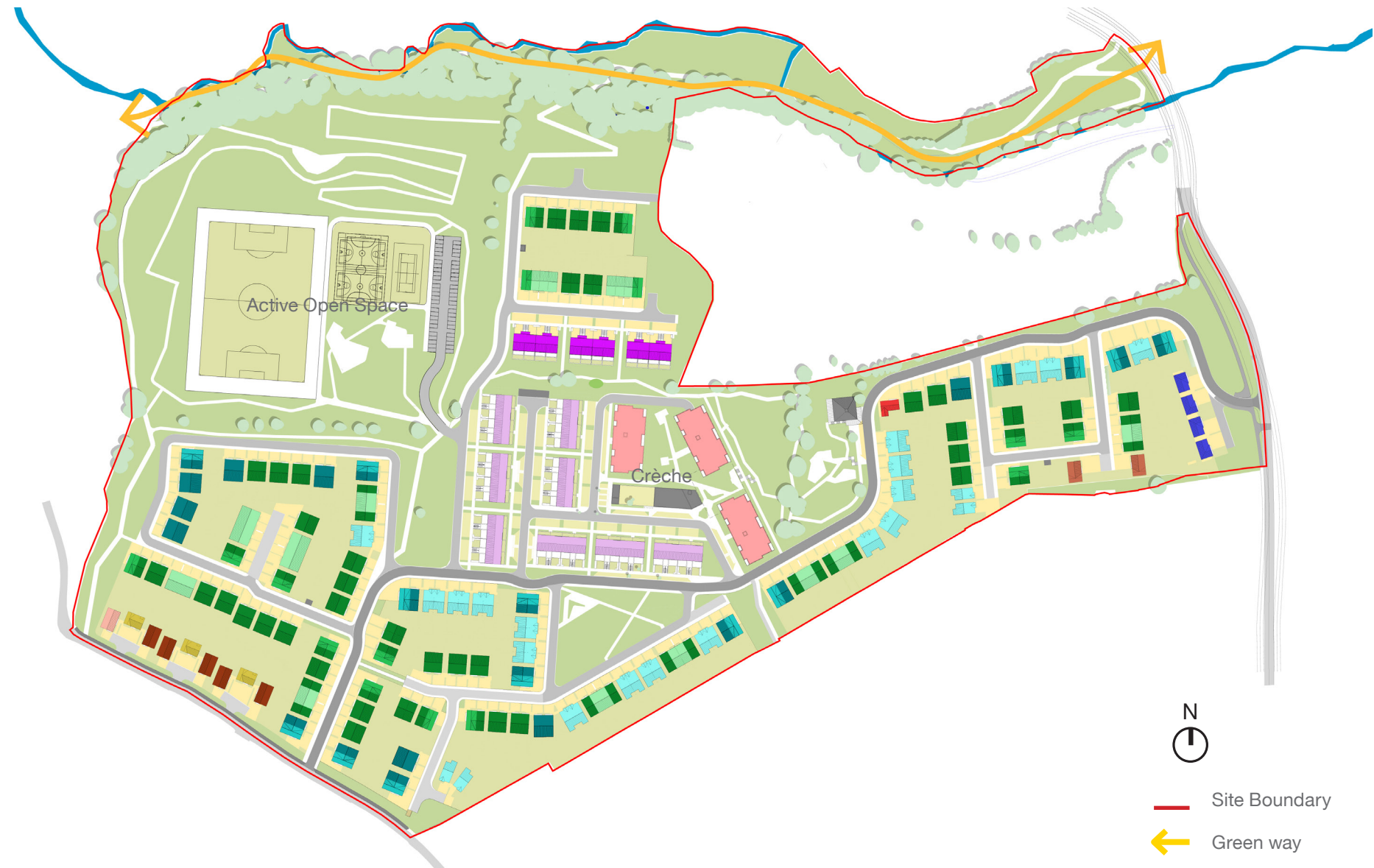
Landscape design and detailing of streets and footpaths provide for movement by mobility impaired persons, including roll-over kerbs and level crossing of all streets. The layout and landscape will comply with the requirements of Part M of the Building Regulations– Access for People with Disabilities.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

There are a broad range of public, communal and private amenity open spaces with facilities for people of different ages. The location and treatment of each of the open spaces inform the character of each of the neighbourhoods surrounding them. Local open space areas are designed to serve the general housing areas. Smaller pocket parks service immediate housing areas. Each of the open spaces provide facilities for all ages. This is picked up in more detail in Section 4 of this document.

Private amenity space for the apartments is provided by balconies. The ground floor Duplex apartment has a landscape private amenity space on either side which create a curtilage to the streets whereas the 3 bed Duplex apartment has a large west or south facing terrace on the first floor. Communal amenity space for the duplex and apartment blocks is provided in a landscaped open space at the heart of character area no.4.

The majority of the landscape open spaces will be retained and managed by a management company. The Three Trouts Greenway, the Active Open Space and the main link street will be taken in charge by Wicklow County Council.

The residential elements of the development includes 10% social housing which is dispersed throughout the site and phasing as agreed with Wicklow County Council.



- Site Boundary
- Green way
- Existing Tree Belt

- A - 4 Bed
- A1 - 4 Bed
- A2 - 4 Bed
- B - 3 Bed
- B1 - 3 Bed
- B2 - 3 Bed

- Duplex - Type A
- Duplex - Type B
- D - 4 Bed
- E - 4 Bed
- G1 - 4 Bed
- G2 - 4 Bed
- G3 - 4 Bed
- H - 3 Bed
- Apartments

3.5 Variety



How does the development promote a good mix of activities?

- Do activities generated by the development contribute to the quality of life in its locality
- Are uses that attract the most people in the most accessible places
- Are neighbouring uses and activities compatible with each other

other

- Do housing types and tenure add to the choice available in the area

The proposal provides a range of ancillary land uses including:

- Crèche facility with associated play area
- Residential amenity building
- Active open space with associated sports pitches, children's play area and recreation area.
- Active play areas within the residential development.

The Residential element comprises of a variety of unit types and is divided up into five neighbourhood areas which will be picked up in more detail in the “distinctiveness” section on page 42. This section will focus primarily on non-residential uses.

Active Open Space

The Active Open Space will include a football pitch as well as a tennis court and multi-use pitch. In addition, it is proposed to provide a play area and an informal kick-about area to the front of the proposal. Some parking is also provided (c. 30 car parking spaces and 20 no. Cycle spaces).

The northern portion of the proposal includes for running/training areas, which will use the contours of the land where possible.

The Active Open Space and recreational area will cater for the sporting needs and recreational activity of the community of Farrankelly as a whole

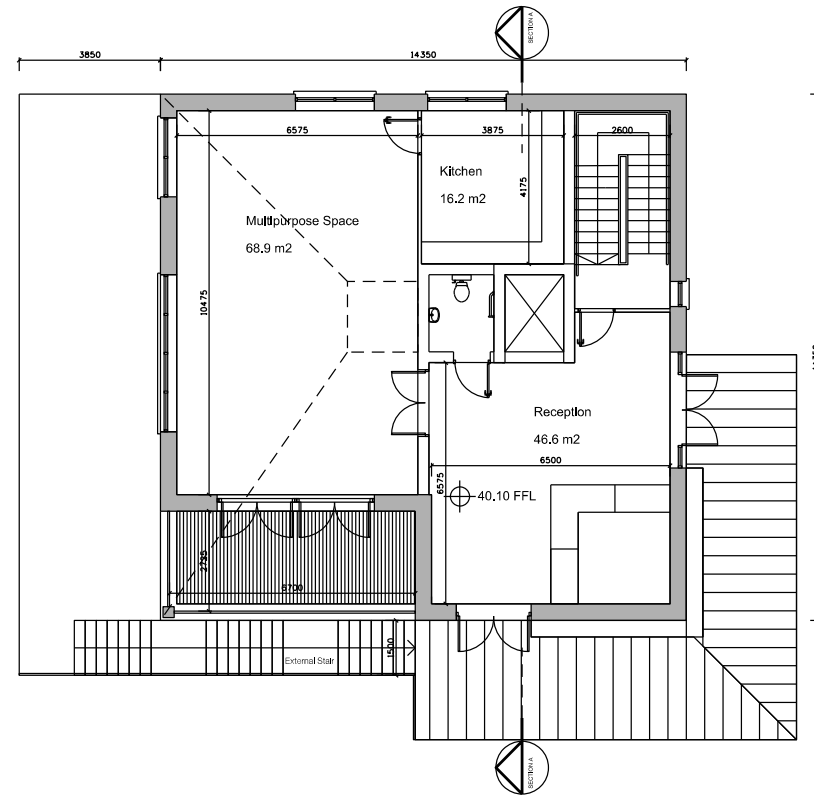


Right:
Axonometric View of
Active Open Space

Residential Amenity Building

The residential amenity building is situated adjacent to one of the central open spaces on the main link street on the approach from Kilcoole Road.

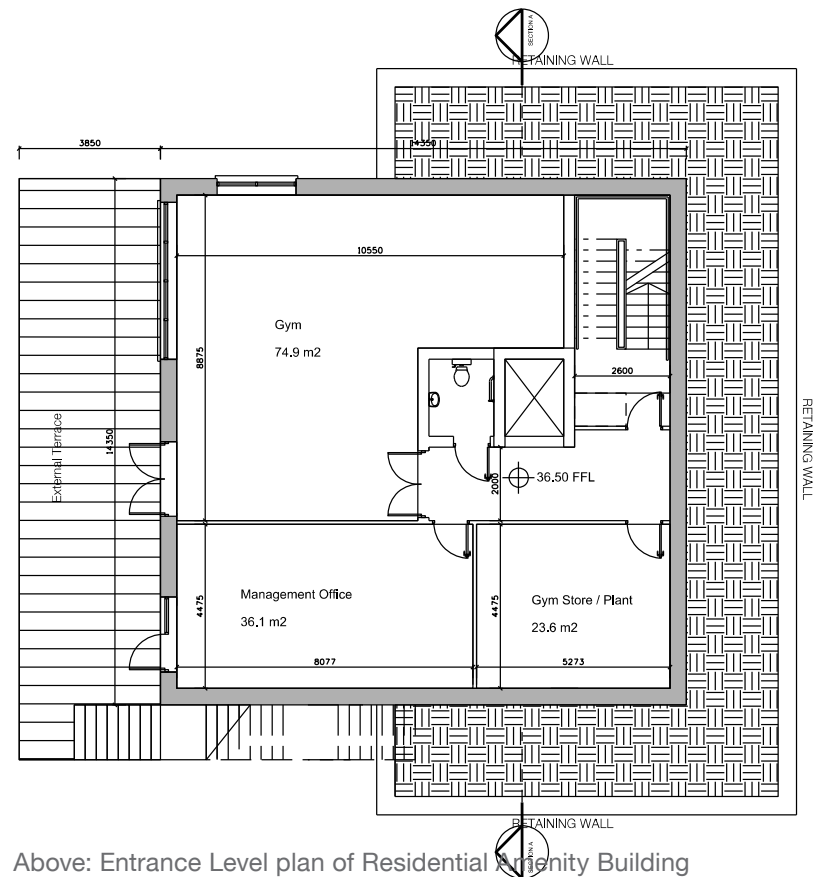
The building will contain a well appointed multi-purpose room, gym and management facilities. The building will be made available for residents and will provide stepped access into the adjacent open space. It's distinctive roof form will be visible on approach from the entrance on the Kilcoole Road along the main link street.



Above: Entrance Level plan of Residential Amenity Building



Above: South elevation of Residential Amenity building



Above: Entrance Level plan of Residential Amenity Building



Above: East elevation of Residential Amenity building

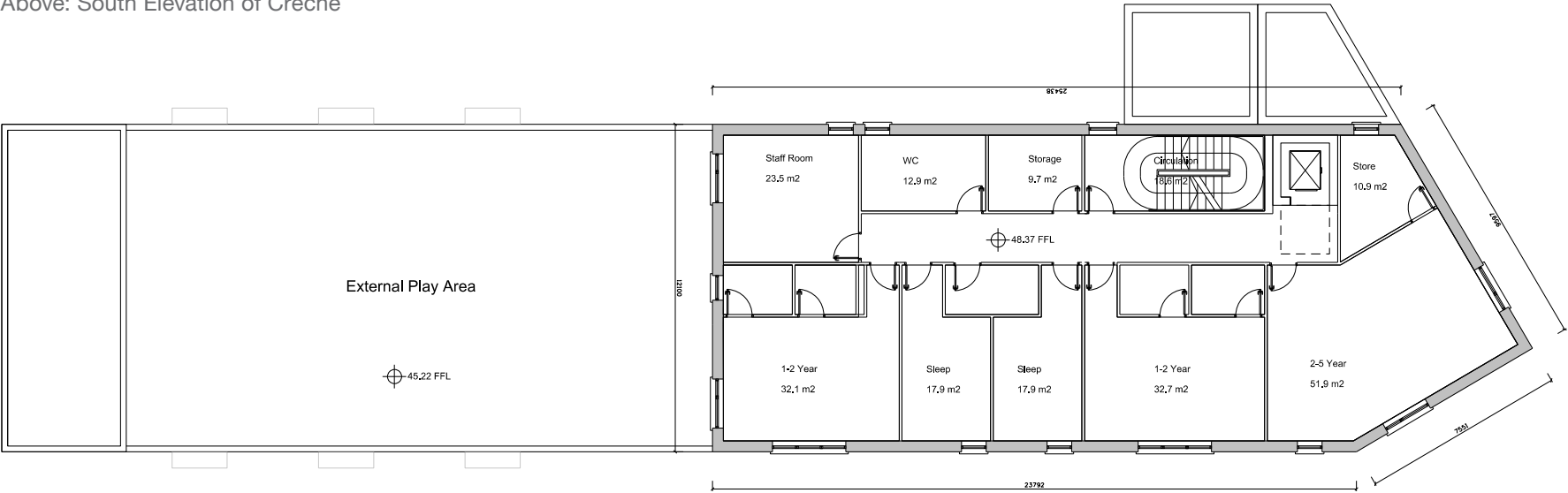
Crèche

The crèche facility is located at the heart of the neighbourhood with an enclosed place space/ garden for the children. The two storey crèche building will cater for approximately 100 children from the surrounding neighbourhoods of the proposed development. The location of the crèche is advantageous as it is situated opposite the pedestrian access to Eden Gate. The crèche, being a community building, is also located on access to the easternmost park entrance.

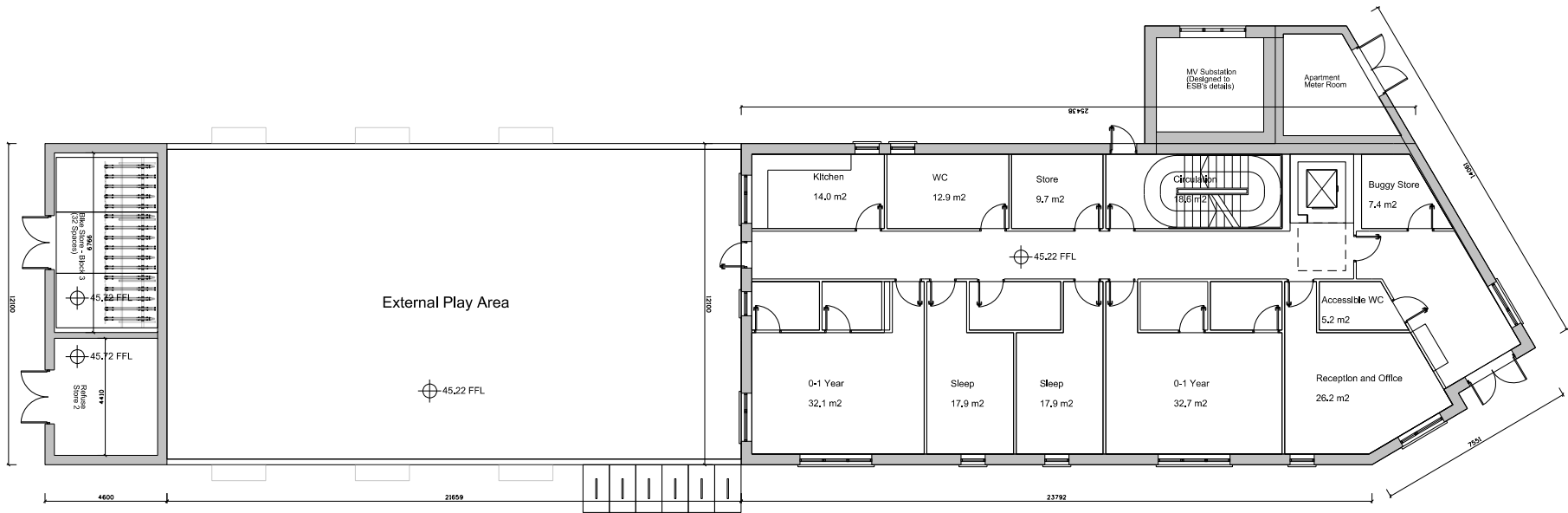
The play area for the crèche will consist of a soft play safety surface. This surface is usually wet-pour which allows for interesting shapes and graphics to be applied to the ground. The wet-pour safety surface is also suitable for all weathers and is very low maintenance.



Above: South Elevation of Crèche



FIRST FLOOR PLAN



GROUND FLOOR PLAN

3.6 Public Realm



Public Realm

How safe, secure and enjoyable are the public areas?

- Is all public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use?
- Is the public realm considered as a usable integrated element in the design of the

development

- Are children's play areas sited where they will be overlooked, safe and contribute to the amenities of the neighborhood
- Is there a clear definition between public, semi private, and private space
- Are roads and parking areas considered as an integral landscaped element in the design of the public realm.

The layout and design promotes passive surveillance, of open space and public access areas. The design of the dwellings provide direct frontage onto all public areas creating a safe, secure and enjoyable residential development. The proposed development will also provide a connected series of public open space, the Three Trouts Greenway, a woodland walk running east west at the north of the site following the Three Trout's Stream to provide easy and enjoyable access.

In all of the open spaces the levels have been carefully considered to accommodate a large flat area for passive recreation, formal play and ball games. Overlooking each of the lawn and play spaces a seating space is located including benches, ornamental planting, flowering trees and feature paving.

The desire lines through the landscape spaces are reflected in the path layout and will integrate with the general street layout to provide a high level of pedestrian permeability.

The pedestrian circulation network is designed to accommodate movement through the space at a gradient of less than 1:20. The layout of the paths and planting allows smaller areas of lawn suitable for passive uses by smaller children and other alternative uses to the large kickabout space. Pedestrian permeability throughout the site and to adjoining sites has been provided linking with the existing and future proposed footpath network and passive surveillance has been considered throughout all of the open spaces.



- Red Line Boundary
- Open Space
- Vehicular Permeability
- Pedestrian & Cycle Permeability
- Potential Future Permeability



Above: Diagram showing permeability through the site

The existing tree lines, hedgerows and proposed network of footpaths will connect into the Three Trouts Greenway, extending the green corridor and enhancing the natural qualities of the surrounding area.

Open Space Provision

The enclosed breakdown of open space explains how the open space for the proposed development has been calculated for the residential neighbourhoods.

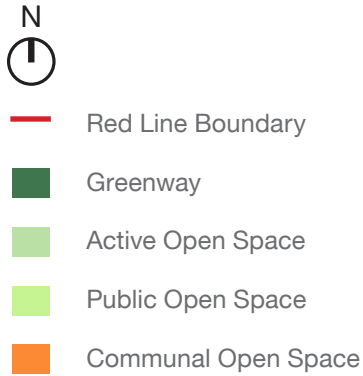
Open Space Calculations:

- 1. Greenway - 2.4 ha
- 2. Active Open Space - 4.5 ha
- 3. Public Open Space - 1.8 ha
- A: 7393 sqm
- B: 2998 sqm
- C: 2310 sqm
- D: 2466 sqm
- E: 2842 sqm
- 4. Communal Open Space - 0.2 ha

Natural Play Area Design

A number of the play areas throughout the scheme are designed as a 'Natural Play Area', this is where a preference is given to natural play features, materials, and objects over the standard manufactured play equipment. There is a greater emphasis on building, creation, exploration and pretending as activities to extend the interest in the play area for users that visit regularly, as is common in a residential landscape space.

One of the other benefits of this type of play facility is that the appearance of the space is more harmonious with a landscape space as it is primarily made up of grass mounds, sand, gravel, timber and stone. As no large structures or moving parts are used the safety risks and requirements for appropriate safety surfaces etc. are reduced.



Above Map illustrating the type and area of open space in the proposed development

3.7 Efficiency



Efficiency

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

- Does the proposal look at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design
- Are landscaped areas designed to provide amenity and biodiversity,
- Are buildings, gardens and public spaces laid out to exploit the best solar orientation

The proposed development provides for a net density of c. 35.7 no. units per hectare. The proposed density makes efficient use of these valuable residential zoned lands and includes an appropriate quantum of public open space which will link to the wider green network in this area of the county. The large percentage of public amenity open space provided make best use of a section of the Three Trout's Stream that was not accessible to the public prior to this proposal and will enable the greenway to link up with completed sections of the greenway further east.

The houses are generally narrow fronted and with a deep plan which provides for an efficient use of land and thermal envelope. The houses will be constructed to current building regulation standards delivering at least an A3 energy rating.

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. Generally, most of the homes have been orientated north-south ensuring they enjoy east-west light throughout the day. With the introduction the new link street, the proposal incorporates a local roads objective (R07) from Farrankelly Action Plan area into the design proposal, providing an essential pedestrian and potential vehicular link between the Kilcoole Road and Priory Road, (the junction on Priory Road will be opened subject to further discussion with Wicklow County Council.



Right: View of Duplexes



Three Trouts Greenway

Active Open Space

CHARACTER AREA 5

Farrankelly House

CHARACTER AREA 1

CHARACTER AREA 4

CHARACTER AREA 3

CHARACTER AREA 2

Priority Road

Eden Gate

Glenbrook

Kilcoole Road

3.8 Distinctiveness



Distinctiveness

How do the proposals create a sense of place?

- Does the place have recognisable features so that people can describe where they live and form an emotional attachment to the place
- Is scheme a positive addition to the identity of the locality

- Does the layout make the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout
- Does the proposal successfully exploit views into and out of the site
- Is there a discernible focal point to the scheme, or do the proposals reinforce the role of an existing centre

The site layout has been devised to provide a legible, permeable layout with a range of dwelling types which, together with a varied use of materials and finishes, engender a definitive sense of place in a new residential community. The Landscape report sets out in detail the landscaping and how it will integrate with the design of the new residential district – all of which will form a strong and positive identity for the area. The proposed layout of the streets and design of the buildings will create a high quality residential environment. There is a variety and mix of uses, dwelling types, heights and design providing a good sense of place on site.

The street layout allow for long distance views towards the sea and key buildings create visual landmarks within each section of development where as the higher density core creates a focal point. The crèche is also situated at this zone so as to promote social interaction between the residents of Eden Gate and Farrankelly.

The landscaped areas act as boundary treatments between different areas of development creating smaller more localised communities within the larger residential scheme.

Throughout the proposed development there is a hierarchy of open spaces, all passively overlooked. Linear spaces are created to retain existing tree and hedgerow lines, while large and small parks are also dotted though out the scheme to provide for children's play and family relaxation. The architecture of the housing creates 5 distinct character areas along with the Active Open Space each characterized by a different

N

Predominantly red brick

Predominantly buff brick

Predominantly render

palette of finishes as well as the variety in house types, duplex and apartment units.

The development references the simple material palette of render, brick and dark roofs common in the landscape and matches it with the formal arrangement of facades and layouts found in urban areas.



Materials:

The primary materials are a high quality brick and render. Two different brick tones are proposed (a buff and red brick) and the strategy aims to distinguish between higher density multi-unit accommodation (such as duplex and apartment accommodation) and the medium density housing (3- and 4-bedroom houses) while working within an overall materials palette. Furthermore, brick is used to denote key streets and junctions as described in the diagram on the previous page.

An off-white rough cast render is used on the front elevations of the secondary streets and to the rear of the dwellings. Where render is used on the front elevations it generally sits over a knee-high brick plinth. Windows are distinguished by a reconstituted stone or projected render surround.

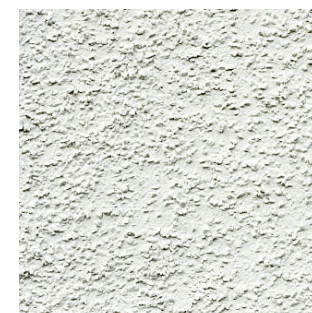
All houses have a metal clad canopy to offer protection from the elements and to provide an appropriate threshold to each dwelling.



Above: Red concrete tile



Above: Red brick



Above: Pebble dash/
render finish



Above: Elevation of 'E' house type fronting onto the Kilcoole Road



Above: Elevation of 'A' house type, predominantly brick which turns the corner.



Above: Elevation of 'B' house type, predominantly render with red brick plinth in the neighbourhood local streets and home-zones

Apartments:

The apartments are primarily clad with a buff brick to the principal façade and the entrance. A rough cast render is used to the secondary façades and balcony setbacks to the upper floors. This approach creates a co-ordinated variety across the whole scheme.



Above: Pebble dash/
render finish



Above: Buff brick



Above:CGI view of communal open space for apartment
blocks

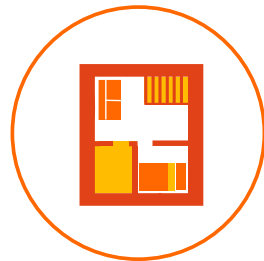


Above: Apartment block principal facade



Above: Apartment block entrance facade

3.9 Layout



Layout

How does the proposal create people-friendly streets and spaces?

- Does the layout align routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around?
- Does the layout focus activity on the streets by creating active frontages with front doors directly serving the street?
- Are the streets designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers?
- Are traffic speeds controlled by design and layout rather than by speed humps?
- Does the block layout place some public spaces in front of building lines as squares or greens, and some semi private space to the back as communal courts?

The structure of the site layout is based on the principles of best practice urban design including permeability, connectivity and legibility. The layout provides for a straightforward, easily accessible and easily navigable network of places. The route from Priory Road to the newly accessible Three Trout's Greenway follows an existing farm track which in turn follows a pre-existing tree line. All principal connections within the scheme are based on similar principles.

The open spaces and street networks are overlooked and passively surveilled. Our team has been conscious to avoid blind corners within the housing layout by designing a dual frontage/ active type house (see A1 and B1 type houses) so blank gables onto public realm are avoided where possible. Front doors and principal building access front onto the street in all cases.

Reduction of vehicle speed and traffic safety is a fundamental principle behind the layout. In general, all streets are designed for maximum vehicle speeds of 30 km/h or 20 mph. Traffic calming features have also been designed into the development – all in accordance with best practice (DMURS). Block sizes have been kept to circa 40-60m in length and long runs of straight road have been avoided.

All residential houses are provided with a site vehicular car parking spaces, reducing the number of grouped car parking spaces on the street.



Above: Front elevation of A House Type [left] and A1 House Type, which turns the corner [right]



Above: Front entrance elevation of A1 House Type, which turns the corner.



Above: Photo of Cairn Homes of A1 type houses which turn the corner to avoid blank gables onto the public realm.

Neighbourhood Character Areas

A sense of place is reinforced by the creation of the five individual neighbourhood character areas and the landscape open spaces that sit between them.

This is underpinned through the 4 elements as described in DMURS including connectivity, enclosure, 'active edge' and pedestrian facilities. These elements have informed the street design and reference the character of the neighbourhood in regards to density and level of pedestrian activity.

A series of green fingers extending from the Three Trout's Greenway along the northern boundary into the site along existing hedgerows, tree lines and field boundaries. These green fingers with pedestrian routes form the green space network and new landscaped open spaces in the development.

Each neighbourhood will have their own distinct character which is defined by the typography, open space network, density and building type, orientation of the houses and gardens with a high quality private amenity. The neighbourhoods have recognisable features which will engender an attachment to the place. Materials are used to inform legibility around the neighbourhoods.

Neighbourhood Character Area 1.

The character of this neighbour is defined by the typography of the site, the new landscaped entrance frontage onto Kilcoole Road and frontage onto Landscape Open Space no.1.

