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1.0 Introduction

This document has been completed as a response to the request for additional information from South Dublin County Council regarding application reference SD22A/0342, received on 17th October 2022.

There were 16 items listed in the additional information request but not all items are architectural, as such, this document only responds to the elements that are directly related to the architectural design of the scheme.



Aerial view of Rathcoole in the context of South County Dublin



2.0 Additional Information - Architectural Elements

A breakdown of the relevant items from the additional information is listed below:

Item 2: Unit Floor Plans

The applicant's Design Statement does contain 'typical apartment layout' drawings for a 1-bed unit and a 2-bed / 3-person unit. These do not appear to adhere to the proposed units, nor do they not show how the units are universally accessible, or how layouts could be revised as part of 'ageing in place' adaptations. The applicant should provide detailed unit layout plans by way of additional information, and these should highlight and how that the units are appropriately accessible and show how 'ageing in place' measures such as adaptations of bathrooms can be realised.

Item 3: Overdevelopment

The applicant is requested to reduce the overall provisions of units in the development in order to achieve a car parking ratio of 0.65 spaces per unit, without increasing car parking levels above that proposed.

Item 4: Noise

(a) The Noise Impact Statement provided by the applicant measure and provides mitigation solutions for internal noise levels within the development. The statement does not provide solutions for use of balconies or the communal open space. The proposed development lacks mitigation measures such as noise barriers. Set back landscaping and / or buffer zones from the national road. Balconies, particularly at higher levels, would be significantly affected by the noise. The northern facade of the proposed development would be closer to the N7 road than any comparable development of 4 storeys in Rathcoole. The design could be improved with greater buffering, with use of berms topped by hedgerows and trees; or by orienting the building such that it creates a noise barrier, with balconies and open space located to the south, and an insensitive use such as car parking located to the north, such as in the Eaton Square development to the east; or with the use of 'winter garden' balconies. The site is constrained due to its size and irregular shape. Expansion into the site to the north and west, or otherwise provision of a smaller development, would facilitate some of the above options for mitigating noise.

The applicant should respond to the above by way of additional information, and in particular show how the scheme would comply with Policy IE8 Objectives 4 and 7.

(b) The applicant should supplement their Noise Impact Assessment and resulting recommendations to take account of noise arising from aviation.

Item 5: Roads

The applicant is requested to submit:

(a) a Traffic and Transport Assessment of the nearby junctions, to confirm that the development will have no impact on the traffic flows on the Rathcoole main street.

(b) a Stage 1 Road Safety Audit, with particular focus on the pedestrian access to the west and east of the development.

(c) a revised layout of not less than 1:200 scale, showing a dedicated 2.0m wide footpath on the east side of Tay Lane from the Rathcoole main street to the access of the proposed development.

Item 6: Aspect

The proposed development is considered by the Planning Authority to contain 22 no. double aspect units (Unit Nos. 3, 4, 10, 11, 14, 17, 18, 24, 25, 28, 31, 32, 35, 39, 40, 43, 54, 55 and 58), amounting to 38% of the proposed units. The applicant is requested to consider improving the design and layout in this respect to provide a higher proportion of double aspect units.

Item 7: Universal and Accessible Design

The applicant has not shown in their Design Statement or Planning Report, that the development would accord with the 'Building for Everyone' design guidelines produced by the National Disability Authority and referenced in the County Development Plan. It is considered appropriate that the applicant provide a statement of compliance with these guidelines as additional information.

Item 8: Daylight and Sunlight

(a) The report provided shows that a large proportion of the floor space within the proposed units would not obtain 2 hours of sunlight on 21st March. While it is not clear why 2 hours of sunlight has been assessed against rooms - this is a standard generally applied to open spaces - the plans do illustrate a weakness of the design, with many rooms having poor sunlight access for most of their floor space. The appropriate measures to assess the design by in this regard are 'No Sky Line' and 'Target Illuminance'. The applicant should provide a supplementary daylight and sunlight analysis assessing the habitable rooms of the development against these standards (contained in BS 209 and BS EN 17037:2021), as additional information.

(b) The supplementary analysis report should also take account of the permitted structures under SD17A/0036, in particular the building due east of the southern wing of the proposed development

Item 9: Watercourse

It is noted that a stream running up the west of the site has been culverted and diverted through an underground pipe. This stream is to be uncovered as part of the permitted development SD17A/0036. It is council policy to uncover culverts as per Policy GI3 Objective 4 of the County Development Plan, and section 12.4.3. The applicant is requested to revise their landscape and drainage plans in order to uncover this watercourse and integrate it into their landscape proposals.

Item 10: Public Open Space

The proposed public open space consists of the pedestrian path and surrounding verges / spaces between the western and eastern pedestrian accesses, and around the southern wing of the proposed building. This is linear incidental space and does not fit the qualitative requirements of the public open space under the County Development Plan. The applicant is requested to provide additional information specifying how 10% of the site area will be provided as Public Open Space to the qualitative standards set out in the DCP and on top of the requirements for Communal Open Space.

Item 11: Pedestrian Facilities

(a) The pedestrian access to the site from Tay Lane is located north of the car park. It is considered likely that pedestrians would simply walk through the car park. The car park should be reconfigured to make some provision along the south of the site for pedestrians, whether it is demarcated and raised footpath through the car park, or a footpath south of the parked cars.

(b) The proposed east-west permeability through the site with a pedestrian access onto Eaton Green is encouraged and would contribute generally to a permeable village centre with good pedestrian links. The proposed pedestrian access to the east would open onto an area which may be in private ownership, and has not been taken in charge (though the street itself has been). The applicant should be encouraged to liaise with the Management Company or owner of the Eaton Development and report on progress towards consent for the opening at this location.

2.1 Overview of Changes

There are many modifications to the scheme that attempt to resolve the issues raised by the Planning Authority with several of the alterations impacting more than a single item. Therefore much of the design changes can be attributed to benefit more than one aspect.

Item 2: Unit Floor Plans

The layouts have been adjusted to comply with 'building for everyone' principles.

Item 3: Overdevelopment

A total of 4no. apartments have been removed bringing the total no. of units to 54 over the entire scheme.

Item 4: Noise

(a) The design has been adjusted so that there are no windows / balconies facing north onto the N7 road. Balconies and windows near the N7 are all east / west orientation with additional noise mitigation to balconies in the form of a glass screen to the northern side of the balconies.
(b) This has been addressed in detail by the planning consultant document completed by KPMG Future Analytics.

Item 5: Roads

(a) and (b) have been addressed by the traffic engineers. (c) has been deemed impractical to provide as it will reduce the width of the carriageway and there is no possibility to alter the stone wall that is the boundary to the adjacent protected structure of Glebe House.

Item 6: Aspect

With the reduction of the 4no. units along with adjustments to the layout, there are now a total of 28no. dual aspect units across the 54no. total. This provides a dual aspect ratio of 52%.

Item 7: Universal and Accessible Design

The bathroom layouts have been increased to provide the minimum recommended dimensions for adaptable bathrooms as per the 'Building for Everyone' design guidelines. In addition, the lifts have been increased in size to allow for a motorised wheelchair. All other guidelines were previously met.

Item 8: Daylight and Sunlight

A supplementary report has been provided which is included with the additional information submission.

Item 9: Watercourse

The landscape proposal has been adjusted to include this in the design.

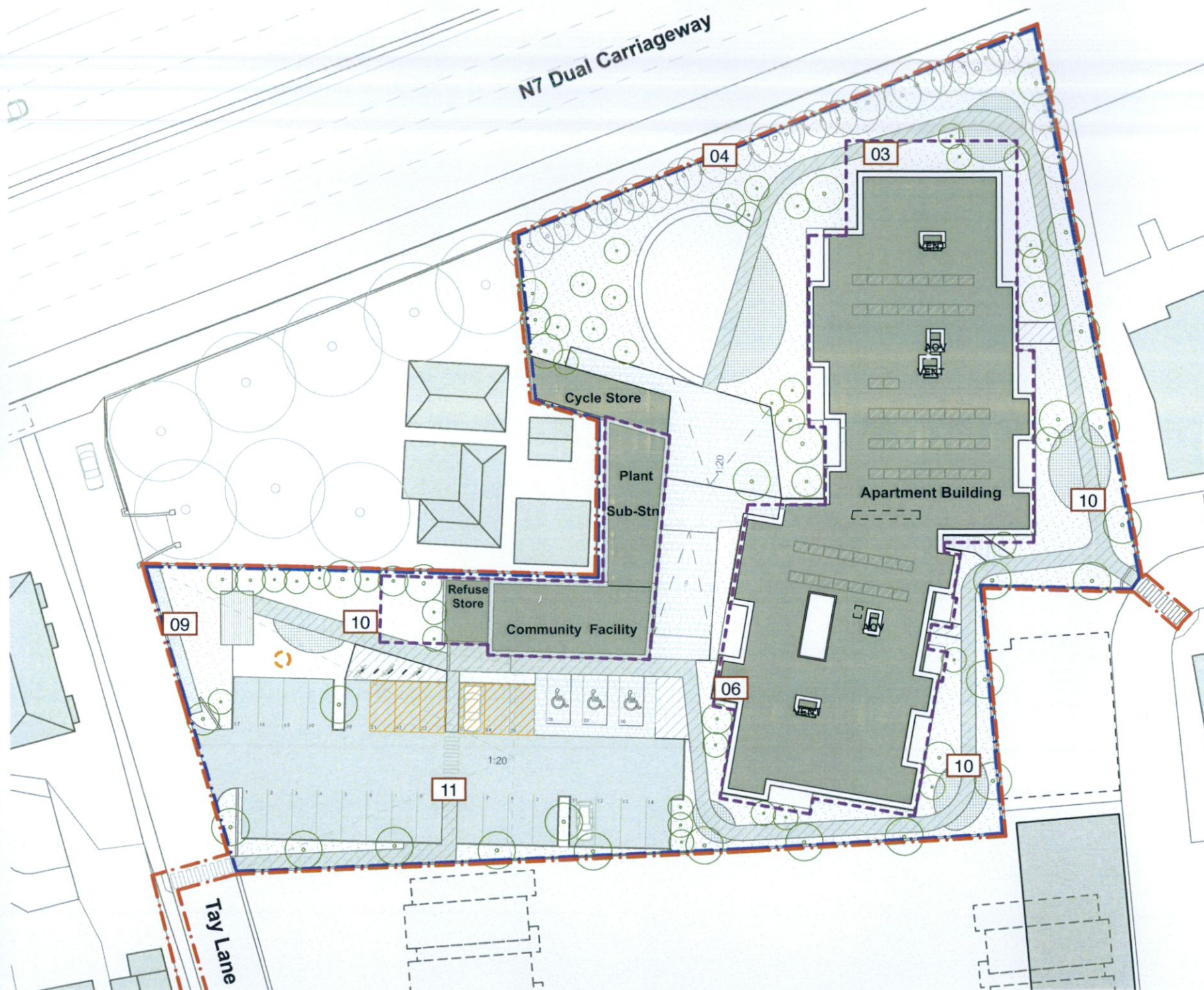
Item 10: Public Open Space

The cycle storage has been relocated to the north of the plant area which increases the public open space onto Tay Lane at the front of the site. With the inclusion of an additional area near the pedestrian entrance on Eaton Drive, this provides the requisite area.

Item 11: Pedestrian Facilities

(a) The pedestrian entrance has been relocated to the south of the car park.
(b) The pedestrian access to Eaton Green is incorporated into the plan with a new crossing point to the existing dropped kerb.

Each item is explained in further detail within this document.



3.0 Design Details

The following pages outline the individual responses to each item in detail.

