Architectural Design Report
Fassaugh Avenue Student Accommodation Development, Cabra, Dublin 7

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Document Information

PROJECT DETAILS

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1.0 - Introduction

1.1: The Project Team

INTRODUCTION

This report has been prepared by Reddy Architecture+Urbanism (hereafter known as RA+U) under the appointment of the applicant R & D Developments Limited (in Receivership), Grant Thornton, as part of a Planning Application to Dublin City Council for the proposed Fassaugh Road Scheme of Student Accommodation in Cabra, Dublin 7.

PROJECT TEAM

As design team lead, RA+U engaged a trusted team of Engineers and Consultants who have successfully collaborated on several residential development schemes. This design statement was compiled in conjunction with the following team members:

Client – **R & D Developments Limited (in Receivership), Grant Thornton**
Architects – **Reddy Architecture + Urbanism**
Quantity Surveyors – **Mitchell McDermott**
Planning Consultants - **Brock McClure**
Civil Structural Engineers – **Lohan Donnelly**
Mechanical & Electrical Engineers – **OCSC**
Landscape Architect – **Aít Urbanism & Landscape Ltd**
Fire & DAC Consultants – **MAZE**
Daylight Analysis - **3D Design Bureau**
Acoustic Consultants **– Wave Dynamics**

2.0 – Site Context & Analysis

2.1: Executive Summary

This Design Statement forms part of a planning submission for a proposed student residence at 2A Faussagh Ave, Cabra West, Dublin, D07 TH77.

The purpose of this document is to set out the Urban Design and Architectural Design principles that underpin the proposal and to describe the rationale behind design decisions. This document is intended to be read in conjunction with the accompanying Housing Quality Assessment.

The design proposal forms the basis of a significant urban renewal scheme, which, in addition to providing professionally managed student accommodation which meets the highest international standards, also achieves many other significant objectives:

- The provision of a significantly enhanced urban edge to Fassaugh Avenue including a new landscaped buffer zone.
- Professionally managed student housing with associated entrance lobby and communal facilities.
- The provision of a significant centrally located landscaped courtyard at the heart of the development, plus landscaped roof terraces.

The ability to provide a state-of-the-Art development that will deliver what will be a urban regeneration scheme is contingent on the scheme being viable and as such everything that is included in this proposal has been examined and is deliverable.

Our client and Design Team believe that this scheme will be an exemplar for all future student housing schemes.

Key Features

The development is designed to be compliant with :

1. Guidelines on Residential Developments for 3rd Level Students
2. Urban Design Manual: A best practice guide
3. Urban Development and Building Height Guidelines for Planning Authorities (Dec 2018)
5. Dublin City Development Plan 2022- 2028
6. Guidelines on Residential Developments for Third Level Students (2005), and any amendment thereof.
7. The provisions of The National Student Accommodation Strategy (2017)
8. Circular PL 8/2016 APH2/2016
9. Circular NRUP/05/2021

Key deliverables on these Policies which the proposed scheme will deliver include:

1. Provision of high quality professionally managed accommodation providing 249 student beds.
2. Provision of communal facilities at ground floor to create life and vitality at ground level, fronting Fassuagh Avenue.
4. Provision of student accommodation east facing communal courtyard garden exploiting the sites orientation.
5. Cycle parking, associated drop-off and parking provision on grade
6. Provision of landscaped areas as a public and student accommodation amenity and to enhance biodiversity and SUDS.

The Development also takes guidance from the following documentation

- Urban Design Manual: A best practice guide
- Planning Design Standards for Apartments Guidelines for Planning Authorities (2025)
- Sustainable Residential Development and Compact Settlements Guidelines 2024
- Greater Dublin Area Transport Strategy 2022-2042

2.2: Project Description

Cabra PBSA – Development Description

The proposed development provides for a Large-Scale Residential Development, which in summary, shall consist of:

- Demolition of the former 'Matts of Cabra' public house and associated structures (376.55sqm).
- Construction of 249 no. student bedspaces arranged in 32 no. clusters of 4, 6 7, 8, 9 and 10-bedroom units (including 13 no. accessible units and 10 no. studio units) each with associated shared kitchen/living/dining areas in 2 no. blocks ranging in height from 4-6 storeys
- Internal amenity spaces (approx.347.1 sqm) including a student lounge areas, laundry room, postal room and a reception / office / kitchen / tearoom
- External amenity areas (approx. 2,871.4sqm) including 1 no. outdoor terraces at fourth floor level of Block A (193.1 sqm)
- Approx. 405.5 sqm of public open space in the form of a public plaza fronting Fassaugh Avenue
- Switch room, ESB substation, sprinkler room and bin storage all in a single storey services building along the eastern site boundary
- A total of 308 no. bicycle parking spaces at surface level (258no. long term, covered bicycle parking spaces, 12 no. cargo bicycle parking spaces and 50 no. visitor bicycle parking spaces)
- Vehicular access to be provided from Fassaugh Avenue, 1 no. accessible car parking space, and a set down bay for deliveries.

The development will also provide for all associated service connections, public lighting, cold water storage and thermal store room, hard and soft landscaping, planting, formal activity equipment, boundary treatment, nature-based SuDS features, green roofs and all associated site clearance, excavation and development works above and below ground.



Fig: 1. Aerial photograph of subject site



Fig: 2. South-West view of the site

2.3: Site Analysis

SITE CONTEXT & AMENITIES

The subject site is located approximately 3.5 km northwest of Dublin City Centre and benefits from proximity to a range of key amenities and transport links. The nearest neighbourhood centre, Grangegorman, lies approximately 500 metres southwest of the site.

The site is well-positioned relative to notable landmarks and attractions, including Phoenix Park, Dublin Zoo, and Farmleigh House & Estate, all situated within approximately 2.5 km. The surrounding area also offers extensive public amenities, such as Mount Bernard Park and the Royal Canal, located to the north of the site.

Local convenience is further enhanced by a strong offering of shops, cafés, pubs, and restaurants, all within walking distance. Broombridge Train Station is located 1.2 km away, approximately a 16-minute walk, providing access to commuter rail services and Luas connections.

Public transport accessibility is a key advantage of the location. A Dublin Bus stop is situated just a two-minute walk from the site, served by the 120 route, which offers a high-frequency connection from Parnell Street through the city centre.

The site also benefits from excellent proximity to third-level educational institutions. TU Dublin's Grangegorman Campus is located approximately 1.2 km from the site, equating to a 17-minute walk or a short cycle. Other major institutions are easily accessible via the existing public transport network.

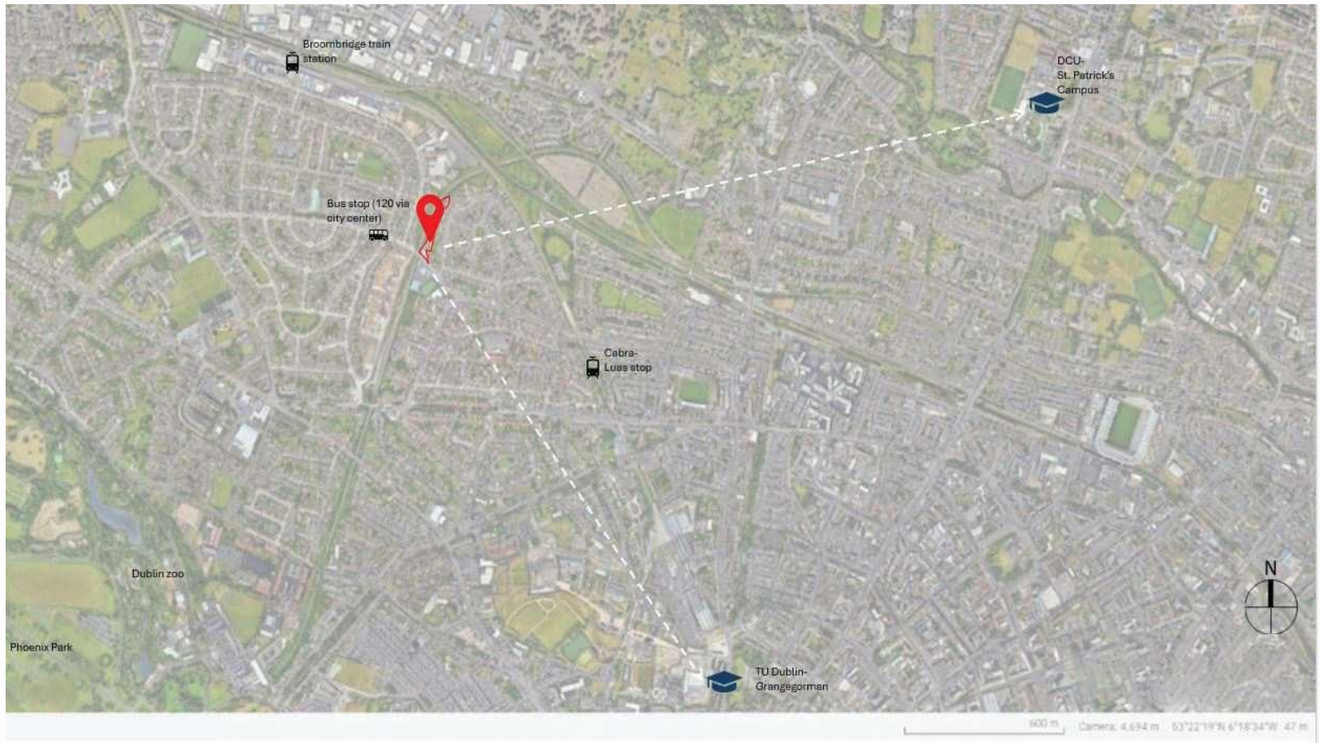


Fig: 3. Map to show distance from nearest Colleges



Fig: 4. South-East view of the site

SITE LOCATION

The site is located in the heart of a well-established residential community with residential units, apartments, and housing located to the east, west, and southern boundaries. To the north of the site is the Royal Canal, running east/west within close proximity north of the site. The main vehicular and pedestrian access to the site is from the Faussagh Avenue.

SITE HISTORY

The subject site, located at 2A Fassaugh Avenue, Cabra, Dublin 7, is irregular in shape and extends to approximately 0.51 hectares. From the earliest available historical mapping, the site has remained largely
consistent in form and use. Historically, it accommodated the 'Matts of Cabra' public house, a well-known local establishment. In more recent years, the site has been occupied by a former boxing club, with the front area currently utilised as car parking.

The site has a previous grant of planning permission under application reference TA29N.300666 which provided a mixed-use Strategic Housing Development comprising a student accommodation scheme of 208 no. bedspaces, 2 no. retail units and associated works.

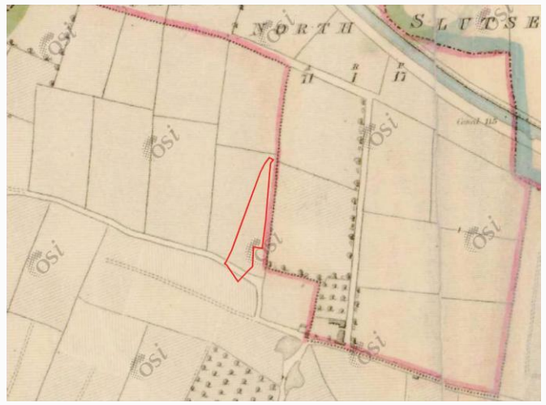


Fig: 5. Historic 6 Inch 1837 - 1842

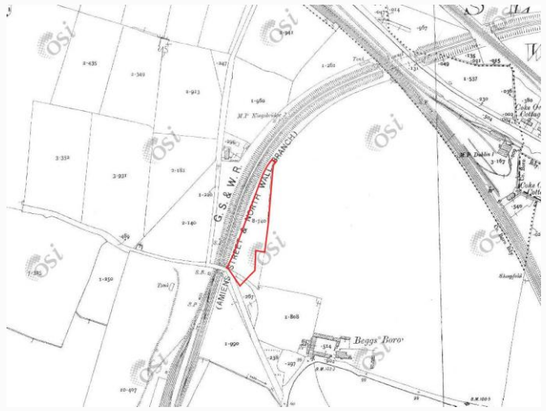


Fig: 6. Historic 25 Inch 1888 - 1913

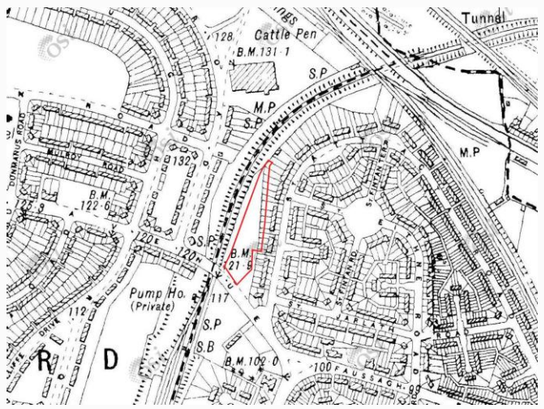


Fig: 7. Cassini 6 Inch 1910 - 1950



Fig: 8. Previous Application Refusal Overlay

2.3: Site Analysis

Previous Application

The previous application on this site was denied due to the reason that it's mass, scale and bulk would be out of character with the context of the site. It was interpreted that the structure would be monolithic and visually obtrusive. Additionally, the quality of the internal layout would fail to provide an adequate amount of residential amenity. This was primarily due to the long internal corridors without light or ventilation as well as overlooking between apartments due to the design and location of balconies. The daylight and sunlight was also deemed to be inadequate and would result in poor residential amenity for future occupants.

The current proposal takes the prior reasons for refusal into account, and the subject development addressed the reasons for refusal in the following manner:

- The design team is undertaking a detailed massing review to refine the overall form and ensure it integrates more sensitively with the surrounding context. This includes introducing greater modulation and articulation across block elevations to reduce any monolithic appearance and considering stepped building heights where appropriate to soften the visual transition to adjacent properties. These measures aim to ensure the proposal sits comfortably within the urban fabric and does not present as visually obtrusive.
- A comprehensive daylight and sunlight analysis has been undertaken. This assessment has identified and examined the following key items:
    - Examine potential impacts on the residential properties located to the east.
    - Identify localised areas of concern and quantify any shortfalls against relevant guidelines.
    - Inform potential design adjustments—such as massing refinement, setback, window type or façade articulation—to mitigate adverse effects where required.
- The design team re-examined the layout of the scheme so that:
    - The amenities spaces are in line with minimum threshold per the 'Planning Design Standards for Apartments 2025'.
    - Corridors are limited to individual clusters to avoid overly long corridors with no natural light or ventilation.

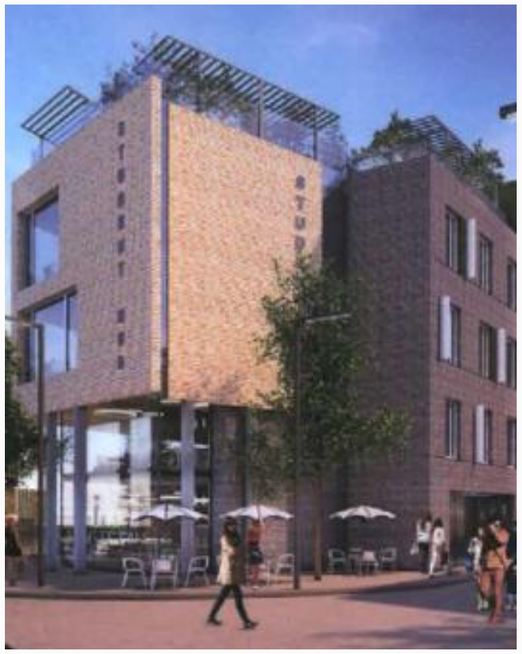


Fig: 9. Previous Scheme CGI Rendering



Fig: 10. Refused Scheme Site Plan



Fig: 11. Refused Scheme Overlay on Current Proposal

BASELINE ANALYSIS

RA+U's process for delivering innovation in the design of quality student accommodation developments begins with a thorough understanding of the site and its inherent characteristics. From the design teams first
site visit, we observed that the site had several characteristics which through careful
consideration would add unique features to the proposed development design. As part of this initial stage RA+U and the wider design team, undertook a comprehensive baseline and spatial analysis of the site together with an appraisal of the relevant national, regional, and local policy which informed the developed design proposal.

Please refer to the existing site photos (opposite) and the site analysis mapping on the next page where the team analysed the following:

- Approach to Site
- Existing Structures Onsite/Wider Context
- Zoning & Planning Objectives



Fig: 12. Key Plan

01. APPROACH TO THE SITE



1. Main Entrance from Orchard Road



2. Laneway off Orchard Road



3.Former Entrance to the Site off Laneway



4. Laneway to Southern Boundary

02. EXISTING STRUCTURES ONSITE



5. Former Boxing Club



6. Existing Outhouse



7. Existing Outhouse to Southern Boundary



8. Looking South Towards Existing Structure on Site

03. WIDER CONTEXT



9. Looking South Towards Main Entrance on Orchard Road



10. Looking North Towards River Boundary



11. Looking North Towards River Tolka



12. Looking East Towards Thomas Clarke Housing

ZONING & PLANNING OBJECTIVES

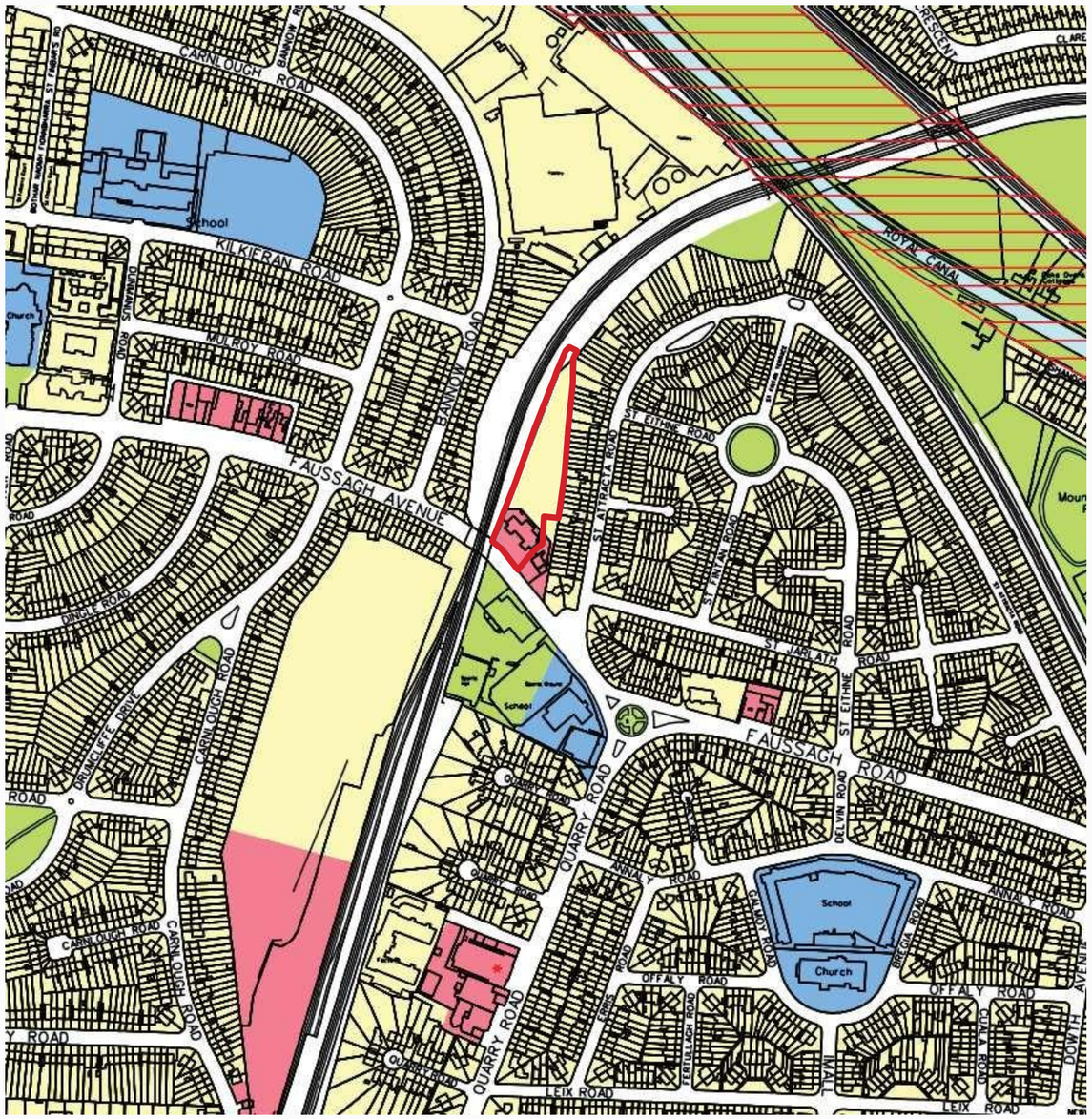


Fig: 13. Zoning Map

Zone	Indicative Site Coverage
Z1	45% – 60%

Zoning Objective Z1

Permissible Uses

Buildings for the health, safety and welfare of the public, childcare facility, community facility, cultural/ recreational building and uses, education, embassy residential, enterprise centre, halting site, home-based economic activity, medical and related consultants, open space, park-and-ride facility, place of public worship, public service installation, residential, shop (local), training centre.

Open for Consideration Uses

Bed and breakfast, betting office, car park, civic and amenity/recycling centre, garden centre, golf course and clubhouse, hostel, hotel, industry (light), live/ work units, media-associated uses, petrol station, pigeon lofts, public house, restaurant, veterinary surgery.

Land-Use Zoning Objectives	Abbreviated Land-Use Description
Z3	Neighbourhood Centres

Zoning Objective Z3

Permissible Uses

Bed and breakfast, betting office, buildings for the health, safety and welfare of the public; car park, childcare facility, community facility, cultural/ recreational building and uses, education, enterprise centre, garden centre, guest house, home-based economic activity, industry (light), live-work units, medical and related consultants, office (max 300 sq. m), open space, part off-licence, primary health care centre, public service installation, residential, restaurant, shop (neighbourhood), training centre.

Open for Consideration Uses

Advertisement and advertising structures, civic and amenity/recycling centre, embassy residential, garage (motor repair/service), household fuel depot, internet café, media- associated uses, office (max 600 sq. m), off-licence, petrol station, place of public worship, public house, take-away, veterinary surgery.

Fig: 8. Land-use, Zoning & Planning.

