Proposed Residential Development

omahony pike

June 2022

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

Firhouse Inn, Firhouse Road

Technical Document

Firhouse, Dublin 24



** GENERAL NOTE:

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

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Cover photograph: Aerial View of Site o'mahony pike

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1. Introduction

1.1 Project Description

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

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

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

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

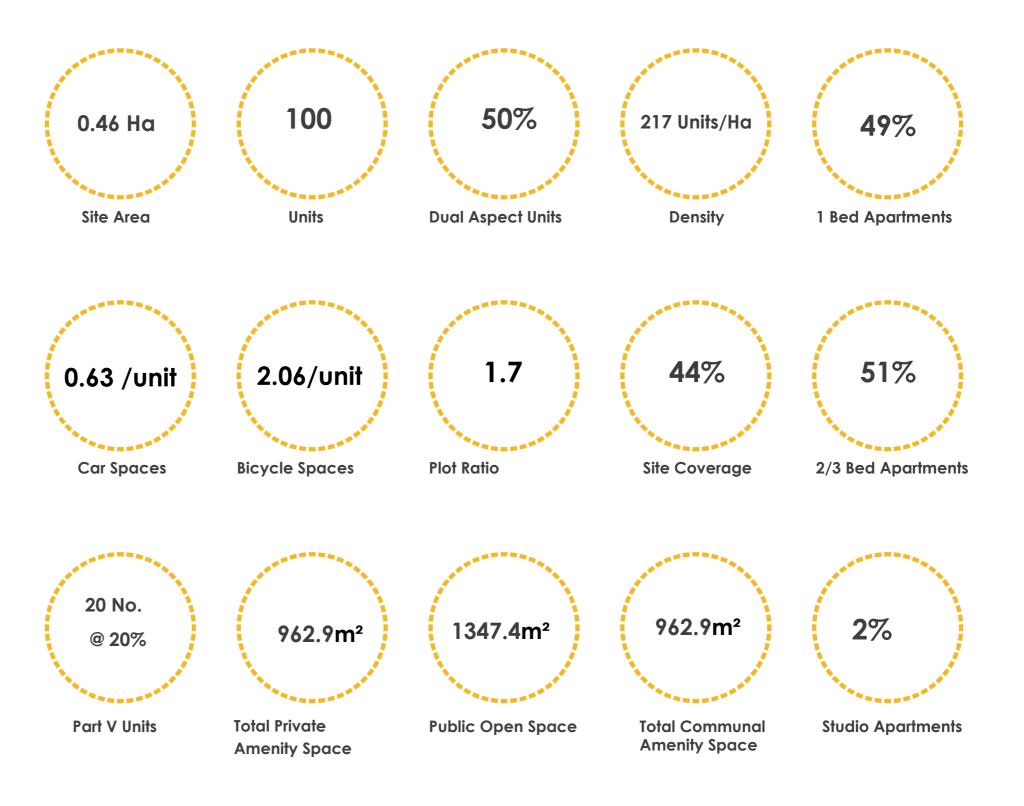
The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, basement car parking (80 no. spaces in total, including accessible spaces);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







2. Summary Of Key Data



3. Schedules

Schedule of Accommodation

Site	Sum	marv

Project:	Firhouse	Proj. No.:	20022		
Location:	Firhouse Road, Knocklyon, Dublin 24	Proj. Lead:	MH	Site Area	0.460 ha
Client:	Bluemont Developments (Firhouse) Limited	Created by:	EP/KN	Density	217 units/ha
Doc. Title:	Schedule of Accommodation	Doc. Purpose:	Planning	Plot Ratio	1.7:1
Doc. No.:	20022-OMP-ZZ-ZZ-SA-A-0001	Revision:	C02 (08-06-22)	Site Coverage	44%

											Residential		Efficiency	Commercia	I (GIA)										Resi. + Comm.
Block 01	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed D	Ouplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
B2															1,682								152	1,834	1,834
B1						2	2	4			127	237	53%		1,037	219	118			114			225	1,712	1,949
G1														28					58			30		116	116
G2	2	2		4				8	5	63%	677	830	82%												830
01		5	2	5				12	8	67%	780	924	84%												924
02		5	2	4				11	6	55%	708	851	83%												851
03		5	1	3				9	4	44%	550	660	83%												660
04		1	1	2				4	3	75%	275	338	81%												338
Total	2	18	6	18		2	2	48	26	54%	3,116	3,840	81%	28	2,718	219	118		58	114		30	377	3,661	7,500
Mix %	4%	38%	13%	38%		4%	4%																	-	

