

ARCHITECTURAL DESIGN STATEMENT

Residential Development at Ballymastone, Donabate

LRD Stage 3 - Planning Application To Fingal Co Co On Behalf Of Glenveagh Living Limited

25th September 2025

23010-MDO-XXXX-XX-RP-A01-113001

REVISION RECORD

ISSUE NO.	DATE	STATUS	PREPARED	CHECKED
1	24/02/2025	S247 / LRD S1	KATE MONAHAN	
2	05/06/2025	S32B/ LRD S2	KATE MONAHAN	
3	25/09/2025	PLANNING APPLICATION/ LRD S3	CAROLINE FLYNN	
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SITE

a. Site measures 11.28 ha located between Portrane and Donabate Village
b. Permitted Phase 2 Development - Pl Ref LRD0039/S3
c. Permitted Phase 1 Development - Pl Ref LRD0008/S3
d. Donabate Distributor Road
e. Permitted Ballymastone Recreational Hub



Location of proposed Residential Units (Phase 3)
(see site drawings for full site boundary)

Overall Masterplan site outline

1.0

1.1 THE TEAM

1.2 'BALLYMASTONE LANDS' Masterplan

1.3 SUMMARY OF DEVELOPMENT

INTRODUCTION

1.1. | THE TEAM

This architectural design statement has been prepared by McCauley Daye O'Connell Architects on behalf of Glenveagh Living Limited to demonstrate how the proposed 'Phase 3' development of c. 11.28 Hectares located at Ballisk, Ballymastone, Ballalease North & Portrane Demense townlands, Donabate, Co. Dublin is designed both in its own right and as part of a larger Masterplan for the area and a total proposed development of c. 32 Hectares, with each part addressing the design criteria set out in the 'Urban Design Manual-A Best Practice Guide.'

The design statement has been informed by and where necessary is consistent with the criteria set out in the below documents:

- Guidelines for Planning Authorities on Sustainable Residential Development and Compact Settlement Guidelines in Urban Areas (2024);
- Delivering Homes, Sustaining Communities (2008) / Quality Housing for Sustainable Communities (2007);
- Design Manual for Quality Housing (2022)
- Sustainable Urban Housing: Design Standards for Apartments (2025);
- Urban Design Manual – A Best Practice Guide (2009);
- Urban Development and Building Heights (2018).
- Fingal Development Plan 2023- 2029
- Donabate Local Area Plan 2016 (as extended)
- Donabate Framework Plan

The information presented in this report has been informed by a team of the following consultants:

McCauley Daye O'Connell - Architects & CGIs
Archer Heritage Planning- Archaeology, Architectural and Cultural Heritage
Brady Shipman Martin - Planning Consultants
DBFL Consulting Engineers - Engineering & Transportation
ENX Engineering - M&E Consultants
Cunnane Stratton Reynolds - Landscape Architects
ENX Engineering - Energy Consultant
IN2 - Daylight, Sunlight and Overshadowing Consultants
John Morris- Arborist Consultant
Maurice Johnson & Partners - Fire and Accessibility Consultants
Modelworks - Verified Photomontages

mdo ARCHITECTS

McCauley Daye O'Connell is a leading award winning architecture, urban design and interior design firm offering programming, planning, design, strategic master planning and consulting services - specialising in innovative design that exceeds client goals and produces environments of high quality.

McCauley Daye O'Connell is a company formed in 2004 by directors who have practiced in Ireland, the USA and Australia over the past 30 years, have collaborated together for many years and have offices in Dublin and London. We have over 50 staff including architects, interior architects, interior designers, architectural technicians, financial control and support staff.

McCauley Daye O'Connell has acted as lead design architect for this project.

List of Abbreviations

Masterplan	Previous competitive tender and plan for overall lands of c32 Ha
Phase 3	Proposed/ Subject Development of 398 Units over c. 11.28 Ha
Phase 2	Permitted Development to south as part of the masterplan consisting of 364 units PI Ref: LRD0039/S3
Phase 1	Permitted Development to south as part of the masterplan consisting of 432 units Pl Ref: LRD0008/S3
DA	Development Agreement
DDR	Donabate Distributor Road (R126)
CA	Character Area
PZ	Planning Zone - Further Breakdown of the scheme into neighbourhoods
CDP	Fingal County Development Plan 2023-2029
ACA	Architectural Conservation Area
SAC	Special Area of Conservation
SPA	Special Protection Area
NHA	Natural Heritage Area
UPH	Units per Hectare
SP	Small Park
PP	Pocket Park
KLD	Kitchen Living Dining Area
LRD	Large Scale Residential Development (Planning Process)

SUPPORTING DOCUMENTS

Along with the drawings required by regulation, this architectural design report forms a part of the planning application submission and should be read in conjunction with the supporting technical reports prepared by the project team and the architecture, landscape and engineering services drawings supplied. All maps and drawings supplied in this report are for illustrating purposes and indicative only.

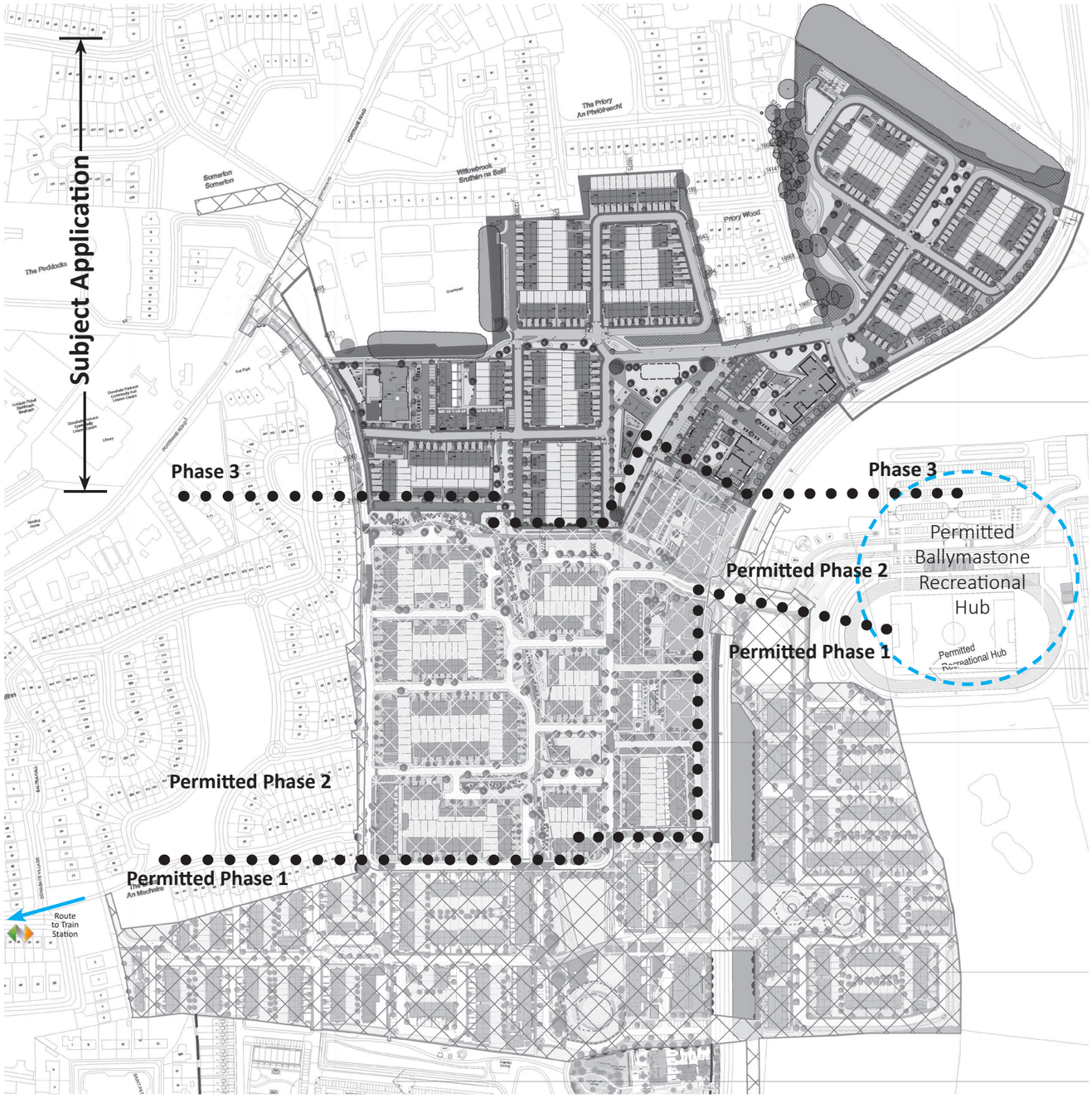
1.2. | 'BALLYMASTONE LANDS' MASTERPLAN

The subject application (Phase 3) forms part of a wider Masterplan for lands within the Ballisk, Ballymastone, Ballalease North & Portrane Demesne Townlands and is a follow on application to Pl Ref LRD0008/S3 which represents the permitted Phase 1 and Pl Ref LRD0039/S3 which represents permitted Phase 2 of the Masterplan as shown on the diagram to the right.

The phases have been considered in light of a Development Agreement with Fingal County Council and are designed to be self sufficient in their own right, individually fulfilling the Principles of the Masterplan and Development Agreement, range of typology, heights, attenuation, open space provision but also merging to create a larger scheme integrating with both the existing and proposed context.

Given the scale of the overall Masterplan, creating a sense of identity at neighbourhood and street level forms a key basis for the successful outcome of the scheme. Some elements of infrastructure for the wider Masterplan are to be provided as part of the permitted Phase 1 (LRD0008/S3) and permitted Phase 2 Development (LRD0039/S3) in order to best serve the long term aspirations of not only the overall scheme but the surrounding lands including the permitted Ballymastone Recreational Hub to the East.

The Masterplan is envisaged to be constructed on a South to North basis and from West to East basis within each phase, the scheme commencing at the closest point to the train station in the south west corner and the final units delivered in the north east end of the site within the Portrane Demesne.



● ● ● ● **Indicative Phase Divide** (based on unit delivery, infrastructure/Planning Boundaries may vary)

1.2. | 'BALLYMASTONE LANDS' MASTERPLAN

The built form has been designed to complement the overall urban design which creates clear routes and nodes to ensure that the Scheme naturally provides locational information to all residents and visitors. The primary methods of creating this through built form are:

- Areas of Differing Character
- Edges & Barriers
- Landmarks & Corner Treatment

Creating a sense of identity at neighbourhood and street level forms a key basis for successful wayfinding by the end user through the Scheme.

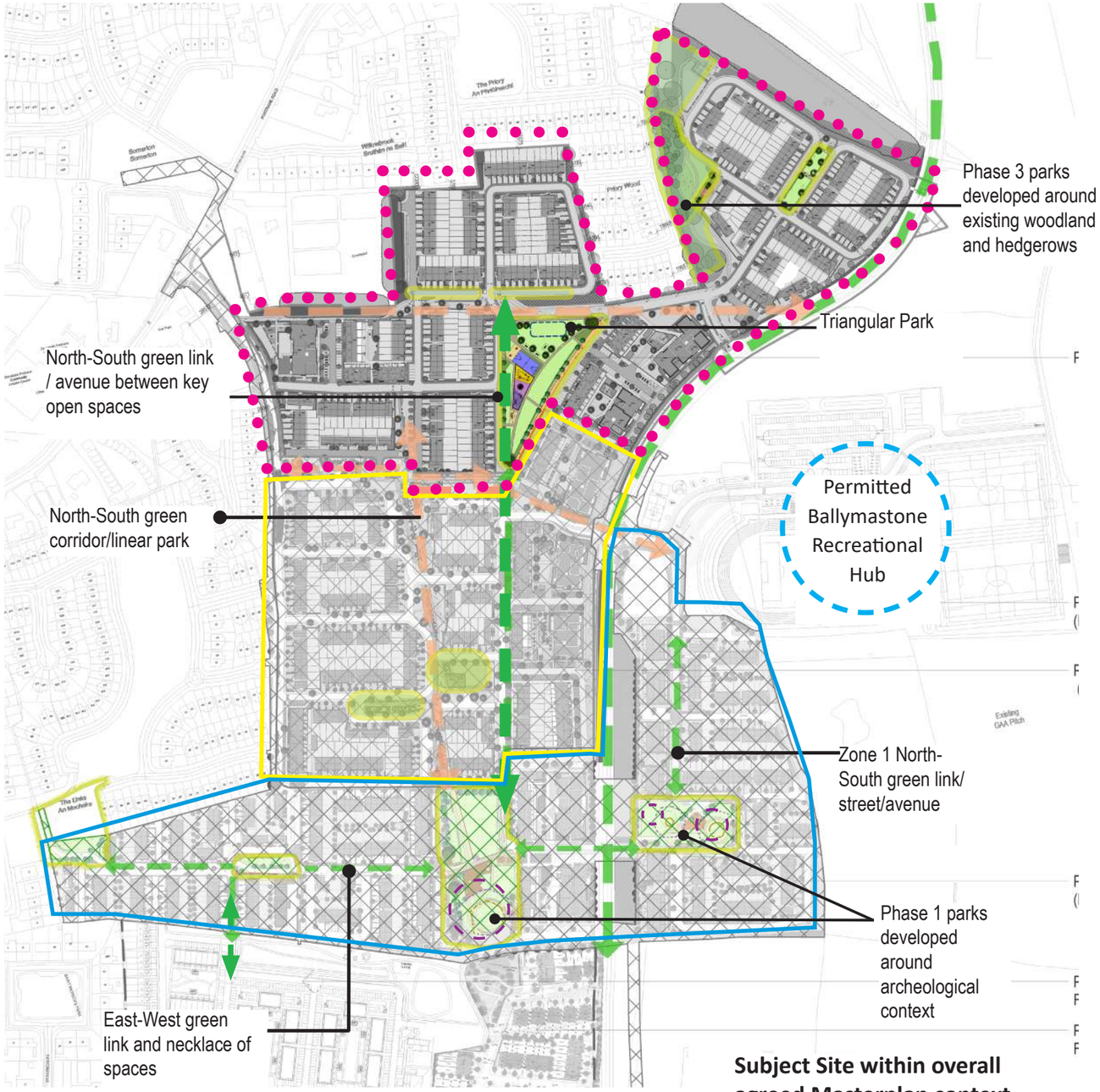
Differing Character & Neighbourhoods

The Scheme has been naturally broken down into character areas and neighbourhoods, defined by the existing hedgerows, Links Road and DDR as well as the scheme's wider context. These natural and existing man made divides aid the creation of distinctive neighbourhoods with the materiality reflecting context.

Each character area is centred on at least one distinctive parkland containing a creatively designed, fun, equipped playground. These parks embrace the existing context, with phase 1's parks developed around their archaeological context, phase 2 the linear North-South and East-West hedgerows helping to create a key link in the scheme and phase 3's triangular park and it's park further north developed around the existing woodland.

The main parks are supported by a series of pocket parks and are connected by green corridors or 'Commons' meaning that residents are never more than two streets away from an area of open space. This allows the green infrastructure of the scheme to create distinctive neighbourhoods around places with character and identity.

The three phases will see an overarching material template created by their context, with Phase 1 referencing the buff brick of Newbridge House and Phase 2 being envisaged as a distinctive contemporary neighbourhood with a white/cream brick. The subject application consisting of Phase 3, draws influence from the red brick of St. Ita's hospital with a more contemporary finish to the west of the area and a more traditional style and detailing to the north east of the site, respecting its partial location in the Architectural Conservation Area of Portrane Demesne.



1.2. | 'BALLYMASTONE LANDS' MASTERPLAN

Edges & Barriers
The buildings and street treatments provide clear routes through the Scheme and represent the street hierarchy. To implement this, the dispersal of buildings with appropriate height and mass plays a key role. Two of the apartment blocks within the proposed development are located along the western edge of the Distributor Road providing an urban edge to the scheme.

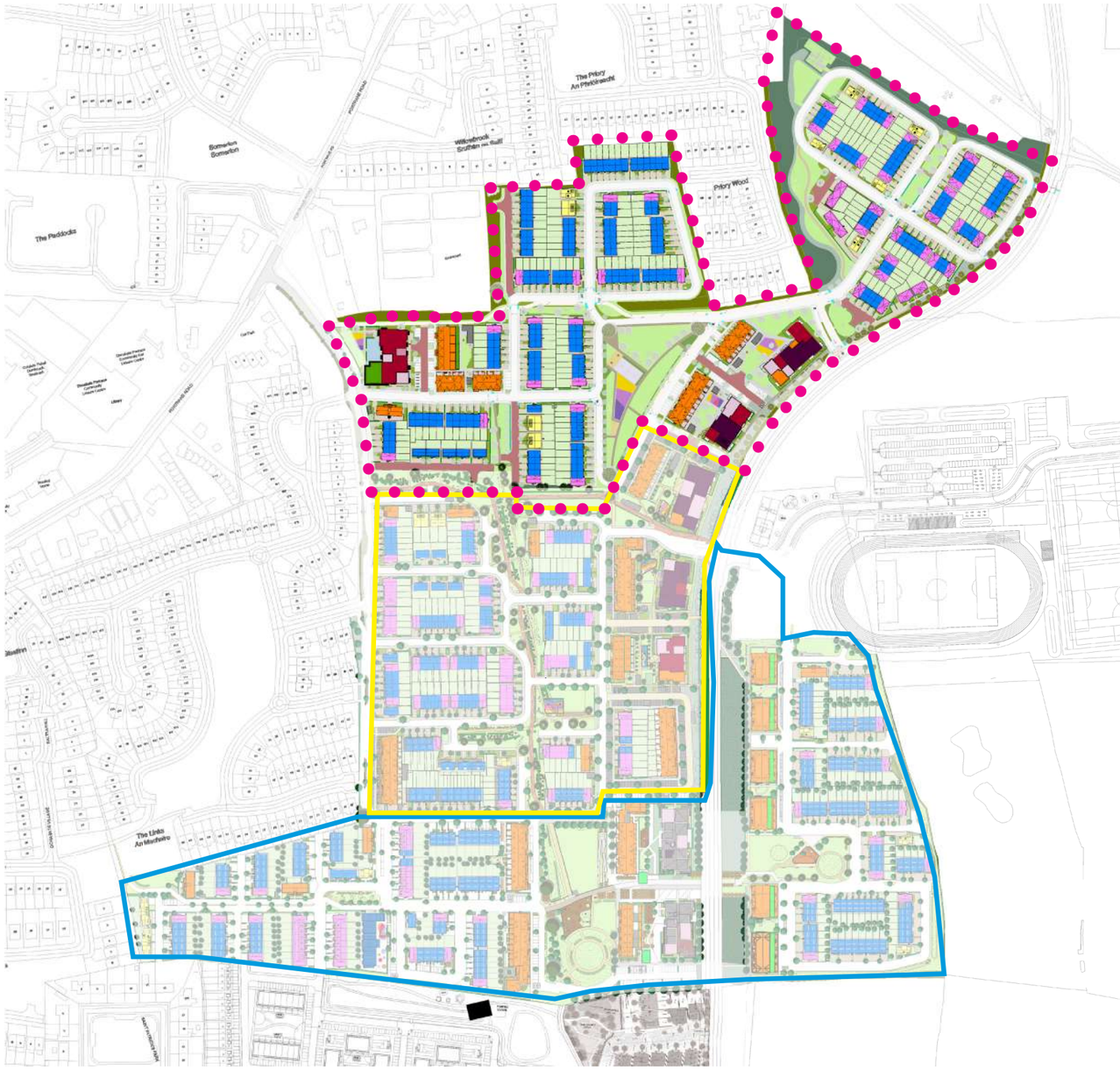
The transformation of scale is reflected in the urban blocks with duplex terraces paired with apartment buildings to form the urban edge to the parks and primary routes within the scheme. This is further assisted by the variations in roof-scapes and the forms of the housing units which allows for the targeted emphasis of primary routes and nodes.

Landmarks & Corner Treatment
A system of landmarks helps to organise, orientate and define a space, however this resource must be used appropriately in order to maintain its usefulness. Various buildings perform this role; their placement depending on their use within the Scheme. While the Distributor Road is defined by the urban edge of the apartments, apartment block BA09 which includes the creche and community hall on the ground floor is located separately on the north- western entrance to the site, defining the vehicular gateway along the existing Links Road.

Smaller landmark buildings such as 3 storey duplexes ensure that the built form plays a defining role at route nodes both vehicular and pedestrian and the visual identity of an area.

This approach ensures that the built form expresses the site lines of the desired travel routes, both vehicular and pedestrian, while smaller routes are allowed to terminate naturally within the parkland.

Through these elements, the proposed Masterplan will create a connected, multi-functional and meaningful landscape, that is highly accessible and structured around existing landscape and archaeological features. High-quality, delightful, well-integrated and well-overlooked parks and public open space include facilities to benefit new and existing residents. The following pages detail the third phase in the development of the proposed scheme and the subject of this LRD application.



1.3. | SUMMARY OF DEVELOPMENT - PHASE 3

This architectural design statement will analyse the Phase 3 of the Masterplan, the subject of planning application.

The proposed development, comprises a Large Scale Residential Development (LRD) as follows:
Provision of 398 residential units consisting of:
227 No. Houses (81 No. 2 Bed; 134 No. 3 Bed, 12 No 4 Bed),
47 No. Duplex in 5 No. Blocks (2 No. 1 Bed; 24 No. 2 Bed, 21 No 3 Bed),
124 No. Apartments in No. 3 Blocks (47 No. 1 Bed; 68 No. 2 Bed, 9 No 3 Bed),
1 No. Creche building providing capacity for c.90-130 children (Internal Area: 646.3m², excluding External play area)
1 No. Community Hall (Internal Area: 100.41 m²)

The development will also include ESB substation/switch rooms, plant, bin stores, open space, landscaping, boundary treatments, all associated site works and services provision.

The proposed development is referred to as Phase 3.

The development provides vehicular access from L2170 New Road (via permitted phase 1 (Ref: LRD0008/S3) and permitted phase 2 (Ref: LRD0039/S3) to the south), L2170 Portrane Road via The Links Road and the R126 Donabate Distributor Roads as well as pedestrian links to all surrounding access points ensuring site wide permeability. The overall layout and landscaping design will provide a high level of amenity for the future residents and help create individual character areas within the development.

The proposed courtyards, parks and pocket parks are extensively landscaped, in order to ensure a high standard of living to all new residents. The scheme is a considered response to its zoning, context and history with a total provision of open space exceeding the Fingal Development Plan minimum requirements with extensive existing hedgerows and trees integrated into the overall landscaping design. The proposed scheme will create a new vibrant district in the heart of Donabate, proximate to high-quality public transport and services, and will represent a considerable enhancement of the residential character of the area.



ROADS LEGEND

- LINK STREET
- PRIMARY LOCAL STREET
- SECONDARY LOCAL STREET
- SHARED AREA / HOMEZONE

Location of proposed Residential Units (Phase 3)

2.0

2.1 SITE CONTEXT

2.2 CONNECTIVITY

2.3 SITE ZONING

2.4 SITE PHOTOGRAPHS

NEIGHBOURHOOD - EXISTING

2.1 | SITE CONTEXT

SITE

Phase 3

The subject site is ideally situated for development being located between Donabate Village and Donabate Beach with multiple amenities and essential services within a short distance. The site is zoned 'RA - Residential Area' under the Development Plan. The Ballymastone Framework Plan provides broad design principles and guidelines for the development of the site. The site is physically contained by an east to west escarpment to the south, which limits far reaching views towards it. The site is bounded by existing residential areas to the West and North, with the Permitted Phase 1 and Permitted Phase 2 residential development to the south of the site. The east of the site is bounded by the Donabate Distributor Road along with FCC's permitted Ballymastone Recreational Hub and St. Ita's Hospital.

The site is located within close proximity to Donabate village, Donabate train station, two existing demesnes (Newbridge Demesne and Portrane Demesne), the coast, North of the Malahide Estuary SAC & NHAs and the permitted Ballymastone Recreational Hub.

