

PROPOSED DEVELOPMENT FOR MULDOWNEY'S PUB AND
ADJACENT LANDS, RATHCOOLE, Co. DUBLIN



March 2023

DOWNEY

Document prepared by

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On behalf of

Lorat Trading Ltd

for Lands at

Main street, Rathcoole,

Co Dublin

March 2023

DOWNEY



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01 | INTRODUCTION

PURPOSE OF URBAN DESIGN STATEMENT

This document is being submitted to South Dublin County Council in response to an Additional Information Request from SDCC to outline DOWNEY'S approach to the delivery of the revised design of this Proposed Development on lands at Main Street, Rathcoole, County Dublin.

The purpose of the urban design statement is to support the addition information, demonstrating how a proposal contributes to the creation of place, responds to its context, contributes towards the development of a legible and permeable urban form which is focused on public and sustainable transport and strengthens existing communities and neighbourhoods. An urban design-led approach to the development management process ensures that higher standards of design and layouts are fully integrated into proposed developments.

The urban design statement considers four fundamental themes which have informed the design process and have influenced the final proposed layout of the development. The themes include:

1. Context
2. Connectivity
3. Urban Design
4. Built Form & Architecture

Alongside the four fundamental themes mentioned above, the 12 criteria established in the Urban Design Manual: A Best Practice Guide (see table 1) have also informed and influenced the proposed development and will be considered throughout this document, where applicable and relevant. This approach allowed the proposal to be considered at a range of different levels in order to demonstrate how it will contribute to the creation of a sustainable, high-quality urban community, which capitalises on its unique context.

THE 12 CRITERIA

- 1- CONTEXT
- 2-CONNECTIONS
- 3-INCLUSIVITY
- 4-VARIETY
- 5-EFFICIENCY
- 6-DISTINCTIVENESS
- 7-LAYOUT
- 8-PUBLIC REALM
- 9-ADAPTABILITY
- 10-PRIVACY AND AMENITY
- 11-PARKING
- 12-DETAILED DESIGN

TABLE 1: Urban Design Manual: A Best Practice Guide (2009)

Urban Design Manual

A best practice guide

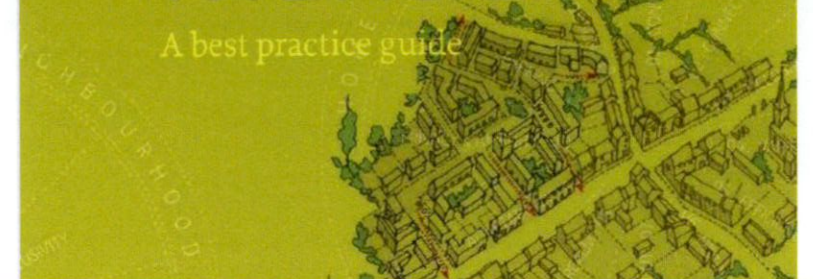


IMAGE : Cover Urban Design Manual: A Best Practice Guide (2009)

PROPOSED DEVELOPMENT

Lorat Trading Limited lodged a planning application for a development on lands at Main Street, Rathcoole, County Dublin on 5th April 2022 and South Dublin County Council requested additional information on 30th May 2022.

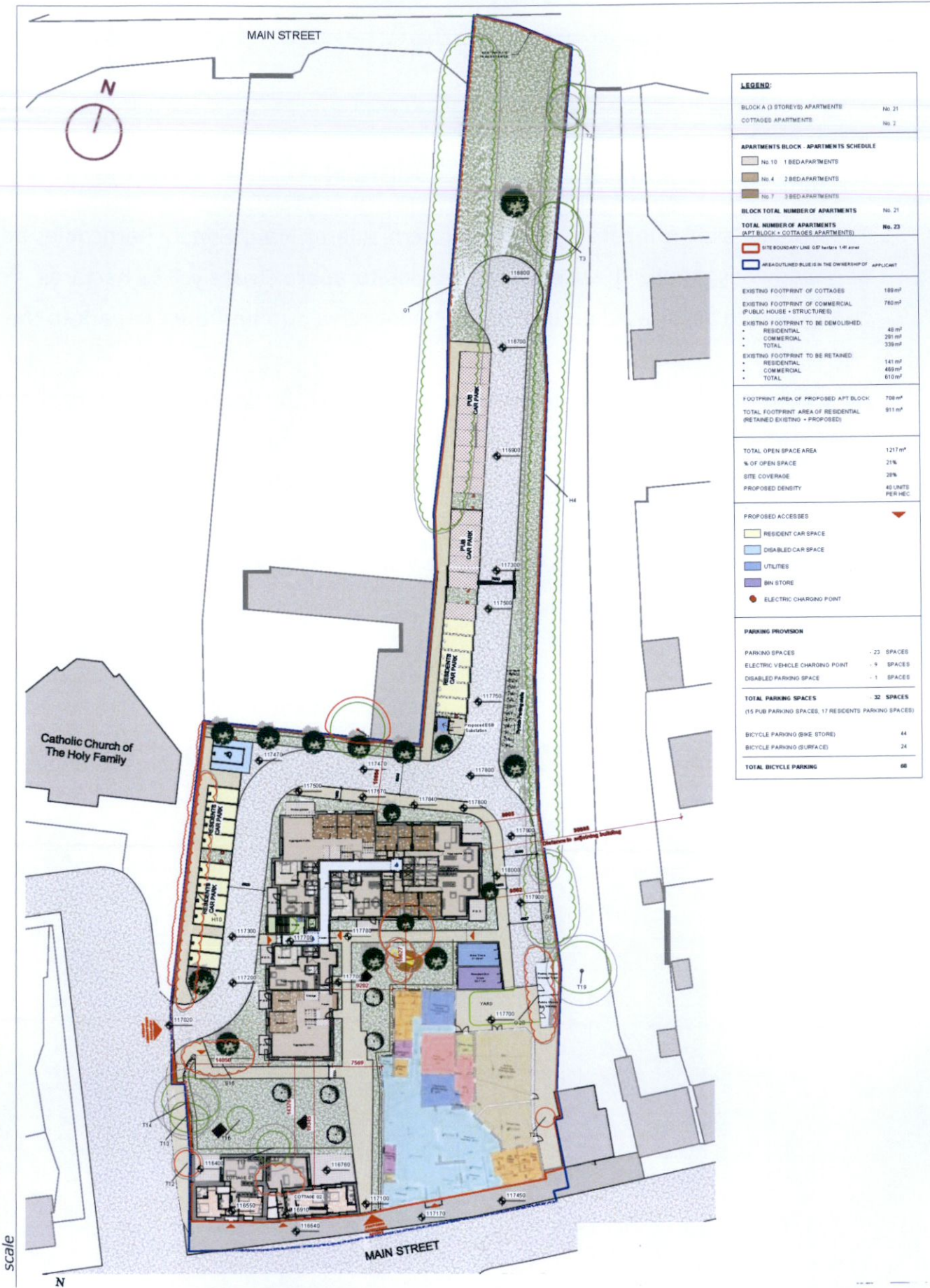
The description of the proposed development as per the statutory public notices is as follows:

"The proposed development will consist of: (a) the demolition of some of the existing structures on site to include: a portion of an existing rubble wall; the rear extension of an existing cottage; existing structures, storerooms and sheds to the west and north of Muldowney's Pub. (b) the reconfiguration, renovation, and extension of the existing cottages on site to provide for 2 no. 2-bedroom units. (c) The reconfiguration and renovation of Muldowney's Pub and storage yard (d) The construction of 21 residential units within a single 3-storey apartment block to the rear and side of Muldowney's Pub, with 10no. 1 bedroom units, 4no. 2 bedroom units, and

7no. 3 bedroom units provided.

Private open space will be provided in the form of balconies/ winter gardens with communal open space provided in the centre of the site. The development will also include the provision of a pedestrian access from Main Street and a pedestrian and vehicular access via the existing car-park entrance to the rear of Muldowney's Pub. Provision of 32 carparking spaces and 68 bicycle spaces divided in 1no. Enclosed bike store area (44 spaces), and 24 surface parking distributed over the development, all ancillary hard and soft landscaping, boundary treatment, ESB sub-station, signage, bin and bike stores and all engineering and site development works necessary to facilitate the development."

IMAGE : General Layout - not to scale

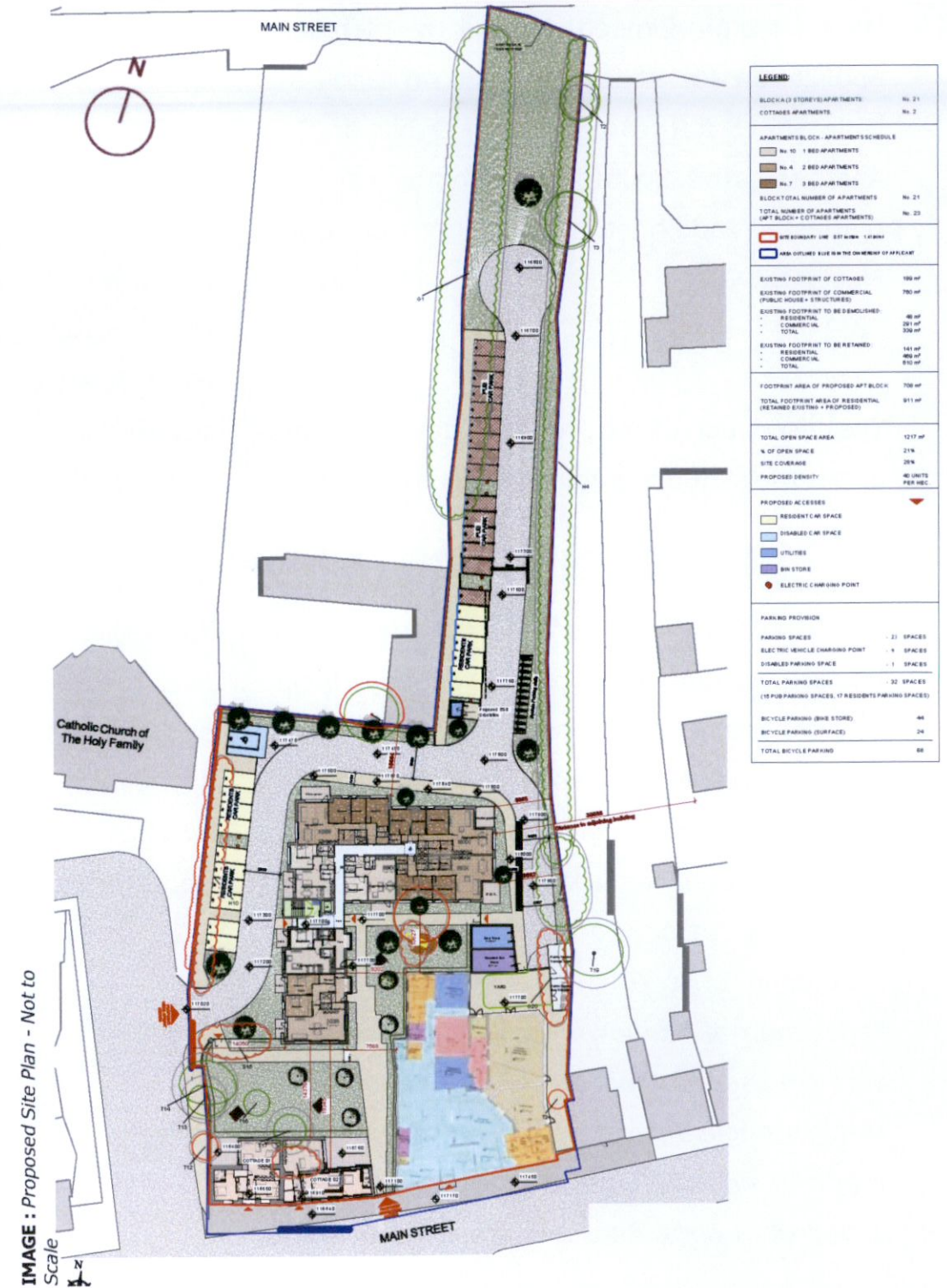


INTRODUCTION AND GENERAL DESCRIPTION

The subject site, is located on the northern side of Main Street, Rathcoole, adjoining the western boundary of Muldowney's Pub. The site which extends to approximately 0.33 hectares, comprises of three single storey cottages with associated outbuildings, Muldowneys pub and the car-park to the rear of Muldowney's Pub.

Access to the site is via a cul-de-sac which bounds the western boundary of the site. This cul-de-sac currently serves the car-park of Muldowney's Pub, the Church of the Holy Family and Scoil Chronain's National School. Along the northern boundary of this cul-de-sac, perpendicular to the subject site are 15 off-street parking spaces.

The proposed apartment development is a single L-shaped 3 storey block along with cottages renovated into two 2-bed units.



02 | CONTEXT

POLICY CONTEXT

The site is located within the administrative area of South Dublin County Council. The policies and objectives for the sustainable development of the City was set out by the South Dublin County Council Development Plan 2016-2022 when the planning application was lodged on 5th April 2022. In response to additional information request no. 18 indicating the adoption of a new Development Plan, DOWNEY have carried out an assessment of the proposed development against the recently adopted development plan, which came into effect on the 3rd of August 2022. The overall additional information response is made in cognisance to the series of policies and objectives where relevant to the respective section. We submit that the updated proposed development has had cognisance with the new South Dublin Development Plan 2022 – 2028 which has guided changes in the design within the additional information stage.

