



PARKSIDE 4 SHD RESIDENTIAL DEVELOPMENT

CAIRN HOMES PROPERTIES LTD.

PLANNING REPORT

OCTOBER 2019

McGILL PLANNING, 45 HERBERT LANE, DUBLIN 2 PH: +353 1 2846464

PLANNING REPORT

FOR

PARKSIDE 4 RESIDENTIAL DEVELOPMENT

ON LANDS LOCATED AT

PARKSIDE 4, PARKSIDE, DUBLIN 13

ON BEHALF OF

CAIRN HOMES PROPERTIES LIMITED

BY

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Cairn Homes Properties Limited are submitting this SHD application to An Bord Pleanála for development on a site of 3.17 hectares at Parkside, Dublin 13 (former Balgriffin Park lands). The application site is located to the north of Parkside Boulevard, on a vacant site that was formerly occupied, on a temporary basis, by two schools (Belmayne Educate Together National School and St Francis of Assisi Primary School); south of the Mayne River and Castlemoyne Housing Estate; east of Balgriffin Park road and west of Parkside Playground.

The proposed development will comprise a residential scheme 282 residential units in 4 apartment blocks ranging in height from 3 to 7 storeys. The development will include 94 no. 1-bed apartments, 8 no. 2-bed (3 person) apartments, 167 no. 2-bed (4 person) apartments and 13 no. 3-bed apartments. Apartments will have north/south/east/west facing balconies/terraces. The proposed development also includes residential amenity facilities (530sqm) incorporating concierge, media centre, and gymnasium. 277 no. car parking and 289 no. cycle parking spaces will be provided in the basement along with basement stores, plant, waste management areas, motor bike spaces and EV charging points. There will be an additional 134 no. surface cycle parking spaces for visitors along with 9 no. surface car parking spaces. The proposed development provides for the continuation and completion of the Mayne River Linear Park as well as public open space and communal open spaces between the buildings. Vehicular access is from Parkside Boulevard. Pedestrian and cycle access are from Mayne River linear Park, Balgriffin Road and Parkside Boulevard. All associated site development works (including site re-profiling), landscaping, boundary treatments and services provision including ESB substations. A full description is in the statutory notices.

1.0 EXECUTIVE SUMMARY

McGill Planning Limited, No. 45 Herbert Lane, Dublin 2, is instructed by Cairn Homes Properties Limited, 7 Grand Canal, Grand Canal Street Lower, Dublin 2, to lodge this planning application with An Bord Pleanála for the development as detailed above.

Proposal for delivery of a residential development on a site of 3.17ha at a site to the north of Parkside Boulevard and east of Balgriffin Park, Dublin 13	
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Gross site area:	3.17ha
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Net site area:	1.50ha
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Masterplan Strategy:

This development represents the next phase of residential development by Cairn Homes Properties Limited in the Belmayne area. The 'Parkside' development south of Parkside Boulevard has been constructed across a number of phases and so far, comprises a total of 563 permitted units of which c. 467 no. have been completed.

Parkside to date is predominantly own door housing, 92% of the units are houses with only 8% apartments/duplexes. This current proposal seeks to rebalance the overall residential mix in the area providing a new apartment scheme on a unique riverside site that is particularly suited to this form of development. This development will also see the continuation of the high-quality public realm with the completion of the Mayne River Linear Park which is being developed in this area. It reflects the high quality public realm provided throughout the Parkside developments.

Development Vision:

The vision for the proposal is to create a high quality, higher density residential development with attractive communal residential facilities. The proposal will also provide an attractive public realm

for the wider area, with an attractive link from Parkside Boulevard through to the Mayne River and its linear park. This proposal will continue the high-quality connectivity for pedestrians and cyclists which has been a primary catalyst for the layout of the previous developments. It will also provide a strong urban edge to both Parkside Boulevard and the Mayne River and linear park, providing safety and surveillance.

Strategic location:

The site is located within the North Fringe, identified in the Government’s ‘Rebuilding Ireland’ strategy as one of four key locations in the DCC area to deliver significant residential development – up to 7000 units. The site is located proximate to existing and proposed public transport, local services and significant public open spaces. Re-development of this site for significant residential development is envisaged in the Belmayne – Clongriffin LAP and DCC Development Plan.

Zoning:

The North Fringe (including Clongriffin and Belmayne) is zoned Z14 and designated as SDRA 1. The zoning objective is *“To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and “Z6” would be the predominant uses.”* Residential is permitted under this zoning.

Residential proposal:

- 282 apartments with a mix of 94 no. 1 bed apartments, 8 no. 2 bed (3 person) apartments, 167 no. 2 bed (4 person) apartments and 13 no. 3 bed apartments.
- The apartments are in line with the standards contained in the “Sustainable Urban Housing – Design Standards for New Apartments Guidelines for Planning Authorities 2018 “
- High quality residents’ facilities including a concierge, media centre and gymnasium are provided within the scheme
- Semi-private communal courtyards are provided for the use of residents along with individual private balconies and terraces for each apartment.

Car and cycle parking:

A total of c. 277 no. car parking and 289 no. cycle parking spaces will be provided in the basement along with 12 motor bike spaces and EV charging points. There will be an additional 134 no. surface cycle parking along with 9 no. surface car parking.

2.0 INTRODUCTION

Cairn Homes Properties Limited is submitting a planning application for a Strategic Housing Development with An Bord Pleanála for a residential development located at Parkside 4, (former Balgriffin Park Lands) Parkside, Dublin 13.

This Planning Report has been prepared by McGill Planning Ltd, Chartered Planning Consultants and is submitted to An Bord Pleanála to accompany a strategic housing development application at a c.3.17 hectares site comprising a site located on the northern corner of Parkside Boulevard and to the east of Balgriffin Park Road, Dublin 13.

The site which would represent the 4th phase of Cairn Homes Properties Limited development in the area, is currently vacant following the vacation of the site in April 2019 by two primary schools which had been located on this site on a temporary basis. The Department of Education have transferred the schools to a new campus located to the south-east of the site. The temporary school structures have been removed. To the north of the subject site is Mayne River and further to the north is the Castlemoyne housing estate. To the east is Balgriffin Park road and further east the new 6 storey apartment development (ABP Reg Ref 304448-19 and DCC Reg Ref 2295/19) which is currently under construction. To the west is open space.

FORMAT OF THE PLANNING REPORT

This planning report is intended to assist with the overall assessment of the application by providing a context of the overall proposal, provide an insight into the rationale for the proposed development, address planning policy and how the proposal is consistent with it. While every effort is made to ensure accuracy in this report, the various specialist technical reports and drawings enclosed with this application should be relied upon as the primary source material.

This Planning Report is laid out in five sections, as follows:

- Section 1 deals with the introduction and context to the scheme
- Section 2 provides details of the site's location and context
- Section 3 sets out the details of the site's and surroundings planning history
- Section 4 is a summary of the Part V proposals
- Section 4 Concludes the planning report outlining how the proposed development is appropriate having regard to its context.

It is worth noting at this point that an Environment Impact Assessment Report and Natura Impact Statement are included as separate stand-alone reports.

MULTIDISCIPLINARY TEAM AND SUPPORTING INFORMATION

This application is supported by a team of skilled and highly experienced specialist consultants to design and evaluate the scheme, including:

- Architects: MCORM Architects
- Civil and Transport Engineers: DBFL
- Landscape Architecture: Ait
- NIS and Ecology report: Openfield Ecological Services
- Environmental Impact Assessment: McGill Planning, DBFL, Openfield Ecological Services, Model works, Traynor Environmental and IAC
- Creche Audit: Mc Gill Planning Ltd

This design team, through its experience and knowledge, guided by the developer Cairn Homes Properties Limited who have delivered hundreds of units in this area, have provided a well thought out, sustainable development that response to the sites context and the requirements of planning policy.

SUMMARY OF DEVELOPMENT STATISTICS

Development Proposal	Statistics
No. of apartments	282 no. as follows: <ul style="list-style-type: none"> - 94 no. 1 bed (33.3%) - 8 no. 2 bed (3 person) (2.8%) - 167 no 2 bed (4 person) (59.3%) - 13 no 3 bed (4.6%)
Residential facilities	Concierge 226 sqm net Media Centre 80 sqm net Gym 167sqm net
Site Area	Gross site area: 3.17 ha Gross site density: 89 units per hectare Net site area: 1.50ha (<i>based of residential development site plus 10% public open space – excluding the larger riverside park</i>) Net site density: 188 units per hectare
Plot Ratio	Gross = 0.855 Net= 1.80
Site Coverage	Gross= 14.98 % Net = 31.50 %
Building Height	3 to 7 storeys
Aspect	50% multiple aspect
Communal Open Space	1,950 sqm
Public Open Space	Total public open space (residential + riverside park) = 16,900 sqm Mayne Linear Park = 13,400sqm Link through the development to park = 3,500sqm
Carparking	277 no. in the basement 9 no. surface parking
Cycle parking	289 no. in the basement 134 no. surface parking
Motorcycle	12 no. in the basement

SCHEME RATIONALE

This proposal is Phase 4 of the overall Parkside Development by Cairn Homes Properties Limited. This site is located to the north of Parkside Boulevard, while the rest of the development is to the south of Parkside Boulevard. Parkside Phases 1, 2A, 2B are complete, while 2C is nearing completion. Parkside Phase 3 (also known as P13 – P15), which was the subject of a joint venture between Cairn Homes Properties Limited and Nama are also completed. Parkside 5A was recently granted permission by Dublin City Council. Parkside 5B and 6 will be the subject of a separate application in the coming year. Please see figure 1 below indicating the site and its relationship with the other Parkside sites.

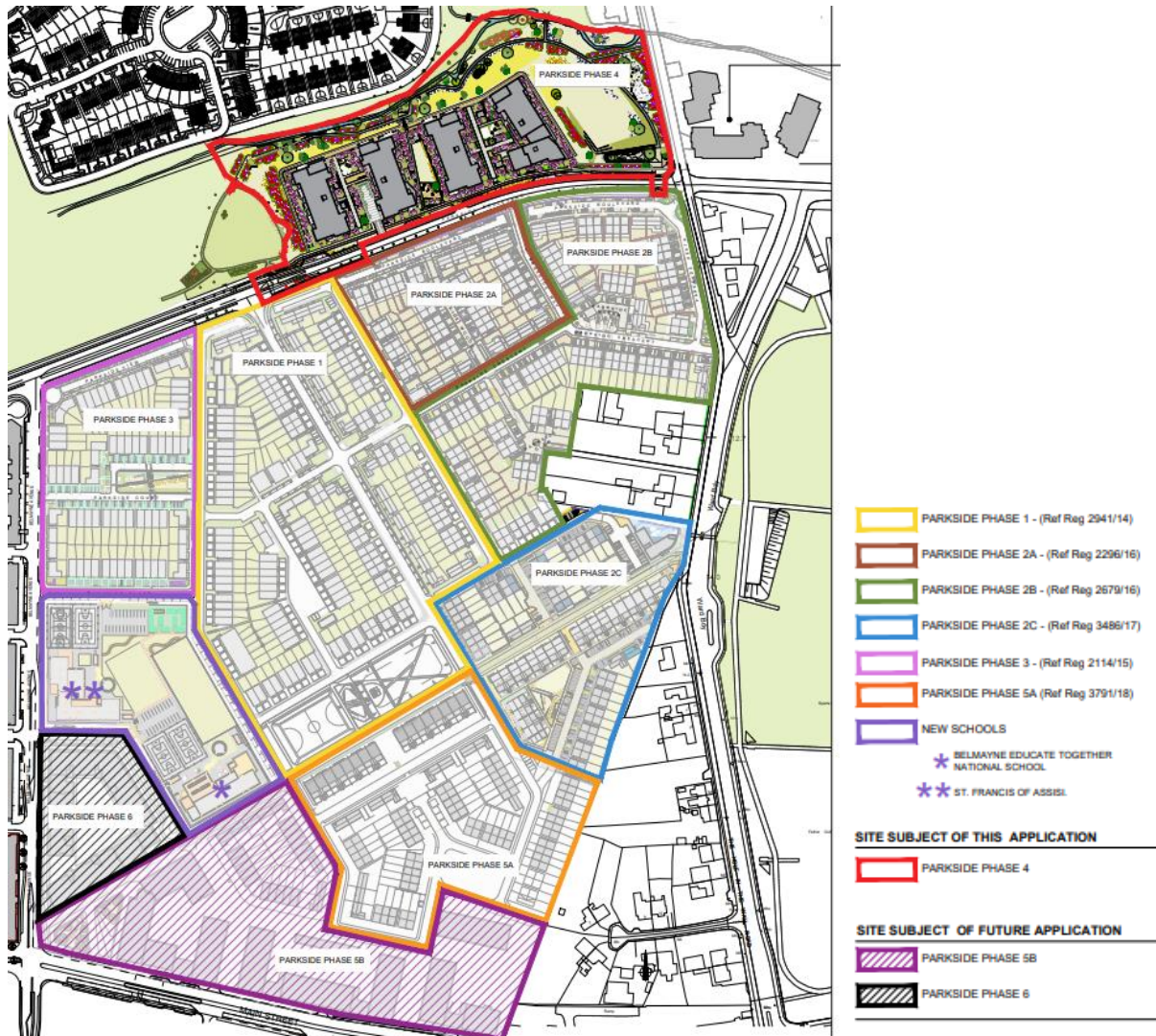


Figure 1 Indicative site location by MCORM 2019

The previous schemes have been predominantly family housing comprising 3-4 bedroom houses located in the central area with some smaller 2-3 bedroom apartment/ duplex units along the greenway, which will accommodate a wide variety of future occupants including single occupants, couples and elderly residents.