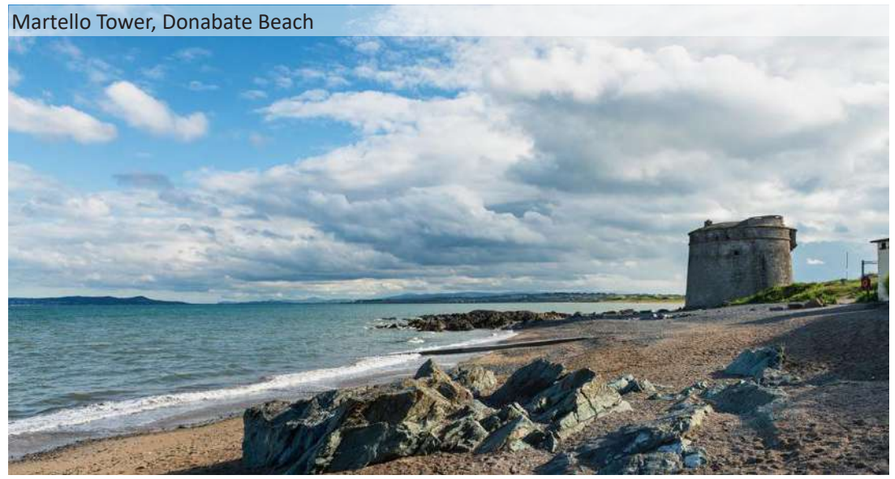
Mature tree planting, linked to the Portrane Demesne and well-established perimeter hedgerows limit views into the site and create a series of rich habitat corridors.



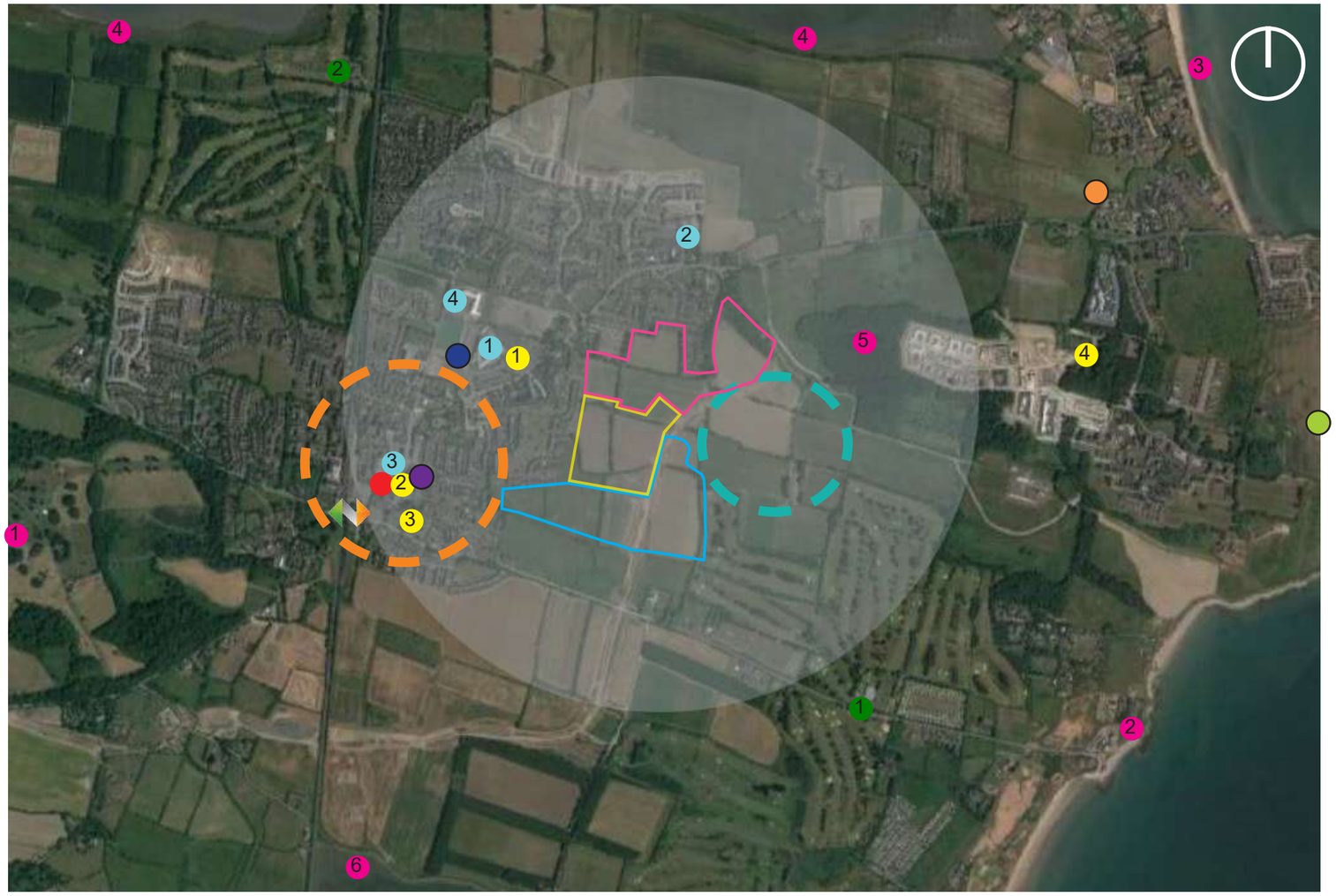
Donabate Village



St Ita's Hospital within the Portrane Demesne



Martello Tower, Donabate Beach



1 Donabate Community College
2 St Patrick Boys' National School
3 Montessori Pre-School
4 Donabate/Portrane Educate Together National School.
1 Donabate Portrane Public Library
2 Donabate Clinic
3 Medical Centre
4 St Ita's Hospital
1 Newbridge Park and Demesne
2 Donabate Beach
3 Portrane beach
4 Rogerstown Estuary Nature Reserve SAC, NHA & SPA
5 Portrane Demesne
6 Malahide Estuary SAC & NHA Broadmeadow/Swords SPA

1 Donabate Golf Club
2 Beaverstown Golf Club
Donabate Hockey Club
Train Station
Portrane Castle
Martello Tower
St Patrick's Church
Supermarket
Donabate Village centre
Permitted Ballymastone Recreational Hub location
Location of proposed Residential Units (Phase 3)
Permitted Development (Phase 2)
Permitted Development (Phase 1)

2.2 | CONNECTIVITY

Public Transportation

The site is well served by public transportation. The Donabate Train Station which is served by the Northern Commuter Train Line and several bus stops.

Donabate Village is served by 4 different bus routes:

-Dublin Bus 33e from Abbey Street to Skerries.
-Go-Ahead 33b between Portane and Swords.
-Dublin Bus 33d from Marsh Lane (Portrane) to Stephen's Green.
-Go-Ahead 33t provides 2 routes from Donabate NS to Station Road (PM) and Turvey Avenue to Donabate (AM)

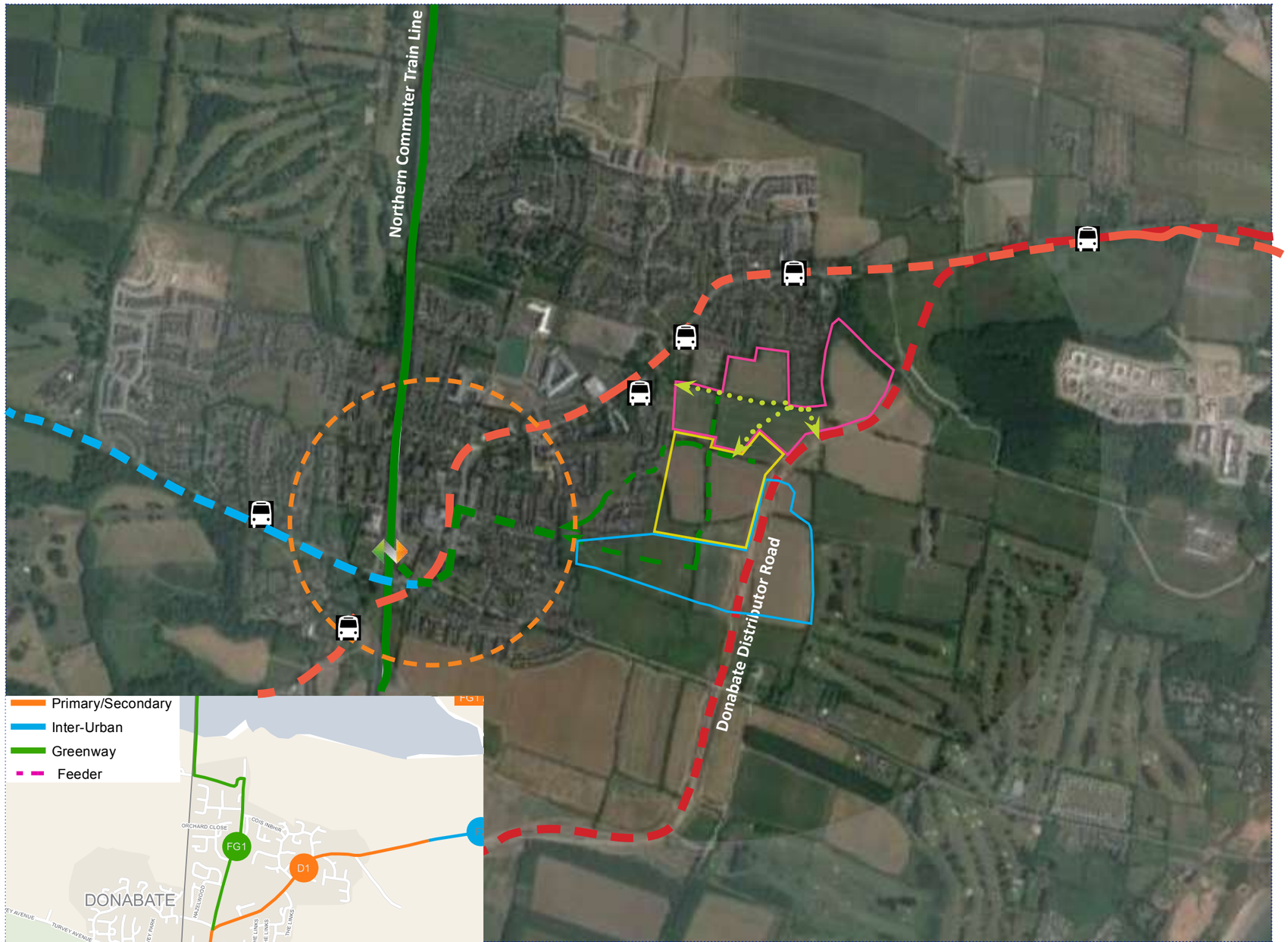
Cycling

The Greater Dublin Area Cycle Network Plan 2013 produced by the NTA has described plans for a future greenway called the East Coast Trail (National Route 5) to connect Rush- Skerries-Balbrigan-Gormanstown) along the coast.
As part of Phase 1 & Phase 2, East West Cycle corridors as well as a north south cycle route along the Link Road are also to be constructed.

Refer to DBFL's Traffic & Transportation Startegy & Infrastructure Strategy, for further details.

MAP KEY:

- Donabate Village Centre
- Donabate Train Station
- Bus Stops
- Belfast Dublin Train Line
- Pedestrian Route to Train Station
- Dublin Bus 33e & 33t
- Dublin Bus 33b and 33d
- Primary Pedestrian Links (Phase 3)
- Location of proposed Residential Units (Phase 3)
- Permitted Development (Phase 2)
- Permitted Development (Phase 1)



Above: Google Maps Image with overlay describing Public Transportation routes
Left: NTA GDA Proposed Cycle Network Plan, Part 4c, Proposed Cycle Network in Towns, Sheet N11

2.3 | SITE ZONING

FINGAL COUNTY DEVELOPMENT PLAN 2023-2029

The site is located within Donabate which has been designated as a 'Self Sustaining Growth Town' under the FCC Development Plan 2023-2029.

The site is zoned RA - Residential Area: *"Provide for new residential communities subject to the provision of the necessary social and physical infrastructure."*

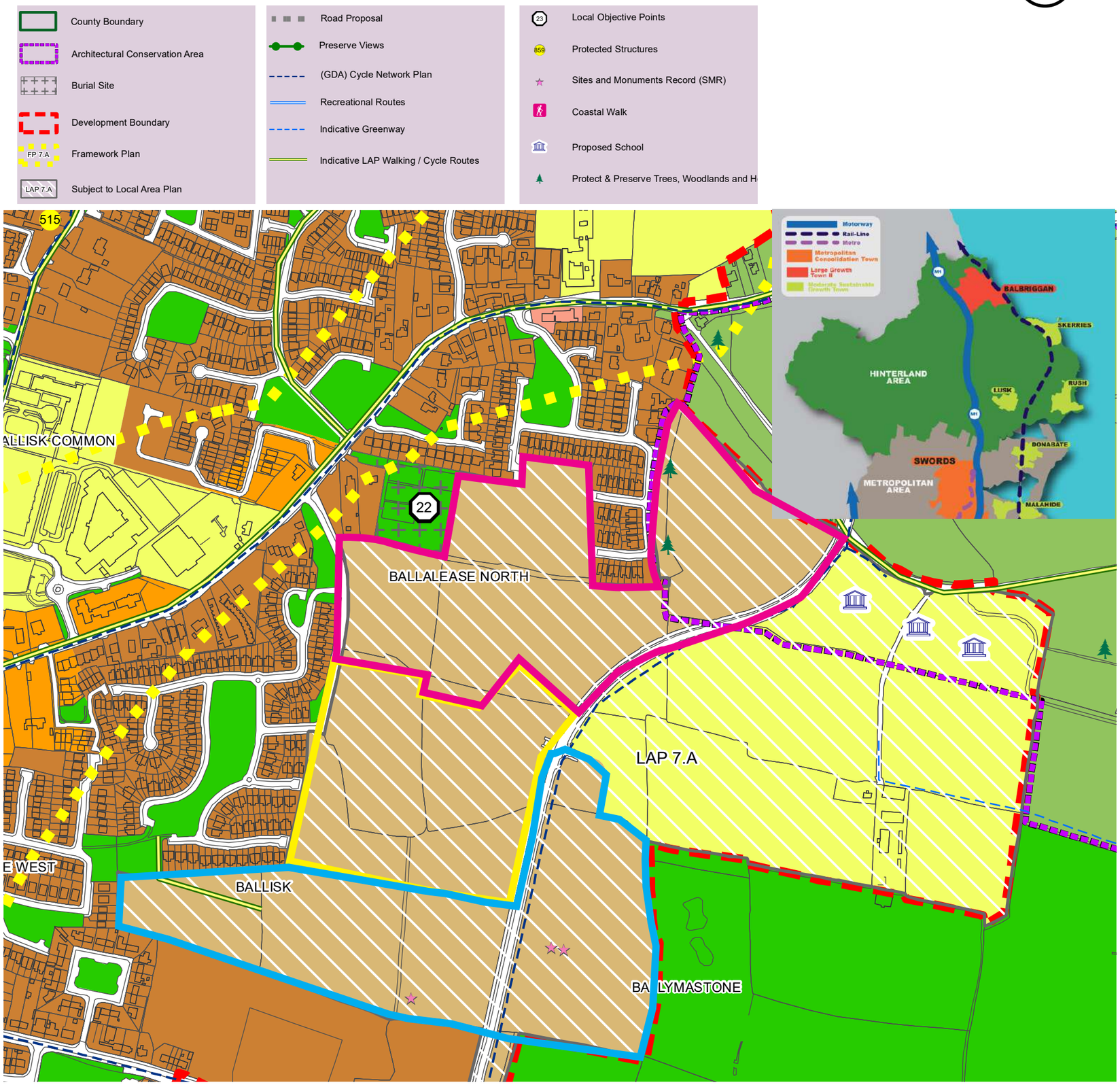
Vision: To *"Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities"*

The Net site and location of proposed units is entirely contained within the lands Zoned RA- Residential Area.

A Northern portion of the site falls within the Portrane - St Ita's Hospital Complex Architectural Conseravtion Area (ACA).

CI - Community Infrastructure	Provide for and protect civic, religious, community, education, health care and social infrastructure
GB - Greenbelt	Protect and provide for a Greenbelt
GE - General Employment	Provide opportunities for general enterprise and employment
HA - High Amenity	Protect and enhance high amenity areas
LC - Local Centre	Protect, provide for and/or improve local centre facilities
OS - Open Space	Preserve and provide for open space and recreational amenities
RA - Residential Area	Provide for new residential communities subject to the provision of the necessary social and physical infrastructure
RB - Rural Business	Provide for and facilitate rural-related business which has a demonstrated need for a rural location
RC - Rural Cluster	Provide for small scale infill development serving local needs while maintaining the rural nature of the cluster
RS - Residential	Provide for residential development and protect and improve residential amenity
RU - Rural	Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage
TC - Town and District Centre	Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities

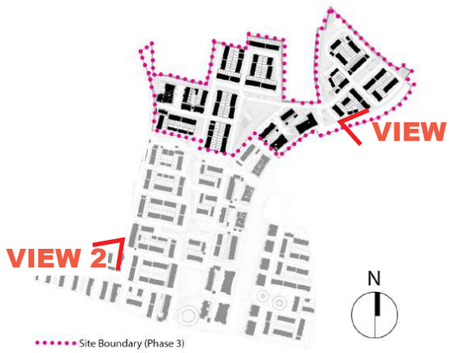
- Location of proposed Residential Units (Phase 3)
- Location of permitted development (Phase 2)
- Location of permitted development (Phase 1)



2.4 | SITE PHOTOGRAPHS

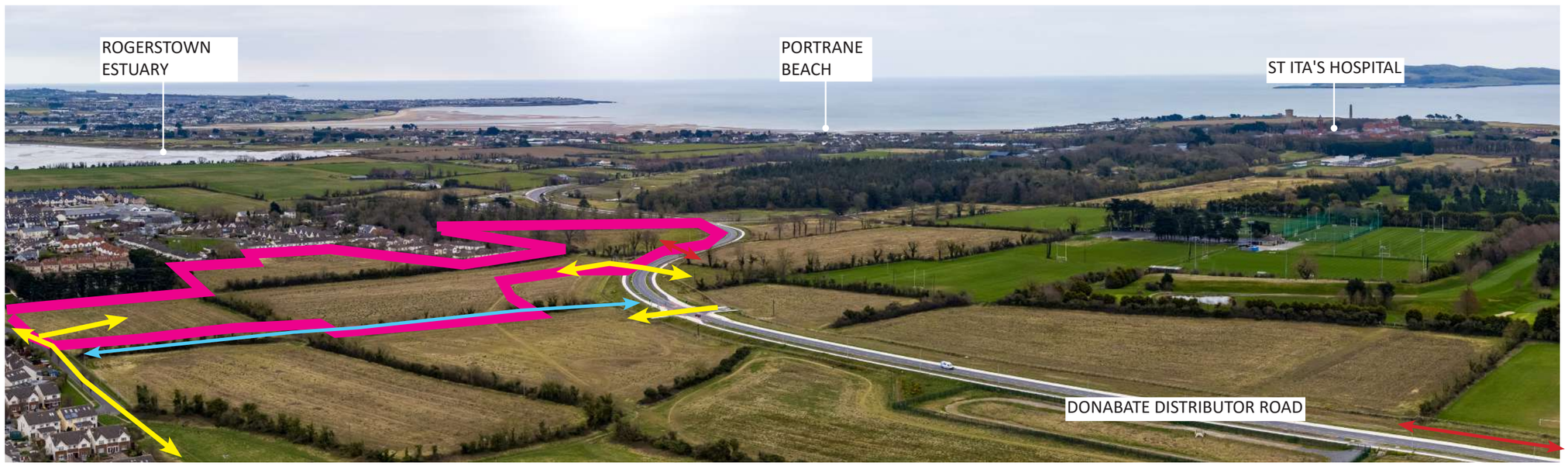
VIEW SOUTH WEST TO DONABATE VILLAGE





View 1

VIEW NORTH EAST TOWARDS PORTRANE ARCHITECTURAL CONSERVATION AREA



View 2

- Location of proposed Residential Units (Phase 3)
- Proposed/Upgraded Road
- Proposed Pedestrian Link
- Services Connection

3.0

3.1 CONTEXT FOR NEW RESIDENTIAL DESIGN

3.2 KEY ORGANISING PRINCIPLES

3.3 DEVELOPMENT PLAN

3.4 COMMUNAL BICYCLE STORAGE

3.5 VARIETY FOR NEW RESIDENTIAL DEVELOPMENT

3.6 INCLUSIVITY & ACCESS FOR NEW RESIDENTIAL DEVELOPMENT

3.7 COMMUNITY CENTRE

NEIGHBOURHOOD - PROPOSED

3.1 | CONTEXT FOR NEW RESIDENTIAL DESIGN

How does the development respond to its surroundings ?

Urban Design Manual:

- *The development seems to have evolved naturally as part of its surroundings*
- *Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users*
- *Form, architecture and landscaping have been informed by the development's place and time*
- *The development positively contributes to the character and identity of the neighbourhood*
- *Appropriate responses are made to the nature of specific boundary conditions*

Response: The primary aims of the urban design for the subject development are to produce:

- A socially inclusive and mixed scheme
- Creating identifiable neighbourhoods and character areas within the larger integrated scheme
- Legible Links
- Connected, Multi-functional and Meaningful Landscapes
- A Robust, Efficient and Sustainable Place.

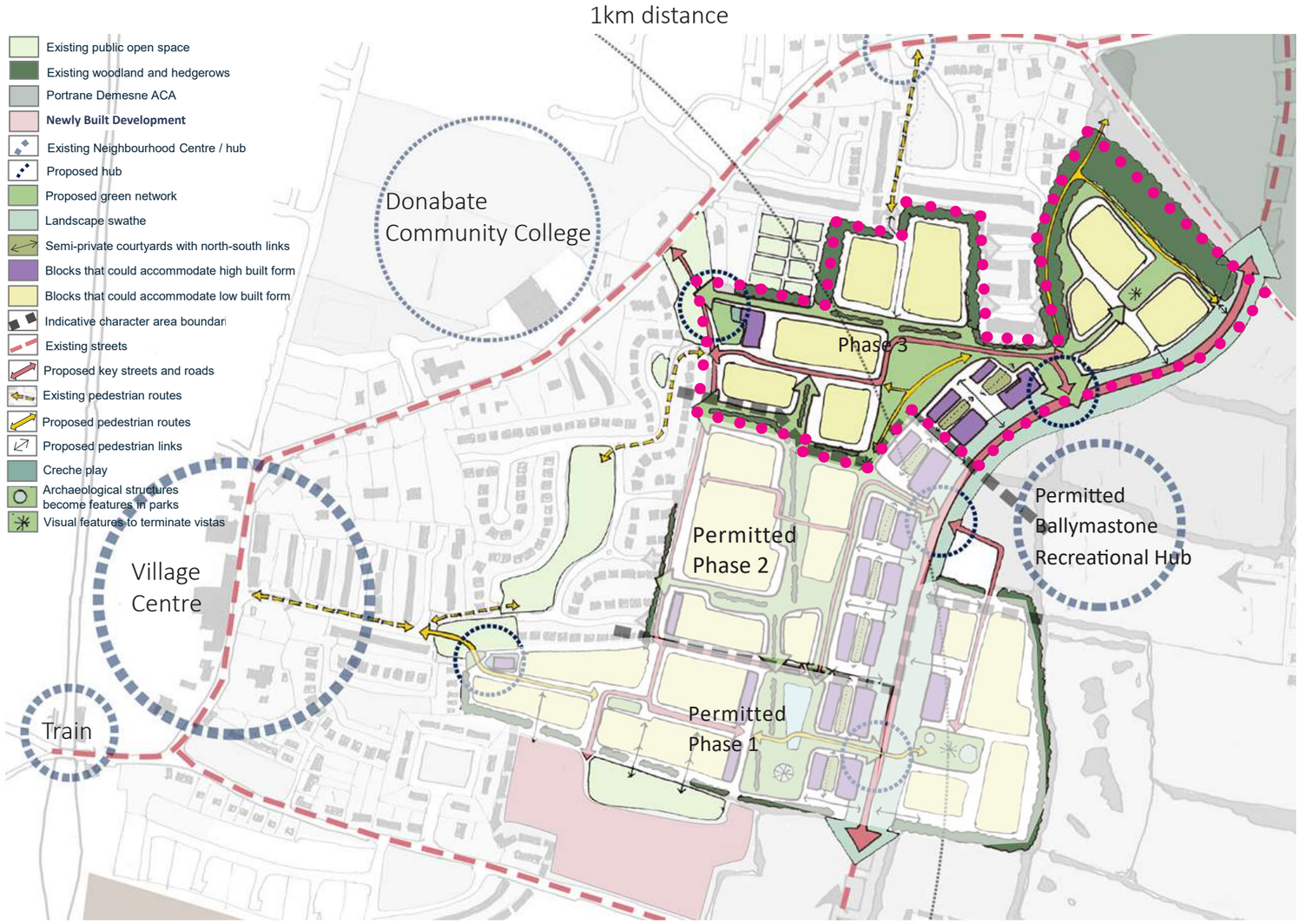
These have been achieved through the following design approaches:

- A wide range of building types and distinguishing features create a diverse and characterful place, that encompasses 398 new homes designed for the future.