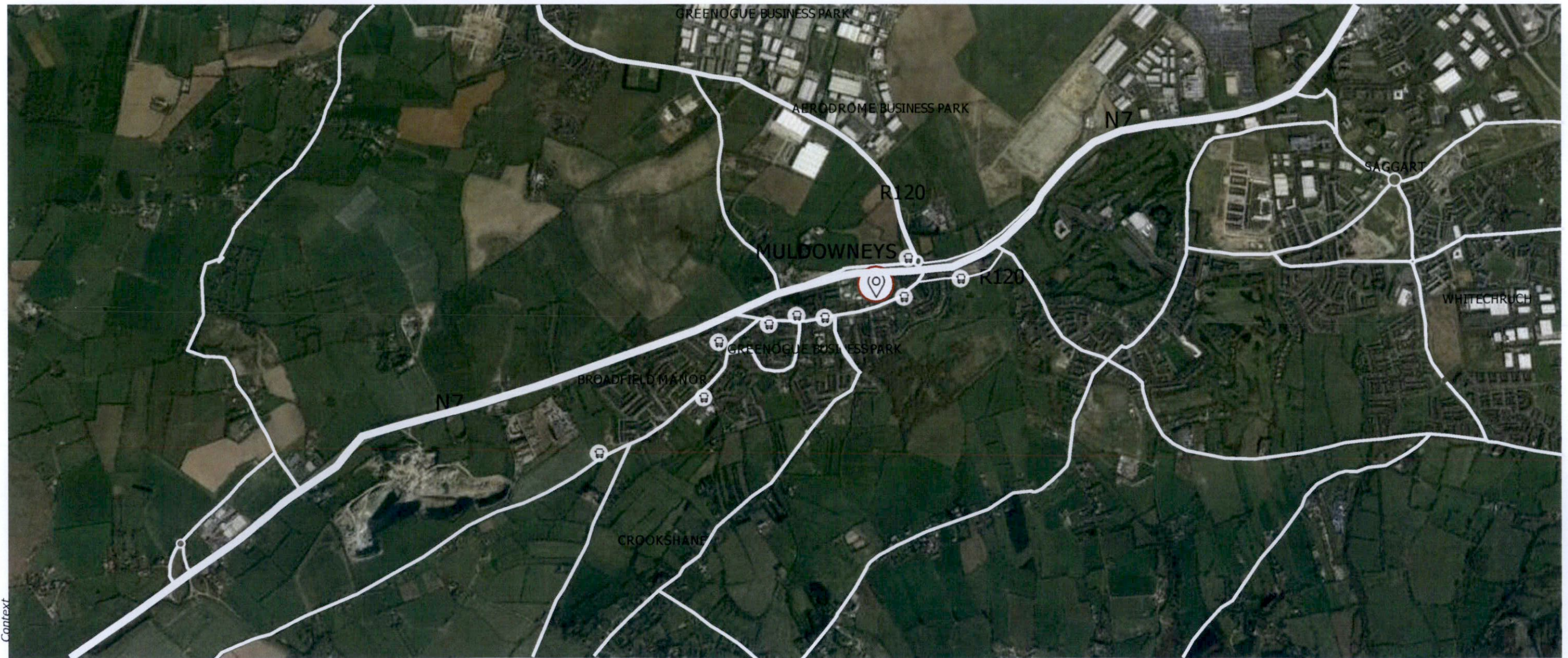


IMAGE : Policy Context

SITE CONTEXT

Muldowneys Public House is situated on Main Street Rathcoole with car parking to the rear of the property on an L shaped plot of land. There is secondary access to the Public House, Keg Store and its outdoor smoking shelter from this car park.

The vehicular access is via a secondary road off main street. The secondary spur road off Main Street provides access to some community facilities within the village, namely the Catholic Church, the Community Centre and Scoil Chrónáin playing field.

There are two cottages in the south west corner of the site with only the corner house being occupied presently. The other two buildings are smaller single storey and one room deep without external amenity space. The ancillary storage areas of the public house are immediately to the north of these two buildings limiting the possibility to redevelop them separately to the public house.

The identity of the two small houses on main street are compromised by the sprawl of pub buildings to the rear which in turn present an unattractive view of the pub to the car park. There are two gated access points off main street at either side of the main pub building, neither of which are exploited at present. The car park itself is poorly defined and the long narrow portion of the site is overgrown and underutilised.

IMAGE : Site Context

BUSINESS PARK

BANK OF IRELAND

THE SALT CLINIC

AN POITIN STIL PUB

HOLY FAMILY

NATIONAL SCHOOL

FOOTBALL CLUB



CHURCH OF
HOLY FAMILY

AVOCA

SITE LOCATION

CENTRA

TESCO

RATHCOOLE INN

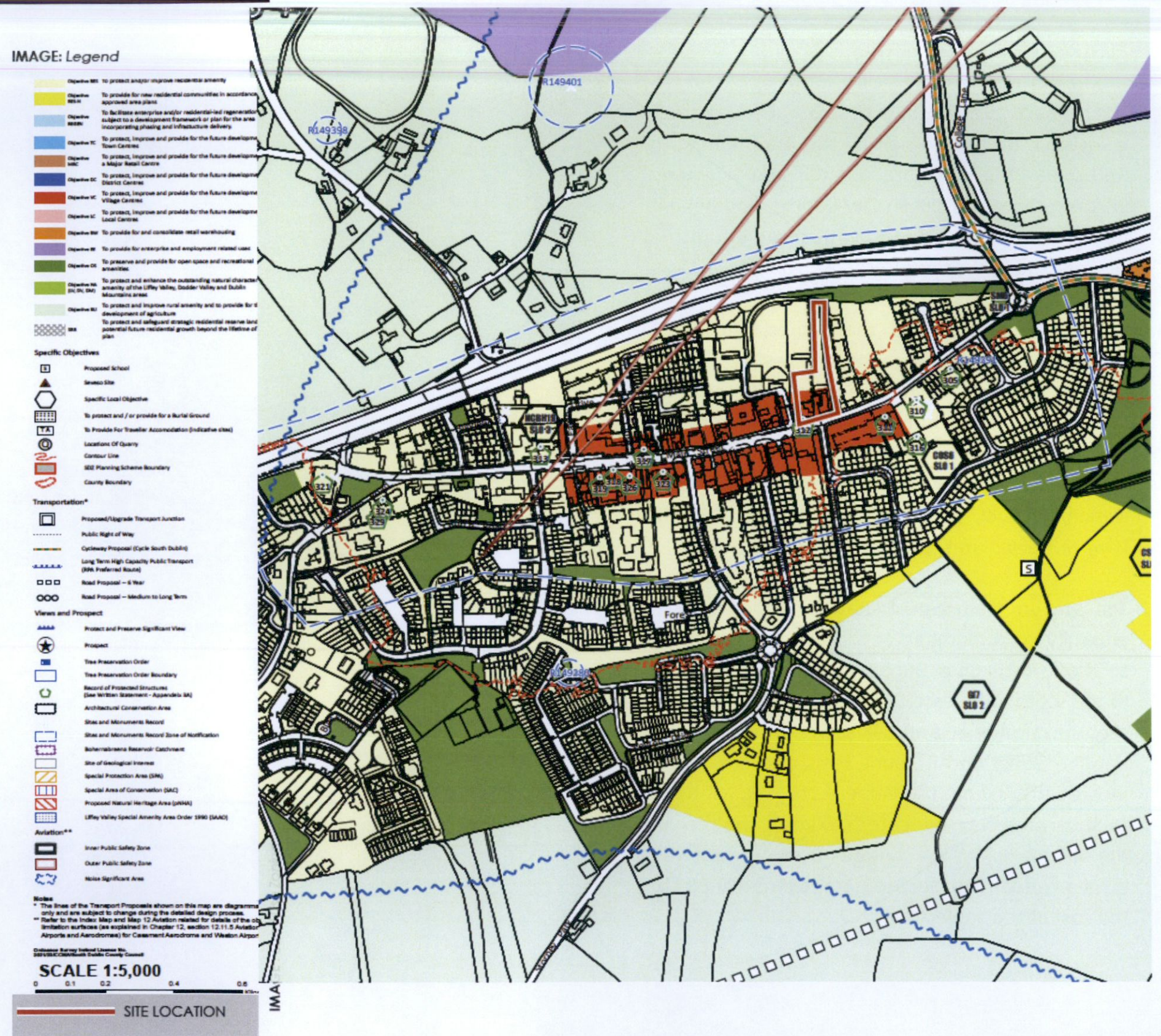
LISHEEN
NURSING HOME

LAND USE ZONING

The land use zoning pertaining to the subject site under the South Dublin County Development Plan 2022-2028 is 'Objective VC': "To protect, improve and provide for the future development of Village Centres";

The vision for this zoning objective is "the protection and conservation of the special character of the traditional villages and provide for enhanced retail and retail services, tourism, residential, commercial, cultural and other uses that are appropriate to the village context".

Residential use is permitted in principle under this land use zoning



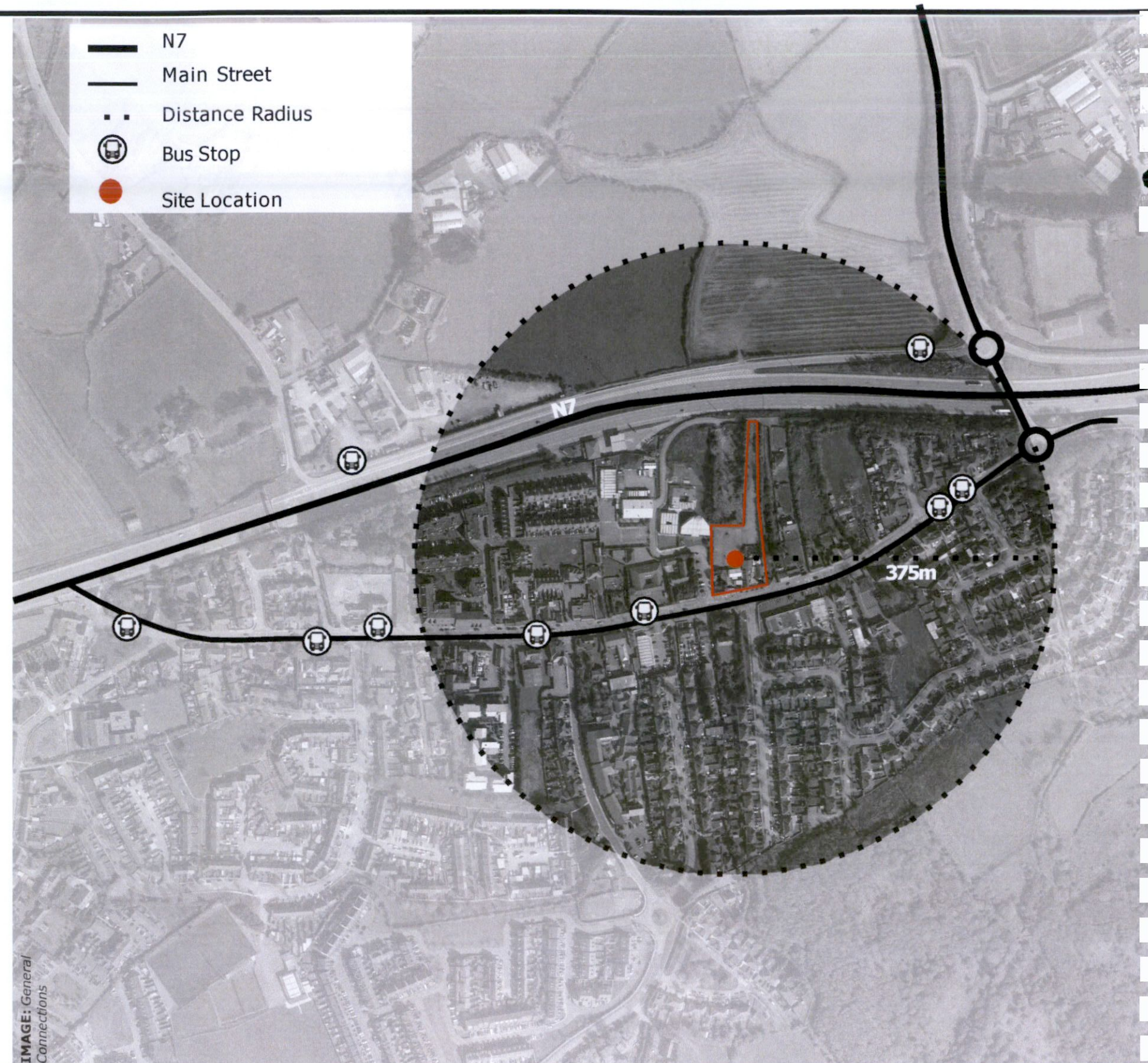
03 | SITE ANALYSIS

GENERAL CONNECTIONS

The subject site extends to 0.33 hectares and is located at the corner of the Main Street in Rathcoole. The lands are situated approximately 23km south west of Dublin City Centre, and benefit from a central location within Rathcoole and the services and amenities offered within.

The lands pertaining to the subject site enjoy access to a wide range of services at such a strategic location within close proximity to schools, local shopping and public transport being offered within the area and the surrounding environs. The site is located within walking distance of Holy Family National school, Lisheen Nursing homes, Church, Bank of Ireland and other convenience stores.

The site on Main Street, Rathcoole, is in close proximity to a number of village amenities and services. Rathcoole Shopping Centre is located to the south and Tesco Express is south-west of the site. The number 69 and 69X serve Rathcoole from Hawkins Street on an hourly basis, the bus stop is located 100m from the subject site. The N7 Naas Dual carriageway is located 200m to the rear of the site. Access to the N7 Naas Dual carriageway is via a roundabout located approximately 300 to the east of the subject site.



THE NEIGHBOURHOOD

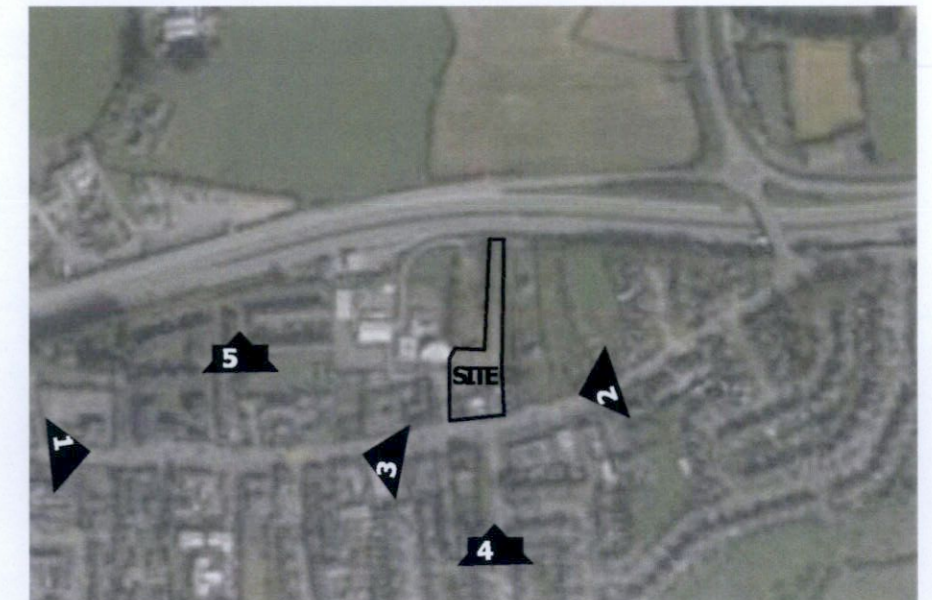


IMAGE: Conceptual Sketches

IMAGE 16: The Site Key Plan

THE SITE

The following visual assessment focuses specifically on the site, illustrating current uses, access and boundary conditions.