- 3.1 Item 2: Unit Floor Plans
- 3.2 Item 3: Overdevelopment
- 3.3 Item 4: Noise
- 3.4 Item 6: Aspect
- 3.5 Item 7: Universal and Accessible Design
- 3.6 Item 8: Daylight and Sunlight
- 3.7 Item 9: Watercourse
- 3.8 Item 10: Public Open Space
- 3.9 Item 11: Pedestrian Facilities

3.1 Item 2: Unit Floor Plans

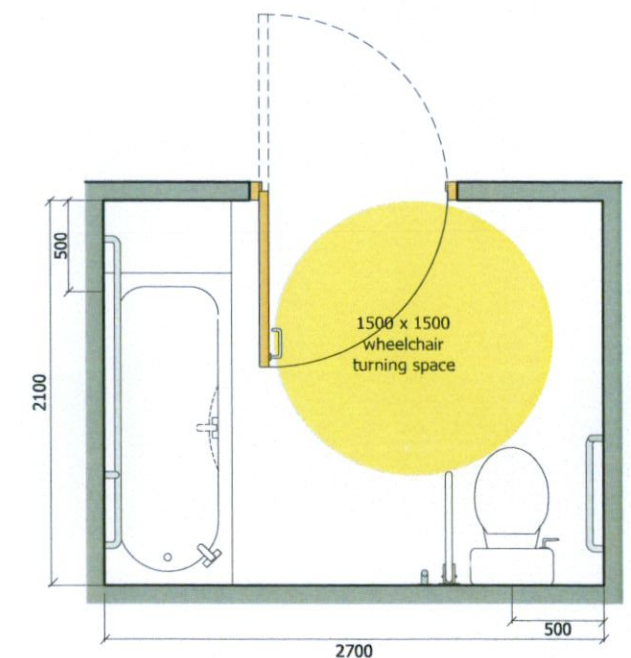
Item 2: Unit Floor Plans

The applicant's Design Statement does contain 'typical apartment layout' drawings for a 1-bed unit and a 2-bed / 3-person unit. These do not appear to adhere to the proposed units, nor do they not show how the units are universally accessible, or how layouts could be revised as part of 'ageing in place' adaptations. The applicant should provide detailed unit layout plans by way of additional information, and these should highlight and how that the units are appropriately accessible and show how 'ageing in place' measures such as adaptations of bathrooms can be realised.

The following plans outline the proposed development with the previous building shown dashed in purple for comparison. We have also provided 1:100 floor plans of each level of the apartment building with dimensions for greater detail (drawings no. A2-30, A2-31, A2-32 and A2-33).

The building is approximately 300mm wider than the original application to provide for the enlarged bathrooms to meet the recommended guidelines for universal accessibility in the 'building for everyone'. This allows for the adaptation of the bathroom to a fully accessible layout if required. Please see extracted image of recommended bathroom from 'Building for Everyone' document.

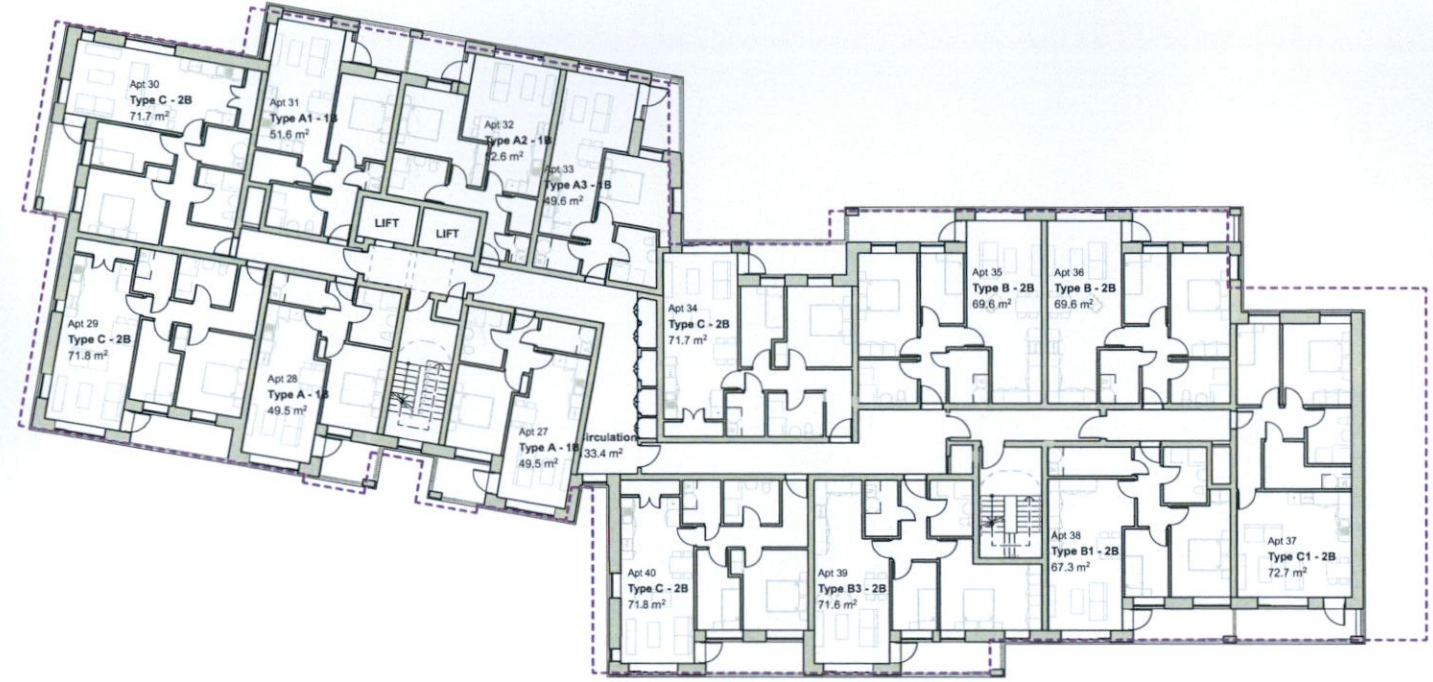
Under the South Dublin County Council Development Plan 2022-2028, this is not a specific requirement for elderly housing. Section 6.3.2, *Housing for Persons with Disabilities and/or Mental Health Issues*, it states that 'development **must** be in accordance with the principles of Universal Design and the National Disability Authority's publication 'Building for Everyone: A Universal Design Approach''. As this development does not fall under either of these building types this not strictly a requirement for elderly housing however, we have adapted the layouts to fully comply with the universal design for future flexibility.



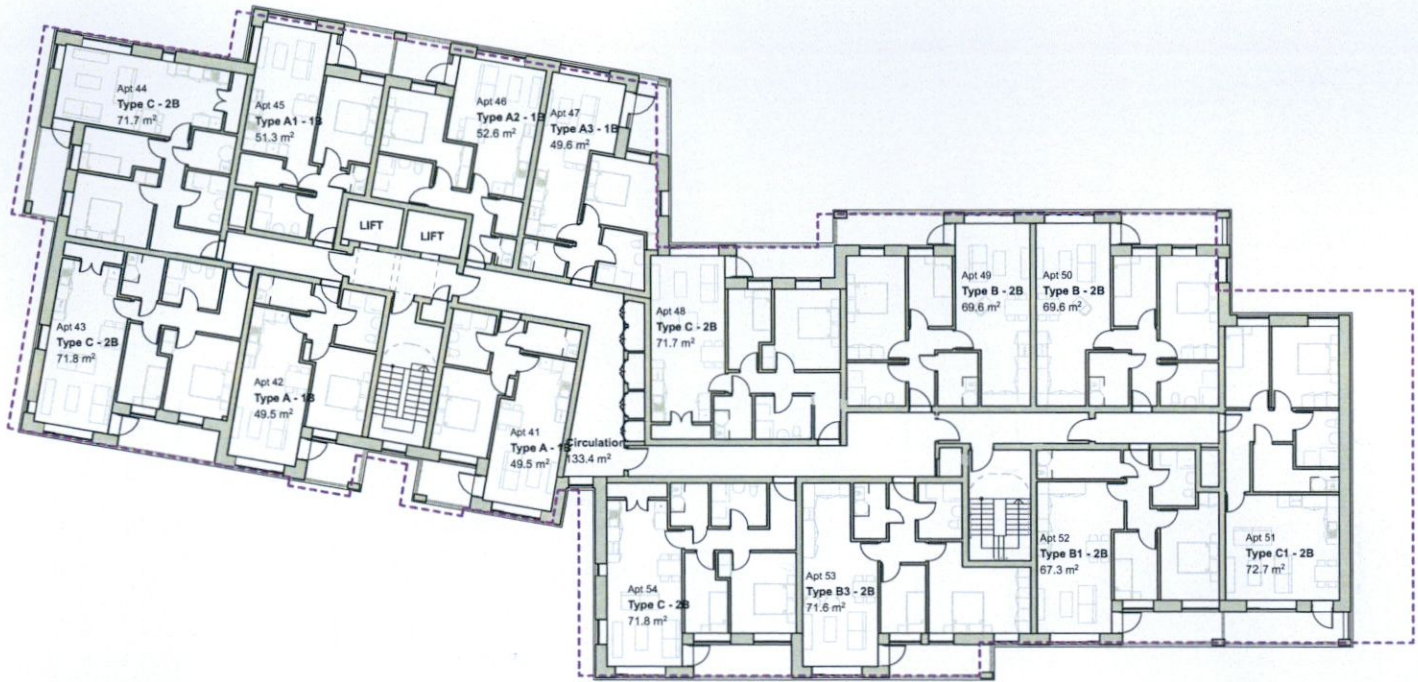
3.1 Item 2: Unit Floor Plans

Overview of Floorplans

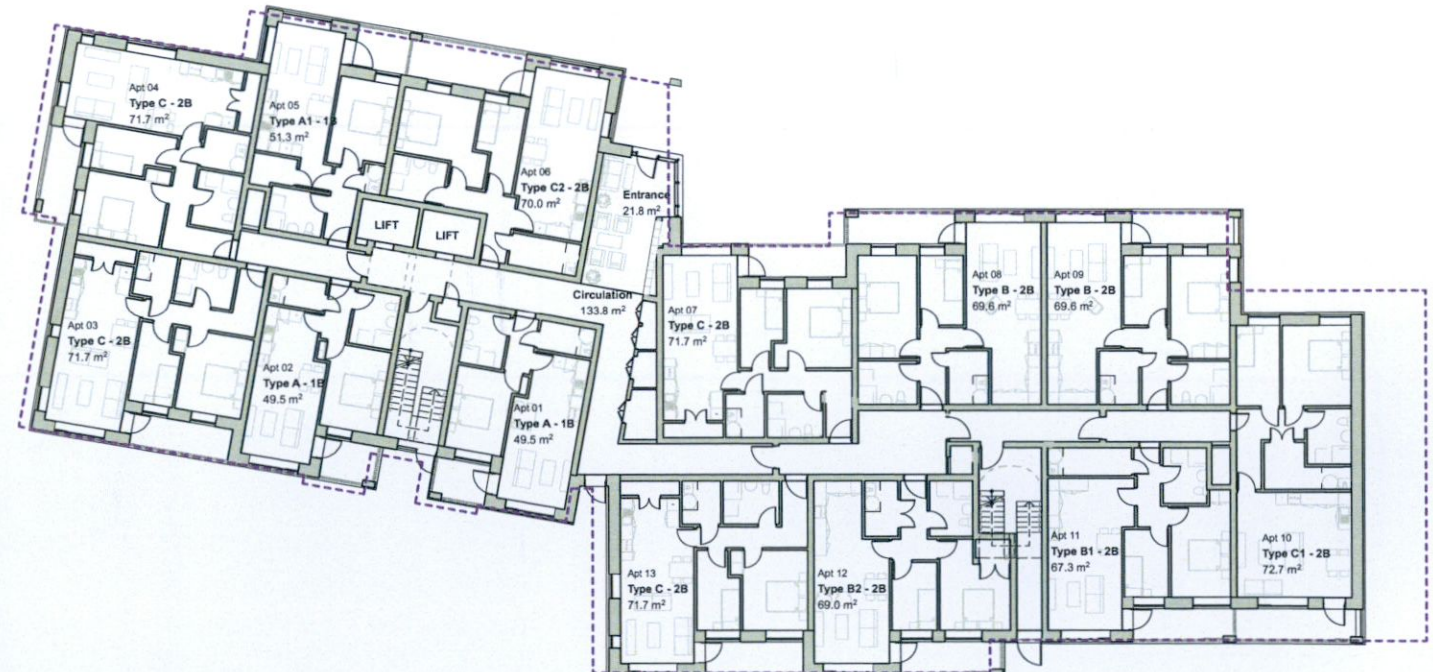
The adjacent plans outline the proposed development with the previous building outline dashed in purple. The building is approximately 300mm wider than the original application to allow for enlarged bathrooms to meet the recommended guidelines and is approximately 3500mm shorter with the reduction in unit numbers.