The primary entrance to the development is provided from the Kilcoole Road where the main link street connects through the site and the varying typography providing access to each of the neighbourhoods and the Active Open Space. This new entrance lies approximately 1.7km from Delgany village and is directly accessible to the bus stop on the Kilcoole Road.

A new frontage is created onto the Kilcoole Road by way of a number of 3 storey houses addressing a new landscaped area. These houses are the tallest types within the development and so form an appropriate backdrop to the scheme. Otherwise the mix of dwellings in this neighbourhood are predominately 2 storey 3 and 4 bed semi-detached and terrace houses.

Where possible houses are orientated to provide east / west frontages resulting in streets running north/south. This orientation, coupled with the rising topography allows views towards the sea and the mountains to the



Right: Neighbourhood Character Area no.1

west.

The neighbourhood layout is configured to respond to the adjoining houses in Glenbrook Park and Eden Gate with rear gardens backing onto rear gardens, to minimise any impact with adjoining dwellings. In particular, the new accommodation backing onto no. 25 Glenbrook Park has been so designed to maintain views from the existing dwelling which bounds onto the site. All directly facing houses in the neighbourhoods have been set out to 22 meters separation distance to minimise overlooking.

On the western edge of the neighbourhood houses front onto adjacent open space [Open Space No.1] providing amenity to the surrounding neighbourhoods and enhancing the distinctive character of the neighbourhood. The Residential Amenity Building is also located on an axis from the main link street overlooking the green space [Open Space no.1] and which provides a focal point on the main access into the site. An external stair case gives access to the lower levels of this parkland and ensures connectivity from the neighbourhood into the open space.

An existing tree line is maintained along the northern boundary and future pedestrian access is provided to the adjacent AP6 lands.

A break in the frontage along the main link street allows for pedestrian and cycle access to Eden Gate. A dual frontage/ active type house is provided at this location to overlook both the main link street and the new link to Eden Gate providing a transition from this character area to the adjoining area.

Left: Elevation Key
Right: Entrance housing
from Kilcoole Road

Below: Elevation of
Kilcoole Road Entrance



Neighbourhood Character Area No. 2

Neighbourhood Character Area No. 2 lies to the south of the main link street and forms a boundary with the rear gardens of the houses in Eden Gate the residential development to the south of the proposed site.

The character of the neighbourhood is defined by the triangular green space [Open Space no.1] to the east, Open Space no.3 to the north and the home zone at the centre of the neighbourhood.

The triangular green open space at the centre of the neighbourhood is used as a device to change the orientation of the site from the line struck by the Eden Gate boundary to the more orthogonal layout of the higher density dwellings to the south. The layout of the main link street to Priory Road to the west of the area follows existing field and hedge row patterns.

A mix of two storey dwellings front onto this open space which is bounded to the south by the main link street and duplex dwellings beyond. The design of this space is focussed around a central lawn which is overlooked by a seating area.

The mix of dwellings in this neighbourhood are predominately 2 storey 3 and 4 bed semi-detached and terrace houses. Where possible houses are orientated to provide east /west frontages resulting in streets running north/south, some houses back onto the rear gardens of the existing dwellings at Eden Gate in line with good urban design practice.

Future provision is made for a new junction onto Priory Road subject to the upgrade of Priory Road by Wicklow County Council. Roughan O'Donovan Consulting Engineers have designed the entrance on the Kilcoole Road to ensure that it can service the entire residential development and Active Open Space in the interim until Priory Road is upgraded.

To the east a new cycle way and footpath is proposed linking the adjoining residential development at Eden Gate with the proposed site. Sufficient space is provided for a possible future vehicular connection, via a short link street with green landscaped area which is aligned with the existing footpath, cycleway and road.



Right: Site Layout of
Neighbourhood
Character Area No.2





Above: Cairn Homes development at Churchfields, Ashbourne, County Meath,



Right: House Type A Front Elevation



Above: Aerial view of landscaped Open Space no.2



Above: Housing Fronting onto centrally located landscaped open space 2

Neighbourhood Character Area No. 3

Neighbourhood Character Area no.3 lies to the south west of the main link street and creates a new southern boundary onto Priory Road.

The character of the neighbourhood is defined by the frontages onto each of the landscaped open spaces and new frontage and boundary treatment along Priory Road. This neighbourhood transitions towards a more rural character of the surrounding adjoining dwellings.

4 bed 'G' and 3 bed 'H' Type detached houses creates a new frontage onto Priory Road. The dormer type houses respond to the existing rural character of the road. Provision is made for a potential new entrance junction onto Priory Road, subject to the upgrade of Priory Road by Wicklow County Council. This will in turn link through to Kilcoole Road as per objective R07 of the of the Farrankelly Area Action Plan.

Dual frontage corner houses, 4 bed 'A1' type houses are positioned on either side of the Main Link Street where it connects to Priory Road. These houses will ensure that frontage is created onto the existing road and onto the main link street helping to define the new entrance once opened.

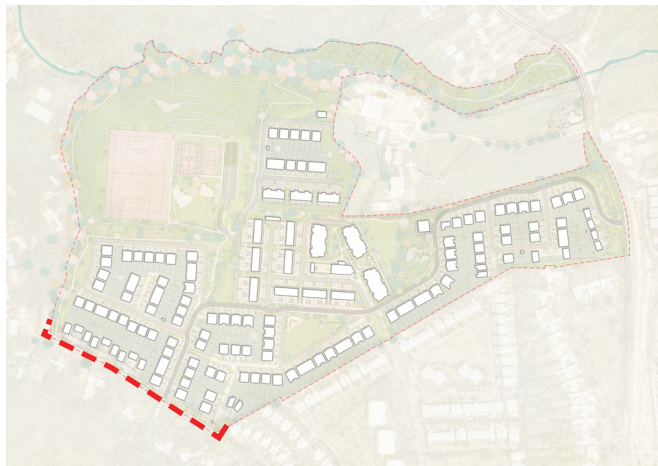
'A1' or corner house types houses are also positioned at the end of the neighbourhood blocks and which provide dual frontage onto the local streets and onto the open spaces providing passive surveillance.

On the western edge of the neighbourhood the houses are set back from the natural tree and hedgerow boundary and a new landscape open space is created. A public pathway connects to the footpath along Priory Road and it runs along the western boundary through the open space and connects into the Three Trout's Greenway to the north, ensuring greater connectivity through the site into adjoining Public Open Space and Greenway.

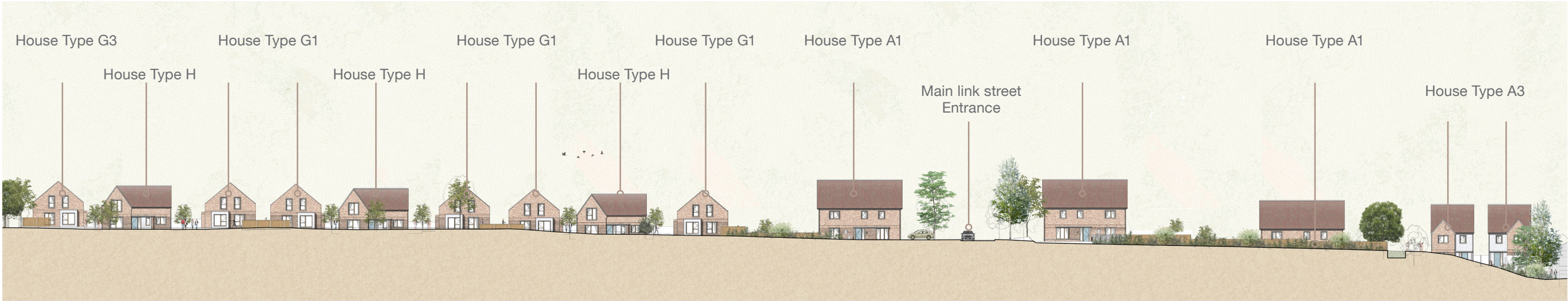
On the eastern boundary of the neighbourhood, the main link street, turns east towards the Kilcoole Road, a new landscape open space is created incorporating the existing protected tree lines on the site and provides an attractive amenity space for the adjoining neighbourhoods.



Right: Site Layout of
Neighbourhood
Character Area No.3



Left: Section Key
Right:CGI view of houses
fronting onto Priory Road
Below: Priory Road
Elevation



Neighbourhood Character Area No.4

Neighbourhood Character Area No. 4 lies at the centre of the development surrounded on all sides by quality landscaped open spaces.

The neighbourhood consists of 8 no. 3 storey Duplex blocks and 3 no. 4 storey apartment blocks which define the edges of the neighbourhood block and create a strong street edge to the main link street.

The crèche facility is located at the heart of the neighbourhood with an enclosed place space/ garden for the children. The location of the crèche is advantageous as it is situated opposite the pedestrian access to Eden Gate. The crèche, being a community building, is also located on access to the easternmost park entrance.

The duplex and apartments are carefully positioned in the centre of the site so as to minimize the impact on the surrounding existing two storey houses adjoining the southern edge of the site and the more rural nature of the detached houses on Priory Road and Glenbrook House, a protected structure on the western boundary. The apartment blocks overlook and offer an urban edge to the more naturalistic park.

On street car parking is provided for the 2 bed ground floor and 3 bed two storey Duplex units along with on apartment block 03. Rather than been treated as car courts the edge condition and landscape designs consider these to be proper streets by providing front doors onto these tree lined streets.

On the northern edge the existing tree and hedgerow is maintained and a landscaped open space provided which forms a boundary with the duplex units at Character Area No.5.

Two types of Duplex blocks are proposed in the development, Duplex block Type A and Duplex Type B.

The duplex block Type A comprise of a two storey three-bedroom apartment over a single storey two-bedroom apartment and all units have their own front door off the street. The high-density character area contains duplex accommodation to the southernmost and westernmost blocks around the perimeter ensuring front doors face onto the public open spaces. The blocks have been carefully designed however to be dual fronted so that the accommodation on the interior streets do not feel like rear façades. This is achieved by allowing the ground floor units to have terraces facing onto the street with



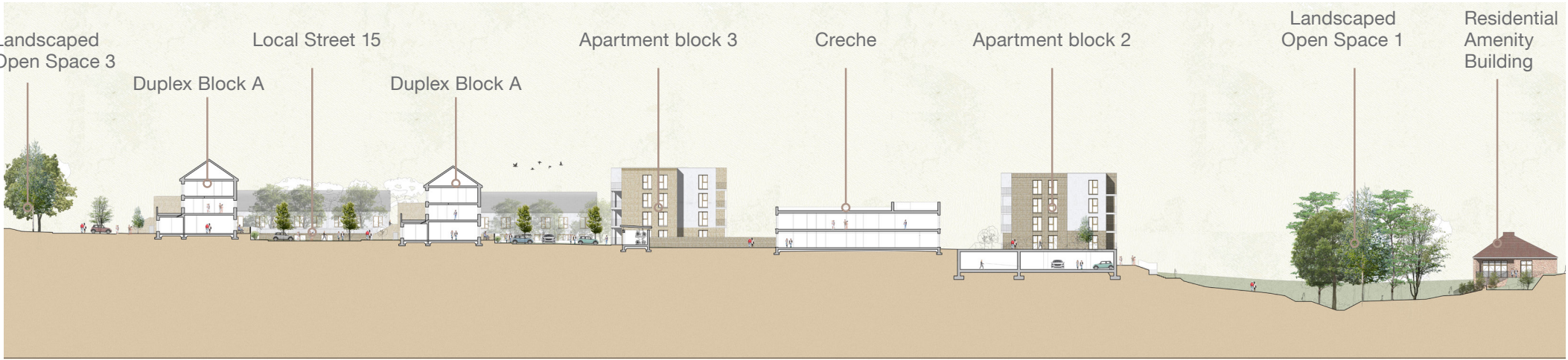
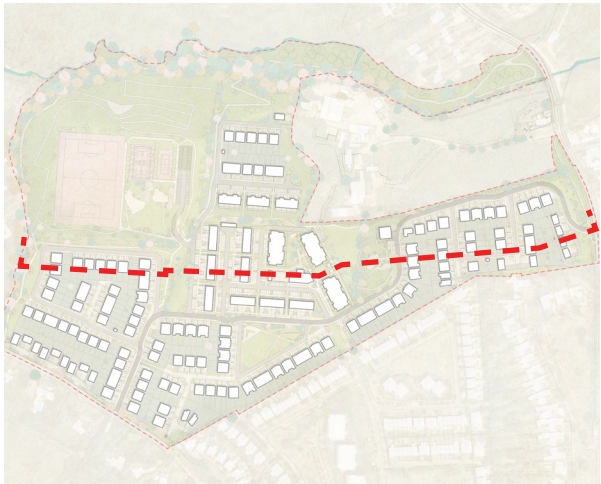
secondary access from this side. The terraces have low boundary treatment and provide defensible space for the units while allowing them to still engage with the street. This private open space is treated in a similar fashion to an apartment as it provides overlooking to the street but enjoys the benefit of a privacy strip. The terrace open space of the first floor own door unit is on the same side as the stepped entrance to maximise the views and west facing orientation.

Some streets such as local street 15 are lined on both sides with duplex accommodation. In such cases overlooking and variety is ensured through having front doors facing one side of the street with gardens overlooking the other side. In this instance the topography provides a slight level difference between street and garden level ensuring that privacy is maintained while providing an active edge. A landscaped strip provides further delineation. On the opposite side of the street front doors and stair access is provided at ground level. Routes are provided between the buildings to enable permeability however the gables are punctuated with windows set behind planting strips to ensure these connections benefit from passive surveillance. This creates a coherent street type which is well overlooked with paths on both sides and parking bays punctuated with tree planting in accordance with DMURs.

Left: Section Key

Below left: CGI view of Duplex building fronting onto Open Space no.3

Below right : Section A-A, West to East through the site



Neighbourhood Character Area No.5:

Neighbourhood Character Area No. 5 lies to the north of the proposed site and the northern edge slopes down towards the Three Trouts Greenway.

Given the site topography and the masterplanning desire to create a series of green fingers from Priory Road to the Three Trout's Stream, passive open space is provided on the western boundary which accommodates a footpath and the existing trees, a landscape buffer is provided on the eastern boundary connecting into the Three Trouts Greenway.

The existing tree lines and hedgerows have been retained and define the boundaries of the neighbourhood.

Three blocks of duplex units on the southern edge of the neighbourhood front onto the landscaped open space which retain the existing tree line and relate to the Duplex units in Character area 4. These three storey blocks act as a transition between the 4 storey apartment blocks of Character Area no. 4 and the two storey houses on the northern boundary of the neighbourhood. The houses and duplex units take advantage of the views of Delgany and the mountains further west.

The stepped entrance to Duplex block B address local street 13 while the first floor terrace is on the south side overlooking the open space and avails of the south views and orientation.

4 bed 'B' and 'B1' 2 storey semi detached houses front directly onto the passive open space to the north and overlook the Greenway.

The Active Open Space to the west provides sports pitches, play areas and a public recreational area for the community and the wider Farrankelly area.

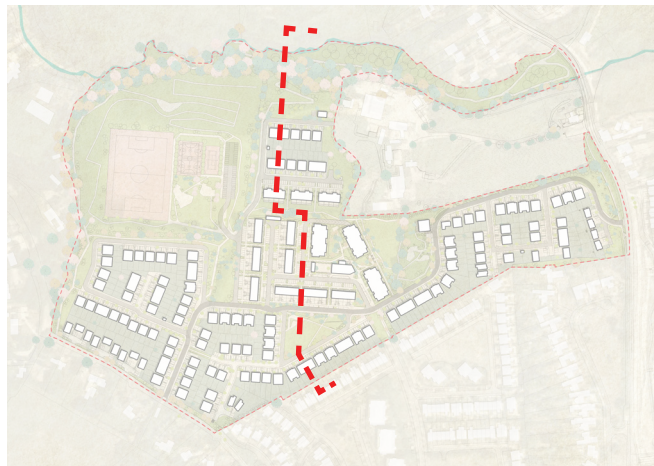
Local street 12 is brought right up to the site boundary to provide for possible future connection into the adjoining lands at Farrankelly House.



Right: Site Layout of
Neighbourhood
Character Area No. 5

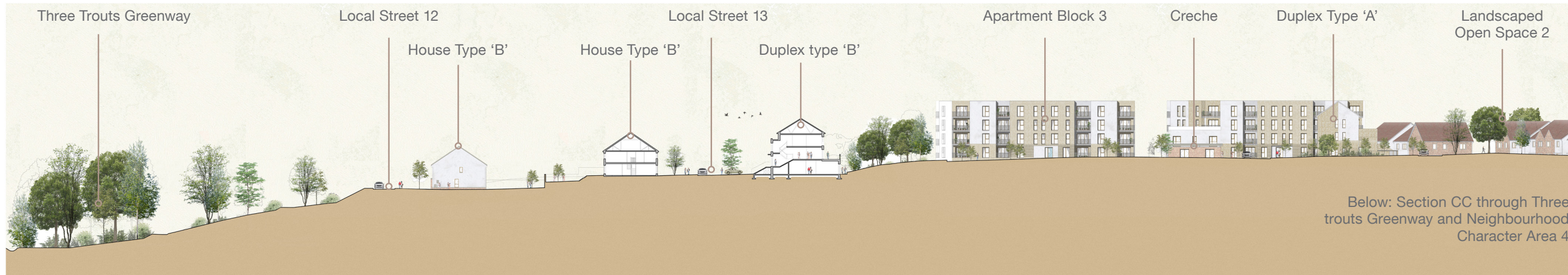


Above: Duplex units at Cairn Homes development at Parkside, County Dublin



Left: Section Key
Right:

Right CGI showing view of Local Street 11 and relationship of Duplex blocks
Below: Section C-C north south through the site



Below: Section CC through Three trouts Greenway and Neighbourhood Character Area 4

Active Open Space Sports pitches and recreation area:

To the north west of the site lies 4.5 Ha Active Open Space. It is a distinctive feature of the development and provides significant outdoor recreational amenity for the residents of the development and the wider Farrankelly community.

The open space is defined by the natural boundaries of the existing tree lines which create the green fingers connections through the site into the Three Trouts Greenway.

The Active Open Space will include a football pitch as well as a tennis court and multi-use pitch. In addition, it is proposed to provide a play area and an informal kickabout area to the front of the proposal. Some parking is also provided (c. 30 car parking spaces and 20 no. cycle spaces with the potential for over flow car parking spaces).

The northern portion of the proposal includes for running/training areas, which will use the contours of the land where possible.

A new pedestrian route from Priory Road is created through the landscaped open space on the western boundary of Character Areas no. 3 to the south west of the site. This pedestrian route connects Priory Road to the Active Open Space and connects further into the Greenway. On the eastern boundary of the Active Open Space a pedestrian route is provided in the landscaped open space in Character Area no.5, this connects the Active Open Space and The Greenway to the development and into Eden Gate further south.

The Active Open Space is accessed for vehicles off the main link street and access will be provided from the new entrance on the Kilcoole Road, vehicular access can be provided from Priory Road, subject to the upgrade of Priory Road by Wicklow County Council.



The Residential Amenity Building will cater for the needs of the community within the development



Above: Active Open Space Activities



Left: Section Key

Right: CGI view of the residential Amenity Building in LandscapeOpen Space 1

Below: Section CC through Three Trouts Greenway, Active Open Space and Character Area no.3



3.10 Adaptability

How will the buildings cope with change?

- Does the design exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation.
- Are the homes energy-efficient and equipped for challenges anticipated from a changing climate.
- Can homes can be extended without ruining the character of the types, layout and outdoor space
- Does the structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office.
- Can the space in the roof or garage can be easily converted into living accommodation.

All house types are designed to exceed the requirements set out in 'Quality Housing for Sustainable Communities' (2007) where generally more generous internal spaces are proposed to increase the quality of the unit types. The development provides a mix of units which can be reconfigured or extended to adapt to the changing life cycles and personal needs of residents. The architectural style is contemporary and reflects the modern requirements to balance lighter, elevations with the need to satisfy energy reducing objectives.

The floor to ceiling heights of attic spaces within the dwellings would provide for future attic conversions for additional storage space. The houses will allow future expansion into the rear gardens if required. All houses are dual aspect, optimising solar gain and adaptable to future technologies in renewable solar energy.

The buildings will be constructed of traditional construction (making them easily adaptable), heavily insulated with internal layouts that can be easily rearranged in the future.

The houses will be constructed to comply with NZEB.

In addition, the variety of housing unit types creates the potential for people to remain within the development as life situations change.



Adaptability

3.11 Privacy and Amenity

How does the scheme provide a descent standard of amenity?

- Each home has access to an area of useable private outdoor space.
- The design maximises the number of homes enjoying dual aspect.
- Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout.
- Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.
- The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.

The layout and design has responded to the site and orientation of the development in order to maximise the solar gain and natural light aspect of each dwelling with the majority of units enjoying a north south orientation.

Each housing unit in the development proposal has an allocated area or private open space in accordance with the requirement set out in the Wicklow County Development Plan 2016 - 2022 Guidelines for Residential Development. All usable private open space meets or exceeds the Development Plan standards. All of the dwellings meet or exceed the Section 28 Guidelines unit size requirements.

The development provides for adequate separation distances between dwellings to maintain a high level of privacy and amenity for residents, and reduce overlooking and overshadowing.

All houses and duplexes provide for dual aspect accommodation. 52% of apartments are dual aspect.

On curtilage parking, boundary walls / gate, and planting to the front and sides of dwellings provides a clear defensible space between public and private space.

Bin storage is provided in accordance with the Wicklow County Plan with provision made for three wheeled bins. Bin stores are provided for the Duplex and Apartment units. In the case of residential units with no rear access, provision is made for screened areas to the front of units for ease of access.

The internal layout of house types and their orientation on site has eliminated direct overlooking of bedrooms over private rear gardens.

Internal storage is provided in accordance with Quality Housing for Sustainable Communities (2007).

The Housing Quality Assessment in the Appendix contains a detailed appraisal of the standards achieved in meeting the space and amenity needs of future residents.



Privacy and amenity

3.12 Parking

How will the parking be secure and attractive?

- Do the materials and external design make a positive contribution to the locality?
- Does the landscape design facilitate the use of the public spaces from the outset?
- Does the design of the buildings and public space facilitate easy and regular maintenance?
- Are the open car parking areas considered as an integral element within the public realm design and treated accordingly?
- Has care has been taken over the siting of flues, vents and bin stores?

In the main, parking is on , where parking is placed in shared space which is overlooked from units to provide passive surveillance and is well integrated through it's landscape treatment.

Under-croft parking is provided for block 01 and 02 of the apartment blocks with block 03 and the Duplex units are provided with street parking. Dedicated covered bicycle sheds are provided for cycle parking for the units. All houses are provided with 2 parking bays.



Parking

3.13 Detailed Design

How well thought through is the building and landscape design?

- Do the materials and external design make a positive contribution to the locality?
- Does the landscape design facilitates the use of the public spaces from the outset?
- Does the design of the buildings and public space facilitate easy and regular maintenance?
- Are open car parking areas considered as an integral element within the public realm design and are treated accordingly?
- Has care been taken over the siting of flues, vents and bin stores?

The design has been subject to a number of meetings and a pre-application consultations between the design team and WCC.

The design treatment reflects the pattern of modern housing and incorporate the latest technologies to achieve the highest standards in energy efficiency. The selected brick, window selection, rendered walls and roof design will complement the current building stock in the area.

The development proposal's approach to detailing which is clean and restrained gives the development a contemporary aesthetic. It is felt that this composite of urban and rural suits the nature of the site's location (see section 6 House types).

All units share a consistent architectural language which will bring coherence to the development irrelevant of scale. The masterplan has been developed to ensure that the housing units relate appropriately in terms of scale in relation to each other and the wider site context.

The buildings will be finished and detailed to a high standard in manner which will create a high quality environment now and into the future as the development weathers. It is considered that the materials chosen have a proven track record of being suitable for location of the development.

Overall the colour palette of the materials aims to be clean and complimentary as a whole.

Each individual home has a well-designed front garden with 2 car parking spaces. All bin stores are to the rear of the houses with bin storage incorporated into the landscape design at the front of the terraces units.



Detailed design

4

4. Landscape Proposal

- 4.1 Landscape Strategy
- 4.2 Spatial Uses
- 4.3 Three Trouts Green Route
- 4.4 Green Infrastructure and enhancement of existing landscape
- 4.5 Open Space 1
- 4.6 Open Space 2
- 4.7 Open Space 3

The landscape design will seek to reinforce structural elements of the landscape

4.1 Landscape Strategy - Overview

The landscape proposals are set out in full in the accompanying report by KFLA. The following section is drawn from that report to support this design statement.

The character of the landscape proposed is one of large trees, copses of native trees, formal clipped hedges, ornamental shrub and groundcover planting, woodland planting and native hedgerows. The landscape strategy aims to integrate the proposed residential development with the existing landscape and create a network of attractive and useable open spaces while contributing to local biodiversity. The public green areas are designed as landscape spaces that offer the opportunity for meeting, walking and formal and informal play. The protection and enhancement of existing landscape features, notably woodland belts, the existing stream and native hedgerows is an important aspect of the overall strategy, providing a structure for circulation and the connection of proposed open spaces, while continuing to develop green infrastructure links in the area. The development of a green route along the 'The Three Trout's Stream' will also be an integral part of the overall landscape strategy. The long-term development and maintenance of the landscape is an integral part of the design strategy.

4.2 Spatial Uses

The overall landscape strategy is to provide a series of three open spaces connected by linear green links which are based on existing landscape features. These existing features form part of the existing green infrastructure links within the site and surrounding area. The three primary open spaces are located centrally within the overall site and each space is easily accessible from the surrounding properties.

In all of the open spaces the levels have been carefully considered to accommodate a large flat area for passive recreation, formal play and ball games. Overlooking each of the lawn and play spaces, a seating space is located including benches, ornamental planting, flowering trees and feature paving.

The desire lines through the landscape spaces are reflected in the path layout and will integrate with the general street layout to provide a high level of pedestrian permeability. The pedestrian circulation network is designed to accommodate movement through the space at a gradient of less than 1:20. The layout of the paths and planting allows smaller areas of lawn suitable for passive uses by smaller children and other alternative uses to the large kickabout space. Pedestrian permeability throughout the site and to adjoining sites has been provided linking with the existing and future proposed footpath network and passive surveillance has been considered throughout all of the open spaces.



Above: Image of Woodland walkway similar to the Three trouts Greenway along the Three Trout's Stream



4.3 Three Trouts Green Route

Central to the landscape strategy is the proposed walking and cycling route along the existing 'Three Trout's Stream', which is located just inside of the northern site boundary. Both the stream itself and the dense woodland planting are prominent landscape features within the site. The green route proposed meanders through the existing woodland. Utilizing existing tracks and topographical features, it provides an alternative circulation route for users, which connects to footpaths and existing tracks located outside of the site boundary. The proposed green route will function as a recreational route and will be defined by a change in surface material. The route will begin at the south-west corner of the site and work its way around the site boundary up to the north-east corner. A pedestrian/cycle link will join on to the green route from the main part of the site, through Open Space 1 and past the apartments to the north. Additional woodland planting will be planted at certain sections along the site boundary to create the atmosphere of a continuous woodland walk.

The 'Three Trout's Stream' and associated woodland is also of high priority. Similar to the treatment of the existing hedgerows, this linear space will become an integral linking feature in the wider green route strategy, while the dense belt of woodland would remain as part of a greenbelt buffer zone. The existing woodland and stream are home to much local flora and fauna and thus contribute greatly to local biodiversity and ecology. The stream itself forms a basis for the proposed SuDS system, with all proposed channels eventually running into the stream. In terms of amenity use, the proposed walkway through the space would become a recreational asset to the wider local community, as well as future residents.

The strategies referenced above protect and enhance the character of the natural environment in the area and contribute to the scenic quality of the surrounding landscape. They also ensure that habitats and areas of high value biodiversity are protected.



