04 PROPOSED DESIGN
SITE LAYOUT



04 PROPOSED DESIGN
SITE SCHEDULE

CAHERANARDRISH LRD - LIMERICK						
UNIT TYPE	**DESCRIPTION**	**NO. OF BEDROOMS**	**BED SPACES**	**UNIT AREA (m²)**	**NO. OF UNITS**	
A1	4 Bed Semi-Detatched	4	7	134.0	21	11.5%
A2	4 Bed Semi-Detatched	4	6	136.5	3	1.7%
B1	3 Bed Semi-Detatched	3	5	115.3	39	21.5%
B2	3 Bed Semi-Detatched	3	5	104.4	23	12.6%
B3	3 Bed Semi-Detatched	3	5	119.6	5	2.7%
B4	3 Bed Semi-Detatched	3	5	108.6	5	2.7%
C2	3 Bed Semi-Detatched	3	5	114.2	2	1.1%
C4	3 Bed Semi-Detatched	3	5	114.2	2	1.1%
C10	3 Bed Detatched	3	5	114.2	2	1.1%
C5	2 Bed Semi-Detatched	2	4	84.7	2	1.1%
D1	3 Bed End Townhouse	3	5	109.8	13	7.2%
D3	3 Bed End Townhouse	3	5	113.3	5	2.7%
E1	2 Bed Mid Townhouse	2	4	80.2	19	10.5%
H1	2 Bed Apartment	2	3	71.9	1	0.5%
H2	1 Bed Apartment	1	2	61.6	1	0.5%
H3	2 Bed Apartment	2	3	69.4	1	0.5%
J1	2 Bed Apartment	2	4	74.1-75.7	13	7.2%
J2	1 Bed Apartment	1	2	46.8-53.4	25	13.8%
TOTAL NO. OF UNITS					**182**	**100.0%**

4 bed	24	13.2%
3 bed	96	52.7%
2 bed	36	19.8%
1 bed	26	14.3%
Detatched/Semi-Detatched	104	57.1%
Townhouses	37	20.4%
Apartments	41	22.5%

TOTAL NUMBER OF UNITS	**182**
SITE AREA (RED LINE BOUNDARY)	5.67 HA
DEVELOPABLE AREA	4.49 HA
DENSITY	40.5 Units/Ha
OPEN SPACE	15%
70 CHILD CRECHE (GF of Apt Block)	**G.I.A. 374.7 sq.m.**

04 PROPOSED DESIGN
DEVELOPABLE AREA CALCULATION

EXTRACT FROM THE COMPACT GROWTH GUIDELINES (2024)

Net Site Area Includes	Net Site Area Excludes
• Local Streets as defined by Section 3.2.1 DMURS. • Private and semi-private open space. • Car parking, bicycle parking and other storage areas. • Local parks such as neighbourhood and pocket parks or squares and plaza's • All areas of incidental open space and landscaping.	• Major road/streets such as Arterial Streets and Link Streets as defined by Section 3.2.1 DMURS. • Lands used for commercial development (inc. retail, leisure and entertainment). • Lands for primary schools, churches and other community services and facilities. • Larger, Regional or District Parks, Wayleaves or rights of way. Other areas of land that cannot be developed due to environmental sensitives, topographical constraints (i.e. steepness) and/or are subject to flooding.

The site has an undulating topography comprising mainly of flat to mildly sloped lands zoned Residential development with plateaus of flat lands located around the scheme. The total site area is 5.67 Ha, with a developable area of 4.49 Ha and a density of 40.5 Units per Hectare.

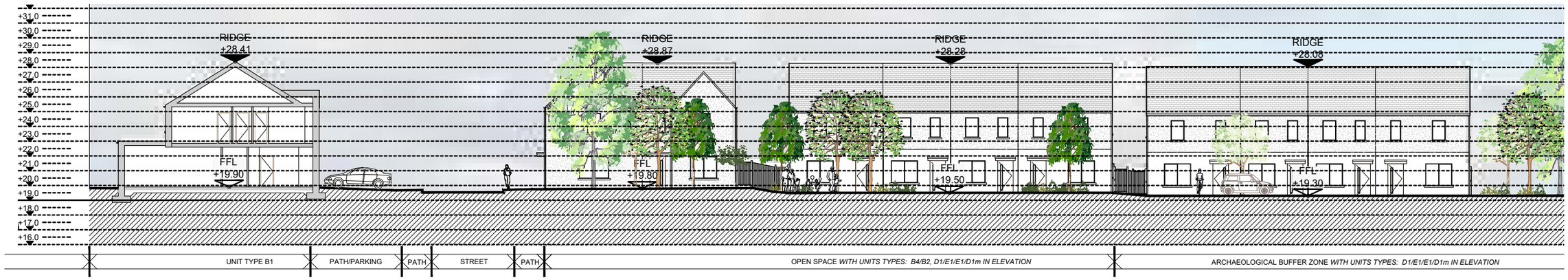
The developable area of the site has been calculated using the requirements set out in the 2024 Compact Growth Appendices which define a list of what should be included and excluded from the developable area calculation. Care has been taken to ensure the usable public open spaces have been designed in order to accommodate level play areas for a wide range of uses.

2024 SUSTAINABLE AND COMPACT SETTLEMENT GUIDELINES FOR PLANNING AUTHORITIES - APPENDIX B - TABLE 1 KEY:		
KEY:	SITE BOUNDARY (RED LINE) : 5.67 Ha	AREA (SQ.M.)
	DEVELOPABLE AREA (Based on the includable areas set out in Table 1 of the Compact Growth Guidelines 2024 Appendix B)	4.49 Ha
AREAS EXCLUDED FROM DEVELOPABLE AREA CALCULATION		
	EXISTING ROAD NETWORK AND PRIMARY ACCESS STREET	0.68 Ha
	LARGER, REGIONAL OR DISTRICT PARKS, WAYLEAVES OR RIGHTS OF WAY (ARCHAEOLOGICAL FEATURE AND BUFFER ZONE)	0.30 Ha
	PUMPING STATION AND BUFFER ZONE	0.12 Ha
	LANDS FOR PRIMARY SCHOOLS, CHURCHES AND OTHER COMMUNITY SERVICES AND FACILITIES (CRECHE SITE)	0.08 Ha



CAHERANARDRISH LRD - SUMMARY SCHEDULE SITE LAYOUT				
		AREA SQ.M.	AREA Ha	% OF GROSS SITE AREA
GROSS SITE AREA		**56,695**	**5.67**	
EXCLUSIONS	EXISTING ROAD NETWORK AND PRIMARY ACCESS STREET	6,776	0.68	12.0%
	ARCHAEOLOGIAL FEATURE AND BUFFER ZONE	3,004	0.30	5.2%
	PUMPING STATION AND BUFFER ZONE	1,186	0.12	2.1%
	CRECHE SITE AREA	787	0.08	1.4%
TOTAL EXCLUSION AREA		**11,753**	**1.18**	20.7%
NET SITE AREA		**44,942**	**4.49**	79.3%
TOTAL NUMBER OF UNITS	182			
CRECHE GROSS AREA	5.9 SQ.M. PER CHILD	414.3		
CRECHE GROSS INTERNAL AREA	5.4 SQ.M. PER CHILD	374.7		
PUBLIC OPEN SPACE REQUIRED (WITHIN DEVELOPABLE AREA)		6,735	0.67	15% (of Net Site Area)
PUBLIC OPEN SPACE PROVIDED (WITHIN DEVELOPABLE AREA)		6,760	0.68	15% (of Net Site Area)
TOTAL GROUND COVERAGE	(not including creche area)	10,323.3		
TOTAL GROSS FLOOR AREA	(not including creche area)	18,012.2		
NET DENSITY	40.5 UNITS PER HECTARE (182 UNITS / 4.49 Ha)			
SITE COVERAGE (of Net Site Area)	23.0%			
PLOT RATIO (of Net Site Area)	0.401			

