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8.0 - Detail Design

08 Detailed Design
8.1 - Public and Communal Open Space

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Public and Communal Open Space

The public open spaces for the enjoyment of the residents are broken up into several separate areas to ensure all residents have easy access to amenity spaces. The spaces are a mix of formally arranged areas, larger kick-about spaces, amenity walkways and areas of extensive planting to provide a range of interesting and varied spaces. Two Green pedestrian links are provided through the site, one of which picks up the existing mature streets on the site.

Several separate communal open spaces are also provided, delivering an additional 2,406m^2 of amenity space. These spaces serve the maisonettes and apartments and ensure that all residents have convenient access to high-quality outdoor amenity areas. When both communal and public open space are taken into account, the total green space provided within the scheme equates to 15.2%.

Communal Open Space	
Zone Name	Calculated Area
001	738.0
002	408.0
003	718.7
004	255.8
005	285.9
	2,406.4 m^2

Schedule of Open Space	
Zone Name	Calculated Area
001 - OS	861.4
002 - OS	912.2
003 - OS	874.0
004 - OS	1,566.6
005 - OS	913.8
006 - OS	1,237.0
	6,365.0 m^2

Open Space	
Public Open Space	6365 Sq.m (11%)
Communal Open Space	2406 Sq.m
Total Open Space	8771 Sq.m (15.2%)

Communal Open Space
Required :
5 sq.m per 1 bed unit
7 sq.m per 2 bed unit
9 sqm per 3 bed unit

Apartment Units :
Total Communal Open Space Required - 944 sq.m
Total Communal Open Space Provided - 2406 sq.m



Site Layout Plan (Public & Communal Open Space)

08 Detailed Design
8.2 - Public Open Space

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Public Open Space

The public open space strategy has been carefully developed to provide a variety of high-quality, functional green spaces that serve residents of all ages. Several distinct types of open space are proposed: larger, informal "kick-about" area suitable for active recreation, as illustrated in the image A below, and a series of smaller, more intimate landscaped spaces that offer opportunities for passive recreation and quiet enjoyment. Two pedestrian green corridors run through the site, enhancing connectivity and accessibility, while an additional green space is proposed to adjoin the neighbouring development, further integrating the site into the existing urban and landscape context.

All areas of public open space are interconnected via a comprehensive footpath network, promoting accessibility and permeability throughout the site. Additionally, each space is overlooked by the active frontages of surrounding dwellings, providing natural surveillance and enhancing the sense of safety and community.



Public Open Space - Image A



Site Layout Plan (Public Open Space)