				-,											
											Residential		Efficiency	Commercial (GIA) Resi. +	+ Comm.
Block 02	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber Basement Bicycle Bin Stores Bookmaker Cafe Creche Medical Office Plant Total G	GIA
G1		1						1	1	100%	54	74	73%	66 59 125 1	199
G2		1		3	1			5	4	80%	376	465	81%	4	465
01		6	1	4	1			12	5	42%	781	934	84%	9	934
02		6	1	4	1			12	5	42%	780	934	84%	9	934
03		5	1	4	1			11	5	45%	723	870	83%		870
04		8	1	1	1			11	4	36%	633	736	86%	7	736
Total		27	4	16	5			52	24	46%	3,347	4,012	83%	66 59 125 4,	,137
Mix %	·	52%	8%	31%	10%	·									

										То	tal Apartmen	ts	Efficiency	Commercia	(GIA)-Total Ap	partments									Resi. + Comm.
Total Apartments	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
Total	2	45	10	34	5	2	2	100	50	50%	6,463	7,852	82%	28	2,718	219	118	66	58	114	59	30	377	3,786	11,638
Mix %	2%	45%	10%	34%	5%	2%	2%							•											_
811.6	75	0.000	700	0.004	E04	400	400																		

											Total Housing		Efficiency	Commercial (GIA)-Total Housing		P	Resi. + Comm.
Total Housing	1 84	ad	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber Basement Bicycle Bin Stores Bookmaker Cafe Creche Grandham Office Pla	nt To	Γotal	GIA
Housing	1 00	eu	z beu (Sp)	2 bea (4p)	3 Deu	Duplex (10)	Duplex (204p)	Total	Dual-Aspect	70 Duai	INIA	OIA	NIA) GIA	Store Store Consultancy	" 10	Otal	diA
Total									n/a	n/a							

No. of Types

NIA

											TOTAL SILEWINE		Littleficy	Commercia	1 (GIA)-10tal 31	itewide									Resi. + Commi.
Total Sitewide	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Dunley (1h)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NΙΔ	GIA	NIA/GIA	Rarher	Rasement	Bicycle	Rin Stores	Rookmaker	Cafe	Creche	Medical	Office	Plant	Total	GIA
Sitewide	Stadio																								
Total	2	45	10	34	5	2	2	100	50	50%	6,463	7,852	82%	28	2,718	219	118	66	58	114	59	30	377	3,786	11,638
Mix %	2%	45%	10%	34%	5%	2%	2%																		

o'mahony pike architecture | urban design emait: nfo@cmahonypike.com Tel: 43531 202 7400 Fax: -3631 283 0822 www.omahonypike.com