The site, the subject of this application, is located on the opposite side of the Parkside Boulevard which form the previous phases of Parkside developed to date. It is on a site which is currently vacant, having previously been used as temporary accommodation for two schools. This proposed development will

provide a strong urban edge completing the frontage along Parkside Boulevard, providing a highly legible street. It will be a continuation of the apartment development to the east (Marrsfield Avenue) providing a 6 storey building which is currently under construction (please see the planning history below).

This proposed 3 – 7 storey development continues to provide a strong edge to Parkside Boulevard, and high levels of visual surveillance to public areas. It will also deliver the central section of the Mayne River Linear Park. Without this strong edge of development this road will be a long, lonely un-surveyed area beside a wide-open park resulting in an uninviting, intimidating and unfriendly area to be, particularly on a winters evening. The figure below shows how the proposed development will tie into the existing and developing streetscape along Parkside Boulevard.



Figure 2 Elevation along Parkside Boulevard source MCORM

The buildings will be surrounded by the Mayne River Park, which will provide a green and attractive setting for the buildings while, in turn, the buildings will provide informal surveillance of the park.

The proposed apartments will provide for a greater mix of housing types throughout the Parkside Development, balancing the previous mid-range density development that precedes it. The design, form and scale of development is cognisant of the existing Parkside scheme to the south, and the new development to the east which is delivering a 6 storey apartment block on the other side of Balgriffin Park Road DCC Reg. Refs 3380/15 and 4266/16. There is also a second site, further east which is also delivering 6 storey buildings on the northside of Marrsfield permitted DCC Reg. Refs. 4016/16, 2478/17 and 2719/19. It is also worth noting that a recent permission was granted by An Bord Pleanála for a 3 to 6 storey apartment building on Hole in the Wall Road ABP Reg Ref 304448-19 and DCC Reg Ref 2295/19. This increase in density and height ensures that this route has a more urban feel and provide a connection between Malahide Road, Fr Collins Park and Clongriffin New Town which is a key strategic east-west connection in this area.

This development also provides for a setting for the linear park that follows the Mayne River and enables the formation of further green infrastructure linkages between Baldoyle, Clongriffin, Belmayne and Northern Cross, as advocated in the Clongriffin-Belmayne LAP.

This site, as vacant school sites, is a significant underuse of zoned and service lands within an area which has planning permission for residential development and which forms a part of a Local Area Plan for the area. The site is in a prime location, within an evolving urban environment within a walking and cycling distance of a range of amenities, services and employment. This proposed development will deliver all of the phase 3 targets of Belmayne Clongriffin LAP.

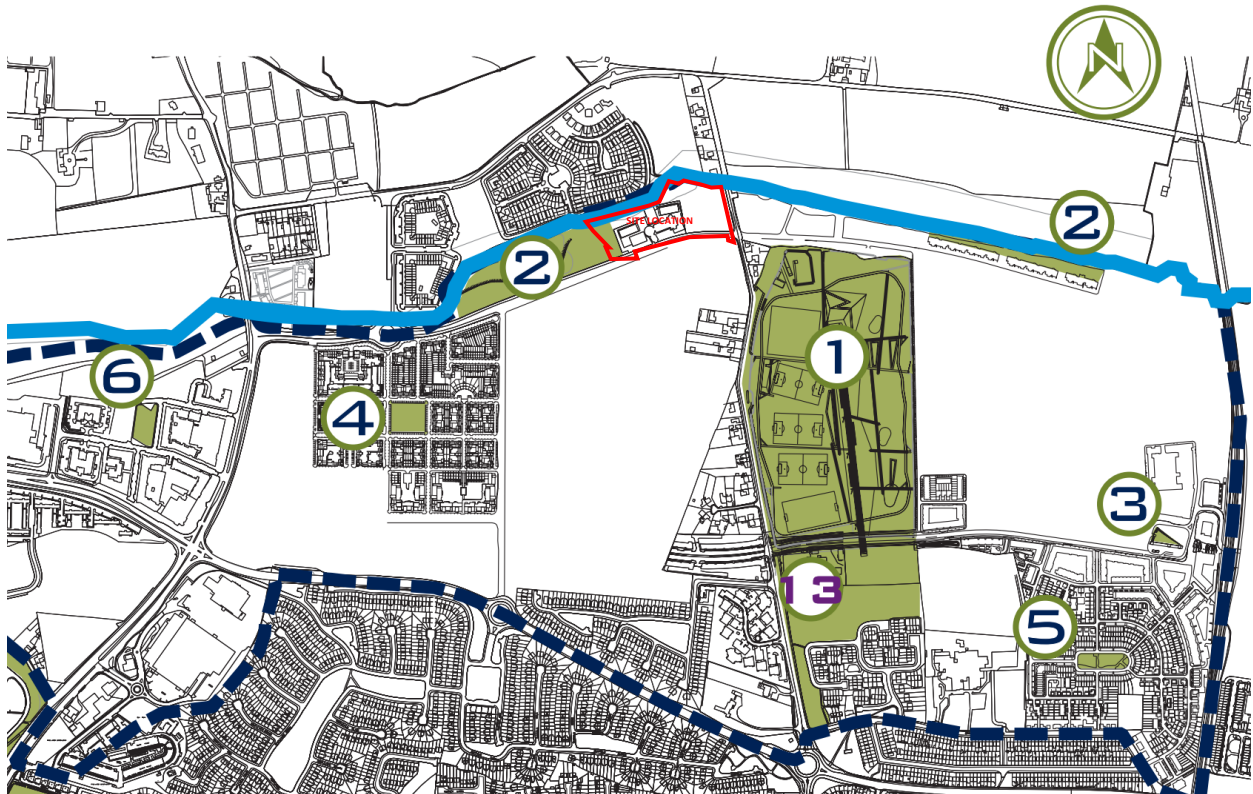


Figure 3 Extract from LAP indicating at number 2 the aim to create a linear Mayne River park

3.0 SITE LOCATION & CONTEXT

The site measures c. 3.17 hectares and is broadly rectangular in shape. It is a mainly flat site running in an east-west direction. It is located on the corner of Parkside Boulevard and Balgriffin Park road. Immediately to the north is Mayne River and to the west is open space park land. Within the wider area, to the north, south and east are predominantly residential land uses. It is located c.10km north east of Dublin City Centre, less than 2km north east of Clare Hall Shopping Centre and within 1.4km of the Clongriffin Train Station. It is also within 850m of the Main Street, which is currently being developed. The site originally formed part of the redevelopment of Balgriffin Park Lands.

It is worth noting that Parkside Boulevard is also known as Belmayne Avenue to the west and Marrsfield to the east. In order to provide clarity a simple map indicating the road names, as referenced in this report below.

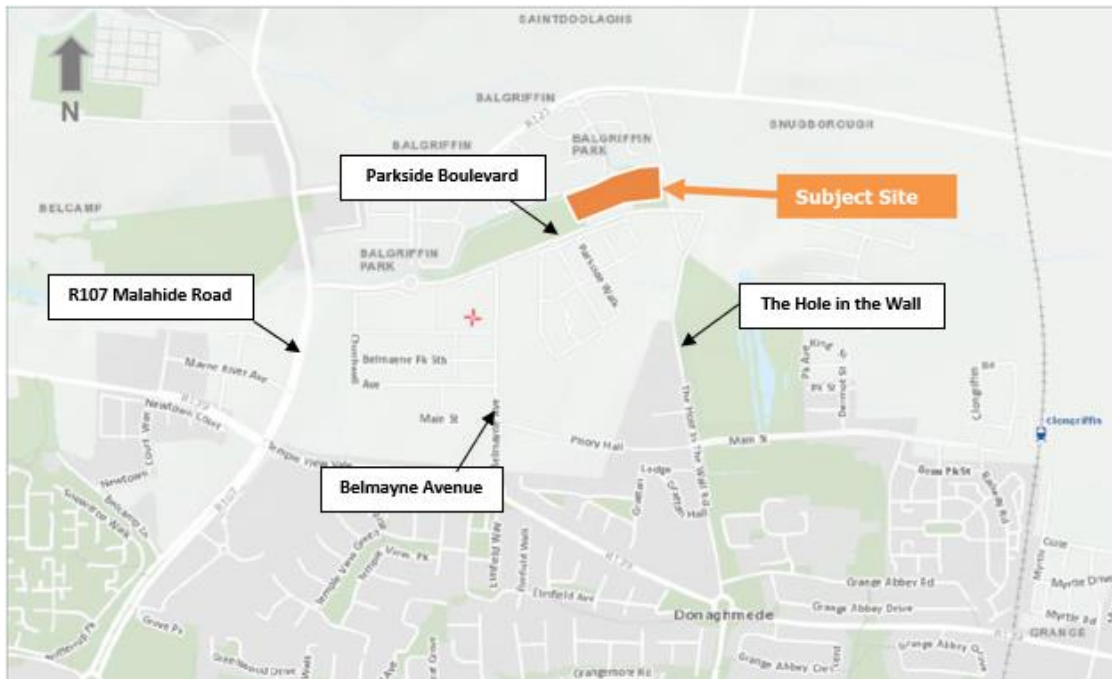


Figure 4 Road names in the surrounding area

The site was occupied until April 2019 by temporary school buildings for two schools, St Francis of Assisi Primary School and Belmayne Educate Together National School. These schools have been re-located to a permanent campus off Belmayne Avenue, to the north of the greenway. This is now a vacant, fully serviced development site.

A number of Dublin Bus services pass within the immediate vicinity of the site. Numbers 42 and 43 Dublin Buses run along the Malahide Road, and the numbers 15, 27 and 27x travel along the R139 to the south of the site. The number 29 service runs along the Grange Road. Clongriffin Rail station is within 1.4km of the site bring trains between Malahide and Bray, via the city centre.

This area is currently under significant redevelopment with multiple sites under construction in the area. As such the character of the area is changing from greenfields to a new urban town, as guided by the Local Area Plan. The changing face of the area is informed by the range of housing types in the area including two and three storey houses, three storey duplex apartments and 3 storeys up of apartment buildings. The area will also be informed by the provision of connected green areas and routes throughout the LAP area part of which includes the River Mayne linear park.

LOCAL AREA PLAN PHASING AND ITS RELATIONSHIP WITH PARKSIDE DEVELOPMENT TO DATE

As mentioned above, this site is part of a wider Local Area Plan for the Clongriffin Belmayne area. Dublin City Council recognises that the long-term success of Clongriffin Belmayne as a vibrant mixed-use neighbourhood will only be possible by the integration of development on this site with the developments in Clongriffin lands to the east of the site and the Belmayne lands to the south and west.

The phasing for these sites as proposed in the LAP (Shown in Figure 3) focuses on *'the positive integration of new proposals with existing residential developments which are currently separated from each other'*. This will ensure that development facilitated at Belmayne, Marrsfield and Clongriffin sites, which will be brought forward on a similar time scales, will provide an attractive, high quality area which will ensure a good quality of life for existing and future residents of this area. The progress

of these sites is to be measured against the phasing set out within the Clongriffin – Belmayne Local Area Plan 2012 - 2018. Figure 5 and 6 shows how the phasing for Parkside and Clongriffin development ties in with the phasing proposed within the LAP.

The Parkside Development has followed the phasing of this development as much as possible as indicated in the diagrams and below. These indicate which permissions have been completed, are under construction and due to be commenced in line with the phasing.

As highlighted in the history below, the development of Parkside area has been ongoing since 2003 when the original 10 year permission was granted by DCC under Reg. Ref.: 4315/03 / ABP PL29N.207192 for a large scale development on the lands (the Belmayne Scheme) comprising residential, retail, commercial and community facilities all on a site area of 36.6ha. A portion of the parent permission has been fully developed to the west of Belmayne Avenue. The majority of the remainder of the undeveloped lands east of Belmayne Avenue are controlled by Cairn Homes Properties Limited and are now known as Parkside. These have been referred to as Phases 1, 2A, 2B, 2C, 4, 5A, 5B, 6, 3 (also known as P13 and P15). All of these areas relate to phases 1 – 4 of the LAP. This is set out in a table and also on a map to provide clarity.



