



Henry J Lyons

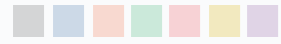
Kilmoney Road, Carrigaline

Strategic Housing Development

Residential Amenity Report

May 2022

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1.0 INTRODUCTION



DEVELOPMENT OPPORTUNITIES

The proposed development seeks to transform Carrigaline town centre along the East and West axis of the current main street, expanding and centralising development into a more accessible style of town centre that promotes connectivity and public realm.

In keeping with the Cork County Development Plan, the proposal looks to create a more urban style development that is more appropriate to the densities that Carrigaline town has to accommodate, while also fulfilling the requirement of the local community for mixed use development and additional public amenity space.

On behalf of Reside Investments, Henry J Lyons has come together with Mc Cutcheon Haley Planning Consultants, Horizon Engineers, Horgan Lynch Engineers and Cunnane Stratton Reynolds Landscape Architects to create the proposal outlined in this document.

The proposed development presents a number of opportunities:

- The crucial need to deliver residential accommodation in a densely populated town
- Opportunity to deliver a mixed use, town centre development
- The introduction of much needed outdoor, public amenity space to the town centre
- The transformation of the current town centre into one that is more accessible and promotes connectivity

DEVELOPMENT INFORMATION

SITE AREA | 30,701 sq m/ 3 HA

TOTAL NUMBER OF UNITS | 224

DENSITY | 118 UNITS PER HA

1 BED UNITS | 101 NO. | 45%

2 BED UNITS | 111 NO. | 49%

3 BED UNITS | 12 NO. | 6%

CAR SPACES | 255

CYCLE SPACES | 503

2.0 SITE ANALYSIS



PUBLIC AMENITY

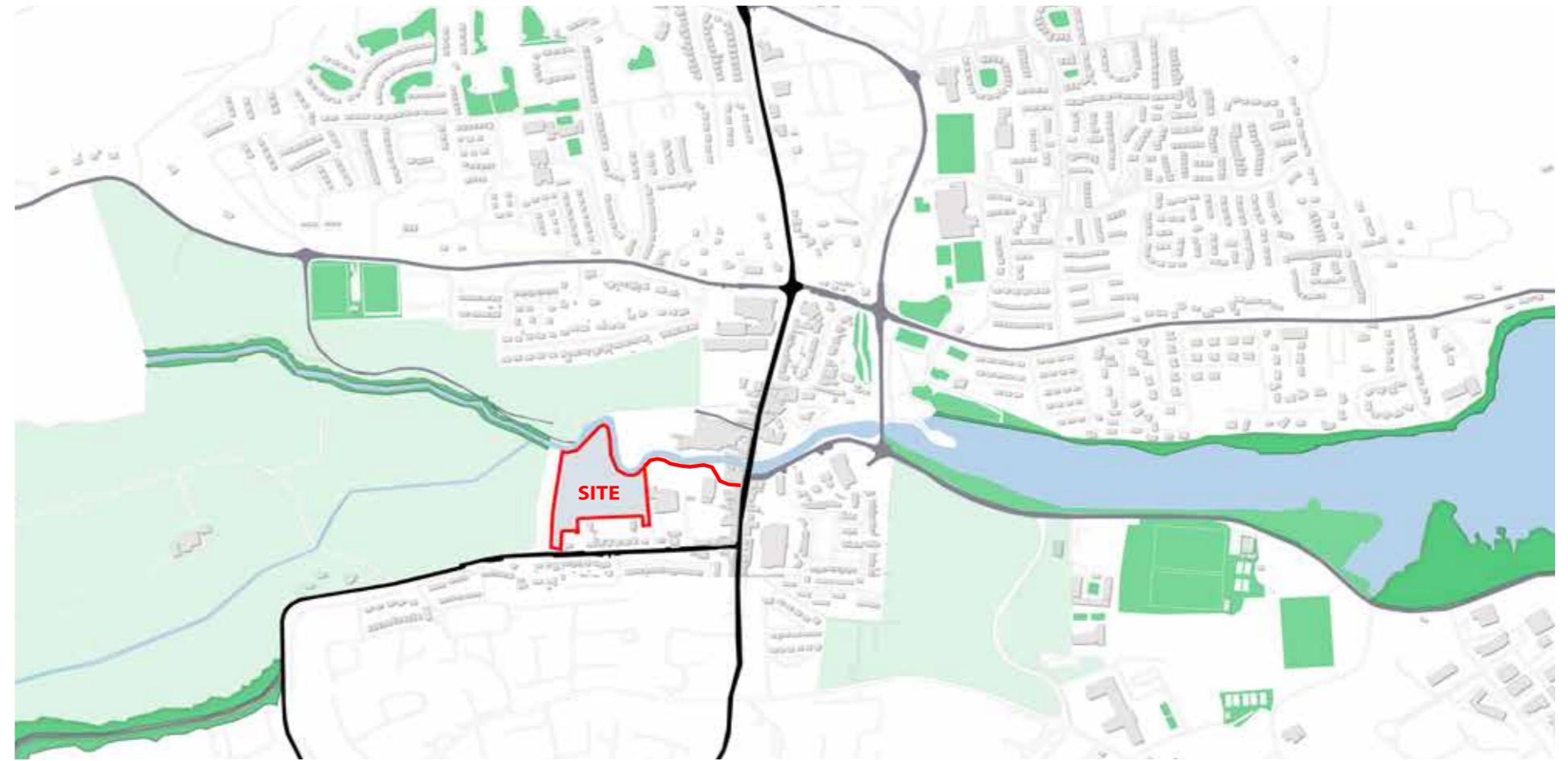
A consultation meeting was held with An Bord Pleanála on 2nd February 2022 from which the development received a favourable recommendation:




“An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development”

