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**RATHCOOLE - HOUSING QUALITY ASSESSMENT - PLANNING, AUGUST 2022**

UNIT NO.	FLOOR LEVEL	DESCRIPTION	TOTAL FLOOR AREA REQUIRED	TOTAL FLOOR AREA PROVISION	10% EXCESS ON AREA	DUAL ASPECT (primary/secondary)	CEILING HEIGHT	NUMBER OF BEDROOMS	NUMBER OF BEDSPACES	BEDROOM REQUIREMENTS	BEDROOM AREA TOTAL req'd	BEDROOM AREA PROVISION	BED - TOTAL PROVIDED	BEDROOMS- MIN WIDTHS	KITCHEN/LIVING AREA REQ'D	KITCHEN/LIVING AREA PROVIDED	%AGE RQMT	STORAGE REQUIRED	STORAGE PROVIDED (E/O to bedroom areas)	TOTAL STORAGE PROVIDED	AMENITY SPACE REQUIRED	AMENITY SPACE PROVIDED
<b>GROUND FLOOR</b>																						
01	A	GROUND	45 sqm	49.4 sqm	110%	E	2700	1	2	11.4	11.4sqm	12.4	12.4 sqm	yes	23 sqm	23.3 sqm	101%	3 sqm	3.1	3.1 sqm	5 sqm	5 sqm
02	A	GROUND	45 sqm	49.4 sqm	110%	E	2700	1	2	11.4	11.4sqm	12.4	12.4 sqm	yes	23 sqm	23.3 sqm	101%	3 sqm	3.1	3.1 sqm	5 sqm	5 sqm
03	C1	GROUND	63 sqm	69.6 sqm	110%	S/E	2700	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.5 sqm	102%	5 sqm	3.7 + 0.9	4.6 sqm	6 sqm	7.1 sqm
04	C2	GROUND	63 sqm	70.7 sqm	112%	S/W	2700	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.7 + 1.0	4.7 sqm	6 sqm	6.3 sqm
05	A1	GROUND	45 sqm	51.5 sqm	114%	W	2700	1	2	11.4	11.4sqm	11.9	11.9 sqm	yes	23 sqm	25 sqm	109%	3 sqm	2.5 + 1.0	3.5 sqm	5 sqm	5.7 sqm
06	C3	GROUND	63 sqm	69.2 sqm	110%	W	2700	2	3	13.0 + 7.1	20.1sqm	12.7 + 8.2	20.9 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.4 + 1.7	5.1 sqm	6 sqm	8.3 sqm
07	C	GROUND	63 sqm	70.1 sqm	111%	W	2700	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.6 sqm	102%	5 sqm	3.8 + 1.0	4.8 sqm	6 sqm	7.1 sqm
08	B1	GROUND	63 sqm	67.7 sqm	107%	W	2700	2	3	13.0 + 7.1	20.1sqm	13.3 + 7.2	20.5 sqm	yes	28 sqm	28.1 sqm	100%	5 sqm	4.1 + 1.1	5.2 sqm	6 sqm	7.6 sqm
09	B1	GROUND	63 sqm	67.7 sqm	107%	N/W	2700	2	3	13.0 + 7.1	20.1sqm	13.3 + 7.2	20.5 sqm	yes	28 sqm	28.1 sqm	100%	5 sqm	4.1 + 1.1	5.2 sqm	6 sqm	7.3 sqm
10	A2	GROUND	45 sqm	52.1 sqm	116%	N/W	2700	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	22.9 sqm	100%	3 sqm	1.6 + 1.3	2.9 sqm	5 sqm	5.8 sqm
11	C	GROUND	63 sqm	70 sqm	111%	N/E	2700	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.8 + 0.9	4.7 sqm	6 sqm	7.6 sqm
12	B	GROUND	63 sqm	66 sqm	105%	W	2700	2	3	13.0 + 7.1	20.1sqm	13.0 + 7.5	20.5 sqm	yes	28 sqm	29.6 sqm	106%	5 sqm	3.2 + 1.1 + 0.7	5.0 sqm	6 sqm	7.1 sqm
13	B2	GROUND	63 sqm	67 sqm	106%	W	2700	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	27.9 sqm	100%	5 sqm	3.4 + 1.8	5.2 sqm	6 sqm	7.2 sqm
14	C	GROUND	63 sqm	70 sqm	111%	S/W	2700	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.8 + 0.9	4.7 sqm	6 sqm	7.2 sqm
<b>FIRST FLOOR</b>																						
15	A	FIRST	45 sqm	49.4 sqm	110%	E	2400	1	2	11.4	11.4sqm	12.4	12.4 sqm	yes	23 sqm	23.3 sqm	101%	3 sqm	3.1	3.1 sqm	5 sqm	5 sqm
16	A	FIRST	45 sqm	49.4 sqm	110%	E	2400	1	2	11.4	11.4sqm	12.4	12.4 sqm	yes	23 sqm	23.3 sqm	101%	3 sqm	3.1	3.1 sqm	5 sqm	5 sqm
17	C1	FIRST	63 sqm	69.6 sqm	110%	S/E	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.5 sqm	102%	5 sqm	3.7 + 0.9	4.6 sqm	6 sqm	7.1 sqm
18	C2	FIRST	63 sqm	70.7 sqm	112%	S/W	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.7 + 1.0	4.7 sqm	6 sqm	6.3 sqm
19	A1	FIRST	45 sqm	51.5 sqm	114%	W	2400	1	2	11.4	11.4sqm	11.9	11.9 sqm	yes	23 sqm	25 sqm	109%	3 sqm	2.5 + 1.0	3.5 sqm	5 sqm	5.7 sqm
20	C3	FIRST	63 sqm	69.2 sqm	110%	W	2400	2	3	13.0 + 7.1	20.1sqm	12.7 + 8.2	20.9 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.4 + 1.7	5.1 sqm	6 sqm	8.3 sqm
21	C	FIRST	63 sqm	70.1 sqm	111%	W	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.6 sqm	102%	5 sqm	3.8 + 1.0	4.8 sqm	6 sqm	7.1 sqm
22	B1	FIRST	63 sqm	67.7 sqm	107%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.3 + 7.2	20.5 sqm	yes	28 sqm	28.1 sqm	100%	5 sqm	4.1 + 1.1	5.2 sqm	6 sqm	7.6 sqm
23	B1	FIRST	63 sqm	67.7 sqm	107%	N/W	2400	2	3	13.0 + 7.1	20.1sqm	13.3 + 7.2	20.5 sqm	yes	28 sqm	28.1 sqm	100%	5 sqm	4.1 + 1.1	5.2 sqm	6 sqm	7.3 sqm
24	A2	FIRST	45 sqm	52.1 sqm	116%	N/W	2400	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	22.9 sqm	100%	3 sqm	1.6 + 1.3	2.9 sqm	5 sqm	5.8 sqm
25	C	FIRST	63 sqm	70 sqm	111%	N/E	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.8 + 0.9	4.7 sqm	6 sqm	7.6 sqm
26	B	FIRST	63 sqm	66 sqm	105%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.0 + 7.5	20.5 sqm	yes	28 sqm	29.6 sqm	106%	5 sqm	3.2 + 1.1 + 0.7	5.0 sqm	6 sqm	7.1 sqm
27	B3	FIRST	63 sqm	69.3 sqm	110%	W	2400	2	3	13.0 + 7.1	20.1sqm	16.2 + 7.3	23.5 sqm	yes	28 sqm	28.5 sqm	102%	5 sqm	2.8 + 2.5	5.3 sqm	6 sqm	7.2 sqm
28	C	FIRST	63 sqm	70 sqm	111%	S/W	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.8 + 0.9	4.7 sqm	6 sqm	7.2 sqm
<b>SECOND FLOOR</b>																						
29	A	SECOND	45 sqm	49.4 sqm	110%	E	2400	1	2	11.4	11.4sqm	12.4	12.4 sqm	yes	23 sqm	23.3 sqm	101%	3 sqm	3.1	3.1 sqm	5 sqm	5 sqm
30	A	SECOND	45 sqm	49.4 sqm	110%	E	2400	1	2	11.4	11.4sqm	12.4	12.4 sqm	yes	23 sqm	23.3 sqm	101%	3 sqm	3.1	3.1 sqm	5 sqm	5 sqm
31	C1	SECOND	63 sqm	69.6 sqm	110%	S/E	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.5 sqm	102%	5 sqm	3.7 + 0.9	4.6 sqm	6 sqm	7.1 sqm
32	C2	SECOND	63 sqm	70.7 sqm	112%	S/W	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.7 + 1.0	4.7 sqm	6 sqm	6.3 sqm
33	A1	SECOND	45 sqm	51.5 sqm	114%	W	2400	1	2	11.4	11.4sqm	11.9	11.9 sqm	yes	23 sqm	25 sqm	109%	3 sqm	2.5 + 1.0	3.5 sqm	5 sqm	5.7 sqm
34	A3	SECOND	45 sqm	50.8 sqm	113%	W	2400	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	23.1 sqm	100%	5 sqm	3.1	3.1 sqm	5 sqm	5.7 sqm
35	A4	SECOND	45 sqm	51 sqm	113%	W	2400	1	2	11.4	11.4sqm	13.5	13.5 sqm	yes	23 sqm	24 sqm	104%	5 sqm	2.1 + 0.9	3 sqm	5 sqm	6.1 sqm
36	C	SECOND	63 sqm	70.1 sqm	111%	W	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.6 sqm	102%	5 sqm	3.8 + 1.0	4.8 sqm	6 sqm	7.1 sqm
37	B1	SECOND	63 sqm	67.7 sqm	107%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.3 + 7.2	20.5 sqm	yes	28 sqm	28.1 sqm	100%	5 sqm	4.1 + 1.1	5.2 sqm	6 sqm	7.6 sqm
38	B1	SECOND	63 sqm	67.7 sqm	107%	N/W	2400	2	3	13.0 + 7.1	20.1sqm	13.3 + 7.2	20.5 sqm	yes	28 sqm	28.1 sqm	100%	5 sqm	4.1 + 1.1	5.2 sqm	6 sqm	7.3 sqm
39	A2	SECOND	45 sqm	52.1 sqm	116%	N/W	2400	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	22.9 sqm	100%	3 sqm	1.6 + 1.3	2.9 sqm	5 sqm	5.8 sqm
40	C	SECOND	63 sqm	70 sqm	111%	N/E	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.8 + 0.9	4.7 sqm	6 sqm	7.6 sqm
41	B	SECOND	63 sqm	66 sqm	105%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.0 + 7.5	20.5 sqm	yes	28 sqm	29.6 sqm	106%	5 sqm	3.2 + 1.1 + 0.7	5.0 sqm	6 sqm	7.1 sqm
42	B3	SECOND	63 sqm	69.3 sqm	110%	W	2400	2	3	13.0 + 7.1	20.1sqm	16.2 + 7.3	23.5 sqm	yes	28 sqm	28.5 sqm	102%	5 sqm	2.8 + 2.5	5.3 sqm	6 sqm	7.2 sqm
43	C	SECOND	63 sqm	70 sqm	111%	S/W	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.8 + 0.9	4.7 sqm	6 sqm	7.2 sqm
<b>THIRD FLOOR</b>																						
44	A	THIRD	45 sqm	49.4 sqm	110%	E	2400	1	2	11.4	11.4sqm	12.4	12.4 sqm	yes	23 sqm	23.3 sqm	101%	3 sqm	3.1	3.1 sqm	5 sqm	5 sqm
45	A	THIRD	45 sqm	49.4 sqm	110%	E	2400	1	2	11.4	11.4sqm	12.4	12.4 sqm	yes	23 sqm	23.3 sqm	101%	3 sqm	3.1	3.1 sqm	5 sqm	5 sqm
46	C1	THIRD	63 sqm	69.6 sqm	110%	S/E	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.5 sqm	102%	5 sqm	3.7 + 0.9	4.6 sqm	6 sqm	7.1 sqm
47	C2	THIRD	63 sqm	70.7 sqm	112%	S/W	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.7 + 1.0	4.7 sqm	6 sqm	6.3 sqm
48	A1	THIRD	45 sqm	51.5 sqm	114%	W	2400	1	2	11.4	11.4sqm	11.9	11.9 sqm	yes	23 sqm	25 sqm	109%	3 sqm	2.5 + 1.0	3.5 sqm	5 sqm	5.7 sqm
49	A3	THIRD	45 sqm	50.8 sqm	113%	W	2400	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	23.1 sqm	100%	5 sqm	3.1	3.1 sqm	5 sqm	6.1 sqm
50	A4	THIRD	45 sqm	51 sqm	113%	W	2400	1	2	11.4	11.4sqm	13.5	13.5 sqm	yes	23 sqm	24 sqm	104%	5 sqm	2.1 + 0.9	3 sqm	5 sqm	6.8 sqm
51	C	THIRD	63 sqm	70.1 sqm	111%	W	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.6 sqm	102%	5 sqm	3.8 + 1.0	4.8 sqm	6 sqm	7.1 sqm
52	B1	THIRD	63 sqm	67.7 sqm	107%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.3 + 7.2	20.5 sqm	yes	28 sqm	28.1 sqm	100%	5 sqm	4.1 + 1.1	5.2 sqm	6 sqm	7.6 sqm
53	B1	THIRD	63 sqm	67.7 sqm	107%	N/W	2400	2	3	13.0 + 7.1	20.1sqm	13.3 + 7.2	20.5 sqm	yes	28 sqm	28.1 sqm	100%	5 sqm	4.1 + 1.1	5.2 sqm	6 sqm	7.3 sqm
54	A2	THIRD	45 sqm	52.1 sqm	116%	N/W	2400	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	22.9 sqm	100%	3 sqm	1.6 + 1.3	2.9 sqm	5 sqm	5.8 sqm
55	C	THIRD	63 sqm	70 sqm	111%	N/E	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.9 sqm	103%	5 sqm	3.8 + 0.9	4.7 sqm	6 sqm	7.6 sqm
56	B	THIRD	63 sqm	66 sqm	105%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.0 + 7.5	20.5 sqm	yes	28 sqm	29.6 sqm	106%	5 sqm	3.2 + 1.1 + 0.7	5.0 sqm	6 sqm	7.1 sqm
57	B3	THIRD	63 sqm	69.3 sqm	110%	W	2400	2	3	13.0 + 7.1	20.1sqm	16.2 + 7.3	23.5 sqm	yes	28 sqm	28.5 sqm	102%	5 sqm	2.8 + 2.5	5.3 sqm	6 sqm	7.2 sqm
58	C	THIRD	63 sqm	70 sqm	111%	S/W	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 7.3	20.1 sqm	yes	28 sqm	28.9 sqm	103					



# 10.0 Appendices

## 10.1 Housing Quality Assessment

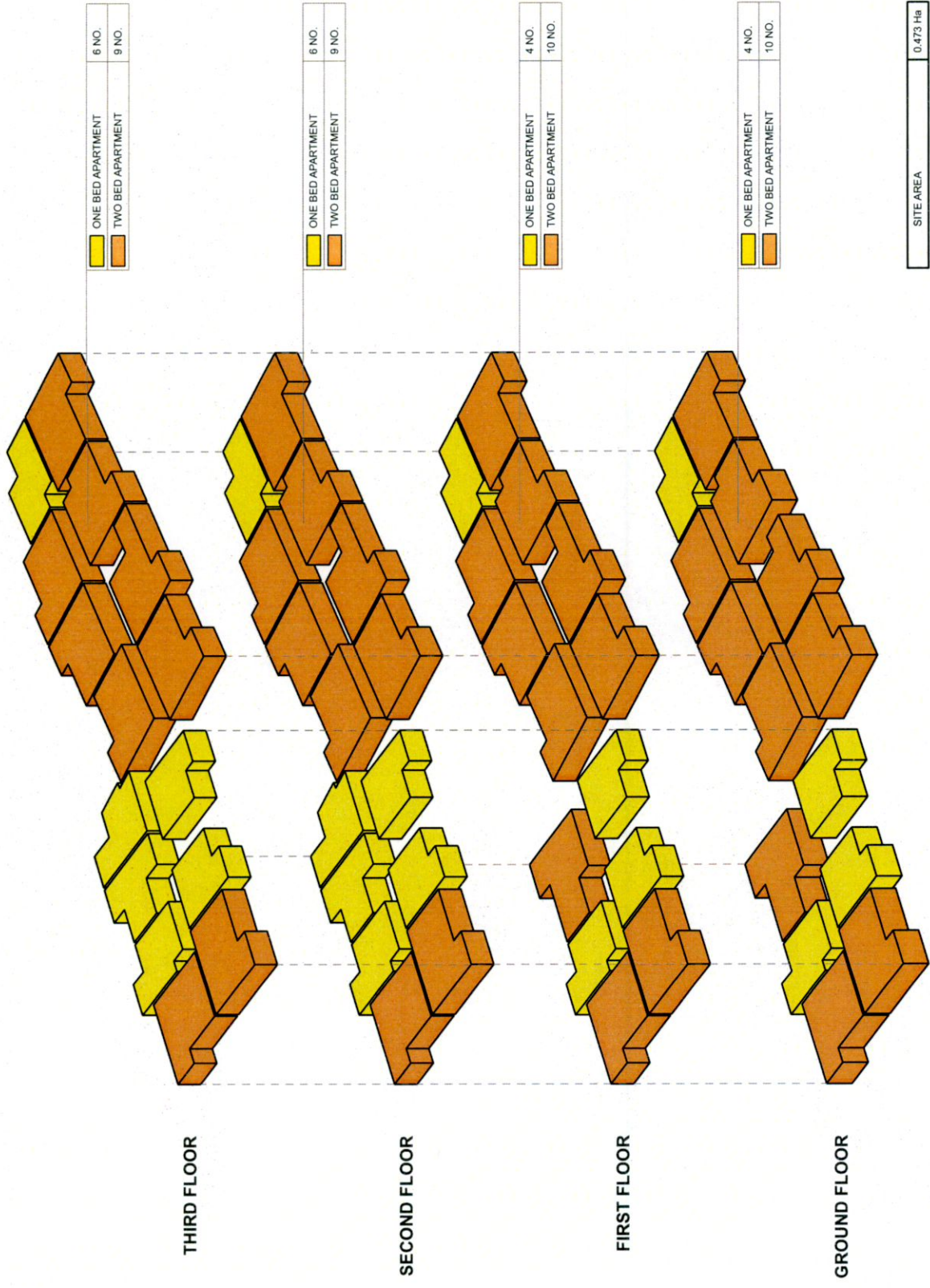
The following document breaks down the areas of each apartment to demonstrate compliance with Sustainable Urban Housing: Design Standards for New Apartments (2018).



# 9.0 Summary

## General Housing

The adjacent imagery outlines the breakdown of the housing provision within the scheme, as discussed with South Dublin County Council and the Approved Housing Body.



