

Frankfort Castle

Dundrum, Dublin 14

Statement of Response
June 2021

 mahony pike



**** GENERAL NOTE:**

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

Bibliographic reference for citation:

O'Mahony Pike, 2019. [Frankfort Castle]
[**ABP PRE APPLICATION DESIGN REPORT**].
Report by O'Mahony Pike for [Hardwicke].

 o'mahony pike



Contents

1. Introduction	5
2. Planning Rationale	6
2.1 Surface Parking Strategy	6
2.3 Basement Parking Strategy	8
3. Impact on Residential Amenities.....	10
3.1 Daylight/ sunlight analysis studies	10
3.2 Amenity Space	12
3.3 Conclusion	13
4. Childcare facilities.....	14
5. Landscape Response	16
5.1 Trees on Site	16
5.2 Proposed Open Space	17
6. Materials & finishes	18
6.1 Elevations Treatment	18
6.2 Screening and Boundary treatment	21
7. Potential Overlooking	23
7.1 Site Location Map	23
8. Potential Overlooking	24
8.1 Mitigation measures proposed to address potential overlooking	24
8.2 Mitigation measures_Adjacent Boundary Details	25
9. Waste Mangment	36
9.1 Bin Storage	36
10. Detailed Housing Quality Assesment	37
10.1 Master HQA	37
11. Taking in charge areas.....	38
11.1 Existing Site Location Plan	38

1. Introduction

ABP Opinion

This Response addresses issues raised by An Bord Pleanála (ABP) and Dun Laoghaire Rathdown County Council (DLRCC) during the pre-application consultation stage of the subject SHD application (ABP Ref. ABP-306159-19). Specifically, it outlines how the Applicant has addressed the issues highlighted in the ABP Opinion issued on 14th February, 2020. In addition, issues raised in DLRCC's pre-application S.6 (4)(b) report are addressed.

Please also refer to the "Response to ABP Opinion Items" report, prepared by TPA which is enclosed within this application submission".

RESPONSE TO ISSUES RAISED BY ABP

In its Opinion, ABP stated that the documentation submitted as part of pre-application consultation "require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development". As such, the Board Opinion requested that the following specific information should be submitted with any application for permission:

1. Planning rationale/justification as it relates to the level of **car parking provision proposed**, specifically noting the site's location close to public transport and that it is national policy to minimise reliance on the private car.
2. Notwithstanding the need to justify the levels of car parking proposed on the site, as noted above, **additional details in relation to Transport**, having regard to the report of the Transportation Planning Department (dated 14th January 2020), and having regards to discussions at the tripartite meeting, in particular

- (i) the provision of a pedestrian footpath to the south of the site, along Frankfort, to the eastern extent of the site. If this is not being provided, detailed justification will be required;
- (ii) details of pedestrian priority crossings, as detailed in the report
- (iii) details of electric vehicle infrastructure
- (iv) additional cycle parking provision
- (v) details of the proposed pedestrian access to the north-west, if this is being provided;
- (vi) Mobility Management Plan; and
- (vii) Quality Audit.

3. A report (or reports) that addresses issues of **residential amenity** (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overshadowing and potential overlooking. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.

4. **Rationale/ justification as to the provision of Childcare Facilities**, or otherwise. Justification is required for the non-provision of childcare facilities, having regard to the criteria as set out in Childcare Facilities -Guidelines for Planning Authorities (2001).

5. Rationale/ justification for the removal of 78% of the existing trees on the site, having regard in particular to the report of the Parks and Landscape Section of the Planning Authority (dated 17th January), and having regards to discussions at the tripartite meeting. The impacts of the proposed development on the trees proposed to be retained and the proposed

and the proposed replacement planting, should be further explored, and detailed drawings provided in relation to same.

6. **A plan of the proposed open space clearly delineating public, semi-private and private spaces** should also be provided, as well as a detailed breakdown of the total area of same. These plans should clearly highlight how the proposals provide for an appropriate variety and suitable location(s) of children's play spaces.

7. A report that specifically addresses the **proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment**. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.

8. **Additional details in relation to waste management**, having regard to the report of the Waste Management Division of the Planning Authority (dated 15th January 2020) namely a Construction and Demolition Waste Management Plan, an Environmental Management Construction Plan and a Waste Management Operational Plan.

9. A detailed **Housing Quality Assessment**.

10. A site layout plan indicating what areas, if any, are **to be taken in charge** by the planning authority.

2. Planning Rationale

2.1 Surface Parking Strategy

Planning rationale/justification as it relates to the level of car parking provision proposed, specifically noting the site's location close to public transport and that it is national policy to minimise reliance on the private car.

The carparking strategy has been developed to achieve 0.66 no. space per unit.

The surface carpark has been reconfigured and reduce in order to improve landscape amenity and treatment.

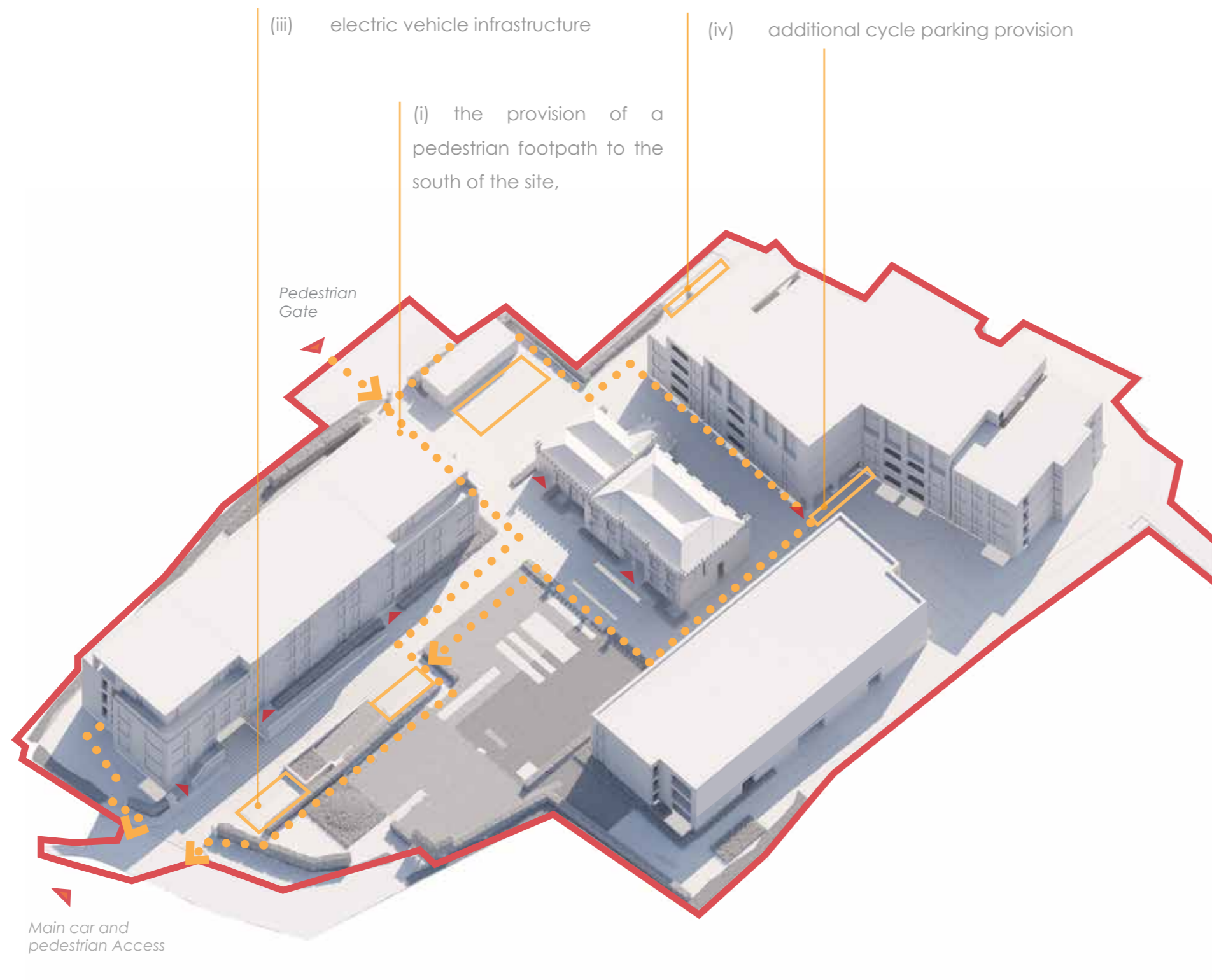


BASEMENT CAR PARKING
67 NO. OVER SPLIT LEVEL BASEMENT
3 NO. MOTORBIKE STANDS

SURFACE CAR PARKING
10 NO. @ SURFACE LEVEL

TOTAL CAR PARKING PROVISION
77 NO. TOTAL PROVIDED (2 NO. GO CAR)
4 NO. DISABLE
0.67 NO. MAX PROVISION AT 1 NO./UNIT

TOTAL BICYCLE PROVISION
A.01 X 46 NO.
B.01 X 54 NO.
C.01 X 32 NO.
D.01 X 4 NO.
TOTAL PROVISION 136 NO. + 40 VISITOR



(i) the provision of a pedestrian footpath to the south of the site, along Frankfort, to the eastern extent of the site.

(ii) details of pedestrian priority crossings, as detailed in the report .(iii) details of electric vehicle infrastructure

(iv) additional cycle parking provision

(v) details of the proposed pedestrian access to the north-west, if this is being provided;

(vi) Mobility Management Plan; and

(vii) Quality Audit.

** Refer to CS Consulting Group information for further details.

2.3 Basement Parking Strategy

The carparking strategy has been developed to achieve 0.67 no. space per unit.

The basement carpark has been reconfigured into a very efficient split level arrangement in order to achieve:

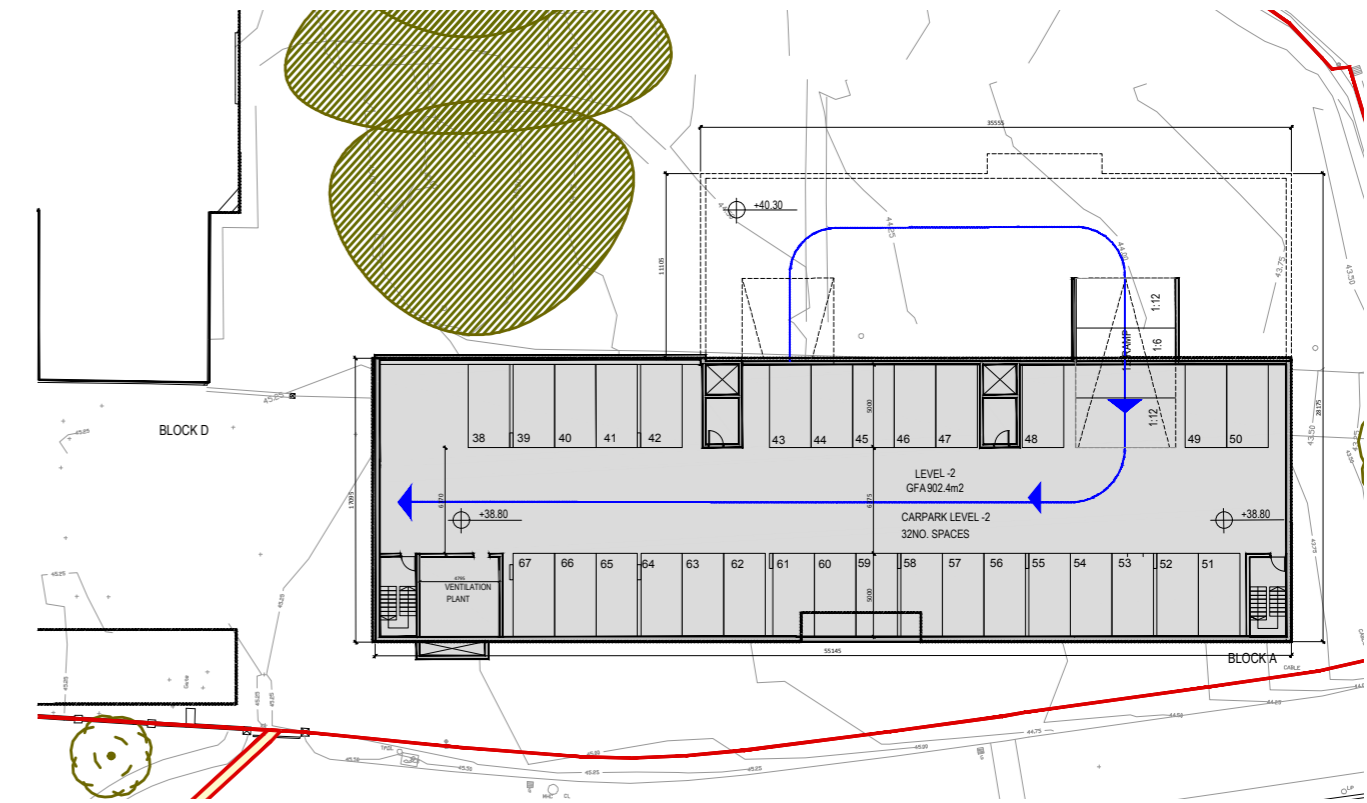
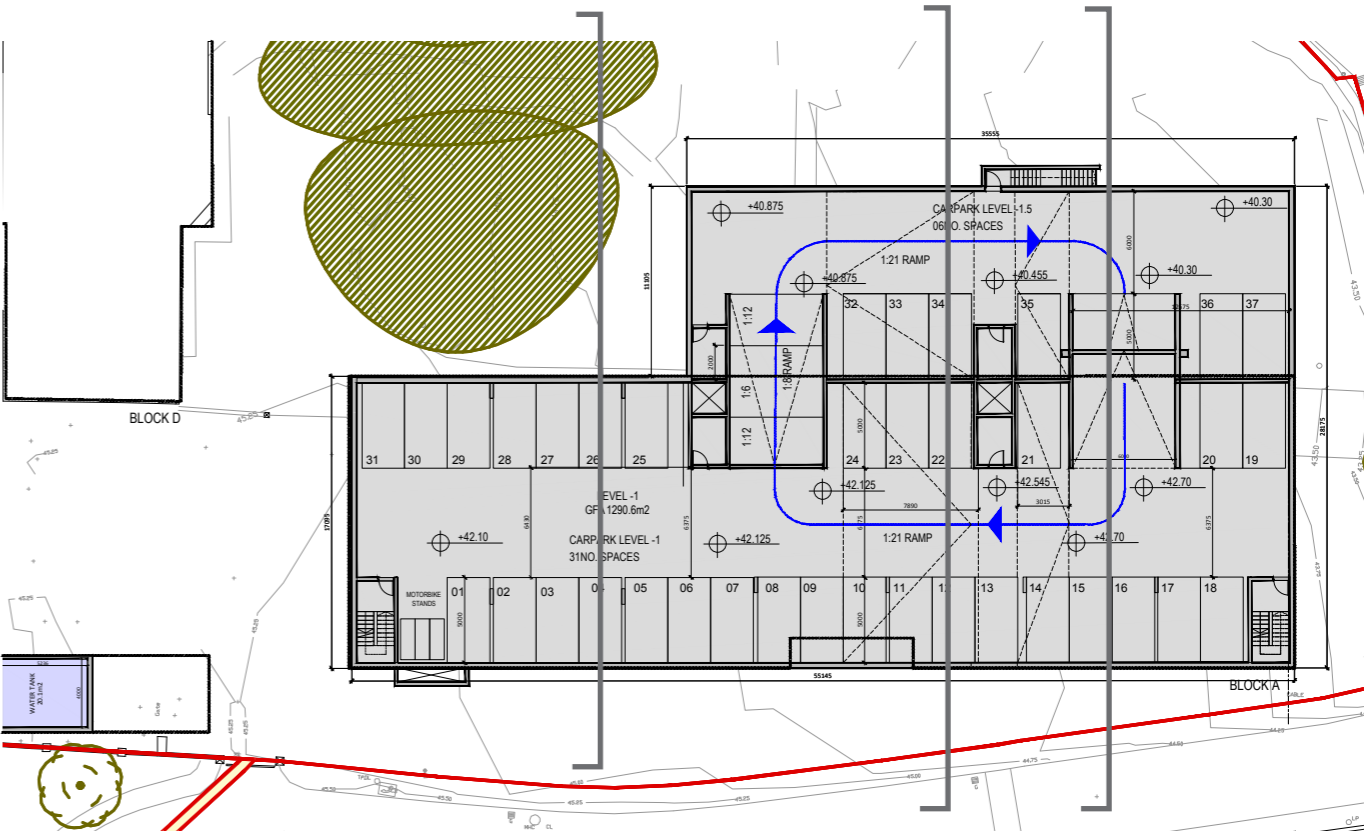
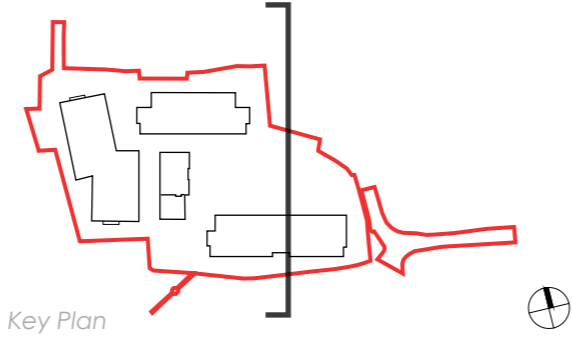
- 67 no. spaces
- Reduce its footprint to avoid impacting the retention of trees and their root protection zones.
- Reduce the no. of surface spaces required to improve landscape amenity and treatment.