APARTMENTS (sqn	n areas unless stated	d otherwise)		1	1									т																	
Studio units 1 Bed units: 2 Bed (3p) units:	2 Total Unit Count	% o o l 1/hbe Count as % o l 2% 28 24 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ω Safeguarding Higher Standards (SHS) Calc (min. + 10%)	% of type count included in SHS	2 Units excluded from min. + 10%	Minimum Area + 10%	74.0 Nin. Area Units Req.	Reduired Total Area (10.5.2) 10.00 1	74.8 2,329.7 731.6	+61.7 Reduired Area vs	% % O Unit count exceeding	Dual Aspects	% Dual Aspect % 004 % 05 % 09 % 09 % 09		Unit exce	eds minimun	n + 10%		Projec Locati		Firhouse Firhouse R	oad, Knockly	on, Dublin	24			Proj. No.: Proj. Lead:		20022 MH		
2 Bed (4p) units:	36	36%	7	19%	29	562.1	2,117.0	2,679.1	2,825.6	+146.5	7	28	78%	-			f up to 5% can be		Client			Developmen					Created by:		EP/KN/OOk	K	
3 Bed units:	5	5%	5	100%	0	450.0	-	450.0	501.0	+51.0	5	5	100%				nd widths subjec required minimu		Doc. T			uality Assess					oc. Purpos		Planning		
Total	100	100%	54	54%				6,151.5	6,462.7	+311.2	54	50	50%	Ī		artment floor			Doc. N	lo.:	20022-OM	IP-HQA-ZZ-SA	A-A-0001			F	Revision:		C01 (01-06-	-22)	
Unit Number	Unit Description	Unit Type	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	Bedroom Count	Bedspaces	Ceiling Height	Total Area (NIA)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Reg. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Reg. Private Open Space
Block 01																															
B01.B101	Duplex (2b4p)	2D1	1	F	2	4	2.7	92.8	73.0	30.2	30.0	3.9	3.6		12.5	2.8	13.4	3.5			25.8	24.4		3.5	3.4	6.9	6.0	7.6		7.6	7.0
B01.B101	Duplex (1b)	1D1	1	E	1	2	2.7	60.3	45.0	24.4	23.0	4.2	3.3	-	11.4	2.8	-	-	-	_	11.4	11.4	-	3.5	-	3.5	3.0	5.3	-	5.3	5.0
B01.B103	Duplex (1b)	1D1	1	E	1	2	2.7	60.1	45.0	24.1	23.0	4.2	3.3	-	11.4	2.8	-	-	-	-	11.4	11.4		3.5		3.5	3.0	5.4		5.4	5.0
B01.B104	Duplex (2b4p)	2D2	1	E	2	4	2.7	98.7	73.0	31.4	30.0	3.9	3.6	-	18.3	3.5	11.5	4.8	-	-	29.8	24.4	1.0	2.7	3.5	6.8	6.0	9.7	-	9.7	7.0
G2																															
B01.0105	2 Bed (4p)	A2D	2	N/E	2	4	2.7	81.5	73.0	31.7	30.0	4.2	3.6	-	11.8	2.8	13.6	2.8	-	-	25.3	24.4	4.0	1.8	0.7	6.0	6.0	7.0	-	7.0	7.0
