

There are limited concerns on the basis of the site layout and orientation in terms of potential daylight and sunlight issues affecting the subject scheme. Notwithstanding, it is considered that any sunlight and daylight assessment of the proposed apartments submitted with a future application should provide the following information to allow for an informed decision:

- 1) Performance of the proposed development
 - Annual Probable Sunlight Hours on all windows
 - Winter Sunlight Hours on all windows
 - Sunlight on Ground in all amenity spaces
 - Average Daylight Factor in all habitable rooms
 - No Sky Line in all habitable rooms
 - Target Illuminance in all habitable rooms
- 2) Impact on Surrounding properties
 - Vertical Sky Component on all surrounding windows
 - Annual Probable Sunlight Hours on all surrounding windows
 - Winter Sunlight Hours on all surrounding windows
 - Sunlight on Ground in all surrounding amenity spaces

RESPONSE: All of the above items have been dealt with in the accompanying Daylight/ Sunlight report.

vii. Building Heights

A maximum of 4 storeys is established by the LAP as maximum height for this site. The proposed Apartment Blocks C and D to the north-east of the site rise to 5 No. storeys including podium level. The proposal, therefore, does not accord with the provisions of the Local Area Plan. However, given that the deviation of the LAP parameters in terms of height is only of 1 additional storey, it is considered that the Applicant is in a position to make a strong case on the basis of the Urban Development and Building Height Guidelines 2020. In that regard the Applicant is advised to provide detailed elevations and sections drawings showing the relationship of the proposed blocks with surrounding existing and proposed structures and also a set of photomontages (which should include winter views) illustrating what the visual impact of the proposed development would be.

RESPONSE: MCORM have provided elevations and sections herby illustrating the appropriate nature of the 5 storey design proposed. In addition CGI's and a detailed Sunlight/ Daylight analysis by 3D design bureau have been included as part of this application. The detailed studies illustrate the full extent of compliance with the relevant BRE guidelines for this proposal.

viii. Quality of accommodation

The requirements of the Sustainable Urban Housing: Design Standards for New Apartments, 2020, and in particular the SPPR should be complied with, evidence of same should be demonstrated in a Housing Quality Assessment submitted with any Application. The HQA should also evidence compliance with the standards set by the Quality Housing for Sustainable Communities Guidelines, 2007.

RESPONSE: All units meet the required standards. Please see MCORM's Housing Quality Assessment which accompanies this report for further details.

ix. Impact on existing vegetation

As shown in the Landscape Design Rationale, a total of 218 No. trees have been identified on site. The proposal comprises the removal of 65 No. trees and the retention of 146 No. trees (it is noted that the No. of removed trees plus the number of retained trees falls short by 7 No. trees of the total of 218 No. trees identified (the Applicant should address any inconsistencies in any future application). It is noted that all the Category A trees identified will be retained, which is welcomed.

Impacts on existing hedgerows should also be detailed as part of any future application.

RESPONSE: Please refer to the Arborist Association Ltd. report together with RMD Landscape Architects report for further information.

xi. Phasing

The phasing strategy proposed is noted. The Applicant should consider revisiting the strategy with a view to deliver the Neighbourhood Centre on Phase 1 as well as delivering pedestrian and cycle connections to Glenamuck Road and to the GLDR; including associated taking in charge and wayleave agreements. The reason behind this lies in that the Neighbourhood Centre would provide services that are key not only for the future residents of the proposed development but also for the wider community in Kiltiernan. These services should be accessible by active transport means as a priority of Phase 1.

RESPONSE: The Neighbourhood Centre is proposed in phase 2A i.e post the construction of 97 no. units of phase 1. This is to ensure economic viability of the Neighbourhood centre and a reasonable quantum of housing will be provided before commencement of the Neighbourhood centre.

The connection to the GLDR is proposed in phase 1 with the junction connection to be constructed upon completion of the GLDR. The Glenamuck Road connection is proposed in phase 3 as part of the overall construction of this phase.

11. A life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban housing: Design Standards for New Apartments (2020). The report should have regard to the long-term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, child friendly spaces, pathways, and all boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.

RESPONSE: Please refer to MCORM's Lifecycle and Management report included with this application for further information.

12. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

RESPONSE: Please refer to MCORM's Drawing 21009 - PL600 -taking in charge included in this application for further details.

13. Site Specific Construction and Demolition Waste Management Plan

RESPONSE: Please refer to Enviroguides reports included in this application for further details.

6 CONCLUSION



Figure 71. Current Layout for this stage 3 submission



We respectfully submit that the scheme presented will positively respond to its context and carefully integrate within the existing site topography and retain most of the existing natural features. We have taken this as an opportunity to preserve the continuity of hedgerows and tree lines within a development of unique character and views to its sylvan setting, in addition to providing a number of future potential pedestrian and cycling links to the proximate Kiltarnan village and surrounding existing developments. The additional amenities proposed within the Neighbourhood centre and the new built environment proposed in this Stage 3 submission will result in an inclusive and diverse neighbourhood and will present an overall aesthetic architectural style of high quality and durability with a strong sense of place whilst delivering a variety of liveable streetscapes and high quality usable landscaped open spaces.

PAGE LEFT BLANK INTENTIONALLY