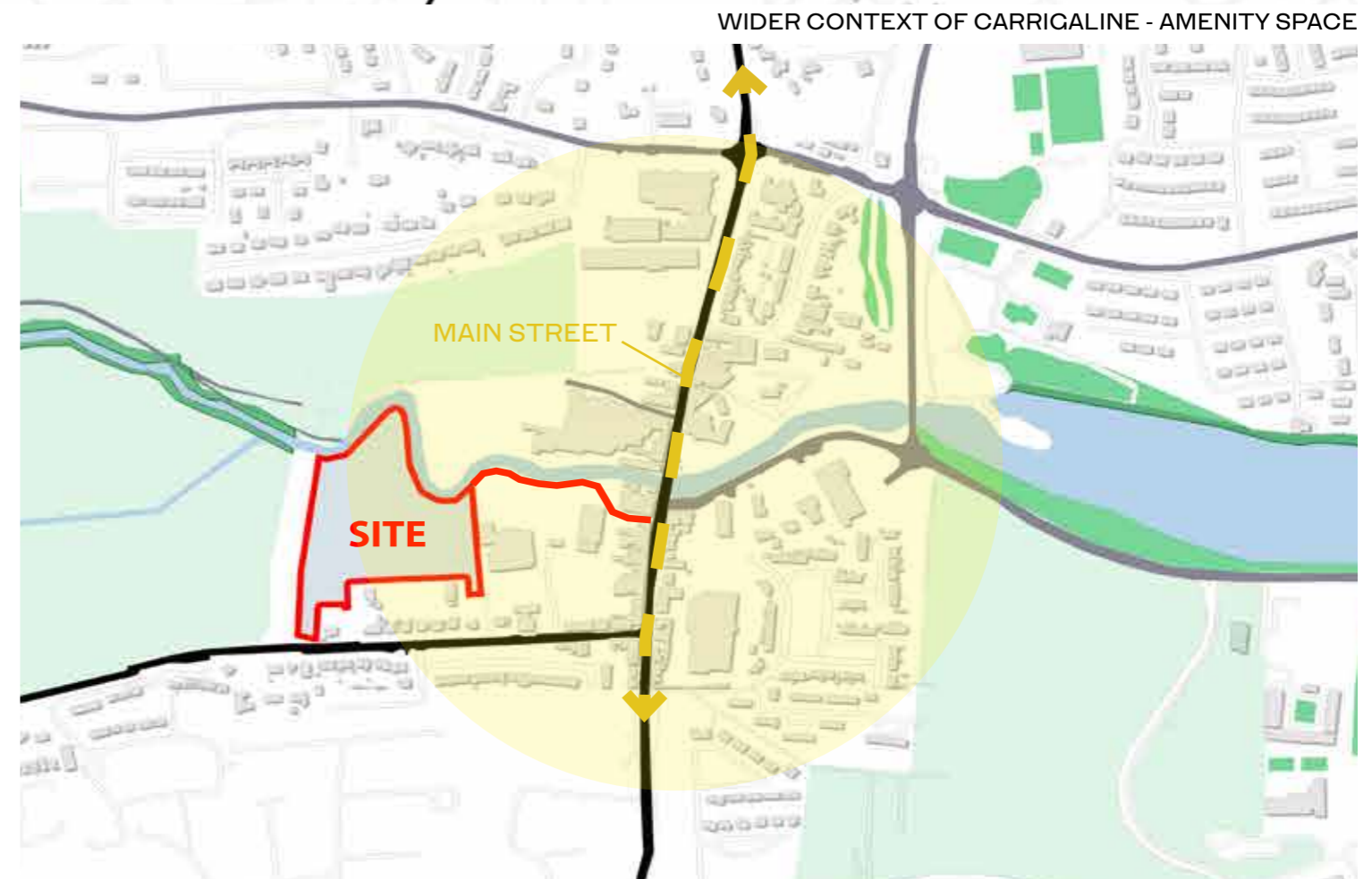
In light of ABP’s opinion, in particular, in response to ABP’s request for:

“A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.”

We set out in the following pages the specific elements of the proposed development pertaining to the protection of amenity of existing and future residents relating to overlooking, overshadowing and overbearing. We have included detailed drawings and imagery including cross sections and levels to illustrate the relationship between the proposed development and the adjacent residential development.



