9.0 - Integration with Adjacent Zoned Residential Lands

This chapter outlines the relationship between the subject site and the adjoining lands, including consideration of their future development potential.

The subject site adjoins lands to the East which are similarly zoned for residential development but have not yet been subject to a planning application. Notwithstanding this, engagement has taken place with the adjoining landowner/design team, with indicative layout information exchanged and key connection points agreed in principle between the parties.

This collaborative approach has informed the design of the proposed scheme, ensuring that the development does not prejudice the future development potential of the neighbouring lands. In particular, a number of strategic connection points have been identified, facilitating future permeability, movement, and integration between the sites.

The proposed layout therefore establishes a considered and coordinated interface, incorporating appropriate setbacks, boundary treatments, and alignment of streets and open spaces, to support the orderly and sustainable development of the wider area.

09 Integration with Adjacent Zoned Residential Lands

9.1 - Site Layout Plan

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Proposed Site Layout Plan (Including Neighbouring Lands)
1:2500

The proposed site layout plan below illustrates both the application site and the indicative layout of the adjoining lands. The neighbouring site layout was received from the adjoining design team on 12.02.26; however, it should be noted that this layout may be subject to change as part of any future planning application process.

At the outset of the project, two pedestrian and cycle connections were discussed and agreed in principle, including connections to the east and south-east of the site.

The proposed layout retains the eastern boundary in a manner that allows for future flexibility to accommodate a pedestrian and cycle connection through the site, should this be brought forward as part of the adjoining lands.

A central pedestrian and cycle route is incorporated within the scheme, running through the site and providing connections in a north-south and east-west direction. In this regard, the site is envisaged as an important link between the town centre, the adjoining lands, and the nearby school.

09 Integration with Adjacent Zoned Residential Lands
9.2 - Site Section

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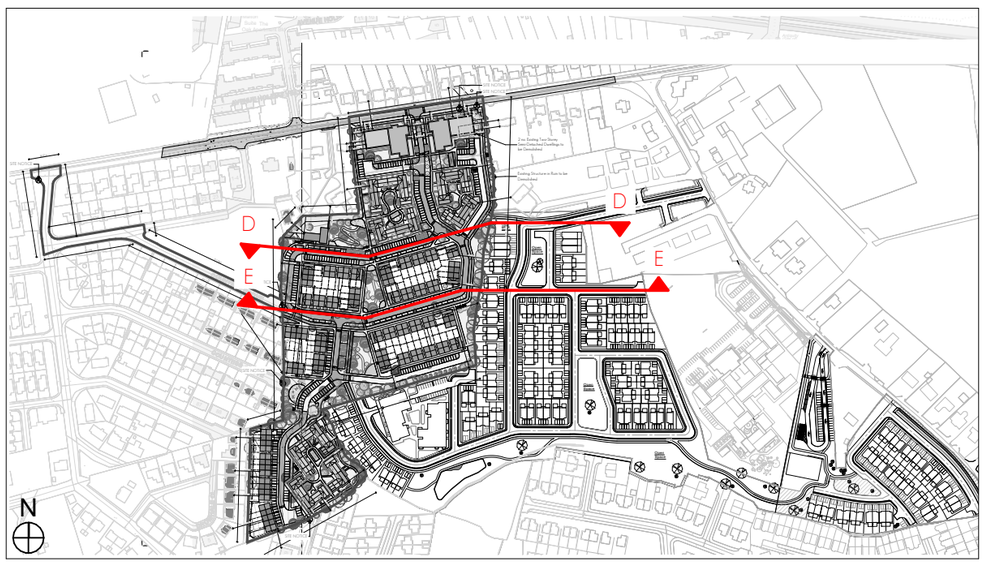


Proposed Site Section D-D NTS)



Proposed Site Section E-E (NTS)