Figure 5 Phasing priorities map Belmayne Clongriffin LAP 2012 Source: Belmayne Clongriffin LAP 2012



Figure 6 Parkside Development phasing superimposed on LAP phasing

Clongriffin – Belmayne Local Area Plan 2012 - 2018		Parkside Phasing	Status
Phase 1	180-258	Phase- 1(in part) Phase- 2C (in part) Phase- 5A, (in part) Phase 3 (P13-P15)	Completed Nearing completion Has been granted permission Completed
Phase 2	219-312	Phase- 1(in part) Phase- 2A, Phase- 2B	Completed Completed Completed
Phase 3	-	Phase- 4	Subject of this application
Phase 4	345-414	Phase- 2C (in part) Phase- 5A (in part) Phase- 5B Phase- 6	Nearing completion Has been granted permission Subject of a future application Subject of a future application

Table 1 Parkside development in relation to LAP phasing

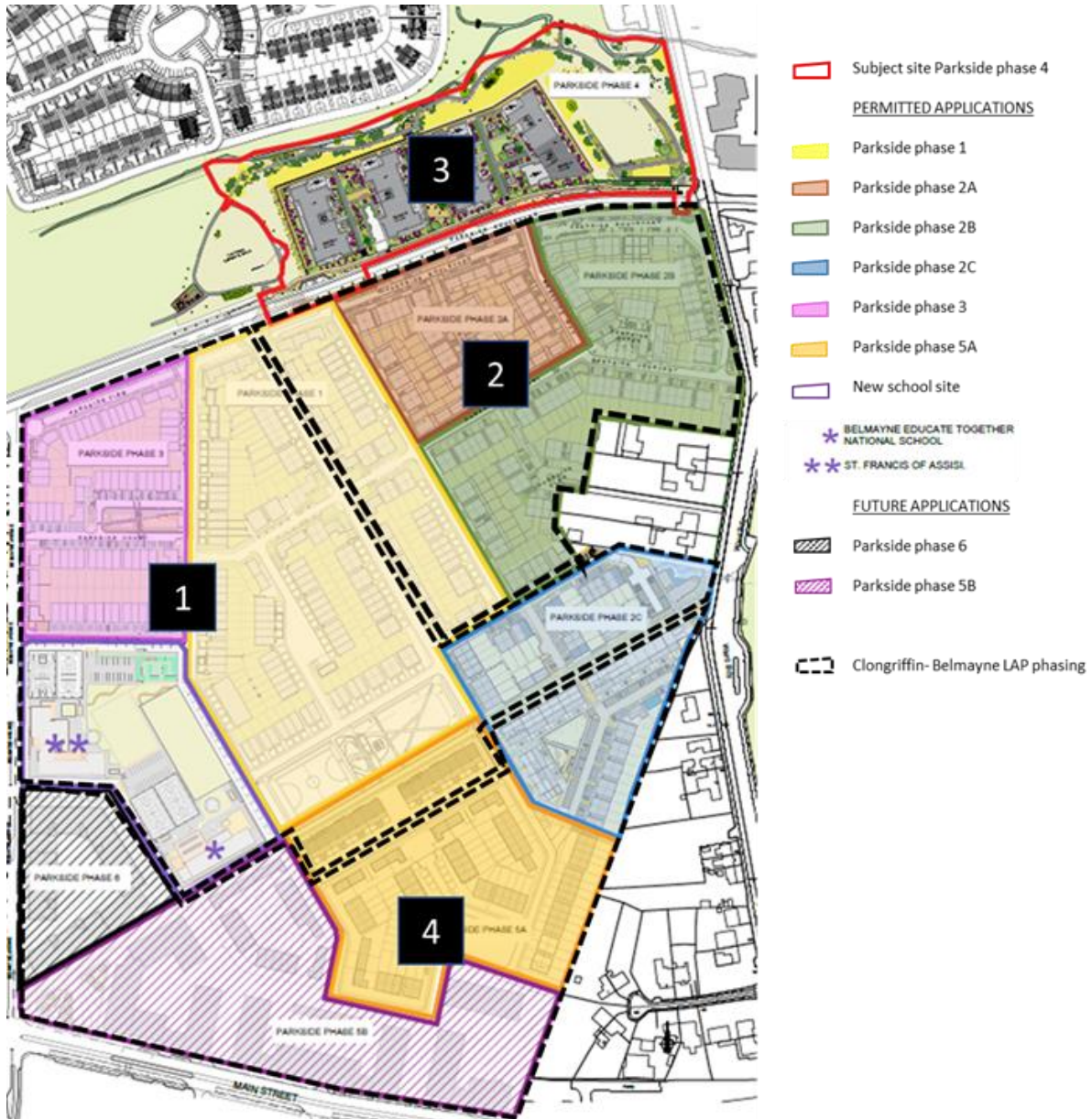


Figure 7 LAP Phasing superimposed on the Parkside Development Phasing

As can be seen this site is within an area identified as phase 3 lands in the LAP. It is also worth noting that Phase 1 is nearing completion, part of Parkside 5A is within the phase 1 lands but has not yet commenced on site, however the remainders of phase 1 and 2 are either completed or nearing completion at the moment.

Parkside Phases 1, 2A, 2B are complete, while 2C is nearing completion. Parkside 3 (P13 – P15), which was the subject of a joint venture between Cairn Homes Properties Limited and Nama are also complete. Phase 5A has just recently been granted permission and is currently the subject of a judicial review.

As can be seen from the table and map above, the majority of the Parkside development has been completed or is nearing completion. There are only 3 sites which currently have no permissions granted for development on them. Phase 5B, 6 and 4. The majority of these sites have been delivered in line with the phasing of the LAP, the exception being this application site Parkside 4 which was

identified as phase 3 lands in the LAP. Parkside 2A has delivered some phase 4 LAP lands ahead of this site, and Parkside 5A is wholly within LAP Phase 4 lands and has been granted permission. The reason for the delay in delivering these sites is due to the sites having been previously occupied, until April 2019, by the two temporary school buildings.

LINEAR PARK

The subject application site, Parkside 4 will also deliver the lands in phase 3 of the LAP that aims ‘ To develop residential frontages that address Parkside Boulevard’ and the phase 3 LAP amenity space ambitions of the LAP which aims to “tie together the northern edge of the developing lands and unify different sections of development east to west and the new communities living in them. The linear park would also integrate communities in both the Dublin City Council and Fingal County Council areas”.

This proposed development will deliver the final section of this route, as part of the landscaping proposal it will incorporate a walkway along this section of the River Mayne on the north boundary and also provide a crossing point, subject to agreement with the Local Authority, across Balgriffin Park, to the lands to the east of the site, adjacent to Marrsfield. The proposed development includes the reprofiling of the land to create an appropriate flood plain in the park and will enhance the riparian corridor and enhance the natural habitats with footpaths linking into the existing footpaths to the north, east and west, hardy seating areas and new planting.



Figure 8 Proposed development connecting into the linear park and green spaces surrounding the development



Figure 9 Proposed crossing point at Balgriffin Park to connect the linear park

In terms of quantum of public open space, the proposed development provides over 16,900 sqm (1.69ha or 53% of the gross area) of public open space along the Mayne River Linear park as well as access routes between and around the buildings from Parkside Boulevard.

OPEN SPACE

In addition to the delivery of a large quantum of public open space there are two large areas of communal open space between blocks 1 and 2; and blocks 3 and 4, which measure in total 1,950 sqm (0.195ha or 6%) in size. These areas of open space exceed the requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments. In addition to this all of the private open space, which is in the form of balconies and terraces, meet and exceed the guideline requirements.



Figure 10 Extract from Ait proposed landscaping provision

BUILDING HEIGHT

The building height of the four blocks varies from 3 storeys to 7 storeys in height, with the majority of the buildings being 6 storeys in height. Section 7.8 of the LAP identifies the areas where there is greatest opportunity for building heights to make a positive contribution to the character of Clongriffin-Belmayne (North Fringe). It requires that the buildings shall be mostly three and four storeys in the area in order to frame the streets and public open spaces, however, it also acknowledges that *“The linear route following the River Mayne to the north and northern distributor road to the south is another location where height has been used to distinguish an important route through the developing area. Future residential buildings, respecting appropriate set backs from the River Mayne as set out in Section 7.3, will help successful intention with the character already established by these buildings (Marrsfield for example) and provide definition and opportunities for passive supervision along the designated linear park corridor”*.

It goes on to say that the LAP will seek to protect the urban structure and landscape character of the North Fringe while encouraging well located new developments and higher densities, including, where suitable, appropriately sited and designed taller buildings. Within the immediately surrounding area there is a variety of building heights, however, the nearest building to the application site is the apartment development to the east which will be 6 storeys. To the south of Parkside Boulevard there are three storey houses while to the north, and in Castlemoyne, there are two storey houses. As set out in the LAP *“buildings of 2-6 storeys (including a set back at the top floor of a 5/6 storey building) may be considered, where the site context and urban design quality of the scheme is deemed appropriate, and subject to set back requirements along the river Mayne, along the northern edge to the LAP to complete the urban form of Marrsfield”*.

Only one block is 7 storeys in height at the corner of the Parkside Boulevard and Balgriffin Road. While this is a contravention of the LAP it is considered to be appropriate given the context of the surrounding area. This is entirely compliant with the National Planning Policy *Urban Development and Building Heights (2018)*. A Statement of Material Contravention is also submitted with this application setting out the rationale for the increased heights in this location. The proposed heights are considered appropriate to provide variety in the streetscene, create a sense of identity and enable

legibility by indicating the primary access into the linear park and also the link across to Father Collins Park.



Figure 11 MCORM proposed design of the development

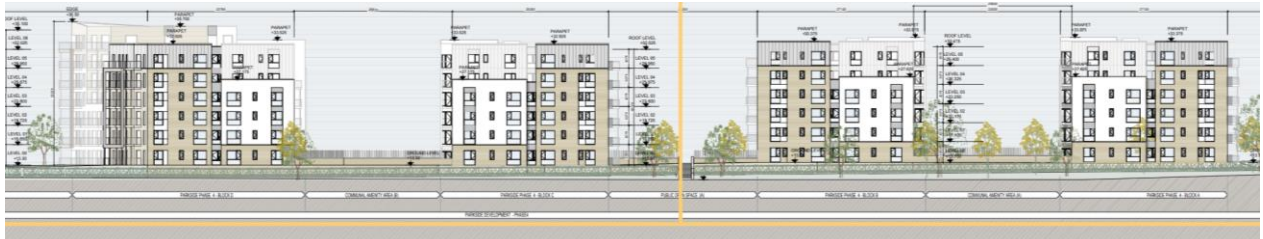


Figure 12 MCORM Contiguous elevation indicating proposed heights along Parkside Boulevard

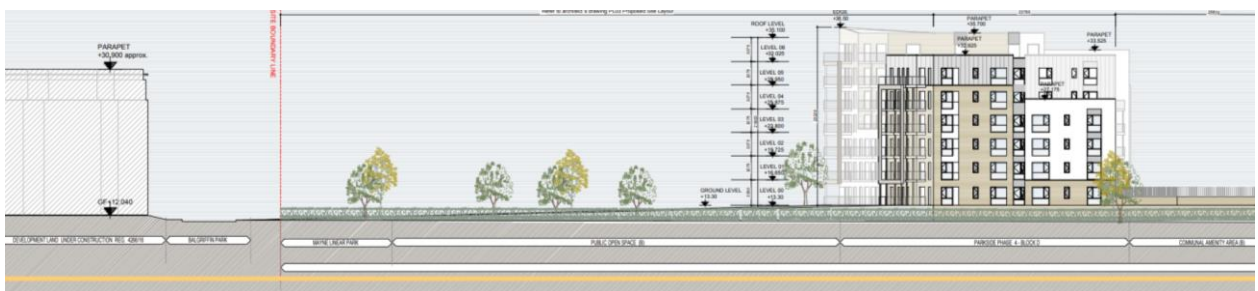


Figure 13 MCORM drawing indicating relationship between the proposed development and the site under construction on the opposite side of Balgriffin Park/ Marrisfield corner site

DENSITY

The proposed density is 89 units per hectare gross or 188 unit per hectare when the net developable area is taken into account. This is considered to be an optimum use of land while also enabling the development of the central element of an attractive public park in this area.

This is an accessible and sustainable site with good links to the existing road network, bus services and within 1.4km of the train station. This proposed density, in line with National Planning policy and Sustainable Residential Development in Urban Areas, achieves and exceeds the minimum net density of 50 units per hectare. No maximum density is proposed. When this density is considered with the other phases of the Parkside Development it ensures that the overall net density for the entire development of over 50 uph is achieved. This is in line with the LAP.



LAYOUT

The buildings have been positioned in order to provide a strong urban edge to Parkside Boulevard, provide a continuation of the urban feel and heights created by the developments along Marrsfield and also providing the appropriate set back from the Mayne River. This allows a flow from an urban area into an attractive place for relaxation and space to enjoy natural heritage. The nearest building is 10m from the rivers bank which is an appropriate riparian buffer zone and the proposed landscaping provides for new pedestrian or cycle walks, places to sit by, to enjoy, for play, relaxation and also preserves the natural character of the river.

In addition to the initial aim to protect the riparian buffer zone, the proposed development aims to continue the distinctive identity and mix of buildings that either exist or are under construction along Marrsfield Road and Parkside Boulevard.

The proposed development is providing a predominantly 6 storey buildings which range down to 3 storeys and up to 7 storeys at the corner. The blocks have been laid out on a north-south axis with units orientated east- west primarily to enable excellent access to daylight and sunlight within the

proposed apartments and also to the private, communal and public open spaces within the development.

The layout of the 4 blocks creates two traditional style urban blocks with a pedestrian/ cycle only street leading to the linear park. This results in a more permeable and walkable area creating excellent links into the existing surrounding footpath network. The grain of these buildings, along with the proposed height, bulk scale and massing reflects the other buildings along Marrsfield.

The layout of the buildings, along with their siting, and the distance to existing surrounding buildings ensures that there is no overshadowing or loss of light either to the existing neighbouring properties or within the scheme. Furthermore, due to the proposed distances involved, there will be no loss of privacy to the existing or proposed neighbouring properties. The distance of 22m is exceeded both within and out of the scheme.

