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June 2022

20022-OMP-XX-XX-RP-A-90005

# Proposed Residential Development

Firhouse Inn, Firhouse Road

**Technical Document**

Firhouse, Dublin 24



**\*\* GENERAL NOTE:**

*Drawings / maps in this statement are for illustrative purposes. For exact site boundary and architectural details, please refer to the OMP drawing pack.*

**Bibliographic reference for citation:**

O'Mahony Pike, 2022. [FIRHOUSE INN] [TECHNICAL REPORT].

Report by O'Mahony Pike Architects for [ Bellwall Ltd ].

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# 1. Introduction

## 1.1 Project Description

Bluemont Developments (Firhouse) Limited intend to apply to An Bord Pleanála (the Board) for a Strategic Housing Development with a total site area of c.0.46 ha, on lands located at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24.

The development will consist of the demolition of all existing structures on site (c. 1,326 sq m), including: Two storey building formally used as public house, ancillary off-licence and associated structures (c. 972 sq m); Two storey building comprising an existing barber shop and betting office (c. 260 sq m); Single storey cottage building and associated structures (c. 94 sq m); and Eastern boundary wall and gated entrance from Mount Carmel Park.

The development with a total gross floor area of c. 11,638 sq m, will consist of 100 no. residential units arranged in 2 blocks (Blocks 01 and 02) ranging between 3 and 5 storeys in height, over lower ground floor and basement levels, comprising: 96 no. apartments (consisting of 2 no. studio units; 45 no. one bedroom units; 10 no. two bedroom (3 person) units; 34 no. two bedroom (4 person) units; and 5 no. three bedroom units), together with private (balconies and private terraces) and communal amenity open space provision at podium and roof levels; and 4 no. duplex apartments (consisting of 2 no. one bedroom units and 2 no. two bedroom units (4 person) located within Block 01, together with private balconies and terraces.

The development will also consist of non-residential uses (c. 355 sq m), including: 1 no. café (c. 58 sq m) and 1 no. office (c. 30 sq m) located at ground floor level of Block 01; 1 no. medical unit (c. 59 sq m) and 1 no. betting office (c. 66 sq m) located at ground floor level of Block 02; 1 no barber shop (c. 28 sq m) located at ground floor level between Blocks 01 and 02; and 1 no. crèche (c. 114 sq m) located at lower ground floor level of Block 01 and associated outdoor play area to the rear. Vehicular access to the site will be from the existing access off Firhouse Road. The proposal includes minor alterations to the existing access, including the provision of new and enhanced pedestrian infrastructure.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, basement car parking (80 no. spaces in total, including accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections to existing public services, (including relocation of existing surface water sewer and water main from within the application site onto the public roads area along Firhouse Road and Mount Carmel Park); ducting; plant; waste management provision; SuDS measures; stormwater management and attenuation; sustainability measures; signage; changes in levels; public lighting; and all ancillary site development and excavation works above and below ground.



## 2. Summary Of Key Data



Site Area



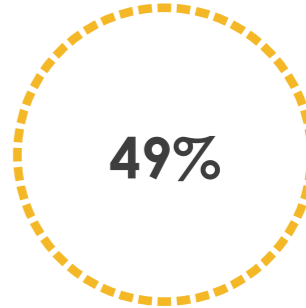
Units



Dual Aspect Units



Density



1 Bed Apartments



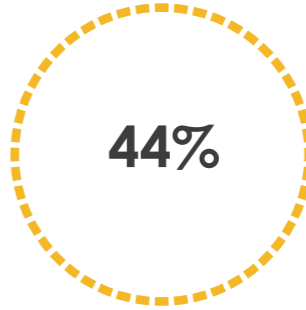
Car Spaces



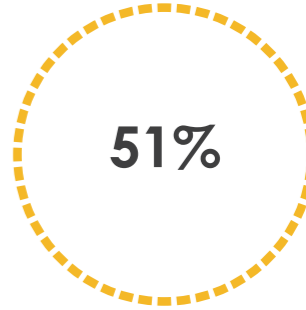
Bicycle Spaces



Plot Ratio



Site Coverage



2/3 Bed Apartments



Part V Units



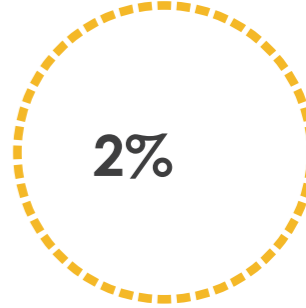
Total Private Amenity Space



Public Open Space



Total Communal Amenity Space



Studio Apartments

# 3. Schedules

## Schedule of Accommodation

**Project:** Firhouse  
**Location:** Firhouse Road, Knocklyon, Dublin 24  
**Client:** Bluemont Developments (Firhouse) Limited  
**Doc. Title:** Schedule of Accommodation  
**Doc. No.:** 20022-OMP-ZZ-ZZ-SA-A-0001

**Proj. No.:** 20022  
**Proj. Lead:** MH  
**Created by:** EP/KN  
**Doc. Purpose:** Planning  
**Revision:** C02 (08-06-22)

