

MOLA
Architecture

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Priorsland Cherrywood SHD

Architects Design Statement

PLD18-MOLA-XX-XX-RP-A-10-XX001

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Section 1: Introduction

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- 1.2 Executive Summary
- 1.3 Client & Professional Team

1.1 Introduction

This Architectural Design Statement sets out the urban design and architectural rationale for a substantial component of the lands described as; Development Area 3: Priorsland at Cherrywood Strategic Development Zone in the Dún Laoghaire-Rathdown County Council administrative area, being submitted to An Bord Pleanála through the Strategic Housing Development process, for planning permission.

The proposal is predicated on a compliant and pro-active response to DLRCC's vision for the Cherrywood SDZ. It focuses on delivery of the urban design objectives and place-making aspirations of the Planning Scheme.

The Planning Scheme states in its introductory paragraphs on its Vision for Cherrywood (Section 1.6 Cherrywood SDZ Planning Scheme 2014 – amended 2021):

“The overarching vision for the Planning Scheme is:

- To create a sustainable place with a rich urban diversity, this respects its historical and natural setting while also facilitating innovation and creativity.
- To spatially develop a cohesive and diverse community with a strong identity and environmental integrity.
- To contribute to the economic growth of the County through the development of a vibrant economic community anchored around the Town Centre.
- To provide a safe and friendly environment where people can live, work and play within an envelope of sustainable, integrated transport with a primacy of soft modes of transport throughout.”

The accompanying Planning Report prepared by McGill Planning focuses on placing this planning application for a mixed-use development at Priorsland, Cherrywood in its statutory planning context. It provides a detailed breakdown of the composition of the development in terms of use-mix, distribution of component elements, supporting infrastructure and the precise schedule of accommodation. A chronology of the consultative process, detailing interaction with the Development Authority Project Team (DAPT) for Cherrywood and with Planning and Development Departments of DLRCC during the evolution of the design proposal is documented in this report. The degree and manner of compliance with the pillar planning policy documents, The Cherrywood SDZ Planning Scheme 2014 – amended 2021 and the DLRCC Development Plan, is demonstrated in the Compliance Matrix which forms an integral part of the report. The planning history on the site is also dealt with in detail, discussing the refused planning application to DLRCC in 2021 and the Strategic Housing Development application.

This document deals with the architectural and urban design objectives identified in these guiding documents, discussed during the consultative and workshop process with the DAPT, and describes the consequent design scheme proposed by the applicant, and its design team.



CGI - Village Center

1.2 Executive Summary

The applicant, 1 Carrickmines Land Limited, wishes to secure planning permission from Dún Laoghaire-Rathdown Co Council to construct a mixed-use Village Centre and Residential development set in landscaped surroundings on a site of approximately 9 hectares in area. The site lies within the Priorsland Development Area of the Strategic Development Zone designated lands at Cherrywood, Co Dublin.

This Architectural Design Statement outlines the urban design and masterplanning methodology which forms the basis of this planning application and describes the architectural design approach and elevational treatment of the individual components of the Masterplan. It is intended to expand on the information provided in, and to be read in conjunction with, the architectural and landscape drawings in particular, and all other reports and drawings which accompany this application.

The development described in these documents has been the subject of extensive discussion and very productive design development workshop meetings with the DAPT for the Cherrywood SDZ, for which the applicant and its design team is very grateful. The design approach to the development has, we believe, through this workshop process evolved very successfully and a very high degree of compliance with the Cherrywood Planning Scheme has been achieved. The accompanying Planning Report by McGill Planning details in its general text and specifically in the Compliance Matrix the manner in which such compliance has been delivered.

This document seeks to provide additional descriptive and graphic information to explain the course of evolution of the Masterplan and to illustrate the ultimate building form and appearance of the scheme being submitted for planning permission.

The development will comprise a mixed-use village centre and residential development of 443 no. units comprising 6 no. blocks (A-F) of apartments (up to 5 storeys with basement/undercroft parking) providing 402 no. apartments units (146 no. 1-beds; 218 no. 2-beds and 38 no. 3-beds), and 41 no. houses (19 no. 3-beds and 22 no. 4-beds). All apartments provided with private balconies/terraces. Provision of indoor residential facilities to serve apartment residents.

The Village Centre and non-residential elements will comprise a supermarket, local retail/retail service units, non-retail commercial units, creche, gym, community space, and offices (High Intensity Employment) use.

Provision of car/bicycle/motorcycle parking; ESB sub-stations; bin storages areas, and all associated plant areas.

Provision of the first phase of Priorsland Park (on lands within the applicant's ownership) and other public and communal open spaces.

Construction of Castle Street through the subject lands and two road bridges across the Carrickmines Stream, one to serve the future school site/ park, the second to provide pedestrian and cyclist access to the Carrickmines Luas station and future Transport Interchange to the north. Provision of an additional pedestrian bridge to the park. Provision of an acoustic barrier along the southern/western edge of the site.

All associated site development works, landscaping, boundary treatments and services provision.

1.3 Client & Professional Team

This Design Statement accompanies the planning application and was written in collaboration with;

CLIENT

1 Carrickmines Land Ltd
27 Merrion Square,
Dublin 2
D02 P297

ARCHITECT

MOLA Architecture
2 Donnybrook Road
Dublin
D04 NN50

STRUCTURAL ENGINEER

PUNCH Consulting Engineers
Carnegie House, Library Road
Dún Laoghaire
Co. Dublin

CIVIL ENGINEER

PUNCH Consulting Engineers
Carnegie House, Library Road
Dún Laoghaire
Co. Dublin

SERVICES ENGINEER

FALLON Design
Suite 4, No. 4 Riverwalk
Arklow
Co. Wicklow

LANDSCAPE ARCHITECT

Dermot Foley
Blackpitts, The Liberties
Dublin
D08 DD56

ARCHAEOLOGICAL CONSULTANT

IAC Archaeology
Unit G1, Network Enterprise Park
Kilcoole
Co. Wicklow

3D VISUALISER

3D Design Bureau
65 Rock Road
Blackrock
Co. Dublin

PLANNING CONSULTANT

McGill Planning
45 Herbert Ln, Grand Canal Dock
Dublin
D02 RR92

FIRE CONSULTANT

MJP
The Anchorage, Charlotte Quay,
Dublin.

PSDP

Scott+MacNeill
Histon House, Cornelscourt Village
Dublin

WASTE MANAGEMENT CONSULTANT

Traynor Environmental
Belturbet Business Park
Creeny, Belturbet
Co. Cavan

ECOLOGY CONSULTANT

Scott Cawley
College House, Rock Road
Blackrock
Co. Dublin

NOISE CONSULTANT

CLV Consulting
The NSC Campus
Mahon
Cork

DAYLIGHT / WIND CONSULTANT

IES
Helix Building, Kelvin Campus,
West Scotland Science Park
Glasgow
United Kingdom

Section 2: Design Brief

- 2.1 Project Objectives
- 2.2 Cherrywood SDZ
- 2.3 Development Quantum
- 2.4 Standards and Compliance

2.1 Project Objectives

At the outset the applicant and design team held a workshop to identify a number of key objectives for the development of the Priorsland site. These include taking on board as core principles the urban design and planning aspirations of the Planning Scheme for Cherrywood. Chapter 2 of the Planning Scheme also sets out a range of specific objectives (PD7 to PD33) in respect of the form the development on the designated lands. These objectives, the essential ingredients to deliver a vibrant and sustainable neighbourhood, are closely aligned with the applicant's aspiration for the creation of an attractive and "liveable", rational and viable, and ultimately successful development.

The applicant's team has consulted extensively with the Development Authority, the various departments in DLRCC and other stakeholders in addressing the scope of issues identified in Section 6.3 of the Planning Scheme in formulating a set of principles and guidelines to be adhered to in the development proposal.

The character and identity, and ultimate success of the Priorsland as a place to which people are attracted, primarily to live but also to shop and work, will derive substantially from exploiting its uniquely abundant array of amenity spaces and open, outward looking aspect. This will also be influenced by careful consideration of the scheme's urban fabric, the layout of blocks, streets and integration with the open spaces, and the coherence and complementarity of its built form. A vibrant and viable neighbourhood and village centre is dependant not only on a mix of uses to appeal to the needs of its residents, but equally on a high quality and attractive built environment. The break-up of the urban blocks, the network and pattern of streets and variety of public spaces places where people congregate, play and relax is of critical importance to successful "place-making".

A number of fundamental urban design principles have been observed in the design of the proposal for Priorsland Village Centre and residential neighbourhood:

Building scale and massing – While building heights and densities are stipulated by the Planning Scheme in global terms, the urban design proposal should manipulate scale and massing within the general rules. It should aspire to defining street lines and edges to open spaces, reinforcing the public realm, providing protection from the "elements" and seek to generate a distinct and appealing neighbourhood character. The general massing of the buildings should be varied to relate to context by dropping, for instance, in scale to relate to lower scaled development at the site edges. The general height or volume

may be adjusted in specific locations to add interest or variation to the profile or skyline, and convey added importance or elevated status to an individual building or the spaces it encloses.

Permeability and Movement – Integrating a rich movement network and a fine-grained block structure, with a hierarchy of lanes, streets, intersections and public spaces is a core requirement of the Planning Scheme and central to the applicant's vision for Priorsland. This will encourage permeability, social encounter, varied movement patterns giving choice and ease of access to, from and across all residential areas linking to the commercial and retail services and amenity spaces.

Responding to Context – A contextual approach to design of a neighbourhood or urban centre generally suggests a seamless knitting into or integration with the surrounding fabric or urban form. In this case the built context is sparse, even non-existent, in most directions with the Luas line to the north and a major motorway, the M50, skirting the southern boundary. The context otherwise comprises a leafy residential neighbourhood separated by Park and Ride surface carpark, a wooded area to the northeast (designated for a new park) and various other elements of green infrastructure such as the Carrickmines Stream (and its Flood Containment Zone), retained landscape (the stand of Turkey Oaks and some sections of hedgerow), and importantly the view corridors and vistas to the mountains and intervening countryside. The open context will imply exposure to winds but this is balanced by good orientation or aspect in relation to the path of the sun. Consideration of these site attributes, the physical conditions or constraints will influence the design and establish better connection of the development to its context.

Block Pattern and Form – The degree and nature of sub-division of the development plots and the resultant urban grain determines the block pattern and street network. Block form contributes to the quality of the environment created. Smaller, more disaggregated blocks for instance allow more sunlight penetration but potentially increase exposure to wind and rain. Larger unrelieved facades, with limited street front activity are a consequence of a preponderance of monolithic blocks. Consideration of block form and the incorporation of articulation through breaks and/or steps is required to reduce the impact of inactive or unanimated facades.

Placemaking – The richness and quality of the public realm are key ingredients in creating an attractive neighbourhood. In placemaking it is critical to consider issues such as;

- The scale of enclosing structures and the proportions of the spaces or streets formed.
- The ability of open spaces to add character or interest, and define neighbourhood identity.
- The manner in which internalised, large footprint activities such as car parks, supermarkets, etc. are accommodated and mediated to obviate areas of blank façade or ventilation grills.
- The micro-climatic conditions generated by building form – enclosure, overshadowing, sunlight penetration, wind tunnels, etc;
- The scale and quality not only of nodes or public spaces but also of the streets and lanes that link them.

Connections to adjoining uses and hinterland – The ability to connect physically through the provision a variety of roadways, "greenways", cycle and pedestrian routes, and visually through the use of view corridors are essential in establishing linkages between the village centre, residential areas and their hinterland.

Security/Privacy – Improving security through urban design is a function of promoting activity and greater hours of use at street level and overlooking or passive surveillance from above, the higher the levels of both the greater the sense of security and personal safety achieved. Consideration of the progressive transition from the public realm to the privacy of the home, through a series of defensible spaces, is central to a good urban design solution, and key to encouraging people to live in or near an urban centre.

A Sustainable Neighbourhood – Focus on the treatment of Energy, Transport, Water and Waste, and the retention and provision of "Green" Infrastructure (parks, woods, play areas, gardens, etc) are clearly important considerations in terms of the impact on the planet and in ensuring an environmentally sensitive development. To generate a sustainable neighbourhood it is also essential to attract and accommodate a socially and demographically diverse resident and working community. The spatial and material qualities of the buildings, the look, feel and coherence of the development are therefore critical in this element of sustainability. The integration of a wide range of uses, the extent and distribution of open spaces - the public realm, and the Village Centre's accessibility on all modes of transport are also vital in ensuring the neighbourhood's success and long-term viability.

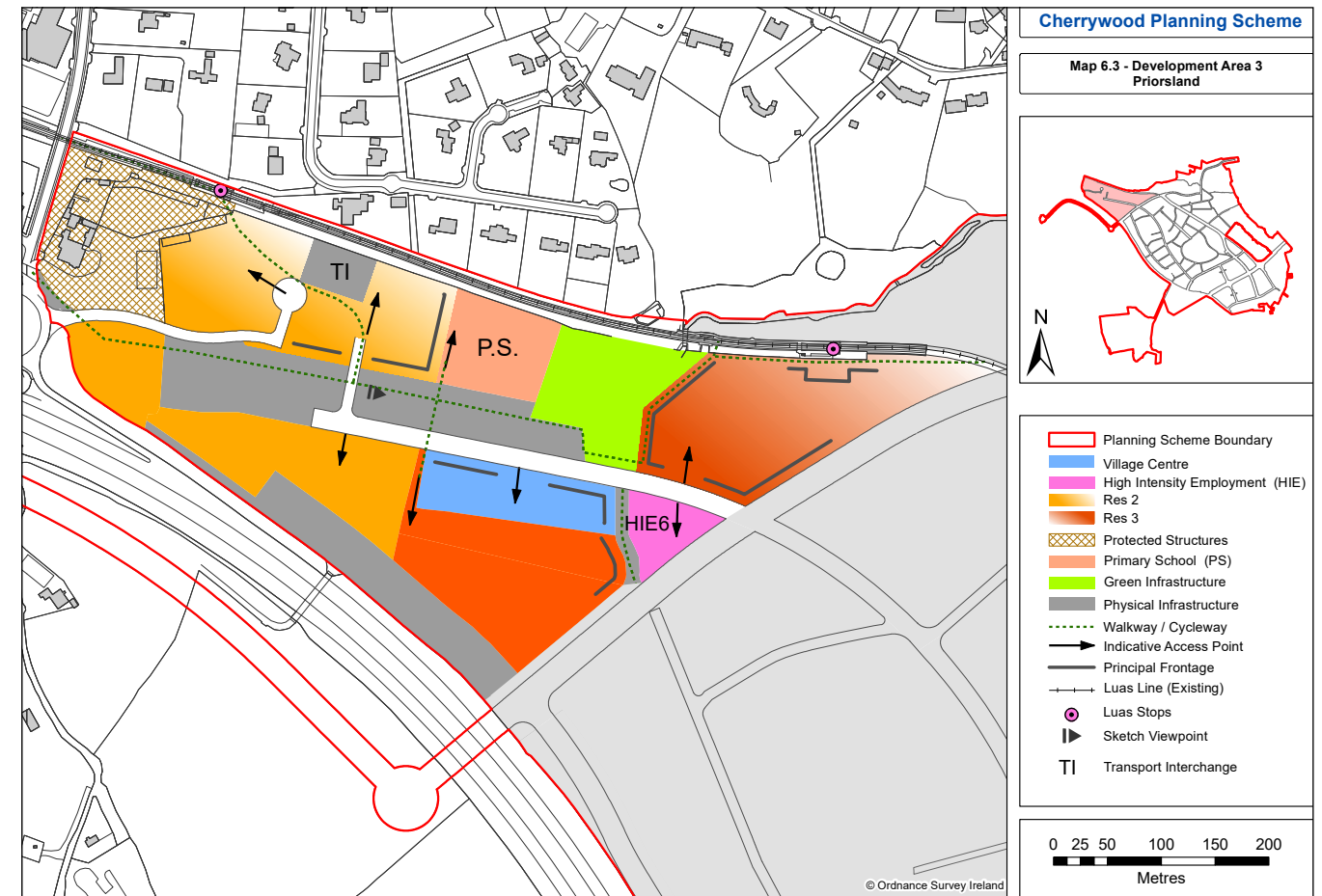


CGI - Village Center

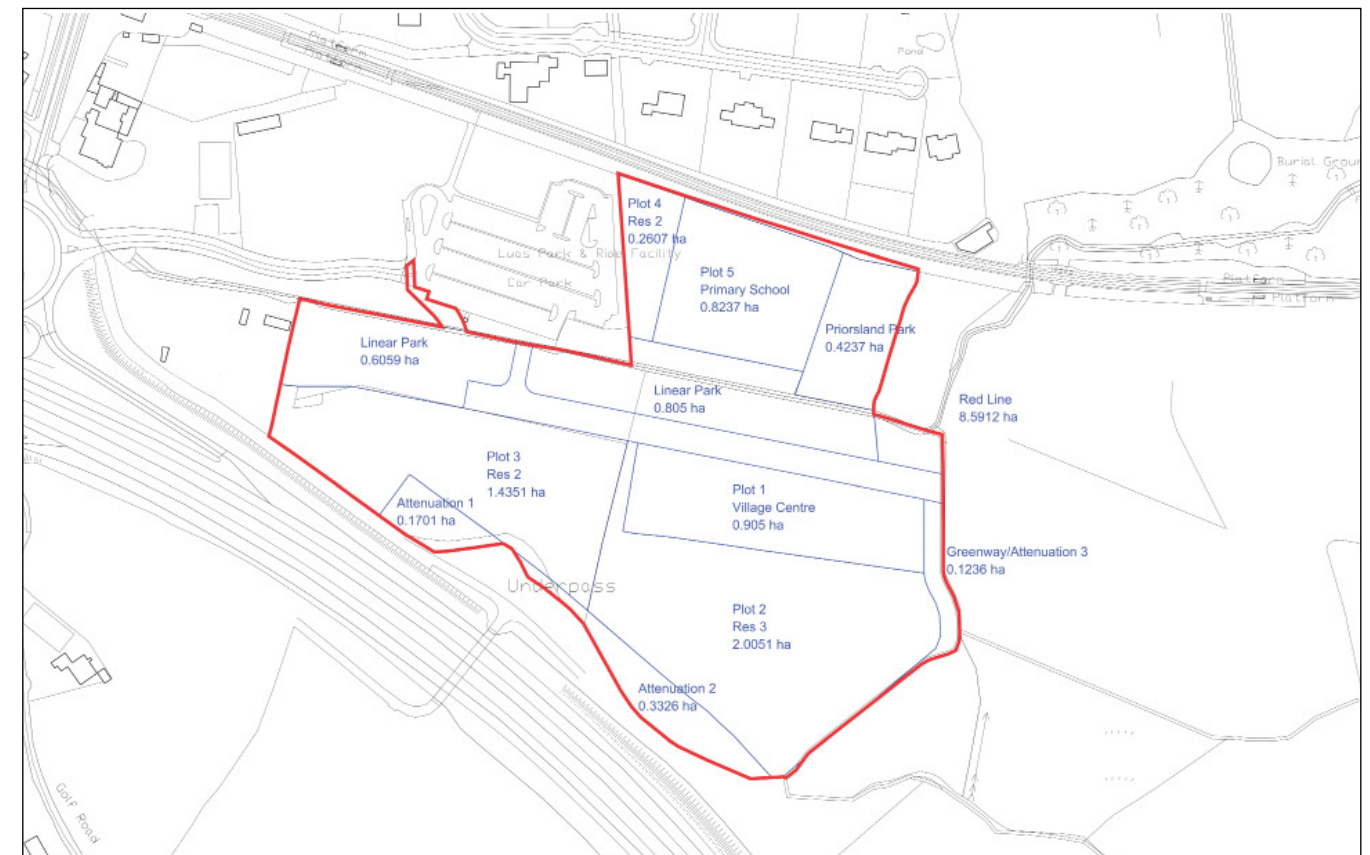
2.2 Cherrywood SDZ

Section 6.3 of the Cherrywood Planning Scheme identifies at Map 6.3 the land-use zoning, key physical and green infrastructure requirements, essential routes and linkages, and principal frontages to be considered in any development proposal in Development Area 3 : Priorsland.

Specific Objectives (DA 19 to DA 27) are set out for delivery in any development proposals for the area and Table 6.3.1 : Development Type and Quantum defines the use-mix, permissible floor areas, building heights and densities achievable throughout the Priorsland area. The diagrams included below summarise these parameters for the subject site.