- The delivery of 79 social housing units and 79 affordable units, fully compliant with the requirements provided by Fingal County Council.

- The scheme's proposed density reflects the site's size and proximity to the train station. Within 1km of the train station the site density is 42.5 UPH, outside the 1km of the train station the site density is 32.7 UPH, and the overall density of Phase 3 is 35.3 UPH.

- All public open space and places to play are within a minute's walk away from each home. The guidance for play provision noted in the Sustainable Urban Housing, Design Standards for New Apartments - Guidelines for Planning Authorities (2025) in terms of play provision in semi-private courtyards is exceeded.



Location of proposed Residential Units (Phase 3)








3.1 | CONTEXT FOR NEW RESIDENTIAL DESIGN

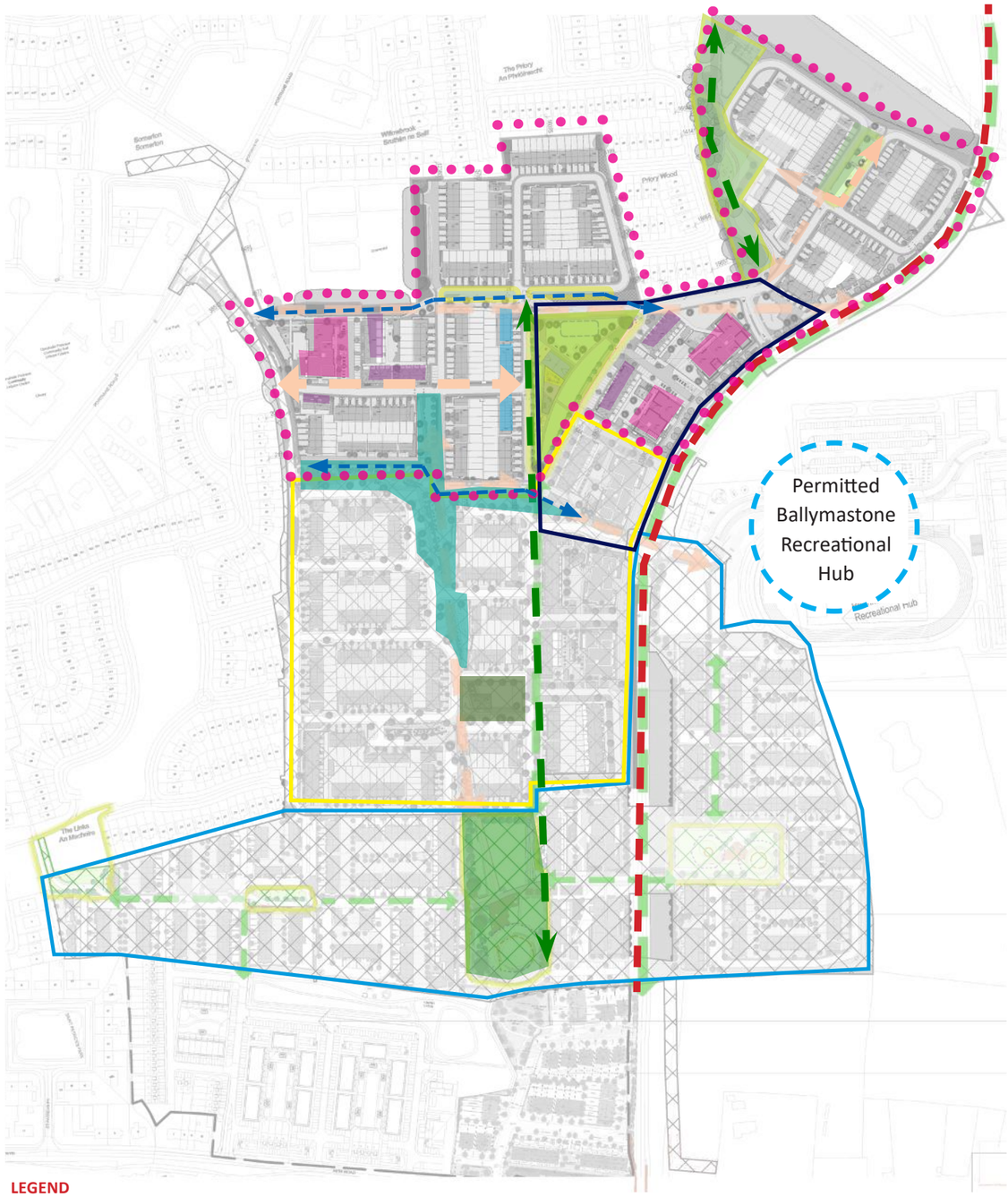
How does the development respond to its surroundings ?

The proposed development forms one of three of the Masterplan's character areas which are further broken down into distinctive neighbourhoods to ensure a clear and coherent sense of place. Each neighbourhood's material palette was inspired by their individual existing surrounding areas.

The subject development also responds to Permitted Phase 1 and Permitted Phase 2 to the south. Neighbourhood G spans across from Phase 2 into Phase 3. The continuity of design approach within individual neighbourhoods across phases, in addition to the North South Linear Park running from Phase 2 into Phase 3 and the treeline avenue linking the proposed park in Phase 3 and Baile Uisce Park from Permitted Phase 1, ensure that the cumulative development manages to remain coherent at a masterplan level while maintaining the identities of the neighbourhoods at street level.

A legible DMURS compliant hierarchy of streets will be provided with a strong, highly permeable network for pedestrians and cyclists that improves pedestrian and cyclist facilities along the Links Road, provides direct routes through to Donabate village, the permitted Ballymastone Recreational Hub and to surrounding destinations and demesnes.

The proposed triangular park will be addressed by gable-fronted houses which define the edges of this open space. Meanwhile, duplexes and apartment blocks are located along the eastern edge of Phase 3 creating a gradually strengthening urban edge towards the Donabate Distributor Road as well as creating a diverse neighbourhood. The apartment block located in the North- western corner of the site and fronting the existing Links Road acts as a landmark building within the site and defines the vehicular access into the proposed development from Donabate village. It is also located within close proximity to the schools in Donabate village, creating a strong connection between them and the proposed creche and community hall on the ground floor of the apartment block.





LEGEND

- 1 Storey
- 2 Storey
- 2 Storey (Gable Front)
- 2.5 Storey
- 3 Storey
- 4 Storey
- 5 Storey
- 6 Storey

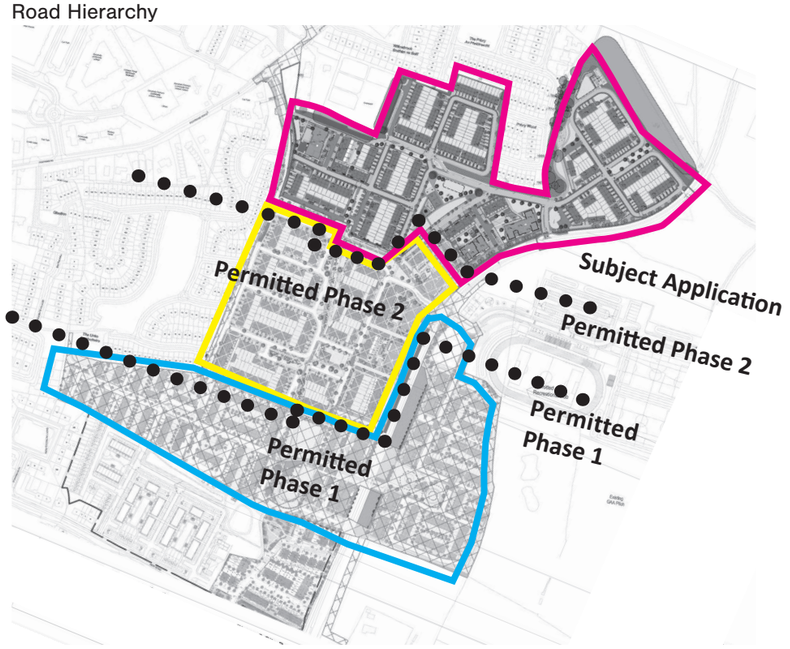
LEGEND

- Apartment Blocks
- Duplex Blocks
- Neighbourhood G
- Triangular Park Phase 3
- Parks Phase 3
- North-South green corridor/linear park
- Central Park Phase 2 Permitted
- Baile Uisce Park Phase 1 Permitted
- Location of proposed Residential Units (Phase 3)
- Treeline Avenue linking Phase 1, 2 & 3
- DDR
- Permitted Development (Phase 1)
- Principle network of green streets
- Principle pedestrian and cycle links through public open spaces
- Location of Neighbourhood G
- Permitted Development (Phase 2)

3.2 | KEY ORGANISING PRINCIPLES

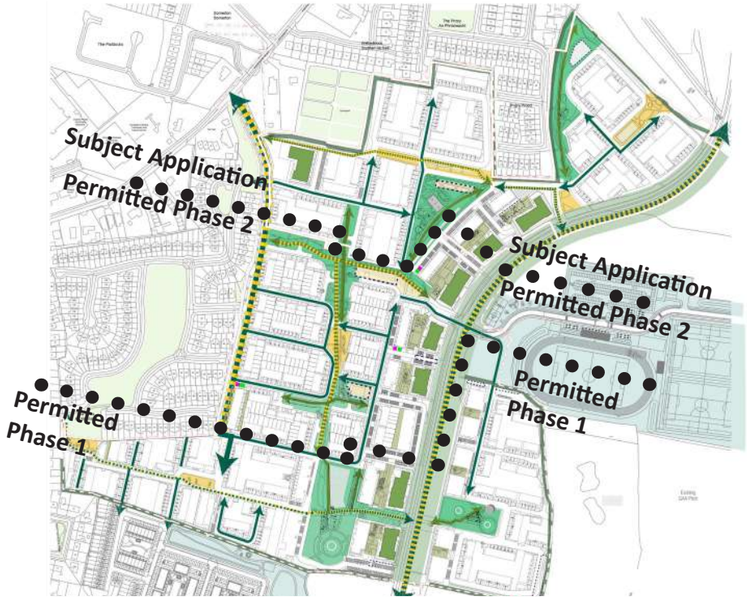
MASTER PLAN KEY ORGANISING PRINCIPLES

Road Hierarchy



Hedgerow Management / Retention Strategy

Proposed Green Infrastructure



Existing Opportunities & Constraints

Phase 3, the subject of this application, continues with the masterplan strategy of accommodating a number of key features within the site.

- Donabate Distributor Road and reservation area to become a green spine with an urban edge created by the apartments
- Responding to existing and proposed streets, parks and existing housing, integrating with the context and creating a cohesive area
- Careful consideration and design of portion of site located within the St Ita's Hospital and Portane Demesne ACA

Hedgerows

- The retention of as many hedgerows and mature trees on the site where possible is recommended in the Framework Plan and their importance has been recognized by Glenveagh and the design team, with much of the existing hedgerows retained within the Scheme. The following range of approaches has been adopted in this current proposal:
- Retain and manage hedgerow vegetation and trees as is where possible.
- Retain and manage hedgerow vegetation at 1-2m high with retained individual trees. Reinstate traditional hedge-laying practice. This will create better visual permeability, allow the hedge to thicken over existing ditches where possible.
- Retain hedgerow trees and thin out undergrowth / shrub layer to improve permeability.
- Remove hedgerow and replace with street and parkland trees. This practice is necessary in a few locations due to site restrictions.

(see CSR documents and drawing for full description)

Proposed Green Infrastructure

- With existing natural and historic features at its core, the proposed green infrastructure will provide the basis of east to west and north to south connectivity for the movement of people and fauna for this phase and as a completion of the masterplan scheme.

- The proposals include a variety of landscape types including parkland, woodland, wetland, areas to play and exercise, cultural landscape features, hard landscape areas, semi-private courtyard gardens, planted swales and tree-lined streets.

3.3 | 2023 DEVELOPMENT PLAN

Car & Bicycle Parking and Waste Management

How will the parking be secure and attractive?

Urban Manual:

- *Appropriate car parking is on-street or within easy reach of the home's front door, unless the development is designed as car-free, as in the Vauban experience*
- *Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation*
- *Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces*
- *Materials used for parking areas are of similar quality to the rest of the development*
- *Adequate secure facilities are provided for bicycle storage*

Response:
In addition to the below summary, please refer to DBFL Traffic & Transportation Strategy & Infrastructure Strategy for further details.

Car Parking

Apartment car parking and their adjacent duplex blocks will be managed through the Owners Management Company (OMC). The parking for apartments and duplexes that have been allocated for Part V provision will be taken in charge. The car parking spaces are strategically positioned in close proximity to the apartment and duplex blocks they serve. Car parking for Apartments and Duplexes meet the Fingal Development Plan 2023-2029 requirements. 5% of spaces will be allocated as accessible in line with Part M requirements. All car parking within Phase 3 is proposed as surface parking.

Bicycle Parking

The 2023-2029 Development Plan has resulted in a substantial increase in the requirement for bicycle parking. Our design aims to provide lightweight, visually appealing structures to accommodate the bicycle parking and associated storage requirements. In line with the requirements of the Development Plan, the design of the bike stores ensures the provision of secure, safe and accessible bicycle storage while maintaining a suitable scale within the proposed development to have minimal impact on the proposed landscaping and streetscapes.
Communal bicycle storage for the apartments is entirely proposed within the ground floor of each apartment block (refer to typical apartment block plan drawing).
For the duplex blocks, communal bicycle storage is provided within the external bike stores, strategically located adjacent to the duplex blocks they are serving.

Electric Charging Points

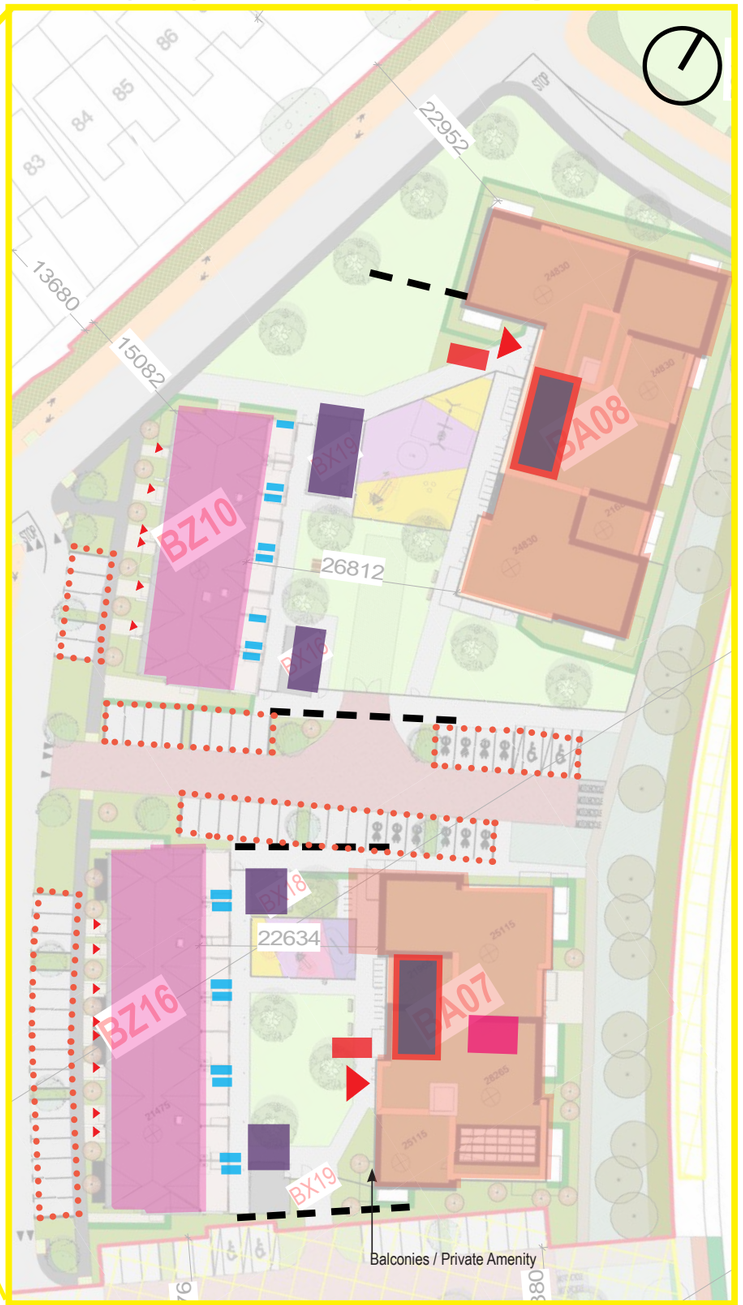
In line with Objectives of the Fingal Development Plan 2023 – 2029, all the communal parking areas serving residential units shall be provided with electric vehicle charging points, and all the in-curtilage car parking spaces serving residential units will be provided with electric connections to the exterior of the houses. Electric charging points will also be rolled-out to support the growth of E-Bikes in collaboration with relevant agencies.

Bin Storage

Apartment bin storage has been provided internally to the building and accessible from the core and is subject to detailed design to ensure compliance with the 2023-2029 Development Plan standards. Duplexes where possible have been provided with individual bin stores and in certain locations communal stores are provided.



Sample Apartment and Duplex Configuration



3.3 | 2023 DEVELOPMENT PLAN

Car & Bicycycle Parking and Waste Management

- APARTMENT -

Entrance to Building

1800mm Turning Circle

Firefighting Stairs

Protected Lobby

Internal Bike Storage



3.3 | 2023 DEVELOPMENT PLAN

Car & Bicycycle Parking and Waste Management

- DUPLEX -



Domestic Bin Store

Domestic Bin Store for 3 Bed Above

3.3 | 2023 DEVELOPMENT PLAN

Car & Bicycle Parking and Waste Management

- HOUSE TERRACE -



Domestic Bin Store

Domestic Bike Store

3.4 | COMMUNAL BICYCLE STORAGE

Long-Stay Bicycle Storage Provision.

We have proposed external storage locations that align with the standards outlined in the Fingal County Development Plan. These proposals are designed to comply with the quantum specified in the new development plan.

The increased requirement for long-stay communal bike storage necessitated a notable expansion of the on-site space allocated to internal & external bike storage.
To reduce the quantity and scale of external bike stores, communal bike storage facilities for the apartments are situated within the ground floor of the apartment blocks, as indicated in the drawing to the right.
In the table below, we've provided a calculation of the quantity of bicycles required to comply with the 2023- 2029 Fingal County Development Plan standard. Proposed locations of external communal bike stores outlined in blue in the drawing to the right hand side. These locations are driven by providing secure, safe and accessible bike storage to the residential blocks they serve, while creating appealing spaces between these structures that harmonize with the surrounding public areas. We have designed external landscapes that seamlessly integrate with pedestrian pathways and strategically align with the placement of parking spaces, ensuring a coherent and non-disruptive layout.



EXTERNAL STORE

INTERNAL STORE PROVIDED IN GROUND FLOOR OF APARTMENTS

Bike Lockers Required/ Provided per Block in Phase 3:

Long-Stay External Bike Stores:

Duplex Blocks	BZ08	1	No. of Blocks
Duplex Type	Units Per Block	Ratio	Required
1 Bed Units	2	2	4
3 Bed Units	2	5	10
		Total	14
		Provided	14

Duplex Blocks	BZ04	1	No. of Blocks
Type	Units Per Block	Ratio	Required
2 Bed Units	5	3	15
3 Bed Units	5	5	25
		Total	40
		Provided	40

Duplex Blocks	BZ10	1	No. of Blocks
Duplex Type	Units Per Block	Ratio	Required
1 Bed Units	0	2	0
2 Bed Units	7	3	21
3 Bed Units	2	5	10
		Total	31
		Provided	32

Duplex Blocks	BZ16	1	No. of Blocks
Type	Units Per Block	Ratio	Required
2 Bed Units	6	3	18
3 Bed Units	6	5	30
		Total	48
		Provided	48

Duplex Blocks	BZ25	2	No. of Blocks
Type	Units Per Block	Ratio	Required
2 Bed Units	3	3	18
3 Bed Units	3	5	30
		Total	48
		Provided	48

Long-Stay Internal Bike Stores:

Apt Blocks	BA07	1	No. of Blocks
Type	Units Per Block	Ratio	Required
1 Bed Units	12	2	24
2 Bed Units	26	3	78
3 Bed Units	0	5	0
		Total	102
		Provided	103

Apt Blocks	BA08	1	No. of Blocks
Type	Units Per Block	Ratio	Required
1 Bed Units	9	2	18
2 Bed Units	35	3	105
3 Bed Units	5	5	25
		Total	148
		Provided	149

Apt Blocks	BA09	1	No. of Blocks
Type	Units Per Block	Ratio	Required
1 Bed Units	26	2	52
2 Bed Units	7	3	21
3 Bed Units	4	5	20
		Total	93
		Provided	94

	Creche		
	Classrooms	Ratio	Required
	4	1	4
		Total	4

Block Name		Bike Store Name	Regular Bike Spaces Allocated per Store	Cargo Bike Spaces Allocated	Total Bike Spaces Provided	Total Bike Spaces Required
BA09		Internal Store	90	4	94	93
BZ08		Incurtilage	6	0	14	14
		BX23	8	0		
BZ04		BX17	84	4	40	40
BZ25 x 2					48	48
BA07		Internal Store	98	5	103	102
BZ16		BX18	20	2	48	48
		BX22	24	2		
BA08		Internal Store	110	2	149	148
		BX16	34	3		
BZ10		BX19	26	6	32	31
Creche		Internal Store	4	0	4	4
		Total	504	28	532	528
		% of Total		5.56%		

3.4 | COMMUNAL BICYCLE STORAGE

The design of the external bicycle storage aims to provide lightweight, visually appealling structures to accommodate the bicycle parking and associated storage requirements. In line with the requirements of the Development Plan, the design of the bike stores ensures the provision of secure, safe and accessible bicycle storage while maintaining a suitable scale within the proposed development to have minimal impact on the proposed landscaping and streetscapes. Shown here are precedents for similar facilities along with our proposed enclosures, as provided in Phase 2.





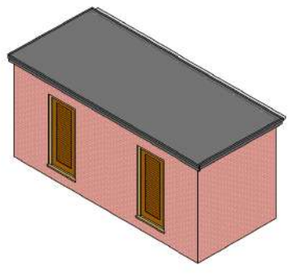






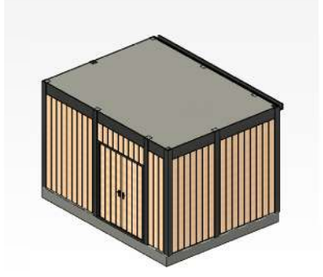
In instances where the bin and bike stores are combined into a single ancillary building, the bin store portion is constructed in brick to help break down the massing of the structure. Priority was given to minimising the footprint of these external bike stores, and switching from timber to brick would significantly increase their size, and would also disrupt the aesthetic continuity with the strategy used in Permitted Phase 2.