Finally, the majority of vehicles will be parked in the basement of the development, which is accessed from one location directly off Parkside Boulevard. There are only 9 surface car parking spaces, which are located along Parkside Boulevard for use by visitors. As a result of this the majority of the development, all public and communal open spaces, are car free, creating a pleasant environment for people to walk through and enjoy.

Finally, the internal layout of all the buildings not only meet the Apartment Guidelines but are also future proofed to meet both the new Part B Fire Safety Building Standards and Part L Conservation of Fuel and Energy Building Standards which are expected to come into force later this year.

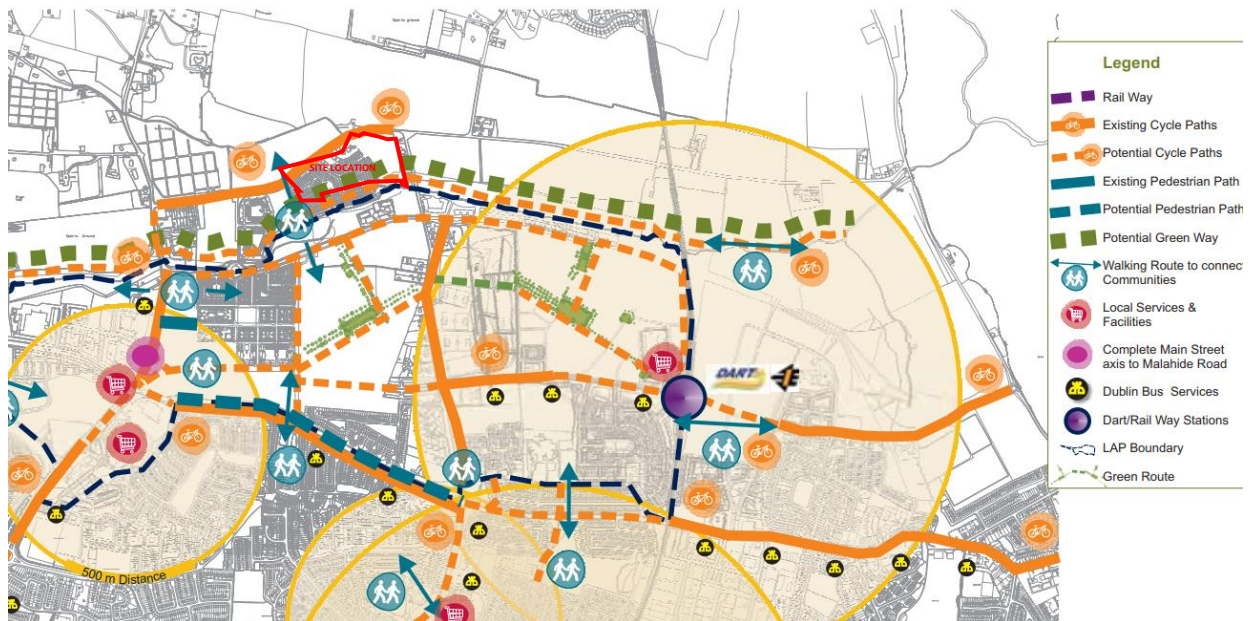
ACCESS AND PARKING

The proposal is for 277 basement car parking spaces, with a further 9 surface visitor parking spaces. This is considered in line with Dublin City Council policy and the LAP. If the 9 surface parking space are excluded from the calculation the proposal will deliver it provides .098 parking spaces per unit.

This level of parking reflects the sites location within Clongriffin Belmayne LAP which requires a maximum of 1.5 spaces per unit. The proposed ratio in this location, which is considered to be highly accessible, and given the mix of units proposed is considered appropriate and avoids creating car dependent communities by the overprovision of car spaces for weekday use whilst acknowledging that car storage is required for residents to use at the weekends. This proposal enhances and maximises connections to public transport facilities through the provision of linkages along the Mayne River linear park, and the connection into the existing cycle and pedestrian network. It also provides important surveillance and activity of the important east to west link connecting the Malahide Road QBC to the train station along Parkside Boulevard. This is also of particular benefit to the existing residents of Castlemoyne estate, which will now have an attractive park which is surveilled to walk through when accessing public transport. This will encourage people to use these routes. The existing situation is a vacant derelict site which is unattractive and provides a sense of isolation to walk past. The proposed density will support the public transport system and viable and vibrant use mix.

The proposal also provides for 423 bicycle parking spaces, with 289 spaces in the basement and a further 134 spaces at a surface level. This equates to 1.5 secure parking spaces per apartment. This, linked with the excellent cycle routes, will encourage people to cycle more around the areas. A Mobility Management Plan has also been developed by DBFL which aims influence more sustainable modes of transport and travel. As can be seen in the extract below this site is located between two potential cycle paths, both of which are being delivered in part through this development.

Fig 6.2 Smarter Travel Map



The provision of basement parking enables the creation, in line with the LAP, of high quality streetscapes while meeting the parking storage needs for households. It enables the development of a high quality landscaping scheme, and pleasant, non-car dominated environment.

SAFETY AND SECURITY

All of the public and communal areas along with the Parkside Boulevard and the Mayne River Linear Park will be overlooked by the dwellings in the scheme to offer passive surveillance.

ASPECT

In total, 141 are dual aspect (50%) while the remainder are single aspect. None of the single aspect units face north, and all of them overlook attractive communal areas or public open spaces. This is in line with the requirements of the Sustainable Urban Housing: Design Standards for New Apartments.

4.0 VISUAL ASSESSMENT

The Landscape Visual Impact Assessment identified that the streetscape of the site's receiving environment as mixed in character. It includes elements that are distinctly urban in character such as Parkside Boulevard, the 'gateway' junction of Parkside Boulevard and Balgriffin Park, and high density developments to the east along Marrsfield Avenue and west near the Malahide Road junction. It also includes elements more suburban in character such as the existing Castlemoyne and Parkside estates to the north and south. There is an abundance of open space in the area, including the Mayne River corridor and local, neighbourhood and district level parks.

The assessment supports the rationale for locating the buildings towards the southern and western boundaries of the site in response to several key sensitivities and opportunities in the receiving environment:

- **Topography and drainage (the Mayne River and floodplain):** The buildings are outside of the Mayne River valley which runs along the northern boundary, to facilitate the development of

a greenway along the river. The buildings are also outside of the area liable to flooding in the eastern part of the site. This area is also proposed to be used as public open space.

- **Sensitive receptors (Castlemoyne and Parkside estates):** The layout maximises the separation distance between the proposed buildings and the houses of Castlemoyne to the north. The buildings are separated by the proposed river greenway and an existing road around the perimeter of the Castlemoyne estate. To the south, the buildings are separated from the houses of Parkside by the dual road corridor of Parkside Boulevard.

It identified that the arrangement of the buildings creates a strong built frontage to the street, appropriate to its urban character and to the site's location beside a key junction in the North Fringe urban structure. The arrangement of the buildings also avoids a long/uninterrupted built edge to the northern and southern boundaries, so that the site is visually permeable from Castlemoyne and Parkside. The variation in heights, setbacks and variations in materials articulate the facades and reduce the apparent massing.

In summary, the LVIA found that the townscape character is mixed (incorporating developments of similar nature to that proposed, in similar positions in the townscape) and in a process of plan-led change. It is also prominently located in the townscape along a main street, at a junction, near the urban edge. Furthermore, the site is a brownfield parcel of land. Therefore, the receiving environment is not inherently sensitive to the proposed change. However, it does contain a valued and sensitive element in the Mayne River (and floodplain) and has neighbouring estates of lower density.

Overall, the sensitivity to townscape change can be classified 'medium' (definition: *Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong, or has evidence of alteration, degradation or erosion of elements and characteristics. The landscape character is such that there is some capacity for change. These areas may be recognised in landscape policy at local or county level and the principle management objective may be to consolidate landscape character or facilitate appropriate, necessary change*).

The LVIA found that the developments will (a) strengthen the emerging urban character locally (by their building typology and strong built frontage to the street), and (b) identify the junction as a place of significance in the urban structure (by their six-seven storey height), improving legibility. The proposed development will complement these developments, reinforcing this intended (plan-led) change.

5.0 PLANNING HISTORY

SITE SPECIFIC SITE HISTORY

There have been multiple applications (DCC Reg Ref 1261/08, 3283/13, 3192/14 and 4195/17) on the subject site which relate to the temporary planning permission of the two primary schools which have been relocated and the site is now vacant. There are no other permissions pertinent to this site other than the parent permission.

MASTERPLAN/ PARENT PERMISSIONS

The site has been the subject of additional planning permissions as part of the wider area. These permissions have delivered the access roads, and public infrastructure including the services for the site. This site is a fully serviced site. This has all been permitted in line with the Local Area Plan. The relevant masterplan reference numbers include:

DCC Reg Ref: 0354/02 (ABP PL 29N.131019) – this granted permission for a mixed use development including residential, creche, Public Open Space and the Southern carriageway of the Parkside Boulevard which connects the Malahide Road to the Hole in the Wall Road and the creation of a Main Street which connects the Grange Road extension to the eastern boundary of the site.

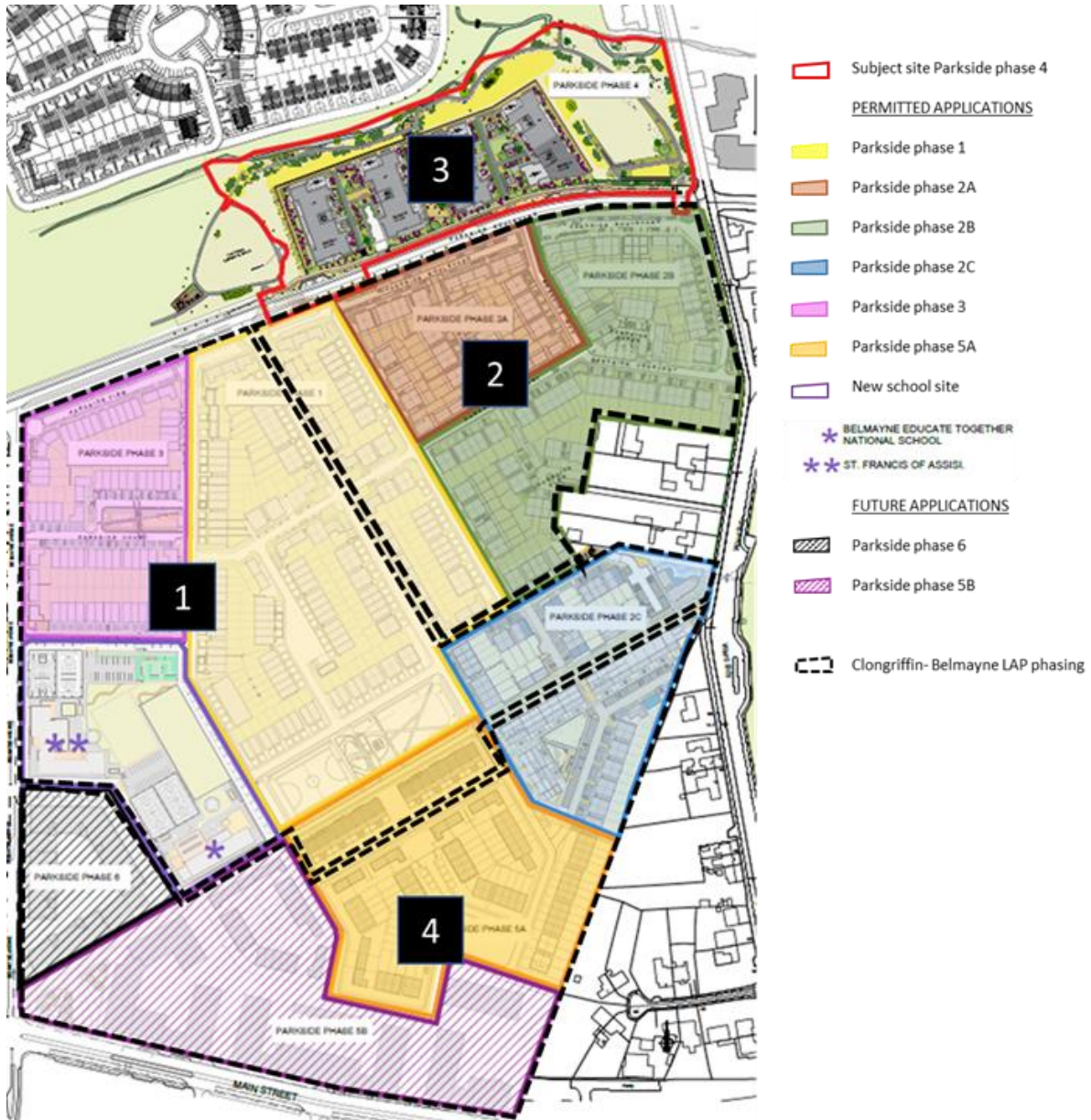
DCC Reg Ref:4315/03 (ABP PL29-207192) – granted permission for mixed use residential, community, retail and commercial uses as well as the primary school and the Grange road and Hole in the Wall Road extensions, the linear park and the town square. This permission was subsequently amended by permissions DCC Reg Ref 2029/06 and DCC Reg Ref 3511/06 and 1359/07 which included the provisions of ESB substations and utilities rooms, development names, security kiosks, entrance features, and revised phasing

SURROUNDING SITE HISTORY

As noted above this site is part of a masterplan and an LAP area. The application site is phase 3 of a Local Area Plan. As such there have been multiple applications on the surrounding sites including the Parkside Area to the south (discussed above). The Parkside development, along with the most pertinent neighbouring permissions are set out below.