MAP 6.3 from Cherrywood SDZ



Development Areas

2.3 Development Quantum

OVERALL LANDHOLDING 8.5912 ha

PRIORSLAND VILLAGE CENTRE Plot 1: 0.905 ha

Land Use	Type	Area Min	Area Max	Units Min	Units Max
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Residential	Res3/Res4	9,000	12,000	100	133
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*Circa 95** *Circa 130**

Retail	Supermarket	834	1,365
	Local Retail	228	455
	Retail Services	228	455
	<i>Total Retail</i>	<i>1,290</i>	<i>2,275</i>
Non Retail Uses		700	1,000
HIE		700	1,000
Community		250	500

Note 1: Areas shown are Gross (GFA) and measured in Square Metres

Note 2(*): Residential units for the Village Centre are calculated on an average unit size of 90 sqm

Planning Scheme Amendments shows an average apartment size of 92-94 sqm

Note 3: Building height in Village Centre ranges from 2-5 floors

RESIDENTIAL LANDS Plots 2, 3, 4: 3.7009 ha

Land Use	Density	Plot Area	Min No. Units	Max No. Units
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Plot 2	Res 3	2.0051	130	201
Plot 3	Res 2	1.4351	65	100
Plot 4	Res 2	0.2607	12	18
	Sub-Total	3.7009	207	319

Overall number of units on site	307	453
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OTHER USES

Land Use	Type	Plot Area Sqm	Plot Area Ha
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Plot 5	Primary School	8,237	0.8237
Priorsland Park	Class 1 Open Sp.	5,307	0.5307
Infrastructure	Linear Park/Flood	14,109	1.4109
	Greenway/Atten	1,236	0.1236
	Attenuation 1+2	5,027	0.5027
	Total	20,372	2.0372

23% of the site

2.4 Standards & Compliance

Development proposals within the Priorsland area are obviously subject to the requirements of the Cherrywood Planning Scheme but also must take into consideration and comply with, or observe, a number of other codes of practice, guidelines and standards documents including the following:

- Dún Laoghaire-Rathdown Co Council County Development Plan 2016 -2022
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, December 2020
- Sustainable Residential Development in Urban Areas, 2009
- Urban Design Manual, 2009
- Retail Design Manual, 2012
- BRE Site Layout Planning for Daylight & Sunlight : A Guide to good Practice , Second Edition 2011

Section 3: Site and Context

- 3.1 Site Location
- 3.2 History & Archeology
- 3.3 Topograpahy
- 3.4 Site Constraints & Opportunities
- 3.5 Daylight & Sunlight
- 3.6 Access & Movement
- 3.7 Land Use & Zoning

3.1 Site Location

The subject site lies wholly within Development Area 3: Priorsland at the western extremity of the Cherrywood SDZ Planning Scheme lands. The site amounts to approximately 8.6 hectares of the total 20.3 hectares that comprise the Priorsland lands. It is a low lying, relatively flat and generally open tract of land bounded by the M50 to the south, Luas line to the north and traversed from west to east by the Carrickmines Stream along its long axis.

The site is distinguished by a number dominant physical features. Apart from the stand of mature Turkey Oaks, which stretch along the Carrickmines stream and some sections of hedgerow on the perimeter worthy of retention, the site is characterised by its open aspect and outward views. To the south and southwest is the Dublin Mountains with rolling countryside in the foreground, and to the north and northeast are areas of mature woodland.

The site is accessed primarily by an extension of the substantially developed Castle Street which crosses Barrington's Road and passes south-east through much of the Cherrywood lands to Bishops Street and Cherrywood Town Centre, now under construction. The principal access route from the Wyattville Link Road (and the M50 and N11 Beyond) will be via Grand Parade when the western section to Barrington's Road is completed. The Luas line skirts the site's northern boundary and two stops, Carrickmines and Brennanstown. Both are equidistant from the proposed Village Centre of Priorsland. The network of cycle, bus, pedestrian and green routes, a cornerstone of the Planning Scheme, permeate the Cherrywood SDZ and create a multiplicity of connections to the Priorsland site.

A notable feature of the Priorsland Development Area within the Cherrywood Planning Scheme is the extent of the total land area devoted to uses other than development. Some 9 hectares are designated variously to woodland, parks and other forms of amenity space. A major flood containment zone tracks the Carrickmines Stream and consequently also contributes to the array of open amenity space. Surface water attenuation is designated along the southern perimeter which will provide a buffer landscaped strip to the M50 incorporating swales and appropriate water-loving plant species.



Site aerial showing application boundary



3.2 History & Archaeology

Below and across are a summary of the items of archeological significant listed on the site and discovered during site investigations. For further information refer to the Archaeologists report.

DU026-080001-

Scope note

Class: Enclosure

Townland: BREANSTOWN, CARRICKMINES GREAT

Scheduled for inclusion in the next revision of the RMP: Yes

Description: The OS Letters (1837) include sketches of the Brennanstown/Carrickmines Great area that show a series of enclosures to the S of site of an 'ancient mill'. This was located on a stream E of Carrickmines that runs into Glendruid Glen. There is no visible trace of these enclosures.

Compiled by: Geraldine Stout and Padraig Clancy.

Revised upload on: 21 April 2018.

DU026-080002-

Scope note

Class: Water mill - unclassified

Townland: BREANSTOWN, CARRICKMINES GREAT

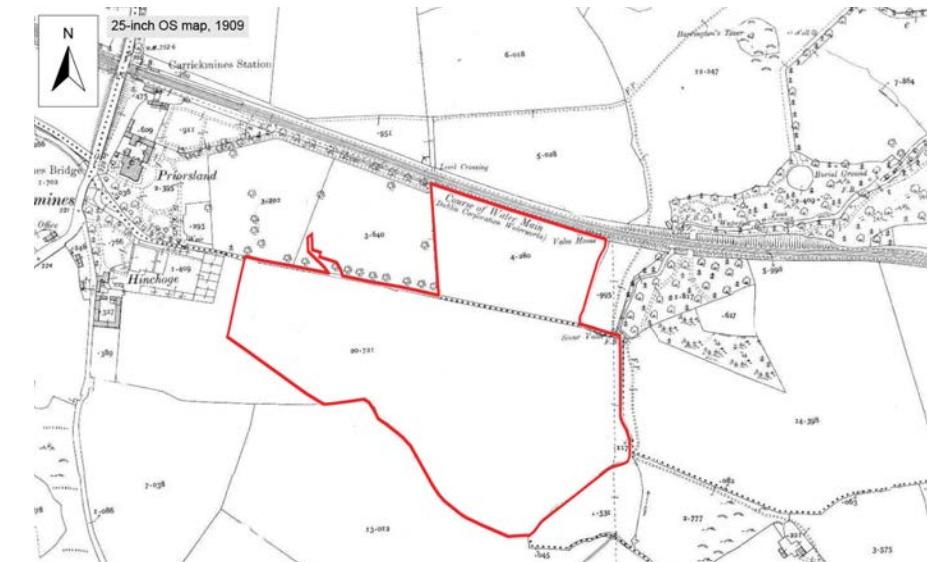
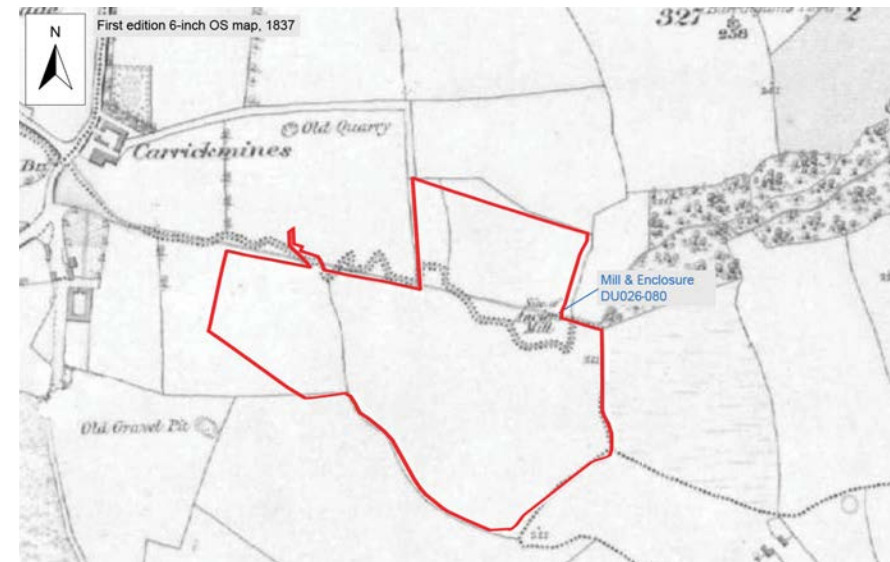
Scheduled for inclusion in the next revision of the RMP: Yes

Description: The 1836 OS 6-inch map shows the 'site of ancient mill' along a stream E of Carrickmines that runs into Glendruid Glen. It is marked on the Down Survey (1655-6) map and the Civil survey (1654-6) states that there was a corn mill and tuck mill here (Simington 1945). The OS Letters include sketches of this area which show the foundations of a rectangular building and a feature marked 'Old Quern' (O'Flanagan 1927, 16). Paddy Healy has pinpointed the site as being within the wooded area of the Druid's Glen (Pers. comm. Rob Goodbody).

Compiled by: Geraldine Stout and Padraig Clancy.

Revised upload on: 21 April 2018.

References: 1. Simington, R.C. (ed.) 1945 The Civil survey, AD 1654-1656. Vol. VII: county of Dublin. Dublin. Irish Manuscripts Commission.



Site investigation trench map extract from Archaeologist report

3.3 Topography

The subject lands are generally characterised by an open expanse of unobstructed pasture lands devoid of fence or other form of subdivision. They are encompassed by a meagre, occasionally interrupted, perimeter of tree, scrub and hedgerow planting. Most notably, however, a stand of mature Turkey Oaks traces the west to east route of the Carrickmines Stream through the site.

The gradients are gentle, almost imperceptible and fairly constant on these open lands which constitute the bulk of the site. A slight local increase in slope occurs where the lands fall towards the stream which the oaks separates. The slope from west to east amounts to a fall of approximately 2.5 to 3.0 metres over the 450 metre long axis of the site, while a fall of 1.5 to 2.0 metres occurs from the M50 to the stream and from the stream to the northern boundary along the LUAS line.



3.4 Site Constraints & Opportunities

The expansive and relatively level nature of the site renders it admirably suitable for development. The openness however does expose large tracts to the prevailing winds, potentially rain-laden, whipping down from the Dublin and Wicklow Mountains to the west and south. The absence of dense vegetation or woodland on the sites southern boundary also exposes any development to traffic noise emanating from the M50 on a more or less constant basis.

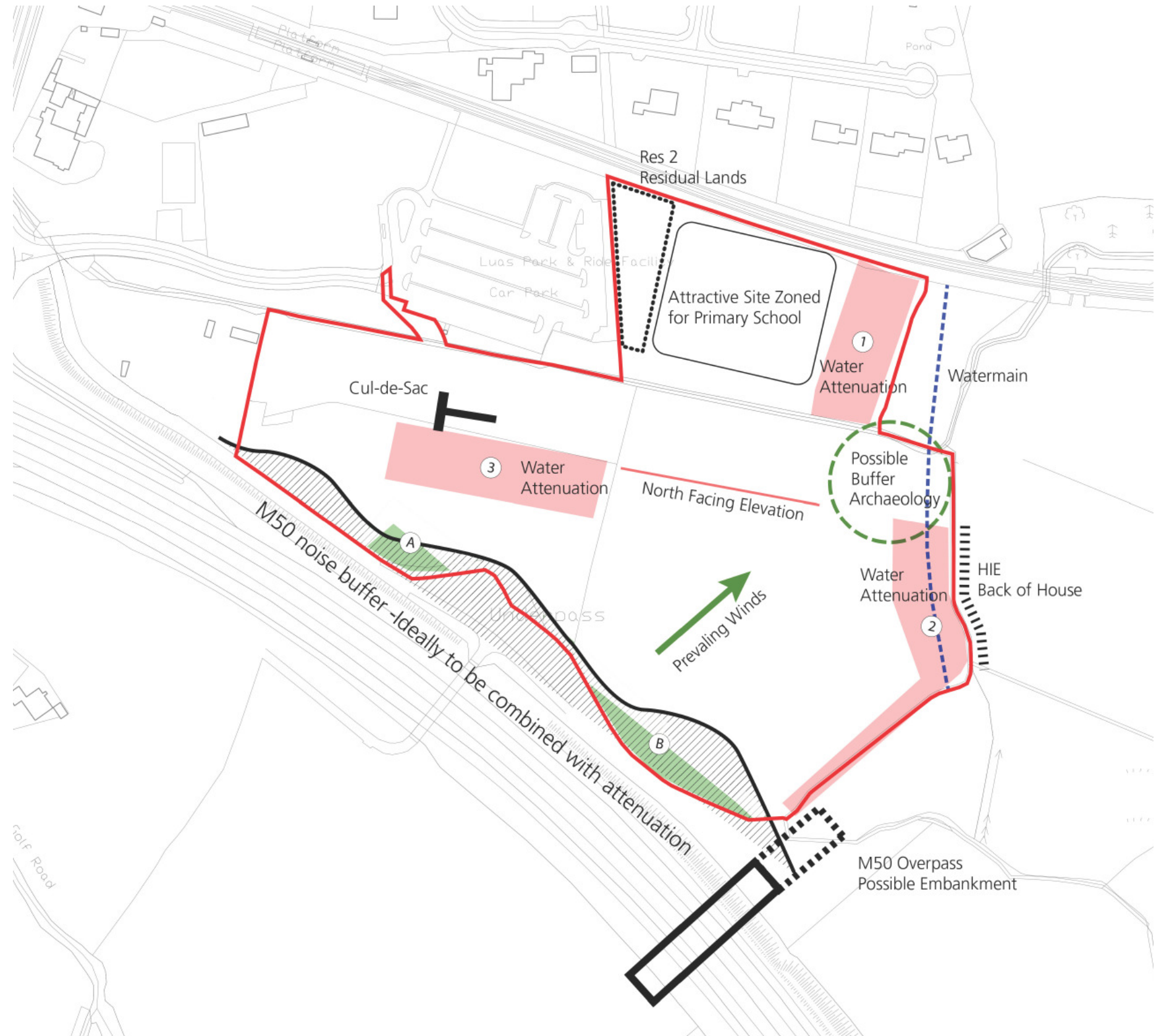
Within the site, there are a number of physical constraints which provide both challenges and opportunities for the development. Namely;

- The Carrickmines Stream and attendant flooding risks.
- Retention of the linear stand of Turkey Oaks and surrounding hedge rows.
- The physical infrastructure requirements of the SDZ's Planning Scheme, namely the provision of a surface water detention basin, attenuation zones, and a flood containment zone along the Carrickmines Stream
- The primary North facing elevation along Castle Street.

The natural beauty of the site itself with its open aspect, stands of mature trees and stream are important considerations in the design approach as are the foreground woodland views and panoramic mountain vistas to be enjoyed all over the site.

The site is immediately adjacent to the M50 orbital motorway as it links with the M11 to the south east. It is accessed via Grand Parade and Castle Street within the Cherrywood SDZ designated lands and is served by the Carrickmines Luas Stop and is close to as yet unopened Brennanstown Stop. A network of pedestrian and cycle ways, bus routes and links roads, as stipulated in the Planning Scheme will also permeate the subject lands.

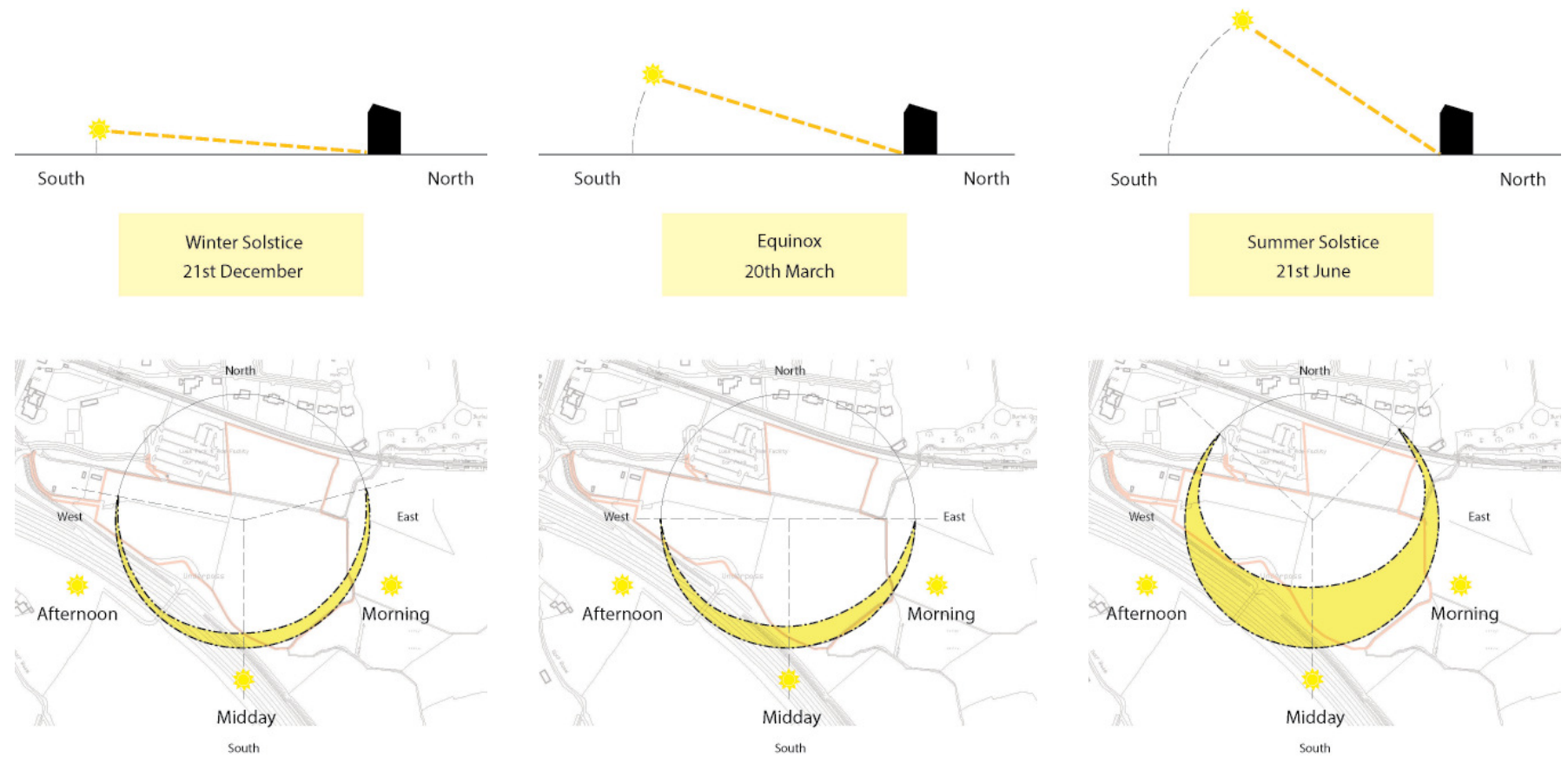
The diagrams on the following pages summarise, in graphic form, these physical attributes, the infrastructural and natural elements to be taken on board in the development of an approach to the lands at Priorsland.



