



DESIGN STATEMENT | SHD PLANNING APPLICATION

PROPOSED DEVELOPMENT AT DUNSHAUGHLIN WEST / PHASE 2 SHD
FOR CASTLETHORN CONSTRUCTION ULC

 mahony pike 2nd October 2020

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Location: Dunshaughlin, Co. Meath
Client: Castlenthorn Construction ULC
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01 | DESIGN PRINCIPLES

DESIGN PRINCIPLES

STATUTORY CONTEXT

It is our client's intention to progress a planning application for Dunshaughlin Phase 2. The subject application site is outlined in red and equates to 148,704sqm or c.14.8ha.

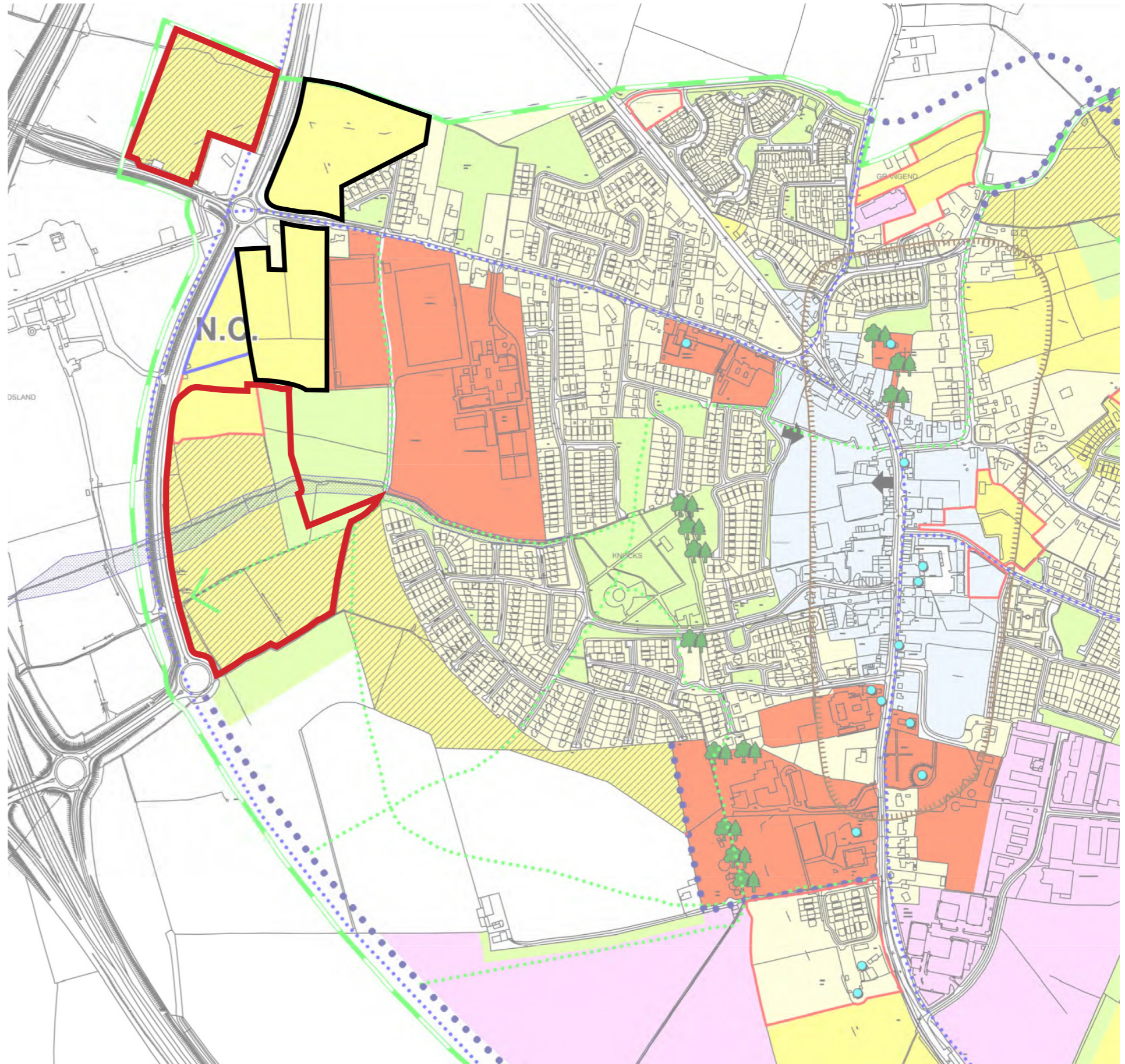
Our client is committed to progressing the development of these lands further to the success of Phase 1 (outlined in black and currently in advanced stages of construction) and the capital investment made to date at this location. Much of the supporting physical infrastructure required for these Phase 2 lands has, and is, being delivered as part of the Phase 1 permission. This includes foul trunk main, surface water outfall and large wetland attenuation area. Phase 1 will also see the construction of a new roundabout junction on Dunshaughlin Link Road.



The application is subject to the provisions of the Meath County Council Development Plan 2013 - 2019 where the site is zoned as follows:

"A2" which is "to provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate."

"F1" which is "to provide for and improve open spaces for active and passive recreational amenities."

The site also has specific objectives such as "Residential Phase II (Post 2019)" and "Flood Zone A & B".



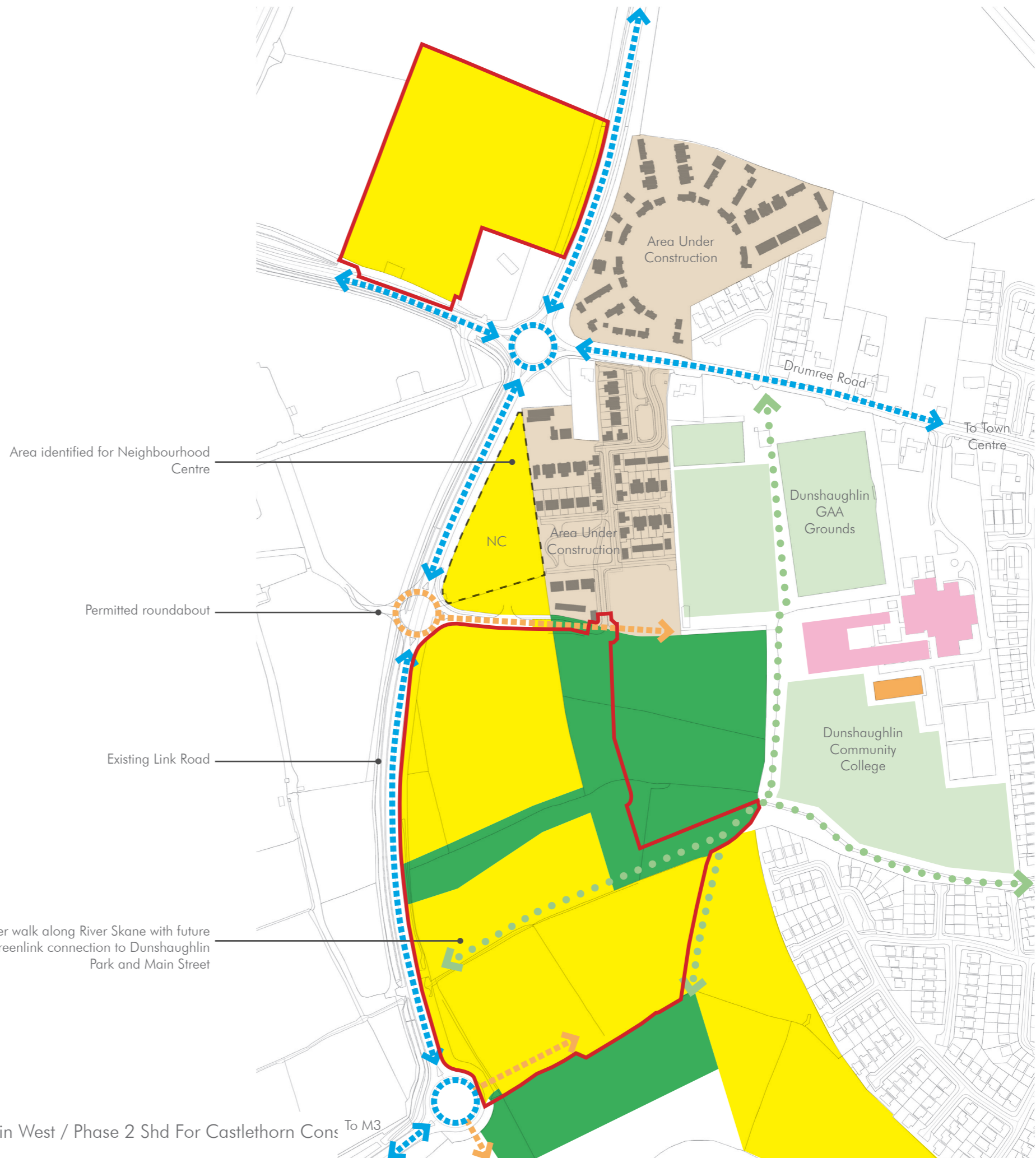
-  Phase 2 - Area subject to this Application
-  Phase 1 - Currently under construction

DESIGN PRINCIPLES

STATUTORY CONTEXT

The subject site is well served by its close proximity to Dunshaughlin GAA and Dunshaughlin Community College and associated Sports Centre and Grounds. It is our opinion that this location has clear and obvious potential for synergy between existing community facilities, adjacent F1 zoned lands and the proposed development.

With extensive frontage onto the Dunshaughlin Link Road, the subject application is also exceptionally well served by existing and permitted road infrastructure, and potential future cycle and pedestrian links, including the Skane Greenway which would potentially connect the subject lands with Drumree Road and Dunshaughlin Main Street.



- Phase 2 - Area subject to this Application
- Lands Currently Under Construction
- A2 Zoned Lands
- F1 Zoned Lands
- Identified as Neighbourhood Centre Lands
- Dunshaughlin Community College
- Playing Pitches
- Sports Hall/Community Centre
- Built Road Infrastructure
- Future Infrastructure
- Future Green Links

DESIGN PRINCIPLES

INFRASTRUCTURE

Much of the supporting physical and social infrastructure required for these Phase 2 lands has, and is, being delivered as part of the Phase 1 permission. This includes foul trunk main, surface water outfall and large wetland attenuation area. Phase 1 will also see the construction of a new roundabout junction on Dunshaughlin Link Road.

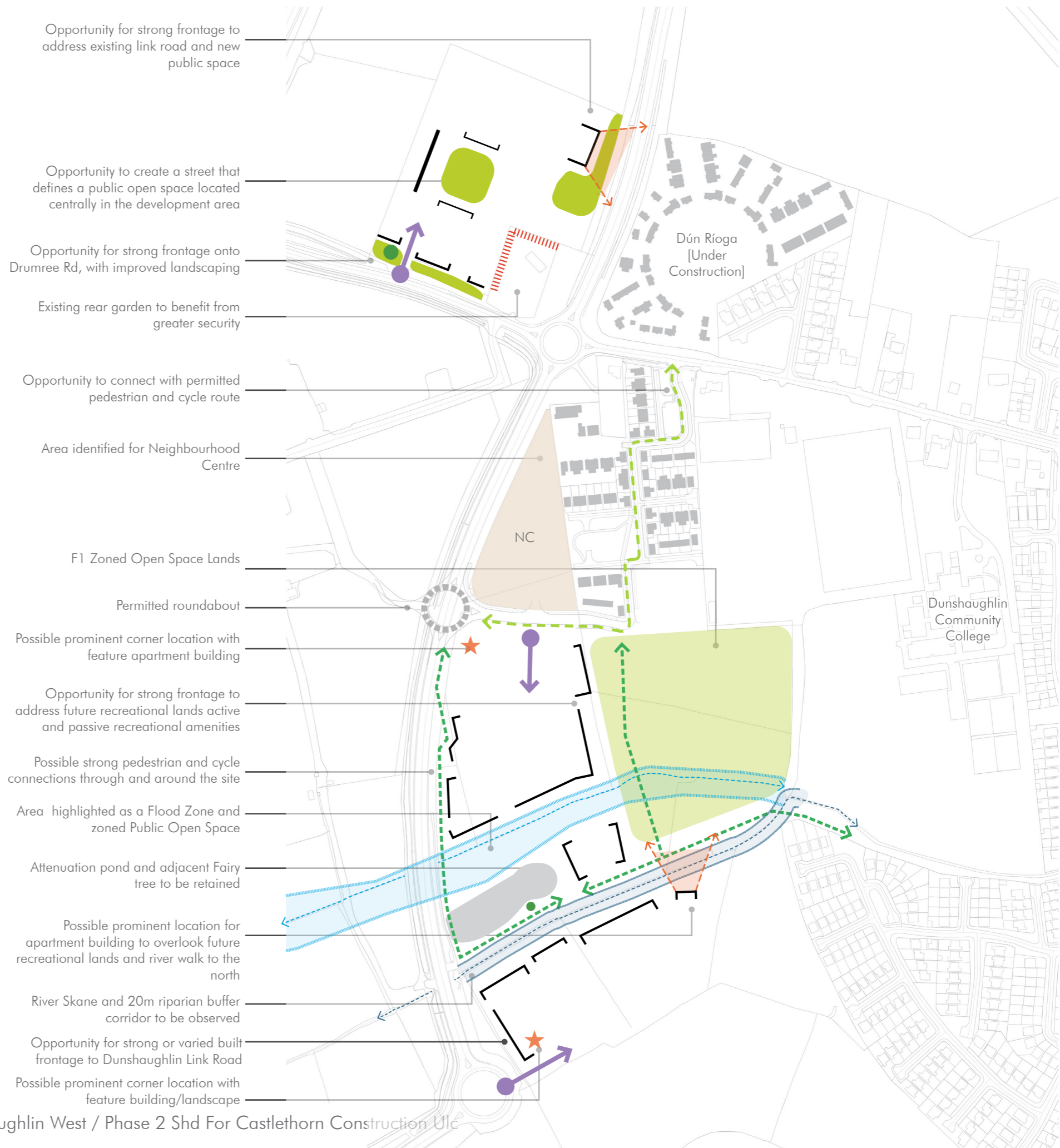
Castlethorn are on-site completing construction, sales and occupation of Phase 1 housing and their adjoining Phase 2 lands are truly 'shovel ready' for additional residential development.



- ▭ Surface Water Outfall
- ▭ Trunk Foul Main
- Dunshaughlin Water Supply Scheme – Production Wells and Associated Mains
- ▭ Existing Road Infrastructure
- ▭ Permitted Roundabout and linkages
- ▭ Existing Wetland Attenuation Pond
- ▭ Lands previously transferred by Applicant to Dunshaughlin GAA

DESIGN PRINCIPLES

OPPORTUNITIES & CONSTRAINTS



DESIGN PRINCIPLES

CONCEPT



DESIGN PRINCIPLES

PROPOSED MASTERPLAN

The proposed scheme provides 415 no. units across both sites.