Baseline Views



Fig: 14. Proposed Baseline View Plan


V1


V4


V2


V3


V5


V8


V6


V7


V9


V12


V10


V11

3.0 – Typology / Architectural Intent

3.1: Typology / Architectural Intent

UCD Village

The UCD Village by Reddy A+U, located in goatstown, exemplifies the typology of student accommodation which may be defined as high-density residential clusters, designed to support academic and social wellbeing of students within a cohesive living environment. It prioritises compact efficient and private spaces supported by generous communal areas to encourage social interaction. Key design considerations include passive supervision, safety and access to shared amenities. The UCD village is located within the wider UCD campus and thus there is less of a requirement for a 'secured zone' as there would be at the standalone site in the Fassaugh Avenue.

Organised around a network of landscaped courtyards, the scheme successfully balances high-density living with spatial quality. Ground floor levels are activated through the integration of shared amenities, including study rooms, social lounges, and the food hall which promotes engagement and enhances the overall residential experience.



Fig: 15. UCD Village Street Façade View



Fig: 16. UCD Village 'Block E' Ground Floor Plan



Fig: 17. UCD Village Entrance Street View

3.1 Design Evolutions



Fig: 18. Design Evolution - Courtyard Sketch

The initial site investigation identified several key factors and constraints. The site, which runs in a north-south orientation, is relatively slender, with a rail corridor immediately to the west and 2 story residential properties to the east. These site constraints presenting opportunities for the massing studies to orient the blocks along a north south axis whilst incorporate a range of external outdoor spaces along
the eastern and western boundaries. This diversity in outdoor areas defined by the building envelope promotes wellness and encourages a sense of connectivity. The massing studies looked at the immediate urban fabric and rich diverse built form, such as Block F located within proximity of the site along Fassaugh Aven adjacent the train corridor.

Reddy carefully examined the built form and bedroom cluster arrangements to better understand the site constraints and the relationship to adjoining facilities, including primary access points and proximity to shared amenities. By introducing a subtle shift in the building axis, Blocks A and B were better integrated into the site, taking advantage of natural daylight, minimizing overlooking, and promoting a mix of usable external areas.



Fig: 19. Design Evolution - Perspective Sketch

The concept of a walkable precinct was further developed through landscape design that complements and responds to the built form. Multiple massing studies were undertaken to evaluate the site's constraints, assess its impact on neighbouring areas, and ensure the safety and security of future residents.

The design has evolved through iterative refinement to better meet user needs, enhance functionality, and align with modern aesthetics. Initial concepts prioritized basic form and usability, but subsequent versions integrated user feedback, emerging technologies, and sustainable materials. Over time, the design has shifted toward
a more streamlined and intuitive interface, improved performance, and reduced environmental impact. Each stage of development reflects a deliberate effort to balance innovation, user experience, and practical constraints, resulting in a final product that is both effective and future-ready.

4.0 – Proposed Design / S32B and LRD Opinion Response

4.1: Response to Items Raised in DCC Response to Pre-App Submission S247 and S32B

The main focus of the current proposal is how it addresses the reasons for the previous refusal. While some changes have been made, the revised design remains largely similar in terms of scale and height. The following points highlight the key differences and ongoing considerations:

Reduction in Height
One floor has been removed on the northern portion of the site. This adjustment represents the most notable change in height, but the overall massing remains largely consistent with the original proposal.

Overall Massing
The massing strategy of the development has not significantly changed. The overall bulk and form remain similar, with minimal adjustments to building envelopes. The design features vertical emphasis in windows and stair cores in order to lessen the visual impact and massing of the overall scheme. The windows in the stair cores are taller than the rest of the windows on the façade in order to both distinguish them as access points and to lessen the visual burden of the larger elements of the building.

Daylight and Sunlight
This remains a critical issue. A thorough daylight and sunlight assessment was an essential part of the design process, as this was a key factor in the previous refusal. The proposal clearly demonstrates improvements and compliance with relevant guidelines.

Northern Block (Block B):
The block has been slightly pulled back from the eastern boundary to increase separation from existing dwellings, while still maintaining the minimum 4m exclusion zone required by Irish Rail.

Front Elevation Facing Fassaugh Avenue
We acknowledge the concerns raised regarding the interface between the proposed development and Fassaugh Avenue, particularly in relation to street activation and zoning compliance; as well as anticipating future development for the area currently occupied by the funeral home and responding accordingly.

Street Interface
The front elevation has been tested extensively to ensure it responds appropriately to the existing streetscape through improved architectural treatment, landscaping, and potential active frontage to create a more engaging and pedestrian-friendly environment. By landscaping the street frontage and creating seating and contemporary art displays it encourages use and interaction with the site in a productive manner.

Zoning and Mixed-Use Potential
We are aware that the zoning objectives may support or encourage mixed-use development along Fassaugh Avenue. We have incorporated an adaptive space that accommodate community use—at ground level to activate the street and align with planning guidance.

This consideration is being balanced with the site constraints and residential design standards, but we recognise the importance of providing a more animated and functional frontage in response to the feedback received.

Materiality
The design features a textured blond coloured brick throughout, altering orientation or pattern in areas to distinguish use, or for way-finding purposes. The boundary walls and additional structures such as the substation and refuse area all feature the same brick as the main block on site in order to maintain material continuity. Robust windows are used throughout the project to minimise staining on the façade.

Bicycle Design Statement
Provision of total 308 no. bike parking spaces, (consisting of 240 tiered, covered long term bike parking, 4 no. cargo bike parking, 64 no. short term Sheffield bike parking spaces. Bike Parking will be distributed between the central courtyard and the North boundary. Short stay bike parking will also be provided for in front of the main entrance to the south of the site



Fig: 20. View North Along Fassaugh Avenue Pre-App



Fig: 21. Revised View South Along Fassaugh Avenue With Setback Upper Floor

4.1: Response to Items Raised in DCC Response to Pre-App Submission S247 and S32B

Servicing

All bin lorries and trucks will be serviced entirely within the site boundaries. Please refer to the Landscape Drawing for detailed layout and access routes (fig 78).
Additionally, set-down points for bin collection are provided at the front of the site to facilitate efficient servicing. These are also shown on the Landscape Drawing.

Opportunity Site

Potential future integration with the Greenway is a key opportunity to enhance connectivity and active travel options in the area.

Urban Edge

The site currently presents a weak and somewhat disruptive urban edge. To address this:
There is a strong desire for a continuous frontage along the street to create a more coherent and engaging urban environment. This treatment will be contained to the frontage along the site boundary to not disrupt the fabric of the wider area.
Achieving a continuous façade facing the street is important to reflect and reinforce the historic rhythm of previous uses, while also responding appropriately to existing conditions.
Comprehensive landscaping should be incorporated along all frontage areas to soften the transition between public and private spaces and enhance the overall streetscape quality.

Key Design Considerations

Daylight and Sunlight
Daylight and sunlight performance is a critical factor for this proposal and have been carefully assessed to ensure compliance with relevant standards and occupant comfort.

Window Design
The development is cognisant of overlooking issues and has incorporated the redirected or angled windows to optimize daylight penetration and views towards the North-East of the site in Block B

Finishes treatment:
The scheme adopts a single, cohesive finish for the building exterior to maintain visual consistency.
There is openness to the use of textured brickwork as the material choice to add subtle interest and depth to the façade, while keeping the overall finish unified.

Landscape:
The importance of the buffer zone and landscape interventions has been carefully considered to create a sensitive and effective interface between the development and adjacent properties. Key elements include:

Buffer Zone: A strategically designed buffer zone will provide visual screening and noise mitigation, helping to preserve privacy for both the new development and neighbouring residences. This buffer will incorporate a mix of native shrubs, trees, and hedging to create a natural and resilient barrier.
Soft Landscaping: Thoughtful planting schemes will be employed along all property boundaries to soften the built form and enhance the streetscape. Seasonal variation in planting will add year-round interest and improve biodiversity.
Hard Landscaping: Pathways, seating areas, and boundary treatments will be carefully integrated to balance functionality and aesthetics, ensuring safe and pleasant circulation while reinforcing privacy.
Sustainability: Landscape interventions will prioritize sustainable practices, including the use of drought-tolerant species and permeable surfaces to manage surface water run-off effectively.

This holistic approach to landscape design aims to foster a harmonious relationship between the development and its surroundings, improving overall environmental quality and resident well-being.



Fig: 22. View North Along Fassaugh Avenue



Fig: 23. Eastern View Along Boundary Line



Fig: 24. Elevational View Along Rail Corridor Pre-App



Fig: 25. Revised Elevational View Along Fassaugh Avenue with set-back upper floor



Fig: 26. Revised Elevational View Along Fassaugh Avenue with set-back upper floor

4.1: Response to Items Raised in DLRCOCO Response to Pre-App Submission



Fig: 27. View from centre of the site looking North

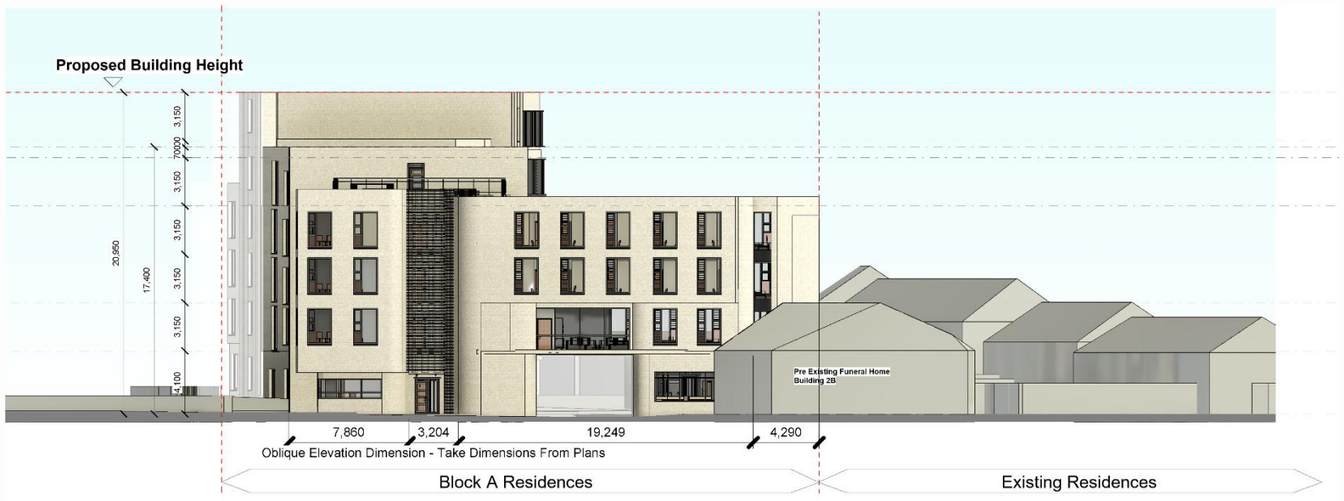


Fig: 28. South Elevation – Street Facing



Fig: 29. View from centre of the site looking South



Fig: 30. Landscape Plan

4.1: Response to Items Raised in DCC Response to Pre-App Submission

The blank wall to the front of the site on the eastern boundary prevents any chances on any potential overlooking should the funeral home site be developed. This sensitivity is continued towards the northmost point of the site with cambered windows to prevent any overlooking. The revised elevations will include louvered windows and brick detailing; noting the soldier course brick-slip finish on the stair cores to differentiate access points into the building.

DCC feedback:
A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, and e.g. any impacts on perception of bulk, and the treatment of balconies in the (student) apartment buildings, landscaped areas, pathways, entrances, and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long-term management and maintenance of the proposed student accommodation development and a life cycle report for the apartments in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2023).

Reddy's Response:
Please refer to the section of this report dealing with materials and finishes and the CGIs by 3DDB. The proposal does not include any balconies. The Landscape report by AIT deals with boundary treatments, A life cycle report is included with the application as well as a management report.



Fig: 31. East Elevation

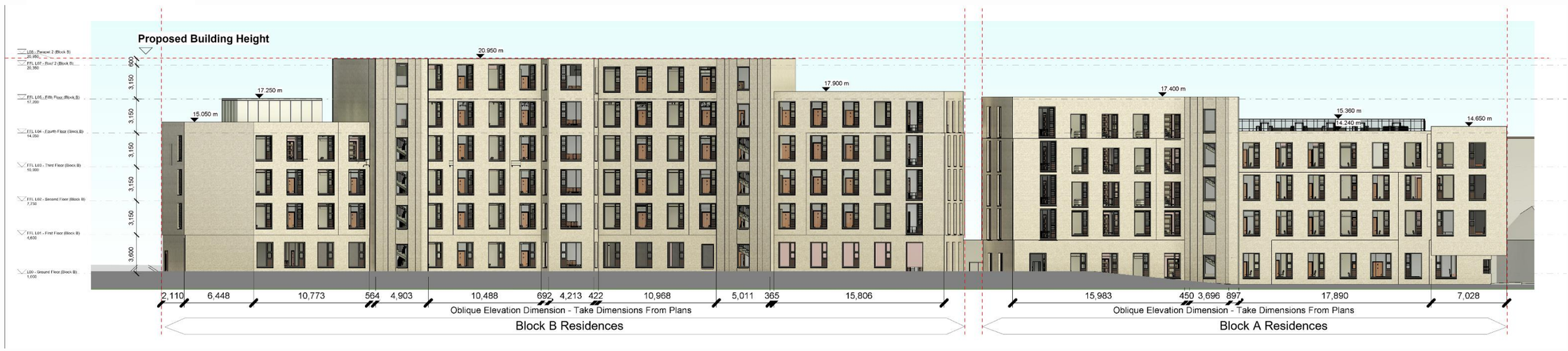


Fig: 32. West Elevation

4.2: Façade & Materiality Studies

The core design principles of Legibility, Variety and Proportion have been utilised to select appropriate materials for this sensitive site.

The elements of the proposal are composed in an arrangement that complements the existing adjacent buildings and provide a new modern face to the site.

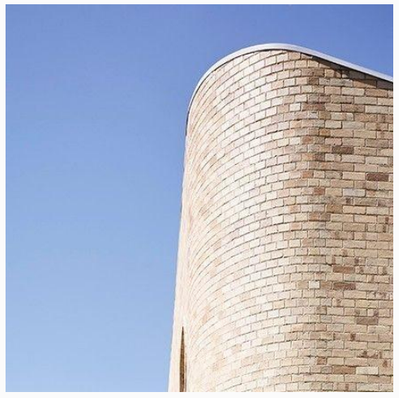
High quality materials are proposed throughout with a combination of different tones of brick and metal cladding.

This street will be activated by the new use and the footfall from the proposed development.

We believe that the proposal meets the requirements set out in the DCC Development plan 2022- 2028:

- Appropriateness to building function;
- Robustness, durability and ease of maintenance;
- Thermal/Insulation performance;
- Sourcing: local, regional, or international;
- Life cycle costs;
- Contextual appropriateness;
- The need for quality design and placemaking







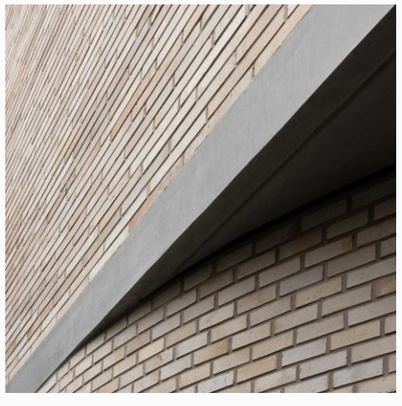


Fig: 33. Material Studies

Facade Design – Materiality

The building height of the proposed development, massing between 4-6 storeys, provides adequate enclosure to the street and public/private spaces as well as reinstating an urban edge along Fassaugh Avenue. The rhythm of vertical elements on the building facade break down the mass and height further to create a human scale, with a strong and legible base containing social uses with residential accommodation overhead.

Durability

Durability often goes hand-in-hand with low maintenance. The demands for innovative building techniques and the inclusion of materials and components with lower life-cycle costs test the knowledge and skills of building designers. Robustness of the design and construction is paramount to ensuing materials selected will be lasting and look well throughout their life. Brickwork and metal cladding will be robust and good detailing shall ensure minimal staining on façades. Durability will be carried through internally also with hardwearing internal lobby and stairwell features including porcelain tiles, vinyl slip-resistant floor finish and tile wall finishes in varying colours will ensure the buildings remains robust.



Fig: 34. UCD Village Reference



Fig: 35. UCD Village Reference



Fig: 36. Street Facing Façade

4.2: Façade & Materiality Studies

Facade Materials A distinctive front facade to Fassaugh Avenue offers the building a unique identity. The front entrance forms the focal point easily distinguished as the primary facade, features include:

- Brick finish with brick return detailing
- Bick / - Protruding bay windows - Glazed Curtain Walling with a selected Aluminium Windows / Doors

• The materials and external design make a positive contribution to the locality
• Design of the buildings and public space will facilitate easy and regular maintenance
• Care has been taken over the siting of flues, vents and bin stores

The architecture and landscape design of the scheme will work together to make a high quality coherent scheme. Particular attention has been paid to the materials and facade design used in those parts of the public realm such as the Fassaugh Avenue Elevation and side access road.

Residential amenity space (internal) is provided at ground floor level for exclusive use for the inhabitants. Uses such as multifunctional spaces, shared games room and social spaces will enhance the offering for residents and create spaces for people to interact helping form a richer community. By providing these bespoke internal amenity spaces the quality of development is enhanced and the community is established.

The landscape and building design have been considered symbiotically to ensure adequate SUDS is provided, open green space for visual amenity and careful landscaping and building design around the building context. Earlier chapters cover the design detail, materiality, massing and envelope design in greater detail. Please see accompanying landscape report prepared by ait- for further detail.