Example of Combined Bin & Bike Store

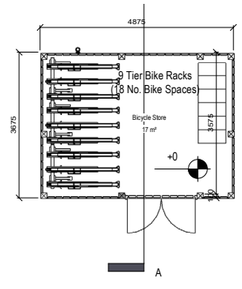


4 3D View

Example of Typ. Bike Store provided



4 3D View

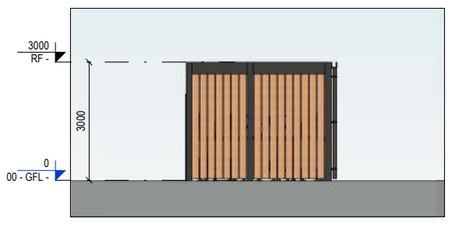


1 Ground Floor Plan



2 Front Elevation

1 : 100



3 Side Elevation A

1 : 100

3.5. | VARIETY FOR NEW RESIDENTIAL DEVELOPMENT

How does the development promote a good mix of activities?

Supporting and Facilitating Neighbourhood Amenity
Under the development agreement, a commercial element was not to be provided in the scheme in order to maintain the integrity of the existing town centre and support future development.

In order to support the planned Education and Recreation Hubs in Donabate the development proposes the early development of infrastructure to facilitate the proposed Education and Recreation Hub to the east of the site. Central to this is the development of the East-West cycle and pedestrian path allowing the scheme to fulfil its role in connecting the wider area. Central to supporting neighbourhood facilities, Phase 3 proposes the delivery of a Creche and Community Hall facility at the Northwest of the site.

Childcare facilities
The Masterplan proposes, 2 No. Childcare facilities. One located in Permitted Phase 1 of the development and one in Proposed Phase 3.

The standalone creche as part of permitted phase 1 application provides c.182 childcare places. This exceeds the 101 child places calculated as a requirement of the number of units when one beds are discounted. The remaining places are considered as 'front loading' to the Permitted Phase 2 which at present is forecast to require approx 81 child places.

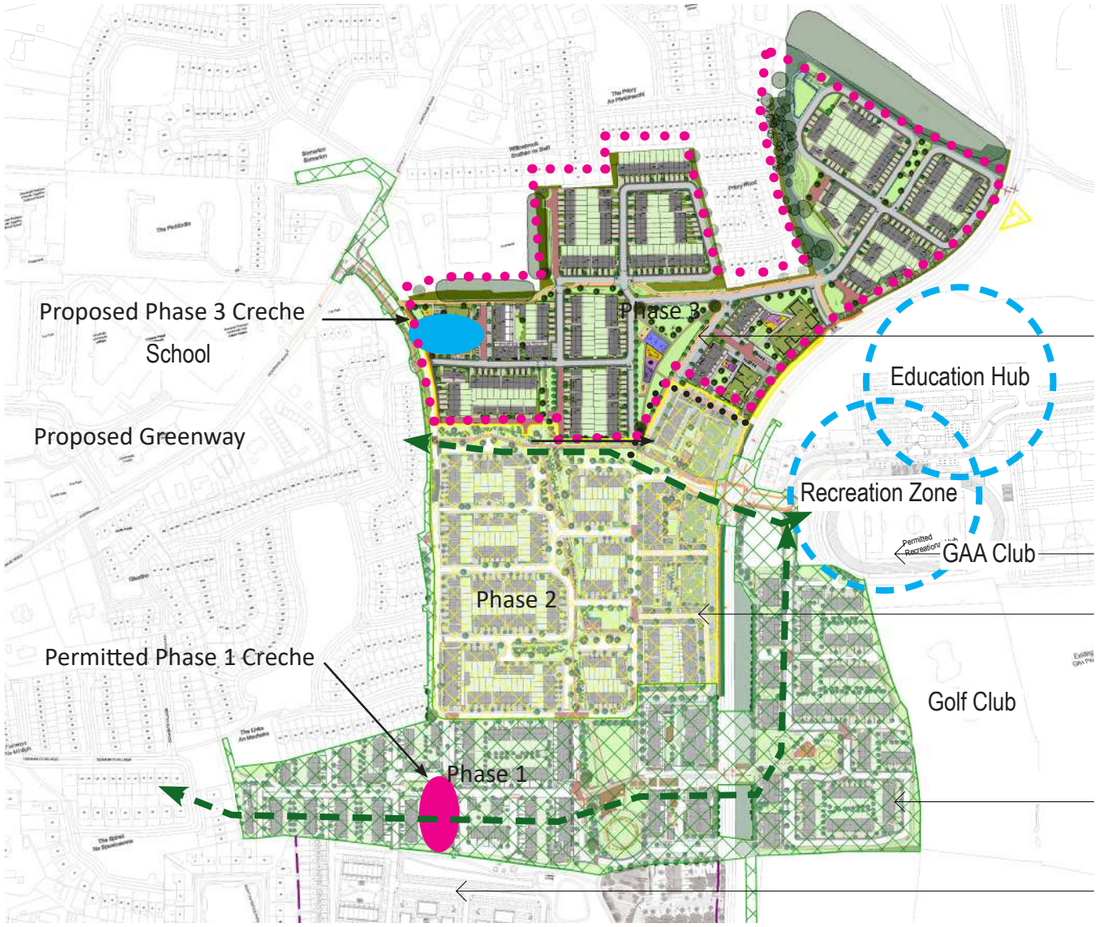
The proposed Phase 3 Creche located on the ground floor of Apartment Block 9 shall provide a further 90-130 child care spaces.

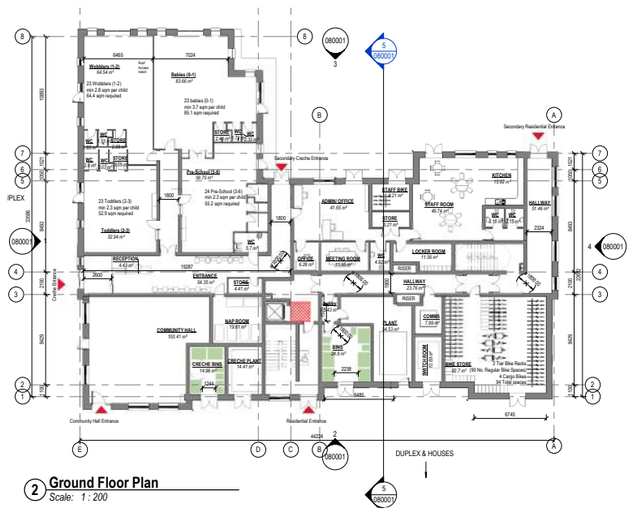
Creche buildings are proposed to provide approx 5sqm gross per child in order to provide for appropriate room sizes and flexible use by the end operator. A dedicated outdoor play area will be provided to the creche and landscaped dedicated entrance with adjacent drop off points.

Car parking would be provided at a rate of 0.5 spaces per classroom with additional drop off / set down in accordance with the Fingal CDP. Cycle parking is also required at 0.5 spaces per classroom however we expect to exceed this to further support the mode of transport, with an allowance for covered spaces and bike & trailer parking.

Community Hall
As part of the subject development, a dedicated Community Hall of circa 100 sqm is provided to serve as a shared space for residents and the wider neighbourhood. Designed as an inclusive and flexible venue, the hall supports a range of activities, futher information on pg.30 of this report.

Location
The proposed creche will front the road to the south of the ground floor of apartment block BA09, as indicated on site plan diagram to the right within proximity to the Links residents and to the proposed residential development, and the main entrance of the community hall to eastern side, ensuring safe and accessible entry points to these community amenities.





INTEGRATED CHILDCARE FACILITY - GROUND FLOOR PLAN (Phase 3)



INTEGRATED CHILDCARE FACILITY - 3D VIEW (Phase 3)

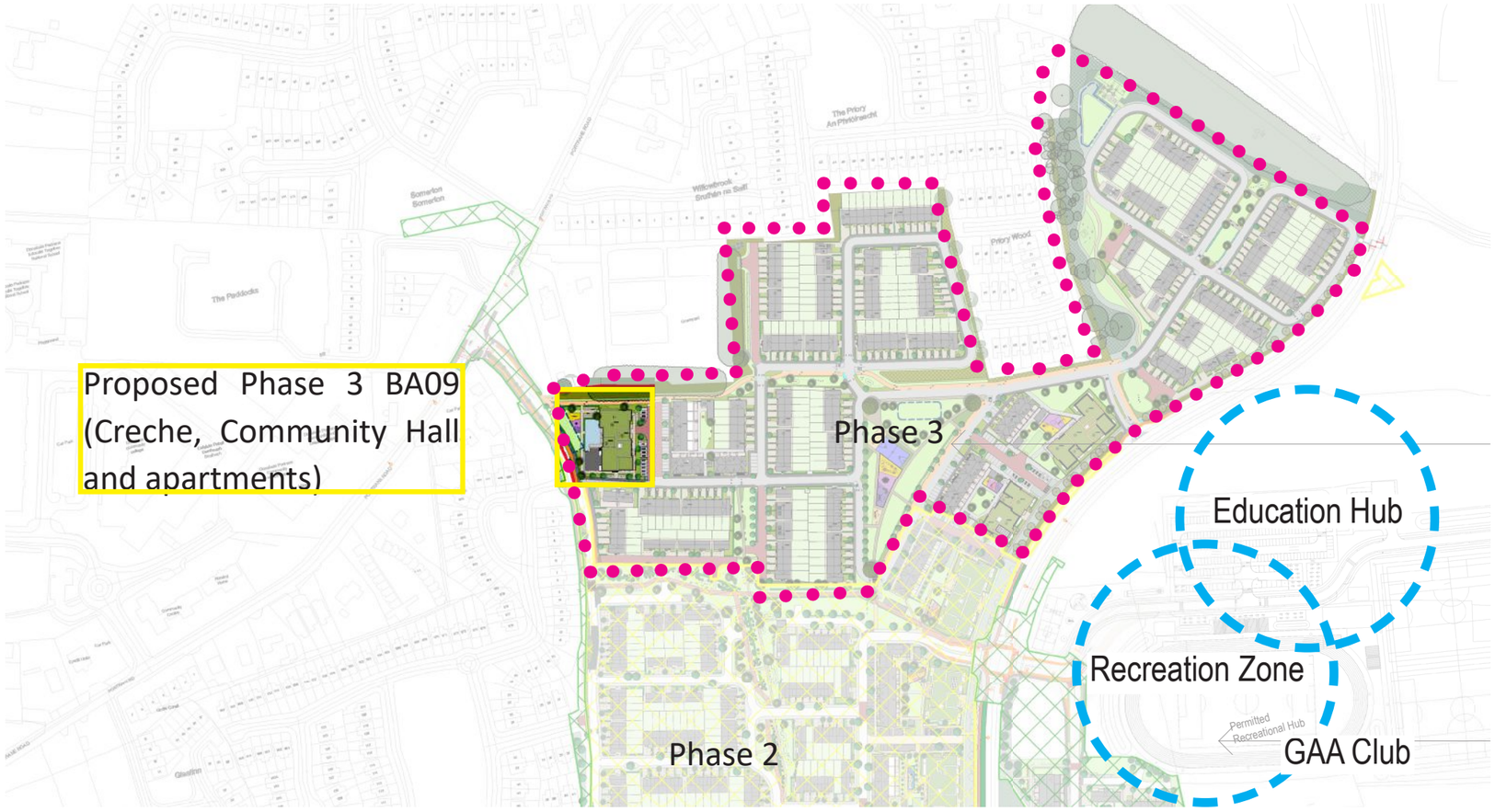
3.5. | VARIETY FOR NEW RESIDENTIAL DEVELOPMENT

Integration of western apartment block BA09 with existing / permitted / proposed streetscape

Apartment block BA09 has been designed to integrate with the surrounding residential context, complementing the adjacent duplex forms while introducing a distinctive character that responds to site-specific conditions. Its stepped massing creates a gradual increase in height, establishing a visual marker at the western edge of the development and signalling a key point of entry.

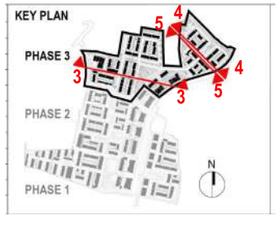
The integration of the community hall, creche and residential block at this location enhances the community function of the block, activating the western boundary and contributing to the social fabric of the neighbourhood. The community hall is 100 sqm with an entrance on both the eastern and southern facade of BA09 which gives safe access, ensuring ease of use for both residents within the subject develeopment and for the wider Doabate community with convenient approach routes that encourage broader neighbourhood integration. The community hall provides a versatile space that fosters connection among residents of the proposed development and the residents of the existing surround area. The hall also provides an inclusive environment where young people can engage in constructive activities, access support services, and establish social connections.

Materially, the use of brick ties BA09 to the broader Donabate context and aligns with the architectural language established in previous phases of the masterplan - Permitted Developments LRD0008/S3 (Phase 1) and LRD0039/S3 (Phase 2) - and continues this strategy in the current proposal (Phase 3). While BA09 maintains consistency with its surroundings, it stands apart through a more modest scale compared to apartment blocks along the DDR and by omitting top-floor metal cladding, fostering a more cohesive and context-sensitive design on the western side of the site.





Contiguous Site Section 3



3.6 | INCLUSIVITY & ACCESS FOR NEW RESIDENTIAL DEVELOPMENT

How easily can people use and access the development?

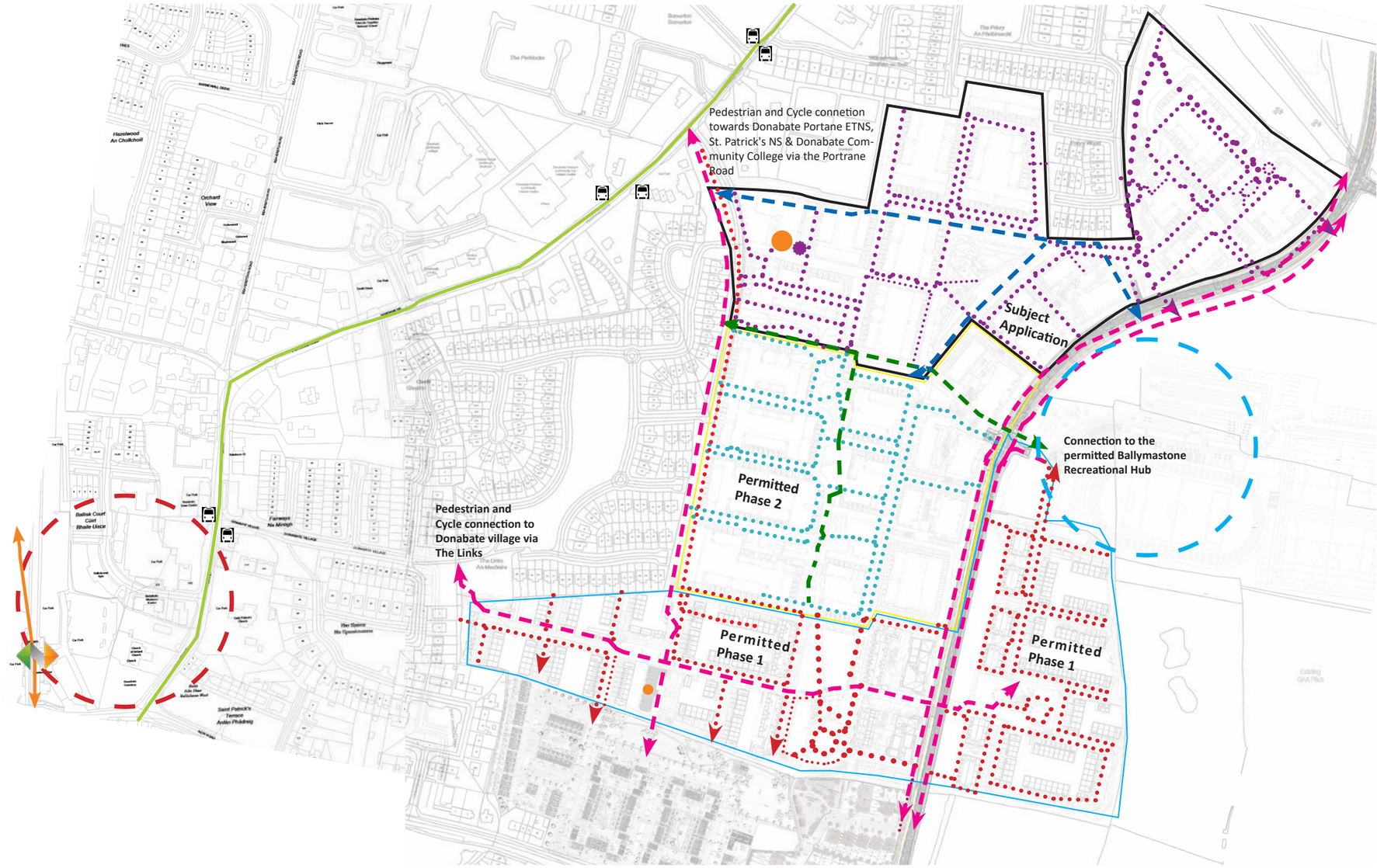
As described previously in this report, the site represents an opportunity to develop a high-quality residential development supported by excellent public transport links and enhanced by the proposed network of pedestrian and cycle routes that will ensure the site is easily accessible and highly inclusive.

The scheme has been designed to provide a series of high quality, legible and connected pedestrian and cycle routes. Well designed streets that are DMURS compliant provide strong and legible connections to the existing road network and provide liveable, green and safe streets with a strong sense of place leading to play facilities and access to nature on the doorstep. The Part M compliant pedestrian increase links both north to south and east to west across the site, reducing walking distances to nearby amenities.

The scheme proposes:
- Navigable routes for pedestrians and cyclists along desire lines including appropriate crossing points adhering to DMURS principles.
- Orthogonal street layout providing effective permeability and legibility.
- A network of safe, interconnecting pedestrian and cyclist routes providing excellent connectivity with the village centre, train station and schools.
- Key pedestrian and cycle connection towards a number of local schools and colleges via the Portrane Road on the north-western corner of the site.
- Improved permeability delivered by the Scheme encouraging the widespread use of public transport and reduction in car dependency.
- Dedicated pedestrian and cyclist crossings are proposed as part of the access junctions with the Donabate Distributor Road plus two additional toucan crossings are provided for high levels of safe connectivity and permeability across the Donabate Distributor Road.

The scheme will provide minimum footpath widths of 2.0m throughout the site, ensuring sufficient passing space is provided for people to comfortably pass each other with consideration of the anticipated levels of activity.

The development seeks to provide a welcoming, safe secure sense of environment for pedestrians and cyclists by ensuring vehicular and pedestrian / cycle paths are sufficiently illuminated. The landscaping and public realm proposals will also contribute to making the scheme an attractive, pleasant environment for all. Each park includes for a connected network of green routes, linking to the surrounding areas along with accessible play and recreation areas. Residents will find a park only a minute or two away from their home.
(See DBFL's Traffic & Transportation Strategy & Infrastructure Strategy for further detail)



3.6 | INCLUSIVITY & ACCESS FOR NEW RESIDENTIAL DEVELOPMENT

How easily can people use and access the development?

Primary Local Streets
Primary local streets provide main vehicular circulation between and through the villages. Flanked with larger street trees and having a slightly wider geometry (roads are 6m wide), these streets will provide legible links for all road users.

Secondary Local Streets
Secondary local streets provide circulation around neighbourhoods. They will adopt a more intimate geometry while still being fully DMURS compliant. This will be achieved through 5/5.5m wide carriageways, 2m pathways and the planting of smaller tree species such as Field Maple.

Homezones
Homezones provide access to homes. They read as safe streets with low traffic volumes and adopt a pedestrian priority character. They are finished with a buff/ natural chip and planted with smaller tree species such as Crab Apples.

These trees project into the road from the curtilage of dwellings to maintain a 4.8m carriageway width but allow for a refuge strip and the 6m turning space required by cars entering a parking space.

Donabate Distributor Road (DDR)
Single direction cycle tracks and pedestrian paths to the west of this road are separated from the carriageway by a verge. To the east a Shared Pedestrian Cycle path is separated by a verge.
Some screen planting is proposed along the eastern boundary fronting the dual carriageway as per CSR's reports.

See CSR's Landscape Strategy report for further detail on the landscape approach & DBFL's Traffic & Transportation Strategy & Infrastructure Strategy.



Above: Primary Local Streets



Above: Secondary Local Streets



Above: Homezones



Above: Distributor Road

3.6 | INCLUSIVITY & ACCESS FOR NEW RESIDENTIAL DEVELOPMENT

Infrastructure & Utilities

Buffer Zones around Pumping Stations

Objective IU07: *"Establish an appropriate buffer zone around all pumping stations suitable to the size and operation of each station. The buffer zone should be a minimum 35 - 50 metres from the noise/ odour producing part of the pumping station to avoid nuisance from odour and noise".*

The pumping station located on the Northern edge of the site in Zone 5 is set back from all existing and proposed property boundaries by at least 35m. This separation distance allows the mitigation of any potential noise or vibration that may arise from the station, and is in line with the 15 metres minimum distance from the property boundary required by Irish Water.
All proposed units and existing surrounding dwellings are outside of the minimum 35 metre buffer from the vent pipe, required by the FCC Development Plan.
The private rear gardens and side gardens/ paths of the 4 proposed units within the 35 - 50 metres buffer zone are all located outside of the minimum required 35 metre separation zone from the pumping station. This ensures the provision of high-quality and usable private open space for the residents while also maintaining future development potential for the owners.



3.7 | COMMUNITY HALL

Infrastructure & Utilities

The Community Hall is located on the ground floor of Apartment block BA09, along the western boundary of phase 3, which creates a point of connection between existing links residents and Ballymastone Masterplan area, providing a safe and welcoming space for teenagers to develop a sense of belonging. The hall is 100 sqm, with two entry points located on the ground floor along the east and south facade of BA09. This permeability enhances accessibility and encourages social interaction between the residents of the surrounding area. The Community Hall is integrated within the same building as the Creche, further creating social connections and cohesion.This spatial layout not only encourages relationships between the different user groups, but also fosters a stronger sense of community connection in the area.



Art Gallery . Theatre Plays . Music recitals . Dance Recitals . Dance Classes . Art Classes . Wellness Classes . Support Group Meetings . Crafts Fair . Sports Hall . Fitness Classes . Tutoring . Language Classes . Book Club Reading Groups . Community Meeting . Charity Fundraisers . Bingo . Game Nights . Parties . Prayer Groups . Polling Station . Rentable Office . Meeting Space . Café . Photography Workshops . Writing Groups . After-school Programme . Movie Screening .

















4.0

4.1 EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT

4.2 DISTINCTIVENESS OF NEW RESIDENTIAL DEVELOPMENT

4.3 CONTEXT FOR NEW RESIDENTIAL DESIGN

4.4 DETAILED DESIGN - MATERIALS OVERVIEW

4.5 DETAILED DESIGN - NEIGHBOURHOOD F

4.6 DETAILED DESIGN - NEIGHBOURHOOD G

4.7 DETAILED DESIGN - NEIGHBOURHOOD H

4.8 PUBLIC REALM OF NEW RESIDENTIAL DEVELOPMENT

4.9 PRIVACY & AMENITY FOR NEW RESIDENTIAL DEVELOPMENT

DESIGN STRATEGY

4.1. | EFFICIENCY OF NEW RESIDENTIAL DEVELOPMENT

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

Urban Design Manual:

- *The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design*
- *Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems*
- *Buildings, gardens and public spaces are laid out to exploit the best solar orientation*
- *Appropriate recycling facilities are provided*

Response: A portion of the proposed development lies within a 1km radius of the rail station and Donabate village, with a density of 42.5 units/ha being provided, and the overall Phase 3 site density is 35.3 units/ha. The overall masterplan of 1194 units across circa 32 Ha (permitted phase 1, permitted phase 2 and proposed phase 3) has a density of 37.3 units/ha.