HOUSING PROVISION			
LEGEND	UNITS	%	
ONE BED APARTMENT	20 NO.	34%	
TWO BED APARTMENT	38 NO.	66%	
<b>TOTAL</b>	<b>58 NO.</b>	<b>100%</b>	



### Rathcoole Age-Friendly Housing

Apartment Type	Description	Area m <sup>2</sup>	No.	Mix
Type A	1Bed / 2P	49.4 m <sup>2</sup>	8	34%
Type A1	1Bed / 2P	51.5 m <sup>2</sup>	4	
Type A2	1Bed / 2P	52.1 m <sup>2</sup>	4	
Type A3	1Bed / 2P	50.8 m <sup>2</sup>	2	
Type A4	1Bed / 2P	51 m <sup>2</sup>	2	66%
Type B	2Bed / 3P	66 m <sup>2</sup>	4	
Type B1	2Bed / 3P	67.7 m <sup>2</sup>	8	
Type B2	2Bed / 3P	67 m <sup>2</sup>	1	
Type B3	2Bed / 3P	69.3 m <sup>2</sup>	3	
Type C	2Bed / 3P	70 m <sup>2</sup>	12	
Type C1	2Bed / 3P	70 m <sup>2</sup>	4	
Type C2	2Bed / 3P	70.7 m <sup>2</sup>	4	
Type C3	2Bed / 3P	69.2 m <sup>2</sup>	2	
<b>Apartment Area</b>		<b>3635 m<sup>2</sup></b>	<b>58</b>	
Apartment Circulation Area		589.1 m <sup>2</sup>		
<b>Apartments Including Circulation Area</b>		<b>4224 m<sup>2</sup></b>		

Ancillary Accommodation	Area m <sup>2</sup>	No.	Mix
Cycle Storage	36 m <sup>2</sup>		
Refuse/General Storage	26.9 m <sup>2</sup>		
Plant Room	46.2 m <sup>2</sup>		
Sub. Station	14 m <sup>2</sup>		
Switch Room	16 m <sup>2</sup>		
<b>Total Ancillary Accommodation</b>	<b>139.1 m<sup>2</sup></b>		

<b>Community Centre</b>	99.3 m <sup>2</sup>		
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Car Parking	Age-Friendly Housing	24	
*refer to Transport Mgmt Plan	Community Facility	2	
	Building Manager	1	
	Visitor Spaces	3	
	<b>TOTAL</b>	<b>30 Spaces</b>	

Communal Open Space Required			
1 Bed Apartment	5 m <sup>2</sup>	100 m <sup>2</sup>	
2 Bed Apartment (3P)	7 m <sup>2</sup>	266 m <sup>2</sup>	
<b>Total</b>		<b>366 m<sup>2</sup></b>	

Site Area	0.473 Hectares		
Plot Ratio	0.03		
Density (per Hectare)	123		
Site Coverage	30%		
Public Open Space	19%	907.4 m <sup>2</sup>	min 10% required
Communal Open Space		1226 m <sup>2</sup>	min 366m <sup>2</sup> required



# 8.0 Landscape Strategy

## LANDSCAPE APPRAISAL

Please refer to the landscape report completed by Gannon Associates for detailed layout and description of all proposed planting and landscaping.

Tree protection fencing to be erected prior to construction and retained for the duration of construction activities. To be monitored regularly (see drawing 21149\_TP)





7.0 Proposed 3D Imagery - View towards entrance from private open space





7.0 Proposed 3D Imagery - Entrance View from Eaton Drive





7.0 Proposed 3D Imagery - Entrance View from Tay Lane



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7.0 Proposed 3D Imagery

Proposed Rathcoole Age-Friendly Development  
Riverside Projects Limited - Tay Lane, Rathcoole, County Dublin

PAC2001

DESIGN STATEMENT

August 2022



7.0 Proposed 3D Imagery - Aerial View





## 6.0 Architectural Impact Statement

As outlined in section 13.2.7 for Architectural Conservation Areas of the South Dublin County Council Development Plan 2022-2028, an Architectural Impact Statement is required to be submitted as part of the application if the proposed development is immediately contiguous to an ACA. The Rathcoole ACA runs along the southern boundary of the site, focusing primarily on the main street which includes the adjacent Glebe House (a protected structure). See adjacent extract of Zoning Map Sheet 8 from South Dublin County Council Development Plan 2022-2028. The topics to be addressed include the following:

### Urban Structure and Grain

The adjacent apartment development at Eaton Drive is predominantly four story blocks which sets a general precedent for the area. The urban grain of Rathcoole village is low rise buildings situated within an Architectural Conservation Area (please refer to Section '5.0 Planning Design - Building Height' for further details) with taller developments of apartments and housing estates generally located to the north, nearest the N7 dual carriageway, or to the outskirts of the village. The proposed scheme is sensitively designed to fit within both urban forms while setting back from the boundaries of the adjacent two-storey buildings. The proposed design has taken into consideration the granted planning permission for Glebe House with the cranked facade opening out the space facing the protected structure while staying away from the linear blocks forming the apart-hotel to either side of Glebe House itself.

### Density and Mix

The density, at 123 units/Ha, is within the scope of the development plan for the area. The building itself is quite compact despite its density, maximising the open space afforded the scheme at ground level. The adjacent granted permission of Glebe House, a protected structure, achieved a density of 98 units/Ha. The apartment mix was discussed at pre-planning phase where a maximum of 50% one-bedroom apartments was permitted. The mix was also discussed with an Approved Housing Body that is intending to purchase the development on completion.

Being an age-friendly scheme, the increased density of an older generation to the community can add vitality and engagement with improved activity of people to shops and the main street.

### Scale

The scale is generally in keeping with the prevailing building stock in the immediate area, particularly when taken in context of the granted planning permission for the adjacent Glebe House site (see adjacent image of proposed development as viewed from Glebe House) and the adjacent development at Eaton Drive. The building is quite compact despite the density, particularly in relation to its impact on Glebe House. The 'short' elevation faces Glebe House minimising over-looking and the four storeys is only marginally taller than the ridge of the protected structure. The width of the proposed block is 19.5m (Glebe House is 22.5m wide) and approx. at an angle of 15 degree to Glebe House, thereby reducing the impact on the protected structure.

### Height

The building is of a similar height to the adjacent Eaton Drive development however, through careful design, it provides a variety of angles and recesses of the facade which helps breakdown the mass and add interest and variety to the elevation. The entire block is only 3.2m above ridge level of the adjacent Glebe House while it is set back over 32m away. Please refer to Section '5.0 Planning Design - Building Height' for more details.

### Materials

The materials selected are very much in keeping with the existing village. There is a mix of brick and render from both modern and historical buildings (Glebe House itself is a rendered Georgian building). By having the horizontal banding, we remove the need for visible movement joints in the facade. The mix of render and brickwork (within the horizontal banding) is using the prevalent materials from the locality while integrating into a well considered facade. Please refer to Section '4.3 Form and Materiality' of this document for more detail.

### Landscape

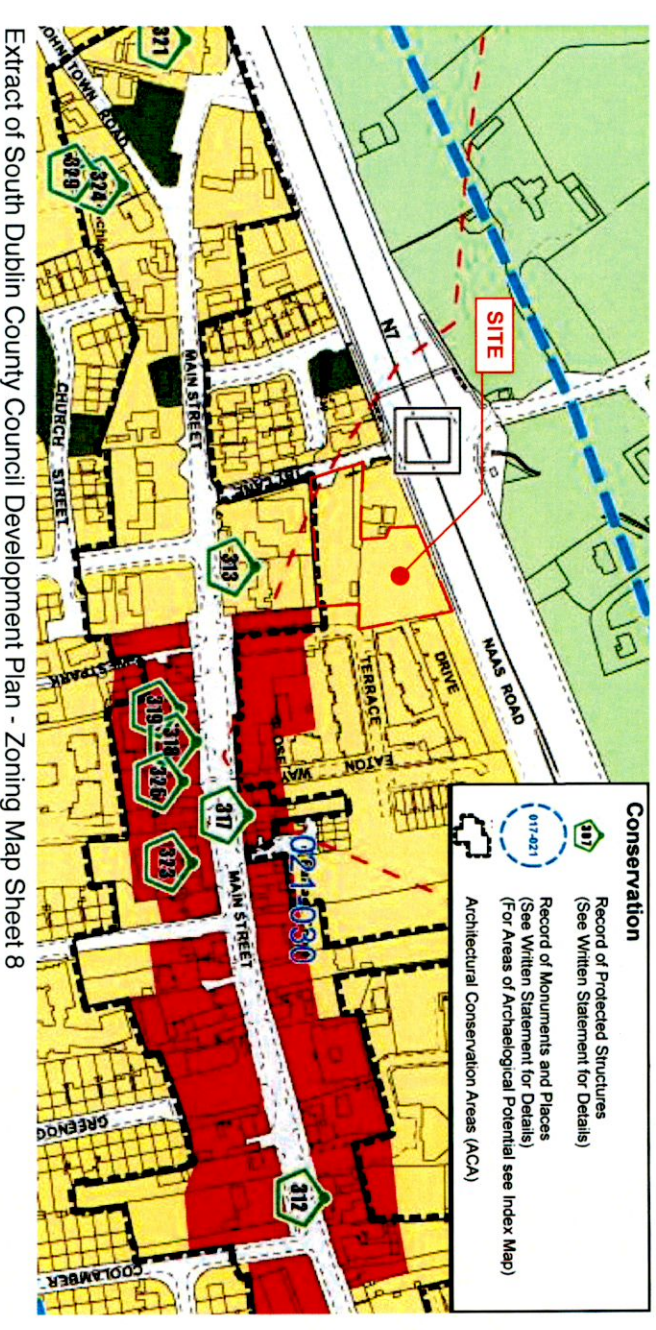
The landscape has been carefully designed to make use of the large south-west facing communal courtyard and landscaped areas throughout the scheme. There is pedestrian access at each end of the site allowing a full circuitous route around the building with seating at various points. The archaeological monument, St. Brigids Well, situated (but sealed) on the site, will also be opened up and integrated into the landscaping design.

### Views and Landmarks

Considering the site is located at the outer edge of the ACA along with the low-rise nature of the village, there are few views and landmarks to consider. To the north of the site is the N7 dual carriageway which requires noise mitigation to the apartments at the north of the apartment building while the adjacent Glebe House has been sensitively considered as previously outlined.

### Historic Development

Historically, the proposed site was a single family dwelling which was demolished some time ago. It has since been left unintended and is a prime development site due to its ideal location in close proximity to Rathcoole Village. Please refer to Section '2.3 Planning History' of this document for further information.



Extract of South Dublin County Council Development Plan - Zoning Map Sheet 8



Scale - Visual impact of proposed development from Glebe House



## 5.5 Best Practice Urban Design Manual - Compliance

### 11 Parking

As an age-friendly scheme, the parking has been minimised to provide more landscaped areas and useable open space. Elderly developments do not require the same level of car parking and as the site is in close proximity to both the village centre and public transport, it is an ideal location for reduced cars. In addition, a provision of 80 bicycle parking spaces are provided, with secure parking for residents and surface parking for visitors.

The 30no. car parking spaces have also been sporadically broken with planting / trees to break down the scale and maintain an intimate landscaped garden. 6no. of the car parking spaces have charging points for electric vehicles as required. Please refer to the Mobility Management Report completed by Martin Rogers that is included as part of this application for details on parking requirements.

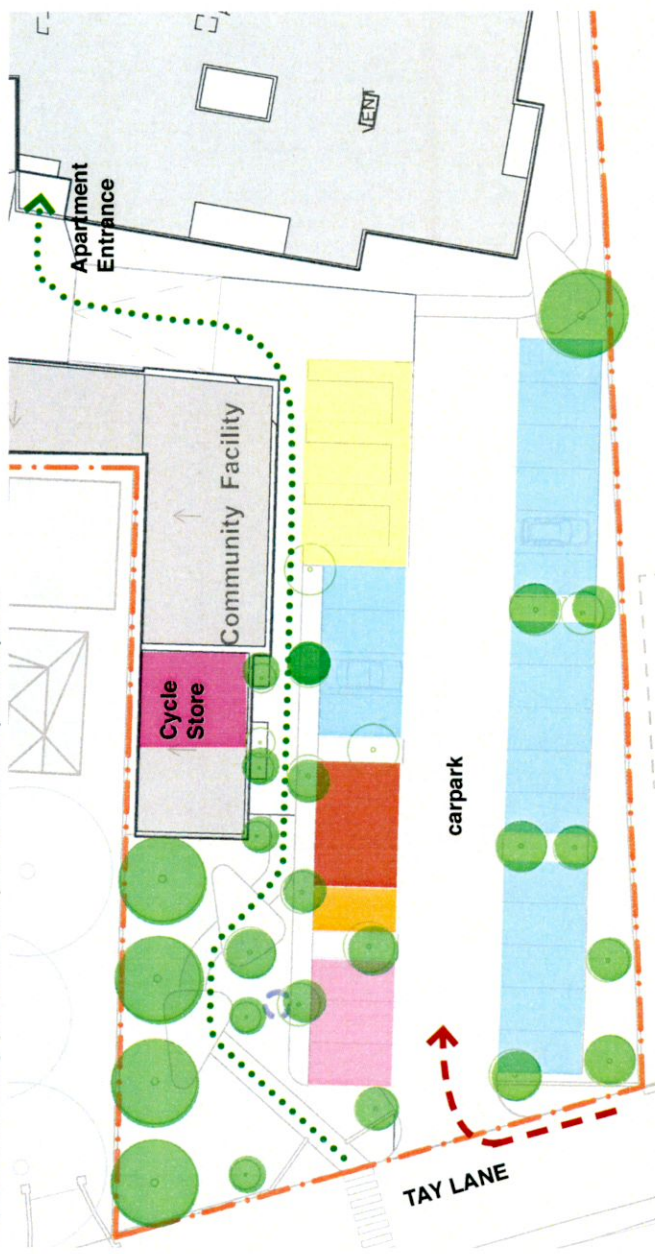
### 12 Detailed Design

The detail of the facade has been carefully considered to minimise horizontal and vertical movement joints to the facade by designing them into the relief of the materials used. This will create a subtle change in shadows which will alter in appearance throughout the day. In addition, the inset balconies create a vertical separation to the linear nature of the building with the horizontal banding. The crank layout of the scheme in plan, is designed to respond to the shape of the site while maintaining good separation from adjacent buildings. This crank also helps to break down the mass of the building and create a good visual dynamic to the elevation.

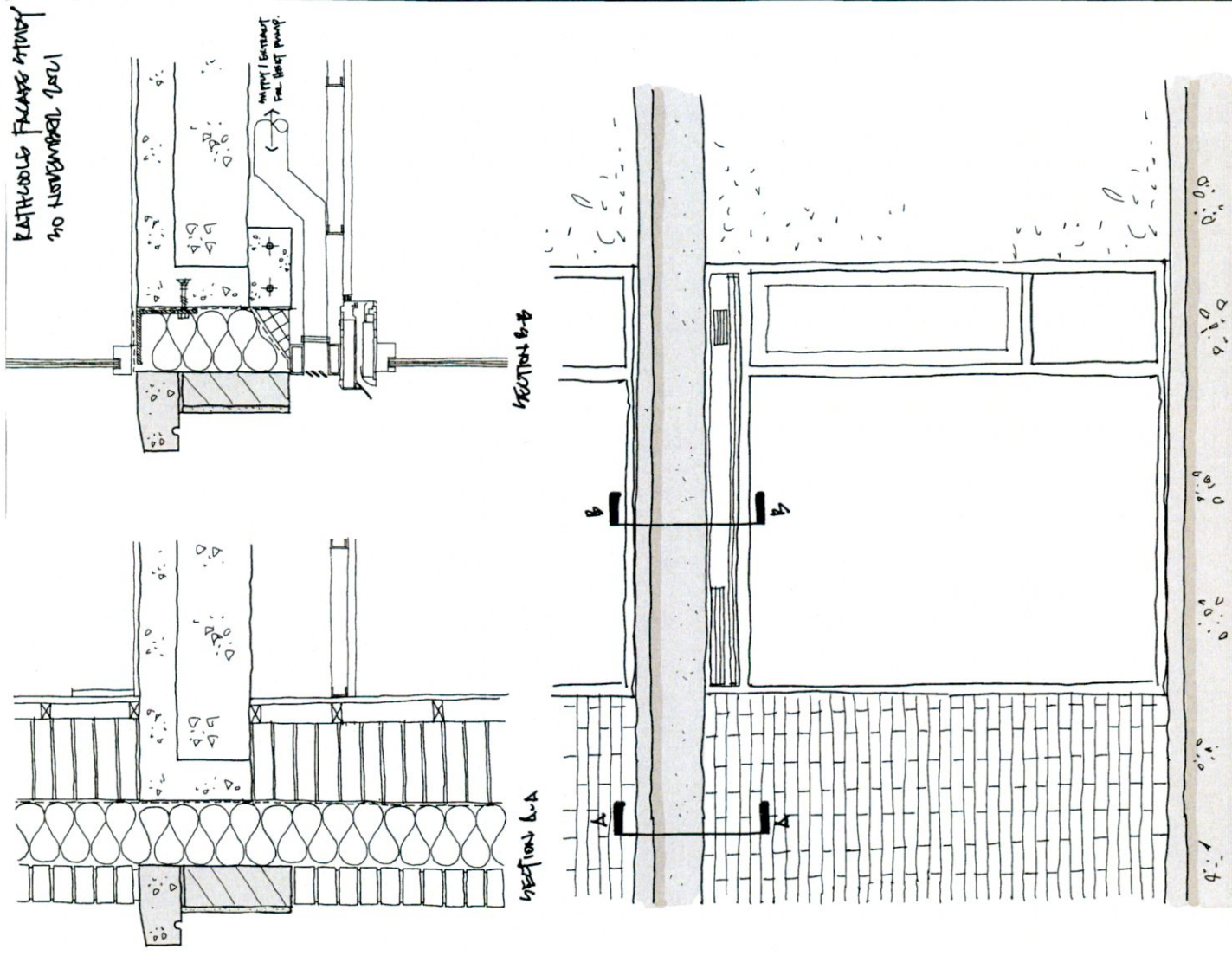
The materials have been selected to provide a durable finish that will age well. Please refer to adjacent sketch bay detail and Section '5.0 Typical Apartment Bay' for further information on the proposed materials.

Age-Friendly Housing	= 24 spaces
(inclusive of Accessible Spaces)	= 3 spaces
Community Facility	= 2 spaces
Building Manager	= 1 space
Visitor Spaces	= 3 spaces
<b>TOTAL</b>	<b>= 30 spaces</b>

The total car parking requirement for the scheme is therefore 30 spaces with 10% parking for people with impaired mobility provided as per the development plan.