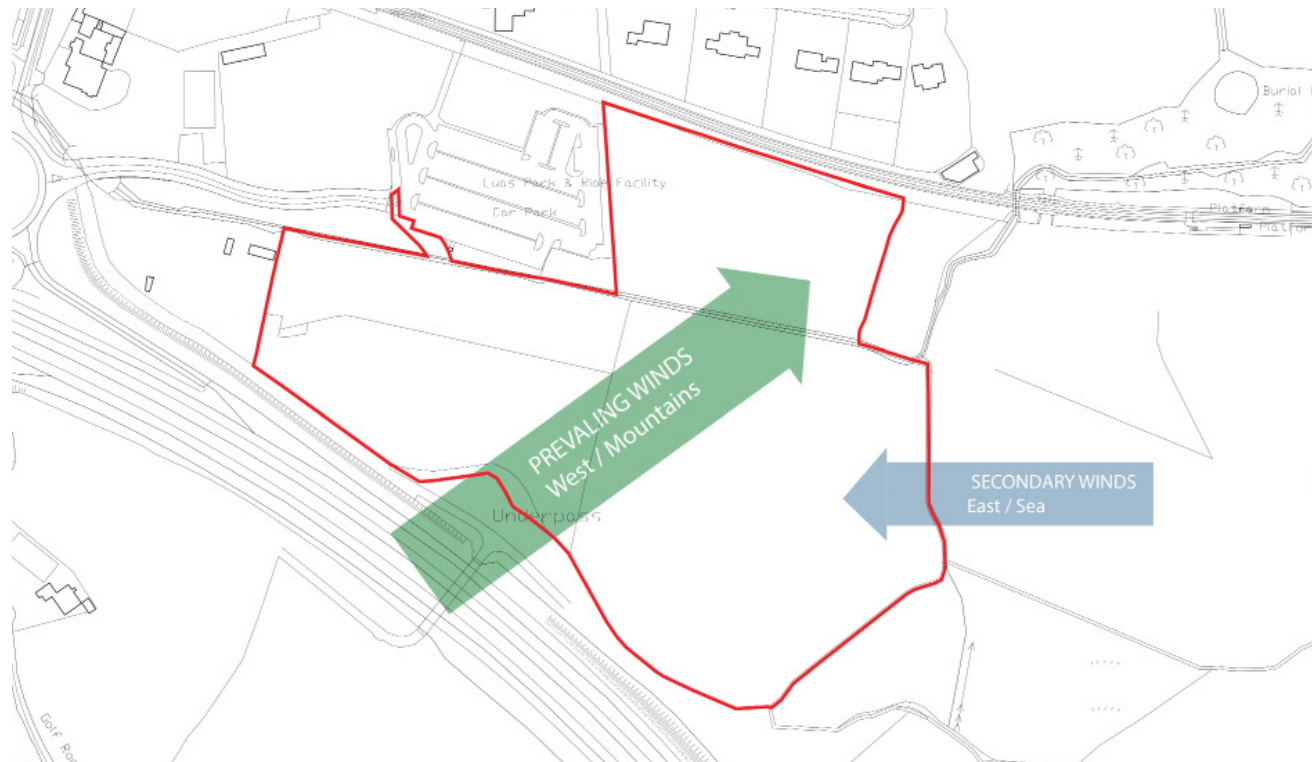


3.5 Daylight & Sunlight

For further information on the existing and proposed conditions, please refer to the Daylight, Sunlight and Overshadowing Report and the Wind Report which accompany this planning application



Sunlight diagrams



Prevailing winds diagram



Building orientation diagram

3.6 Access & Movement



For further information on parking, please refer to engineers documentation which accompany this planning application

3.7 Land Use & Zoning

The Land Use/Zoning objectives of the Cherrywood Planning Scheme are dealt with in detail in the accompanying Planning Report by McGill planning. However, the diagram opposite applies the Land Use and Zoning designations of Maps 2.3 and 6.3 of the Planning Scheme to the site.

The uses and densities vary considerably across relatively small area ensuring a breath and diversity in scale of building and activity type. They range from low to medium and then high density residential in the vicinity of the Village Centre. The Village Centre also provides a mix of uses and ample array of green infrastructure in the form of; a linear park along Carrickmines Stream, local pocket parks and a Class 1 open space in Priorsland Park which lies adjacent to the site designated for the neighbourhood’s primary school.



Section 4: The Masterplan

- 4.1 Site Strategy
- 4.2 Proposed Site Layout
- 4.3 Proposed Scale & Massing
- 4.4 Public Realm & Landscaping
- 4.5 Proposed Access and Parking
- 4.6 Proposed Site Plan

4.1 Site Strategy

The diagrams on the following pages describe the Masterplan prepared for the Priorsland site and assembles the urban design proposal in a series of layers as follows:

Overall Site Strategy

- Principal interventions and governing concepts

Proposed Layout

- Sub-division of plots, distribution of blocks, street pattern and public spaces

Proposed Scale and Massing

- Building heights and volumetric study

Proposed Uses

- Preliminary distribution of specified use-mix

Proposed Access

- Principal vehicular, pedestrian and cycle routes

The masterplanning process was undertaken as a series of workshops at the outset and included early consultation with the Cherrywood DAPT. The resultant framework, the applicant's response to the Cherrywood Planning Scheme, and the essential components or strategies for the development of the Priorsland lands are illustrated in diagrams listed opposite.

In the subsequent design development phase of the process, however, the planning, operational and commercial appraisals required to bring this outline proposal to a level of detail sufficient to facilitate to submit this planning application, inevitably required modification of certain aspects of the masterplan.

The final application documents differ slightly in detail from these diagrams but the urban design framework which evolved early in the process is retained in large part and the rationale which underpins it forms the basis of the planning application scheme.



4.2 Proposed Site Layout



4.3 Proposed Scale & Massing

The site strategy proposed and the distribution of uses across the site was in many ways predetermined by;

- The land use zoning objectives of the Planning Scheme
- The fixed alignment of Castle Street.
- The major infrastructure requirements for a flood containment zone along the Carrickmines Stream
- The surface water attenuation at the M50 boundary.

The highest density and greatest mix of uses is located in the lands designated "Village Centre". Its range of medium to high density apartment buildings are arranged over; ground floor retail and retail services, high Intensity employment, community and other associated or ancillary uses. Parking is provided at basement level to ensure that the streets are active on all frontages with shops restaurants and cafes; non-retail/retail services; entrances to apartments above and residential amenity space; a crèche and space designated for community uses.

The Village Centre plot is bisected by a funnel shaped public open space, The Village Square. This design move provides a connection from the linear and public parks north of Castle Street through the commercial heart of the neighbourhood to the medium density residential development (Res 3) located along the southern boundary.

To the west of the subject lands, where medium to low density residential development (Res 2) is designated, the mix and scale of the residential development is arranged to taper off in scale. The 4 storeys apartments adjacent to the Village Centre, reduce progressively in scale and density to 3 and then 2 storey semi-detached and terraced houses. The scale of these units integrate with adjacent parkland and low density housing.

Retaining a more 'village-like' feel was an important generator of the block pattern. This dictated that the site be traversed by a range of streets, greenways and other open spaces which break down block dimension to increase permeability and reduce building mass. Within each block there is an aspiration to further reduce scale by creating steps up and down in building heights and introducing occasional breaks in building volume. These 'steps' and 'cuts' help to desegregate larger blocks, enable distant views in various directions and allow sunlight to penetrate into enclosed gardens or courtyards throughout the day.



4.4 Public Realm & Landscape

Integrating a hierarchy of hard and soft landscaped public spaces is central to the proposed urban design approach. The proposed spaces range from the main pedestrianised plaza or Village Square at the apex to pocket parks and local play areas. This combination of these spaces fully embraces the objectives of the Planning Scheme in terms of the creation of Civic Spaces (Section 2.8.3).

The quality of the hard landscaping and surface treatments are illustrated in the documents and drawings accompanying this application. The applicant is acutely aware that the richness and quality of the public realm is a key ingredient in creating an attractive and ultimately successful development.

The range of spaces and parks that make up the public realm in Priorsland includes;

- The Village Square
- Priorsland Park
- The Carrickmines Stream Linear Park
- Southern Perimeter Landscape Zone incorporating childrens play areas, acoustic and surface water attenuating landscaping
- Ticknick Stream Greenway
- Garden Courtyard to Block A
- Raised Podium Gardens to Blocks B, C, D and E

All primary street and civic space frontages are intended to be active and permeable incorporating the range of uses listed above and a multiplicity of entrances and openings. Secondary quieter streets are lined with residential units and common entrance spaces to units overhead. All streets are designed to be overlooked at all times, to be safe and secure for the residents and visitors.

The composition, shape and location of public open spaces are arranged (as intended in Section 2.10 of the Planning Scheme) to create linkages, mark nodal points, street crossings and desire lines between specific destinations. They respond to and mitigate, where possible, the worst impacts of adverse climatic conditions taking into consideration in their design orientation, enclosure and the provision of shelter from wind and rain. They are also positioned in the masterplan, to introduce view corridors, to help to reveal the uniqueness of the site's wider context, facilitating views to the Mountains, to Killiney Hill and giving glimpses of Dublin Bay beyond.

All public spaces facilitate at-grade pedestrian and cyclist movement along and across them, connecting the various parts of the Priorsland neighbourhood, linking to public transport stops and to adjacent, and more distant, amenities within Cherrywood.



CGI - The linear park

4.5 Proposed Access & Parking

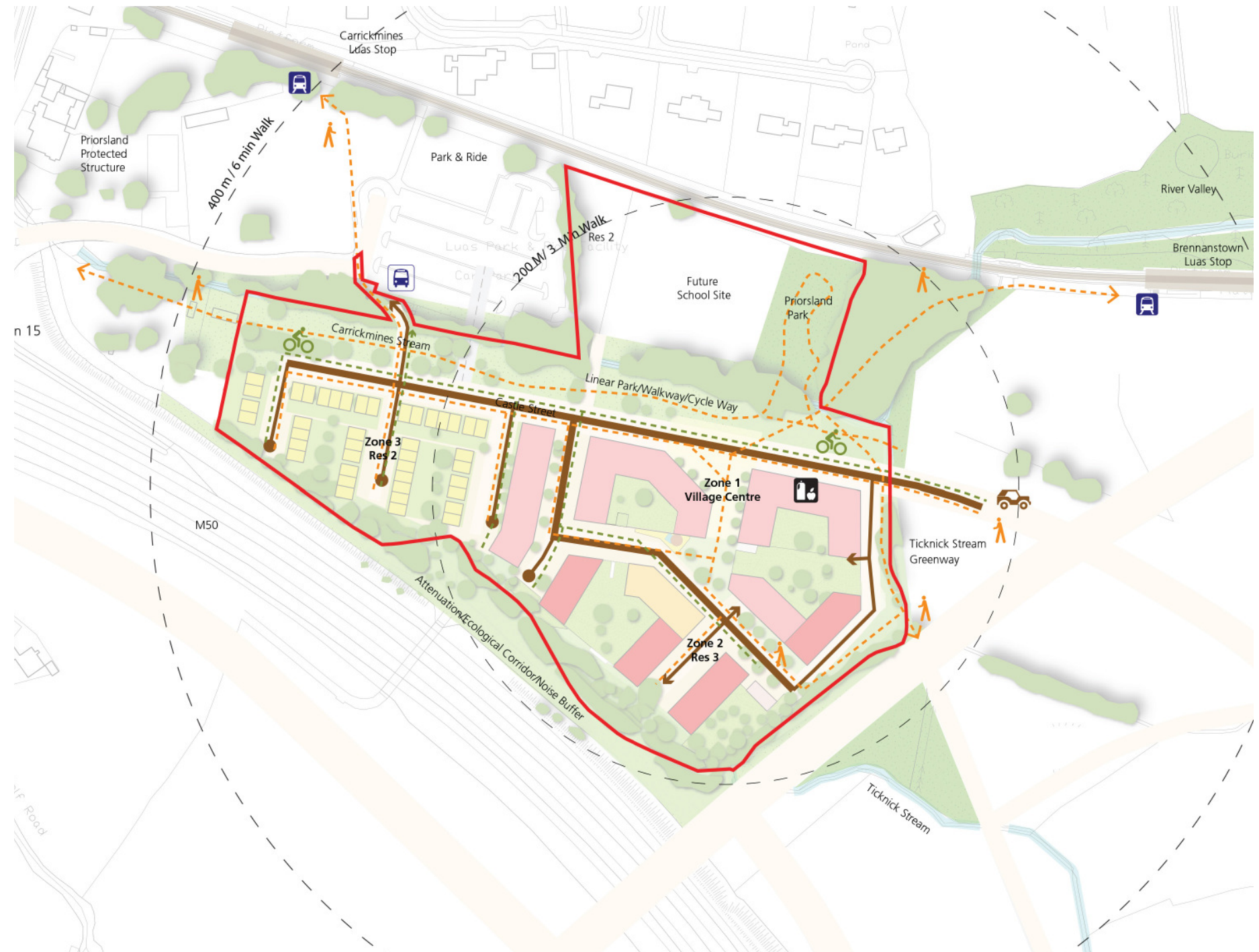
As previously noted the site benefits from its proximity to public transport links. As there is no through route proposed, vehicular access will be predominantly for residents and those who purposely visit. Three carparking strategies have been adopted to cater for these to achieve compliance with the Planning Scheme requirements for the Priorsland lands.

The aspiration is to avoid large areas of open or surface parking by confining uncovered street level parking to pull-in bays along Castle Street and on limited sections of the residential streets to the south of the Village Centre. These bays are intended to facilitate short-term usage by shoppers or other visitors to the neighbourhood. There are also small pockets of residential parking at street level between Blocks C and D and between D and E. Pockets of bicycle parking are distributed around the scheme to facilitate visitors while all longer term, secure and covered, bicycle parking for residents and workers in Priorsland are provided within each of the plots designated carparking areas.

As stated previously, the Village Centre buildings (Blocks A and B) are arranged over an entire, single basement level of car and bicycle parking, accessed by a vehicular ramp located at the east end of Block B and for bicycles via the lift/staircores in all residential entrance areas.

The car and bicycle parking for Blocks C and E is proposed within podium type bases to the apartment developments above with the external, street frontages of the podium “dressed” with active uses to avoid blank or extensive louvred façade treatments. These uses include a residential entrances, shared residential facilities or amenities and community facilities (Block E) along the street frontages. The podium structures are covered to provide raised courtyard gardens overhead.

Block F proposes a mix of undercroft and surface carparking accessed at street level.



4.6 Proposed Site Plan





CGI - Plot F/ G

Section 5: Response to ABP Pre-Application Consultation Items and DLRCC Refusal Items

- 5.1 Response to ABP Pre-Application Consultation Items (Reference ABP-307784-20)
- 5.2 Response to DLRCC Refusal for Planning Application Items (Reference DZ21A/0677)

This section addresses the specific architectural issues raised. Please refer to the accompanying consultants documentation for all non-architectural items.

5.1 Response to ABP Pre-Application Consultation Items (Reference ABP-307784-20)

The Architectural and Masterplanning items listed below are addressed individually and are included as part of this submission and aim to address items as noted in Notice of Pre-application Opinion for "Proposed Development: 1,180 no Build to Rent apartments, creche and associated site works. Priorsland, located between the townlands of Carrickmines Great and Brennanstown, within the Cherrywood SDZ, Carrickmines, Dublin 18.

As noted in An Bord Pleanála's Opinion, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

Items to be addressed:

Item 3.

Overlay of land use map and proposed uses as specified in the SDZ.

Response: Refer to Architectural Design Statement, Page 36

Item 4.

Further consideration and / or justification of the documents as they relate to future residential amenity, having particular regard to the proportion of effective dual aspect units; number of north facing single aspect units; daylight and sunlight access to units and spaces; use of long internal corridors within some of the blocks; micro-climate / wind impacts; and inward noise impacts. The further consideration in respect of single and dual aspect units should have regard to the requirements and definitions of the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2018), SPPR 4.

Response: Refer to Architectural Design Statement, Page 37

Item 5.

Interface of Block F with the adjoining public realm, in particular consideration of the impact of undercroft parking on the public realm. (Refer to revised Architectural and Landscaping Drawing.

Response: Refer to current Architectural and Landscape Drawings as part of this submission.

Item 11.

A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments.

Response: Refer to Architectural Design Statement, Page 37

Item 12.

A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials on each block. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development.

Response: Refer to Architectural Design Statement, Page 37

Item 13.

Details of boundary treatment across the site.

Response: Refer to current Landscape Drawings as part of this submission.

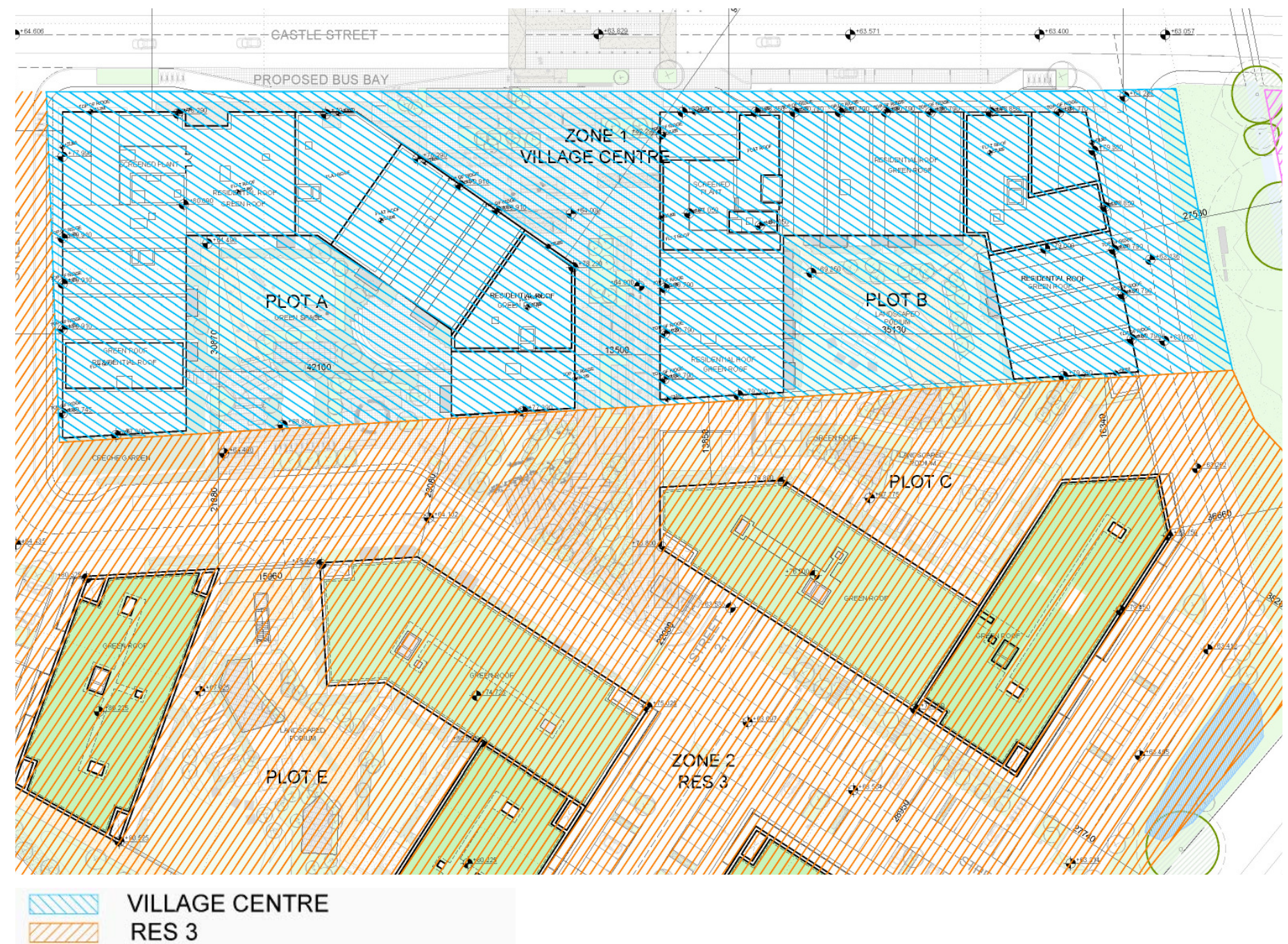
Item 3 - Land Use Map Overlay

Requirement:

“Overlay of land use map and proposed uses as specified in the SDZ.”

Response:

Please see the *Land Use Map* identifying the proposed uses in the Village Centre in accordance with the Cherrywood Strategic Development Zone.



Land Use Map

Item 4 - Residential Amenity

Requirement:

“Further consideration and / or justification of the documents as they relate to future residential amenity, having particular regard to the proportion of effective dual aspect units; number of north facing single aspect units; daylight and sunlight access to units and spaces; use of long internal corridors within some of the blocks; micro-climate / wind impacts; and inward noise impacts. The further consideration in respect of single and dual aspect units should have regard to the requirements and definitions of the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2018), SPPR 4”

Response:

North Facing Units

North facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, garden or formal space, or a waterbody or some other amenity feature”.

Refer to drawings on Page 27 and Site Plan on Page 31 which illustrates the extent of the high quality park and amenity space with North Facing units overlooking. Refer to *Housing Quality Assessment* for further details on block orientation.