Legend	
	Existing Ground Line
	Site Boundary



09 Integration with Adjacent Zoned Residential Lands
9.3 - Site Section

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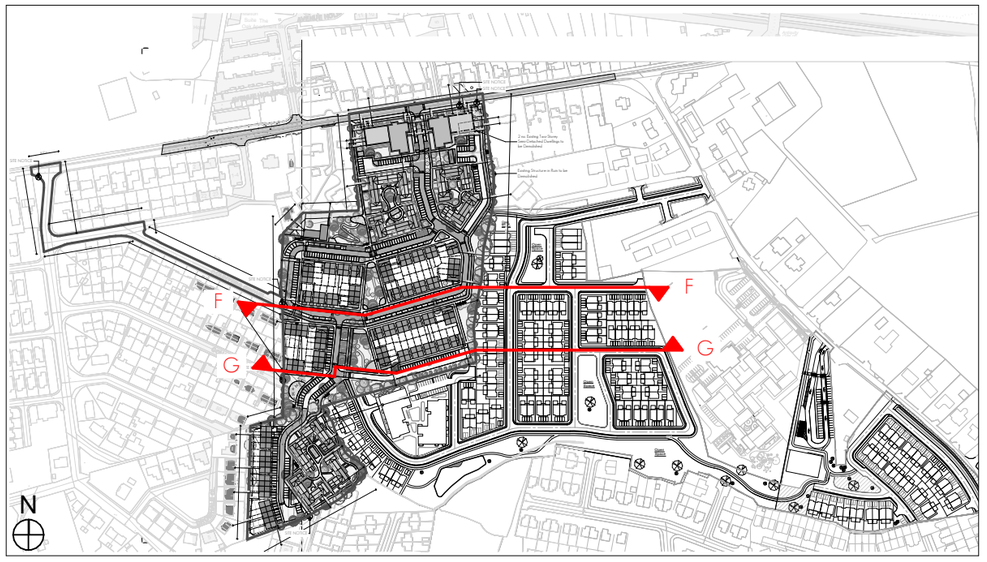


Proposed Site Section F-F (NTS)



Proposed Site Section G-G (NTS)

Legend	
	Existing Ground Line
	Site Boundary

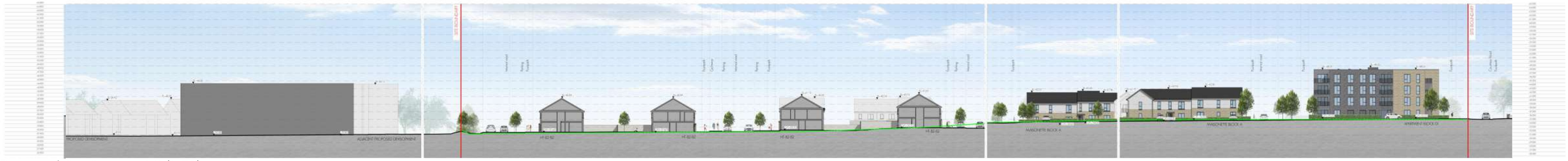


09 Integration with Adjacent Zoned Residential Lands
9.4 - Site Section

meitheal architects

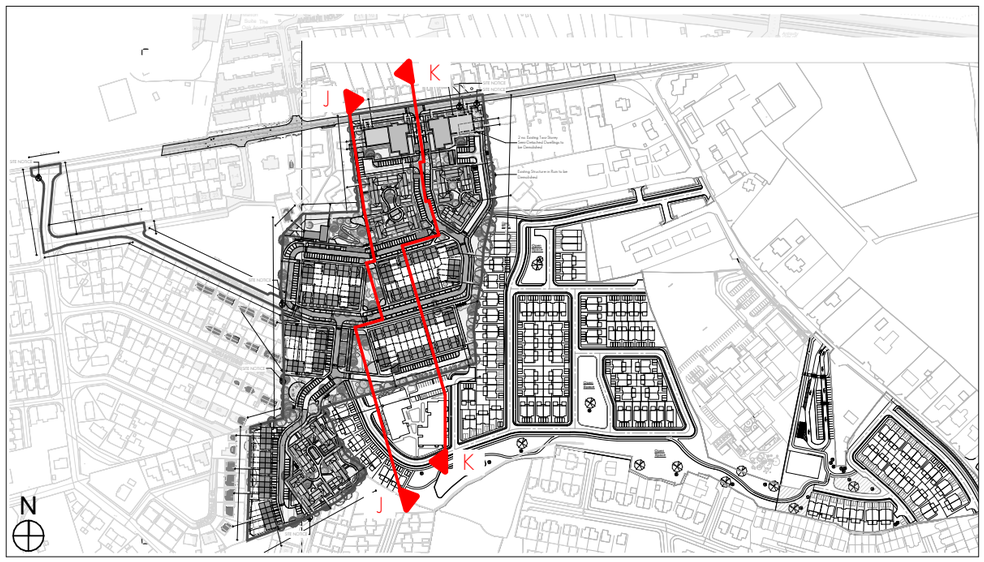


Proposed Site Section J-J (NTS)



Proposed Site Section K-K (NTS)