11 Parking



12 Detailed Design



## 5.5 Best Practice Urban Design Manual - Compliance

### 07 Layout

The landscaping provides a very enticing space while the accessibility car parking spaces will use the same stone paving as the entrance path to create a more pleasant approach, making the public entrance feel more generous. The front of the site, and main entrance facing Tay Lane, provides the public open space and car parking. The middle of the site provides the community centre and landscaped gardens while the rear of the site provides the main accommodation building and linear gardens.

The inclusion of raised beds for the occupants of the apartment building is good for inclusivity and a sense of ownership of the space. The raised bed also create a community activity and focal point of the open space.

### 08 Public Realm

The public realm of the scheme has been developed within the constraints of all other planning requirements while taking advantage of the excellent aspect of the site. It is a well-designed landscape proposal providing multiple recreational opportunities throughout the development, including a circuitous pedestrian route around the building. The public realm is over-looked throughout with the apartments providing passive surveillance to all corners of the site. The layout of the public space has been designed to integrate with the specifics of the site, including the historical monument St. Brigids Well. The existing large confers to the northern boundary facing the N7, has been retained where possible to create a buffer to the large road with high speed traffic and an acoustic wall at ground floor. In addition, the acoustic report that is included as part of this application outlines that traffic noise will be within acceptable parameters.

For more details on the landscape, please refer to the landscape report by Jonathan Gannon and Associates which has been submitted as part of this application.

### 09 Adaptability

The apartments have been designed to allow flexible positioning of furniture with large balconies (generally in excess of the minimum standards). 50% of all units have the bathroom directly adjoining the main bedroom which can be opened up to provide direct access if required. All apartments are wheelchair friendly with level access throughout. All bathrooms will be wetrooms for ease of adaptability.

The generous areas of the apartments (including storage) means it would be equally suitable for general housing if required.

### 10 Privacy and Amenity

Each apartment has a private balcony directly accessed from the main living / dining / kitchen area. All balconies are covered other than the top floor apartments. Windows have been positioned to avoid overlooking of adjacent properties and providing sufficient separation. Sound attenuation measures have been included to prevent any impact on the N7 on the immediately adjacent apartments (please refer to acoustic report for more details). And, as previously mentioned, 50% of the apartments are dual aspect with no single-aspect, north facing apartments included at all.

Due to the careful design of the scheme, there is no loss of amenity for neighbouring sites. Please refer to section 5.1 of this document for details of the privacy and amenity space.



08 Public Realm / 10 Privacy and Amenity



## 5.5 Best Practice Urban Design Manual - Compliance

In compliance with the Best Practice Urban Design Manual (May 2009), the following section describes how the design addresses each individual element.

### 01 Context

The adjacent apartment development is predominantly four story blocks which sets a precedent for the area. This document has dealt with the context and the design response in detail with further information in Section '2.0 Site Location and Context' and Section '5.0 Planning Design- Building Height' of this document.

### 02 Connections

The intention is to provide a pedestrian link through the site - please refer to adjacent diagram. This shortens the route for people from Rathcoole village to the pedestrian fly-over of the N7, providing greater access to the high speed bus services into Dublin City. It also increases permeability through the site and provides alternative walking routes for locals to utilise.

### 03 Inclusivity

This is an Age-Friendly scheme which will be open to visitors. The mix of one and two bedroom apartments provides flexibility for the demographics to inhabit the spaces with communal spaces provided (a community facility at the ground floor entrance and a communal space on the first floor). Due to the density of the building, it allows significant external space to be allocated to open space for residents and locals to enjoy. The community facility is predominantly for the residents to use and activities will be organised to join which can also be extended to the wider population in Rathcoole. In addition, guests can be invited in to visit residents and use the facilities.

### 04 Variety

The building provides a variety of angles and recesses through careful design of the facade. The mix of render and brickwork is designed within horizontal banding to remove the need for numerous movement joints while integrating into a well considered facade. Please refer to Section '4.4 Typical Apartment Bay' and Section '7.0 Proposed 3D Imagery' for further details.

### 05 Efficiency

The scheme maintains a good balance of high density with landscaped open space. The car park has been designed with planting and trees integrated to break down the scale while being located closer to the main entrance. The large lawn allows for multiple uses including providing water attenuation with seating around the perimeter. The public open space to the front entrance includes a small water feature. The building has been designed to remove any north facing single aspect apartments with 50% of the units being dual aspect as a result of careful design. The proposal also brings a redundant / derelict site back into a productive use for everyone in Rathcoole.

### 06 Distinctiveness

The entrance forms a central focal point to the scheme where the community facility faces across from the main apartment building entrance. The building shifts in plan to create a short twist to the main block. This helps break up the mass and reduce the impact on the site. There is a seating area in the building while also providing a communal 'sun room' at first floor above the entrance lobby. There is a clear community presence about the main communal space to the north west of the site, with over-looking from all the west-facing apartments.



### 01 Context

- Four Storey Development
- Three Storey Development
- Two Storey Development
- Single Storey Development
- Proposed Site

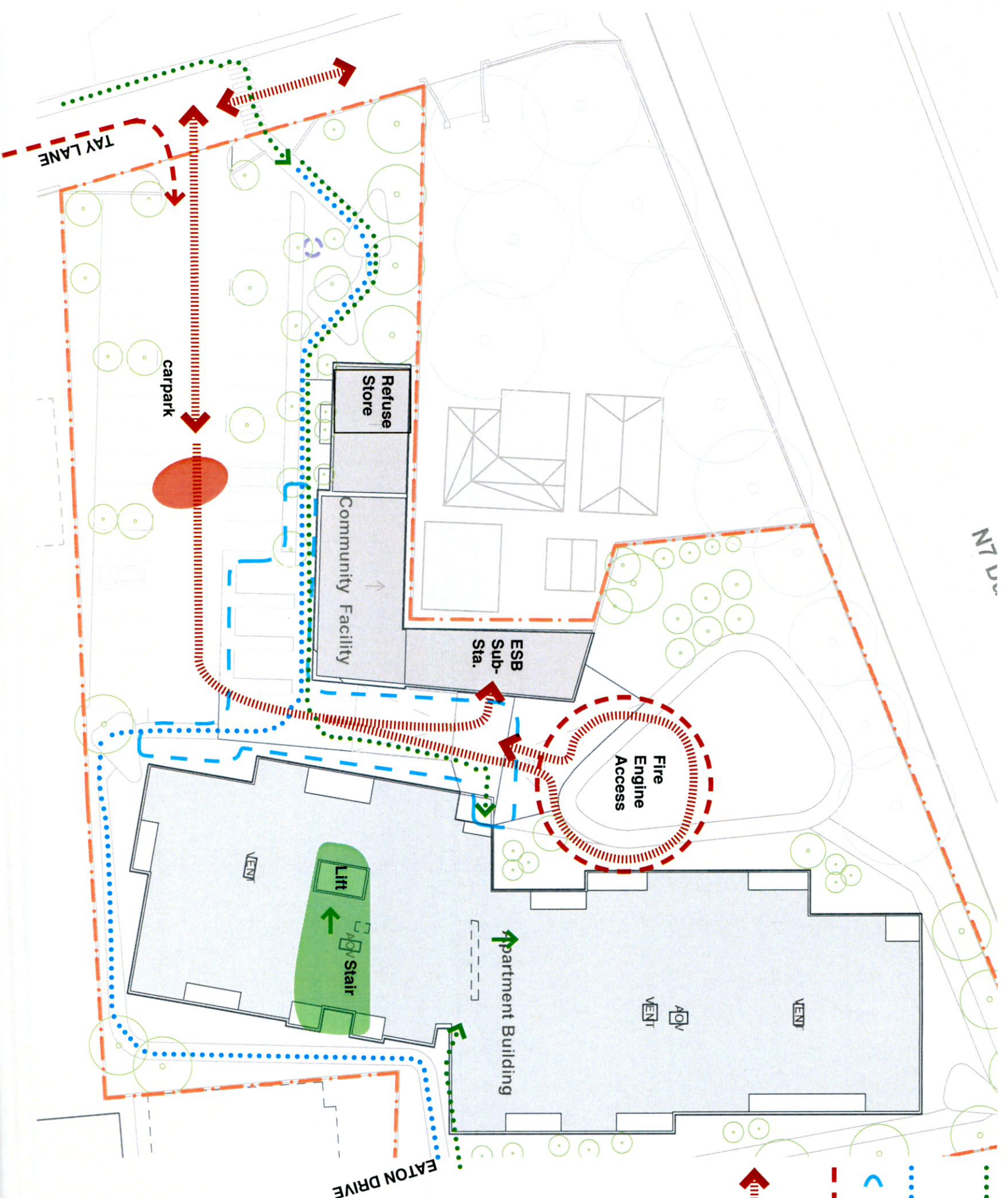


### 02 Connections

- Blue dotted line with arrow: Pedestrian route from Rathcoole Village to pedestrian flyover of N7
- Green dotted line: Pedestrian circuitous route around building and grounds
- Red dotted line with arrow: Potential perimeter walking / cycling route through Rathcoole without using the busy high street



# 5.4 Access Strategy



- Pedestrian wheelchair / ramped access
- Vertical Access
- Public Pathway
- 'HomeZone' - shared vehicular & pedestrian surface
- Vehicular access to site
- Vehicle drop off
- Vehicle servicing / refuse collection

### Access Strategy

#### Vehicles

Vehicular access is via the repositioned entrance off Tay Lane leading to a carparking area and on to 'homezone' area which provides access only to ESB sub-station and for fire engine turning circle.

#### Pedestrians

The main pedestrian access is off Tay Lane north of the vehicular access, along a separate pathway, across the 'homezone' into central entrance leading to lift and staircore.

#### Servicing

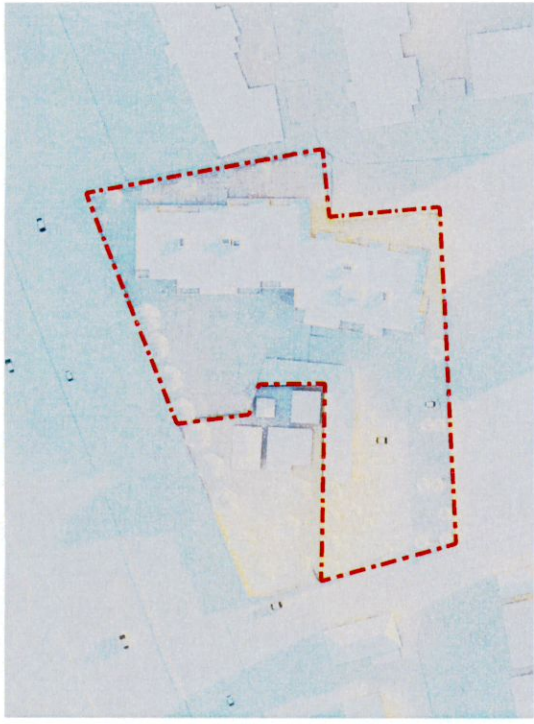
Refuse collection is either collected by pulling bins out and returning to refuse store to/from carpark on collection day.

Please see auto track drawings from CORA consulting engineers as part of planning application documents illustrating path for passenger car, fire pump vehicle, ESB service van and refuse lorry.

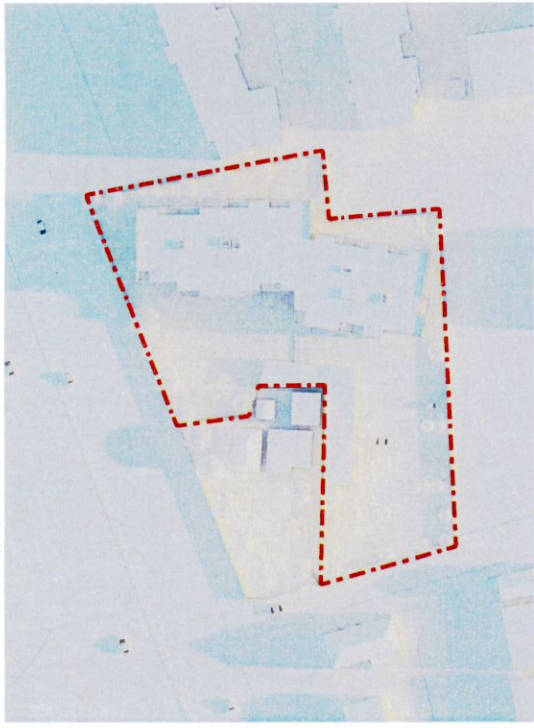
Ground Floor Access Diagram



## 5.3 Shadow Study



21st December - 9am



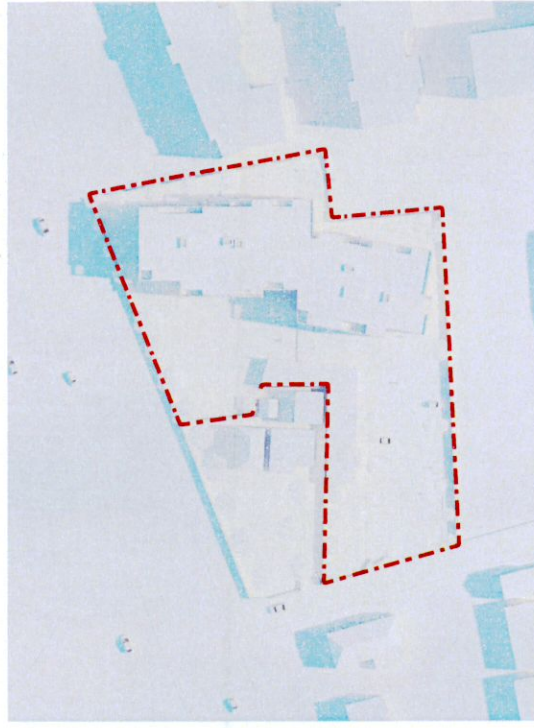
21st December - 12pm



21st December - 3pm



21st March / September - 9am



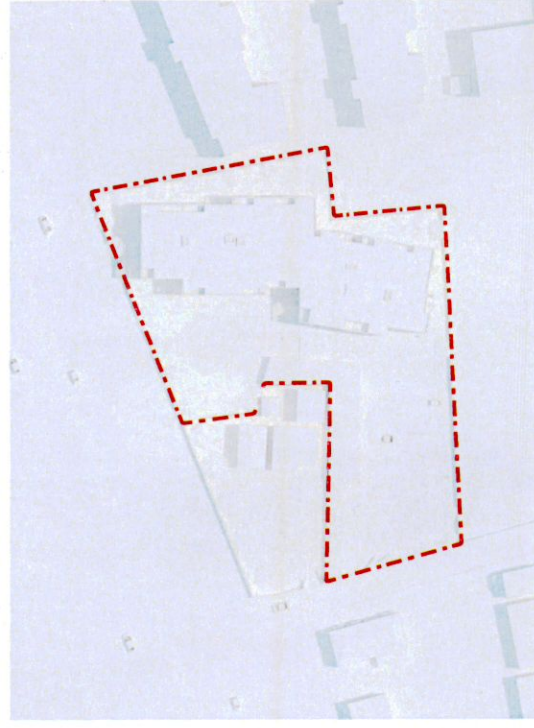
21st March / September - 12pm



21st March / September - 5pm



21st June - 8am



21st June - 12pm



21st June - 6pm

### Overshadowing

The adjacent shadow study outlines the lighting levels at three times of the year - 21st June, 21st March/September and 21st December, constituting the Summer and Winter Solstices and the Spring/Autumn Equinox.

As it shows, the layout is very sympathetic to the distribution of light to the apartments within the development, with the courtyards receiving sun for the majority of the year.

The impact on the neighbouring properties is similarly limited, particularly in summer but also during the spring / autumn equinox.

North, no effect as overlooking N7

South, no effect on adjoining site (Glebe House)

East, minimal due to adjacent building being a gable end.

West, minimal due to building mass being approx. 24m from adjoining existing building.







The overall development has been carefully designed to minimise overshadowing impact, both within the scheme and to adjacent properties, in addition to maximising daylight and sunlight into the proposed apartments.

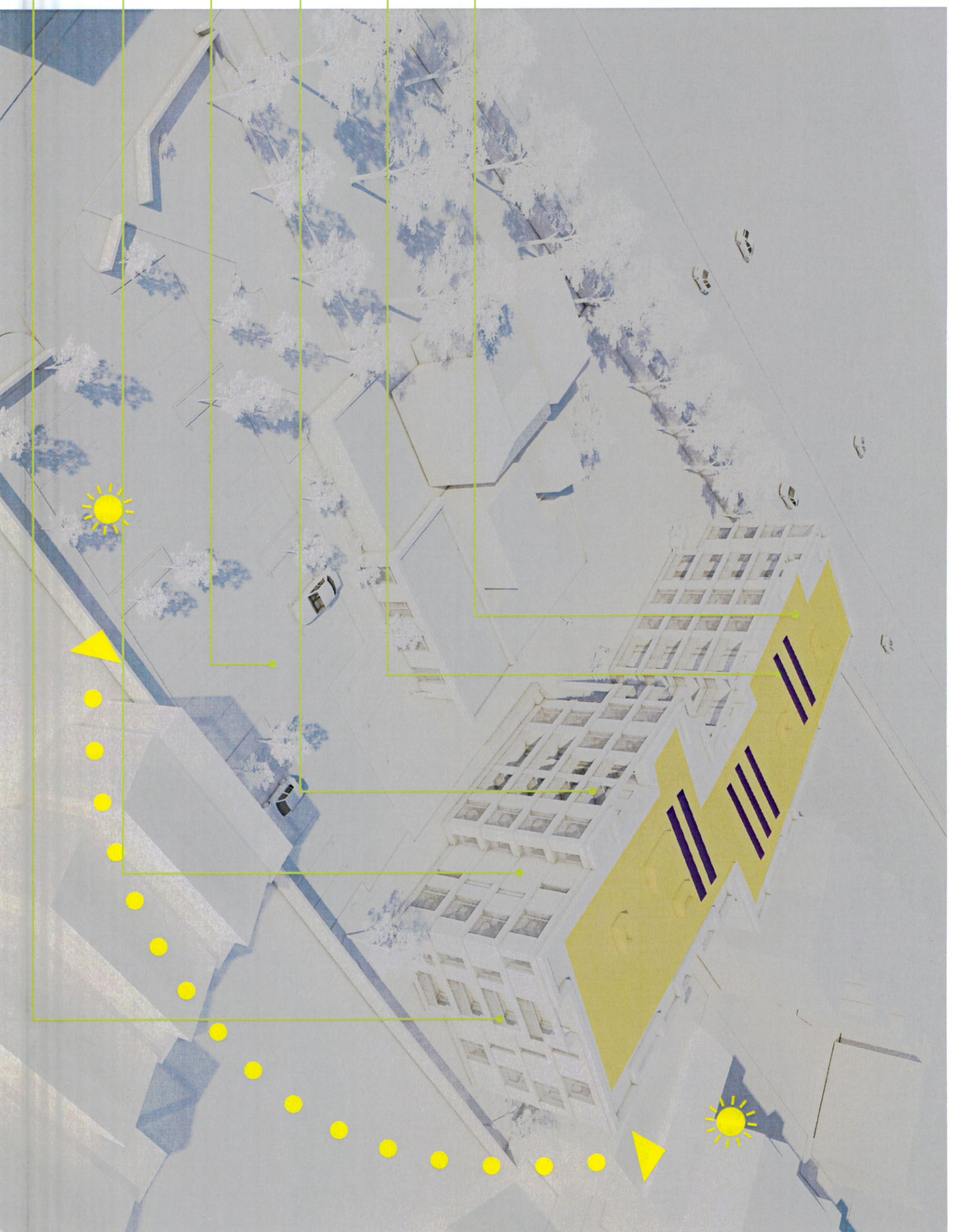


## 5.2 Sustainability Strategy

The proposal has been designed as a low energy scheme from first principles. The single bar of accommodation running north / south provides 50% dual aspect apartments. The east / west orientation of the apartments allows each to take advantage of solar gain and provides bright warm spaces. Each unit has their living spaces arranged onto east, west or south facing balconies, these heavily glazed facades allow significant solar gains which will heat the units naturally. The heavy concrete structure will provide thermal mass which will absorb any excess heat from the solar gains during the day, and slowly release over the evening to help maintain a comfortable temperature throughout. The use of low-temperature radiators by an internal heat pump and heat recovery in each apartment will reduce the energy demand / load further. Passive cooling is provided via opening windows which will control the temperature in summer months.