### Site Summary

**Site Area:** 0.460 ha  
**Density:** 217 units/ha  
**Plot Ratio:** 1.7 : 1  
**Site Coverage:** 44%

Block 01	Residential								Efficiency			Commercial (GIA)										Resi. + Comm.			
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
B2															1,682								152	1,834	1,834
B1						2	2	4			127	237	53%		1,037	219	118			114			225	1,712	1,949
G1														28					58			30		116	116
G2	2	2		4				8	5	63%	677	830	82%												830
O1		5	2	5				12	8	67%	780	924	84%												924
O2		5	2	4				11	6	55%	708	851	83%												851
O3		5	1	3				9	4	44%	550	660	83%												660
O4		1	1	2				4	3	75%	275	338	81%												338
<b>Total</b>	<b>2</b>	<b>18</b>	<b>6</b>	<b>18</b>		<b>2</b>	<b>2</b>	<b>48</b>	<b>26</b>	<b>54%</b>	<b>3,116</b>	<b>3,840</b>	<b>81%</b>	<b>28</b>	<b>2,718</b>	<b>219</b>	<b>118</b>		<b>58</b>	<b>114</b>		<b>30</b>	<b>377</b>	<b>3,661</b>	<b>7,500</b>
Mix %	4%	38%	13%	38%		4%	4%																		
NIA	75	883	440	1,405		120	192																		
Net Room Areas	45	898	422	1,067		107	266																		

Block 02	Residential								Efficiency			Commercial (GIA)										Resi. + Comm.			
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
G1		1						1	1	100%	54	74	73%					66			59			125	199
G2		1		3	1			5	4	80%	376	465	81%												465
O1		6	1	4	1			12	5	42%	781	934	84%												934
O2		6	1	4	1			12	5	42%	780	934	84%												934
O3		5	1	4	1			11	5	45%	723	870	83%												870
O4		8	1	1	1			11	4	36%	633	736	86%												736
<b>Total</b>		<b>27</b>	<b>4</b>	<b>16</b>	<b>5</b>			<b>52</b>	<b>24</b>	<b>46%</b>	<b>3,347</b>	<b>4,012</b>	<b>83%</b>					<b>66</b>			<b>59</b>		<b>125</b>	<b>4,137</b>	
Mix %		52%	8%	31%	10%																				
NIA		1,326	291	1,229	501																				
Net Room Areas		1,280	346	1,182																					

Total Apartments	Total Apartments								Efficiency			Commercial (GIA)-Total Apartments										Resi. + Comm.			
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
<b>Total</b>	<b>2</b>	<b>45</b>	<b>10</b>	<b>34</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>100</b>	<b>50</b>	<b>50%</b>	<b>6,463</b>	<b>7,852</b>	<b>82%</b>	<b>28</b>	<b>2,718</b>	<b>219</b>	<b>118</b>	<b>66</b>	<b>58</b>	<b>114</b>	<b>59</b>	<b>30</b>	<b>377</b>	<b>3,786</b>	<b>11,638</b>
Mix %	2%	45%	10%	34%	5%	2%	2%																		
NIA	75	2,209	732	2,634	501	120	192																		
Net Room Areas	45	2,200	768	9,873	10,345	107	399																		

Total Housing	Total Housing								Efficiency			Commercial (GIA)-Total Housing										Resi. + Comm.			
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA	
<b>Total</b>									n/a	n/a															

No. of Types

NIA

Total Sitewide	Total Sitewide								Efficiency			Commercial (GIA)-Total Sitewide										Resi. + Comm.			
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
<b>Total</b>	<b>2</b>	<b>45</b>	<b>10</b>	<b>34</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>100</b>	<b>50</b>	<b>50%</b>	<b>6,463</b>	<b>7,852</b>	<b>82%</b>	<b>28</b>	<b>2,718</b>	<b>219</b>	<b>118</b>	<b>66</b>	<b>58</b>	<b>114</b>	<b>59</b>	<b>30</b>	<b>377</b>	<b>3,786</b>	<b>11,638</b>
Mix %	2%	45%	10%	34%	5%	2%	2%																		
NIA	75	2,209	732	2,634	501	120	192																		



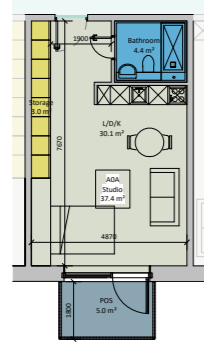




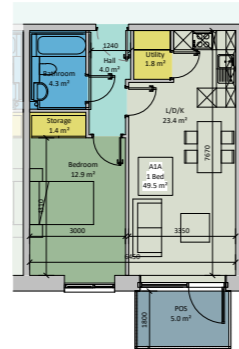
Note: Please refer to Part V Document for HQA with identified Part V Units