Total Residential site area: 12.22ha/ 30.2 acres

Total Net site area: 9.95ha/24.6 acres

Overall Gross density @ 415 units: 34.0/ha, 13.7/acre

Overall Net density @ 415 units: 41.7/ha, 16.9/acre

The mix of units is as follows:

4 bedroom house:	57
3 bedroom house:	191
2 bedroom house:	6
3 bedroom duplex:	31
2 bedroom duplex:	24
2 bedroom apartment:	74
1 bedroom apartment:	32

Total: 415

A crèche, measuring approximately 400 sq.m., is provided on the ground floor of one of the apartment blocks.

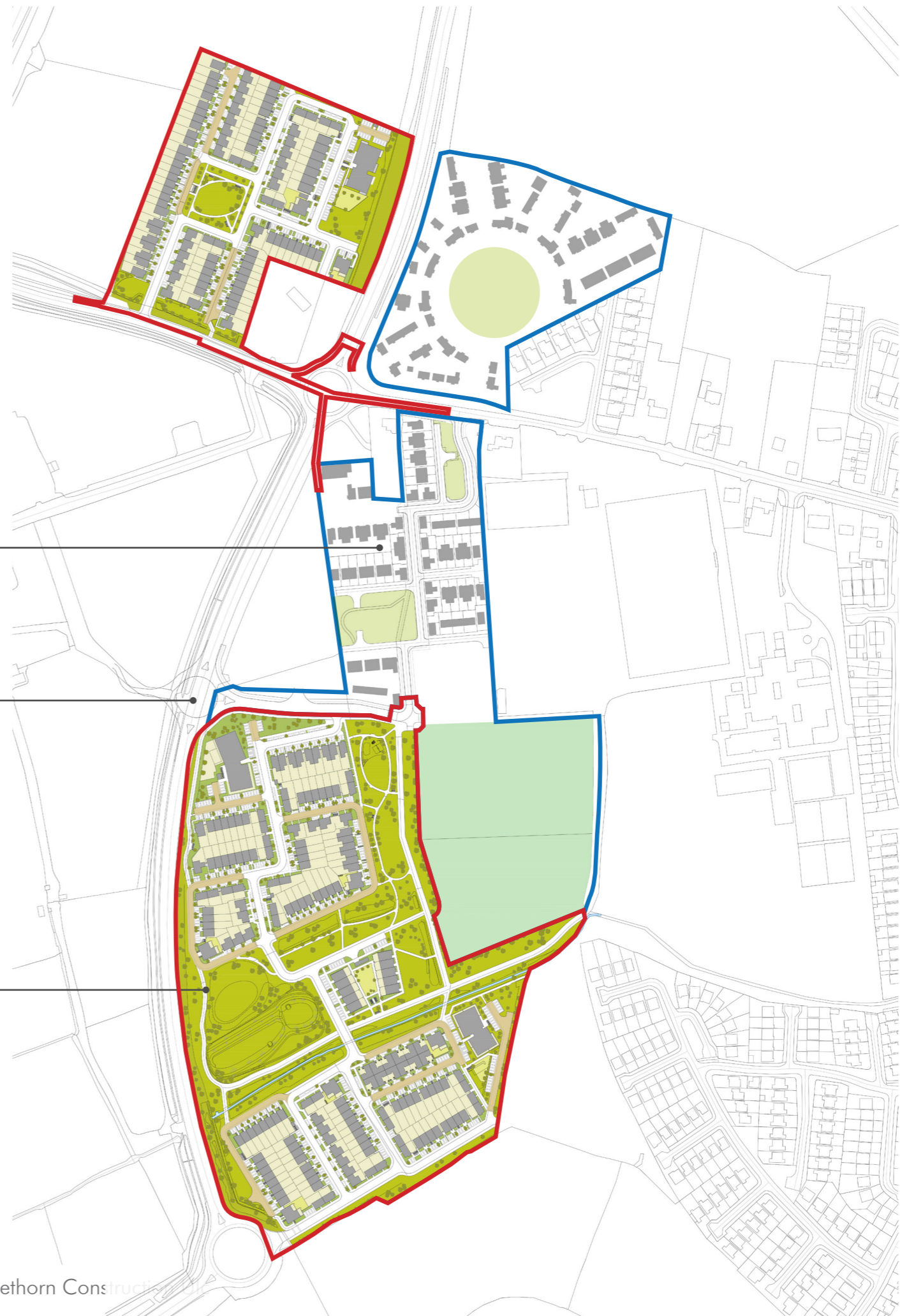
The height of the apartment blocks is 4/5 storeys. It is proposed that part of the top floor will be set back to provide a communal roof terrace for the residents of one apartment block only.

It is the intention that three storey houses and duplex blocks will turn corners and address key frontages. Except for a small number of bungalows, all other houses are predominantly two storey.

Dunshaughlin Phase 1 currently under construction; DA/120987; PL17.241988

New roundabout and road layout permitted under DA/120987; PL17.241988

Area subject to this application outlined in red



DESIGN PRINCIPLES

CHANGES SINCE PREPLANNING MEETING SCHEME

Character Area 6

- Omission of 7no. units
- Improved connectivity by connecting 2 cul-de-sacs
- Shifting houses and duplexes to southern shared boundary further north by c. 1.35m
- Added horizontal deflection along central spine route and improved central open space
- Inclusion of bike stores
- SE house moved closer to Drumree Road
- Revised substation location
- Communal open space for Block 03 now at Level 00
- Improved cycle and pedestrian connectivity

Character Areas 3 & 4




- Omission of road through F1 zoned lands
- Revised road layout in SW area of Character Area 4 reduces length of homezone
- Addition of housing for older people
- Improved cycle and pedestrian connectivity
- Communal open space for Block 02 now at Level 00
- New detention basin provided

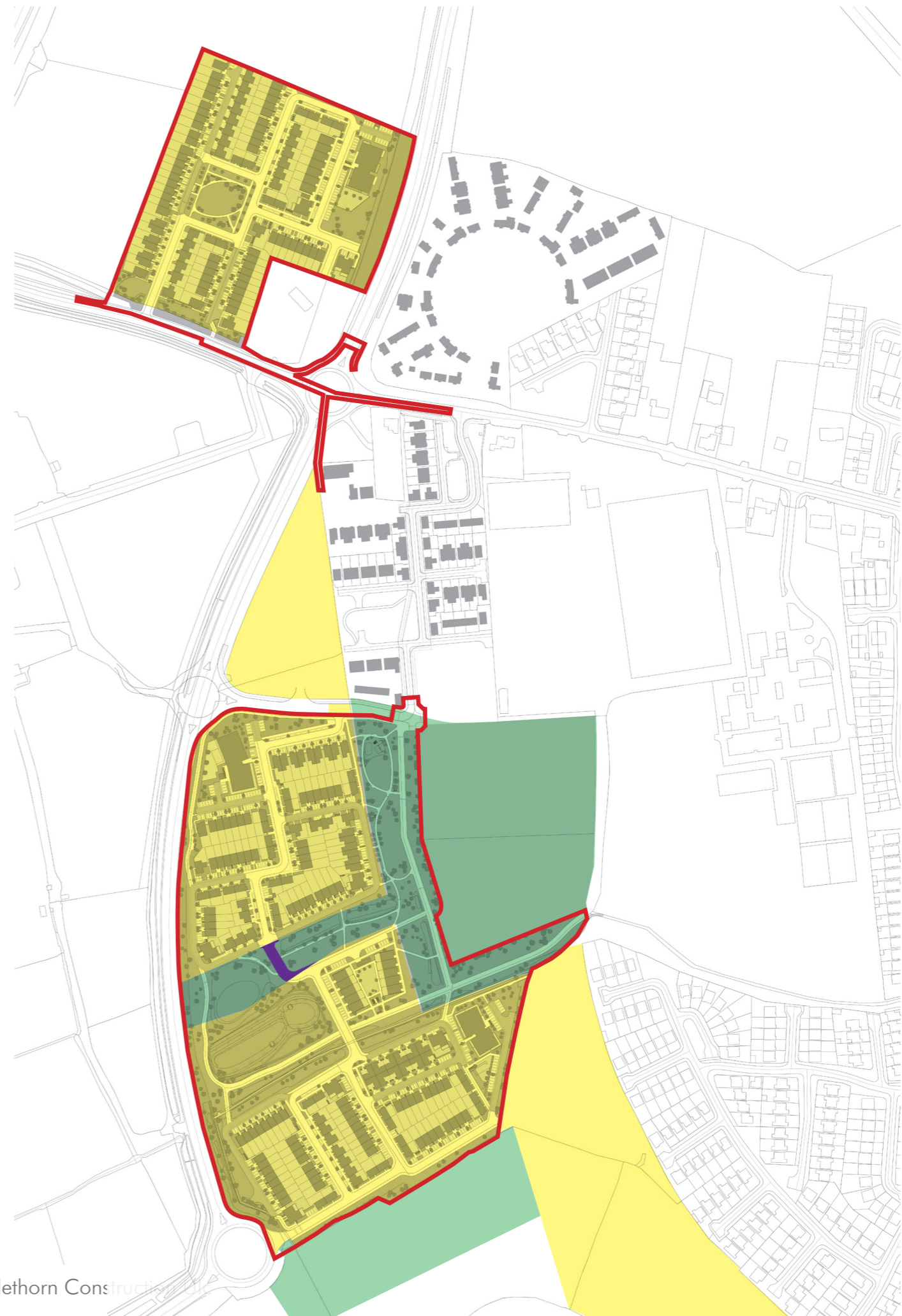


DESIGN PRINCIPLES

PROPOSED MASTERPLAN & ZONING

All housing in the proposed development is located on A2 zoned lands. All F1 zoned lands within the site are allocated as public open space, apart from a single short length of road which traverses this parkland, providing a north-south vehicular link between character areas 3 & 4. However, it would be possible to omit this should it be considered that this was a more appropriate solution. Please refer to Waterman Moylan drawings and report for further details.

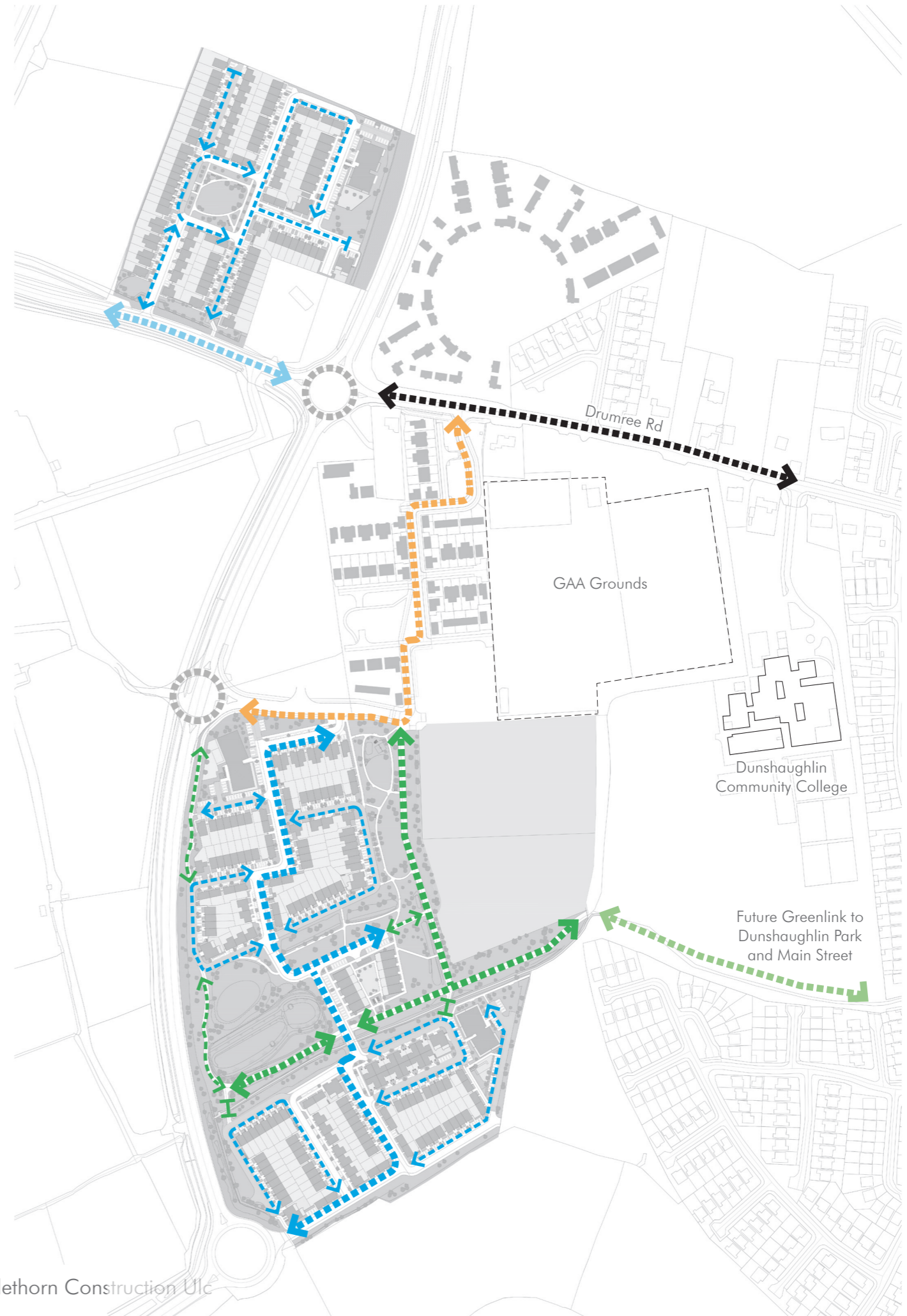
-  A2 Zoned Lands
-  F1 Zoned Lands
-  Section of road traversing F1 Zoned Lands









DESIGN PRINCIPLES

PEDESTRIAN CONNECTIVITY

The housing layout is arranged so as to facilitate and maximise pedestrian permeability throughout the scheme and neighbouring areas. The housing blocks are complimented by generous swathes of landscape areas which protect the River Skane and perimeter trees as well as facilitate looped pedestrian and cycleway links.



-  Permitted Pedestrian/Cycleway Route
-  Existing Pedestrian Footpath to Drumree Rd
-  Upgrade of Existing Pedestrian Footpath
-  Proposed Pedestrian/Cycleway Route
-  Future Greenlink to Dunshaughlin Park and Main Street
-  Informal Pedestrian/Cycle Routes
-  Pedestrian/Cycle Bridges

DESIGN PRINCIPLES

ROADS HIERARCHY

The subject sites are organised by a clear hierarchy of street typologies, which are fully DMURS compliant, and have an important placemaking role within the scheme.