Wind, Microclimate and Noise

Please refer to *Section 5.3, Item 9*, of this report where wind mitigation measures have been implemented and noted. In addition please refer in full to *Priorsland Cherrywood Wind EIAR Pedestrian Comfort CGD Analysis* prepared by Integrated Environmental Solutions. Refer to Acoustic report

Item 11 - Housing Quality Assessment

Requirement:

“A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments.

Response:

Housing Quality Assessment

Please refer to the *Housing Quality Assessment* document, prepared by MOLA Architecture and attached with his Planning application submission.

Item 12 - Materials Strategy

Requirement:

“A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials on each block. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development.”

Response:

Please refer to *Section 5.3 Response to DLRCC Refusal for Planning Application Item 7 – Streetscape and Principal Frontages* and *Section 6: The Architecture and Section* in this Architectural Design Statement for further information.

5.2 Response to DLRCC Refusal for Planning Application Items (Reference DZ21A/0677)

The Architectural and Masterplanning items listed below are included within this Design Statement to address items as noted in Notification of Decision to Refuse Permission, Planning and Development Act 2000 as amended and received on 23rd July 2021. (Order Number P/1900/21 and Register Reference DZ21A/0677).

As noted in this letter dated 16th September 2021, the Planning authority highlighted their reasons and recommendations for this decision. The following responses are offered on this submission to address each concern noted and numbered. For the purposes of clarity we have indicated design alterations and mitigation measures which have been included in this proposal to address each item noted.

Items to be addressed:

ITEM 6 – SCALE AND MASSING AND HEIGHT

a) The scale and massing of the Village Centre, as proposed with 145 residential units and a Site Coverage of 67%, is in excess of that permissible in the Table 6.3.1 and Section 2.6.4 "Site Coverage" and Table 2.7 Site Coverage of Towns and Village Centres" of the Planning Scheme, which specifies a maximum site coverage of 60%. As such the proposed development is not consistent with the Cherrywood Planning Scheme, as amended.

b) The southern elevation of Plot A, proposed as a single storey element, is below the maximum height range of 3-4 storeys for building height for the site as identified on Map 2.3 of the Planning Scheme. As such the proposed development is not consistent with Section 2.9, Objective PD21 and Map 2.3 of the Cherrywood Planning scheme, as amended.

Response: Refer to Architectural Design Statement, Page 39

ITEM 7 - STREETSCAPE AND PRINCIPAL FRONTAGES

The proposed development, as a result of the built form, ground floor uses and elevational design, treatment and materiality, is not considered to create a legible and distinctive character for the Village Centre, appropriately enlivened streets, visually diverse and attractive streetscapes with a high quality finish in design and materials, articulation and modulation and appropriately defined principal frontages as required by the Planning Scheme. As such, the proposed development is not consistent with the requirements of Section 2.8 Urban Form and Objectives PD7, PD 9, PD 13, PD 14 and PD15 of the Cherrywood Planning Scheme, as amended.

Response: Refer to Architectural Design Statement, Page 40-41. Refer also to Section 6 which details Approach to Architecture and Materiality of the scheme.

ITEM 8. VISUAL AND RESIDENTIAL AMENITY

It is considered that the design of the acoustic barrier and noise mitigation measures, in conjunction with the flood containment and surface water measures, to raise the existing ground levels, would have a negative impact on the visual amenity of the area and the residential amenity of the future occupiers of the proposed development, in particular those potential of the adjacent landholdings, and as such impact adversely on the value thereof. Therefore, the proposed development is not consistent with Objectives DA20, DA21 and GI 41 of the Cherrywood Planning scheme, as amended.

Response: Refer to Architectural Design Statement, Page 42.

ITEM 9. MICRO CLIMATE

The proposed development does not provide for satisfactory wind comfort criterion for sitting within the public and communal amenity spaces, in particular within the communal spaces for Plot C and F and the public space at Village Centre Zone 1 (i.e between Plots A and B) as per the findings of the submitted "Pedestrian Comfort CD Analysis" prepared by IES Consultants and submitted as part of the application. The submitted assessment does not sufficiently demonstrate that wind comfort conditions have been assessed in light of the proposed mitigation nor that the appropriate conditions can be achieved. It is considered therefore, that the development as currently proposed would provide for a poor level of amenity in terms of sitting conditions and wind comfort and adversely impact on the residential amenity of the future occupants. The proposed development is therefore, not consistent with Objective PD 12 of the Cherrywood Planning Scheme, as amended.

Response: Refer to Architectural Design Statement, Page 43.

ITEM 10. LAND USES

The proposed community facility of 257sqm, is proposed within Plot E, located on the Res3 zoning as identified on Map 2.1 "Primary land uses", and not within the Village Centre zoning as required by Section 2.3.4 of the Planning Scheme. The proposed development is therefore not consistent with Section 2.3.4 and DA 27 of the Cherrywood Planning Scheme, as amended.

Response: Refer to Architectural Design Statement, Page 44.

Item 6 - Scale, Massing and Height

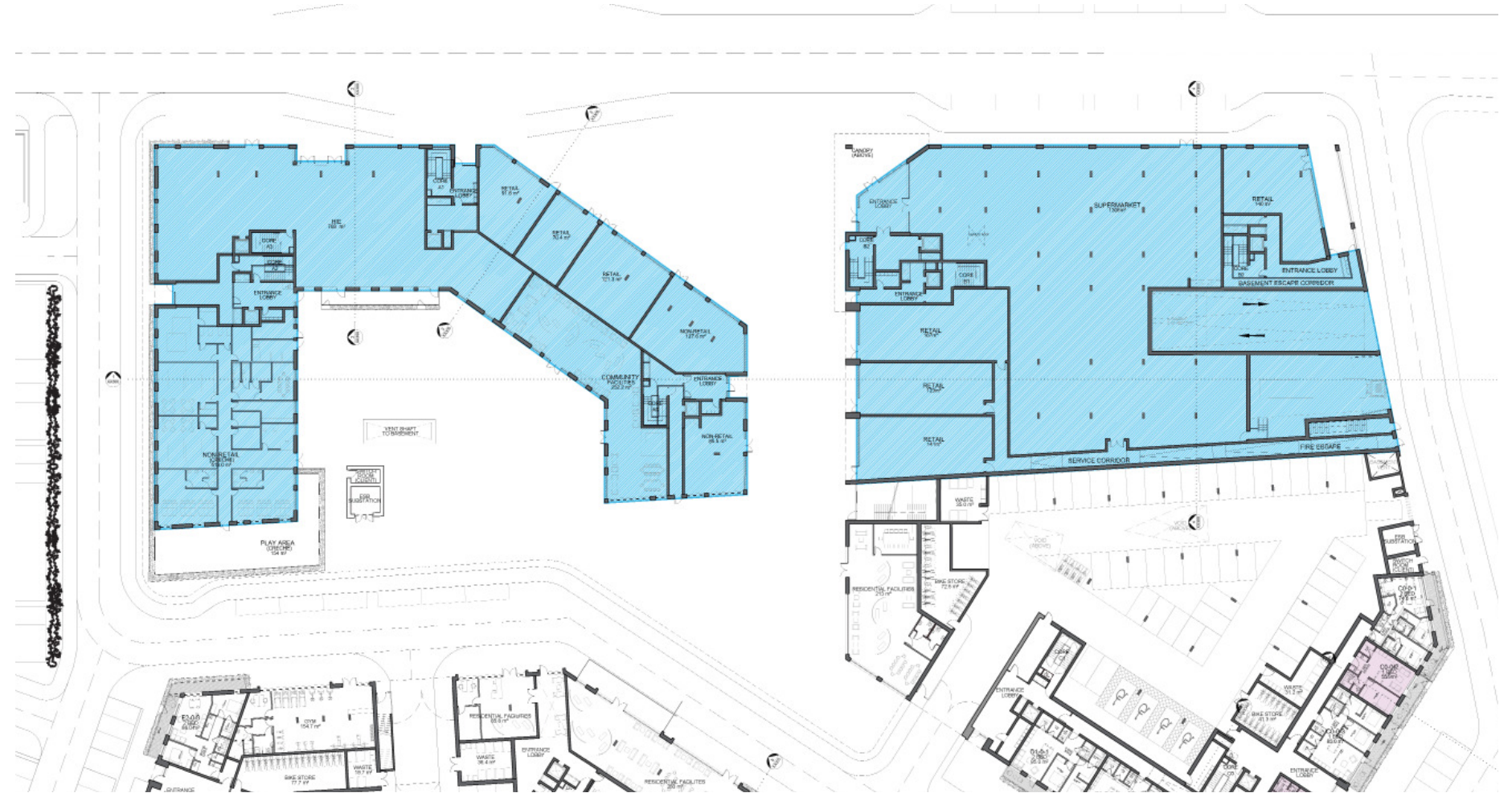
A. Site Coverage:

The total number of residential units in the Village Centre is 143no., with 72no. units in Plot A and 71no. units in Plot B.

The total site coverage in the Village Centre is now 60% and is in line with *Table 6.3.1 and Section 2.6.4 "Site Coverage" and Table 2.7 Site Coverage of Towns and Village Centres" of the Planning Scheme.*

This has been achieved through the removal of the single storey building to the south of Plot A, additional carving of the massing of Plot A, and the creation of deeper entrances and set-back across Plot A and Plot B.

Please refer to the schedule of accommodation for further detail on areas, quantum and mix of units.



Site Coverage Diagram - Village Centre

B. Height Range:

The current scheme contains buildings with a height range of 3-4 storeys. This is in line with Map 2.3 of the Planning Scheme and would be permissible under *Section 2.9, Objective PD21 and Map2.3 of the Cherrywood Planning scheme, as amended.*

Refer to Page 28 for full redline version of Height Map



Heights Diagram

Item 7 - Streetscape and Principal Frontages

Village Character and Placemaking Strategy

A design approach to the scheme has been developed to create a unique identity for the Village Centre offering diversity of height, colour and roofscape to generate this distinctiveness.

The buildings facade and placement of balconies have been designed to respond to orientation and views while creating a variation of rhythm across the streetscape.

The degree and nature of sub-division of the Village centre blocks and articulation of facades have been designed to break down the overall scale to appear as a collection of buildings within an overall composition of an urban block.

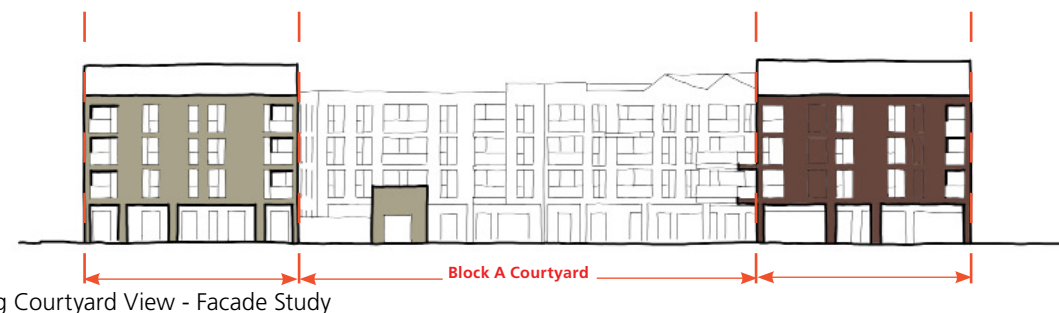
Shifts in the geometry of the façade, introducing a variety of tones across each elevation and alternating between pitch and flat roofs further assist in activating and animating the external facades of the Village Centre.

This block strategy for Plot A and B sets up a richness and quality to the character of the Village Centre with higher “landmark” corners strategically located to increase legibility within the overall scheme, while adding diversity to the street façade.

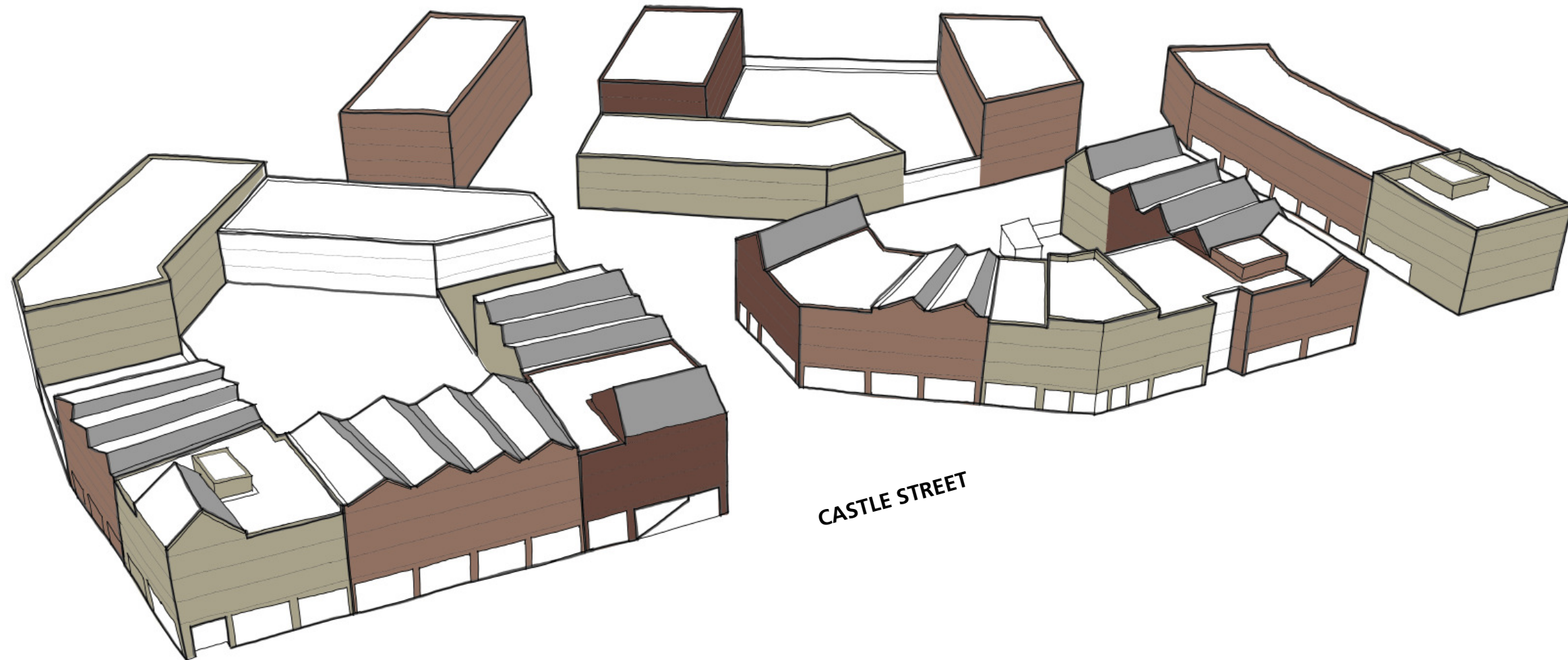
The public realm and treatment at the Commercial and Amenity areas at ground floor in the Village centre aims to address the unique character of this area within the overall masterplan.

The scale of the external envelope and the proportions of the urban realm formed are broken down by the wider proportioned glazing and spandrel panels at Ground Floor level. The rhythm which is set up by the grouping of the brick columns at street level adds an order and pattern to the mixed use activity on the urban scale.

The Village Centre plaza further defines the neighbourhood identity with a Landmark corner addressing it from Castle Street Block B and varying brick tones across alternating across Blocks A and B .



Item 7 - Streetscape and Principal Frontages



Massing Strategy - Village Centre and surround blocks with Masterplan



Massing Reference - Kroyers Plads, Residential Project, Copenhagen by COBE



Massing Reference - Mouvaux - Zac Housing Units by LAN Architecture



Massing Reference - Brentford Lock West by Duggan Morris

Item 8 - Visual and Residential Amenity

The Acoustic Report prepared by CLV Consulting which accompanies this SHD submission has determined that Block A is “protected” acoustically in terms of noise generated by the M50 ie it is not located in a direct line of sight being buffered by Blocks E and F.

The Acoustic Report has found that the acoustic environment of Block A is compliant with requirements of BS 8233 Guidance On Sound Insulation And Noise Reduction For Buildings and ProPG: Planning & Noise (Professional Guidance on Planning & Noise For New Residential Developments) guidance documents.

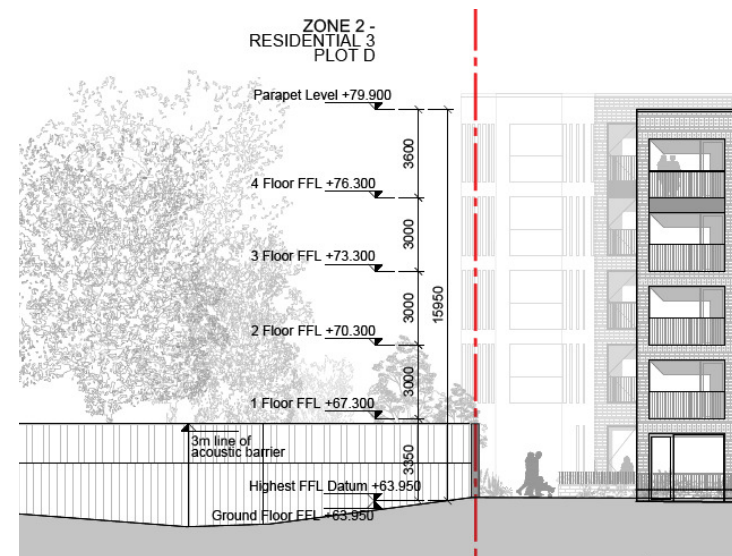
The Acoustic Report has not not therefore been updated following the adjustment of the creche location as this amendment would not materially alter the test results for Block A.

In relation to concerns as noted in the letter of refusal and as outlined on Page 38 of this Design Statement regarding the “*negative impact on the visual amenity of the area and the residential amenity of the future occupiers of the proposed development, in particular those potential of the adjacent landholding*”, the following drawing is offered as further clarity on mitigation measures applied to the design in this area.

The solid material as part of the Acoustic barrier at the boundary will be reduced to 1.4m height, with transparent material to the remainder of the vertical zone. This will allow greater passive surveillance and assist in reducing the overall visual impact of this Acoustic barrier. In addition further planting and screening within the landscape zone to the size of the proposed development has also been included. Refer to the Landscape architects report and drawings for further information on this.

To reduce the visual impact on adjoining sites, we have designed in a subtle patternation to the barrier by staggering the rythm of vertical supports which helps set up a diversity across the extent of the barrier facade as it opposes the neighbouring sites.

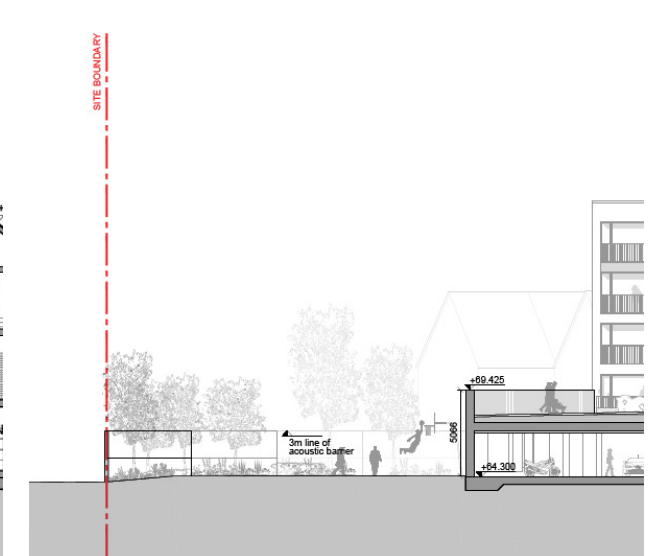
Given the sites proximity to the M50, the Acoustic barrier at the boundary provides a necessary level of noise reduction and comfort for the residents and visitors to this scheme.



Zone 2 Residential 3 - Plot D - Boundary treatment
(Refer to Drawing 2/402 Contiguous Elevation B-B as part of this submission) **nts



Site Section A-A - Boundary treatment
(Refer to Drawing 2/301 Site Section A-A as part of this submission) **nts



Site Section C-C - Boundary treatment
(Refer to Drawing 2/302 Site Section C-C as part of this submission) **nts



Contiguous Elevation C-C - Boundary treatment
(Refer to Drawing 2/402 Contiguous Elevation C-C as part of this submission)

Item 9 - Micro Climate

Wind mitigation measures

Please refer to the Wind Report by IES submitted as part of this Planning Application. We note below a number of the architectural wind mitigation measure we have integrated within the design of the scheme.