Legend	
	Existing Ground Line
	Site Boundary



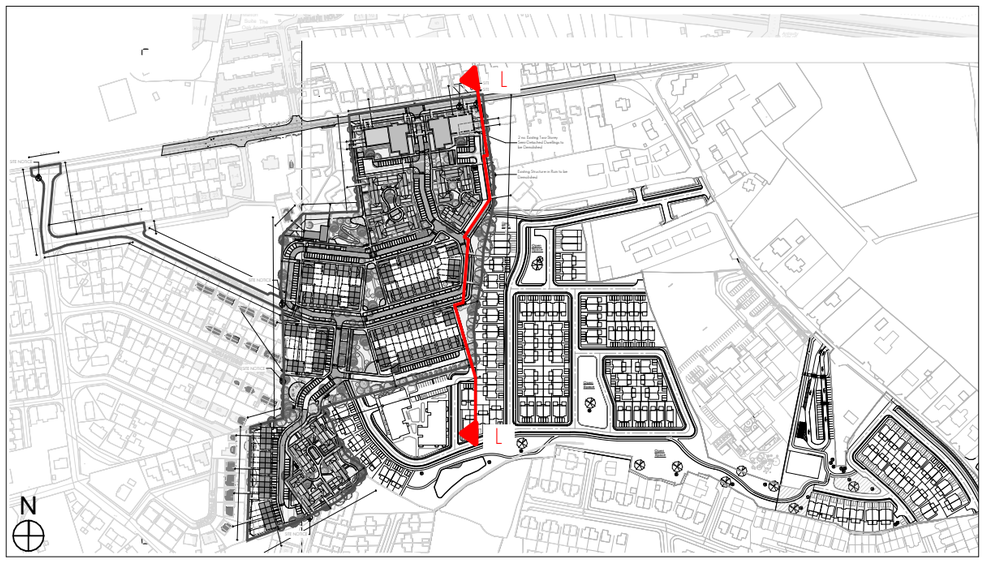
09 Integration with Adjacent Zoned Residential Lands
9.5 - Site Section

meitheal architects



Proposed Site Section L-L (NTS)

Legend	
	Existing Ground Line
	Site Boundary



10.0 - Adaptability & Accessibility

10 Adaptability & Accessibility
10.1 - One Bed Apartment

meitheal architects

Kitchen/Living/Dining Space

- An open-plan arrangements has been incorperated for people with hearing difficulties as it allows for clear visual communication.

- The kitchen and main living area contain an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.

- Single run of worktop has sink and hob in it, and can move up and down to suit user.

- Clear space below worktop for persons seated.

- Ovens located higher than standard with doors which opens sideways to more than 100° for ease of access.

- Good tonal contrast between floor and cupboards.

- Deep plinth and toe space provided below all base units.

Bathroom

- Bathroom can be easily converted to incorporate a level access shower.

- Tank floor and walls up to a height of 2000mm in bathrooms. Ensure ceiling plasterboard and light fittings are moisture resistant.

- Walls will be constructed strong enough to take fittings and rails.

- Side transfer space for bath is provided.

- Tap offset on corner of bat

Bedroom

- At least one bedroom incorporates an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.

- At least 800mm clear space is provided around the bed.

- Sockets and switches installed at between 400mm and 1000mm above floor level.

-A bathroom has been immediately adjacent to the main bedrooma full height 'soft spot', for future installation of a door.

-A 'hard spots' in the ceiling of the main bedroom and of the bathroom, has been provided to allow a hoist-track to be installed supported by the ceiling construction.

- Light switches at the entry door and on both sides of the double bed to be provided.

Additional Notes

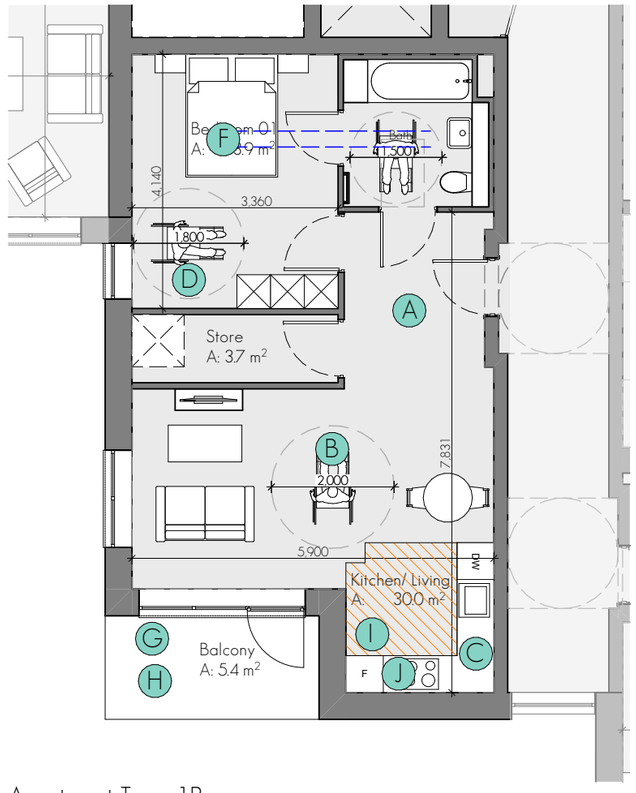
- One continuous floor finish throughout for ease of access.

- Window transoms could be lowered to avoid blocking sight level when seated and the window handle should be lowered

- A minimum of 750mm wide clear route between items and in front of openable windows and doors is provided.

- Thermostat to be located at a recommended height of 400mm above floor level.

- Internal surface materials to aid in keeping background noise level low for those who have hearing difficulties or who cannot hear.