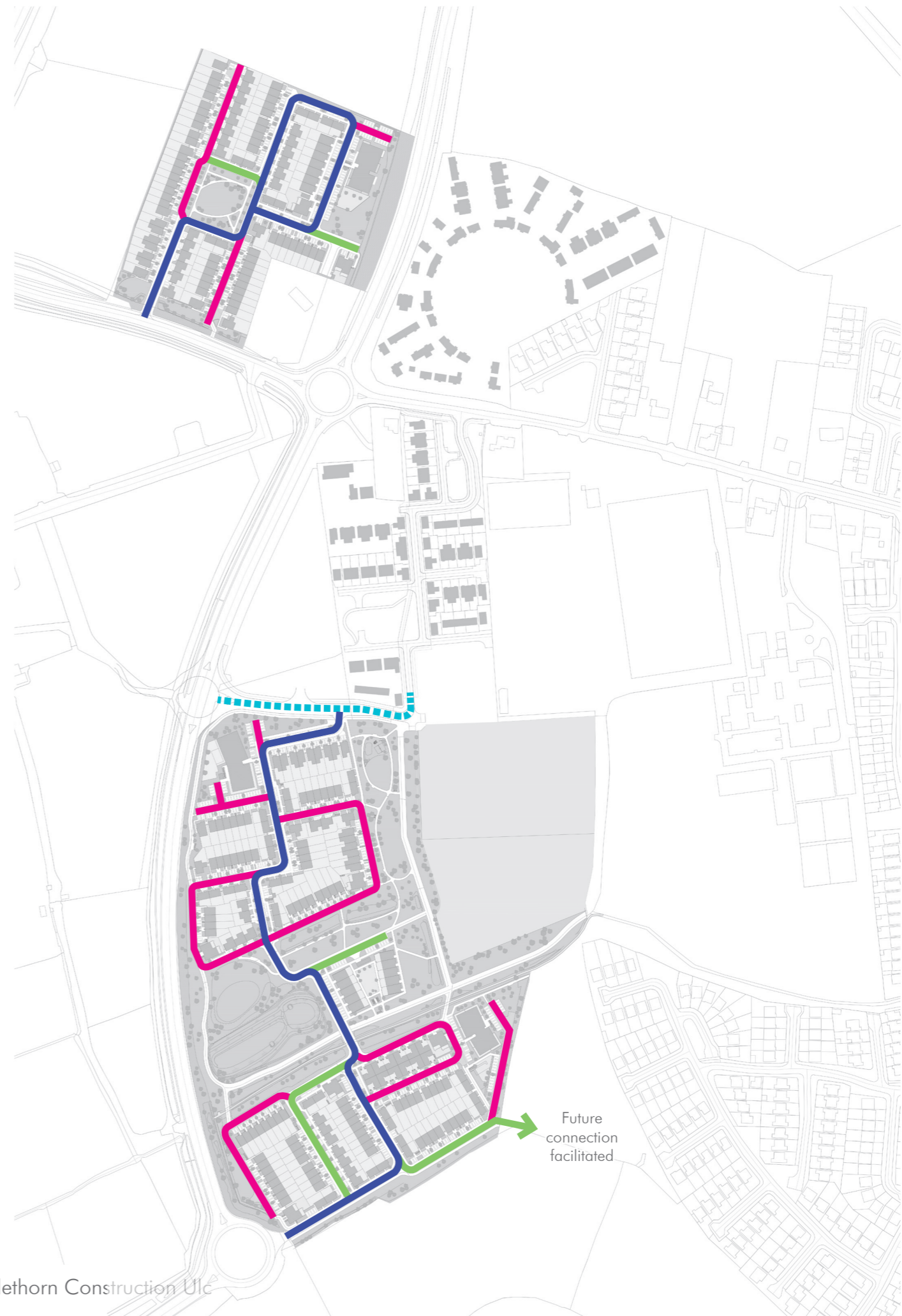


-  Avenue:
 - main access route
 - 5.5m carriageway
 - 2.4m or 5.0m parking
 - 2.2m path on both sides

-  Side street:
 - 5.5m carriageway
 - 2.4m or 5.0m parking
 - 2.2m footpath on both sides

-  Back street (shared surface/homezone):
 - 4.5m carriageway
 - 1.5m pedestrian zone on single side

-  Link permitted as part of Phase 1 Development



DESIGN PRINCIPLES

STREETSCAPE

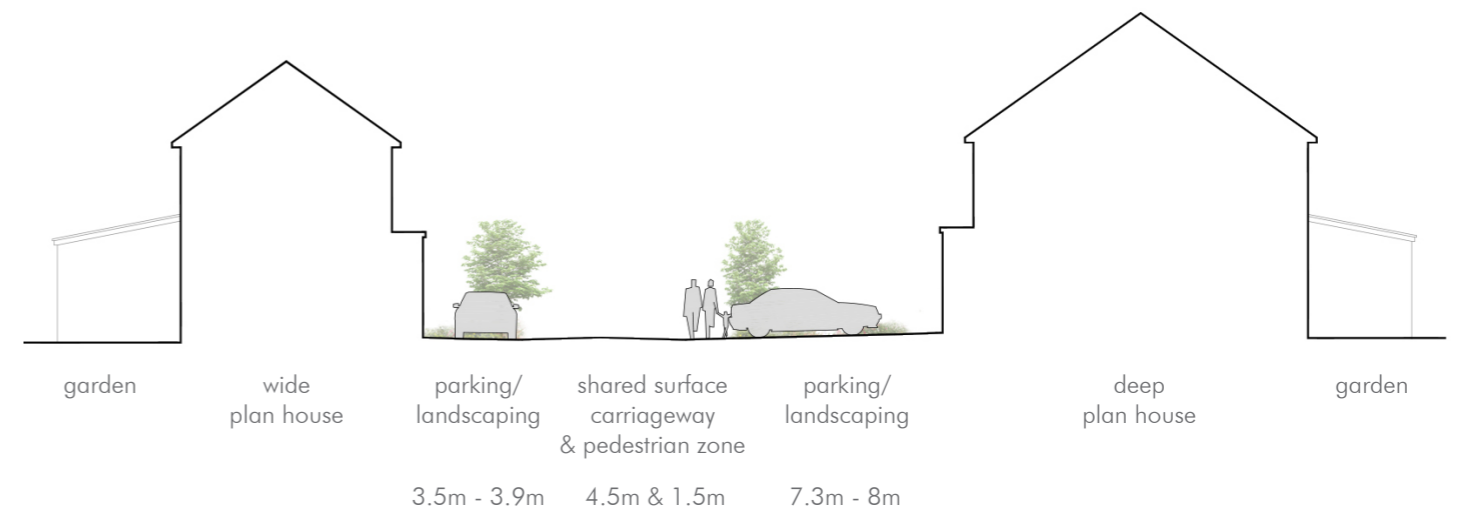


DESIGN PRINCIPLES

HOMEZONE

Homezones are proposed to create intimate housing clusters and to form part of a clear hierarchy of public realm.

The internal streets within the development are characterised by a compact and highly efficient layout, and high quality landscaping. Typically parking is banked, broken by regular hedge and tree planting which respects the rhythm of the housing terraces. The carriageway (4.5m) and pedestrian zone (1.5m) are level with each other and will have the same surface, clearly differentiated by a linear gully. This approach has regard to the recommendations of DMURS.

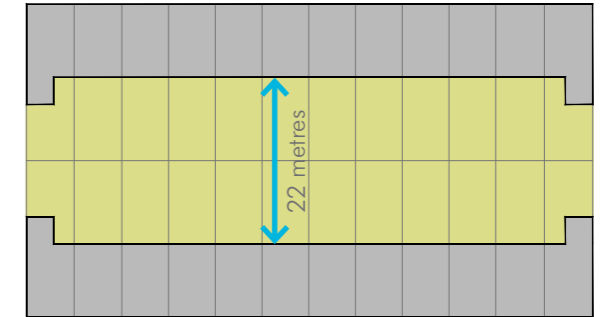
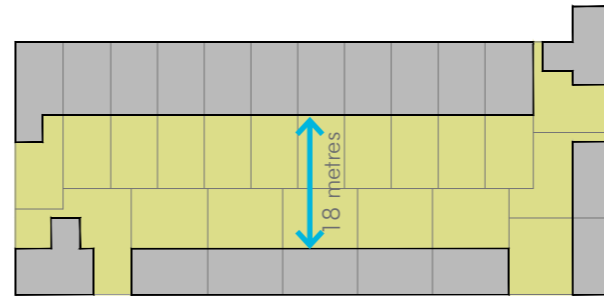


DESIGN PRINCIPLES

HOUSE TYPES & BLOCK TYPES

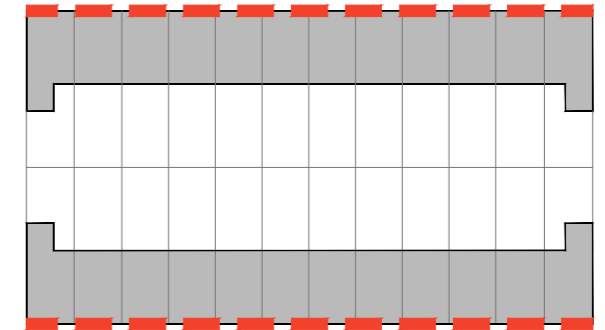
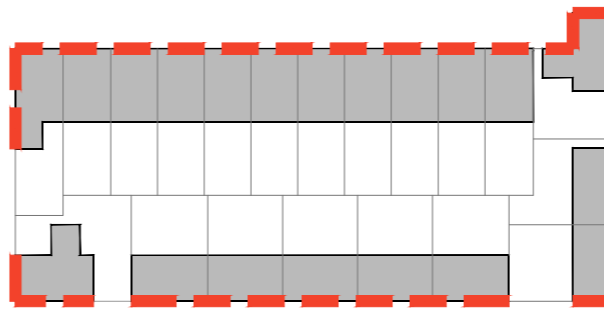
SEPARATION DISTANCE

In a conventional suburban housing block, the 22m separation distance is necessary because all the houses have rear facing first floor windows. In our proposed block type, the narrow plan houses on one side of the block have no rear facing first floor bedroom windows, which allows the separation distance to be reduced to circa 17-18m, while still providing private rear gardens that are in compliance with the development plan standards.



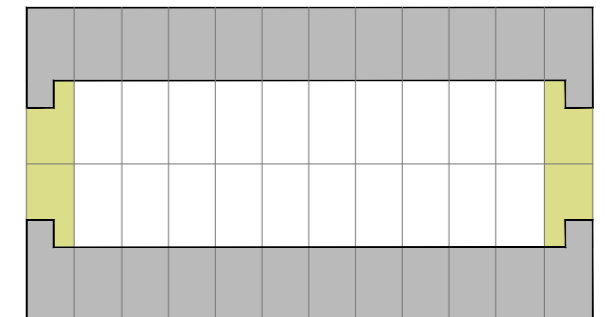
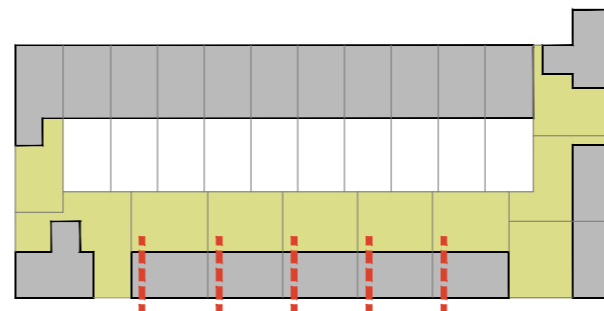
ACTIVE FRONTAGE

In our proposed block type, active frontage is provided on all sides of the block, ensuring passive supervision on all sides. In a conventional block, the gable ends are often blank, with long stretches of side garden wall forming the elevation.



ACCESS TO REAR GARDENS

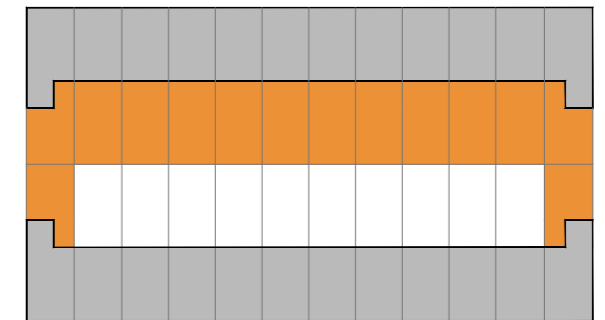
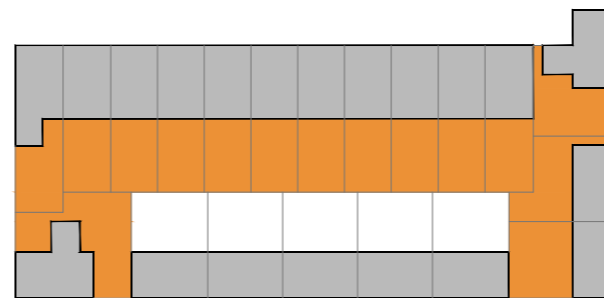
In our proposed block type, the introduction of small terraces on the corners of the block allows for a greater proportion of units to have side access to their rear gardens. In this diagram, 50% of the houses have rear access, compared with 17% in the conventional block.



ORIENTATION

In our proposed block type, the introduction of small terraces on the corners of the block increases the number of units with south, east or west facing gardens. The number of north facing gardens is minimised.

In this diagram, only 25% of gardens in the proposed block type have north facing gardens. In the conventional block type 42% of units have north facing gardens.



PROPOSED BLOCK TYPE

CONVENTIONAL BLOCK TYPE

DESIGN PRINCIPLES

PUBLIC OPEN SPACE

It is proposed that Phase 2 - to which this application refers - will deliver 40,705m² or 4.07ha approximately across both sites. This equates to approximately 27.4% of the red line area.

Character Areas 3 & 4:	35,000m ²	
Character Area 6:	5,704m ²	
Total:	40,705m²	 27.4%

Public Open Space provision within A2 Residential zoned land:

Character Areas 3 & 4:	13,161.2m ²
Character Area 6:	5,704m ²
Total:	18,865.1m²
	 15.4%

The quantum of Public Open Space is well in excess of the minimum. It is proposed that the balance of the F1 Zoned Open Space lands (approximately 2.84ha) will be transferred to Meath County Council without charge as part of this SHD planning application.