Fig: 37. Brick Detailing Example



Fig: 38. Curtain wall & casement window detail example



Fig: 39. Brick Detailing



Fig: 40. Brick Detailing Example & Active Frontage

Hit and miss brick facade

Selected earth tone brick

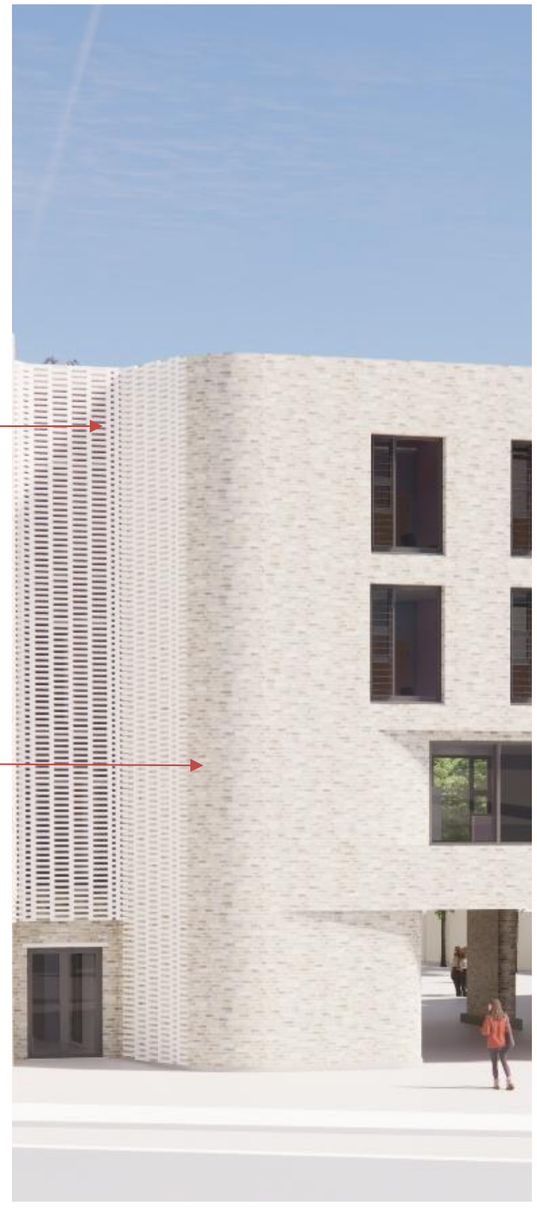


Fig: 41. Selected View

Selected aluminium windows with louvres

Pre-finished undercroft panels - accent colour



Fig: 42. Selected View

4.3: Façade Visualization

3.9 Materials



Fig: 43. Fiber Cement Board



Fig: 44. Selected Earth Tone Brick



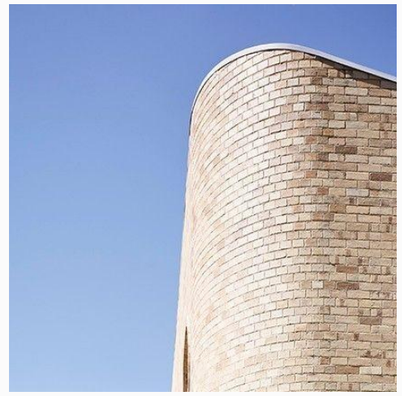


Fig: 45. Selected Earth Tone Brick

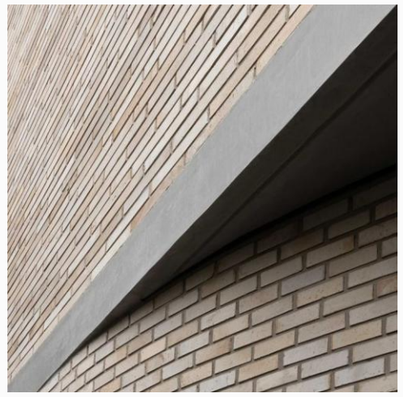


Fig: 46. Selected Earth Tone Brick

4.4: Massing Studies



Fig: 47. S247 Design Proposal

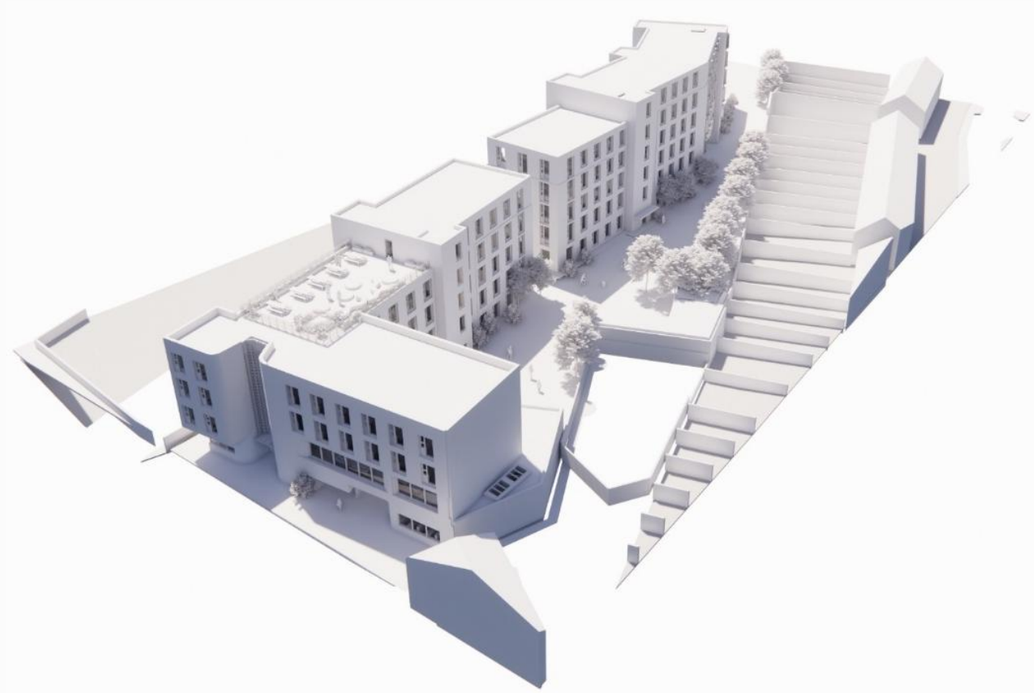


Fig: 48. Option 4 Massing

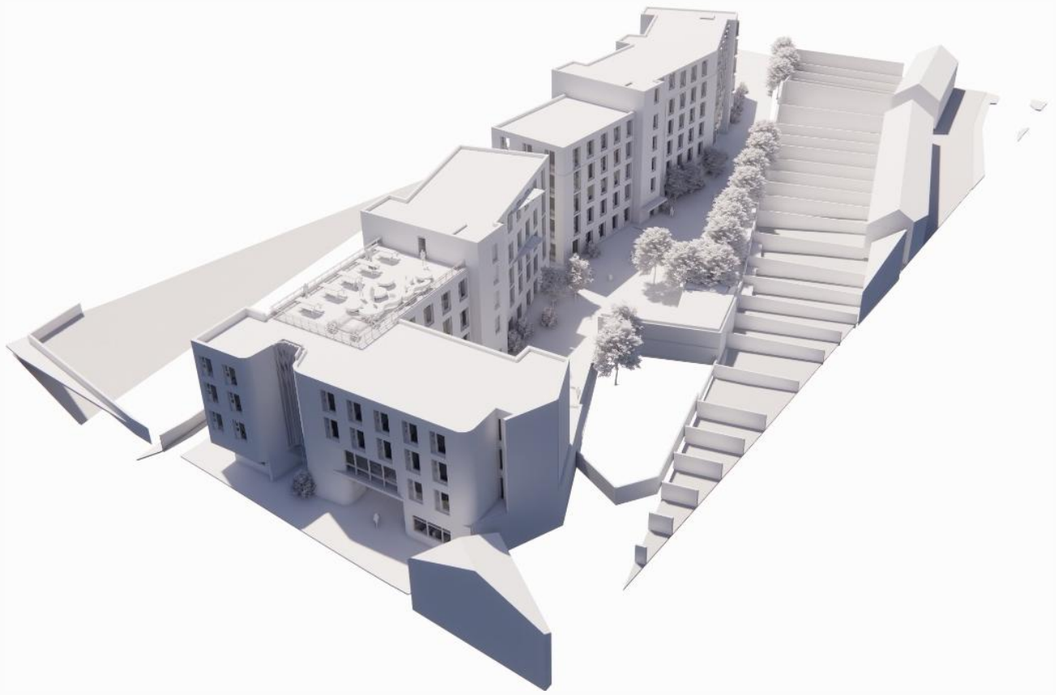


Fig: 49. Option 4b Massing



Fig: 50. Final Massing of Scheme

4.4: Massing Studies

3.10 Isometric Views



Fig: 51. South-East View of Site



Fig: 52. North-East View of Site

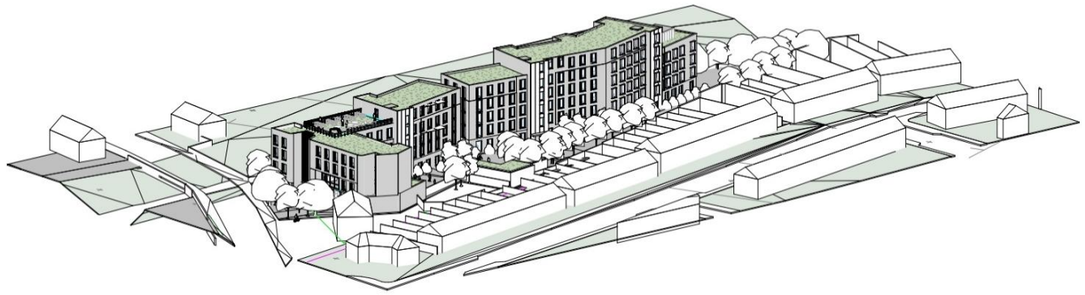


Fig: 53. Massing A

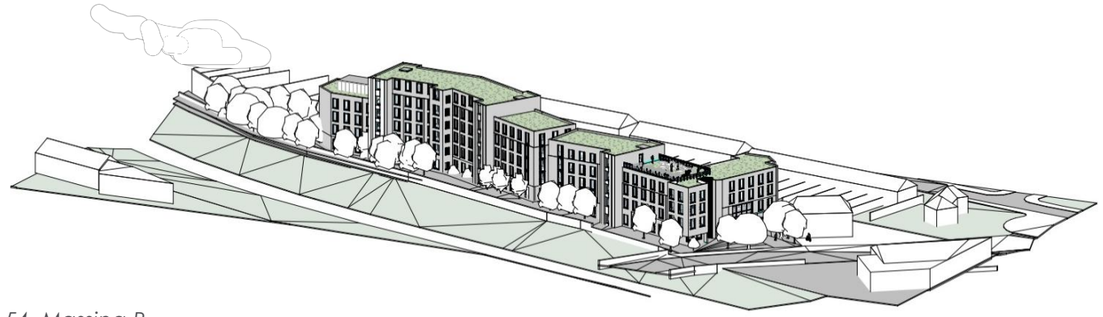


Fig: 54. Massing B



Fig: 55. Massing C

4.5: Proposed Development

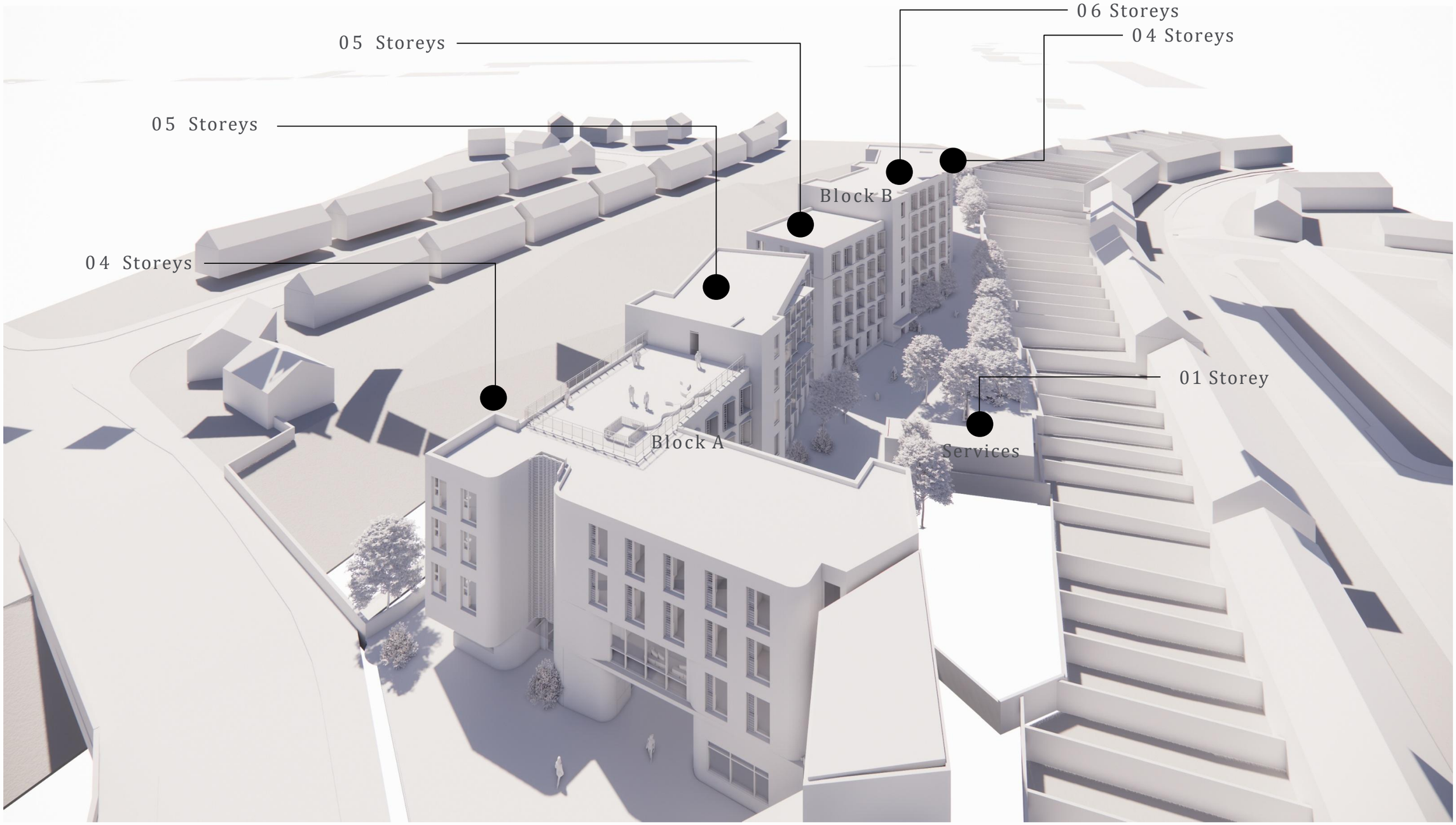


Fig: 56. Proposed Storey Massing

THE SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES FOR PLANNING AUTHORITIES (2024)

The above-mentioned guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

The guidelines state that a key priority for city and metropolitan growth is to deliver brownfield and infill development at scale, at suitable strategic and sustainable development locations within the existing built-up footprint of the city. The subject site is categorised as a 'brownfield' site located in an urban area as well as an 'infill development'. It is also notable that the subject site is close to public transport corridors. The density of the proposed development, inclusive of all blocks equates to 122 uphona c 0.51 Ha. site

Section 3.2.1 of the Guidelines states that "when calculating net densities for shared accommodation, such as student housing, four bed spaces shall be the equivalent of one dwelling."

THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

The Dublin City Development Plan 2022 - 2028 (hereafter known as the Development Plan) sets out the development standards for the proposal. Please refer to the Planning Report prepared by Brock McClure Planning & Development Consultants. The following table sets out the proposed development's key statistics:

Site Area	0.54ha/5473m2
Net Developable Area	c.5473m2
No. of Bedspaces	249 No. Bed
No. of Student Accomodation Units	239
Studios	10
Gross Floor Areas	7592.3m2
Plot Ratio	3.3
Site Coverage	29.9%
Building Heights	4-6 Storeys
Total Car Parking Spaces	1
Accessible Parking Spaces	1
Bicycle Parking Spaces	308
Public Open Space	405.5m2
Communal Open Space / Amenity Space	2971.4m2

Fig: 57. Key Development Statistics Table

4.5: Proposed Development

Unit Schedule & Bed Space

Name	Count	Bed Spaces
FFL L00 - Ground Floor (Block A)		
Acc. Bedroom	1	1
Bedroom	14	14
Laundry(Internal Amenity)	1	0
	16	15
L00 - Ground Floor (Block B)		
Acc. Bedroom	1	1
Bedroom	22	22
Studio	2	4
	25	27
FFL L01 - First Floor (Block A)		
Acc. Bedroom	1	1
Bedroom	12	12
Studio	2	4
	15	17
FFL L01 - First Floor (Block B)		
Acc. Bedroom	1	1
Bedroom	28	28
Studio	1	2
	30	31
FFL L02 - Second Floor (Block A)		
Acc. Bedroom	1	1
Bedroom	20	20
Studio	3	6
	24	27
FFL L02 - Second Floor (Block B)		
Acc. Bedroom	1	1
Bedroom	28	28
Studio	1	2
	30	31
FFL L03 - Third Floor (Block A)		
Acc. Bedroom	2	2
Bedroom	22	22
Studio	1	2
	25	26
FFL L03 - Third Floor (Block B)		
Acc. Bedroom	2	2
Bedroom	28	28
	30	30
FFL L04 - Fourth Floor (Block A)		
Acc. Bedroom	1	1
Bedroom	6	6
	7	7
FFL L04 - Fourth Floor (Block B)		
Acc. Bedroom	1	1
Bedroom	22	22
	23	23
FFL L05 - Fifth Floor (Block B)		
Acc. Bedroom	1	1
Bedroom	14	14
	15	15
Grand total: 240	240	249

Fig: 58. Unit Schedule/Bed Spaces Table

Cluster Area Schedule

Level	Name	Area	Occupancy
FFL L00 - Ground Floor (Block A)			
FFL L00 - Ground Floor (Block A)	Unit 1	194.4 m²	8
FFL L00 - Ground Floor (Block A)	Unit 2	197.8 m²	7
L00 - Ground Floor (Block B)			
L00 - Ground Floor (Block B)	Studio 1	27.9 m²	2
L00 - Ground Floor (Block B)	Studio 2	28.0 m²	2
L00 - Ground Floor (Block B)	Unit 3	173.8 m²	8
L00 - Ground Floor (Block B)	Unit 4	180.0 m²	7
L00 - Ground Floor (Block B)	Unit 5	179.9 m²	8
FFL L01 - First Floor (Block A)			
FFL L01 - First Floor (Block A)	Unit 6/S3/S4	223.7 m²	10
FFL L01 - First Floor (Block A)	Unit 7	197.9 m²	7
FFL L01 - First Floor (Block B)			
FFL L01 - First Floor (Block B)	Unit 8	173.8 m²	8
FFL L01 - First Floor (Block B)	Unit 9	180.0 m²	7
FFL L01 - First Floor (Block B)	Unit 10	179.4 m²	8
FFL L01 - First Floor (Block B)	Unit 11/S5	173.7 m²	8
FFL L02 - Second Floor (Block A)			
FFL L02 - Second Floor (Block A)	Unit 12/S6	204.6 m²	10
FFL L02 - Second Floor (Block A)	Unit 13/S7/S8	221.2 m²	10
FFL L02 - Second Floor (Block A)	Unit 14	198.4 m²	7
FFL L02 - Second Floor (Block B)			
FFL L02 - Second Floor (Block B)	Unit 15	173.2 m²	8
FFL L02 - Second Floor (Block B)	Unit 16	178.6 m²	7
FFL L02 - Second Floor (Block B)	Unit 17	179.6 m²	8
FFL L02 - Second Floor (Block B)	Unit 18/S9	173.5 m²	8
FFL L03 - Third Floor (Block A)			
FFL L03 - Third Floor (Block A)	Unit 19/S10	204.6 m²	10
FFL L03 - Third Floor (Block A)	Unit 20	221.2 m²	9
FFL L03 - Third Floor (Block A)	Unit 21	198.4 m²	7
FFL L03 - Third Floor (Block B)			
FFL L03 - Third Floor (Block B)	Unit 22	173.5 m²	8
FFL L03 - Third Floor (Block B)	Unit 23	177.9 m²	7
FFL L03 - Third Floor (Block B)	Unit 24	178.9 m²	8
FFL L03 - Third Floor (Block B)	Unit 25	173.2 m²	7
FFL L04 - Fourth Floor (Block A)			
FFL L04 - Fourth Floor (Block A)	Unit 26	200.1 m²	7
FFL L04 - Fourth Floor (Block B)			
FFL L04 - Fourth Floor (Block B)	Unit 27	173.7 m²	8
FFL L04 - Fourth Floor (Block B)	Unit 28	177.5 m²	7
FFL L04 - Fourth Floor (Block B)	Unit 29	178.6 m²	8
FFL L05 - Roof (Block A)			
FFL L05 - Roof (Block A)	Unit 30	178.5 m²	7
FFL L05 - Roof (Block A)	Unit 31	178.1 m²	8
Grand total: 33		5,853.4 m²	249

Fig: 59. Cluster Area Schedule

Amenity Schedule

Level	Name	Area
FFL L04 - Fourth Floor (Block A)	External Amenity	193.1 m²
FFL L00 - Ground Floor (Block A)	External Amenity	561.7 m²
FFL L00 - Ground Floor (Block A)	External Amenity	492.9 m²
FFL L00 - Ground Floor (Block A)	External Amenity	625.8 m²
FFL L00 - Ground Floor (Block A)	External Amenity	147.6 m²
FFL L00 - Ground Floor (Block A)	External Amenity	425.9 m²
FFL L00 - Ground Floor (Block A)	External Amenity	232.6 m²
FFL L00 - Ground Floor (Block A)	External Amenity	291.7 m²
External Amenity: 8		2,971.4 m²
FFL L00 - Ground Floor (Block A)	Forum - Public External Amenity	405.5 m²
Forum - Public External Amenity: 1		405.5 m²
FFL L00 - Ground Floor (Block A)	Laundry(Internal Amenity)	19.3 m²
Laundry(Internal Amenity): 1		19.3 m²
FFL L00 - Ground Floor (Block A)	Postal Room (Internal Amenity)	21.2 m²
Postal Room (Internal Amenity): 1		21.2 m²
FFL L00 - Ground Floor (Block A)	Reception/Office/Kitchen Tea Room&Communal Open Space(Internal Amenity)	120.9 m²
Reception/Office/Kitchen Tea Room&Communal Open Space(Internal Amenity): 1		120.9 m²
FFL L01 - First Floor (Block A)	Student Lounge (Internal Amenity)	185.7 m²
Student Lounge (Internal Amenity): 1		185.7 m²
Grand total: 13		3,724.0 m²

Fig: 60. Amenity Area Schedule

PROPOSED DEVELOPMENT'S KEY STATISTICS:

Site Area	0.54ha/5473m2
Net Developable Area	c.5473m2
No. of Bedspaces	249 No. Bed
No. of Student Accomodation Units	239
Studios	10
Gross Floor Areas	7592.3m2
Plot Ratio	3.3
Site Coverage	29.9%
Building Heights	4-6 Storeys
Total Car Parking Spaces	1
Accessible Parking Spaces	1
Bicycle Parking Spaces	308
Public Open Space	405.5m2
Communal Open Space / Amenity Space	2971.4m2

Fig: 61. Proposed Development Key Statistics Table

Bike Parking Schedule	QTY
Sheltered (Including stacker units)	240 (120 stacker)
Visitor	64
Cargo	8
Total	312

Fig: 62. Bike Parking Schedule Table

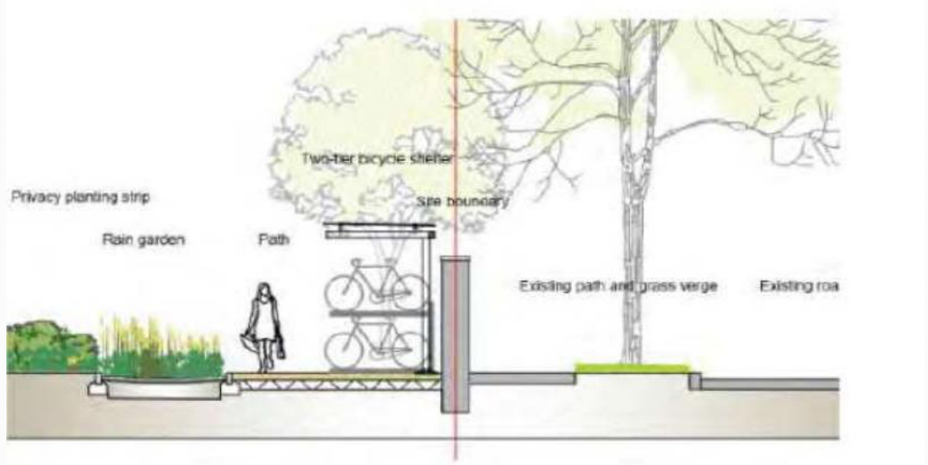


Fig: 63. Landscape ideation



Fig: 64. Bike Parking Reference

1. Architectural Design Quality

DESIGN REFERENCE

Reddy A+U believe in extensive research and development in the approach to Student Living design.

The day-to-day needs of the modern student reflect the learning life cycle experience and drives design solutions that promote vibrant and supportive living environments.

By incorporating modern amenities and innovative design, we ensure our student housing solutions enhance the overall university experience, providing safe and inspiring homes for students to thrive.

Goats Town Road, Dublin:

- 249 Bed Spaces
- Similar landscaped areas including a central courtyard and residents garden which are well used
- Gallery walkways with colourful vertical screening
- A robust palette of materials including brick, PPC coated Aluminium and render.
- Similar communal spaces including a community room at ground floor level.



Fig: 66. Student Accommodation Precedent 2.



Fig: 65. Student Accommodation Precedent 1.



Fig: 67. Student Accommodation Precedent 3.

4.7: Conclusion

The proposed design described in this report engages with the requirements and recommendations of the Dublin City Council 'Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025), and the Sustainable Residential Development Compact Settlement Guidelines as well as the Sustainable Urban Housing Design Standards for New Apartments.

The planning and design of the scheme has been further informed by the advice, comments and recommendations made during the consultation meeting with Dublin City Council Planning Department.

A number of adjustments have been incorporated into the design in response to the issues raised at the pre-planning meeting.

The proposed building will enhance the character of the area whilst also providing employment opportunities in the area both during construction and at the operational stage.

The development will provide a contemporary purpose-built student residential development with high quality spaces and materials and considered landscaping.