It is proposed to provide a heavily externally insulated and airtight envelope to the buildings with high performance glazing to ensure that all heat harnessed or created within the units is retained. The scheme will meet with the requirements of the South Dublin Co. Co. and as well as the Technical Guidance Documentation in this regard.

- 
**GRAVEL ROOFS**  
 To reduce visual impact, improve attenuation and reflect more light
- 
**PHOTOVOLTAIC PANELS**  
 PV panels provide significant energy requirements reducing energy use
- 
**PASSIVE SOLAR DESIGN**  
 Passive solar design reduces heating costs and improves comfort and daylight quality
- 
**STORMWATER ATTENUATION TANK**  
 350m3 attenuation tank below carpark to provide water storage in periods of heavy rainfall
- 
**HEAVILY INSULATED**  
 Well insulated external walls & roofs reduces energy / heating and cooling requirements
- 
**HEAT RECOVERY SYSTEMS**  
 Heat pumps can recover the heat prior to extraction from apartments to maximise efficiency





# 5.1 Planning Design - Open Space

## Public Open Space

In existing residential zonings, a minimum of 10% of the total site area should be allocated for public open space. With a total site area of 0.473Ha, this requires a minimum of 473m<sup>2</sup> public open space this proposal provides 907m<sup>2</sup> public open space, far in excess of the minimum required.

The Public Open Space is outlined below with the dark green shade while the light green shade is designated as the Communal Open Space.

The public open space includes the area of the monument of St Brigids Well in addition to the area around the community facility. The communal open space is the remainder around the building (see adjacent section for details) encompassing the circuitous walking route in addition to the landscaped courtyard to the north west of the site.

PUBLIC OPEN SPACE



COMMUNAL OPEN SPACE



## Private & Semi Private (Communal) Open Space

Semi Private (communal) Open Space

A proportion of the outdoor space is required to be provided for the sole use of the residents. This is calculated based on table 3.21 of the SDC Development Plan 2022-2028. This requires the following communal open space:

Communal Open Space  
One-bed apartment 5m<sup>2</sup>  
Two-bed apartment 7m<sup>2</sup>

20no. one bed units and 38no. two-bed units requires 366m<sup>2</sup> of communal open space.

The communal open space forming the semi-private landscaped gardens as the majority of the open space provides 1225m<sup>2</sup> to the residents far in excess of the minimum 366m<sup>2</sup> as required in the development plan.

Private Open Space

The proposal follows the standards set out in the Sustainable Urban Housing: Design Standards for New Apartments, requiring the following minimum private amenity space as per the adjacent table.

Private balconies provide a total of 284m<sup>2</sup> of private open space. This can be seen in detail with the Housing Quality Assessment which is included as part of this application.

Table 3.21: Minimum Standards for Apartments

Type of Unit	Apartment	Private Open Space	Communal Open Space	Storage
Studio	37 sq.m	4 sq.m	4 sq.m	3 sq.m
One bedroom	45 sq.m	5 sq.m	5 sq.m	3 sq.m
Two bedrooms (3 person)	63 sq.m	6 sq.m	6 sq.m	5 sq.m
Two Bedrooms (4 person)	73 sq.m	7 sq.m	7 sq.m	6 sq.m
Three bedrooms (5 person)	90 sq.m	9 sq.m	9 sq.m	9 sq.m



# 5.0 Planning Design - Building Height

## Building Height and Density Guide - Appendix 10 of Development Plan

Guidelines on Quality Housing for Sustainable Communities, DEHLG (2007)  
 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009)  
 Urban Development and Building Height Guidelines (2018)

### Building Height

Many of the elements raised within 'Appendix 10: South Dublin County's Building Height and Density Guide' are reiterated in the Best Practice Urban Design Manual. These have been addressed in more detail in Section '5.5 Best Practice Urban Design Manual - Compliance' of this document.

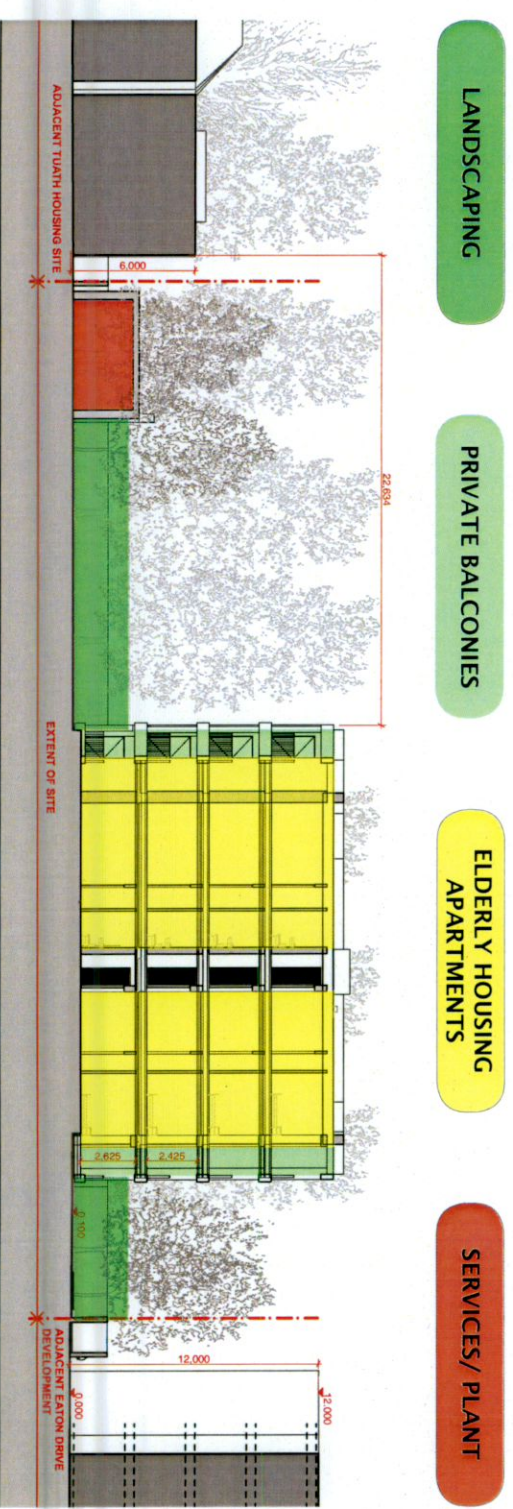
Through extensive analysis of the existing urban context, the prevailing height of the locality varies significantly between 1.5-2 storey single occupancy residences or retail units up to 4-storey apartment buildings (see adjacent diagram).

The adjacent residential development to the East at Eaton Close is 4 storeys in height with a further mix of one to two storey dwellings to the south and west adjoining properties. The site to the south behind the Glebe House has been granted permission for a mix of two and three storey buildings as a 69 unit apart-hotel please refer to Section '3.2 Design Considerations - Glebe House' of this document.

Our proposal is to maintain the height of Eaton Close in a new apartment block running North / South along the eastern edge of the site. This mitigates the impact on the neighbouring Tuath Housing property to the west of the development site, maximising the distance from the existing building. The horizontal banding exentuates the linearity of the building making it appear lower.

There is a general prevalence of three to four-storey buildings towards the N7 dual carriageway to the north of the village, particularly the adjacent Eaton Drive development which is four storeys high throughout. There are other four storey developments to the south of the high street however, the prevailing height to the village is of low rise single residence dwellings one to two-storeys in height. This sets a precedent for this part of the town and particularly to the north, adjacent to the N7, where taller buildings have become more prevalent.

The proposed building fits in contextually within the local context as outlined in this document and has been carefully designed to create a balance between density and open space for a high quality development.



LANDSCAPING

PRIVATE BALCONIES

ELDERLY HOUSING APARTMENTS

SERVICES/ PLANT



Building Height Analysis

- Four Storey Development
- Three Storey Development
- Two Storey Development
- Single Storey Development
- Proposed Site
- Proposed Three Storey Development (granted planning permission)







## 4.4 Typical Bay Design

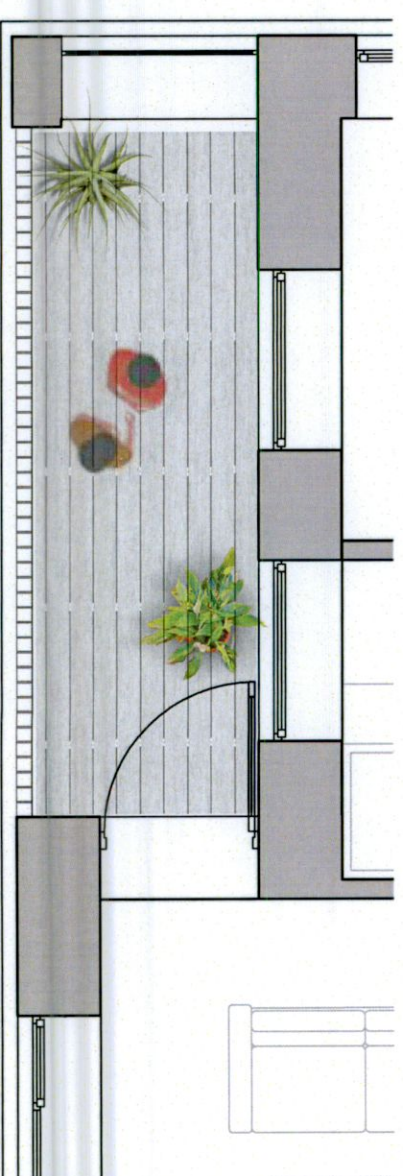
The buildings are designed as an insulated render or brick external cladding between horizontal bands of render. With a subtle adjustment in texture and relief, this will create a varied and interesting elevation that will subtly change throughout the day with the moving shadows of the sun

The construction is intended to be a traditional 215mm masonry wall structure with in-situ concrete floors. The 600mm deep horizontal banding zone will house all the plant and service zones within the apartment in order provide full floor-to-ceiling windows to each apartment, maximising daylight.

The break-down of the elevation will remove the need for movement joints while the change in material will provide a dynamic feel to the elevation.

### Balcony Elevation

The inset balconies are proposed to be almost fully glazed to the apartments with small sections of render with differing textures. The balustrade is designed to be open, flat bar metal balustrades between the full length of the balcony to maximise light into the recessed balconies while providing privacy from an angle.





## 4.3 Form & Materiality

The building form and facade materiality is designed considering the local architectural context, establishing both a building scale, form and a materiality.

### Form

In closest proximity the Eaton Drive development sets a height precedent of four storeys, with the Glebe House (in overall form) can be equated to three storeys. In respect of form Eaton Close presents a horizontal emphasis divide by bay projections, this is further reflected in the Glebe House form which could be described as having a central mass bookended with bays to form two wings.

### Materiality

From a materiality point of view in the surrounding context, there is a strong historical emphasis with a mix of white/grey textured render ornamented by grey tone (perhaps granite) details; window cills, door heads, string courses with some examples of quoins. Surfaces are generally flat in elevation with pitched tiled (thatch) roofs. In modern developments the horizontal form is continued with largely rendered facades with focused areas of brick and a mix of flat and pitched roofs.

### DESIGN RESPONSE

#### Form

In a considered reading of both the historical and modern context, it is proposed that the height of the proposed building will be a maximum of four storeys in a horizontal form divided in two wings split by a connected central circulation core. This is to provide separation from surrounding context and maximise daylighting to the new apartments for optimum orientation.

#### Facade/Elevation

The elevation will be broken into recesses and bays drawn together by a strong horizontal banding, acting as both head and cill, referencing a traditional 'granite' ornamented string course. The primary material infill palette will be a balance of render and brick to create both flat and textured relief.

#### Balcony Elevation

The balustrade is designed to be open, flat bar metal balustrades between the concrete frame to maximise light into the recessed balconies while providing privacy from an angle. The balcony floor finish would be metal decking with level access to the apartment.



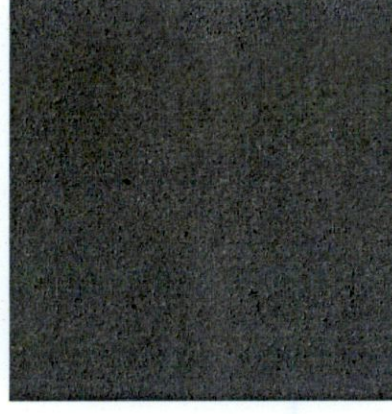
Selected Brick - TBC



White Render - Course Finish



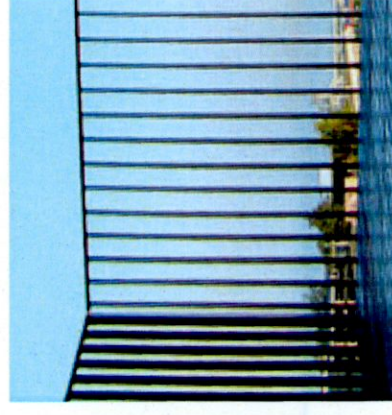
White Render - Fine Finish



Pre-cast concrete string course band with grey rendered banding



Double Glazed Windows with dark frame



Flat Bar Balustrades

### OUTLINE SPECIFICATION

External Render (white course, white fine and dark finish)

Brick

Continuous precast concrete horizontal string course

PVC double glazed windows / doors

Level floor finish to all apartments

Dark powder-coated flat bar railings / balustrade throughout



## 4.2 Proposed Site Section

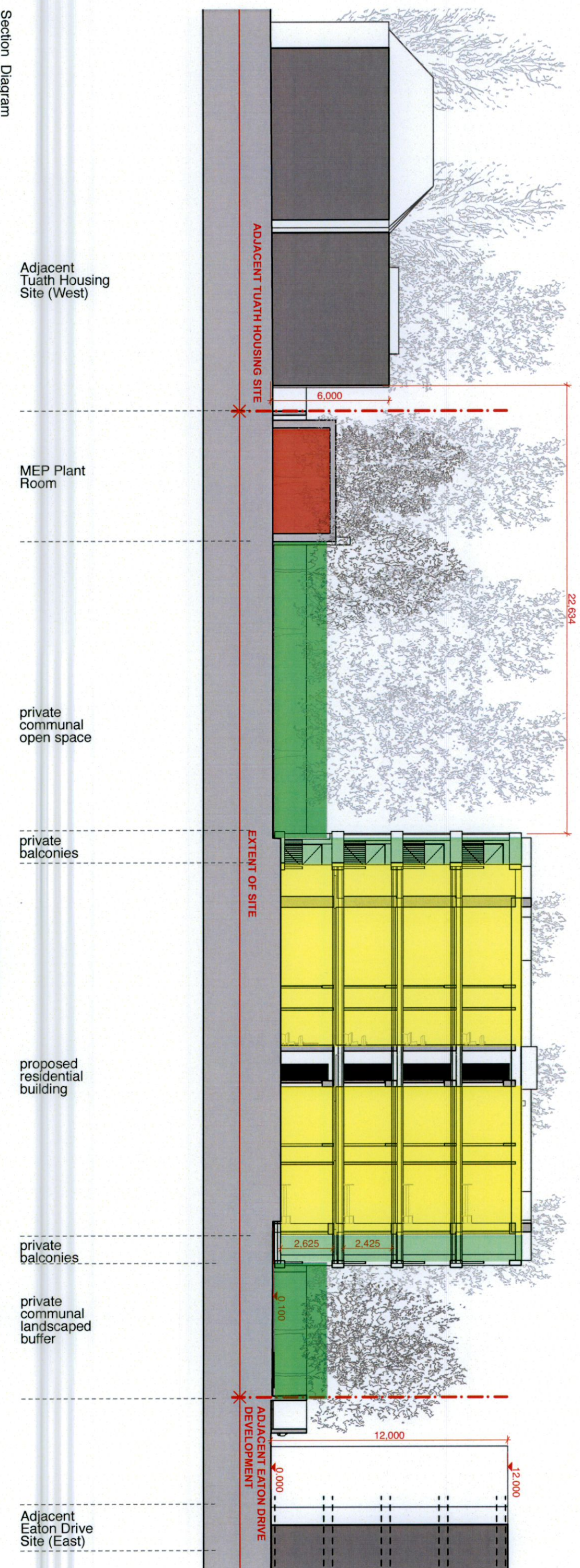
The below diagram outlines the spatial separation and building height relationship between the two existing buildings at the East and West boundaries.

On the Western boundary the clear separation mitigates overlooking issues from the proposed residential apartments with the adjacent Tuath Housing institutional building (off St. Bridget's Tay Lane).

To the Eastern boundary the separation distance isn't required as the proposed building faces the windowless gable end of the Eaton Drive residential development.

Both East & West of the proposed building has a landscaped buffer, incorporating communal open space.