Apartment Type 1B
1:100

Summary of Apartment Types - AP - Block 01		
	Type	Quantity
	AP-2A	3
	AP-2B	3
	AP-2C	10
	AP-2D	2
	AP-2E	1
	AP-2F	1
	AP-1A	8
	AP-1B	4
	AP-1C	1
	AP-1D	4

*TOTAL UNITS - 1B - 8

Summary of Apartment Types - AP - Block 02		
	Type	Quantity
	AP-2A	3
	AP-2BS	3
	AP-2C	10
	AP-2D	2
	AP-2E	1
	AP-2FS	1
	AP-1A	8
	AP-1B	4
	AP-1C	1
	AP-1D	4

APARTMENT TYPE 1B (AP-1B)
1 BEDROOM - 2 PERSON

AREA	AREA PROVIDED	MIN. REQUIRED
Gross Floor Area	55.14 sq.m	45.00 sq.m
Kitchen/Living/Dining	30.00 sq.m	23.00 sq.m
Bedroom 1	13.90 sq.m	11.40 sq.m
Aggregrate Bedroom	13.90 sq.m	11.40 sq.m
Total Storage	3.70 sq.m	3.00 sq.m
Private Amenity	5.40 sq.m	5.00 sq.m

A Wide Halway (circa. 1500mm)

B Circa. 1800 - 2000mm turning circle is all Living rooms

C Large 'L' shaped kitchen

D Circa. 1800mm turning circle is all main bedrooms

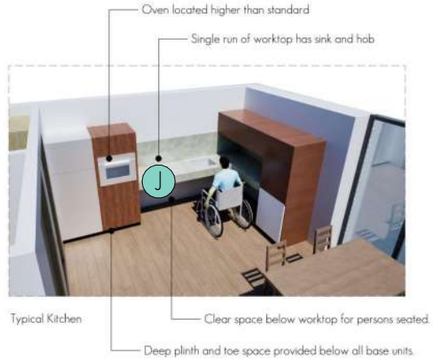
F Provision of 'hard-spots' in ceiling to allow for the installation of a hoist track linking the bedroom and bathroom.

G All Balconies to have level access

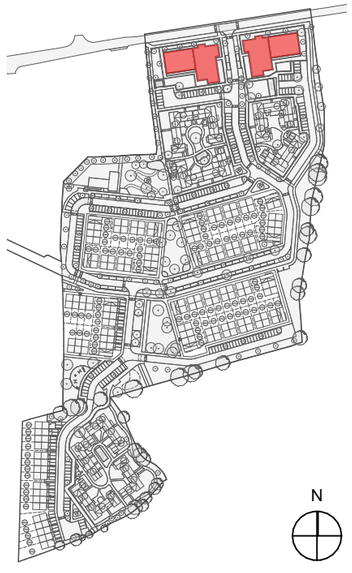
H Balcony with permeable paving that is firm, non-slip, non reflective and suitable for all weathers.

I 1m clear space in front of kitchen units

J Kitchen/Living/Dining furniture layout has been designed to be inclusive of a wheelchair user.



Apartments have been designed with refernce to both the "Universal Design Guidelines for Homes in Ireland' and CEUD's " Building for everyone".



KEY PLAN

PLEASE REFER TO THE PROPOSED SITE LAYOUT PLAN FOR NORTH POINT ORIENTATION AND PROPOSED FLOOR LEVEL.

10 Adaptability & Accessibility
10.2 - Two Bed Apartment

meitheal architects

Kitchen/Living/Dining Space

- An open-plan arrangements has been incorperated for people with hearing difficulties as it allows for clear visual communication.

- The kitchen and main living area contain an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.

- Single run of worktop has sink and hob in it, and can move up and down to suit user.

- Clear space below worktop for persons seated.

- Ovens located higher than standard with doors which opens sideways to more than 100° for ease of access.

- Good tonal contrast between floor and cupboards.

- Deep plinth and toe space provided below all base units.

Bathroom

- Bathroom can be easily converted to incorporate a level access shower.

- Tank floor and walls up to a height of 2000mm in bathrooms. Ensure ceiling plasterboard and light fittings are moisture resistant.

- Walls will be constructed strong enough to take fittings and rails.

- Side transfer space for bath is provided.

- Tap offset on corner of bat

Bedroom

- At least one bedroom incorporates an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.

- At least 800mm clear space is provided around the bed.

- Sockets and switches installed at between 400mm and 1000mm above floor level.

-A bathroom has been immediately adjacent to the main bedrooma full height 'soft spot', for future installation of a door.

-A 'hard spots' in the ceiling of the main bedroom and of the bathroom, has been provided to allow a hoist-track to be installed supported by the ceiling construction.

- Light switches at the entry door and on both sides of the double bed to be provided.