04 PROPOSED DESIGN
PUBLIC REALM





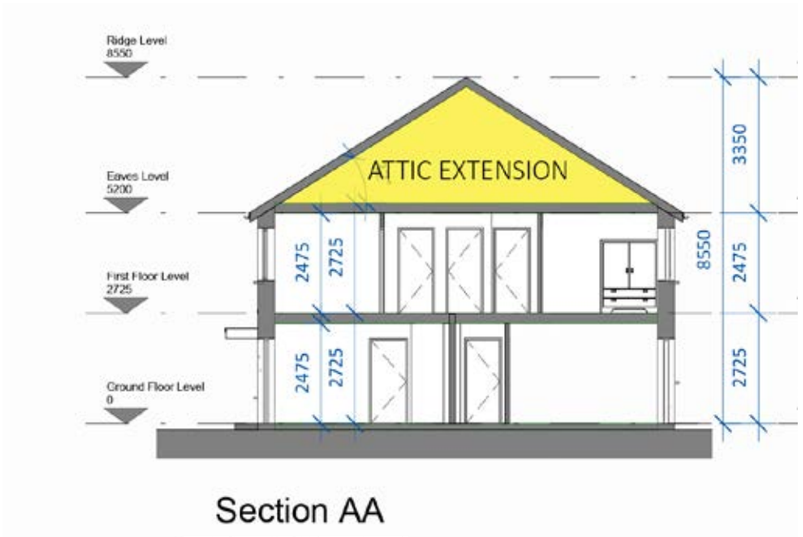
The proposed layout has been strategically designed to integrate seamlessly with the existing neighbourhood area, ensuring optimal use of space, while providing generous private outdoor amenity areas for residents. These open spaces are thoughtfully placed to ensure natural surveillance, a strong sense of ownership and safety, ensured by features such as clearly defined space hierarchies, overlooked play areas and pedestrian friendly landscaped roads and parking. This integration led approach enriches community well-being while also supporting the functionality of the design.

04 PROPOSED DESIGN
ADAPTABILITY

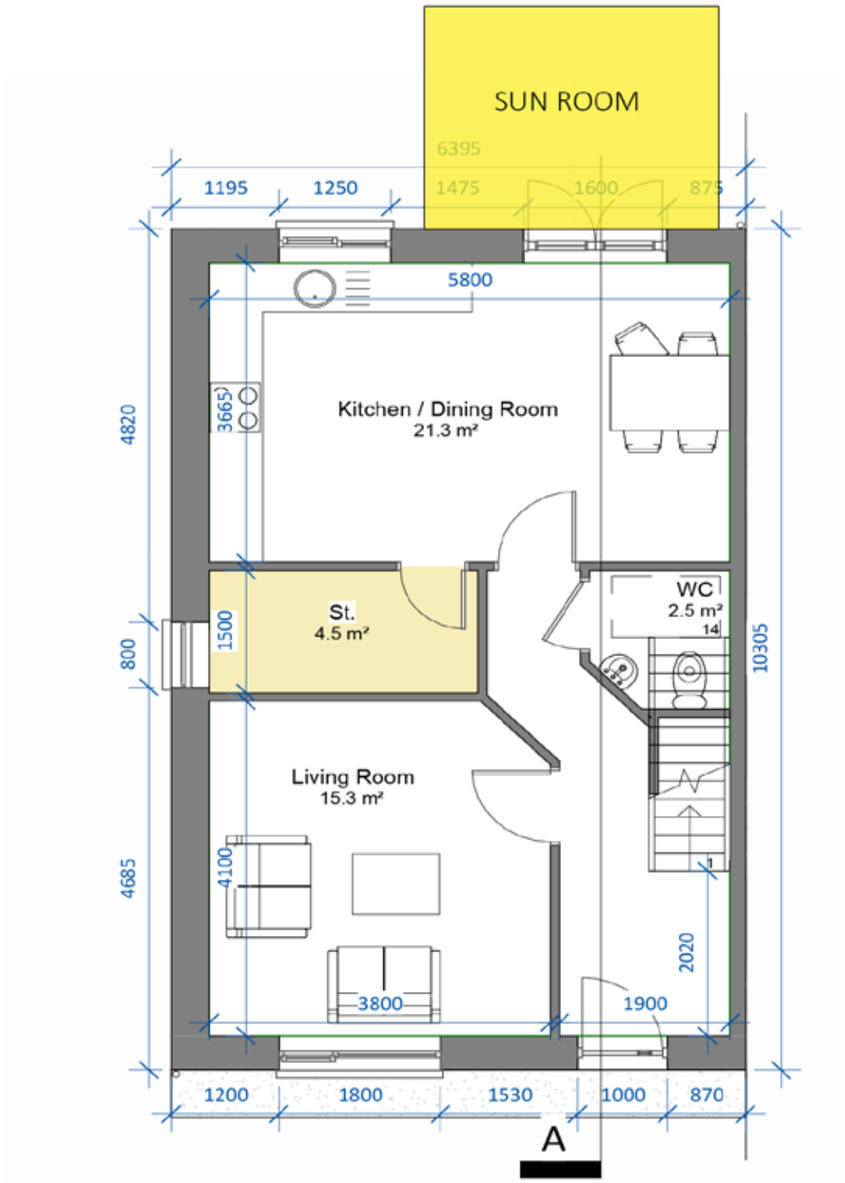
All units are designed in accordance with the 2007 Housing Guidelines (Quality Housing for Sustainable Communities).

The proposed dwellings are adaptable to respond to potential changing needs over their lifetime. Provision has been made to extend in the attic or in the back garden of properties.

With a selection and distribution of house types reflecting how future market challenges can be used to the advantage of the community, the enhanced distinctiveness of the character areas will work for the benefit of this scheme.



Section AA

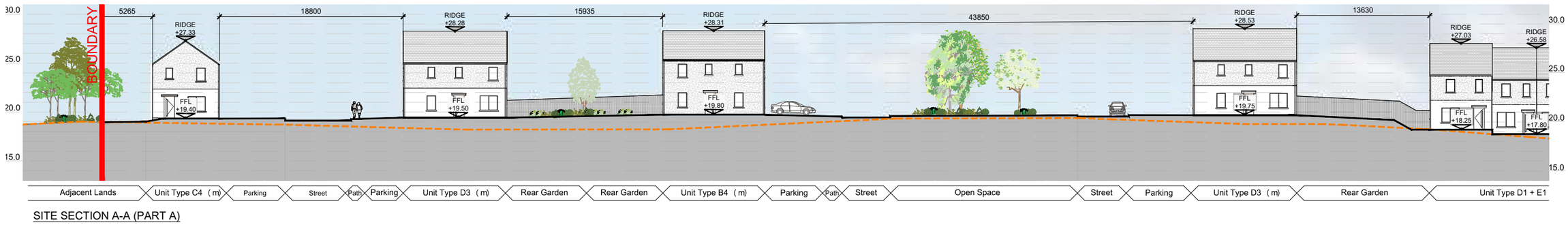


Ground Floor Level

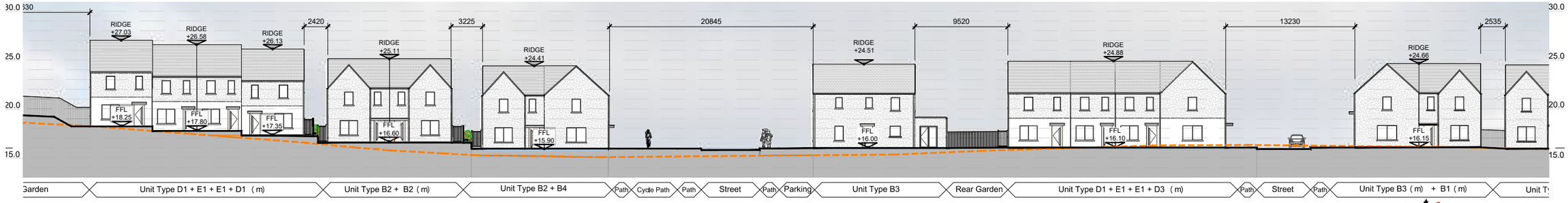
04 PROPOSED DESIGN
SITE SECTIONS



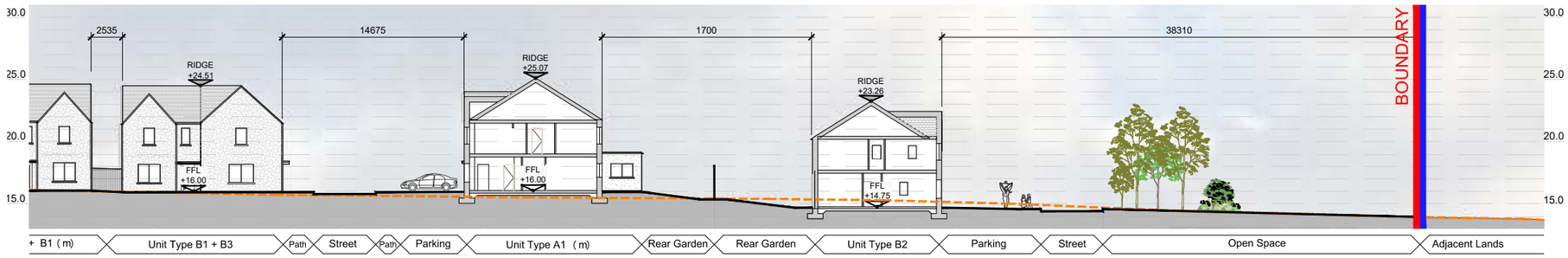
SITE SECTION A-A KEY



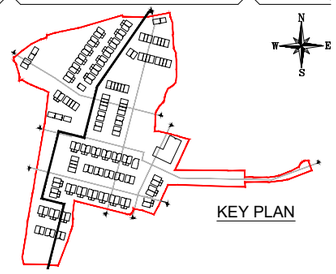
SITE SECTION A-A (PART A)