TOTAL BASEMENT CAR PARKING
67 NO. OVER SPLIT LEVEL BASEMENT

BASEMENT LEVEL -01
37 NO. TOTAL PROVIDED

BASEMENT LEVEL -02
30 NO. TOTAL PROVIDED

TOTAL CAR PARKING PROVISION
77 NO. TOTAL PROVIDED (2 NO. GO CAR)



2.4 Basement_Substructures Detail

Block A:

A basement and associated excavation is proposed under Block A

□ South and East sides:

A pile wall (shown as blue outline) is required on the south and east elevations where the block is close to these boundaries and there is insufficient room to “batter back” the soil in order to construct the basement. (Refer to Engineers Drawings)

□ North and West sides:

The soil/ground can be “Battered back” (shown as dashed red line) on the north and east elevations where there are no space restrictions as part of the excavation, hence there is no need for a pile wall along these sides. (Refer to Engineers Drawings)

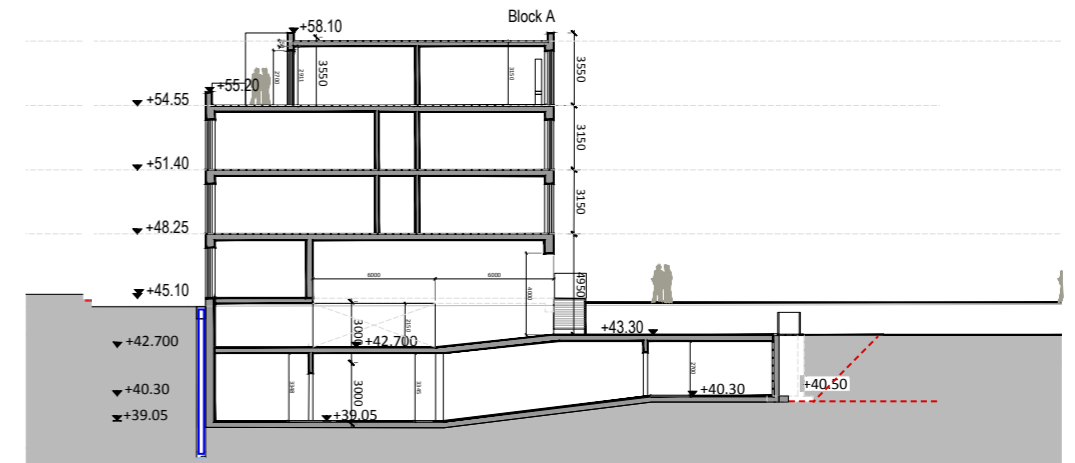
Blocks C&D:

Blocks B and C do not have basement

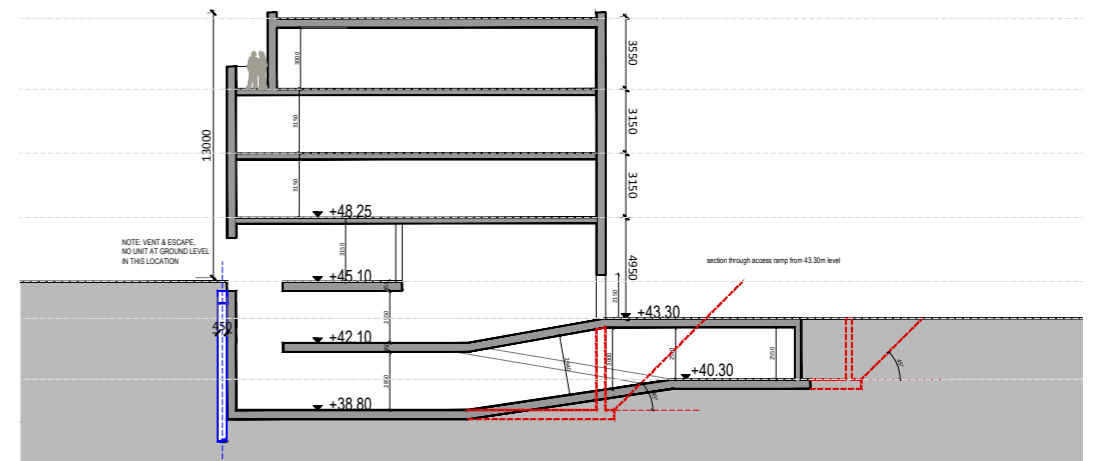
□ The external walls and structure can be constructed off a standard RC strip footing (1200x1300mm) and 440mm rising block walls.

There is no deep excavation required and neither of the buildings are close to the site boundary.

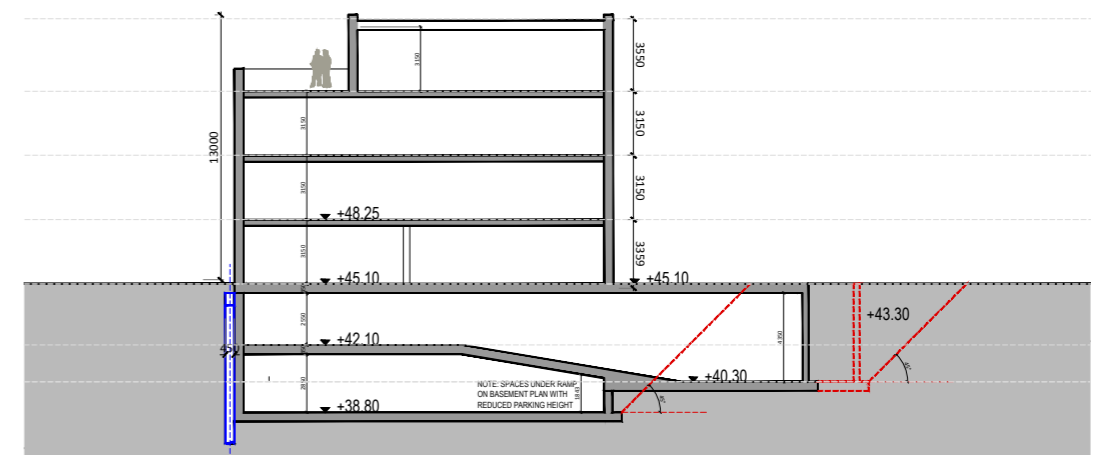
Block A



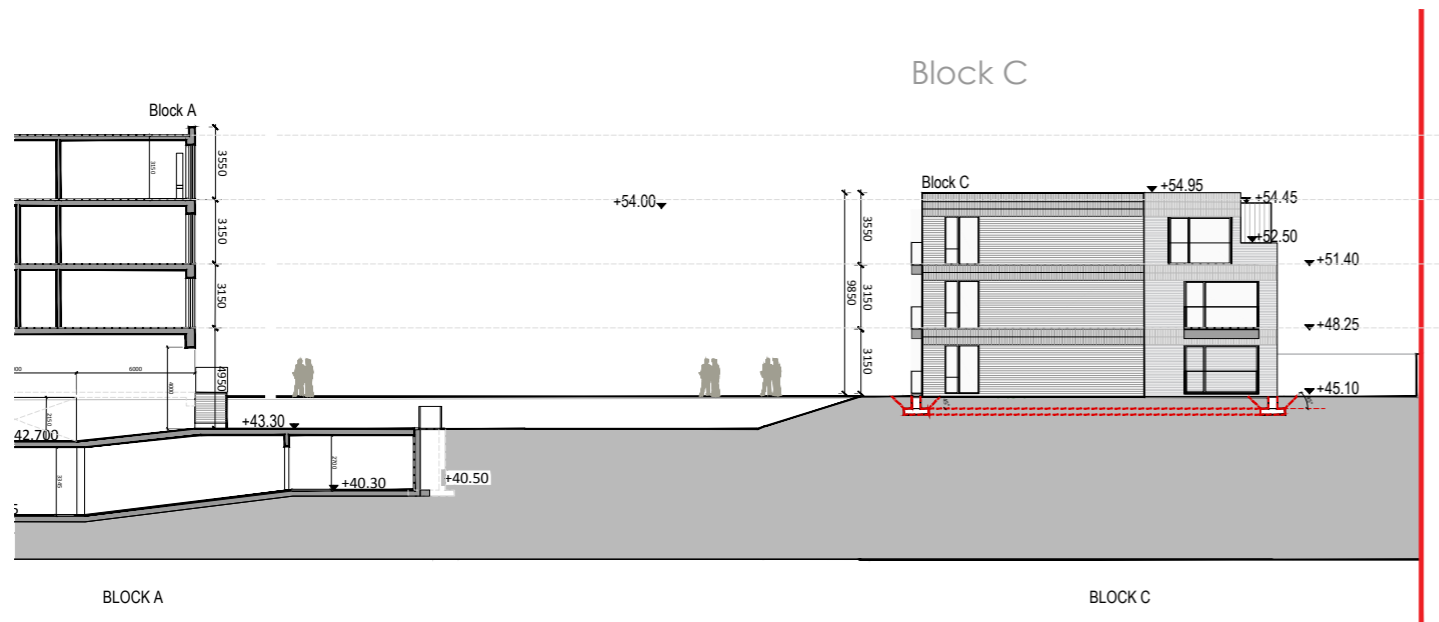
Section AA



Section BB



Section CC



3. Impact on Residential Amenities

3.1 Daylight/ sunlight analysis studies

- Residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overshadowing and potential overlooking. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.

Shadow images for the current and proposed scenarios for the BRE recommended design days

- March 21st – This represents an average day for assessing overshadowing.
- June 21st – This represents the best case minimum shadow scenario.

The images show additional shadows are cast as a result of the proposed development, as is to be expected any new structure is being built. We would not see any issue here.

Daylight impact to neighbouring properties

- The attached Vertical Sky Component (VSC) results demonstrate that daylight availability to the majority of neighbouring properties will not be significantly affected as the BRE guidelines for safeguarding daylight with the proposed development in place are achieved, i.e. main windows achieve a VSC >27% with the proposed development in place.

Sunlight hours (amenity/gardens) analysis for the current and proposed scenarios.

- Page 11 – shows the sunlight exposure (hours) achieved for surrounding gardens.
- Page 11 – shows the % reduction with the development in place. The BRE guidelines suggest that reductions in sunlight exposure beyond 20% are noticeable.
- Page 12 – shows areas that achieve 2 hours (or more) of sunlight. 2 hours or more of sunlight is a BRE recommendation for amenity areas to ensure adequate sunlight throughout the year.
- 27 of the 29 assessed neighbouring amenity areas achieve the BRE Guideline recommended values for safeguarding access to sunlight. The two amenity areas that did not achieve the guideline were only marginally outside of the guideline target. A classification of minor adverse impact is appropriate.

***Refer to Section 12.0 of METEC Report for a more in-depth commentary.*

Sunlight hours (existing windows) analysis for the current and proposed scenarios.

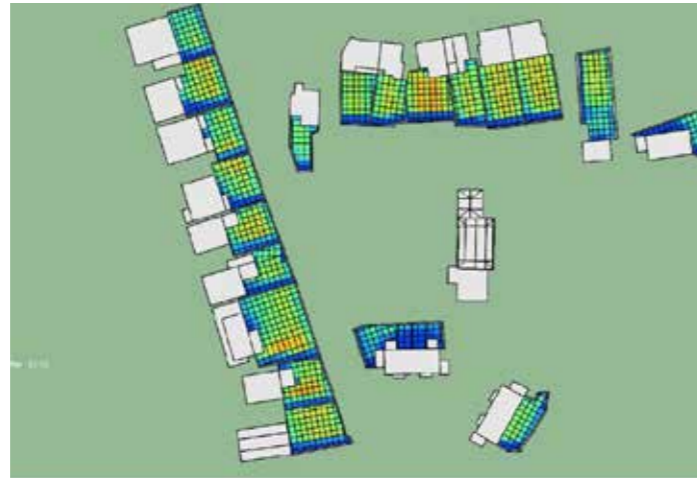
- 32 of the 32 windows assessed for APSH achieved the BRE Guideline recommended values for safeguarding access to sunlight in existing dwellings. 31 of the 32 windows assessed for APSH in the winter months achieved the BRE Guideline recommended values for safeguarding access to sunlight in existing dwellings. W1 of assessment dwelling 10 which did not meet the APSH in the winter month was marginally outside of the guidelines. A classification of minor adverse impact is appropriate.

***Refer to Section 10.0 of METEC Report for a more in-depth commentary.*

VSC has been calculated for all main windows of surrounding dwellings which face the proposed development. The map below identifies the dwellings that were analysed as part of the assessment. (Refer to daylight, sunlight and overshadowing assessment for comprehensive results of VSC analysis).