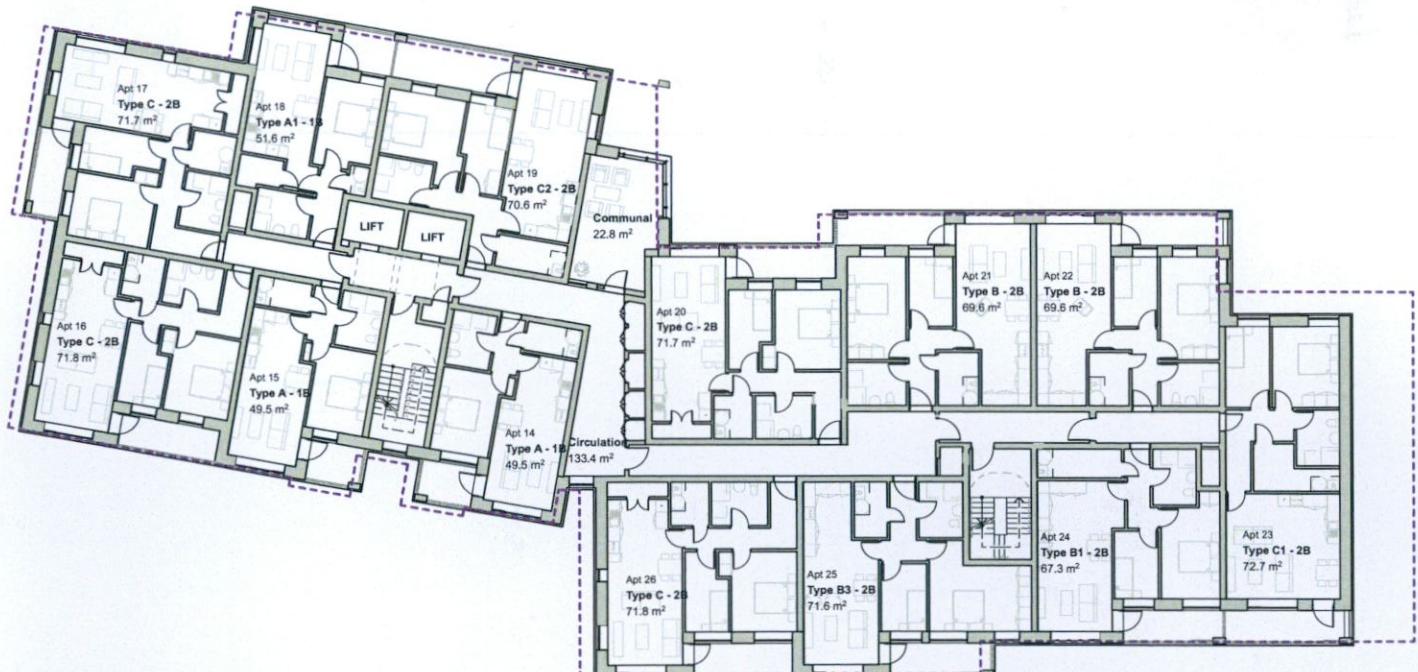
Second Floor Plan



Third Floor Plan



Ground Floor Plan



First Floor Plan

3.1 Item 2: Unit Floor Plans

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



Ground Floor Plan - 1:200



3.1 Item 2: Unit Floor Plans

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



First Floor Plan - 1:200



3.1 Item 2: Unit Floor Plans

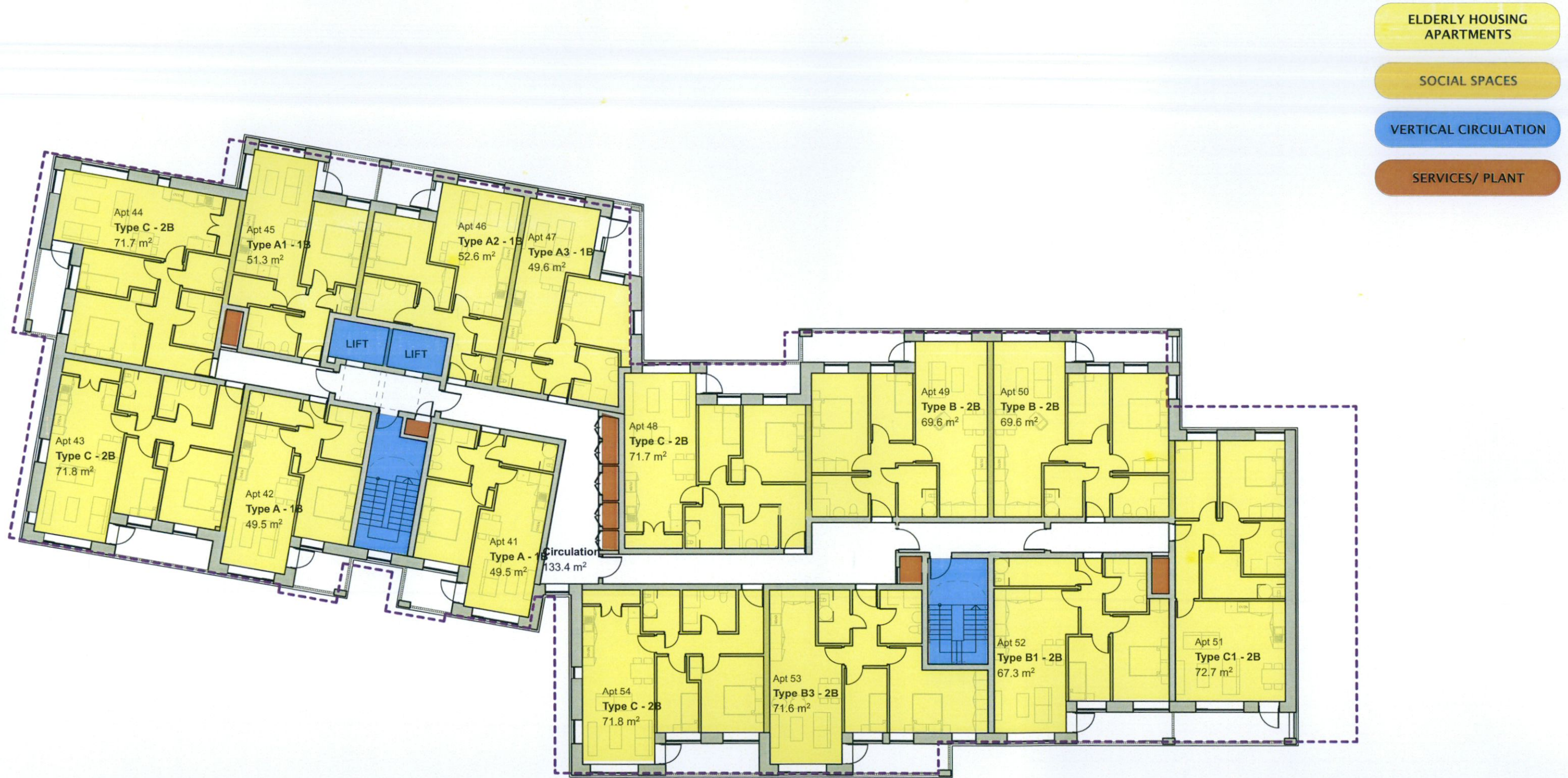
- ELDERLY HOUSING APARTMENTS
- SOCIAL SPACES
- VERTICAL CIRCULATION
- SERVICES/ PLANT



Second Floor Plan - 1:200



3.1 Item 2: Unit Floor Plans



Third Floor Plan - 1:200



3.2 Item 3: Overdevelopment

Item 3: Overdevelopment

The applicant is requested to reduce the overall provisions of units in the development in order to achieve a car parking ratio of 0.65 spaces per unit, without increasing car parking levels above that proposed.

The site plan below outlines the proposed development with the previous building shown dashed in purple for comparison.

The scheme has been reduced by 4no. one-bed apartments, reducing the overall development to 54no. apartments, and the building has been adjusted to suit the site more appropriately. This reduces the car parking ratio from 0.52 to 0.56 spaces per unit.

In order to meet the requested 0.65 spaces per unit, this would reduce the scheme to 48 apartments and would seriously affect the viability of the scheme. In addition, the size of the building footprint is appropriate to the site with significant areas of high quality open space throughout. The reduction of 4no. units is a reasonable reduction and has the added benefit of providing additional buffer space to the N7.

This scheme was developed over a number of different options which were designed in detail. This layout was selected as the optimum option based on numerous factors and we believe is the best layout for both the occupants and in maximising the land use for amenity rather than roads / car parking (which would significantly increase if the car parking was relocated to the northern boundary).