SITE SECTION A-A (PART B)

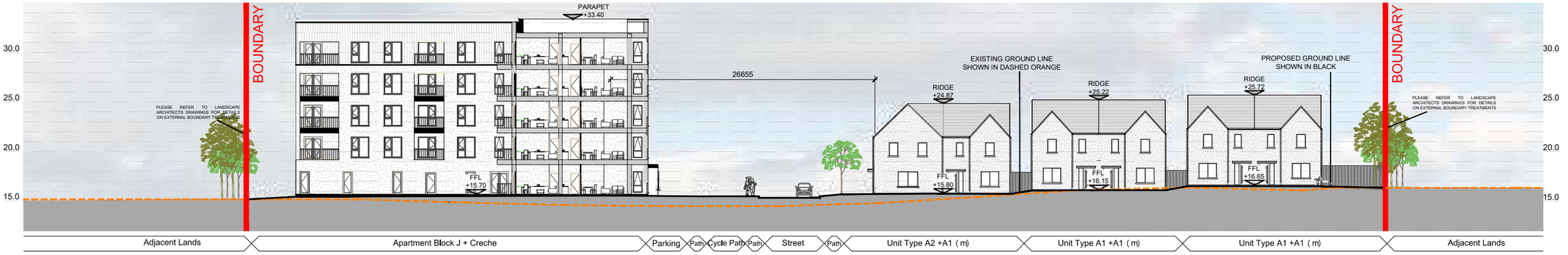


SITE SECTION A-A (PART C)

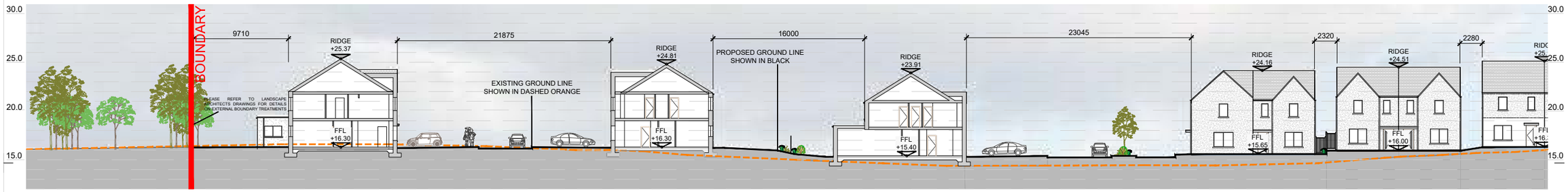


KEY PLAN

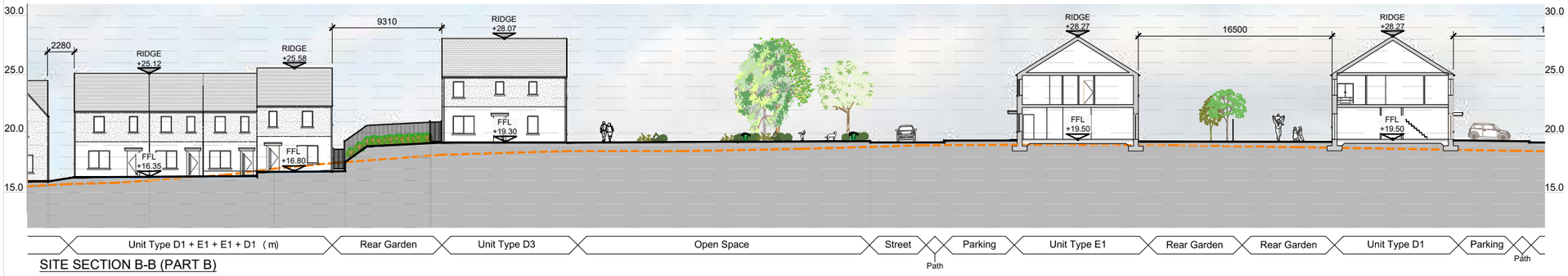
04 PROPOSED DESIGN
SITE SECTIONS



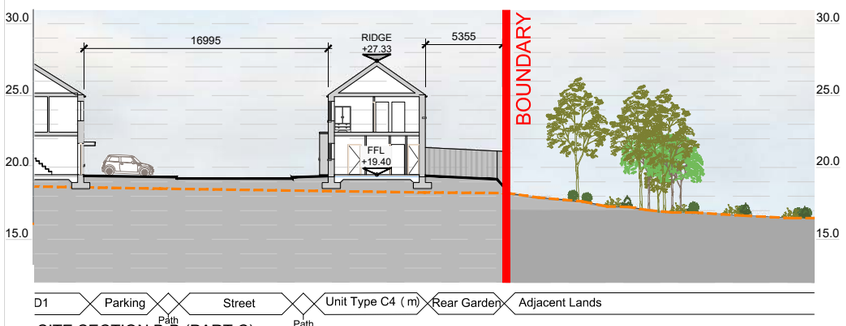
SITE SECTION C-C



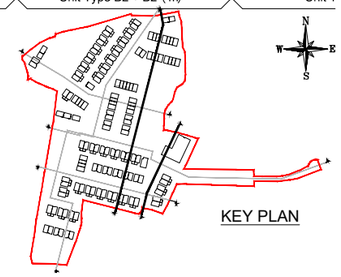
SITE SECTION B-B (PART A)



SITE SECTION B-B (PART B)

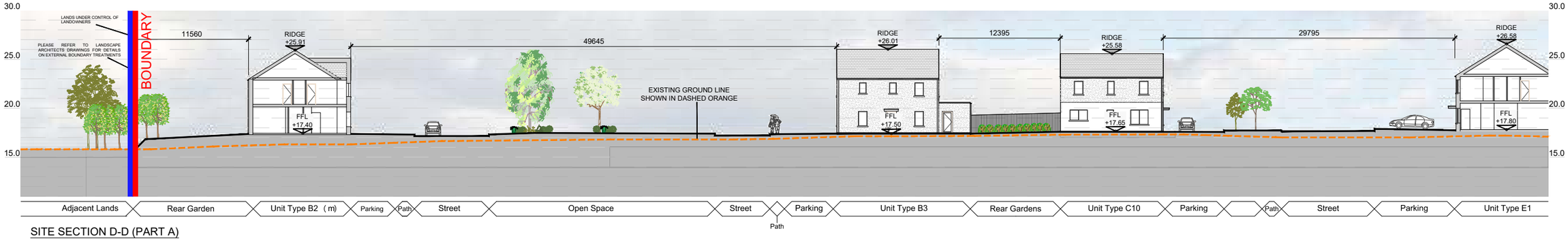


SITE SECTION B-B (PART C)