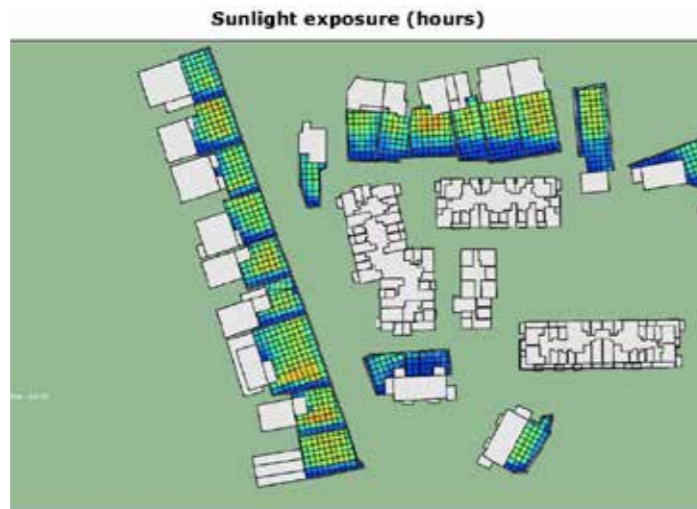


Existing



Current Scenario - March 21st

Proposed



Proposed Scenario - March 21st
Sunlight exposure (hours)

Simulations Results Table

Garden No.	Current Scenario % of Garden receiving ≥2 hours of sunlight on March 21	Proposed Scenario % of Garden receiving ≥2 hours of sunlight on March 21	% of Former Value (target value ≥80%)	Compliant with BRE Guideline for safeguarding access to sunlight	Comments
1	79	79	100%	Yes	
2	89	89	100%	Yes	
3	92	92	100%	Yes	
4	75	75	100%	Yes	
5	86	86	100%	Yes	
6	84	84	100%	Yes	
7	96	96	100%	Yes	
8	85	85	100%	Yes	
9	87	87	100%	Yes	
10	86	77	89%	Yes	
11	85	76	90%	Yes	
12	87	77	90%	Yes	
13	86	79	92%	Yes	
14	88	65	74%	No	Proposed scenario is marginally outside the BRE guideline
15	89	70	78%	No	Proposed scenario is marginally outside the BRE guideline
16	94	87	93%	Yes	
17	89	75	84%	Yes	
18	63	63	100%	Yes	
19	78	78	100%	Yes	
20	59	59	100%	Yes	
21	56	56	100%	Yes	
22	50	50	100%	Yes	
23	100	100	100%	Yes	
24	100	100	100%	Yes	
25	100	100	100%	Yes	
26	83	83	100%	Yes	
27	25	25	100%	Yes	
28	25	25	100%	Yes	
29	43	43	100%	Yes	

3.2 Amenity Space

Proposed Development

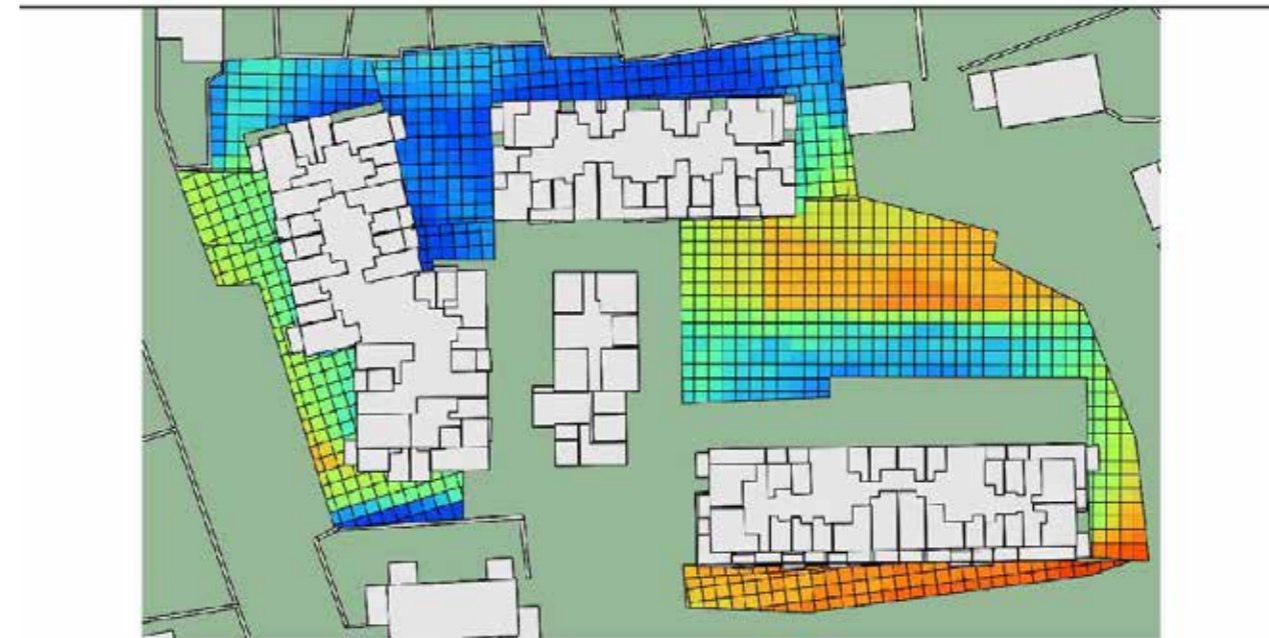
The BRE Guide recommends that for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity space should receive at least two hours of sunlight on the design day, March 21st.

The massing of the proposed development has been designed so that the amenity areas exceed the BRE Guides recommended criteria for sunlight. This will ensure that a positive appearance and ambiance will be achieved by development. This is demonstrated by the images overleaf where the amenity areas exceed the BRE Guides recommended criteria.

Methodology (as referenced in Section 3.3 of the BRE Guide)

Design Issue	BRE Recommended Criteria – Section 3.3.7
Sunlight in Gardens, Communal Open Spaces, Play Areas etc.	It is recommended that at least half (≥50%) of the amenity areas should receive at least two hours of sunlight on 21 st March.

Table 13.0.1 – BRE methodology for safeguarding sunlight in amenity spaces



**Proposed Development Amenity Areas – March 21st
Sunlight exposure (hours)**



**Proposed Development Amenity Areas – March 21st
Cells coloured red if they receive ≥2 hours of sunlight
78% of Amenity garden area receives ≥2 hours of sunlight, therefore the BRE
Guideline is Achieved**

3.3 Conclusion

The Daylight, Sunlight and Overshadowing assessment of the proposed development was prepared using the methodology's set out in the British Standard: Lighting for Buildings – Part 2: Code for Practice for Daylighting, BRE 209, 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', Second Edition 2011, by P. J. Littlefair and the Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018).

Neither the British Standard nor the BRE Guide set out rigid standards or limits. The BRE Guide is preceded by the following very clear statement as to how the design advice contained therein should be used.

"The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."

Our conclusions with respect to daylight & sunlight are summarised as follows;

Existing 3rd Party Neighbouring Properties

Daylight/Sunlight

A comprehensive study on the neighbouring properties was carried out based on the BRE Guide methodology. The daylight and sunlight assessment results demonstrate that the proposed development would not result in any loss of light received by neighbouring properties beyond Minor adverse impacts as identified in Appendix I of the BRE Guidelines.

As only a small number of windows and limited area of open space are affected with the proposed development in place, a classification of minor adverse impact is appropriate.

Proposed Development

Daylight

All Bedrooms and Kitchen/Dining/living rooms of the apartment blocks were selected for a detailed daylight assessment, 305 of the 309 assessed rooms achieved the BRE daylight guidelines. The remaining rooms are marginally below the BRE guidelines.

Sunlight to Main Living Room Windows

The sunlight assessment demonstrated that the main living rooms windows achieve good APSH on the applicable main living rooms windows.

Sunlight to Amenity Areas

The proposed development achieves the BRE criteria for sunlight in amenity spaces.

Shadow Images

Shadow images are presented in Appendix E for both the current scenario and with the proposed development in place. Images are presented for the design days of March 21st and June 21st as recommended by the BRE Guide. Also presented are images for December 21st, however it should be noted that in December, even low buildings will cast long shadows. It should be borne in mind when interpreting the shadowing images that nearly all structures will create areas of new shadows, and some degree of shadow a space is to be expected.

4. Childcare facilities

Rationale/ justification as to the provision of Childcare Facilities, or otherwise. Justification is required for the non-provision of childcare facilities, having regard to the criteria as set out in Childcare Facilities -Guidelines for Planning Authorities (2006).

For further information, please, refer to "Childcare Capacity Audit " that has been prepared by TPA, and is enclosed with the application submission

Creche total area proposed for 20 children: 80sqm

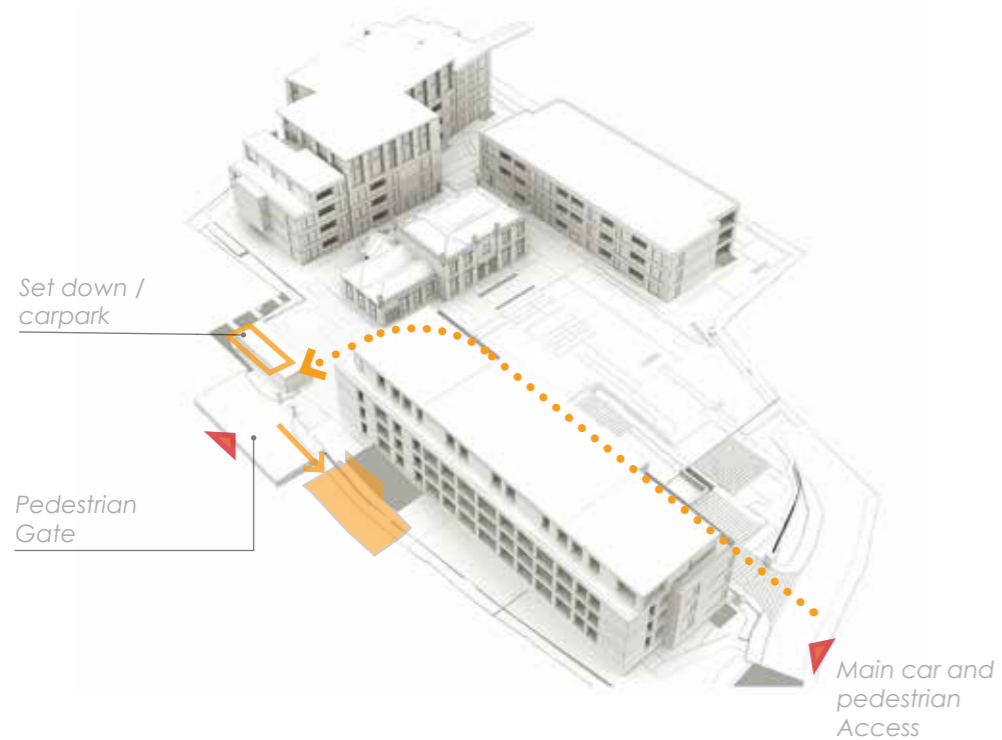
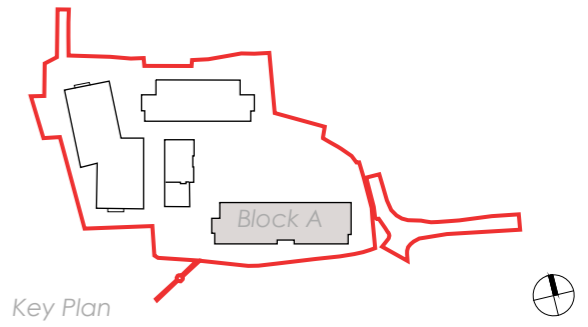
Room 01: 13.5 sqm