The buildings have been carefully located to exploit solar orientation. Apartments are laid out along a north to south axis to ensure that there are no north facing apartments. This north-south pattern also ensures there are no major obstructions to daylight around the apartment blocks and there will be no issues in meeting the Building Research Establishment (BRE) recommendations.
The strategic massing on the upper floors of all blocks maximises the number of homes enjoying dual aspect, reducing the use of artificial lighting. Please refer to IN2 Daylight and Sunlight Analysis for further detail.

Carefully located parks located throughout the scheme alongside the maintaining of existing hedgerows and trees ensures the continued enjoyment of local amenities. These existing and proposed green spaces provide natural buffers and protection to walkways and pedestrian routes while ensuring softer boundaries to proposed scheme neighbourhood zones while promoting and improving local biodiversity. Please refer to CSR's Landscape Design Strategy.



4.2. | DISTINCTIVENESS OF NEW RESIDENTIAL DEVELOPMENT

How do the proposals create a sense of place?

Urban Design Manual:

- *The place has recognisable features so that people can describe where they live and form an emotional attachment to the place*
- *The scheme is a positive addition to the identity of the locality*
- *The layout makes the most of the opportunities presented by existing buildings, landforms and ecological features to create a memorable layout*
- *The proposal successfully exploits views into and out of the site*
- *There is a discernible focal point to the scheme*

Response:

The proposed development will create a recognisable sense of place for residents, with a number of distinct neighbourhoods which reduces the sense of scale of the development. The subject development of Phase 3 is made up of three identifiable neighbourhoods which respond to the existing and proposed context. The Neighbourhoods have been designed in line with the Guidelines for Planning Authorities on Sustainable Residential Development and Compact Settlement - Guidelines in Urban Areas (2025), Urban Design Manual – A Best Practice Guide (2009) & the Fingal Development Plan 2023- 2029 in terms of townscape and landscape. They create a human scale environment, centred on a key space or orientating features and individual building typology. The creation of neighbourhoods is the mapping of the expected sense of place people will feel; whether they feel more part of one place or another through a number of ways;

- Clear street and park hierarchy reflected in the Urban form and massing of buildings. Apartments and Duplex fronting the larger parks providing an urban edge while two storey units reflect the existing residential and rural edges. The materiality of these buildings reflect the character area of their location.
- Landscape setting or the shape of the land in relation to natural features.
- The arrangement and identity of open spaces – size, shape, form, features, vegetation type, style and materiality.
- Building forms and architecture – aspect, orientation, proportion, the balance of solid to void, the shapes and details of roads, windows and doors and the materials used.
- Distinctive material finishes providing a subtle transition from West to East (as shown by diagram and images below)
- The arrangement of roads and footpaths.
- The arrangement of walls, trees and planting.





Neighbourhood F Style Houses



Neighbourhood H Style Houses



Neighbourhood G Style Apartments

4.3 | CONTEXT FOR NEW RESIDENTIAL DESIGN

The proposed urban form has been created to reflect and compliment natural and man-made qualities in and around the site. From this, the Scheme has naturally evolved into the character areas and neighbourhoods; the building language of each informed by the adjoining neighbourhoods and historic buildings.

In particular, consideration has been given to the adjoining Architectural Conservation Area (ACA). The proposed design is in harmony with the traditional architectural language of the ACA in terms of scale, proportion, finishes, and detail, ensuring a respectful relationship with neighbouring buildings.

Materials have been selected to reflect and relate to the existing wider context of Donabate, while providing distinctiveness and giving an identity to each neighbourhood. The breakdown of the

The site is located within close proximity to Donabate village, Donabate train station, the coast and two existing demesnes (Newbridge Demesne and Portrane Demesne).


1


3


2


3


4


5


6


7


Neighbourhood F Style Houses


Neighbourhood H Style Houses



Neighbourhood G Style Apartments

4.4 | DETAILED DESIGN - MATERIALS OVERVIEW

MATERIALITY ACROSS NEIGHBOURHOODS

Brick is the dominant material choice for all buildings across the Scheme, with render applied in small quantities to duplex blocks and houses, depending on what neighbourhood they relate to, in order to add variety and character to façade treatments.

The brick colour palette selected for each neighbourhood has been determined based upon the surrounding environment. Subtle transitions in tone, rather than broad brush strokes applied between character areas, ensures the creation of distinctive villages within the Scheme.

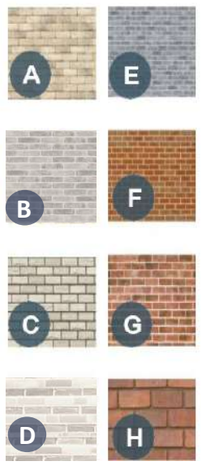
LEGEND

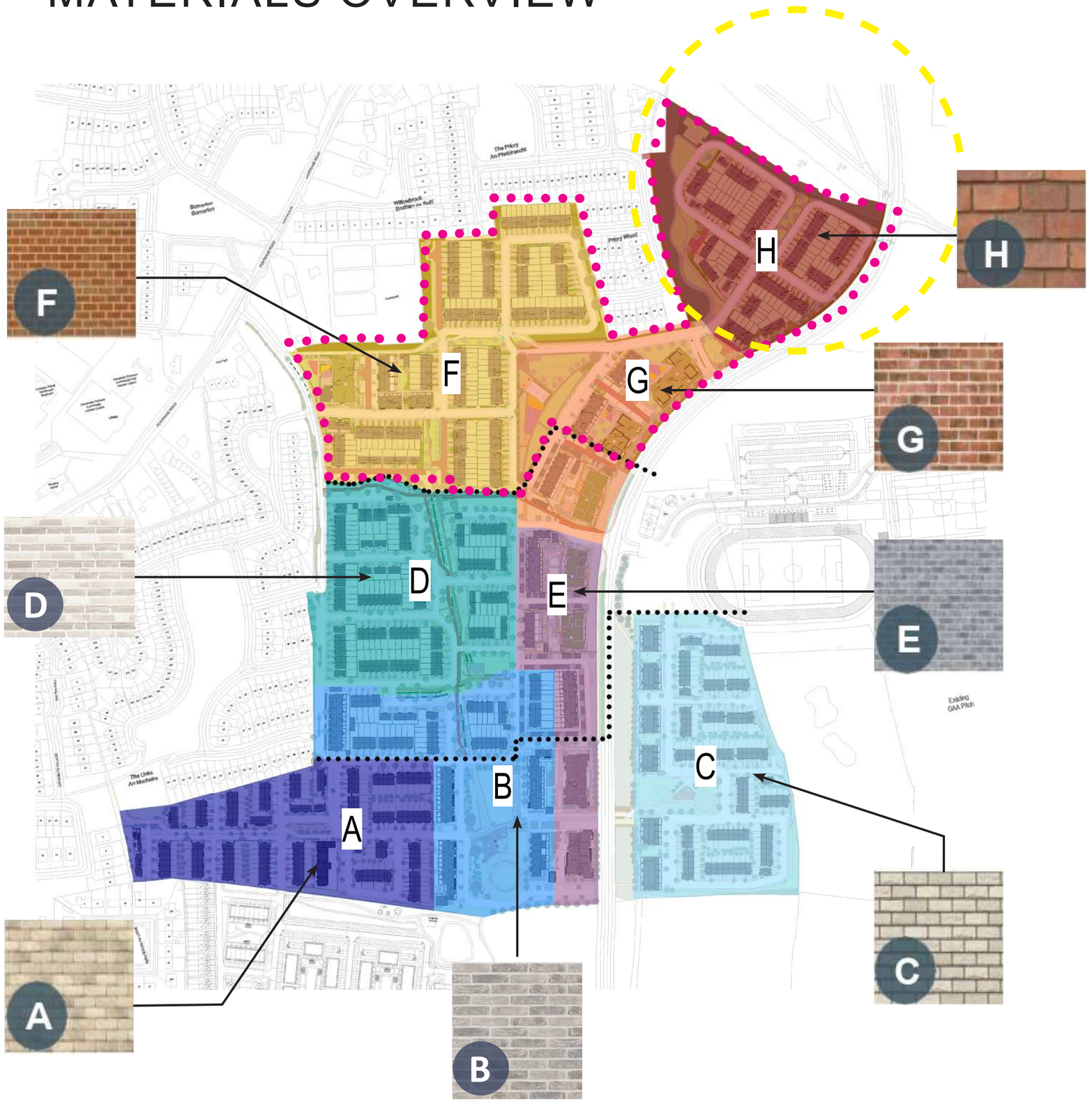
- Neighbourhood A - Ballisk Way (Phase 1)
- Neighbourhood B - Ballisk Village (Phases 1 & 2)
- Neighbourhood C - Ballisk East (Phase 1)
- Neighbourhood D - Ballymastone Avenue (Phases 1 & 2)
- Neighbourhood E - Ballymastone Village (Phases 1 & 2)
- Neighbourhood F - Ballalease Way (Phase 3)
- Neighbourhood G - Ballalease Mews (Phase 2 & 3)
- Neighbourhood H - Ballalease Woods (Phase 3)

Subject of this Application

- Subject Development (Phase 3)
- Portrane Architectural Conservation Area

Neighbourhood Brick Types:





4.4 | DETAILED DESIGN - MATERIALS OVERVIEW



Neighbourhood A - Ballisk Way



Neighbourhood B - Ballisk Village



Neighbourhood C - Ballisk East



Neighbourhood D - Ballymastone Avenue



Neighbourhood E - Ballymastone Village



Neighbourhood F - Ballalease Way



Neighbourhood G - Ballalease Mews

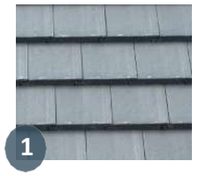


Neighbourhood H

4.5 | DETAILED DESIGN - NEIGHBOURHOOD F

WEST SIDE OF SITE - BALLALEASE WAY

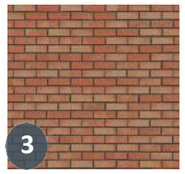
Materials Legend



1 Concrete Roof Tiles



2 Light Coloured Sand-cement Render Finish



3 Red Brick Finish Typ. of Neighbourhood F

Front Elevation of Terrace BT66



A traditional red brick finish typical of neighbourhood F has been selected, while the buildings in neighbourhood F are not within the *Architectural Conservation Area of Portrane Demesne and St Ita's Hospital,* they are complimenting the material palette of the Portrane Demesne to ensure integration and continuity between neighbourhoods.





Photographs of an existing adjacent housing development and the adjacent Architectural Conservation Area of Portrane Demesne and St Ita's Hospital.



Neighbourhood F style terrace, with its neighbourhood specific red brick finish and light sand cement render.
The gable front style elevations have been carried through from Neighbourhood D in Phase 2, creating visual continuity between the neighbourhoods.

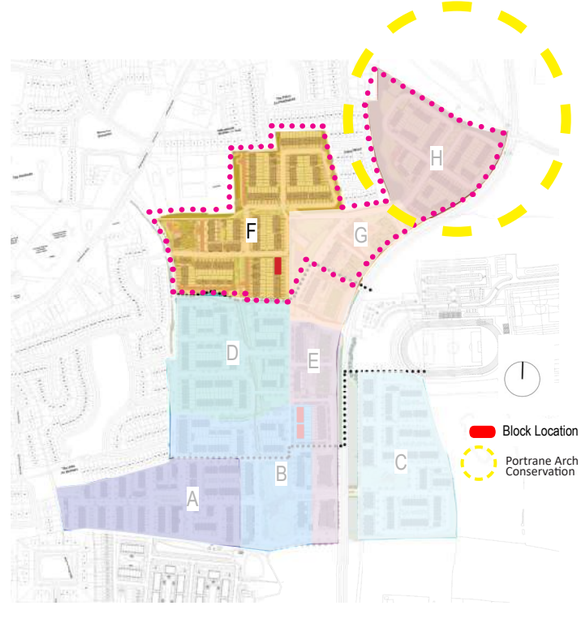


The brick finish and gable front facades take inspiration from the neighbouring Architecture of St Ita's Hospital. Paired with a simple, contemporary style facade to reflect the proximity to Donabate village, neighbourhood F responds to it's immediate context.

Part Axonometric of BZ16



To further compliment the existing housing development to the East of neighbourhood F, light coloured render is introduced to the duplex and terrace façades.



4.6 | DETAILED DESIGN - NEIGHBOURHOOD G

EAST SIDE OF SITE - BALLALEASE MEWS

Materials Legend

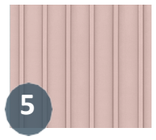








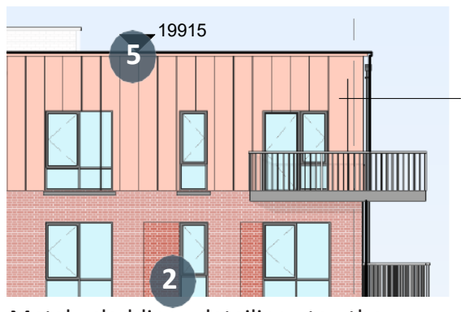
Red Brick is proposed in accordance with the existing buildings within the Portrane Demesne Conservation Area. White and grey is incorporated to create urban village character.



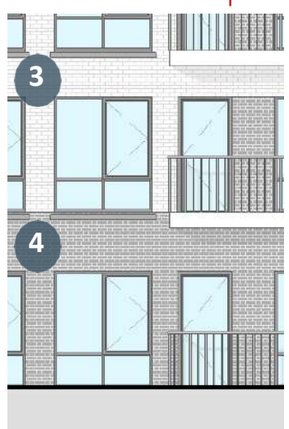
Red/ Brown Metal Cladding

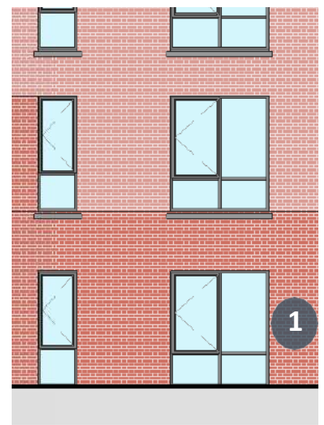
East Elevation of Apartment Block BA08





Metal cladding detailing to the upper floors adds further variety to the neighb ourhood.







View of Neighbourhood G style blocks showing the use of traditional red brick to reflect the materiality of the neighbouring Portrane Demesne, but increases in scale and density along the DDR

The introduction of alternating grey and white brick across sections of the facade helps to break down the overall massing of the building, creating a visually engaging rhythm. This variation defines the blocks, reinforcing a sense of individuality and human scale wihtin a cohesive architectural language.

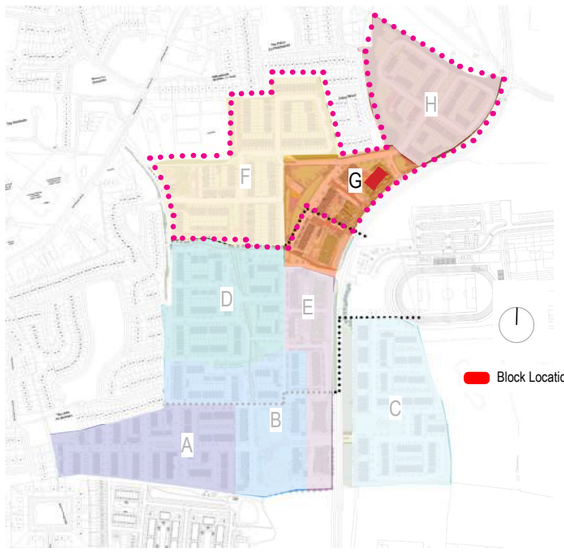
Varied tones and textures of light and dark red bricks are applied to façades, breaking up their massing and providing a human scale at street level. A dark brick is reserved for the base of the building, while a lighter brick is used for the upper floors helping to soften the facades of the apartment blocks.





Photographs of the adjacent Architectural Conservation Area of Portrane Demesne and St Ita's Hospital.

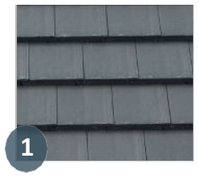
The building massing steps up and down to create disticnt sections that break down the scale of the apartments to creates a soft building frontage along the DDR. in addition to the massing, an alternating material palette reinforces an urban village character and rhythmic plot line widths.



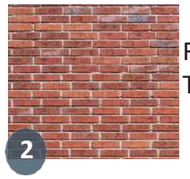
4.7 | DETAILED DESIGN - NEIGHOURHOOD H

NORTH SIDE OF SITE - BALLALEASE WOODS

Materials Legend



1 Slate Roof Tiles



2 Red Brick Typ. of Neighbourhood H



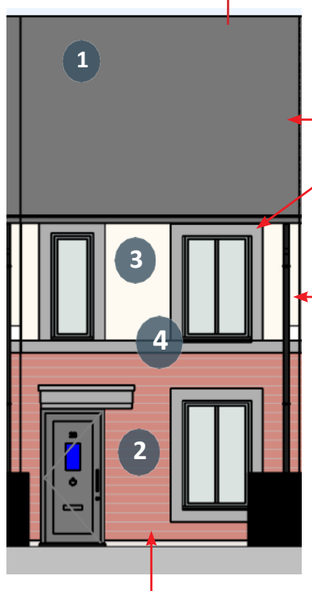
3 Cream Sand-cement Render Finish



4 Cast Concrete Dressings

Front Elevation of Terrace BT97





Cast concrete dressings and slate roofs are also proposed for the houses, in respect of its surrounding environemnt.

Cream coloured sand cement render is introduced to the terrace façades, reflecting the more rural setting of the East side of the site. The mixed use of brick and render also creates diversity within the terrace blocks.

A traditional red brick finish is proposed for the façades in Neighbourhood H, due to its partial location in the Architectural Conservation Area of Portrane Demesne.

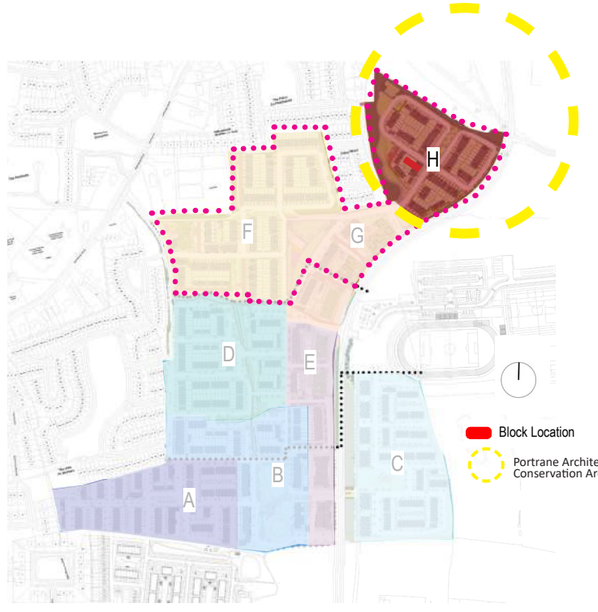


View of Neighbourhood H style houses showing the use of traditional red brick and cast concrete dressings to reflect the materiality of the neighbouring Portrane Demesne and the result of its location within the ACA





Photographs of the adjacent Architectural Conservation Area of Portrane Demesne and St Ita's Hospital.



4.8| PUBLIC REALM OF NEW RESIDENTIAL DEVELOPMENT

How is the public realm defined and enjoyed?

How safe, secure and enjoyable are public areas?

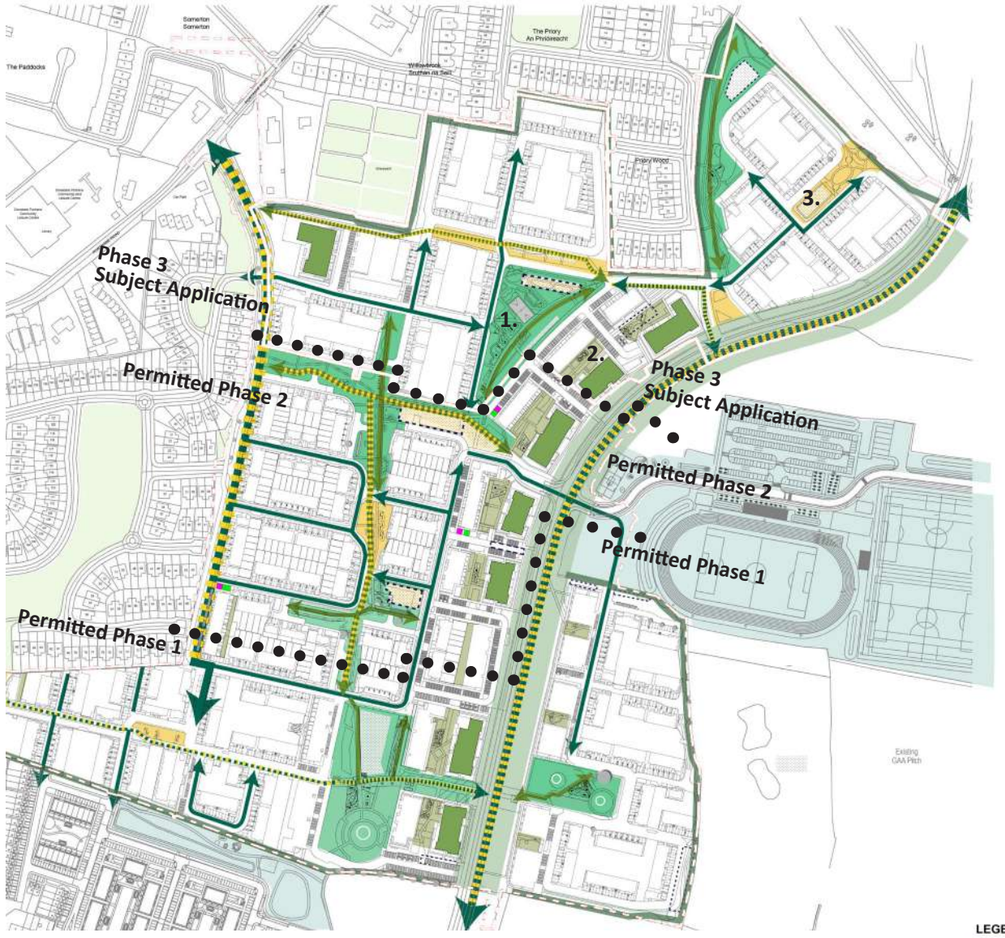
- *All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use*
- *The public realm is considered as a usable integrated element in the design of the development*
- *Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighbourhood*
- *There is a clear definition between public, semi private, and private space*
- *Roads and parking areas are considered as an integral landscaped element in the design of the public realm.*

The proposed new small parks, pocket parks and semi private courtyards are entirely overlooked by the buildings in the development, forming a usable space and a complimentary addition to existing local amenities.

The proposed children's playgrounds enjoy passive surveillance from adjacent blocks ensuring passive surveillance while integrating seamlessly into green routes and existing hedgerows. These play areas are strategically integrated throughout the public open spaces to ensure accessibility

The proposed linear parks and avenue through the site creates natural green links within the Scheme, tying the development into the adjoining context. The large courtyards provided to the apartment blocks and duplexes are divided from the public realm by defensive planting to provide a semi-private space for residents with further planting defining and buffering private terraces to the ground floor units.

Refer to CSR's Landscape Design Strategy for additional details.



1. Proposed Small Park



2. Typical Courtyard
(Apartment & Duplex Blocks,
not public realm)



3. Proposed Pocket Park





LEGEND

- Existing Public Open Space
- Future Public Open Space
- Existing Retained periphery vegetation
- Communal Open and Play spaces
- Semi-naturalised verge
- Archeological area safeguarded
- Proposed Small Park
- Proposed Pocket park
- Attenuation Basin or Swale
- Attenuation tank
- Principle network of green streets
- Principle pedestrian links through Public Open Spaces
- Cycle path
- Green Roof
- Ballymastone Site Boundary
- Location of Proposed Residential Units (see site drawings for full site boundary)

Active Facades

The overlooking of the public realm continues at street level in order to provide continuous security and passive surveillance of streets. Houses group together to form square shapes and combined with end units which have active frontage over two corners, ensure that a high level of active façade and overlooking is achieved.

This layout simultaneously allows for contained private gardens, minimising blank walls to streets and providing a more secure residential development. This approach is replicated between the duplex and apartment blocks ensuring the continuing surveillance of common areas but not to the detriment of domestic privacy.