PARKSIDE AREA

This is the area to the south of Parkside Boulevard and is in the same ownership as the applicant site. This area has been developed out by the applicant since 2014 in a sequential manner in line with the Local Area Plan. However, as noted above the Parkside Phasing, while following the LAP phasing, is not named the same as the LAP phasing. Please see the maps below.



Parkside Phase 1 was granted permission under DCC Reg Ref 2941/14 and granted permission for 166 units in the form of 2-3 storey, 3 and 4 bed houses. This area also began the neighbourhood park for the area and the green link for the overall development. It also provided the attenuation area to the north of Parkside Boulevard and the drainage services for this area.

Parkside Phase 2A was granted permission under DCC Reg Ref 2296/16 and delivered of 48 no. 2-3 storey, 3 & 4 bed houses. It includes 20 no. terraced, 24 no. semi-detached and 4no. detached houses.

Parkside Phase 2B was granted permission under DCC Reg Ref 2679/16, 3068/17 and 3241/17 and delivered 94 no. 2-3 storey, 3 & 4 bed houses. The development includes 1 no. detached, 32 no. semi-detached and 61 no. terraced houses.

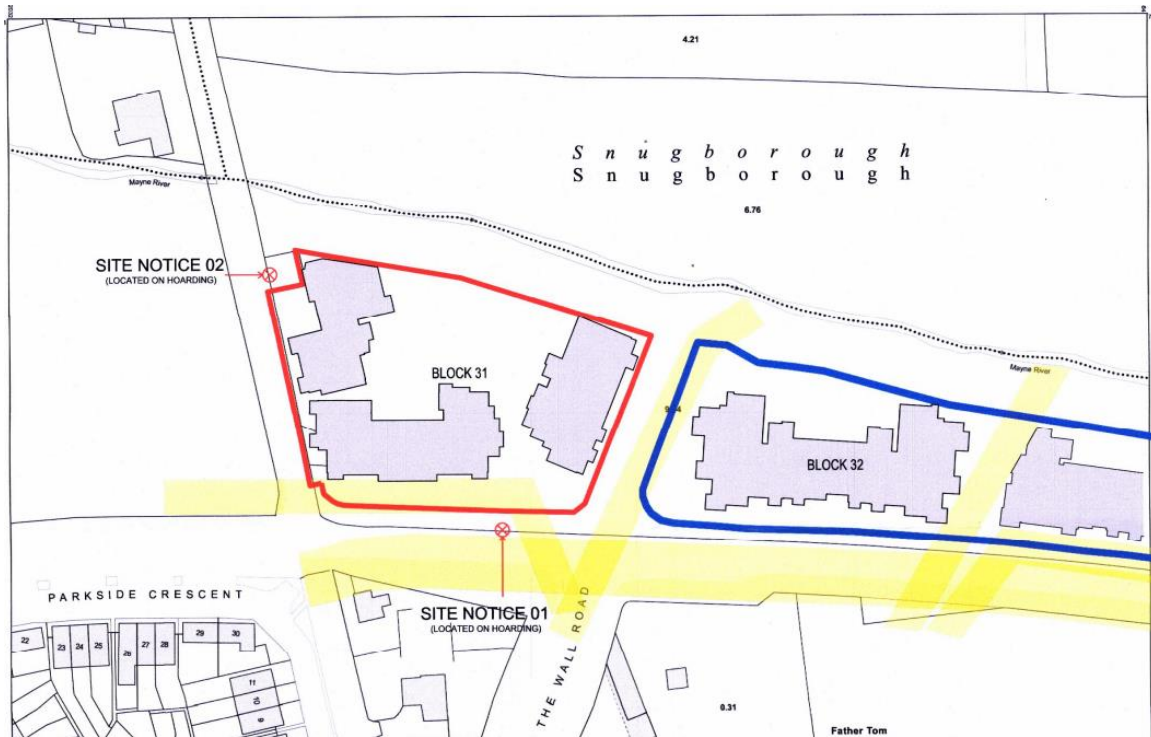
Parkside Phase 2C was granted permission under DCC Reg Ref 3486/17 and delivered 89 no. 2-3 storey, 2-4 bedroom residential units along with a 2 storey crèche (c.507sqm).

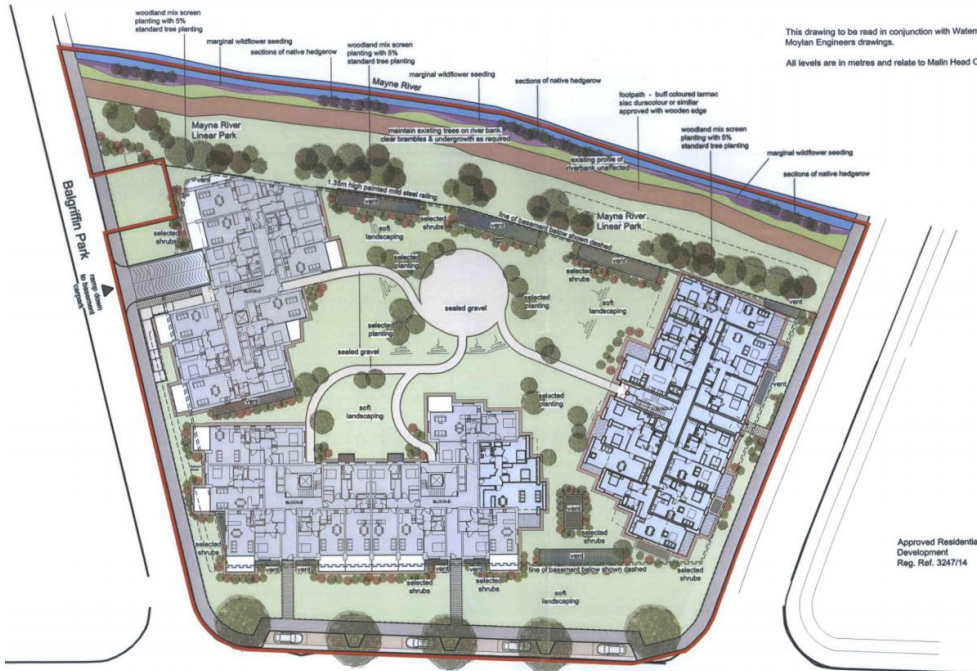
Parkside Phase 3 was granted permission under DCC Reg Ref 2114/15 and 2275/17 and delivered 71 no. residential units which range in height from 2-3 storeys including the delivery of public open space along with attenuation area to the north and foul water drainage infrastructure.

Parkside Phase 5A was granted permission under DCC Reg Ref 3791/18 (ABP-303586-19) and will deliver 96 no. 2-3 storey, 2-4 bedroom residential units along with the central section of the green link route through the wider site.

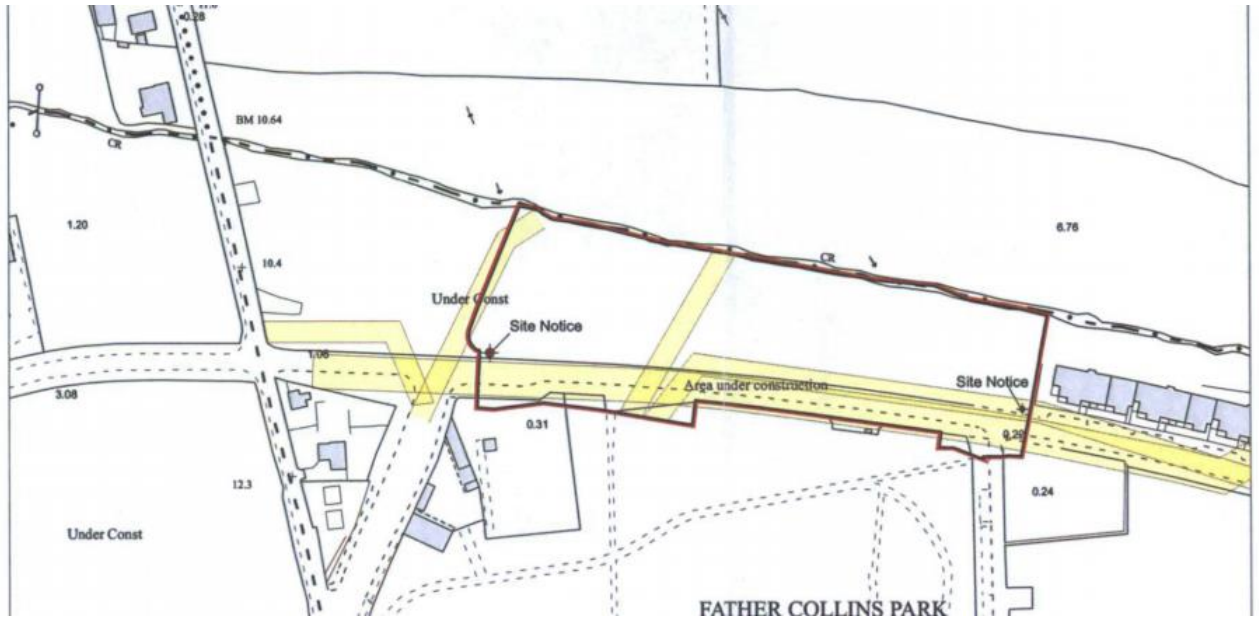
NEIGHBOURING SITES

The neighbouring sites which are of relevance to this application are on the opposite side of Balgriffin Park, on the corner of Balgriffin Park and Marrsfield Avenue (DCC Reg. Refs 3380/15, 4266/16, 2717/19) which granted permission for the 5 and 6 storey apartment in 3 blocks with basement parking underneath, the necessary engineering works to deliver the development, and also delivers part of the Mayne River Linear Park which this proposed application will link in with and deliver the remaining section of.





Another site, further to the east of the site on the corner of Balgriffin Park/ MARRSFIELD was also granted permission for the provision of 230 residential apartments in 5 to 6 storeys opposite Father Collins Park. This was granted permission under DCC Reg. Refs. 4016/16, 2478/17 and 2719/19. This will also deliver its section of the River Mayne Linear park.



Finally, one further recent application of note was granted permission in this area along the Hole in the Wall site which consisted of the demolition of the existing buildings on site and the development of 60 apartments in the range of 3 storey, 4, storey, 5 storey and 6 storeys. This was originally refused by Dublin City Council but was subsequently approved by An Bord Pleanála in September 2019. The DCC Reg Ref no 2295/19 (ABP 304448-19).





6.0 SOCIAL INFRASTRUCTURE AND CRECHE PROVISION

As part of the delivery of the Local Area Plan, a key aim has been to ensure the delivery of a range of social infrastructure necessary to ensure a vibrant community. This is in addition to the range of existing facilities in the wider area such as Clarehall shopping centre, Fr Collins Park, two new primary schools, a new train station, and multiple bus routes. In the Clongriffin area a new town square is proposed. While to the south of the Parkside Development area a new Main Street is being created with a variety of shops, restaurants, creches. This is set out in full in the Social Infrastructure Audit submitted with this application.

A 2-storey crèche totalling c.507sq.m in area was granted permission to Cairn Homes Properties Limited under Reg. Ref. 3486/17 in Phase 2C which is an extant permission. This crèche will be located to the south east of the application site and will be easily accessible by foot or bicycle from the application site (less than 5 mins walk). The permitted crèche has space for 117 children ranging from 0 – 4 years of age and has the capacity to accommodate all the childcare requirements of both the existing and future residents of Parkside.

The childcare assessment carried out for the site and submitted with this application demonstrates that there is likely little or no demand for childcare spaces particularly from the 1 and 2 bedroom apartment units. It is estimated that the proposed development at Parkside 4 by itself will generate a low demand for private childcare and which can be accommodated within the Parkside creche being developed to the immediate south. As outlined in the creche report the creche will have capacity to serve all of the estimate demand for the entire Parkside development. As a result, an additional creche as part of the current development is not considered necessary.

7.0 NATURA IMPACT STATEMENT

A Natura Impact Statement have been completed for this site as part of the full planning application. It has found that hydrological pathways exist to the Baldoyle Bay via the Mayne River.

Potential implications from the development to the Natura sites have been assessed within the NIS for this site submitted with this application. As part of the analysis it has been found that pathways may exist between the development site and Baldoyle Bay SAC and between the site via the Ringsend wastewater treatment plant to Dublin Bay. Specifically, this may arise from the impact to intertidal habitats from pollution during the construction phase if not mitigated properly. It was concluded that significant impact to Baldoyle Bay SAC could not be ruled out through AA screening as a result.

Arising from this mitigation measures have been proposed. With the implementation of these measures, adverse effects to the integrity of the SAC will not occur. This conclusion is based on best scientific knowledge.