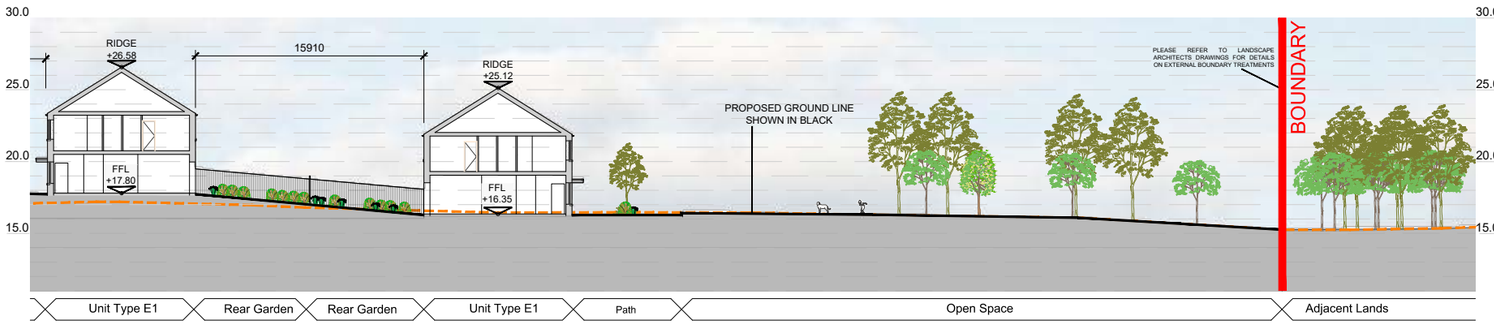


KEY PLAN

04 PROPOSED DESIGN
SITE SECTIONS



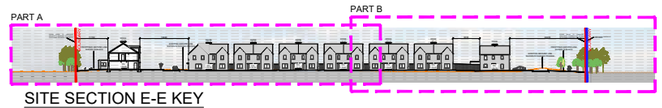
SITE SECTION D-D (PART A)



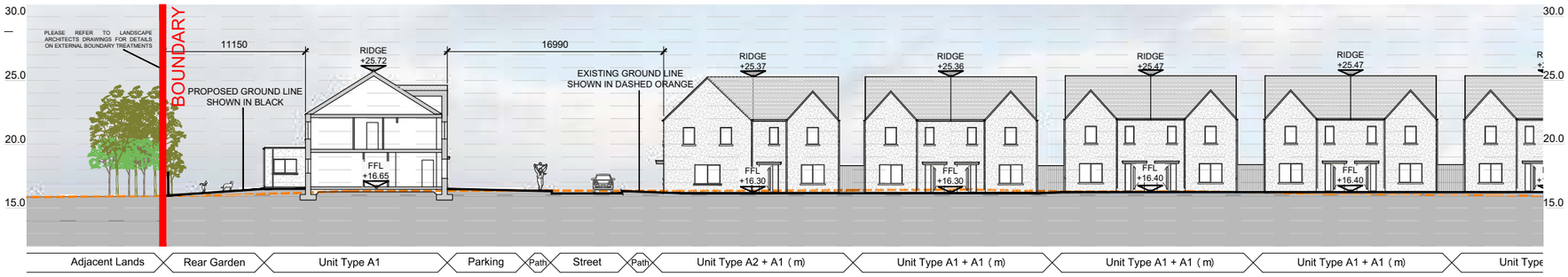
SITE SECTION D-D (PART B)



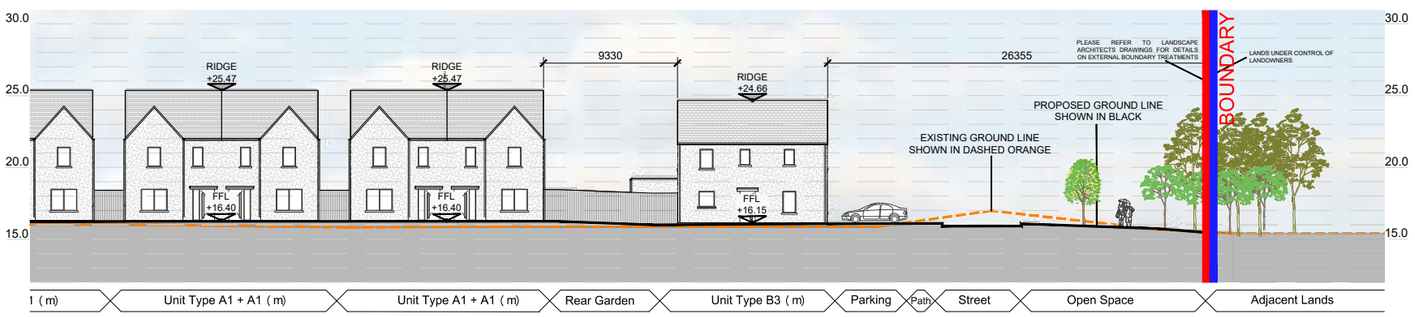
SITE SECTION D-D KEY
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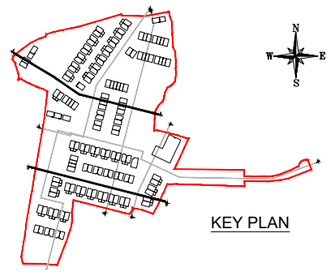
SITE SECTION E-E KEY
SCALE 1:1000@A1



SITE SECTION E-E (PART A)

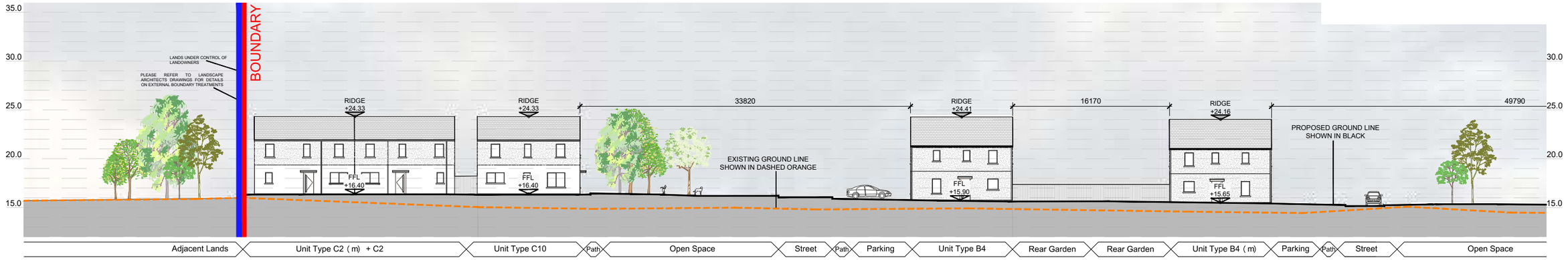


SITE SECTION E-E (PART B)

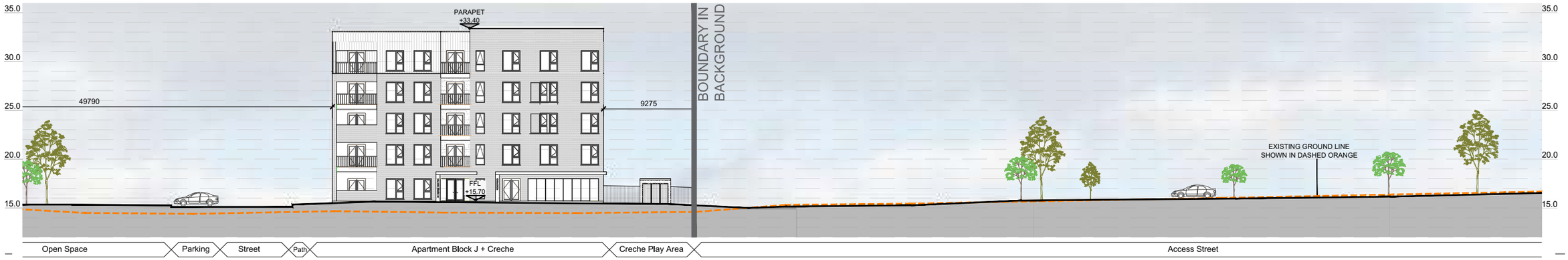


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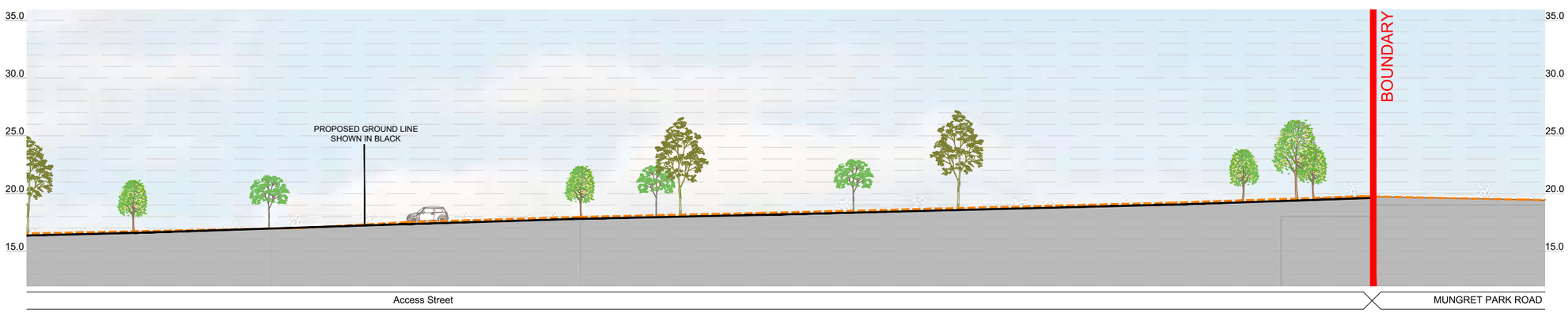
04 PROPOSED DESIGN
SITE SECTIONS