B01.G201	1 Bed	A1C	1	W	1	2	2.7	47.9	45.0	23.3	23.0	4.0	3.3	-	11.9	3.1	-	-	-	-	11.9	11.4	2.0	-	1.1	3.1	3.0	5.2	-	5.2	5.0
B01.G202	2 Bed (4p)	A2A2	2	S/W	2	4	2.7	78.0	73.0	33.3	30.0	3.9	3.6	-	11.5	2.8	13.1	2.8	-	-	24.6	24.4	3.0	3.1	-	6.0	6.0	7.1	-	7.1	7.0
B01.G203	2 Bed (4p)	A2F	2	S/W	2	4	2.7	84.0	73.0	32.6	30.0	3.6	3.6	-	13.2	3.3	11.5	2.9	-	-	24.7	24.4	3.0	3.5	-	6.8	6.0	7.0	-	7.0	7.0
B01.G204	1 Bed	A1D	2	N/W	1	2	2.7	50.1	45.0	25.4	23.0	3.5	3.3	-	11.4	3.2	-	-	-	-	11.4	11.4	-	2.3	1.0	3.3	3.0	5.0	-	5.0	5.0
B01.G206	Studio	A0A	1	E - /-	0	1	2.7	37.4	37.0	30.1	30.0	4.9	4.0	-	-	-	-	-	-	-	-	-	3.0	-	-	3.0	3.0	5.0	-	5.0	3.0
B01.G207	Studio	A0A	2	S/E	0	1	2.7	37.4	37.0	30.1	30.0	4.9	4.0	-	-	-	-	-	-	-	-	-	3.0	-	-	3.0	3.0	5.0	-	5.0	3.0
B01.G208	2 Bed (4p)	A2A1	1	W	2	4	2.7	75.2	73.0	30.4	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	-	24.4	24.4	3.0	3.2	-	6.1	6.0	8.8	-	8.8	7.0
01 B01.0101	1 Bed	A1C	1	W	1	2	2.5	47.9	45.0	23.3	23.0	4.0	3.3		11.9	3.1					11.9	11.4	2.0		1.1	3.1	3.0	5.0		5.0	5.0
B01.0102	2 Bed (4p)	A2A2	2	S/W	2	4	2.5	78.0	73.0	33.3	30.0	3.9	3.6	-	11.5	2.8	13.1	2.8	_	_	24.6	24.4	3.0	3.1	-	6.0	6.0	7.5	_	7.5	7.0
B01.0103	2 Bed (4p)	A2F	2	S/W	2	4	2.5	84.0	73.0	32.6	30.0	3.6	3.6	-	13.2	3.3	11.5	2.9	-	-	24.7	24.4	3.0	3.5		6.8	6.0	7.0		7.0	7.0
B01.0104	1 Bed	A1D	2	N/W	1	2	2.5	50.1	45.0	25.4	23.0	3.5	3.3	-	11.4	3.2	-	-	-	-	11.4	11.4	-	2.3	1.0	3.3	3.0	5.0	-	5.0	5.0
B01.0105	2 Bed (4p)	A2D	2	N/E	2	4	2.5	81.5	73.0	31.7	30.0	4.2	3.6	-	11.8	2.8	13.6	2.8	-	-	25.3	24.4	4.0	1.8	0.7	6.0	6.0	7.0	-	7.0	7.0
B01.0106	1 Bed	A1B1	2	S/E	1	2	2.5	49.3	45.0	25.2	23.0	3.3	3.3	-	12.1	3.4	-	-	-	-	12.1	11.4	1.0	1.9	-	3.0	3.0	5.2	-	5.2	5.0
B01.0107	1 Bed	A1B4	2	S/E	1	2	2.5	46.4	45.0	23.1	23.0	3.3	3.3	-	11.5	3.1	-	-	-	-	11.5	11.4	1.0	2.1	-	3.1	3.0	5.0	-	5.0	5.0
B01.0108	2 Bed (3p)	A2J	1	E	2	3	2.5	67.3	63.0	29.0	28.0	4.1	3.6	-	13.0	3.1	7.1	2.4	-	-	20.1	20.1	-	2.4	3.2	5.6	5.0	7.7	-	7.7	6.0
B01.0109	2 Bed (3p)	A2B	2	S/E	2	3	2.5	75.0	63.0	29.8	28.0	3.7	3.6	-	8.5	2.1	13.3	3.9	-	-	21.8	20.1	2.0	3.3	-	5.3	5.0	8.2	-	8.2	6.0
B01.0110	2 Bed (4p)	A2A1	1	Ε .	2	4	2.5	75.0	73.0	30.4	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	-	24.4	24.4	3.0	3.1	-	6.0	6.0	7.0	-	7.0	7.0
B01.0111	2 Bed (4p)	A2A1	2	S/W	2	4	2.5	75.2	73.0	30.5	30.0	3.9	3.6	-	11.4	2.8	13.1	2.8	-	-	24.5	24.4	3.0	3.1	-	6.0	6.0	7.5	-	7.5	7.0
