

Previous submitted layout (**Case reference: TA09.311037**)



Proposed Layout under this application

This application addresses the refusal under a previous application submitted on this site in August 2021 (Case reference: TA09.311037). The Bord considered that the previous development had an inadequate qualitative and quantitative provision of public and communal open space and that the development would result in a poor standard of residential amenity for future occupants.

Although it was not considered as an additional reason for refusal, the Bord also mentioned on the Board Direction that the quantum of car park spaces was not justified, and that the proposed development would be dominated by car parking, not representing a satisfactory urban design for the site.

In response to this two main reasons and to respond to the Section 5 Meeting Bord´s Opinion held on May of the present year for the current application, the following main changes has been made to the previous submitted layout.

• IMPROVEMENT OF PUBLIC OPEN SPACES DISTRIBUTION, QUANTITY AND LAYOUT.
- Size of Public Open Space 1 increased.
- Layout of Public Open Space 6 (previous P.O.S. 5) improved. Car parking removed around perimeter.
- Addition of Public Open Space 4 located to the south of the spine road.

• IMPROVEMENT ON COMMUNAL OPEN SPACE QUANTITY AND LAYOUT
- Improvement and increase of communal open space at ground level and addition of rooftops gardens to Apartment Block A and Block B.

• REDUCTION ON CAR PARK SPACES AND IMPROVEMENT ON LAYOUT
- Car park spaces along perimeter of Public Open Spaces removed and relocated.

• STRONG URBAN EDGE ALONG SPINE ROAD AND IMPROVEMENT ON STREET FRONTAGES AND CORNERS
- 3-storey duplex blocks and 3-storey book end units added to create strong urban edge and height variations throughout the proposal.
- Duplex blocks introduced to increase density impacted by the reduction of houses due to changes to the layout in order to improve public and communal open spaces.
- Provision of a more diverse range of unit types to create a sense of place within neighborhoods.
- Omission of 5th floor of Apartment Block A.

• IMPROVEMENT OF CONNECTIVITY
- Improvement of the connectivity between the Public Open Spaces generally throughout the development.

• RELOCATION OF CHILDCARE FACILITY
- Relocation of the childcare facility to a more central and accessible location.

Do not scale. Figure dimensions only. Architect to be informed of any discrepancies.
This drawing is issued for planning purposes only. Not for construction purposes.

REV	DATE	DRN	DESCRIPTION
A	05.08.22	ASG	Issued for SHD Application
B	29.08.22	ASG	Minor updates. Issued for final submission.

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JOB TITLE: Kilcock West SHD 2
CLIENT: Teresa Monaghan
DRAWINGS: Previously submitted and proposed site plans: changes

Scale:	Drawn:
1:2000@ A1	ASG
Date: July 2022	Checked: PB
Purpose of Issue: SHD Planning	

Job No:	Drawing No:	Revision:
22240	P104	B