- ELDERLY HOUSING APARTMENTS
- PRIVATE BALCONIES
- LANDSCAPING
- SERVICES/ PLANT

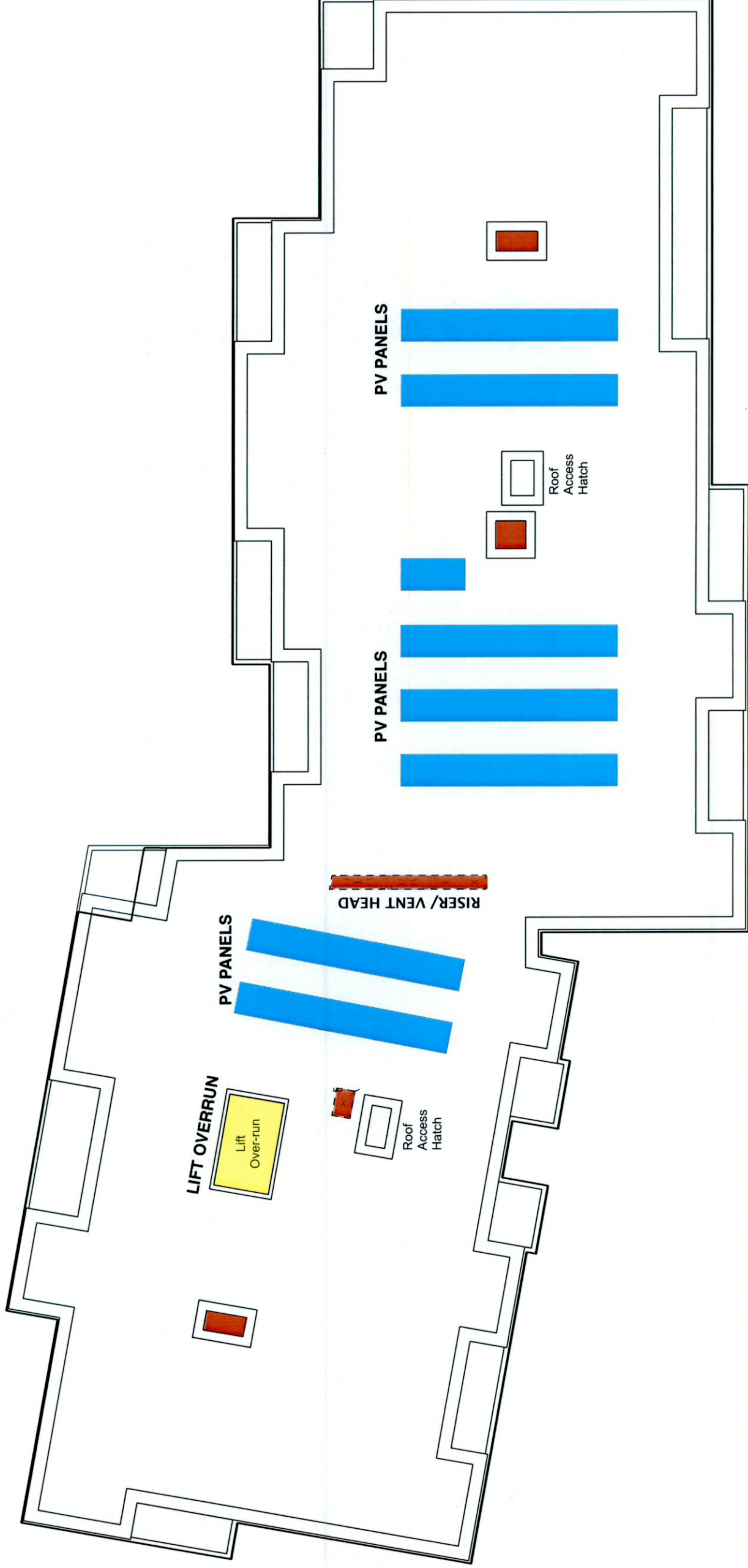


Section Diagram



# 4.1 Proposed Floor Plans

- PHOTOVOLTAIC
- LIFT OVERRUN
- RISER/ VENT HEAD

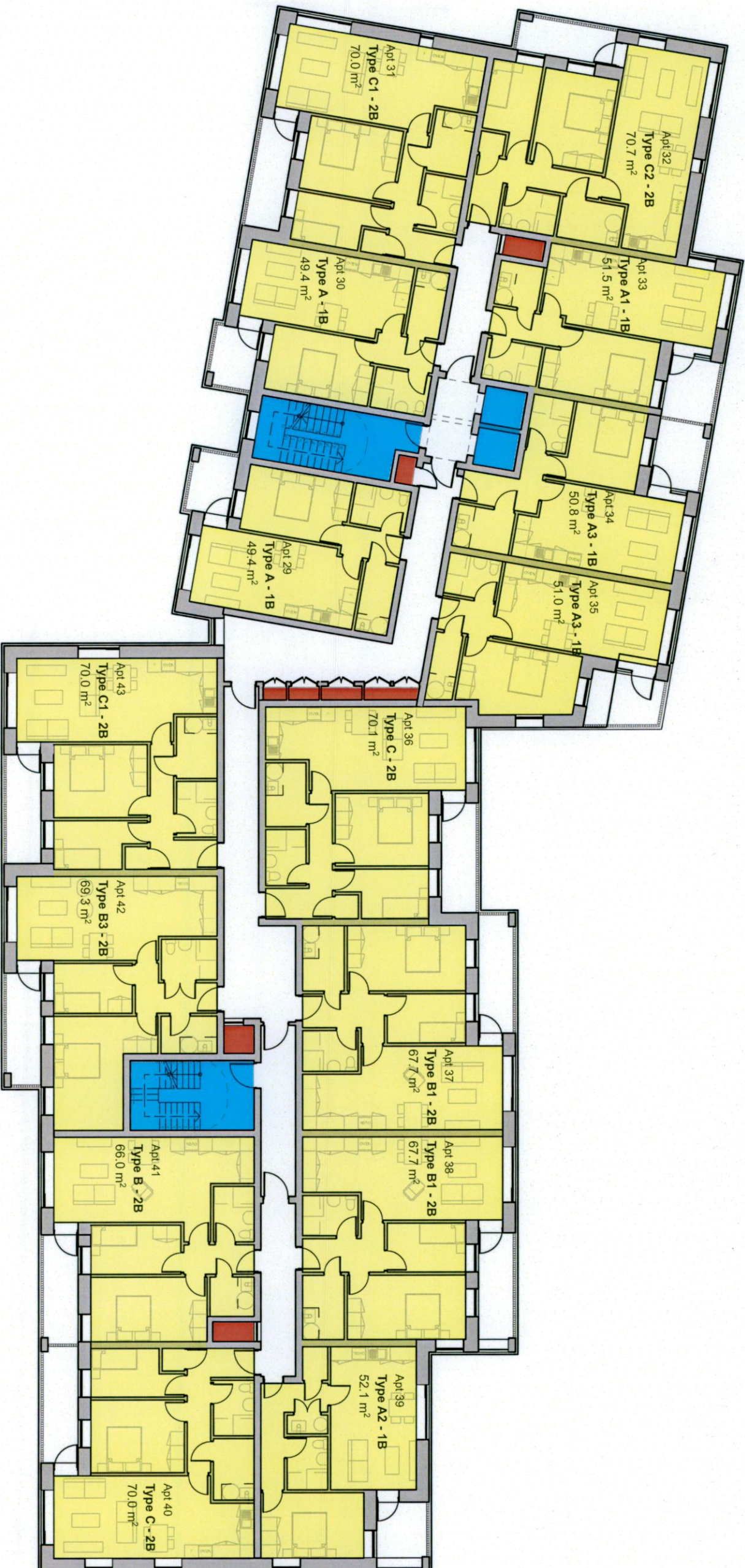


Roof Plan - 1:200





# 4.1 Proposed Floor Plans



- ELDERLY HOUSING APARTMENTS
- SOCIAL SPACES
- VERTICAL CIRCULATION
- LANDSCAPING
- SERVICES/ PLANT

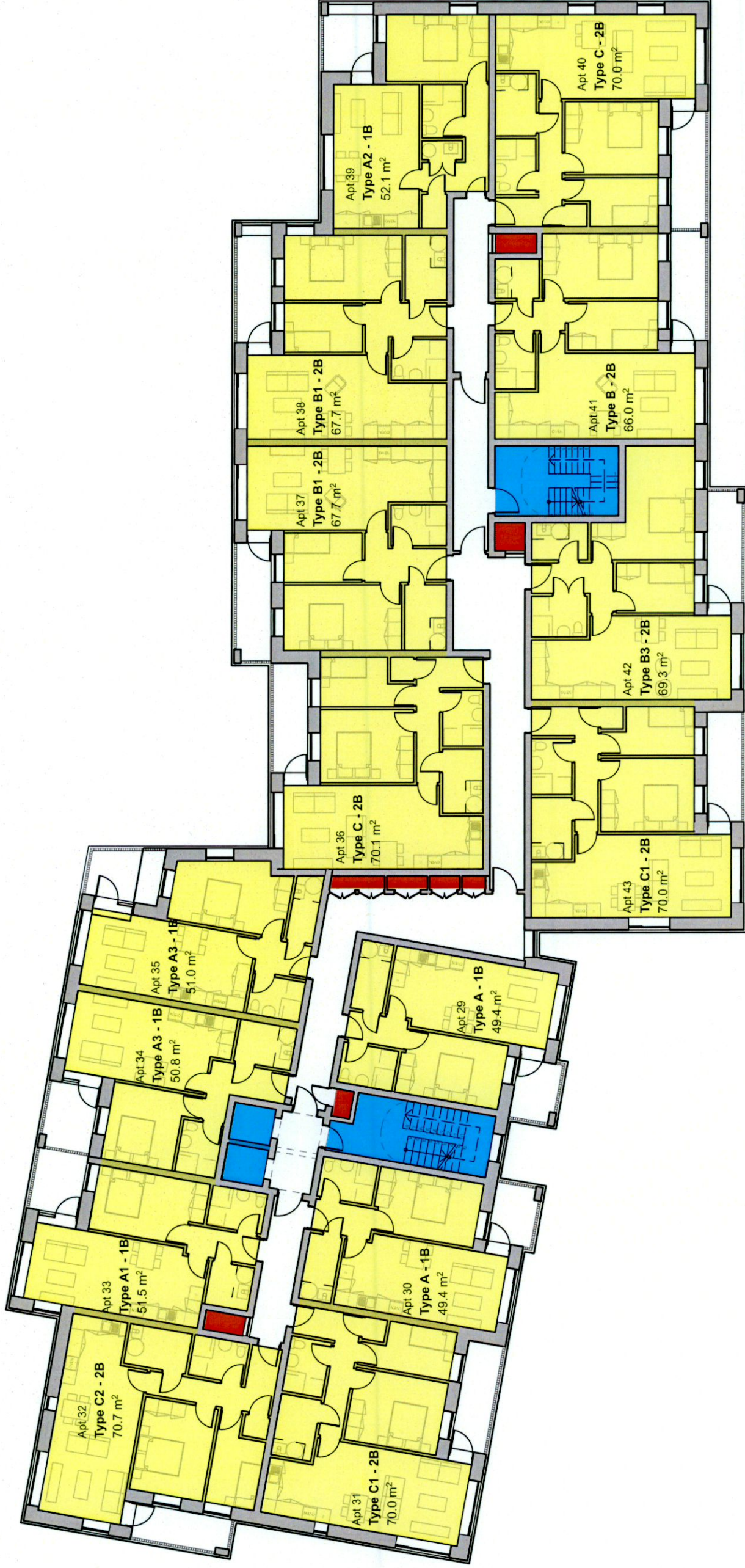
Third Floor Plan - 1:200





# 4.1 Proposed Floor Plans

- ELDERLY HOUSING APARTMENTS
- SOCIAL SPACES
- VERTICAL CIRCULATION
- LANDSCAPING
- SERVICES/ PLANT

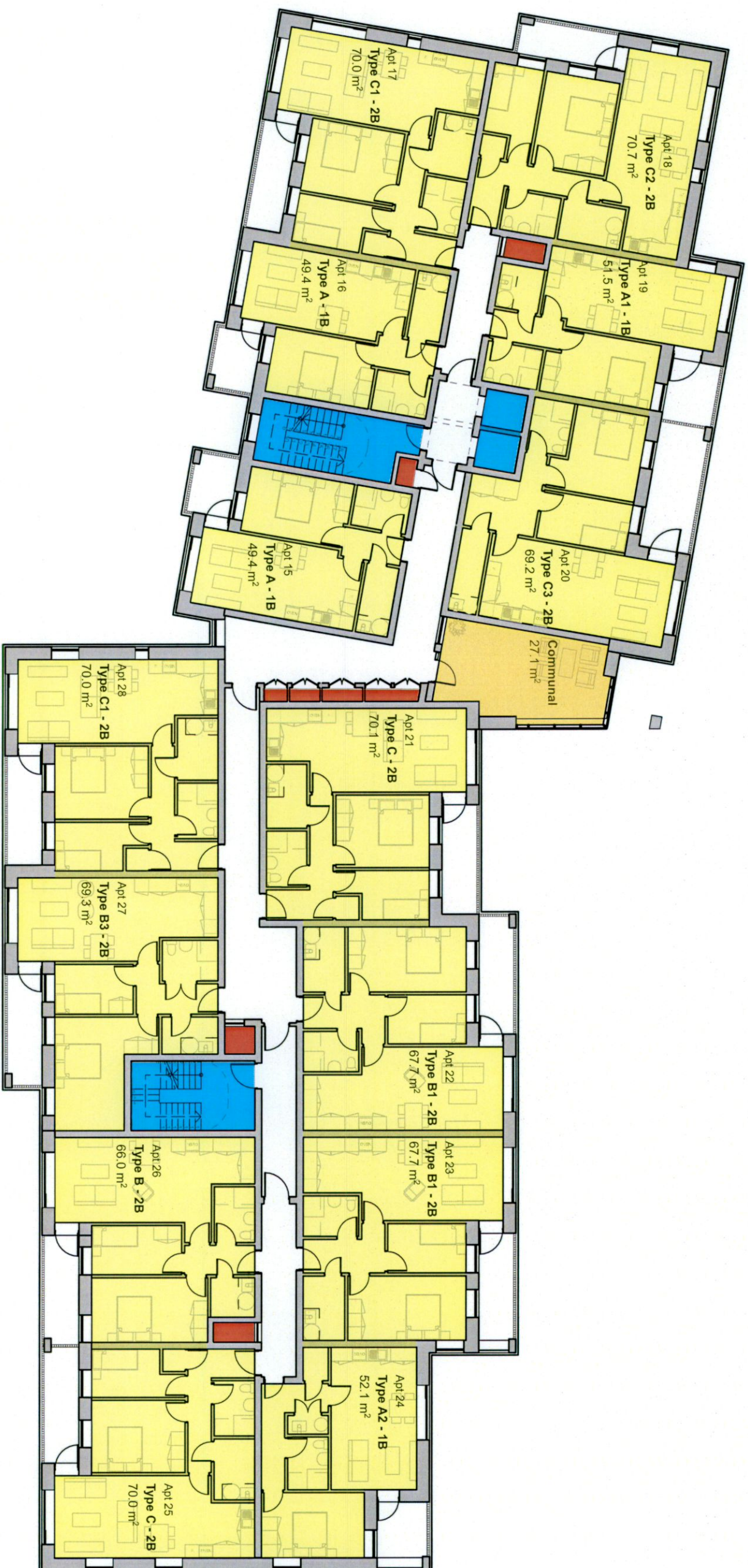


Second Floor Plan - 1:200





# 4.1 Proposed Floor Plans



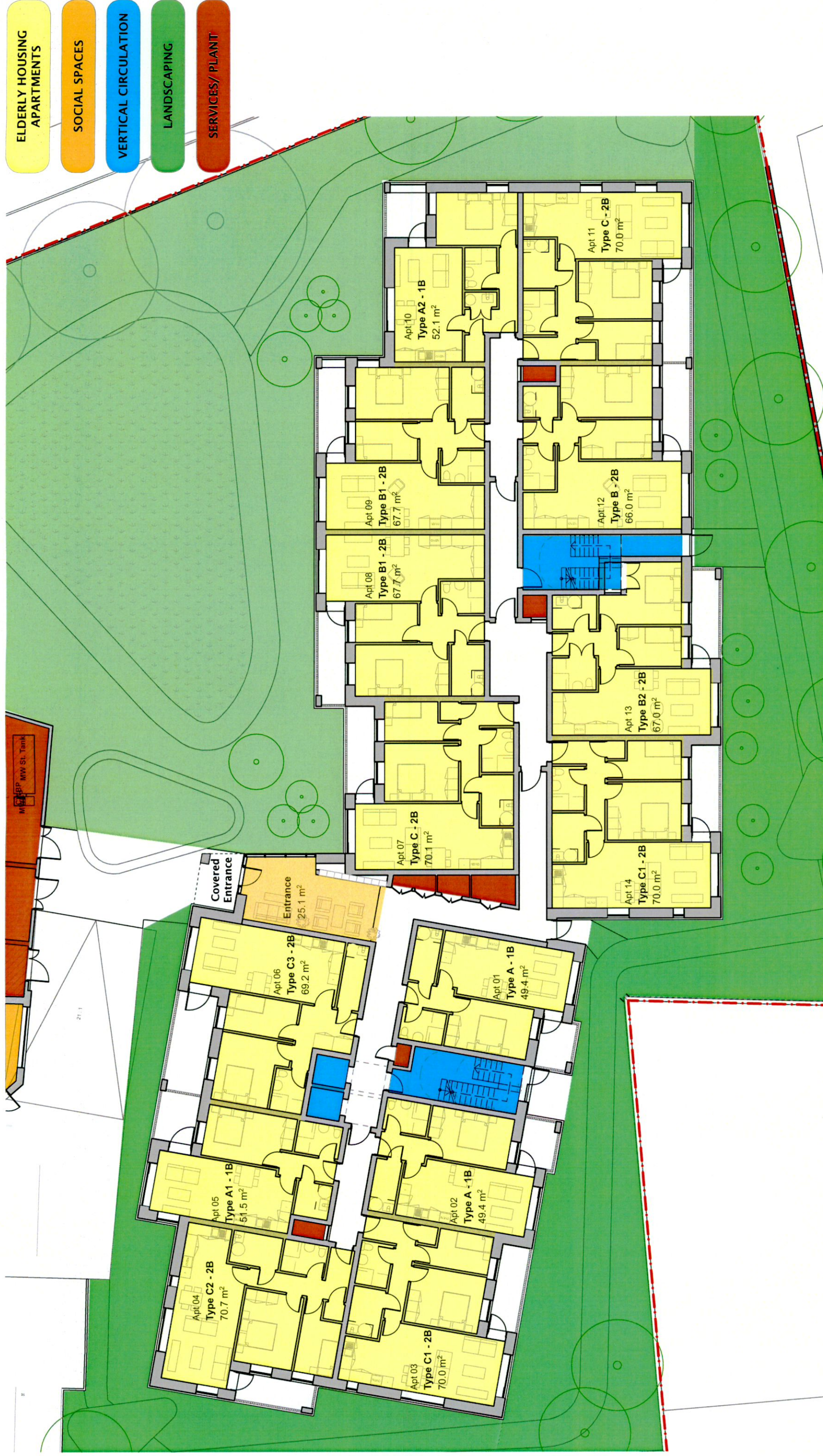
- ELDERLY HOUSING APARTMENTS
- SOCIAL SPACES
- VERTICAL CIRCULATION
- LANDSCAPING
- SERVICES/ PLANT