Dual Frontage Corner Units

Active Facade

4.9 | PRIVACY & AMENITY FOR NEW RESIDENTIAL DEVELOPMENT

How does the scheme provide a decent standard of amenity?

Urban Design Manual:

- *Each home has access to an area of usable private outdoor space*
- *The design maximises the number of homes enjoying dual aspect*
- *Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout*
- *Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.*
- *The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.*

Response: All apartments are provided with ample private outdoor space. The balconies overlook the public and communal open spaces and landscaped features within the development. Landscaping such as elegant fencing and hedges will assist in providing privacy for the residents of the ground floor units. The private open space for the apartments has been designed to be inviting, safe and conveniently accessed from the living rooms of the apartments. Over 50% of all apartments are provided with dual aspect. All units have been designed to align with the typical details in TGD Part E to ensure adequate acoustic insulation between units. For further information please refer to the Housing Quality Audit document produced along with this document.

The proposed houses are provided with generous gardens and have been designed having regard for the guidelines contained in Fingal Development Plan (2023-2029). The gardens will have a varying depth to ensure a minimum 60sq.m area. A minimum 22m is maintained where opposing first floor windows exist, restricted aspect is employed where this distance is reduced in order to tighten the urban block frontage. Additionally, all units are provided with adequate storage in line with the Sustainable Urban Housing: Design Standards for New Apartments (2025). Please refer to the Housing Quality Audit submitted as part of this application for further information. Each dwelling also has proximate access to the proposed open spaces. Duplexes are provided with individual terraces for each unit with Ground floor terraces opening onto the allocated communal open space allowing direct access.

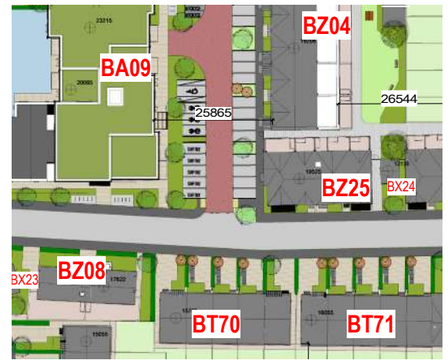
Typical Boundary Approach

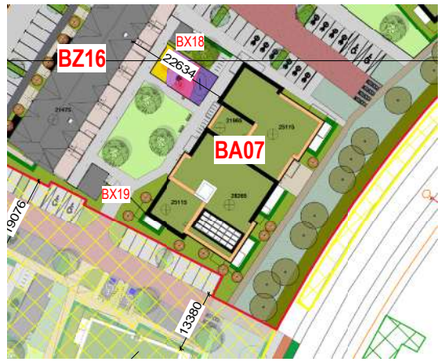
The Scheme has carefully considered the thresholds between public and private space and dwellings. New homes will have back to back gardens with each other, creating a secure environment. Specific corner dwellings will aid the rotation of urban blocks, increasing active façades and reducing the prevalence of garden walls. External facing side boundaries will be 2m high walls with brick piers in specific locations selected to reflect adjacent buildings. Gardens are separated with post and plinth concrete and timber fencing.

Apartments will have a secure terrace and balcony space, adjacent to semi-private courtyard spaces. The peripheral hedges are retained and are mainly incorporated into public open spaces, green corridors and verges. Please refer to CSR documentation for further details on boundary treatment.

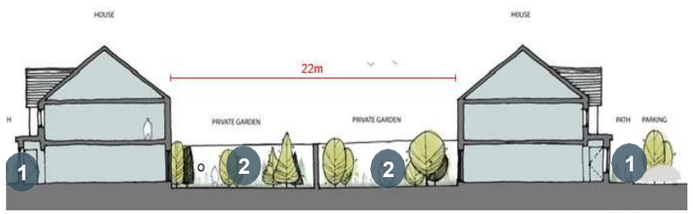


Above: Block BA07 Typical Floor Plans

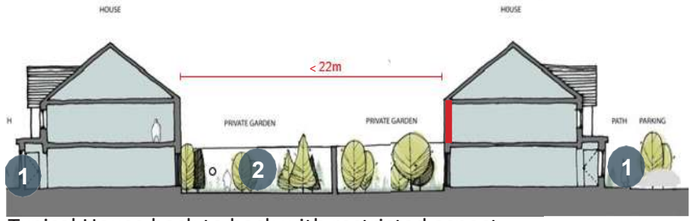




Separation distances between Apartment & Duplex Blocks



Typical House back to back



Typical House back to back with restricted aspect



Typical Duplex and Apartment Scenario



View of communal courtyard serving the apartment and duplex blocks.

4.9 | PRIVACY & AMENITY FOR NEW RESIDENTIAL DEVELOPMENT

How does the scheme provide a decent standard of amenity?

SEMI-PRIVATE COURTYARDS & COMMUNAL AMENITY GARDENS

Semi-private courtyards are designed using a simple palette of materials in different and creative ways to promote a sense of place.

The development provides 2 individually designed courtyard gardens, located between apartment blocks and duplexes. Each courtyard garden will:

- Deliver a high quality, robust living environment.
- Accommodate play spaces according to the Design Standards for New Apartments.
- Have places to sit in the sun and shade.
- Use planting, landforms and trees to create space, structure and textural interest.
- Protect the privacy of residents by providing buffer planting around units and defensive planting and railings to help provide definition to the communal spaces.

All Duplex and Apartment buildings are provided with Communal Open Spaces attached to their respective buildings which is designed to be a usable semi-private space. The quantum provided in this design is significantly in excess of development plan guidelines. Please refer to CSR's Landscape Strategy Design for further details.

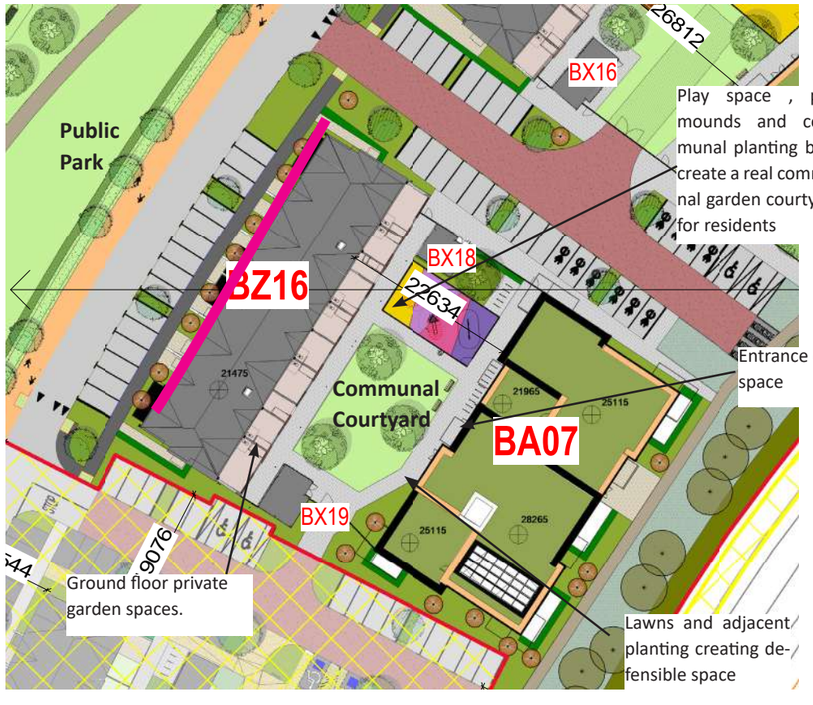
The duplex units present a 3 storey facade to the public park, with units accessed from the front and side (the public realm). This allows activity to be maximised. To the rear of these units the private amenity space is provided, this allows the ground floor apartments space to open onto the larger communal courtyard.
The use of planting and balustrades provide a privacy and a threshold between the communal courtyard and private amenity spaces of ground floor units.



Example Community Garden

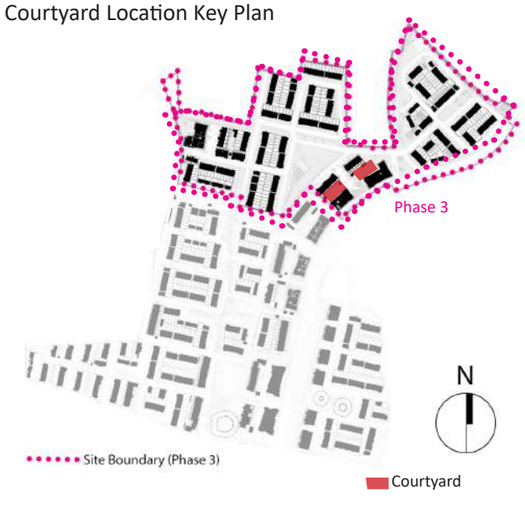


Example Courtyard Garden



3 storey facade facing public park

Courtyard Location Key Plan



5.0

5.1 ADAPTABILTY OF NEW RESIDENTIAL DEVELOPMENT

HOME

5.1 | ADAPTABILTY OF NEW RESIDENTIAL DEVELOPMENT

How sustainable and adaptable are the apartments?

Urban Design Manual

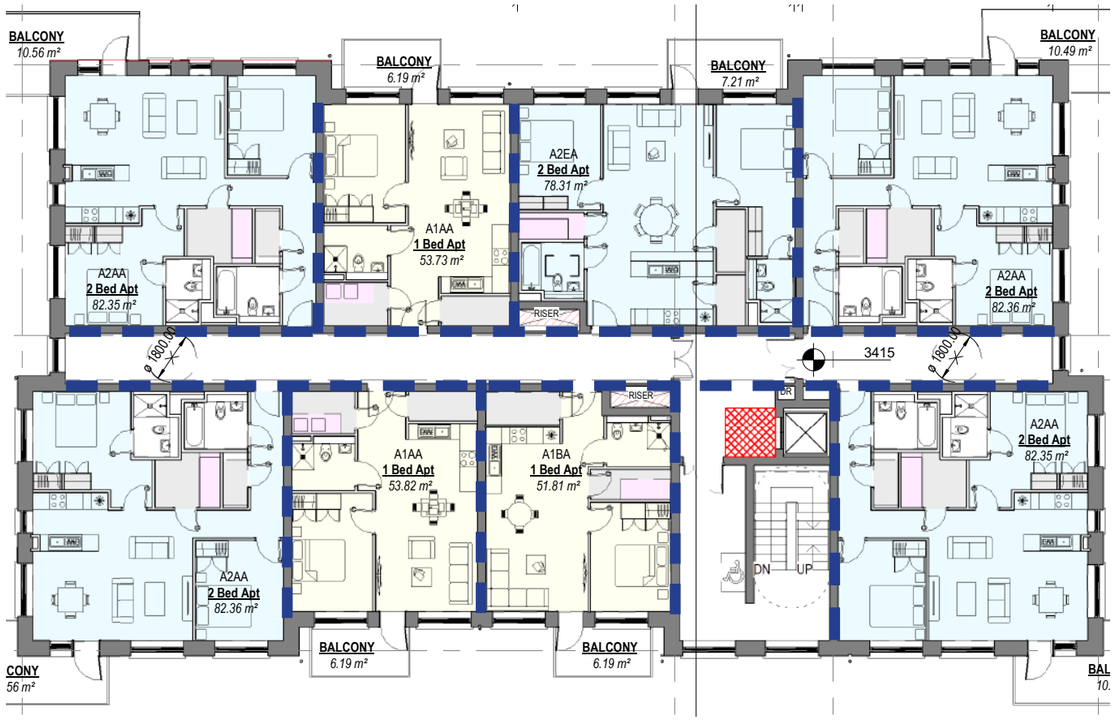
- *Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation*
- *The homes are energy-efficient and equipped for challenges anticipated from a changing climate*
- *Homes can be extended without ruining the character of the types, layout and outdoor space*
- *The structure of the home and its loose-fit design allows for adaptation and subdivision, such as the creation of an annex or small office*
- *Space in the roof or garage can be easily converted into living accommodation*

Response: All dwellings have been designed and laid out using passive solar design principles in order to maximise natural daylight whilst minimising heat loss through a highly insulated building fabric. The buildings have been designed to be highly efficient in terms of energy use and thermal performance, employing strategies such as the use of Air Source Heat Pumps with Heat Recovery Ventilation for the houses, Exhaust Air Heat Pumps for the apartments along with LED lighting in order to achieve an A1 BER rating for all of the proposed houses and duplex, A2 Ratings for Apartment Buildings, exceeding NZEB requirements. Please refer to the M&E report produced by ENX for further information.

All apartments have been designed to comply with Design Standards for New Apartments (2025). Apartment Blocks with sprinkler systems provide a generous open plan kitchen, living and dining room(KLD) that is flexible and can be easily re-arranged. The internal walls in the apartments are designed to be non-structural, allowing for future adaptation. In the 1 bed apartments sufficient space has been provided in the open plan KLD's for a desk and chair to allow for a work from home arrangement. The second bedroom in the larger 2 and 3 bed apartments can be reconfigured into a home office, gym, playroom or dressing room.

Key:

- Structural Walls
- Second/ Third bedroom reconfigurable into home office, gym, playroom or dressing room
- Open Plan Flexible Spaces
- Potential Work Space





Above: Block BA04 Typical Floor Plans

5.1 | ADAPTABILTY OF NEW RESIDENTIAL DEVELOPMENT

How sustainable and adaptable are the apartments?

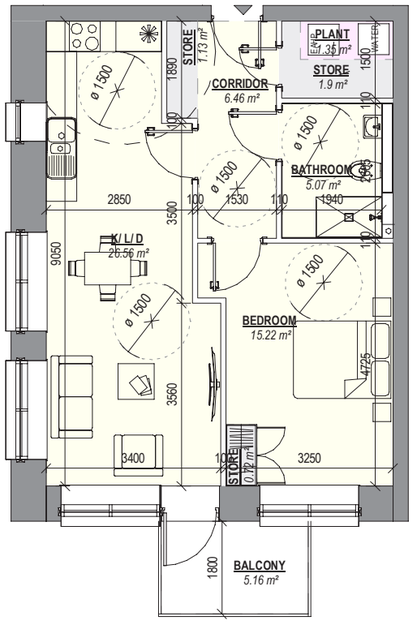
Part M Compliance / Site Accessibility

Adequate provision has been made for people to access each building within the Scheme. The site layout will ensure all routes are accessible and do not exceed 1:20 slopes.
The layout of the entrance doors and lobbies to each house, duplex and apartment block have been designed to comply fully with TGD-M 2022.
All apartments blocks have been designed in accordance with Section 1 of TGD-M 2022 and will be augmented where necessary with Parts 1 & 2 of BS8300:2018.
All houses and duplexes have been designed in accordance of Section 3 of TGD-M 2022 and augmented where necessary with Parts 1 & 2 of BS8300:2018.
The construction methodology and layouts will ensure the proposed units are easily adaptable providing functionality for future residents.

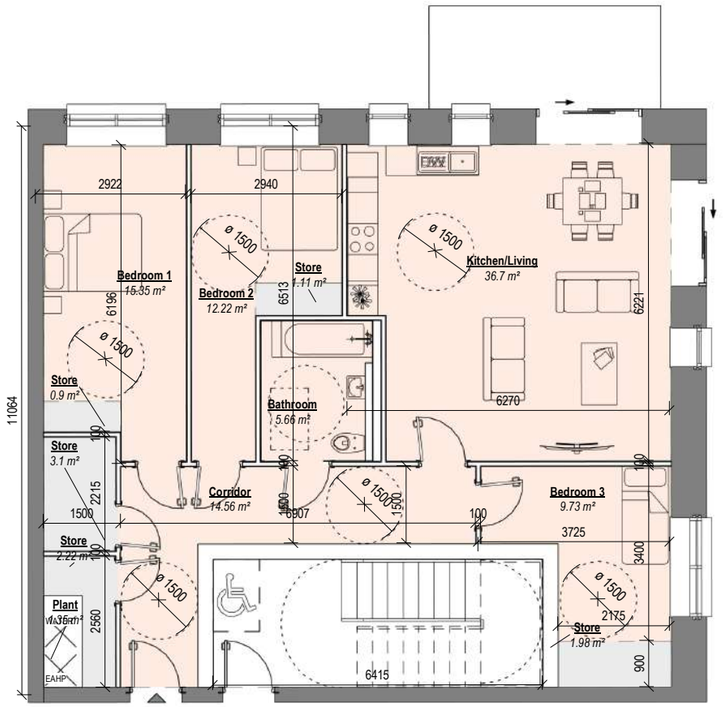
Accessible Units

All of the houses and a portion of the apartment units within the proposed development have been designed as Universal Design Units & Age Friendly Units, this equates to 61.8% of the overall units in the subject development.
These have been designed as Universal Accessible Units allowing for use by elderly or disabled residents in order to ensure all elements of the unit are fully accessible to all. This provides the greatest scope for continuing integration and long term use of the unit by the occupant. The apartment design includes key principles recommended by the Universal Design Guidelines as follows:

- All corridors to have 1500mm turning circles.
- Doors should have min 300mm from the leading edge to the wall.
- 1500mm turning circles to at least one side of a bed with a min clearance of 800mm there after.
- 1500mm turning circle to kitchen area.
- 1200mm min clear space to at least 2 sides of a dining table.
- 750mm clearance to windows.
- Part M compliant W/C capable of providing 1500mm turning circles for wet room or bath layout depending on end occupant.
- Sockets and fittings will all be placed at heights recommended by the Universal Design Guidelines.



1 Apartment Unit Type A1GA - Plan (Acessible Apartment)
1 : 100



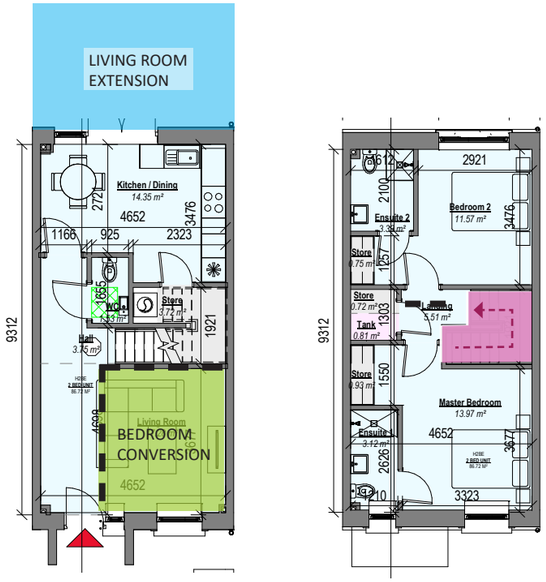
1 Apartment Unit Type A3DA - Plan (Accessible Apartment)
1 : 100

5.1 | ADAPTABILTY OF NEW RESIDENTIAL DEVELOPMENT

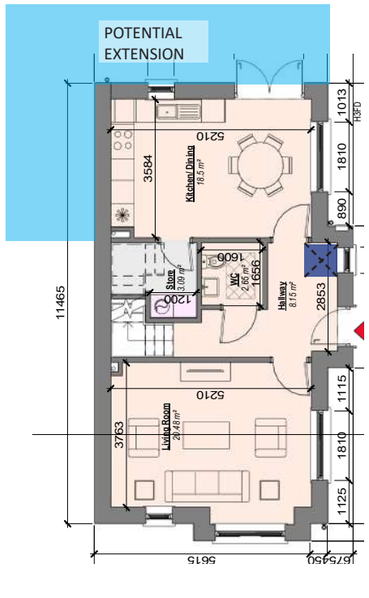
How sustainable and adaptable are the Houses?

All the proposed houses are good quality 2, 3 and 4 Bed units with large living spaces and have a predominantly east-west orientation. All houses have private well sunlit rear gardens providing at minimum 60sq.m, feasibly allowing for ground floor extensions of 35sq.m without the requirement for planning permission. The possibility of attic conversions also exist as demonstrated on the right, allowing for the changing needs of the families who will inhabit them without major alterations to existing layouts.

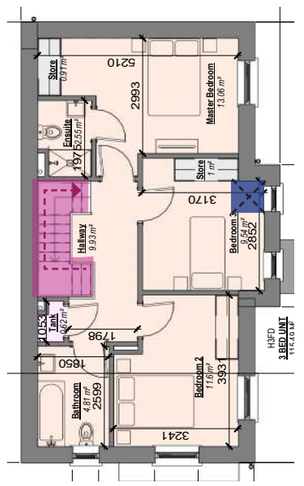
Adaptability and the provision of lifetime-homes has been a key consideration in the design of the scheme. The majority of houses allow either for the incorporation of a lift to provide access to the upper floor bedrooms or for the conversion of the ground floor living space into a bedroom and the extension of the kitchen dining space to provide a living room on the ground floor.

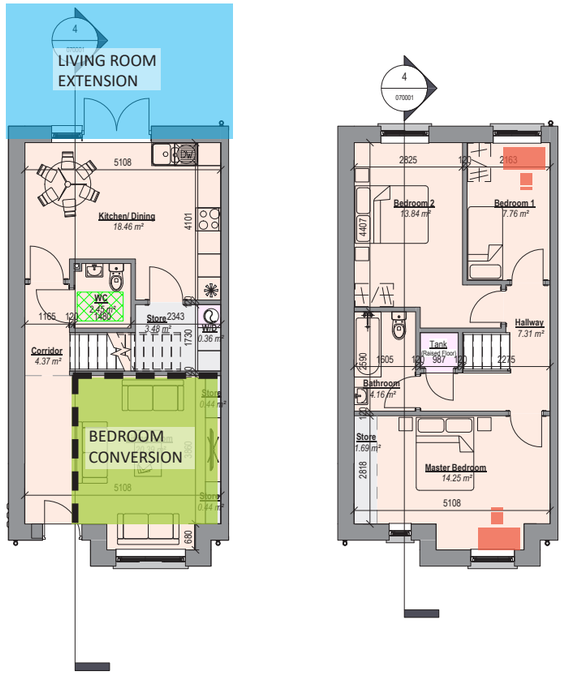


Above: 2 Bed House Type H2BE

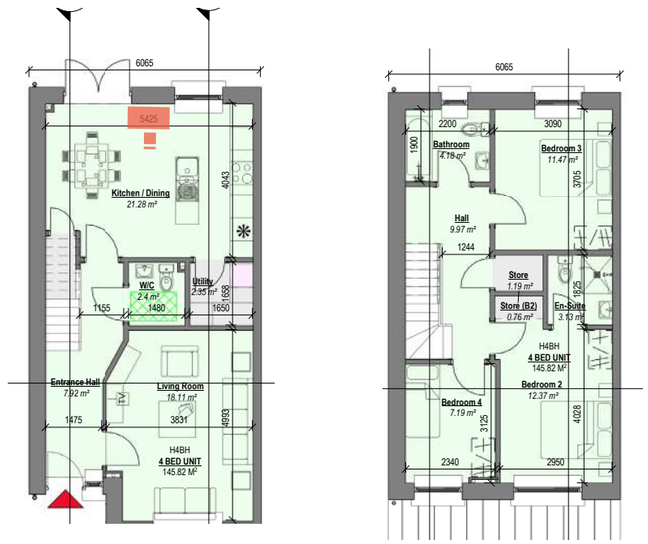


Above: 3 Bed House Type H3FD





Above: 3 Bed House Type H3DA



Above: 4 Bed House Type H4BH

- Potential for conversion into GF bedroom
- Potential for GF extension to provide additional living space
- Potential for stair to be extended to provide access to extended accomodation in attic
- Potential for internal lift to provide access to upper floor bedrooms
- Potential Work Space

6.0

6.1 S32B Opinion Response

OPINION RESPONSE

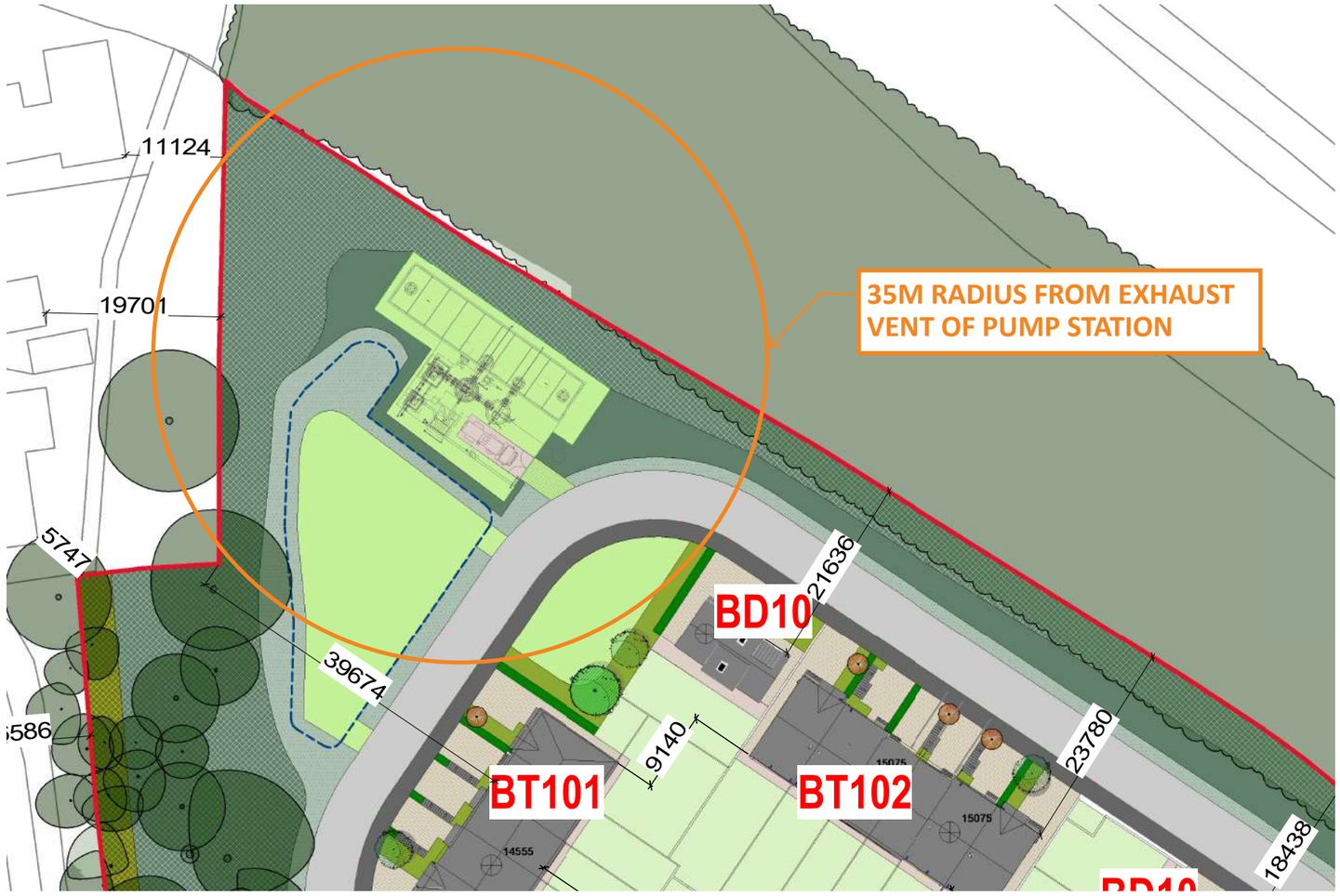
6.1 | LETTER OF OPINION RESPONSE

In Fingal County Council's Letter of Opinion, the following points were raised by the Architect's Department:

2.2.1 Planning Opinion Item no. 1
"separation distance between the pumping station and the proposed houses to the north-east of the site."