Rathcoole Age-Friendly Housing				
Apartment Type	Description	Area m2	No.	Mix
Type A	1Bed / 2P	49.5 m2	8	30%
Type A1	1Bed / 2P	51.6 m2	4	
Type A2	1Bed / 2P	52.6 m2	2	
Type A3	1Bed / 2P	49.6 m2	2	
Type B	2Bed / 3P	69.6 m2	8	70%
Type B1	2Bed / 3P	67.3 m2	4	
Type B2	2Bed / 3P	69 m2	1	
Type B3	2Bed / 3P	71.3 m2	3	
Type C	2Bed / 3P	71.7 m2	16	
Type C1	2Bed / 3P	72.7 m2	4	
Type C2	2Bed / 3P	70 m2	2	
Apartment Area		3493.7 m2	54	
Apartment Circulation Area		589.1 m2		
Apartments Including Circulation Area		4082.8 m2		
Ancillary Accommodation				
	Cycle Storage	52.6 m2		
	Refuse/General Storage	26.9 m2		
	Plant Room	46.2 m2		
	Sub. Station	14 m2		
	Switch Room	16 m2		
Total Ancillary Accommodation		155.7 m2		
Community Centre		91.9 m2		
Car Parking				
	Age-Friendly Housing	24		
*refer to Transport Mgmt Plan	Community Facility	2		
	Building Manager	1		
	Visitor Spaces	3		
	TOTAL	30 Spaces		
Communal Open Space Required				
1 Bed Apartment	5 m2	80 m2		
2 Bed Apartment (3P)	7 m2	266 m2		
Total		346 m2		
Site Area	0.498 Hectares			
Net Developable Area	0.473 Hectares			
Plot Ratio	0.90			
Density (per Hectare)	114			
Site Coverage	31%			
Public Open Space	25%	1191 m2	min 10% required	
Communal Open Space		1028 m2	346m ² required	



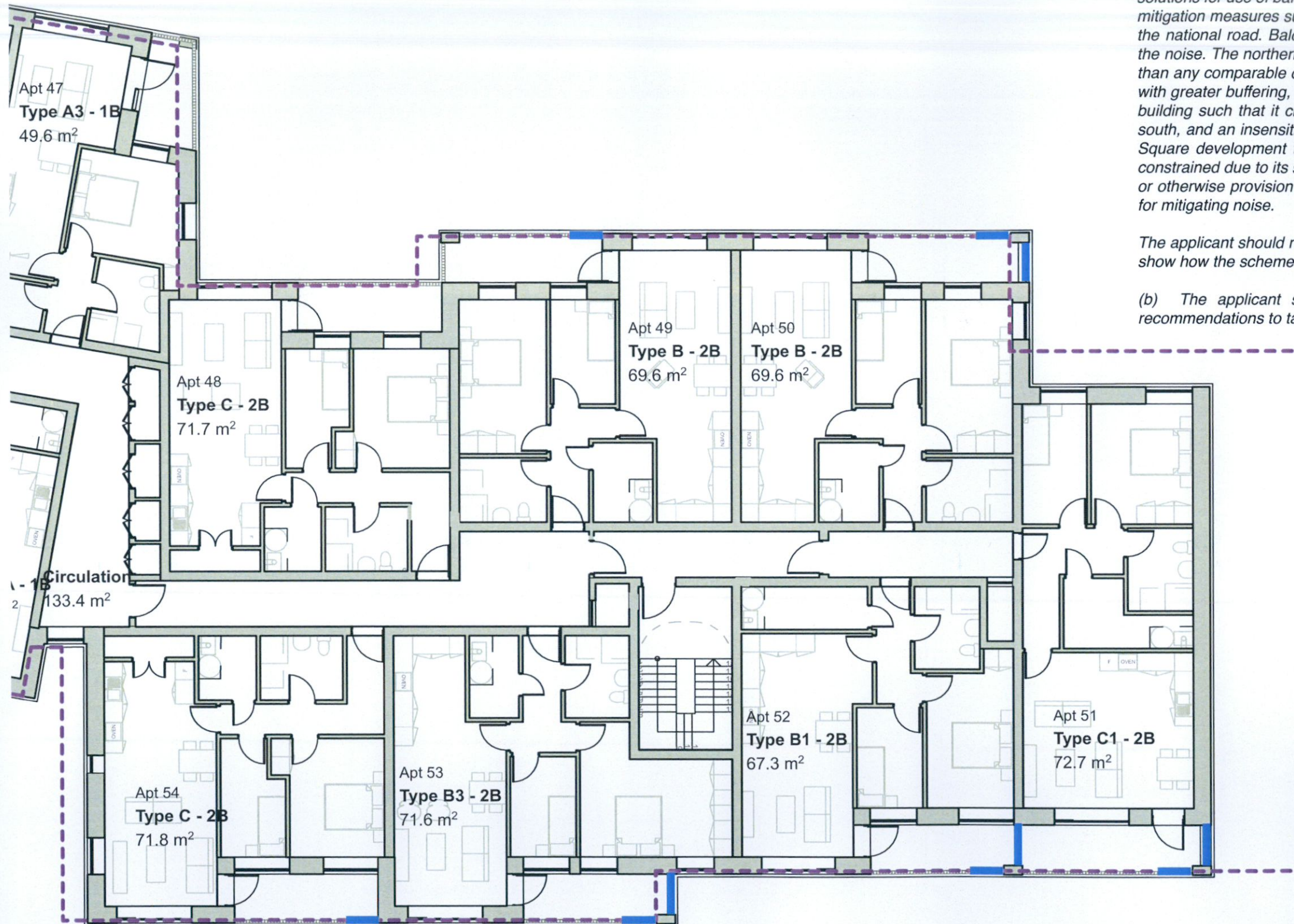
3.3 Item 4: Noise

Item 4: Noise

(a) The Noise Impact Statement provided by the applicant measure and provides mitigation solutions for internal noise levels within the development. The statement does not provide solutions for use of balconies or the communal open space. The proposed development lacks mitigation measures such as noise barriers. Set back landscaping and / or buffer zones from the national road. Balconies, particularly at higher levels, would be significantly affected by the noise. The northern facade of the proposed development would be closer to the N7 road than any comparable development of 4 storeys in Rathcoole. The design could be improved with greater buffering, with use of berms topped by hedgerows and trees; or by orienting the building such that it creates a noise barrier, with balconies and open space located to the south, and an insensitive use such as car parking located to the north, such as in the Eaton Square development to the east; or with the use of 'winter garden' balconies. The site is constrained due to its size and irregular shape. Expansion into the site to the north and west, or otherwise provision of a smaller development, would facilitate some of the above options for mitigating noise.

The applicant should respond to the above by way of additional information, and in particular show how the scheme would comply with Policy IE8 Objectives 4 and 7.

(b) The applicant should supplement their Noise Impact Assessment and resulting recommendations to take account of noise arising from aviation.



In response, to the noise impact to the external amenity spaces and balconies from the N7 road, we added the following mitigation:

- The site layout has been adjusted to remove any north facing balconies or windows directly facing the N7.
- Floor-to-ceiling frameless glass screens have been introduced on the corner facing the road as a sound barrier (blue lines highlighted on adjacent plan). It is impossible to introduce winter gardens to the balconies due to the service strategy which uses heat pumps and heat recovery that takes air in via the balconies. Enclosing this will reduce performance and the heating strategy would fail.
- There have been significant upgrades to the landscaping to mitigate the sound impact including but not limited to: increasing boundary fencing to 3.2m height for improved noise deflection; retaining all the existing trees along the northern site boundary; providing a 3.5m buffer space along the northern tree line.
- The building is 3.5m shorter than the original application which has been moved north 0.5m with the final building 3m further back from the N7 than previously proposed.

Please refer to the revised detailed landscape drawings for other noise mitigation measures that have been submitted as part of this response.

3.4 Item 5: Roads

Item 5: Roads

The applicant is requested to submit:

- (a) a Traffic and Transport Assessment of the nearby junctions, to confirm that the development will have no impact on the traffic flows on the Rathcoole main street.
- (b) a Stage 1 Road Safety Audit, with particular focus on the pedestrian access to the west and east of the development.
- (c) a revised layout of not less than 1:200 scale, showing a dedicated 2.0m wide footpath on the east side of Tay Lane from the Rathcoole main street to the access of the proposed development.

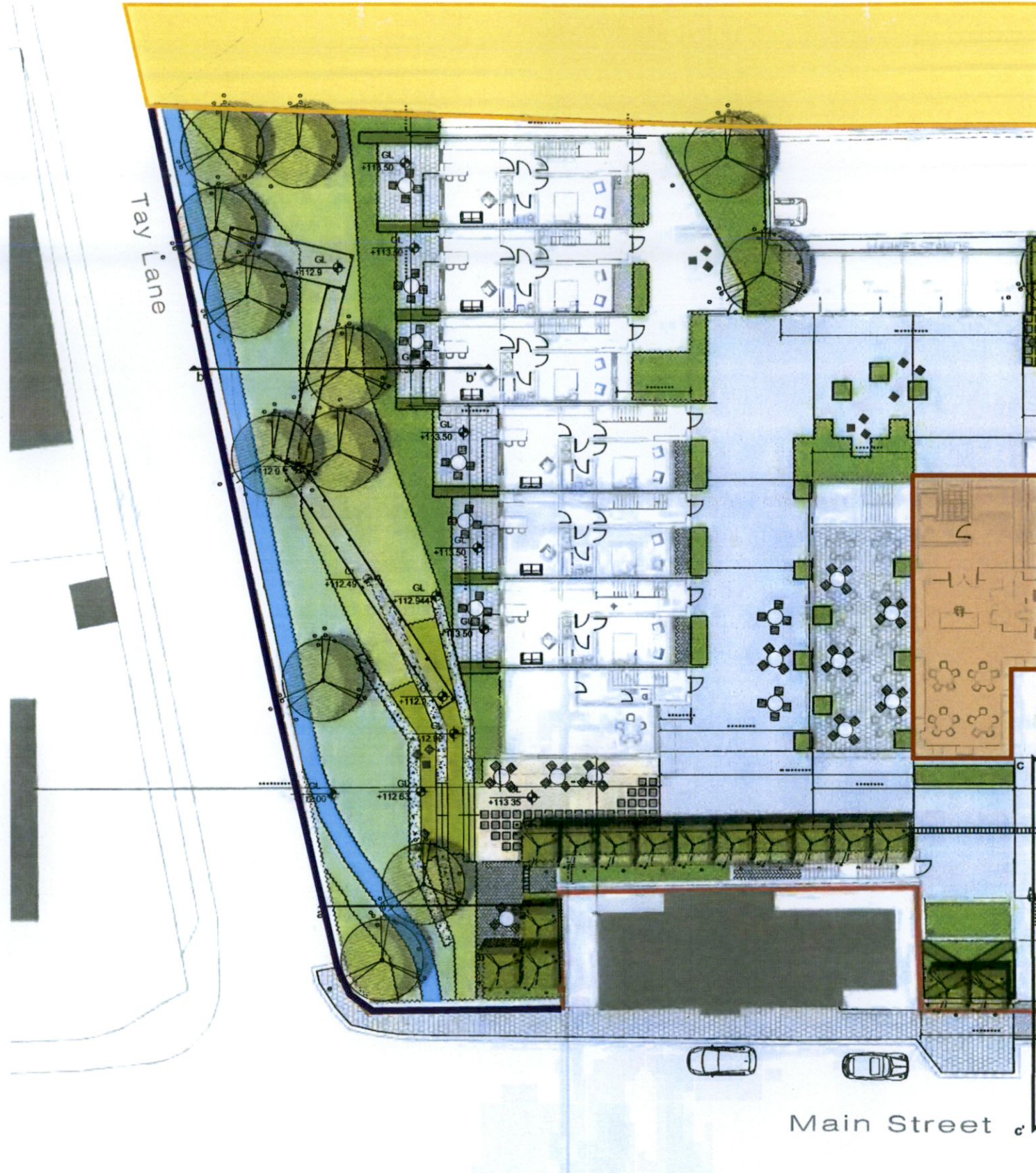
(a) A Traffic and Transport Assessment has been completed and is included with the additional information submitted.

(b) A Stage 1 Road Safety Audit has been completed and is included with the additional information submitted.

(c) The proposed footpath to the east of Tay Lane has been analysed in detail but is proving impractical to provide. A 2.0m wide footpath would reduce the carriage width to below the minimum recommendation. A shared surface for vehicular and pedestrian use was considered but this would be dangerous, unnecessarily putting pedestrians and vehicles in conflict, particularly considering there is a generous footpath currently in place on the other side of the road.

The existing stone wall to the boundary of Glebe House, the site directly to the south of the application site, is a protected structure and would not be permitted to be removed or adjusted in any way. In addition to the proposed opened culvert on the east side of this boundary wall, there is very little scope to modify or adjust the existing road layout to accommodate the 2.0m wide footpath.

Considering the existing constraints, it is proposed that the improvements to the lighting of the existing footpath to the western side of Tay Lane (please refer to the External Lighting Strategy document included with this application), along with the currently proposed crossing point to the site, is the safest option for pedestrian access to the proposed site and beyond.