Location: Plot A –South East Corner balcony

Mitigation:

- Higher Balustrade with solid glass for wind protection, i.e. a full height screen on the shorter length to prevent the acceleration of wind through the balcony.
- A metal balustrade is also located on the other side of this facade(corner balcony) to further increase wind protection.

Location: Plot C –Podium

Mitigation:

- A ‘hedge’ type of vegetation of 2-3m height at three locations at podium level. Refer to Landcape drawings and Wind Report notes in regard to Podium C.

Location: Plot D –East and South at Ground Level

Mitigation:

- Hedges designed to between 2-3m. Refer to Landscape Drawings for further information and Wind report.
- Southern balconies to have full height screen and metal balustrades.
- Metal Balustrades to east and west of each corner balcony to assist in further mitigation.

Location: Plot E- Ground

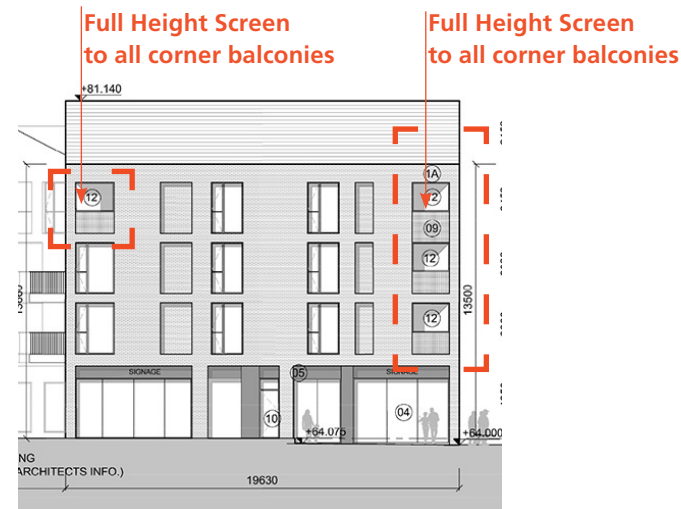
Mitigation:

- 2-3m high hedges in an alternating manner to break the wind from accelerating over the podium. Refer to Landscape Drawings for further information and Wind report.
- Southern balconies to have full height screen and metal balustrades.
- Metal Balustrades to east and west of each corner balcony to assist in further mitigation.
- Additional height to Southern wall of podium in the form of transparent wind screen.

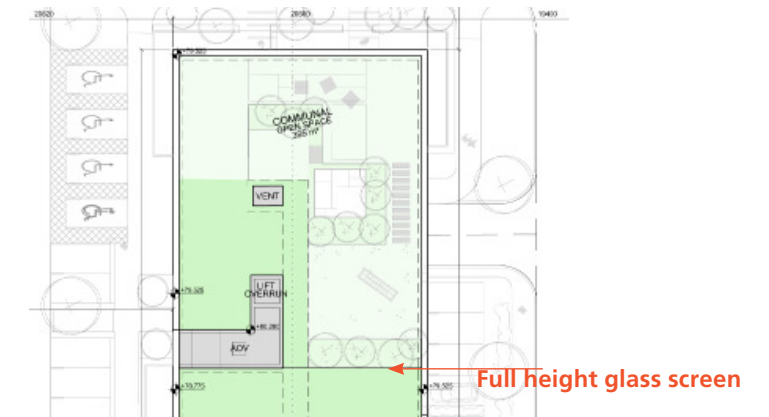
Location: Plot F Roof Level Amenity

Mitigation:

- 2m high balustrade on the southern end of the open space.
- Southern balconies to have full height screen and metal balustrades.
- Metal Balustrades to east and west of each corner balcony to assist in further mitigation.



Plot A - South Facing Facade
(Drawing not to scale - refer to architectural drawings for further detail)



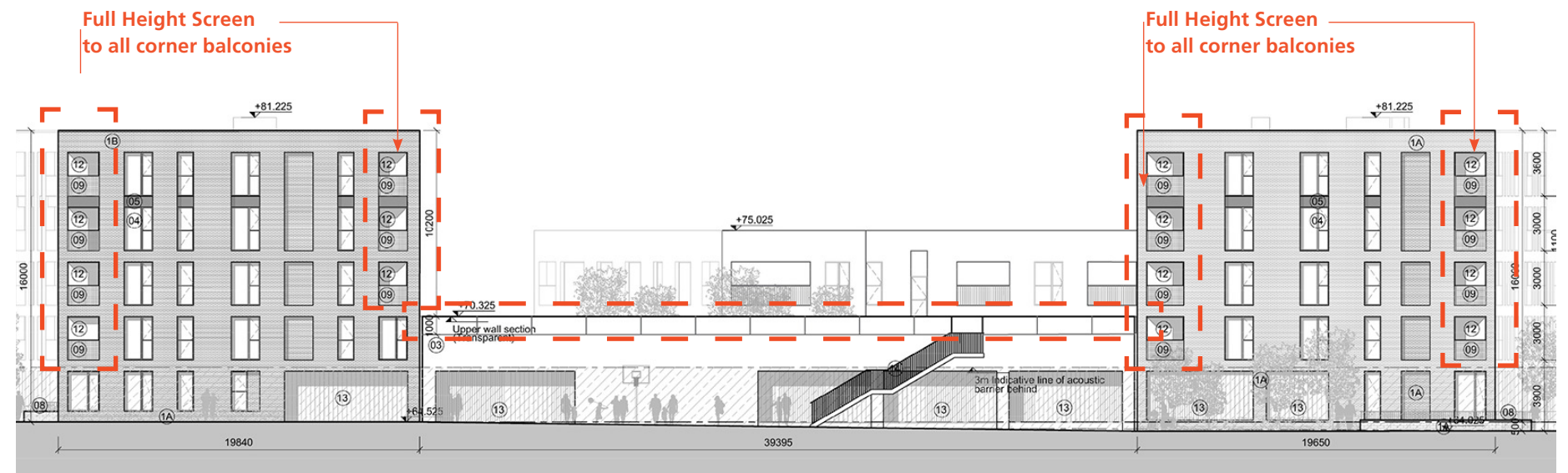
Plot F - Roof Terrace area
(Drawing not to scale - refer to architectural drawings for further detail)



Plot D- South Facing Facade
(Drawing not to scale - refer to architectural drawings for further detail)



Plot F- South Facing Facade
(Drawing not to scale - refer to architectural drawings for further detail)



Plot E - South Facing Facade
(Drawing not to scale - refer to architectural drawings for further detail)

Item 10 - Land Uses

We note that all proposed community facilities are located within the Village Centre zoning as required by Section 2.3.4 of the Planning Scheme. As a result the proposed scheme and Land use zoning is in line with Section 2.3.4 and DA 27 of the Cherrywood Planning Scheme, as amended.



Ground Floor Village Centre Uses

Section 6: The Architecture

- 6.1 Approach & Principals
- 6.2 Zone 1: The Village Center
- 6.3 Zone 2: Res 3
- 6.4 Zone 2: Res 2
- 6.5 Application & Details
- 6.6 Proposed Elevations
- 6.7 Contextual Elevations
- 6.8 Universal Access Statement

6.1 Approach and Principals

Height, Scale and Massing

The Urban Design section above described the core aspirations and principles adopted in the proposal for the site masterplan. These included; the introduction of a fine-grained block pattern with an abundance of streets, lanes and public spaces which intervened the various blocks, the creation of a rich and varied public realm to add intensity, interest and provide attractive views from all residential units, the use of varying height and density of development which intensify towards the village centre and diminish towards the perimeter. Similarly the concept of disaggregation or breaking down of the volume is adopted for each of the individual blocks. This is proposed through varying building height and profile, introducing “cuts” through blocks, and using a number of tones in the facade treatment and explores a diversity of roofscape across the whole masterplan.

Block heights build up to reinforce important corners, identify the Village Centre or address civic spaces. The “Gateway corner” from Castle street on Block B has been designed with Dutch Billy fronting to the public Plaza, the darkest brick tone selected to establish its dominance in the square and extended elongated windows at the top floor level to maintain its visual importance in the site.

The heights conform to the Planning Scheme stipulations for the various use types and zoning designations. The design of each building seeks to incorporate as much variation in height as possible while still achieving optimum floor space. Disruption of the individual block in plan and section is proposed to avoid any sense of creating monoliths inappropriate for a smaller scaled village centre.

The diagrams on pages 40-41 illustrate these concepts in a simplified graphic manner and the photographs in this section 6 are offered as reference projects to provide a sense of the scale of building and public spaces intended in the proposal.



Facade Treatment

In keeping with the aspiration to incorporate variation and visual interest, while maintaining a degree of consistency and complementarity, three brick tones and render are employed. We have marked the principal corners and “Gateway” to the Village Centre with raised parapet heights and a Dutch Billy facade to the corner on Plot B addressing the plaza. The diversity in the roof treatment sets up a unique identity to the blocks with the Village centre. The alternating between these two formats adds to the visual interest and variation particularly on longer façades.

There are two balcony treatments, the inset balcony which is generally used on the street or external sides of the apartment buildings affording a greater degree of climatic protection and privacy for residents, and the cantilevered balcony which is generally confined to the quieter, more private courtyard facades and assists with improving sunlight access to the balcony.



CGI - Plot B

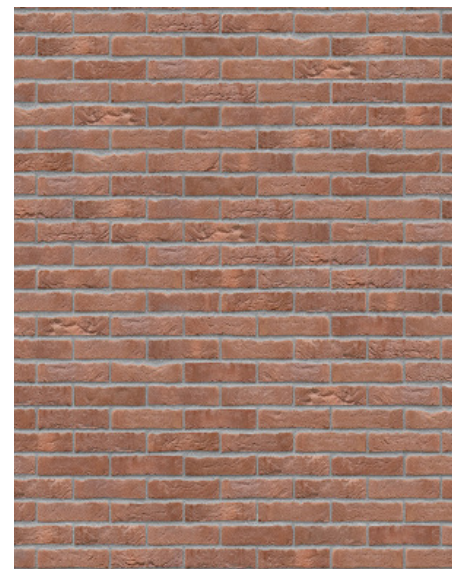
Materiality

To further enhance this approach, the façades across the entire scheme adopt the same palette of external materials. A variety of brick tones and patterns, elements or segments of pigmented render are proposed and interspersed in all elevations treatments across the site.

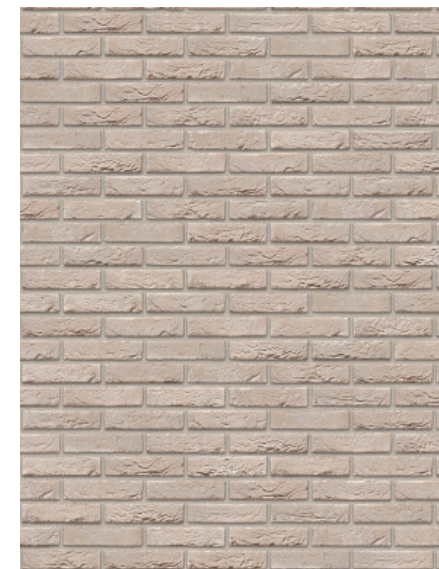
The general treatment of brick provides texture and colour, durability and warmth. The render is used selectively in isolated panels, such as on balcony interior walls, to highlight features and on selected façades, for instance in courtyards or to the rear of the house units, to assist in improving reflectivity and sunlight/daylight levels in these areas.



Brick Type A



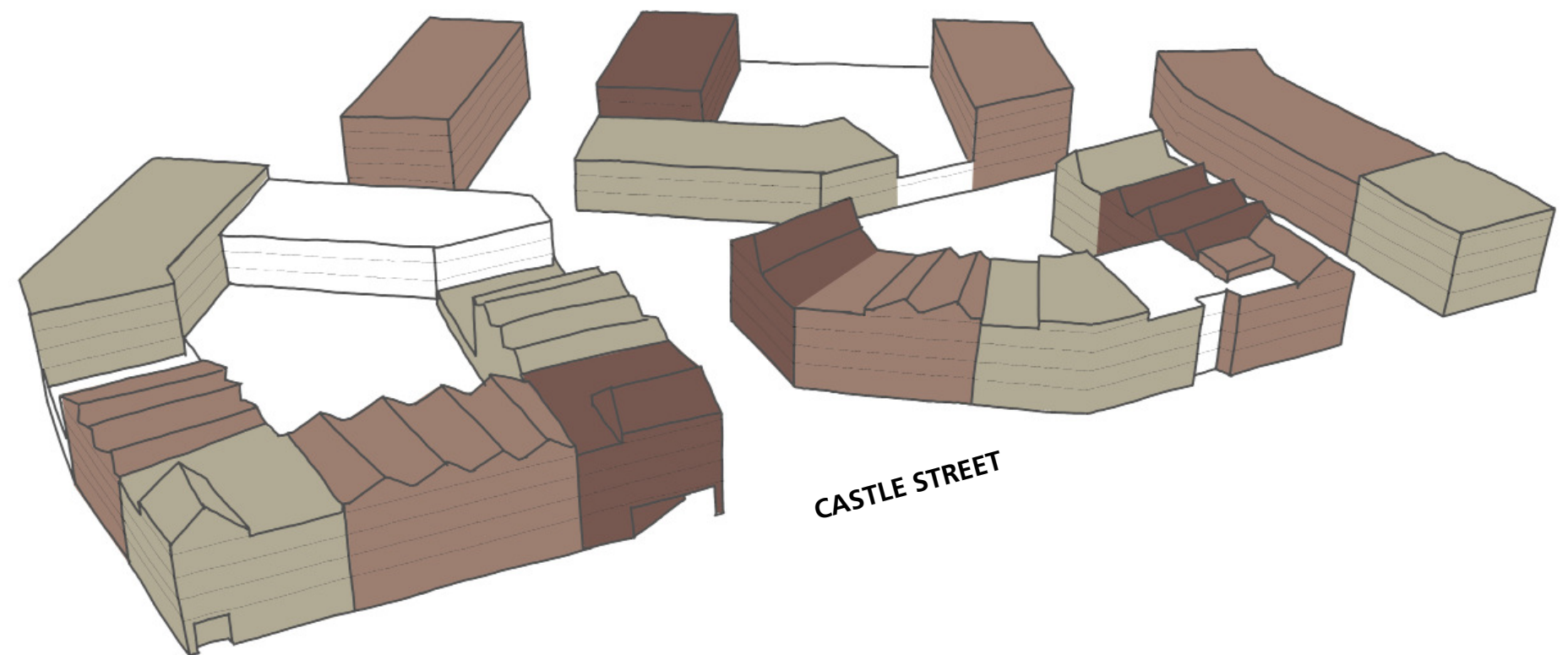
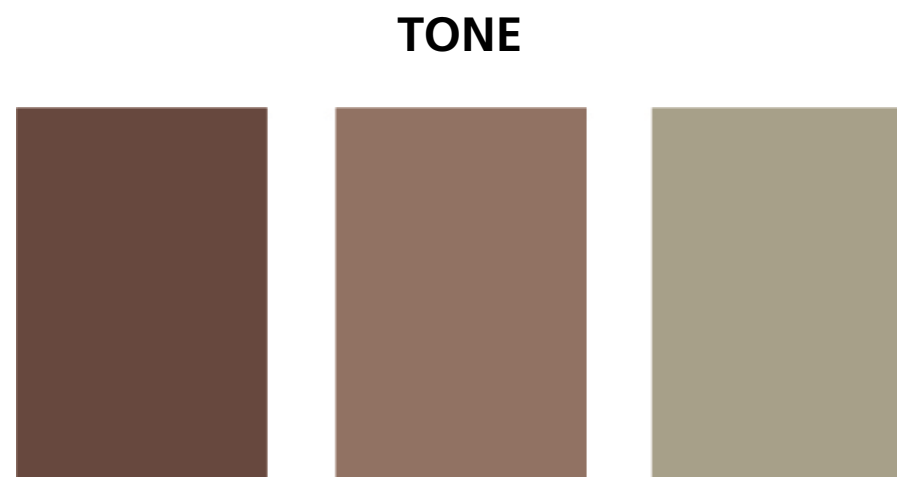
Brick Type B



Brick Type C



Self Coloured Render (Varying Tones)





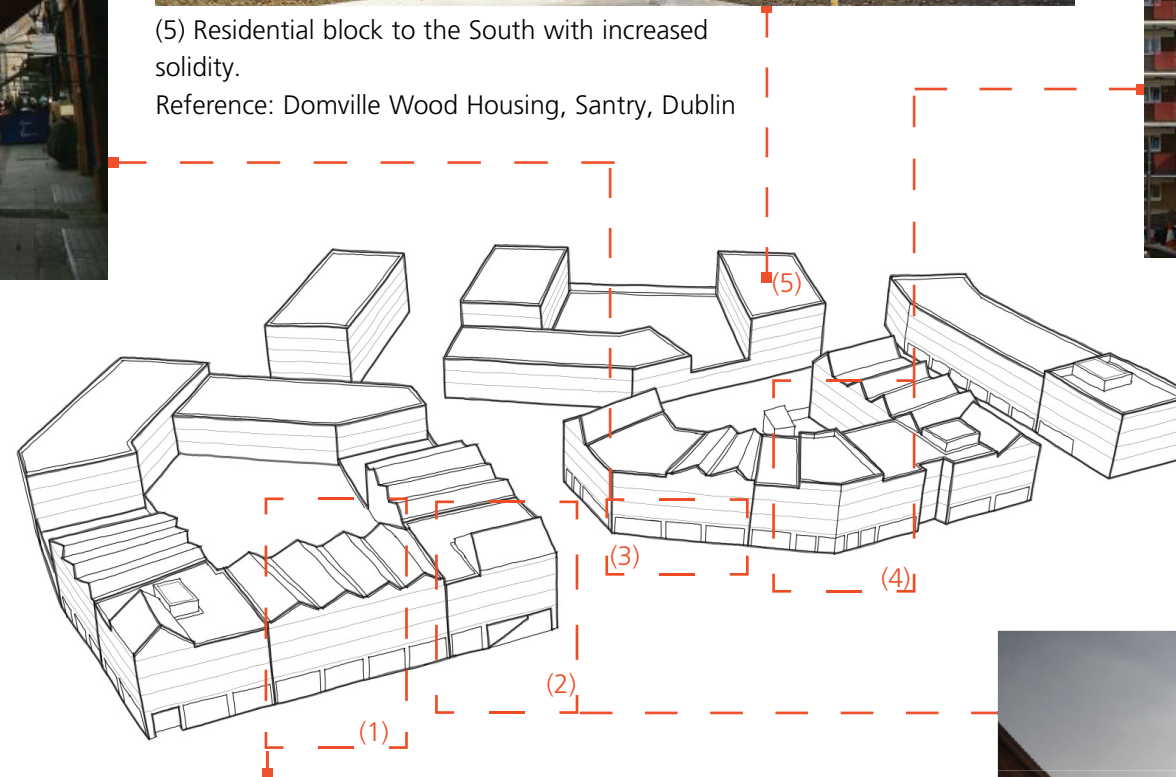
(3) Village Centre Ground Floor units with enlarged glazing and grounded by brick piers.
Reference: Shopfronts Grafton Quarter, Dublin



(5) Residential block to the South with increased solidity.
Reference: Domville Wood Housing, Santry, Dublin



(4) Flat ended parapet to indicate corner
Reference: South Kilburn Regeneration Masterplan, Alison Brookes



(1) Sawtooth Roof
Reference: Trent Basin Phase 2, UK



(2) Dutch Billy Roof as "Gateway"
Reference: Tiverton, Devon by Mikhail Riches



CGI - Plot A / F

6.2 Zone 1: The Village Centre

Zone 1 is defined as the Village Centre. This comprise of Plots A and B and provides 145 units which is broken down as follows;

PLOT A - 72 Apartments

- 30 x 1 bed
- 42 x 2 Bed

PLOT B - 71 Apartments

- 34 x 1 bed
- 37 x 2 Bed

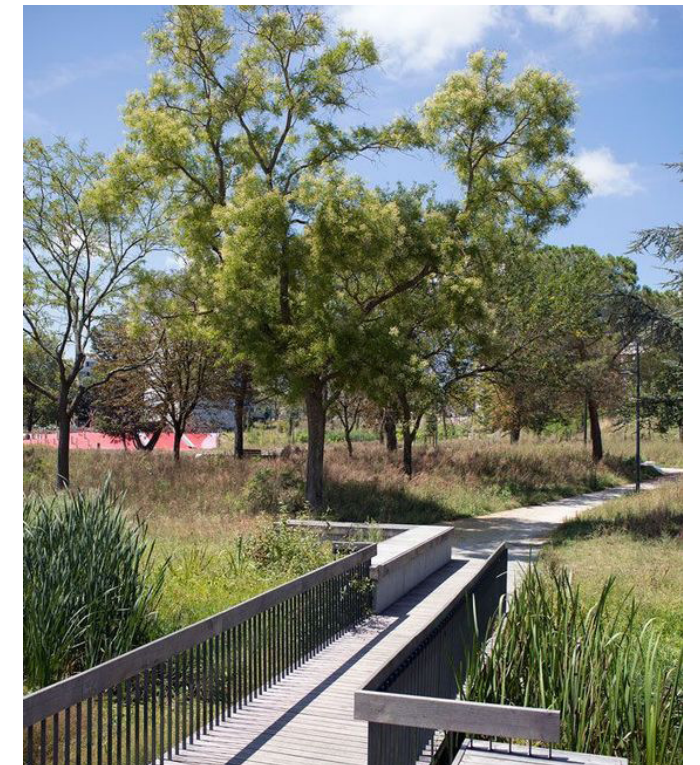
Communal residential amenity spaces is provided for both blocks. For Plot A, a secure area is located centrally within the block at ground floor. Plot B is located at podium level above the supermarket. The landscape proposals for both spaces have been carefully considered to encourage use by residents.