Response:
Site layout has been refined to ensure that curtilage of all units are outside the 35m setback of the vent pipe.

See DBFL reports for further detail.



6.1 | LETTER OF OPINION RESPONSE

2.2.2 Planning Opinion Item no. 2

"The arrangement of the rear gardens between blocks 'BT90' & 'BT93' and blocks 'BD10' & 'BT94' is unacceptable in the current format. Revised proposals providing for active frontage on to the Donabate Distributor Road and POS 7 at these locations are required."

2.3.4 Architecture, Design and Layout Opinion Item no. 4

"Street frontage to the Donabate Distributor Road should be provided between 'BT90' & 'BT93'. The current proposal, including rear garden walls, results in left over space with no passive surveillance and is unsatisfactory."

2.3.5 Architecture, Design and Layout Opinion Item no. 5

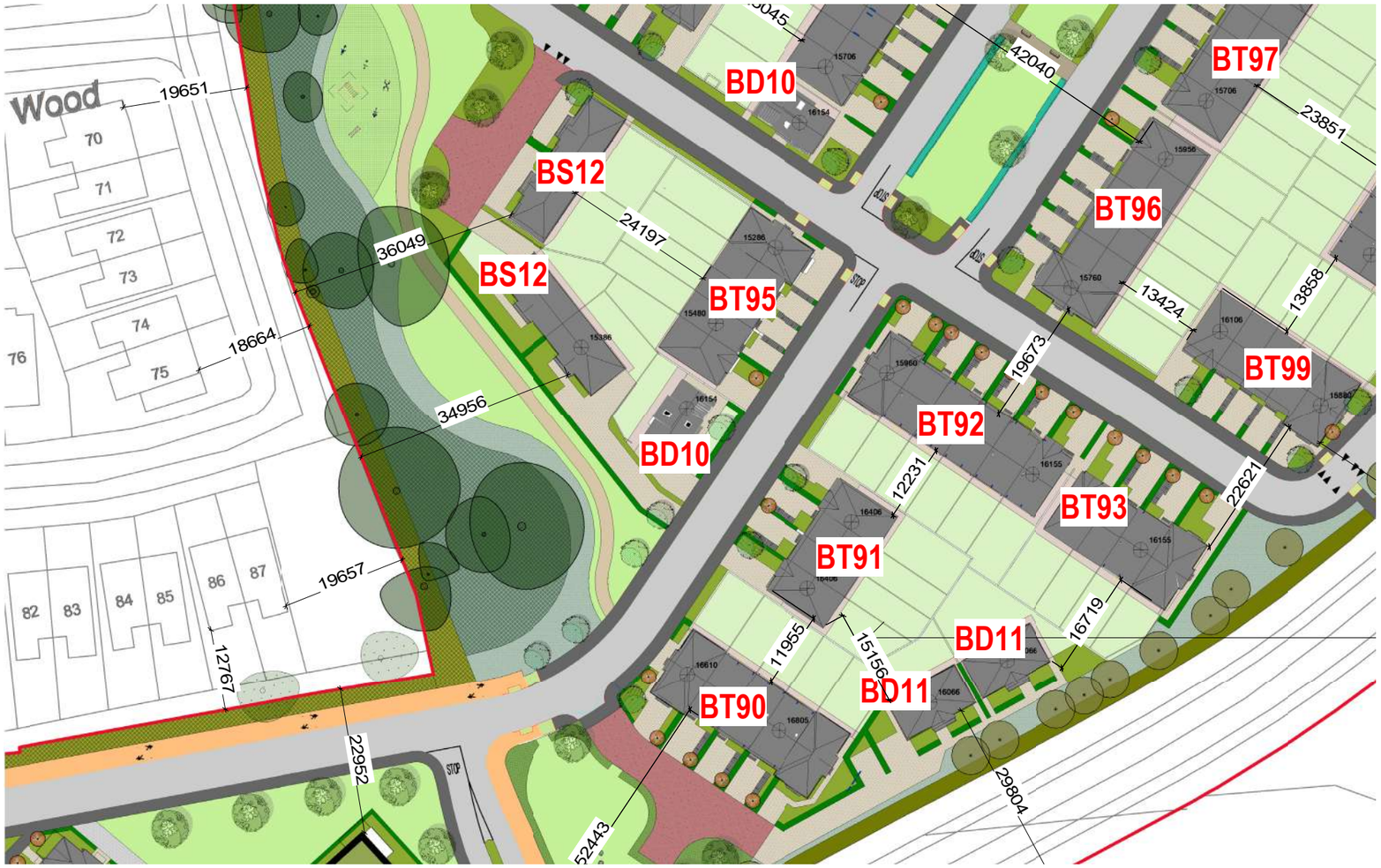
"The expanse of rear garden walls to the west of 'BT94' should be reduced and rationalised to create a regular building line and passive surveillance to public open space at this location."

Response:

BT90 and BT93 has been reconfigured to provide active frontage onto the DDR. BT94 has been amended to provide passive surveillance to the public open space by reconfiguring as detached unit BD10, and semidetached units BS12.



(Layout as per S32B)



Proposed Layout

6.1 | LETTER OF OPINION RESPONSE

2.2.3 Planning Opinion Item no. 3

"There are concerns relating to the opposing rear boundary walls at blocks 'BT73' & 'BT74' and 'BD09' & 'BT66'. A revised proposal removing this condition should be provided. This may require an additional residential unit to be located between 'BT73' & 'BT74' or 'BD09' & 'BT66' along with associated revisions to the overall block layout."

2.3.2 Architecture, Design and Layout Opinion Item no. 2

"Opposing rear boundary walls along the southern boundary of 'BT73' & 'BT74' and the northern boundary of 'BD09' & 'BT66' should be eliminated with active street frontages introduced to overlook the public realm. This condition is also proposed to the south of 'BT81' & 'BT83' (i.e. the opposing rear garden walls of 'BT80' & 'BT84') and should be reconsidered in the urban block design at both locations."

Response:

Garden walls in these locations are to have brick piers with increased landscaping. Additionally, the south units of BT73 and BT74, the northern unit of BT66 and BD09 create active facades and passive surveilance along that road.

A consistent approach to BT80 and BT84 will be maintained in that a brick finish will be applied to the garden wall piers in this location and additional landscaping measurements. Refer to CSR drawings for further information on boundary treatments

Dual Frontage Corner Units

Active Facade





BD09 Axonometric



BT66 Axonometric



BT73 Axonometric



BT74 Axonometric

6.1 | LETTER OF OPINION RESPONSE

2.2.4 Planning Opinion Item no. 4

"In several areas, the proposed housing block layout fails to provide for a strong building line, with adjacent rear gardens breaking the building line (e.g. block 'BT69' relative to block 'BS09', block 'BZ08' relative to block 'BT70', the eastern end of block 'BT99' relative to block 'BT98' and the 'BD10' units relative to blocks 'BT100' & 'BT102'). Further consideration should be given within the proposed site layout to provide coherent building lines, which provide for strong frontage and better respond to the site boundaries and roads layout."

Response:

The design of rear facade of end unit of BT69 will create an attractive and well articulated elevation with brick workwrapping around to the rear of the end unit to create a continuous and high quality finish. this approach enhances the viewing point from BS09, introdcuting visual itnerest and a stronger sense of place, while ensuring the end unit contributes positively to the wider street scene and fosters a more distinctive character and streetscape. This layout is consistent with the approach approved in granted Phase 1 and granted Phase 2.



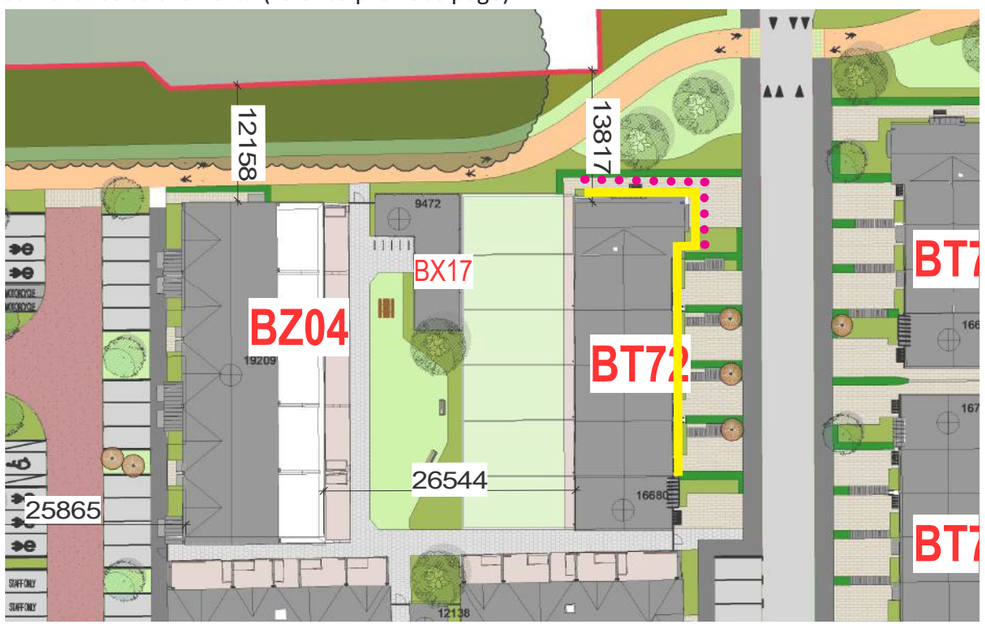
6.1 | LETTER OF OPINION RESPONSE

2.2.5 Planning Opinion Item no. 5

"There are concerns relating to how the northern rear garden of block 'BT72' and the northern rear gardens of blocks 'BT97' & 'BT98' address the roads / pathways to their north. It is noted no passive surveillance is offered from the north of these units and the proposed site layout should ensure passive surveillance and active frontage is provided throughout the development."

Response:

The northern facade of end unit of BT69 has an active facade that creates passive surveilance to the north (refer to previous page).





Dual Frontage Corner Units

Active Facade



BT72 Axonometric



BT97 Axonometric



BT98 Axonometric

6.1 | LETTER OF OPINION RESPONSE

2.2.7 Planning Opinion Item no. 7

"All side / rear walls and side / rear gable ends facing and/or visible from public open spaces and streets shall be of a brick finish and not render (e.g. both the east and west elevation of block 'BZ08')."

Response:

The design of BZ08 was reviewed with regards to the above concern; it was felt that the brick to the ground floor and render at first and second floor provide architectural consistency with the variation in materiality of BA09 and the surrounding houses and duplexes and also contribute to a harmonious overall architectural treatment, and also in keeping with phase 1 and phase 2, so it is not intended to amend these elements.



6 Elevation 1
Scale: 1 : 200



7 Elevation 2
Scale: 1 : 200



8 Elevation 3
Scale: 1 : 200



9 Elevation 4
Scale: 1 : 200

2.2.9 Planning Opinion Item no. 9

"Individual elevations of bin / bicycle storage units should be provided. Bin / bicycle storage units should also be illustrated on the contextual building elevations."

Response:

Individual drawings for external bin / bike stores found on planning sheets:
23010-MDO-BX16-XX-DR-A01-070001
23010-MDO-BX17-XX-DR-A01-070001
23010-MDO-BX18-XX-DR-A01-070001
23010-MDO-BX19-XX-DR-A01-070001
23010-MDO-BX20-XX-DR-A01-070001
23010-MDO-BX21-XX-DR-A01-070001
23010-MDO-BX22-XX-DR-A01-070001

and are visible and labelled in the contextual building elevation sheet:
23010-MDO-ZZZZ-XX-DR-A01-061001-PROPOSED CONTIGUOUS SITE SECTIONS 1 & 2

6.1 | LETTER OF OPINION RESPONSE

2.2.8 Planning Opinion Item no. 8

"All corner units should be provided with dual frontage."

Response:

Corner units facing on to public spaces / route are designed with dual frontage, providing active facdes



6.1 | LETTER OF OPINION RESPONSE

2.2.11 Planning Opinion Item no. 11

"A finalized phasing proposal is required which shall ensure the proposed childcare facility and open space are delivered in a timely and orderly manner in tandem with the delivery of residential development. The childcare facility shall be delivered as part of phase one of development prior to the occupation of any residential unit."

Response:

Planning sheet 23010-MDO-ZZZZ-XX-DR-A01-053303-DEVELOPMENT PHASING - PHASE 3 indicates the proposed childcare facility in the first subphase (Phase 3A) within this subject application (Phase 3)



6.1 | LETTER OF OPINION RESPONSE

2.2.13 Planning Opinion Item no. 13

"It is requested that the proposed residential mix, density and public open space requirements for the development are detailed both in isolation and in the context of the permitted 'Phase 1' & 'Phase 2' developments."

Response:

Residential mix and density displayed in diagrams and schedules, refer to HQA report for further detail. Please refer to CSR drawings for public open space provisions

Unit Type	Affordable Phase 1	Affordable Phase 2	Affordable Phase 3	Social Phase 1	Social Phase 2	Social Phase 3	Market Phase 1	Market Phase 2	Market Phase 3	Total
2 Bed	34	29	32	17	15	15	24	10	34	**210**
3 Bed	52	44	47	14	14	15	64	41	72	**363**
4 Bed	0	0	0	2	2	2	6	3	10	**25**
Houses	**86**	**73**	**79**	**33**	**31**	**32**	**94**	**54**	**116**	**598**
1 Bed	0	0	0	0	0	0	10	8	2	20
2 Bed	0	0	0	5	4	5	50	29	19	112
3 Bed	0	0	0	6	5	5	55	36	16	123
Duplex	**0**	**0**	**0**	**11**	**9**	**10**	**115**	**73**	**37**	**255**
1 Bed	0	0	0	32	23	26	10	25	21	137
2 Bed	0	0	0	6	5	7	35	61	61	175
3 Bed	0	0	0	5	4	4	5	6	5	29
Apartments	**0**	**0**	**0**	**43**	**32**	**37**	**50**	**92**	**87**	**341**
Total	**86**	**73**	**79**	**87**	**72**	**79**	**259**	**219**	**240**	**1194**
%	7.2%	6.1%	6.6%	7.3%	6.0%	6.6%	21.7%	18.3%	20.1%	

Tenure Type Mix

- Social Unit - Part V Allocation
- Private Discounted Unit
- Private Unit

DENSITY:

- Density Phase 3: **35.3 Units/ Ha**

- Density Overall Masterplan: **37.3 Units/ Ha**





6.1 | LETTER OF OPINION RESPONSE

2.2.13 Planning Opinion Item no. 13

"It is requested that the proposed residential mix, density and public open space requirements for the development are detailed both in isolation and in the context of the permitted 'Phase 1' & 'Phase 2' developments."

Response:

Residential mix and density displayed in diagrams and schedules, refer to HQA report for further detail. Please refer to CSR drawings for public open space provisions

Unit Type	Affordable Phase 1	Affordable Phase 2	Affordable Phase 3	Social Phase 1	Social Phase 2	Social Phase 3	Market Phase 1	Market Phase 2	Market Phase 3	Total
2 Bed	34	29	32	17	15	15	24	10	34	**210**
3 Bed	52	44	47	14	14	15	64	41	72	**363**
4 Bed	0	0	0	2	2	2	6	3	10	**25**
Houses	**86**	**73**	**79**	**33**	**31**	**32**	**94**	**54**	**116**	**598**
1 Bed	0	0	0	0	0	0	10	8	2	20
2 Bed	0	0	0	5	4	5	50	29	19	112
3 Bed	0	0	0	6	5	5	55	36	16	123
Duplex	**0**	**0**	**0**	**11**	**9**	**10**	**115**	**73**	**37**	**255**
1 Bed	0	0	0	32	23	26	10	25	21	137
2 Bed	0	0	0	6	5	7	35	61	61	175
3 Bed	0	0	0	5	4	4	5	6	5	29
Apartments	**0**	**0**	**0**	**43**	**32**	**37**	**50**	**92**	**87**	**341**
Total	**86**	**73**	**79**	**87**	**72**	**79**	**259**	**219**	**240**	**1194**
%	7.2%	6.1%	6.6%	7.3%	6.0%	6.6%	21.7%	18.3%	20.1%	

Unit Type Mix

- House Type H2A - 2 Bed Mid Terrace
- House Type H2B - 2 Bed Mid Terrace
- House Type H2C - 2 Bed Mid Terrace
- House Type H3A - 3 Bed End Terrace
- House Type H3B - 3 Bed Mid Terrace
- House Type H3C - 3 Bed Mid Terrace
- House Type H3D - 3 Bed End Terrace
- House Type H3E - 3 Bed End Terrace
- House Type H3F - 3 Bed (Detached)
- House Type H3G - 3 Bed (Semi/Det)
- House Type H3H - 3 Bed End Terrace
- House Type H4A(A, B & E) - 4 Bed Detached
- House Type H4A(C-D) - 4 Bed Semi-Detached
- Duplex
- Apartment Block

DENSITY:

- Density Phase 3: **35.3 Units/ Ha**

- Density Overall Masterplan: **37.3 Units/ Ha**





Location of proposed Residential Units (Phase 3)

6.1 | LETTER OF OPINION RESPONSE

2.2.14 Planning Opinion Item no. 14
"All residential units must demonstrate compliance with Objective DMS19 of the Fingal Development Plan 2023-2029 i.e. the requirements of the 'Quality Housing for - Sustainable Communities Best Practice Guidelines' (2007); SPPRs 1-4 and Section 3.3.3 and Appendix B (relating to density) of the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2024); and SPPRs 1-8 and Appendix 1 of the 'Planning Design Standards for Apartments - Guidelines for Planning Authorities' (2025). Compliance with Objective DMSO26 of the Fingal Development Plan 2023-2029 is also required to be demonstrated."

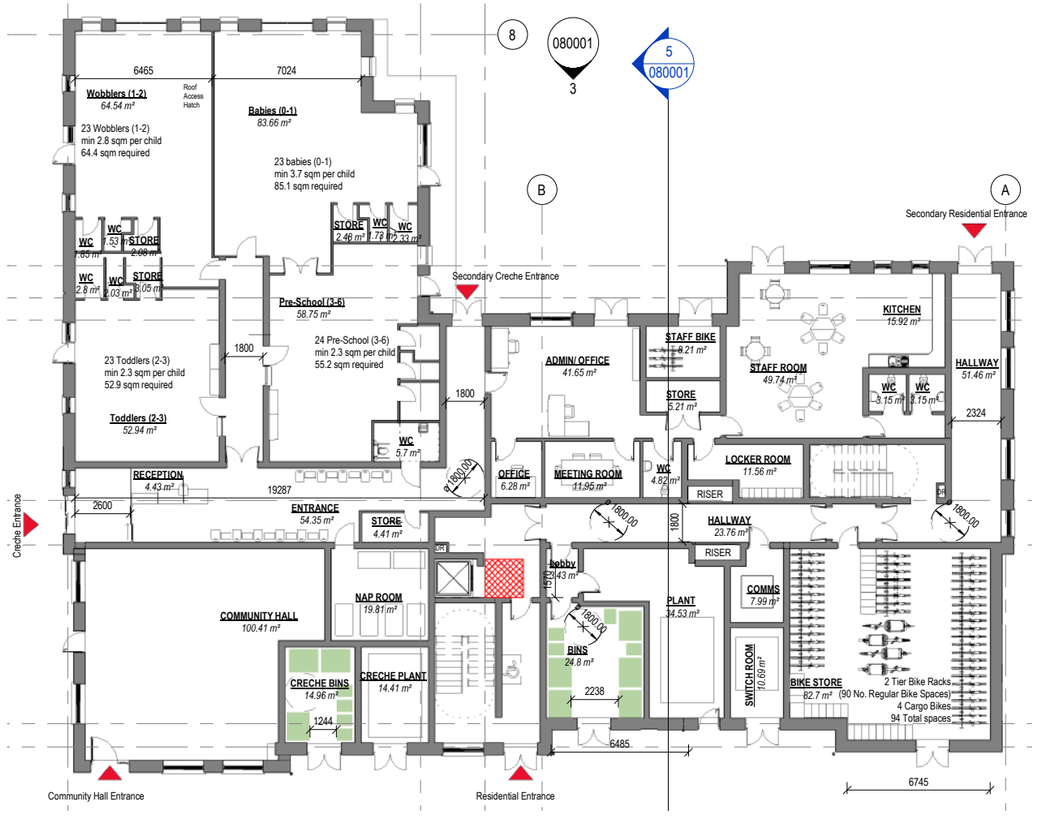
Response:
Please refer to Housing Quality Audit for demonstration of compliance with the relevant documents have been considered and incorporated

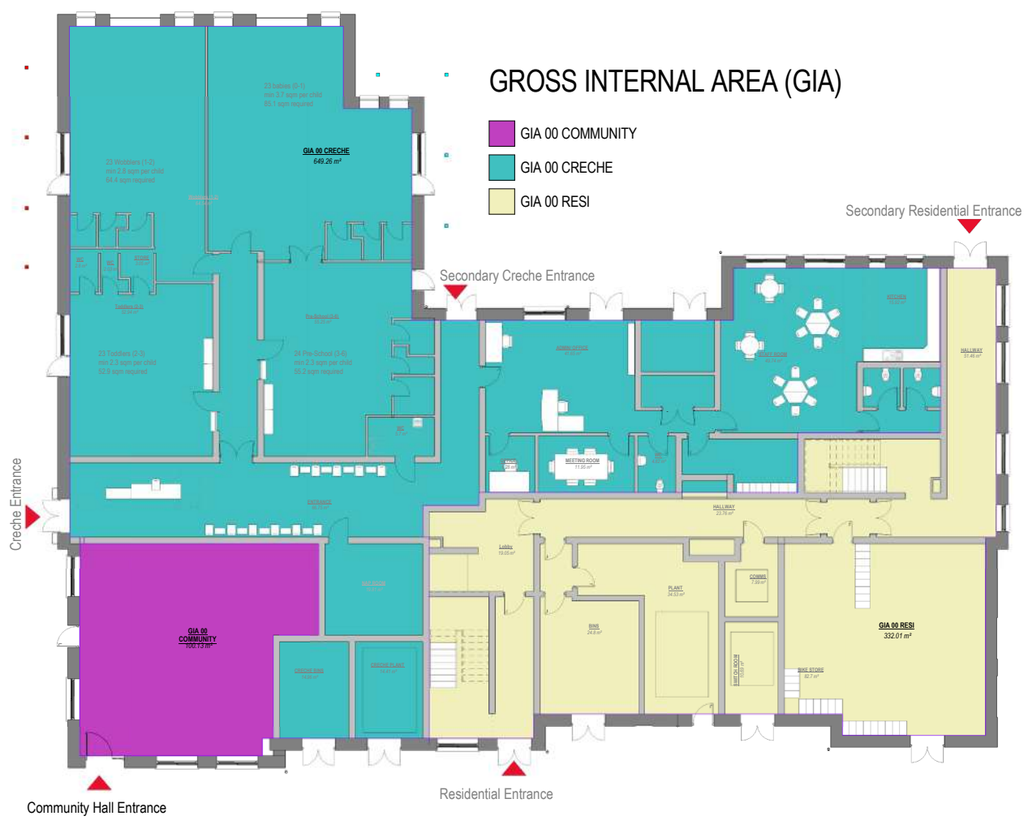
2.2.16 Planning Opinion Item no. 16
"The number of childcare spaces within the childcare facility shall be in accordance with the requirements of the 'Childcare Facilities'- Guidelines for Planning Authorities' (2001) and Tusla floor area requirements."