Additional Notes

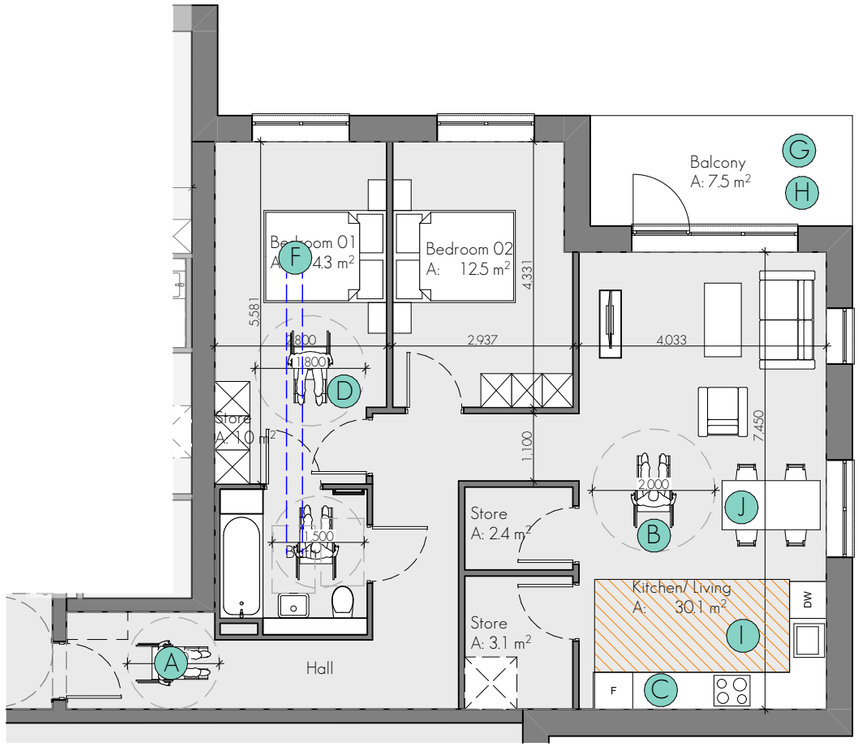
- One continuous floor finish throughout for ease of access.

- Window transoms could be lowered to avoid blocking sight level when seated and the window handle should be lowered

- A minimum of 750mm wide clear route between items and in front of openable windows and doors is provided.

- Thermostat to be located at a recommended height of 400mm above floor level.

- Internal surface materials to aid in keeping background noise level low for those who have hearing difficulties or who cannot hear.



Apartment Type2A
1:100

A Wide Halway (circa. 1500mm)

B Circa. 1800 - 2000mm turning circle is all Living rooms

C Large 'L' shaped kitchen

D Circa. 1800mm turning circle is all main bedrooms

F Provision of 'hard-spots' in ceiling to allow for the installation of a hoist track linking the bedroom and bathroom.

G All Balconies to have level access

H Balcony with permeable paving that is firm, non-slip, non reflective and suitable for all weathers.

I 1m clear space in front of kitchen units

J Kitchen/Living/Dining furniture layout has been designed to be inclusive of a wheelchair user.

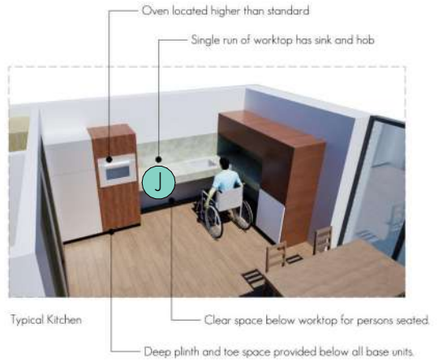
Summary of Apartment Types - AP - Block 01		
	Type	Quantity
	AP-2A	3
	AP-2B	3
	AP-2C	10
	AP-2D	2
	AP-2E	1
	AP-2F	1
	AP-1A	8
	AP-1B	4
	AP-1C	1
	AP-1D	4

Summary of Apartment Types - AP - Block 02		
	Type	Quantity
	AP-2A	3
	AP-2BS	3
	AP-2C	10
	AP-2D	2
	AP-2E	1
	AP-2FS	1
	AP-1A	8
	AP-1B	4
	AP-1C	1
	AP-1D	4