Room 02: 29.4 sqm with sliding door to split the room if needed

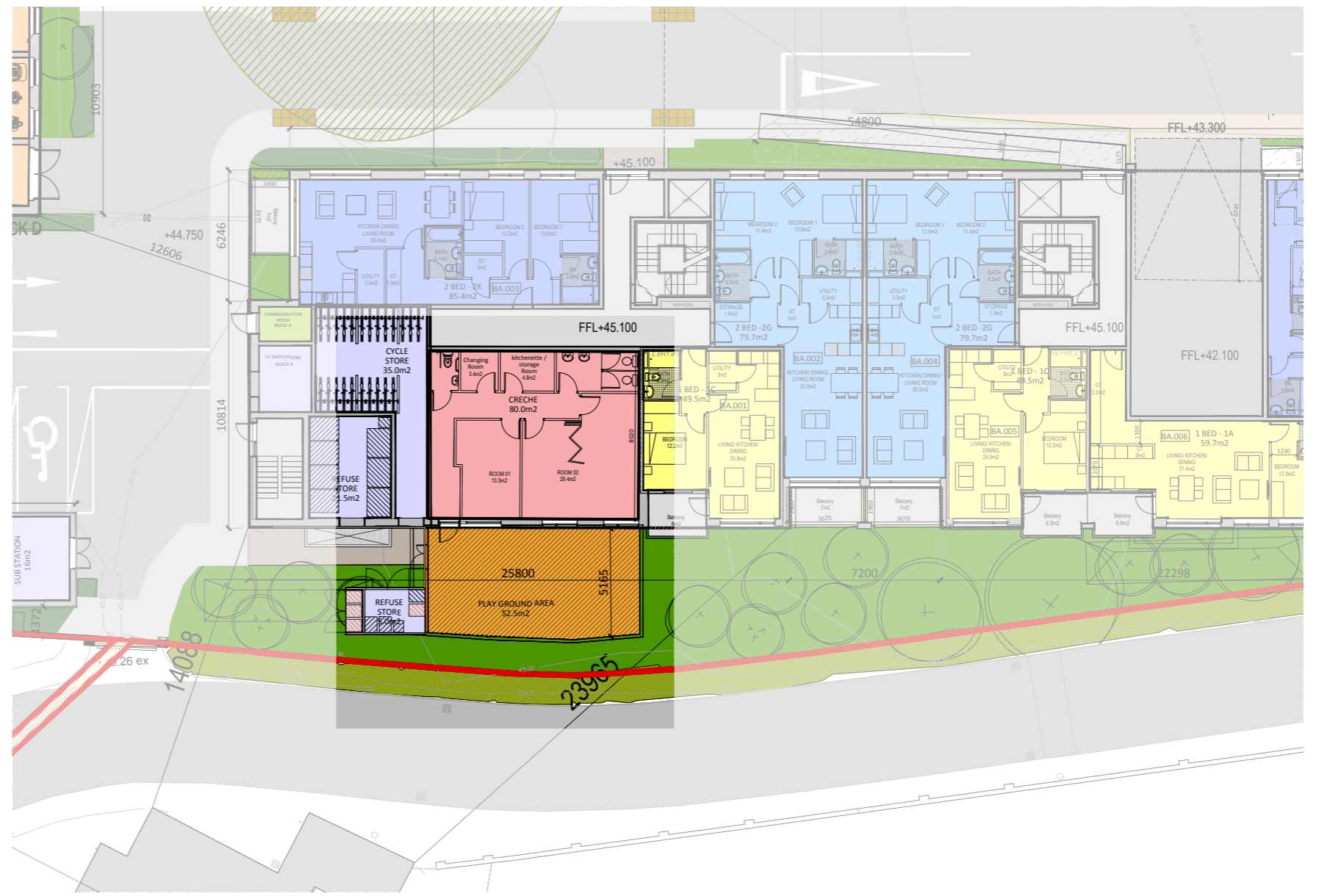
Changing Room: 3.4 sqm

Kitchen & Storage: 4.8 sqm

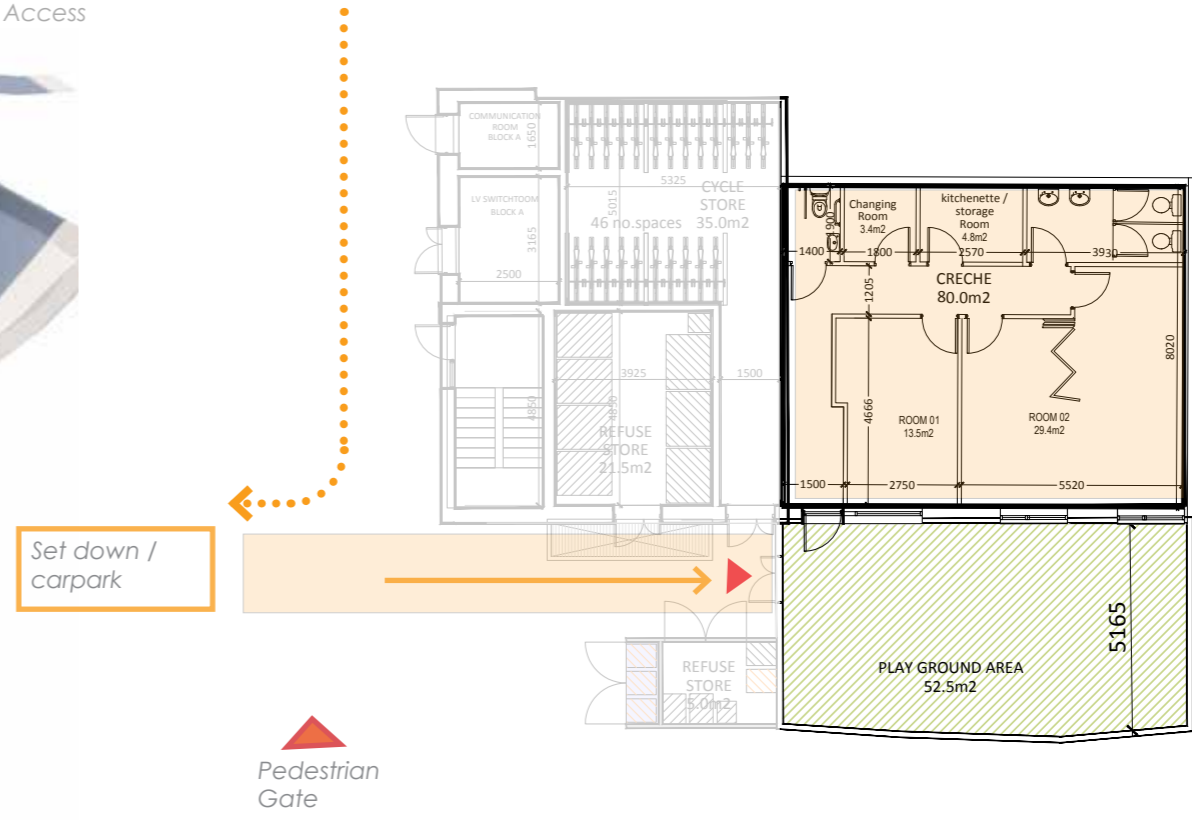
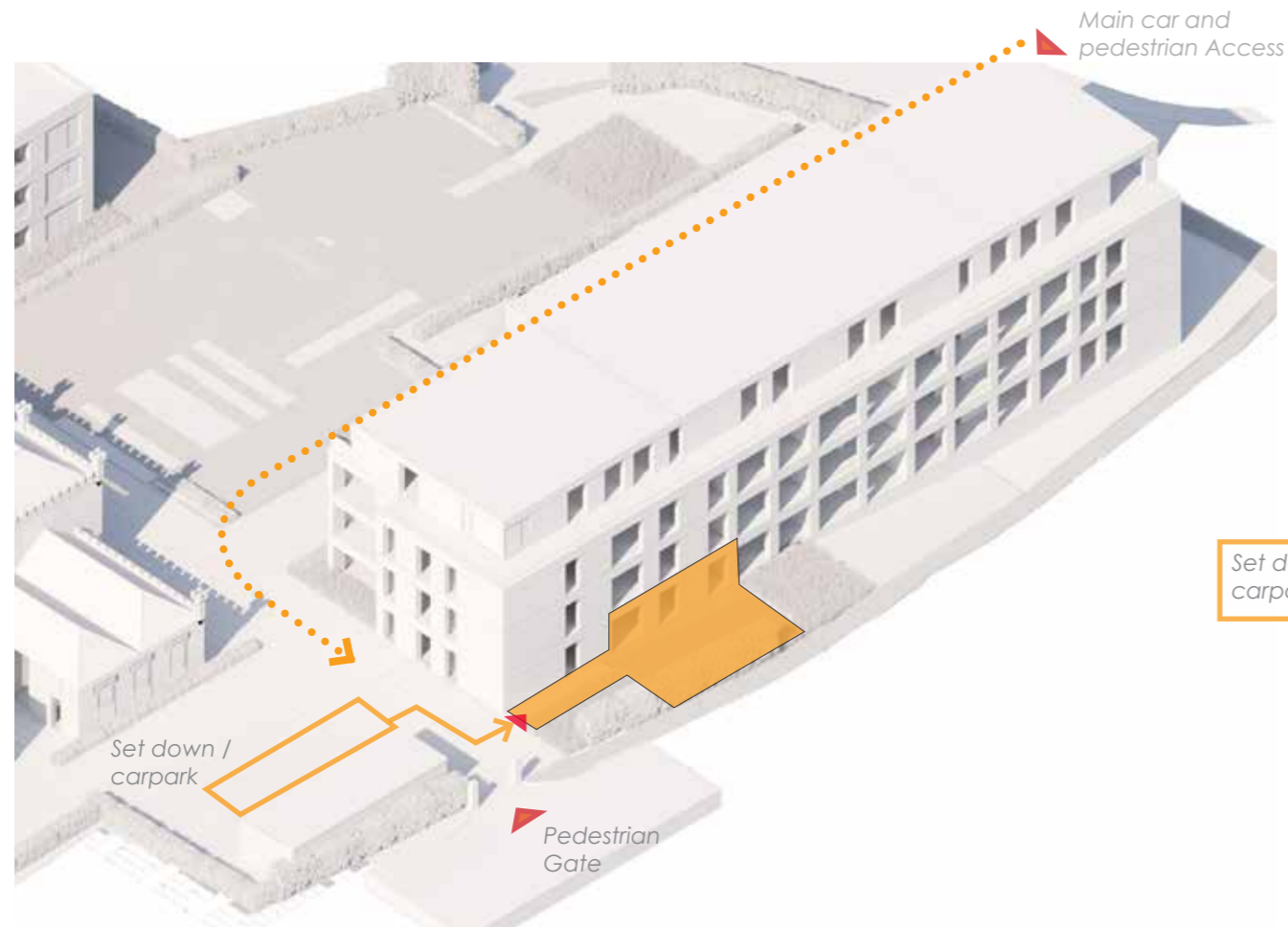
Private Open Space: 52.5sqm



Access from setdown within development



Block A_Ground Floor Plan



Block A_South Elevation



Creche Elevation and floor plan

5. Landscape Response

5.1 Trees on Site

5. Rationale/ justification for the removal of 78% of the existing trees on the site, having regard in particular to the report of the Parks and Landscape Section of the Planning Authority (dated 17th January), and having regards to discussions at the tripartite meeting. The impacts of the proposed development on the trees proposed to be retained and the proposed replacement planting, should be further explored, and detailed drawings provided in relation to same.



** Please refer to the Arboricultural Assessment prepared by J McConville and Associates.

5.2 Proposed Open Space

LEGEND AND SCHEDULE OF MATERIALS

- PLANNING APPLICATION SITE BOUNDARY
- IN-SITU CONCRETE WITH SELECTED DECORATIVE FINISH
- SMALL FORMAT NATURAL STONE PAVING
- COLOURED STONE MASTIC ASPHALT TO ENGINEERS DETAIL
- SELECTED SELF-BINDING AGGREGATE
- KERBS LAID FLUSH IN SOFT LANDSCAPE
- SELECTED HARDWOOD TIMBER DECK SURFACE
- BESPOKE SEATING
- LAWN SEEDING
- HERBACEOUS PLANTING MIX
- HEDGE PLANTING
- EXISTING HEDGEROW RETAINED
- PROPOSED TREE PLANTING
- EXISTING TREE RETAINED AND PROTECTED IN ACCORDANCE WITH BS5837:2012. ORANGE DASHED LINE REPRESENTS RPA (ROOT PROTECTION AREA). REFER TO TREE SURVEY BY ARBORIST
- PROPOSED MOUNDING
- PROPOSED LEVELS
- EXISTING LEVELS RETAINED
- APPROXIMATE OUTLINE OF BELOW GROUND ATTENUATION TANK
- CYCLE PARKING
- PROPOSED 2.4m HEIGHT GALVANIZED STEEL ROUND BAR RAILING

SCHEDULE OF PROPOSED PLAY EQUIPMENT

REF.	QUANTITY	TYPE
P1	3	Jumping Disc
P2	1	Rotating Beam
P3	1	Stepping Blocks
P4	1	Balancing Rope

RESPONSE TO PRE-PLANNING MEETING WITH DLRCC PARKS DEPT.:

1. More proposed trees, particularly at the boundaries. Larger specimens are also proposed.
2. The three best trees in DLRCC's opinion are still proposed to be retained. DLRCC had concerns regarding the retention of Thuja (tree no. 1570) due to basement. Basement has been pulled back from Thuja tree.
3. DLRCC requested that we attempt to retain the southern boundary hedge. This hedge is to be protected and retained and it is not within the site boundary.

SCHEDULE OF PROPOSED TREE PLANTING

TREE REF.	QUANTITY	SPECIES:
Bp	17	<i>Betula pubescens</i> 3 tr., wrb., min 3m h., 14-16 cm g. feathered.
Tc	1	<i>Tilia cordata</i> 3 tr., wrb., min 3m h., 14-16 cm g. clear stem min 1.5m.
Qr	11	<i>Quercus robur</i> 3 tr., wrb., min 3m h., 14-16 cm g. clear stem min 1.8m.
Ca	9	<i>Corylus avellana</i> 3 tr., wrb., 3m h., 1.5 spread, multistem.
Qm	5	<i>Quercus robur</i> (Semi-mature) 5 tr., wrb., 6-7m h., 35-40 cm g., clear stem min 2.5m.
Ps	3	<i>Prunus serotina</i> 3 tr., wrb., 2m h., 10-12cm g.
Bpe	3	<i>Betula pendula</i> 4 tr., wrb., 4-5m h., 1.5-2m spread, 15-20 cm g., feathered.
Py	3	<i>Pinus sylvestris</i> 4 tr., wrb., 2.5m h., 1.2 m s.
Mk	15	<i>Magnolia kobus</i> 3 tr., wrb., 2m h., half standard
Cc	3	<i>Cornus controversa</i> 3 tr., wrb., 2m h., 2.5m spread, multistem
Cs	1	<i>Corylopsis spicata</i> 3 tr., wrb., 2m h., 2.5m spread, multistem
Di	3	<i>Davidia involucreata</i> 4 tr., wrb., 4-5m h., 1.5-2m spread, 18-20 cm g., feathered.

GROUND COVER AND HERBACEOUS MIX, TYPICALLY:

- Dianella nigra* 2 tr cg.
- Dryopteris filix-mas* 2 tr cg.
- Convolvulus majalis* 2 tr cg.
- Geranium* spp. 2 tr cg.
- Helianthus scaberrimus* 2 tr cg.
- Luzula sylvatica* 2 tr cg.
- Luzula nivea* 2 tr cg.
- Echinacea purpurea* 2 tr cg.
- Hemerocallis* sp. 2 tr cg.
- Hyacinthoides* spp. 2 tr cg.
- Narcissus* spp. 2 tr cg.
- Pulsanilla officinalis* 2 tr cg.
- Verbena bonariensis* 2 tr cg.
- Campanula lactiflora var alba* 2 tr cg.
- Delphinium formosum* 2 tr cg.
- Dicentra spectabilis* 2 tr cg.
- Myrrhis odorata* 2 tr cg.
- Lippia citriodora* 2 tr cg.
- Geranium phaeum* 2 tr cg.
- Pieris* spp. 2 tr cg.
- Digitalis purpurea* 2 tr cg.
- Rosa* spp. 2 tr cg.

HEDGE AND SHRUB PLANTING, TYPICALLY:

- Crataegus monogyna*, 600-900mm h.
 - Carpinus betulus*, 900-1200mm h.
 - Buxus sempervirens*, 2 tr. cg.
- Typical native hedgerow mix:
- Crataegus monogyna* 50%
 - Prunus spinosa* 10%
 - Corylus avellana* 10%
 - Rosa canina* 10%
 - Ilex aquifolium* 10%
 - Prunus pauciflora* 10%

Planted at 450mm centres in single rows and 600mm centres in double staggered rows.

Abbreviations:

- tr. number of transplants in nursery
- h. height
- s. spread
- wrb. wire root-balled
- cm g. girth of tree in centimeters measured 1m above ground
- 2 tr. cg. plants supplied in 2 litre volume containers



6. Materials & finishes

6.1 Elevations Treatment

A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.

Palette of Materials

In response to this context a simple and considered palate of materials of brick, render and anodized metal has been proposed across the entire development. A neutral grey / buff tone of brick is suggested to complement and contrast with the grey rough cast render of the Castle and Lodge buildings.

The newer brick treatment will enclose the new spaces about the retained buildings which the building treatment lightens into colonnade and larger openings at upper levels. A mix of render and grey/buff wraps around the site and provides animation within streetscapes and breaks down the massing of buildings within their context.



Recon Stone



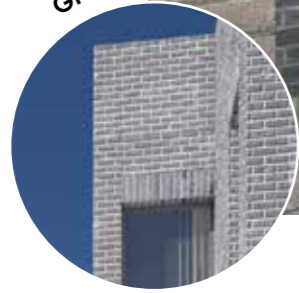
Balconies : Glazed + Recon Stone



Glazed Curtain Wall (Recessed)



Grey Brick



Block B

Existing 1,2 Frankfort Castle

Block A

Recon Stone



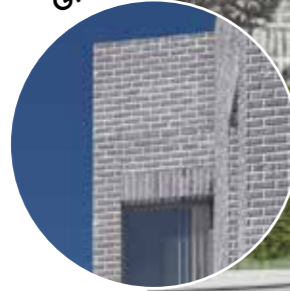
Balconies : Glazed + Recon Stone



Glazed Curtain Wall (Recessed)