B01.0112	1 Bed	A1B3	1	W	1	2	2.5	49.8	45.0	25.6	23.0	3.5	3.3	-	11.9	3.4	-	-	-		11.9	11.4	1.0	2.2	-	3.2	3.0	5.2		5.2	5.0
B01.0201	1 Bed	A1C	1	W	1	2	2.5	47.9	45.0	23.3	23.0	4.0	3.3		11.9	3.1		-		-	11.9	11.4	2.0		1.1	3.1	3.0	5.0		5.0	5.0
B01.0202	2 Bed (4p)	A2A2	2	s/w	2	4	2.5	78.0	73.0	33.3	30.0	3.9	3.6		11.5	2.8	13.1	2.8	-	-	24.6		3.0	3.1	-	6.0	6.0	7.6	-	7.6	7.0
B01.0203	2 Bed (4p)	A2F	2	S/W	2	4	2.5	84.0	73.0	32.6	30.0	3.6	3.6		13.1	3.3	11.5	2.9	-		24.6		3.0	3.5	-	6.8	6.0	7.0	-	7.0	7.0
B01.0204	2 Bed (4p)	A2E	3	N/E/W	2	4	2.5	76.6	73.0	30.1		4.3	3.6		14.0	3.0	11.6	2.8	-	-	25.6		2.0	2.3	2.5	6.4	6.0	11.4	-	11.4	7.0
B01.0205	2 Bed (3p)	A2C	2	N/E	2	3	2.5	72.9	63.0	31.6	28.0	4.9	3.6	-	14.1	3.0	9.5	2.1	-	-	23.6	20.1	6.2	-	-	5.9	5.0	6.3	-	6.3	6.0
B01.0206	1 Bed	A1A	1	E	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B01.0207	1 Bed	A1A	1	E	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B01.0208	1 Bed	A1A	1	E	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3		12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B01.0209	2 Bed (3p)	A2B	2	S/E	2	3	2.5	75.0	63.0	29.8	28.0	3.7	3.6		8.5	2.1	13.3	3.9	-	-	21.8		2.0	3.3	-	5.3	5.0	7.0	-	7.0	6.0
B01.0210	2 Bed (4p)	A2A1	2	S/W	2	4	2.5	75.2	73.0	30.5	30.0	3.9	3.6		11.4	2.8	13.1	2.8	-	-	24.5	24.4	3.0	3.1	-	6.0	6.0	7.0	-	7.0	7.0
B01.0211	1 Bed	A1B3	1	W	1	2	2.5	49.8	45.0	25.6	23.0	3.5	3.3	-	11.9	3.4	-	-	-	-	11.9	11.4	1.0	2.2	-	3.2	3.0	5.2	-	5.2	5.0
03 P01 0301	1 Pod	A1C		147	- 1	2	3.5	47.0	AF C	22.2	22.0	4.0	2.2		11.0	2.1					11.0	11.4	2.0		1 1	2.1	2.0	F.0		5.0	5.0
B01.0301 B01.0302	1 Bed 2 Bed (4p)	A1C A2A1	1 2	W N/W	1 2	2	2.5 2.5	47.9 75.3	45.0 73.0	23.3 30.5	23.0 30.0	4.0 3.9	3.3		11.9 11.5	3.1 2.8	13.1	2.8	-	-	11.9 24.6		2.0 3.0	3.1	1.1	3.1 6.0	3.0 6.0	5.0 7.1	-	7.1	7.0
B01.0302	2 Bed (4p) 2 Bed (4p)	A2A1	2	N/E	2	4	2.5	78.1	73.0	33.2	30.0	3.9	3.6		11.5	2.9	13.1	2.8	-	-	24.5		3.0	3.1	-	6.1	6.0	7.1	-	7.1	7.0
B01.0304	1 Bed	A1A	1	E	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3		12.9	3.0	-	-	-		12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B01.0305	1 Bed	A1A	1	Ε	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3		12.9	3.0	-	-	-	-	12.9		1.0	1.8	-	3.2	3.0	5.0	-	5.0	