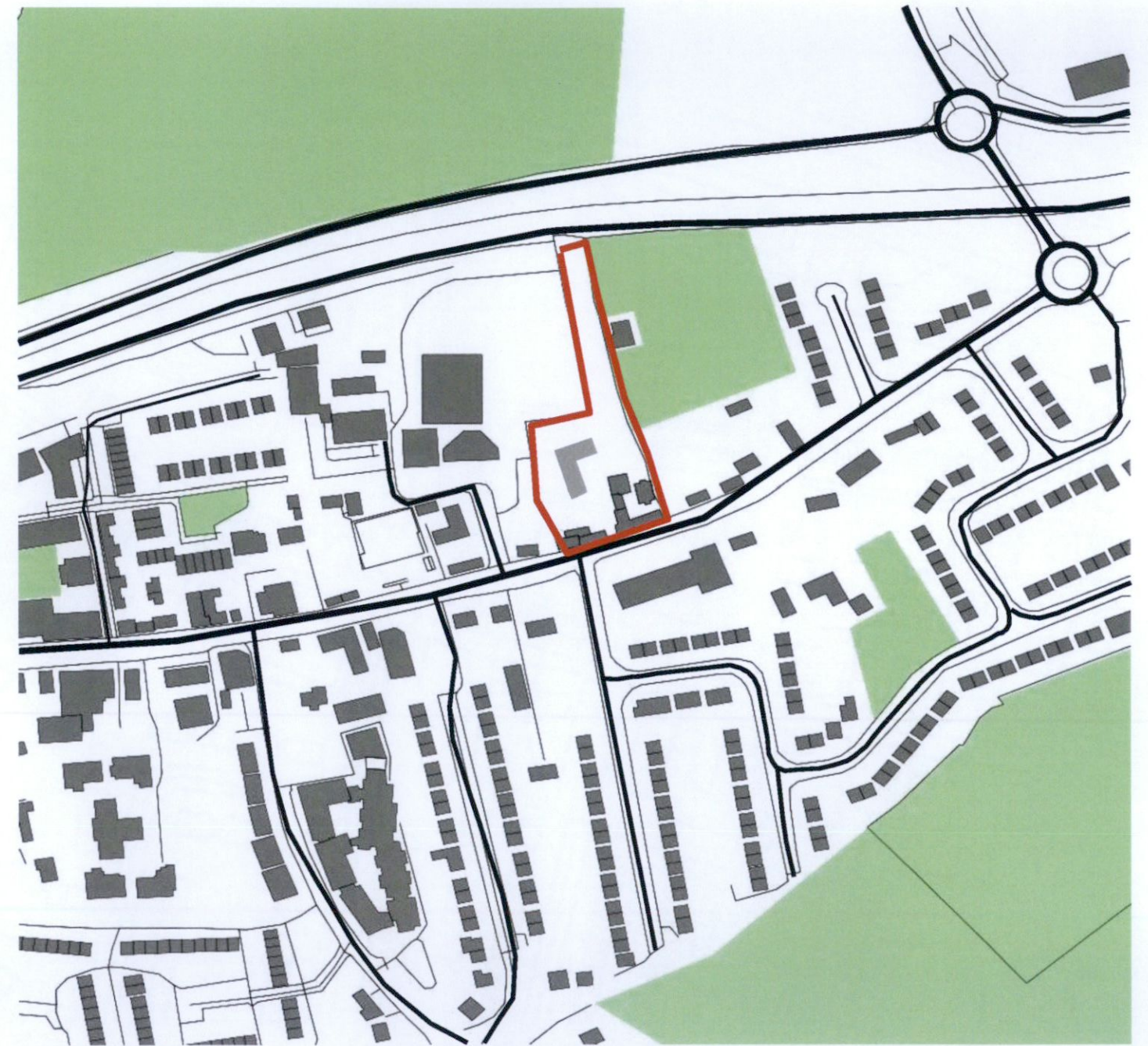


IMAGE 16: The Site Key Plan

URBAN STRUCTURE



- Primary Road
- Secondary Road
- Tertiary Road
- Site
- Buildings



- Primary Road
- Secondary Road
- Tertiary Road
- Site
- Buildings
- Green Space

BUILDING HEIGHTS



IMAGE : Building Heights

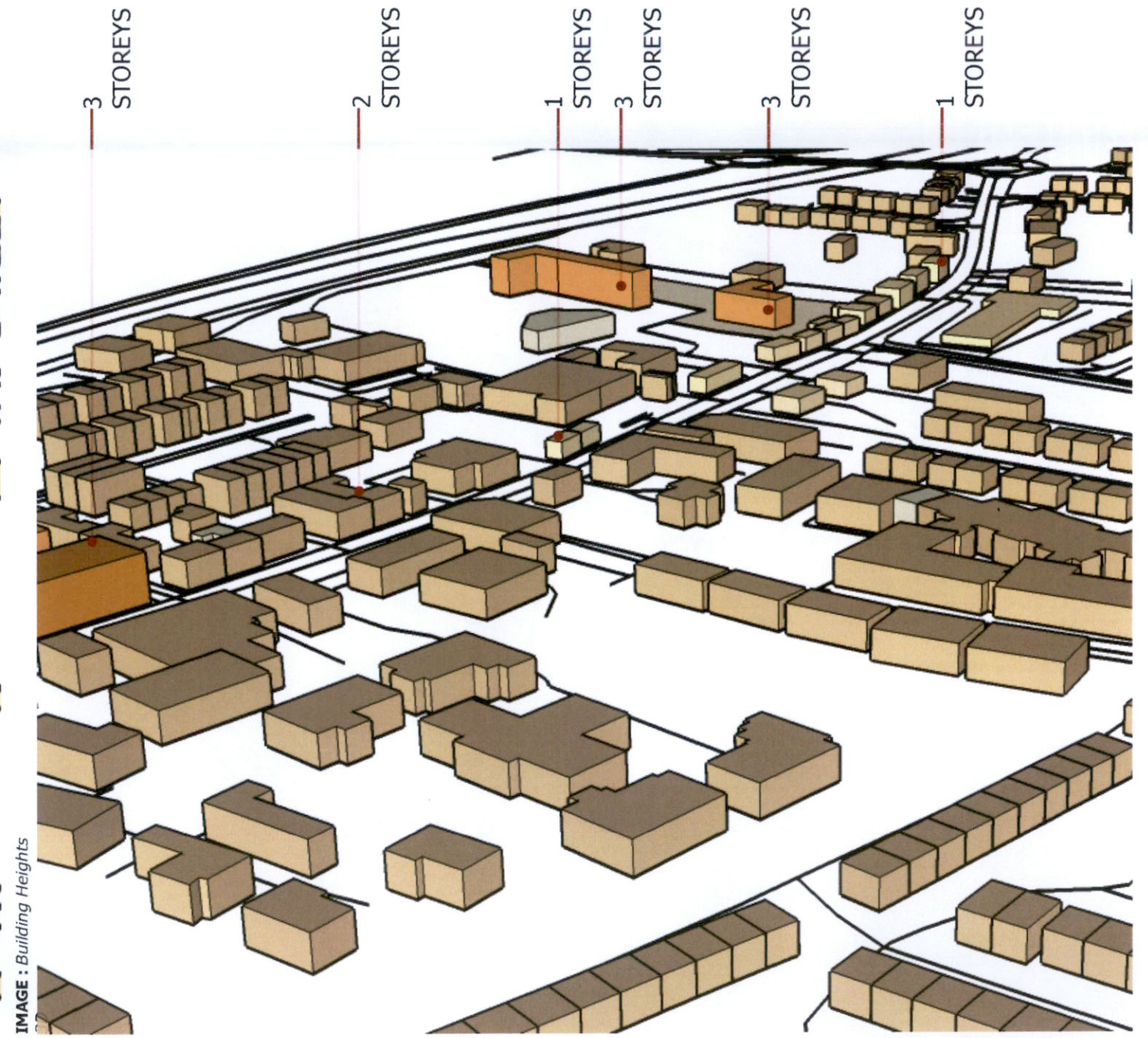


IMAGE : Building Heights

- 1 Storey
- 2 storey
- 3 storey

- 1 Storey
- 2 storey
- 3 storey

04 | DESIGN STRATEGY

DESIGN EVOLUTION

According to the design submitted for planning application on 5th April 2022, the internal space/inner street is squares linked surrounded by 2 L shaped blocks.

Pedestrians meandering and permeating through different scale spaces with the public house as its backdrop. The proposal connected physically to the main street and is not remote or detached from the town as per the previous proposal. It created an edge to the external church space to the west, but is respectful in form, materials, scale and arrangement with a set back of the northern block proposed to enable the church to breath within the space.

By linking the southern block to the cottages two Lshaped blocks were proposed around two inner squares which form an urban edge to the western open space and church. In order to create the inner street the various outbuilding/ sheds have been demolished to create a contemporary south facing urban space.

As the two smaller houses on main street are currently derelict and the area to the north of them is currently home to a disused storage structure it was proposed to redevelop this courtyard as an attractive outdoor space. The existing cottages in their entirety will stay on the site and be renovated as respect to the town and streets historic context and ACA.

The entrance and vehicular access road to the site were proposed along the western edge of the development. This created a buffer from the church, setbacks from western and northern boundaries, set back of the northern block from the church and allows the pedestrianisation of the inner southern street adjacent the main street. Pedestrian access was proposed directly from the main street beside the pub.



DESIGN EVOLUTION

muldowneys
rathcoole



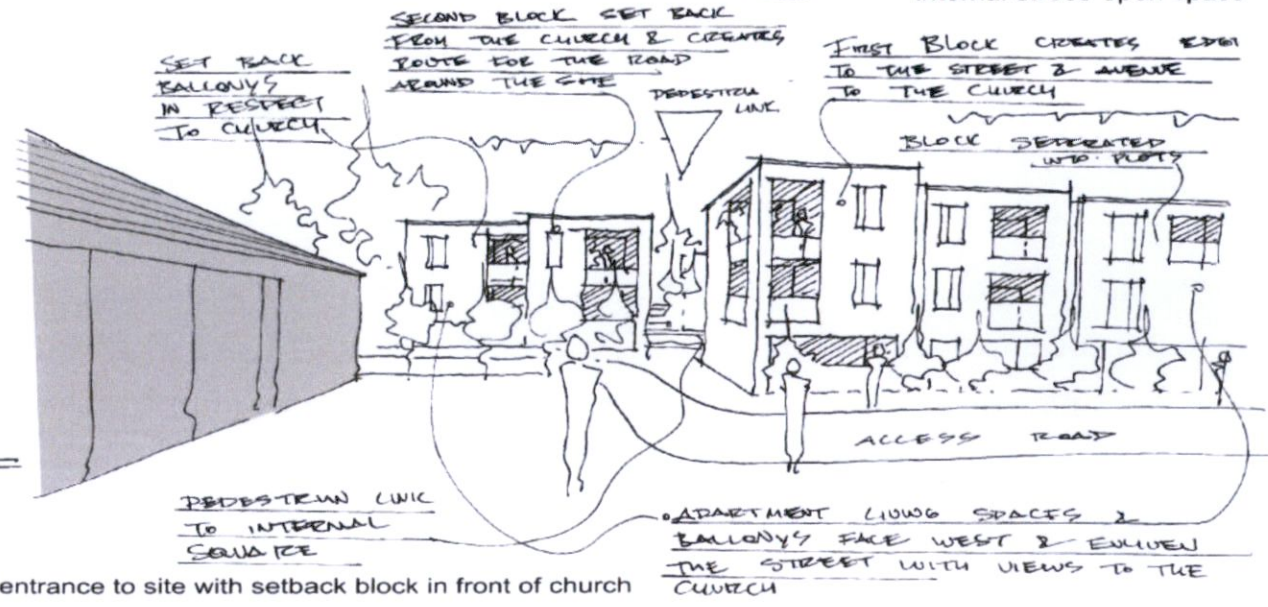
concept sketch plan



internal street/ open space



view from main street towards corner of development



vehicular entrance to site with setback block in front of church

IMAGE : Conceptual Sketch

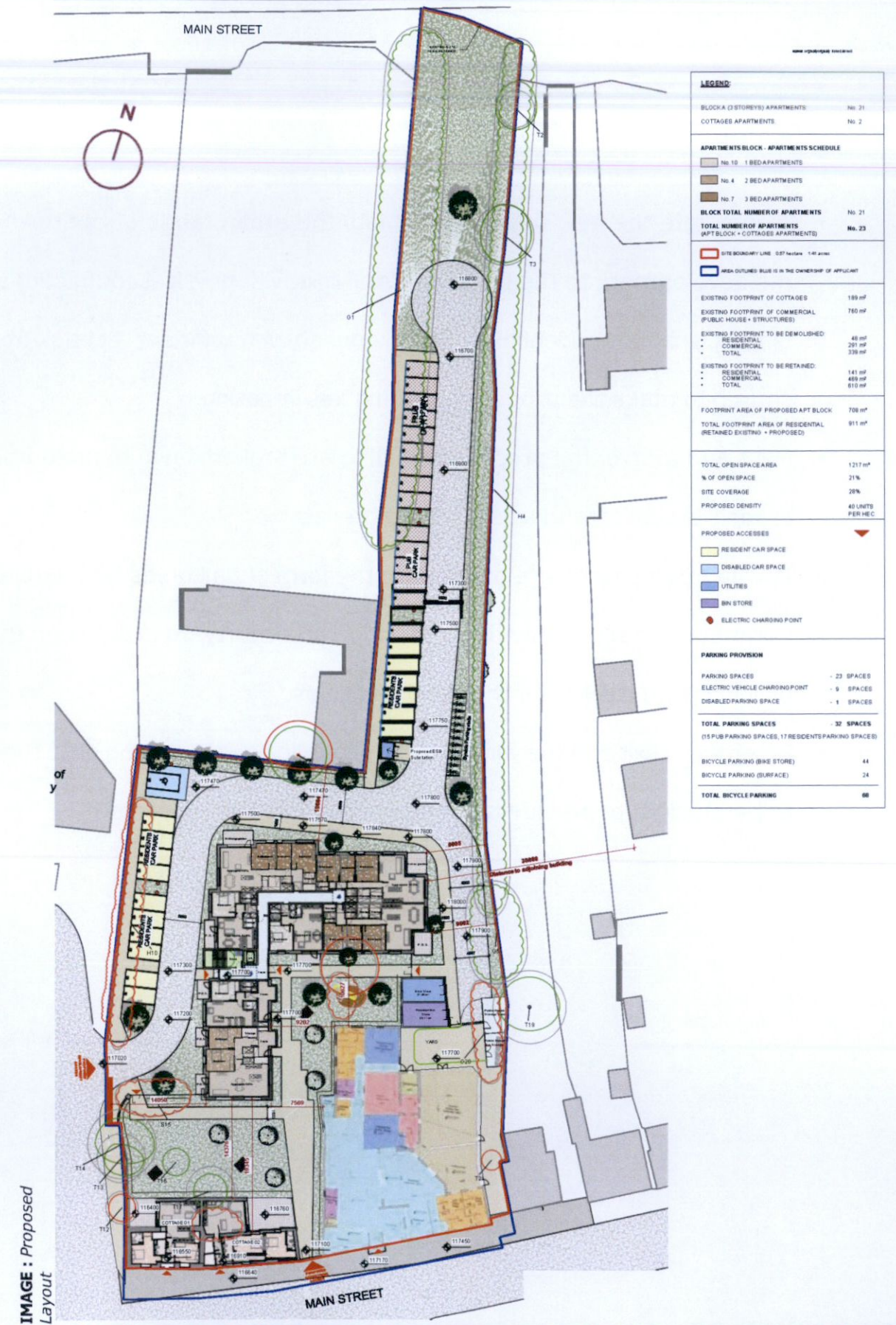
DESIGN EVOLUTION

In response to the AI, the redesign consists of single apartment block instead of two as it was proposed in the previous design. Proposed three storey apartment block sits 14.3 metres away from the existing cottages on the site along the main street.