- Class 1 Public Open Space
- Class 2 Public Open Space
- Landscape Buffer



DESIGN PRINCIPLES

LANDSCAPE STRATEGY

The key objectives of the landscape proposals specific to this development are:

- To provide a landscape scheme which delivers a high level of visual amenity and passive recreation for the residents all year round;
- To create an attractive, high quality landscape for the residents and their lifestyles. Well-designed landscapes, especially in neighbourhoods contribute to an overall sense of well-being by providing places for people to meet up for a walk, for collaboration or just to chat. People places are successful places.
- To ensure that the plant material proposed is suitable in terms of scale, species selection, on-going maintenance and overall longevity;
- To adopt a repetition and rhythm of plant species to ensure a cohesive style and an overall consistency.
- To adopt ecological compensatory measures, as noted above, for the scheme, including the objective to retain and reinforce hedgerow boundaries of the scheme, where appropriate, which will provide a positive aspect to the landscape and offer significant ecological mitigation measures.
- To sensitively integrate the required surface water attenuation measures into the landscape design and to 'blend' the existing attenuation pond into the overall landscape scheme.

Semi-enclosed pocket park with south-facing aspect offering opportunity for play and gathering. Inclusion of a native woodland mix to further reinforce the eastern edge; and improve overall biodiversity of the site.

Central open space with feature clear-stem specimen trees and multi-functional space. Circuitous pathways link outward to the local pedestrian network. Seating with good aspect and localised grass mounding to offer interest and protection to the zone.

Opportunity to create a "soft" edge to the scheme by introducing a hedge arrangement with feature trees which will blend with the local landscape.

Mounding with natural play features set within a relaxed tree planting zone offering valuable play opportunity.

Linear Park offering pedestrian and cycle linkages at envisaged desire lines. The space incorporates natural play elements, feature trees, relaxed grass mounding, retention of feature trees, rest stops and kickabout space.

Greenlink traversing largely through a native woodland mix along the western edge of the site offering a positive "active" element to the residential scheme.

Native woodland with feature trees proposed as a backdrop/buffer to the attenuation pond along with feature trees set in the local landscape which shall offer seasonal interest and visual appeal. Opportunity to adopt wildflower planting within open grass areas which will be managed as meadows; which is in support of the green infrastructure vision for the site. Addressing the side slopes of the attenuation pond 'surround' are to merge the feature within the local landscape setting.

New detention basin suitable for use as active play area.

Opportunity to create a biodiversity zone / new habitat along the existing stream edge which shall be overlooked from the adjoining built development.

Installation of a new native hedgerow along the southern section of the site to allow 'reconnection' to the existing hedgerow to the west scheduled for retention. This approach will aid long term wildlife corridors both within and beyond the site.



DESIGN PRINCIPLES

RECREATION PLAN



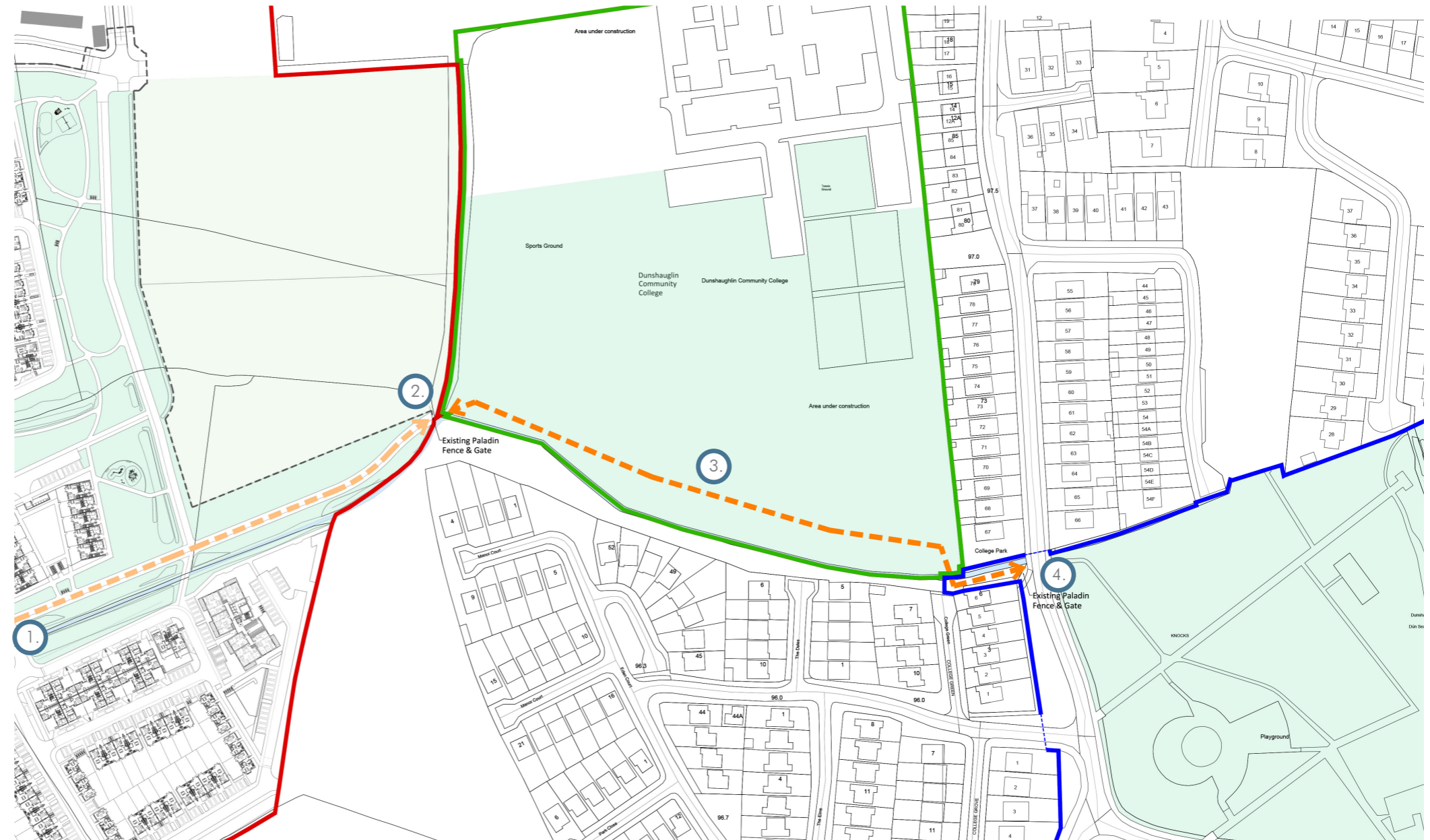
500M / 6mins



DESIGN PRINCIPLES

SKANE RIVER GREENWAY

The proposed development provides for a dedicated two-way cycletrack and footpath along the northern side of the Skane River right up to the eastern boundary of the site with the Dunshaughlin Community College lands. There is an existing paladin gate at this location and a clear route east through the community college lands to another existing paladin gate at the southeast corner of these school lands with potential direct access here to the public roadway at College Park and to an entrance to Dunshaughlin Town Park directly opposite. It is a long-standing objective in the County Development Plan and Local Area Plan to link the subject residential zoned lands to the west with College Park to the east across the southern edge of the community college lands.



- █ Castlethorn Construction UCL control
- █ Meath CoCo lands
- █ LMETB lands
- Outline of Subject Application
- ➔ Cycle/pedestrian route as part of current application
- ➔ Planned cycle/pedestrian link to Dunshaughlin Park

DESIGN PRINCIPLES

SKANE RIVER GREENWAY

The Applicant has entered discussions with the owners of Dunshaughlin Community College (LMETB) and with Meath County Council to bring about the delivery of this Skane River Greenway. The Applicant is committed to realising this objective and both the LMETB and MCC are fully supportive in principle to its delivery (please see letter of support from the LMETB) in tandem with adjacent residential development on the subject application lands. It is the intention of the Applicant (with the consent of the LMETB and MCC) to advance a planning application in the near future for the continuation of this cycletrack and footpath across the community college lands east to meet the public road at College Park. This planning application will give effect to a long-standing local objective and will deal with matters such as the future management and maintenance of this route as well as its construction specification and boundary treatment as appropriate. The Applicant invites An Bord Pleanala to attach a condition to any grant of planning permission restricting residential occupations on the subject application lands until such time as this pedestrian and cycle link has been delivered to the satisfaction of Meath County Council (please refer to Section 7.2.1 of the Planning Report and Statements of Consistency as prepared by SLA for more detail).



1. View east along Skane River



2. View east from subject site to paladin gate to community college lands



3. View west along planned cycle/pedestrian link from eastern end of community college lands



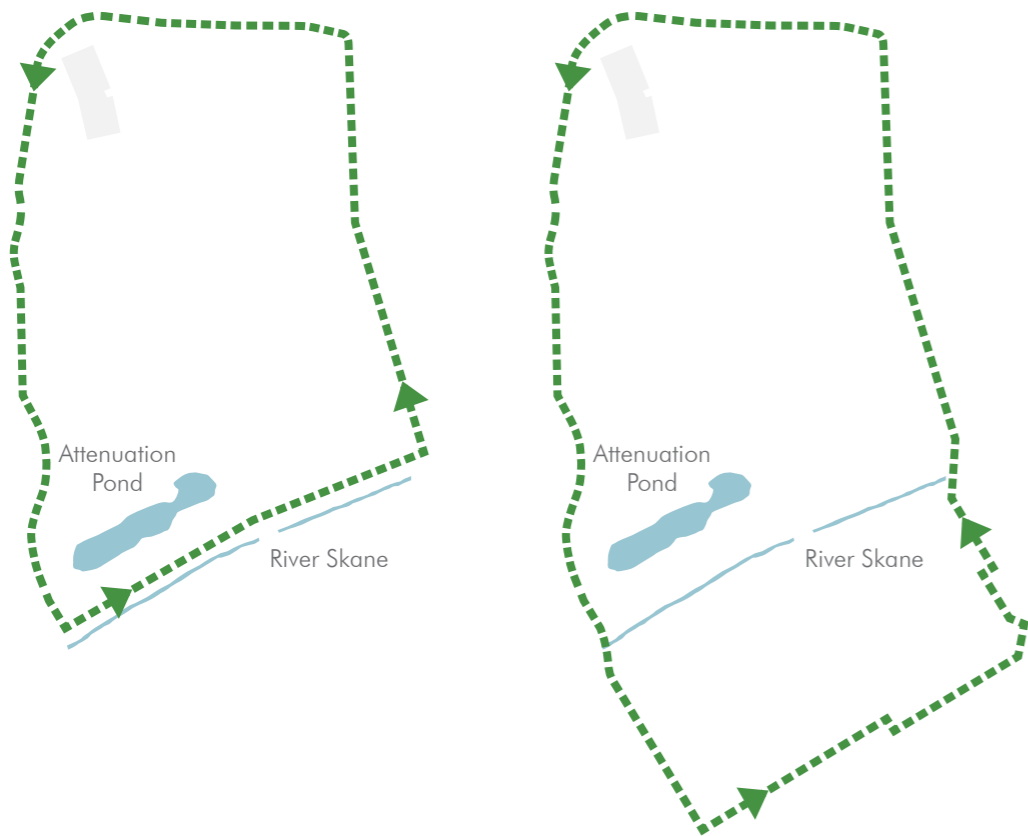
4. View west from College Park to paladin gate to community college lands



To Dunshaughlin Park & Dunshaughlin Town Centre

DESIGN PRINCIPLES

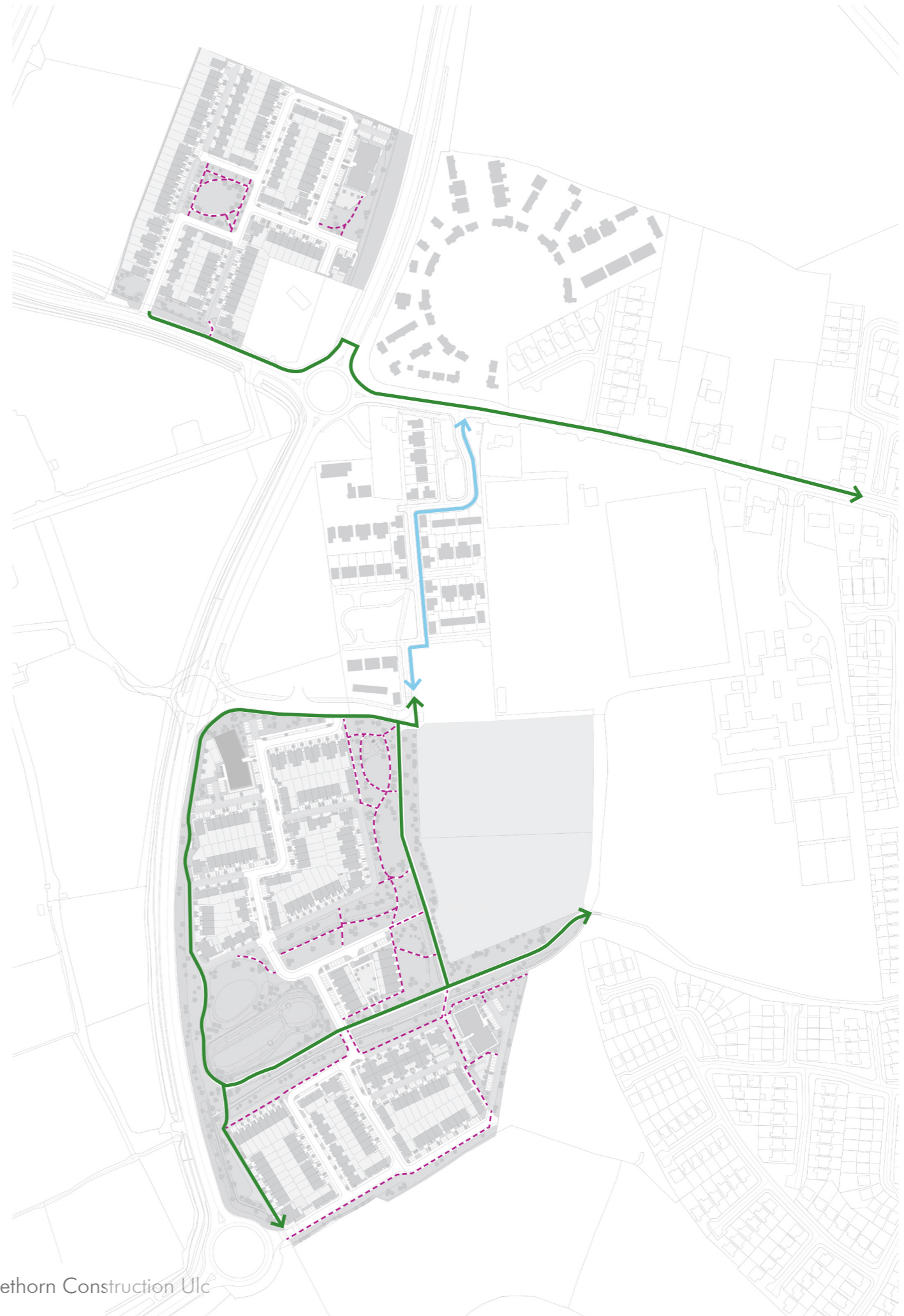
MOVEMENT PLAN



Looped Walkway Route Option A:
Length: Approximately 950m

Looped Walkway Route Option B:
Length: Approximately 1,200m

- ▬ Primary Cycle & Pedestrian Route
- ▬ Existing Cycle & Pedestrian Route
- ▬ Secondary Pedestrian Routes through Public Open Space



DESIGN PRINCIPLES

HEIGHT STRATEGY

The height strategy for the overall lands have been considered at the scale of the settlement, the neighbourhoods and the buildings, in accordance with Section 3.2 of the DOHPLG Urban Development and Building Height Guidelines.