Proposed Landscape Plan to Application Reference SD17A/0036

- Boundary wall to protected structure
- Opened culvert integrated with landscaping
- Glebe House (protected structure)
- Application Site

3.5 Item 6: Aspect

Item 6: Aspect

The proposed development is considered by the Planning Authority to contain 22 no. double aspect units (Unit Nos. 3, 4, 10, 11, 14, 17, 18, 24, 25, 28, 31, 32, 35, 39, 40, 43, 54, 55 and 58), amounting to 38% of the proposed units. The applicant is requested to consider improving the design and layout in this respect to provide a higher proportion of double aspect units.

Based on the layouts below, we have calculated that there are 28 no. dual aspect units out of the 54no. total units (based on the reduced scheme). This provides 51.9% dual aspect units, meeting the minimum 50% as required within the South Dublin County Council Development Plan 2022-2028.

Apartment Type A1 (green below), has a 1.8m wide x 2.4m high window looking directly south which is a significant opening to provide for a dual aspect unit. Similarly, Apartment Type B (orange below) has approximately 50% of its depth looking north.



Second Floor Plan



Third Floor Plan



Ground Floor Plan



First Floor Plan

Item 7: Universal and Accessible Design

The applicant has not shown in their Design Statement or Planning Report, that the development would accord with the 'Building for Everyone' design guidelines produced by the National Disability Authority and referenced in the County Development Plan. It is considered appropriate that the applicant provide a statement of compliance with these guidelines as additional information.

The apartments have generally increased in area by approximately 1.5m² per unit to provide the additional space required for the enlarged, universal design compliant, bathrooms. This has increased the overall width of the building by approximately 300mm (150mm increased depth of each apartment).

The typical apartment types are shown here but we have also provided 1:100 scale plans of the building with dimensions for reference as part of the additional information submitted (drawings no. A2-30, A2-31, A2-32 and A2-33).

BUILDING FOR EVERYONE: A Universal Design Approach

Not all elements of the document are relevant to residential buildings but this shows the areas that are applicable to this design and compliant.

1.0 EXTERNAL ENVIRONMENT

1.4 Vehicular Environments

Car parking provision, space sizes and circulation complies fully with the recommendations, notably:

- Supply level or flush access route away from vehicles.
- Ensure off-street spaces are 2400mm x 4800mm with 1200mm-wide access zones to both sides.
- Ensure adequate parking facilities for the expected number of car users.
- Provide designated car parking spaces as close as possible to building entrance or facility.

1.5 Pedestrian Environments

1.5.1 Pedestrian Access Routes

1.5m wide pedestrian route has been provided around the site with numerous passing places located with seating area and exercise equipment, no greater than 25m apart, as per adjacent site layout. This is fully in compliance with the recommendations including:

- Ensure access route has sufficient width for expected number of people.
- Provide passing places where clear width is less than 2000mm.
- Ensure width is not less than 1200mm on short constricted sections of an access route.

1.5.2 Changes in Level

Although there are changes in level throughout the site, these are all sloped floors above 1:25 and do not require handrails, ramps or steps externally but meet the following recommendations:

- Design access routes with a gradient exceeding 1 in 25 as a ramp.
- Ensure the cross-fall gradient is no greater than 1 in 50.

1.5.4 Street Furniture

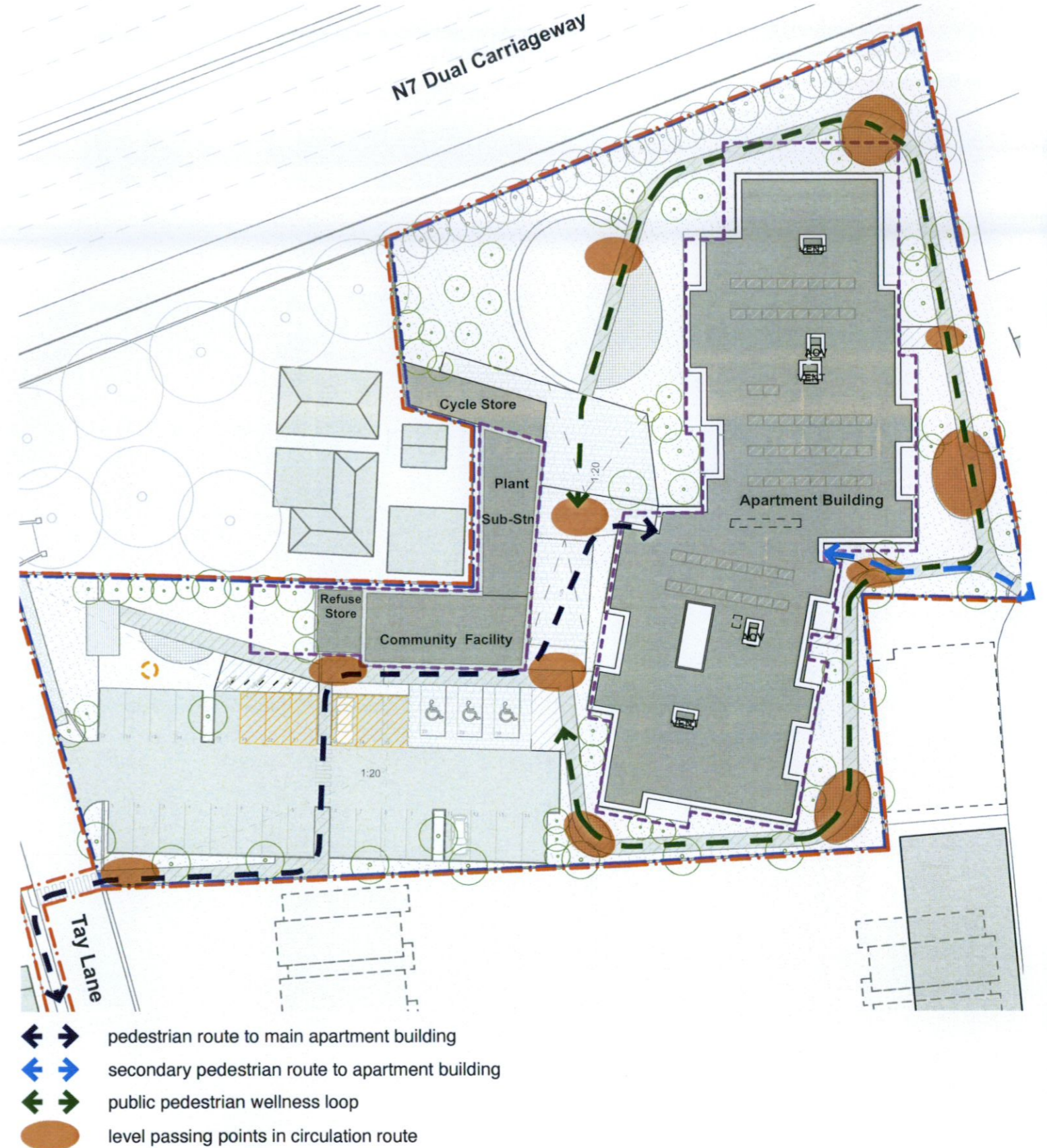
Has been selected with elderly in mind, providing armrests to all benches but still follow the following recommendations:

- Place items of street furniture at or beyond boundary of access route.
- Ensure all street furniture contrasts visually with background.

1.5.5 Pedestrian Crossing Points

The proposed crossing points on Tay Lane and Eaton Drive, and also across the car park, shall comply fully with all dishing and tactile surfaces required. This shall be developed at detail design phase including:

- Locate crossings where they are safe and convenient for all road users.
- Ensure crossing points incorporating a dropped kerb
- Ensure recommended 1200mm width of level surface to the rear of pavement at a crossing point.
- Use tactile paving surfaces sparingly and after consultation with relevant roads authority.



3.6 Item 7: Universal and Accessible Design

2.0 ENTRANCES AND HORIZONTAL CIRCULATION

2.4 Entrances

All relevant recommendations for entrances have been incorporated into the design including:

- Ensure entrances are clearly visible and prominent.
- Establish clear landing space outside entrance of 2440mm x 2440mm.
- Leave a clear space of 600mm adjacent to handle-side of door.
- Provide an entrance lobby only where absolutely necessary.
- Highlight glazed screens and doors effectively.

2.5 Horizontal Circulation

All relevant recommendations for entrances have been incorporated into the design including:

- Plan overall layout to be as logical and direct as possible.
- Ensure recommended 1500mm clear width for corridors in other buildings.
- Provide passing places of 2000mm long x 1800mm wide in corridors less than 1800mm wide.

2.6 Doors

All relevant recommendations for entrances have been incorporated into the design including:

- Make sure doors are easy to identify, sufficiently wide and easy to operate.
- Ensure entrance doors to new buildings have clear opening of 1000mm.
- Incorporate vision panels into all entrance and entrance lobby doors.
- Ensure recommended clear width of internal doors of 850mm.
- Install inward-opening doors to open against a side wall.

3.0 VERTICAL CIRCULATION

All relevant recommendations for circulation have been incorporated into the design including:

- Avoid changes of level within a storey for new buildings.
- Install passenger lifts in preference to other devices.

3.5 Internal Stairs

The main stairs opposite the lift are considered the ambulant disabled stairs with the required rise and going while the second stair is an escape stair, meeting the relevant building regulations.

In addition, the following recommendations have been provided:

- Ensure step dimensions and profile are consistent with Figures 3.1 and 3.2.
- Incorporate clear width of steps to suit expected level of use, but not less than 1200mm.
- Check that total rise of flight between landings no more than 1800mm or 12 steps.
- Install consistent number of steps in consecutive flights.
- Provide handrails on both sides of the steps and continuous around intermediate landings.
- Protect any area below stairs that has headroom less than 2200mm.

In addition, refuges have been provided at the top of the stairs on each level (other than ground level where direct level access to the outside is provided).

3.6 Internal Ramps

There are no internal ramps required.

3.7 Passenger Lifts

All relevant recommendations for circulation have been incorporated into the design including:

- Locate passenger lift adjacent to an accessible flight of stairs.
- Install lifts with the size and capacity to suit building type and occupancy.
- Ensure that all lifts are accessible, where more than one lift is provided..
- Keep to recommended minimum internal dimensions of 1800mm x 1800mm. Lifts with internal car dimensions 2030mm wide x 1525mm deep may also be acceptable.
- Incorporate clear door opening width of 950mm.
- Include clear landing space of 1800mm x 1800mm.
- Install handrails on all walls without doors.

2 no. lift cars with internal dimensions of 2100mm wide x 1600mm deep have been provided to the development

4.0 INTERNAL ENVIRONMENT AND SERVICES

4.4 Surfaces Finishes

All relevant recommendations for surface finishes will or have been incorporated into the design including:

- Ensure slip resistance is maintained when the floor is wet and dry and when spillages occur.
- Optimise visual contrast between surfaces and features.
- Avoid shiny and reflective surfaces.
- Avoid large and bold patterns.

Internal colours and finishes will be selected at detail design phase with visual contrast as recommended an colours used to aid orientation on a floor by floor basis which will be integrated into the signage.

4.5 Lighting

Lighting will achieve the recommended requirements for all areas of the building.

4.7 Outlets, Switches and Controls

All switches and sockets located at the recommended heights.

4.8 Ventilation

The ventilation strategy has been developed specifically for the apartments.

4.9 Acoustics

Softer materials, including carpets, shall be included where possible in the communal areas to reduce reflected sounds including the following recommendations:

- Use a buffer zone, such as a lobby or foyer, to separate quiet and noisy rooms.
- Select finishes and methods of installation to achieve a balance of hard and soft surfaces.

4.10 Hearing Enhancement Systems

Hearing enhancement systems are not intended to be provided in this development.

4.11 Signage and Information

This will be developed at detail design phase but recommendations will be followed to ensure all signage is clear, consistent, and easy to understand.