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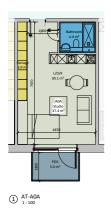
B01.0306 B01.0307 B01.0308 B01.0309 04 B01.0401 B01.0402 B01.0403 B01.0404 Block 01: 48	1 Bed 2 Bed (3p) 2 Bed (4p) 1 Bed 2 Bed (4p) 2 Bed (4p) 2 Bed (4p) 2 Bed (4p) 1 Bed	A1A A2B A2A1 A1B3 A2A1 A2B A2A1 A1B3	No. of Aspects 1 1 = s, 2 = d, 3 = t	s Orientations N/E S/W W N/E S/W W	tuoog Beg 1 2 2 1 2 2 1	2 3 4 2 2 4 3 4 4 2 2	2.5 2.5 2.5 2.5 2.5 2.4 2.4 2.4 2.4	49.5 75.0 75.3 49.8 75.0 75.3 49.8	45.0 63.0 73.0 45.0 63.0 73.0 45.0	23.4 29.8 30.5 25.6 30.4 29.8 25.6	23.0 28.0 30.0 23.0 30.0 23.0 30.0 28.0 30.0 23.0	3.4 3.7 3.9 3.5 3.7 3.9 3.5	3.3 3.6 3.6 3.6 3.6 3.6 3.6	Additional Reception	12.9 8.5 11.5 11.9 11.4 8.5 11.5	3.0 2.1 2.8 3.4 2.8 2.1 2.8 3.4	13.3 13.1 - 13.3 13.1 -	- Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	12.9 21.8 24.6 11.9 24.4 21.8 24.6 11.9	E 00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.0 2.0 3.0 1.0 2.0 3.0 1.0	1.8 3.3 3.1 2.2 3.1 3.3 3.1 2.2	Store 3 (Wardrobe)	10tal Storage Area (Exc)	3.0 5.0 6.0 5.0 6.0 3.0	5.0 7.0 7.0 5.2 9.2 7.0 7.0	Other (Garden /	5.0 7.0 7.0 5.2 9.2 7.0 7.0	Space Private Open 7.0 5.0 7.0 5.0 5.0 5.0
Block 02																															
G1	10.1						0.7			25.0																					
B02.G101	1 Bed	A1G	2	SW/W	1	2	2.7	54.0	45.0	25.0	23.0	5.3	3.3	-	11.6	3.1	-	2.1	-	-	11.6	11.4	-	2.4	0.9	3.3	3.0	-	5.4	5.4	5.0
B02.G201	1 Bed	A1B5	2	N/E	1	2	2.7	47.5	45.0	23.6	23.0	3.3	3.3		11.9	3.4	-	-	-		11.9	11.4	1.0	1.9		3.0	3.0	5.4		5.4	5.0
B02.G202	2 Bed (4p)	A2A1	2	S/W	2	4	2.7	75.0	73.0	30.4	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	-	24.4	24.4	3.0	3.1	-	6.0	6.0	7.0	-	7.0	7.0
B02.G203	2 Bed (4p)	A2A1	1	W	2	4	2.7	75.6	73.0	31.0	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	-	24.4	24.4	3.0	3.1	-	6.0	6.0	7.0	-	7.0	7.0
B02.G204	3 Bed	A3A	2	N/W	3	5	2.7	100.2	90.0	34.0	34.0	5.5	3.8	-	15.4	2.9	11.5	2.8	8.5	2.1	35.4	31.5	2.0	-	7.4	9.5	9.0	9.0	-	9.0	9.0
B02.G205	2 Bed (4p)	A2A1	2	N/E	2	4	2.7	77.6	73.0	30.4	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	-	24.4	24.4	4.0	3.1	-	6.6	6.0	7.2	-	7.2	7.0
01																															
B02.0101	1 Bed	A1B2	1	E	1	2	2.5	46.5	45.0	23.1	23.0	3.5	3.3	-	11.5	3.3	-	-	-	-	11.5	11.4	1.0	1.7	-	3.1	3.0	5.2	-	5.2	
B02.0102 B02.0103	2 Bed (3p) 2 Bed (4p)	A2L1 A2A1	3 1	NE/SE/E SE	2	3	2.5	76.6 76.2	63.0	37.7 30.9	28.0 30.0	3.6 3.9	3.6	-	13.2	2.8	7.5 13.4	2.1	-	-	20.6	20.1	1.0	4.6	-	5.4	5.0	7.0	-	7.0 7.0	6.0 7.0
B02.0103 B02.0104	1 Bed	A1E	1	SE	1	2	2.5	51.5	73.0 45.0	23.6	23.0	3.8	3.6 3.3		11.8 13.3	2.8 3.4	15.4	2.8			25.1 13.3	24.4 11.4	3.0	3.1		6.0 3.0	6.0 3.0	7.0 5.0		5.0	5.0
B02.0105	2 Bed (4p)	A2G	3	SE/SW/W	2	4	2.5	78.2	73.0	30.6	30.0	4.9	3.6	_	11.5	3.2	13.0	2.8	-	-	24.5	24.4	3.0	5.4	-	8.2	6.0	7.0	_	7.0	7.0
B02.0106	2 Bed (4p)	A2K	2	NW/W	2	4	2.5	78.1	73.0	30.1	30.0	3.6	3.6	-	13.6	2.8	13.0	2.8	-	-	26.6	24.4	-	3.5	2.7	6.2	6.0	7.0	-	7.0	7.0
B02.0107	1 Bed	A1A	1	W	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0108	1 Bed	A1A	1	W	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0109	1 Bed	A1A	1	W	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0110	1 Bed	A1A	1	W	1	2	2.5	50.1	45.0	24.0	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0111	3 Bed	A3A	2	N/W	3	5	2.5	100.2	90.0	34.0	34.0	5.5	3.8	-	15.4	2.9	11.5	2.8	8.5	2.1	35.4	31.5	2.0	-	7.4	9.5	9.0	9.0	-	9.0	9.0