Above: Woodland walk ways



Above: Mature Trees and meadow grassland

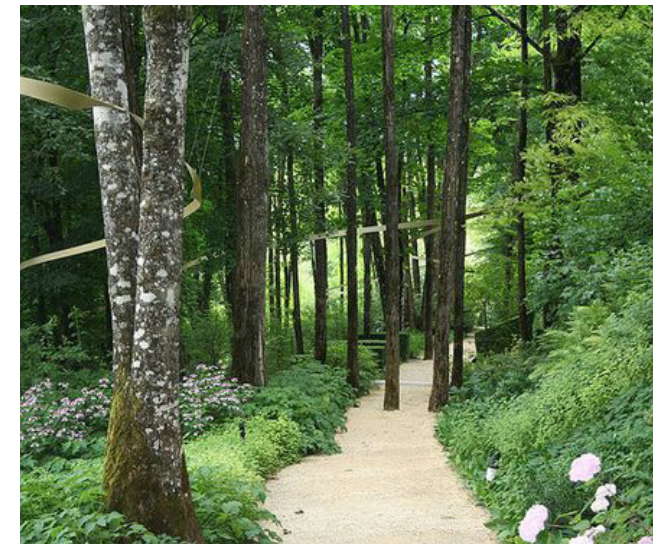
4.4 Green Infrastructure and Enhancement of Existing Landscape

The enhancement and strengthening of existing landscape features throughout the site is a fundamental aspect of the overall landscape approach. The green infrastructure strategy serves to link all of the spaces within the site together using existing and enhanced landscape features, while also contributing to green infrastructure in a wider context by creating opportunities to connect to other landscape features beyond the site boundary.

The main method used to enhance green infrastructure links is the retention and strengthening of existing hedgerows and woodland areas. Existing hedgerows provide the opportunity to create green routes through the site, which serve both a recreational and ecological function. Hedgerows increase local biodiversity and create habitats, thus becoming biodiversity corridors which link to other green infrastructure features in the surrounding areas. In addition to this, retaining hedgerows and ditches also allows the prospect of implementing a SuDS network through the site which can integrate into the circulation routes and become a part of the wider green infrastructure strategy. Particular attention was given to the retention of Scots Pine trees which was identified as per the Greystones/Delgany Local Area Plan (Protection Objective T06).



Above: River side walkway



Above: Image of Woodland walkway



Above: Woodland setting

4.5 Open Space 1

The name of this open space references the informal track which runs along the existing hedgerow, which is to become reinstated as a circulation route through the open space. It is the largest of the three open spaces and composes a series of sub-spaces providing a range of amenity uses for the residents of the proposed development.

To accommodate levels in this open space an 'Evo Geo' green wall retaining system has been used, which runs from the proposed 'Residential Amenity Building' to the entrance into the semi-private apartments. A 2.5m grass verge has been provided between the edge of the road and the top of the green wall, which allows space for a crash barrier and safety handrail. A pedestrian ramp brings the user from the amenity building to the central kickabout space and connects to the other footpaths in the open space, while steps provide a more direct route into the space.

A central landscape element within the space is the existing native hedgerow which runs on a north-south axis through the space, this hedgerow will be enhanced and strengthened, and the old lane way associated with the hedgerow will be reinstated as a gravel path. This hedgerow also defines the two main parts of the overall space. The sub-space to the east has more accommodating levels and will provide for a range of active uses. Within this area, there is a central lawn area provided for passive recreation and active play, which is defined by formal clipped hedges and shrub planting. Overlooking the lawn is a seating area defined by ornamental planting and feature paving. A formal playground and second seating space are located centrally and are contained by ornamental planting. As the levels start to fall to the north, two level artificial grass areas have been provided adjacent to the proposed 'Residential Amenity Building'. These provide a space for outdoor activities such as yoga, meditation, tai chi and so on.

To the west of the central hedgerow is the secondary sub-space. The levels have also been manipulated in this space to accommodate a flat lawn area. Along the western side of this space is a buffer zone which runs alongside the apartments fronting onto the open space. The buffer zone is composed of sections of native understory planting and copses of native trees strategically located to maintain a visual connection between the semi-private apartments and the open space. This zone acts as a visual screen while also providing amenity and habitat value to the proposed development. A walkway/cycle track through the buffer zone provides a secondary circulation route.



Above: Plan of Open Space no.1

The northern section of the open space is bounded by the site boundary, the treatment to this boundary will be to retain healthy and strong sections of the existing native hedgerow, while adding native woodland planting to fill in the gaps. This will provide a visual screen between the site and the neighbouring Farankelly House to the west, while also contributing to local biodiversity and green infrastructure links.

To the west of the buffer zone mentioned above, steps connect the public open space to a series of courtyards associated with the apartment blocks and the crèche facility. The composition of the courtyard spaces is simple. Each space contains a small seating area which looks out onto a grass area provided for passive recreation. Seating areas and lawn areas are defined by ornamental planting, copses of native trees and formal hedges, which also provide visual interest and spatial qualities.

4.6 Open Space 2

The name of this space originates from the local name of an existing field within the Farankelly site, the location of which is in close proximity to the open space. The design of the space is focused around a central lawn which is overlooked by a seating area. The main seating area is defined by ornamental planting, feature paving and a central raised planter. The raised planter also provides a seating option and it's central positioning allows movement through and around the space. Stepping stones, timber stilts and balance beams, tree copses and other features provide opportunities for natural and creative play (Refer to Section 2.8). The overall space is defined by shrub and groundcover planting along with formal clipped hedges and tree planting. The main south-east to north-west footpath, in the context of the overall site, acts as a link between Open Space 3 and Open Space 1.



Above: Plan of Open Space no.2

4.7 Open Space 3

The name of this open space references the existing line of mature Scots Pine trees which are located adjacent to the open space. The spatial design of this space is focused on a formal children's playground at the northern end of the space. A seating space is provided adjacent to this which is designed to provide inward and outward orientated seating options surrounded by planting with a specific planting mix to attract insects and birds. From this seating area views are provided of the open space and of the playground. The planting design has been carefully considered to define all of the sub-spaces within the overall space. Shrub planting around the edges of the open space helps to define it, while also providing screening.

Tree planting is designed in copses to maintain the views into and out of the space. The circulation has been designed to allow full pedestrian connectivity through the space while connecting with both the primary and secondary circulation routes throughout the site.



Above: Plan of Open Space no.1



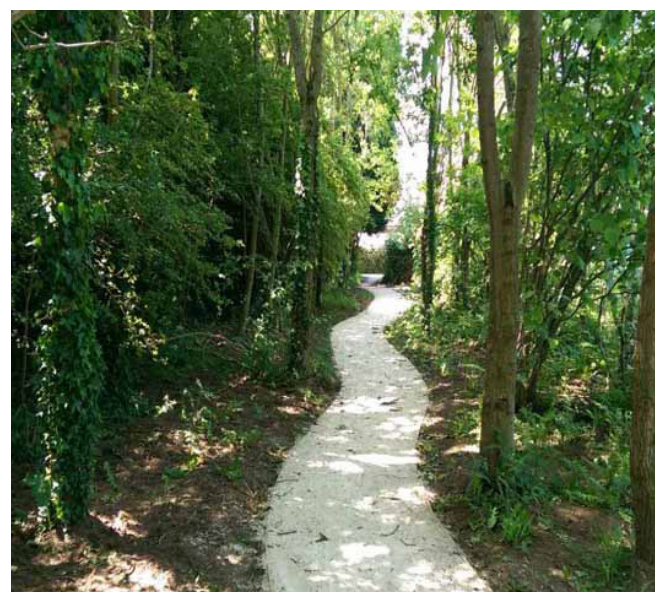
Above: Landscape Open Space concept image.



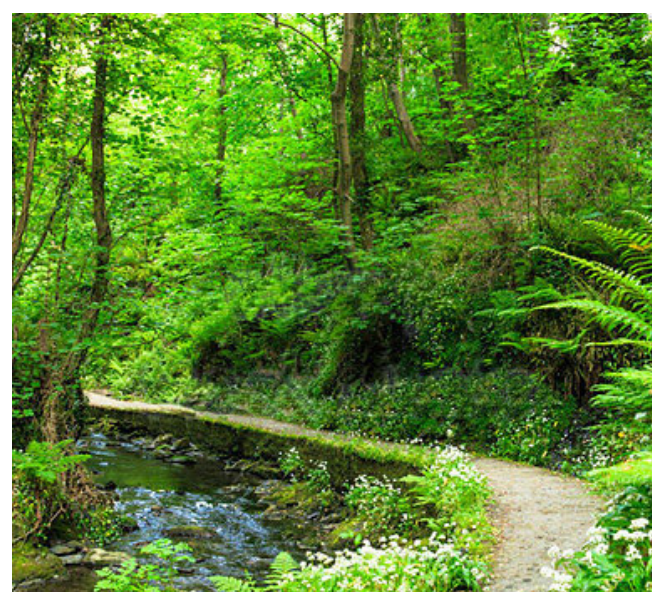
Above: Precedent image for safety surface to crèche play area.



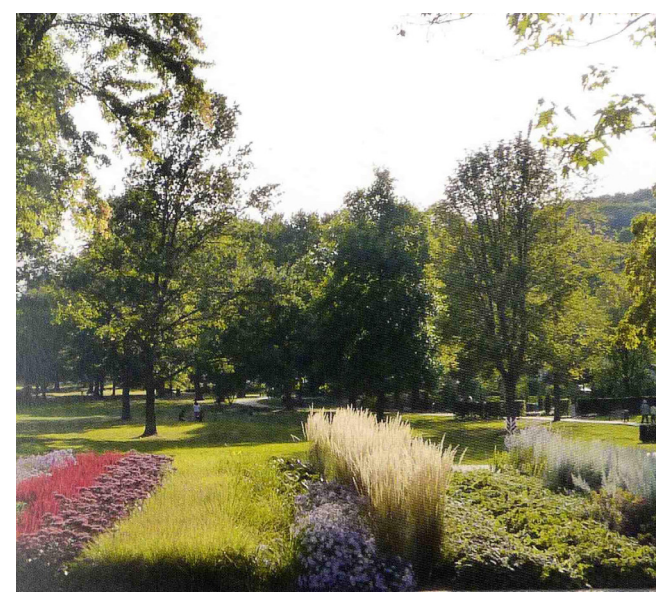
Above: Precedent image for Natural Play area.



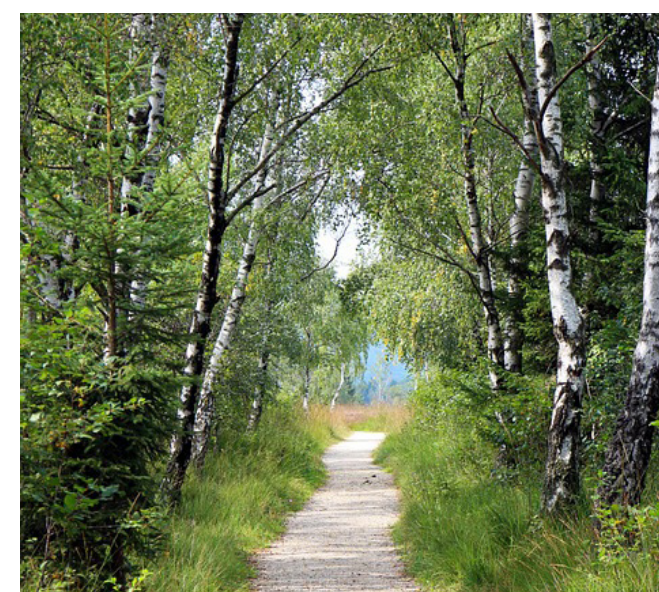
Above: Greenway concept image.



Above: Greenway concept image.



Above: Landscape open Space concept image



Above: Greenway concept image.

5

5. House Types

- 5.1 Unit Types
 - House Type A
 - House Type A1
 - House Type A2
 - House Type A3
 - House Type B
 - House Type B1
 - House Type B2
 - House Type D
 - House Type E
 - House Type G1
 - House Type G2
 - House Type G3
 - House Type H
 - Duplex
 - Apartments



5.1 Unit Type

Semi - detached

- House Type A:
4 Bed semi detached - 140 sq.m
- House Type A1- End of Terrace:
4 Bed semi detached - 140 sq.m
- House Type A2:
4 Bed semi detached - 147 sq.m
- House Type B:
3 Bed semi-detached - 120 sq.m
- House Type B1 - End of Terrace:
3 Bed semi-detached - 120 sq.m

Terrace / Townhouse

- House Type B:
3 Bed townhouse - 120 sq.m
- House Type B1:
3 Bed townhouse - 120 sq.m
- House Type B2:
3 Bed townhouse - 119 sq.m

Detached

- House Type A3:
4 bed detached - 147 sq.m
- House Type D:
4 bed detached - 141 sq.m
- House Type E:
5 bed detached (3 storey) - 213 sq.m
- House Type G1:
4 bed detached (dormer) - 186 sq.m
- House Type G2:
4 bed detached (dormer) - 184 sq.m
- House Type G3:
4 bed detached (dormer) - 186 sq.m
- House Type H:
3 bed detached (dormer) - 149 sq.m

Duplex

- DUPA - 3B
3B5P Apartment - 124 sq.m
- DUPA - 2B
2B4P Apartment - 90 sq.m
- DUPB - 3B End of Terrace
3B5P Apartment - 127 sq.m
- DUPB - 3B Mid Terrace
3B5P Apartment - 123 sq.m
- DUPB - 2B End of Terrace
2B4P Apartment - 81 sq.m
- DUPB - 2B Mid Terrace
2B4P Apartment - 80 sq.m

Apartments

- APT- 3A
3B5P Apartment - 107 sq.m
- APT- 3B
3B6P Apartment - 115 sq.m
- APT- 2A
2B4P Apartment - 85 sq.m
- APT- 2B
2B4P Apartment - 87 sq.m
- APT- 2C
2B3P Apartment - 71 sq.m
- APT-1A
1B2P Apartment - 52 sq.m
- APT-1B
1B2P Apartment - 56 sq.m
- APT-1C
1B2P Apartment - 63 sq.m



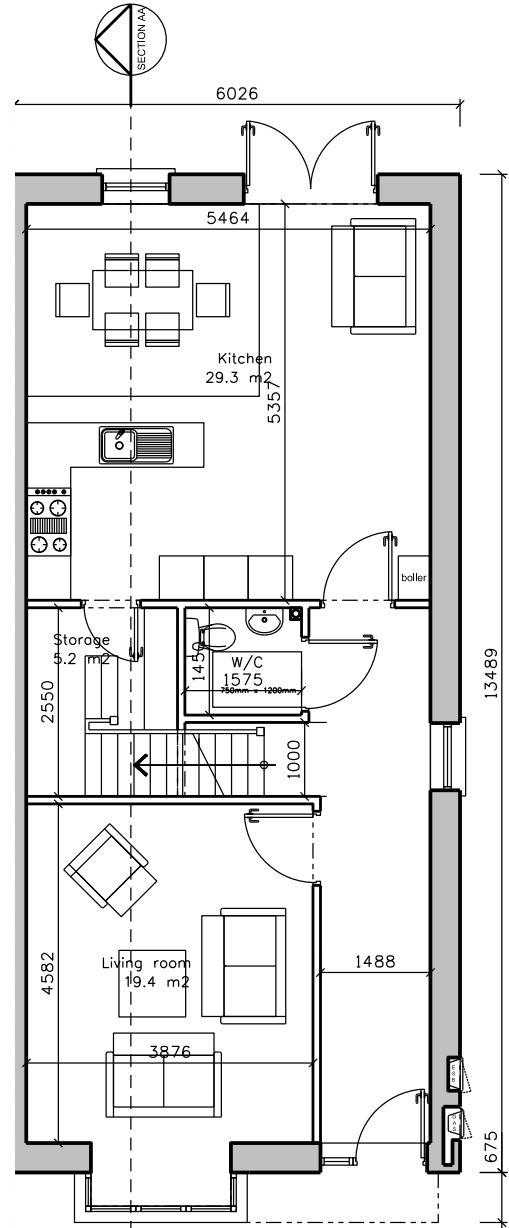
An example of Cairn Homes developments at Albany, Killiney, Dublin.

A

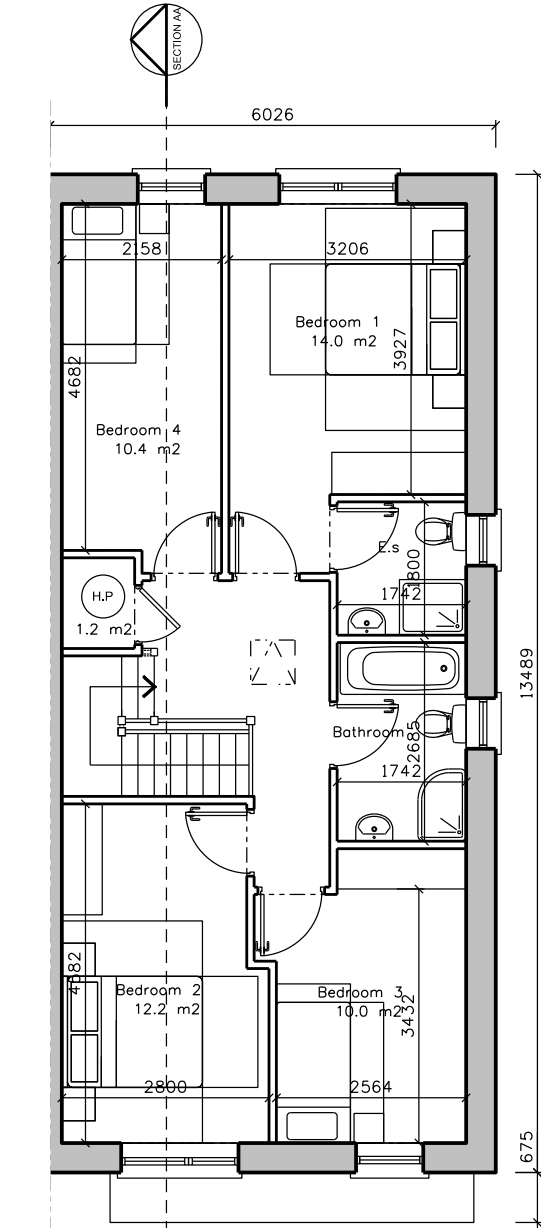
House Type A

Semi Detached
4B

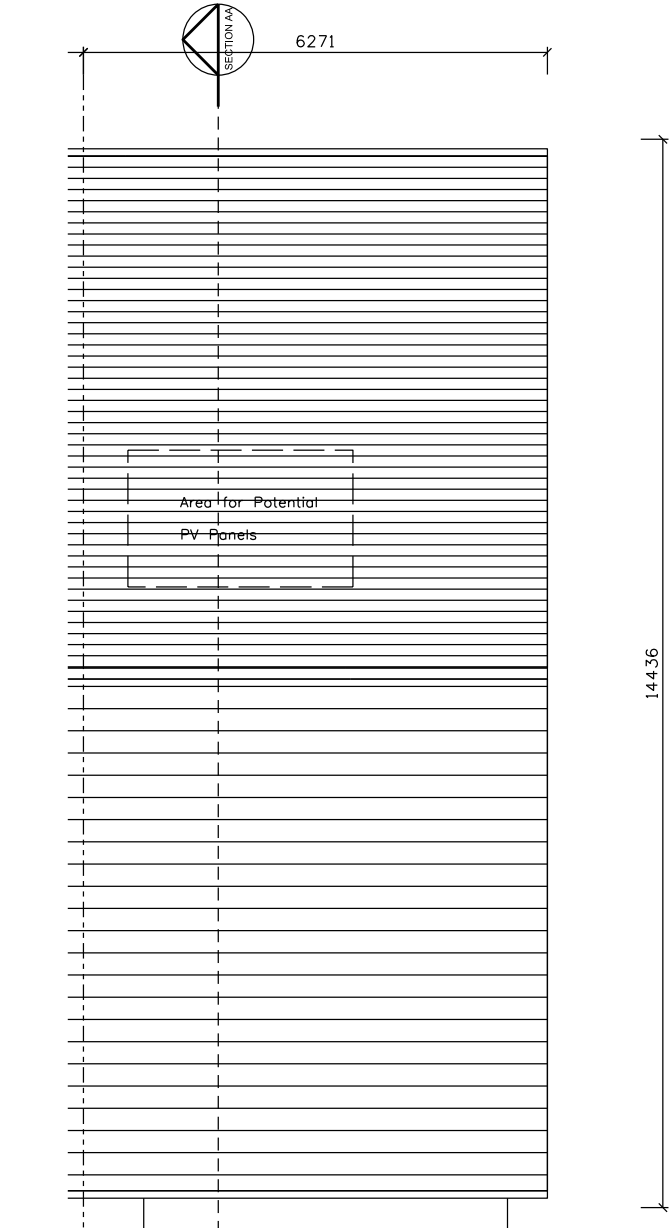
4B 6P SEMI	
- Ground	70.9 m2
- First	69.3 m2
- Total	140.2 m2
Cook/Dine	29.3 m2
Living	19.4 m2
Storage	6.4 m2
Agg Bed	46.6 m2
Agg Live	48.7 m2



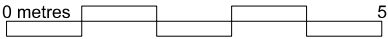
Type A
1:100 Ground Floor Plan



Type A
1:100 First Floor Plan



Type A
1:100 Roof Plan



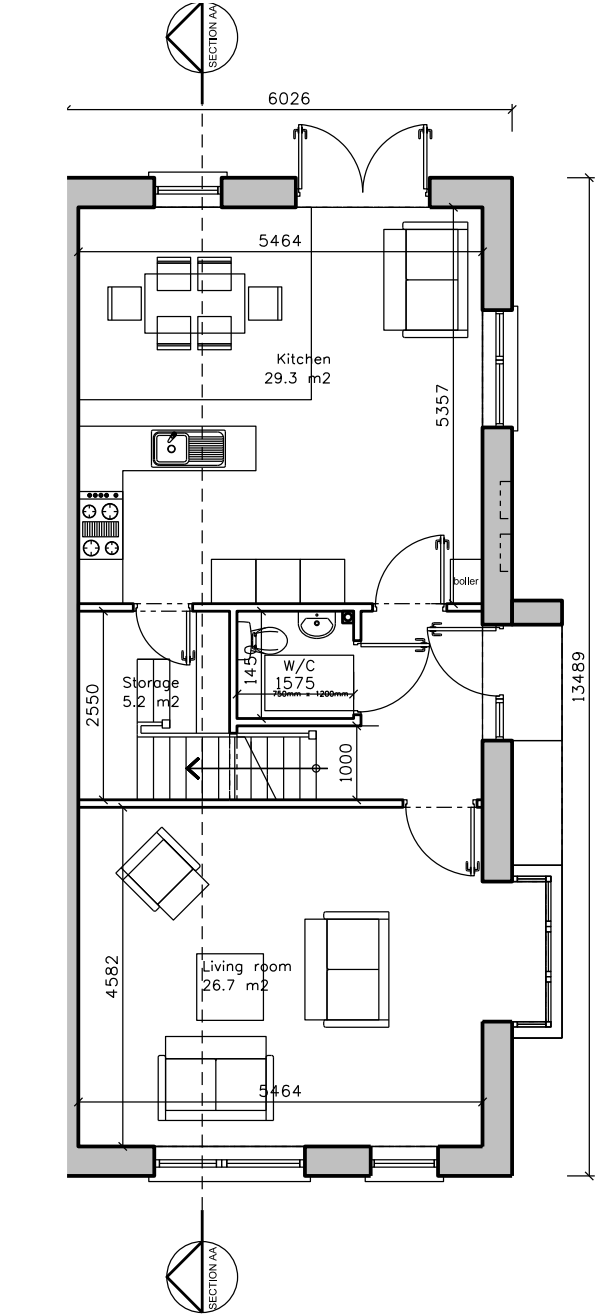


House Type A Front Elevation

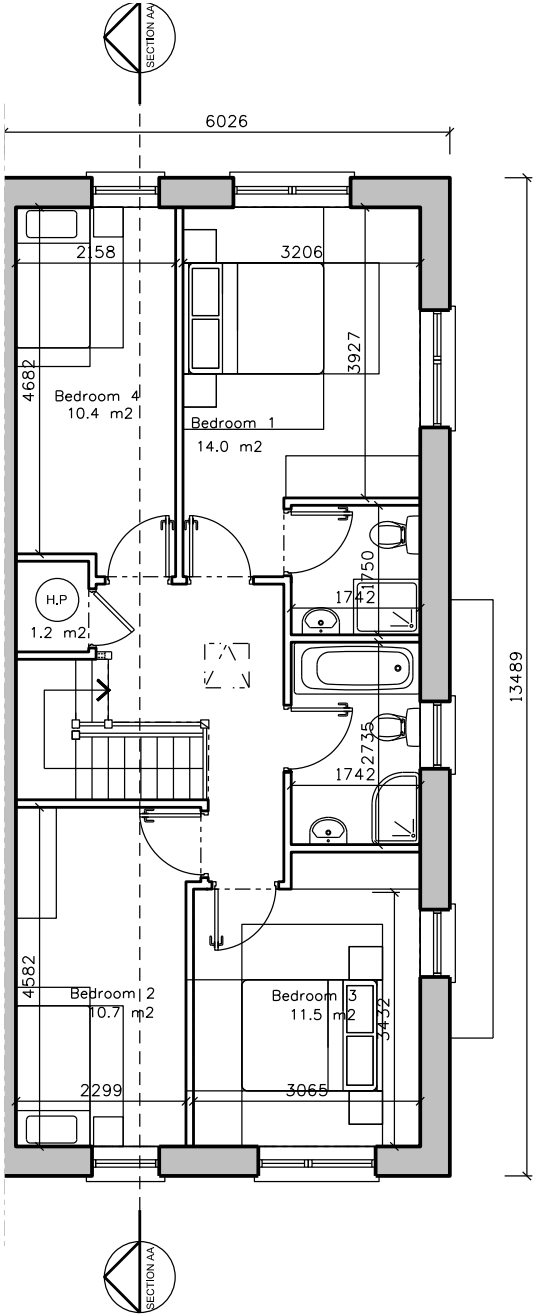
A1

House Type A1
Semi Detached - End of terrace
4B

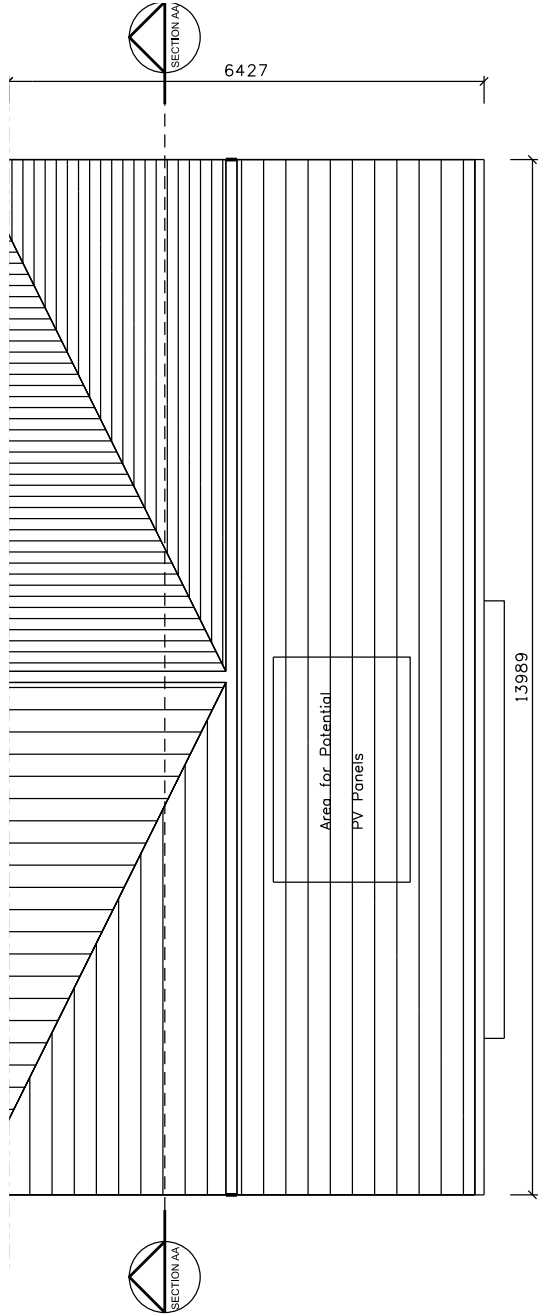
4B 6P SEMI	
- Ground	70.9 m2
- First	69.3 m2
- Total	140.2 m2
Cook/Dine	29.3 m2
Living	26.7 m2
Storage	6.4 m2
Agg Bed	46.6 m2
Agg Liv	56.0 m2