-  PUBLIC AMENITY
-  GREEN FIELD/PRIVATE LAND
-  RIVER



TOWN CENTRE OF CARRIGALINE - AMENITY SPACE

2.0 SITE ANALYSIS



ADJACENT RESIDENTS

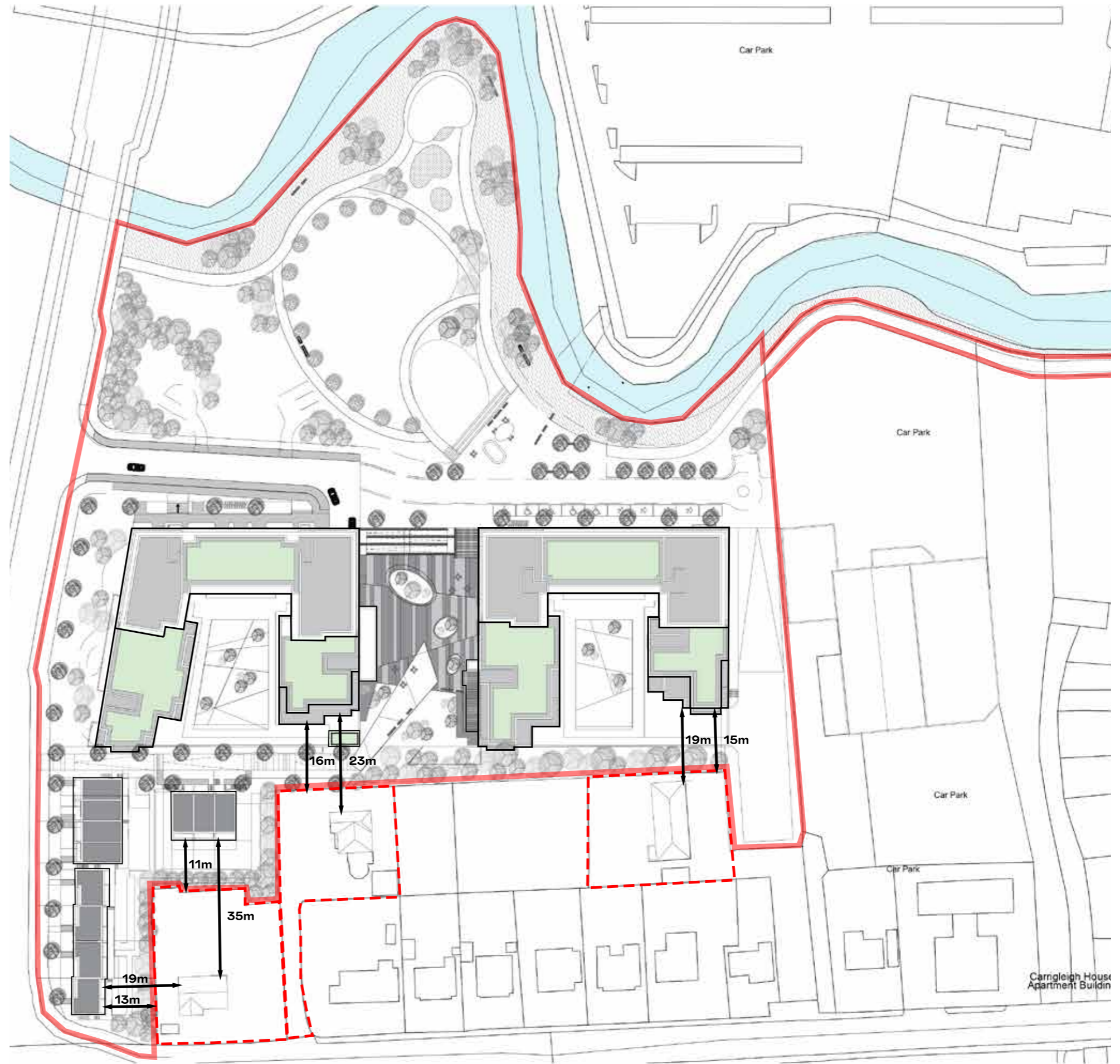
The proposed development has neighbouring residential development to the south and commercial retail development to the east. To the west is the Inner Western Relief Road and to the North open space to the Owenabue River.

The development potential of the site is constrained by flood levels of the river, resulting in development restricted to the southern part of the site, adjoining the existing houses.

The setback of the development from the neighbouring properties has been carefully considered throughout the design process. A minimum set back to the boundary of 11m was established and further setbacks of upper levels increased during the design development to reduce overbearing.