Fig: 68. North-eastern View of The Site

5.0 – Sustainable Development

SCSGPA Key Points Housing Standards

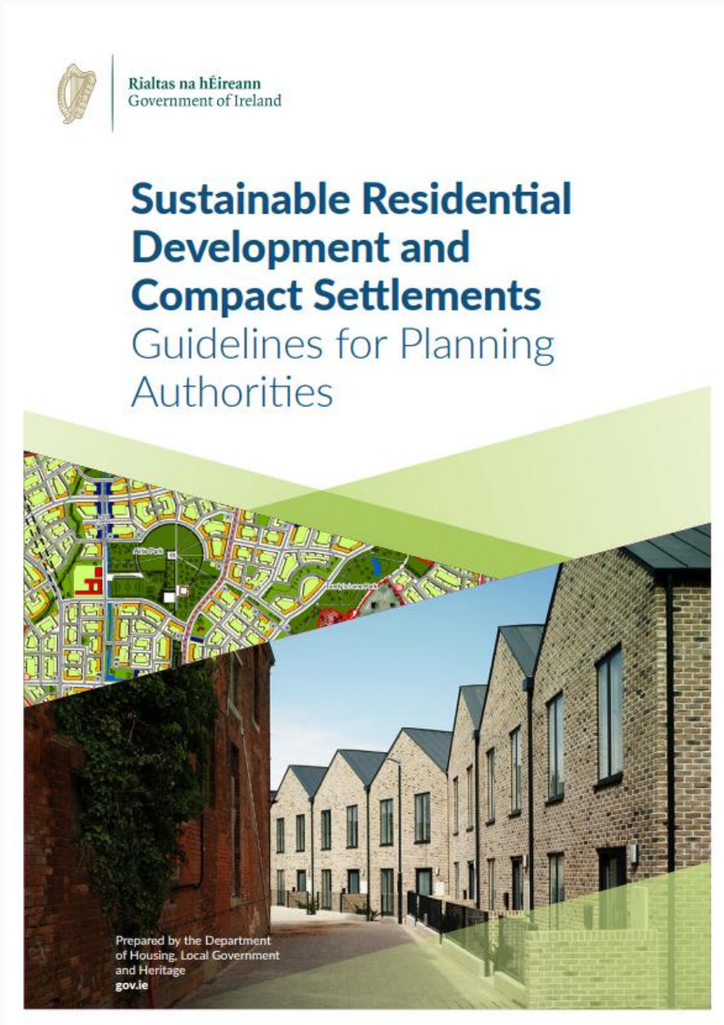
The Guidelines seek to provide greater flexibility in respect to housing standards, with the following a summary of the specific planning policy requirements (SPPRs). The key provisions from the Draft in relation to SPPRs on key development standards for housing to encourage more compact own-door housing solutions are retained, and include:

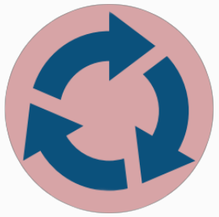
SPPR 1 – Separation Distances: A minimum separation distance of 16 metres (previously 22 metres) with provision for further reductions in certain circumstances.

Further reductions possible where high quality communal open space is provided.

SPPR 3 – Car Parking: In areas of high accessibility, car-parking provision should be minimised, substantially reduced or wholly eliminated, while in areas of medium accessibility, car-parking provision should be substantially reduced.

SPPR 4 – Cycle Parking and Storage: In the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied (with visitor parking to be also provided).





1. Sustainable and Efficient Movement

(i) Will the plan or development proposal establish a highly permeable and legible network of streets and spaces within the site that optimises movement for sustainable modes of transport (walking, cycling and public transport)?

- The internal street layout within the site adopts a loose grid pattern (reticulated street hierarchy), designed to prioritise pedestrian and cyclist movement. The use of raised tables and material differentiation in road surfaces helps define shared spaces and naturally calms cyclist traffic, and the minimal vehicular traffic that will be giving access to the site . These design features enhance accessibility and safety but also encourage sustainable modes of transport.
- All Blocks are provided with on grade secure bicycle storage, centrally located for individual ease of access from all blocks including the street.
- A pedestrian footpath, complete with a dedicated hard stand area and drop kerb, is provided at the Fassaugh Avenue interface (refer to the Landscape Architect's documentation for full specifications). The proposed development is directly connected to the existing pedestrian network, including a footbridge over the adjacent rail corridor. Dedicated cycle infrastructure links the site to Broombridge Train Station, located approximately three minutes away by bicycle. In addition, a public bus stop serving Dublin Bus Route 120 is situated within 100 metres, providing frequent connections to Dublin City Centre.

(ii) Have opportunities to improve connections with and between established communities been Identified and responded to with particular regard to strategic connections between homes, shops, employment opportunities, public transport, local services and amenities?

- The development benefits from its close proximity to the mixed-use centre of Cabra West Village, located approximately a five-minute walk from the site, providing convenient access to a range of local services and amenities.
- The site is well-served by public transport, offering excellent connectivity to key destinations. Public transport options within a 5 to 10-minute walk include multiple bus services and the Green Line Luas (Tram) at Cabra stop. These services provide direct links to Dublin City Centre, Phoenix Park, the National Botanic Gardens, and other key amenities. (Refer to the accompanying route map for full service details.)
- The site benefits from close proximity to a range of high-quality sporting and recreational amenities. Directly opposite the development is the Red Star TaekwonDo & Kickboxing Centre, which includes a gymnasium and access to private physiotherapy services. Nearby facilities also include tennis courts and football pitches all within 10min walking distance.
- In addition to structured sports facilities, the site offers convenient access to a wide range of outdoor recreational activities. Within a 10-minute walk, residents can enjoy walking and cycling routes along the Royal Canal Way, as well as opportunities for fishing and boating. The extensive green spaces and amenities of Phoenix Park further enhance the local outdoor offering, supporting active lifestyles and student wellbeing.
- The area is well catered for in respects to supermarkets, restaurants and Café's.
- The development is supported by a network of dedicated pedestrian routes that radiate outward from the site, ensuring safe and legible access to key local and regional amenities. These include direct connections to Phoenix Park and the Royal Canal to the north—both of which benefit from ongoing government investment and enhancement initiatives aimed at promoting active travel and recreational use.
- In addition, the site is well-positioned in relation to major cultural, gaming, and entertainment venues, including Croke Park and other nationally and internationally recognised event destinations.

(iii) Are streets designed (including the retrofitting of existing streets adjacent to or on-route to the site, where appropriate) in accordance with DMURS to calm traffic and enable the safe and comfortable movement of vulnerable users?

- The proposed development has been designed to maximise opportunities for passive surveillance, ensuring the safe movement and security of students throughout the site. In addition, the scheme fosters a strong public and community interface through the provision of a well-considered, orientated, protective central square that benefits from a southern aspect and optimal daylight access.
- Similarly, the integration of dedicated footpaths throughout the site fosters a universally accessible pedestrian environment, promoting inclusivity and supporting a variety of adaptable public and semi-public settings.
- These pedestrian routes also contribute to a strong sense of permeability across the site, enhancing legibility and connectivity. This is further reinforced by the strategic framing of the under croft and visual connections established from Fassaugh Avenue into and throughout the development.
- Traffic throughout the development site is managed through a clearly defined and controlled access strategy. A dedicated entry point is provided exclusively for authorised vehicles, including emergency and service access, ensuring operational control and safety. The shared surface of the access route works to calm traffic and the controlled access strategy ensures a reduction in congestion and increased efficiency, allowing those who need vehicular access to the site for accessibility the space and ability to do so. This also benefits pedestrian and cyclists by reducing the amount of vehicular traffic present on site
- The new site entrance will be fully integrated into the existing road network.
- The design is guided by the principles of DMURS (Design Manual for Urban Roads and Streets), which inform and enhance both personal and traffic safety across the site. A clear hierarchy of spaces is established, creating defined transitions between public, semi-public, and private realms. These transitions are reinforced through the thoughtful use of landscape design, surface materials, and the integration of parking within the broader landscape strategy. These elements collectively contribute to a safe, legible, and attractive public realm.

(iv) Has the quantum of parking been minimised (in accordance with SPPR4 where relevant) and designed and located in a way that seeks to reduce the demand for private car use, promote sustainable modes of transport and ensure that the public realm is not dominated by parked vehicles?

- A single accessible car parking space has been provided on surface level with the main entrance to the building and within direct visual line
- The development will provide facilities for the charging of battery-operated vehicles. (coded/metered slow charging 220-240V, 13A single phase).
- Accessible electric car charging bay will be clearly demarcated with appropriate signage.
- Secure bicycle parking is provided for every Bedroom with visitor bike parking in public areas, in form of Sheffield stands.

2. Mix of Land Uses (Vibrant Centres and Communities)

(i) Is the mix and intensity of land uses appropriate to the site and its location and have land uses been distributed in a complementary manner that optimises access to public transport, amenities and local services via walking or cycling?

- The mix and intensity of land use strategy in fundamental terms is separated into two main zones:

  Zone A Student Accommodation
  Zone B Community Hub

- The proposed land use distribution is designed to enhance and complement the built environment of 2A Fassaugh Ave., Cabra while responding to the needs of both the existing community and the incoming population. The strategy prioritises a balanced mix of uses that contribute to local amenity, support social cohesion, and strengthen the site's integration with its urban context.

- The development of the land use strategy has been informed through ongoing collaboration with Dublin City Council (DCC), including engagement through Section 247 and S32B pre-planning meetings. This iterative design process has ensured alignment with local policy objectives and a responsive approach to site-specific opportunities and constraints.

- The proposed student accommodation within **Zone A, on the western side of Block A,** is envisioned as a vibrant activity hub that supports both student wellbeing and the broader community. This zone will provide essential services and amenities tailored to the needs of students—such as study areas, communal spaces, and wellbeing facilities—while also offering spillover benefits to the wider catchment area.

- The proposed Community Hub within **Zone B, on the east wing of Block A** is conceived as a flexible, adaptive space designed to accommodate a dual function—serving both student needs and the wider local community. This multi-use facility will support a variety of programmed and informal activities, such as workshops, events, meetings, and shared services.

(ii) Have a diverse and varied range of housing types been provided to meet local and projected needs (having regard to the Housing Need Demand Assessment), supplemented by an innovative range of housing typologies that support greater housing affordability and choice?

- The proposed student residential development contributes meaningfully to the ongoing regeneration and diversification of Cabra. It supports both local and national planning objectives by providing purpose-built student accommodation (PBSA) in a well-serviced, connected urban area.

- The development introduces a vibrant student population that will actively engage with the local environment, bringing social and economic benefits to surrounding businesses and amenities. By accommodating students from across Ireland and internationally, the scheme enhances the cultural diversity of the area and reinforces Cabra's emerging role as a sustainable and inclusive urban neighbourhood.

- This adaptability is further aided through the use of a narrow plan, minimising the need for structural internal partition walls, and providing a high degree of adaptability to the internal layout.

- The proposed development has been designed to meet the latest standards in terms of energy efficiency. TGD part L and BREEM framework. As noted previously, all rooms have been provided with the opportunity to exploit passive solar design principles Bedroom/Studio's and Amenities designed to be energy efficient using heating systems which are both efficient and adaptable in the future.

- The elevational treatment will be a simple palette of materials that pays embraces a modern reinterpretation of industrial-style forms, drawing from the site's historical context while reflecting the progressive, revitalised identity of the area. High-quality, robust, and low-maintenance materials will be employed, chosen for their durability and their ability to complement the surrounding built and natural environment.

(iii) Will the plan or development proposal supplement and/or support the regeneration and revitalisation of an existing centre or neighbourhood, including the adaption and re-use of the existing building stock in order to reduce vacancy and dereliction (where applicable) and promote town centre living (where applicable)?

- The proposed development represents the regeneration of a long-neglected and dilapidated site that has remained underutilised for over a decade. The site's current condition contributes little to the surrounding urban fabric and presents an opportunity for meaningful revitalisation.

- This proposal brings the site back into productive use through a well-considered design that enhances local character, improves safety and amenity, and aligns with wider regeneration objectives set out in local planning policy.

- The proposals reorientate and regenerate the prominent site reengaging it with Fassaugh Avenue

- The proposed development maximises the number of opportunities for student activities and wellbeing within the site.

- Likewise, the placement of the public precinct at the front of the site creates a desirable pedestrian routes punctuated by public spaces.

- The proposed development promotes enhanced permeability through a network of clearly defined pedestrian routes, improving site connectivity and contributing to the overall legibility of the scheme. These routes support active travel and align with sustainable movement objectives by encouraging walking and ease of access across the site.

- Vehicular and pedestrian movements are carefully managed through controlled access points. Pedestrian access to residential blocks is clearly demarcated, while separate, managed access ensures appropriate circulation for both public users and students. This approach strikes a balance between permeability, security, and functionality, consistent with good planning and urban design principles.

(iv) Is the regeneration and revitalisation of an existing centre or neighbourhood supported by the enhancement of the public realm so as to create a more liveable environment, attract investment and encourage a greater number of visitors (where applicable)?

- The proposal encompasses the existing natural & Historical characteristics of the site with new public open spaces are to be provided.

- These are carefully developed with design team to take account of:

  a) Microclimate: sun path and prevailing weather
  Location and type of services (e.g. waste, water and drains, streetlights),
  b) Legible Pedestrian entry points to the site,
  c) Location of existing footpaths / cycle facilities,
  d) Location and type of landscape and boundaries,
  d) Adjoining land uses and building types,
  e) Form and massing of existing buildings,
  f) Over-looking and over-shadowing potential,
  g) Terrain and falls across the site aspect and views

- The proposed development has been designed to meet the latest standards in terms of energy efficiency. The internal walls in the bedroom clusters and studios are designed to be predominantly non-structural. All dwellings are designed to maximise daylight admittance, and the buildings fabric is highly insulated, meeting or exceeding the requirements of the current Part L of the Building Regulations

- The inclusion of active ground floor uses and high-quality public realm elements in Zone A will contribute to a lively, integrated environment that enhances the overall functionality and social value of the development.

- By enabling shared access, Zone B fosters integration between students and residents, encouraging social cohesion, cross-generational engagement, and a stronger sense of place. The space has been designed with adaptability in mind, ensuring it can respond to evolving both student & community needs over time.

3. Green and Blue Infrastructure (Open Space, Landscape and Heritage)

(i) Has the plan or development proposal positively responded to natural features and landscape character, with particular regard to biodiversity, vistas and landmarks and the setting of protected structures, conservation areas and historic landscapes?

- The proposed development will include high quality buildings that will form a distinctive landmarks in the locality
- The pedestrian routes animate the journey through the site and blurs the line between the development and its surroundings.
- The site layout promotes strong physical and visual permeability, allowing residents and visitors to move through the development via multiple access points. This approach ensures that public open spaces are active, legible, and benefit from natural surveillance, contributing to a safe and well-used environment.
- The sloped nature of the site has been thoughtfully addressed in the design, with key sightlines maintained and views outward from the site carefully framed. This enhances both the user experience and the site's relationship with its wider urban and landscape context.
- The landscape scheme has been designed to maximise the use of native species and in particular planting that will attract insects and bees. Please refer to Landscape Architects Report.

(ii) Have a complementary and interconnected range of open spaces, corridors and planted/ landscaped areas been provided, that create and conserve ecological links and promotes active travel and healthier lifestyles?

- The landscape design has been carefully integrated with the architectural form to ensure a coordinated and contextually responsive outcome. The landscaping not only complements the built form but also provides a considered counterpoint—introducing softness, permeability, and visual interest across the site.
- The design is underpinned by placemaking principles, with a focus on creating designated areas that accommodate a range of uses and activities. These spaces are intended to support both passive and active engagement, encouraging student interaction and contributing to the overall amenity and functionality of the development. The landscape strategy also enhances legibility and accessibility throughout the site, supporting a high-quality, human-scaled environment.
- The landscape strategy supports biodiversity initiatives through the considered selection of native and locally appropriate species. This includes, but is not limited to, the use of indigenous trees, plants, and hedgerows, applied where feasible and in accordance with best practice principles.
- The planting palette has been developed to enhance ecological value, support pollinators, and contribute to local habitat connectivity. This approach aligns with broader sustainability objectives and demonstrates a commitment to improving environmental outcomes as part of the development.
- The landscape strategy supports multi-function settings- active, reflective and importance of wellbeing.
- SuDS landscape features have been incorporated.
- Provide Habitats to Support Bats The scheme entails the construction of bat houses to relocate bat roosts on the site.

(iii) Are public open spaces universally accessible and designed to cater for a range of active and passive recreational uses (taking account of the function of other spaces within the network)?

- The design and layout apply Part M principles enabling universal access for all throughout the public realm and student areas alike.
- The communal open spaces provide amenities for occupants across a variety of ages (refer Landscape Architect's Report for details).
- The proposed site layout incorporates a deliberate setback from Fassaugh Avenue to the north, creating a generous linear communal space that enhances the public realm. This space offers direct access from the street and promotes visual and physical permeability through the site, extending towards the rear and connecting key amenity areas.
- The design supports active frontage, improved accessibility, and a welcoming interface with the surrounding urban fabric, while also contributing to placemaking and community interaction within the development.
- This location strikes a good balance between being well trafficked, benefiting from passive surveillance, whilst also not within such close proximity as to provide a nuisance to the adjacent dwellings.
- This enhances how the development is connected to the broader Cabra environs and is further augmented by avoiding the use of visual and physical barriers at the entries into the scheme. Creating visual permeability through the street circuit.

(iv) Does the plan or development proposal include integrated nature-based solutions for the management of urban drainage to promote biodiversity, urban greening, improved water quality and flood mitigation?

- Where feasible, soft landscape areas within the proposed scheme will be utilised for Nature Based Solutions (NBS) for Sustainable Drainage Systems (SuDS) such as grassed filtered swales and bioretention rain gardens.
- The proposal incorporates sustainable design features including sedum-planted, lightweight green roofs on the street-facing block. These green roofs contribute to improved insulation, biodiversity, and rainwater attenuation, supporting the overall environmental performance of the development.
- Additionally, the parking bay will be finished with permeable paving to assist with sustainable drainage, reduce surface water runoff, and promote groundwater recharge. These measures align with best practice principles in sustainable urban drainage systems (SuDS) and contribute to the resilience of the site's landscape strategy.
- The Landscape Architect has proposed a planting palette designed to support local pollinators, taking guidance from the All-Ireland Pollinator Plan.
- Refer to the landscape Architect Desing Report and Civil Engineer's drainage proposals for further details on site strategy for SuDS and NBS.



4. Responsive Built Form

(i) Does the layout, orientation and scale of development support the formation of a coherent and legible urban structure in terms of block layouts and building heights with particular regard to the location of gateways and landmarks, the hierarchy of streets and spaces and access to daylight and sunlight?

- Natural Features- The site plan has been designed to be site responsive to the natural topography (Pre-Spoil dumped onsite).
- The proposed student accommodation has been carefully designed with a considered and sympathetic approach to scale, height, and massing. The development respects the existing urban neighbourhood character by adopting a compact and efficient form. The accommodation blocks are clustered together and strategically positioned along the western boundary, ensuring a restrained and cohesive footprint.
- The siting of the blocks takes into account the required 4-metre exclusion zone adjacent to the Irish Rail boundary, demonstrating compliance with 3rd Party safety and operational guidelines. The strong built form and clearly defined street edge contribute visual interest and help establish a legible and engaging streetscape that complements the surrounding landscape and urban context.
- The proposed development uses high quality finishes throughout, including extensive use of brick and contrasting brick tying into the local material pallet.
- The landscaping has been designed to integrate with the architecture and allows permeable pedestrian access to the entire site.

(ii) Do buildings address streets and spaces in a manner that will ensure they clearly define public and private spaces, generate activity, maximise passive surveillance and provide an attractive and animated interface?

- A key driver of the proposed development is the integration of biophilic design principles, which support both internal and external living environments. The design promotes a strong connection to nature—an essential component in fostering cognitive development, mental wellbeing, and academic performance, particularly for students balancing both educational and home life demands.
- The internal layouts have been carefully considered to maximise natural light and solar access. All bedroom units benefit from direct sunlight and dual-aspect orientations (As required), enhancing comfort, air quality, and overall living experience.
- The subject site is located within a suburban locality along a rail corridor, presenting favourable acoustic conditions with limited exposure to uninterrupted intrusive external noise. This context has been carefully assessed in the accompanying Acoustic Engineer's Report, which has directly informed the internal layout and spatial relationships within the proposed development.
- The proposal responds to the site's acoustic characteristics by appropriately locating active and reflective spaces, and by clustering bedrooms away from potential noise sources. This considered approach ensures a high level of residential amenity while aligning with best practice design principles for acoustic performance in medium-density developments.
- The proposal supports walkability and passive surveillance, encourages active use of shared spaces, and contributes positively to the overall streetscape—delivering a design outcome that is both functional and contextually responsive.

(iii) Does the layout, scale and design features of new development respond to prevailing development patterns (where relevant), integrate well within its context and provide appropriate transitions with adjacent buildings and established communities so as to safeguard their amenities to a reasonable extent?

- The proposed development introduces a modest increase in urban density relative to its immediate context, supporting a more efficient and sustainable use of underutilised urban land. The site, previously affected by illegal fly-tipping and informal use, presents a valuable opportunity for regeneration.
- By activating this site through well-designed student accommodation, the proposal not only addresses local housing demand but also contributes to the broader goals of urban renewal and improved neighbourhood amenity. The increased density is carefully balanced with high-quality design, landscaping, and amenity provisions to ensure a positive contribution to the local character.
- Extensive Amenity landscaped areas are well defined and resolved. These incorporate an array of biodiversity measures, as well as incorporating SUDS measures throughout in accordance with the findings of the Flood Risk Assessment.
- The site layout and orientation facilitates passive solar gain at various stages during the day. The Amenities spaces/Kitchens are oriented along a north-south axis, benefitting from extensive direct sunlight for molarity of the day. Refer to Day Light Sunlight analysis.
- Each Student Residential block within the development incorporates dedicated utility spaces designed to facilitate on-site waste sorting and encourage recycling. These spaces are directly connected to designated bin storage areas, where recycling and general waste bins are discretely housed to maintain visual amenity and minimise odour impacts.
- The bin storage areas are strategically located to allow efficient and unobstructed access to Fassaugh Avenue, ensuring seamless kerbside collection during scheduled pickup intervals. This approach supports effective waste management, promotes sustainable living practices, and aligns with local authority waste collection requirements.

(iv) Has a coherent architectural and urban design strategy been presented that will ensure the development is sustainable, distinctive, complements the urban structure and promotes a strong sense of identity?

- The proposed development demonstrates a strong commitment to high-quality design and placemaking by integrating built form, landscaping, and communal spaces in a way that enhances both the site and its contribution to the broader neighbourhood character. The design establishes a clear architectural language with a well-articulated façade, defined entry points, and active frontages that promote interaction with the public realm.
- Materiality, scale, and form have been carefully considered to ensure the development responds sympathetically to its context while offering a contemporary and engaging built environment. Communal open spaces and landscaped areas have been incorporated to support resident wellbeing, foster social interaction, and create a strong sense of place.
- The proposed materials and finishes will be sympathetic to the natural surroundings and will be high quality, robust and low maintenance. The project considers this approach to be integral to the success of the development.
- The elevational treatment will be a simple palette of materials to tie into local traditional vernacular. The elevation proposal indicates that the bulk of the elevation will be brick, enhanced with accent selected contrast brick throughout. A simple bold, legible form.
- All Bedrooms and Studio's have been carefully sited to minimise overlooking. Passive surveillance has also been considered in the proposed layouts.