Grey Brick



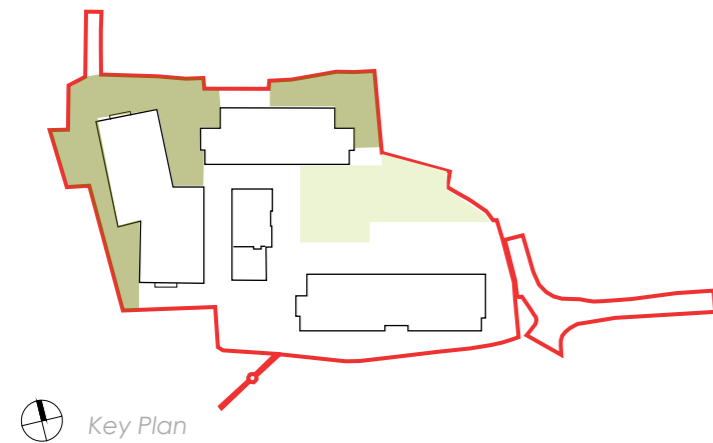
Block A

Existing 1,2 Frankfort Castle

Block B

6.2 Screening and Boundary treatment

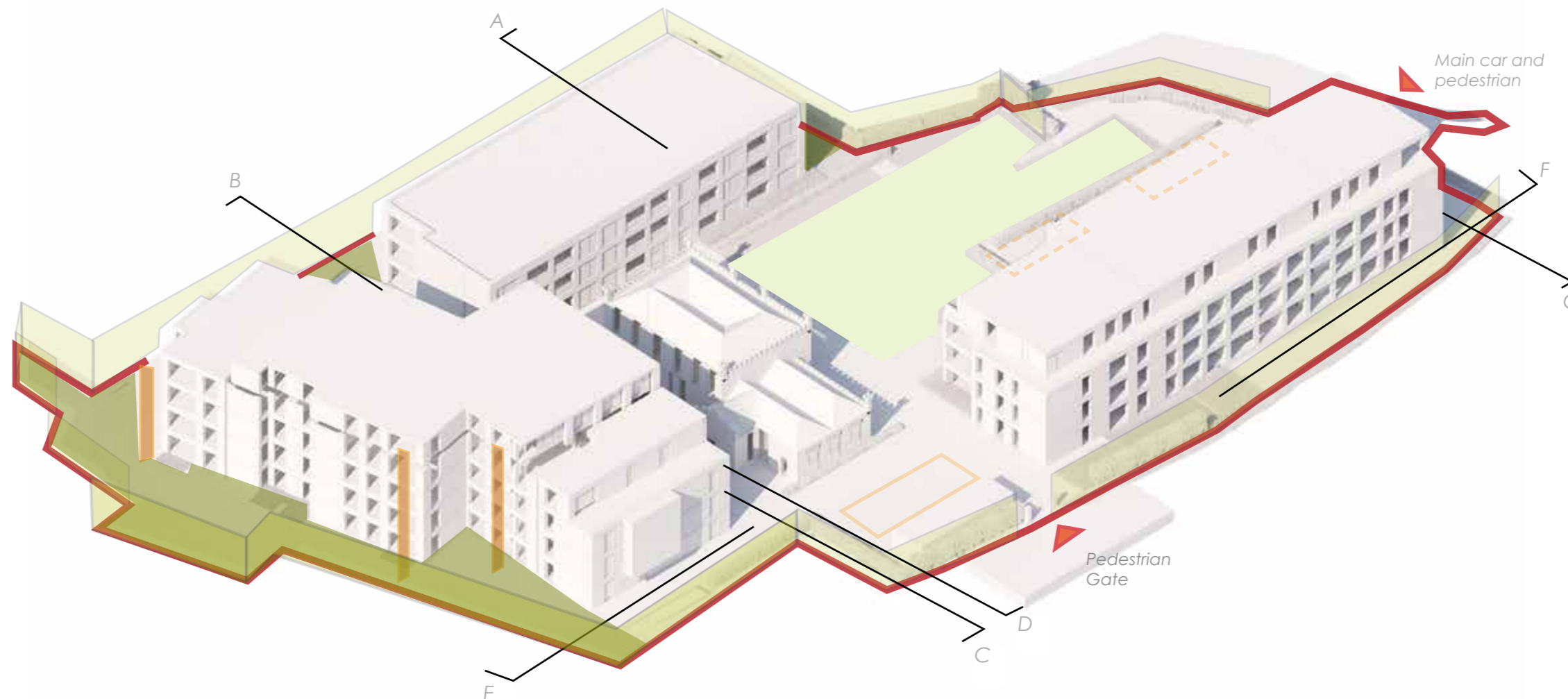
6. A plan of the proposed open space clearly delineating public, semi-private and private spaces should also be provided, as well as a detailed breakdown of the total area of same. These plans should clearly highlight how the proposals provide for an appropriate variety and suitable location(s) of children's play spaces.



Public open Space Required = 850sqm (10% of site area which is 8500sqm)
Public open Space Provided = 1000sqm (=12% of net Site Area)

Communal Open space Required = 979sqm
Communal Open space Provided = 1,025sqm provided in external landscaped communal open spaces (1) and (2).
 106.6 sqm of additional internal Residential amenity space is also provided in the retained Building D

Private Open Space (Balconies, Terraces) Required = 979sqm
Private open Space (Balconies, Terraces) Proposed = 1050sqm
 Provided in private balcony and terrace areas to each Apartment. Each Apartment is provided with a Private Amenity space with exception of 2 no. units at first floor to retained Building D.

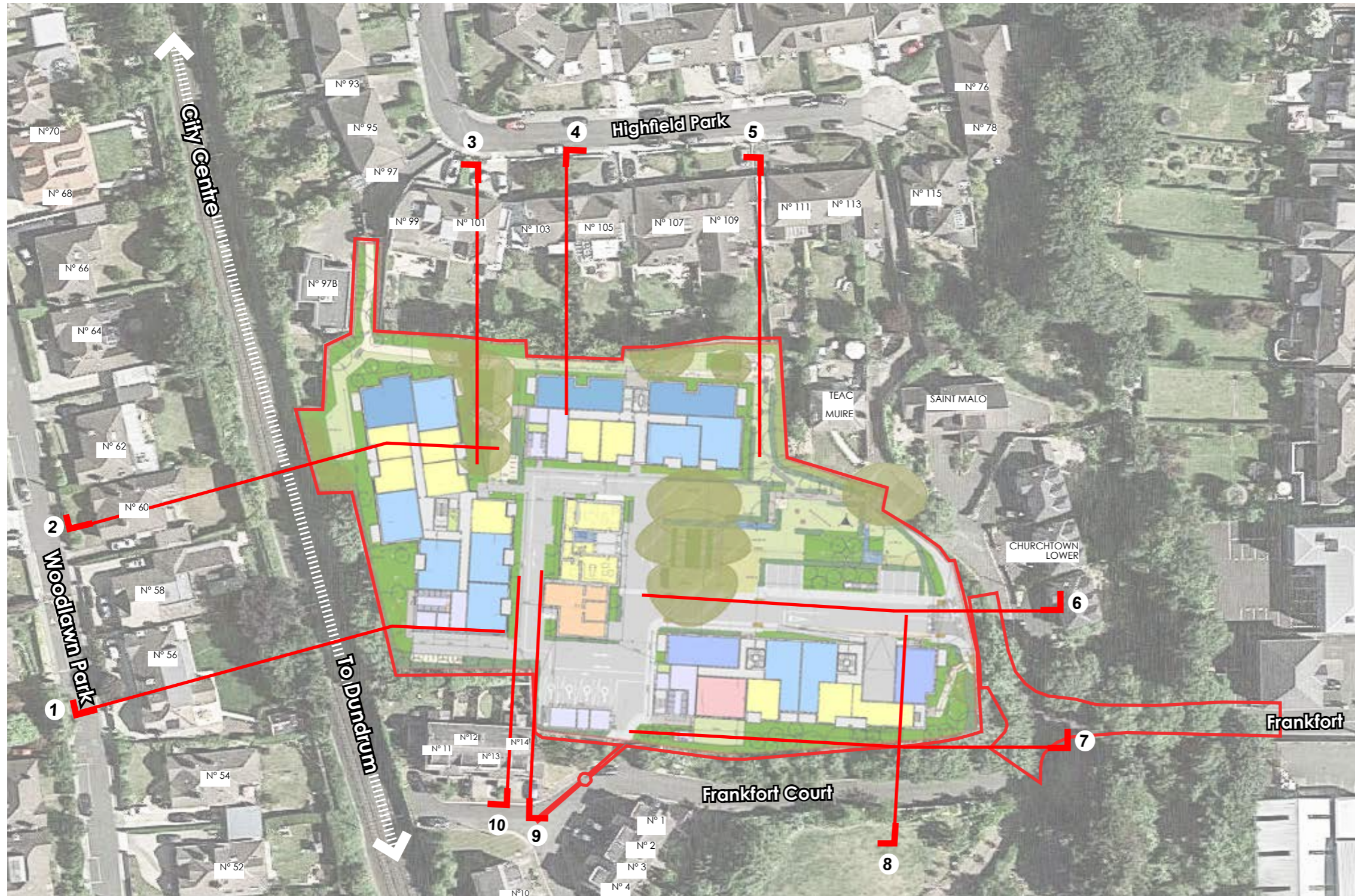


** Please Refer to the Landscape Design Report, prepared by DFLA.

7. Potential Overlooking

7.1 Site Location Map

Considering Location for potential overlooking

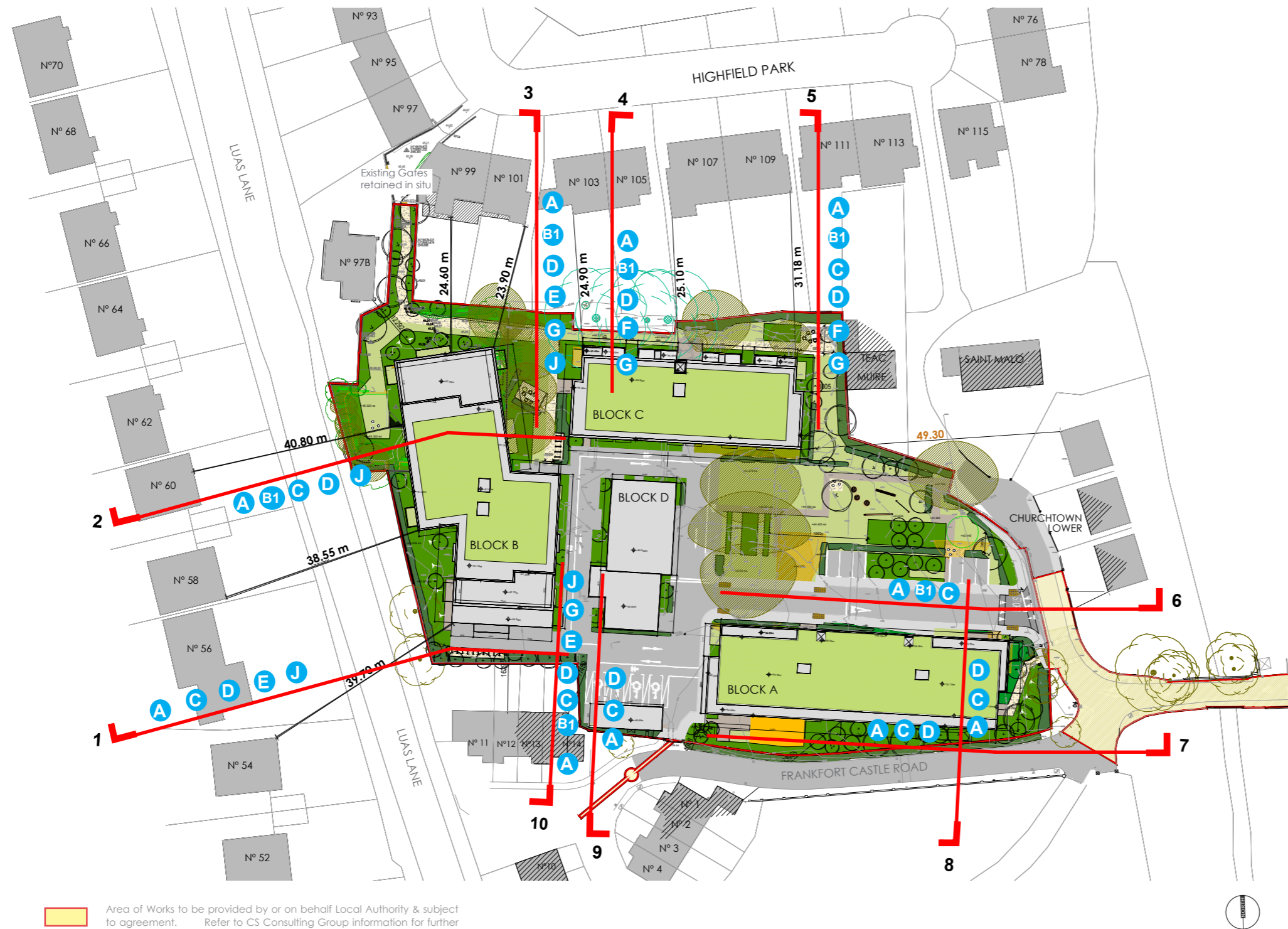


Conditions studied:

1. Block B westward elevation through House No. 56
2. Block B westward section through House N° 60
3. Block B North-Eastward elevation towards semidetached House no. 103-105 Highfield Park
4. Block C eastward cross section through semidetached House no. 107-109 Highfield Park
5. Block C east gable elevation, section through semidetached House no. 107-109 Highfield Park
6. Northward section through Frankfort Castle open space entrance and detached houses at Churchtown Lower
7. Block A southward elevation and section through Frankfort Castle Road
8. Block A westward cross section
9. Block A west gable elevation towards Frankfort Castle road terraced Houses no.1-4
10. Block B South-Eastward elevation towards terraced Houses no.11-14 at Frankfort Castle Road

7.2 Mitigation measures proposed to address potential

Site Location map with the location of the potential overlooking issues, that will be developed and explained in the next pages.

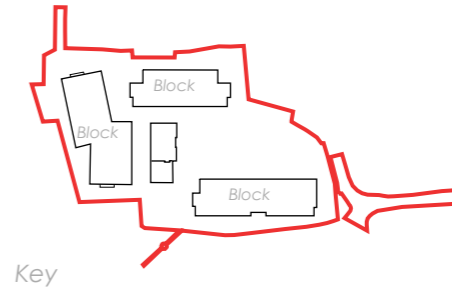


Mitigation/changes that are included to deal with potential overlooking:

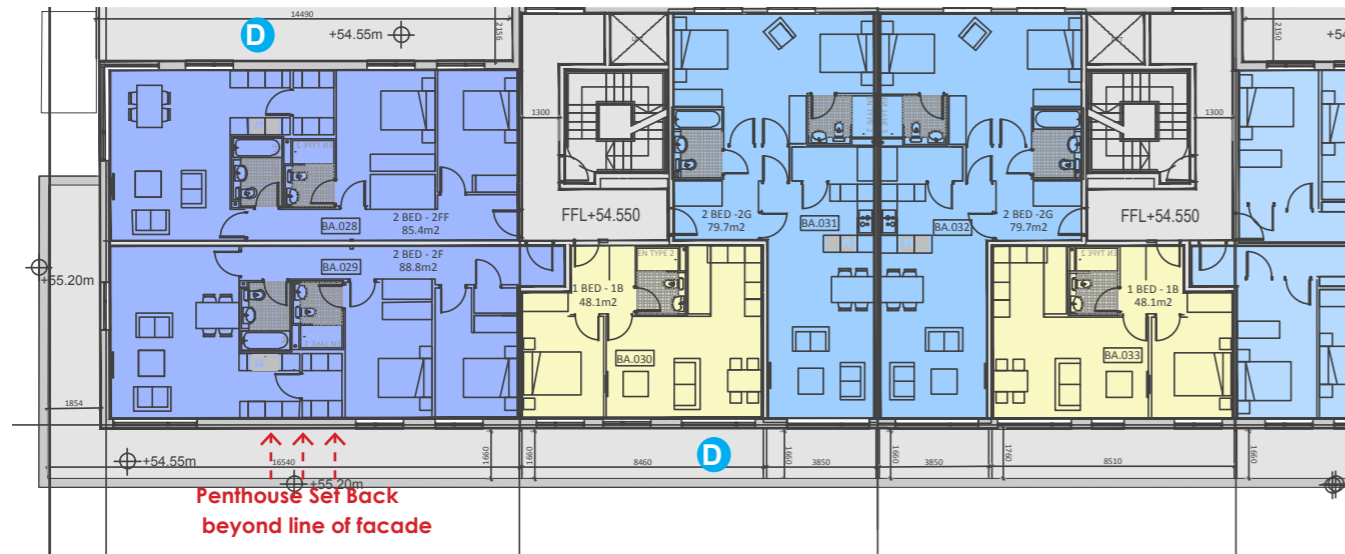
- Separation Distance **A**
- Mature trees stands **B**
 - B1** Retained trees
 - B2** New trees
- Inset balcony **C**
- Recessed terrace / steeped old profile **D**
- Inaccessible roof areas **E**
- Directions windows **F**
- Blank facades **G**
- Projecting windows **H**
- Privacy screens **J**

7.3 Mitigation measures_Adjacent Boundary Details

Site Location map with the location of the potential overlooking issues, that will be developed and explained in the next pages.