The design and orientation of the buildings deliberately presents building forms orientated in a north / south direction to reduce the bulk of the buildings as the stretch toward the southern boundary.

The buildings also step down in height as they move south, further reducing their visual impact.



SITE LAYOUT PLAN - DISTANCES TO NEIGHBOURING SITES

3.0 DESIGN STRATEGY



OVERLOOKING ADDRESSED

The adjacent diagram illustrates the relationship of the proposed development to the nearest residential neighbour.

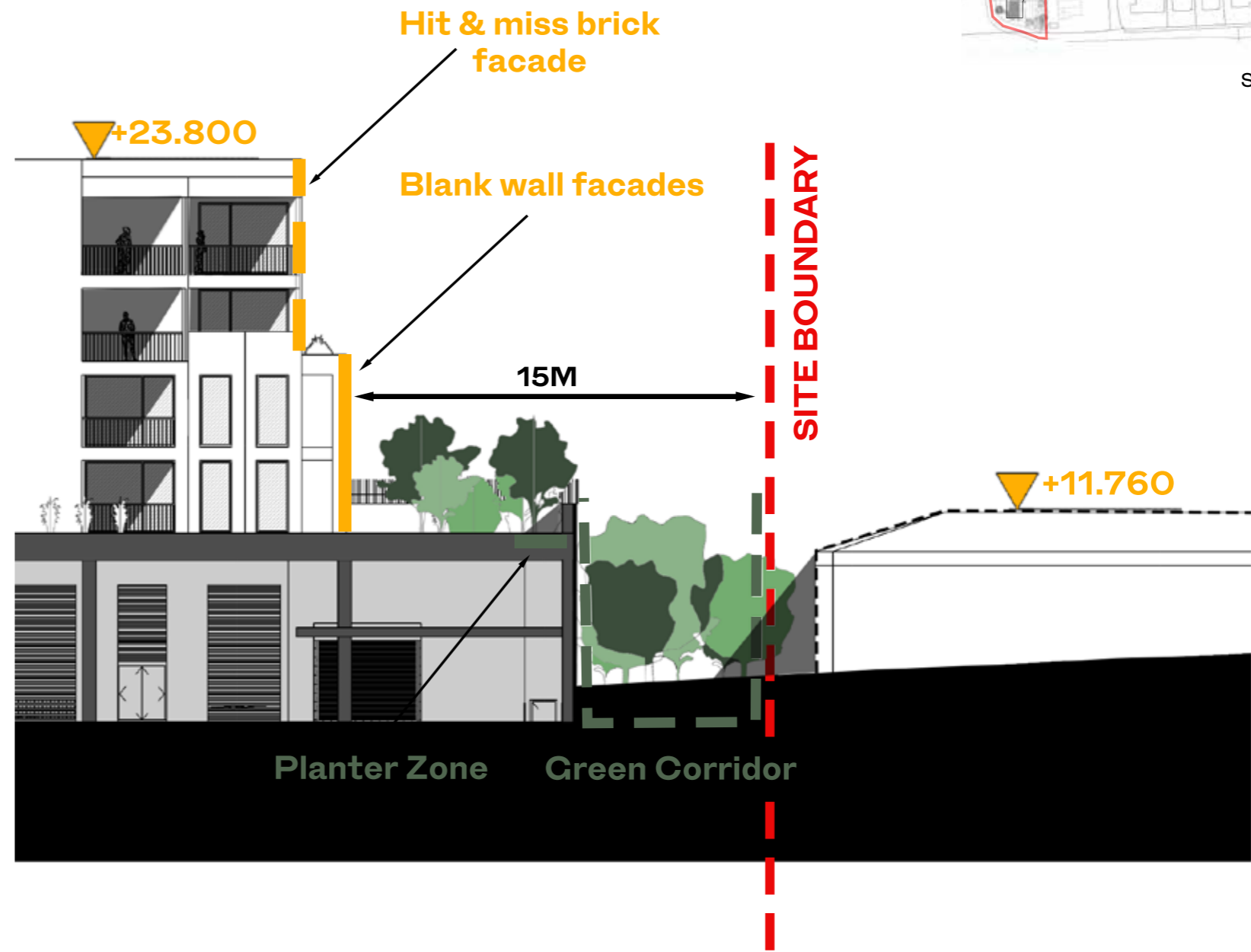
The lowest levels of the development will contain a convenience retail unit and also car parking. There are now windows at this level facing the boundary to the south. The zone between the building and the southern boundary will be landscaped with trees and planting. A suitable secure boundary wall will be provided.