Unit Number	Unit Description	Unit Type	No. of Aspects 1 = S, 2 = d, 3 = L	Orientations	Bedroom Count	Bedspaces	Ceiling Height	Total Area (NIA)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Req. Private Open Space
B02.0402	1 Bed	A1B5	1	E	1	2	2.4	47.5	45.0	23.6	23.0	3.3	3.3	-	11.9	3.4	-	-	-	-	11.9	11.4	1.0	1.9	-	3.0	3.0	5.2	-	5.2	5.0
B02.0403	1 Bed	A1F	3	S/SE/E	1	2	2.4	45.8	45.0	23.1	23.0	4.8	3.3	-	11.5	2.8	-	-	-	-	11.5	11.4	-	1.8	1.2	3.0	3.0	10.5	-	10.5	5.0
B02.0404	2 Bed (3p)	A2N	3	SE/SW/W	2	3	2.4	70.4	63.0	28.4	28.0	3.9	3.6	-	12.9	2.8	7.3	2.4	-	-	20.2	20.1	2.0	2.9	-	5.0	5.0	14.1	-	14.1	6.0
B02.0405	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0406	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0407	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0408	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0409	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0410	3 Bed	A3A	2	N/W	3	5	2.4	100.2	90.0	34.0	34.0	5.5	3.8	-	15.4	2.9	11.5	2.8	8.5	2.1	35.4	31.5	2.0	-	7.4	9.5	9.0	9.0	-	9.0	9.0
B02.0411	2 Bed (4p)	A2A1	2	N/E	2	4	2.4	75.0	73.0	30.4	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	-	24.4	24.4	3.0	3.1	-	6.0	6.0	7.0	-	7.0	7.0
<b>Block 02: 52</b>																															
<b>Grand total: 100</b>																															

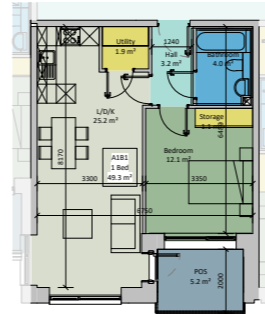
# 4. Unit Typologies



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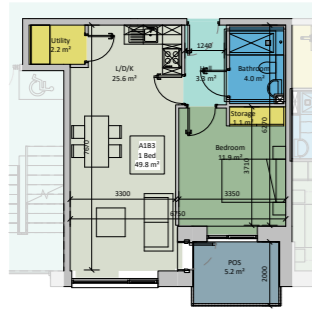
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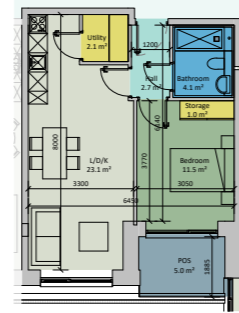
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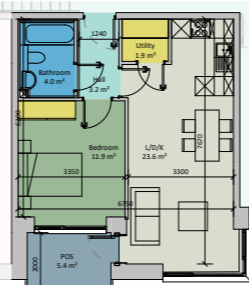
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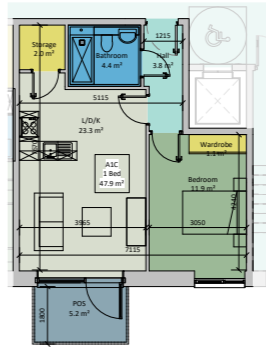
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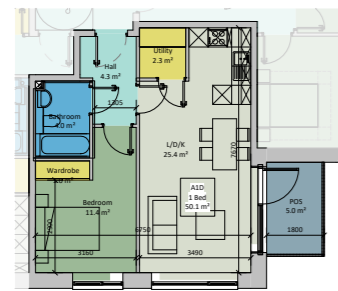
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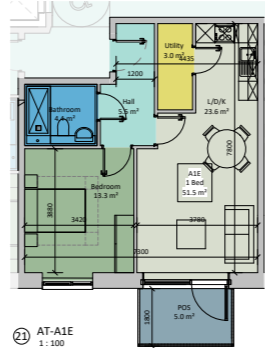
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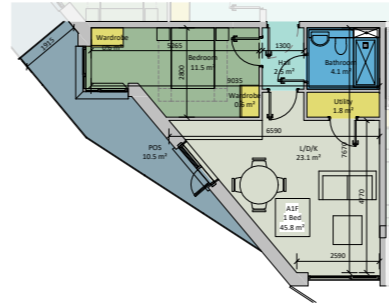
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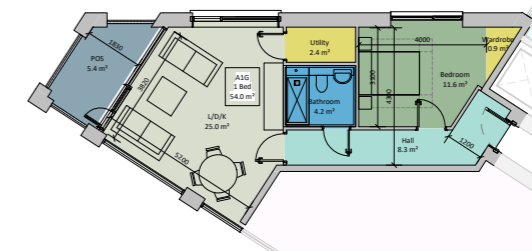
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21 AT-A1E  
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22 AT-A1F  
1:100