- 5 Storey
- 4 Storey
- 3 Storey
- 2 Storey
- 1 Storey



DESIGN PRINCIPLES

CHARACTER AREAS

The various character areas within the subject application will derive their characteristics from their context, both existing and proposed.

The landscape is the key asset which establishes the strategy of the site, with the areas in between public open spaces forming the development zones on the site.

Character Area 4 is focussed on the River Skane, whilst Character Area 3 is defined by the large swathes of open space defining its boundaries. Character Area 6 is distinct by virtue of its location and its focus on a central landscaped square.

It is intended that these character areas will provide visual interest, diversity and identity to help visitors and residents to navigate their way through the residential development.



- Character Area 3
- Character Area 4
- Character Area 6

CHARACTER AREA 6

Houses:	95
Duplex:	20
Apartments:	34
Total:	149

CHARACTER AREA 3

Houses:	77
Duplex:	6
Apartments:	38
Total:	121

CHARACTER AREA 4

Houses:	82
Duplex:	29
Apartments:	34
Total:	145



DESIGN PRINCIPLES

DENSITY CALCULATIONS



The above illustrations are an attempt to identify the key development parameters of the subject planning application. The overall Net Density for the scheme is 41.7units per/ha




DESIGN PRINCIPLES

BALANCE OF F1 ZONED LANDS

Our client recognises that there is c.2.84Ha of unallocated F1 zoned Open Space. The future development of these lands (for any community and or recreation use or purpose) would be subject to planning and is a matter ultimately for Meath County Council to whom it is proposed to transfer these 2.84Ha of F1 zoned land as part of this SHD planning application.

The layout of this development, both already permitted and currently proposed, allows for future access to the balance of F1 zoned lands if required. They would also have the benefit of currently proposed and future pedestrian and cycle connectivity.



-  F1 Zoned Open Space
-  Potential future access to balance of F1 lands
-  Currently proposed and future pedestrian and cycle connectivity for balance of F1 zoned lands

02 | RESIDENTIAL QUALITY

RESIDENTIAL QUALITY

UNIT MIX

The proposed development contains a variety of residential unit types and sizes, from 1 & 2 bedroom apartments and 2 & 3 bedroom duplexes to 2,3 & 4 bedroom houses. This provides visual diversity as well as great choice for prospective homeowners.



- 2 Bed House
- 3 Bed House
- 4 Bed House
- Duplexes
- Apartments

CHARACTER AREA 6

Houses:	95no.
Apartments:	34no.
Duplex:	27no.
Total:	149no.
Net Density:	41.1units/Ha

CHARACTER AREA 3 & 4

Houses:	163no.
Apartments:	72no.
Duplex:	35no.
Total:	266no.
Net Density:	42.1units/Ha



RESIDENTIAL QUALITY

PART V PROPOSAL

The Part V proposal has been developed following discussion with Meath County Council. Units are proposed to be provided on-site across both sites and 41 no. units have been identified as Part V units, comprising:

- 13 no. 2 bed duplexes
- 16 no. 3 bed duplexes
- 6 no. 2 bed houses
- 6 no. 3 bed houses

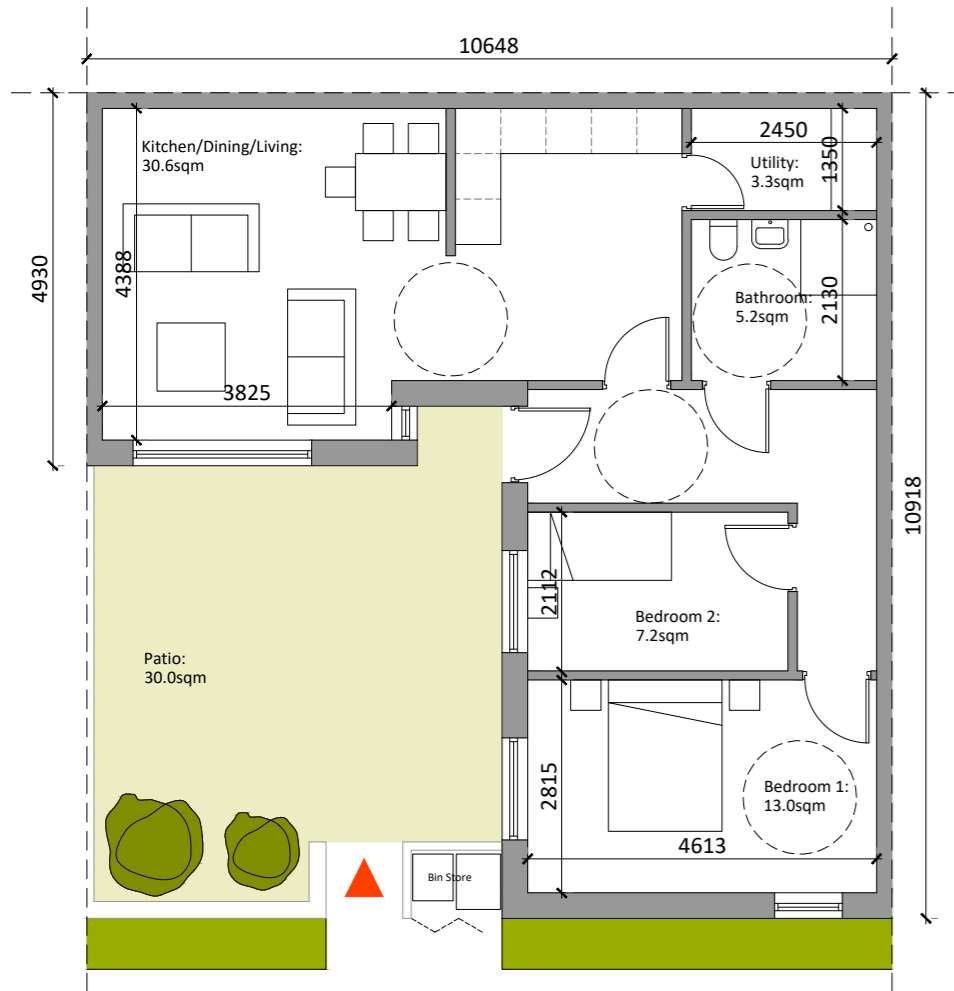
Part of the proposal centres on an L-shaped terraced bungalow and dormer typology with private patio to front, set behind a fence and pedestrian gate. The identified location would benefit from its close proximity to the pedestrian links and River Skane landscape amenity.



 Proposed Part V Units

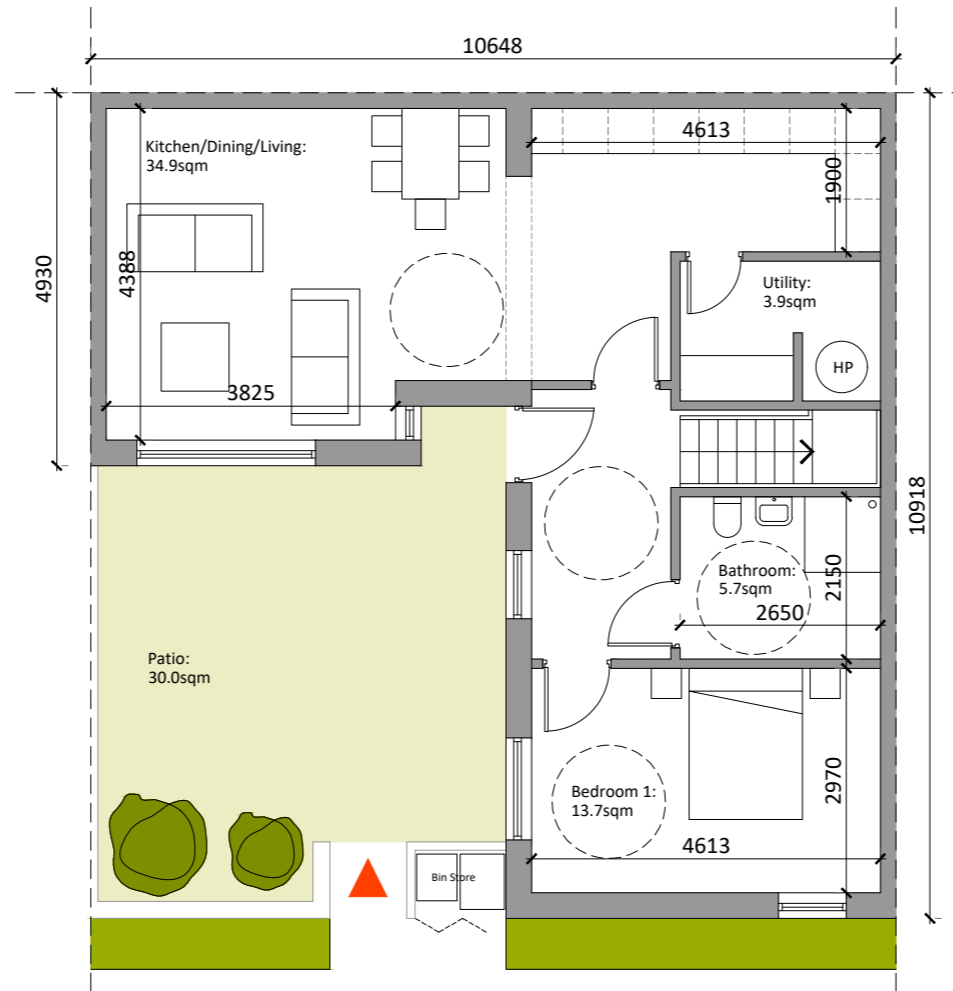
RESIDENTIAL QUALITY

PART V PROPOSAL



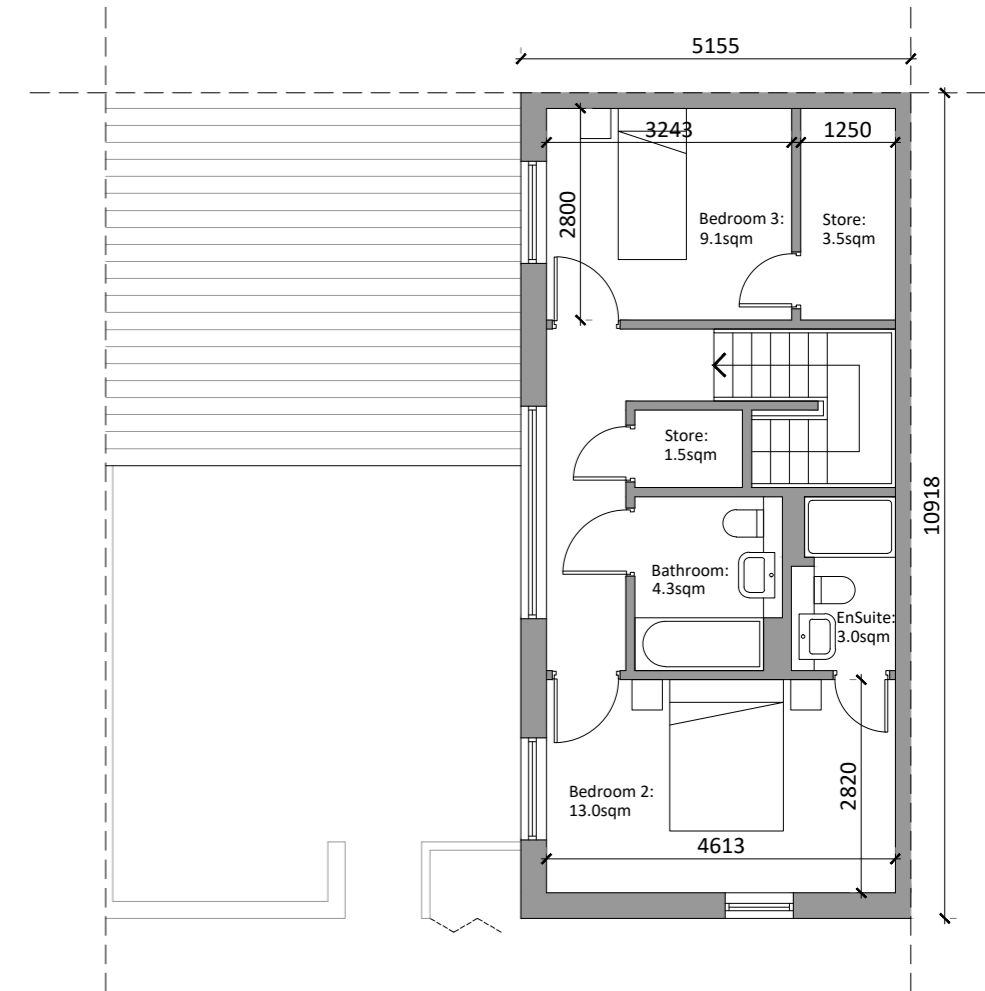
Bungalow
(2 bed 3 person)

Ground floor plan



Dormer bungalow
(3 bed 5 person)

Ground floor plan



Dormer bungalow
(3 bed 5 person)

First floor plan

RESIDENTIAL QUALITY

PART V PROPOSAL

The proposed housing for older people is in the form of an L-shaped bungalow or dormer bungalow arranged around a patio, in two back to back terraces. The combination of the bungalows and dormer bungalows results in an asymmetric gable frontage and a wave-like block form which provides visual interest and variety.

Each single storey house contains a large double bedroom, along with a single bedroom which provides flexibility, being possible to use for a guest or a carer, or as a home office. The dormer bungalow design provides even more options, with an additional large en-suite double bedroom at first floor and two store rooms in addition to the utility room. A generous entrance hall, ground floor bathroom and open plan living space are dimensioned to allow for use by people with varying needs. All accommodation looks out onto the patio, resulting in pleasant views and privacy for the occupants.



Housing, Viken, Sweden by Vandkunsten Architects



Saint Vincent de Paul housing, Gorey, Co. Wexford by Paul Keogh Architects

RESIDENTIAL QUALITY

PART V PROPOSAL



RESIDENTIAL QUALITY

MATERIAL STRATEGY - BRICK AND RENDER



In general, brick façades are proposed onto the primary public spaces, including the existing link roads and F1 zoned lands to the east, with rendered façades being used within secondary spaces. It is proposed to use a variety of brick types to create variety within the scheme, and occasionally render is also used in façades that address primary public spaces in order to introduce variation and contrast.