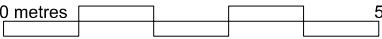
Type A1
1:100 Ground Floor Plan



Type A1
1:100 First Floor Plan



Type A1
1:100 Roof Plan





House Type A1 Entrance Elevation

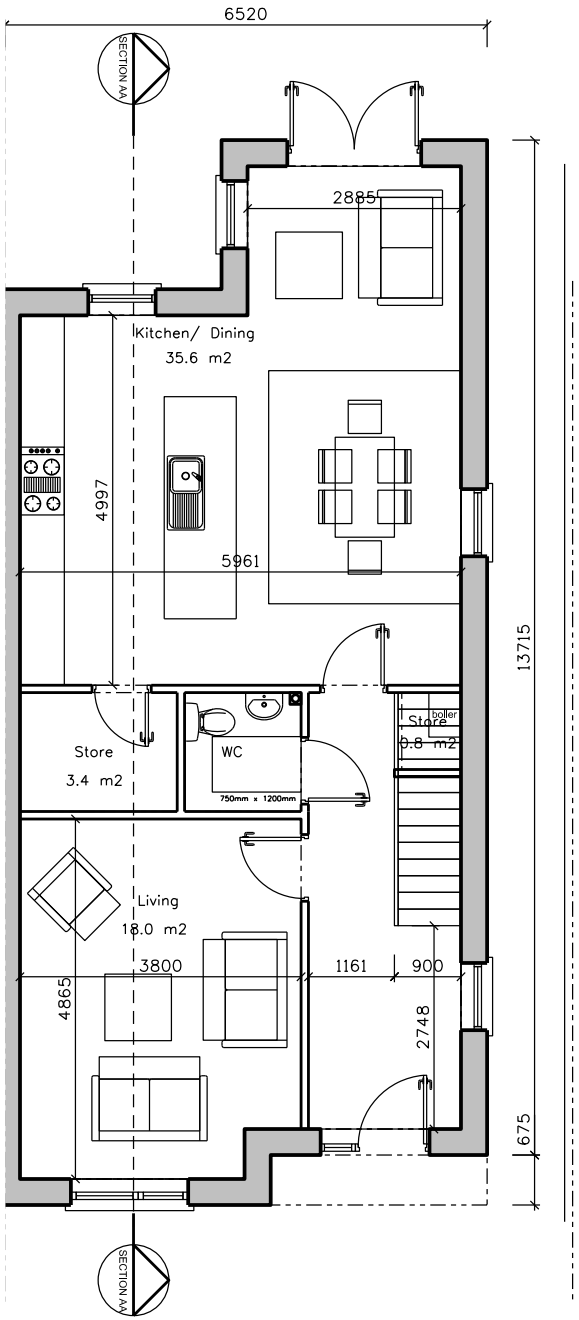


House Type A Entrance Elevation [left] and House Type A1 Front Elevation

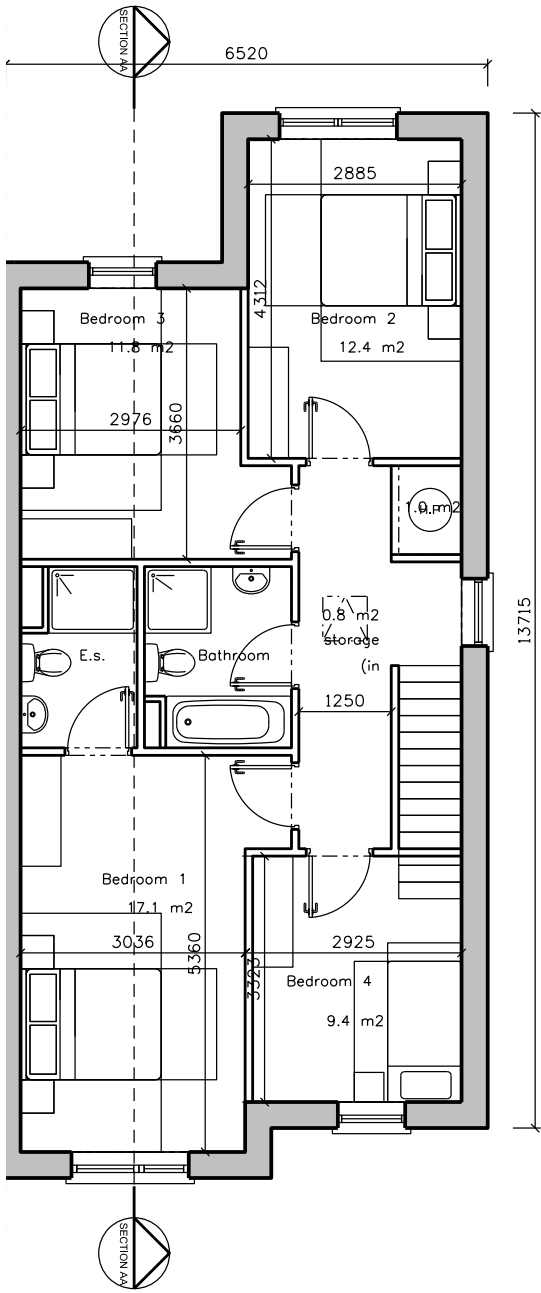
A2

House Type A2
Semi Detached
4B

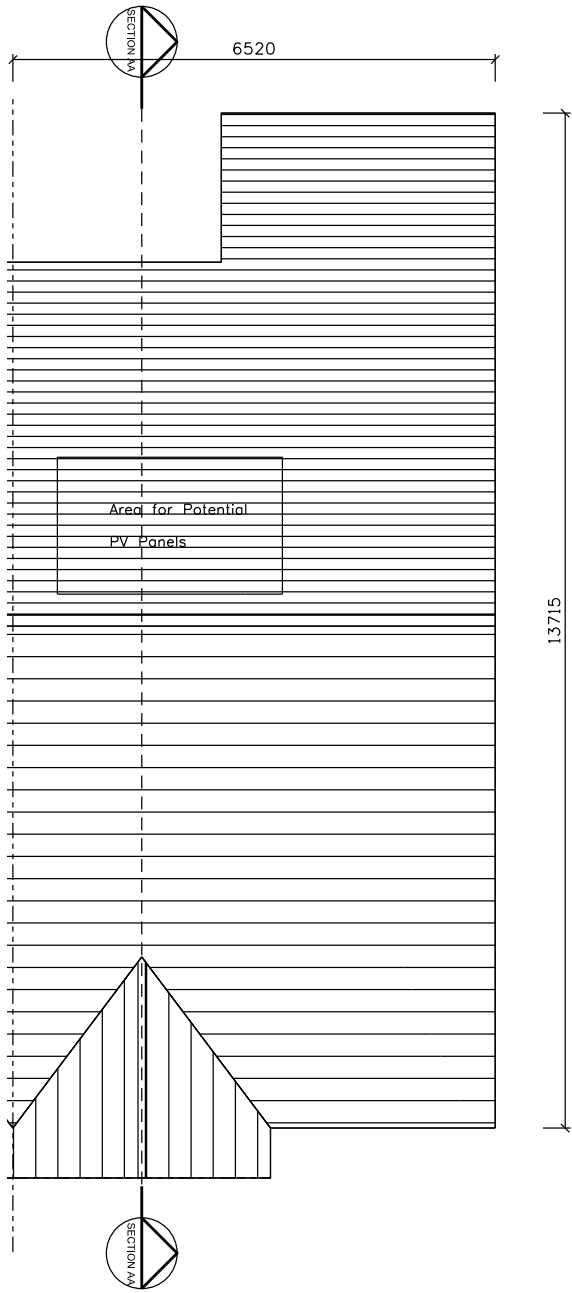
4B 7P SEMI	
- Ground	73.4 m2
- First	73.4 m2
- Total	146.8 m2
Cook/Dine	35.6 m2
Living	18.0 m2
Storage	6.0 m2
Agg Bed	50.7 m2
Agg Live	53.6 m2



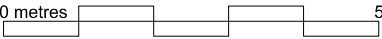
Type A2
1:100 Ground Floor Plan



Type A2
1:100 First Floor Plan



Type A2
1:100 Roof Plan



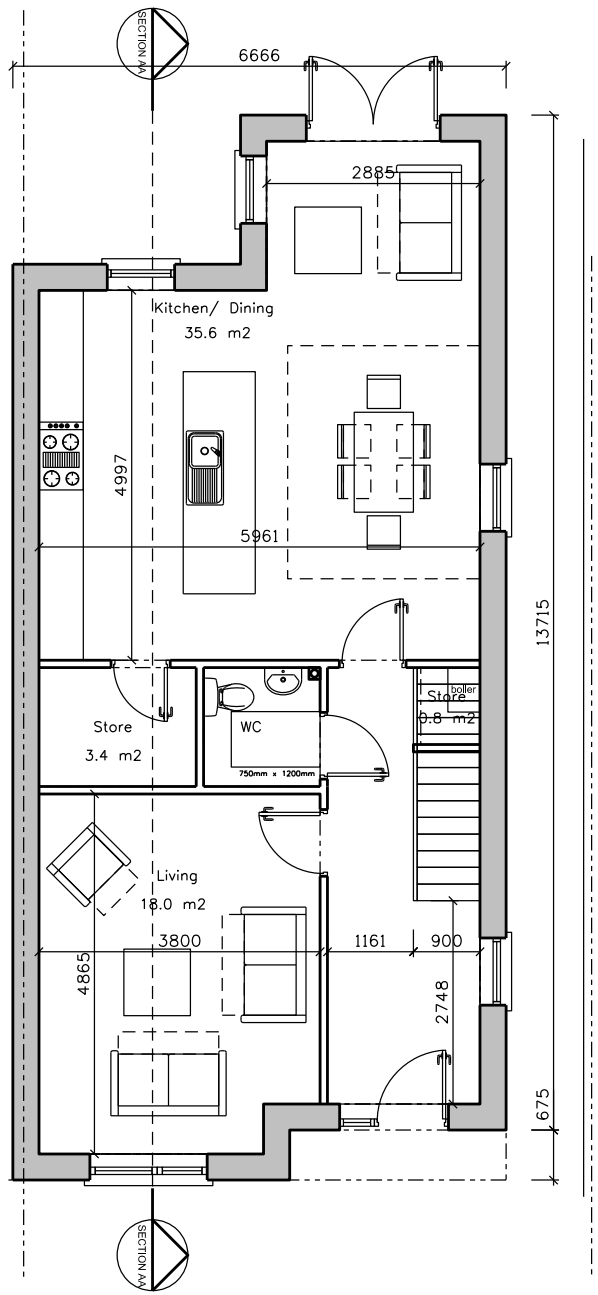


House Type A2 Front Elevation

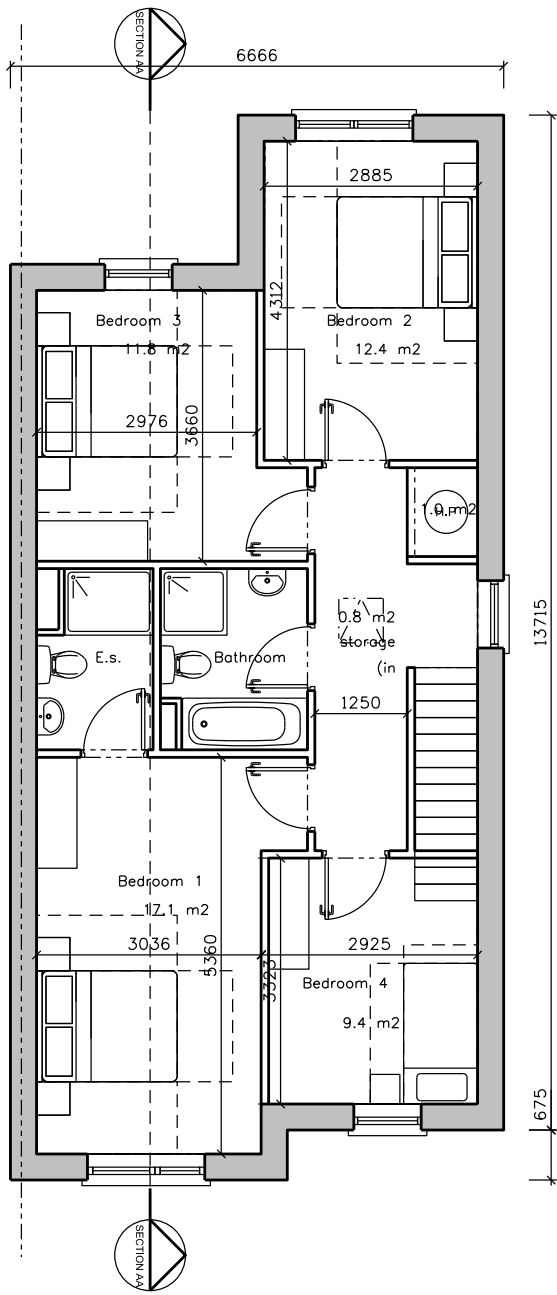
A3

House Type A3
Detached
4B

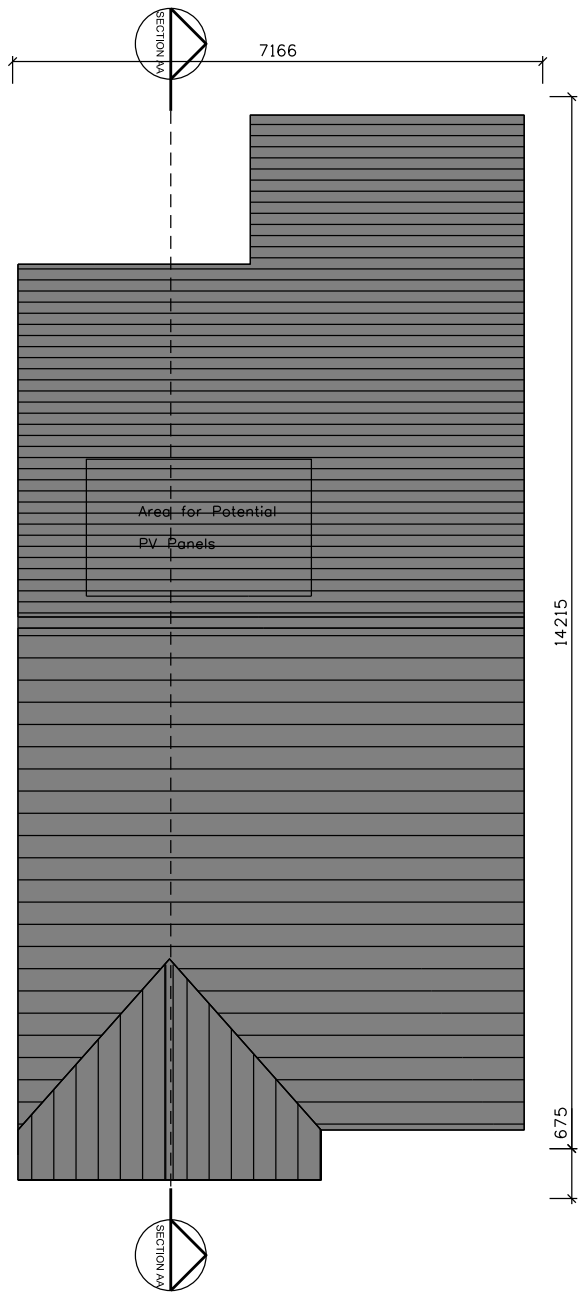
4B 7P Detached	
- Ground	73.4 m2
- First	73.4 m2
- Total	146.8 m2
Cook/Dine	35.6 m2
Living	18.0 m2
Storage	6.0 m2
Agg Bed	50.7 m2
Agg Live	53.6 m2



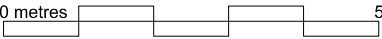
Type A3
1:100 Ground Floor Plan



Type A3
1:100 First Floor Plan



Type A3
1:100 Roof Plan





House Type A3 Front Elevation

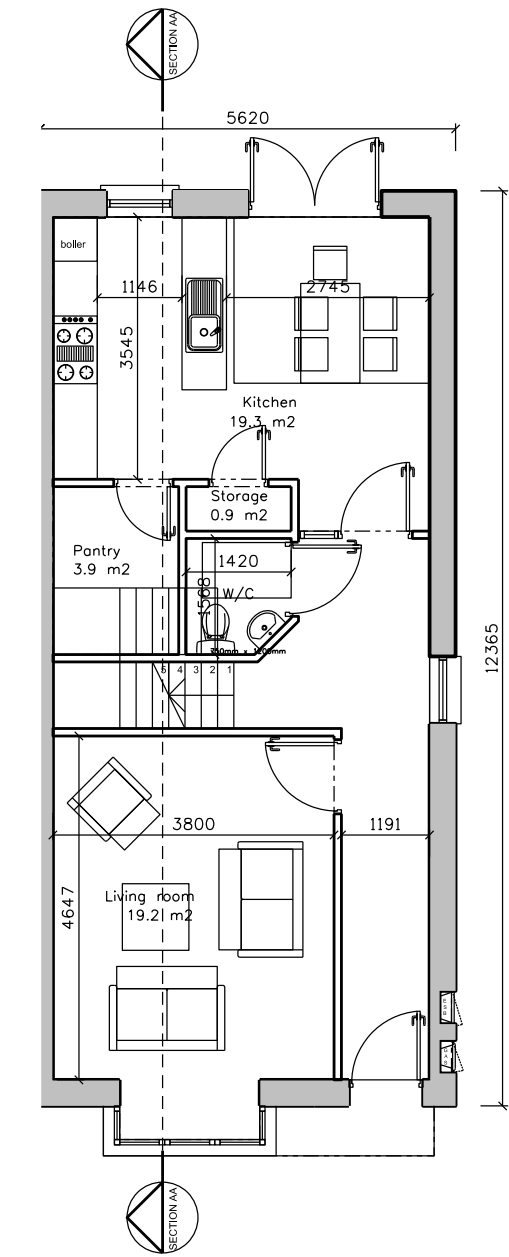
B

House Type B

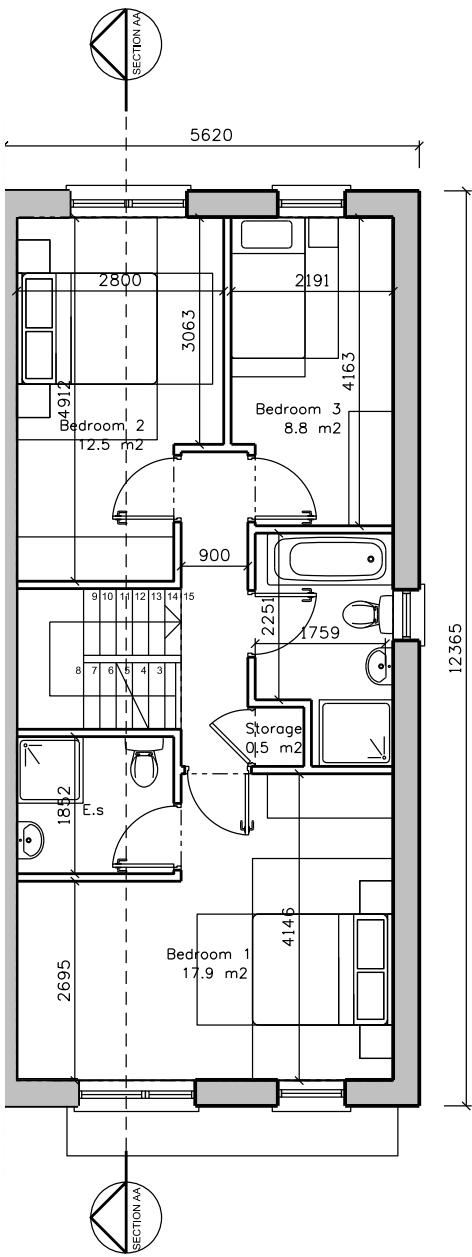
Terraced / Semi Detached

3B

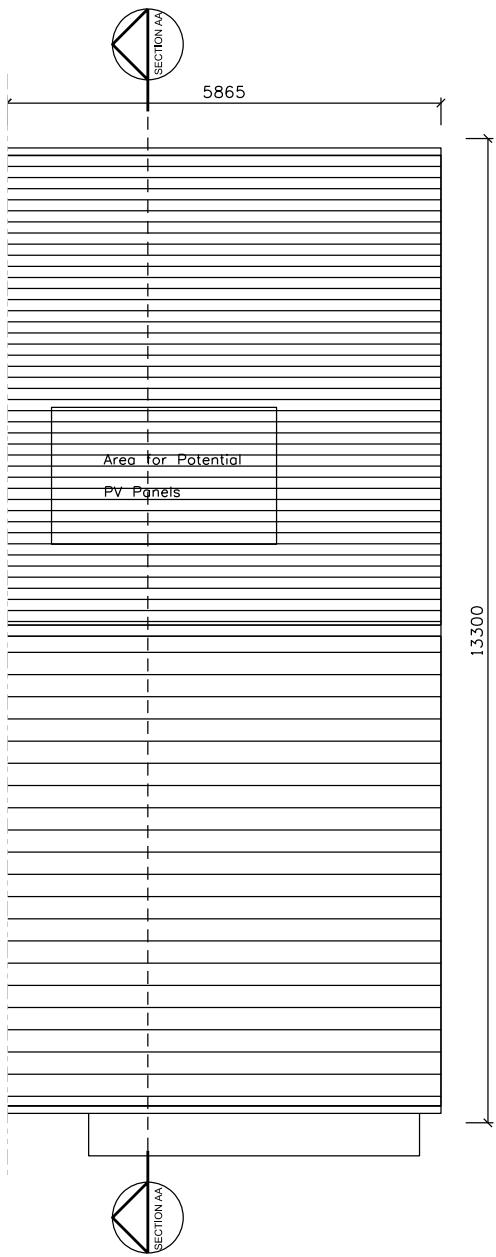
3B 5P SEMI	
- Ground	60.9 m2
- First	59.4 m2
- Total	120.3 m2
Cook/Dine	19.3 m2
Living	19.2 m2
Storage	5.3 m2
Agg Bed	39.2 m2
Agg Live	38.5 m2



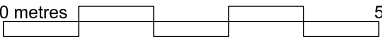
Type A1
1:100 Ground Floor Plan



Type A1
1:100 First Floor Plan



Type A1
1:100 Roof Plan



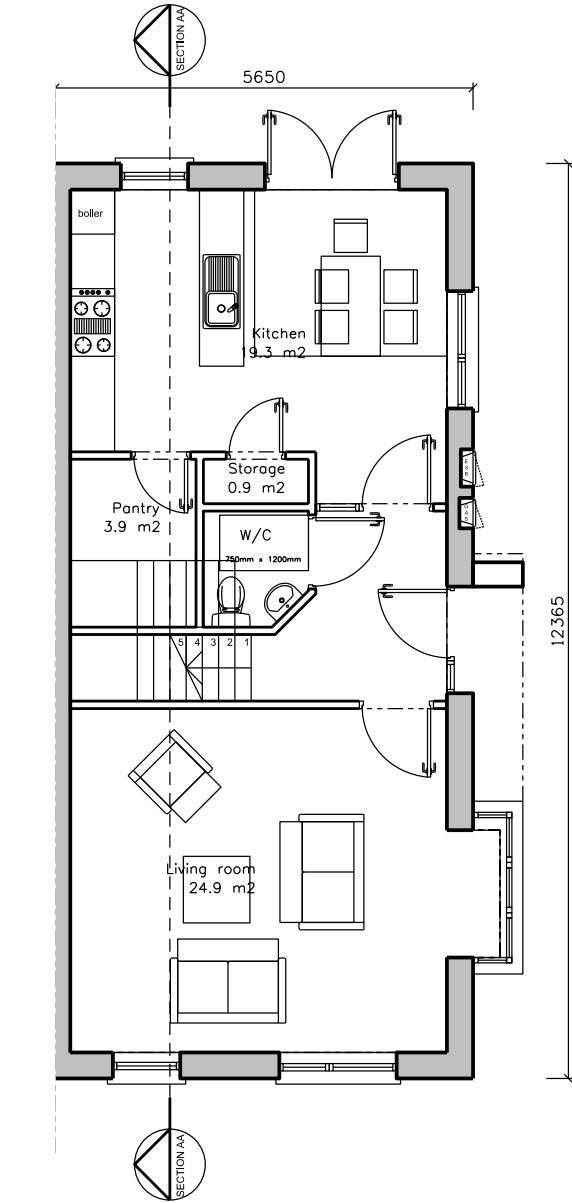


House Type B Front Elevation

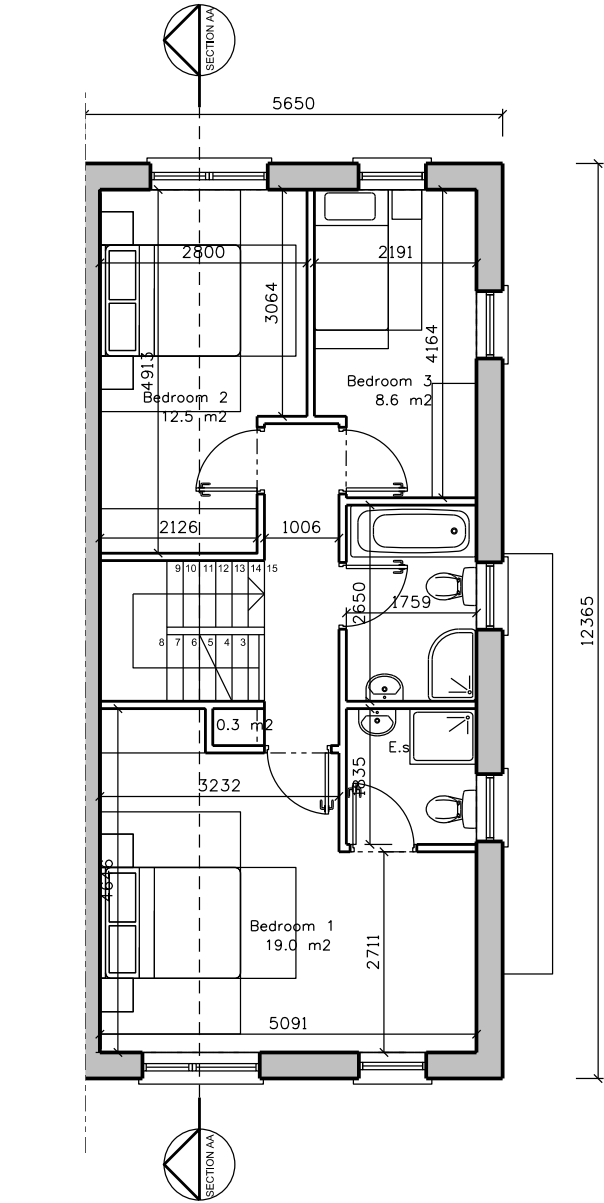
B1

House Type B1
Semi Detached / End of terrace
3B

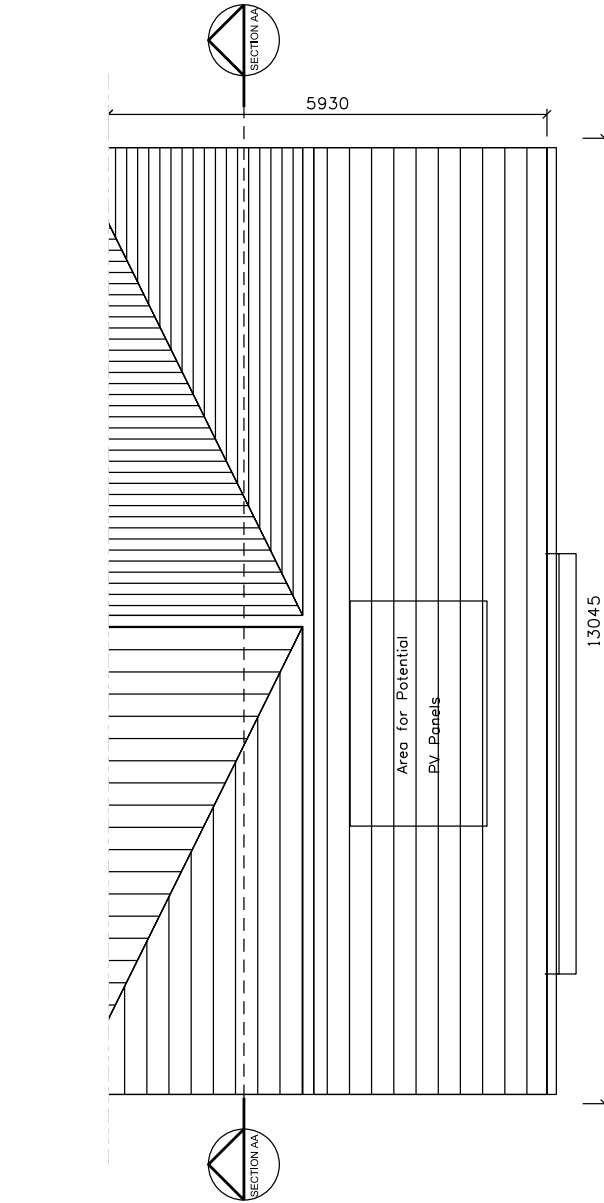
3B 5P SEMI	
- Ground	60.6 m2
- First	59.4 m2
- Total	120.0 m2
Cook/Dine	19.3 m2
Living	24.9 m2
Storage	5.1 m2
Agg Bed	40.1 m2
Agg Live	44.5 m2