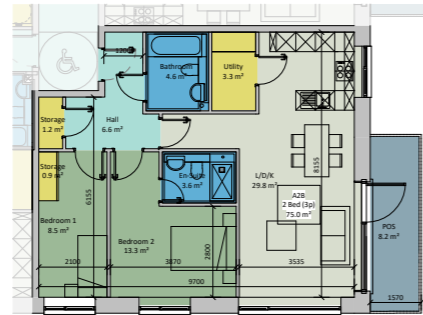


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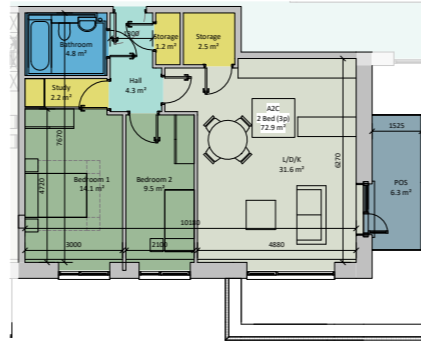
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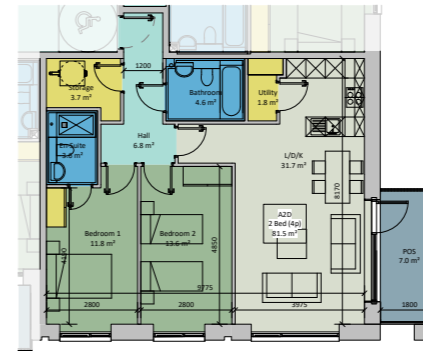
③ AT-A2A  
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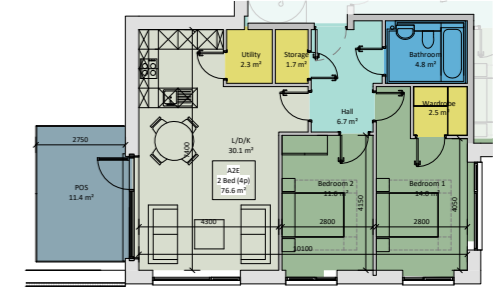
④ AT-A2B  
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⑥ AT-A2C  
1:100



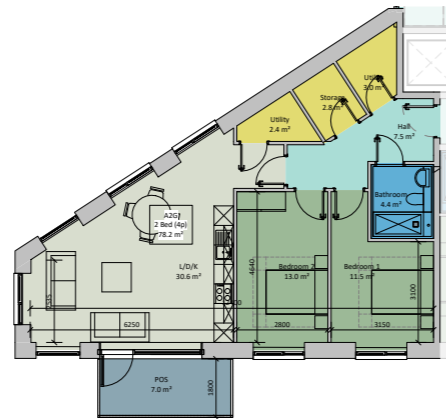
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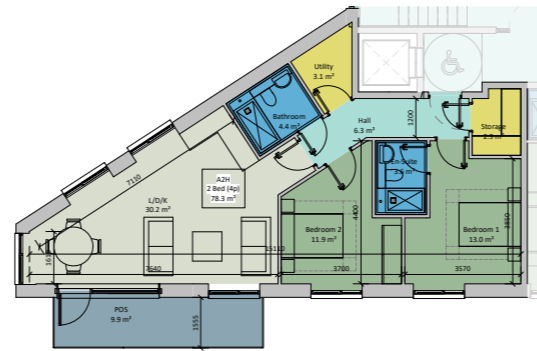
⑦ AT-A2E  
1:100



⑨ AT-A2F  
1:100



② AT-A2G  
1:100



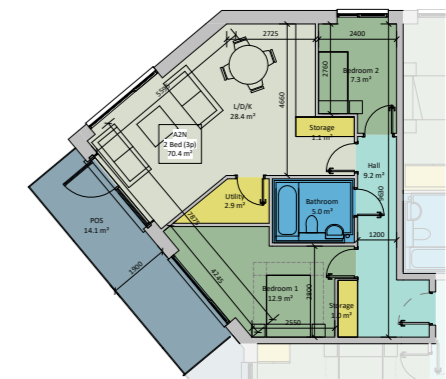
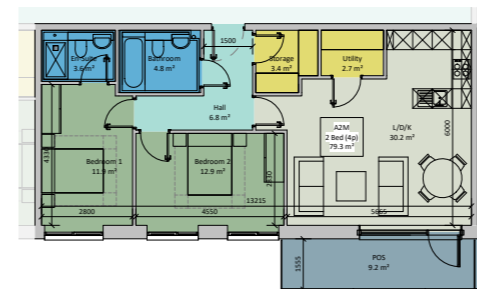
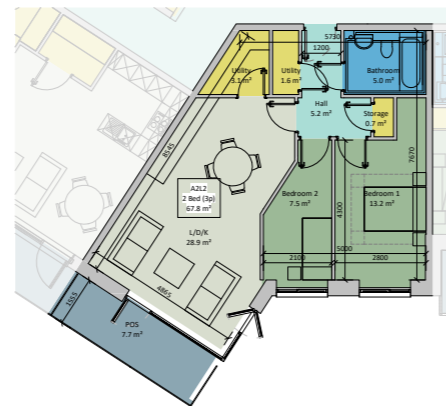
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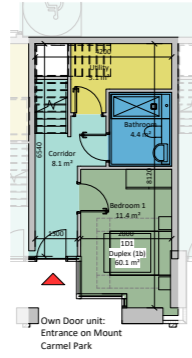
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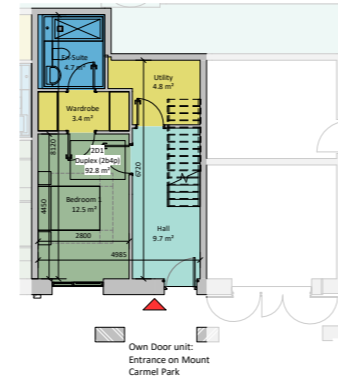
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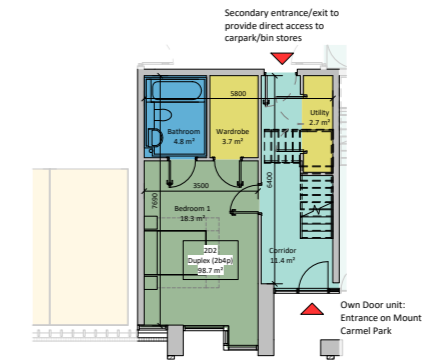
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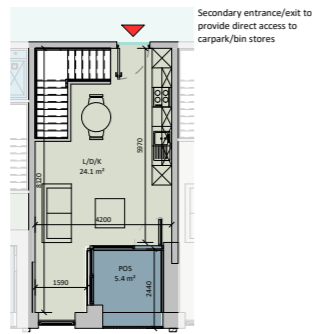
① AT-1D1 - Lower Level  
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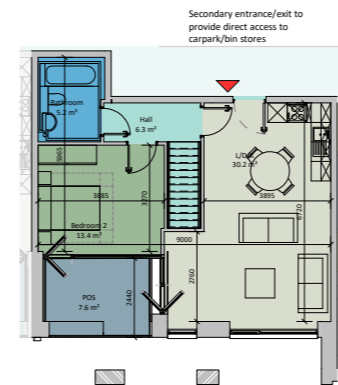
③ AT-2D1 - Lower Level  
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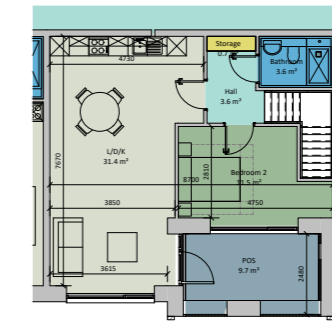
⑤ AT-2D2 - Lower Level  
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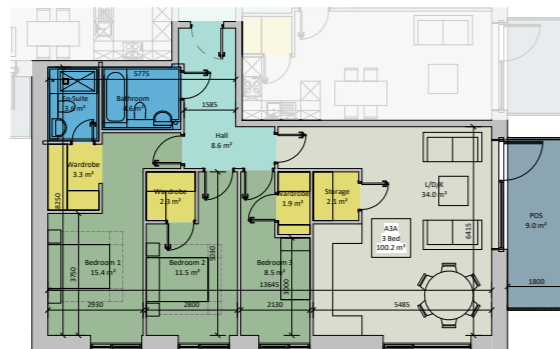
② AT-1D1 - Upper Level  
1:100