CHARACTER AREA 6



CHARACTER AREAS 3 & 4

-  Predominately Brick Elevation
-  Predominately Render Elevation

RESIDENTIAL QUALITY

MATERIAL STRATEGY - BRICK COLOUR



CHARACTER AREA 6



CHARACTER AREAS 3 & 4



Light Buff Brick



Warm Buff Brick



Red Brick



White Render

RESIDENTIAL QUALITY

HOUSETYPES

There is significant flexibility proposed within the scheme to vary the mix allowing individuals and families to grow and evolve in the same house in accordance with the "Lifetime Homes" philosophy.

Two basic housetypes are proposed – the deep plan unit and the wide plan unit. These two housetypes are adaptable and can generate many variants. They are simple in form to maximize buildability and energy efficiency. They are best configured to accommodate alternative ground floor layouts etc., promoting the idea of 'Lifetime Homes'.



Typical Deep Plan house elevation
3 bed



3 bedroom mid terrace
house (105.6m²)
Ground Floor

3 bedroom mid terrace
house (105.6m²)
First Floor

4 bedroom end terrace
house (129.1m²)
Ground Floor

4 bedroom end terrace
house (129.1m²)
First Floor

RESIDENTIAL QUALITY

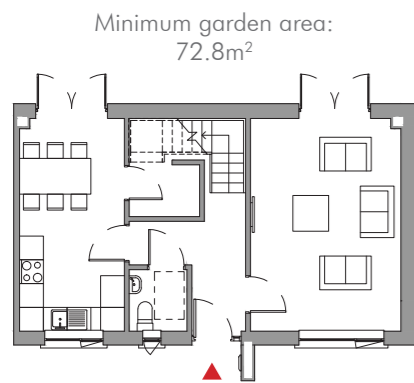
HOUSETYPES

The deep plan units have a number of design variants, including a bay window, an additional family room at ground floor, and an additional bedroom at first floor.

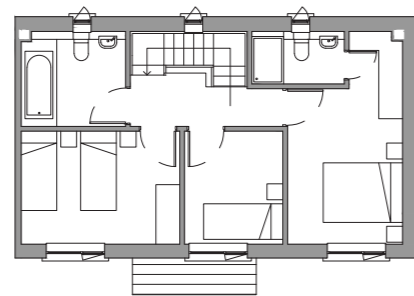
The variants to the wide plan unit include a ground floor family room, a gable end bay window, a garage, and a two storey return which provides a family room and a fourth bedroom.



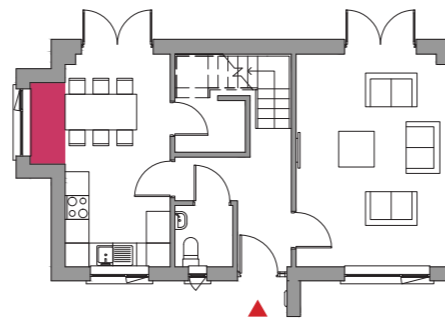
Typical Wide Plan house elevation
3 bed



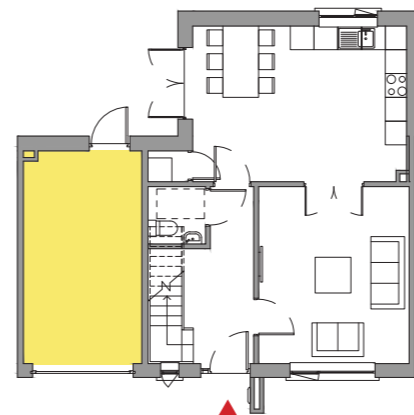
3 bedroom mid terrace house (103.2m²)
Ground Floor



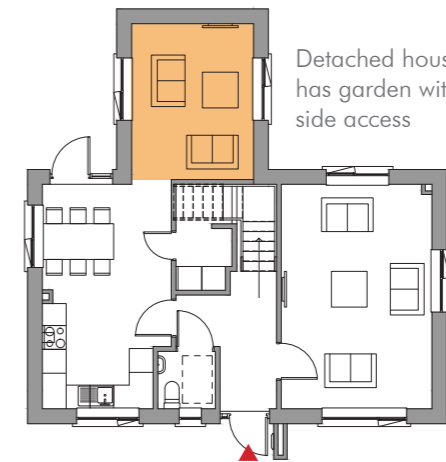
3 bedroom mid terrace house (103.2m²)
First Floor



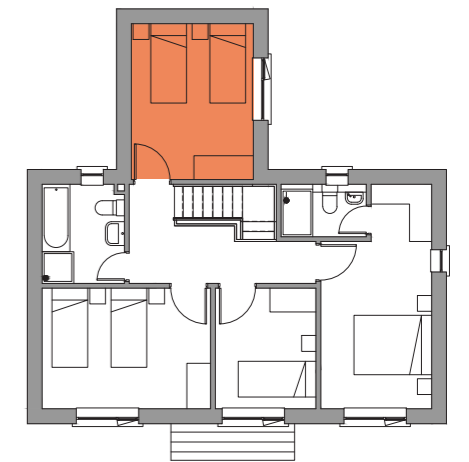
3 bedroom end terrace house, with bay window (105.0m²)
Ground Floor



3 bedroom mid terrace house, with garage parking (104.5m²)
Ground Floor



4 bedroom detached house, with two storey return (136.3m²)
Ground Floor



4 bedroom detached house, with two storey return (136.3m²)
First Floor

RESIDENTIAL QUALITY

DUPLEXES

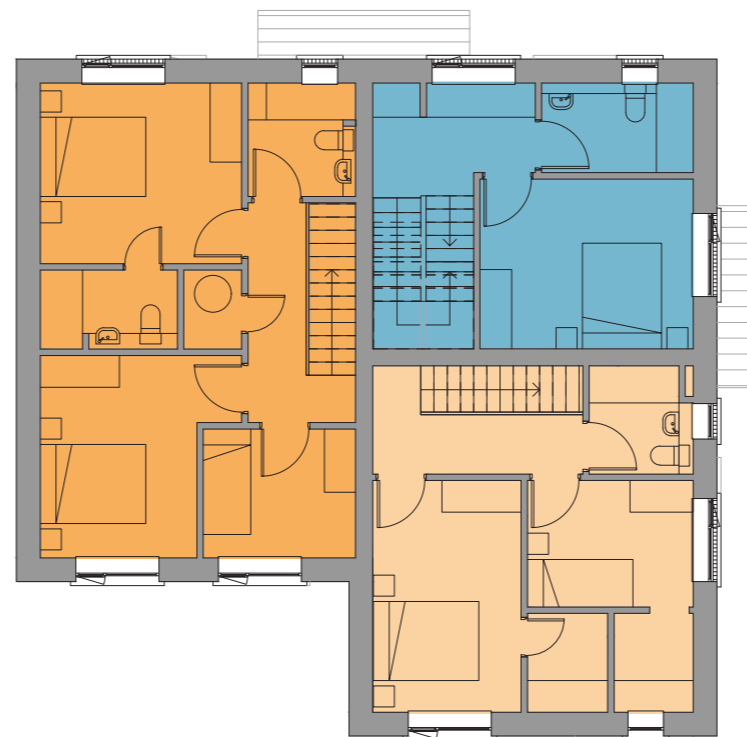
It is proposed that all duplex units are own-door access units, where access is at ground floor.

The variety of duplexes will complement the wide range of unit types within the scheme, also ensuring a diverse population.

With regard to the 3 Bed Duplex units with rear gardens it is important to note that, in order to achieve greater flexibility in the design of the blocks - and in compliance with DOE Design Standards for New Apartments - secure external storage areas are proposed to satisfy up to half of the minimum storage requirement. These storage areas are located within the rear private amenity area of each unit.



DUPLEX TYPE 1 - LEVEL 00



DUPLEX TYPE 1 - LEVEL 01

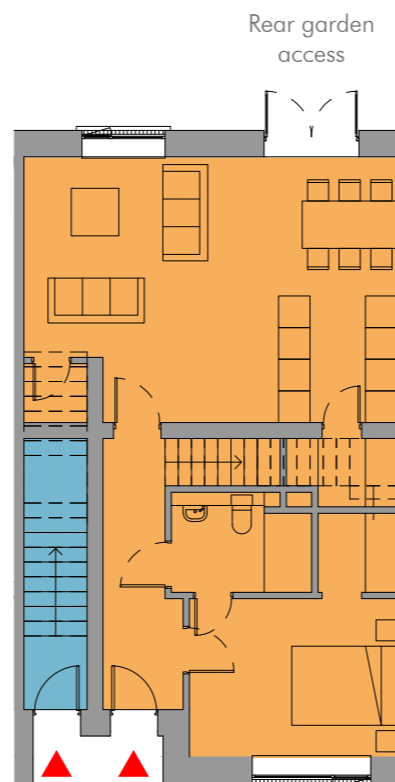


DUPLEX TYPE 1 - LEVEL 02

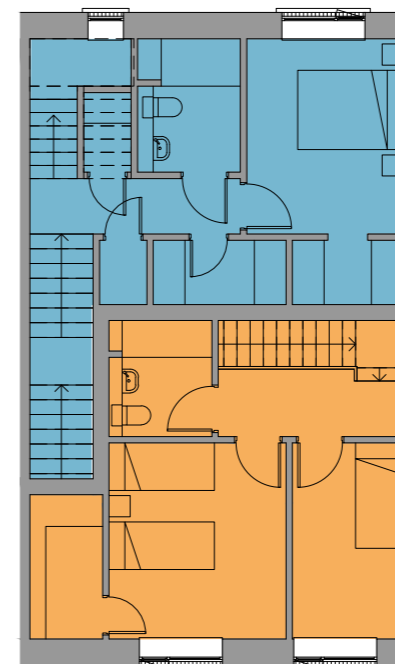
- 3 Bed Duplex with Rear Garden Access [100.1sqm]
- 3 Bed Duplex with Rear Garden Access [106.1sqm]
- 2 Bed Duplex with Roof Terrace [95.4sqm]

RESIDENTIAL QUALITY

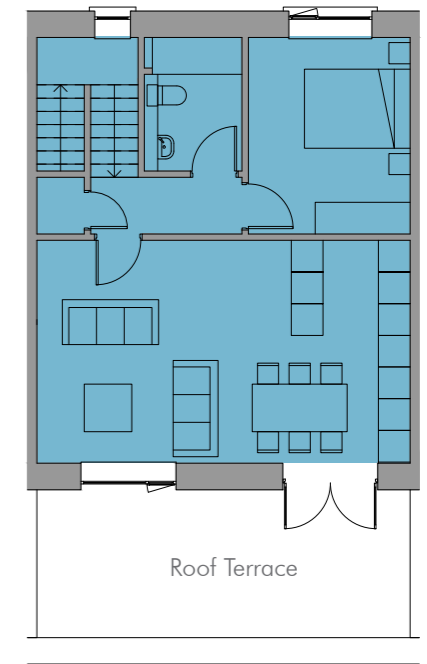
DUPLEXES



DUPLEX TYPE 2 - LEVEL 00



DUPLEX TYPE 2 - LEVEL 01



DUPLEX TYPE 2 - LEVEL 02

- 3 Bed Duplex with Rear Garden Access [107.3sqm]
- 2 Bed Duplex with Roof Terrace [98.9sqm]

RESIDENTIAL QUALITY

APARTMENTS - BLOCK 01

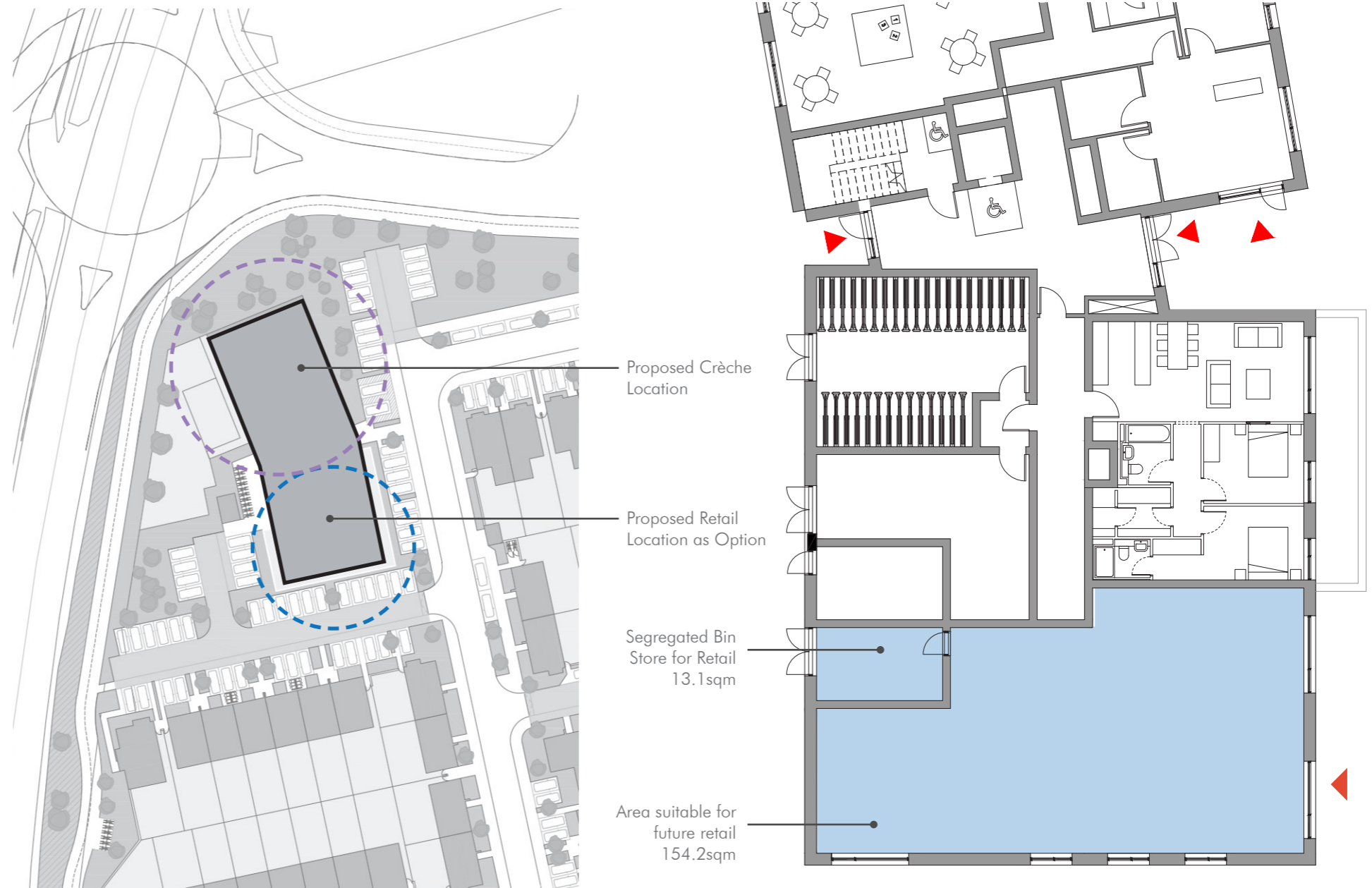
It is proposed that all apartments will be in compliance with DOE Design Standards for New Apartments.