6.0 – HQA

6.1: Housing Quality Assessment

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025)' against the proposed development. These specify planning policy requirements for:

- Floor to Ceiling Height
- Lift and Stair Cores
- Amenity Space
- Security Considerations



Bedroom Design

We have carried out a comparison of all the current existing bedroom sizes in other student residence developments for the purposes of establishing the optimum design.

Proposed Bedroom Layout

- Optimum area 10-13m2
- Bedroom depth 2.8-2.9m
- Bathroom area 2.0-2.2m2

The size of a bedroom to comply with development standards (DCC and residential guidelines) state a minimum area of 9m2 for a bedroom in a residential context. The student residences have been developed with en suites located in the bedroom unit, which is generally accepted as the most effective and well received design. In accommodating a twin bedroom size (as opposed to a single bed), storage, study desk and chair an area of 12-14m2 is required

Design Concept The en suite is located adjacent the corridor wall to allow for ease of access to services and to aid stacking The Bed head is located to back onto the en suite, housing shelving, storage and power locations for phones etc. Task chair and desk locations adjacent the window for optimum daylight use The large window features an opening section with external grill for safety and rapid venting. Location of radiators and lighting restricted to accessible locations, whilst reducing effects om the spatial demands of the room.

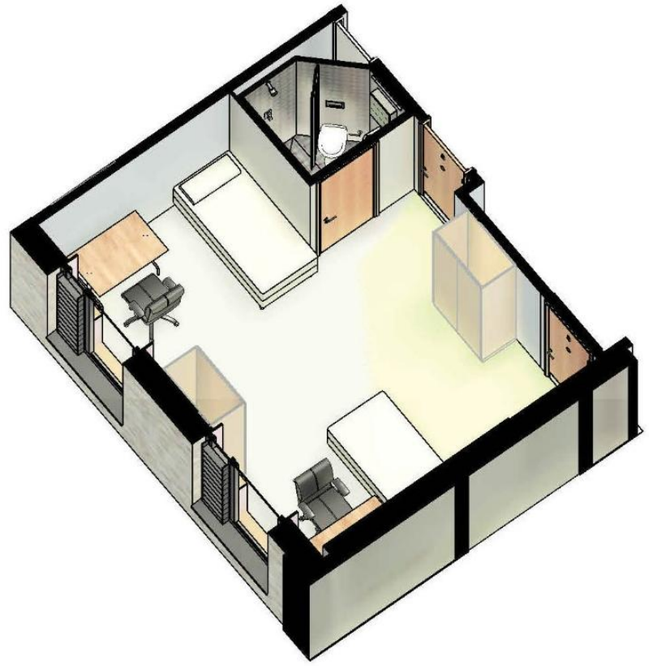


Fig 69. Proposed Studio Layout

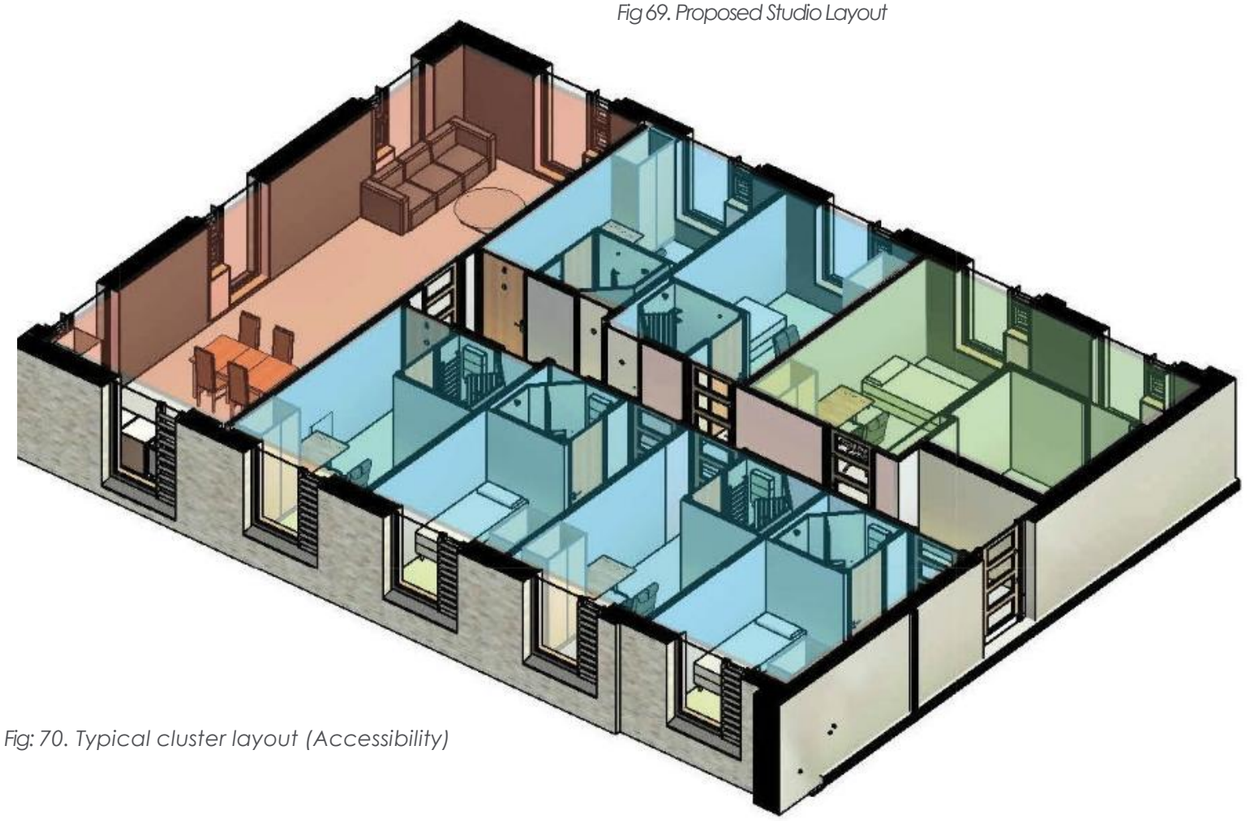


Fig: 70. Typical cluster layout (Accessibility)

6.1: Housing Quality Assessment

Design Concept

Rooms must fulfil the basic needs of the student whilst allowing for term/summer uses.
The kitchen is designed to cater for the modern day usage of a unit for a 7/8 bedroom cluster with regard to life cycle and maintenance issues. The developed design considers sufficient storage space to accommodate the following:
• “Tall boy” units for mops, floor brushes and vacuum cleaners
• Fridge space and oven locations
• Screened storage for recycling bins We have consciously sought to provide distinct areas in the living spaces to accommodate learning outside of the structured spaces and study. Our focus has been on how to arrange the available space to multitask for the changing nature of the environments in which we live, learn and work.
• This has evolved into consideration of multi-use seating for bench style group/individual study and/or dining
• Easy/casual seating for relaxation/study
• Bench style seating for grab and go / breakfast bar / hot desking

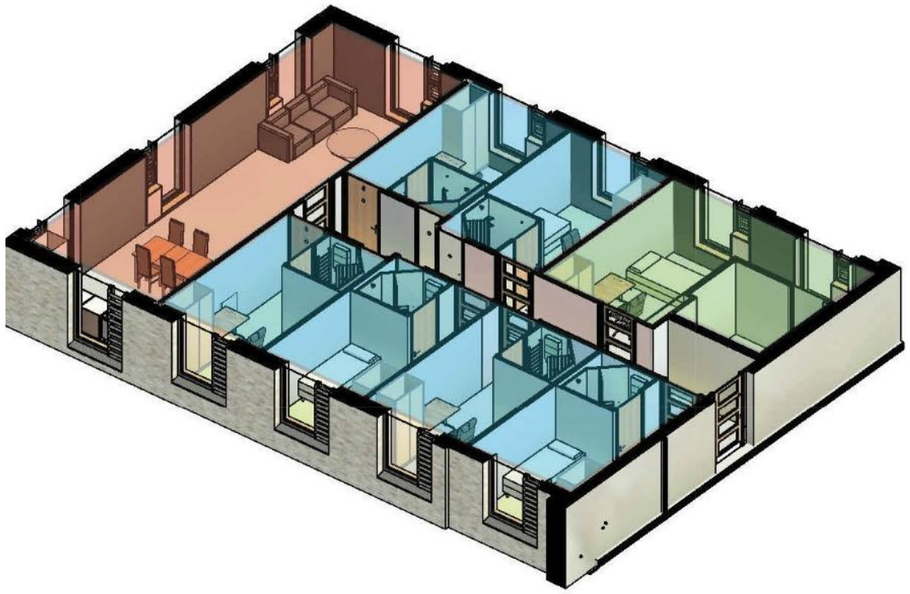


Fig: 71. 7 Bed Cluster (Accessibility)

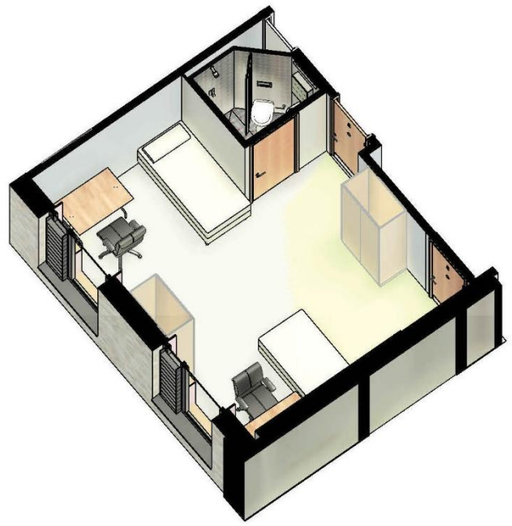


Fig: 73. Studio Bedroom



Fig: 74. Accessibility Room



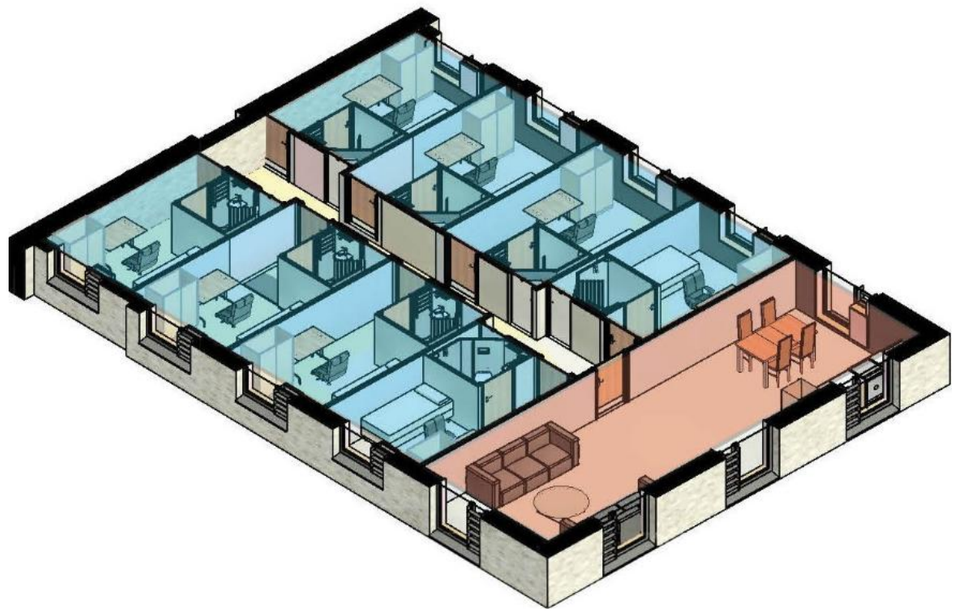


Fig: 72. 8 Bed Cluster

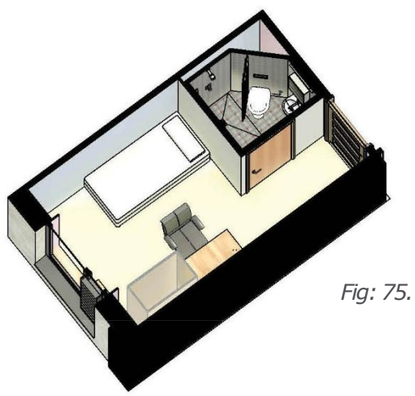


Fig: 75. Single Bedroom

6.1: Housing Quality Assessment

Living Area Design

Our starting point for the living/dining areas of a cluster has been the functional requirements of modern student living whilst recognising the opportunities which exist to create areas of diverse identity within the familiar design of a “homely” living space.

Proposed Living room Layout
- Average area of cluster kitchen /living 40sqm
- Kitchen/Dining Area 18sqm
- Living Room Area 22sqm

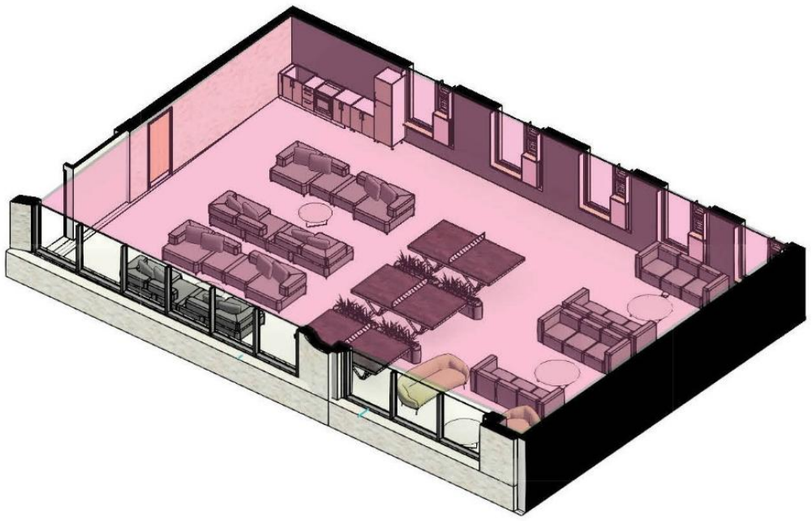


Fig: 76. Student Lounge



Built in furniture



Meeting areas



Space division, TV area







Furniture, beanbags, lounge area



6.1: Housing Quality Assessment

Sun lighting / Daylighting

3DDB day lighting engineers have been commissioned to complete a daylight and sunlight assessment report. Day lighting shall meet Section 11.3.1 (e)
Daylight - All buildings should receive adequate daylight and sunlight. All habitable rooms must be naturally ventilated and lit and living rooms and bedrooms shall not be lit solely by roof lights.
The level of detail provided in respect of sunlight/daylight impact on neighbouring premises and the proposed amenity areas is sufficient and the consultant concludes that the proposed development meets the relevant standards in this regard. The Apartment Guidelines require compliance with 'Site Layout Planning for Daylight and Sunlight' (2nd edition) and/or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Day lighting'. The apartments have been analysed by 3DDB. Please see accompanying 3DDB sunlight/ day lighting report.

Floor to Ceiling Height

Sustainable Urban Housing: Design Standards for New Apartment guidelines 2025, section 3.21 requires a minimum floor to ceiling height of 2.4m. The ground floor units will achieve a minimum floor to ceiling height of 2.7m and all other levels will achieve a floor level greater than 2.5m.

Lift and Stair Cores

The development is designed to have a stair core serving each side of the development. This is to assist ease of circulation and provide alternative means of fire escape. Each circulation core is provided with a lift.

Internal Storage

The ground floor of the development will have a dedicated room for post and parcel delivery adjacent to the reception area. Within the internal communal amenity spaces are shared work-spaces, shared living areas and back-up facilities for use by the residents.

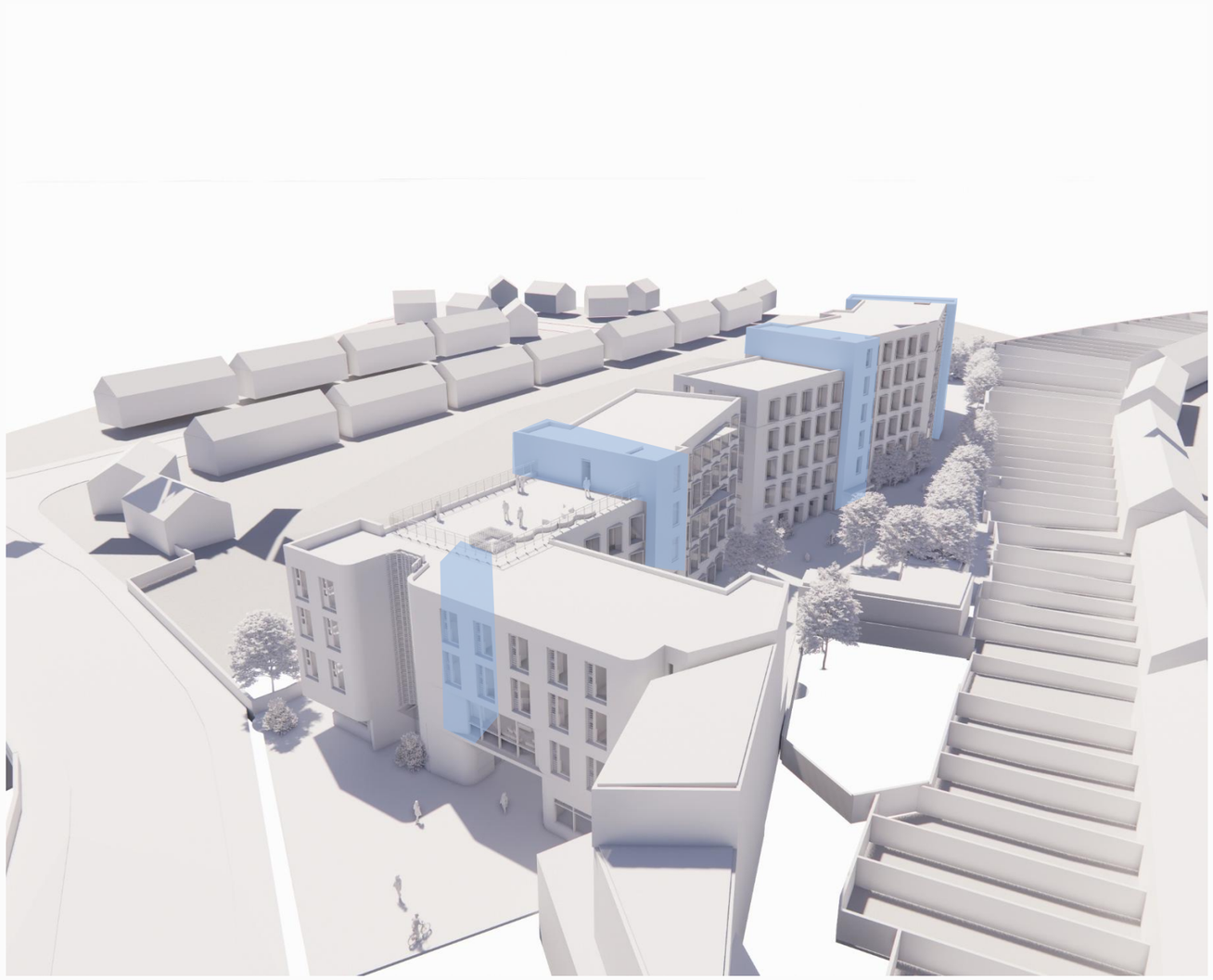


Fig: 77. Circulation diagram (stair cores)

6.1: Housing Quality Assessment

Private Amenity Space

Guidelines on Residential Developments for 3rd Level Students

'Communal Facilities and Amenities'
Communal facilities to service the needs of student residents should be provided for. The definition of qualifying developments includes "house" units and ancillary spaces including:- caretaker/ security office and apartment; centralised storage; laundry facilities; drying rooms and utility rooms; and a seminar room. The floor area of these facilities shall not exceed 12% of the total area of the development, and their cost shall not exceed 12% of the total qualifying expenditure. Due consideration should be given to the needs of disabled students in the location, layout and design of any communal facilities.
Developments should include reasonable provision for secure bicycle storage within the site.
Facilities for the handling, storage and collection of refuse should be provided with access for frequent collection. Such facilities should be conveniently located, well ventilated and comply with all fire safety and public health requirements. As a general guide in determining storage capacity required, an output of 0.1 cubic metres of refuse per unit per week may be assumed.'

Proposal

The proposed scheme provides amenity space through the use of a landscaped courtyard and roof terraces which achieve and/ or exceed the prescribed minimum areas (see slide 23 for amenity area breakdown)

Security Considerations

Cluster design should provide occupants and their visitors with a sense of safety and security. The ground floor units are separated from the public areas via a gate located on the inside of the underpass to created a protected zone. We have reviewed and integrated the requirements of 'secure by design' into the development to ensure more durable and robust design. Passive supervision is key to ensuring security on site and the designs have been enhanced to remove blind corners, ensure windows in gables have aspect in different directions and ensure entrances are well lit. All access to the residential units will be controlled. Main circulation into the residential spaces will be via the concierge space.



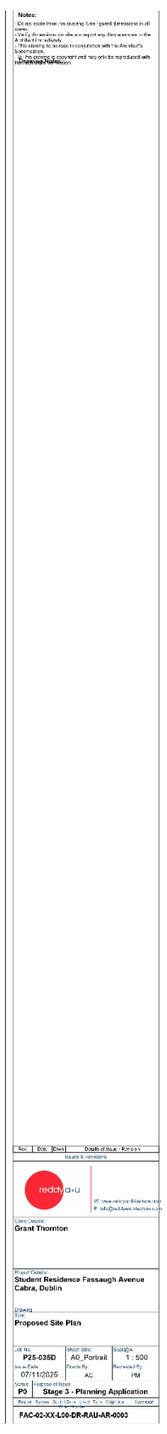


Fig: 78. Ground Floor / Landscape Plan

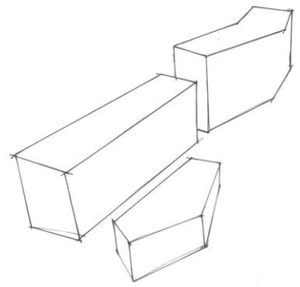


Fig: 79. initial massing

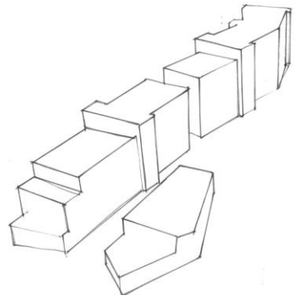


Fig: 80. s247 Massing

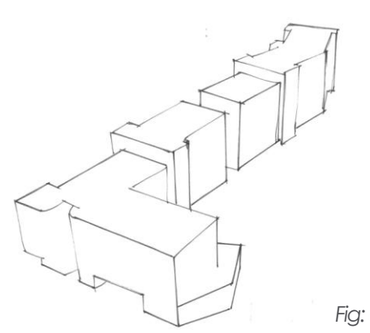


Fig: 81. s247 Response

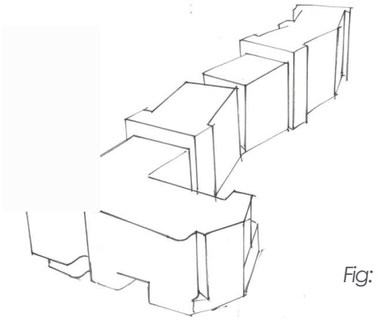


Fig: 82. s32B Massing

6.1: Housing Quality Assessment

Student Accommodation Refuse Space

Refuse storage is located in the courtyard area.