- Public Open Space

08 Detailed Design
8.3 - Communal Open Space

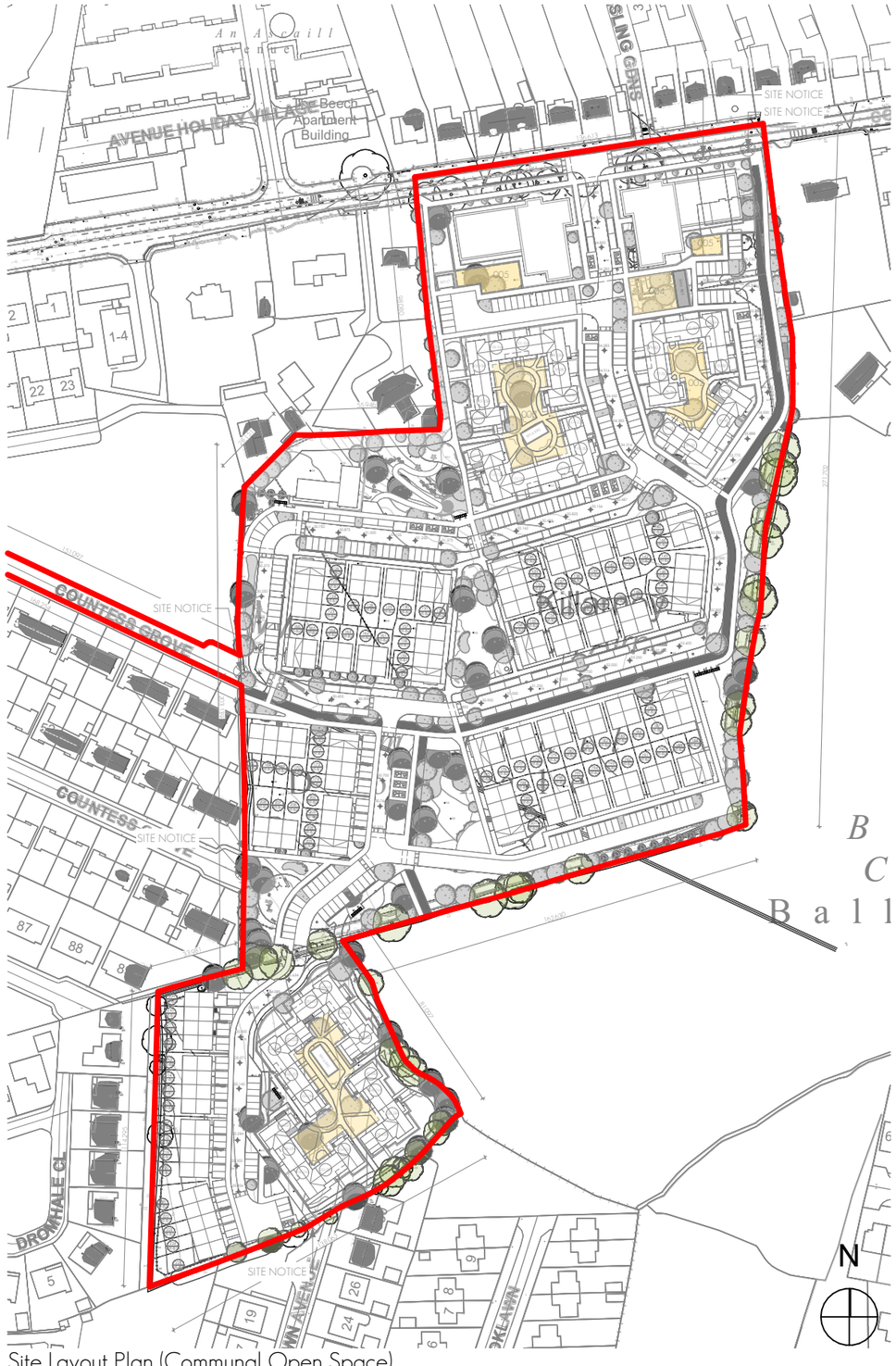
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Communal Open Space

High-quality, secure communal open space is provided for all apartment units within the scheme. The larger couryard apartments are organised around central courtyards, offering direct access, strong passive surveillance, and generous sunlight penetration due to the low building heights. The image below illustrates how these communal spaces function in practice. Private and communal areas are clearly delineated through hedging and privacy strips, ensuring both openness and seclusion where appropriate. The apartment blocks similarly benefit from dedicated communal areas, designed with the same principles of overlooking, separation, and accessibility. All communal open spaces comply with-and in many instances exceed-the standards set out in the Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025.



Communal Open Space - Image A



Site Layout Plan (Communal Open Space)