The site plan is created in a way that allows for site permeability. Pedestrian access is from both the main road and the road to the west, which serves as the church's entrance road. L-shaped apartment block creates harmonious spaces within the site for pedestrians with sufficient landscaping between the proposed and existing buildings.

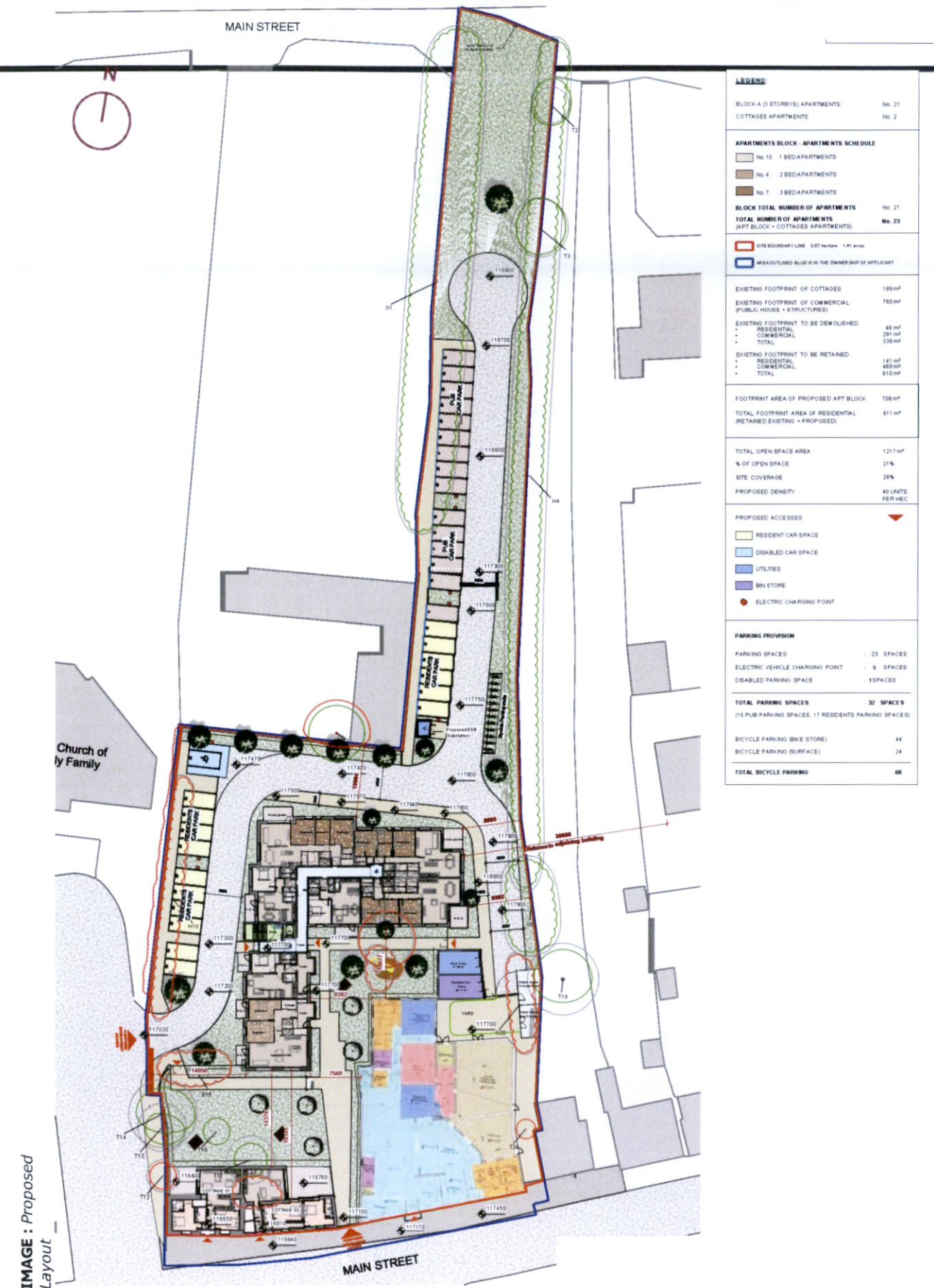
Customers of the pub have designated parking spaces. While resident parking spaces are located on the western side of the site, car parking for pub customers is proposed at the very northern end of the site. Bike parking spaces are provided at surface level. Also, separate bin storage areas are provided for the residents.

As proposed in the previous design the existing cottages will be retained on the site and be renovated in accordance with the historic context of the ACA. Furthermore, the entrance and vehicular access road to the site is along the western edge of the development as it was in the previous design. As a result, there is a buffer between the northern block and the church as well as setbacks from the western and northern bounds.



CONCEPT

- To integrate the new development into the urban fabric of the town and street, connecting the development to the town via visual links with physical connections.
- Single L-shaped residential block is proposed with sufficient set back from the cottages and the church to make the proposed building less imposing.
- Mass and form of the proposed building are broken down to not dominate the existing setting of the site with careful selection of materials.
- Private open spaces are provided in the form of balconies for the residents.
- Communal space is provided in the form of a courtyard in between the existing and proposed buildings and is solely for the use of residents.
- Emergency exit and the windows of the public house opening onto the courtyard are proposed to be blocked to provide complete privacy for the residents.



05 | PUBLIC REALM

CONNECTIONS AND STREET FRONTAGES

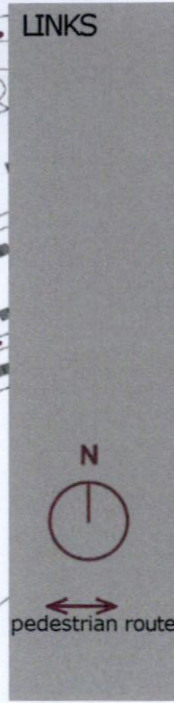


IMAGE : Existing Links

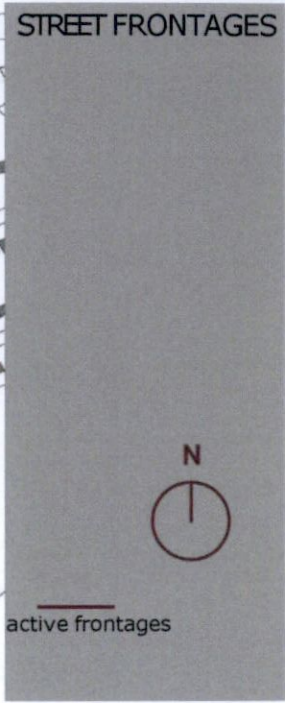


IMAGE : Existing Street Frontages

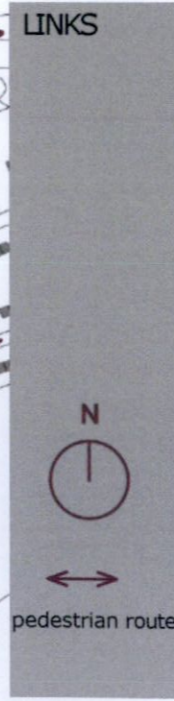


IMAGE : Proposed Links

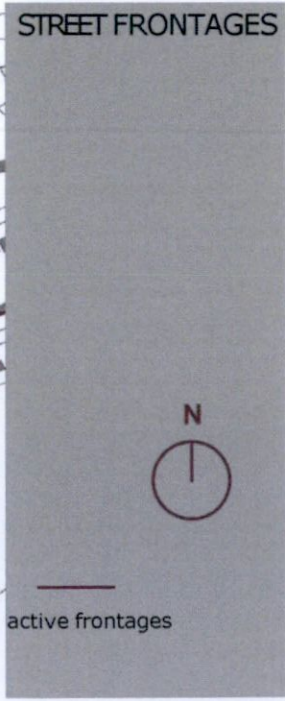


IMAGE : Proposed Street Frontages

BUILT FORM & ARCHITECTURE

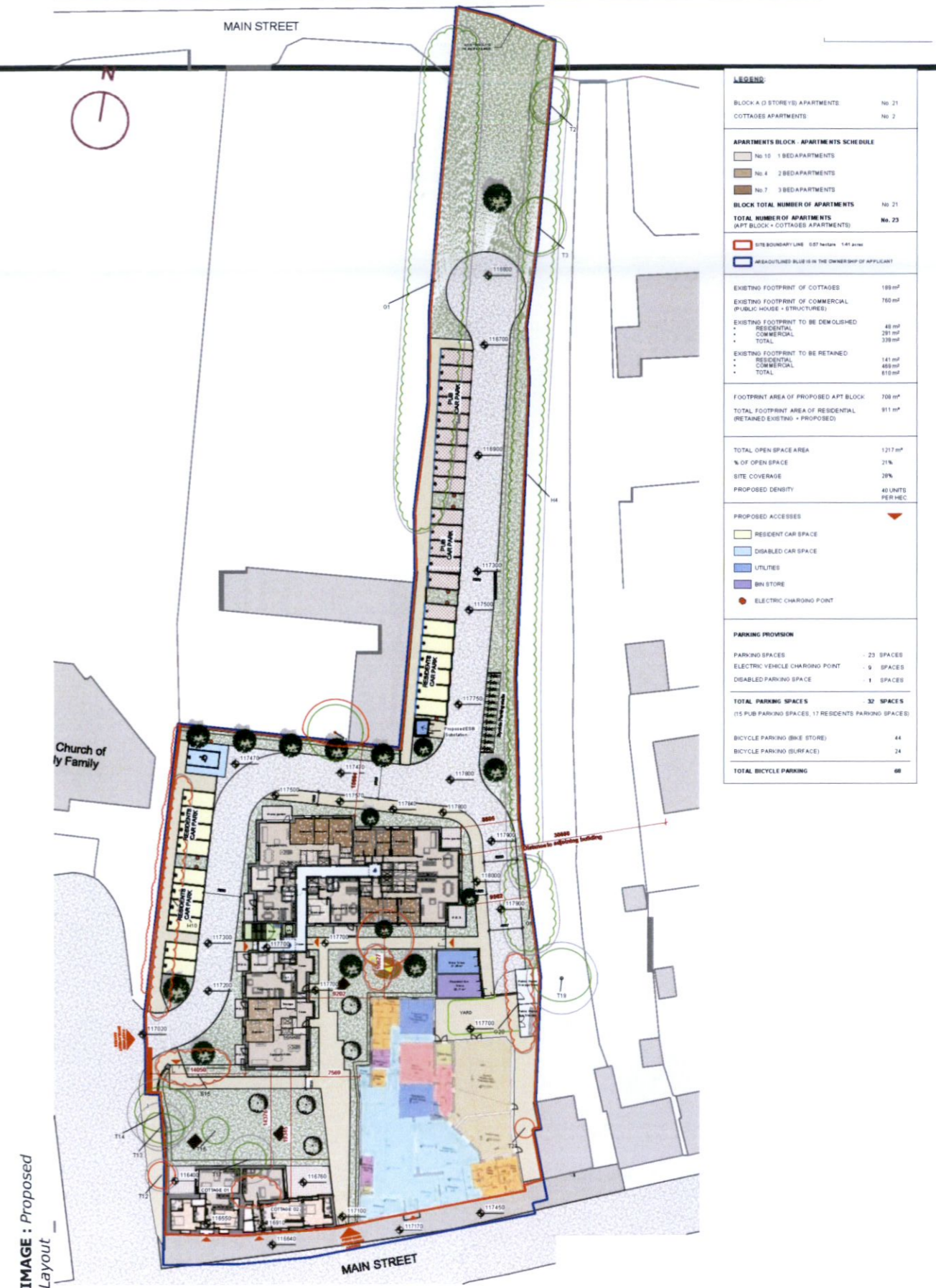
The proposed apartment development is 3 storeys in height and is a single L-shaped block with 2 cottages renovated into apartments.

Proposed L-shaped block creates courtyards between the proposed and the existing building which creates a sufficient separation from the ACA. Materials and the facade treatments are carefully chosen to break down the mass of the 3 storey block with the use of light grey coloured cladding for the second floor facade.

Apartment block creates a frontage to the access road of the church and because it is tucked in and not aligned to the site boundary to respect the presence of the church.

Courtyard formed between the proposed and existing buildings is inviting and creates a sufficient separation between the buildings. Also, does not dominate the ACA.