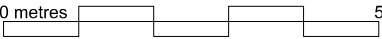
Type B1
1:100 Ground Floor Plan



Type B1
1:100 First Floor Plan



Type B1
1:100 Roof Plan





House Type B Entrance Elevation [left] and House Type B1 Front Elevation

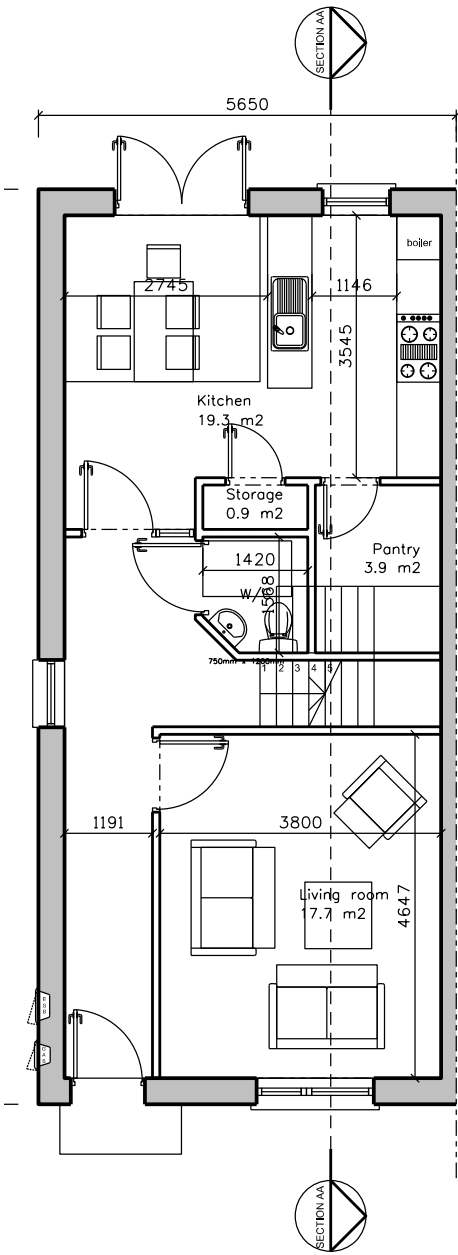


House Type B1 Entrance Elevation

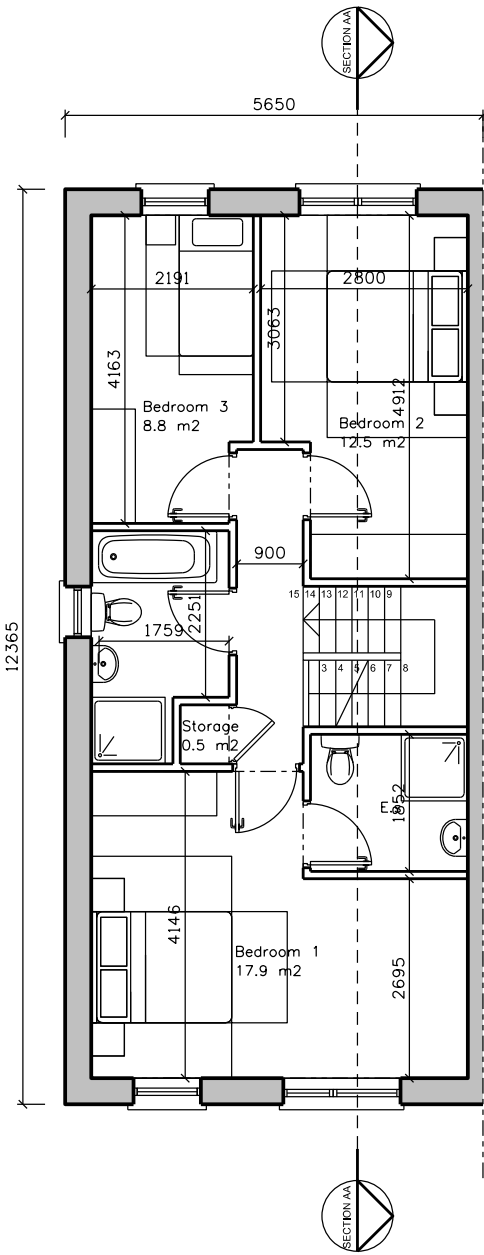
B2

House Type B2
Terrace
3B

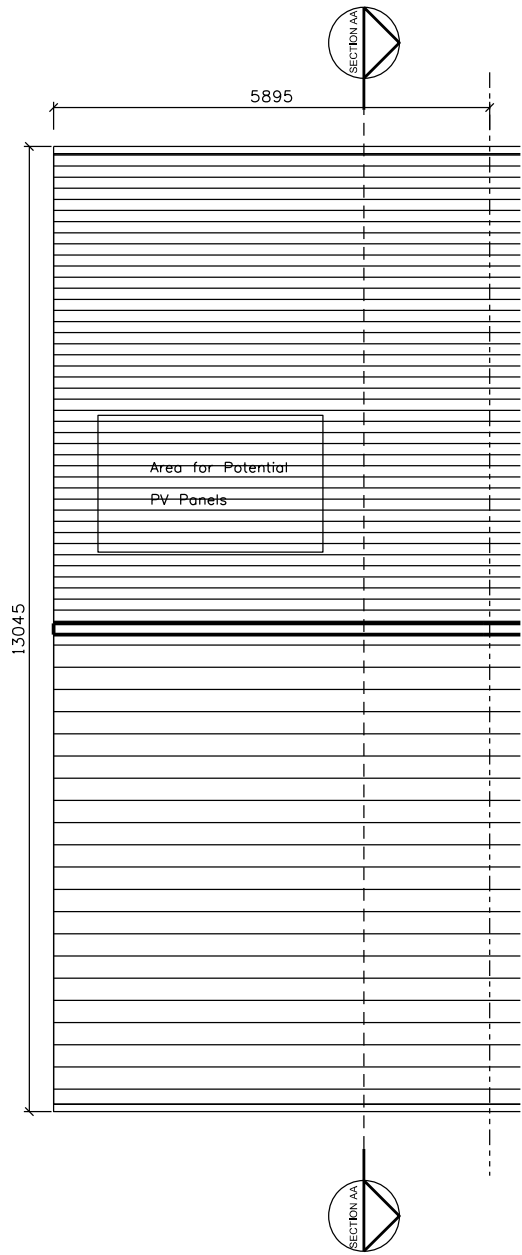
3B 5P SEMI	
- Ground	59.4 m2
- First	59.4 m2
- Total	118.8 m2
Cook/Dine	19.3 m2
Living	17.7 m2
Storage	5.1 m2
Agg Bed	40.1 m2
Agg Live	37.0 m2



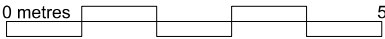
Type B2
1:100 Ground Floor Plan



Type B2
1:100 First Floor Plan



Type B2
1:100 Roof Plan



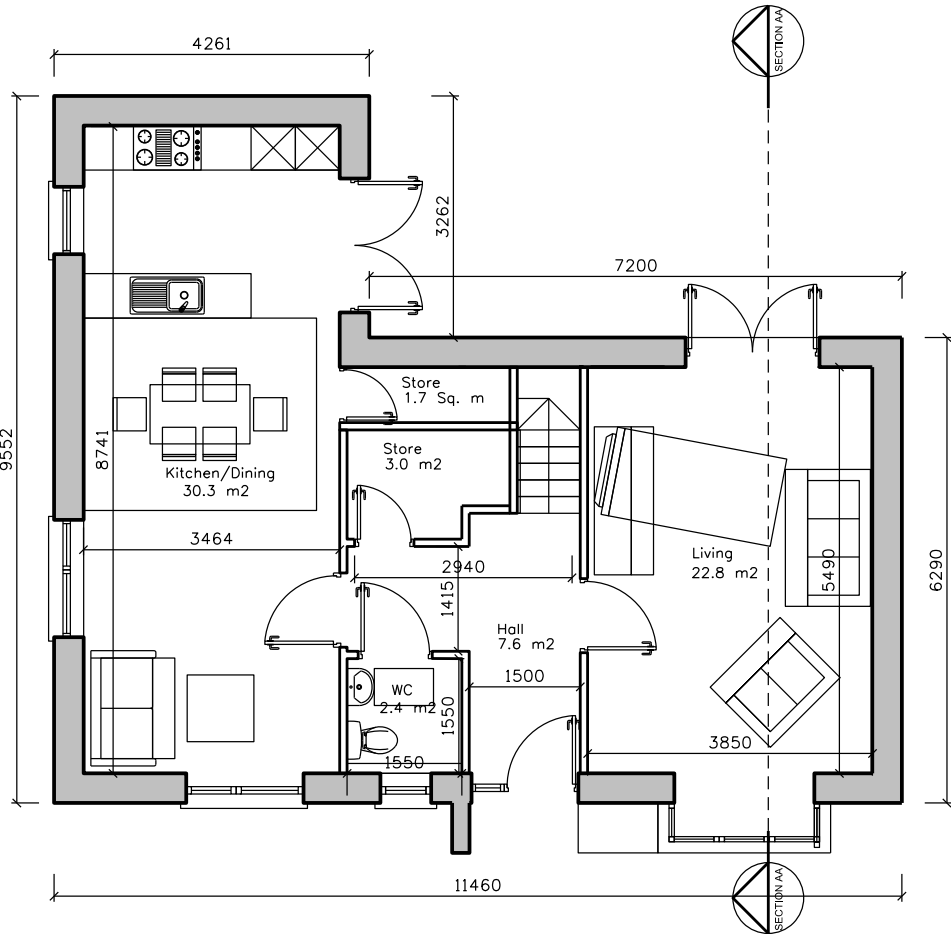


House Type B Front Elevation

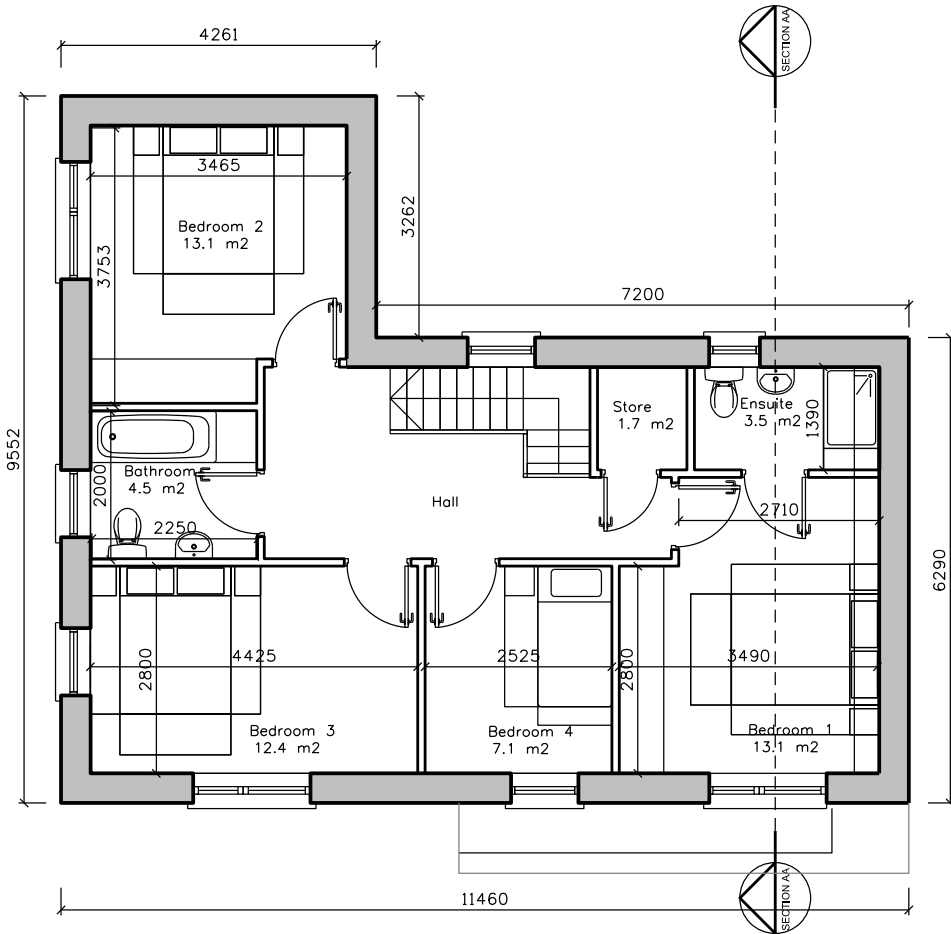
D

House Type D
Detached
4B

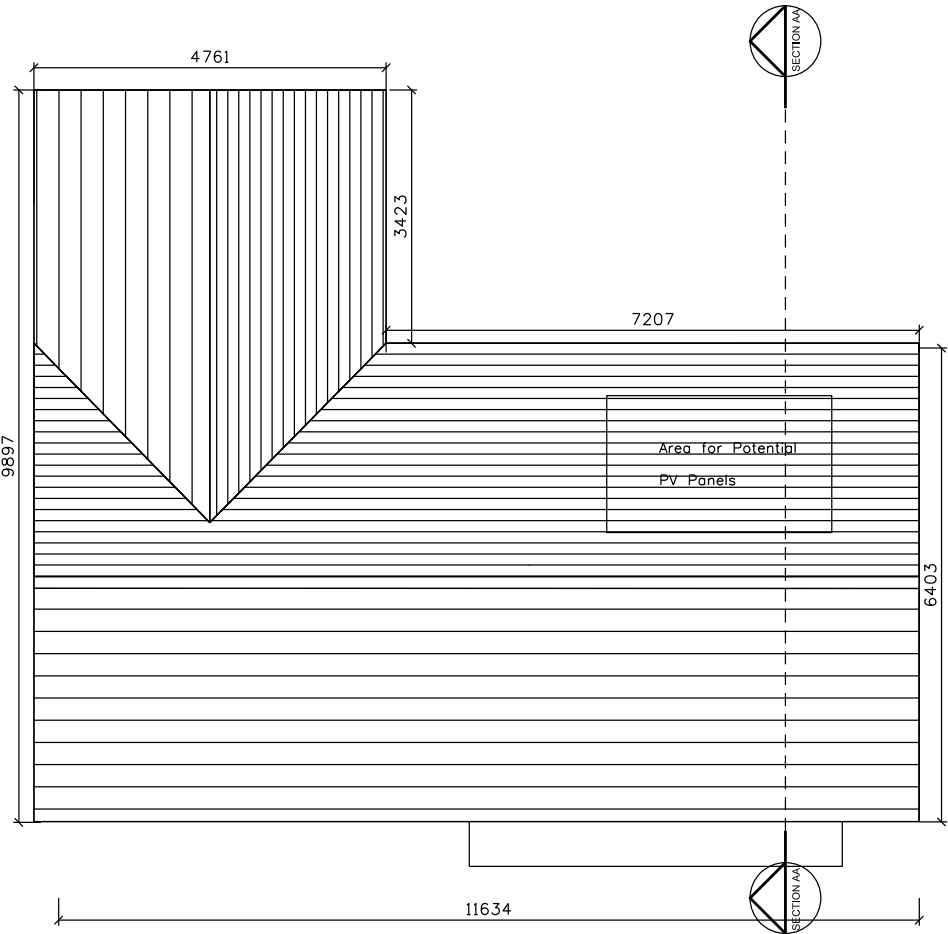
4B 7P DETACHED	
- Ground	71.5 m2
- First	69.9 m2
- Total	141.4 m2
Cook/Dine	30.3 m2
Living	22.8 m2
Storage	6.4 m2
Agg Bed	45.7 m2
Agg Live	53.1 m2



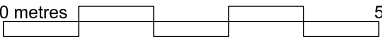
Type D
1:100 Ground Floor Plan



Type D
1:100 First Floor Plan



Type D
1:100 First Floor Plan



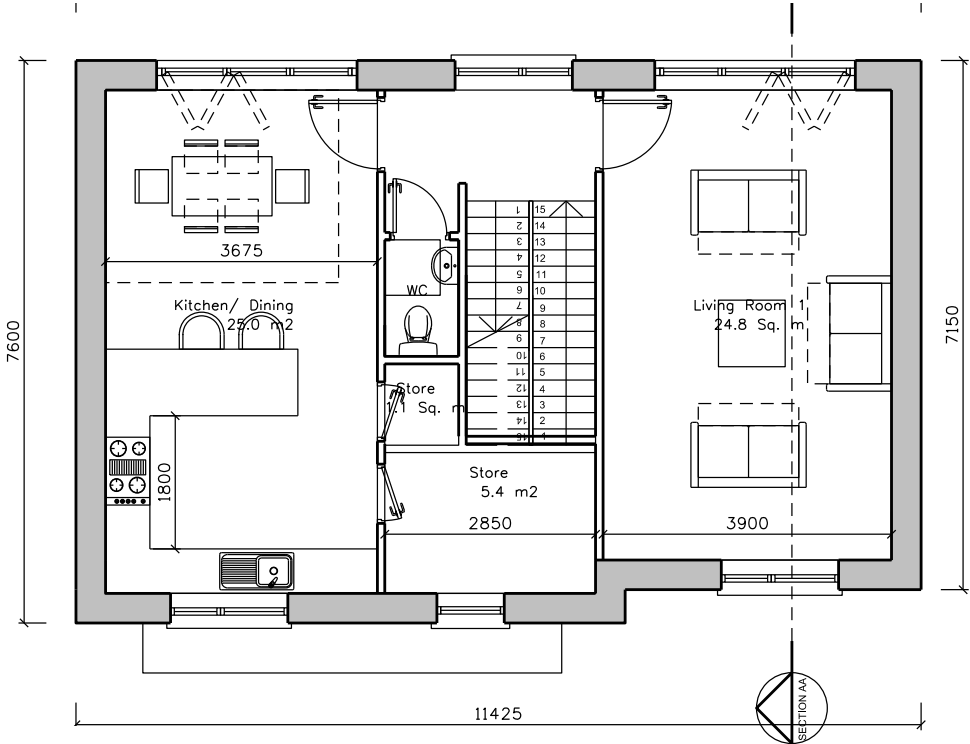


House Type D Entrance Elevation

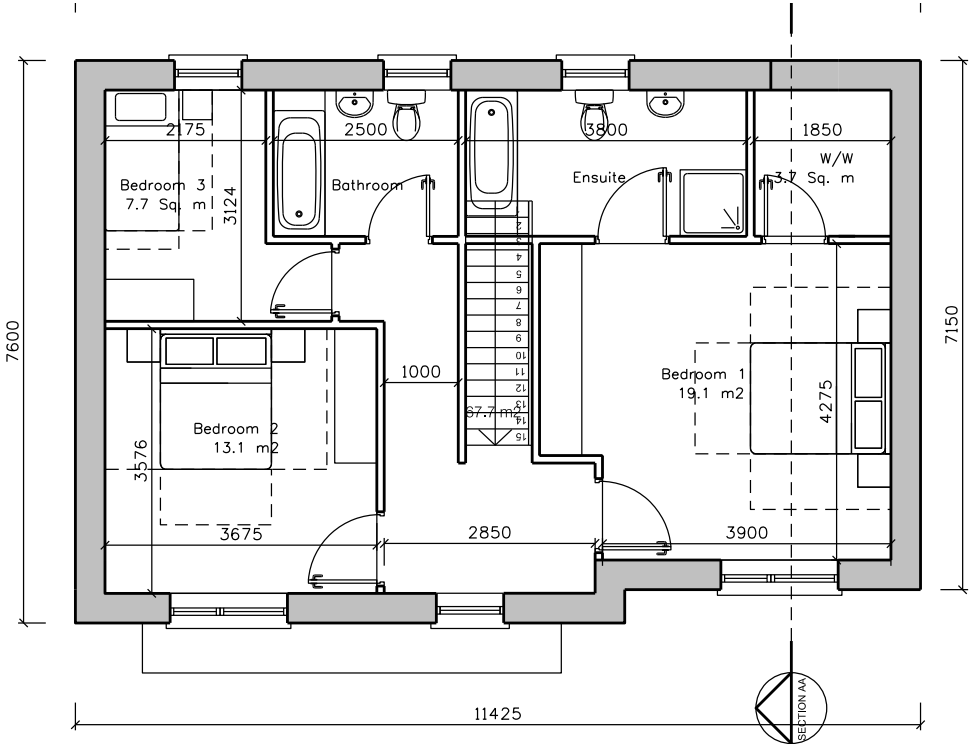
E

House Type E
Semi Detached
5B

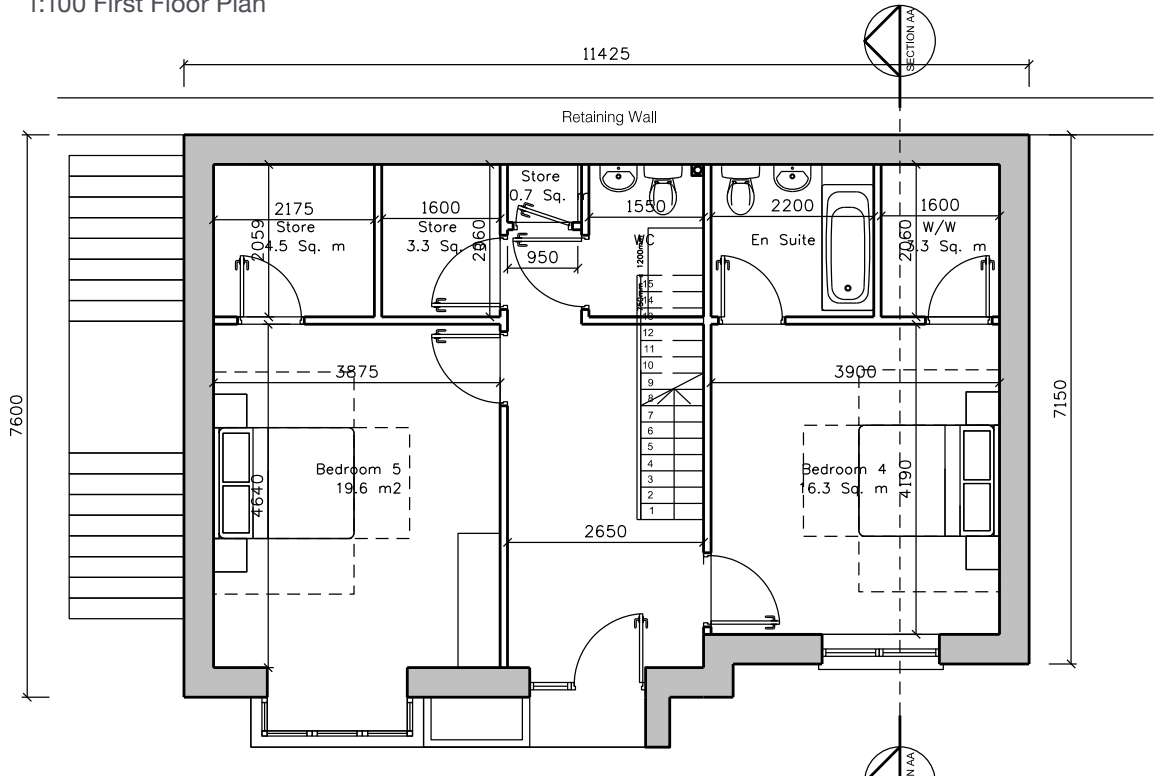
(E) 5B 9P DETACHED	
- Ground	72.1 m2
- First	70.4 m2
- Second	70.4 m2
- Total	212.9 m2
Living Room	24.8 m2
Kitchen/Dining	25.0 m2
Storage	22.0 m2
Agg Bed	75.8 m2
Agg Living	49.8 m2