④ AT-2D1 - Upper Level  
1:100



⑥ AT-2D2 - Upper Level  
1:100



# 5. View from Road Junction



## 6. Universal Design Statement



View of Commercial Frontage & Public Open Space



Artist View of Courtyard Garden between blocks A & B

The proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability).

The design and layout of the proposed Residential development has had reference to:

- Part 'M' of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010)
- National Disability Authority's "Building for Everyone: A Universal Design Approach.
- Universal Design Guidelines for Homes in Ireland

Further and where applicable to satisfy the regulatory authorities in terms of disability access, the Design has been developed to ensure Disability Access Certificates (DAC) will be issued.

The Design is based upon a comparison of the proposed development with the statutory requirements as set out in Part 'M' of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010) as are necessary to:

- a) Identify and describe the building or works to which the application relates, and
- b) Show that the building or works will comply with the requirements of Part M of the Building Regulations 2010

It is to be noted that the objectives of the performance standards as set out in this report are to satisfy the functional outcomes of the Building Regulations, which are concerned with health, safety and welfare of persons in and about the proposed building; and to the special needs of disabled persons in relation to buildings.

Additional measures, as maybe recommended beyond the scope of the mandatory regulation requirements of Part M have been considered and incorporated in the design in accordance with best practice and the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability) as set out in the associated National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland"

# 7. SPPR Compliance

## 7.1 SPPR 1 & 2 : Unit Mix

### Specific Planning Policy Requirement 1 & 2

The Design Standards for New Apartments 2020 require that:

*'Housing developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).'*

As per the schedules of accommodation included elsewhere in this report, the unit mix complies with SPPR 1 in that no more than 50% of the proposed apartment types are studios/ 1 bedroom units, with only 2 no. studios at 2% of the total proposed.

The remaining units are comprised of 44% two-bedroom and 5% 3-bedroom apartments. While there is no minimum requirement for 3-bedroom apartments, these are included to reflect the aspirations of the local development plan, however it was not possible to accommodate 30% 3-bedroom apartments due to the constraints on the site with respect to footprint and maximising open space, and achieving the development strategy of 100 units.

In order to comfortably accommodate these, a number of two-bedroom 3 person units have been included, (10 no. at 10% of the total proposed) and the variety of proposed typologies is further increased by the 4 no. own-door duplex units ( 2 no. 1-bedroom (2P) and 2 no. 2-bedroom(4P)) along Mount Carmel Park - comprising of 4% of the total proposed.

Block 01	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total
B2								
B1						2	2	4
G1								
G2	2	2		4				8
O1		5	2	5				12
O2		5	2	4				11
O3		5	1	3				9
O4		1	1	2				4
<b>Total</b>	<b>2</b>	<b>18</b>	<b>6</b>	<b>18</b>		<b>2</b>	<b>2</b>	<b>48</b>
Mix %	4%	38%	13%	38%		4%	4%	
NIA	75	883	440	1,405		120	192	
Net Room Areas	75	898	422	1,067		107	266	

Block 02	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total
O0								
G1		1						1
G2		1		3	1			5
O1		6	1	4	1			12
O2		6	1	4	1			12
O3		5	1	4	1			11
O4		8	1	1	1			11
<b>Total</b>		<b>27</b>	<b>4</b>	<b>16</b>	<b>5</b>			<b>52</b>
Mix %		52%	8%	31%	10%			
NIA		1,326	291	1,229	501			
Net Room Areas		1,280	346	1,182				