4.12 Fire Detection and Alarm Systems

All relevant recommendations for fire detection and alarm systems will be incorporated into the design along with all relevant regulations including:

- Ensure alarm systems are effective at alerting all building occupants.
- Limit the sound level of audible alarms to 120dB.
- Locate visual alarms so that they can be seen from all areas in a building.
- Position manual call points within reach of all building users and ensure they are operable with a simple hand or arm movement.

5.0 SANITARY FACILITIES

5.5 Unisex Accessible Toilet

A fully compliant accessible WC will be provided in the community facility, as per diagram 5.7.

5.9 Dwellings

5.9.2 Bathrooms

The bathrooms have been increased in size for each apartment to be in compliance with the recommendations as per diagram 5.19 with internal dimensions of 2.1m wide x 2.7m long. This provides the option to adapt the layout as required.

6.0 FACILITIES IN BUILDINGS

This section is largely irrelevant however, the community facility will meet the recommendations.

6.9 Kitchen and Refreshment Facilities

A lower counter height and shallow sink bowl for wheelchair accessibility shall be incorporated into the design along with all other recommendations included wheelchair turning circle and access to storage and appliances. This will be developed further at detail design phase and incorporate the following:

- Incorporate work surfaces and appliances at different levels
- Provide clear knee space to lower work surfaces and appliances for people in a seated position.
- Ensure work surfaces to visually contrast with adjacent walls and floors.

3.7 Item 8: Daylight / Sunlight

Item 8: Daylight and Sunlight

(a) The report provided shows that a large proportion of the floor space within the proposed units would not obtain 2 hours of sunlight on 21st March. While it is not clear why 2 hours of sunlight has been assessed against rooms - this is a standard generally applied to open spaces - the plans do illustrate a weakness of the design, with many rooms having poor sunlight access for most of their floor space. The appropriate measures to assess the design by in this regard are 'No Sky Line' and 'Target Illuminance'. The applicant should provide a supplementary daylight and sunlight analysis assessing the habitable rooms of the development against these standards (contained in BS 209 and BS EN 17037:2021), as additional information.

(b) The supplementary analysis report should also take account of the permitted structures under SD17A/0036, in particular the building due east of the southern wing of the proposed development

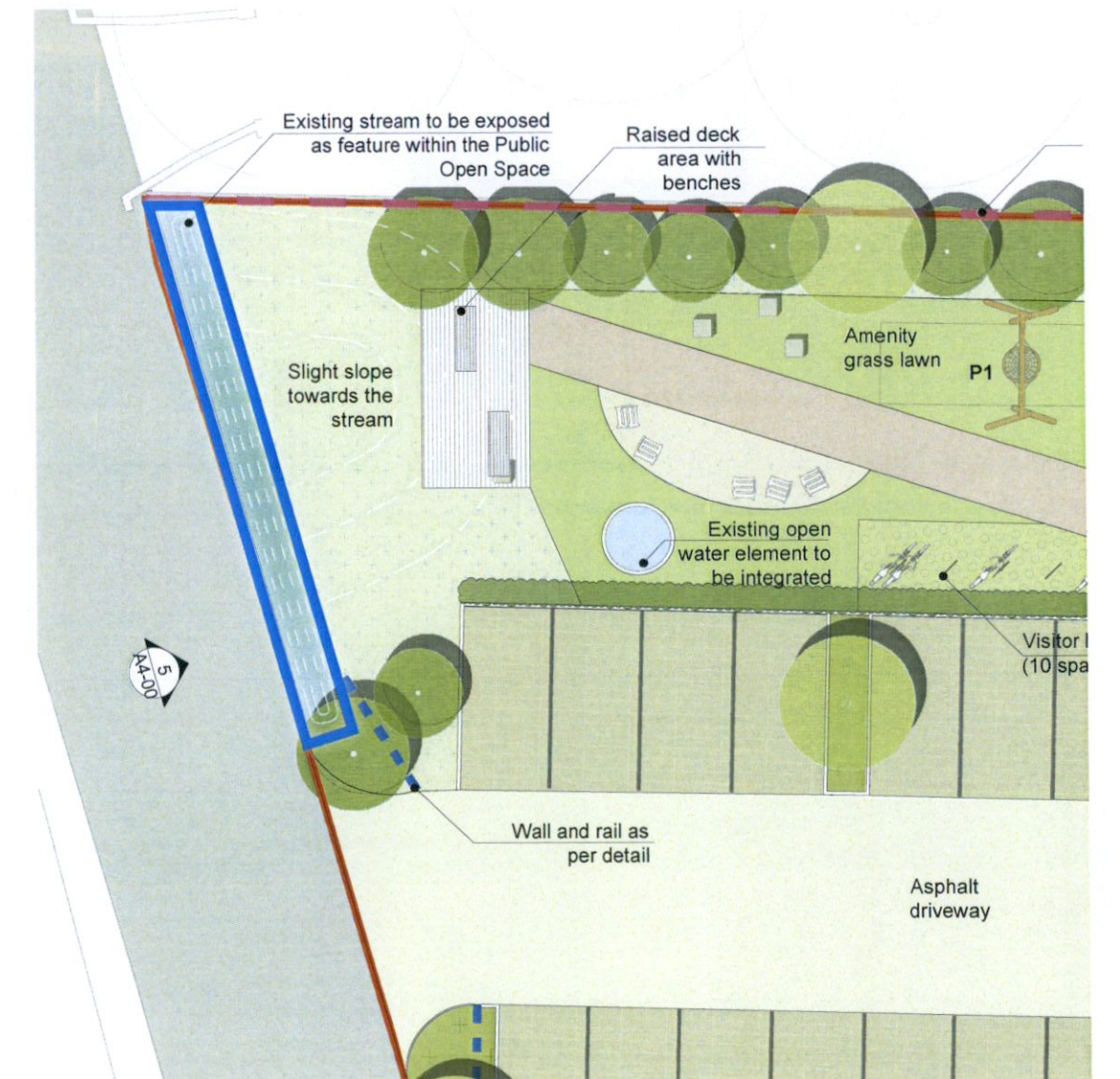
Please refer to the supplementary Daylight Analysis Report that is included with the additional information provided.

3.8 Item 9: Watercourse

Item 9: Watercourse

It is noted that a stream running up the west of the site has been culverted and diverted through an underground pipe. This stream is to be uncovered as part of the permitted development SD17A/0036. It is council policy to uncover culverts as per Policy G13 Objective 4 of the County Development Plan, and section 12.4.3. The applicant is requested to revise their landscape and drainage plans in order to uncover this watercourse and integrate it into their landscape proposals.

Please refer to the updated landscape drawings that are included with the additional information provided. The existing culvert is to be opened up and integrated into the public open space at the front of the scheme, facing onto Tay Lane.



3.9 Item 10: Public Open Space

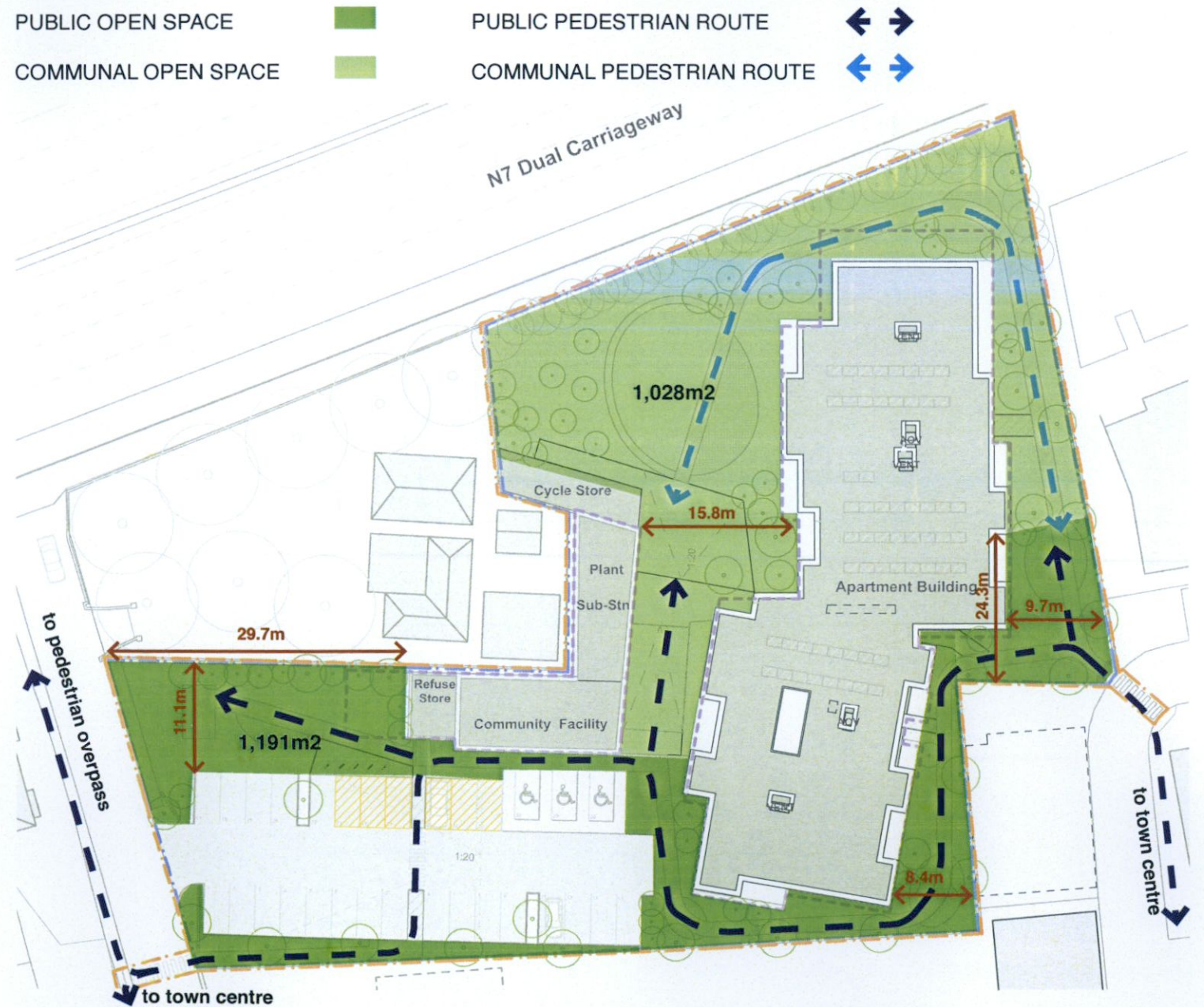
Item 10: Public Open Space

The proposed public open space consists of the pedestrian path and surrounding verges / spaces between the western and eastern pedestrian accesses, and around the southern wing of the proposed building. This is linear incidental space and does not fit the qualitative requirements of the public open space under the County Development Plan. The applicant is requested to provide additional information specifying how 10% of the site area will be provided as Public Open Space to the qualitative standards set out in the DCP and on top of the requirements for Communal 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 net developable site area of 0.473Ha, this requires a minimum of 473m² public open space.

The public open space to the front of the site, onto Tay Lane, has been increased to 351m² by moving the bicycle parking to the north end of the plant area to provide a more significant public amenity in this location.

As the layout provides a pedestrian permeability route open for use by the public, it is our view that this should be included within the calculation of the public open space. Public exercise machines have been provided along the route along with bench seating to further satisfy this requirement. Areas along the public pedestrian route provide a large useable amenity space and the diagram below highlights the width of some of these spaces. It is our view that this significantly exceeds the minimum public open space requirements providing a total area of 1,191m².