Light Grey Composite Cladding

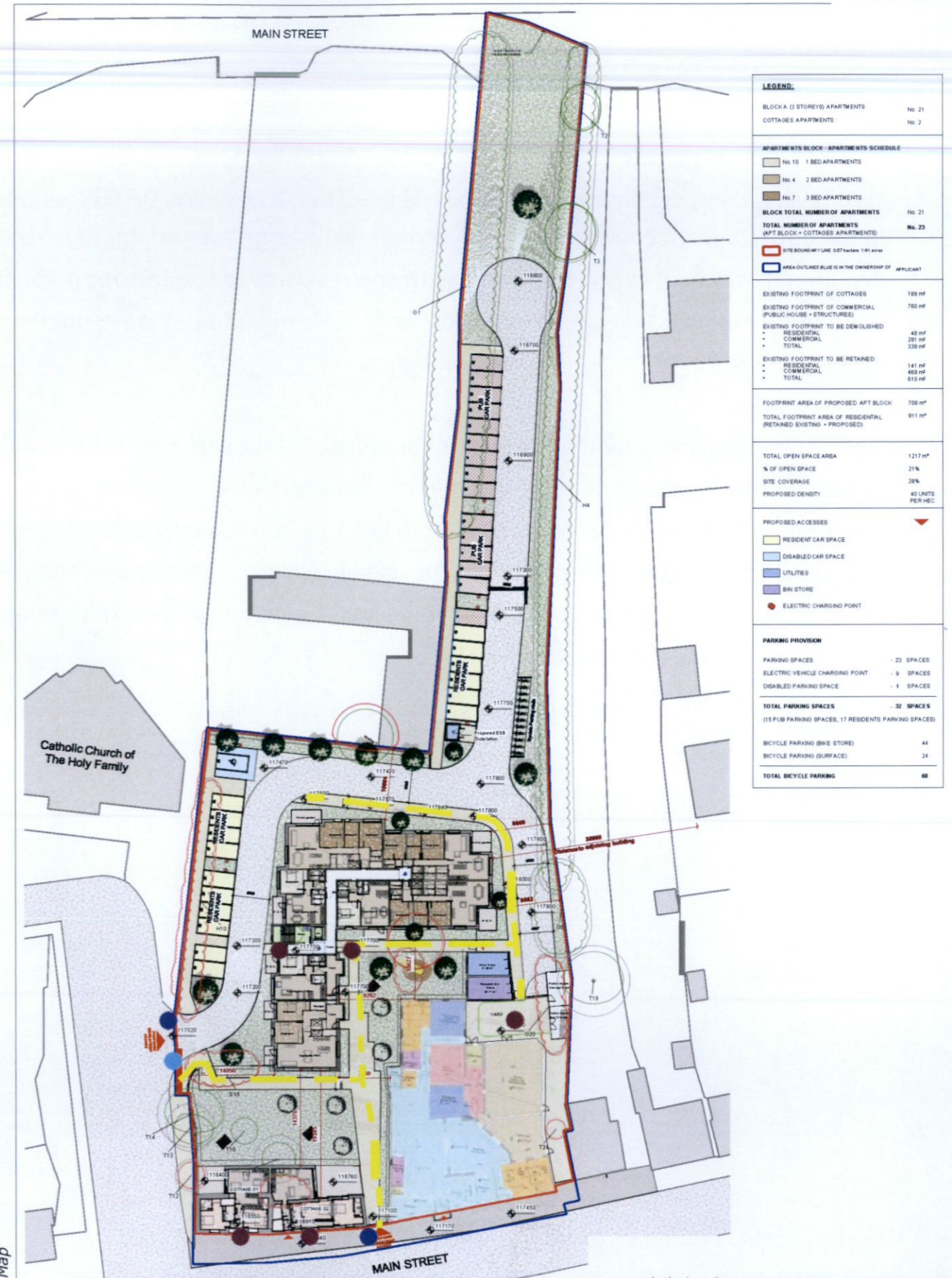


PERMEABILITY

Previous design submitted for planning application allowed public to access the site from Main Street to reach the church or school on the western side of the site. According to the redesign that approach has not been considered as it might be problematic for the residents. Courtyards have now been gated and is accessible only for the residents. The Public House has its own pedestrian entrance from the Main Street and the vehicular entrance is shared with the residents from the west. The car parking for the pub customers are provided in the northern end of the site but has connectivity to the east side entrance of the Public House from the Pub's outdoor seating area.

- Vehicular Entrance to the Site
- Public Entrances
- Private Entrances
- Site Location
- Pedestrian walks

IMAGE : Permeability Map



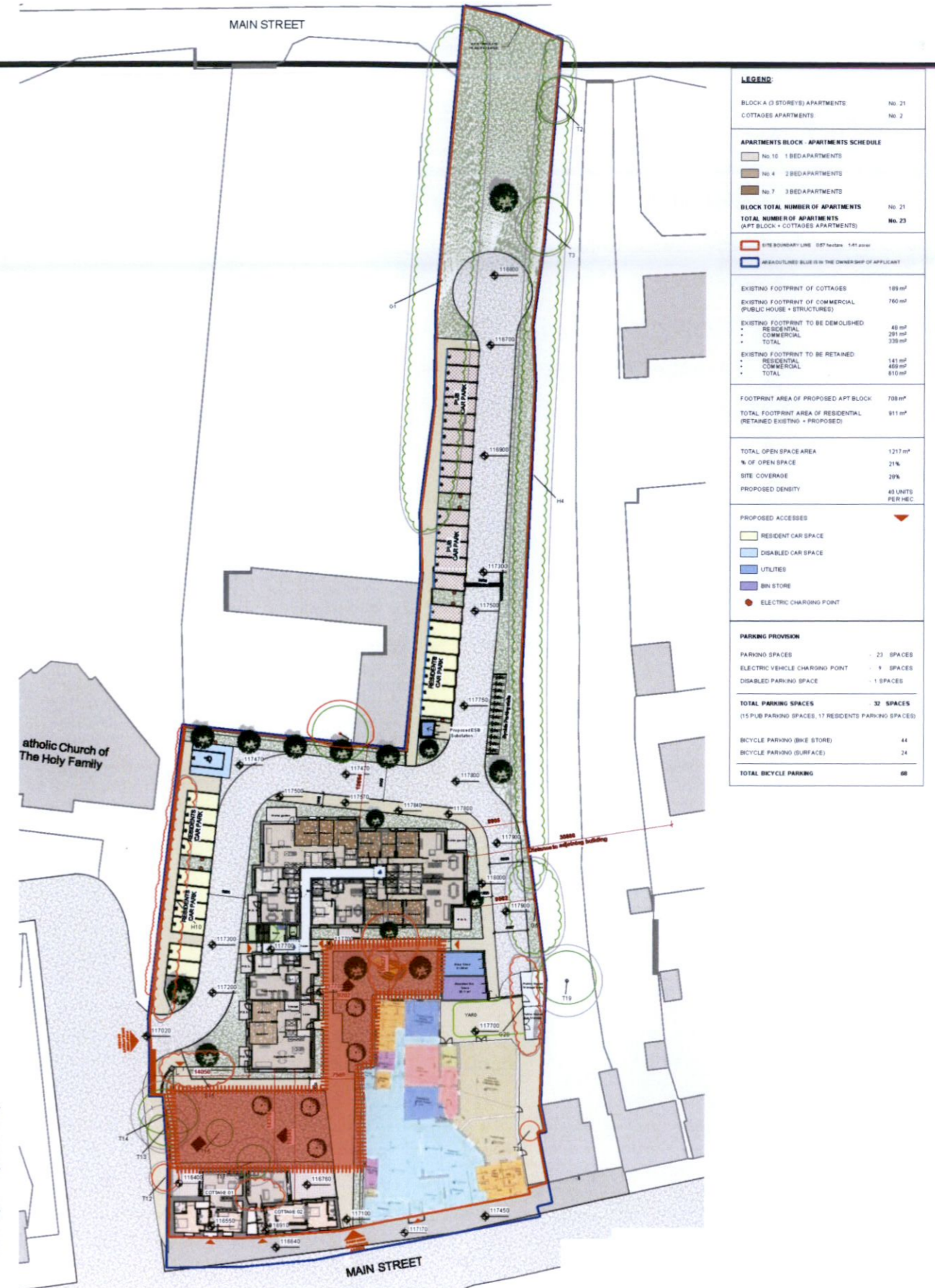
OPEN SPACE AREAS

The previous design submitted for planning application had courtyard spaces that were accessible to the public because of the site development allowed for a route through from the Main street to the church or school which might not allow the residents to use the open space thoroughly. Also, the emergency exit and the toilet windows of the public house were opening to the courtyard might be possibility of creating noise and odour.

Open space provisions for the redesign is categorised as private open space and communal open space. Private open space is provided in the form of balconies as per the standards specified in the Sustainable Urban Housing: Design Standards for New Apartments (Decembr 2022). Also, the courtyard is now gated and is solely for the use of residents. Furthermore, the emergency exit and the toilet windows of the Public House have been blocked to give the privacy for the residents while using the courtyard space.



IMAGE : Open Space Map



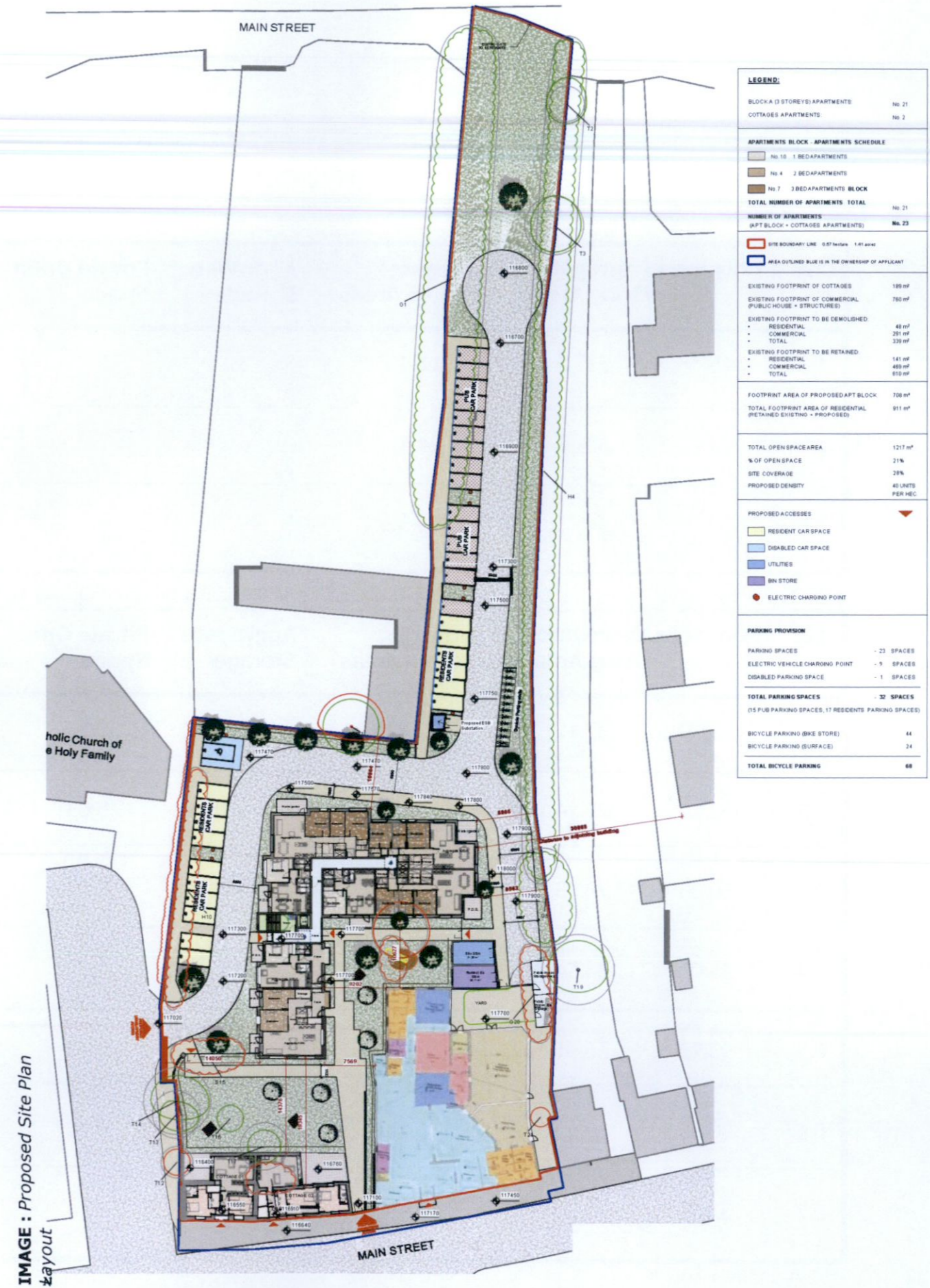
06 | DETAILED DESIGN

GENERAL LAYOUT

Site plan is redesigned in a way to optimise permeability and privacy. The proposed redesign is congruent to the neighbourhood with appropriate scale, mass and the materials used. Actual design had two residential blocks and allowed for pedestrians to move through the site from the Main street to the open space in front of the church. In the redesign a single L-shaped apartment block is proposed. It is three storeys in height with the third storey set back from the second storey on the east side as it allows for variation in height from the single storey cottages along the Main Street. It further creates a setback from the cottages to avoid the dominance of the proposed building over the existing buildings.

Materials proposed are render finish on the ground and first floor levels and corrugated sheet metal for the second floor level, and the colours chosen are light to make the building look sleek. Thus, the proposed apartment will not appear imposed on the cottages.

Courtyard space in the middle of the development has now been gated and made semi-private for the residents in response to the AI. The windows of the Public House is now being blocked in order filter noise and odours whereas provided with mechanical ventilation and new roof lights. The emergency exit of the Public House opening on to the courtyard is now blocked and an alternate emergency exit is provided.