At level 2 of the development, the apartment buildings sit on top of a podium deck and contain two semi private landscaped courtyards. The southern edge of these courtyards will have raised planter beds containing planting, and a parapet wall and screen which will be 1.8m high. The screen will consist of metal fins angled so as to prevent direct viewing through it. The raised planter bed is designed to prevent anyone having direct access to the podium parapet edge. The combination of these elements prevents the users of the space from directly overlooking the neighbouring properties to the South.

The apartment blocks are further set back from the southern edge of the parapet. The buildings step in form, increasing the distance to the neighbouring properties as they rise in height, to protect visual amenity. Apartment balconies have no direct views to the south, with hit and miss brick screens providing privacy while allowing some light to penetrate. Windows on the south elevations have been limited to the minimum and only to secondary bedroom spaces.



SECTION KEY



SITE SECTION DEMONSTRATING OVERLOOKING STRATEGY

3.0 DESIGN STRATEGY

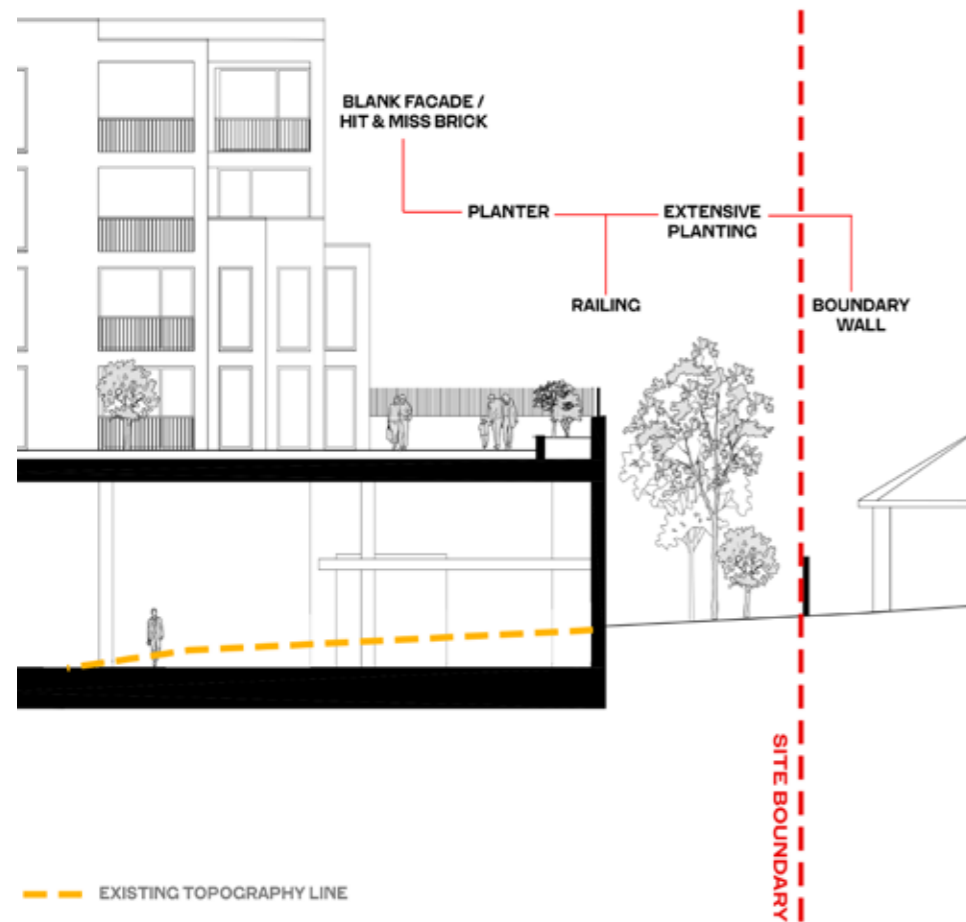


OVERLOOKING ADDRESSED

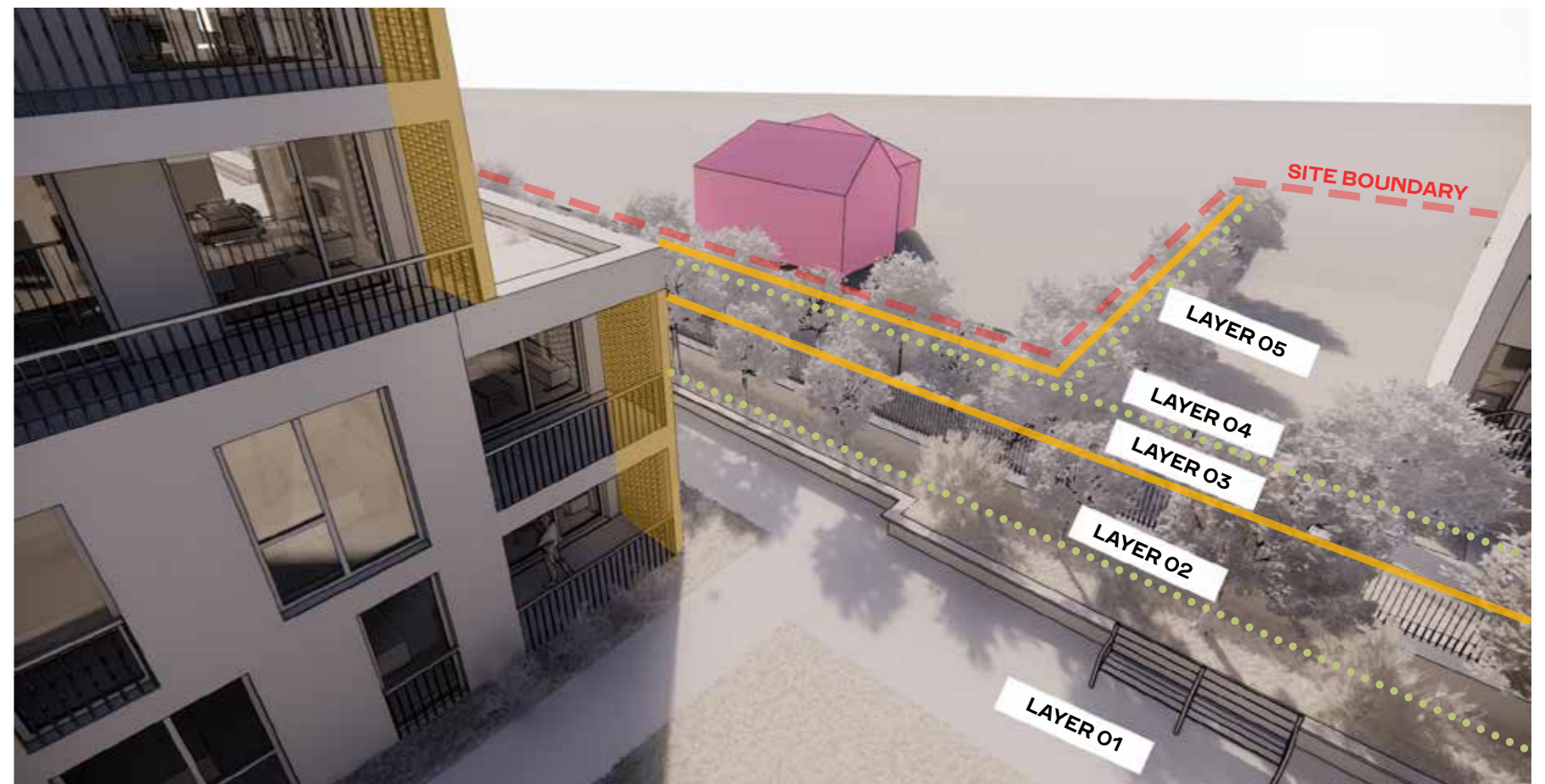
- Views opposite illustrate the green pedestrian corridor to the south of the development.
- Also visible is the screen on the podium parapet which inhibits direct views to the south.



GREEN CORRIDOR PROVIDES EXTENSIVE SCREENING



SECTION SKETCH SHOWING LAYERED SCREENING



LAYERED SCREENING BETWEEN DEVELOPMENT AND ADJACENT SITES

3.0 DESIGN STRATEGY



OVERSHADOWING ADDRESSED

- A full development assessment has been carried out by Passive Dynamics Sustainability Consultants in relation to daylight, sunlight and overshadowing of both proposed and existing properties. Given the position of the site, to the north of adjoining properties, it was unlikely that the proposed development would result in any significant reduction of daylight or overshadowing, and this has been verified by the study
- In relation to the proposed development, the design as been informed and developed in an iterative way to maximise the daylighting and amenity. Working closely with Passive Dynamics, window size and locations have been adjusted to maximise the available daylight within each unit.