8.0 ENVIRONMENTAL IMPACT ASSESSMENT REPORT

Notwithstanding that the size of the site and proposed number of residential units are below the thresholds in Development Class 10 of Part 2 of Schedule 5 of the Planning & Development Regulations (2001-2019), having regard to Development Class 15, Schedule 7 and Section 172 of the Planning & Development Act, 2000 (as amended), and with regard to the size and scale of the proposed development, the proposed use of natural resources, the relative environmental sensitivity of the location, and the types of potential cumulative impacts from the previously permitted phases within the overall Parkside scheme, it was deemed prudent to prepare an EIAR for the proposed development to accompany the planning application in this instance as cumulatively the number of units in the Parkside Development as a whole exceed 500 residential units.

9.0 PART V

Cairn Homes Properties Limited has engaged with the Housing Department of Dublin City Council in relation to Part V provisions and an agreement in principle has been reached. We enclose the proposed Part V contributions as part of this submission. 28 units have been identified for Part V allocations.

10.0 CONCLUSION

Having regard to the policies and objectives of the Dublin City Plan Development Plan 2016-2022 and the Clongriffin - Belmayne Local Area Plan, 2012-2018, the proposal is considered appropriate based on the following:

- Having regard to the zoning of the site and to the existing Parkside residential development which is completed/currently under construction. This application will consolidate the existing built environment on the northern side of the Parkside lands.
- The proposed unit mix comprising 1, 2 and 3 bed apartments will improve the mix of residential unit types in the North Fringe area and will allow for a more sustainable mixed residential community to emerge.
- The height and scale of development of 3-7 storeys is cognisant of the existing built environment and character of the area having particular regard to the previously approved apartment schemes to the east, and the nature of this area along Parkside Boulevard which requires a strong urban edge to provide both passive surveillance and a sense of enclosure to both the Boulevard and to the Linear Park to the north. This has been achieved through

increasing the density and also by increasing the height to the south east of the application site. The separation between existing and proposed units combined with the orientation of apartments and siting of windows ensures the privacy and amenity of all residents is maintained.

- All residential units are generously proportioned and exceed minimum standards pertaining to floor area, living and bedroom areas, storage and private/communal open space.
- The proposed scale, urban edge and relationship with own door housing reflects that permitted/constructed in other apartment developments along Parkside Boulevard and Marrsfield Parade to the east.
- The Parkside creche in Phase 2C will meet the childcare needs for the proposed development.
- The proposal includes the completion of the central section of the Mayne River Linear Park which will provide connections between Malahide Road, Father Collins Park, and into Clongriffin Town Centre. The subject site is highly permeable to pedestrians and cyclists, with a centralised public open space between blocks A and B, running north south connecting the park to the wider Parkside Area. This is repeated to the east of block D and the west of block A. The landscape masterplan for the site includes for tree and shrub planting that will increase biodiversity on site.
- The proposal includes for sustainable urban drainage measures including swales, permeable paving etcetera which will reduce surface water run-off on site. There is also a strategy for managing the site-specific flood risks on the site, this is set out in the assessment by DBFL engineers.

APPENDIX 1
PART V DOCUMENTS



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal
Bloc 1, Uirlàr 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 5379 E: lorraine.gaughran@dublincity.ie

Ms. Emma Flanagan
Town Planner
CAIRN PLC
7 Grand Canal
Grand Canal Street Lower
Dublin 2

1st May 2019
Ref: 859

RE: Phase 4, Parkside, Dublin 17

Applicant: Cairn Homes Properties Ltd.

Validation Letter – Part V

Dear Sir / Madam,

Cairn Homes Properties Ltd. intends to lodge a planning application to develop a site located at Phase 4, Parkside, Dublin 17.

Cairn Homes Properties Ltd. has engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Council's preferred option is to acquire units on site and is bound by the planning permissions granted. Therefore Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application.

If you have any further queries regarding this application, please contact me on 01 - 222 2458.

Yours sincerely,

**Natasha Satell
Assistant Staff Officer
Housing Development**



Parkside Phase 4

282 Units
02.10.2019

Part V



Per Unit Cost Alloc																	
House Type	Floor	Beds	No.	Area/Unit m2	Area/Unit ft2	Total Area	Build Cost	Site Works	Abnormals	Indirect Costs	Professional Fees	Development Con	Finance Costs	Margin	EUV	Vat	Total/Unit
Block D - Core 4																	
Ground Floor																	
H1	00 GROUND FLOOR	2 BED	1	86.3	928.9	928.9	247,528	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	57,562	483,949
I	00 GROUND FLOOR	2 BED	1	89.5	963.4	963.4	256,707	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	58,801	494,366
A1	00 GROUND FLOOR	1 BED	1	52.0	559.7	559.7	149,148	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	44,281	372,287
F1	00 GROUND FLOOR	2 BED	1	80.0	861.1	861.1	229,458	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	55,123	463,439
F1	00 GROUND FLOOR	2 BED	1	80.0	861.1	861.1	229,458	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	55,123	463,439
A2	00 GROUND FLOOR	1 BED	1	54.7	588.8	588.8	156,892	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	45,326	381,077
A	00 GROUND FLOOR	1 BED	1	52.0	559.7	559.7	149,148	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	44,281	372,287
D1	00 GROUND FLOOR	1 BED	1	58.6	630.8	630.8	168,078	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	46,836	393,773
H1	01 FIRST FLOOR	2 BED	1	86.3	928.9	928.9	247,528	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	57,562	483,949
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F2	01 FIRST FLOOR	2 BED	1	80.8	869.7	869.7	231,753	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	55,433	466,044
D1	01 FIRST FLOOR	1 BED	1	58.6	630.8	630.8	168,078	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	46,836	393,773
H1	02 SECOND FLOOR	2 BED	1	86.3	928.9	928.9	247,528	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	57,562	483,949
I	02 SECOND FLOOR	2 BED	1	89.5	963.4	963.4	256,707	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	58,801	494,366
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D1	02 SECOND FLOOR	1 BED	1	58.6	630.8	630.8	168,078	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	46,836	393,773
H1	03 THIRD FLOOR	2 BED	1	86.3	928.9	928.9	247,528	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	57,562	483,949
A2	03 THIRD FLOOR	1 BED	1	54.7	588.8	588.8	156,892	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	45,326	381,077
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D1	03 THIRD FLOOR	1 BED	1	58.6	630.8	630.8	168,078	22,128	3,057	61,570	21,858	16,808	24,309	28,546	582	46,836	393,773
			28	1,997	21,499	21,499											12,186,210



PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR CAIRN HOMES PLC

SCHEME PARKSIDE PHASE 4, MALAHIDE ROAD

MAIN COST SUMMARY

Total Cost €

BUILDING COSTS

Page

Substructures Generally	2	0
Substructures - Basement plantrooms	3	8,691,558
Superstructures	4 & 5	45,528,358
External Works	6	1,815,172
Site Development Works	7	6,240,068
Abnormal Works	8	862,000
Indirect Project Costs	9	17,362,718
Total:	1	80,499,874

DEVELOPMENT ON COSTS

Professional Fees		6,163,860
Development Contributions		4,739,900
Finance Costs		6,855,273
Total:	2	17,759,032

DEVELOPERS' PROFIT

On Building Costs	10.00%	80,499,874	3	8,049,987
On Development Cost:	0.00%		3	0

LAND COSTS

Existing Land Use Value	4	164,250
-------------------------	----------	---------

SUB-TOTAL:

1 - 4 above

106,473,144

add:

Value Added Tax @ 13.50%		13,541,753
Value Added Tax @ 23.00%		1,417,688

TOTAL COSTS:

121,432,585

No of Units	282	430,612
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Nett internal floor area (Sales Area)

SqM and SqFt	226,897	535
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11002.6 PARKSIDE 4, Parkside, Dublin 13

CLIENT: Cairn Homes Properties Ltd

SCHEDULE OF ACCOMMODATION - STAGE3

October 2019

MCORM

MCCROSSAN O'ROURKE MANNING ARCHITECTS

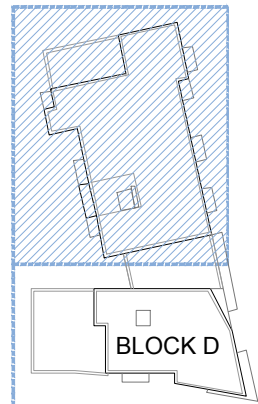
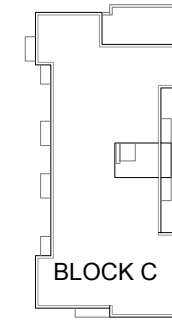
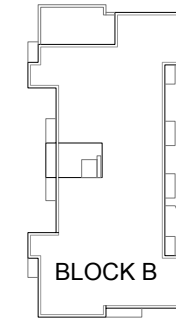
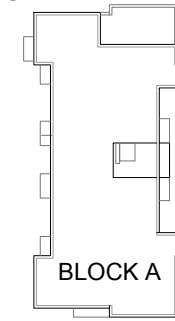
CORE	CORE	FLOOR LEVEL	DESCRIPTION	TYPE	UNIT NUMBER	UNIT AREA	BEDSPACES	AGGERGATE LIVING/ DINING/ KITCHEN AREA (sqm)	BED 1 (sqm)	BED 2 (sqm)	BED 3 (sqm)	AGGERGATE BED AREA (sqm)	STORAGE (sqm)	STORAGE BSM (sqm)	AGGREGATE STORAGE (sqm)	BALCONY (sqm)	ASPECT	ORIENTATION	ADDITIONAL AREA10%	
PART V HOUSING ALLOCATION BLOCK D CORE 4	CORE 04	00 GROUND FLOOR	2 BED	H1	202	86.30	4	31.10	14.60	11.48	0.00	26.08	6.09	0.00	6.09	7.05	DUAL	North/West	√	
	CORE 04	00 GROUND FLOOR	2 BED	I	203	89.50	4	37.52	14.08	12.58	0.00	26.66	3.72	3.00	6.72	7.32	DUAL	North/East	√	
	CORE 04	00 GROUND FLOOR	1 BED	A1	204	52.00	2	23.55	12.00	0.00	0.00	12.00	3.03	0.00	3.03	5.85	SINGLE	East	√	
	CORE 04	00 GROUND FLOOR	2 BED	F1	205	80.00	4	30.14	13.43	11.75	0.00	25.18	6.04	0.00	6.04	7.31	SINGLE	East	-	
	CORE 04	00 GROUND FLOOR	2 BED	F1	206	80.00	4	30.14	13.43	11.75	0.00	25.18	6.04	0.00	6.04	7.31	SINGLE	East	-	
	CORE 04	00 GROUND FLOOR	1 BED	A2	207	54.70	2	25.09	12.92	0.00	0.00	0.00	12.92	3.06	0.00	3.06	7.34	SINGLE	West	√
	CORE 04	00 GROUND FLOOR	1 BED	A	208	52.00	2	23.55	12.00	0.00	0.00	0.00	12.00	3.04	0.00	3.04	10.51	SINGLE	West	√
	CORE 04	00 GROUND FLOOR	1 BED	D1	209	58.60	2	27.90	11.90	0.00	0.00	0.00	11.90	3.34	0.00	3.34	6.00	DUAL	South/west	√
	CORE 04	01 FIRST FLOOR	2 BED	H1	210	86.30	4	31.10	14.60	11.48	0.00	0.00	26.08	6.09	0.00	6.09	7.05	DUAL	North/West	√
	CORE 04	01 FIRST FLOOR	2 BED	I	211	89.50	4	37.52	14.08	12.58	0.00	0.00	26.66	3.72	3.00	6.72	7.32	DUAL	North/East	√
	CORE 04	01 FIRST FLOOR	1 BED	A1	212	52.00	2	23.55	12.00	0.00	0.00	0.00	12.00	3.03	0.00	3.03	5.85	SINGLE	East	√
	CORE 04	01 FIRST FLOOR	2 BED	F1	213	80.00	4	30.14	13.43	11.75	0.00	0.00	25.18	6.04	0.00	6.04	7.31	SINGLE	East	-
	CORE 04	01 FIRST FLOOR	2 BED	F1	214	80.00	4	30.14	13.43	11.75	0.00	0.00	25.18	6.04	0.00	6.04	7.31	SINGLE	East	-
	CORE 04	01 FIRST FLOOR	1 BED	A2	215	54.70	2	25.09	12.92	0.00	0.00	0.00	12.92	3.06	0.00	3.06	7.34	SINGLE	West	√
	CORE 04	01 FIRST FLOOR	2 BED	F2	216	80.80	4	30.05	13.43	11.48	0.00	0.00	24.91	3.06	3.00	6.06	7.34	SINGLE	West	√
	CORE 04	01 FIRST FLOOR	1 BED	D1	217	58.60	2	27.90	11.90	0.00	0.00	0.00	11.90	3.34	0.00	3.34	6.00	DUAL	South/West	√
	CORE 04	02 SECOND FLOOR	2 BED	H1	218	86.30	4	31.10	14.60	11.48	0.00	0.00	26.08	6.09	0.00	6.09	7.05	DUAL	North/West	√
	CORE 04	02 SECOND FLOOR	2 BED	I	219	89.50	4	37.52	14.08	12.58	0.00	0.00	26.66	3.72	3.00	6.72	7.32	DUAL	North/East	√
	CORE 04	02 SECOND FLOOR	1 BED	A1	220	52.00	2	23.55	12.00	0.00	0.00	0.00	12.00	3.03	0.00	3.03	5.85	SINGLE	East	√
	CORE 04	02 SECOND FLOOR	2 BED	F1	221	80.00	4	30.14	13.43	11.75	0.00	0.00	25.18	6.04	0.00	6.04	7.31	SINGLE	East	-
	CORE 04	02 SECOND FLOOR	2 BED	F1	222	80.00	4	30.14	13.43	11.75	0.00	0.00	25.18	6.04	0.00	6.04	7.31	SINGLE	East	-
	CORE 04	02 SECOND FLOOR	1 BED	A2	223	54.70	2	25.09	12.92	0.00	0.00	0.00	12.92	3.06	0.00	3.06	7.34	SINGLE	West	√
	CORE 04	02 SECOND FLOOR	2 BED	F2	224	80.80	4	30.05	13.43	11.48	0.00	0.00	24.91	3.06	3.00	6.06	7.34	SINGLE	West	√
	CORE 04	02 SECOND FLOOR	1 BED	D1	225	58.60	2	27.90	11.90	0.00	0.00	0.00	11.90	3.34	0.00	3.34	6.00	DUAL	South/West	√
	CORE 04	03 THIRD FLOOR	2 BED	H1	226	86.30	4	31.10	14.60	11.48	0.00	0.00	26.08	6.09	0.00	6.09	7.05	DUAL	North/West	√
CORE 04	03 THIRD FLOOR	1 BED	A2	231	54.70	2	25.09	12.92	0.00	0.00	0.00	12.92	3.06	0.00	3.06	7.34	SINGLE	West	√	
CORE 04	03 THIRD FLOOR	2 BED	F2	232	80.80	4	30.05	13.43	11.48	0.00	0.00	24.91	3.06	3.00	6.06	7.34	SINGLE	West	√	
CORE 04	03 THIRD FLOOR	1 BED	D1	233	58.60	2	27.90	11.90	0.00	0.00	0.00	11.90	3.34	0.00	3.34	6.00	DUAL	South/West	√	