First Floor Plan - 1:200





# 4.1 Proposed Floor Plans



Ground Floor Plan - 1:200

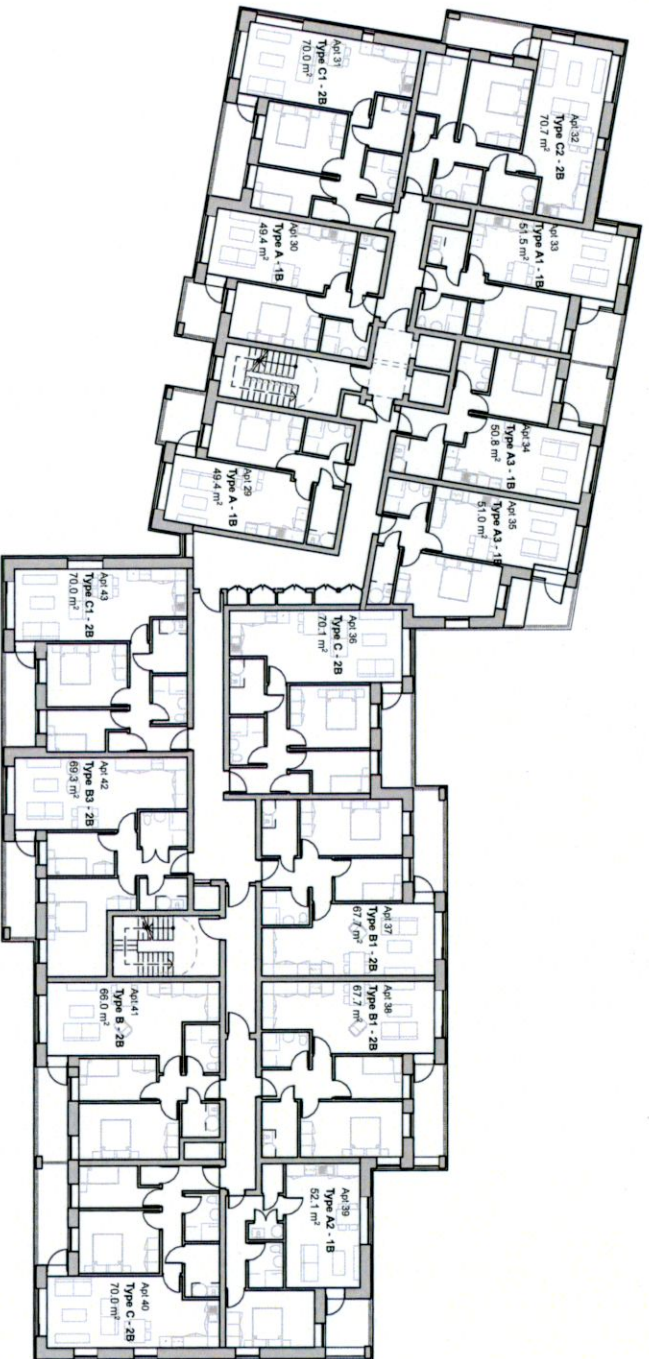




# 4.0 Proposed Scheme - Development Overview

## Development Overview

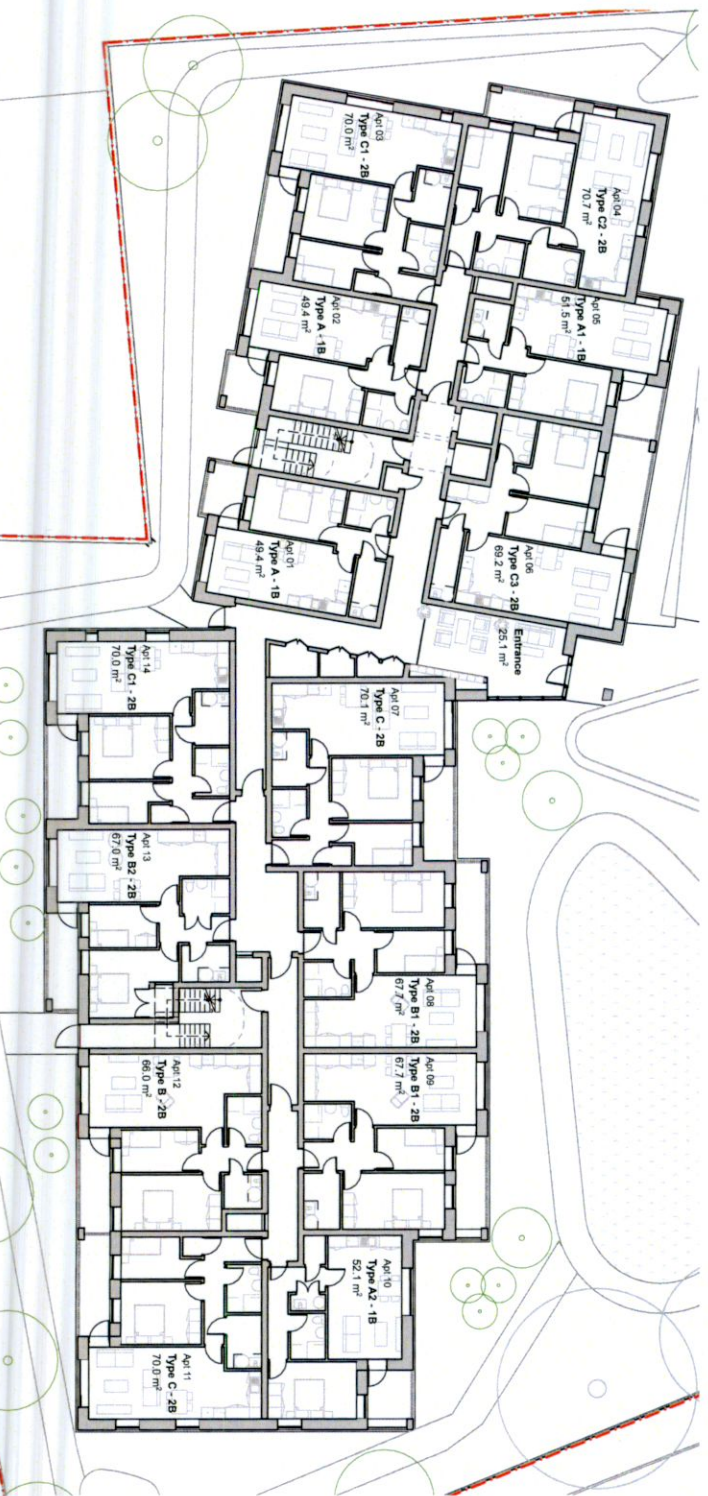
The adjacent plans outline the proposed development with the area schedule below.



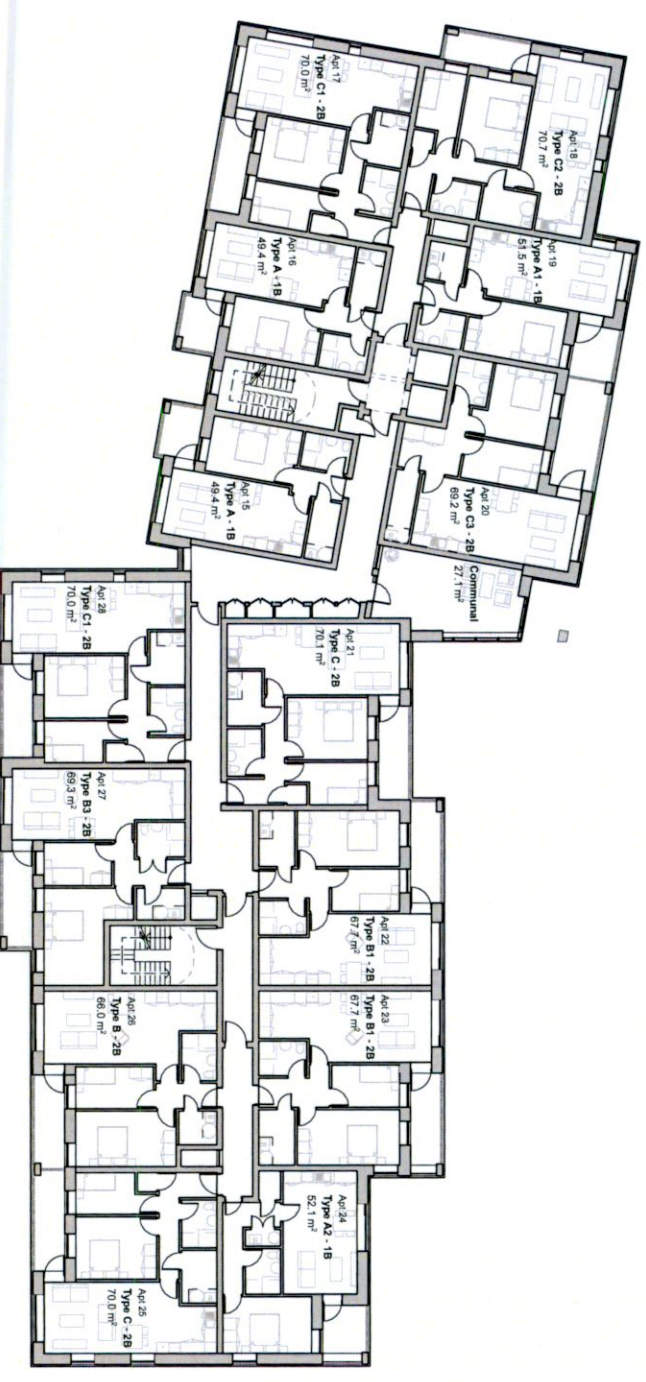
Second Floor Plan



Third Floor Plan



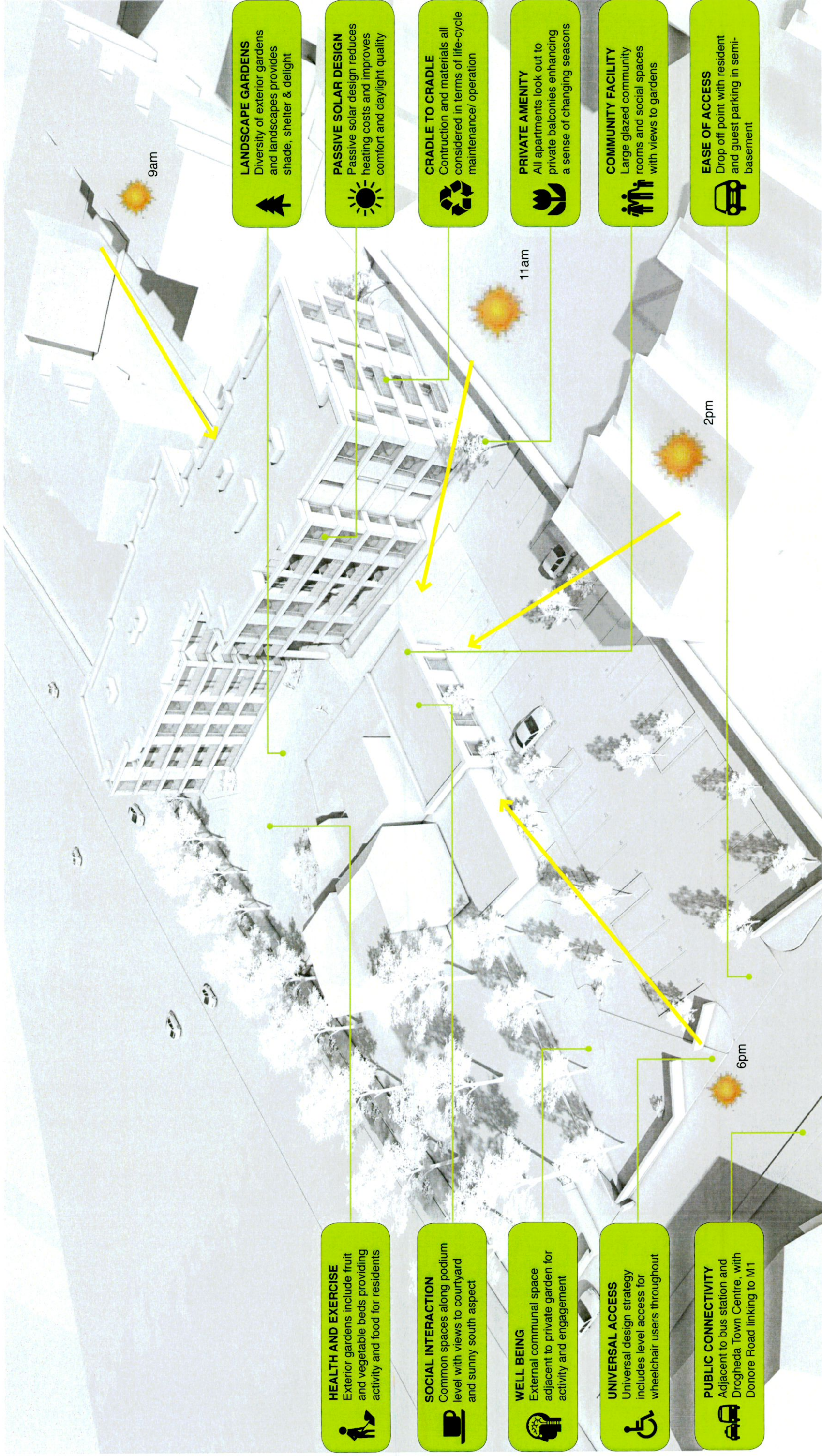
Ground Floor Plan



First Floor Plan



### 3.2 Design Considerations - Site



**LANDSCAPE GARDENS**  
Diversity of exterior gardens and landscapes provides shade, shelter & delight

**PASSIVE SOLAR DESIGN**  
Passive solar design reduces heating costs and improves comfort and daylight quality

**CRADLE TO CRADLE**  
Construction and materials all considered in terms of life-cycle maintenance/ operation

**PRIVATE AMENITY**  
All apartments look out to private balconies enhancing a sense of changing seasons

**COMMUNITY FACILITY**  
Large glazed community rooms and social spaces with views to gardens

**EASE OF ACCESS**  
Drop off point with resident and guest parking in semi-basement

**HEALTH AND EXERCISE**  
Exterior gardens include fruit and vegetable beds providing activity and food for residents

**SOCIAL INTERACTION**  
Common spaces along podium level with views to courtyard and sunny south aspect

**WELL BEING**  
External communal space adjacent to private garden for activity and engagement

**UNIVERSAL ACCESS**  
Universal design strategy includes level access for wheelchair users throughout

**PUBLIC CONNECTIVITY**  
Adjacent to bus station and Drogheda Town Centre, with Donore Road linking to M1



## 3.2 Design Considerations - Glebe House

### Adjacent Site - Glebe House (Protected Structure)

Directly to the south of the site is the protected structure, Glebe House. Due to the orientation of the site, Glebe House is located directly to the south of the proposed building and therefore, would have no impact on daylight or overshadowing on the neighbouring site.

The building has been designed on an east/west orientation to remove any north-facing single-aspect apartments. This also provides the narrowest side of the building to face Glebe House, mitigating the massing and general impact on the property. This also minimises the number of apartments 'over-looking' the Glebe House site itself (a total of 6no. apartments have directly south-facing windows set back a minimum of 3.5m from the boundary). The original Glebe House is set back a little over 28m from the site boundary and is part of a separate planning permission (SD17A/0036) for an Apart-Hotel that was granted on 2nd October 2017.

Appraisal from National Inventory of Architectural Heritage

This building, though altered, retains a striking presence in the village due to its imposing size and stately, balanced massing, providing a variety of historic scale so often lacking from villages of this size. A purpose built Charter School, commenced 1744 and opened 1745, it played a significant role in the social history of the surrounding area. Mary Mercer, who founded a school for poor children in Stephen's Street which later became the Mercer Hospital, established a trust to administer her fortune. The trustees appointed Mr Cummins to design this school on Church lands in Rathcoole. It was designed to accommodate a Master, Mistress and twenty-five girls who were to be trained as servants. At the time of its relocation in 1826 to Castleknock, the school accommodated forty-five girls. It was subsequently used as a rectory until the 1950s.