Total Apartments	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total
<b>Total</b>	<b>2</b>	<b>45</b>	<b>10</b>	<b>34</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>100</b>
Mix %	2%	45%	10%	34%	5%	2%	2%	
NIA	75	2,209	732	2,634	501	120	192	

Partial Schedule of Accommodation

Floorplan with unit types identified by colour



7.2 SPPR 3 : Floor Areas & Safeguarding Higher Standards - Min. +10%

54 units = 54%

Specific Planning Policy Requirement 3

The Design Standards for New Apartments 2020 require that:

*'In the interests of sustainable and good quality urban development these guidelines should be applied in a way that ensures delivery of apartments not built down to a minimum standard, but that reflect a good mix of apartment sizes. Accordingly, it is a requirement that:*

*a) The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)'*

*'Accordingly, planning authorities may also consider a two-bedroom apartment to accommodate 3 persons, with a minimum floor area of 63 square metres'*

*While providing necessary variation in dwelling size, it would not be desirable that, if more generally permissible, this type of two-bedroom unit would displace the current two-bedroom four person apartment. Therefore no more than 10% of the total number of units in any private residential development may comprise this category of two-bedroom three-person apartment. This is to allow for potential social housing provision further to Part V of the Planning and Development Act 2000 (as amended), or, if this type of unit is not required to meet social housing requirements, that it would allow for an acceptable level of variation in housing type.'*

54 no. apartments in the proposed scheme exceed the minimum floor area standard by at least 10%. These apartments are highlighted green in the HQA schedules submitted with this application, and identified on the typical floorplan here.

9 no. two-bedroom 3 person units are included within the proposed development, which is compliant with the requirement for less than 10% of the total proposed to be of this category.



Unit Description	Total Unit Count	Type Count as % of Scheme	Units incl. in Safeguarding Higher Standards (SHS) Calc (min. + 10%)	% of Type count included in SHS	Units excluded from min. + 10%	Minimum Area + 10% Req. from SHS	Min. Area Units Req.	Required Total Area incl. SHS Min.	Total Achieved Area	Achieved Area vs Required Area	Unit count exceeding min. + 10%	Dual Aspects	% Dual Aspect
Studio units	2	2%	n/a	0	2	-	74.0	74.0	74.8	+0.8	0	1	50%
1 Bed units:	47	47%	34	72%	13	1,683.0	585.0	2,268.0	2,329.7	+61.7	34	7	15%
2 Bed (3p) units:	10	10.0%	8	80%	2	554.4	126.0	680.4	731.6	+51.2	8	9	90%
2 Bed (4p) units:	36	36%	7	19%	29	562.1	2,117.0	2,679.1	2,825.6	+146.5	7	28	78%
3 Bed units:	5	5%	5	100%	0	450.0	-	450.0	501.0	+51.0	5	5	100%
<b>Total</b>	<b>100</b>	<b>100%</b>	<b>54</b>	<b>54%</b>				<b>6,151.5</b>	<b>6,462.7</b>	<b>+311.2</b>	<b>54</b>	<b>50</b>	<b>50%</b>

Unit exceeds minimum + 10%  
Units where Variation of up to 5% can be applied to room area and widths subject to overall compliance with required minimum overall apartment floor area.

HQA Summary



### 7.3 SPPR 4 : Dual Aspect Provision

100 Units/ 50 Units = 50%

#### Specific Planning Policy Requirement 4

The Design Standards for New Apartments 2020 require that:

*'apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations, i.e on sites near to city or town centres, close to high quality public transport or in SDZ areas, or where it is necessary to ensure good street frontager and subject to high quality design.'*

The configuration of the proposed apartment blocks, the internal layouts of apartment units and the stepping of building heights have been considered in terms of maximising dual aspect units, giving a total of 50 dual aspect units, 50% of units across the scheme.

No north-facing single-aspect units are proposed.

A set of plans identifying all dual aspect units has been included with this submission.