RESIDENTIAL QUALITY

APARTMENTS - BLOCK 01

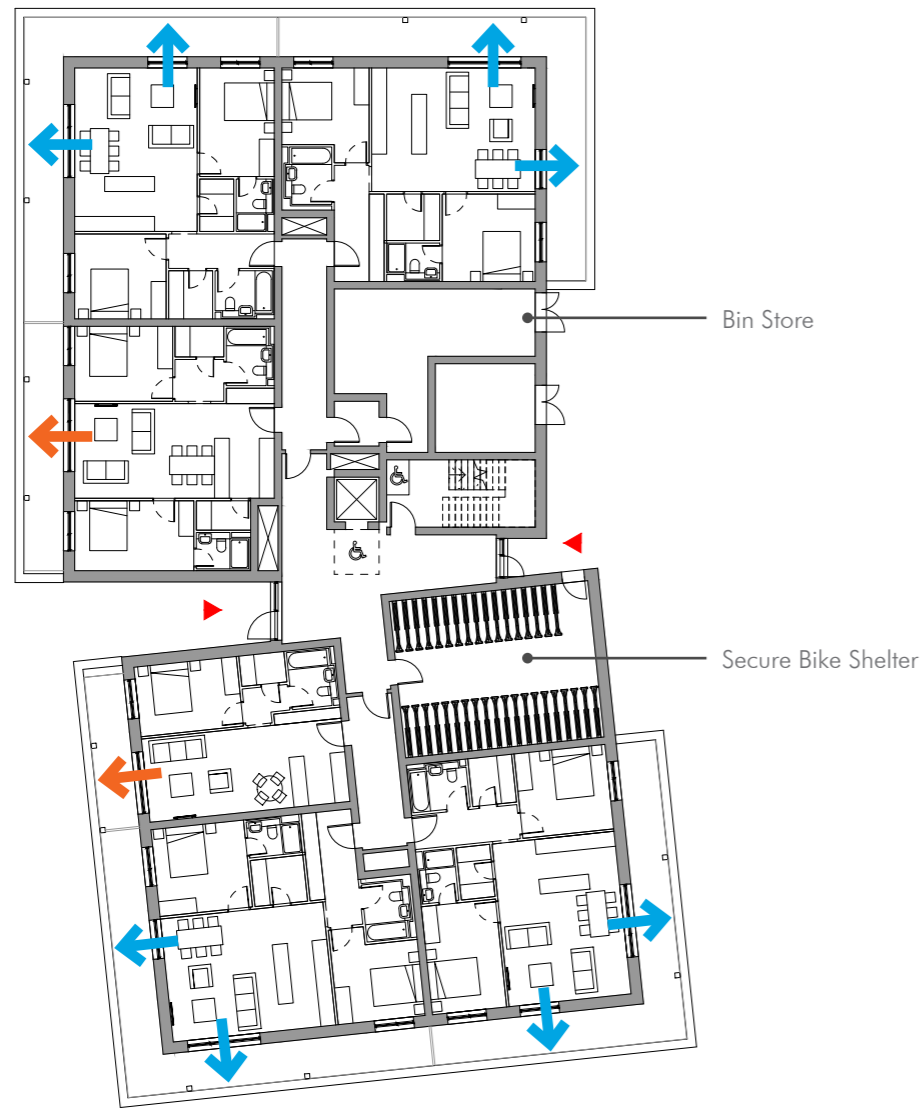
The Neighbourhood Centre designation on adjoining third party lands appears to have been removed from the Draft Meath County Development Plan 2021-2027. However, located at the gateway to the Phase 2 development and with obvious potential synergy between the crèche, a potential small retail unit may be accommodated within the feature Block 01, should the Board consider it appropriate, necessary or desirable.



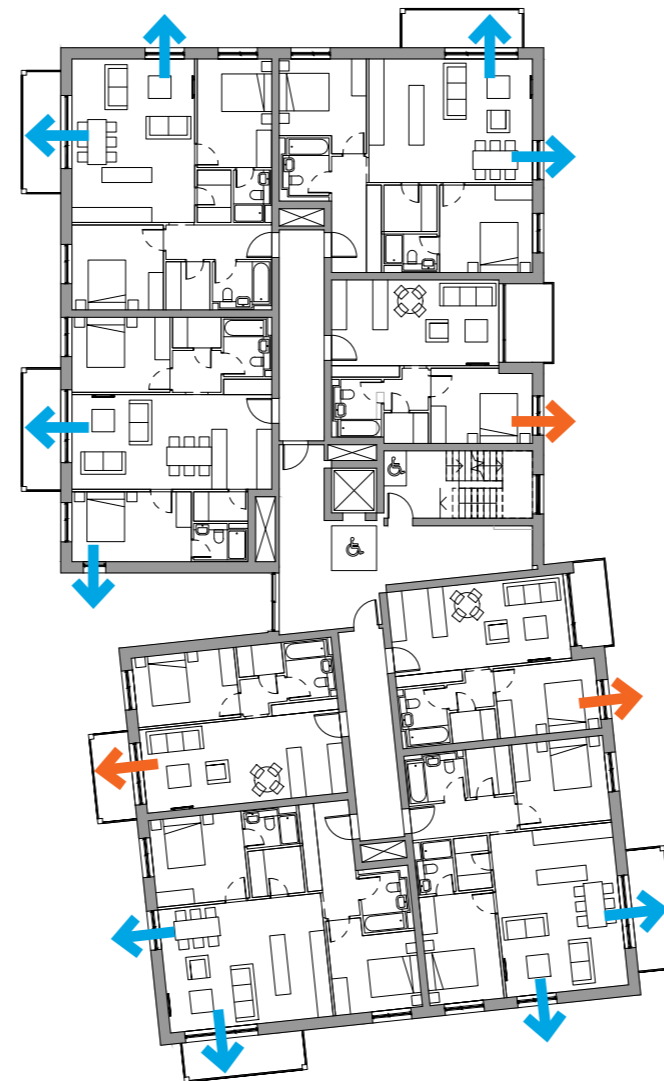
RESIDENTIAL QUALITY

APARTMENTS - BLOCK 02

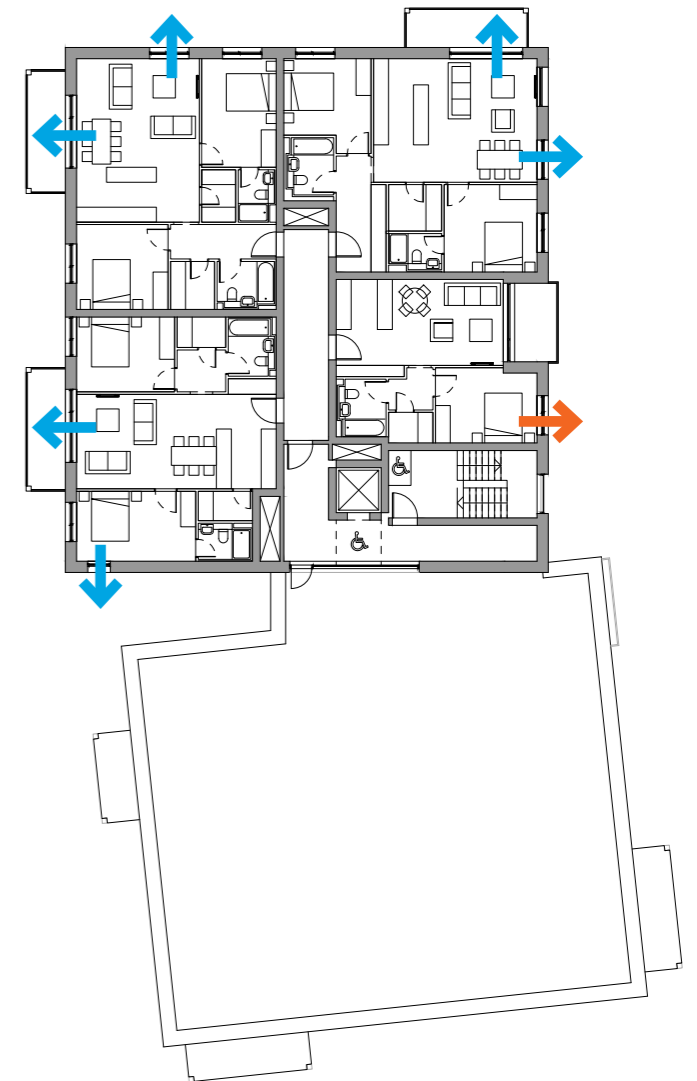
71.4% of units are dual aspect, considerably in excess of minimum requirements.





BLOCK 02 - LEVEL 00



BLOCK 02 - LEVEL 01

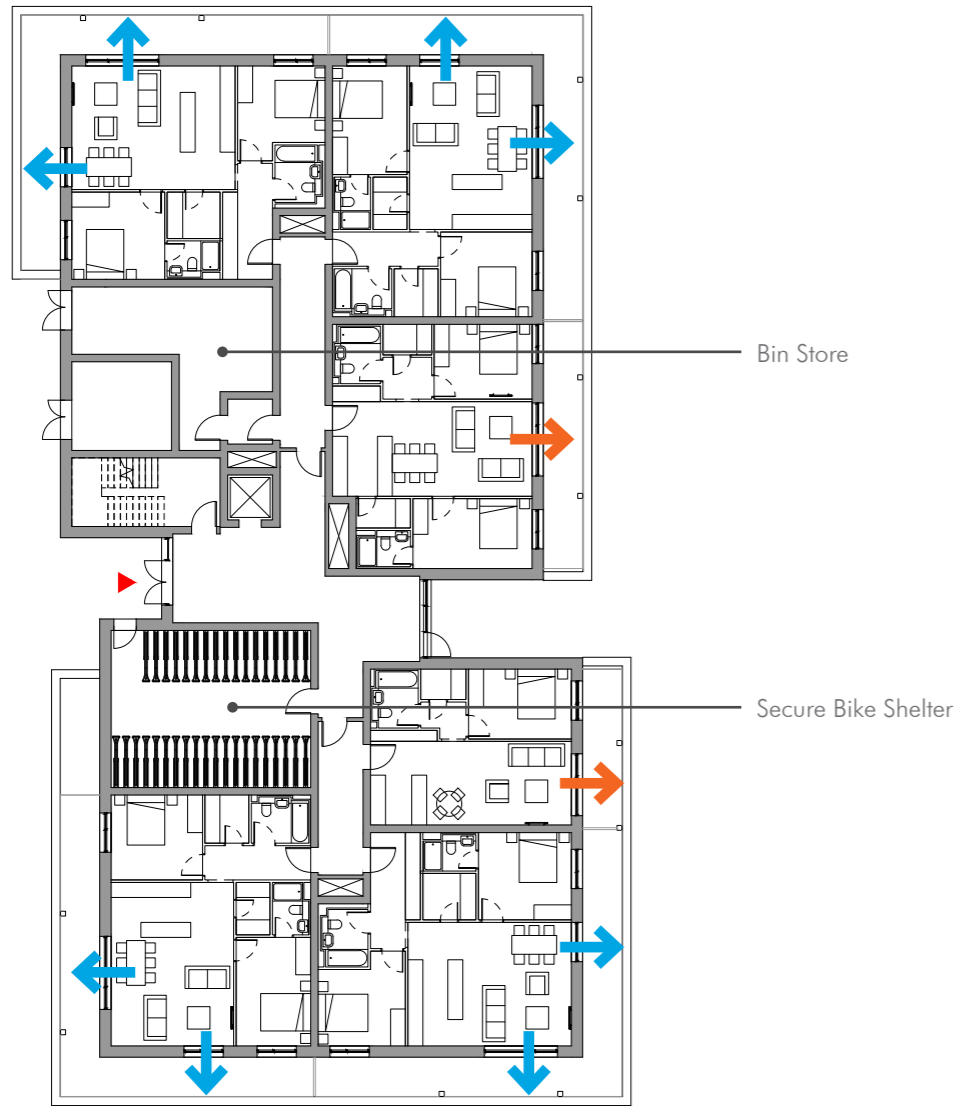


BLOCK 02 - LEVEL 04

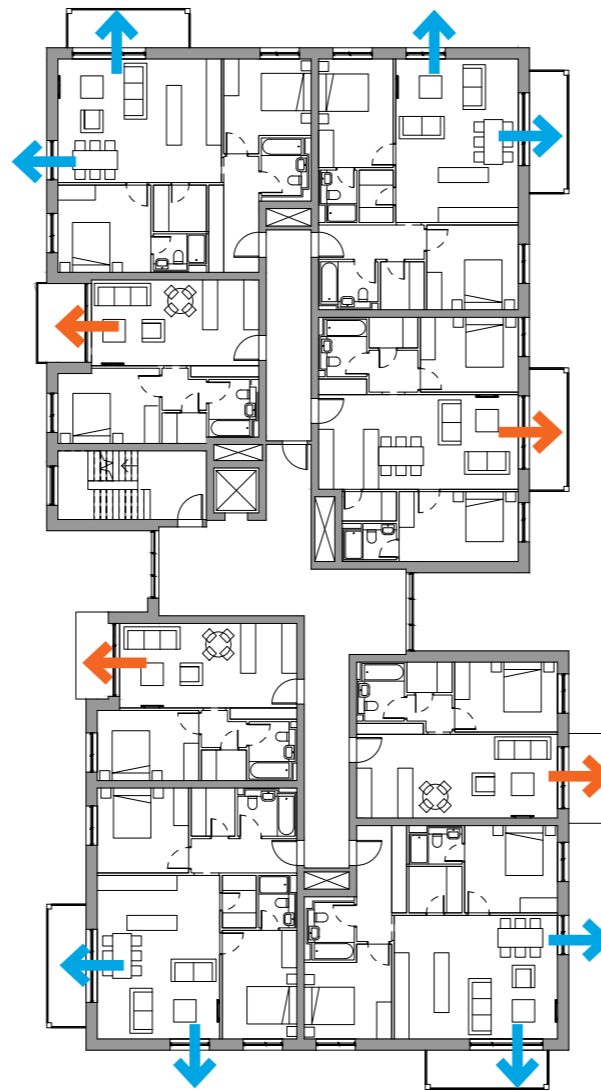
-  Dual aspect unit
-  Single aspect unit