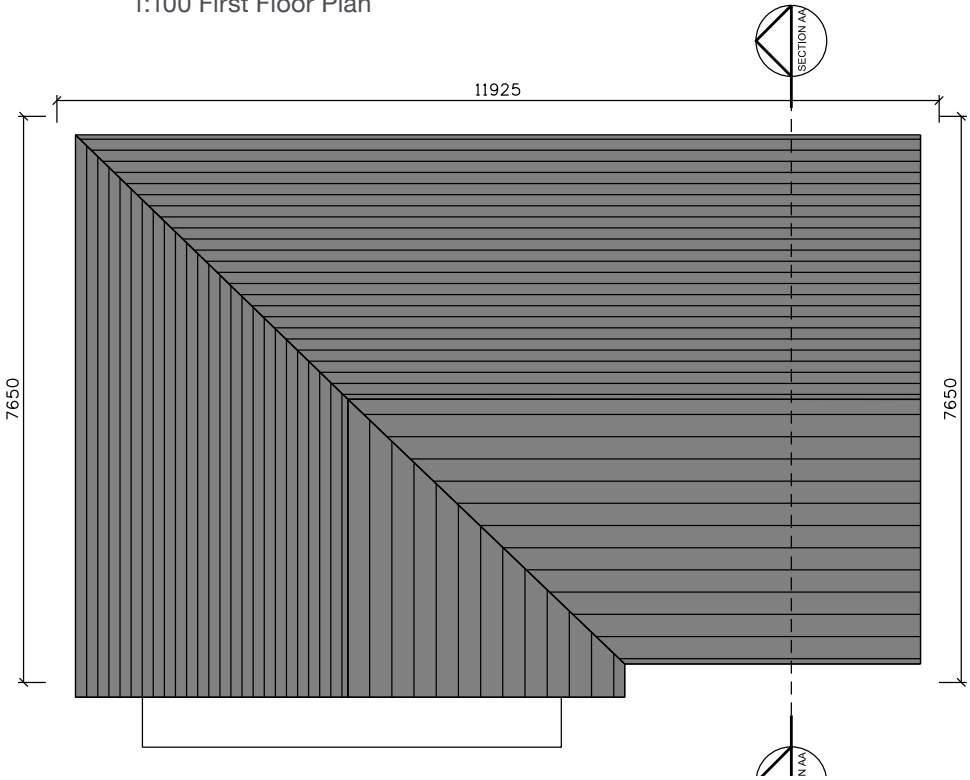
Type E
1:100 First Floor Plan



1:100 First Floor Plan



Type E
1:100 Ground Floor Plan



Type E
1:100 Roof Plan





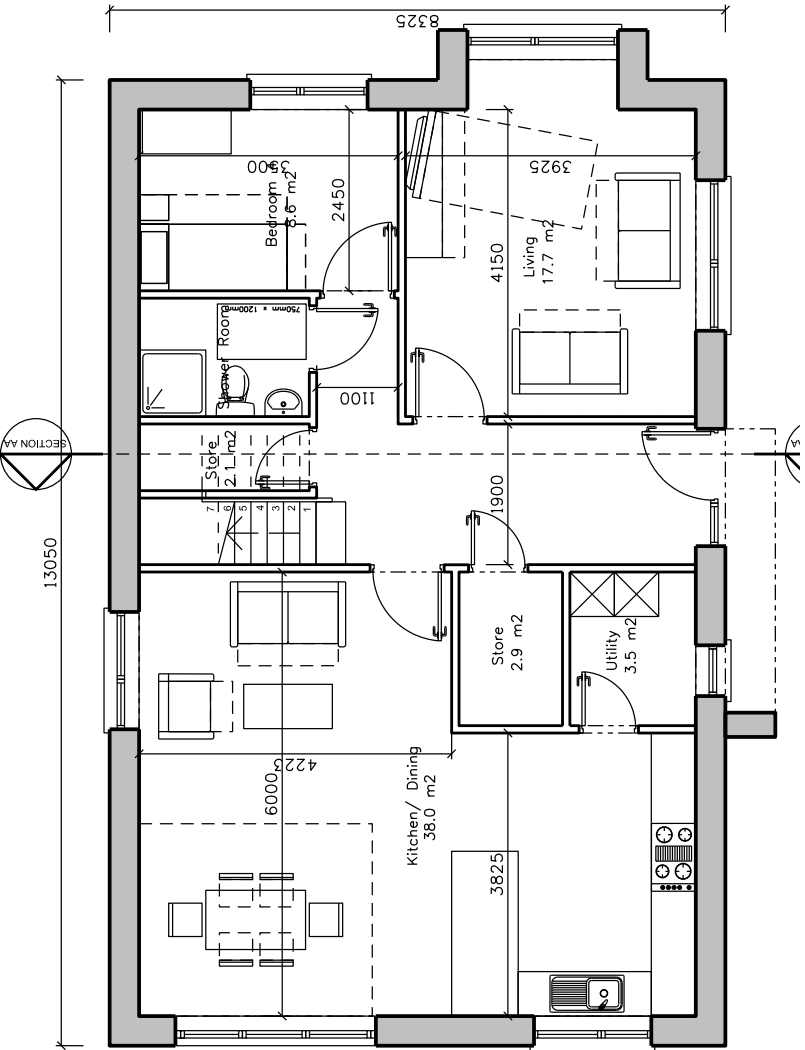
House Type E Front Elevation



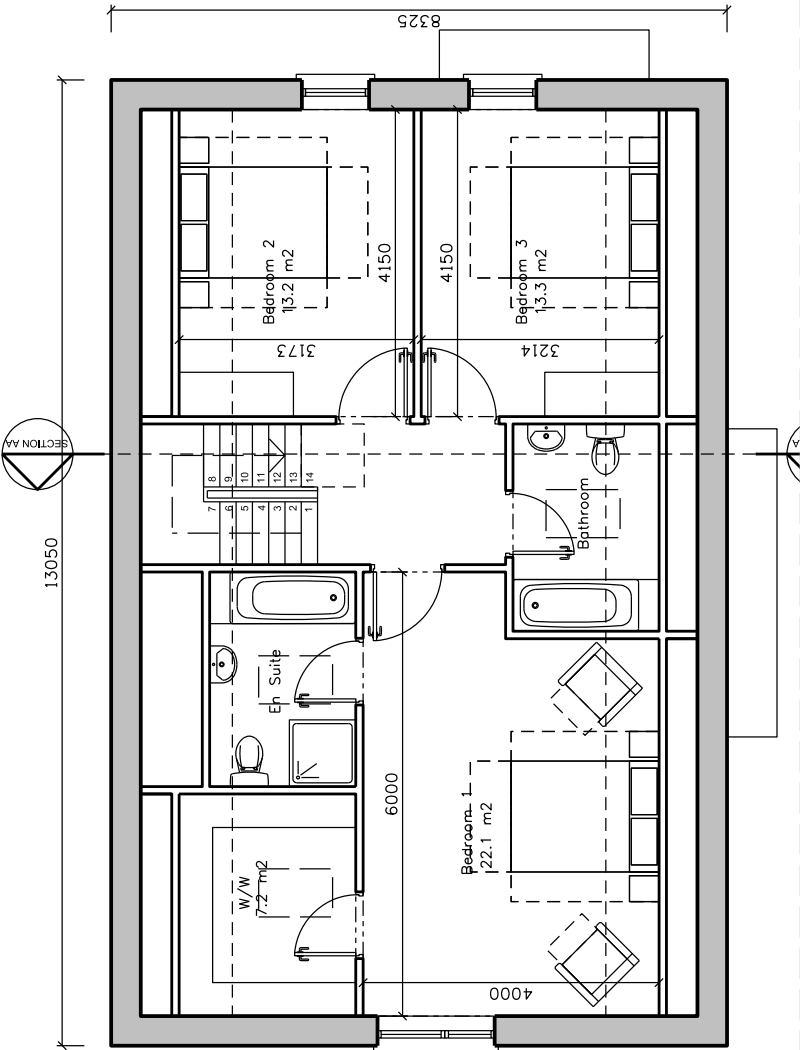
House Type G1
Detached
4B

4B 7P DETACHED	
- Ground	93.6 m2
- First	92.2 m2
- Total	185.8 m2
Cook/Dine	38.0 m2
Living	17.7 m2
Storage	15.7 m2
Agg Bed	57.2 m2
Agg Live	55.7 m2

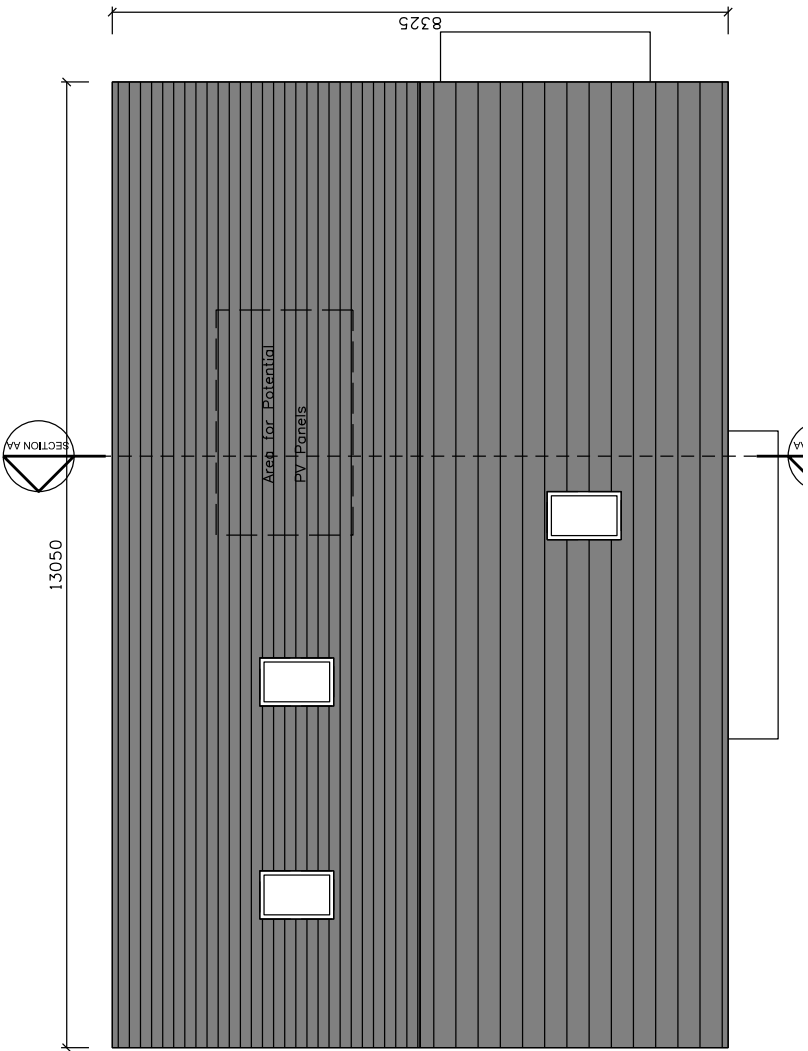
0 metres 5



Type G1
1:100 Ground Floor Plan



Type G1
1:100 First Floor Plan



Type G1
1:100 Roof Plan



House Type G1 Front Elevation



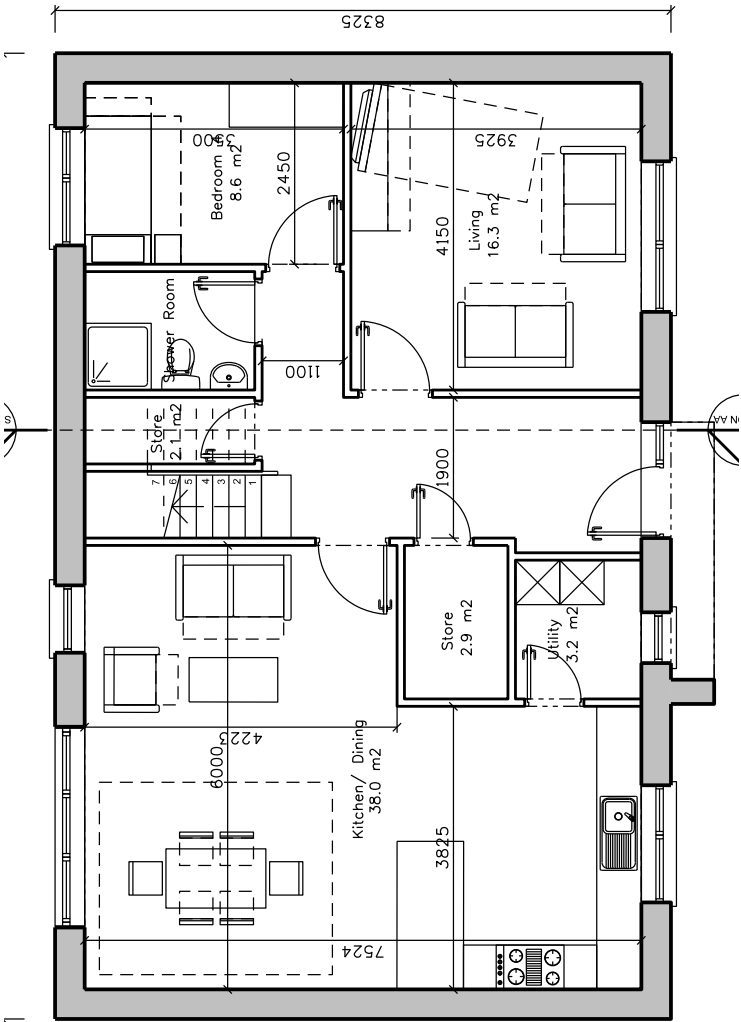
House Type G1 Entrance Elevation



House Type G2
Detached
4B

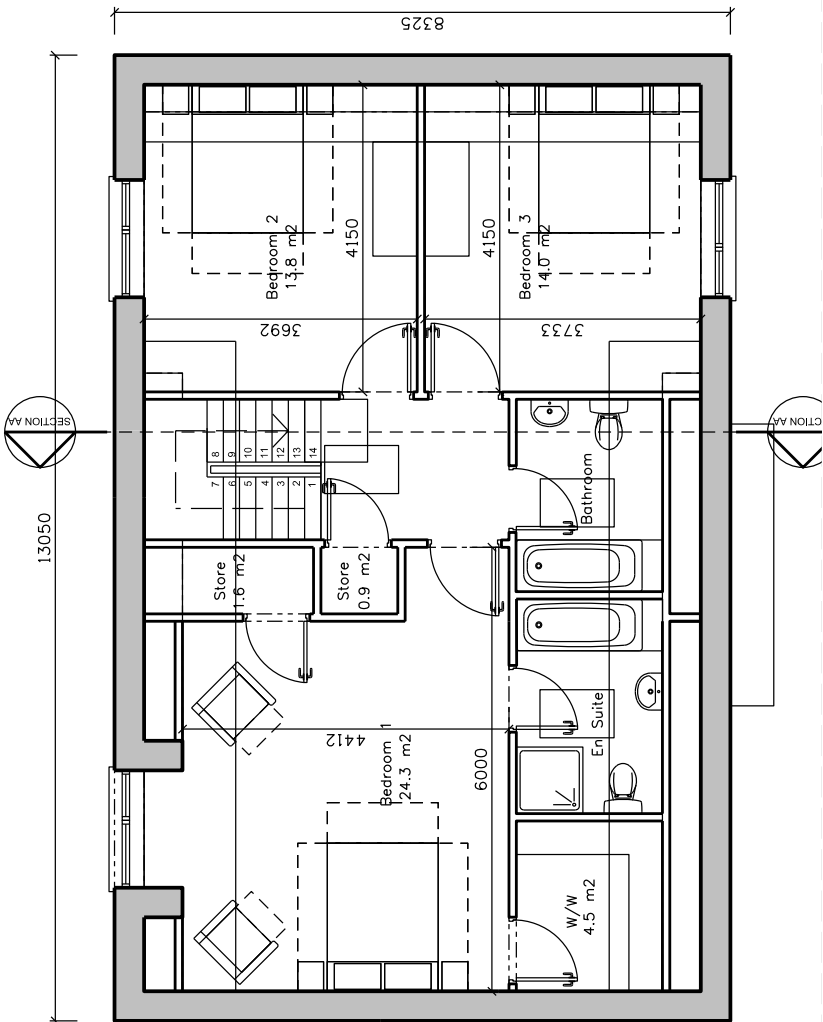
4B 7P DETACHED	
- Ground	92.2 m2
- First	92.2 m2
- Total	184.4 m2
Cook/Dine	38.0 m2
Living	16.3 m2
Storage	15.2 m2
Agg Bed	60.7 m2
Agg Live	54.3 m2

0 metres 5



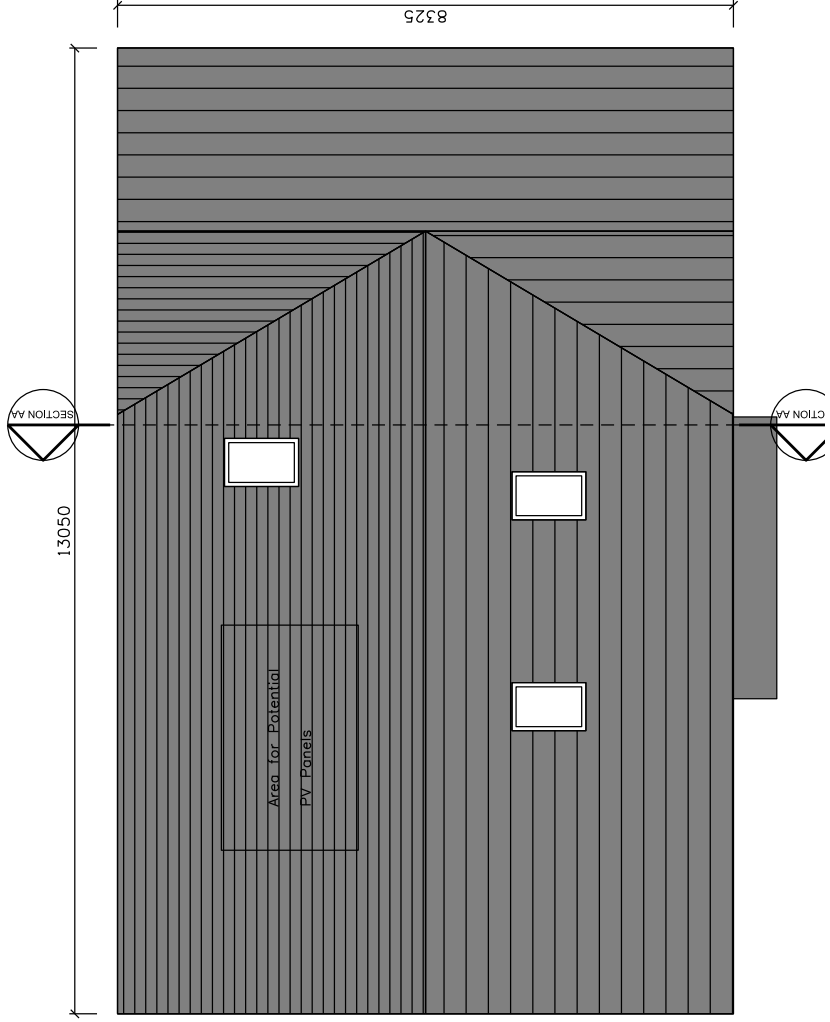
Type G2

1:100 Ground Floor Plan



Type G2

1:100 First Floor Plan



Type G2

1:100 Roof Plan



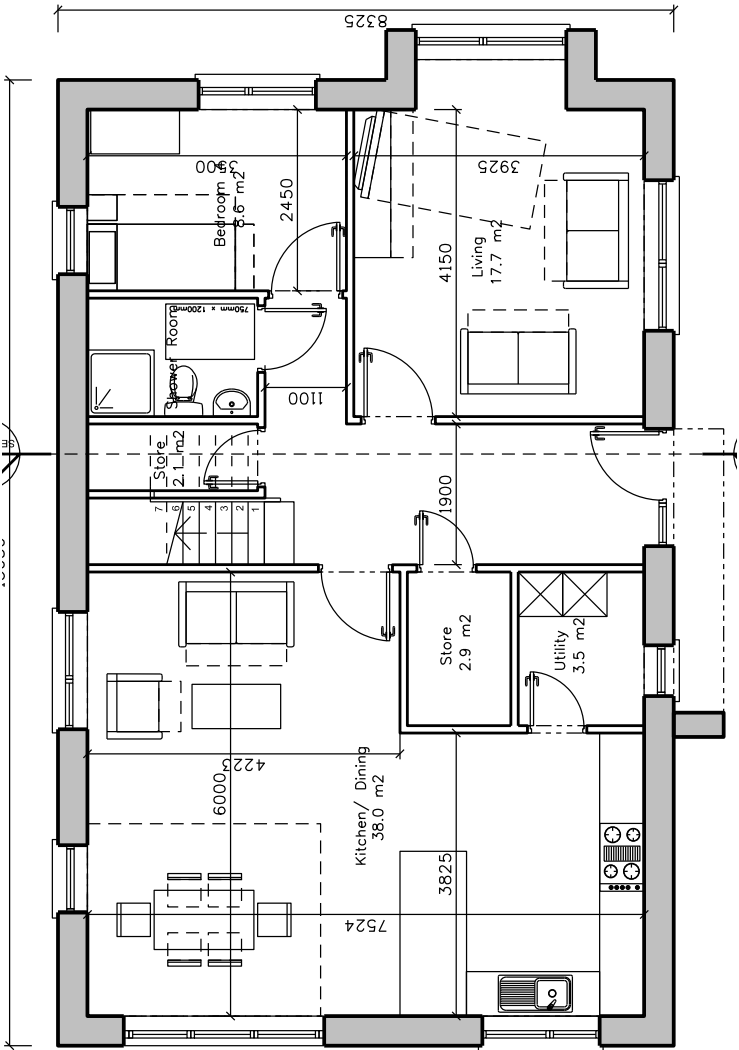
House Type G2 Entrance Elevation



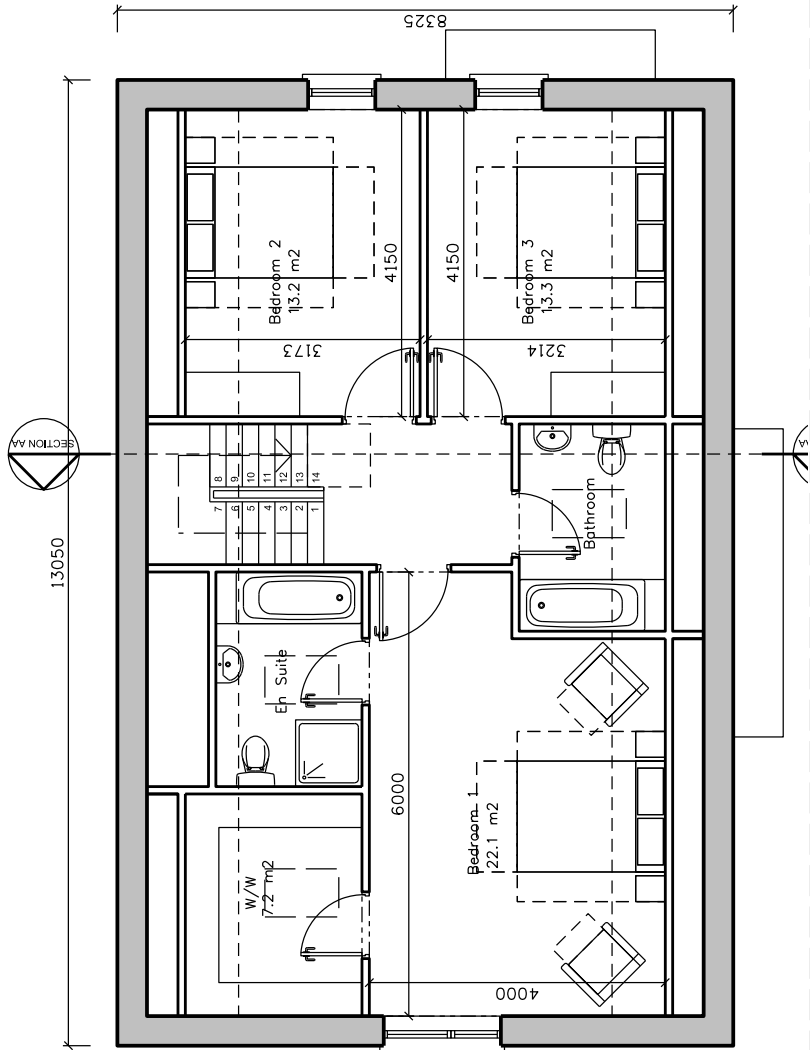
House Type G3
Detached
4B

4B 7P DETACHED	
- Ground	93.6 m2
- First	92.2 m2
- Total	185.8 m2
Cook/Dine	38.0 m2
Living	17.7 m2
Storage	15.7 m2
Agg Bed	57.2 m2
Agg Live	55.7 m2

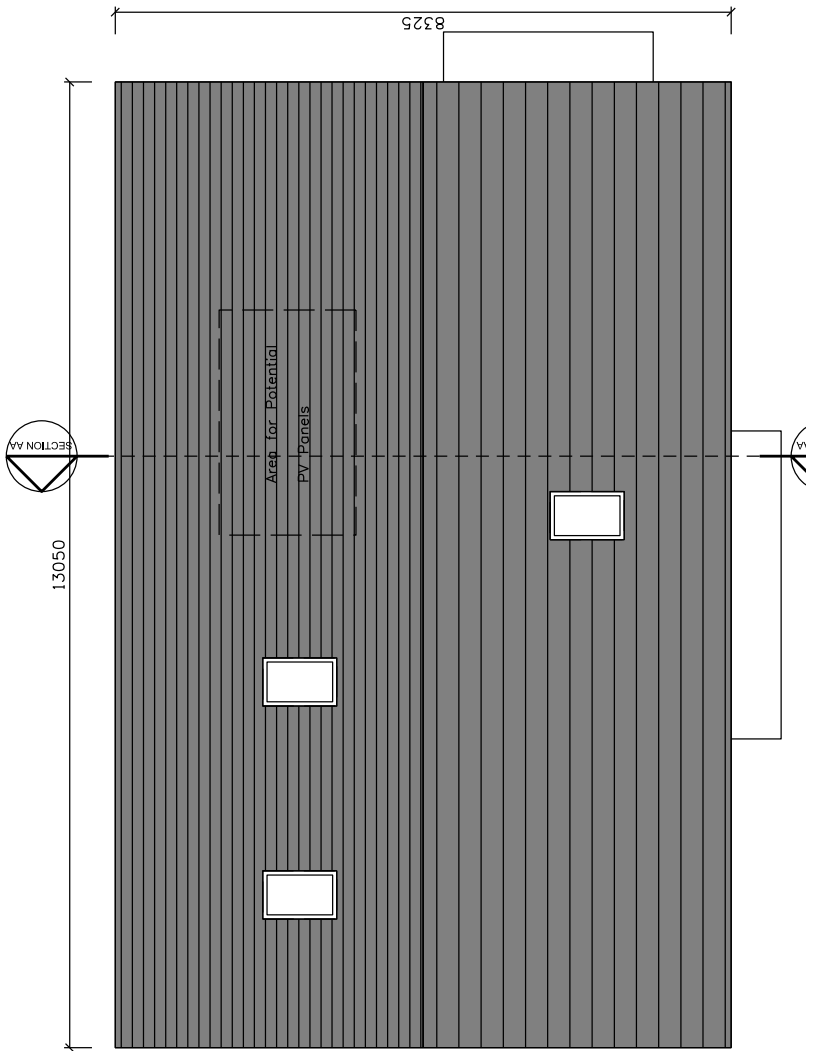
0 metres 5



Type G3
1:100 Ground Floor Plan



Type G3
1:100 First Floor Plan



Type G3
1:100 Roof Plan



House Type G3 Entrance Elevation

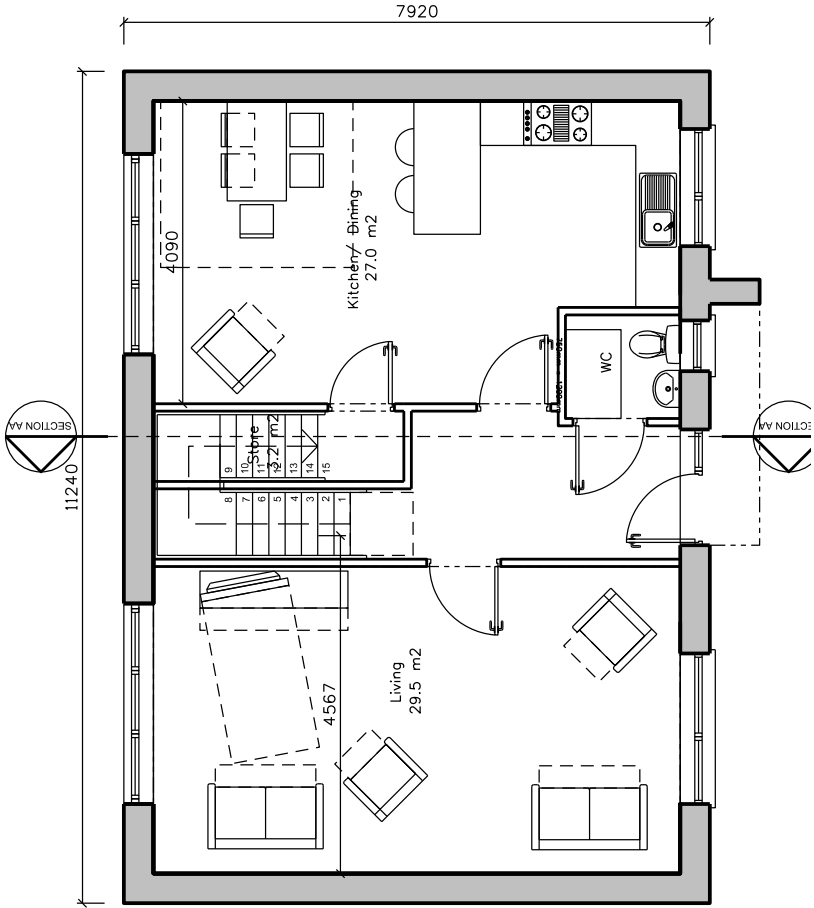
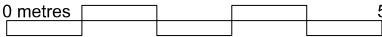