B02.0112	2 Bed (4p)	A2A1	2	N/E	2	4	2.5	75.0	73.0	30.4	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	-	24.4	24.4	3.0	3.1	-	6.0	6.0	7.0	-	7.0	7.0
02 B02.0201	1 Bed	A1B2	1	E	1	2	2.5	46.5	45.0	23.1	23.0	3.5	3.3		11.5	3.3					11.5	11.4	1.0	1.7		3.1	3.0	5.2		5.2	5.0
B02.0201	2 Bed (3p)	A2L1	3	NE/SE/E	2	3	2.5	76.6	63.0	37.7	28.0	3.6	3.6	-	13.2	2.8	7.5	2.1	-	-	20.6	20.1	1.0	4.6	-	5.4	5.0	7.0	_	7.0	6.0
B02.0203	2 Bed (4p)	A2A1	1	SE.	2	4	2.5	76.2	73.0	30.9	30.0	3.9	3.6	-	11.8	2.8	13.4	2.8		-	25.1	24.4	3.0	3.1		6.0	6.0	7.0	-	7.0	7.0
B02.0204	1 Bed	A1E	1	SE	1	2	2.5	51.5	45.0	23.6	23.0	3.8	3.3	-	13.3	3.4	-	-	-	-	13.3	11.4	-	3.0	-	3.0	3.0	5.0	-	5.0	5.0
B02.0205	2 Bed (4p)	A2G	3	SE/SW/W	2	4	2.5	78.2	73.0	30.6	30.0	4.9	3.6	-	11.5	3.2	13.0	2.8	-	-	24.5	24.4	3.0	5.4	-	8.2	6.0	7.0	-	7.0	7.0
B02.0206	2 Bed (4p)	A2K	2	NW/W	2	4	2.5	78.1	73.0	30.1	30.0	3.6	3.6	-	13.6	2.8	13.0	2.8	-	-	26.6	24.4	-	3.5	2.7	6.2	6.0	7.0	-	7.0	7.0
B02.0207	1 Bed	A1A	1	W	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0208	1 Bed	A1A	1	W	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0209	1 Bed	A1A	1	W	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0210	1 Bed	A1A	1	W	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0211 B02.0212	3 Bed 2 Bed (4p)	A3A A2A1	2	N/W N/E	3	5 4	2.5	100.2 75.0	90.0 73.0	34.0 30.4	34.0 30.0	5.5 3.9	3.8 3.6	-	15.4 11.4	2.9 2.8	11.5 13.0	2.8	8.5	2.1	35.4 24.4	31.5 24.4	2.0 3.0	3.1	7.4	9.5 6.0	9.0 6.0	9.0 7.0	-	9.0 7.0	9.0 7.0
03	2 DCu (4p)	nzn1		14/ L			2.3	75.0	73.0	30.4	50.0	3.3	3.0		11.4	2.0	13.0	2.0			24.4	24.4	3.0	3.1		0.0	0.0	7.0			7.0
B02.0301	1 Bed	A1B2	1	E	1	2	2.5	46.5	45.0	23.1	23.0	3.5	3.3	-	11.5	3.3	-	-	-	-	11.5	11.4	1.0	1.7	-	3.1	3.0	5.2	-	5.2	5.0
B02.0302	2 Bed (3p)	A2L2	2	SE/E	2	3	2.5	67.8	63.0	28.9	28.0	3.6	3.6	-	13.2	2.8	7.5	2.1	-	-	20.6	20.1	1.0	4.6	-	5.4	5.0	7.7	-	7.7	6.0
B02.0303	2 Bed (4p)	A2M	1	SE	2	4	2.5	79.3	73.0	30.2	30.0	4.5	3.6	-	11.9	2.8	12.9	2.8	-	-	24.8	24.4	3.0	2.7	-	6.0	6.0	9.2	-	9.2	7.0
B02.0304	2 Bed (4p)	A2H	3	SE/SW/W	2	4	2.5	78.3	73.0	30.2	30.0	3.9	3.6	-	13.0	3.6	11.9	3.7	-	-	24.9	24.4	3.0	3.1	-	6.0	6.0	9.9	-	9.9	7.0
B02.0305	2 Bed (4p)	A2K	2	NW/W	2	4	2.5	78.1	73.0	30.1	30.0	3.6	3.6	-	13.6	2.8	13.0	2.8	-	-	26.6	24.4	-	3.5	2.7	6.2	6.0	7.0	-	7.0	7.0
B02.0306	1 Bed	A1A	1	W	1	2	2.5	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0307	1 Bed	A1A	1	W	1	2	2.5	49.5	45.0 45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0 E.0	5.0
B02.0308 B02.0309	1 Bed 1 Bed	A1A A1A	1	w	1	2	2.5 2.5	49.5 49.5	45.0 45.0	23.4 23.4	23.0 23.0	3.4	3.3	-	12.9 12.9	3.0 3.0	-	-	-	-	12.9 12.9	11.4 11.4	1.0 1.0	1.8 1.8	-	3.2 3.2	3.0	5.0 5.0	-	5.0 5.0	5.0 5.0
B02.0309 B02.0310	3 Bed	A3A	2	N/W	3	5	2.5	100.2	90.0	34.0	34.0	5.5	3.3		15.4	2.9	11.5	2.8	8.5	2.1	35.4	31.5	2.0	1.8	7.4	9.5	9.0	9.0	-	9.0	
B02.0310 B02.0311	2 Bed (4p)	A2A1	2	N/E	2	4	2.5	75.0	73.0	30.4	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	2.1	24.4	24.4	3.0	3.1	-	6.0	6.0	7.0	-	7.0	
04	(.4-			2.3	, 5.0	, 5.0		20.0	3.3	5.0		-2	2.0	_5.0				/		3.0	J.2		5.5	0.0	7.0			
B02.0401	1 Bed	A1B2	1	E	1	2	2.4	46.5	45.0	23.1	23.0	3.5	3.3	-	11.5	3.3	-	-	-	-	11.5	11.4	1.0	1.7	-	3.1	3.0	5.2	-	5.2	5.0