GROUND FLOOR
Scale 1:250@A1
Scale 1:500@A3



KEY PLAN
SCALE: NTS



BLOCK D
CORE 4

☒ UNIT WITH PART OF THE STORAGE AREA IN THE BASEMENT



PART V - HOUSING ALLOCATION

GROUND FLOOR PLAN

N. 202	TYPE H1	2 BED (4 person)
N. 203	TYPE I	2 BED (4 person)
N. 204	TYPE A1	1 BED (2 person)
N. 205	TYPE F1	2 BED (4 person)
N. 206	TYPE F1	2 BED (4 person)
N. 207	TYPE A2	1 BED (2 person)
N. 208	TYPE A	1 BED (2 person)
N. 209	TYPE D1	1 BED (2 person)

FIRST FLOOR PLAN

N. 210	TYPE H1	2 BED (4 person)
N. 211	TYPE I	2 BED (4 person)
N. 212	TYPE A1	1 BED (2 person)
N. 213	TYPE F1	2 BED (4 person)
N. 214	TYPE F1	2 BED (4 person)
N. 215	TYPE A2	1 BED (2 person)
N. 216	TYPE F2	2 BED (4 person)
N. 217	TYPE D1	1 BED (2 person)

SECOND FLOOR PLAN

N. 218	TYPE H1	2 BED (4 person)
N. 219	TYPE I	2 BED (4 person)
N. 220	TYPE A1	1 BED (2 person)
N. 221	TYPE F1	2 BED (4 person)
N. 222	TYPE F1	2 BED (4 person)
N. 223	TYPE A2	1 BED (2 person)
N. 224	TYPE F2	2 BED (4 person)
N. 225	TYPE D1	1 BED (2 person)

THIRD FLOOR PLAN

N. 226	TYPE H1	2 BED (4 person)
N. 231	TYPE A2	1 BED (2 person)
N. 232	TYPE F2	2 BED (4 person)
N. 233	TYPE D1	1 BED (2 person)

NOTE:

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

CLIENT:



CAIRN Homes Properties Ltd



PROJECT TITLE:
PARKSIDE 4, Parkside, Dublin 13

DRAWING TITLE:
**PART V - HOUSING ALLOCATION 1/4
GROUND FLOOR PLAN**

1 Grantham Street, Dublin 8, D08 A49Y, Ireland.
Tel: 01-4788700 Fax: 01-4788711 E-Mail: arch@mcorm.com

DATE:
OCT'19

SCALE:
1:250@A1

JOB NO.
11002.06

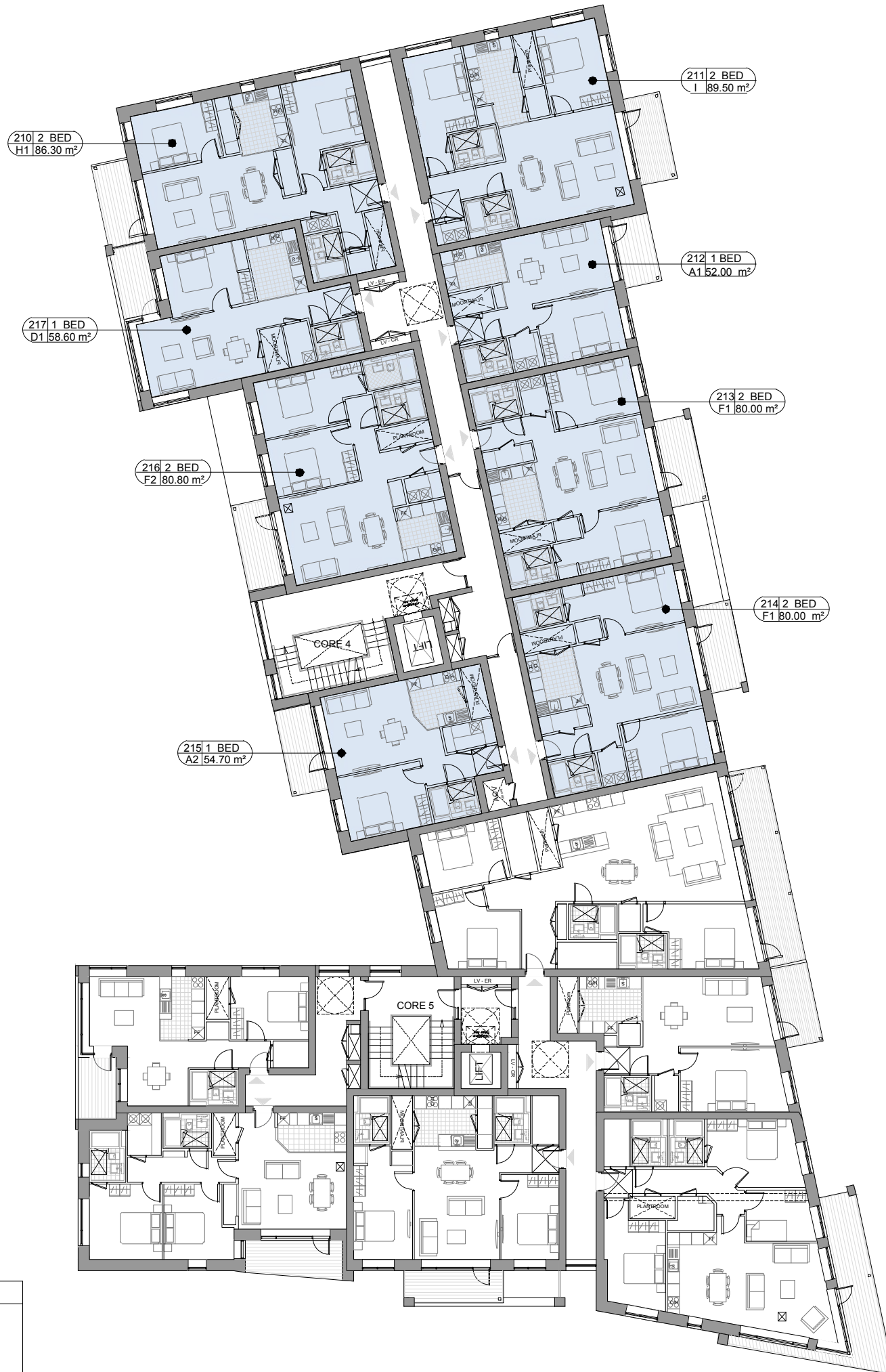
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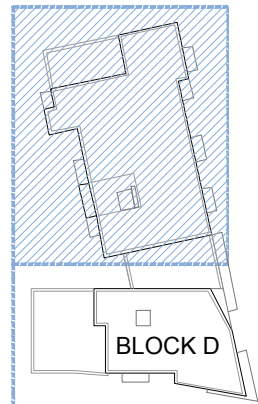
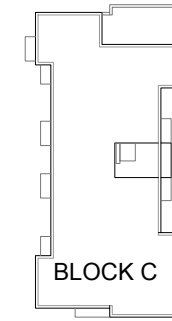
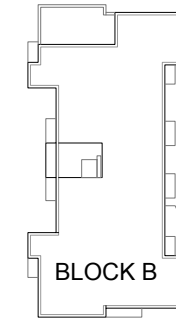
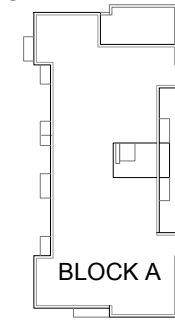
REVISION:



FIRST FLOOR
Scale 1:250@A1
Scale 1:500@A3



KEY PLAN
SCALE: NTS



BLOCK D
CORE 4

☒ UNIT WITH PART OF THE STORAGE AREA IN THE BASEMENT



PART V - HOUSING ALLOCATION

GROUND FLOOR PLAN

N. 202	TYPE H1	2 BED (4 person)
N. 203	TYPE I	2 BED (4 person)
N. 204	TYPE A1	1 BED (2 person)
N. 205	TYPE F1	2 BED (4 person)
N. 206	TYPE F1	2 BED (4 person)
N. 207	TYPE A2	1 BED (2 person)
N. 208	TYPE A	1 BED (2 person)
N. 209	TYPE D1	1 BED (2 person)

FIRST FLOOR PLAN

N. 210	TYPE H1	2 BED (4 person)
N. 211	TYPE I	2 BED (4 person)
N. 212	TYPE A1	1 BED (2 person)
N. 213	TYPE F1	2 BED (4 person)
N. 214	TYPE F1	2 BED (4 person)
N. 215	TYPE A2	1 BED (2 person)
N. 216	TYPE F2	2 BED (4 person)
N. 217	TYPE D1	1 BED (2 person)

SECOND FLOOR PLAN

N. 218	TYPE H1	2 BED (4 person)
N. 219	TYPE I	2 BED (4 person)
N. 220	TYPE A1	1 BED (2 person)
N. 221	TYPE F1	2 BED (4 person)
N. 222	TYPE F1	2 BED (4 person)
N. 223	TYPE A2	1 BED (2 person)
N. 224	TYPE F2	2 BED (4 person)
N. 225	TYPE D1	1 BED (2 person)

THIRD FLOOR PLAN

N. 226	TYPE H1	2 BED (4 person)
N. 231	TYPE A2	1 BED (2 person)
N. 232	TYPE F2	2 BED (4 person)
N. 233	TYPE D1	1 BED (2 person)

NOTE:

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

CLIENT:



CAIRN Homes Properties Ltd



PROJECT TITLE:
PARKSIDE 4, Parkside, Dublin 13

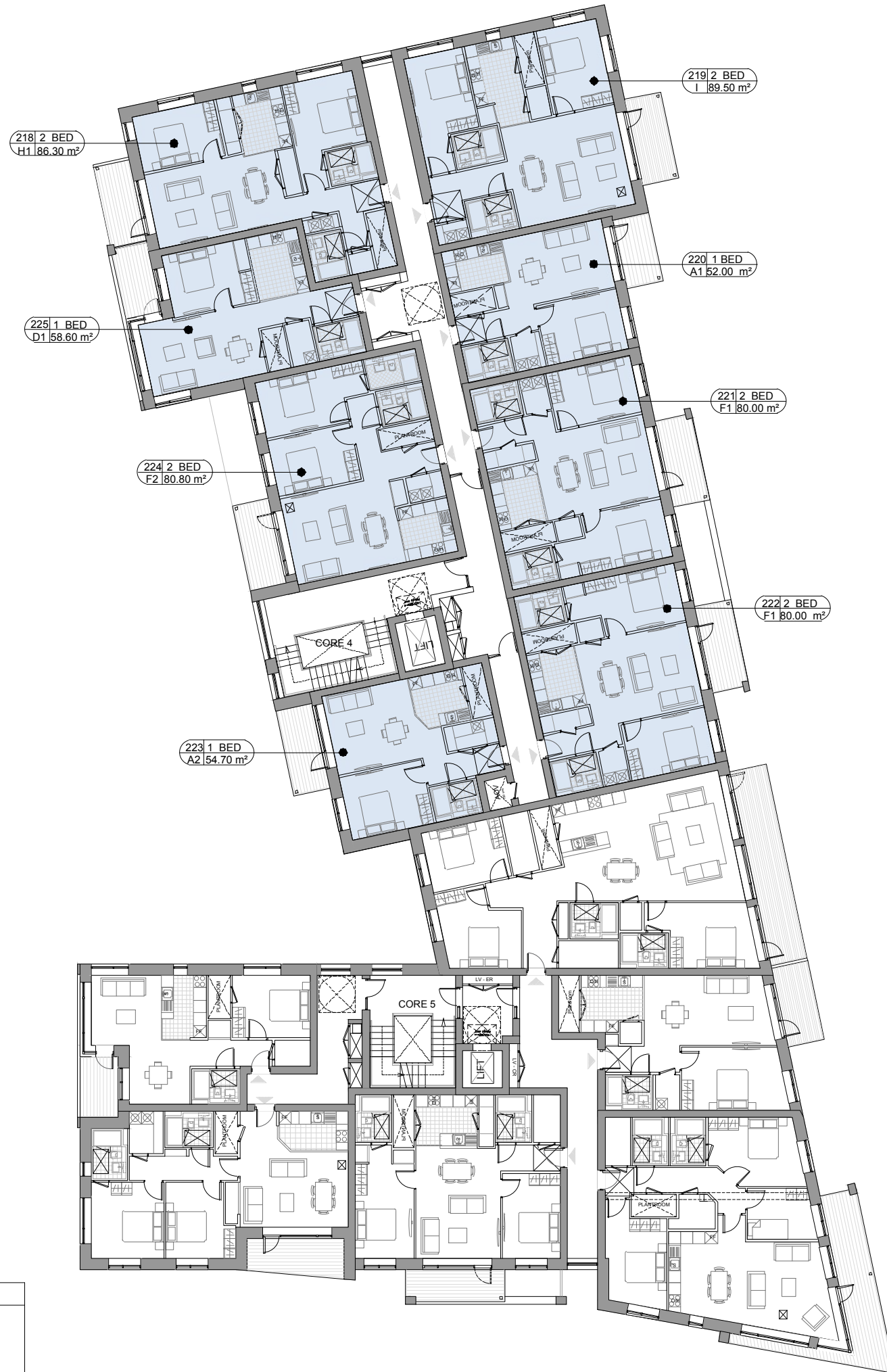
DRAWING TITLE:
**PART V - HOUSING ALLOCATION 2/4
FIRST FLOOR PLAN**