In addition to the apartments, various retail and non-retail requirements, as stipulated in the SDZ, have been provided at ground floor. These services will activate the Village Square and facilitate the immediate and wider communities. Services include; supermarket, retail and non-retail space, and a crèche. In addition, c.708m² of high intensity employment has been provided in Block A overlooking the linear park and Carrickmines Stream. Also located in Block A is c.252m² of Community Facilities which open out onto public open space around the Village Centre.

To avoid large service vehicles and additional vehicular traffic travelling through the Village Centre, a service road immediately off Castle Street provides access to the basement and supermarket service bay. The single story basement provides a total of 218no. parking spaces along with cycle spaces and plant equipment. These spaces have been divided between the apartments, HIE and retail units above.



Temple Bar Square, Dublin



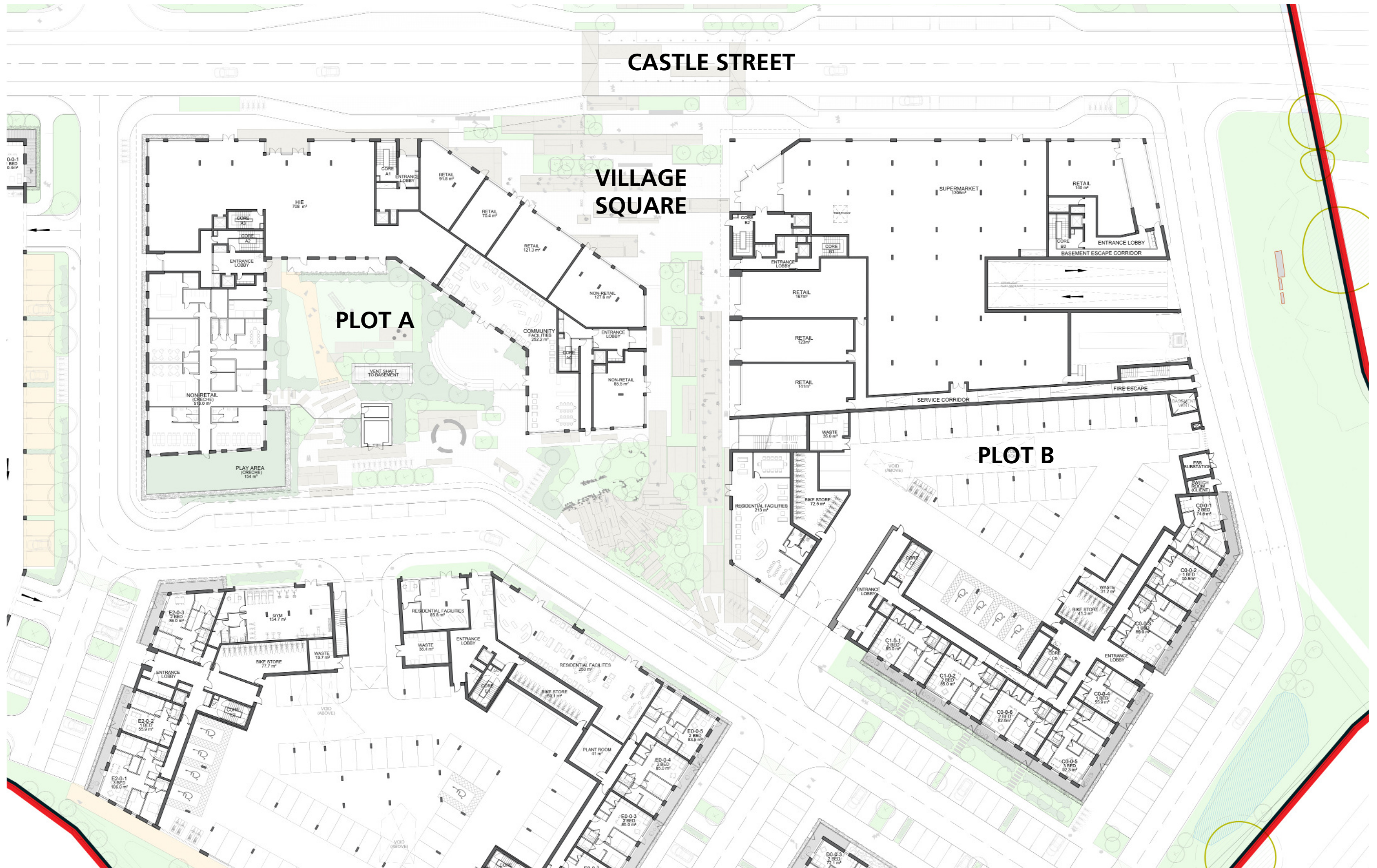
Green Links



Timberyard Housing, O'Donnell & Tuomey



Percy Place, ODOS Architects



Zone 1 - Village Centre - Ground Floor Plan

6.3 Zone 2: Res 3

Zone 2 is defined as Res 3 and comprise of Plot C, D and E. These provide a total of 201 units and are broken down as follows;

PLOT C - 71 Apartments

- 29 x 1 bed
- 35 x 2 Bed
- 7 x 3 Bed

PLOT D - 45 Apartments

- 11 x 1 bed
- 21 x 2 Bed
- 13 x 3 Bed

PLOT E - 85 no. Apartments

- 19 x 1 bed
- 54 x 2 Bed
- 12 x 3 Bed

In addition to the apartment units, Plot C and E provide a number of residential facilities at ground floor. The Concierge office and residential facilities are centrally located within the proposed development and face onto the Village green. The location of these services has been carefully considered and discussed during DLRCC SDZ workshops. It was agreed that locating them centrally helped to provide further active frontage to Plot E and the surrounds.

Plots C and E are serviced by podium (undercroft) parking, with communal residential amenity above. Plot D is serviced by surface parking and a secure South facing communal amenity space at ground floor.



North West Cambridge, MacCreanor Lavington / Witherford Watson Mann



Ely Court, Alison Brooks Architects



Barton Estate, Alison Brooks Architects



Zone 2 - Res 3 - Ground Floor Plan

6.4 Zone 2: Res 2

Zone 2 is defined as Res 2 and comprise of Plot F and G. These provide a total of 99 units and are broken down as follows;

PLOT F - 58 Apartments

- 23 x 1 bed
- 29 x 2 Bed
- 6 x 3 Bed

PLOT G - 41 Houses

- 19 x 3 Bed
- 22 x 4 Bed

Communal amenity space for Plot F is provided at roof level. This area benefits from southerly views to the mountains, and northerly views over the park. The landscaping has been designed to provide sheltered areas to protect residents from any prevailing winds. Each house has a private back garden which benefit from their southerly aspect.

Plot F is serviced by a combination of undercroft and surface parking while each house benefits from 2no. dedicated parking spaces to the front of each property.



The Avenue, PTE Architects



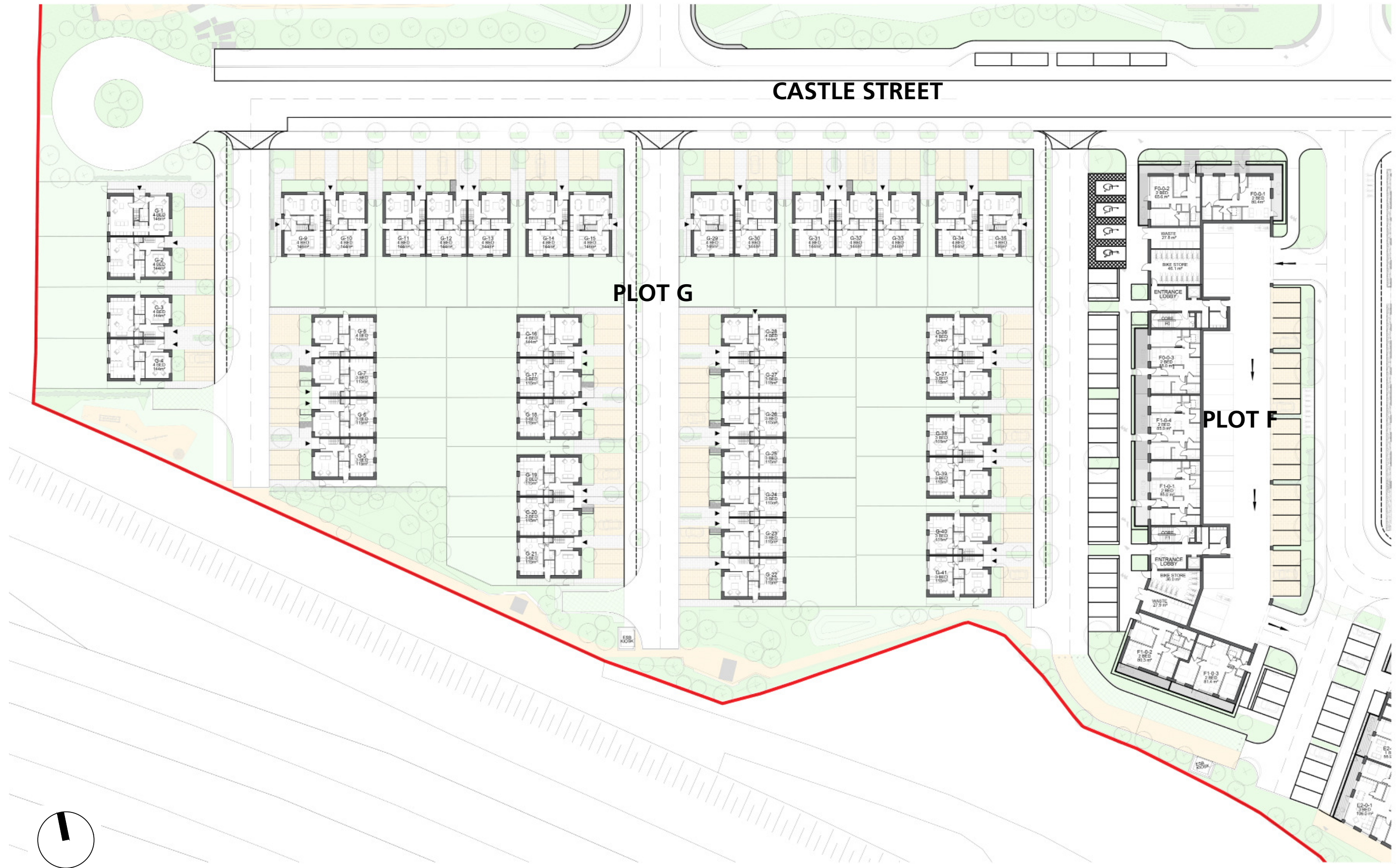
Knockrabo, O'Mahony Pike



Varied Brick Tones

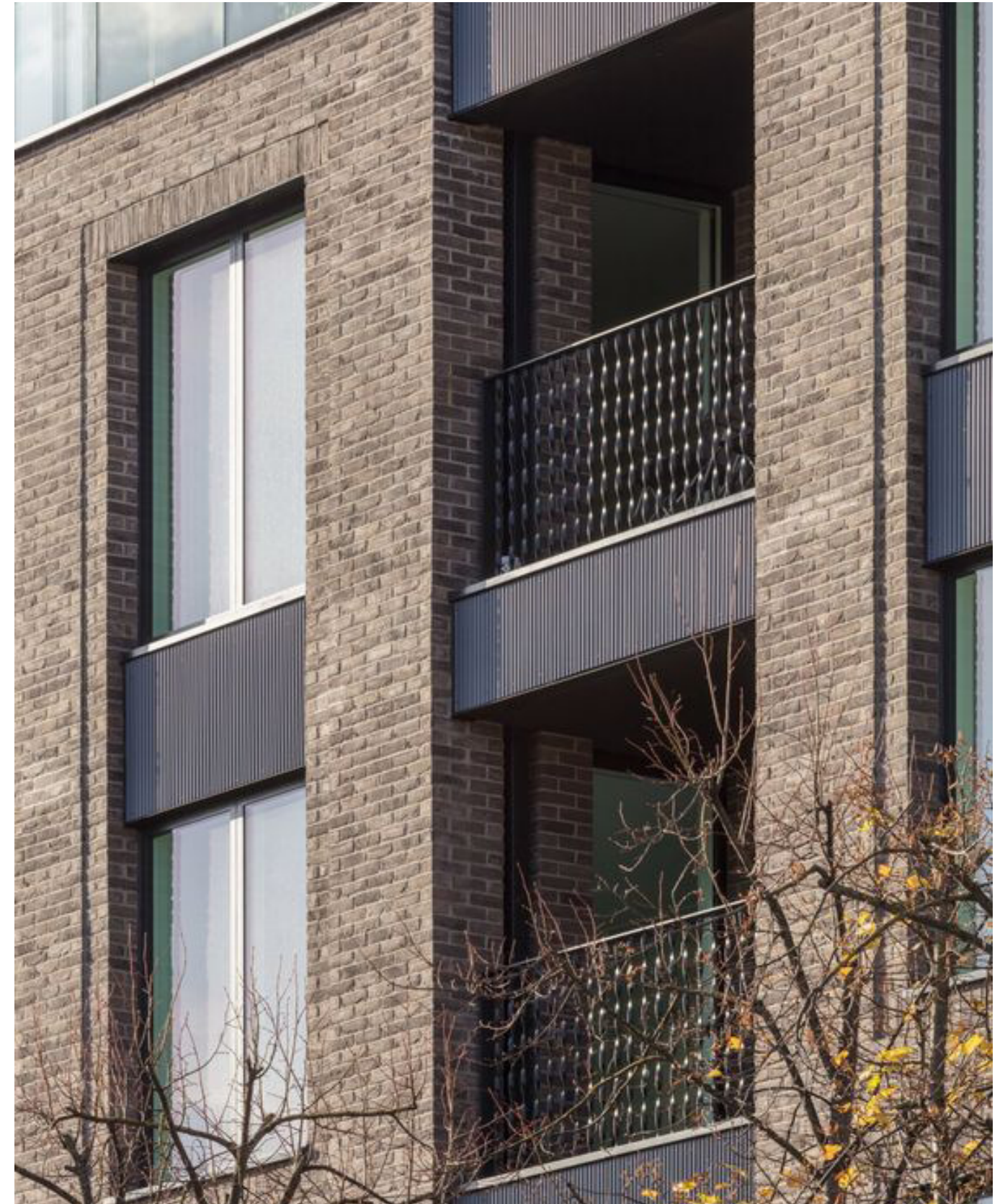


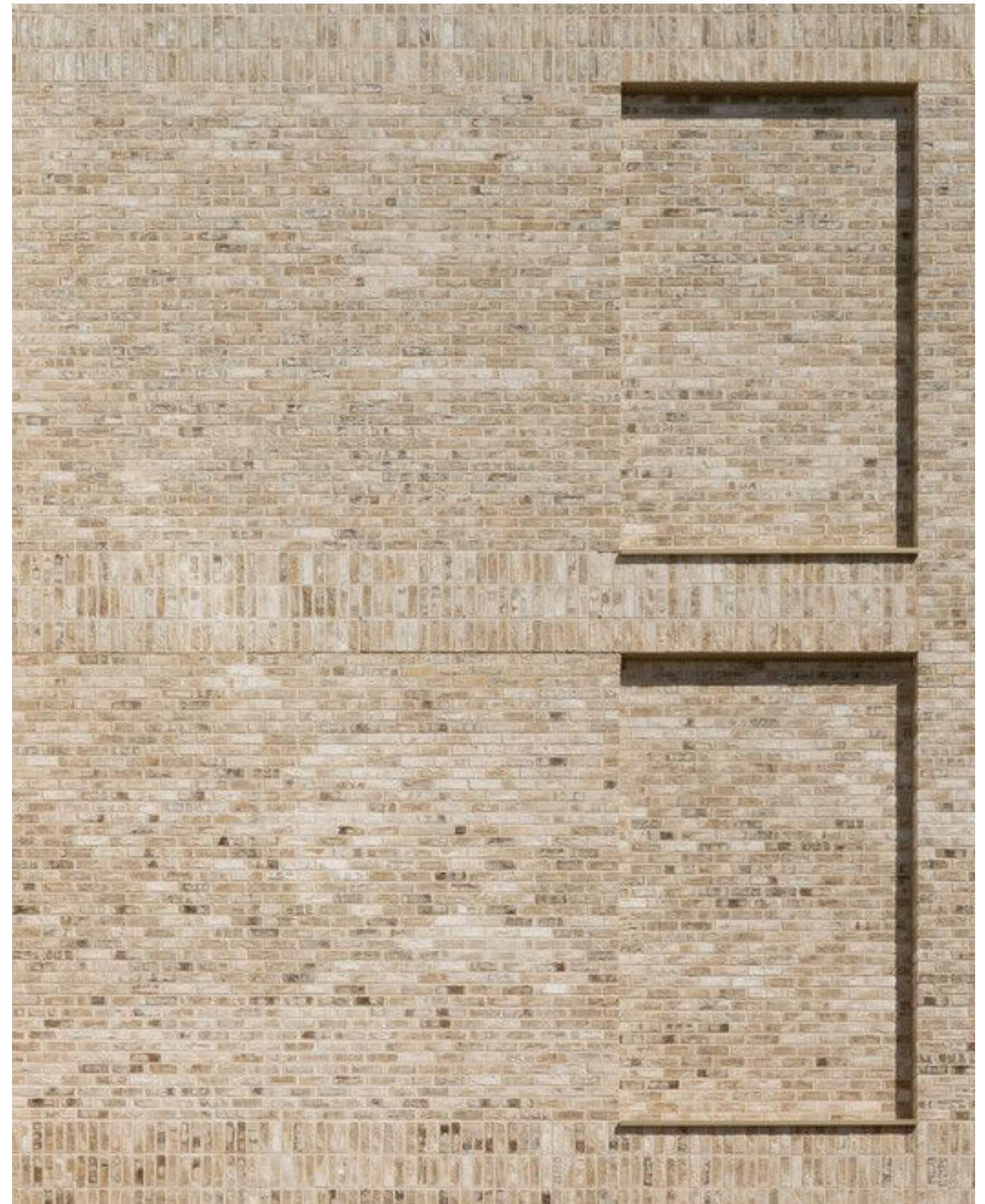
Dollis Valley Estate, Allison Brooks Architects