SECTION KEY

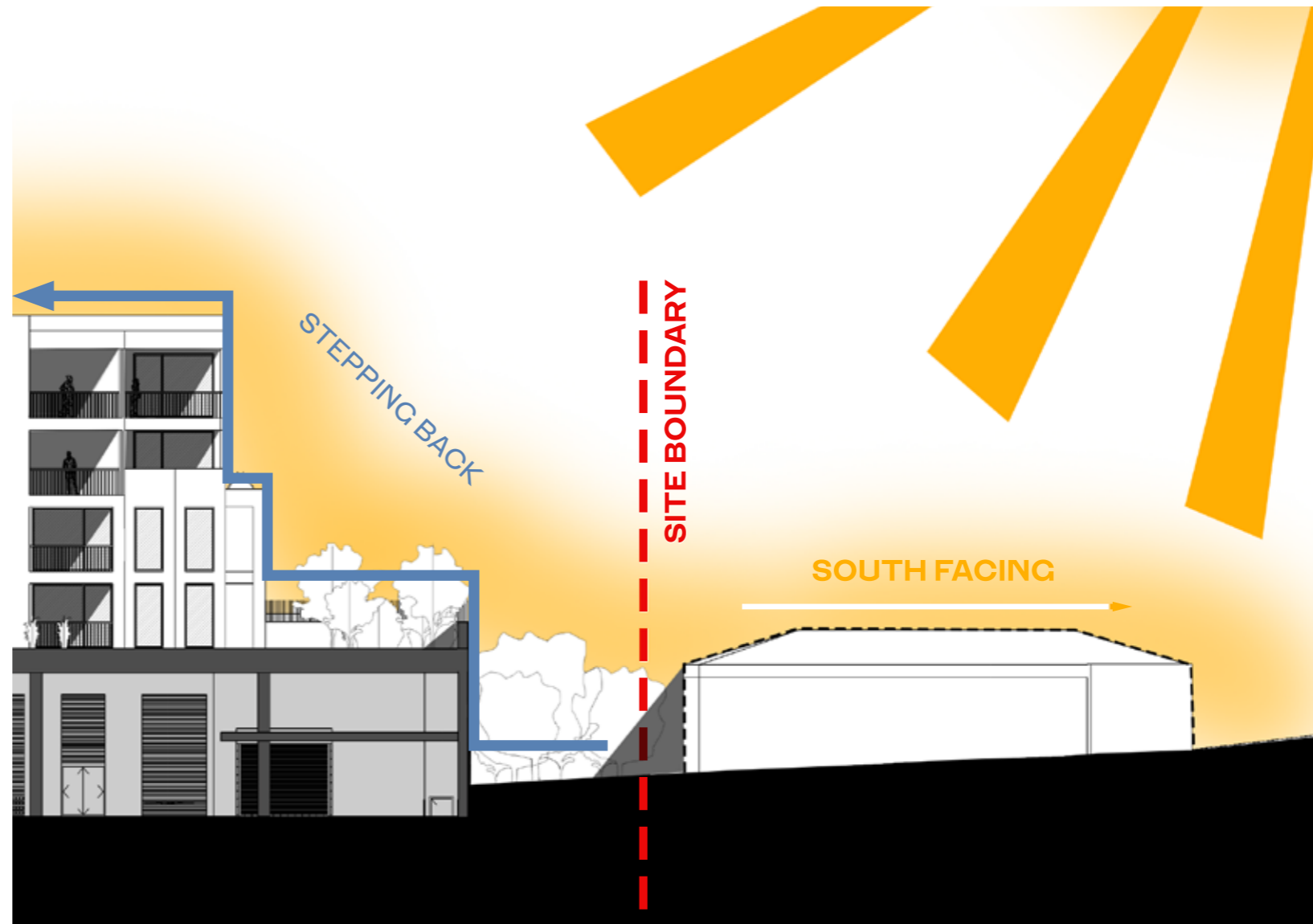


Above: Bedroom ADF results of the proposed development viewed from the Southwest.



Above: Bedroom ADF results of the proposed development viewed from the Northwest

DAYLIGHT ANALYSIS STUDY CARRIED OUT TO ENSURE HIGH STANDARDS OF DESIGN ARE MET



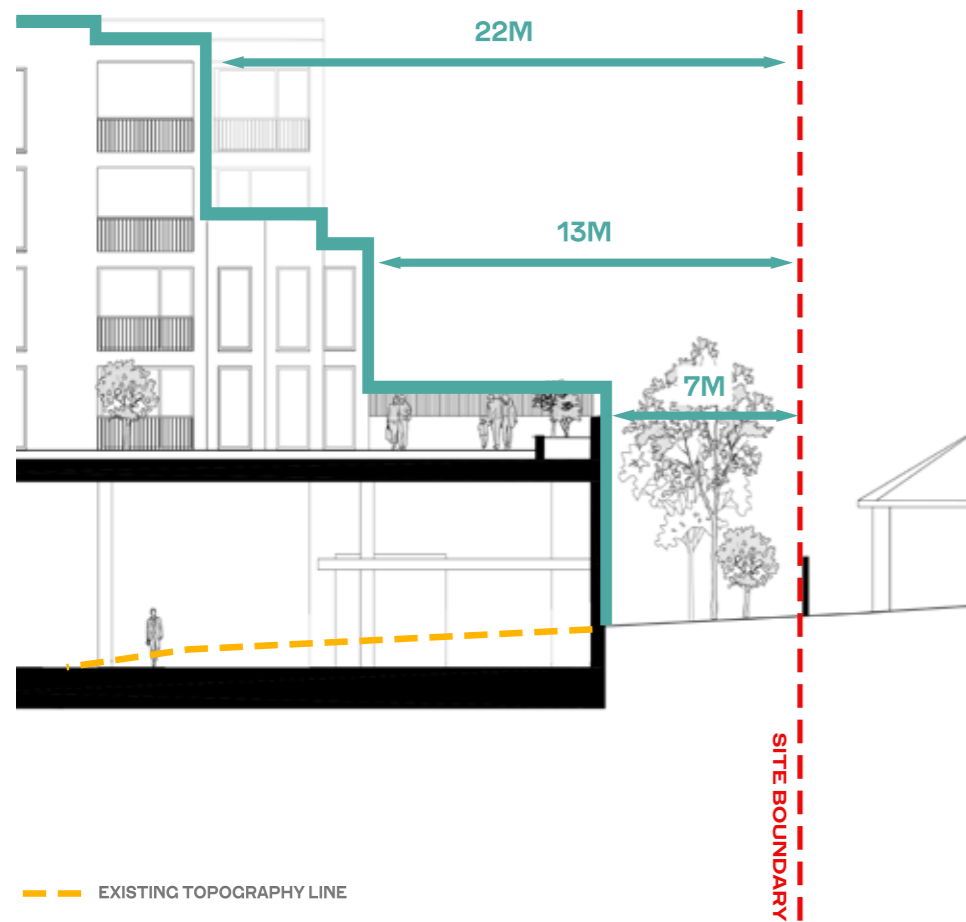
SITE SECTION DEMONSTRATING OVERSHADOWING STRATEGY