House Type G3 Front Elevation

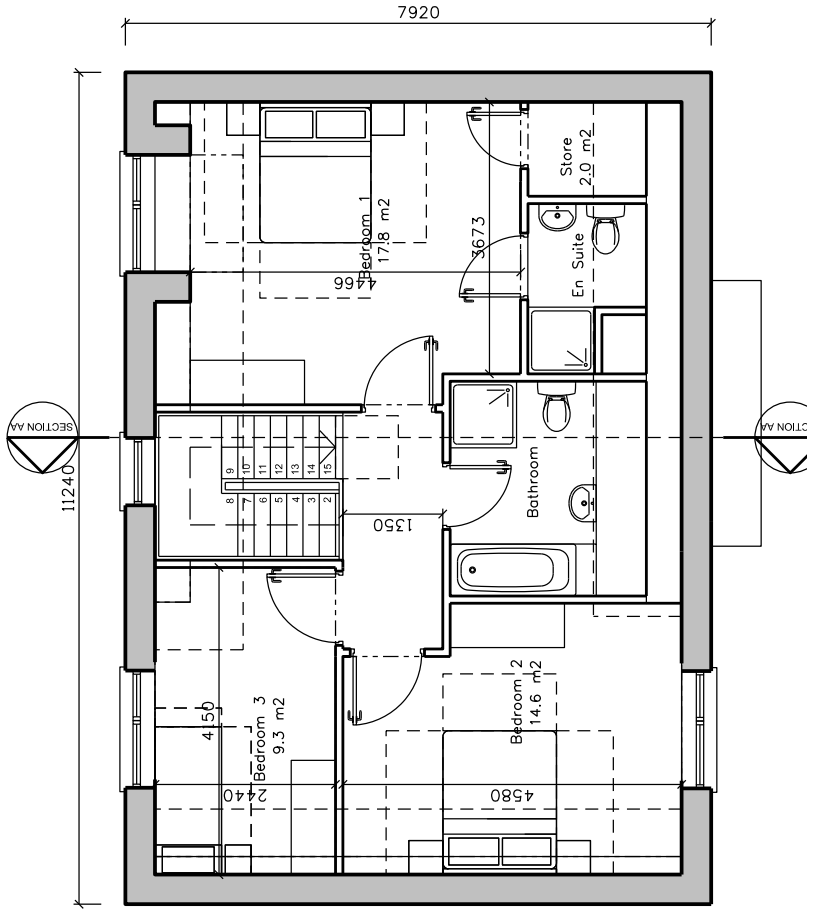
H

House Type H
Semi Detached
3B

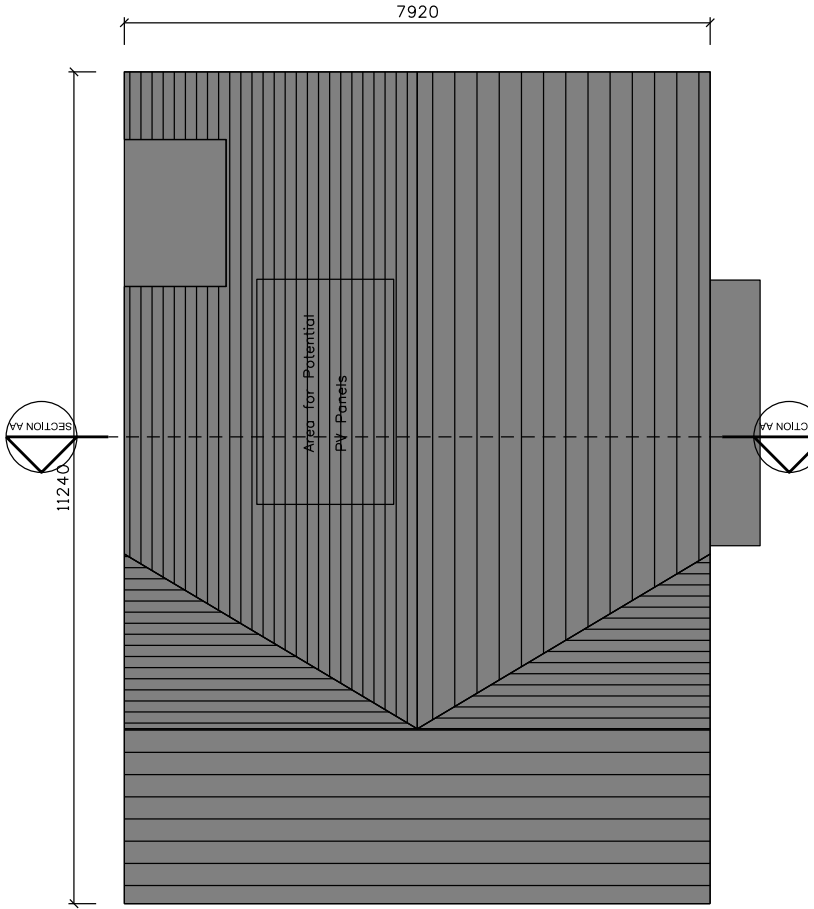
3B 5P DETACHED	
- Ground	74.3 m2
- First	74.3 m2
- Total	148.6 m2
Cook/Dine	27.0 m2
Living	29.5 m2
Storage	5.2 m2
Agg Bed	41.7 m2
Agg Live	56.5 m2



Type H
1:100 Ground Floor Plan



Type H
1:100 First Floor Plan



Type H
1:100 Roof Plan



House Type H1 Entrance Elevation

Dup Duplex Units
Type - A

Duplex Ground Floor

2B 4P APARTMENT	
- Ground	93 m2
Cook/Dine/Living 35.5m2	
Storage	6 m2
Agg Bed	27.9 m2
Agg Living	35.5 m2



Duplex Units Elevation
Type A

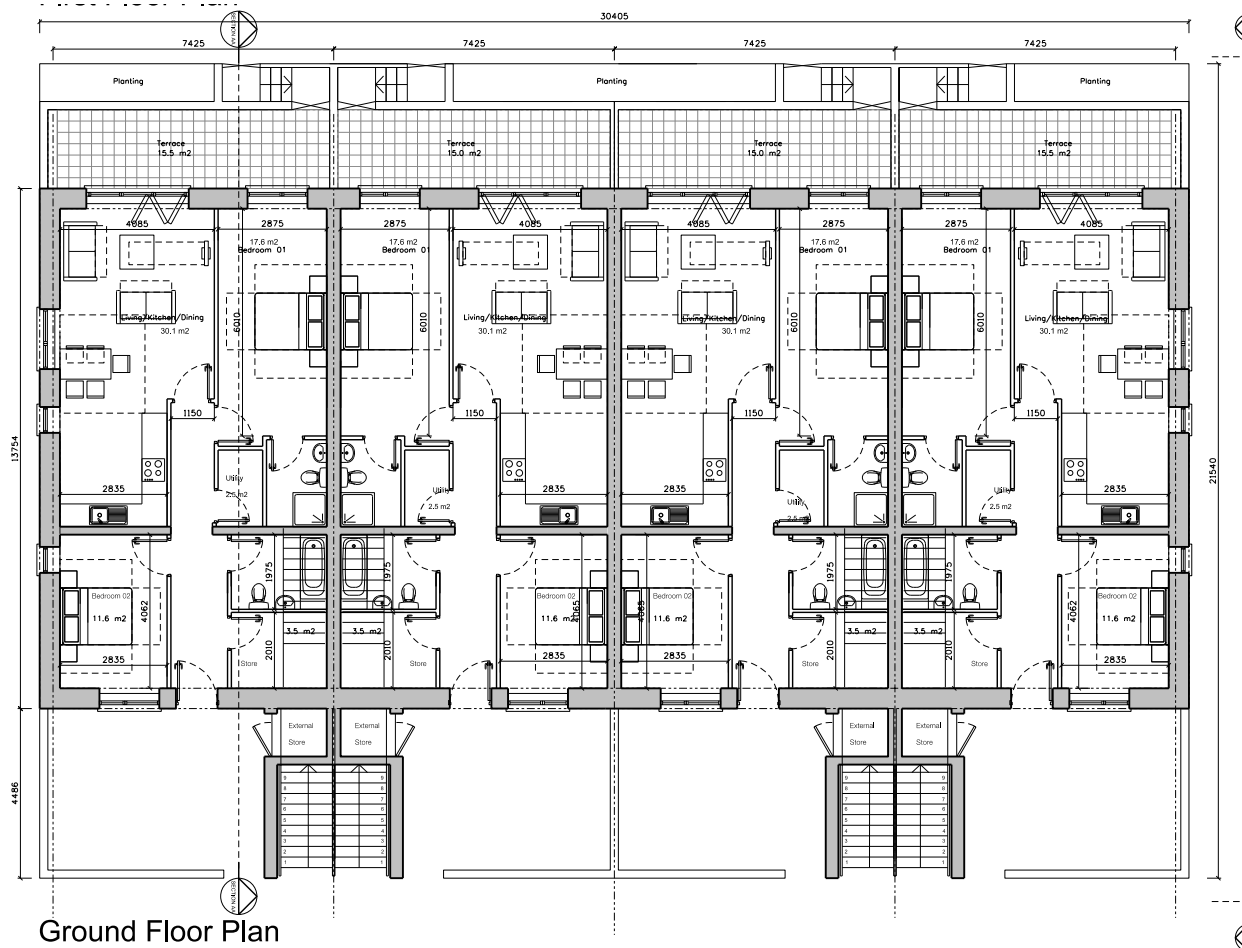


Duplex Units Elevation
Type B



Ground Floor
Duplex A - 2 Bed

2B4P	
GIA	89.5 m2
L/D/K 30.1 m2	
Bedroom 1 17.6 m2	
Bedroom 2 11.6 m2	
Agg Bed 29.2 m2	
Storage 6.0 m2	
Terrace 15.0 m2	

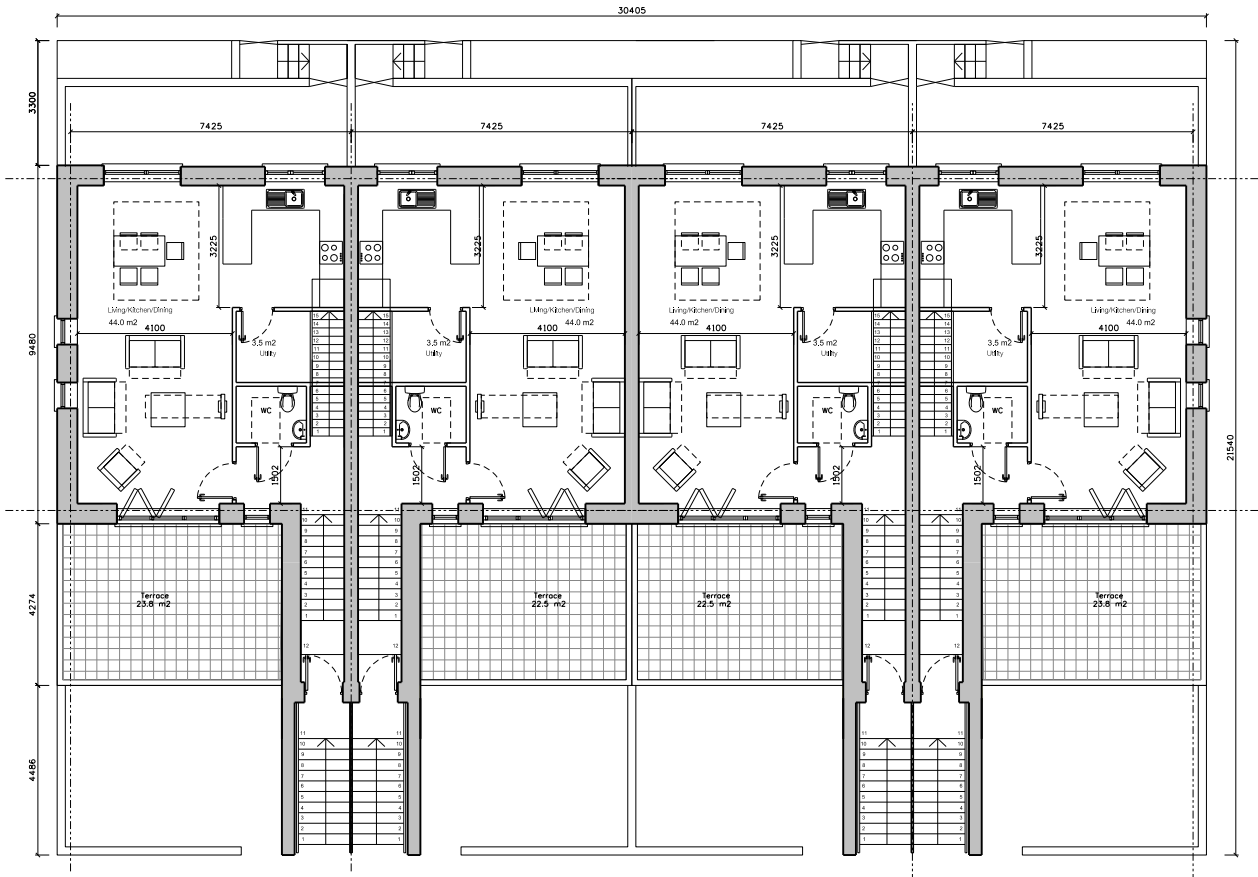


Ground Floor Plan

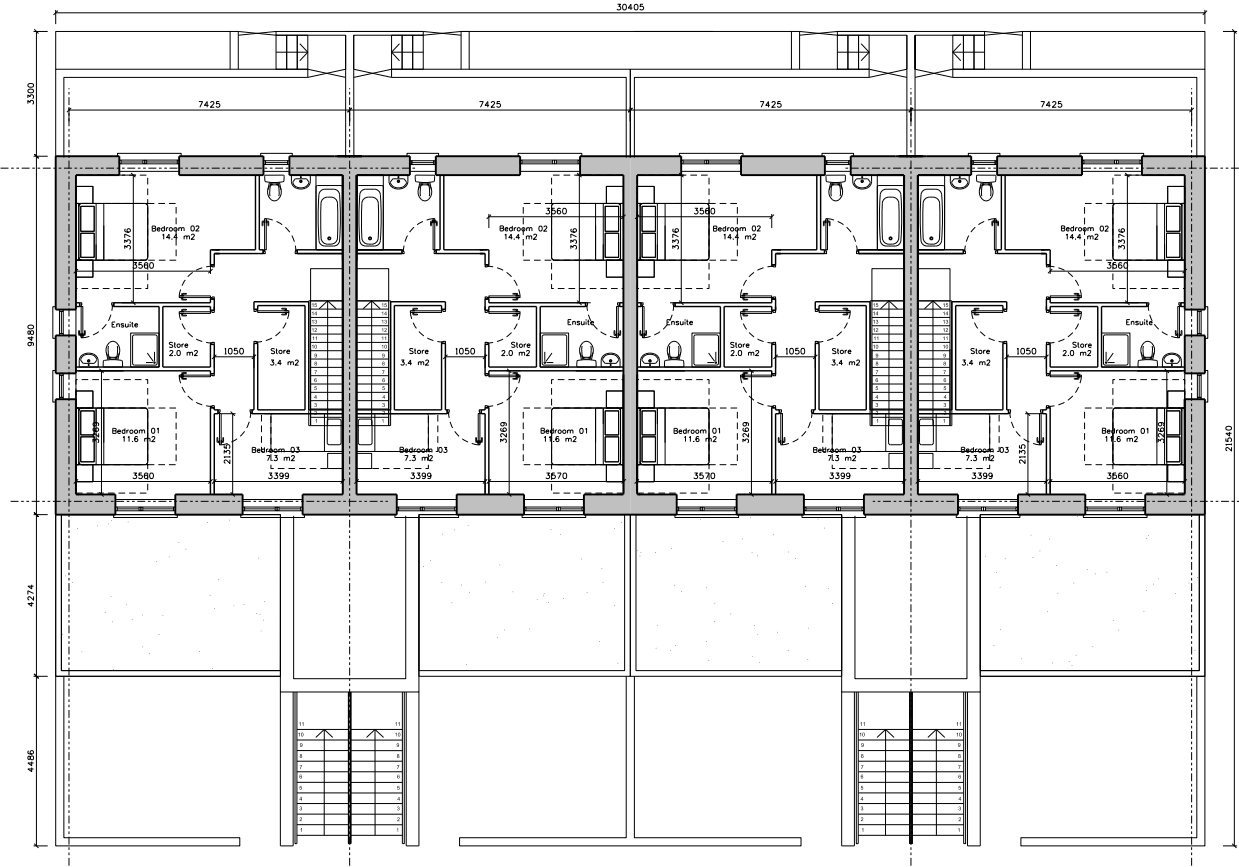
Duplex Unit Type A
Ground Floor Plan

First & Second Floor
Duplex A - 3 Bed

3B5P	
GIA	124.4 m2
L/D/K	44.0 m2
Bedroom 1	14.4 m2
Bedroom 2	11.5 m2
Bedroom 3	7.1 m2
Agg Bed	33.3 m2
Storage	9.0 m2
Terrace	22.5 m2



Duplex Unit Type A
First Floor Plan



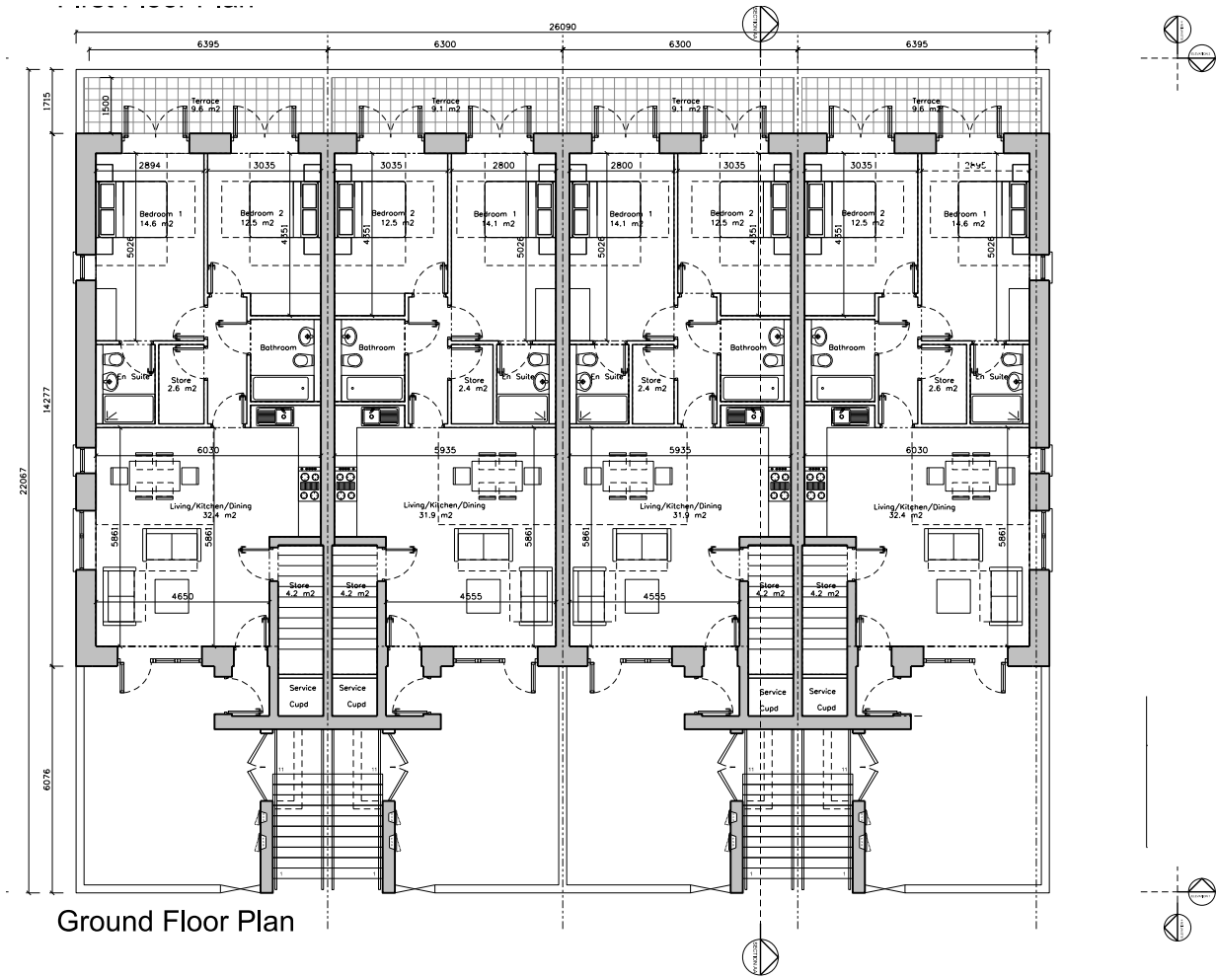
Duplex Unit Type A
Second Floor Plan

Dup Duplex Units
Type - B

Ground Floor
End of Terrace
Duplex B - 2 Bed

2B4P
GIA 80.8 m2

L/D/K	32.4 m2
Bedroom 1	14.6 m2
Bedroom 2	12.5 m2
Agg Bed	27.1 m2
Storage	6.8 m2
Terrace	9.6 m2

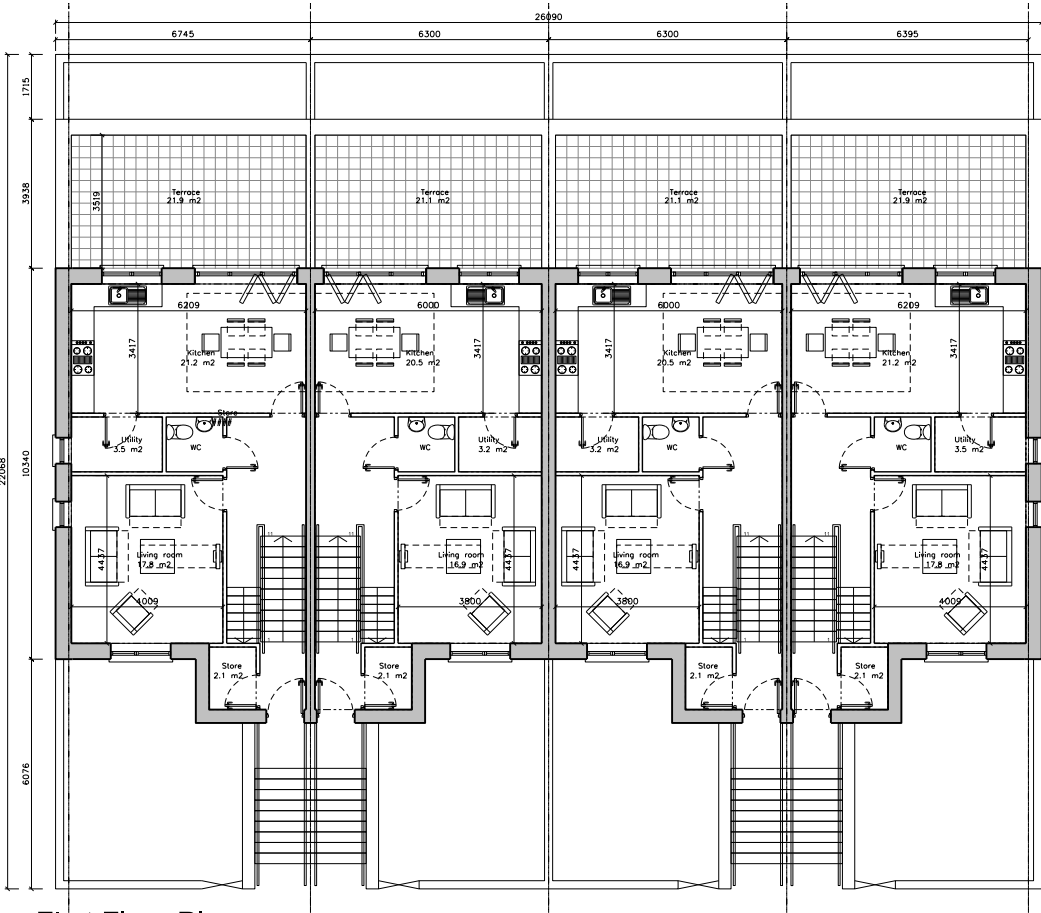


Ground Floor Plan

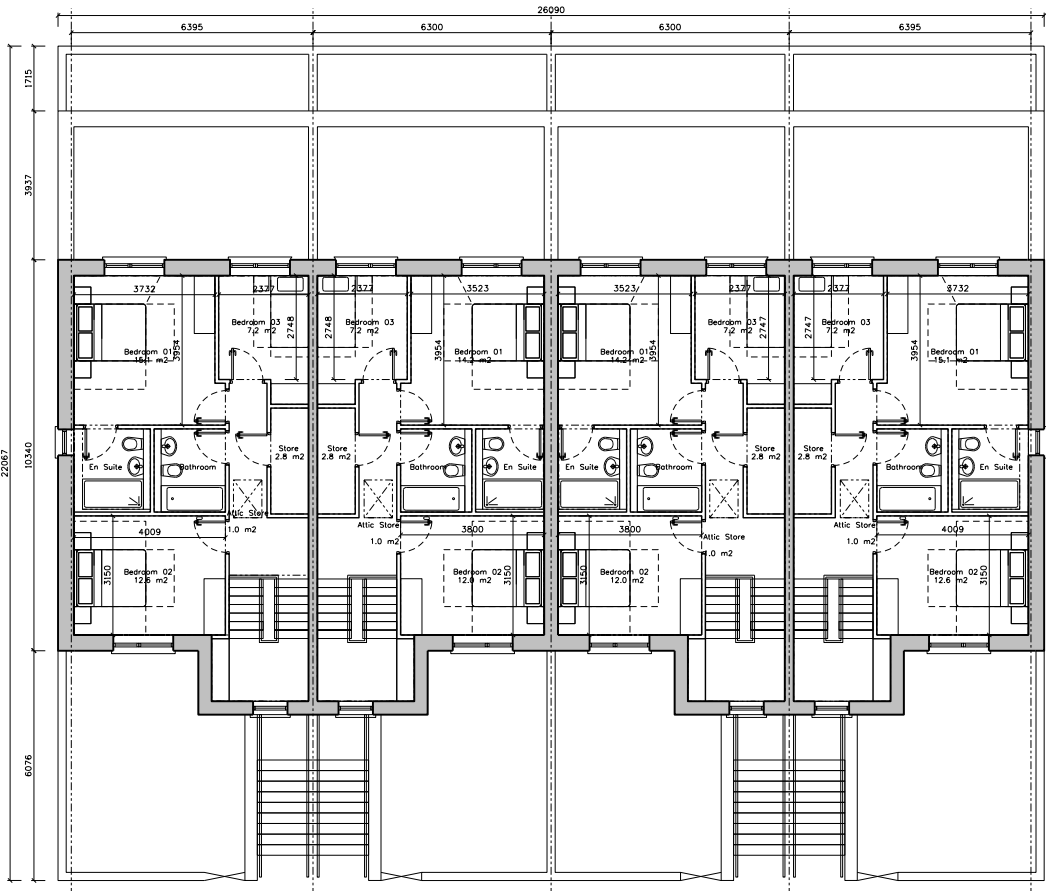
Duplex Unit Type B
Ground Floor Plan

First & Second Floor
End of Terrace
Duplex B - 3 Bed

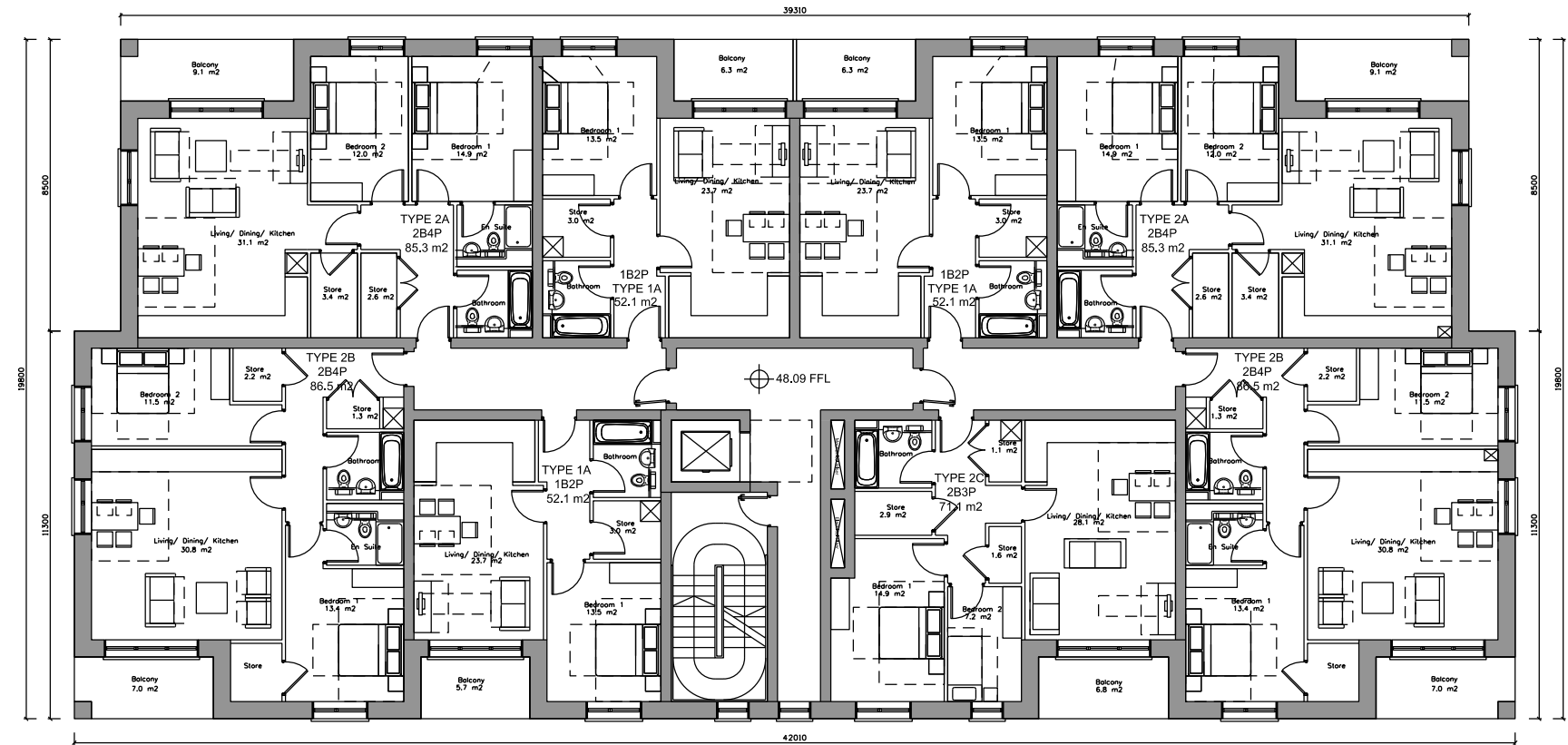
3B5P	
GIA	127.0 m2
L/D/K	39.0 m2
Bedroom 1	15.1 m2
Bedroom 2	12.6 m2
Bedroom 3	7.2 m2
Agg Bed	34.9 m2
Storage	9.4 m2
Terrace	21.9 m2