Zone 3 - Res 2 - Ground Floor Plan

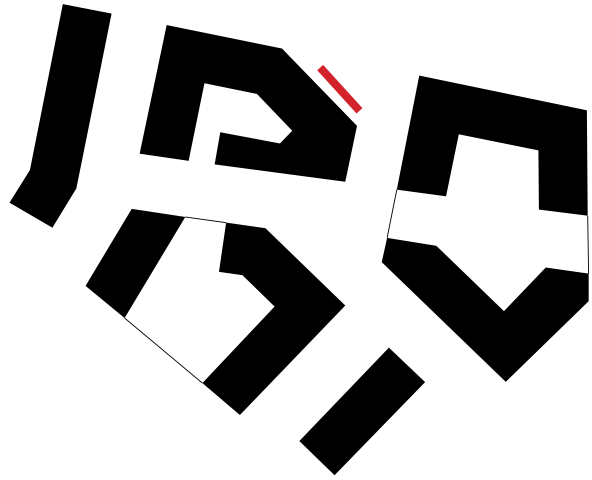
6.5 Application and Details





6.6 Proposed Elevations

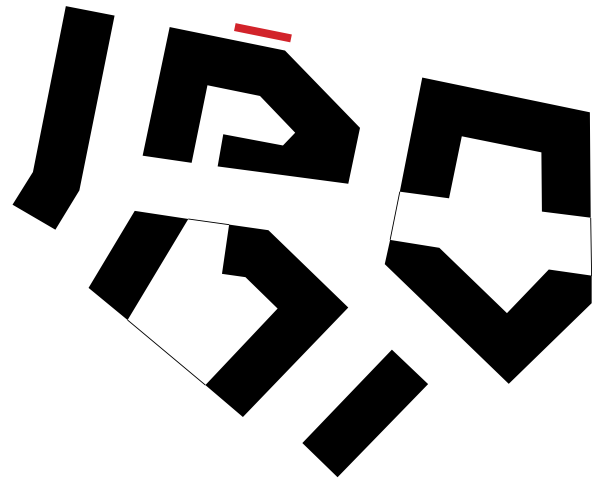
PLOT A



- 1A. Dark Toned Brickwork
- 1B. Mid Toned Brickwork
- 1C. Light Toned Brickwork
- 02. Patterned Brickwork
- 03. Self Finished Render
- 04. Double Glazed Window Unit
- 05. Metal Cladding
- 06. Metal Railing / Balustrade
- 07. Perforated Metal Balustrade
- 08. Glazed Door



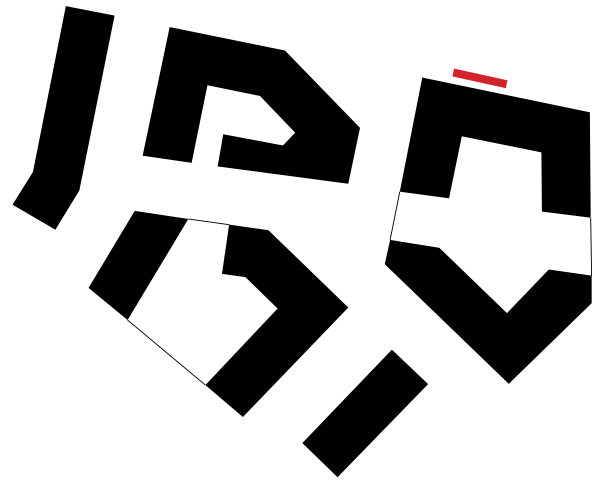
PLOT A



- 1A. Dark Toned Brickwork
- 1B. Mid Toned Brickwork
- 1C. Light Toned Brickwork
- 02. Patterned Brickwork
- 03. Self Finished Render
- 04. Double Glazed Window Unit
- 05. Metal Cladding
- 06. Metal Railing / Ballustrade
- 07. Perforated Metal Balustrade
- 08. Glazed Door
- 09. Metal Door



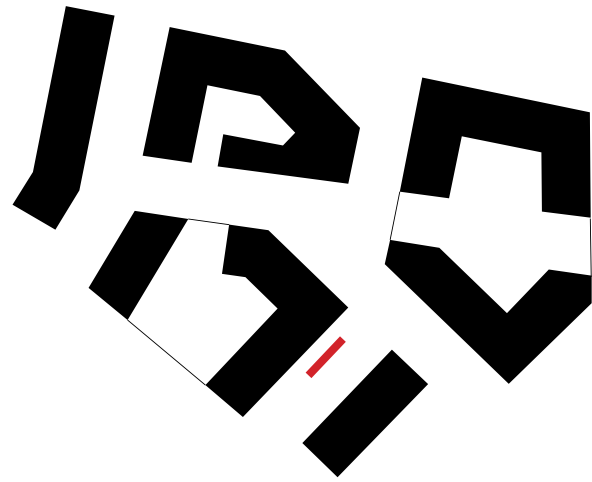
PLOT B



- 1A. Dark Toned Brickwork
- 1B. Mid Toned Brickwork
- 1C. Light Toned Brickwork
- 02. Patterned Brickwork
- 03. Self Finished Render
- 04. Double Glazed Window Unit
- 05. Metal Cladding
- 06. Metal Railing / Ballustrade
- 07. Perforated Metal Balustrade
- 08. Glazed Door



PLOT E



- 1A. Dark Toned Brickwork
- 1B. Mid Toned Brickwork
- 1C. Light Toned Brickwork
- 02. Patterned Brickwork
- 03. Self Finished Render
- 04. Double Glazed Window Unit
- 05. Metal Cladding
- 06. Metal Railing / Ballustrade
- 07. Perforated Metal Balustrade
- 08. Glazed Door



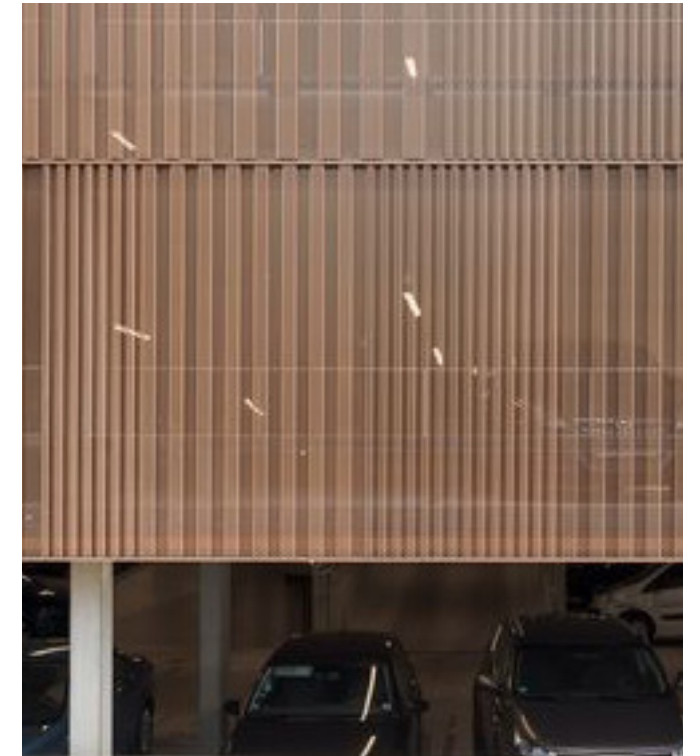
PLOT E CAR PARK SCREEN DETAIL

Podium amenity beyond

Self finished render

Mesh screen to provide natural ventilation to car park behind. Staggered vertical mullions to provide visual interest along facade. Openings positioned to increase surveillance and discourage anti social behaviour PPC finish.

Lightweight open tread galvanised metal stair to access podium deck. Dark paint finish.



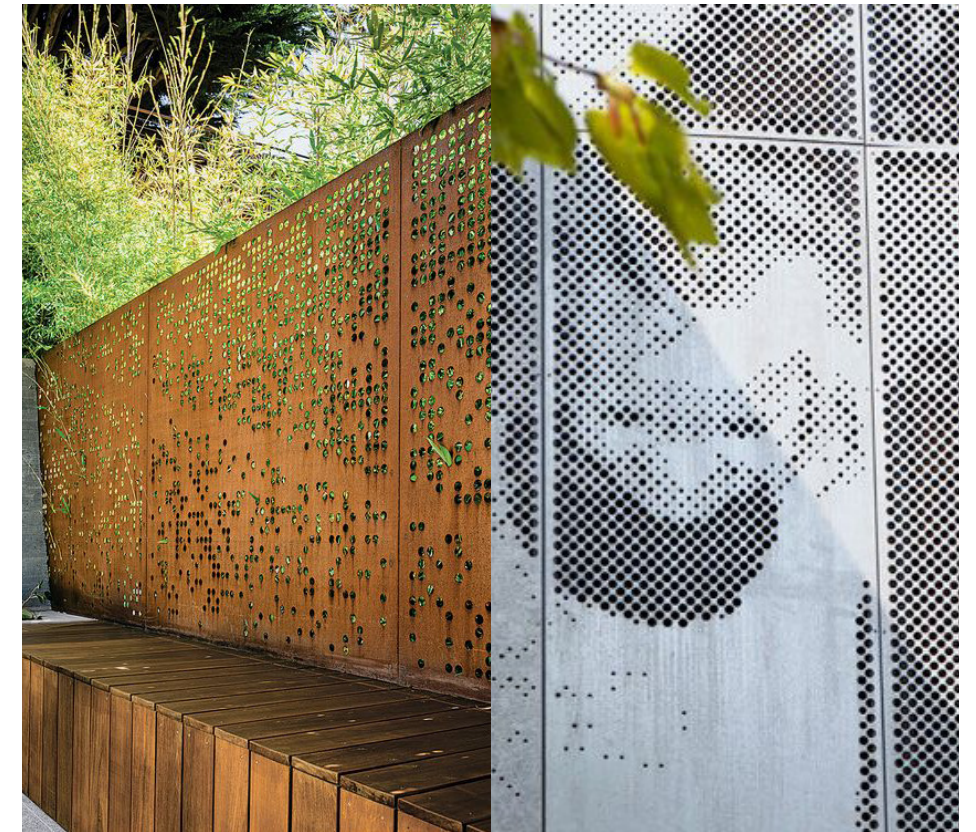
PLOT C/D/E/F GROUND FLOOR BOUNDARY DETAIL



Galvanised metal railing with 'own door' gated entry to private terrace space.

Dark toned brickwork planter box to provide defensible space.

PLOT A CRÈCHE SCREEN DETAIL



Patterned perforated metal mesh to provide screening to the play area behind. Perforated graphic to allow glimpses to the activity behind. PPC finish.

Dark toned brickwork base.



Zone 3 - Res 2 - Plot G



Zone 1 - Village Centre - Plot B



Zone 3 - Res 2 - Plot F/G



Zone 1 - Village Centre - Plot B

6.7 Contextual Elevations



Castle Street Elevation - Village Centre



M50 Elevation - Plot G



Barrington's Road Elevation - Plot D and C



Castle Street Elevation - Plot F and G



M50 Elevation - Plot F, E and D



Barrington's Road Elevation - Plot B

6.8 Universal Access Statement

The proposed Strategic Housing Development has endeavoured to comply with the principles of Universal Design throughout the scheme. This is to provide access and use of the development regardless of age, size, ability, or disability. The following guidance documents have been referenced in the design of the scheme:

- Building for Everyone: A Universal Design Approach
- Universal Design Guidelines for Homes in Ireland
- Technical Guidance Document M

The scheme has been influenced by the principles of Universal Design through the following features:

- Provision of amenities that meet the design requirements to allow for all people to work, shop and enjoy recreation locally or to travel with ease;
- Facilitation of a mix of dwelling types, sizes and tenures that allow all sections of society to remain part of the community and use its facilities throughout the life cycles;
- Provision of alternatives to the private car through siting proximate to public transport and local services;
- Supporting the local pedestrian and cycling environment and provide generous cycle parking facilities;
- Provision of accessible open space for various types of activity.

Each dwelling unit has been influenced by the principles of Universal Design through the following features where possible:

- Dwelling units are easily accessible via both the basement and ground level areas for bicycle and vehicular parking.
- Provision of a level or gently sloping approach to all entrances when applicable;
- All entrances are illuminated, have level access over the threshold as well as a covered main entrance.
- Communal stairs for apartment units provide easy access and a fully accessible lift is provided in all cores;
- Internal doorway widths and hallways conform to Part M;
- There is space for turning a wheelchair in dining areas and

living rooms and adequate circulation space for wheelchairs elsewhere;

- Walls in the bathroom and WC are capable of taking adaptations such as handrails;
- All dwelling units have entry level WC facilities in compliance with Part M;
- Bathrooms have been designed for ease of access to the bath, WC and wash basin;
- Living room windows are easy to open/operate;
- Switches, sockets, ventilation and service controls are provided at a height usable by all.

Building for Everyone: A Universal Design Approach
Centre for Excellence in Universal Design

Universal Design Guidelines for Homes in Ireland
Centre for Excellence in Universal Design



Údarás Náisiúnta Míchumais
National Disability Authority

Technical Guidance Document M
Department of Housing, Local Government and Heritage



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
**Department of Housing,
Local Government and Heritage**

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Section 7: Responses to the 12no. Urban Design Manual Criteria

- 7.1 Context: How does the development respond to its surrounding?
- 7.2 Connections: How well is the new neighbourhood/site connected?
- 7.3 Inclusivity: How easily can people use and access the development?
- 7.4 Variety: How does the development promote a good mix of activities?
- 7.5 Efficiency: How does the development make appropriate use of resources including land?
- 7.6 Distinctiveness: How do the proposals create a sense of place?
- 7.7 Layout: How does the proposal create people-friendly streets and spaces?
- 7.8 Public Realm: How safe, secure and enjoyable are the public areas?
- 7.9 Adaptability: How will the buildings cope with change?
- 7.10 Privacy and Amenity: How do the buildings provide a high quality amenity?
- 7.11 Parking: How will parking be secure and attractive?
- 7.12 Detailed Design: How well thought through is the building and landscape design?

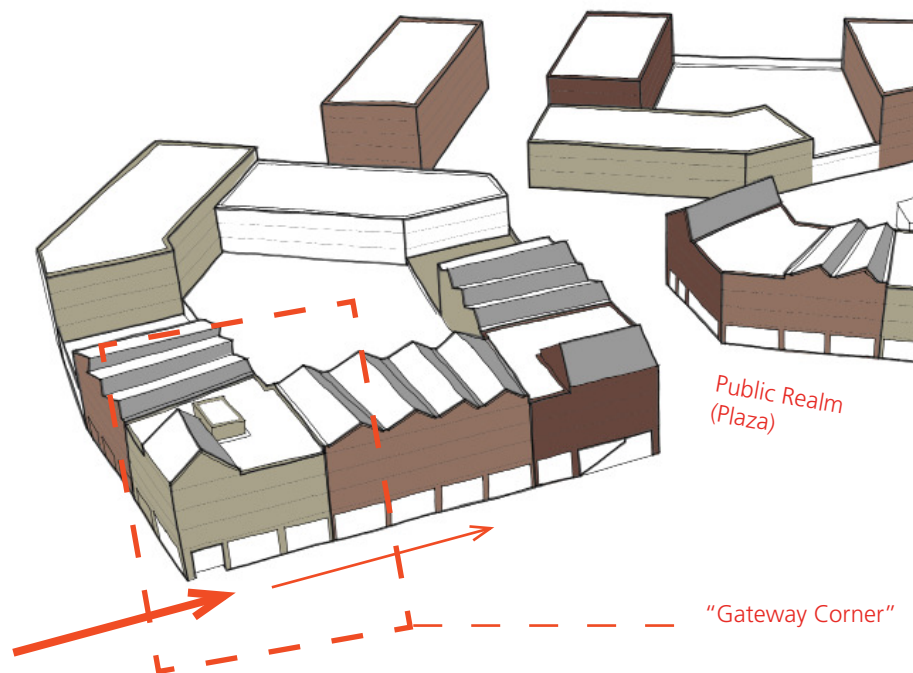
7.0 Responses to the 12no. Urban Design Manual Criteria

Sustainable Residential Development in Urban Areas (2009) / Urban Design Manual (2009)

CRITERIA:

7.1 CONTEXT

How does the development respond to its surroundings?

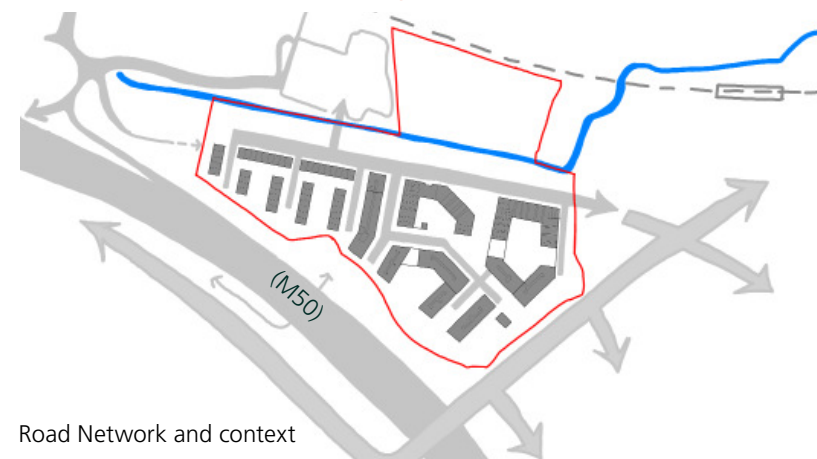


Eastern "Gateway" corner

CRITERIA:

7.2 CONNECTIONS

How well is the new neighbourhood/site connected?



Road Network and context

This section of the Design Statement demonstrates how the proposed development has regard to and has been specifically designed in accordance with best practice in respect to urban design.

DESIGN RESPONSE:

The urban design strategy for the development responds to the following:

- Creates a series of Urban Blocks which set up a public Plaza in the heart of the village core.
- Forms a strong edge and streetscape on Castle Street with variation of roof pitches and massing to break down the overall scale of the development.
- Creates animated streetscapes with active frontage on all 3 sides with multiple own-door access and surveillance.
- Establishes a new Village Centre with distinct character which acts as a Gateway from the East.
- The architectural language responds to the context of the surrounding buildings through the diverse roof formations and variation in brick tone across the entire scheme.
- Provides a variety and mix of uses at ground floor level within the Village Centre ranging from Residential amenity/ creche/ retail/ commercial space, to main entrance to residential accommodation above.
- Provides a landmark 'high profile' corner overlooking the Public Realm Plaza at the Village Centre. In addition higher level corners are strategically located to the East of Block B on entry to the development as well as marking the Village Centre corner on Plot A.
- Provides an enhanced public realm around the curtilage of the development with generous footpaths, landscaping and large green open space to the North Of Castle Street.
- The scale, height and massing responds each areas designation in the Planning scheme, with greatest hierarchy given to Plot A and B with distinct identify of more regular tonal shifts across the streetscape and alternating roof pitches.
- The massing and utilisation of roof terraces maximises views overlooking the large open green space to the North.
- Due to proximity to the M50 the scheme has been design with recessed balconies within South facing courtyards and additional acoustically rated window and façade treatments directly facing this piece of road infrastructure to mitigate against this.
- Within the masterplan there are a number of courtyards and podium car parking which have been generously landscaped which provides an attractive amenity to enjoy and to overlook for the adjoining apartments.

DESIGN RESPONSE:

The design of the proposed development strengthens neighbourhood and site connections through the following:

- Provides significant safety and attractive public realm for pedestrians including pedestrian crossings across Castle Street for access to transport amenity and green open space North of the proposed buildings.
- Provides a car free zone between blocks A and B which creates a large public Plaza and attractive retail experience for users. Vehicular traffic for Plots A and B is contained to the east of the site via access directly upon entry to a basement carpark. In line with the Design Manual for Urban Roads and Streets limiting car prioritization this has allowed for greater walkability and connection on foot and by bicycle with neighbouring communities.
- Wide footpaths and cycle routes have been accommodated. Refer to landscape architects proposal drawings for further information.
- Provides a variety and mix of uses at ground floor level ranging from residential own door units throughout the scheme, retail/commercial space, a creche and residential amenity to the Village Centre.

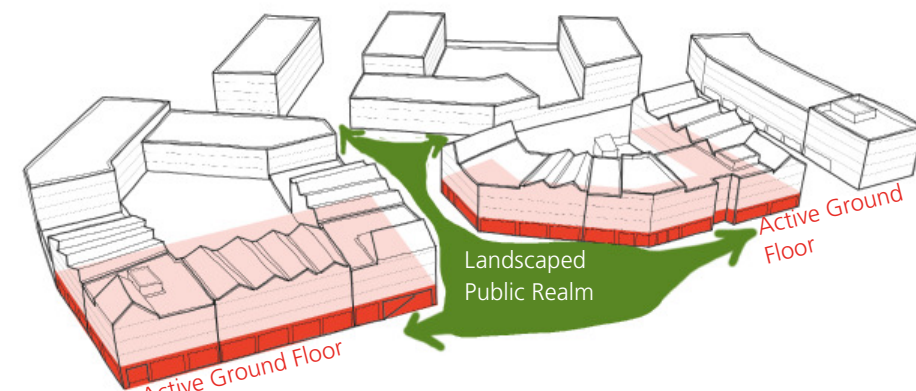
7.0 Responses to the 12no. Urban Design Manual Criteria

Sustainable Residential Development in Urban Areas (2009) / Urban Design Manual (2009)

CRITERIA:

7.3 INCLUSIVITY

How easily can people use and access the development?