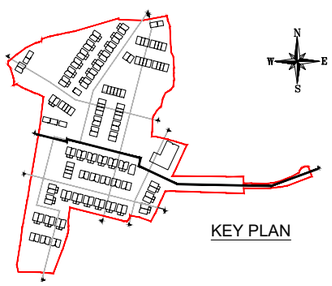
SITE SECTION F-F (PART A)



SITE SECTION F-F (PART B)



SITE SECTION F-F (PART C)



04 PROPOSED DESIGN
NEW PEDESTRIAN / CYCLE ROUTES & PUBLIC OPEN SPACES



Figure: Proposed Open Spaces

04 PROPOSED DESIGN
OPEN SPACE CALCULATION



The scheme provides ample public amenity space for future residents to utilise. The proposed scheme includes 15% usable open space within the developable area of the site. This percentage excludes the archaeological feature, the buffer zone and the crèche play area. These open spaces are interspersed throughout the scheme and are easily accessible from the residential units. There are also pedestrian links connecting each space.



Figure: Open Space Calculation Diagram

Figure: Open Space Images Examples







04 PROPOSED DESIGN
LANDSCAPE PROPOSAL (SIMON RONAN LANDSCAPE ARCHITECTS)









PLEASE REFER TO THE LANDSCAPE REPORT PREPARED BY SIMON RONAN LANDSCAPE ARCHITECTURE FOR FURTHER INFORMATION

Great care has been taken in order to preserve, restore and enhance the natural features within the site while providing adequate nature based solutions in the form of SuDS measures within the open spaces.

Please refer to the relevant documentation prepared by Simon Ronan Landscape Architecture and OSL Butler Consulting Engineers for further details on this.

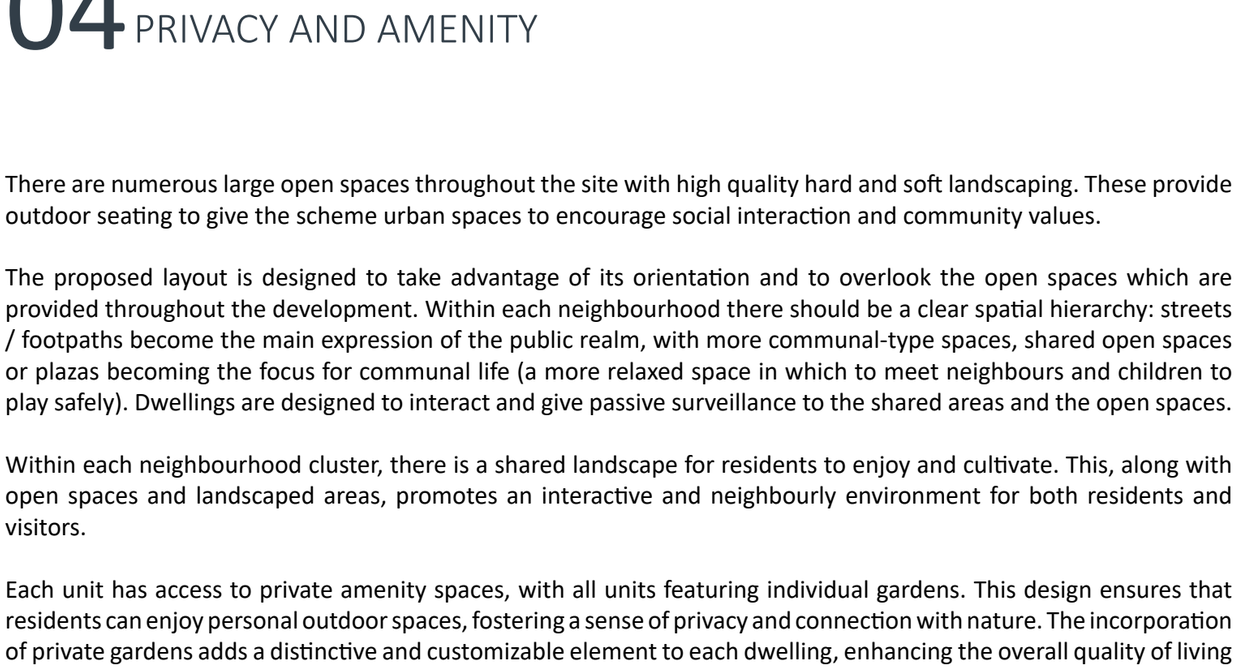
04 PROPOSED DESIGN
PRIVACY AND AMENITY

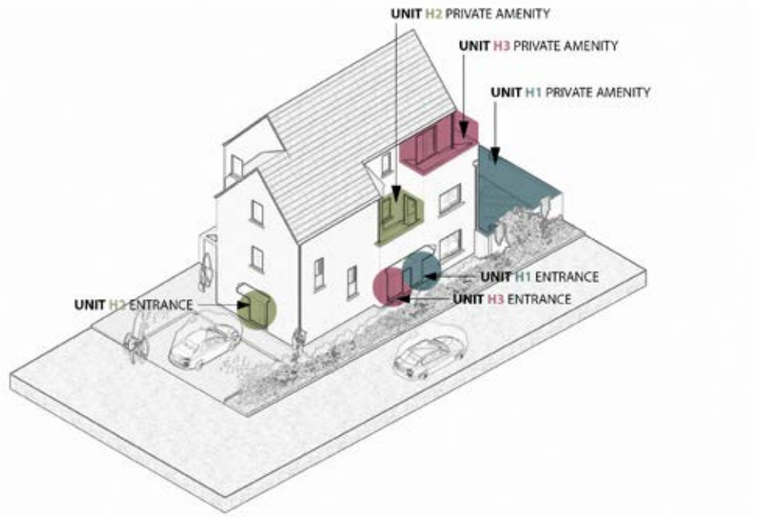
There are numerous large open spaces throughout the site with high quality hard and soft landscaping. These provide outdoor seating to give the scheme urban spaces to encourage social interaction and community values.

The proposed layout is designed to take advantage of its orientation and to overlook the open spaces which are provided throughout the development. Within each neighbourhood there should be a clear spatial hierarchy: streets / footpaths become the main expression of the public realm, with more communal-type spaces, shared open spaces or plazas becoming the focus for communal life (a more relaxed space in which to meet neighbours and children to play safely). Dwellings are designed to interact and give passive surveillance to the shared areas and the open spaces.

Within each neighbourhood cluster, there is a shared landscape for residents to enjoy and cultivate. This, along with open spaces and landscaped areas, promotes an interactive and neighbourly environment for both residents and visitors.

Each unit has access to private amenity spaces, with all units featuring individual gardens. This design ensures that residents can enjoy personal outdoor spaces, fostering a sense of privacy and connection with nature. The incorporation of private gardens adds a distinctive and customizable element to each dwelling, enhancing the overall quality of living for the residents. The houses have a private back garden and are placed back to back with a distance 16m (minimum 8m deep gardens) or greater as per the Compact Growth 2024 Guidance to guarantee privacy. Houses have adequate storage areas and areas for sorting of recyclables in the garden or in specific private storage areas in front of the dwellings.