This storage is easily accessed by tenants, staff and refuse collectors. Staff will bring the bins from the bin store to the designated area for the collectors. Shared recycling facilities will be offered on site. The Waste storage facility will be adequately ventilated so as to minimise odours and potential nuisance from vermin/flies and taking account the avoidance of nuisance for habitable rooms.

Waste storage issues have been considered at the initial design stage to ensure access for all (including people with disabilities) in a brightly lit, safe and well-signed area, spacious enough for easy manoeuvrability, good ventilation and ready access if required for the control of potential vermin. Sufficient access and egress is provided to enable receptacles to be moved easily from the storage area to an appropriate collection point.

A waste storage/management report by AWN consulting will accompany the application.

We confirm the following will be provided:
- Receptacles will be re-useable and 1,100 litre capacity.
- Three bin collection system for residents will be provided: general waste, dry recyclables and organic/food/garden waste.
- Sufficient space will be provided to accommodate the collection of dry recyclables and organic kitchen/garden waste.
- Suitable wastewater drainage points will be installed in the receptacle bin storage area for cleaning and disinfecting purposes.



Fig: 83. Residential Refuse References

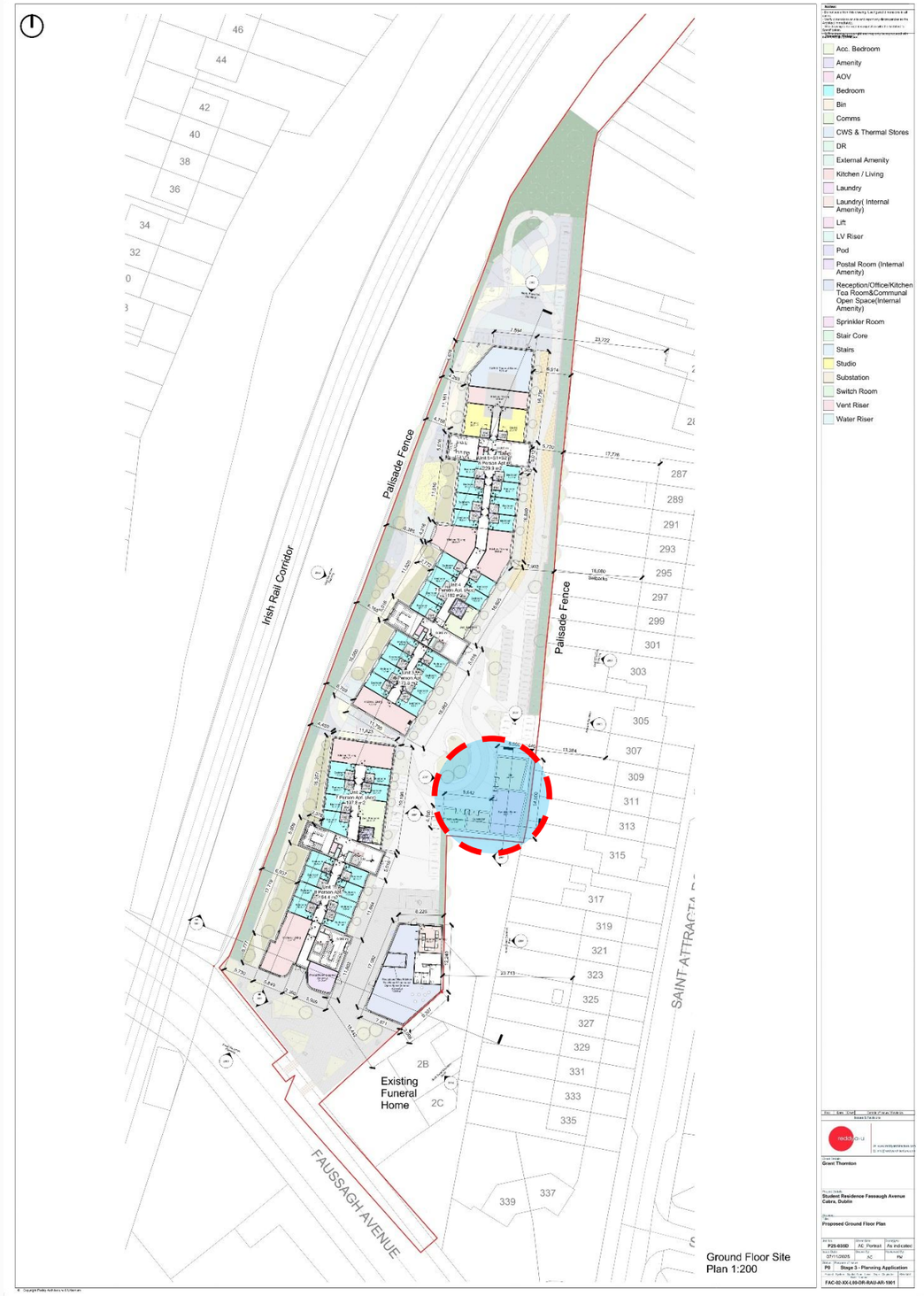


Fig: 84. Residential Refuse / Services Location

6.1: Housing Quality Assessment

Bicycle Parking
Bicycle Parking and storage facilities are provided at a quantity in compliance with Planning Design Standards for Apartments, Guidelines for Planning Authorities.

Covered and secure bicycle parking will be provided in two locations for residents:

Provision of total 308 no. bike parking spaces, (consisting of 240 tiered, covered long term bike parking, 8 no. cargo bike parking, 64 no. short term Sheffield bike parking spaces. Bike Parking will be distributed between the central courtyard and the North boundary. Short stay bike parking will also be provided for in front of the main entrance to the south of the site.

Bicycle parking will be located within the courtyard comprising double deck racks with Sheffield stands as the lower tier. Please see accompanying mobility report prepared by Martin Rogers Consulting Ltd.

Car Parking

The accessible set down area (x1) and Bicycle parking (x312) for residents' use is located at grade. Access is provided off Fassaugh Avenue. Please refer to traffic and mobility report prepared by Barrett Mahony Consulting Engineers.



Fig: 85. Bike Parking References



Fig: 86. Accessible Set Down Location

6.2: Amenity Area Schedule

Amenity Schedule		
Level	**Name**	**Area**
FFL L04 - Fourth Floor (Block A)	External Amenity	193.1 m²
FFL L00 - Ground Floor (Block A)	External Amenity	561.7 m²
FFL L00 - Ground Floor (Block A)	External Amenity	492.9 m²
FFL L00 - Ground Floor (Block A)	External Amenity	625.8 m²
FFL L00 - Ground Floor (Block A)	External Amenity	147.6 m²
FFL L00 - Ground Floor (Block A)	External Amenity	425.9 m²
FFL L00 - Ground Floor (Block A)	External Amenity	232.6 m²
FFL L00 - Ground Floor (Block A)	External Amenity	291.7 m²
External Amenity: 8		2,971.4 m²
FFL L00 - Ground Floor (Block A)	Forum - Public External Amenity	405.5 m²
Forum - Public External Amenity: 1		405.5 m²
FFL L00 - Ground Floor (Block A)	Laundry(Internal Amenity)	19.3 m²
Laundry(Internal Amenity): 1		19.3 m²
FFL L00 - Ground Floor (Block A)	Postal Room (Internal Amenity)	21.2 m²
Postal Room (Internal Amenity): 1		21.2 m²
FFL L00 - Ground Floor (Block A)	Reception/Office/Kitchen Tea Room&Communal Open Space(Internal Amenity)	120.9 m²
Reception/Office/Kitchen Tea Room&Communal Open Space(Internal Amenity): 1		120.9 m²
FFL L01 - First Floor (Block A)	Student Lounge (Internal Amenity)	185.7 m²
Student Lounge (Internal Amenity): 1		185.7 m²
Grand total: 13		3,724.0 m²

Fig: 87. Amenity Schedule (Internal & External)

6.3: HQA Residence Overview

Level	Block	Unit	Description	Dwelling unit size (m^2)	Bed Spaces	Bedrooms	Number of Bathrooms	Shared living room / Kitchen Area Required (m^2)	Shared living room / Kitchen Area Provided (m^2)	Minimum Bedroom Area Required (m^2)	Bedroom area provided (avg) (m^2)	Minimum bedroom area required including ensuite (m^2)	Bedroom area provided including ensuite (avg) (m^2)	Required amenity per bedspace (m^2)	Provided amenity per bedspace (m^2)	Provision for individuals with disabilities
Ground	A	1	8 Person Apartment	194.4	8	8	8	32	56.7	8	10.5	12	13.2	5	10.3	
Ground	A	2	7 Bedroom Apartment (Acc)	197.8	7	7	7	28	45.7	8	13.5	12	16.7	5	10.3	yes
Ground	B	3	8 Bedroom Apartment	173.8	8	8	8	32	43	8	10.2	12	12.9	5	10.3	
Ground	B	4	7 Bedroom Apartment (Acc)	180	7	7	7	28	39.5	8	11.7	12	15	5	10.3	yes
Ground	B	5	8 Bedroom Apartment	129.3	8	8	8	32	39.9	8	10.5	12	13.2	5	10.3	
Ground	B	S1+S2	Studio 1	50.6	4	2	2	8	32.8	15	25.3	18	28	5	10.3	
Ground	B		Studio 2					8	32.8	15	25.3	18	28	5	10.3	
			Sub Total (L00)	925.9	42	40	40	168	290.4	70	107	96	127			
First	A	6/S3/S4	6 Bedroom Apartment /S3/S4	223.7	10	8	8	24	42.8	8	10.7	12	13.4	5	10.3	
First	A	S3	Studio 3					8	42.8	15	24.4	18	27.1	5	10.3	
First	A	S4	Studio 4					8	42.8	15	24.9	18	27.6	5	10.3	
First	A	7	7 Bedroom Apartment (Acc)	197.9	7	7	7	28	45.9	8	13.5	12	16.7	5	10.3	yes
First	B	8	8 Bedroom Apartment	173.8	8	8	8	32	43.2	8	10.3	12	13	5	10.3	
First	B	9	7 Bedroom Apartment (Acc)	180	7	7	7	28	39.5	8	11.7	12	15	5	10.3	yes
First	B	10	8 Bedroom Apartment	179.4	8	8	8	32	39.9	8	10.5	12	13.2	5	10.3	
First	B	11/S5	8 Bedroom Apartment /S5	173.7	8	7	7	24	41.3	8	10.4	12	14.2	5	10.3	
First	B	S5	Studio 5					8	41.3	15	24.5	18	27.2	5	10.3	
			Sub Total (L01)	1128.5	48	45	45	192	379.5	93	140.9	126	167.4			
Second	A	12/S6	8 Bedroom Apartment/S6	204.6	10	9	9	32	44.2	8	10.7	12	13.4	5	10.3	
Second	A	S6	Studio 6					8	44.2	15	22.7	18	25.4	5	10.3	
Second	A	13/S7/S8	6 Bedroom Apartment /S7/S8	221.2	10	8	8	24	42.9	15	10.7	12	13.4	5	10.3	
Second	A	S7	Studio 7					8	42.9	15	24.9	18	27.6	5	10.3	
Second	A	S8	Studio 8					8	42.9	15	24.4	18	27.1	5	10.3	
Second	A	14	7 Bedroom Apartment (Acc)	198.4	7	7	7	28	45.9	8	13.5	12	16.7	5	10.3	yes
Second	B	15	8 Bedroom Apartment	173.2	8	8	8	32	43.2	8	10.3	12	13	5	10.3	
Second	B	16	7 Bedroom Apartment (Acc)	178.6	7	7	7	28	39.5	8	11.7	12	15	5	10.3	yes
Second	B	17	8 Bedroom Apartment	179.6	8	8	8	32	39.9	8	10.5	12	13.3	5	10.3	
Second	B	18/S9	6 Bedroom Apartment /S9	173.5	8	7	7	24	41.3	8	10.4	12	13.7	5	10.3	
Second	B	S9	Studio 9					8	41.3	15	24.5	18	27.2	5	10.3	
			Sub Total (L02)	1329.1	58	54	54	232	468.2	123	174.3	156	205.8			
Third	A	19/S10	8 Bedroom Apartment /S10	204.6	10	9	9	32	43.7	8	10.2	12	13.9	5	10.3	
Third	A	S10	Studio 10					8	43.7	15	22.5	18	25.2	5	10.3	
Third	A	20	9 Bedroom Apartment (Acc)	221.2	9	9	9	36	41.7	8	11.3	12	14.4	5	10.3	yes
Third	A	21	7 Bedroom Apartment (Acc)	198.4	7	7	7	28	42.2	8	13.5	12	16.7	5	10.3	yes
Third	B	22	8 Bedroom Apartment	173.5	8	8	8	32	43.2	8	10.3	12	14	5	10.3	
Third	B	23	7 Bedroom Apartment (Acc)	177.9	7	7	7	28	39.5	8	11.7	12	15.4	5	10.3	yes
Third	B	24	8 Bedroom Apartment	178.9	8	8	8	32	39.9	8	10.5	12	13.2	5	10.3	
Third	B	25	7 Bedroom Apartment (Acc)	173.2	7	7	7	28	41.3	8	11.8	12	15.5	5	10.3	yes
			Sub total (L03)	1327.7	56	55	55	224	335.2	71	101.8	102	128.3			
Fourth	A	26	7 Bedroom Apartment (Acc)	200.1	7	7	7	28	42.2	8	13.6	12	14.9	5	10.3	yes
Fourth	B	27	8 Bedroom Apartment	173.7	8	8	8	32	43	8	10.2	12	12.9	5	10.3	
Fourth	B	28	7 Bedroom Apartment (Acc)	177.5	7	7	7	28	39.5	8	11.6	12	13.6	5	10.3	yes
Fourth	B	29	8 Bedroom Apartment	178.6	8	8	8	32	39.9	8	10.5	12	13.3	5	10.3	
			Sub Total (L04)	729.9	30	30	30	120	164.6	32	45.9	48	54.7			
Fifth	B	30	7 Bedroom Apartment (Acc)	178.5	7	7	7	28	39.5	8	11.7	12	14.2	5	10.3	yes
Fifth	B	31	8 Bedroom Apartment	178.5	8	8	8	32	39.9	8	10.5	12	13.3	5	10.3	
			Sub Total (L05)	357	15	15	15	60	79.4	16	22.2	24	27.5			
			Total	5798.1	249	239	239							5	10.3	

Architectural Design Report Appendices
Fassaugh Avenue Student Accommodation Development, Cabra, Dublin 7

January 2026

Reddy Architecture + Urbanism
Dartry Mills, Dartry Road
D06Y0E3, Dublin, Ireland

Appendix

7 Appendix
7.1 Schedule of Accommodation
7.2 Site Statistics Summary
7.3 Planning Application Drawings

7.1 Schedule of Accommodation

Unit Schedule & Bed Space

Name	Count	Bed Spaces
FFL L00 - Ground Floor (Block A)		
Acc. Bedroom	1	1
Bedroom	14	14
Laundry(Internal Amenity)	1	0
	16	15
L00 - Ground Floor (Block B)		
Acc. Bedroom	1	1
Bedroom	22	22
Studio	2	4
	25	27
FFL L01 - First Floor (Block A)		
Acc. Bedroom	1	1
Bedroom	12	12
Studio	2	4
	15	17
FFL L01 - First Floor (Block B)		
Acc. Bedroom	1	1
Bedroom	28	28
Studio	1	2
	30	31
FFL L02 - Second Floor (Block A)		
Acc. Bedroom	1	1
Bedroom	20	20
Studio	3	6
	24	27
FFL L02 - Second Floor (Block B)		
Acc. Bedroom	1	1
Bedroom	28	28
Studio	1	2
	30	31
FFL L03 - Third Floor (Block A)		
Acc. Bedroom	2	2
Bedroom	22	22
Studio	1	2
	25	26
FFL L03 - Third Floor (Block B)		
Acc. Bedroom	2	2
Bedroom	28	28
	30	30
FFL L04 - Fourth Floor (Block A)		
Acc. Bedroom	1	1
Bedroom	6	6
	7	7
FFL L04 - Fourth Floor (Block B)		
Acc. Bedroom	1	1
Bedroom	22	22
	23	23
FFL L05 - Fifth Floor (Block B)		
Acc. Bedroom	1	1
Bedroom	14	14
	15	15
Grand total: 240	240	249

Fig: 89. Unit Schedule/Bed Spaces Table

Cluster Area Schedule

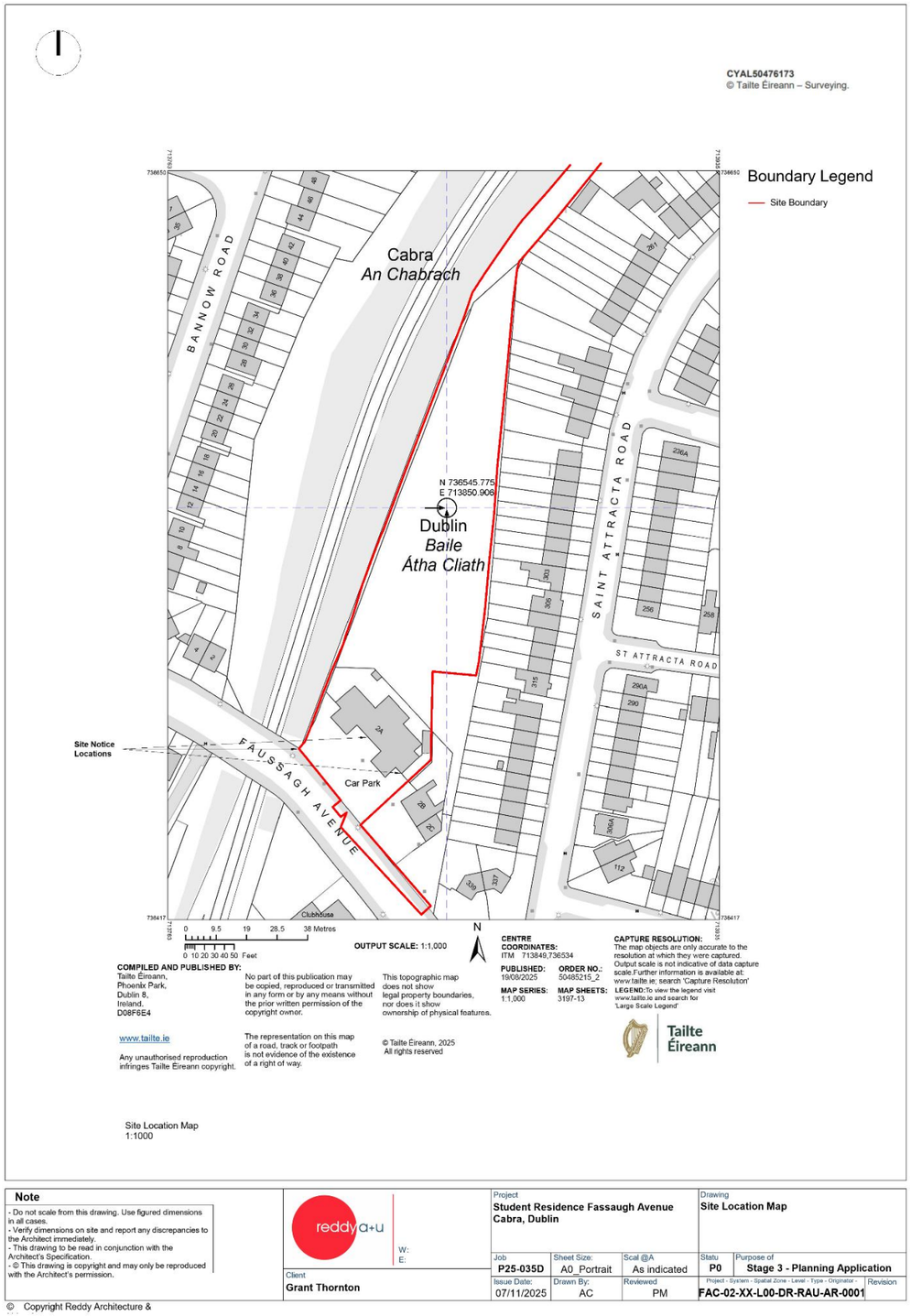
Level	Name	Area	Occupancy
FFL L00 - Ground Floor (Block A)			
FFL L00 - Ground Floor (Block A)	Unit 1	194.4 m²	8
FFL L00 - Ground Floor (Block A)	Unit 2	197.8 m²	7
L00 - Ground Floor (Block B)			
L00 - Ground Floor (Block B)	Studio 1	27.9 m²	2
L00 - Ground Floor (Block B)	Studio 2	28.0 m²	2
L00 - Ground Floor (Block B)	Unit 3	173.8 m²	8
L00 - Ground Floor (Block B)	Unit 4	180.0 m²	7
L00 - Ground Floor (Block B)	Unit 5	179.9 m²	8
FFL L01 - First Floor (Block A)			
FFL L01 - First Floor (Block A)	Unit 6/S3/S4	223.7 m²	10
FFL L01 - First Floor (Block A)	Unit 7	197.9 m²	7
FFL L01 - First Floor (Block B)			
FFL L01 - First Floor (Block B)	Unit 8	173.8 m²	8
FFL L01 - First Floor (Block B)	Unit 9	180.0 m²	7
FFL L01 - First Floor (Block B)	Unit 10	179.4 m²	8
FFL L01 - First Floor (Block B)	Unit 11/S5	173.7 m²	8
FFL L02 - Second Floor (Block A)			
FFL L02 - Second Floor (Block A)	Unit 12/S6	204.6 m²	10
FFL L02 - Second Floor (Block A)	Unit 13/S7/S8	221.2 m²	10
FFL L02 - Second Floor (Block A)	Unit 14	198.4 m²	7
FFL L02 - Second Floor (Block B)			
FFL L02 - Second Floor (Block B)	Unit 15	173.2 m²	8
FFL L02 - Second Floor (Block B)	Unit 16	178.6 m²	7
FFL L02 - Second Floor (Block B)	Unit 17	179.6 m²	8
FFL L02 - Second Floor (Block B)	Unit 18/S9	173.5 m²	8
FFL L03 - Third Floor (Block A)			
FFL L03 - Third Floor (Block A)	Unit 19/S10	204.6 m²	10
FFL L03 - Third Floor (Block A)	Unit 20	221.2 m²	9
FFL L03 - Third Floor (Block A)	Unit 21	198.4 m²	7
FFL L03 - Third Floor (Block B)			
FFL L03 - Third Floor (Block B)	Unit 22	173.5 m²	8
FFL L03 - Third Floor (Block B)	Unit 23	177.9 m²	7
FFL L03 - Third Floor (Block B)	Unit 24	178.9 m²	8
FFL L03 - Third Floor (Block B)	Unit 25	173.2 m²	7
FFL L04 - Fourth Floor (Block A)			
FFL L04 - Fourth Floor (Block A)	Unit 26	200.1 m²	7
FFL L04 - Fourth Floor (Block B)			
FFL L04 - Fourth Floor (Block B)	Unit 27	173.7 m²	8
FFL L04 - Fourth Floor (Block B)	Unit 28	177.5 m²	7
FFL L04 - Fourth Floor (Block B)	Unit 29	178.6 m²	8
FFL L05 - Roof (Block A)			
FFL L05 - Roof (Block A)	Unit 30	178.5 m²	7
FFL L05 - Roof (Block A)	Unit 31	178.1 m²	8
Grand total: 33		5,853.4 m²	249