3D Massing and Plaza Diagram

CRITERIA:

7.4 VARIETY

How does the development promote a good mix of activities?



Facade use breakdown diagram

DESIGN RESPONSE:

MOLA Architecture note the following in terms of usability and access to and within the scheme:

- A key deliverable for the proposal in terms of the inclusivity of the scheme are the proposed residential amenity facilities and Village centre retail providing overlooking of public spaces and vitality the provision of mixed uses. These facilities are considered significant in their offer for future residents.
- The landscaped podiums areas, courtyards, ground floor Urban Realm and green open spaces to the North provide a unique variety of outdoor spaces which residents can enjoy.
- The residential amenity facilities are designed to address the needs of new tenants and comprise of reception, gym facilities, and other associated residential spaces. These facilities are largely located in the Village Centre area (Plot A Central block) which is easily accessible to various parts of the masterplan.
- In addition to the above, the proposals also provide for a retail space facility which will contribute to the vibrancy to the proposed development.
- The proposed development will provide a range of apartment unit types including 1, 2, 3 bedroom units and both 4 and 3bed houses which will allow for diversity of household types living with the proposed new scheme.
- The residential amenity and retail areas are located within the Village Centre and with direct connection to the public plaza offer the potential for activities to spill out into this area. This acts as the heart of the development and assists with orientation and accessibility within the development. This corners of Plot A and B have been designed to act as "Marker" corners to address the plaza and act as a "Gateway" into the heart of the development.
- The scheme provides for inviting communal landscaped spaces and avoids physical and visual barriers with attractive boundary treatments, passive surveillance and creation of vibrant streetscapes where each building fronts onto a street. The acoustic barrier to the south has been design to limits its visual impact with a staggered vertical pattern and additional planting within the red-line boundary. The height of the solid barrier has been reduced to 1.4m with a transparent material to the remainder of the height and further reducing the visual impact of this necessary piece of infrastructure.

DESIGN RESPONSE:

The proposed development includes a variety of uses in compliance with the Planning Scheme for the Strategic Development Zoning including:

- Residential.
- A wide range of ancillary tenant amenities.
- Retail/Commercial.
- The residential units comprise a variety of sizes and types with active ground floor uses within the Village Centre and own door units in the more residential area to the South of the plot.
- The residential amenity spaces located within in central area of the Village Centre comprise a variety of uses ranging from creche, meeting rooms and multi-purpose recreational space. A large courtyard and landscaped podium terrace area in Blocks A and B provide a dramatic shared facility for all residents.
- The retail units at ground floor will be for public use and will utilise the wide footpath and public realm plaza.

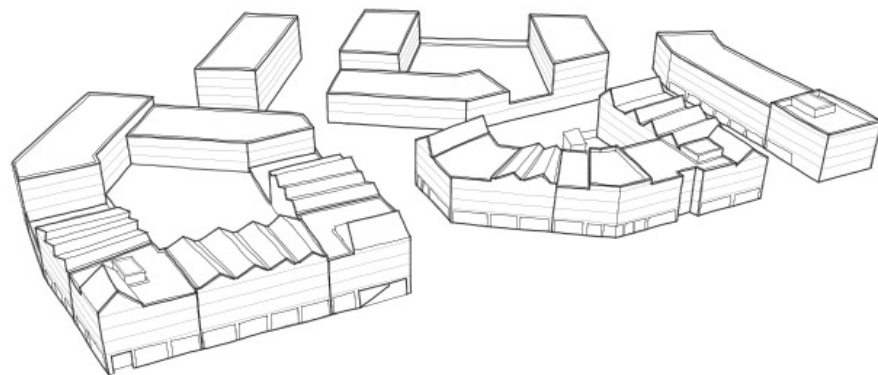
7.0 Responses to the 12no. Urban Design Manual Criteria

Sustainable Residential Development in Urban Areas (2009) / Urban Design Manual (2009)

CRITERIA:

7.5 EFFICIENCY

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



3D Massing Diagram

DESIGN RESPONSE:

The proposed development is an extremely efficient use of its land and resources through the following:

- The design strives to maximise the use of the site whilst providing an appropriate scale, massing and mix across the overall development.
- The design has maximised the topography of the site with the massing stepping to the highest point in the Village Centre and lowest on the Western side of the site which assists in the hierarchy of the overall Masterplan.
- The slope of the site is further utilised through the provision of a basement carpark with ramped access from the Eastern edge of the site.
- The roofscape has been maximised to provide a mix of terraced areas for residents and pitched roof profiles which act as "Markers", to identify important corners in the scheme.
- Access is provided to each block via both lift and stair cores which can be accessible to all residents.
- The design strives to achieve a highly efficient energy regime with numerous sustainable design measures incorporated by our M&E engineers.

CRITERIA:

7.6 DISTINCTIVENESS

How do the proposals create a sense of place?



Village Centre Character Diagram

DESIGN RESPONSE:

- The design intent from the outset of the project has been to create a unique identity and sense of place and space built around high quality, high density mixed use development. The focus has been to create well defined, landscaped communal open spaces and active street frontages along the village centre and residential areas.
- The proposed development will deliver a strong presence with distinct roofscape and tonal variation creating a cohesion within the scheme. There has been a sensitive approach to the landscaping along site boundaries, with acoustic barrier required due to proximity to the M50 and designed to mitigate visual impact to the scheme and adjoining properties and sites.
- The scale of the development varies to highest point in the Village centre and stepping down to two storey housing in the West of the site. The steeping facades and massing strategy of the overall scheme ensures an appropriate transition in scale.
- This "Dutch billy" roof fronting the plaza on Block B and varying roof forms in Block A with higher corner parapets will enhance the legibility and understanding of the Village and focal point for the scheme.
- An exceptional landscape plan has been prepared by Dermot Foley Landscape Architects and the quality of the overall landscape masterplan coupled with the articulation of the built form by MOLA Architecture will ensure a quality proposal is delivered at this important location within the Cherrywood Masterplan.
- A distinctive sense of place will be created by the provision of extensive public realm improvements and the provision of a wide range of residential and commercial amenity facilities, which will encourage social integration through the creation of a local sense of community.

7.0 Responses to the 12no. Urban Design Manual Criteria

Sustainable Residential Development in Urban Areas (2009) / Urban Design Manual (2009)

CRITERIA:

7.7 LAYOUT

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



CGI Castle Street - Public Plaza

Proposed Roof Plan

CRITERIA:

7.8 PUBLIC REALM

How safe, secure and enjoyable are the public areas?



Proposed Placemaking Plan (nts)

DESIGN RESPONSE:

There are extensive public realm proposals included as part of the proposed development including:

- A significant area and animated open space area are provided throughout the scheme. In addition a large open green space is located to the North with both landscaped areas and tree planting at this location and resulting in an attractive amenity for all residents.
- Generous footpaths, a large pedestrianized public plaza to the core of the project allow for an attractive environment for residents and visitors to the area.
- Car parking spaces required for the village Centre retail and Residential units have been removed from this area to a designated carparking area below ground. This together with bin storage and service zones have freed up the public realm for increasing seating, planting and spillout areas for the surrounding retail units.
- The creation of internal courtyard and podium areas with extensive landscaping for residential blocks to the South
- The creation of a raised podium area with extensive landscaping for Block B residents.
- The creation of at-grade open courtyard with extensive landscaping for Block A with direct connection leading to Village Centre and Public Plaza.
- The large roof top terraces provide good communal spaces for residents to interact.

DESIGN RESPONSE:

The communal areas (including the Village Centre Plaza, central courtyards and Podiums and terraces) within the proposed development are accessible to future tenants.

The communal open spaces will have the benefit of passive surveillance from apartments within the scheme and this in addition to the proposed landscaping will foster the provision of safe secure usable spaces with the proposed development.

The fact that there is no through traffic (vehicular) or surface car parking within the heart of the Village Centre will contribute to the feeling of safety and security.

Furthermore, the majority of bicycle parking spaces and waste storage areas for the Village Centre are located at Basement are designed to be safe and secure.

For the remainder these are enclosed, within covered parking and podium areas.

Key placemaking feature include:

- The creation of a sense of place and identity for future residents.
- The provision of strong links and permeability along the perimeter of the site.
- Gradual transition of scale from Village Centre to housing units.
- The creation of a hierarchy of communal spaces and clearly defined circulation space within the Masterplan.
- Greater height, diversity of colour, roof form and scale to create a unique identity for the proposed Village core.

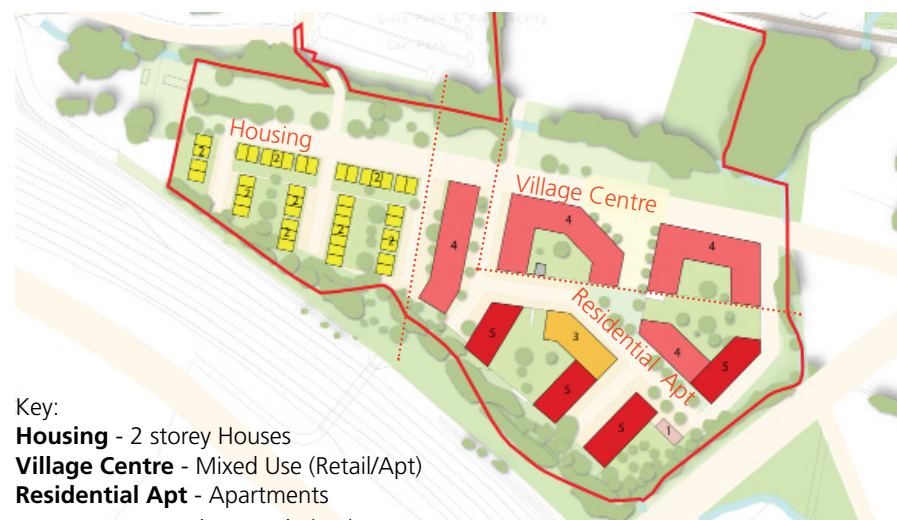
7.0 Responses to the 12no. Urban Design Manual Criteria

Sustainable Residential Development in Urban Areas (2009) / Urban Design Manual (2009)

CRITERIA:

7.9 ADAPTABILITY

How will the buildings cope with change?



Key:
Housing - 2 storey Houses
Village Centre - Mixed Use (Retail/Apt)
Residential Apt - Apartments
 Open Space to the North (nts)

DESIGN RESPONSE:

The proposed scheme allows for an appropriate mix of end users with a variety of residential unit size and retail unit provision.

MOLA Architecture can confirm that all of the proposed apartments are sizeable and comply with Build to Rent Standards as set out in the Apartment Guidelines (2020).

The quality of the proposed apartment units is considered exceptional to enable adaption over time depending on residential needs. The inclusion mix of apartment types will ensure that a variety in mix is delivered.

Furthermore, MOLA Architecture and Dermot Foley Landscape Architects have ensured by way of the proposed design that the proposed development is accessible to all.

CRITERIA:

7.10 PRIVACY AND AMENITY

How do the buildings provide a high quality amenity?



Open Space to the North (nts)

DESIGN RESPONSE:

All apartments will have a private open space area in the form of a private balcony, or designated at grade private amenity.

MOLA Architecture can confirm that these areas will comply and in the majority of cases exceed the standards contained within the apartment guidelines for standard apartment units.

The proposed development delivers quality landscaped communal open space in accordance with the requirements of the Apartment Guidelines (2020)

In addition to an wide range of residential tenant amenity facilities, the proposed development provides for extensive public realm amenity spaces including an attractive Village Centre Plaza.

The residential amenities and services provided are considered key to the delivery of this new mixed use Residential development. The public Plaza and retails areas surrounding this are located in the heart of the development and assists with orientation and accessibility within the development.

7.0 Responses to the 12no. Urban Design Manual Criteria

Sustainable Residential Development in Urban Areas (2009) / Urban Design Manual (2009)

CRITERIA:

7.11 PARKING

How will parking be secure and attractive?



Access strategy Diagram

DESIGN RESPONSE:

The proposed car parking spaces for the Village Centre will be provided at Basement level and the prospective applicant will ensure that the car parking facilities will be well maintained, safe and secure. The remainder of blocks will have a mixed between podium, covered and street parking in the more residential areas.

In addition the majority of bicycle storage and motorcycle parking for the Village Centre is delivered at Basement level and is in compliance with national guidance. A number of car parking spaces will be provided on Castle Street. These spaces will be overlooked by the proposed retail area and the apartments that address the street.

A small quantum of bicycle parking spaces will be provided outside of the proposed retail unit. These will be the subject of passive surveillance at this location.

Sustainable modes of transport, such as cycling and walking are promoted within the proposed development with a large area within the Village centre designated for pedestrian use only.

CRITERIA:

7.12 DETAILED DESIGN

How well thought through is the building and landscape design?



CGI - Integrated Landscaping and Building Design

DESIGN RESPONSE:

The design team have worked collaboratively in providing a comprehensive detailed design approach for the development incorporating the following:

- Dermot Foley have prepared a detailed landscape design proposal which maximise the public realm whilst also providing high quality and attractive amenity space for residents through a mix of courtyards, landscaped podiums, streets, public plaza and roof top terraces.
- IES have ensured that good daylight and sunlight is provided to all apartment units, courtyard space and terraces. In addition through 3d Modelling they have also ensured that the massing of the proposed development does not negatively impact on the daylight and sunlight provision to the surrounding third party residents and neighbours.
- Punch Engineers have designed the roads and footpaths to provide an attractive public realm and traffic regime. For further detail on this refer to their drawings and reports as part of this submission. They have also reviewed the local drainage and service connections and have proposed sustainable design solutions in conjunction with the local authority.
- Numerous meetings and consultation was undertaken with Dun Laoghaire Rathdown County Council. The Planning history of the scheme has been expanded upon in Section 5. We note that comments on design variations of this scheme and project proposals for this site have generally been incorporated into the detailed design of the development.

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Section 8: Area Schedules

18029 - PRIORSLAND - AREA SCHEDULE				
SITE TOTALS				
	ZONE 1 VILLAGE CENTRE	ZONE 2 RES 3	ZONE 3 RES 2	TOTAL (m2)
	PLOT A + B	PLOT C, D + E	PLOT F + G	
SDZ ZONE AREA	9,050.00	20,050.00	14,351.00	43,451.00
SITE AREA (RED LINE BOUNDARY)				87,517.00
SITE AREA (BLUE LINE BOUNDARY)				85,910.00
FOOTPRINT	5,427.00	9,253.00	4,763.20	19,443.20
SITE COVERAGE	0.60	0.46	0.33	0.22
TOTAL AREA ABOVE GROUND	17,093.10	20,428.30	10,642.70	48,164.10
PLOT RATIO	1.89	1.02	0.74	0.55
NUMBER OF UNITS	143	201	99	443
OVERALL RESIDENTIAL DENSITY (UNITS/HECTARE)	158.01	100	69	50.62
COMMUNAL AMENITY SPACE REQUIREMENT	869.00	1,328.00	367.00	2,564.00
COMMUNAL AMENITY SPACE PROVIDED	1,203.00	3,671.77	370.00	5,244.77
GROSS RESIDENTIAL FLOOR AREA	9,593.80	14,648.10	9,553.80	33,795.70
BUILDING HEIGHT IN STOREYS	1-4	3-5	2-4	

18029 - PRIORSLAND - AREA SCHEDULE				
OTHER USES TOTALS				
USE	TYPE	PROVIDED IN SCHEME	SDZ REQUIREMENTS	
		AREA SQM	MIN	MAX
		GROSS	GROSS	NET/GROSS
RETAIL	SUPERMARKET	1306	834	1365
	RETAIL (LOCAL RETAIL AND RETAIL SERVICES)	715	456	910
Total Retail Quantum Village Centre		2021	1290	2275
NON RETAIL	NON RETAIL (INC. 513 M2 CRECHE)	726	700	1000
HIGH INTENSITY EMPLOYMENT		708	700	1000
COMMUNITY FACILITIES (PLOT A)		252	250	500
Total Non Residential Floor Area		1686	1650	2500
RESIDENTIAL FACILITIES (PLOT C)		213	-	-
RESIDENTIAL FACILITIES (PLOT E)		338.8	-	-
GYM (PLOT E)		155	-	-
Total Residential Facilities Floor Area		706.8		

CRECHE REQUIREMENTS

Childcare Facilities: Guidelines for Planning Authorities, June 2001

	NUMBER OF DWELLINGS	NUMBER OF CHILD SPACES REQUIRED (20 CHILD SPACE PER 75 DWELLINGS)	AGE	NUMBER OF CHILDREN	AREA REQUIRED PER CHILD (M2)	TOTAL AREA REQUIRED PER AGE GROUP (M2)	TOTAL AREA PER CLASSROOM (2 CLASSROOMS PER AGE GROUP)	TOTAL NUMBER OF CHILDREN PER CLASSROOM (2 CLASSROOMS PER AGE GROUP)	NUMBER OF ADULTS REQUIRED PER AGE GROUP	NUMBER OF ADULTS REQUIRED	NUMBER OF WC / NAPPY CHANGING REQUIRED PER AGE GROUP	NUMBER OF WC REQUIRED	NUMBER OF NAPPY CHANGING REQUIRED	NUMBER OF STAFF WC REQUIRED (1 PER 8)
			0-1 YRS	12	3.70	44.40			1 PER 3	4	1 PER 10 NAPPY		1.2	
			1-2 YRS	35	2.80	98.00	49.00	17.50	1 PER 5	7	1 PER 10 NAPPY		3.5	
			3-5 YRS	36	2.32	83.52	41.76	18	1 PER 6	6	1 PER 10 WC	3.6		
TOTALS	297	79.2		83		225.92				17		3.6	4.7	2.125

+ 1 DAC TOILET

Note: Number of dwellings calculated on the basis of the total number of apartments plus the houses less the 1 bed apartments.

18029 - PRIORSLAND - AREA SCHEDULE													
APARTMENT TOTALS													
PLOT	NO. OF UNITS	1 BED APT.	2 BED 3p APT.	2 BED 4p APT.	3 BED APT.	UNITS AREA (GFA)	OVERSIZED UNIT	VIEW ASPECT		BALCONY / PRIVATE AMENITY AREA (m2)	COMMUNAL AMENITY SPACE REQUIRED BASED ON MINIMUM AREAS	COMMUNAL AMENITY SPACE PROVIDED	TOTAL INCLUDING BALCONY
								DUAL	SINGLE				
A	72	30	0	42	0	4952.10	39	27	45	461.60	444.00	463.00	5413.70
B	71	34	4	33	0	4641.70	34	18	53	471.20	425.00	740.00	5112.90
C	71	29	3	32	7	4871.80	27	20	51	580.90	450.00	1438.80	5452.70
D	45	11	10	11	13	3472.50	20	20	25	416.60	309.00	517.37	3889.10
E	85	19	12	42	12	6303.80	37	39	46	748.60	569.00	1715.60	7052.40
F	58	23	5	24	6	4190.80	44	22	36	452.70	367.00	370.00	4643.50
TOTAL	402	146	34	184	38	28432.70	201	146	256	3131.60	2564.00	5244.77	31564.30
		36.3%	8.5%	45.8%	9.5%		50.0%	36.3%	63.7%				

18029 - PRIORSLAND - AREA SCHEDULE											
HOUSE TOTALS											
PLOT	NUMBER OF UNITS		HOUSE TYPE 1	HOUSE TYPE 2	HOUSE TYPE 3	HOUSE TYPE 4	HOUSE TYPE 5	4 BED TOTALS	3 BED TOTALS	TOTAL HOUSES (GFA)	CAR PARKING REQUIRED (2 PER UNIT)
			4 BED END TERRACE (146M2)	4 BED SEMI-DETACHED (144M2)	4 BED MID TERRACE (144M2)	3 BED SEMI-DETACHED (115M2)	3 BED MID TERRACE (115M2)				
G	41		5	15	2	10	9	22	19	41	82
GFA			730.00	2160.00	288.00	1150.00	1035.00	3178.00	2185.00	5363.00	
			12.2%	36.6%	4.9%	24.4%	22.0%	53.7%	46.3%		



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MOLA

Architecture

mail@mola.ie

+353 1 218 3900

2 Donnybrook Road, Dublin, D04 NN50

www.mola.ie