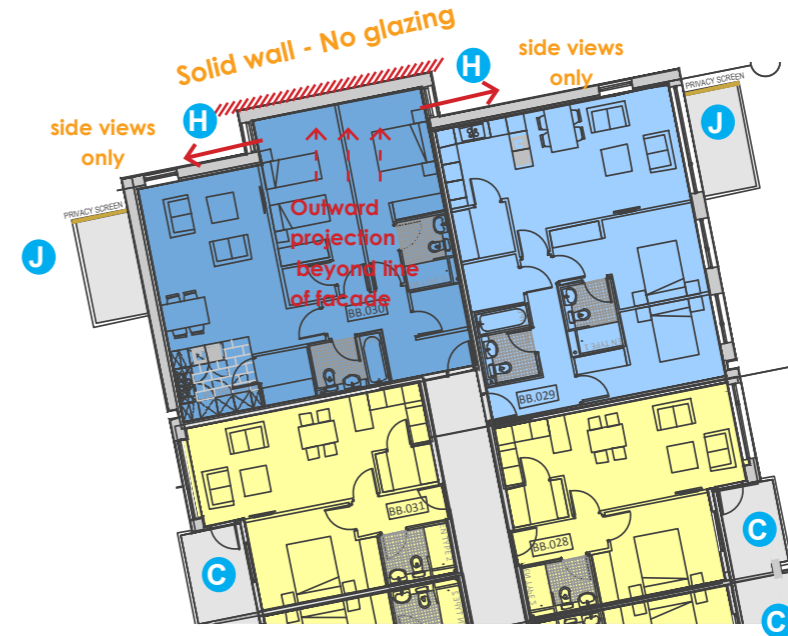


BLOCK A_Level 03



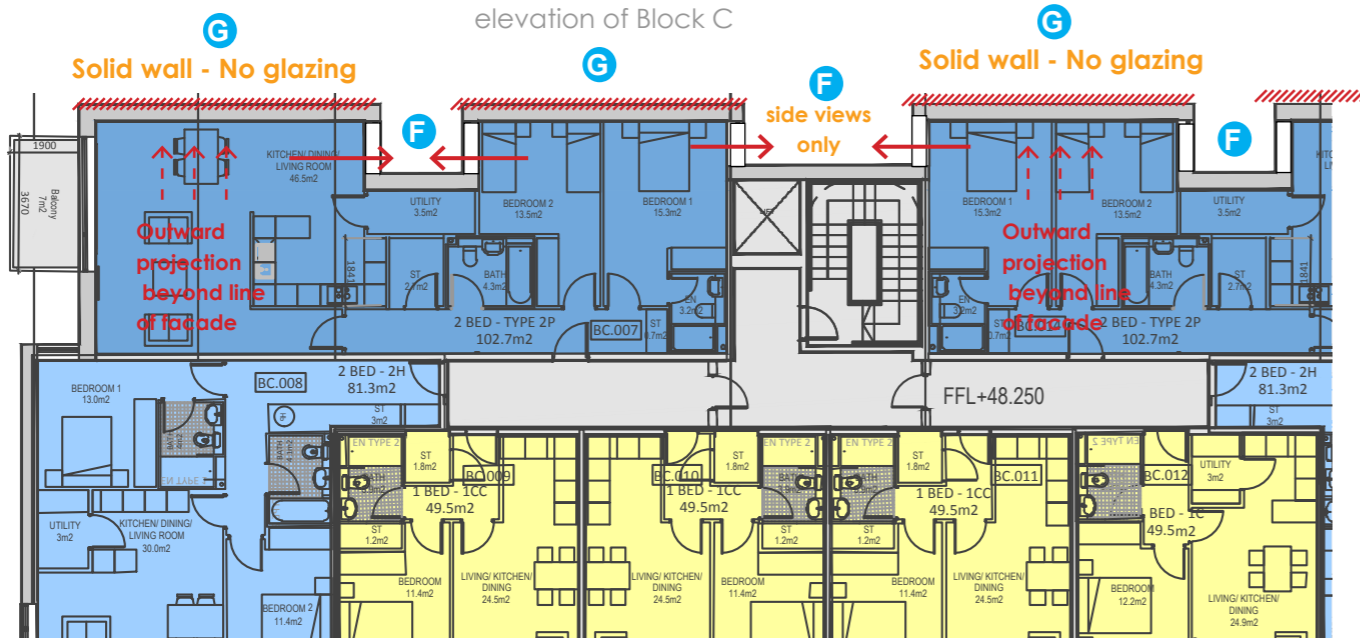
Projecting bays on back elevation of Block A

BLOCK B_Level 02

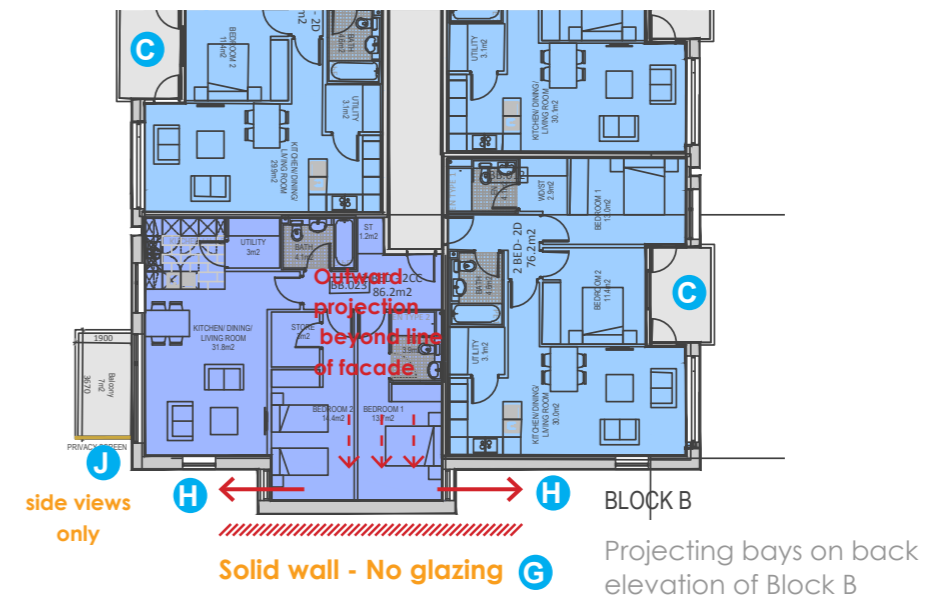


BLOCK C_Level 02

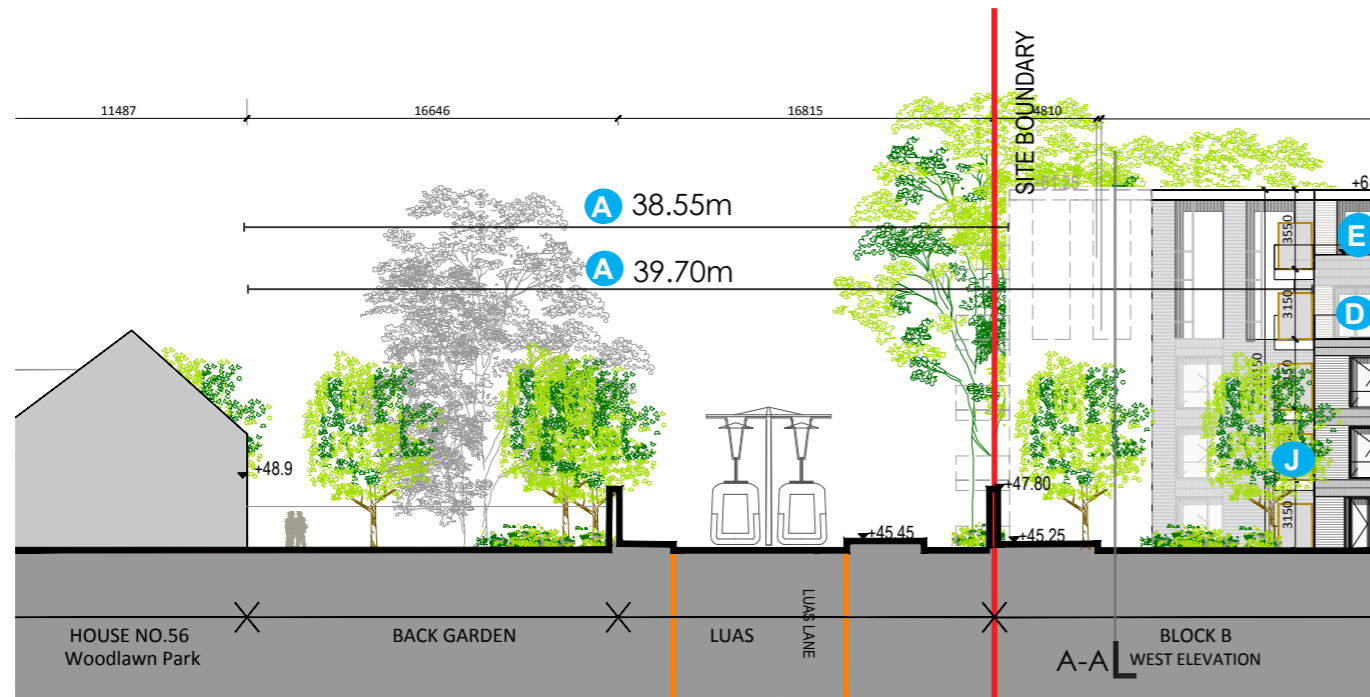
Projecting bays on back elevation of Block C