APARTMENT BLOCK - FLOOR PLANS

| Unit | Floor area | Aggregate Living Areas | Aggregate Bedroom Areas | Aggregate Storage | Private Open Space |
|-------|------------|------------------------|-------------------------|-------------------|--------------------|
| 1 Bed | 45 | 23 | 11.4 | 3 | 5 |
| 2 Bed | 73 | 30 | 24.4 | 6 | 7 |
| 3 Bed | 90 | 34 | 31.5 | 9 | 9 |

IMAGE : Standard areas required (Sustainable Urban Housing: Design Standards for New Apartments, Dec 2022)

| Unit | Floor area | Aggregate Living Areas | Aggregate Bedroom Areas | Aggregate Storage | Private Open Space |
|------|------------|------------------------|-------------------------|-------------------|--------------------|
| 0.1 | 92.39 | 37.15 | 25.23 | 7.39 | 8.53 |
| 0.2 | 62.12 | 25.14 | 11.85 | 3.13 | 5.03 |
| 0.3 | 50.86 | 29.93 | 12.40 | 4.61 | 6.28 |
| 0.4 | 95.02 | 34.54 | 32.49 | 9.31 | 9.05 |
| 0.5 | 93.73 | 35.91 | 31.90 | 9.43 | 9.08 |
| 0.6 | 96.39 | 35.42 | 33.13 | 9.02 | 9.10 |
| 0.7 | 52.85 | 26.89 | 12.46 | 3.53 | 5.14 |

IMAGE : Proposed Areas

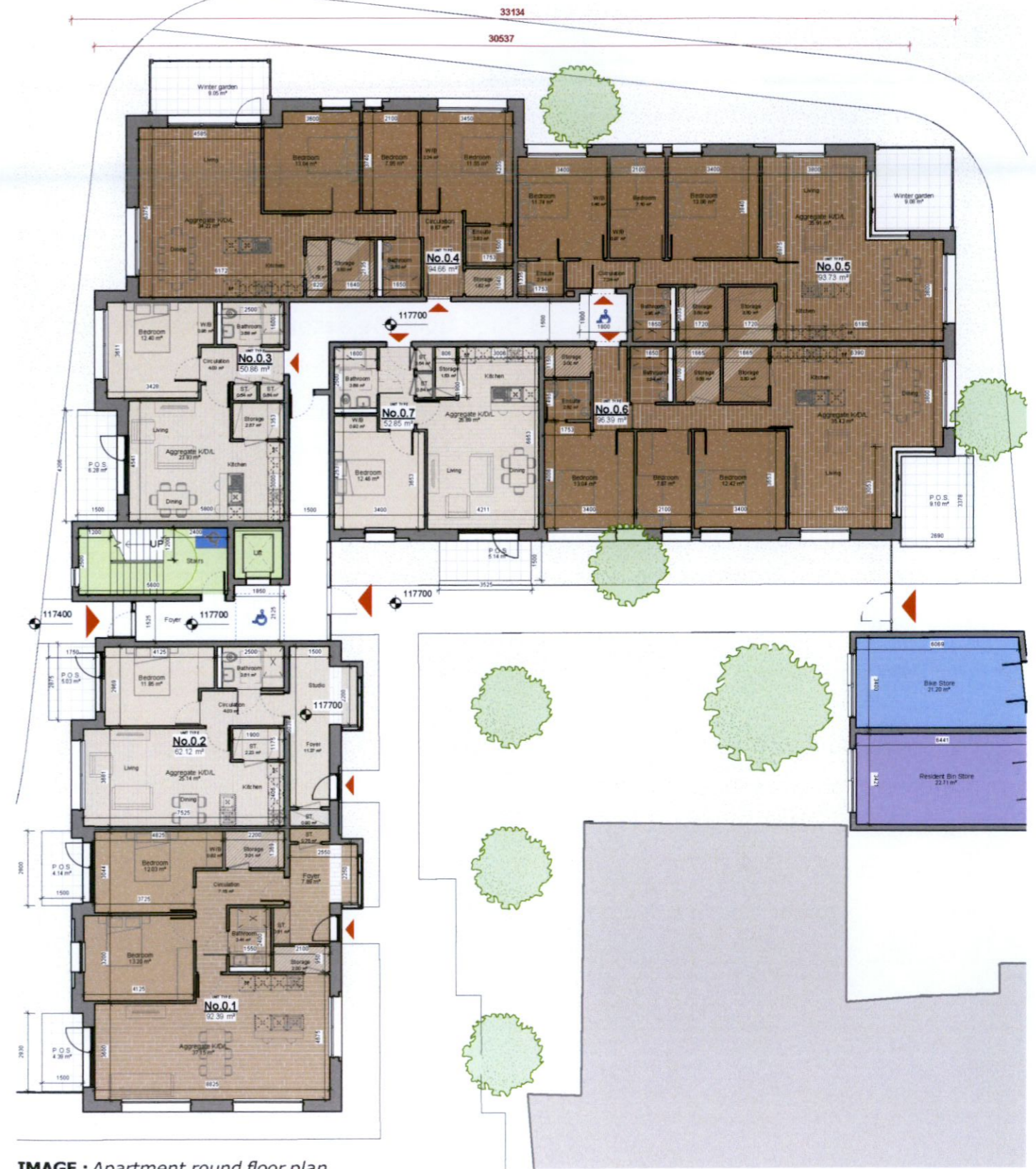


IMAGE : Apartment round floor plan

APARTMENT BLOCK - FLOOR PLANS



IMAGE : Apartment first floor plan

| Unit | Floor area | Aggregate Living Areas | Aggregate Bedroom Areas | Aggregate Storage | Private Open Space |
|-------|------------|------------------------|-------------------------|-------------------|--------------------|
| 1 Bed | 45 | 23 | 11.4 | 3 | 5 |
| 2 Bed | 73 | 30 | 24.4 | 6 | 7 |
| 3 Bed | 90 | 34 | 31.5 | 9 | 9 |

IMAGE : Standard areas required (Sustainable Urban Housing: Design Standards for New Apartments, Dec 2022)

| Unit | Floor area | Aggregate Living Areas | Aggregate Bedroom Areas | Aggregate Storage | Private Open Space |
|------|------------|------------------------|-------------------------|-------------------|--------------------|
| 1.1 | 83.19 | 37.15 | 25.23 | 7.33 | 8.53 |
| 1.2 | 48.42 | 24.66 | 11.42 | 3.04 | 5.01 |
| 1.3 | 50.86 | 29.93 | 12.40 | 4.61 | 6.28 |
| 1.4 | 86.56 | 37.00 | 24.53 | 7.71 | 7.44 |
| 1.5 | 93.73 | 35.91 | 31.90 | 9.43 | 9.08 |
| 1.6 | 96.39 | 35.42 | 33.13 | 9.02 | 9.10 |
| 1.7 | 52.85 | 26.89 | 12.46 | 3.53 | 5.14 |

IMAGE : Proposed Areas

APARTMENT BLOCK - FLOOR PLANS



IMAGE : Apartment second floor plan

| Unit | Floor area | Aggregate Living Areas | Aggregate Bedroom Areas | Aggregate Storage | Private Open Space |
|-------|------------|------------------------|-------------------------|-------------------|--------------------|
| 1 Bed | 45 | 23 | 11.4 | 3 | 5 |
| 2 Bed | 73 | 30 | 24.4 | 6 | 7 |
| 3 Bed | 90 | 34 | 31.5 | 9 | 9 |

IMAGE : Standard areas required (Sustainable Urban Housing: Design Standards for New Apartments, Dec 2022)

| Unit | Floor area | Aggregate Living Areas | Aggregate Bedroom Areas | Aggregate Storage | Private Open Space |
|------|------------|------------------------|-------------------------|-------------------|--------------------|
| 2.1 | 48.98 | 24.81 | 11.77 | 3.06 | 5.07 |
| 2.2 | 48.42 | 24.66 | 11.42 | 3.04 | 5.01 |
| 2.3 | 50.86 | 29.93 | 12.40 | 4.61 | 6.28 |
| 2.4 | 86.56 | 37.00 | 24.53 | 7.71 | 7.44 |
| 2.5 | 93.73 | 35.91 | 31.90 | 9.43 | 9.08 |
| 2.6 | 96.39 | 35.42 | 33.13 | 9.02 | 9.10 |
| 2.7 | 52.85 | 26.89 | 12.46 | 3.53 | 5.14 |

IMAGE : Proposed Areas

RECONFIGURED PUBLIC HOUSE

- Keg Deliveries to the front of the pub off the main street are proposed.
- A new bin compound separating the pub yard and the residents amenity space is proposed to the rear of the pub clad in timber.
- Bin truck access is proposed to the rear of the pub via the yard.
- Fire tender access proposed via the same route to the rear
- Storage for the pub is proposed in the new yard space to the rear
- Secondary entrance from car park for pub visitors and pub yard located to the back of the pub. Existing rear entrance which was proposed to be the emergency exit is completely blocked and an alternate escape route is proposed.
- Existing separate cold and dry storage areas to be removed to make way for new internal street and new storage areas, dry and cold to be relocated to internal pub floor area.
- Games room to be removed to provide cold storage area and a new dry goods area is proposed in open pub floor plate.
- Now new interventions to the pub are proposed and the pub area and its outdoor covered space and garden to function as before with minimal change.
- Separation for the communal space and the pub function is proposed by blocking of toilet windows on the west and north of the pub in order to protect the amenity of the residents.
- Mechanical ventilation and roof lights are proposed for the toilets as the windows are blocked.

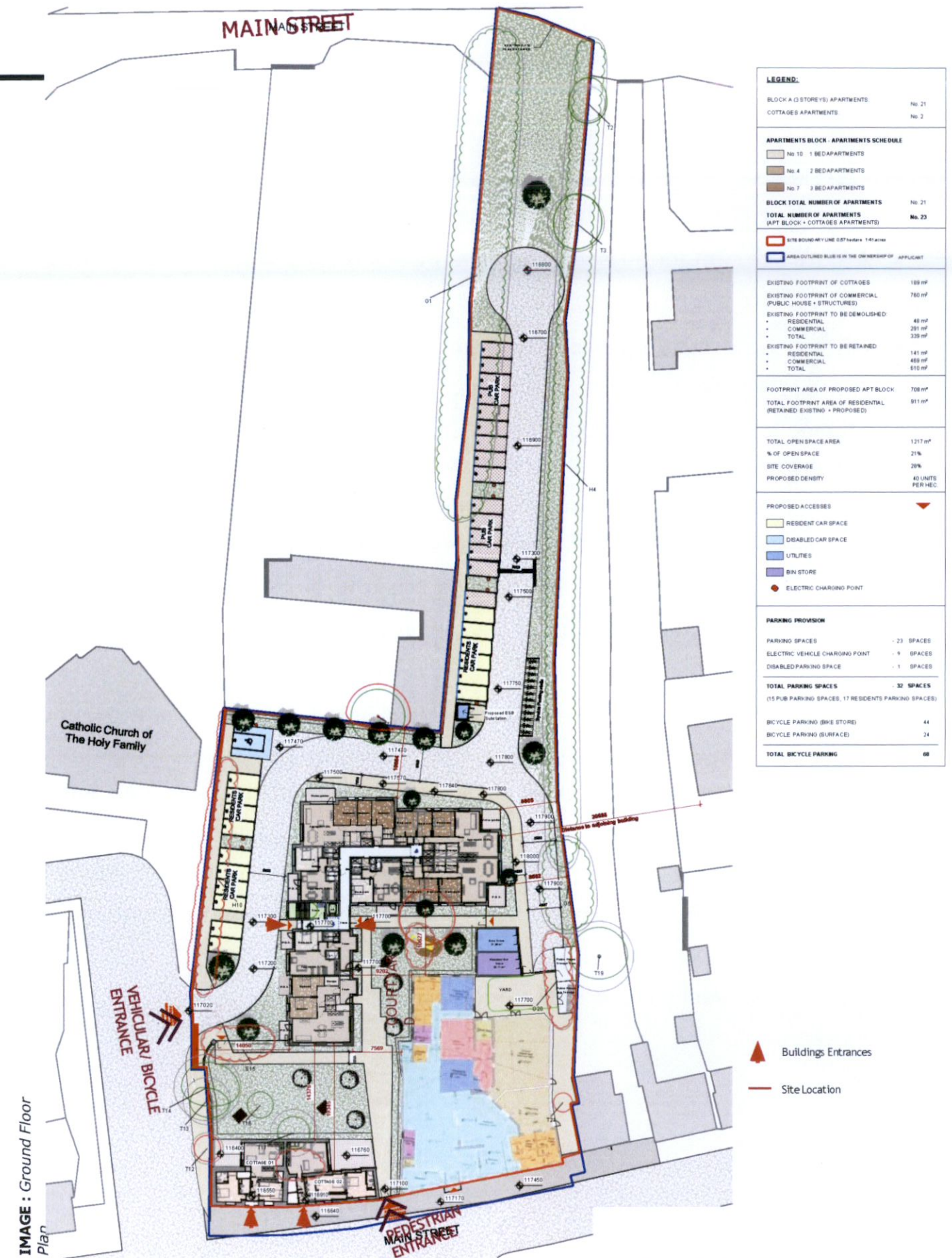


IMAGE : Reconfigured Public House Plan

DAYLIGHT ASPECT

The scale of this inner courtyard space is such and its width generous enough to allow for western light from over the cottages. The low scale of the existing pub and building to the east and south ensure good daylight during morning and daytime.

The proposed block has a southerly aspect out over the inner street with easterly aspect to apartments out over the church's external space. Apartment block's south façade overlooks the square with minimal apartments directly across. It has balconies facing lands to the north east and west with no adjacent apartments interrupting privacy.



UNIT TYPE - MINIMUM FLOOR AREAS AND STANDARDS

All apartments have been designed in accordance with the South Dublin County Council Development Plan 2022-2028 and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines complying with or exceeding the minimum standards.