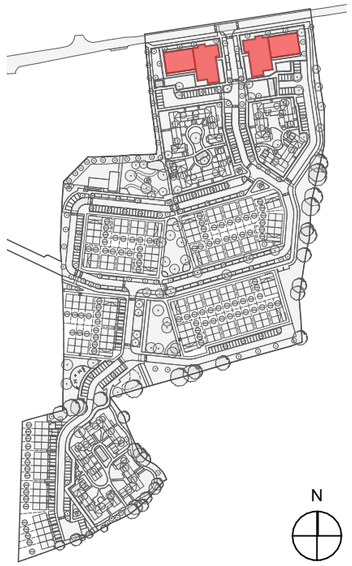
*TOTAL UNITS - 2A - 6

APARTMENT TYPE 2A (AP-2A)
2 BEDROOM - 4 PERSON

AREA	AREA PROVIDED	MIN. REQUIRED
Gross Floor Area	88.36 sq.m	73.00 sq.m
Kitchen/Living/Dining	30.01 sq.m	30.00 sq.m
Bedroom 1	15.20 sq.m	11.40 sq.m
Bedroom 2	12.50 sq.m	11.40 sq.m
Aggregrate Bedroom	27.70 sq.m	22.80 sq.m
Total Storage	6.5 sq.m	6.00 sq.m
Private Amenity	7.00 sq.m	7.00 sq.m



Apartments have been designed with refernce to both the "Universal Design Guidelines for Homes in Ireland' and CEUD's " Building for everyone".



KEY PLAN

PLEASE REFER TO THE PROPOSED SITE LAYOUT PLAN FOR NORTH POINT ORIENTATION AND PROPOSED FLOOR LEVEL.

10 Adaptability & Accessibility
10.3 - One Bed Courtyard Apartment

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Kitchen/Living/Dining Space

- An open-plan arrangements has been incorperated for people with hearing difficulties as it allows for clear visual communication.

- The kitchen and main living area contain an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.

- Single run of worktop has sink and hob in it, and can move up and down to suit user.

- Clear space below worktop for persons seated.

- Ovens located higher than standard with doors which opens sideways to more than 100° for ease of access.

- Good tonal contrast between floor and cupboards.

- Deep plinth and toe space provided below all base units.

Bathroom

- Bathroom can be easily converted to incorporate a level access shower.

- Tank floor and walls up to a height of 2000mm in bathrooms. Ensure ceiling plasterboard and light fittings are moisture resistant.

- Walls will be constructed strong enough to take fittings and rails.

- Side transfer space for bath is provided.

- Tap offset on corner of bat

Bedroom

- At least one bedroom incorporates an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.

- At least 800mm clear space is provided around the bed.

- Sockets and switches installed at between 400mm and 1000mm above floor level.

-A bathroom has been immediately adjacent to the main bedrooma full height 'soft spot', for future installation of a door.

-A 'hard spots' in the ceiling of the main bedroom and of the bathroom, has been provided to allow a hoist-track to be installed supported by the ceiling construction.

- Light switches at the entry door and on both sides of the double bed to be provided.

Additional Notes

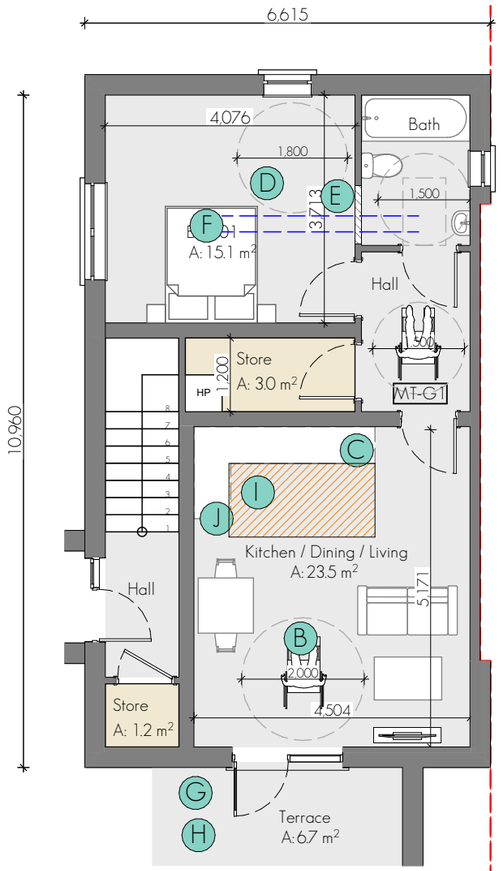
- One continuous floor finish throughout for ease of access.

- Window transoms could be lowered to avoid blocking sight level when seated and the window handle should be lowered

- A minimum of 750mm wide clear route between items and in front of openable windows and doors is provided.

- Thermostat to be located at a recommended height of 400mm above floor level.

- Internal surface materials to aid in keeping background noise level low for those who have hearing difficulties or who cannot hear.



Courtyard Apartment Type - G1

1:100

COURTYARD APARTMENT TYPE G1 (MT-G1)
1 BEDROOM - 2 STOREY - GROUND FLOOR

AREA	AREA PROVIDED	MIN. REQUIRED
Gross Floor Area	53.40 sq.m	45.00 sq.m
Kitchen/Living/Dining	23.50 sq.m	23.00 sq.m
Bedroom 1	15.10 sq.m	11.40 sq.m
Aggregrate Bedroom	15.10 sq.m	11.40 sq.m
Total Storage	3.00 sq.m	3.00 sq.m
Private Amenity	6.70 sq.m	5.00 sq.m

A Wide Halway (circa. 1500mm)

B Circa. 1800 - 2000mm turning circle is all Living rooms

C Large 'L' shaped kitchen

D Circa. 1800mm turning circle is all main bedrooms

E Soft-spots' provided in internal walls to allow rooms to be adapted.