3.0 DESIGN STRATEGY

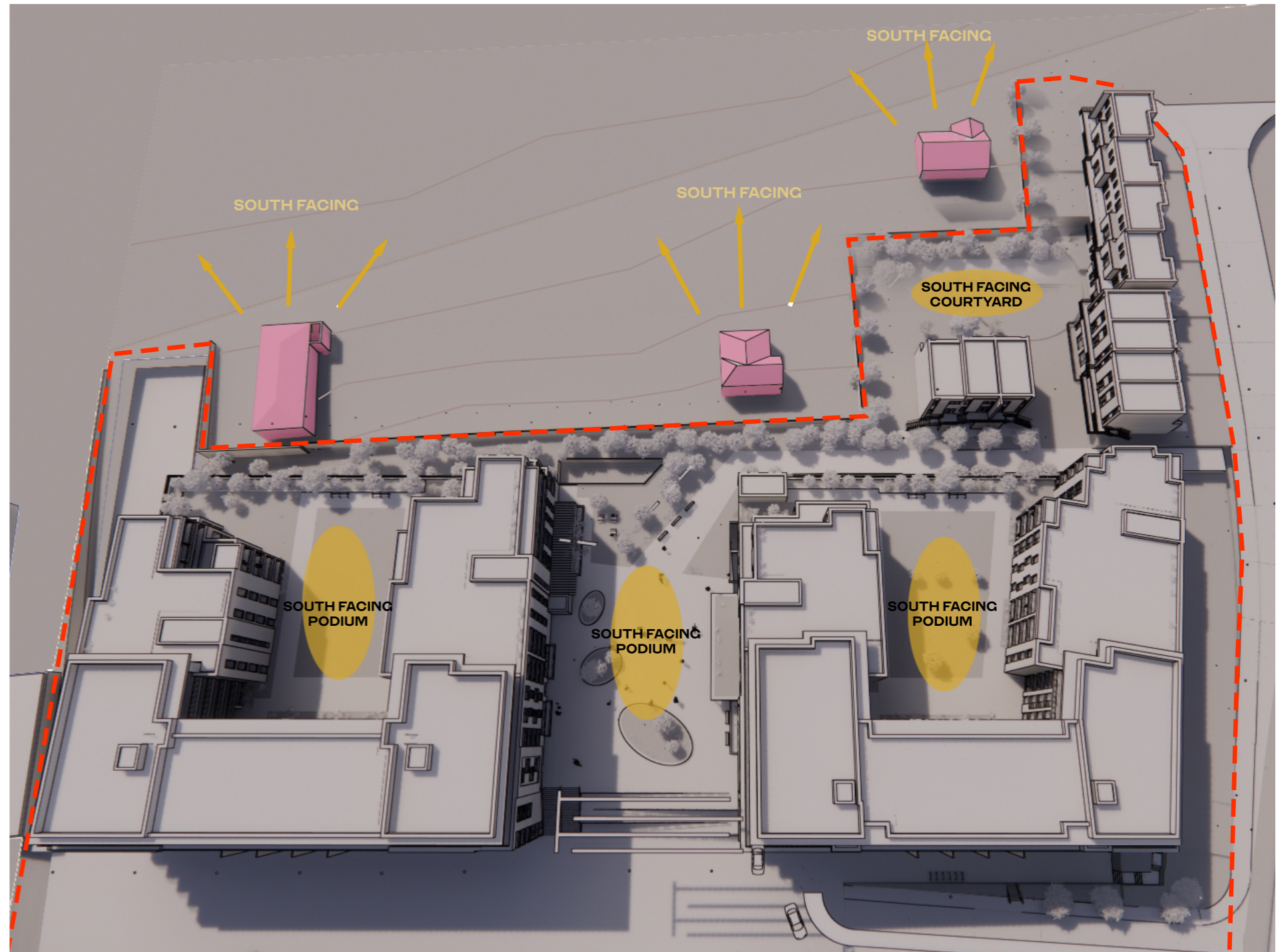


OVERSHADOWING ADDRESSED

- As illustrated in the adjoining diagrams, the buildings location to the north of adjoining properties, coupled with the stepped back design, will ensure the development delivers high quality private and open space with ample daylight and sunlight.



SECTION SKETCH SHOWING DISTANCES TO SITE BOUNDARY



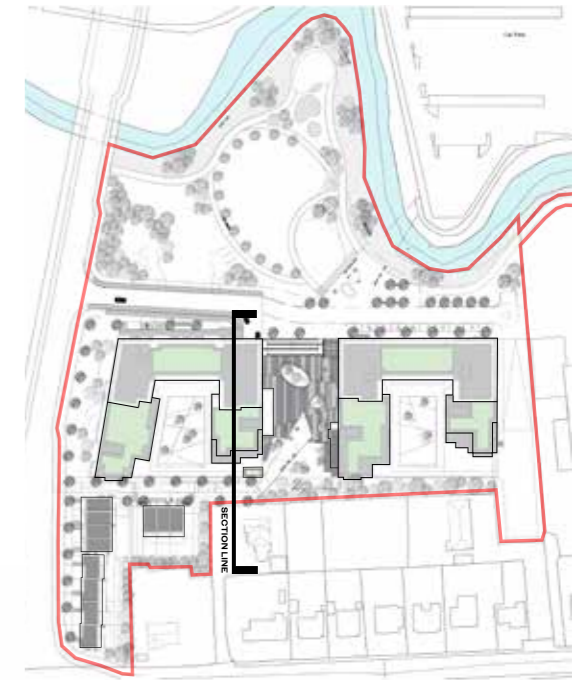
SOUTH FACING AMENITY SPACES LOCATED NORTH OF NEIGHBOURING SITES

3.0 DESIGN STRATEGY



OVERBEARING ADDRESSED

- As previously illustrated, the stepped design of the upper parts of the building are a deliberate response to protecting the visual and private amenity of the neighbouring properties. The stepped architectural forms reduce the massing of the building and provide visual interest. The orientation of the buildings also present slender gable ends to the neighbours, helping to bridge the change in scale from the single storey houses to the urban apartment buildings.