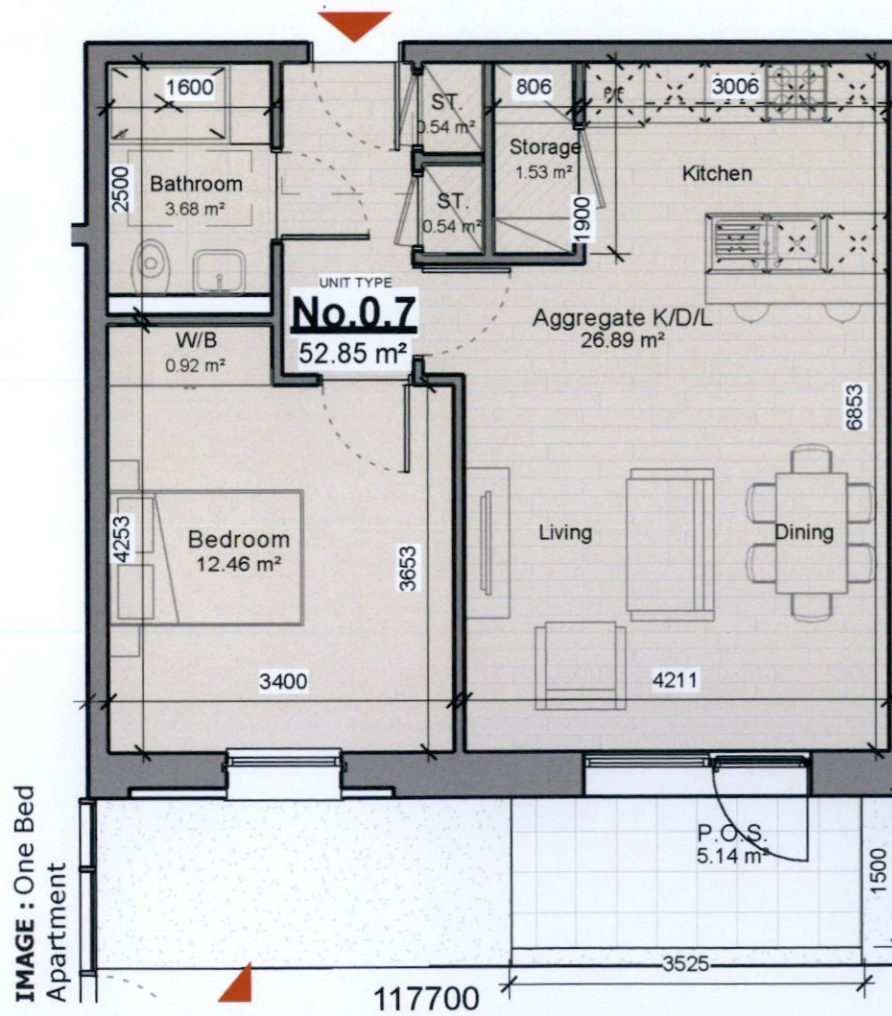
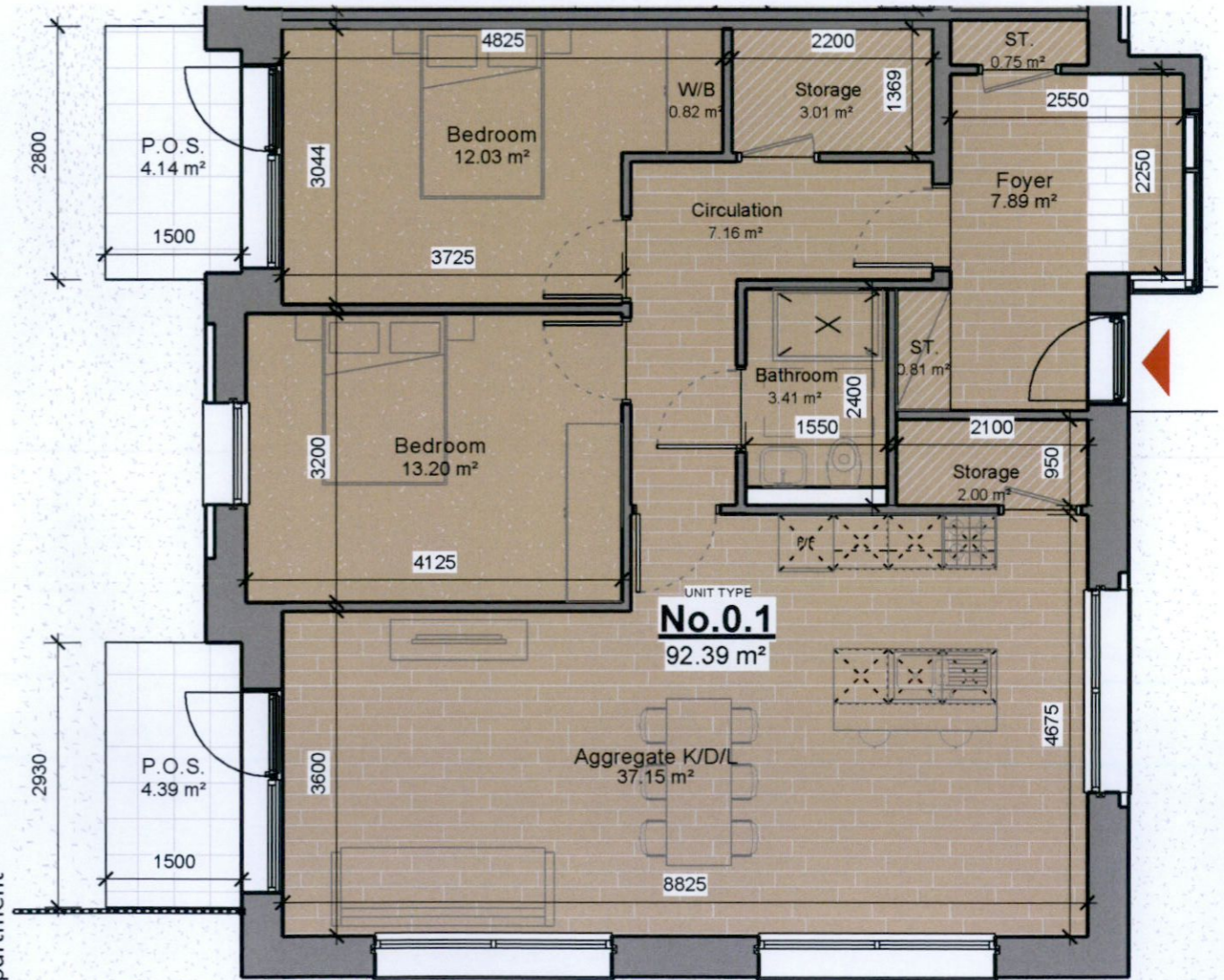


IMAGE : One Bed Apartment

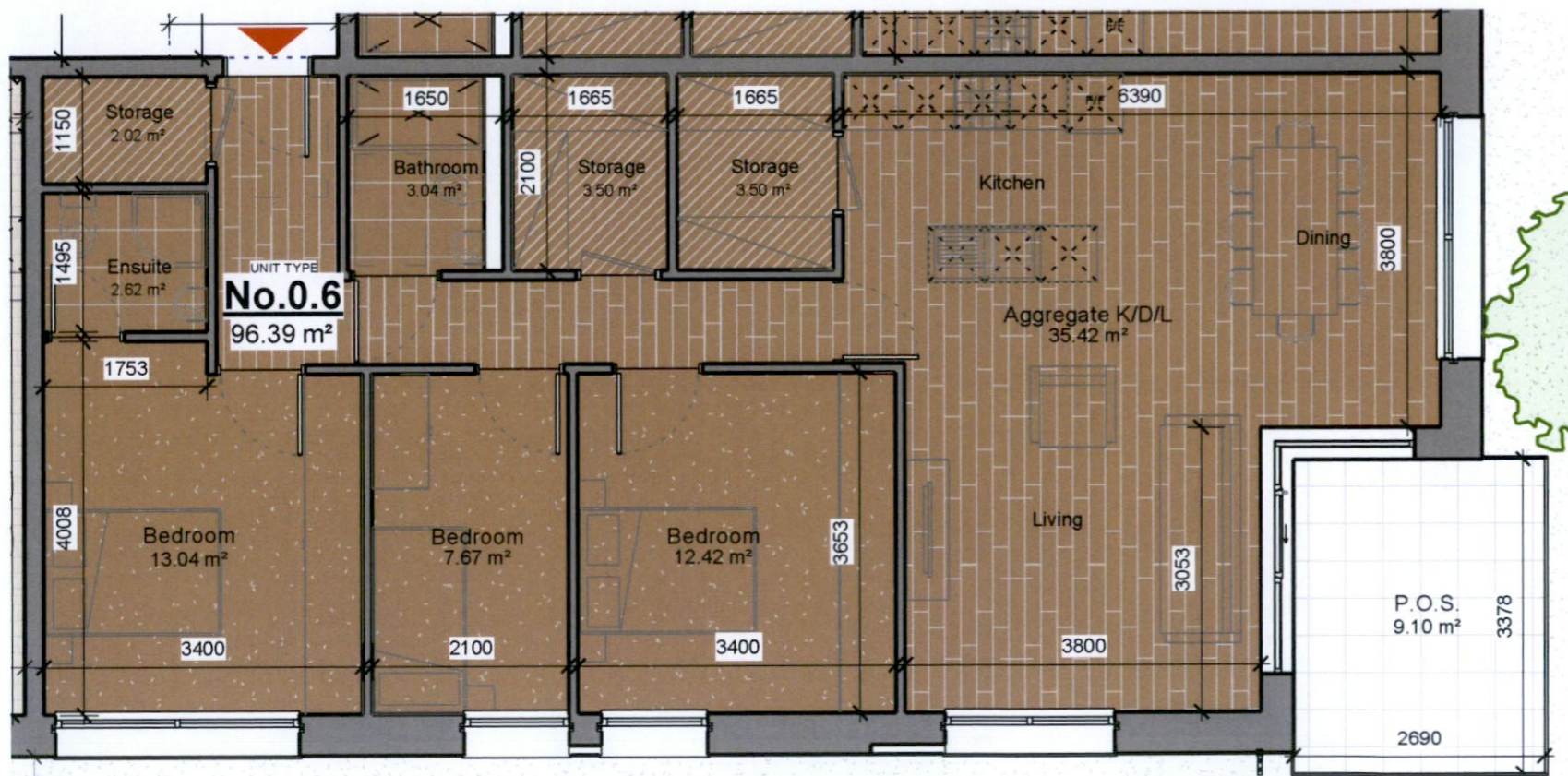
| FLOOR | UNIT NOS. |
|--------------|--------------------|
| Ground Floor | 0.2, 0.3, 0.7 |
| First Floor | 1.2, 1.3, 1.7, 2.7 |
| Second Floor | 2.1, 2.2, 2.3 |

| FLOOR | UNIT NOS. |
|--------------|-----------|
| Ground Floor | 0.1 |
| First Floor | 1.1, 1.4 |
| Second Floor | 2.4 |

IMAGE : Two Bed Apartment



UNIT TYPE - MINIMUM FLOOR AREAS AND STANDARDS



| FLOOR | UNIT NOS. |
|--------------|---------------|
| Ground Floor | 0.4, 0.5, 0.6 |
| First Floor | 1.5, 1.6 |
| Second Floor | 2.5, 2.6 |

IMAGE : Three Bed Apartment

MATERIAL PALETTE

Materials have been sensitively selected with the ACA and wider context in mind. Render and a light grey composite material are proposed. The light grey composite cladding will not dominate the cottages facing the Main Street.

The stone and render wall will be maintained on the Gable of the cottages. Any sections of this wall whether stone or render along the western and southern facade will be cleaned and stripped of vegetation and recapped in order to preserve the existing structure as sensitively as possible.



IMAGES : Proposed Contiguous Elevation - East



CGI

The following visual assessment compares the views from the actual planning application and the redesign according to the AI request.



IMAGE : Previous Design - View from Main Street



IMAGE : Response to AI - View from Main Street



IMAGE : Previous Design - View from Main Street



IMAGE : Response to AI - View from Main Street



IMAGE : Previous Design - View from Main Street



IMAGE : Response to AI - View from Main Street

CONSERVATION

Existing Pub

Walls will be painted and non material works to the external front façade is proposed. The existing rear canopy to smoking area will be removed. The existing external open space sheltered by the existing canopy to the east will remain.

Internal works are proposed to relocate cold and dry goods storage internally within the pub. The use of the pub will be kept separate from the proposed residential building. Windows of the toilets inside the pub on the western and northern side are blocked and painted to match the adjoining building. Further separation is provided via bike/bin storage structure. The existing rear entrance door will be closed and new emergency exit is provided.