RESIDENTIAL QUALITY

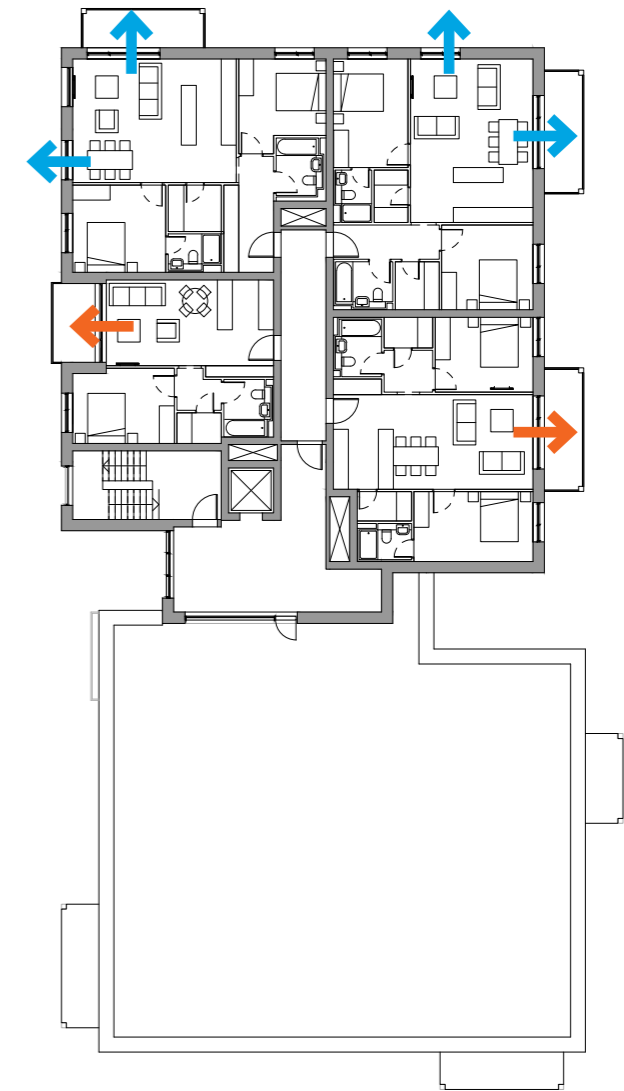
APARTMENTS - BLOCK 03





BLOCK 03 - LEVEL 00



BLOCK 03 - LEVEL 01



BLOCK 03 - LEVEL 04

-  Dual aspect unit
-  Single aspect unit

03 | SCHEDULE

SCHEDULE

HOUSES										
HOUSE TYPE	Description	No. of Units	Height of Units [storeys]	Floor Area [m ²]	Floor Area [ft ²]	POTENTIAL ADDITIONAL FLOOR AREA		Potential Total Floor Area [m ²]	Gross Floor Area [m ²]	Potential Gross Floor Area [m ²]
						Adaptable Family Room (Ground Fl.) [m ²]	Total Potential Additional Area [m ²]			
H01	3-bed deep plan	102	2	105.6	1137.0	8.4	8.4	114.0	10771.2	11628.0
H02A	4-bed deep plan	19	2	129.1	1390.0	0.0	0.0	129.1	2452.9	2452.9
H02B	4-bed deep plan w. Bay Window	2	2	130.8	1408.0	0.0	0.0	130.8	261.6	261.6
H03A	3-bed wide plan	20	2	103.2	1111.0	0.0	0.0	103.2	2064.0	2064.0
H03B	3-bed wide plan w. Bay Window	20	2	105.0	1130.0	0.0	0.0	105.0	2100.0	2100.0
H04A	3-bed wide plan + garage	21	2	104.5	1125.0	0.0	0.0	104.5	2194.5	2194.5
H04B	3-bed wide plan + garage	8	2	104.9	1129.0	0.0	0.0	104.9	839.2	839.2
H04C	3-bed wide plan + garage	4	2	104.6	1126.0	0.0	0.0	104.6	418.4	418.4
H05	4-bed wide plan corner unit detached house	6	2	136.3	1467.0	0.0	0.0	136.3	817.8	817.8
H06	3-bed deep plan	10	2	102.4	1102.0	0.0	0.0	102.4	1024.0	1024.0
H07A	4-bed detached deep plan	3	2	143.4	1544.0	0.0	0.0	143.4	430.2	430.2
H07B	4-bed detached wide plan house	3	2	146.1	1573.0	0.0	0.0	146.1	438.3	438.3
H08A	4-bed deep plan terraced house	22	3	141.4	1522.0	0.0	0.0	141.4	3110.8	3110.8
H08B	4-bed deep plan terraced house	1	3	142.2	1531.0	0.0	0.0	142.2	142.2	142.2
H08C	4-bed deep plan terraced house	1	3	142.0	1528.0	0.0	0.0	142.0	142.0	142.0
H09A	2-bed house	6	1	70.8	762.0	0.0	0.0	70.8	424.8	424.8
H09B	3-bed house	6	2	118.9	1280.0	0.0	0.0	118.9	713.4	713.4
Totals		254							28345.3	29202.1

	2-bed houses	6
	3-bed houses	191
	4-bed houses	57
Total		254

APARTMENTS										
Block 01	Studio	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	Total	No. of Dual Aspect	% of Dual Aspect Units	GIA Apt Blocks	NIA Apt Blocks	
Level 00	0	0	3	0	3	2	66.7%	342.3	237.5	
Level 01	0	3	7	0	10	5	50.0%	874.6	701.3	
Level 02	0	3	7	0	10	5	50.0%	874.6	701.3	
Level 03	0	3	7	0	10	5	50.0%	874.6	701.3	
Level 04	0	1	4	0	5	3	60.0%	464.9	365.2	
Level 00 Creche								408.5	-	
Block 01 Total	0	10	28	0	38	20	52.6%	3431.0	2706.6	
Block 01 Mix	0.0%	26.3%	73.7%	0.0%						

Block 02	Studio	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	Total	No. of Dual Aspect	% of Dual Aspect Units	GIA Apt Blocks	NIA Apt Blocks
Level 00	0	1	5	0	6	4	66.7%	564.5	448.2
Level 01	0	3	5	0	8	5	62.5%	672.5	542.6
Level 02	0	3	5	0	8	5	62.5%	672.5	542.6
Level 03	0	3	5	0	8	5	62.5%	672.5	542.6
Level 04	0	1	3	0	4	3	75.0%	366.1	283.8
Block 02 Total	0	11	23	0	34	22	64.7%	2948.1	2359.8
Block 02 Mix	0.0%	32.4%	67.6%	0.0%					

SCHEDULE

Block 03	Studio	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	Total	No. of Dual Aspect	% of Dual Aspect Units	GIA Apt Blocks	NIA Apt Blocks
Level 00	0	1	5	0	6	4	66.7%	573.9	448.2
Level 01	0	3	5	0	8	4	50.0%	678.4	542.6
Level 02	0	3	5	0	8	4	50.0%	678.4	542.6
Level 03	0	3	5	0	8	4	50.0%	678.4	542.6
Level 04	0	1	3	0	4	2	50.0%	376.1	283.8
Block 03 Total	0	11	23	0	34	18	52.9%	2985.2	2359.8
Block 03 Mix	0.0%	32.4%	67.6%	0.0%					

DUPLEX									
Type 01	Studio	1 Bed Apartment	2 Bed Duplex	3 Bed Duplex	Total	No. of Dual Aspect	% of Dual Aspect Units	GIA Duplex Blocks	NIA Duplex Blocks
Unit 01 Level 00 & 01	-	-	-	1	1	1	100.0%	106.1	-
Unit 02 Level 00 & 01	-	-	-	1	1	1	100.0%	100.1	-
Unit 03 Level 00, 01 & 02	-	-	1	-	1	1	100.0%	95.4	-
Type 01 [Single Block]	0	0	1	2	3	3	100.0%	301.6	-
Total No. of Type 01 Blocks:	7								
Type 01 Total No. of Individual Units Provided	0	0	7	14	21	21	100.0%	2111.2	-
Type 01 Mix	0.0%	0.0%	33.3%	66.7%					

Type 02	Studio	1 Bed Apartment	2 Bed Duplex	3 Bed Duplex	Total	No. of Dual Aspect	% of Dual Aspect Units	GIA Apt Blocks	NIA Apt Blocks
Unit 01 Level 00 & 01	-	-	-	1	1	1	100.0%	107.3	-
Unit 02 Level 00, 01 & 02	-	-	1	-	1	1	100.0%	98.9	-
Type 02 [Single Block]	0	0	1	1	2	2	100.0%	206.2	-
Total No. of Type 02 Blocks:	17								
Type 02 Total No. of Individual Units Provided	0	0	17	17	34	34	100.0%	3505.4	-
Type 02 Mix	0.0%	0.0%	50.0%	50.0%					
Total Number of Dual Aspect Apartment/Duplex units	115	71.4%							

APARTMENTS		
	1-bed apartments	32
	2-bed apartments	74
	3-bed apartments	0
Total		106

Duplex		
	1-bed duplex unit	0
	2-bed duplex unit	24
	3-bed duplex unit	31
Total		55

TOTAL RESIDENTIAL UNITS	415
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MIX	
57 no. 4 bed houses	13.7 % of houses total
191 no. 3 bed houses	46.0 % of houses total
6 no. 2 bed houses	1.4 % of houses total
31 no. 3 bed duplex	7.5 % of houses total
0 no. 3 bed apartment	0.0 % of houses total
24 no. 2 bed duplex	5.8 % of houses total
74 no. 2 bed apartment	17.8 % of houses total
32 no. 1 bed apartment	7.7 % of houses total

CRECHE	
Proposed Floor Area:	408.5 m ²
Creche Garden & Play Area:	429.5 m ²

SUBSTATION	
Number of Units:	6
Proposed Gross Floor Area:	10.8 m ²
Proposed Total Gross Floor Area:	64.8 m²

TOTAL SITE AREA	122,193 m ²	12.22 ha	30.19 acres
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OVERALL DENSITY	
Total Red Line Area: [incl. Character 3, 4 & 6]	148,703.5 m ²
New Foul & Water Main:	1,593.7 m ²
Expected Pedestrian & Cycle Access Works to R125:	1,304.3 m ²
Western Planted Boundary:	308.8 m ²
Total Gross Site Area: [excl. Linear Park, Landscape Link Road Buffer and expected works to road]	122,192.9 m ²
Total Net Site Area: [excl. Flood Risk Area, Attenuation Area and Class 1 Open Space]	99,465.9 m ²
Total Gross Floor Area:	43,799.5 m ²
Total Potential Gross Floor Area:	44,656.3 m ²
Overall Gross Density:	34.0 dwelling per ha
Overall Net	41.7 dwelling per ha
Plot Ratio: (Gross Site Area)	0.36 unit/ha
Plot Ratio: (Net Site Area)	0.44 unit/ha
Site Coverage: (Gross Site Area)	15.1%
Site Coverage: (Net Site Area)	18.6%

04 | UNIVERSAL DESIGN

UNIVERSAL DESIGN

STATEMENT OF INTENT

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

The proposed development must meet the requirements of Part M of the Building Regulations.

Part M 2010 came into operation on the 1st January 2012 and the requirements of Part M 2010 must be followed subject to certain Transitional arrangements.

The requirements of Part M 2010 are as follows:

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
Application of the Part	M2	Adequate provision shall be made for people to approach and access an extension to a building.
	M3	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
	M4	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

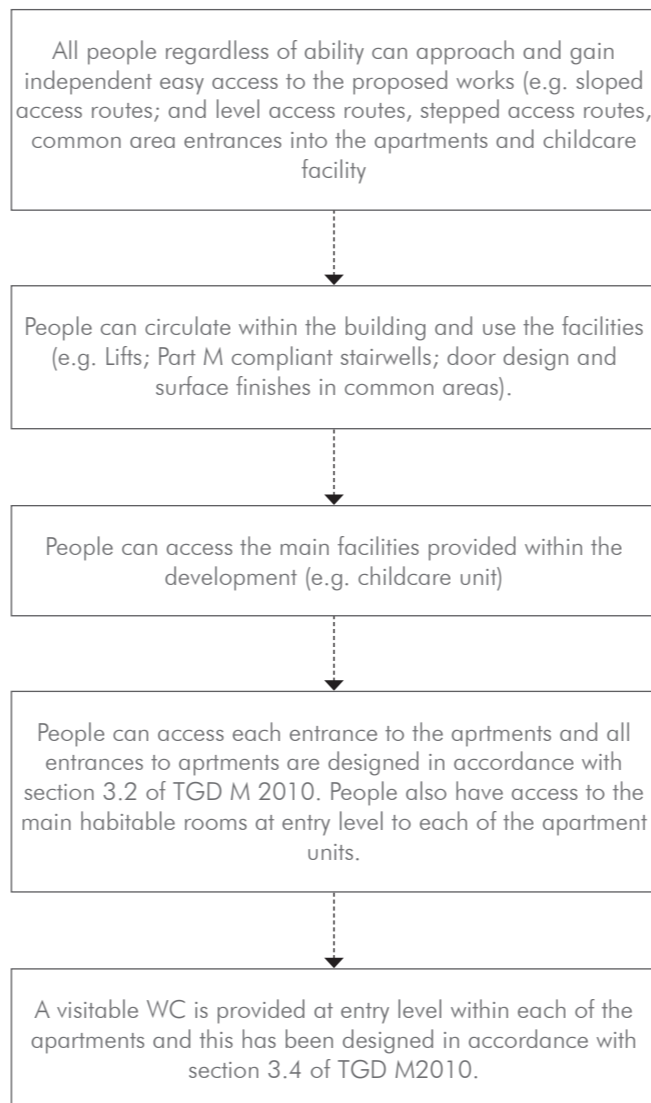
The Design Team recognises that since the introduction of the Disability Act in 2005 Irish Building Regulations (See Figure 1 above) have been revised with Universal Design in mind and a more comprehensive technical guidance document is now in place. This document is known as the Building Regulations 2010 Technical Guidance Document M - Access and Use' or alternatively TGD M 2010.

TGD M 2010 provides guidance in relation to meeting the requirements of Part M of the Second Schedule to the Regulations and focuses on Access and Use. It is important to note that the introduction of TGD M 2010 states:

"The materials, methods of construction, standards and other specifications (including technical specifications) which are referred to in this document are those which are likely to be suitable for the purposes of the Regulations. Where works are carried out in accordance with the guidance in this document, this will, prima facie, indicate compliance with Part M of the Second Schedule to the Building Regulations (as amended). However, the adoption of an approach

other than that outlined in the guidance is not precluded provided that the relevant requirements of the Regulations are complied with. Those involved in the design and construction of a building may be required by the relevant building control authority to provide such evidence as is necessary to establish that the requirements of the Building Regulations are being complied with".

The Design Team notes that TGD M 2010 is the minimum guidance to show compliance with the requirements of the Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the building and are committed to ensuring that:



The proposals will be subject to a DAC application (Disability Access Certificate) to the local BCA (Building Control Authority). The requirements of the application as well as any additional requirements/conditions raised by the BCA will be implemented in full in the course of construction of the proposal.