F Provision of 'hard-spots' in ceiling to allow for the installation of a hoist track linking the bedroom and bathroom.

G All terraces to have level access

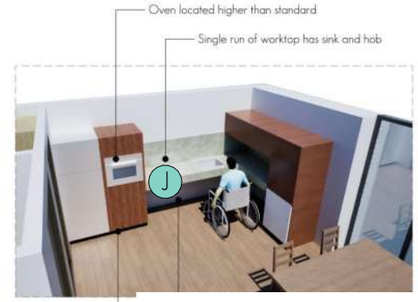
H Terrace with permeable paving that is firm, non-slip, non reflective and suitable for all weathers.

I 1m clear space in front of kitchen units

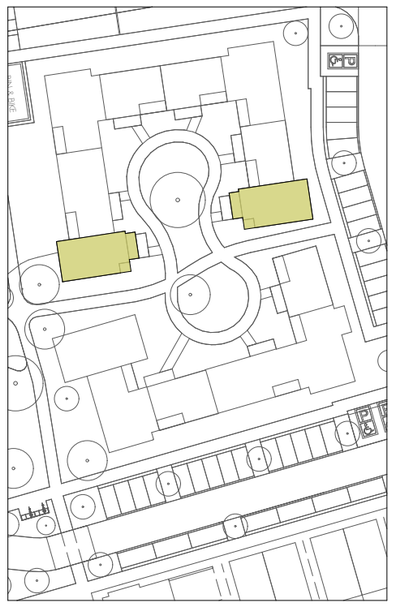
J Kitchen/Living/Dining furniture layout has been designed to be inclusive of a wheelchair user.

Apartments have been designed with refernce to both the "Universal Design Guidelines for Homes in Ireland' and CEUD's " Building for everyone".

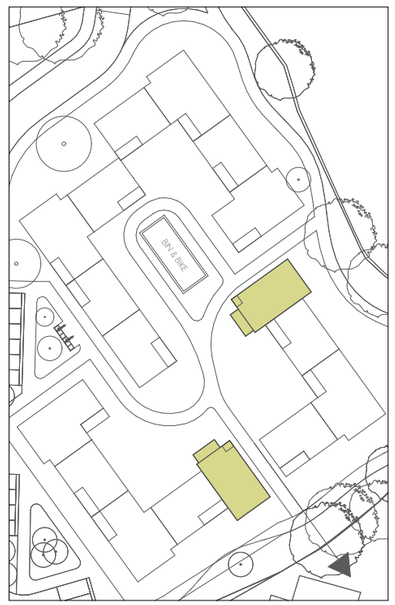
*TOTAL UNITS - G1 - 4



Typical Kitchen


N

KEY PLAN - BLOCK A



KEY PLAN - BLOCK C

10 Adaptability & Accessibility
10.4 - Two Bed Courtyard Apartment

meitheal architects

Kitchen/Living/Dining Space

- An open-plan arrangements has been incorperated for people with hearing difficulties as it allows for clear visual communication.

- The kitchen and main living area contain an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.

- Single run of worktop has sink and hob in it, and can move up and down to suit user.

- Clear space below worktop for persons seated.

- Ovens located higher than standard with doors which opens sideways to more than 100° for ease of access.

- Good tonal contrast between floor and cupboards.

- Deep plinth and toe space provided below all base units.

Bathroom

- Bathroom can be easily converted to incorporate a level access shower.

- Tank floor and walls up to a height of 2000mm in bathrooms. Ensure ceiling plasterboard and light fittings are moisture resistant.

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- Tap offset on corner of bat

Bedroom

- At least one bedroom incorporates an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.

- At least 800mm clear space is provided around the bed.

- Sockets and switches installed at between 400mm and 1000mm above floor level.

-A bathroom has been immediately adjacent to the main bedrooma full height 'soft spot', for future installation of a door.

-A 'hard spots' in the ceiling of the main bedroom and of the bathroom, has been provided to allow a hoist-track to be installed supported by the ceiling construction.

- Light switches at the entry door and on both sides of the double bed to be provided.