Fig: 90. Cluster Area Schedule

PROPOSED DEVELOPMENT'S KEY STATISTICS:

Site Area	0.54ha/5473m2
Net Developable Area	c.5473m2
No. of Bedspaces	249 No. Bed
No. of Student Accomodation Units	239
Studios	10
Gross Floor Areas	7592.3m2
Plot Ratio	3.3
Site Coverage	29.9%
Building Heights	4-6 Storeys
Total Car Parking Spaces	1
Accessible Parking Spaces	1
Bicycle Parking Spaces	308
Public Open Space	405.5m2
Communal Open Space / Amenity Space	2971.4m2

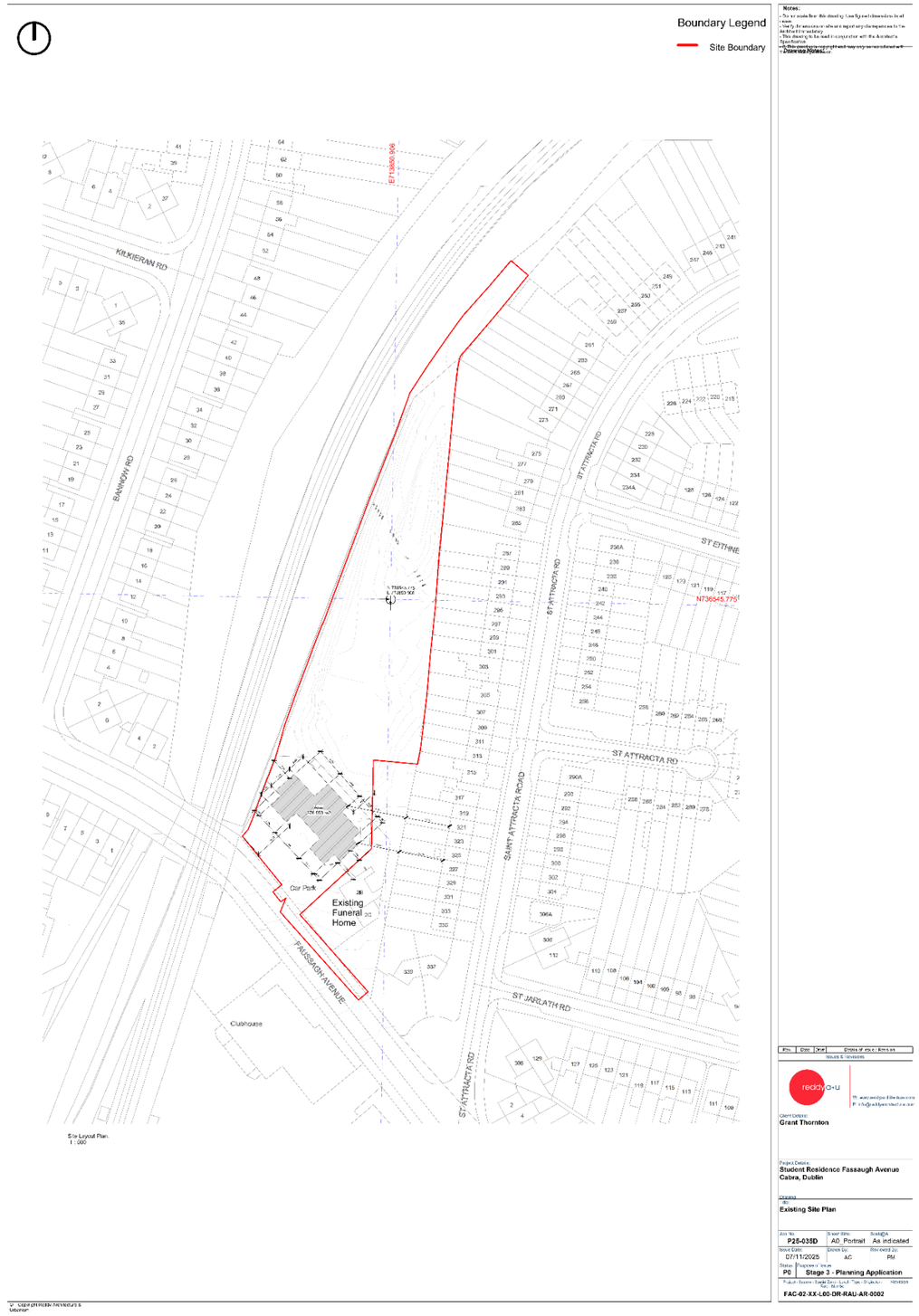
Fig: 91. Proposed Development Key Statistics Table



Drawing not to scale, Please refer to appendices for scaled drawing.

Fig: 92. Site Location Map

7.3: Planning Application Drawings



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Fig: 93. Existing Site Plan

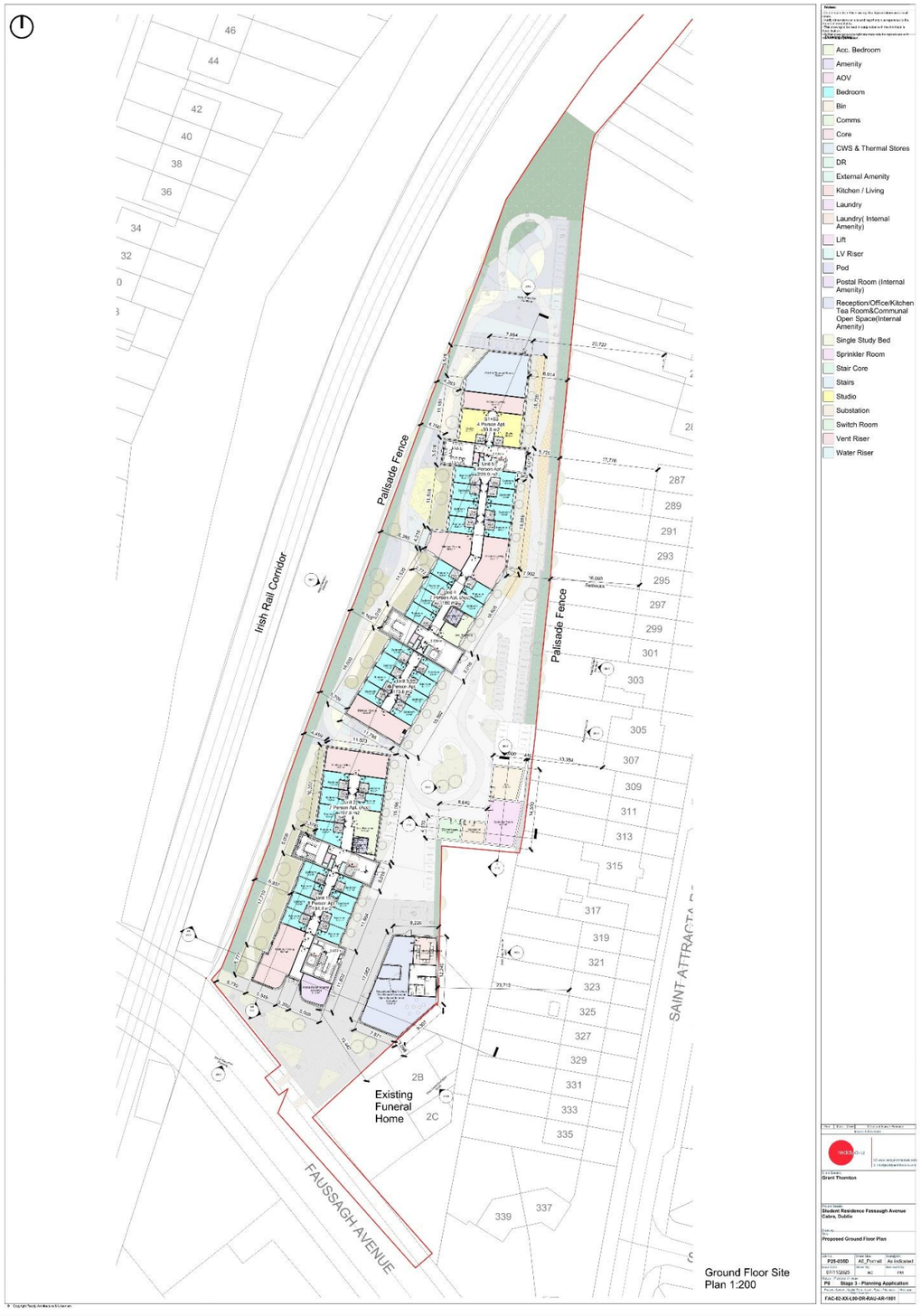
7.3: Planning Application Drawings



Fig 94. Proposed Site Plan

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7.3: Planning Application Drawings



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Fig: 95. Ground Floor Plan

7.3: Planning Application Drawings



Fig: 96. First Floor Plan

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7.3: Planning Application Drawings



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Fig: 97. Second Floor Plan

7.3: Planning Application Drawings



Fig: 98. Third Floor Plan

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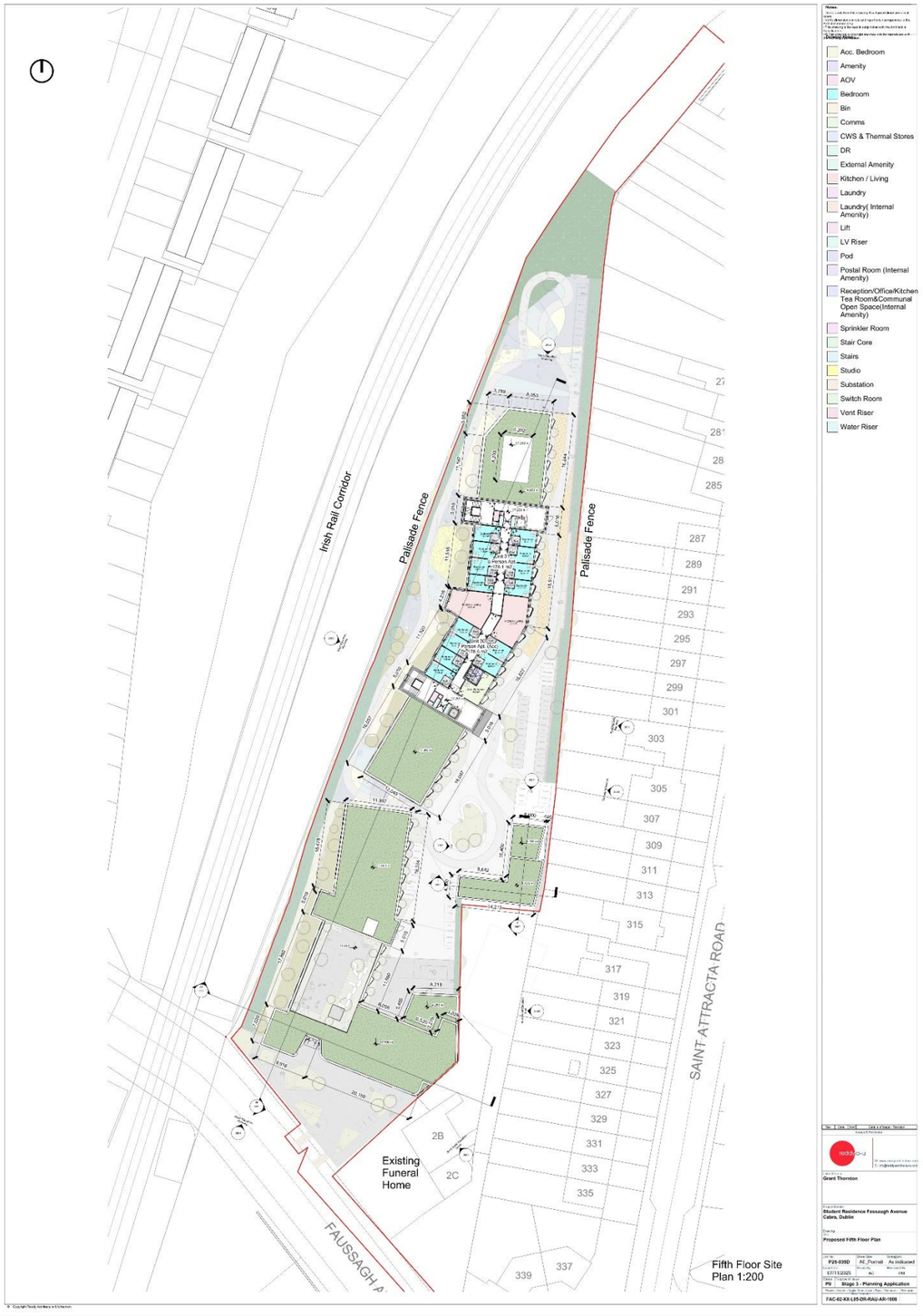
7.3: Planning Application Drawings



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Fig: 99. Fourth Floor Plan

7.3: Planning Application Drawings



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Fig: 100. Fifth Floor Plan

7.3: Planning Application Drawings



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Fig: 101. Roof Plan

7.3: Planning Application Drawings



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Fig: 102. View Lines of Windows on East Façade

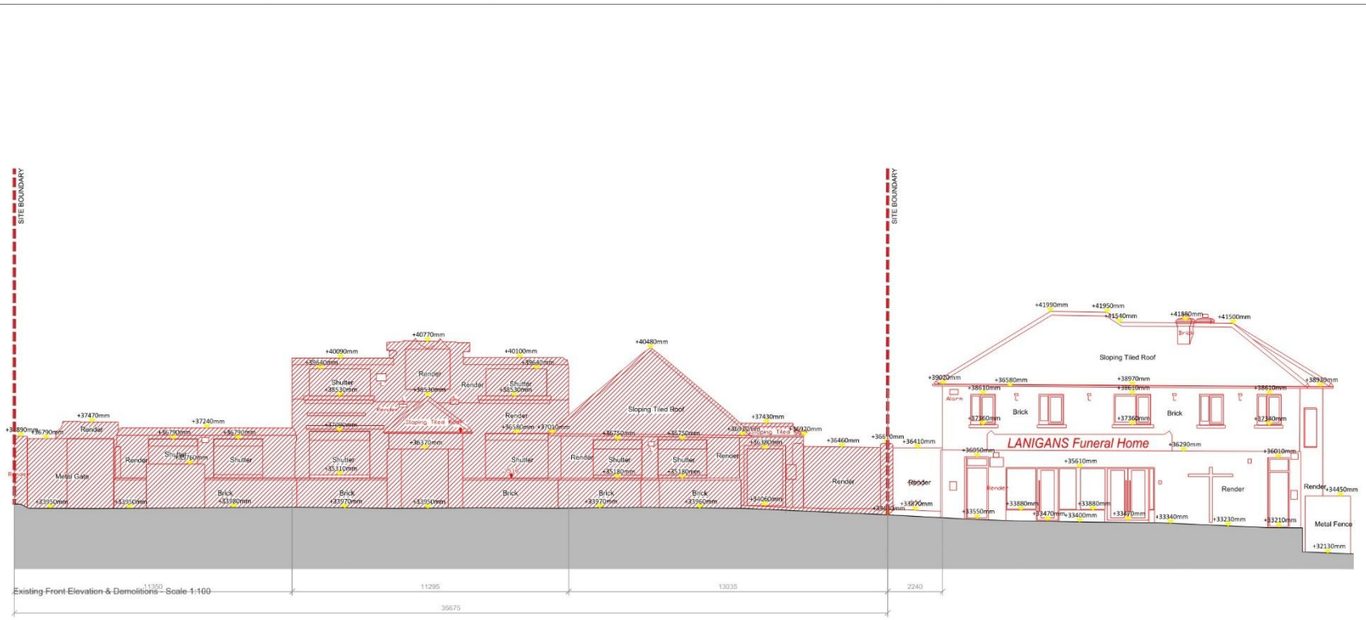
7.3: Planning Application Drawings

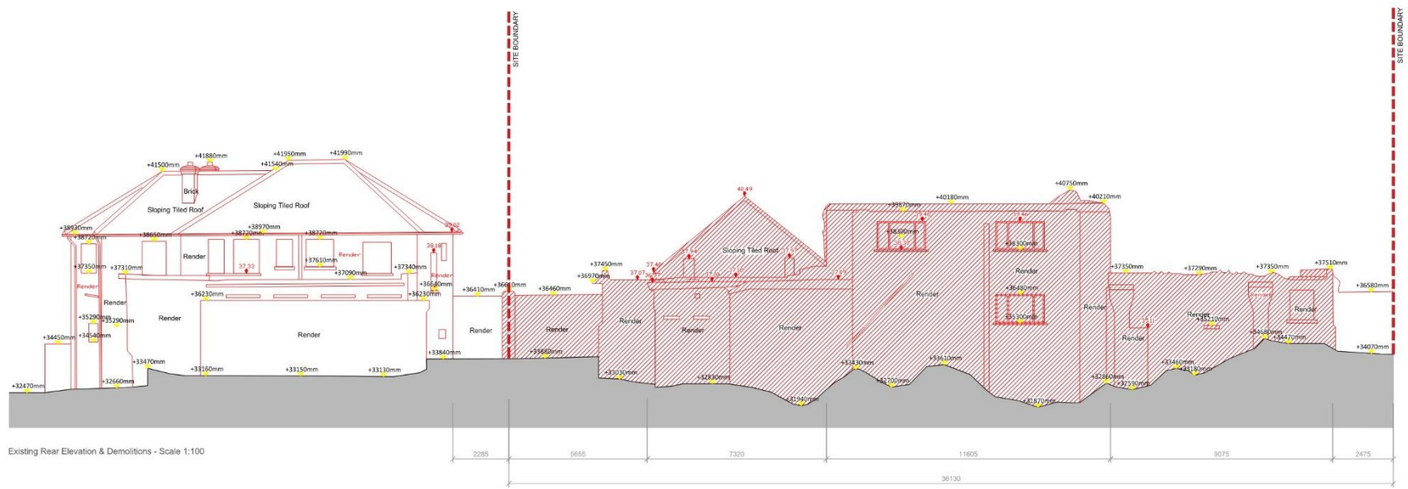


Fig: 103. Demolition Plan

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7.3: Planning Application Drawings







Key Plan Existing & Demolitions NTS

Area of Demolitions

Site Boundary

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Drawing Notes:

Rev.	Date	Drwn	Details of Issue / Issues & Revisions
P3	21/08/25	PJC	Issued for Stage 02 Pre-Planning

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Project Details: Student Residence Fassaugh Avenue Dublin 07

Drawing Title: Existing Elevations – Demolitions

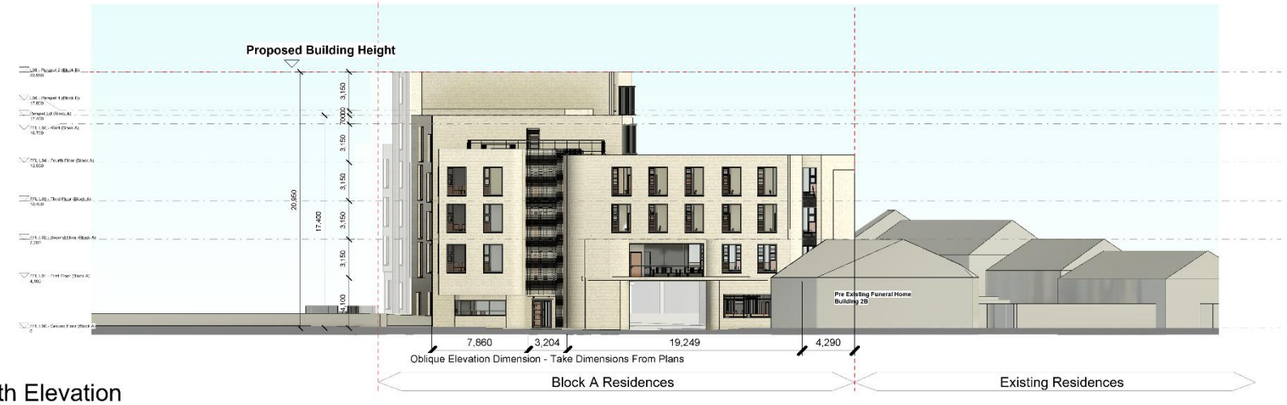
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P25-035D	A1	1:100
Issue Date: 21/08/25	Drawn By: PJC	Reviewed By: LW
Status: P3	Purpose of Issue: Stage 02 –	
Project – System – Sphere – Zone – Level – Type – Role – Number: FAC-02-ZZ-XXX-DR-RA-B3-A5-H005		Revision:

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Fig: 104. Demolition Elevations

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7.3: Planning Application Drawings



South Elevation
1:200



Rooftop Amenities Space
1:100



East Elevation
1:200

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Drawing Title:
Proposed Elevations

Job No.	Sheet Size:	Scale@A
P25-035D	A0_Portrait	As indicated
Issue Date:	Drawn By:	Reviewed By:
07/11/2025	AC	PM
Status	Purpose of Issue	
P0	Stage 3 - Planning Application	