Typical Floorplan with Dual and Triple Aspect Units Identified

## 7.4 SPPR 5 : Floor to Ceiling Heights

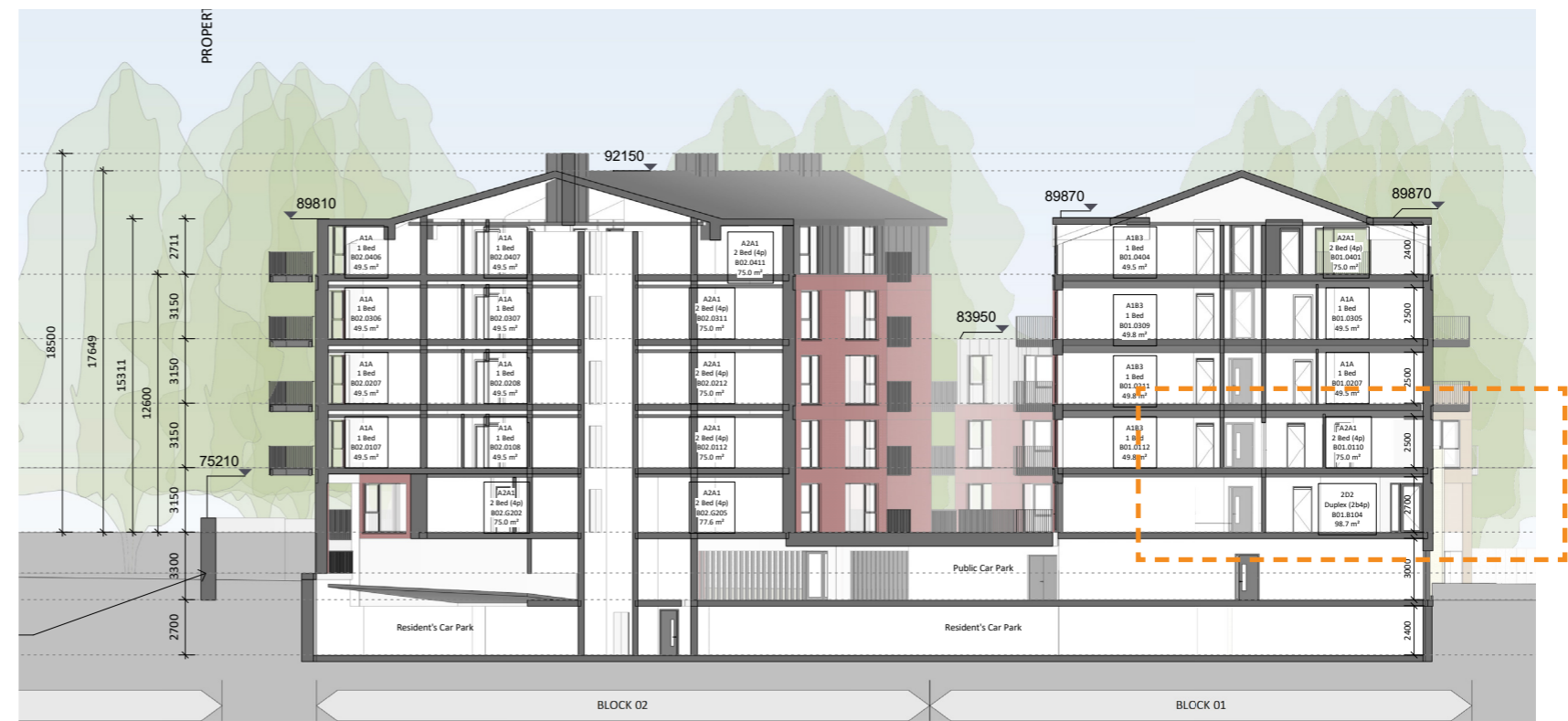
### Ground Floor 2.7m Floor to Ceiling Height

#### Specific Planning Policy Requirement 5

The Design Standards for New Apartments 2020 require that:

*'Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.'*

The ground floor apartments of the proposed development have been designed to provide a 2.7m floor to ceiling height, and 2.5m on the floors above.



Part Section through Block 01

## 7.5 SPPR 6 : Apartments Per Core

### 12 Apartments Per Core

#### Specific Planning Policy Requirement 6

The Design Standards for New Apartments 2020 require that:

**'A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.'**

Block 01 contains one lift core, with an additional staircase, that facilitates access to ground and basement carpark levels. The stepped massing of Block 01 results in a varying number of apartments per floorplate. - from 8 to 12. Compliance is achieved on every level.

Block 02 contains a maximum of 12 apartments per floorplate, which is reduced in line with the stepped massing of the upper levels. Two lift cores facilitate access from all levels to ground and basement carpark levels, so the requirements of SPPR 6 are exceeded.



Typical Floorplan (Level 01)

# 8. Floorplans

## Level 00



## Level 01



# Floorplans

## Level 02



## Level 03



# Floorplans

## Level 04



## Level 05 (Roof)



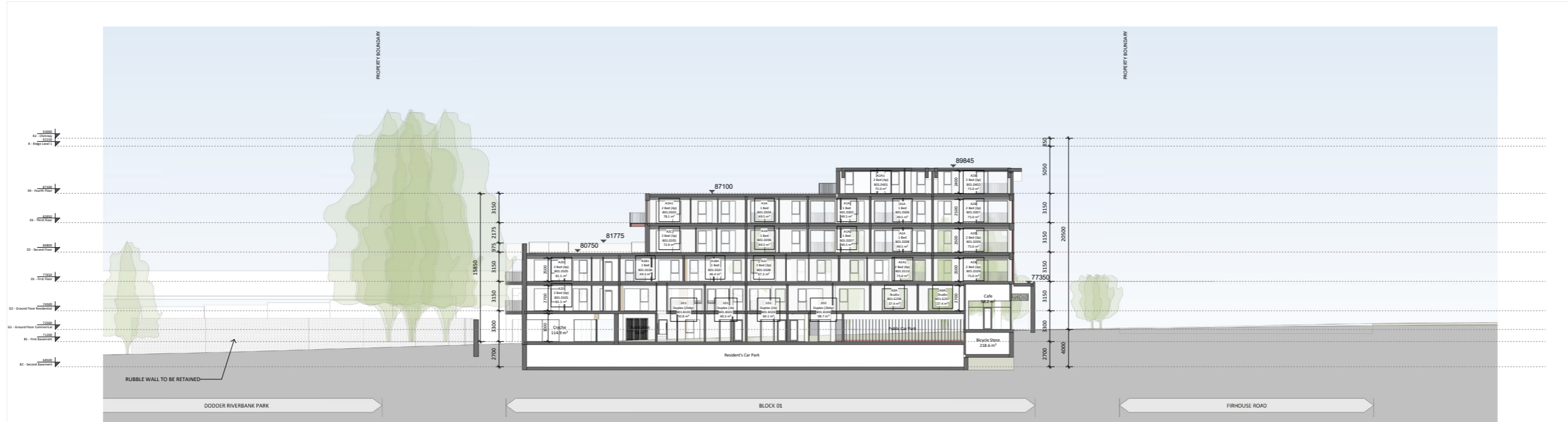
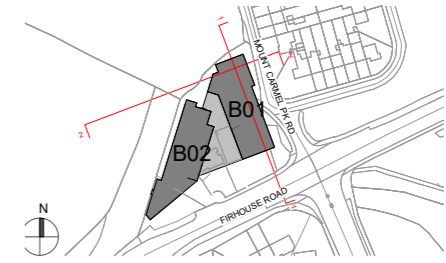
# Level B1