1 Grantham Street, Dublin 8, D08 A49Y, Ireland.
Tel: 01-4788700 Fax: 01-4788711 E-Mail: arch@mcorm.com

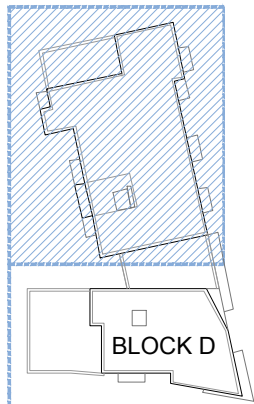
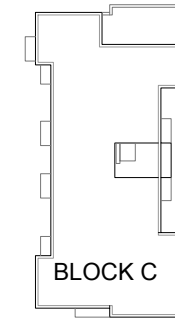
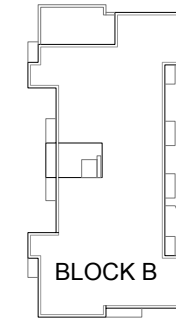
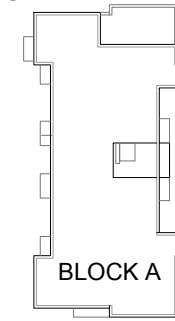
DATE: OCT'19	DRAWN BY: IDF
SCALE: 1:250@A1	REVISION:
JOB NO. 11002.06	DRAWING NO. PV02



SECOND FLOOR
Scale 1:250@A1
Scale 1:500@A3



KEY PLAN
SCALE: NTS



BLOCK D
CORE 4

☒ UNIT WITH PART OF THE STORAGE AREA IN THE BASEMENT



PART V - HOUSING ALLOCATION

GROUND FLOOR PLAN

N. 202	TYPE H1	2 BED (4 person)
N. 203	TYPE I	2 BED (4 person)
N. 204	TYPE A1	1 BED (2 person)
N. 205	TYPE F1	2 BED (4 person)
N. 206	TYPE F1	2 BED (4 person)
N. 207	TYPE A2	1 BED (2 person)
N. 208	TYPE A	1 BED (2 person)
N. 209	TYPE D1	1 BED (2 person)

FIRST FLOOR PLAN

N. 210	TYPE H1	2 BED (4 person)
N. 211	TYPE I	2 BED (4 person)
N. 212	TYPE A1	1 BED (2 person)
N. 213	TYPE F1	2 BED (4 person)
N. 214	TYPE F1	2 BED (4 person)
N. 215	TYPE A2	1 BED (2 person)
N. 216	TYPE F2	2 BED (4 person)
N. 217	TYPE D1	1 BED (2 person)

SECOND FLOOR PLAN

N. 218	TYPE H1	2 BED (4 person)
N. 219	TYPE I	2 BED (4 person)
N. 220	TYPE A1	1 BED (2 person)
N. 221	TYPE F1	2 BED (4 person)
N. 222	TYPE F1	2 BED (4 person)
N. 223	TYPE A2	1 BED (2 person)
N. 224	TYPE F2	2 BED (4 person)
N. 225	TYPE D1	1 BED (2 person)

THIRD FLOOR PLAN

N. 226	TYPE H1	2 BED (4 person)
N. 231	TYPE A2	1 BED (2 person)
N. 232	TYPE F2	2 BED (4 person)
N. 233	TYPE D1	1 BED (2 person)

NOTE:

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

CLIENT:



CAIRN Homes Properties Ltd

MCORM

M-CROSSAN O'ROURK MANNING ARCHITECTS

PROJECT TITLE:
PARKSIDE 4, Parkside, Dublin 13

DRAWING TITLE:
PART V - HOUSING ALLOCATION 3/4
SECOND FLOOR PLAN

1 Grantham Street, Dublin 8, D08 A49Y, Ireland.
Tel: 01-4788700 Fax: 01-4788711 E-Mail: arch@mcorm.com

DATE:
OCT '19

SCALE:
1:250@A1

JOB NO.
11002.06

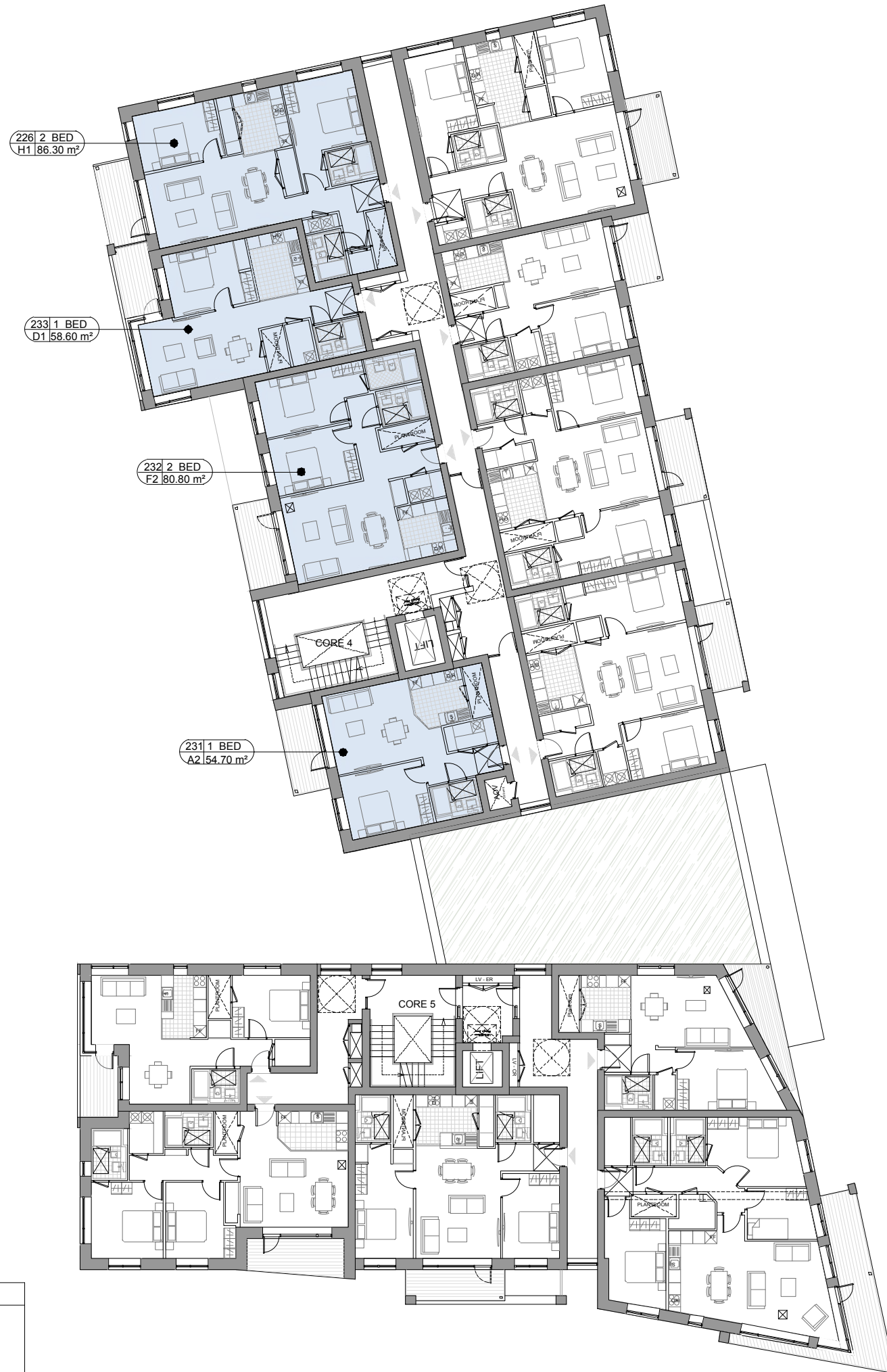
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PV03

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IDF

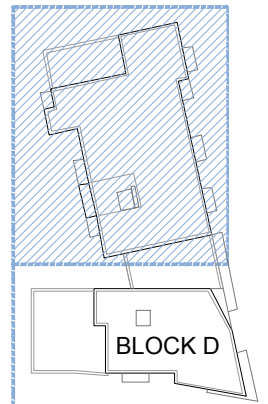
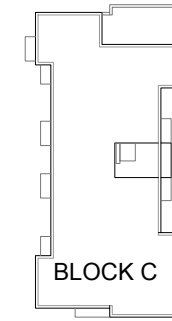
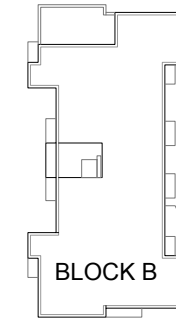
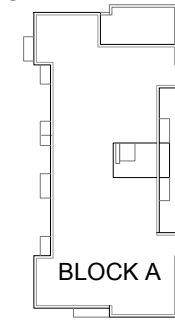
REVISION:



THIRD FLOOR
Scale 1:250@A1
Scale 1:500@A3



KEY PLAN
SCALE: NTS



BLOCK D
CORE 4

☒ UNIT WITH PART OF THE STORAGE AREA IN THE BASEMENT



PART V - HOUSING ALLOCATION

GROUND FLOOR PLAN

N. 202	TYPE H1	2 BED (4 person)
N. 203	TYPE I	2 BED (4 person)
N. 204	TYPE A1	1 BED (2 person)
N. 205	TYPE F1	2 BED (4 person)
N. 206	TYPE F1	2 BED (4 person)
N. 207	TYPE A2	1 BED (2 person)
N. 208	TYPE A	1 BED (2 person)
N. 209	TYPE D1	1 BED (2 person)

FIRST FLOOR PLAN

N. 210	TYPE H1	2 BED (4 person)
N. 211	TYPE I	2 BED (4 person)
N. 212	TYPE A1	1 BED (2 person)
N. 213	TYPE F1	2 BED (4 person)
N. 214	TYPE F1	2 BED (4 person)
N. 215	TYPE A2	1 BED (2 person)
N. 216	TYPE F2	2 BED (4 person)
N. 217	TYPE D1	1 BED (2 person)

SECOND FLOOR PLAN

N. 218	TYPE H1	2 BED (4 person)
N. 219	TYPE I	2 BED (4 person)
N. 220	TYPE A1	1 BED (2 person)
N. 221	TYPE F1	2 BED (4 person)
N. 222	TYPE F1	2 BED (4 person)
N. 223	TYPE A2	1 BED (2 person)
N. 224	TYPE F2	2 BED (4 person)
N. 225	TYPE D1	1 BED (2 person)

THIRD FLOOR PLAN

N. 226	TYPE H1	2 BED (4 person)
N. 231	TYPE A2	1 BED (2 person)
N. 232	TYPE F2	2 BED (4 person)
N. 233	TYPE D1	1 BED (2 person)

NOTE:

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

CLIENT:



CAIRN Homes Properties Ltd

MCORM

M-CROSSAN O'ROURKE MANNING ARCHITECTS

PROJECT TITLE:
PARKSIDE 4, Parkside, Dublin 13

DRAWING TITLE:
PART V - HOUSING ALLOCATION 4/4
THIRD FLOOR PLAN

1 Grantham Street, Dublin 8, D08 A49Y, Ireland.
Tel: 01-4788700 Fax: 01-4788711 E-Mail: arch@mcorm.com

DATE:
OCT'19

SCALE:
1:250@A1

JOB NO.
11002.06

DRAWN BY:
IDF

REVISION:
DRAWING NO.
PV04