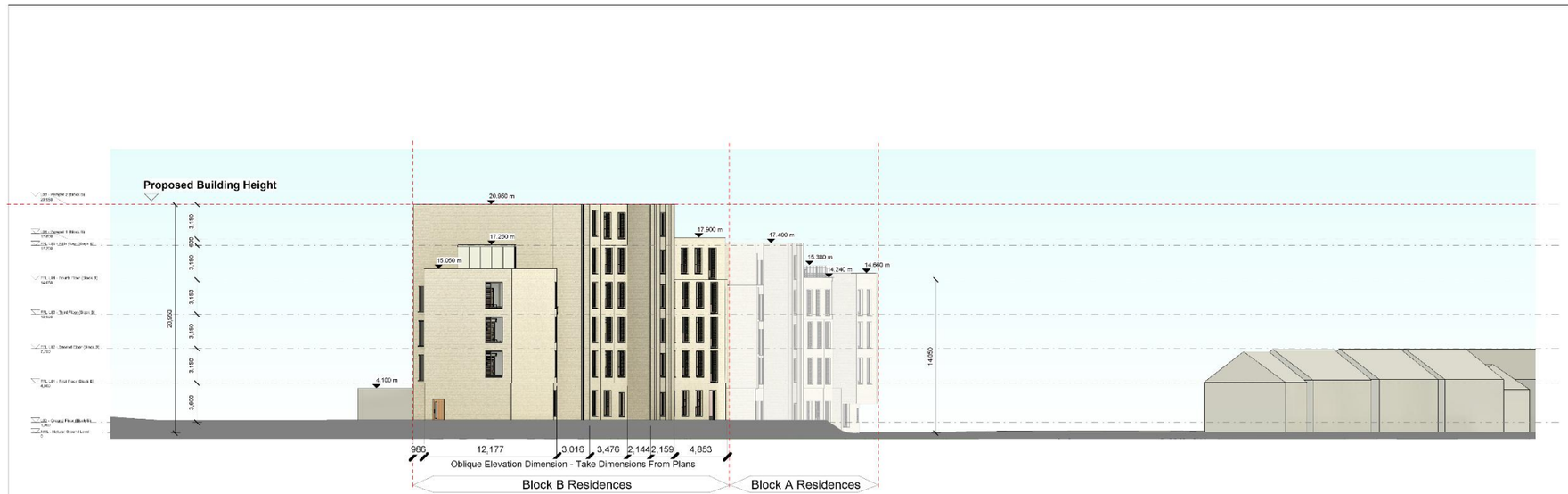
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FAC-02-XX-XXX-DR-RAU-AR-2001

Fig: 105. South / East Elevations

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7.3: Planning Application Drawings



North Elevation

1:200



West Elevation

1:200

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Drawing Title:
Proposed Elevations 2

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P25-035D	A0_Portrait	1 : 200
Issue Date:	Drawn By:	Reviewed By:
07/11/2025	AC	PM

Status	Purpose of Issue
P0	Stage 3 - Planning Application

Project - System - Spatial Zone - Level - Type - Originator - Volume/Role No.: FAC-02-XX-XXX-DR-RAU-AR-2002 | Revision

Fig: 106. North / West Elevations

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7.3: Planning Application Drawings

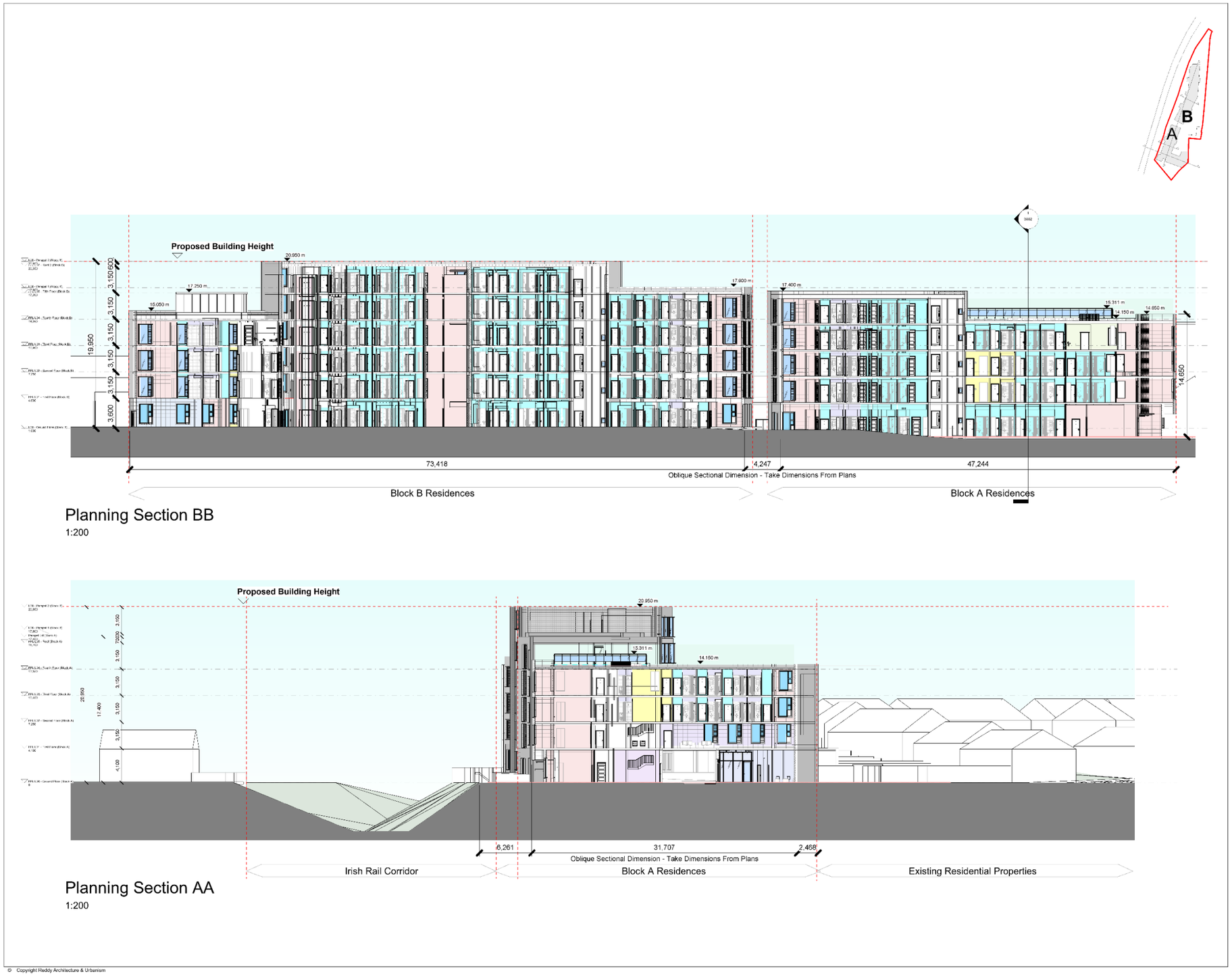


Fig: 107. Planning Sections

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7.3: Planning Application Drawings



Fig: 108. Planning Sections

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7.3: Planning Application Drawings

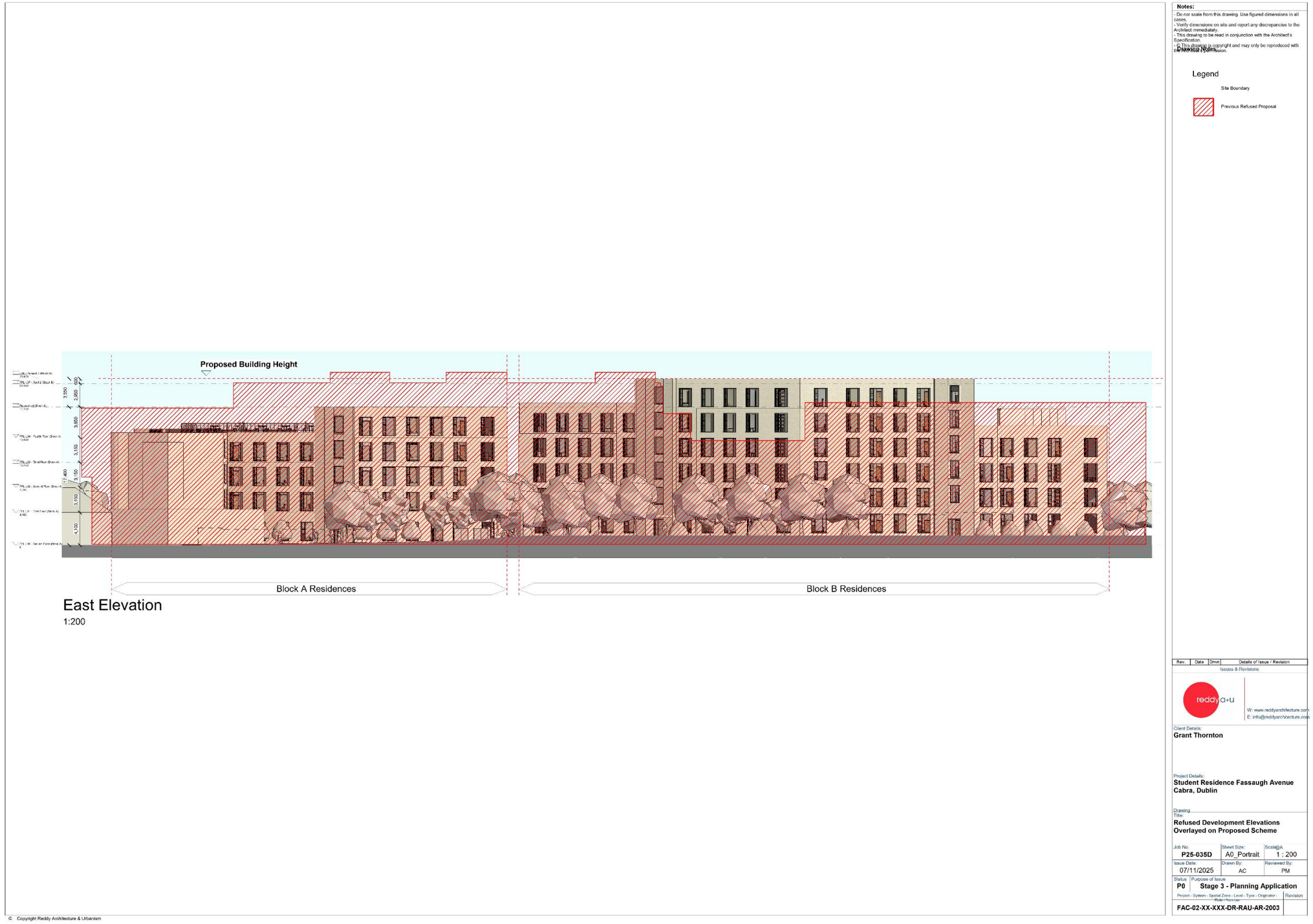


Fig: 110. Refused Elevation Overlay

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7.3: Planning Application Drawings



Fig: 111. Refused Plan Overlay

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7.3: Planning Application Drawings



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Project
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Proposed Access and Service

Job	Sheet Size:	Scal @A
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Issue Date:	Drawn By:	Reviewed
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Statu	Purpose of	
P0	Stage 3 - Planning Application	

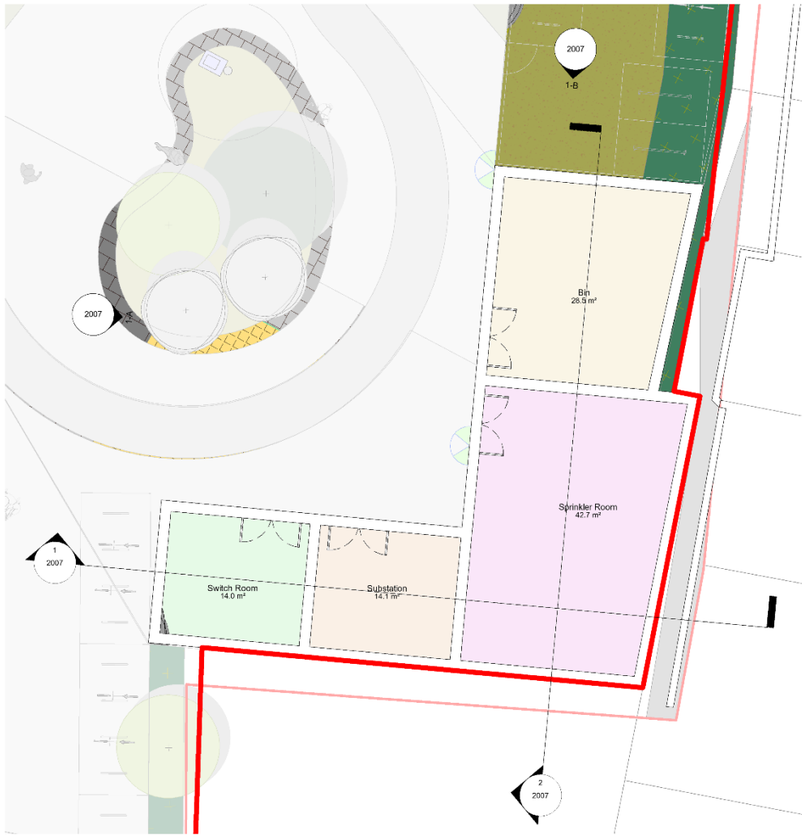
Project - System - Spatial Zone - Level - Type - Originator - Revision

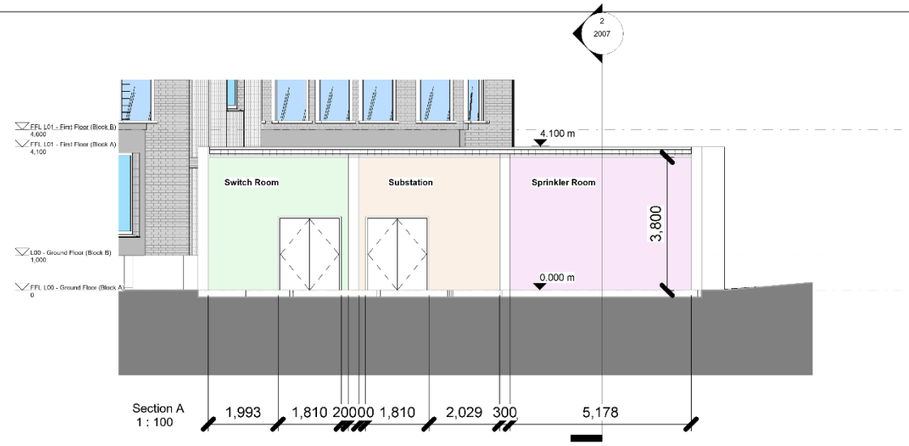
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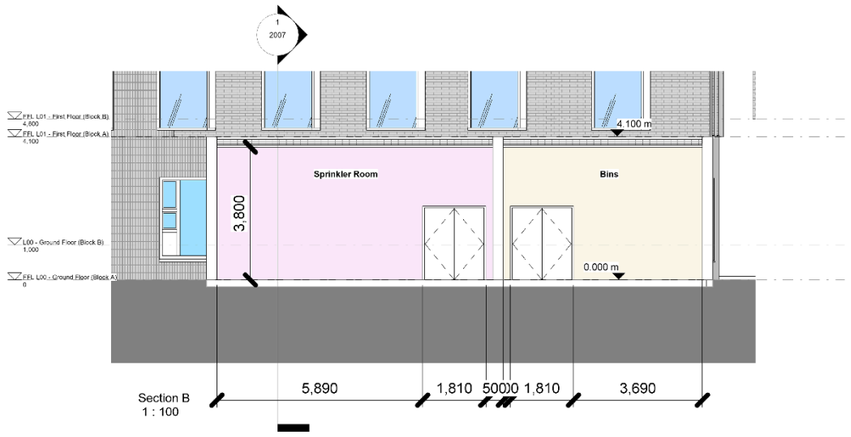
Fig: 112 Access and Service Drawing

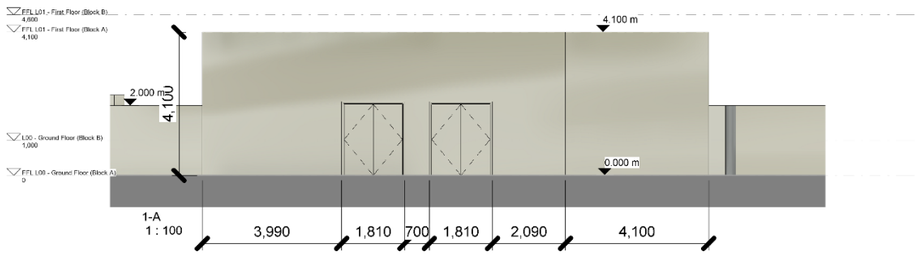
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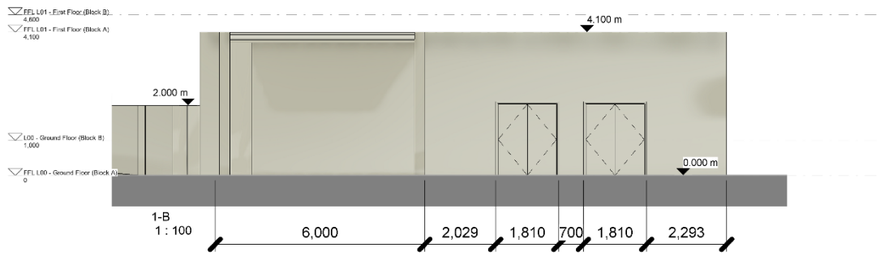
7.3: Planning Application Drawings











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Project				Drawing	
Student Residence Fassaugh Avenue Cabra, Dublin				**Proposed Sections and Elevations - Waste Centre**	
Job	Sheet Size:	Scal @A		Statu	Purpose of
P25-035D	A2_Landscape	1 : 100		**P0**	**Stage 3 - Planning Application**
Issue Date:	Drawn By:	Reviewed		Project - System - Spatial Zone - Level - Type - Originator	Revision
07/11/2025	AC	PM		**FAC-02-XX-L00-DR-RAU-AR-2007**	

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Fig: 113. Proposed Sections and Elevation – Waste Centre

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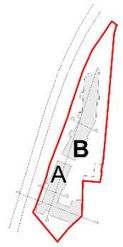
7.3: Planning Application Drawings



Brick Detail South Elevation
1:100



Brick Detail East Elevation
1:100



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Student Residence Fassaugh Avenue Cabra, Dublin

Drawing Title:
Proposed Soldier Course Brick on East Elevation

Job No.	Sheet Size:	Scale@A
P25-035D	A0_Portrait	As indicated
Issue Date:	**Drawn By:**	**Reviewed By:**
07/11/2025	AC	PM
Status	**Purpose of Issue**	
P0	**Stage 3 - Planning Application**	
Project - System - Spatial Zone - Level - Type - Originator - Role - Number		Revision
FAC-02-XX-XXX-DR-RAU-AR-2004		

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Fig: 114. Proposed Soldier Course Brick on East Elevation

Drawing not to scale, Please refer to appendices for scaled drawing.

7.3: Planning Application Drawings

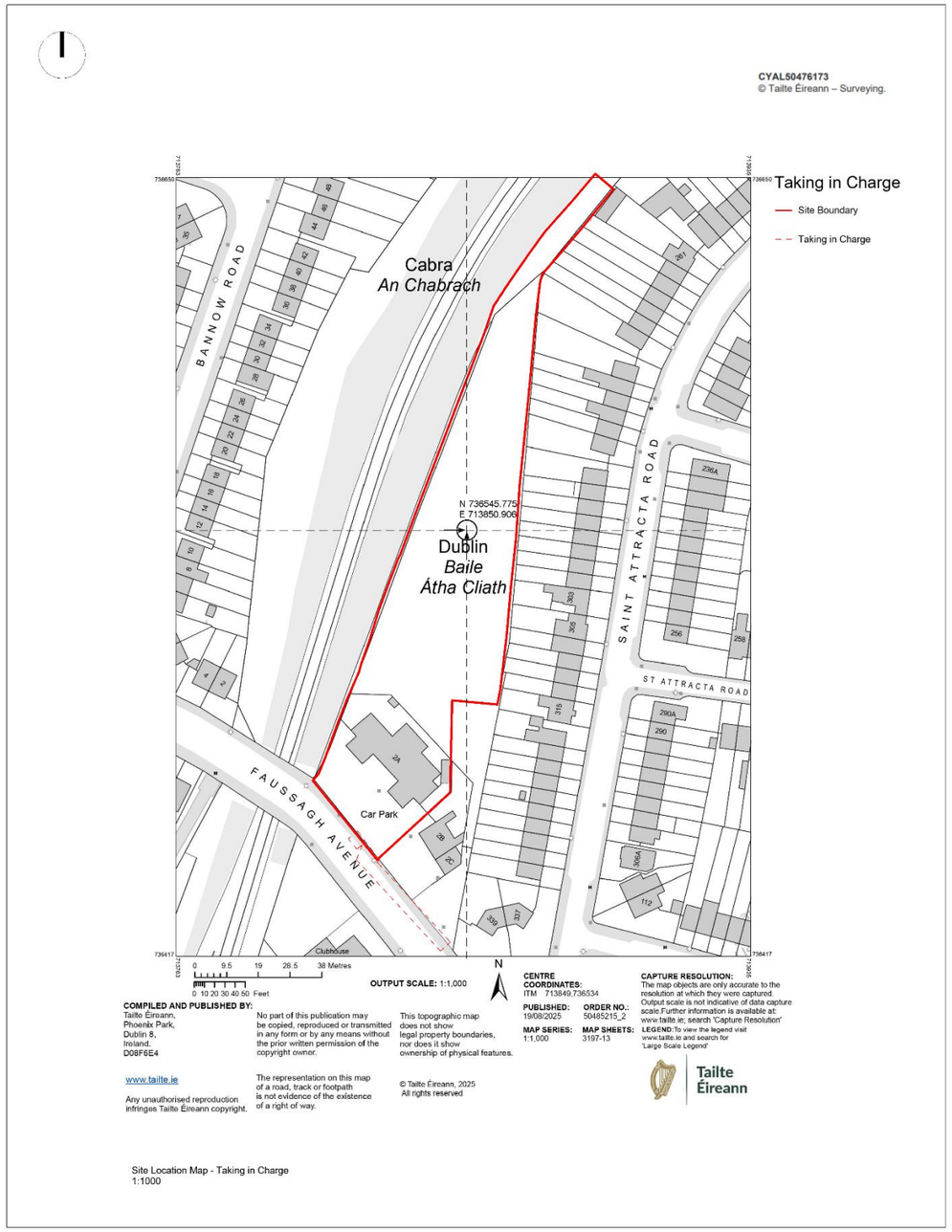


Fig: 115. Taking in Charge

Drawing not to scale, Please refer to appendices for scaled drawing.