04 PROPOSED DESIGN
PART V PROPOSAL

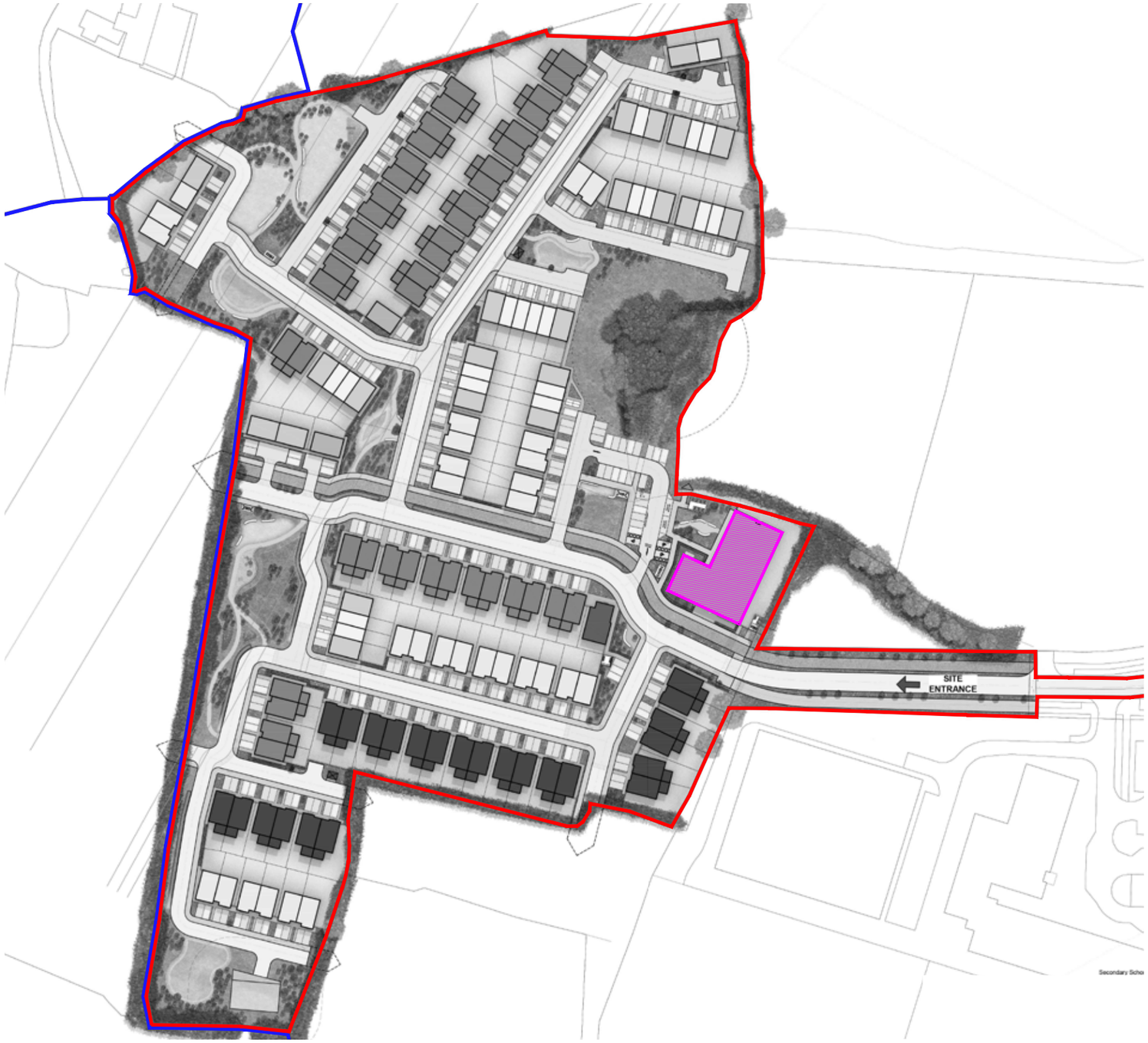
Part V Proposal

A total of 38no. Part V units are allocated around the site.
This equates to 20.9% per cent of the residential units within the development.

The 38no. units consist of:

No. 13 - 2 bed Apartments (Block)
74.1 sq.m. - 75.7 sq.m.

No. 25 - 1 bed Apartments (Block)
46.8 sq.m. - 53.4 sq.m.



04 PROPOSED DESIGN
UNIVERSAL DESIGN ACCOMMODATION

Providing exceptional new homes in a sustainable and commercially viable manner, in well connected locations is the ultimate goal of this housing development. The ground floor triplex apartment unit and some apartments in the apartment block have been designed with a particular focus on homes that contain internal spaces that can cater for people with mobility issues.

Ample space within bedrooms/bathrooms and living areas ensures that the usability of these spaces is at the forefront of the design, with areas for turning within corridors/hallways also considered to ensure ease of movement for residents within dwellings. The ground floor triplex apartment unit and 4 no. apartments within the apartment block have been designed with reference to the Universal Design Guidelines.





A 'U' shaped plan is easy for everyone to use. An accessible kitchen can look very stylish and should not look like an adapted kitchen. All it takes is some imagination, and careful design.





Figure: Triplex Ground Floor Apartment

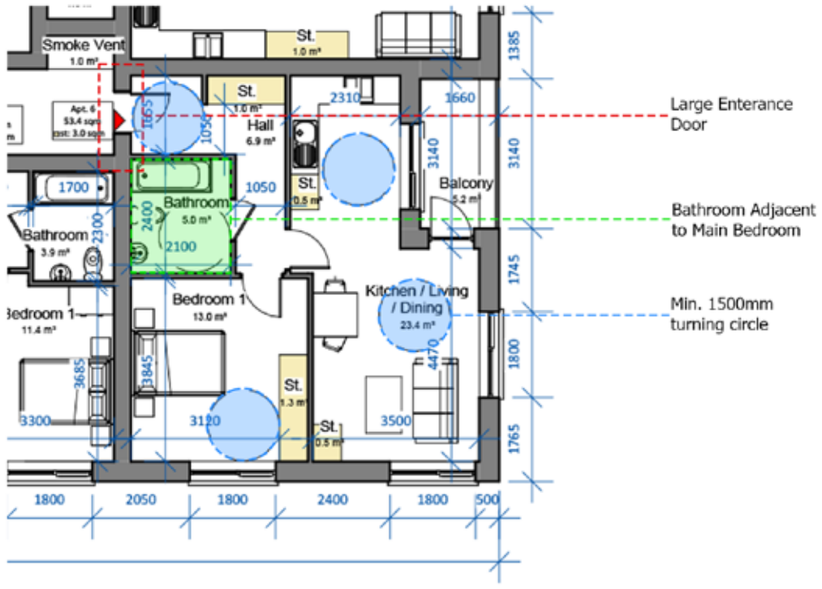
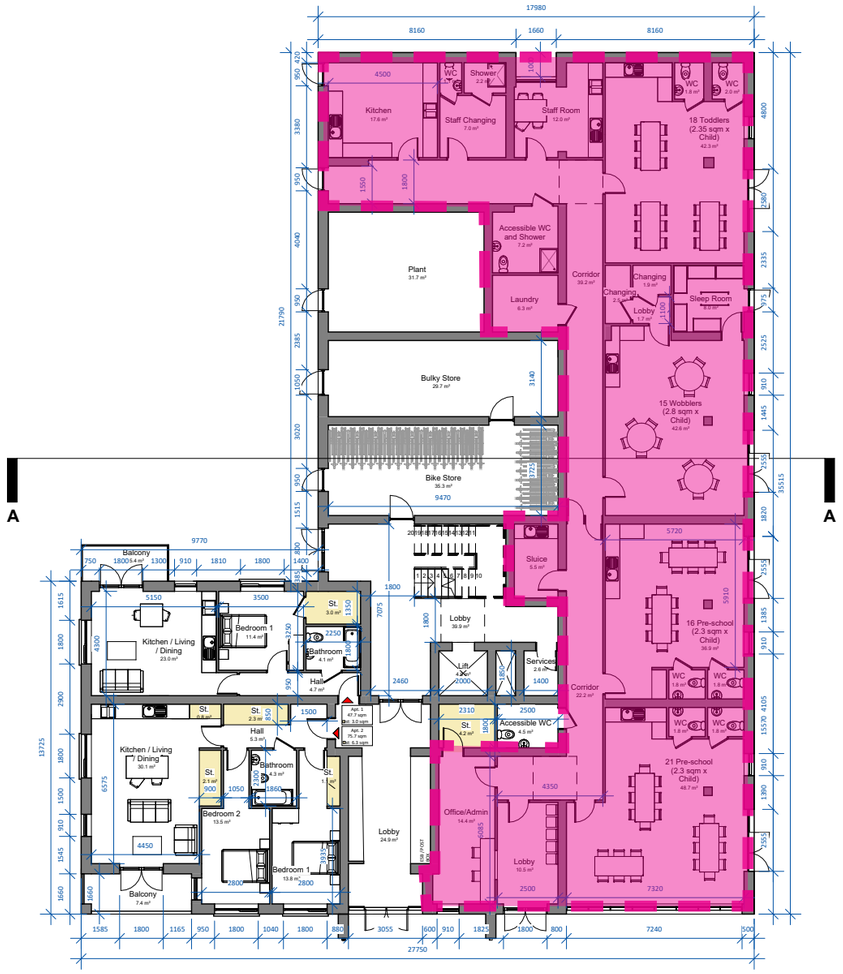


Figure: Corner U.D. Apartment in Block

04 PROPOSED DESIGN
PROPOSED CRÈCHE



00 - Ground Floor Plan

SCALE 1 : 200



Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 refer). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement. The proposed development will result in the provision of 182 no. residential units. The proposed development makes provision for a 70-child crèche of 374.7 m². This facility is located to the east of the site, in close proximity to the main site entrance, and accommodates parking for both staff and visitors. Approximately 350 sq.m. of play space for the crèche has been provided to the rear of the building.