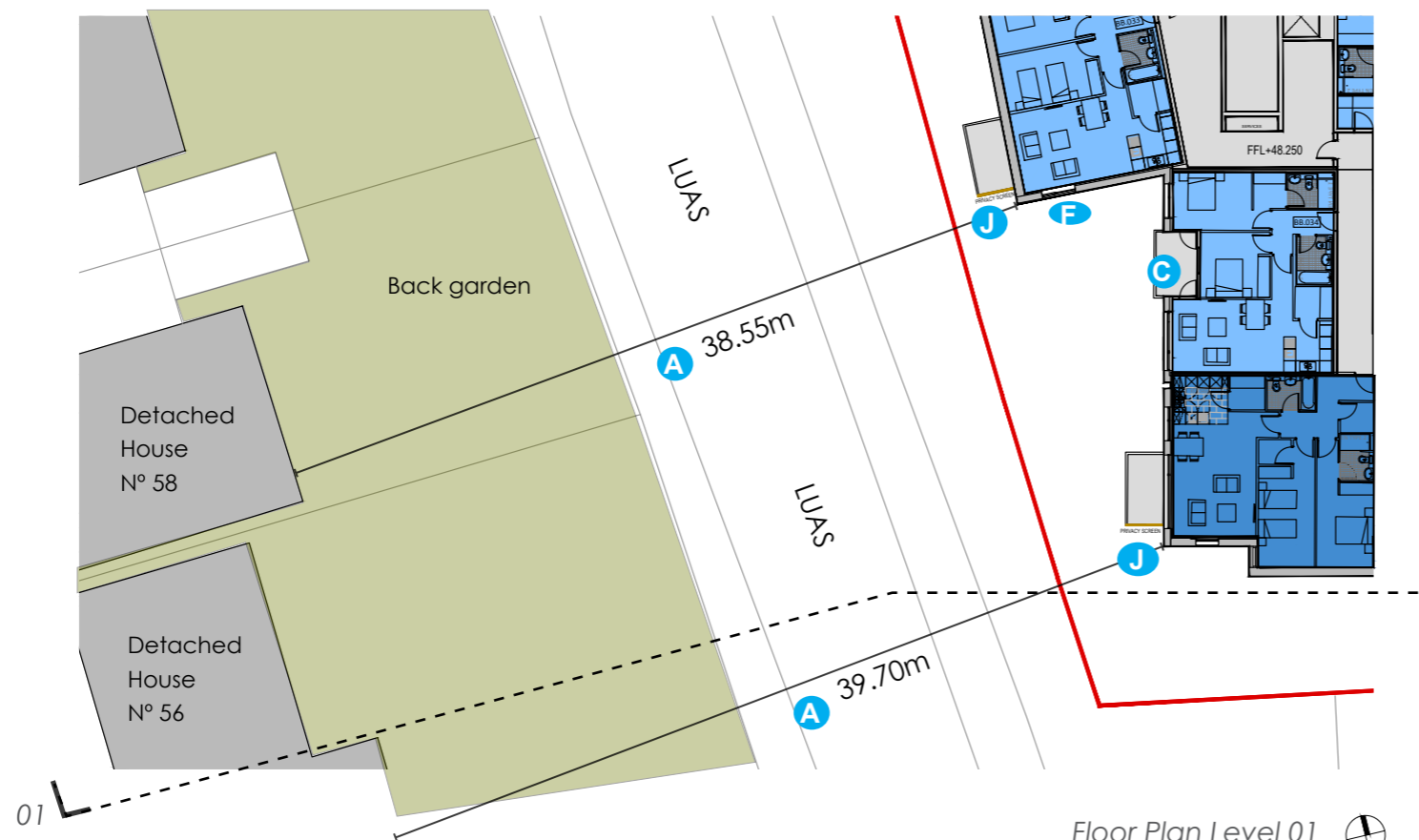
BLOCK B_Level 01



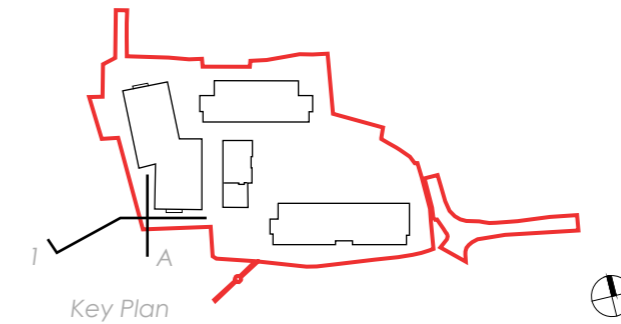
7.4 Context Elevations and Sections 01



Context Elevation 01

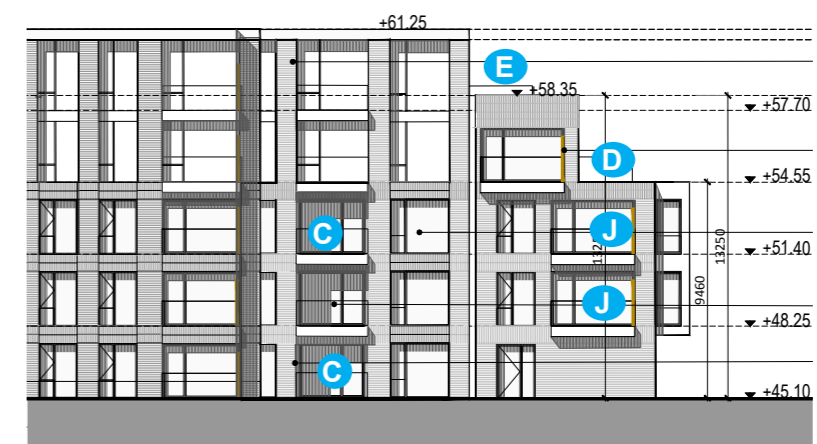


Floor Plan Level 01



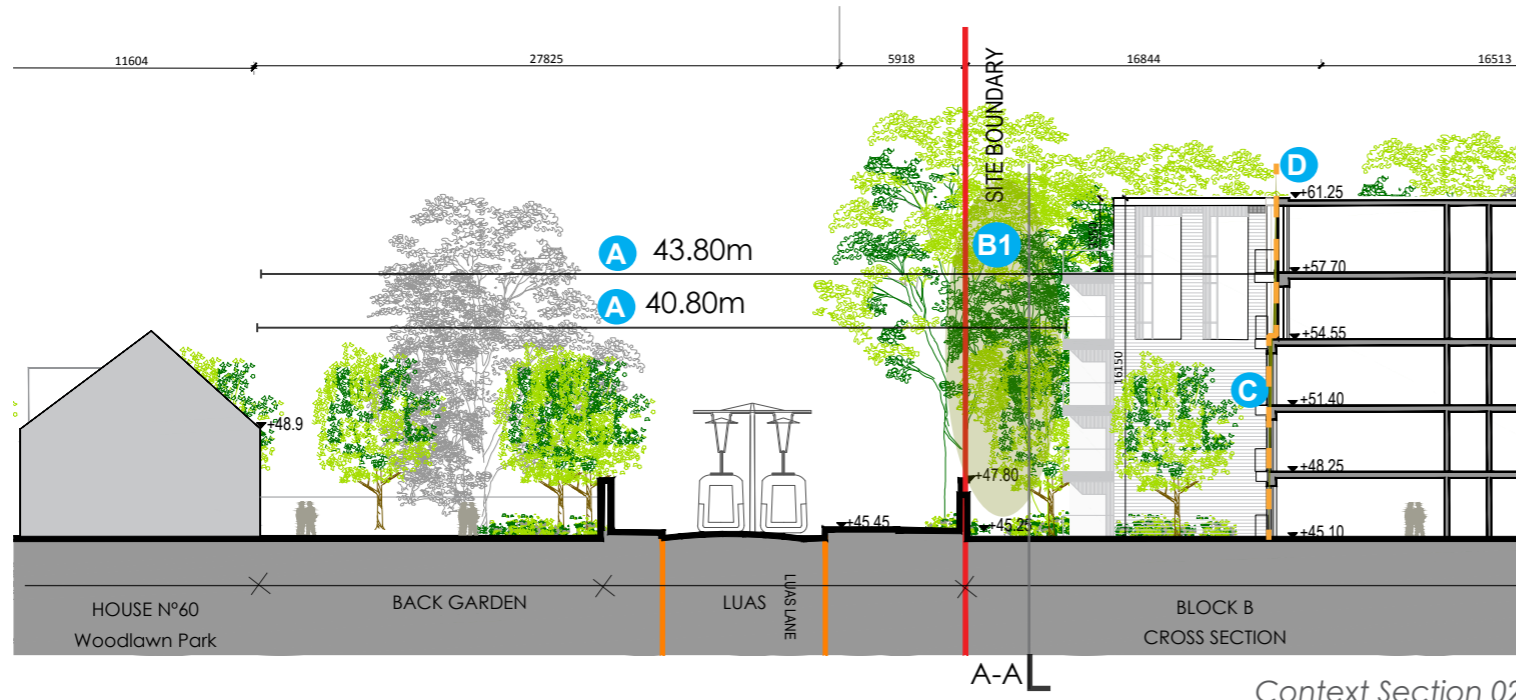
Mitigation/changes that are included to deal with potential overlooking of Block B westward elevation through Houses No. 52-64:

- A** • Separation Distance to the houses are between 38-42m
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.
- E** • Inaccessible roof areas at the penthouse level
- J** • Privacy screens at the projected balconies on the edges to reduce the vision angle

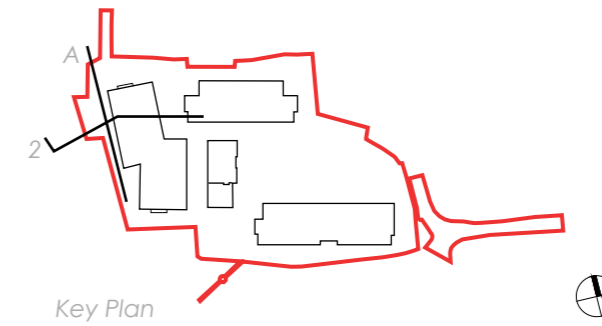


Block B_ West elevation A-A

7.5 Context Elevations and Sections 02



Context Section 02



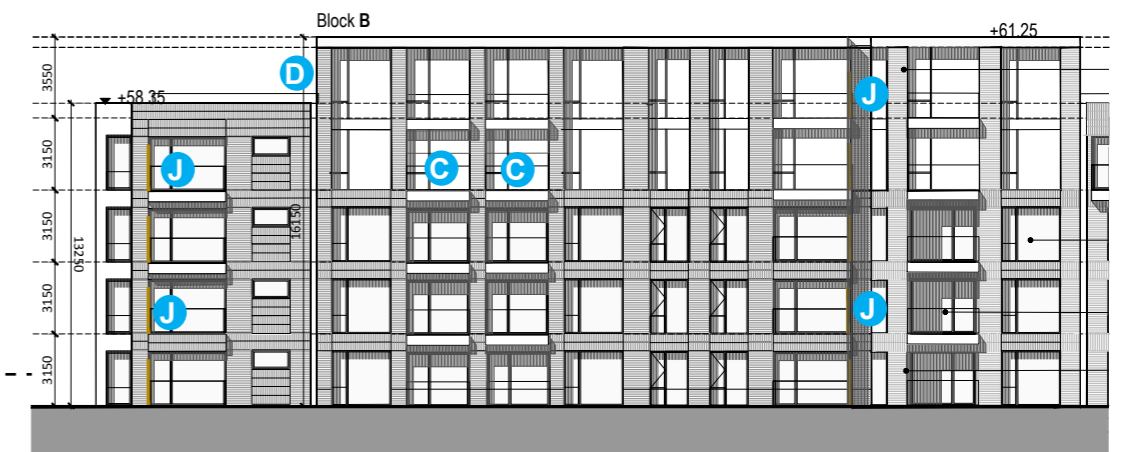
Key Plan

Mitigation/changes that are included to deal with potential overlooking of Block B Block B westward section through House N° 60

- A** • The separation distances to the houses are between 40-43.80 m
- B1** • The retained trees stand between the proposed scheme and the existing houses create a natural privacy screen .
- C** • There are Inset balconies proposed in to the middle units to increase the distance to the back gardens and reduce the vision angle.
- J** • Also for the corner units and the projected balconies there are privacy screens proposed to avoid the overlooking to the adjacent properties
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.