# Level B2



# 9. Sections



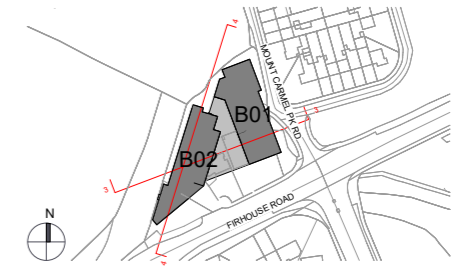
① Section 1 - Block A Long Section  
1:200



② Section 2 - Block A Cross Section 1  
1:200



# Sections

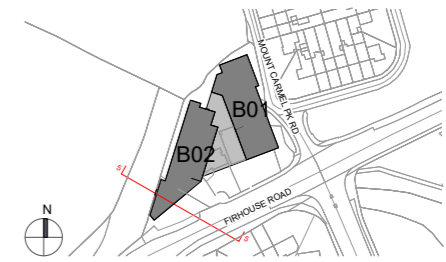


Section 3 - Block 01 Cross Section 2  
1:200

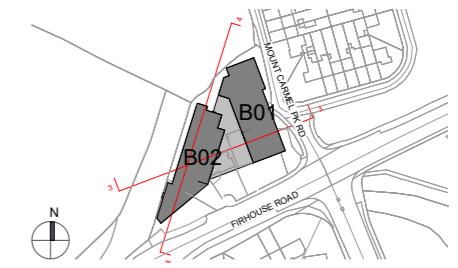


Section 4 - Block 02 Long Section

# Sections



# 10. Contiguous Sections

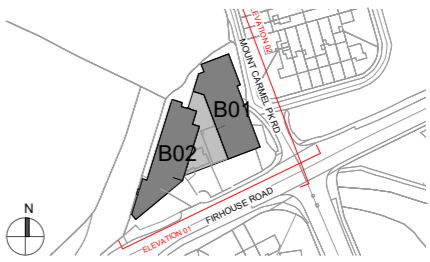


③ Section 3 - Contiguous Section North  
1:500



④ Section 4 - Contiguous Section East  
1:500

# 11. Elevations

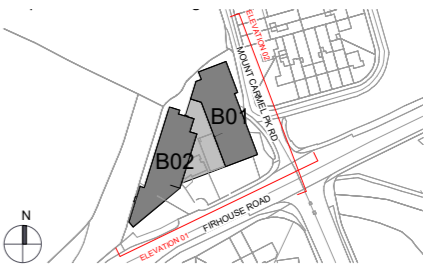


13 Proposed Elevation 01 - Firhouse Road (South)  
1:500



14 Proposed Elevation 01 - Firhouse Road (South)  
1:200

# Elevations

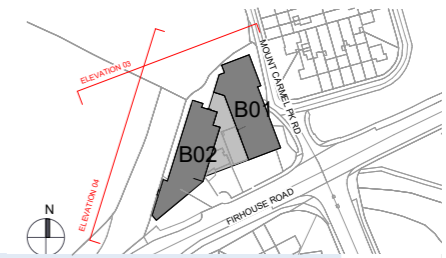


2a Proposed Elevation 02 - Mount Carmel Pk Road (East)  
1:500



2b Proposed Elevation 02 - Mount Carmel Pk Road (East)  
1:500

# Elevations

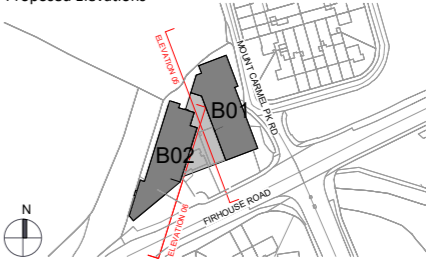


③ Proposed Elevation 03 - North Elevation  
1:200



① Proposed Elevation 04 - West Elevation  
1:200

# Elevations



5 Proposed Elevation 05 - Block A Podium  
1:200



6 Proposed Elevation 06 - Block B Podium  
1:200

# 12. Contiguous Elevations



Contiguous Proposed Elevation 01 - Firhouse Road (South) 1:200



Contiguous Proposed Elevation 02 - Mount Carmel Rd (East) 1:200



# 13. View from the South



The logo for mahony pike, featuring a small blue circle to the left of the text 'mahony pike' in a white, lowercase, sans-serif font.

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