This provision has regard to the size and mixed tenure of the development as well as the need to safeguard the viability of the identified established service offer locally. The design and the location of the crèche has been carefully considered in relation to how it fits within the proposed development in order to create a feature building that is in close proximity to the entrance.

04 PROPOSED DESIGN
PARKING ALLOCATION

CAR PARKING
A variety of parking configurations helps us provide a strong sense of place and liveable, pedestrian priority streets, while reducing the impact of cars within the overall scheme. Each unit in the development has provision for car parking.

2 no. spaces are provided for the 3 and 4 bed housing units, and 1 no. space is provided for the 2 bed mid townhouse units. 0.45 spaces per apartment unit are also provided. Bike storage will be located at the entrance of the mid townhouses with communal bike spaces provided for the apartment buildings to the rear of the blocks.

There will be 7 parking spaces for the crèche, 1 of which being an accessible space and 1 of which is an E.V. space. 2 no. drop-off spaces area also provided for the crèche.



Crèche Parking Layout

Typical Parking Arrangement



Typical Parking Arrangement



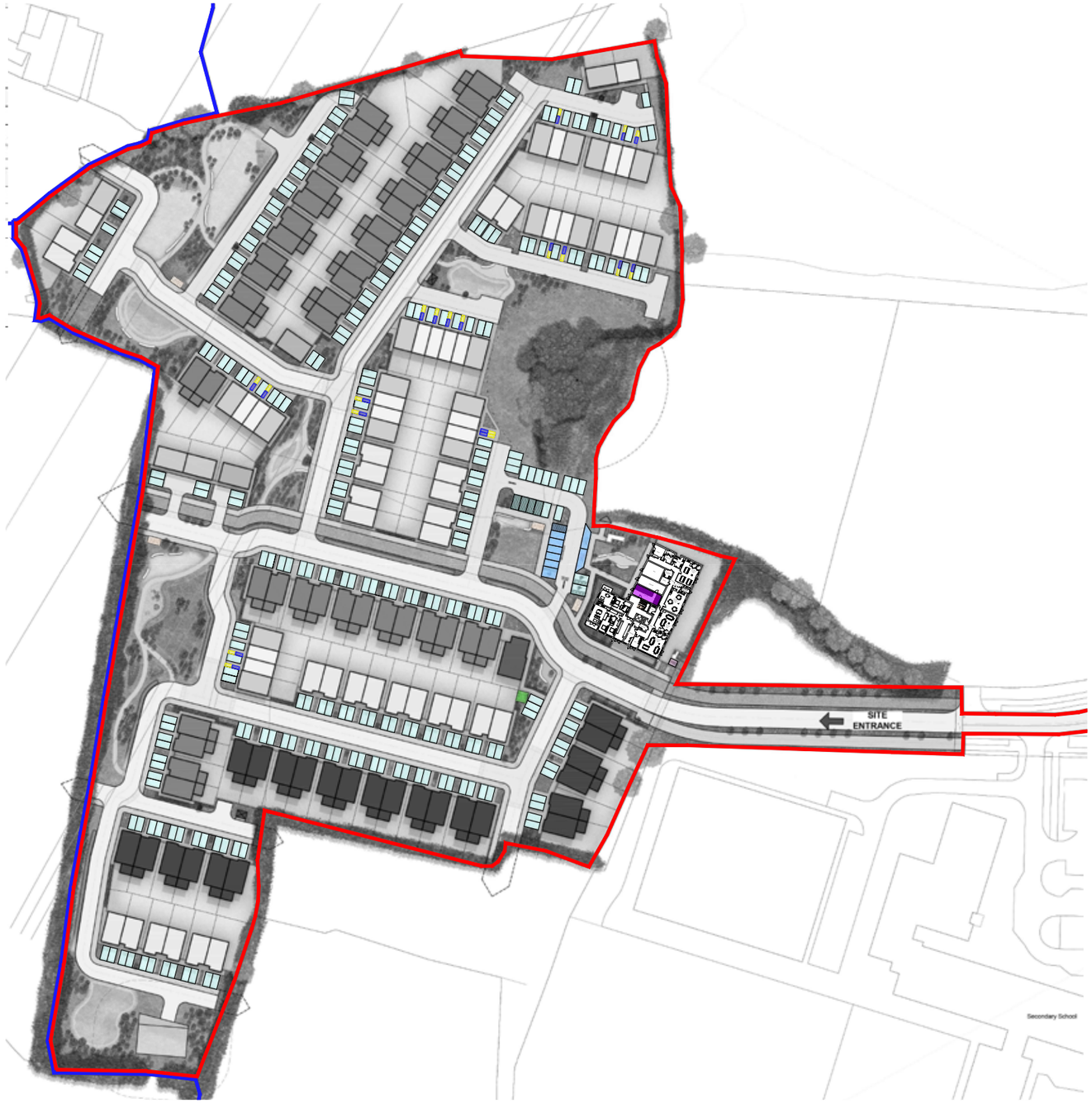
04 PROPOSED DESIGN
PARKING ALLOCATION

BICYCLE PARKING
The housing and apartment type H1 unit with direct access to their private amenity space will utilise this to store private and visitor bicycles.

For the central townhouses and H2/H3 apartment units and apartments in the block, the bicycle parking facilities have been assigned as follows:

- No. 3 private bike spaces per housing unit. The central townhouses have their bike spaces located in covered bike stores located nearby their entrances.
- A communal bin/bike store is provided to the rear of the triplex unit to provide adequate storage. A secure bike store is located on the ground floor of the apartment building to cater for the apartments above.
- 08 no. spaces have also been provided for the crèche in the form of a secure bike store in the play area to the rear.
- 42 no. bike spaces in the form of Sheffield stands have been located in the open spaces to provide visitor bike spaces for the mid-townhouse and apartment units.

Total No. CAR PARKING SPACES	**No. 287 (plus 2 no. drop off spaces)**
The parking spaces have been assigned as follow: **HOUSING:** - 2-bed = no. 1.0 space x 21 = 21 - 3-bed end townhouse, semi-detached and detached units= no. 2.0 space x 96 = 192 - 4-bed = no. 2.0 space x 24 = 48 **APARTMENTS:** - 1 and 2-bed = no. 0.45 spaces x 41 = 19 (of which over 20% (4 no.) are E.V. and over 5% (2 no.) are accessible) **CRECHE SPACES:** 7no provided (of which 1 no. is accessible and 1 is E.V.) and 2 no. drop off spaces **(over 20% of communal spaces are designated as E.V. spaces)**	
BIN STORES	**No. 19**
INDIVIDUAL BIN STORES	To serve the mid Townhouse Units
End townhouses, type H1 apartments, semi-detached, and detached units have direct access to their private amenity s for bin storage. Type H2 and H3 apartments have a communal bin and bike store located nearby each apartment. A bi for the creche is located to the side of creche. Please refer to drawing no. 25028/P/012 for details on the apartment b store.	
Total No. BIKE SPACES	**No. 159**
INDIVIDUAL BIKE STORE X 19no (3no spaces each)	No. 57 secure bike spaces
APARTMENT BLOCK BIKE STORE (within building) (52no spaces)	No. 52 secure bike spaces
CRECHE BIKE STORE (to side of creche) (08no spaces)	No. 08 secure bike spaces
VISITOR BIKE STORE (covered and uncovered sheffield stands to serve apartment block and rest of development) (4X 10/12no spaces)	No. 42 visitor bike spaces
STANDARD HOUSING (mid townhouse units): - 2-bed = no. 1 bike spaces required per bedroom x 19 = 38 57no spaces provided ***(NOTE - the end townhouse, type H1 apartments, semi-detached and detached units don't need bike spac because they have direct access to their private amenity space for bike storage, type H2 and H3 apartmen have a communal bin and bike store located nearby each apartment.)***	



04 PROPOSED DESIGN
CHARACTER AREAS

The site has been divided into 2 no. character areas in order to provide adequate variety within the scheme and to aid in placemaking. Each character area has been located around key landmarks within the scheme which provide unique features that give each area a distinctive quality. Each character forms a distinct neighbourhood characterised by specific landscape features and treatments.