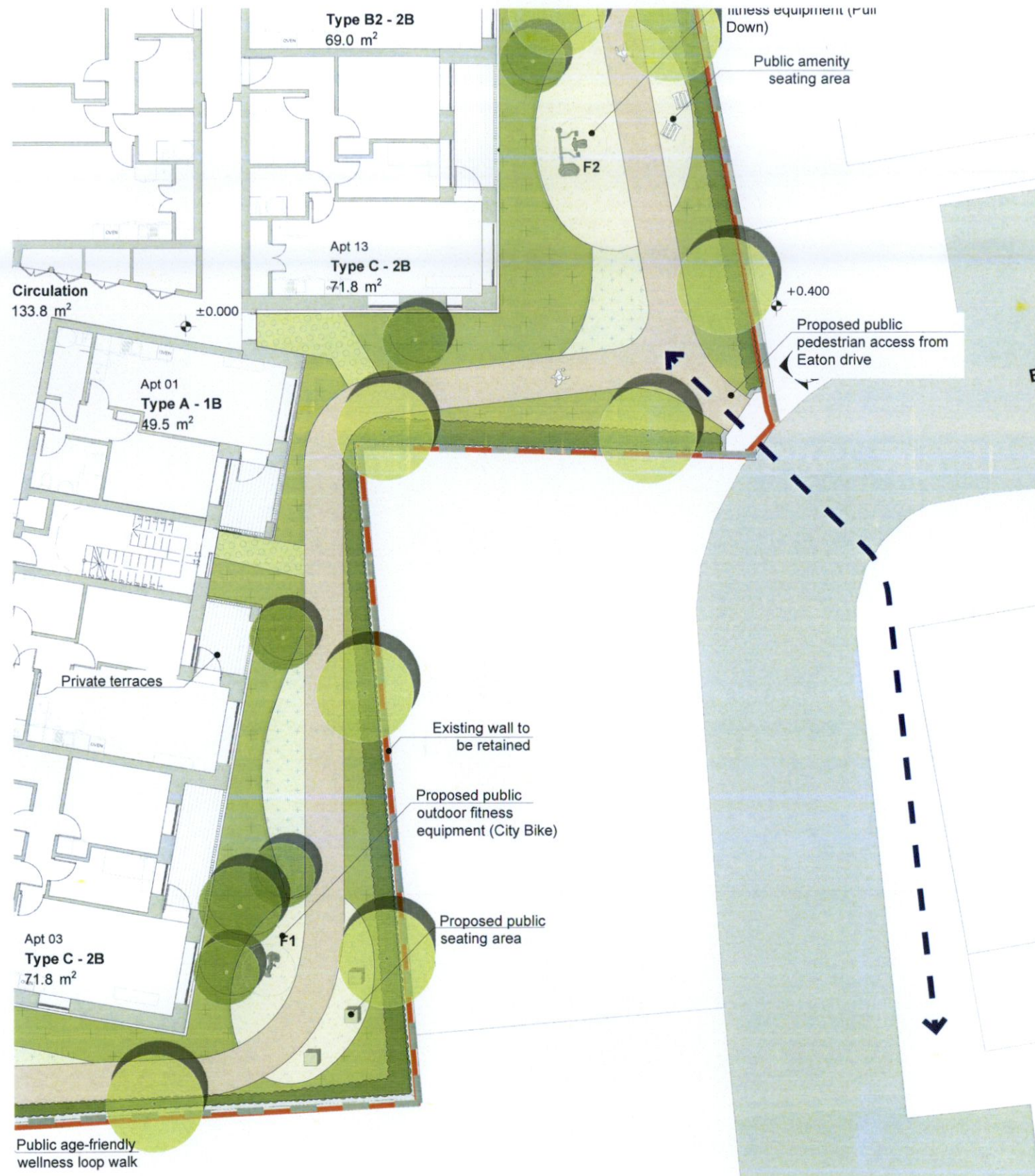
3.10 Item 11: Pedestrian Facilities

Item 11: Pedestrian Facilities

(a) The pedestrian access to the site from Tay Lane is located north of the car park. It is considered likely that pedestrians would simply walk through the car park. The car park should be reconfigured to make some provision along the south of the site for pedestrians, whether it is demarcated and raised footpath through the car park, or a footpath south of the parked cars. (b) The proposed east-west permeability through the site with a pedestrian access onto Eaton Green is encouraged and would contribute generally to a permeable village centre with good pedestrian links. The proposed pedestrian access to the east would open onto an area which may be in private ownership, and has not been taken in charge (though the street itself has been). The applicant should be encouraged to liaise with the Management Company or owner of the Eaton Development and report on progress towards consent for the opening at this location.

The pedestrian access from Tay Lane has been adjusted to provide a crossing point to the south of site, bringing the approach along the southern boundary until it gets too narrow where a second crossing point is located to cross the car park, providing access to the community centre and the apartment building beyond.

The pedestrian access via Eaton Drive will be provided with an entrance point located directly on the site boundary to the public road, taken in charge by South Dublin County Council. Discussions are ongoing the owner of the neighbouring property to provide an improved entrance space in this location but an agreement is not currently in place. However, if an agreement can be made, a further application to alter this part of the application shall be submitted at a later date. In the meantime, the current proposal provides the pedestrian link requested.



4.0 Proposed 3D Imagery - Aerial View



4.0 Proposed 3D Imagery - Entrance View from Tay Lane



4.0 Proposed 3D Imagery - Entrance View from Eaton Drive

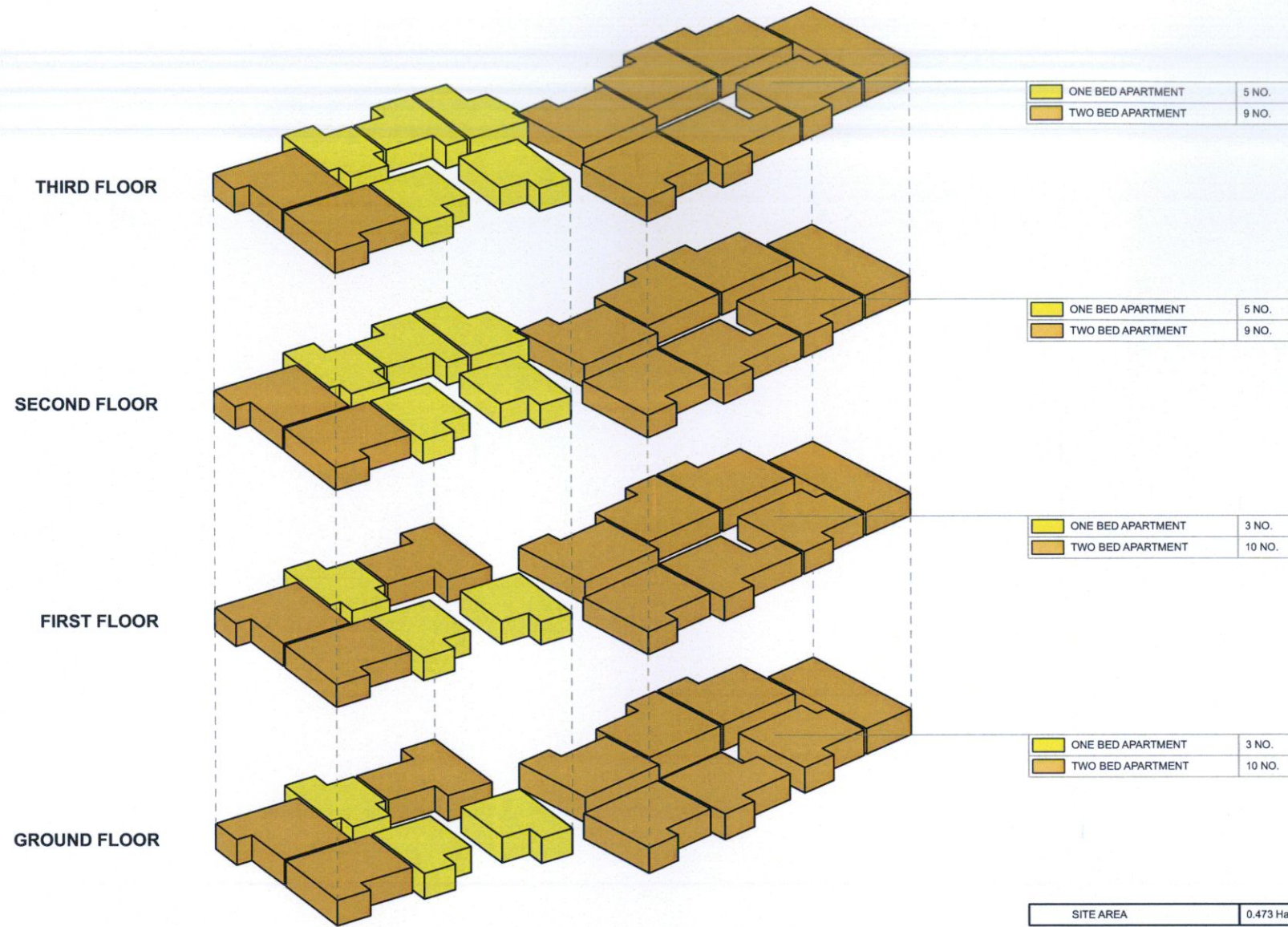


4.0 Proposed 3D Imagery - View towards entrance from private open space



5.0 Summary

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	16 NO.	30%
TWO BED APARTMENT	38 NO.	70%
TOTAL	54 NO.	100%

6.0 Appendices

6.1 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).