Ground Floor Plan of Proposed Planning Permission (Planning Ref SD17A/0036)



Front of Building circa 2002



Front of Building circa 2020



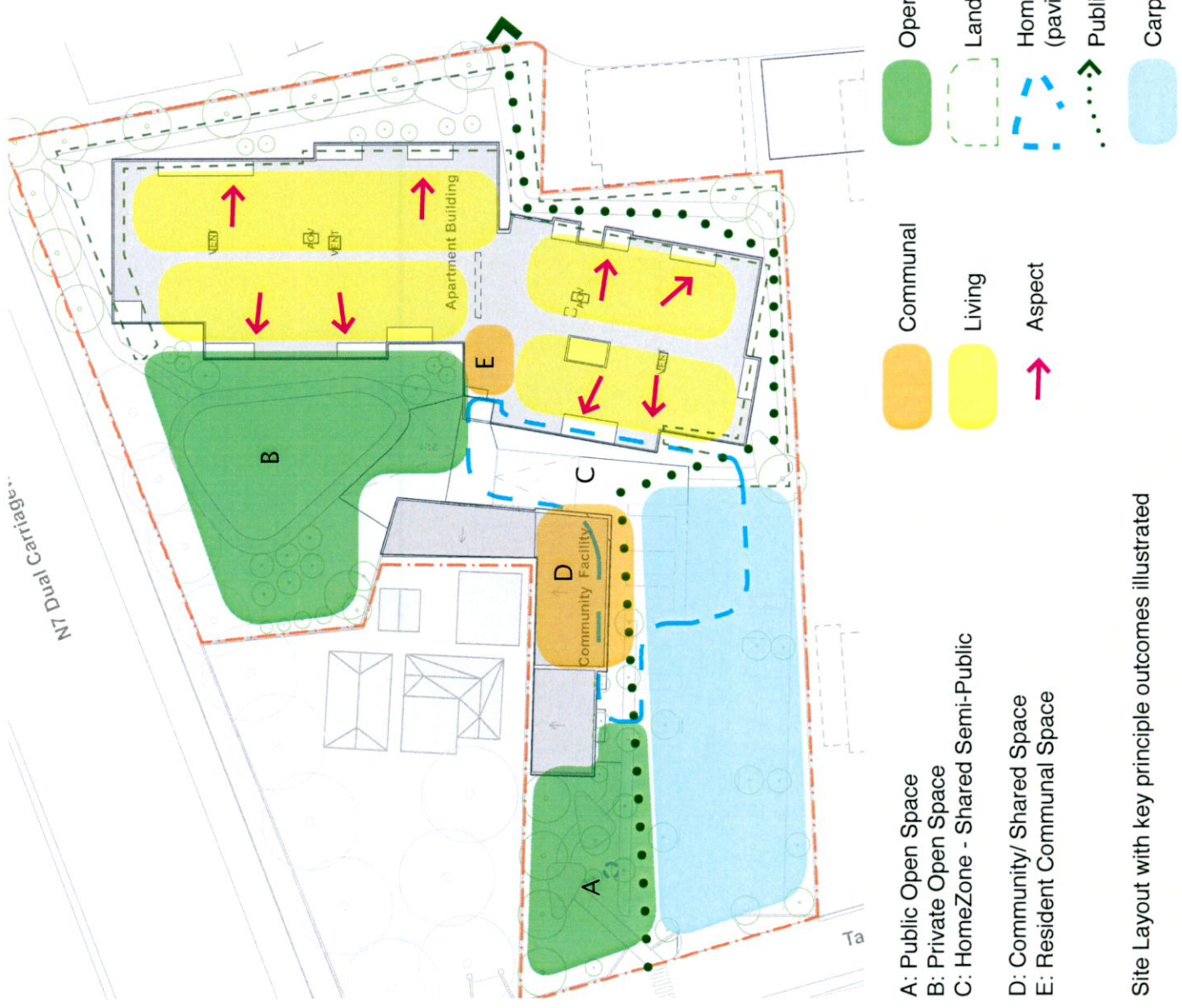
CGI of Proposed Planning Permission (Planning Ref SD17A/0036)



### 3.1 Design Strategy

#### Site Layout

The proposal is to locate the development on the eastern side of the site, with private open space predominately to the western side. A community facility has been located at the centre of the site leading towards the site entrance, carparking zone and public open space creating a bridge between the lane and the new apartment building. A through site pathway will allow permeability of the site and adjacent residential amenities of Eaton Drive and Hillview. The site is considered an excellent location in respect of connectivity, bearing in mind the residents being primarily 65 or above, it is within walking distance of Rathcoole Village and transport connections.



Site Layout with key principle outcomes illustrated





# 3.0 Design Development

## Scheme Design

Taking into consideration the site constraints and opportunities, we looked at various massing models to explore how best to take advantage of potential opportunities within the site location.

The adjacent imagery shows a sample of some of these developments and how they fitted, diagrammatically, on the site.

Each proposal responds in slightly different ways to the opportunities presented on the site.

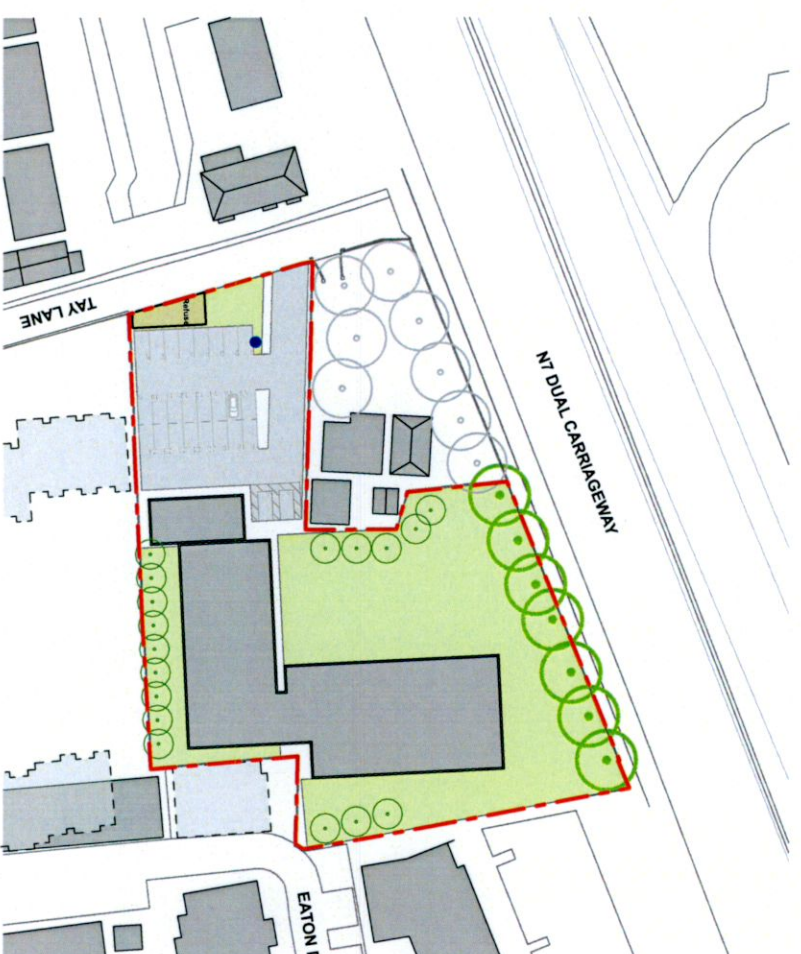
## Conclusion

Option 03 has been selected as all apartments have an east / west orientation which allows for bright, warm apartments harnessing solar gains. All parking can be accommodated at the front of the site onto Tay Lane, allowing the remainder of the site to be enjoyed as a large and varied gardens.



OPTION 01

- Advantages**
- General housing with good apartment mix
  - All apartments dual aspect with south-facing living space
  - Circulation through site possible (from Tay Lane to Eaton Place)
  - 100% dual aspect apartments
- Disadvantages**
- Small open space / courtyard overshadowed by southerly apartment building.
  - Large parking area at entrance
  - Proximity of proposal to adjacent property
  - Extensive over-looking to adjacent property to south
  - Proximity of dual carriageway to north of building



OPTION 02

- Advantages**
- Elderly housing scheme with reduced car parking provision
  - Good separation from adjacent properties
  - Circulation through site possible (from Tay Lane to Eaton Place)
  - Large communal outdoor space
  - 50% dual aspect apartments
- Disadvantages**
- Open space / courtyard overshadowed by southerly apartment building.
  - Parking area at entrance
  - Proximity of dual carriageway to north of building



OPTION 03

- Advantages**
- Elderly housing scheme with reduced car parking provision
  - Quality housing with good apartment mix
  - Good separation from adjacent properties
  - Circulation through site possible (from Tay Lane to Eaton Place)
  - Large communal outdoor space
  - 50% dual aspect apartments
- Disadvantages**
- Proximity of proposal to adjacent property
  - Large parking area at entrance
  - Proximity of dual carriageway to north of building





## 2.6 Site Analysis - Context

The existing site has a number of constraints but also opportunities.

### Constraints

The dual carriageway is a source of noise pollution and this requires careful analysis and design to mitigate the audible impact this has on the site / proposal to acceptable levels.

The adjacent property on Tay Lane is owned by Tuath Housing and is in quite close proximity to the proposed apartment building. The design will require careful consideration to ensure the new development minimises any impact on the adjoining properties and their amenity space.

The existing monument, St Brigids Well, is located on or at the boundary of the site, the well is subterranean and has been enclosed in concrete some time ago. The approximate location has been identified, and the exact location will be noted by the retained Archaeologist in the site preparation phase. The design has taken this into consideration and minimises development in close proximity to the assumed location.

### Opportunities

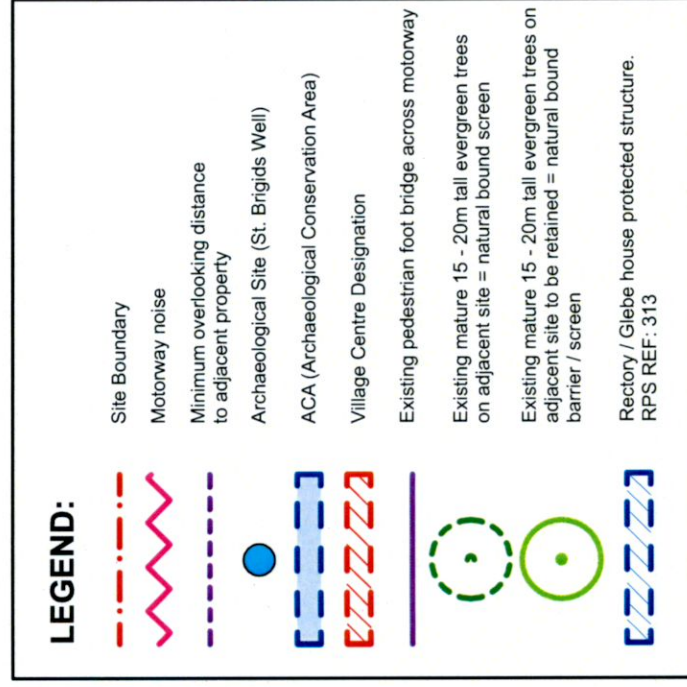
A large south-facing site with flexible orientation of building.

Adjacent Site (Eaton Drive) is a four storey apartment block which we can use to continue the streetscape and massing of the existing typology / context.

Access from both sides of the site - main vehicular entrance from Tay Lane with a minor pedestrian access from Eaton Drive with easy access to town centre.

Easy walking distance to Rathcoole town centre particularly suitable for an age-friendly scheme.

Integration of elderly community into the existing, well established Rathcoole community.





## 2.6 Site Analysis - Constraints & Opportunities



### Site Constraints and Opportunities

The site is a large plot to the rear of Glebe House and to the north of Rathcoole Main Street, South of the N7 dual carriageway. The adjacent diagram outlines various site constraints which create opportunities to maximise the potential benefits of its current location. Illustrated is the sites proximity to Rathcoole villages rich and characterful Main Street which has a number of amenities and buildings of historical significance. Coupled with this Rathcoole has multiple options for transport, with a bus stop at the end of St. Bridgets Tay Lane connecting to Sagart Luas (tranto city centre) and on via Tallaght to Dublin city centre.

The site benefits from good sunlight exposure and low rise buildings located on the adjacent southern land and minimally overshadowing the application site. This gives good opportunity for excellent quality open space and comfortable, bright and warm living spaces.

To the north the site runs along the N7 dual carriageway which requires sound attenuation measures to be implemented to mitigate road noise. An acoustic report by Allegro Acoustics is included as part of this application, please refer to this for further detail on acoustic measures addressed in the schemes design.

**SOUND ATTENUATION**  
N7 to North, access to Dublin/ Kildare, Limerick Sound attenuation to be considered

**PEDESTRIAN ACCESS**  
5 minute walk to Rathcoole village Main Street from proposed elderly housing scheme

**LOCAL HISTORY**  
Glebe House to South of site along Rathcoole Main Street.

**LOCAL HISTORY**  
Court of Petty Sessions to East of site along Rathcoole Main Street.

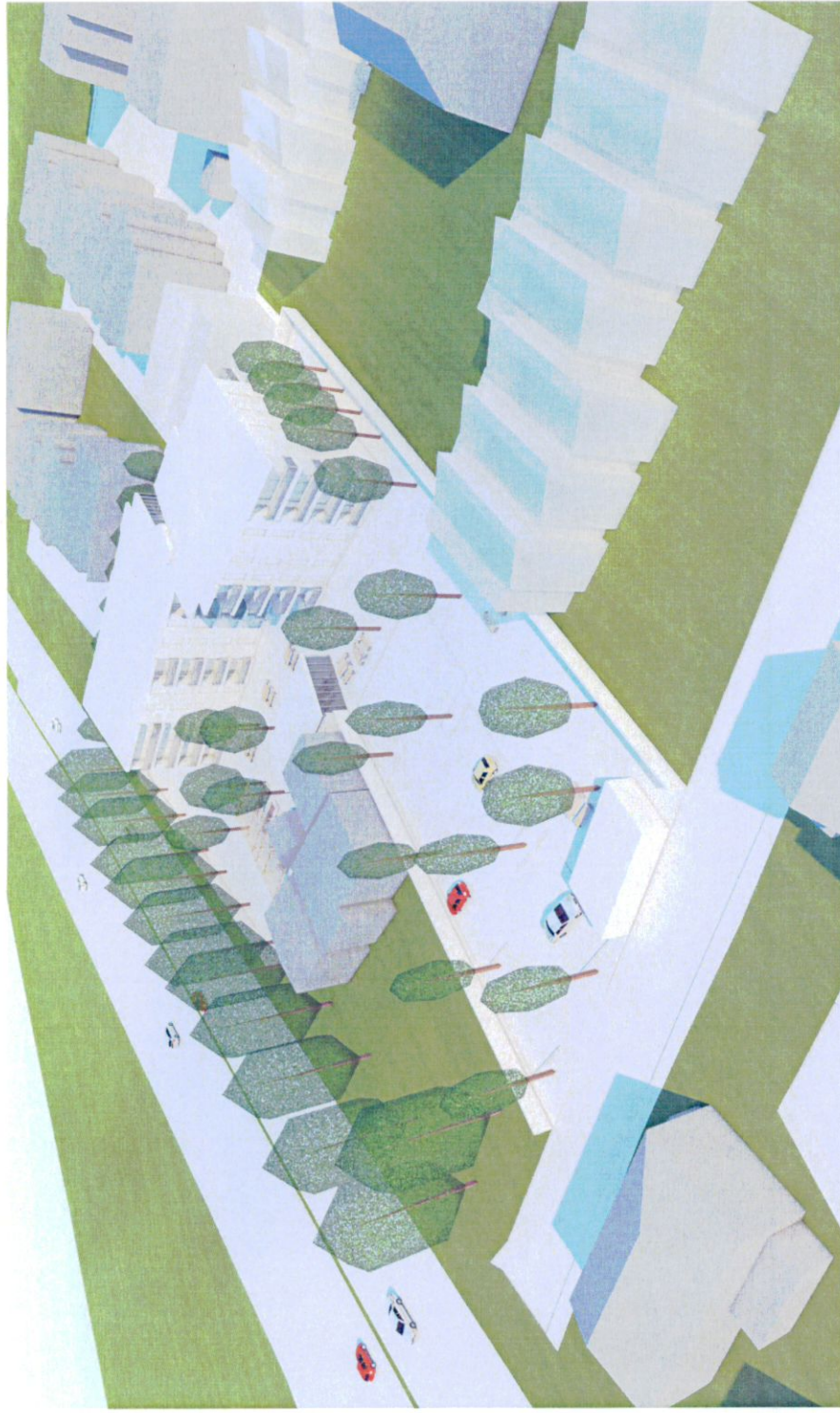
**PUBLIC BUS NETWORK**  
Site location is adjacent to town local bus station towards , Sagart, Citywest & Dublin city centre

**SUN PATH**  
East/ West (with South aspect) orientated balcony/ living areas to be maximised with layout.

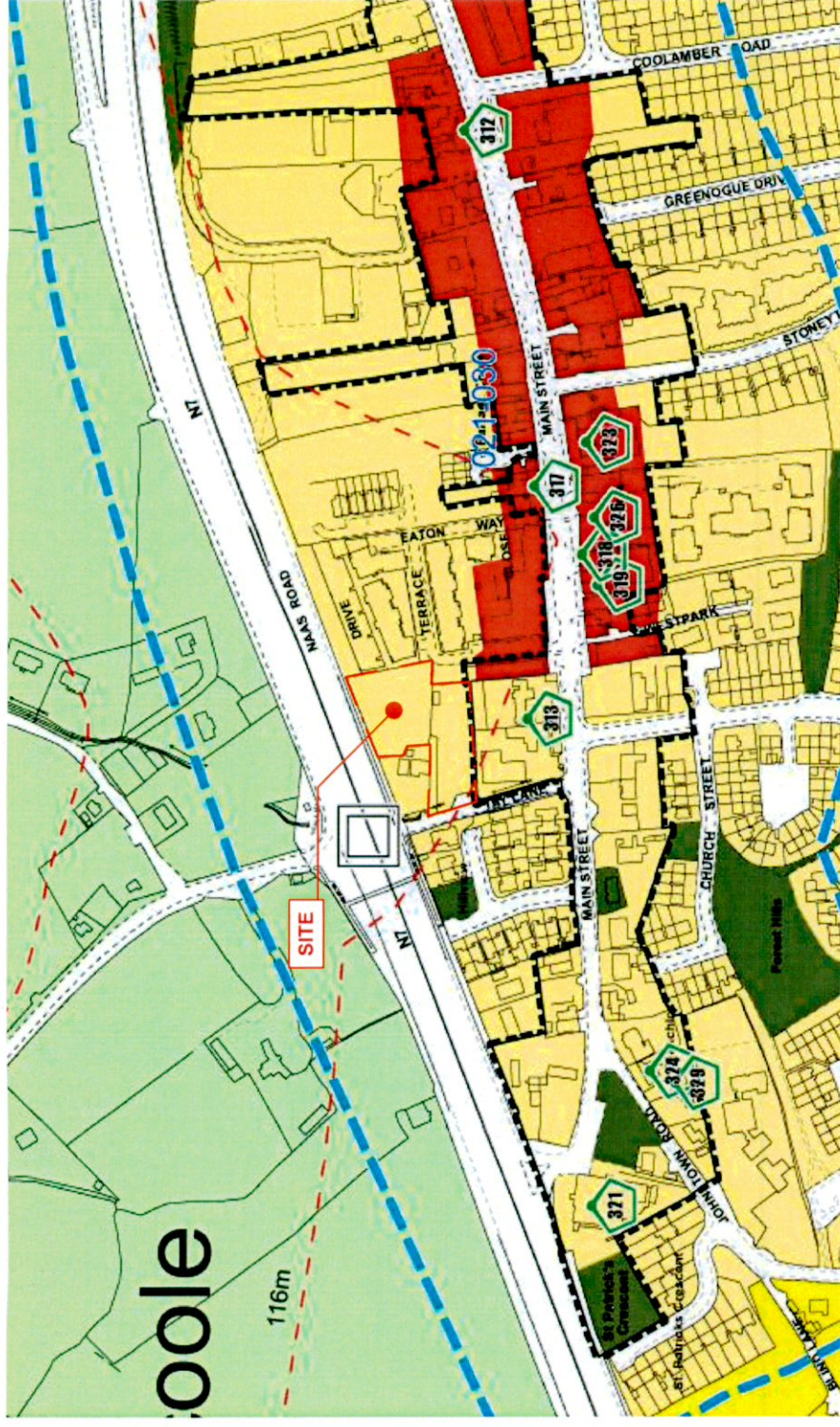
Aerial view of proposed development site indicated in red