IMAGE :Reconfigured South Public House Elevation

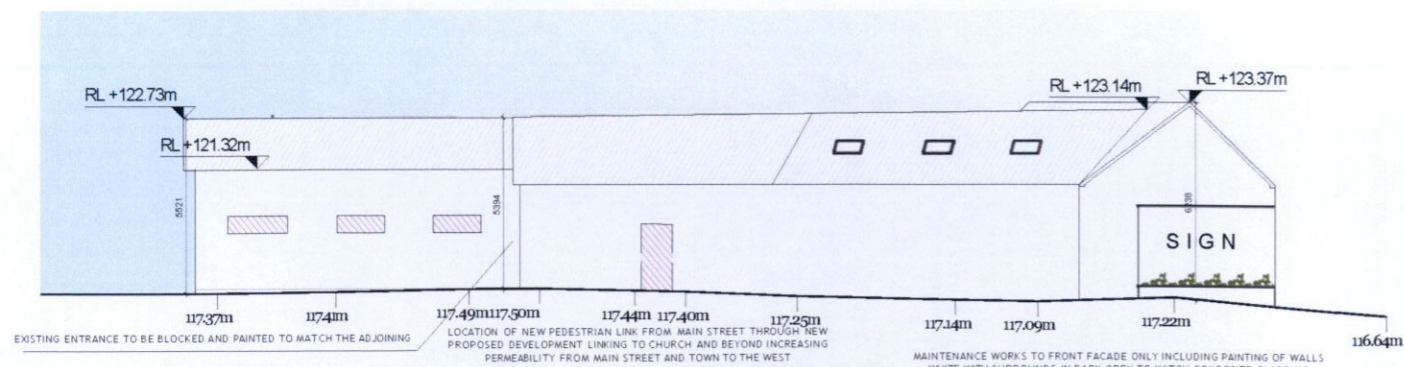


IMAGE :Reconfigured West Public House Elevation

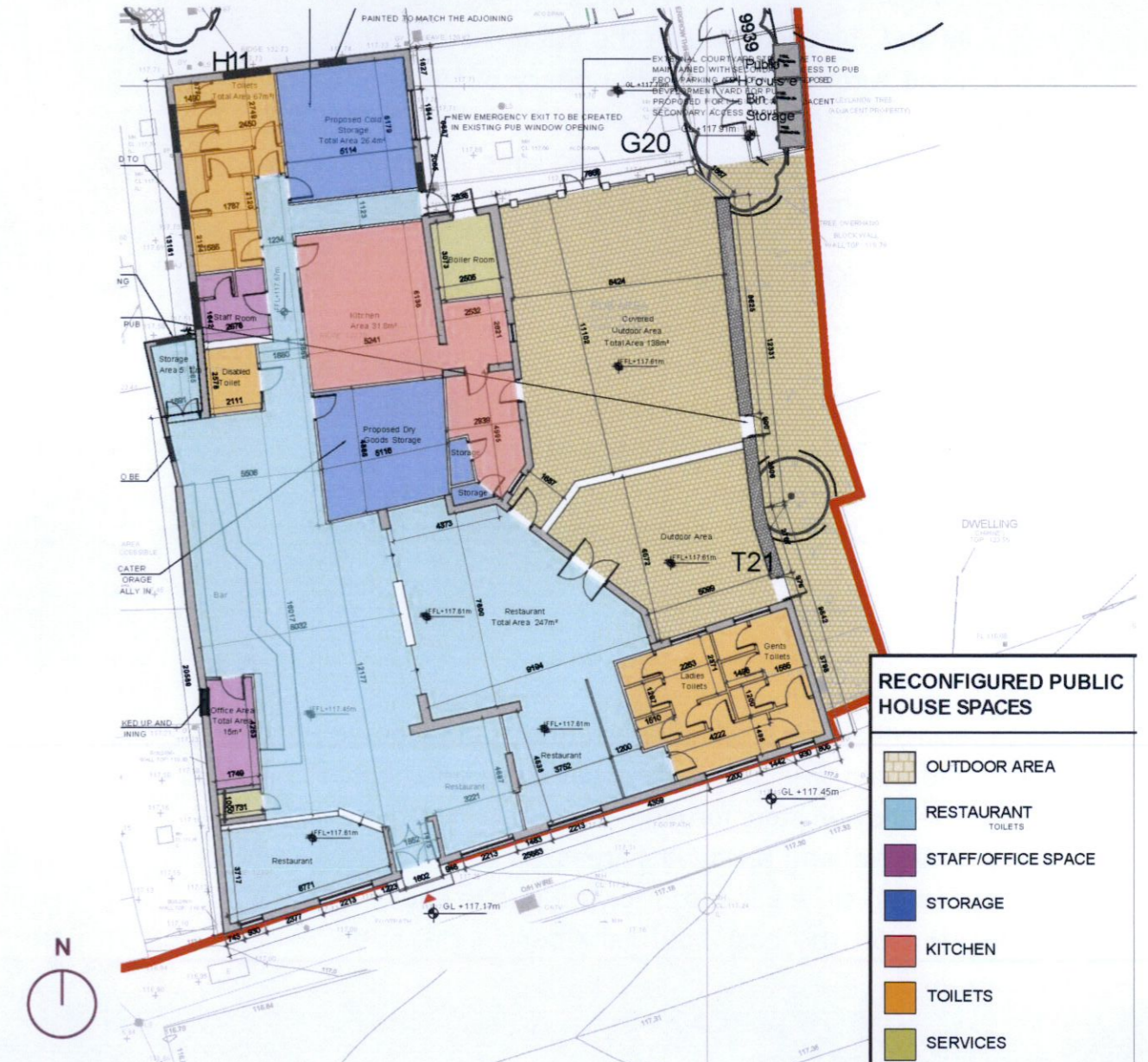


IMAGE : Reconfigured Public House Plan

07 | PARKING

CAR PARKING

Ground floor car parking provided on site for both residents and the customers of the public house which is accessed through the west boundary of the site. A total of 32 no. car parking spaces are provided in the site. 17 no. are designated for the residents, and 15 no. are for the commercial use for the public house.

BICYCLE PARKING

A total of 68 no. bicycle spaces provided on site for the residents, of those 24 no. bicycle spaces are located on the east boundary of the site opposite the car parking, and 44 no. bicycle spaces are in a dedicated store located directly to the development central open space.

BINS

Each residential unit shall have adequate bin storage. This is allocated in a dedicated bin store on the site beside the bicycle store forming a separation between the commercial and residential areas.

Separated bin store allocated for the public house will be located on the east boundary beside the public house.

PUBLIC HOUSE STORE

Designated general store for the public house is located on the east boundary beside the public house bin store of an area of 17m².

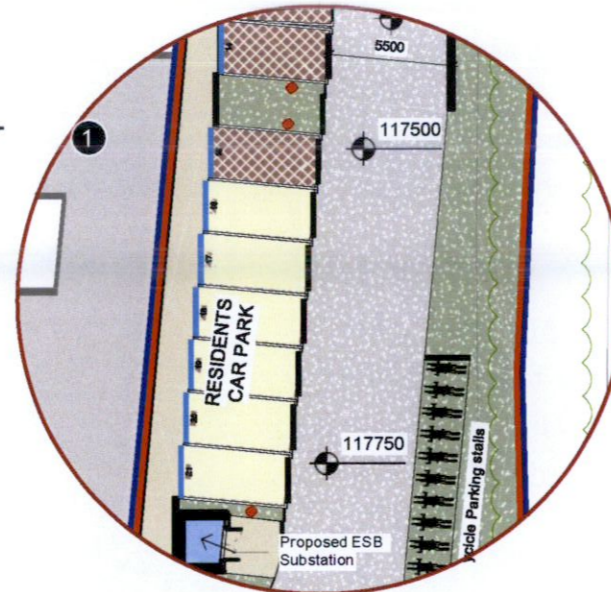


IMAGE : Car Parking

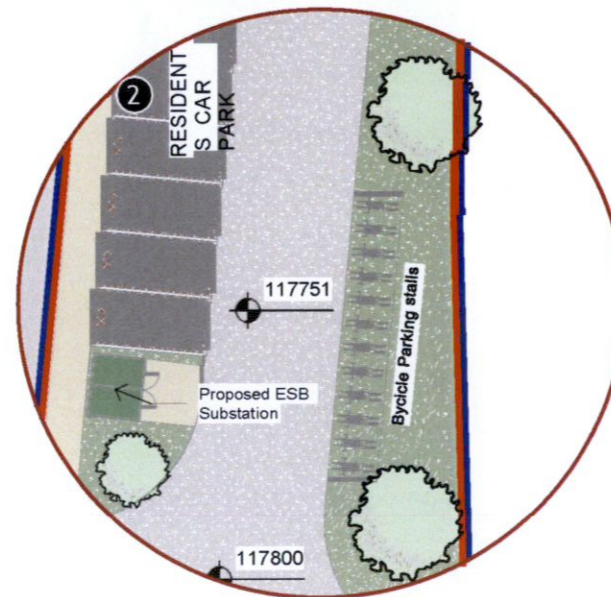


IMAGE : Bike Parking

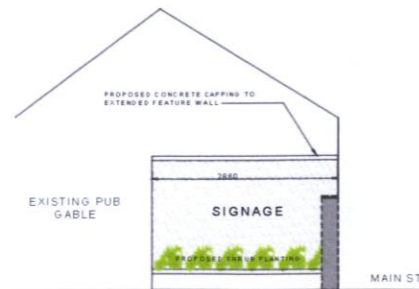
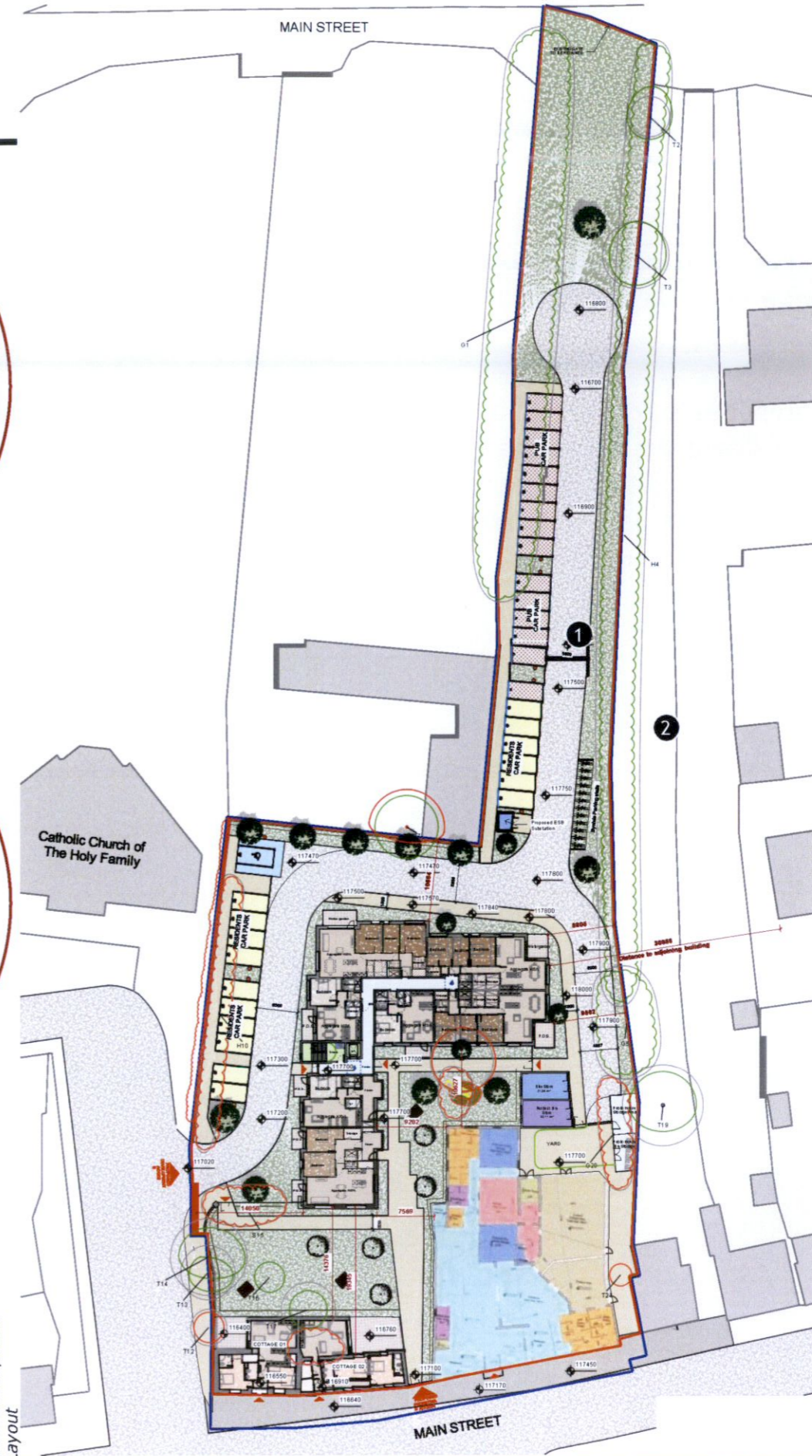


IMAGE : Signage - Pub Gable Elevation



LEGEND:

| | |
|--------------------------------|--------|
| BLOCK A (3 STOREYS) APARTMENTS | No. 21 |
| COTTAGES APARTMENTS | No. 2 |

| APARTMENTS BLOCK - APARTMENTS SCHEDULE | |
|---|---------------|
| No. 10 1 BED APARTMENTS | |
| No. 4 2 BED APARTMENTS | |
| No. 7 3 BED APARTMENTS BLOCK | |
| TOTAL NUMBER OF APARTMENTS TOTAL | No. 21 |
| NUMBER OF APARTMENTS | No. 23 |
| (APT BLOCK + COTTAGES APARTMENTS) | |

| | |
|--|---------------------------|
| EXISTING FOOTPRINT OF COTTAGES (PUBLIC HOUSE + STRUCTURES) | 189 m ² |
| EXISTING FOOTPRINT TO BE DEMOLISHED | 48 m ² |
| - RESIDENTIAL | 291 m ² |
| - COMMERCIAL | 339 m ² |
| TOTAL | 618 m² |
| EXISTING FOOTPRINT TO BE RETAINED | 141 m ² |
| - RESIDENTIAL | 489 m ² |
| - COMMERCIAL | 810 m ² |
| TOTAL | 1300 m² |

| | |
|---|--------------------------|
| FOOTPRINT AREA OF PROPOSED APT BLOCK | 708 m ² |
| TOTAL FOOTPRINT AREA OF RESIDENTIAL (RETAINED EXISTING + PROPOSED) | 911 m² |

| | |
|-----------------------|---------------------|
| TOTAL OPEN SPACE AREA | 1217 m ² |
| % OF OPEN SPACE | 21% |
| SITE COVERAGE | 28% |
| PROPOSED DENSITY | 40 UNITS PER HEC |

PROPOSED ACCESSES

- RESIDENT CAR SPACE
- DISABLED CAR SPACE
- UTILITIES
- BIN STORE
- ELECTRIC CHARGING POINT

| PARKING PROVISION | |
|--|--------------------|
| PARKING SPACES | - 23 SPACES |
| ELECTRIC VEHICLE CHARGING POINT | - 9 SPACES |
| DISABLED PARKING SPACE | - 1 SPACES |
| TOTAL PARKING SPACES | - 32 SPACES |
| (15 PUB PARKING SPACES, 17 RESIDENTS PARKING SPACES) | |
| BICYCLE PARKING (BIKE STORE) | 44 |
| BICYCLE PARKING (SURFACE) | 24 |
| TOTAL BICYCLE PARKING | 68 |

IMAGE : Proposed Layout

08 | CONCLUSION

FINAL CONSIDERATIONS

This Architectural/Urban Design Statement which has been prepared by Downey Architecture to accompany the AI request by South Dublin County Council for the previously submitted planning application on 5th April 2022 for the residential development at Main Street, Rathcoole, Dublin has assessed the contextual built environment and urban structure, illustrating how the proposal will contribute to best practice urban design by reintegrating the site back into the built fabric.

The statement has discussed the following themes: Context, Connectivity, Urban Design, Built Form and Architecture, and has established that the proposed development responds well to its local, neighbourhood and regional contexts and is in keeping with the South Dublin County Development Plan 2022-2028. The proposal creates an edge to the streets and the external church space.

The Architectural/Urban Design Statement has taken a strategic approach to the proposed scheme, setting out the framework and establishing principles which have informed the design process and proposal.

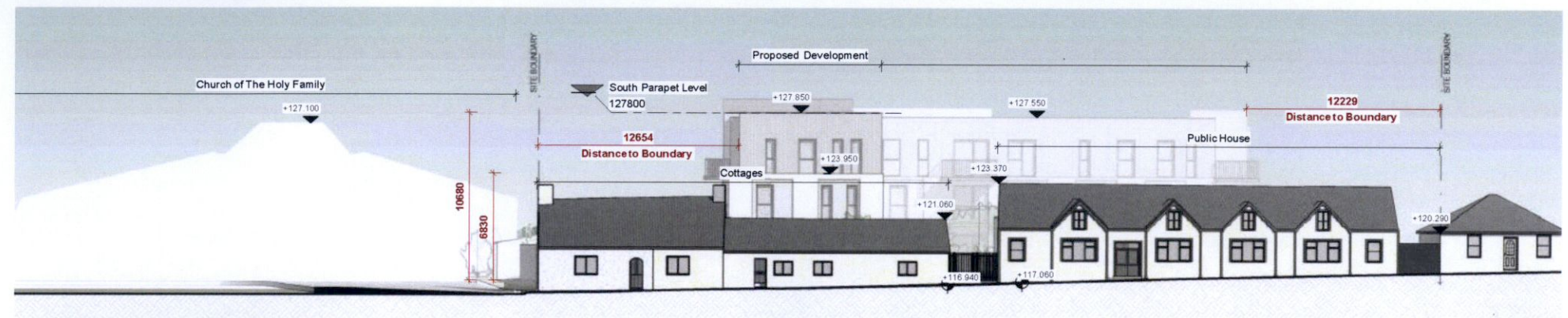


IMAGE : Contiguous Elevation - South



IMAGE : Contiguous Elevation - East