Additional Notes

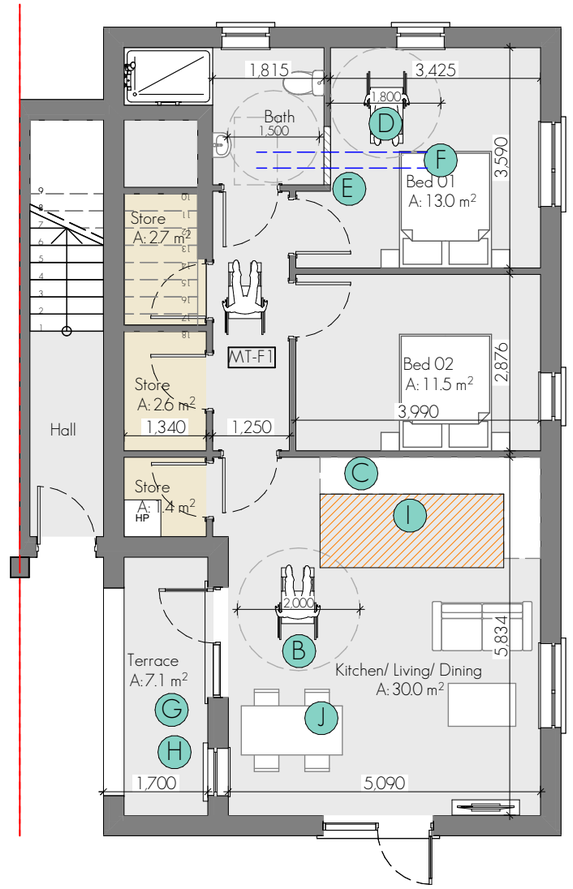
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- Window transoms could be lowered to avoid blocking sight level when seated and the window handle should be lowered

- A minimum of 750mm wide clear route between items and in front of openable windows and doors is provided.

- Thermostat to be located at a recommended height of 400mm above floor level.

- Internal surface materials to aid in keeping background noise level low for those who have hearing difficulties or who cannot hear.



Courtyard Apartment Type - F1

1:100

COURTYARD APARTMENT TYPE F1 (MT-F1)
2 BEDROOM - 2 STOREY -GROUND FLOOR

AREA	AREA PROVIDED	MIN. REQUIRED
Gross Floor Area	75.10 sq.m	73.00 sq.m
Kitchen/Living/Dining	30.00 sq.m	30.00 sq.m
Bedroom 1	13.00 sq.m	11.40 sq.m
Bedroom 2	11.50 sq.m	11.40 sq.m
Aggregrate Bedroom	24.50 sq.m	22.80 sq.m
Total Storage	6.70 sq.m	6.00 sq.m
Private Amenity	7.10 sq.m	7.00 sq.m

A Wide Halway (circa. 1500mm)

B Circa. 1800 - 2000mm turning circle is all Living rooms

C Large 'L' shaped kitchen

D Circa. 1800mm turning circle is all main bedrooms

E Soft-spots' provided in internal walls to allow rooms to be adapted.

F Provision of 'hard-spots' in ceiling to allow for the installation of a hoist track linking the bedroom and bathroom.

G All terraces to have level access

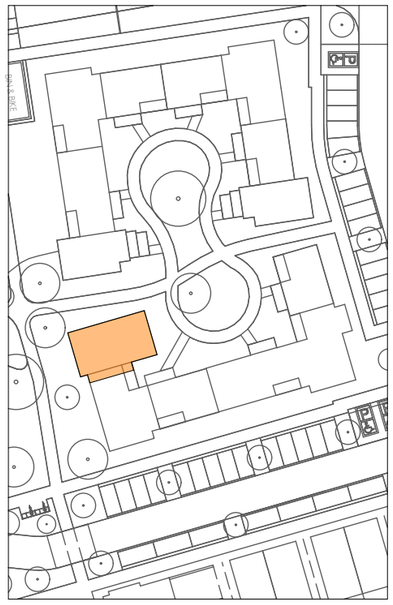
H Terrace with permeable paving that is firm, non-slip, non reflective and suitable for all weathers.

I 1m clear space in front of kitchen units

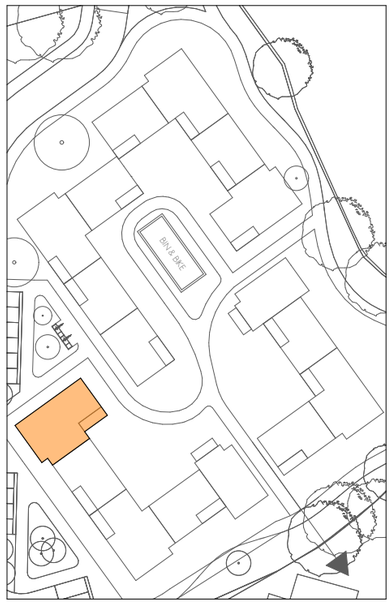
J Kitchen/Living/Dining furniture layout has been designed to be inclusive of a wheelchair user.

Apartments have been designed with refernce to both the "Universal Design Guidelines for Homes in Ireland' and CEUD's " Building for everyone".

*TOTAL UNITS - F1 - 2



KEY PLAN - BLOCK A



KEY PLAN - BLOCK C