## 2.5 Planning Policy Approach



Proposed Aerial View



Extract of Development Plan

Apartment Type	Description	Area m2	No.	Mix
Type A	2Bed / 3P (standard)	74 m2	20	
Type B	2Bed / 3P (corner)	72.2 m2	4	
Type C	2Bed / 4P (large)	78.9 m2	4	
Type D	2Bed / 3P (small)	78.4 m2	4	
Type E	2Bed / 3P (corner)	78.8 m2	4	
Type F	3Bed / 3P (corner)	81.4 m2	4	
<b>Total Housing</b>		<b>3038.8 m2</b>	<b>40</b>	
Site Area	0.473 Hectares			
Plot Ratio	0.75			
Density (per Hectare)	85			
Site Coverage	26%			
Public Open Space	18%	845.7 m2		min 10% required
Private Open Space	24%	1807 m2		min 280m2 required
Communal Space	Stairs/Circulation	389 m2		
	Community Centre	77 m2		
	Refuse/General Storage	34.2 m2		
<b>Total GIA</b>		<b>3539 m2</b>		
Car Parking	Elderly Housing	20	(1 space per 4 residents)	
	Community Facility	2	(1 space per 50m2)	
	Building Manager	1		
	Visitor Spaces	3		
	<b>TOTAL</b>	<b>26</b>	<b>Spaces</b>	
Communal Open Space Required				
1 Bed Apartment		5 m2		- m2
2 Bed Apartment		7 m2		280 m2
3 Bed Apartment		9 m2		- m2
<b>Total</b>				<b>280 m2</b>

### Use Zoning Objectives

- Objective RES: To protect and/or improve residential amenity
- Objective VC: To protect, improve and provide for the future development of Village Centres

### Conservation

- Record of Protected Structures (See Written Statement for Details)
- Record of Monuments and Places (See Written Statement for Details) (For Areas of Archaeological Potential see Index Map)
- Architectural Conservation Areas (ACA)

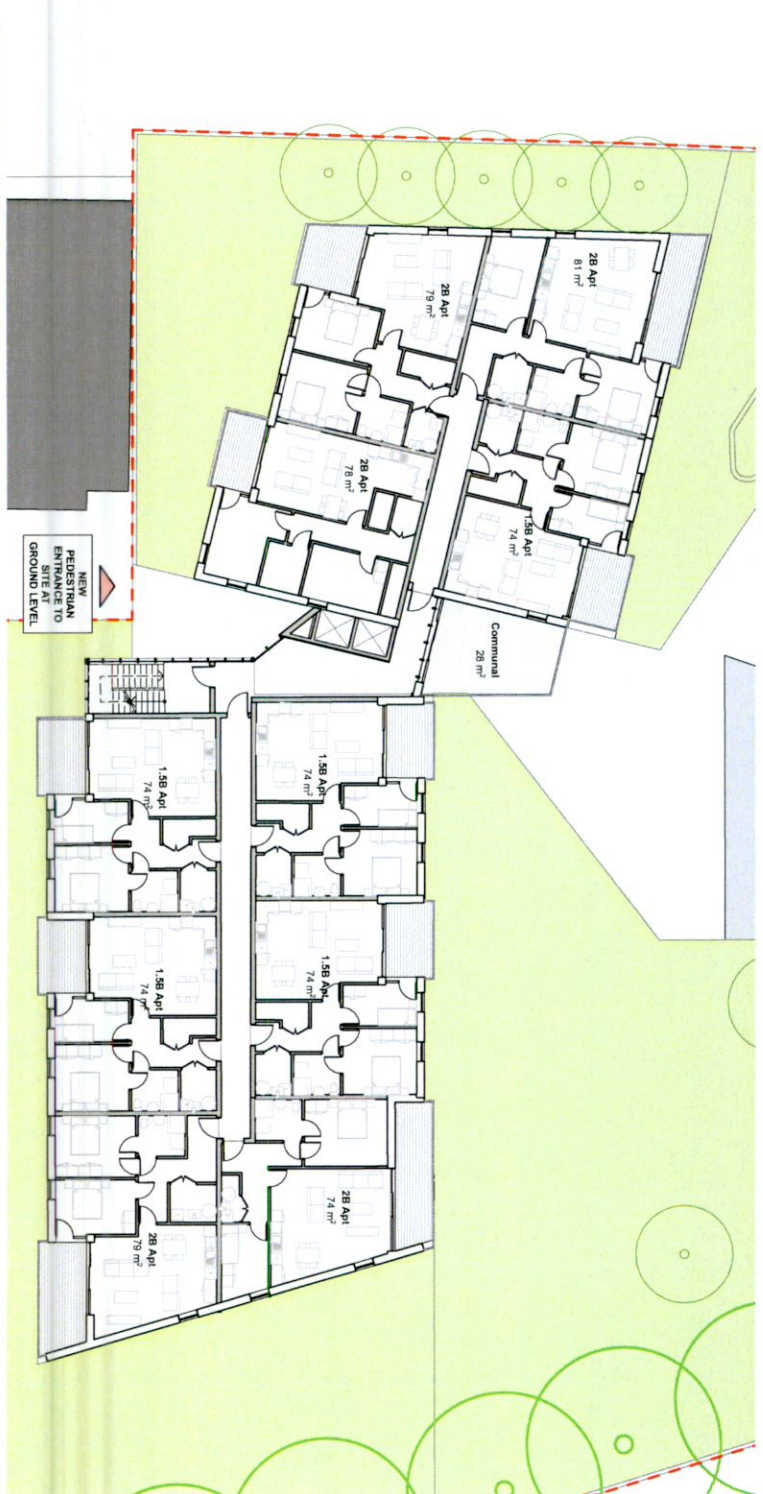
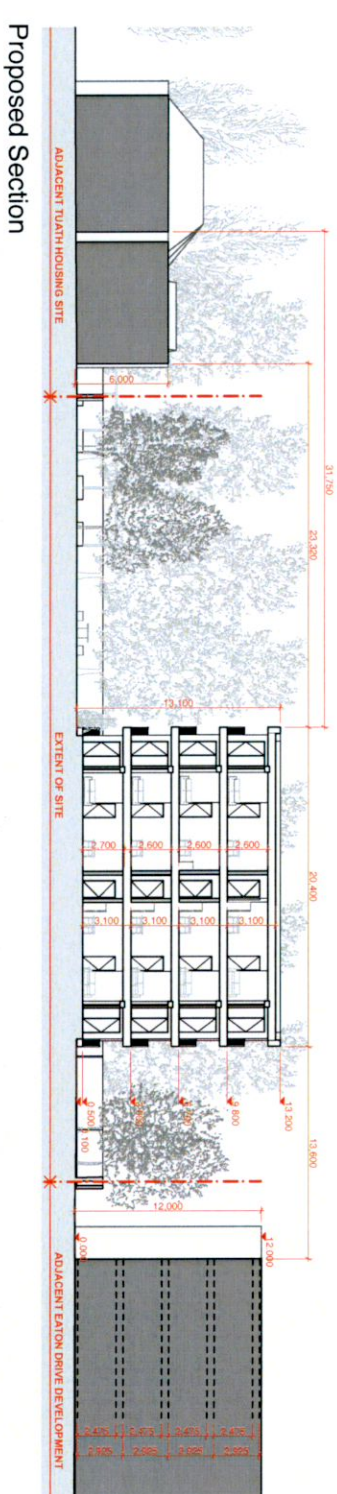
The proposed development is located in South Dublin County Council (SDCC) area and will follow the planning guidelines within in the SDCC Development Plan. As part of this application a planning consultant has been appointed therefore, for detailed planning opinion, please refer to the KPMG Future Analytics planning report.



## 2.4 Pre-Planning Submission

### Previous Scheme Design - 48 Unit Apartment Building

The pre-planning document (submitted on the 5th May 2020 with the meeting taking place on 6th April 2020 - PP028/20) proposed a 48 unit apartment building on the site. The feedback was generally positive and pointed towards a general feeling that the proposal would be a good, well intentioned intervention for the site and Rathcoole itself. An updated proposal was subsequently submitted to address the commentary received. Since that pre-planning consultation, the new South Dublin County Council Development Plan 2022-2028 has been implemented. The majority of the context of the application has not changed from the initial pre-planning proposal and those that have altered have been modified to address the changes in the new development plan.



Typical Floor Plan



Roof Plan



Site Layout Plan



## 2.3 Planning History

### Previous Applications SD03A/0629

There have been four previous applications for the proposed site, S00A/0412; SD01A/0431; SD03A/0629; and SD05A/0787.

Application Reference S00A/0412 was refused permission on the 14th August 2000 for a development of 33no. apartments and 7no. townhouses. The decision was upheld on appeal on the 12th January 2001.

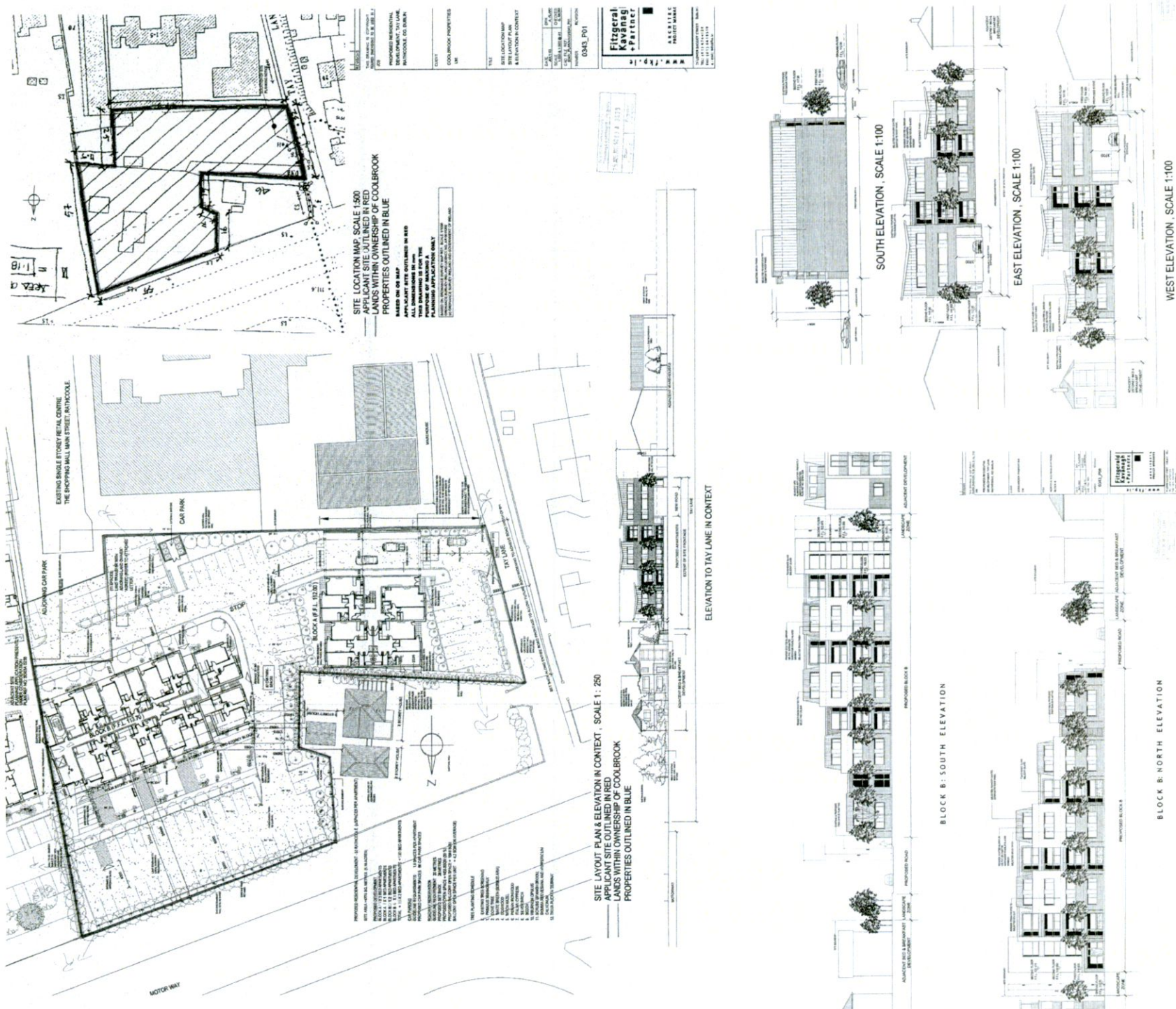
Application Reference SD01A/0431 was granted permission 9th October 2000 for 25no apartments over two buildings across the site. However, this decision was overturned on 9th July 2002 on appeal.

There was a further application (ref. SD03A/0629) which was submitted on the basis of 40no. apartments comprised of 35no. two-bedroom and 5no. one-bedroom apartments over two buildings. I have included an extract of the drawings submitted for this application below.

This application was granted permission on 2nd January 2004 but was also overturned on appeal and refused on 31st May 2004.

Application Reference SD05A/0787 was subsequently submitted on the basis of 48no. apartments and 4no. townhouses comprised of 28no. one-bedroom and 20no. two-bedroom apartments. This was refused planning permission on 30th March 2005.

No further applications have been submitted since this last refusal.





## 2.2 Site Photos



Above: View from east Eaton Drive with existing boundary wall and trees



Above: View from west along Tay Lane



Above: View from north east along Tay Lane, towards existing site entrance



Above: View from south west from Tay Lane towards site boundary and adjacent property



Above: View from west within site looking towards Eaton Drive



Above: View from west towards site entrance



## 2.1 Local Context



Aerial view of Site



Rathcoole village historical context (Rathcoole Inn, Glebe House, Court of Petty Sessions, Rathcoole House, Main Street)

### Local Context & Proposal Interpretation

The site and the wider locality area is broken into two main zoning objectives; Residential Amenity (RES) & Village Centre (VC), located in and around an architectural conservation area (ACA). The immediate well established built context reflects these two zoning categories with Eaton Drive to the east & Hillview to the west. Glebe House is listed as a protected structure (313) and is located south of the proposed site. The historical context of the site and its wider environment is described in detail in the Archeological Report accompanying this application by Colm Flynn Archeologist.

The proposed building has been designed to integrate with the existing context in terms of scale, form and materiality. In closest proximity the Eaton Drive development sets a height precedent of four storeys, while Glebe House (in overall form) can be equated to three storeys. In respect of form Eaton Close presents a horizontal emphasis divided by bay projections, this is further reflected in the Glebe House form which could be described as having a central mass bookended with bays to form two wings. Historically, strong emphasis is seen in a mix of white / grey textured render ornamented by grey tone (perhaps granite) details; window cills, door heads, string courses with some examples of quoins. Surfaces are generally flat in elevation with pitched, tiled or thatched roofs. In modern developments the horizontal form is continued with largely rendered facades with focused areas of brick and a mix of flat and pitched roofs.

In a considered reading of both the historical and modern context it is proposed that the height of the proposed building will be a maximum of four storeys in a horizontal form divided in two wings split by a connected central circulation core and communal space. The elevation will be broken into recesses and bays drawn together by a strong horizontal banding, acting as both head and cill, referencing a traditional 'granite' ornamented string course. The primary material infill palette will be a balance of render (with either a varied fine or course finish) and brick to create both flat and textured relief.



## 2.0 Site Location and Context

### Site Location

The site is located on the edge of west Dublin, adjacent to Saggart and Citywest, in the district of South Dublin County Council. The site, now in a disused condition, formerly housed a single family dwelling (now demolished) off St. Bridget's Tay Lane south of the N7 and north of the Glebe house on Main Street in Rathcoole. The site topography slopes gently up from St. Bridget's Tay Lane and is bounded by adjacent sites north and south opening up to a larger area which remains relatively level towards the northern N7 dual carriageway boundary.

Sited alongside the well established residential developments of Eaton Drive to the east and Hillview to the west, the location offers excellent connectivity to local amenities and transport links to the wider area.



Aerial view of Rathcoole and environs, proposed development indicated in red



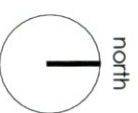
**LUAS LINK**  
 LUAS tram link 10~15 minute drive or bus/ 40 minute walk.

**REGIONAL ROAD LINK**  
 5 minutes drive along Main Street to N7 linking Dublin, Kildare & Limerick

**COMMUNITY NEEDS**  
 Local Amenities within 5 minutes along Main Street

**PEDESTRIAN ACCESS**  
 5 minute walk to center of Rathcoole village Main Street.

**PUBLIC BUS NETWORK**  
 The 69 bus stop toward city centre, is less than 5 minutes walk away.





# 1.0 Introduction

This Planning Application proposes residential accommodation sensitively designed and positioned on this conveniently located site, off St. Bridget's Tay Lane, to the north of Rathcoole's main street and to the rear of Glebe House (a protected structure). The proposal focuses on providing an enjoyable living experience for elderly residents in a housing association led development.

The residential development is proposed to be a 58no. apartment scheme nestled in extensive grounds distributed into areas of both private and public open landscaped spaces anchored by a community facility, with ample carparking provided at site entrance near Tay Lane.

The applicant site of this planning application holds the objective of fulfilling the need for housing provision for elderly people in the community (as per policy HOUSING H3 Housing for All), outlined in the South Dublin County Council 2022-2028 Development plan which notes an above average increase in the 65 and over age group:

According to the CSO the 65 and over age group in South Dublin increased by 29% (17,861 to 23,053 persons) between 2006 and 2011 Census, compared to a national increase of 13%. This represents 9% of the population of Rathcoole, is the second largest group of the adult population in the county and is the most rapidly growing in terms of numbers and share. The CSO estimates that the number of older persons will almost double in all regions of Ireland over the period 2006-2026. Many elderly people are home owners who have strong ties to their own community and wish to remain there for as long as they are able.

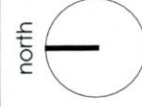
In respect of land zoning, the site is in a viable position to support this need, zoned 'Village Centre' the objective of which is 'To protect, improve and provide for the future development of Village Centres'. Housing for Older People, Residential, Residential Institution and Retirement Home use classes all fall within the 'permitted in principle' for this zoning.

Furthermore, the site is conveniently located, close to Rathcoole's Main Street amenities and transport connections to wider area, to facilitate the mobility of an elderly community.

The strategic development of the site is designed to meet with local community needs using the opportunities presented by the particular constraints and location. The design has been developed by a professional team of architects, engineers and specialist professionals in liaison with the Approved Housing Body to ensure that the issues for delivery of quality elderly accommodation in the South Dublin County Council community were identified and catered for. Each of these aspects of the project will be developed further in this report following an overview of the existing site and context of the project, and demonstrates our positive responses to the stated Development Plan objectives.



Aerial view of Rathcoole in the context of South County Dublin





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