Careful consideration has also been given to the materiality and the typology of the buildings to create an unmistakable identity for distinctive character areas and good quality open spaces encouraging social interaction. Density, scale, open space landscaping and building material choice all contribute to creating distinct character areas.

The variety in the mix of housing units had to reflect the densities envisaged, as well as market demand to ensure the economic viability of the scheme. Well-designed buildings are more likely to find the acceptance of local residents and planning authorities. Careful consideration is therefore given to an appropriate palette of materials that reflects the aesthetics and functionality of individual housing units.

The apartment block at the entrance of the site has been designed as an entrance feature for the scheme as a separate entity from the defined character areas. Great care has been taken to provide a high quality residential building that forms a key nodal point for the scheme while complementing the surrounding scale of development within the locality.





04 PROPOSED DESIGN
CHARACTER AREAS

CA1



CA2



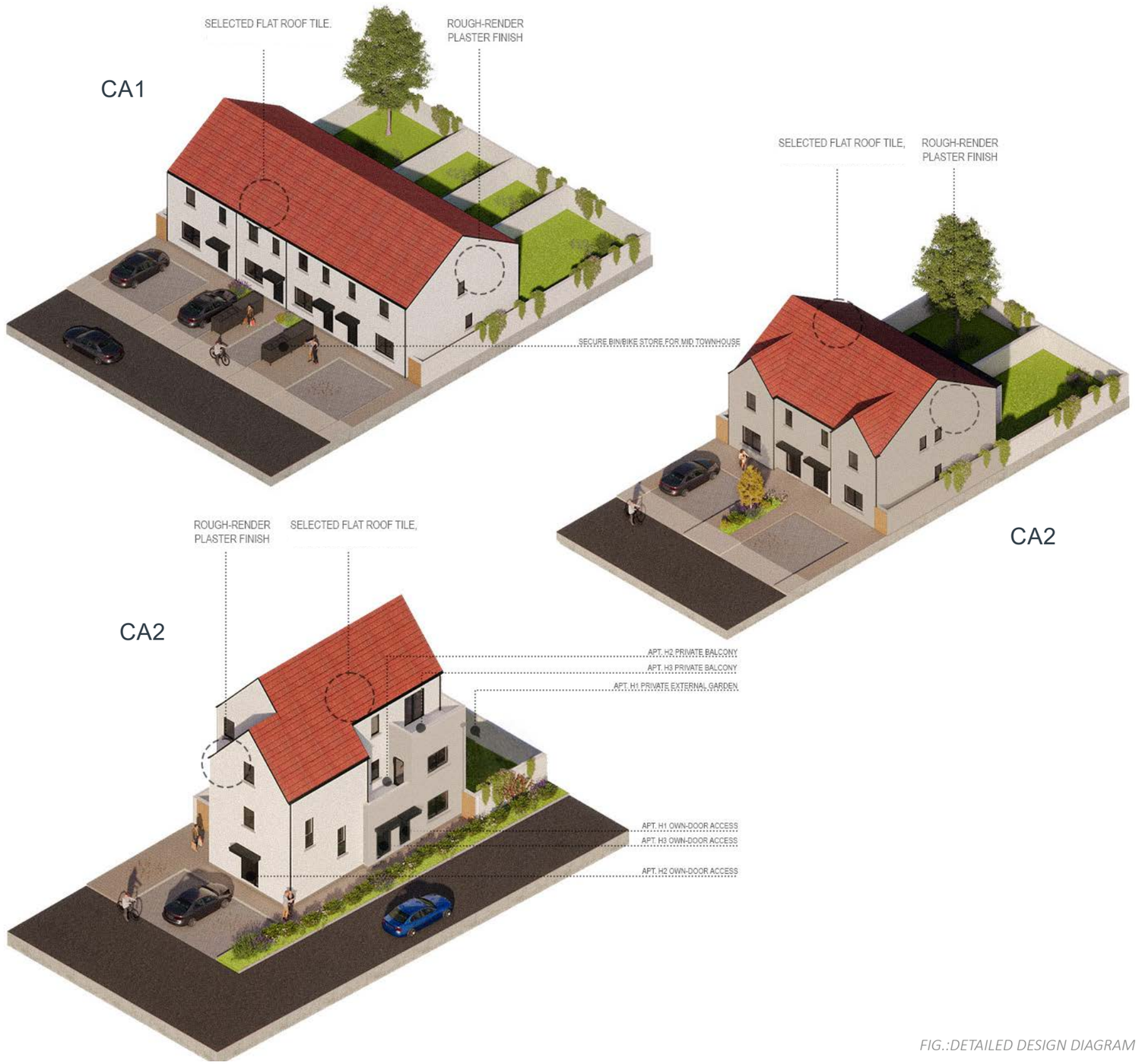


FIG.:DETAILED DESIGN DIAGRAM

04 PROPOSED DESIGN
MATERIALITY/CHARACTER AREAS

Due to the prominent nature of the site, a delicate/considered approach will have to be taken in the design of the proposed dwellings. The units will be designed with modest architectural features to respect and tie in with the grain and architectural style of the area. Modest elevational design and window proportions, along with the use of off-white and beige render will keep in line with the fabric of the area.

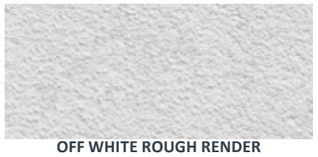
The external materials of the dwellings will make a positive contribution to the locality and surrounding context. It is proposed to use a simple render façade which will provide for a development which respects the immediate context and will enhance the architectural character of the area. Generous open spaces with landscaping will enhance the overall design of the development, while the design of the buildings and public spaces will facilitate easy maintenance.

The proposed development will be designed to provide high quality residential units that will contribute positively to Mungret and provide much needed housing to County Limerick. The proposed site layout focuses on the creation of a distinctive yet considerate streetscapes with different widths and parking formations that help generate a highly efficient scheme and assist our vision of place making.

TYPOLOGY



BEIGE ROUGH RENDER



OFF WHITE ROUGH RENDER



OFF WHITE SMOOTH RENDER



FARMHOUSE RED ROOF TILE







04 PROPOSED DESIGN
CHARACTER AREA 1- KEY ELEMENTS





CONTEMPORARY FASCIA & PICTURE WINDOWS



HIGH QUALITY OFF-WHITE ROUGH RENDER



FARMHOUSE RED ROOF TILE

CHARACTER AREA 1 MATERIALITY



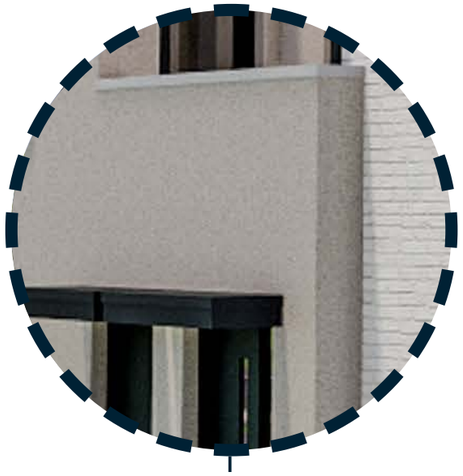
OFF-WHITE ROUGH RENDER



FARMHOUSE RED ROOF TILE

04 PROPOSED DESIGN
CHARACTER AREA 2- KEY ELEMENTS

HIGH QUALITY BEIGE ROUGH RENDER



HIGH QUALITY OFF-WHITE BRICK ON FEATURE UNITS



TWO TONE BEIGE AND OFF-WHITE RENDER ON TOWNHOUSES



CHARACTER AREA 2 MATERIALITY



BEIGE ROUGH RENDER



FARMHOUSE RED ROOF TILE



OFF-WHITE BRICK



04 PROPOSED DESIGN
CHARACTER AREA 3 - KEY ELEMENTS



APARTMENT BUILDING MATERIALITY



OFF-WHITE BRICK



LIGHT RED BRICK



METALLIC GREY CLADDING



HIGH QUALITY OFF WHITE BRICK



POP-OUT ENTRANCE



CONTEMPORARY WINDOW TYPOLOGY