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

Grand total: 100

4. Unit Typologies















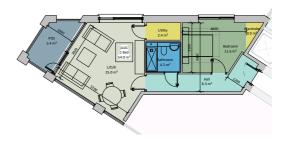


② AT-A1G 1:100





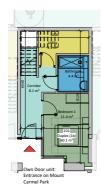




Unit Typologies - Cont'd.



Unit Typologies - Cont'd.

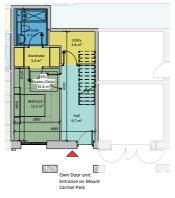


① AT-1D1 - Lower Level



2 AT-1D1 - Upper Level

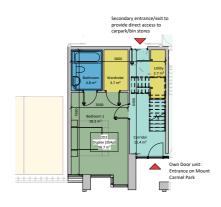




(3) AT-2D1 - Lower Leve



AT-2D1 - Upper Level



(5) AT-2D2 - Lower Level



(6) AT-2D2 - Upper Level

5. View from Road Junction



6. Universal Design Statement



View of Commercial Frontage & Public Open Space



Artist View of Courtyard Garden between blocks A & B

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

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

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

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

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

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

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

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

7. SPPR Compliance

7.1 SPPR 1 & 2 : Unit Mix

Specific Planning Policy Requirement 1 & 2

The Design Standards for New Apartments 2020 require that:

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

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

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

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

Studio

1 Bed

2 Bed (3p)

2 Bed (4p)
3 Bed
Duplex (1b)
Duplex (2b3p)
Duplex (2b4p)

Block 01 Studio 1 Bed 2 Bed (3p) 2 Bed (4p) 3 Bed Duplex (1b) Duplex (2b4p) Total B2 B1 2 2 4 G1 5 2 4 8 O1 5 2 5 12 O2 5 2 4 11 O3 5 1 3 9 O4 1 1 2 4 Total 2 18 6 18 2 2 48 MIX % 4% 38% 13% 38% 4% 4% NIA 75 883 440 1,405 120 192

Block 02	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	To
00								
G1		1						1
G2		1		3	1			5
01		6	1	4	1			1
02		6	1	4	1			1
03		5	1	4	1			1
04		8	1	1	1			1
Total		27	4	16	5			5
Mix %		52%	8%	31%	10%			
NIA		1,326	291	1,229	501			
et Room Areas		1,280	346	1,182				

Total	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total
Apartments	Studio	1 beu	z beu (Sp)	2 beu (4p)	3 Deu	Duplex (10)	Duplex (204p)	Total
Total	2	45	10	34	5	2	2	100
Mix %	2%	45%	10%	34%	5%	2%	2%	
NIA	75	2,209	732	2,634	501	120	192	



Floorplan with unit types identified by colour

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

54 units = 54%

Specific Planning Policy Requirement 3

The Design Standards for New Apartments 2020 require that:

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

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

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

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

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

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



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

HQA Summary

7.3 SPPR 4: Dual Aspect Provision

100 Units/ 50 Units = 50%

Specific Planning Policy Requirement 4

The Design Standards for New Apartments 2020 require that:

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

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

No north-facing single-aspect units are proposed.

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



Typical Floorplan with Dual and Triple Aspect Units Identified

7.4 SPPR 5: Floor to Ceiling Heights

Ground Floor 2.7m Floor to Ceiling Height

Specific Planning Policy Requirement 5

The Design Standards for New Apartments 2020 require that:

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

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



Part Section through Block 01

7.5 SPPR 6: Apartments Per Core

12 Apartments Per Core

Specific Planning Policy Requirement 6

The Design Standards for New Apartments 2020 require that:

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

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

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



8. Floorplans

Level 00 Level 01



Floorplans

Level 02 Level 03



Floorplans

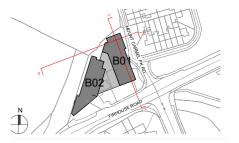
Level 04 Level 05 (Roof)



Level B1 Level B2



9. Sections





Sections





Sections





10. Contiguous Sections





11. Elevations





Elevations





(East) Proposed Elevation 02 - Mount Carmel Pk Road (East)



Elevations



Elevations



12. Contiguous Elevations









13. View from the South





DUBLIN

Address: The Chapel, Mount St Annes,

Milltown, Dublin 6, Ireland.

Phone: +353 (1) 202 7400

Fax: +353 (1) 283 0822

Email: info@omparchitects.com

ORK

Address: 26 - 27 South Mall,

Cork City, Co. Cork, Ireland.

Phone: +353 (21) 427 2775

Fax: +353 (21) 4272 766

Email: info@omparchitects.com