SECTION KEY



SITE SECTION DEMONSTRATING OVERBEARING STRATEGY

3.0 DESIGN STRATEGY

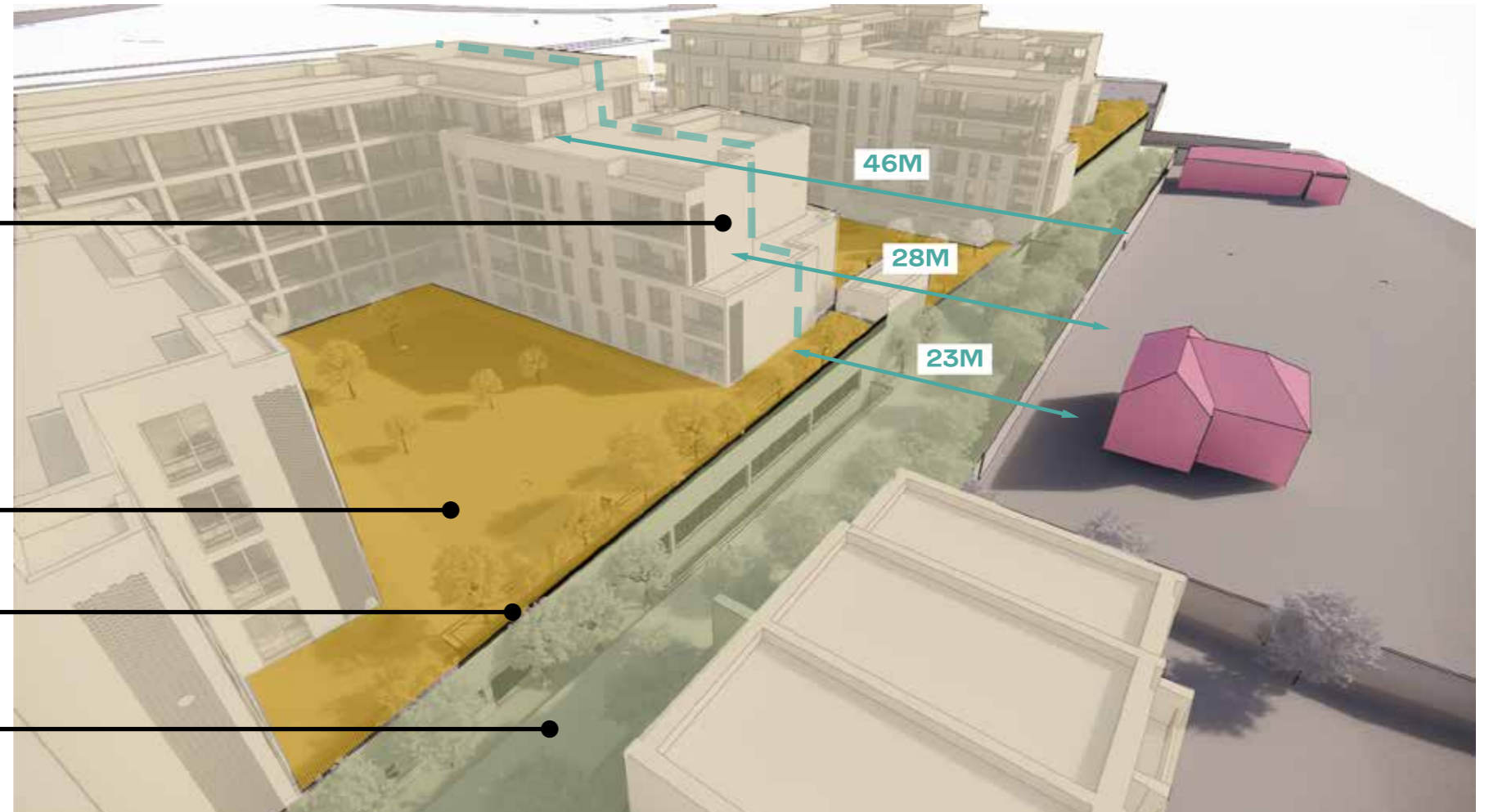


Blocks step back as the building rises
 No windows to the south facade
 Brick hit & miss screens to balconies

Semi private landscaped courtyard

Raised planter beds and 1.8m metal screen along parapet

Green landscape pedestrian corridor



A STEPPED BACK DESIGN ALLOWS FOR GREATER DISTANCE BETWEEN SITE AND NEIGHBOURING PROPERTIES



SITE SECTION DEMONSTRATING THE NATURAL SITE TOPOGRAPHY

4.0 OVERVIEW & SUMMARY



- The design has been informed by a thorough analysis of the site and the opportunities and constraints presented.
- The orientation of the buildings, the form and massing of the blocks and particularly their stepped design of the upper parts of the building are a deliberate response to protecting the visual and private amenity of the neighbouring properties.
- The stepped architectural forms relating to the neighbouring properties reduce the massing of the buildings and provide visual interest.
- The orientation of the buildings present slender gable ends to the neighbours, helping to bridge the challenging disparity in scale from the existing single storey houses to the urban style modern apartment buildings.



TOWN CENTRE OF CARRIGALINE - AMENITY SPACE

Carrigaline SHD

Henry J Lyons