- Communal Open Space

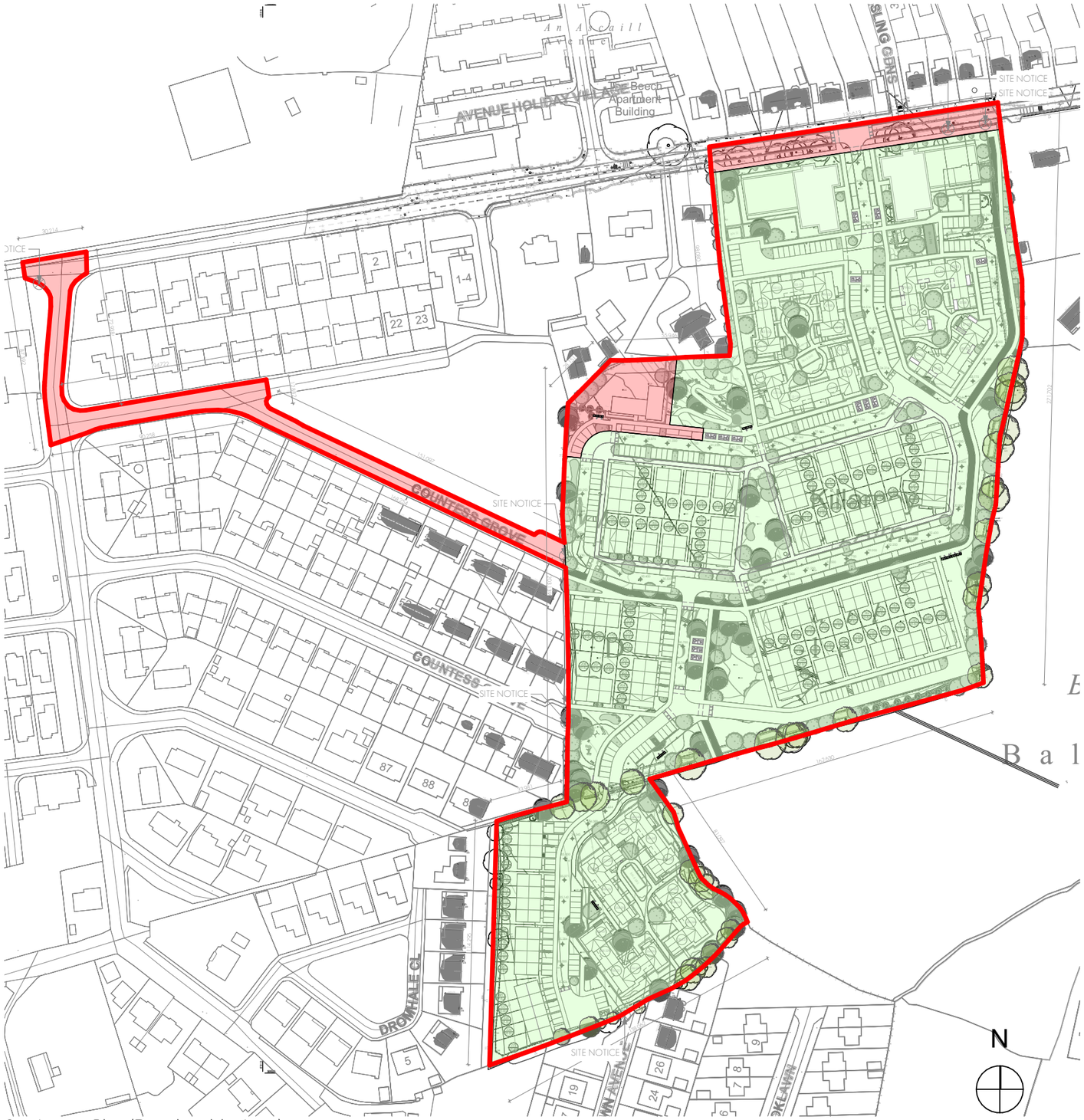
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Developable Area

The majority of the site has been designated as developable, with the exception of the proposed crèche building and a strip of land to the north reserved for a cycle lane.

Overall Development Breakdown	
Total Number of Units	259
Total Application Site Area	6.44 Ha
Developable Area (excl creche)	5.77 Ha
Density	45 Units / ha
Public Open Space	c.11.00%

	Developable Area - 5.77 Ha
	Non-Developable Area - 0.67 Ha



Site Layout Plan (Developable Area)