RATHCOOLE - HOUSING QUALITY ASSESSMENT - PLANNING, AUGUST 2022

UNIT NO.	UNIT TYPE	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 AREA REQUIREMENTS	BEDROOMS-TOTAL req'd	BEDROOM AREA PROVISION	BED - TOTAL PROVIDED	BEDROOMS-MIN WIDTHS	KITCHEN/LIVING AREA REQ'D	KITCHEN/LIVING AREA PROVIDED	%AGE RQM'T	STORAGE REQUIRED	STORAGE PROVIDED (E/O to bedroom areas)	TOTAL STORAGE PROVIDED	AMENITY SPACE REQUIRED	AMENITY SPACE PROVIDED
GROUND FLOOR																							
01	A	GROUND	1 BED/ 2 PERSON	45 sqm	49.5 sqm	110%	E	2700	1	2	11.4	11.4sqm	11.6	11.6 sqm	yes	23 sqm	22.8 sqm	99%	3 sqm	2.7 + 0.3	3 sqm	5 sqm	4.9 sqm
02	A	GROUND	1 BED/ 2 PERSON	45 sqm	49.5 sqm	110%	E	2700	1	2	11.4	11.4sqm	11.6	11.6 sqm	yes	23 sqm	22.8 sqm	99%	3 sqm	2.7 + 0.3	3 sqm	5 sqm	4.9 sqm
03	C	GROUND	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	E / S	2700	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.0 sqm
04	C	GROUND	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	S / W	2700	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.0 sqm
05	A1	GROUND	1 BED/ 2 PERSON	45 sqm	51.3 sqm	114%	W / S	2700	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	23.1 sqm	100%	3 sqm	3.0	3 sqm	5 sqm	5.0 sqm
06	C2	GROUND	2 BED/ 3 PERSON	63 sqm	70.0 sqm	111%	W	2700	2	3	13.0 + 7.1	20.1sqm	13.3 + 7.4	20.7 sqm	yes	28 sqm	28.3 sqm	101%	5 sqm	4.1 + 0.9	5 sqm	6 sqm	10.8 sqm
07	C	GROUND	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	W	2700	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.1 sqm
08	B	GROUND	2 BED/ 3 PERSON	63 sqm	69.6 sqm	110%	W	2700	2	3	13.0 + 7.1	20.1sqm	13.1 + 7.2	20.3 sqm	yes	28 sqm	28.6 sqm	102%	5 sqm	4.0 + 1.1	5.1 sqm	6 sqm	7.6 sqm
09	B	GROUND	2 BED/ 3 PERSON	63 sqm	69.6 sqm	110%	W / N	2700	2	3	13.0 + 7.1	20.1sqm	13.1 + 7.2	20.3 sqm	yes	28 sqm	28.6 sqm	102%	5 sqm	4.0 + 1.1	5.1 sqm	6 sqm	7.3 sqm
10	C1	GROUND	2 BED/ 3 PERSON	63 sqm	72.7 sqm	115%	E / W	2700	2	3	13.0 + 7.1	20.1sqm	12.8 + 8.2	21.0 sqm	yes	28 sqm	28.1 sqm	100%	5 sqm	5.3	5.3 sqm	6 sqm	8.4 sqm
11	B1	GROUND	2 BED/ 3 PERSON	63 sqm	67.3 sqm	107%	W	2700	2	3	13.0 + 7.1	20.1sqm	13.2 + 7.0	20.2 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	4.5 + 0.6	5.1 sqm	6 sqm	7.2 sqm
12	B2	GROUND	2 BED/ 3 PERSON	63 sqm	69.0 sqm	110%	W	2700	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.1	20.0 sqm	yes	28 sqm	28.2 sqm	101%	5 sqm	3.2 + 1.8	5.0 sqm	6 sqm	7.2 sqm
13	C	GROUND	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	W / S	2700	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5.0 sqm	6 sqm	7.2 sqm
FIRST FLOOR																							
14	A	FIRST	1 BED/ 2 PERSON	45 sqm	49.5 sqm	110%	E	2400	1	2	11.4	11.4sqm	11.6	11.6 sqm	yes	23 sqm	22.8 sqm	99%	3 sqm	2.7 + 0.3	3 sqm	5 sqm	4.9 sqm
15	A	FIRST	1 BED/ 2 PERSON	45 sqm	49.5 sqm	110%	E	2400	1	2	11.4	11.4sqm	11.6	11.6 sqm	yes	23 sqm	22.8 sqm	99%	3 sqm	2.7 + 0.3	3.1 sqm	5 sqm	4.9 sqm
16	C	FIRST	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	E / S	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.0 sqm
17	C	FIRST	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	S / W	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.0 sqm
18	A1	FIRST	1 BED/ 2 PERSON	45 sqm	51.3 sqm	114%	W / S	2400	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	23.1 sqm	100%	3 sqm	3.0	3 sqm	5 sqm	5.0 sqm
19	C2	FIRST	2 BED/ 3 PERSON	63 sqm	70.0 sqm	111%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.3 + 7.4	20.7 sqm	yes	28 sqm	28.3 sqm	101%	5 sqm	4.1 + 0.9	5 sqm	6 sqm	10.8 sqm
20	C	FIRST	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	W	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.1 sqm
21	B	FIRST	2 BED/ 3 PERSON	63 sqm	69.6 sqm	110%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.1 + 7.2	20.3 sqm	yes	28 sqm	28.6 sqm	102%	5 sqm	4.0 + 1.1	5.1 sqm	6 sqm	7.6 sqm
22	B	FIRST	2 BED/ 3 PERSON	63 sqm	69.6 sqm	110%	W / N	2400	2	3	13.0 + 7.1	20.1sqm	13.1 + 7.2	20.3 sqm	yes	28 sqm	28.6 sqm	102%	5 sqm	4.0 + 1.1	5.1 sqm	6 sqm	7.3 sqm
23	C1	FIRST	2 BED/ 3 PERSON	63 sqm	72.7 sqm	115%	E / W	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 8.2	21.0 sqm	yes	28 sqm	28.1 sqm	100%	5 sqm	5.3	5.3 sqm	6 sqm	8.4 sqm
24	B1	FIRST	2 BED/ 3 PERSON	63 sqm	67.3 sqm	107%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.2 + 7.0	20.2 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	4.5 + 0.6	5.1 sqm	6 sqm	7.2 sqm
25	B2	FIRST	2 BED/ 3 PERSON	63 sqm	69.0 sqm	110%	W	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.1	20.0 sqm	yes	28 sqm	28.2 sqm	101%	5 sqm	3.2 + 1.8	5.0 sqm	6 sqm	7.2 sqm
26	C	FIRST	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	W / S	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5.0 sqm	6 sqm	7.2 sqm
SECOND FLOOR																							
27	A	SECOND	1 BED/ 2 PERSON	45 sqm	49.5 sqm	110%	E	2400	1	2	11.4	11.4sqm	11.6	11.6 sqm	yes	23 sqm	22.8 sqm	99%	3 sqm	2.7 + 0.3	3 sqm	5 sqm	4.9 sqm
28	A	SECOND	1 BED/ 2 PERSON	45 sqm	49.5 sqm	110%	E	2400	1	2	11.4	11.4sqm	11.6	11.6 sqm	yes	23 sqm	22.8 sqm	99%	3 sqm	2.7 + 0.3	3.1 sqm	5 sqm	4.9 sqm
29	C1	SECOND	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	S / E	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.0 sqm
30	C2	SECOND	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	S / W	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.0 sqm
31	A1	SECOND	1 BED/ 2 PERSON	45 sqm	51.3 sqm	114%	W	2400	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	23.1 sqm	100%	3 sqm	3.0	3 sqm	5 sqm	5.0 sqm
32	A2	SECOND	1 BED/ 2 PERSON	45 sqm	52.6 sqm	117%	W	2400	1	2	11.4	11.4sqm	11.6	11.6 sqm	yes	23 sqm	22.8 sqm	99%	5 sqm	1.9 + 1.1	3 sqm	5 sqm	5.1 sqm
33	A3	SECOND	1 BED/ 2 PERSON	45 sqm	49.6 sqm	110%	W / N	2400	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	23.2 sqm	101%	5 sqm	2.4 + 0.5	2.9 sqm	5 sqm	5.5 sqm
34	C	SECOND	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	W	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.1 sqm
35	B	SECOND	2 BED/ 3 PERSON	63 sqm	69.6 sqm	110%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.1 + 7.2	20.3 sqm	yes	28 sqm	28.6 sqm	102%	5 sqm	4.0 + 1.1	5.1 sqm	6 sqm	7.6 sqm
36	B	SECOND	2 BED/ 3 PERSON	63 sqm	69.6 sqm	110%	W / N	2400	2	3	13.0 + 7.1	20.1sqm	13.1 + 7.2	20.3 sqm	yes	28 sqm	28.6 sqm	102%	5 sqm	4.0 + 1.1	5.1 sqm	6 sqm	7.3 sqm
37	C1	SECOND	2 BED/ 3 PERSON	63 sqm	72.7 sqm	115%	E / W	2400	2	3	13.0 + 7.1	20.1sqm	12.8 + 8.2	21.0 sqm	yes	28 sqm	28.1 sqm	100%	5 sqm	5.3	5.3 sqm	6 sqm	8.4 sqm
38	B1	SECOND	2 BED/ 3 PERSON	63 sqm	67.3 sqm	107%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.2 + 7.0	20.2 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	4.5 + 0.6	5.1 sqm	6 sqm	7.2 sqm
39	B2	SECOND	2 BED/ 3 PERSON	63 sqm	69.0 sqm	110%	W	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.1	20.0 sqm	yes	28 sqm	28.2 sqm	101%	5 sqm	3.2 + 1.8	5.0 sqm	6 sqm	7.2 sqm
40	C	SECOND	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	W / S	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5.0 sqm	6 sqm	7.2 sqm
THIRD FLOOR																							
41	A	THIRD	1 BED/ 2 PERSON	45 sqm	49.5 sqm	110%	E	2400	1	2	11.4	11.4sqm	11.6	11.6 sqm	yes	23 sqm	22.8 sqm	99%	3 sqm	2.7 + 0.3	3 sqm	5 sqm	4.9 sqm
42	A	THIRD	1 BED/ 2 PERSON	45 sqm	49.5 sqm	110%	E	2400	1	2	11.4	11.4sqm	11.6	11.6 sqm	yes	23 sqm	22.8 sqm	99%	3 sqm	2.7 + 0.3	3.1 sqm	5 sqm	4.9 sqm
43	C1	THIRD	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	S / E	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.0 sqm
44	C2	THIRD	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	S / W	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.0 sqm
45	A1	THIRD	1 BED/ 2 PERSON	45 sqm	51.3 sqm	114%	W	2400	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	23.1 sqm	100%	3 sqm	3.0	3 sqm	5 sqm	5.0 sqm
46	A2	THIRD	1 BED/ 2 PERSON	45 sqm	52.6 sqm	117%	W	2400	1	2	11.4	11.4sqm	11.6	11.6 sqm	yes	23 sqm	22.8 sqm	99%	5 sqm	1.9 + 1.1	3 sqm	5 sqm	5.1 sqm
47	A3	THIRD	1 BED/ 2 PERSON	45 sqm	49.6 sqm	110%	W / N	2400	1	2	11.4	11.4sqm	11.4	11.4 sqm	yes	23 sqm	23.2 sqm	101%	5 sqm	2.4 + 0.5	2.9 sqm	5 sqm	5.5 sqm
48	C	THIRD	2 BED/ 3 PERSON	63 sqm	71.7 sqm	114%	W	2400	2	3	13.0 + 7.1	20.1sqm	12.9 + 7.4	20.3 sqm	yes	28 sqm	28.0 sqm	100%	5 sqm	2.1 + 2.9	5 sqm	6 sqm	7.1 sqm
49	B	THIRD	2 BED/ 3 PERSON	63 sqm	69.6 sqm	110%	W	2400	2	3	13.0 + 7.1	20.1sqm	13.1 + 7.2	20.3 sqm	yes	28 sqm	28.6 sqm	102%	5 sqm	4.0 + 1.1			

pacstudio
ARCHITECTURE + ENVIRONMENTS

CORA

JV TIERNEY & CO
CONSULTING ENGINEERS

EOBA

gannon
+ associates

KPMG

PROJECT TEAM

Client/ Developer: Riverside Projects Limited

Address: 8 Herbert Place,
Dublin 2,
D02 Y162
t. +44(0)28 7126 2184

Architecture: PAC Studio Ltd
Address: Tower 1, Fumbally Court
Fumbally Lane, Dublin
D08 PX95, Ireland
t. 01 453 0406
e. info@pacstudio.ie
w. www.pacstudio.ie

Engineering: CORA Consulting Engineers
Address: Behan House,
10 Lower Mount Street,
Dublin, D02 HT71
t. +353 1 6611100
e. info@cora.ie
w. www.cora.ie

M&E & Sustainability: J.V. Tierney & Co. Consulting Engineers
Address: The Tannery
53 - 56 Cork Street
Dublin, D08 P92R
t. +353 1 421 4900
e. mail@jvtierney.ie
w. www.jvtierney.ie

Fire Consultant: EOBA
Address: 51 Cullenswood Road
The Triangle
Ranelagh, Dublin 6
t. +353 (0)1 498 2178
e. info@eoba.ie
w. www.eoba.ie

Landscape Architect: Gannon + Associates
Address: 6 Lower Kimmage Road,
Harolds Cross,
Dublin, Ireland
t. +353 (0)87 9101 600
e. info@gannonandassociates.ie
w. www.gannonandassociates.ie

Planning Consultant: KPMG Future Analytics
Address: 1 Stokes Place
St. Stephen's Green
Dublin, Ireland
t. +353 1 410 1000
e. alan.crawford@kpmg.ie
w. www.kpmg.ie