Response:

In accordance with the requirements of the 'Childcare Facilities'- Guidelines for Planning Authorities' (2001), there is the the provision of "one childcare facility for each 75 dwellings". This equates to the requirement of 92.8, and so current proposal provides for 93 children.

Please refer to ground floor plan in planning sheet 23010-MDO-BA09-ZZ-DR-A01-070001-APARTMENT BLOCK BA09 PLANS for room areas of childcare spaces within the creche.





6.1 | LETTER OF OPINION RESPONSE

2.2.17 Planning Opinion Item no. 17
"A Taking-in-Charge proposal(s) is required. The applicant is strongly advised to refer to Fingal County Council's 'Taking in Charge Policy and Specifications' document (update May 2022) for guidance (particularly Item 8 of Appendix 6 relating to taken in charge roads being from the back of the footpath)."

Response:
Please refer to the following planning sheets for Taking-In-Charge proposals
23010-MDO-ZZZZ-XX-DR-A01-054104
23010-MDO-ZZZZ-XX-DR-A01-054105





Private (House)

Managment Company

Taking in charge

6.1 | LETTER OF OPINION RESPONSE

2.3.1 Architecture, Design and Layout Opinion Item no. 1

"At proposed 'Communal Amenity Space 2', plans have not been provided for the block to the north of the proposed Duplex Block 'BZ04' (i.e. the building wrapping around the north-east corner of the duplex block). It is indicated on the site plans but not on index with plans."

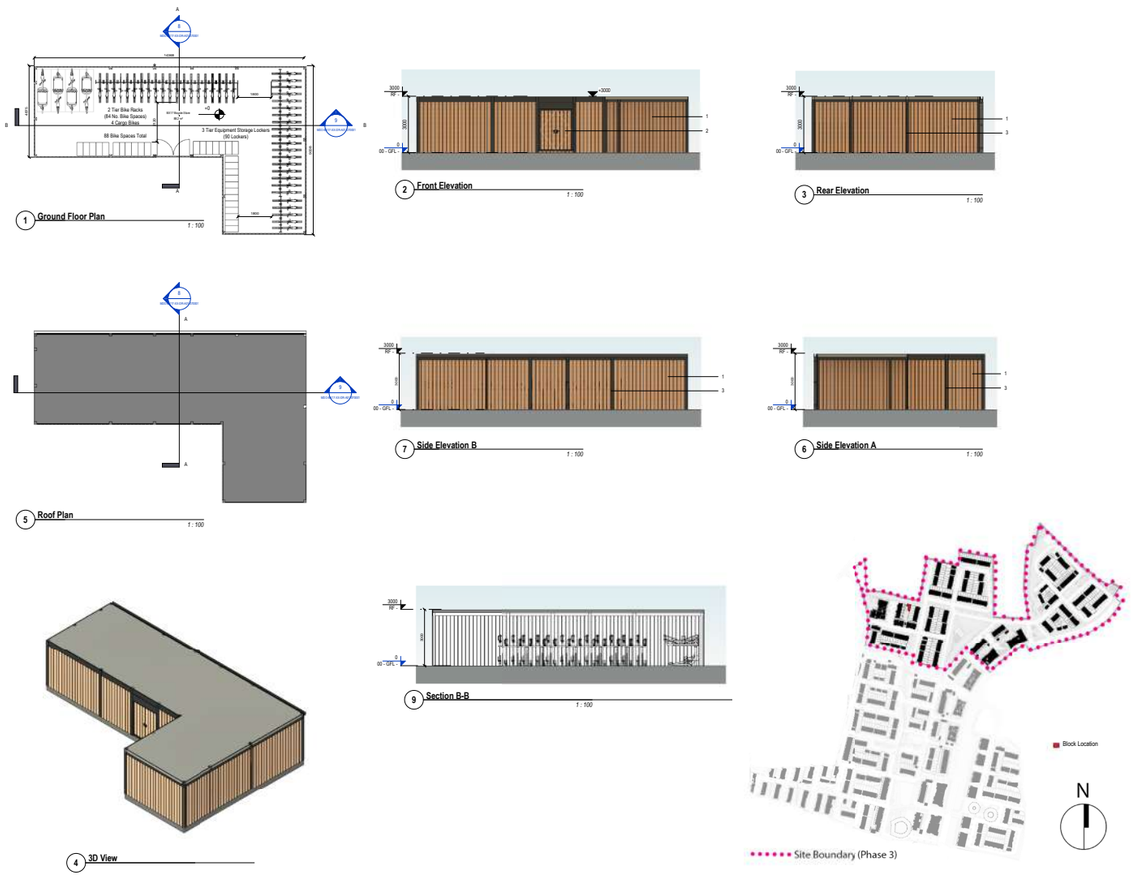
Response:

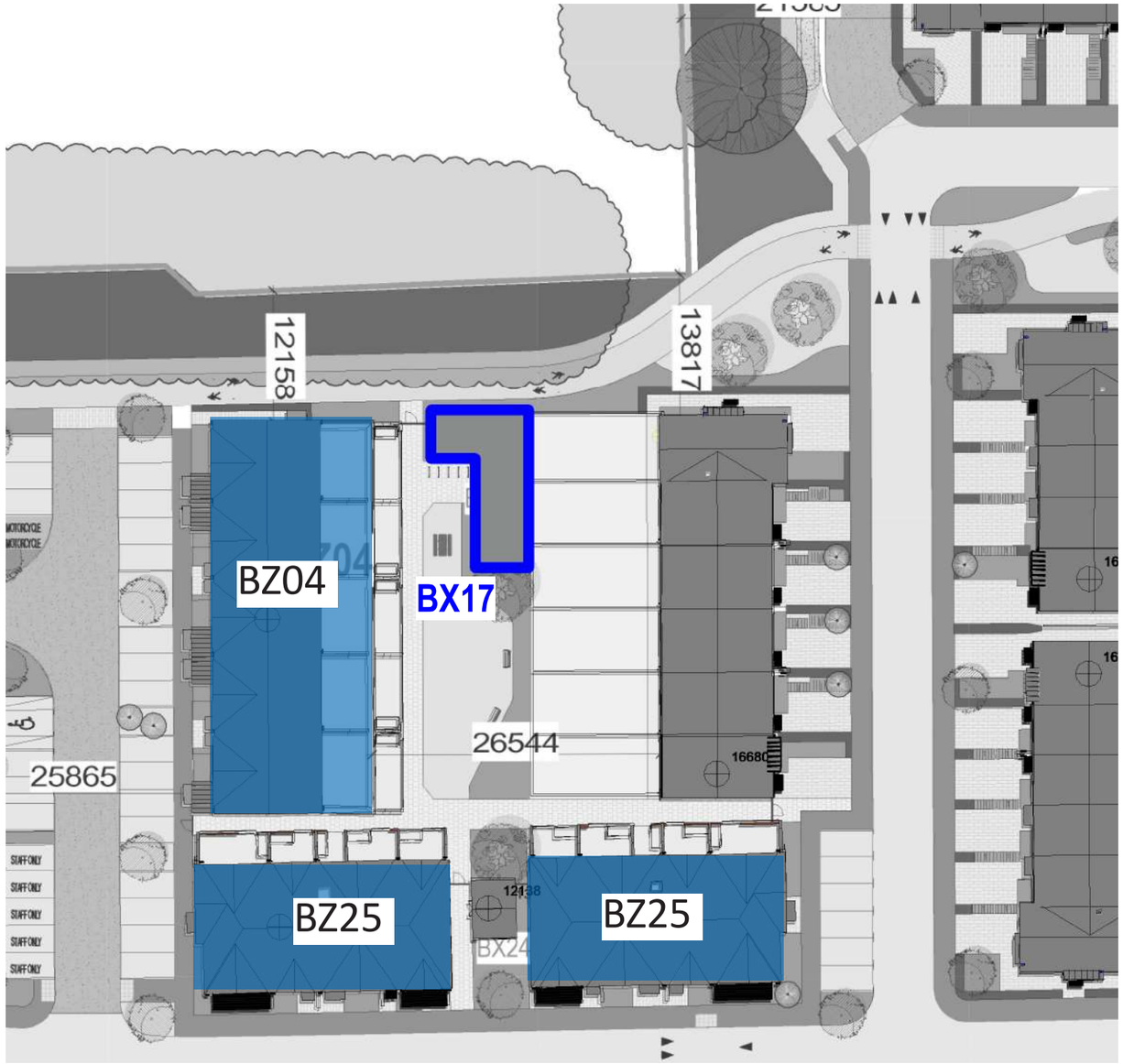
The block north of proposed Duplex Block 'BZ04' is an external bike store serving bX04 and both instances of BX25.

Please refer to the following planning sheets for the plans sections elevations of external bike store BX17

23010-MDO-BX17-XX-DR-A01-070001

and section 3.4 | COMMUNAL BICYCLE STORAGE of this Design Statement for further information on bicycle storage provisions





Duplex Blocks being served by bike store BX17

Bike Store BX17

6.1 | LETTER OF OPINION RESPONSE

2.3.7 Architecture, Design and Layout Opinion Item no. 7

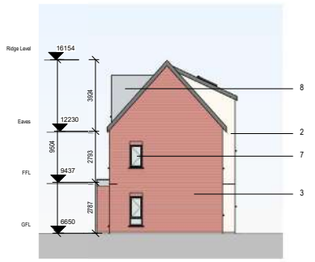
"Block 'BD10' monopitch rear extension – a rationalisation of the roof design to integrate into the design of the proposed house is required."

Response:

The design of BD10 was reviewed with regards the above concern; it was felt that the monopitch rear extension provide architectural consistency with the canopies & entrance pop-outs and contribute to a harmonious overall architectural treatment, and also in keeping with phase 1 and phase 2, so it is not intended to amend these elements.



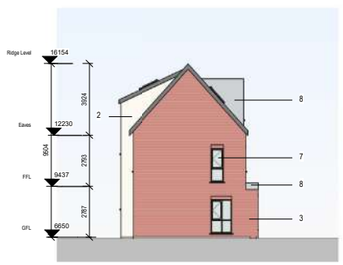
5 Unit Type BD10 - Front Elevation
Scale: 1 : 200



7 Unit Type BD10 - Side Elevation 1
Scale: 1 : 200

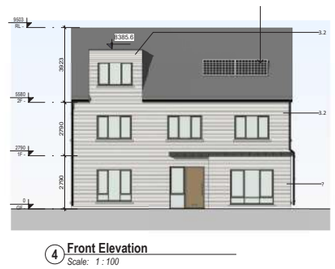


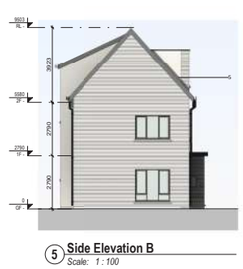
6 Unit Type BD10 - Rear Elevation
Scale: 1 : 200

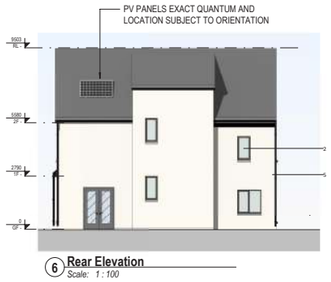


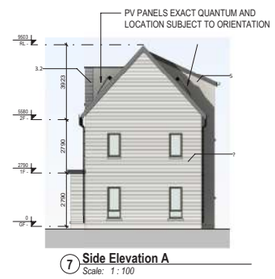
8 Unit Type BD10 - Side Elevation 2
Scale: 1 : 200

Phase 3 proposed BD10

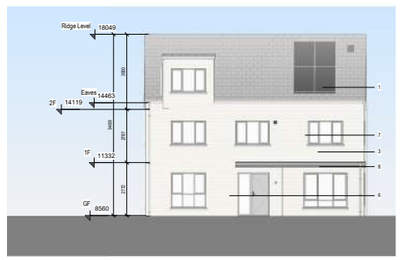


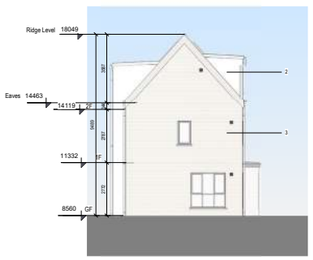


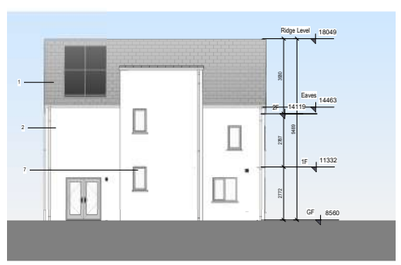


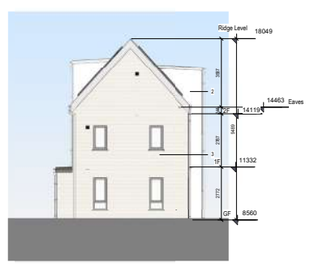


Phase 1 Permitted Equivalent Units









Phase 2 Permitted Equivalent Units

6.1 | LETTER OF OPINION RESPONSE

2.4.1 Housing – Part V Opinion Item no. 1

"As per the signed Development Agreement, the applicant and Fingal County Council have reached an agreement to provide 20% social housing & 20% affordable housing within the proposed development. The applicant has yet to submit a Part V proposal and is advised to do so at their earliest convenience in order to reach an agreement to satisfy their Part V requirement on this development."

2.4.2 Housing – Part V Opinion Item no. 2

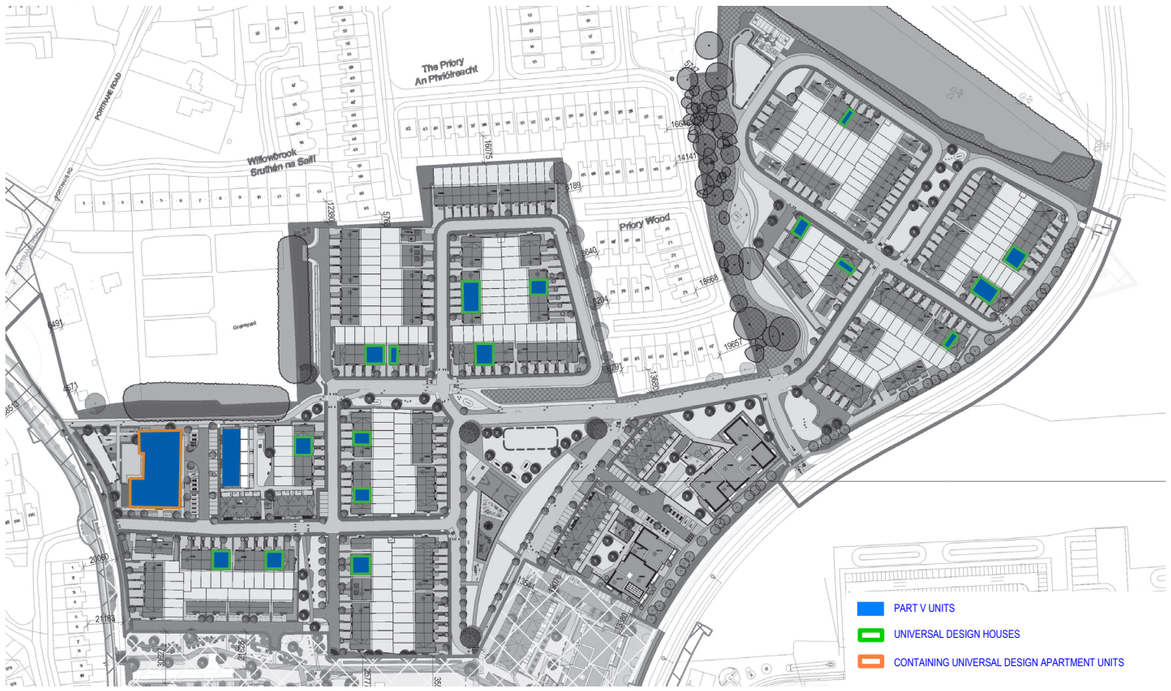
30% of social housing (Part V) should be fully accessible and designed with a universal design approach to ensure the property will be flexible and can be changed as needed over the course of the occupants' lifetimes. This includes lift access to units where the entrances are not on the ground floor, level access to balconies, terraces and communal areas, accessible bathrooms with level access showers (or designed to allow for easy conversion) and grounds for grabrails, a soft spot between the bedroom and bathroom for a future door and possible hoist installation, adequate circulation space, storage etc. in accordance with current best practice guidance. Where these units are proposed as two-storey houses, it should include a bedroom and accessible bathroom on the ground floor level.

2.4.3 Housing – Part V Opinion Item no. 3

New residential developments of more than 100 units should provide 10% of the units as age-friendly accommodation. The applicant is advised to refer to the Fingal County Council publication '10 ways to create Adaptable and Age Friendly Home' (March 2019) and other relevant and current best practice guidance.

Response:

Please refer to section 1.4 | PART V ACCESSIBLE HOUSING of the Part V Housing Quality Audit for further information on the tenure mix within the proposed development, and to section 5.1 | ADAPTABILITY OF NEW RESIDENTIAL DEVELOPMENT of this document page 45-46 for description of strategies employed to provide Part V accessible and age friendly housing.



Houses		Tenure							
		Affordable		Social		Market			
Unit Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
H2A*	2	0	0.0%	0	0.0%	28	24.1%	28	12.3%
H2B*	2	32	40.5%	0	0.0%	6	5.2%	38	16.7%
H2C*	2	0	0.0%	15	46.9%	0	0.0%	15	6.6%
H3A*	3	0	0.0%	0	0.0%	36	31.0%	36	15.9%
H3B*	3	10	12.7%	2	6.3%	0	0.0%	12	5.3%
H3C*	3	28	35.4%	8	25.0%	0	0.0%	36	15.9%
H3D*	3	9	11.4%	4	12.5%	0	0.0%	13	5.7%
H3E*	3	0	0.0%	0	0.0%	25	21.6%	25	11.0%
H3F*	3	0	0.0%	0	0.0%	1	0.9%	1	0.4%
H3G*	3	0	0.0%	1	3.1%	10	8.6%	11	4.8%
H3H*	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%
H4A*	4	0	0.0%	0	0.0%	6	5.2%	6	2.6%
H4B*	4	0	0.0%	2	6.3%	4	3.4%	6	2.6%
	Total	79	34.8%	32	14.1%	116	51.1%	227	

Unit types set by Floor Plan & GIA, * denotes variation in roof level (see terrace drawings)

Duplex		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
D1AA	1	0	0	0	0.0%	2	5.4%	2	4.3%
D2AA	2	0	0	1	10.0%	0	0.0%	1	2.1%
D2DA	2	0	0	0	0.0%	4	10.8%	4	8.5%
D2JA	2	0	0	0	0.0%	8	21.6%	8	17.0%
D2JC	2	0	0	0	0.0%	1	2.7%	1	2.1%
D2KA	2	0	0	0	0.0%	1	2.7%	1	2.1%
D2LA	2	0	0	4	40.0%	0	0.0%	4	8.5%
D2MA	2	0	0	0	0.0%	1	2.7%	1	2.1%
D2MB	2	0	0	0	0.0%	1	2.7%	1	2.1%
D2OA	2	0	0	0	0.0%	2	5.4%	2	4.3%
D2PA	2	0	0	0	0.0%	1	2.7%	1	2.1%
D3AA	3	0	0	4	40.0%	0	0.0%	4	8.5%
D3CA	3	0	0	0	0.0%	4	10.8%	4	8.5%
D3EA	3	0	0	0	0.0%	4	10.8%	4	8.5%
D3IA	3	0	0	0	0.0%	2	5.4%	2	4.3%
D3JA	3	0	0	1	10.0%	0	0.0%	1	2.1%
D3KA	3	0	0	0	0.0%	2	5.4%	2	4.3%
D3RA	3	0	0	0	0.0%	4	10.8%	4	8.5%
	Total	0	0.0%	10	21.3%	37	78.7%	47	

Apartments		Tenure							
		Affordable		Social		Market			
Type	Bedrooms	Count	%	Count	%	Count	%	Total	%
A1AA	1	0	0	0	0.0%	11	12.6%	11	8.9%
A1BA	1	0	0	0	0.0%	9	10.3%	9	7.3%
A1EA	1	0	0	3	8.1%	0	0.0%	3	2.4%
A1FA	1	0	0	8	21.6%	0	0.0%	8	6.5%
A1GA	1	0	0	12	32.4%	0	0.0%	12	9.7%
A1IA	1	0	0	3	8.1%	0	0.0%	3	2.4%
A1KA	1	0	0	0	0.0%	1	1.1%	1	0.8%
A2AA	2	0	0	0	0.0%	35	40.2%	35	28.2%
A2CA	2	0	0	0	0.0%	11	12.6%	11	8.9%
A2DA	2	0	0	0	0.0%	5	5.7%	5	4.0%
A2EA	2	0	0	0	0.0%	6	6.9%	6	4.8%
A2FA	2	0	0	0	0.0%	4	4.6%	4	3.2%
A2GA	2	0	0	4	10.8%	0	0.0%	4	3.2%
A2HA	2	0	0	3	8.1%	0	0.0%	3	2.4%
A3BA	3	0	0	0	0.0%	5	5.7%	5	4.0%
A3DA	3	0	0	4	10.8%	0	0.0%	4	3.2%
	Total	0	0	37	100.0%	87	100.0%	124	



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