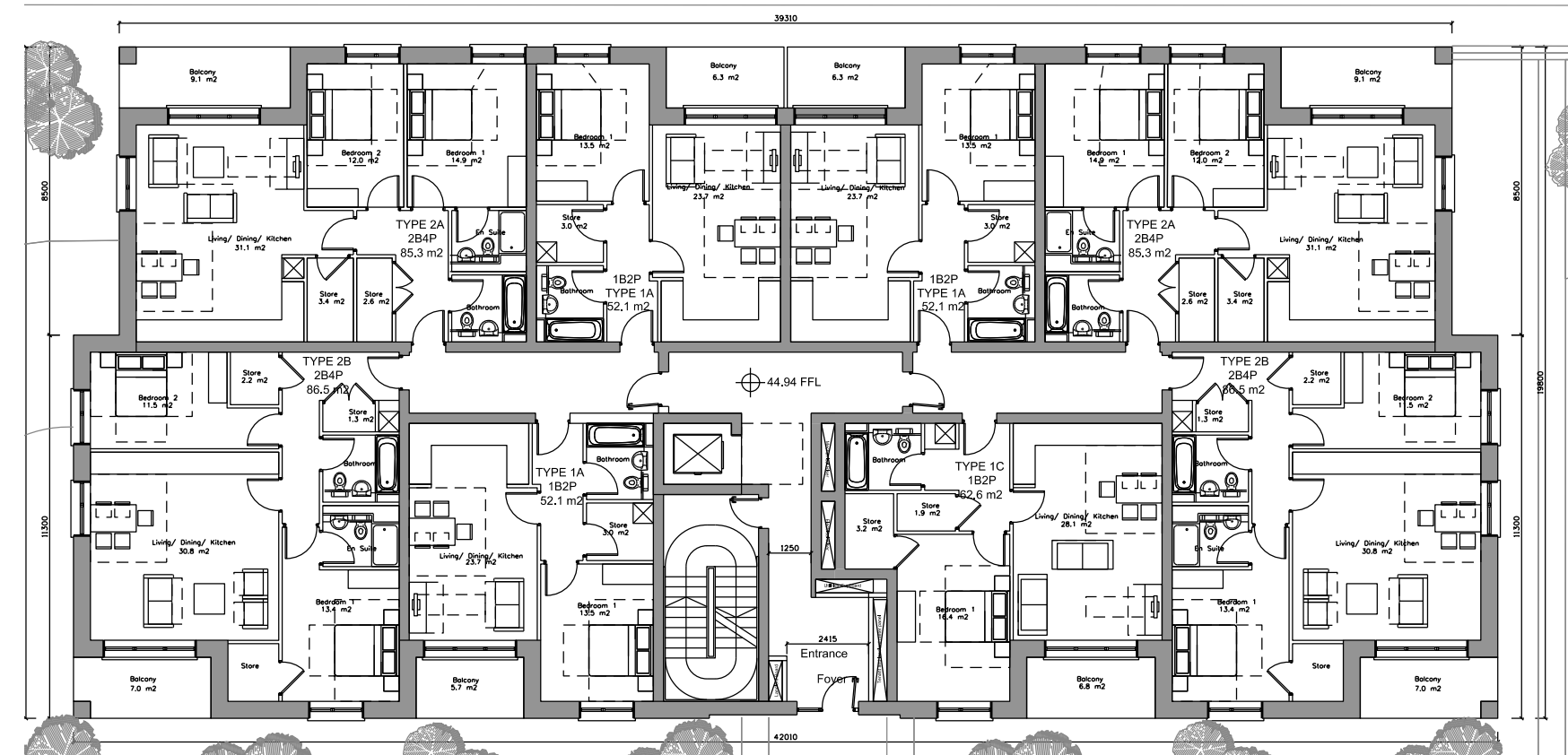
Duplex Unit Type B
First Floor Plan



Duplex Unit Type B
Second Floor Plan



Above: Ground Floor Plan



Above: typical Floor Plan



Above: Apartment Block East Elevation



Above: Apartment Block West Elevation

6

6. Appendices

- 6.1 Phasing
- 6.2 Schedule of Accommodation
- 6.3 Housing Quality Audit (HQA)
- 6.4 Universal Design Statement

6.1 Phasing

The proposed new development shall be constructed in two phases.

Phase 1:

Character Area no. 1, Character Area no. 2 and 3 No. Duplex Blocks from Character Area 4, all associated works associated with the provision of the road objective R07 - the new Link Street in both of these neighbourhoods and all associated site works and landscape and open space areas. The Three Trouts Greenway and the Active Open Space will commence in Phase 01 works of the proposed development.

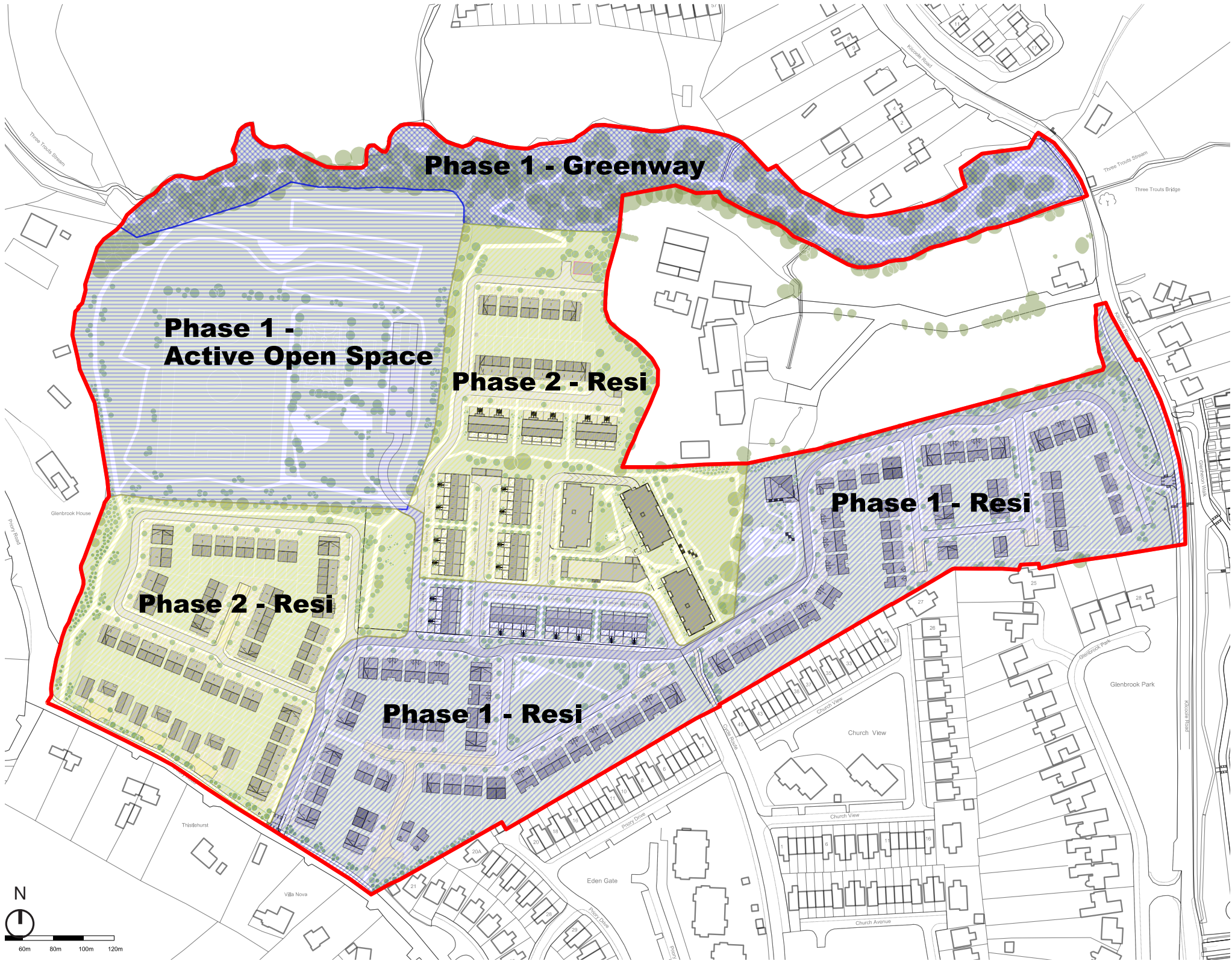
(a total of 173 no. units)

Phase 2:

Character Area no. 3 the remaining units in Character Area no. 4 and character Area no.5 including all associated site works and landscape and open space areas.

(a total of 253 no. houses)

With reference to phasing, the delivery of the new link street (objective R07 between the Kilcoole Road and Priory Road) will be completed within Phase 1 and Phase 2 of the development, however the new entrance junction onto Priory Road will opened subject to further discussions with Wicklow county Council.



ABOVE: Map illustrating the phasing of the proposed development

6.2 Schedule of Accommodation

Schedule for Residential Neighbourhoods

Metropolitan Workshop

Tower Two, Fumbally Court, Fumbally Lane
Dublin 8
D08 N2N8

1609 Residential Development at Farrankelly, Greystones,
Delgany, Wicklow for Cairn Homes Properties Ltd.

ABP Planning Application Issue	27-Aug-19	Rev: 00
--------------------------------	-----------	---------

Total Area of Farrankelly Site	21.21	Ha
	212,100	sqm
Total Number of Units	426	
Total Area of Residential Development Site - (Total Site Area excluding AOS and Greenway)	14.33	Ha
Total Gross Floor Area of Development	53,094	sqm
Adjusted area of residential development site - (Net Site Area) (excluding link street, LAP objective and landscape buffers)	11.94	Ha
Density (based on Net Site Area)	35.7	units / Ha
Total Plot Ratio of Development	0.25	
Total Site Coverage of Development on Site	45,507	sqm
Site Coverage as % of Total Site Area	21%	
Building Heights	1 to 4	Storeys
Total Number of Carparking Spaces	762	
Total number of Bicycle Spaces	225	

Open Space provision		
Three Trouts Greenway (zoned open space)	2.4	Ha
POS (Public Open Space) Provided (on zoned residential lands)	1.8	Ha
% of Open Space Provided (based on Net site area of 11.94 Ha)	15%	
Active Open Space (zoned AOS in LAP)	4.5	Ha
Total Communal Open Space provided (excluding POS)	0.2	Ha
Green Infrastructure/ Buffer Areas	1.3	Ha
Total Open Space Provided	10.1	Ha
% of Site Area	48%	

Communal Open space Required for Duplex/Apartments required		
1 Bed	5	180 sqm
2 Bed 3 Person	6	54 sqm
2 Bed 4 Person	7	616 sqm
3 Bed	9	432 sqm
Total Communal Open Space Required		1,282 sqm
Total Communal Open Space Provided		1,547 sqm

Tower Two, Fumbally Court, Fumbally Lane
Dublin 8
D08 N2N8

1609 Residential Development at Farrankelly, Greystones,
Delgany, Wicklow for Cairn Homes Properties Ltd.

ABP Planning Application Issue	27-Aug-19	Rev: 00
--------------------------------	-----------	---------

House type	House type	Quantity	GIA (m2)	Total GIA (m2)	Car Parking Provision	Bicycle Parking
	Terrace/townhouse					
B	3 Bed Town House	14	120	1,680	28	
B1	3 Bed Town House End of Terrace	2	120	240	4	
B2	3 Bed Town House	31	119	3,689	62	
	Total	47		5,609	94	
	Semi- detached					
A	4 Bed Semi-Detached	30	140	4,200	60	
A1	4 Bed Semi-Detached - End of Terrace	14	140	1,960	28	
A2	4 Bed Semi-Detached	36	147	5,292	72	
B	3 Bed Semi-Detached	85	120	10,200	170	
B1	3 Bed Semi-Detached - End of Terrace	13	120	1,560	26	
	Total	178		23,212	356	
	Detached					
A3	4 Bed Detached	4	147	588	8	
D	4 Bed Detached	1	141	141	2	
E	5 Bed Detached	4	213	852	8	
G1	4 Bed Detached	5	186	930	10	
G2	4 Bed Detached	2	184	368	4	
G3	4 Bed Detached	1	186	186	2	
H	3 Bed Detached	3	149	447	6	
	Total	20		3,512	40	
	Duplex					
DUPA-2B	2B4P Apartment	32	90	2,880	32	
DUPA-3B	3B5P Apartment	32	124	3,968	64	
DUPB-2B Mid Terrace	2B4P Apartment	6	80	480	6	
DUPB-2B End of Terrace	2B4P Apartment	6	81	486	6	
DUPB-3B Mid Terrace	3B5P Apartment	6	123	738	12	
DUPB-3B End of Terrace	3B5P Apartment	6	127	762	12	
	Total Duplexes	88		9,314	132	88
	Apartments BLOCKS 01, 02 & 03 - 4 Storey					
	BLOCK 1					
APT- 3A	3B5P Apartment	1	107	107	1	
APT- 3B	3B6P Apartment	1	115	115	1	
APT- 2A	2B4P Apartment	6	85	510	6	
APT- 2B	2B4P Apartment	8	87	696	8	
APT- 2C	2B3P Apartment	3	71	213	3	
APT-1A	1B2P Apartment	10	52	520	10	
APT-1B	1B2P Apartment	1	56	56	1	
APT-1C	1B2P Apartment	1	63	63	1	
	Gross floor area of Block 01			2,740		
	Total Apartments	31		2,740	33	31
	BLOCK 2					
APT- 3A	3B5P Apartment	1	107	107	1	
APT- 3B	3B6P Apartment	1	115	115	1	
APT- 2A	2B4P Apartment	6	85	510	6	
APT- 2B	2B4P Apartment	8	87	696	8	
APT- 2C	2B3P Apartment	3	71	213	3	
APT-1A	1B2P Apartment	10	52	520	10	
APT-1B	1B2P Apartment	1	56	56	1	
APT-1C	1B2P Apartment	1	63	63	1	
	Gross floor area of Block 02			2,740		
	Total Apartments	31		2,740	33	31
	BLOCK 3					
APT- 3A	3B5P Apartment	0	105	0	0	
APT- 3B	3B6P Apartment	0	115	0	0	
APT- 2A	2B4P Apartment	8	85	680	8	
APT- 2B	2B4P Apartment	8	87	696	8	
APT- 2C	2B3P Apartment	3	71	213	3	
APT-1A	1B2P Apartment	12	52	624	12	
APT-1B	1B2P Apartment	0	57	0	0	
APT-1C	1B2P Apartment	0	63	0	0	
	Gross floor area of Block 03			2,740		
	Total Apartments	31		2,740	31	31
	Lower ground floor car parking level			2,112		

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Tower Two, Fumbally Court, Fumbally Lane
Dublin 8
D08 N2N8

1609 Residential Development at Farrankelly, Greystones,
Delgany, Wicklow for Cairn Homes Properties Ltd.

ABP Planning Application Issue	27-Aug-19	Rev: 00
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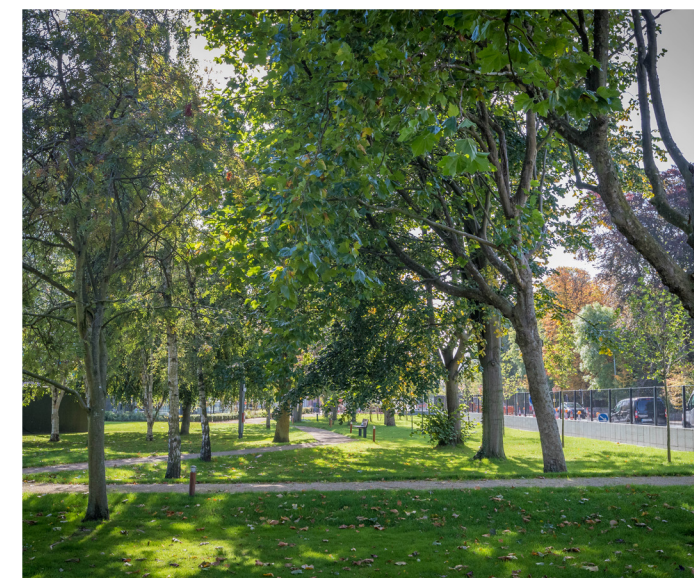
	Gross floor area of Block 01, 02, 03		8,220		
	Total Apartments	93	10,332	97	93
	Total Creche (Circa 100 children)		599	10	12
	Outdoor play area		253	10	12
	Total Residential Amenity Building		325	3	12
	Residential Amenity Building		325	3	12
	Active Open Space		n/a	30	20
	Other Site Buildings		191		
	4 no ESB Substation		54		
	Bicycle & Refuse Store 1		75		
	Bicycle & Refuse Store 2		44		
	Refuse Store 3		18		
	Total Number of Residential Units	426	51,979	762	225
	Total Development Area		53,094		

Unit Schedule and Mix		Apartments & Duplex			House Types		
TYPE	TOTAL	1 BED	2 BED	3BED	3 BED	4 BED	5 BED
Apartments		36	53	4			
Duplex			44	44			
Houses					148	93	4
TOTAL	426	36	97	48	148	93	4
		8%	23%	11%	35%	22%	1%

6.3 Housing Quality Audit (HQA)



Above: Cairn Homes development at Parkside County Dublin.



Above: Cairn Homes development at Marianella, Rathgar, Cairn Homes



Above: Cairn Homes development at Churchfields, Ashbourne, County Meath,

Residential Development at Farrankelly, Greystones, Delgany, Wicklow	ABP Planning Application Issue	27-Aug-19
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Houses (Terrace, Semi detached and Detached)																				
Unit Type	Dwelling Type	No. of Dwelling Type	Minimum Gross Floor Area - Sqm Table 5.1 QHSC*	Gross Floor Area sqm	Compliance Yes/ No	Minimum Living Room Area - Sqm Table 5.1 QHSC*	Living Room area provided sqm	Compliance Yes/ No	Minimum Aggregate Living Area- Sqm Table 5.1 QHSC*	Aggregate Living Area provided - Sqm	Compliance Yes/ No	Minimum Aggregate Bedroom Area- Sqm Table 5.1 QHSC*	Aggregate Bedroom Area provided - sqm	Compliance Yes/ No	Minimum Storage Area - Sqm Table 5.1 QHSC*	Storage Area provided - sqm	Compliance Yes/ No	Private Open WCC Dev Plan Minimum Private Open Space 3+ Bedrooms - 60-75sqm	Garden area provided - sqm	Compliance Yes/ No
A	4 bed 6 person (2 Storey)	30	110	140	Yes	15	19.4	Yes	40	48.7	Yes	43	46.6	Yes	6	6.4	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
A1	4 bed 6 person (2 Storey)	14	110	140	Yes	15	26.7	Yes	40	56	Yes	43	46.6	Yes	6	6.4	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
A2	4 bed 7 person (2 Storey)	36	110	147	Yes	15	18	Yes	40	53.6	Yes	43	50.7	Yes	6	6	No	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
A3	4 bed 7 person (2 Storey)	4	110	147	Yes	15	18	Yes	40	53.6	Yes	43	50.7	Yes	6	6	No	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
B	3 bed 5 person (2 Storey)	99	92	120	Yes	13	19.2	Yes	34	38.5	Yes	32	39.2	Yes	5	5.3	No	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
B1	3 bed 5 person (2 Storey)	15	92	120	Yes	13	22.9	Yes	34	41.5	Yes	32	38.9	Yes	5	5.1	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
B2	3 bed 5 person (2 Storey)	31	92	119	Yes	13	17.7	Yes	34	37	Yes	32	40.1	Yes	5	5.1	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
D	4 bed 7 person (2 Storey)	1	110	141	Yes	15	22.6	Yes	40	52.9	Yes	43	45.7	Yes	6	6.4	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
E	5 bed 9 person (3 Storey)	4	120	213	Yes	15	24.8	Yes	40	49.8	Yes	43	75.8	Yes	6	22	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
G1	4 bed 7 person (Dormer)	5	120	186	Yes	15	17.1	Yes	40	55.7	Yes	43	57.2	Yes	6	15.7	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
G2	4 bed 7 person (Dormer)	2	120	184	Yes	15	16.3	Yes	40	54.3	Yes	43	60.7	Yes	6	15.2	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
G3	4 bed 7 person (Dormer)	1	120	186	Yes	15	17.1	Yes	40	55.7	Yes	43	57.2	Yes	6	15.7	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
H	3 bed 5 person (Dormer)	3	92	149	Yes	13	29.5	Yes	34	56.5	Yes	32	41.7	Yes	5	5.2	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes

Residential Development at Farrankelly, Greystones, Delgany, Wicklow	ABP Planning Application Issue	27-Aug-19
----------------------------------------------------------------------	--------------------------------	-----------

Duplex and Apartments																							
Unit Type	Dwelling Type		Minimum Gross Floor Area - Sqm Appendix 1 DSNA**	Gross Floor Area sqm	Compliance Yes/ No	Minimum width Living, Kitchen and Dining Room - Appendix 1 DSNA**	Width provided for Living, Kitchen and Dining Room - Appendix 1 DSNA**	Compliance Yes/ No	Minimum Aggregate Living, Kitchen and Dining Room Sqm Appendix 1 DSNA**	Aggregate Living, Kitchen and Dining Room provided - Sqm	Compliance Yes/ No	Minimum Aggregate Bedroom Area- Sqm Appendix 1 DSNA**	Aggregate Bedroom Area provided - sqm	Compliance Yes/ No	Minimum Storage Area - Sqm Appendix 1 DSNA**	Storage Area provided - sqm	Compliance Yes/ No	Minimum floor areas for amenity space - sqm Appendix 1 DSNA**	Area of amenity space provided - sqm	Compliance Yes/ No	Minimum floor areas for communal amenity space sqm Appendix 1 DSNA**	Area of communal amenity space provided - sqm	Compliance Yes/ No
DUPA-2B	GF Duplex 2 Bed 4 person (1 storey)	32	73	89.5	Yes	3.6 m width **	4.09 m width **	Yes	30	30.1	Yes	24.4	29.2	Yes	6	6	Yes	7	15	Yes	7	7	Yes
DUPA-3B	FF/SF Duplex 3 Bed 5 person (2 Storey)	32	90	124.4	Yes	3.8 m width **	4.10 m width **	Yes	34	44	Yes	31.5	33.3	Yes	9	9	Yes	9	23	Yes	9	9	Yes
DUPB-2B Mid Terrace	GF Duplex 2 Bed 4 person (1 storey)	6	73	79.5	Yes	3.6 m width **	4.55 m width **	Yes	30	31.9	Yes	24.4	26.6	Yes	6	7	Yes	7	9	Yes	7	7	Yes
DUPB-2B End of Terrace	GF Duplex 2 Bed 4 person (1 storey)	6	73	80.8	Yes	3.6 m width **	4.65 m width **	Yes	30	32.4	Yes	24.4	27.1	Yes	6	7	Yes	7	10	Yes	7	7	Yes
DUPB-3B Mid Terrace	FF/SF Duplex 3 Bed 5 person (2 Storey)	6	90	123	Yes	3.8 m width **	3.80 m width **	Yes	34	37.4	Yes	31.5	33.4	Yes	9	9	Yes	9	21	Yes	9	9	Yes
DUPB-3B End of Terrace	FF/SF Duplex 3 Bed 5 person (2 Storey)	6	90	127	Yes	3.8 m width **	4.00 m width **	Yes	34	39	Yes	31.5	34.9	Yes	9	9	Yes	9	22	Yes	9	9	Yes
APT-1A	1 Bed Apartment 2 person	32	45	52.1	Yes	3.3 m width **	3.78 m width **	Yes	23	23.7	Yes	11.4	13.5	Yes	3	3	No	5	6	Yes	5	5	Yes
APT-1B	1 Bed Apartment 2 person	2	45	55.5	Yes	3.3 m width **	3.68 m width **	Yes	23	23.1	Yes	11.4	15.3	Yes	3	3	Yes	5	13	Yes	5	5	Yes
APT-1C	1 Bed Apartment 2 person	2	45	62.6	Yes	3.3 m width **	4.39 m width **	Yes	23	28.1	Yes	11.4	16.4	Yes	3	5	Yes	5	7	Yes	5	5	Yes
APT- 2A	2 Bed Apartment 4 person	20	73	85.3	Yes	3.6 m width **	4.95 m width **	Yes	30	31.1	Yes	24.4	26.8	Yes	6	6	Yes	7	9	Yes	7	7	Yes
APT- 2B	2 Bed Apartment 4 Person	24	73	86.5	Yes	3.6 m width **	5.55 m width **	Yes	30	30.8	Yes	24.4	24.9	Yes	6	6	Yes	7	7	Yes	7	7	Yes
APT- 2C	2 Bed Apartment 3 person	9	63	71.1	Yes	3.6 m width **	4.39 m width **	Yes	28	28.1	Yes	20.1	22.1	Yes	5	6	Yes	6	7	Yes	6	6	Yes
APT-3A	3 Bed Apartment 5 person	2	90	106.7	Yes	3.38 m width **	4.95 m width **	Yes	34	34	Yes	31.5	39.2	Yes	9	9	Yes	9	9	Yes	9	9	Yes
APT-3B	3 Bed Apartment 6 person	2	90	115	Yes	3.38 m width **	4.95 m width **	Yes	34	34	Yes	31.5	44.6	Yes	9	9	Yes	9	9	Yes	9	9	Yes
																					Note a total of 1,547 sqm is provided for the Duplex and Apartment units (181 units in total providing an average of 8.5 sqm per unit)		

Notes

* QHSC Table 5.1, Space provision for room sizes for typical dwellings, Quality Housing Sustainable Communities

** DSNA Appendix 1, Sustainable Urban Housing: Design Standards for New Apartments 2018

*** WCC Wicklow County Council Development Plan notes that 0.64 sqm of Private Open Space should be provided for every 1sqm of dwelling floor area

6.4 Universal Design Statement Circulation and Access

The proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability).

The design and layout of the proposed Residential development has had reference to:

- Part 'M' of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010)
- National Disability Authority's "Building for Everyone: A Universal Design Approach."
- Universal Design Guidelines for Homes in Ireland

Further and where applicable to satisfy the regulatory authorities in terms of disability access, the Design has been developed to ensure Disability Access Certificates (DAC) will be issued.

The Design is based upon a comparison of the proposed development with the statutory requirements as set out in Part 'M' of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010) as are necessary to:

- Identify and describe the building or works to which the application relates, and
- Show that the building or works will comply with the requirements of Part M of the Building Regulations 2010

It is to be noted that the objectives of the performance standards as set out in this report are to satisfy the functional outcomes of the Building Regulations, which are concerned with health, safety and welfare of persons in and about the proposed building; and to the special needs of disabled persons in relation to buildings.

Additional measures, as maybe recommended beyond the scope of the mandatory regulation requirements of Part M have been considered and incorporated in the design in accordance with best practice and the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability) as set out in the associated National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland"



Left: Proposed CGI view looking west along Priory Road



Metropolitan
Workshop