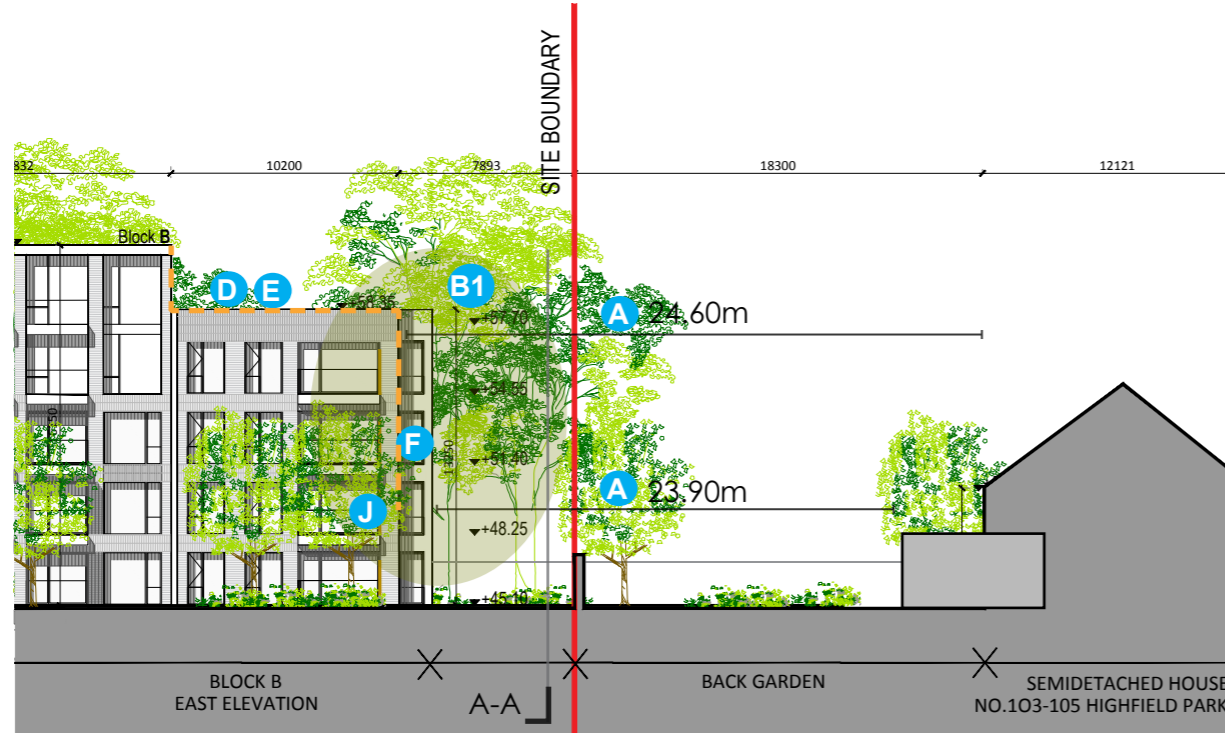


Ground Floor Plan Level 00

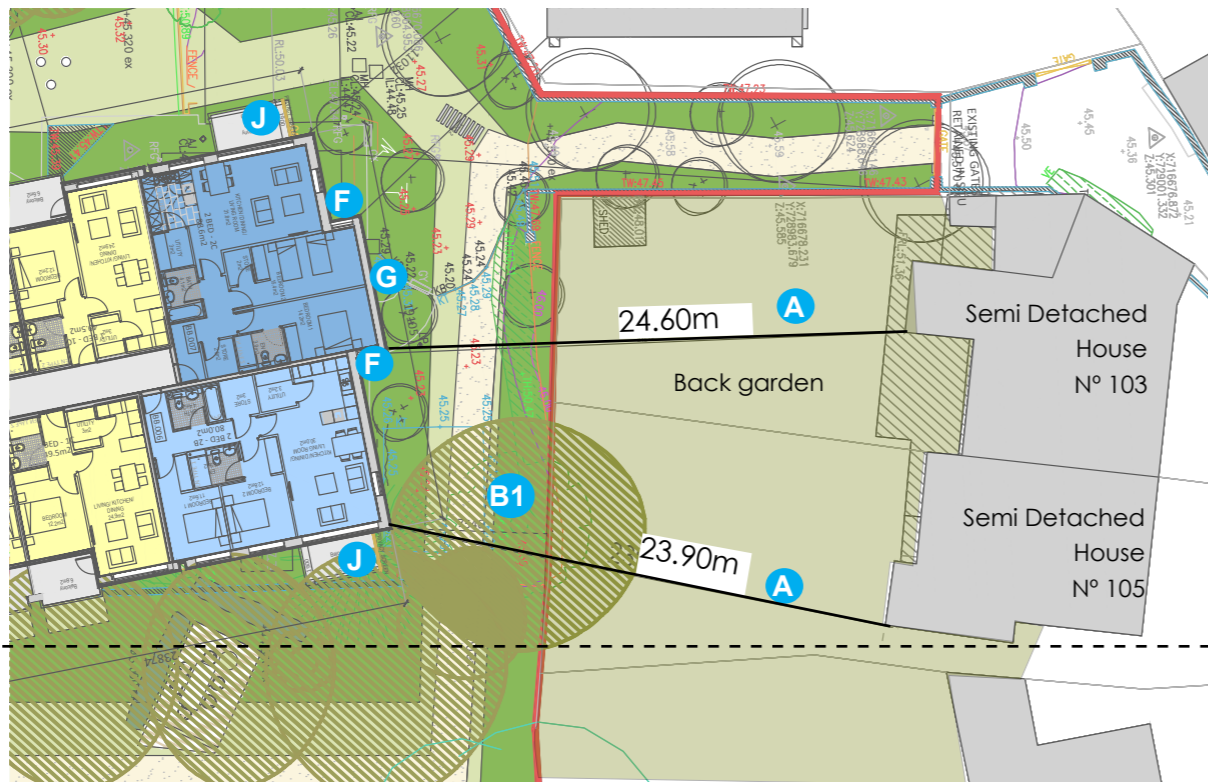


Block B_ West elevation A-A

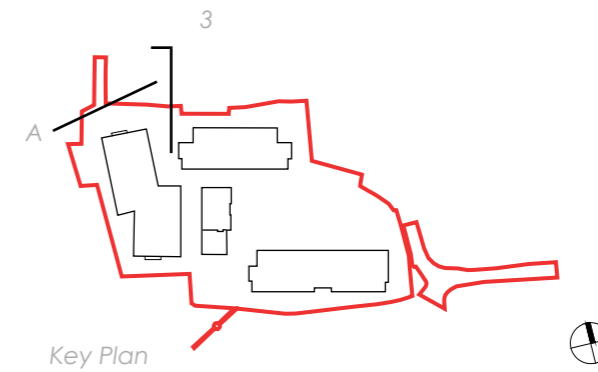
7.6 Context Elevations and Section 03



Context Elevation 03

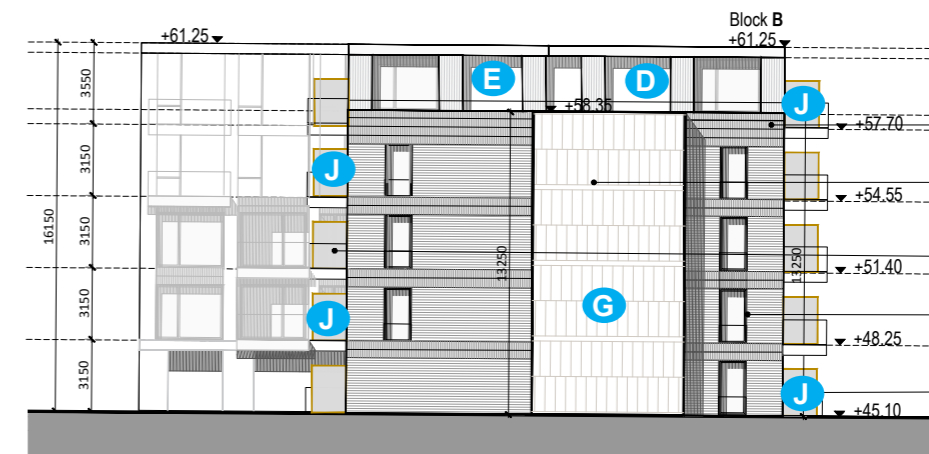


Ground Floor Plan Level 00



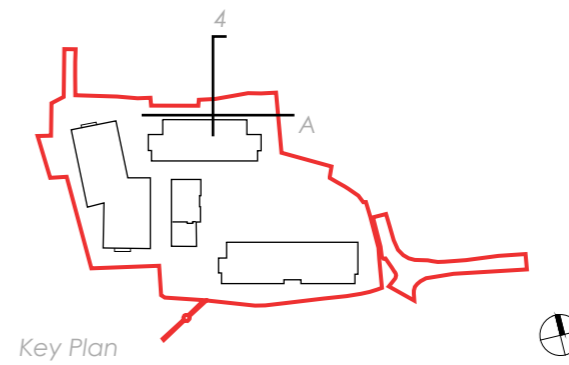
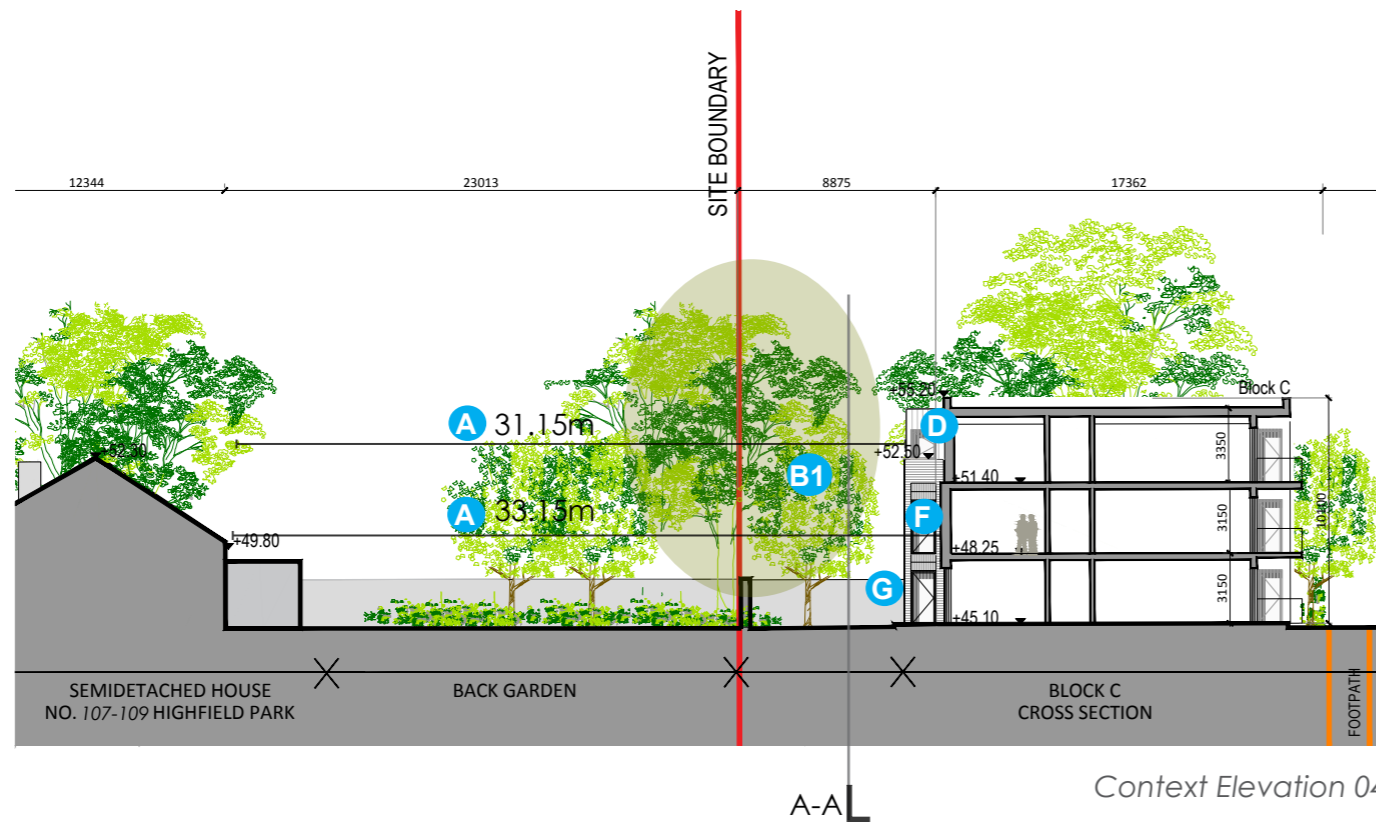
Mitigation/changes that are included to deal with potential overlooking of Block B North-Eastward elevation towards semidetached House no. 103-105 Highfield Park

- A** • The separation distances to the houses are circa 23-24m
- B1** • The retained trees stand between the proposed scheme and the existing houses create a natural privacy screen .
- J** • There are proposed privacy screens to avoid the overlooking to the adjacent properties on the projected corner balconies
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.
- E** • The roof areas are not accessible from the inner apartment units to avoid the overlooking.
- G** • The most exposed elevation area on the block B gable elevation is blanked to provide privacy to the neighbourhood properties



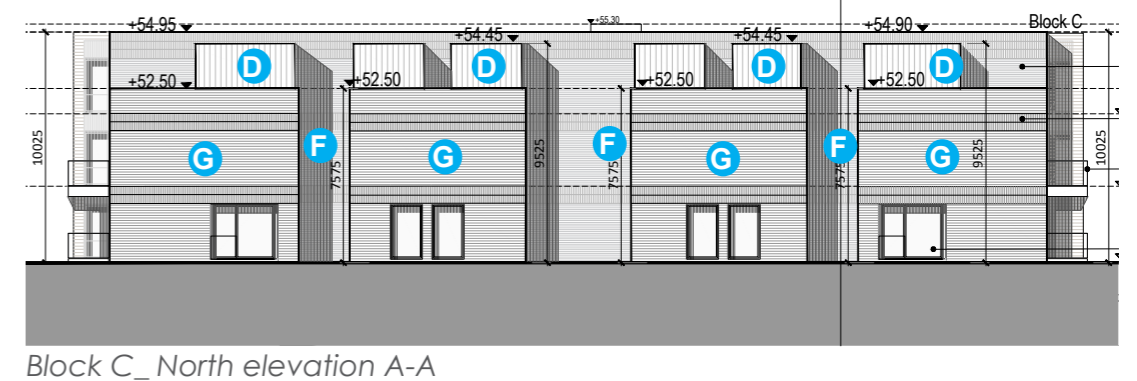
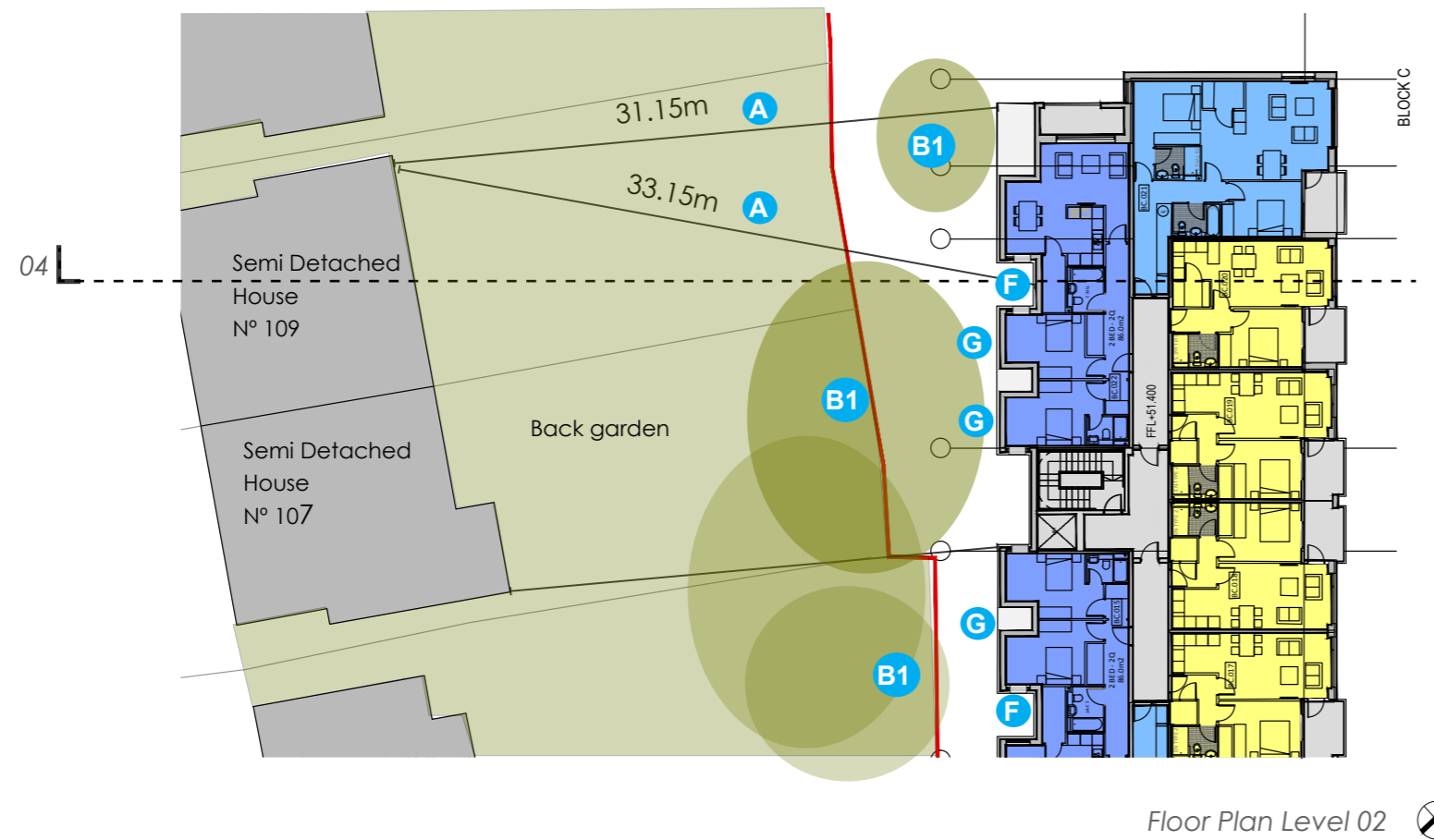
Block B_ North elevation A-A

7.7 Context Elevations and Section 04

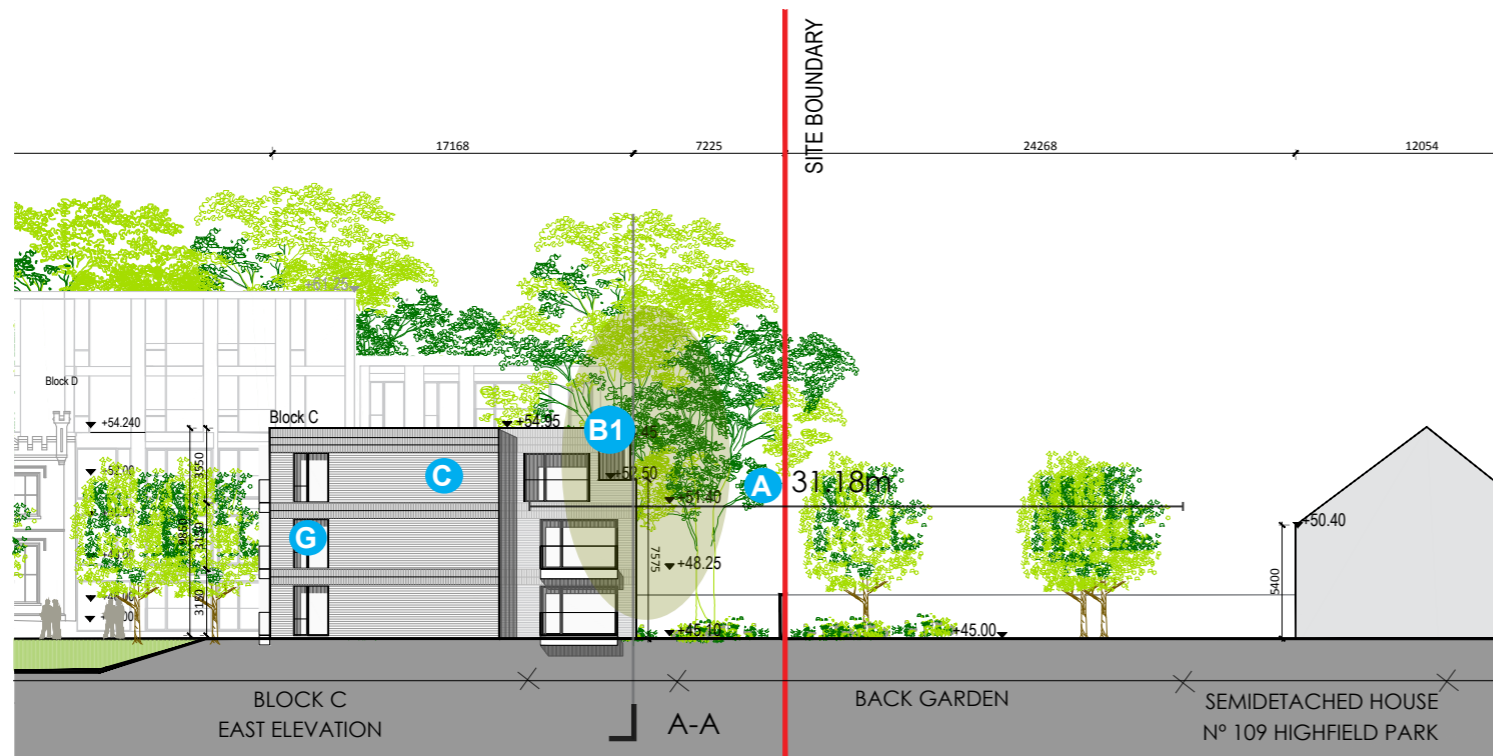


Mitigation/changes that are included to deal with potential overlooking of Block C eastward cross section through semidetached House no. 107-109 Highfield Park!

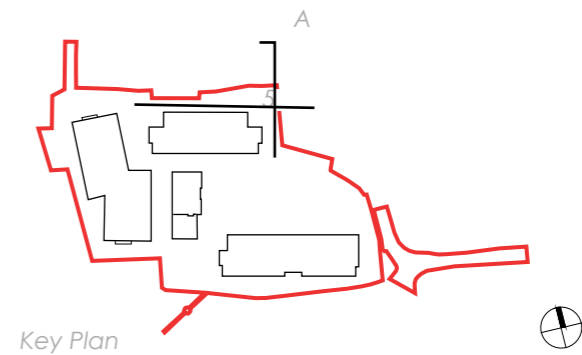
- A** • The separation distances to the houses are circa 31-33m
- B1** • The retained trees stand between the proposed scheme and the existing houses create a natural privacy screen .
- D** • Recessed terrace / stepped old profile to increase the separation distance at the top floors.
- F** • The directional windows are on level 1&2 at the north side of Block C.
- G** • The north elevation facade is blank at levels 1 & 2 to provide privacy to the adjacent neighborhood properties.



7.8 Context Elevations and Section 05



Context Elevation 05



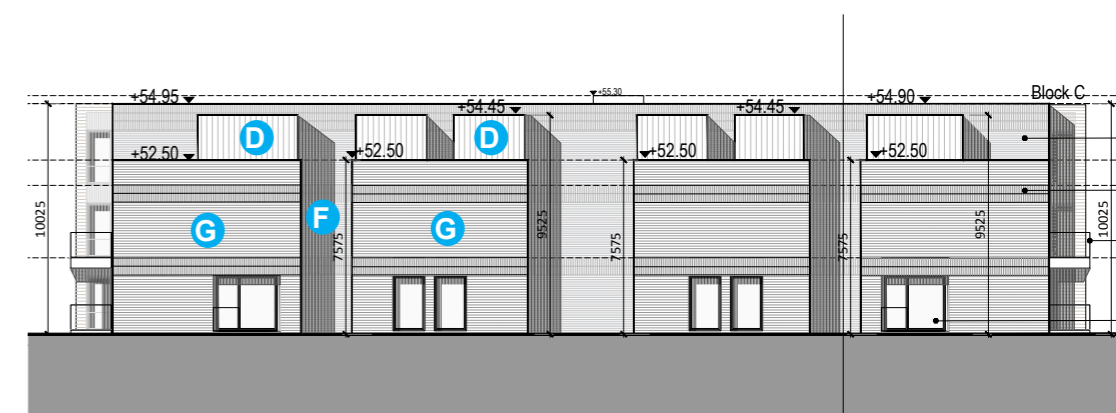
Key Plan

Mitigation/changes that are included to deal with potential overlooking of Block C east gable elevation, through semidetached House no. 107-109 Highfield Park

- A** • The separation distances to the houses are circa 31m
- B1** • The retained trees stand between the proposed scheme and the existing houses create a natural privacy screen .
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- D** • Recessed terrace / stepped old profile to increase the separation distance at the top floors.
- F** • The directional windows are on level 1&2 at the north side of Block C.
- G** • The north elevation facade is blank at levels 1 & 2 to provide privacy to the adjacent neighborhood properties.

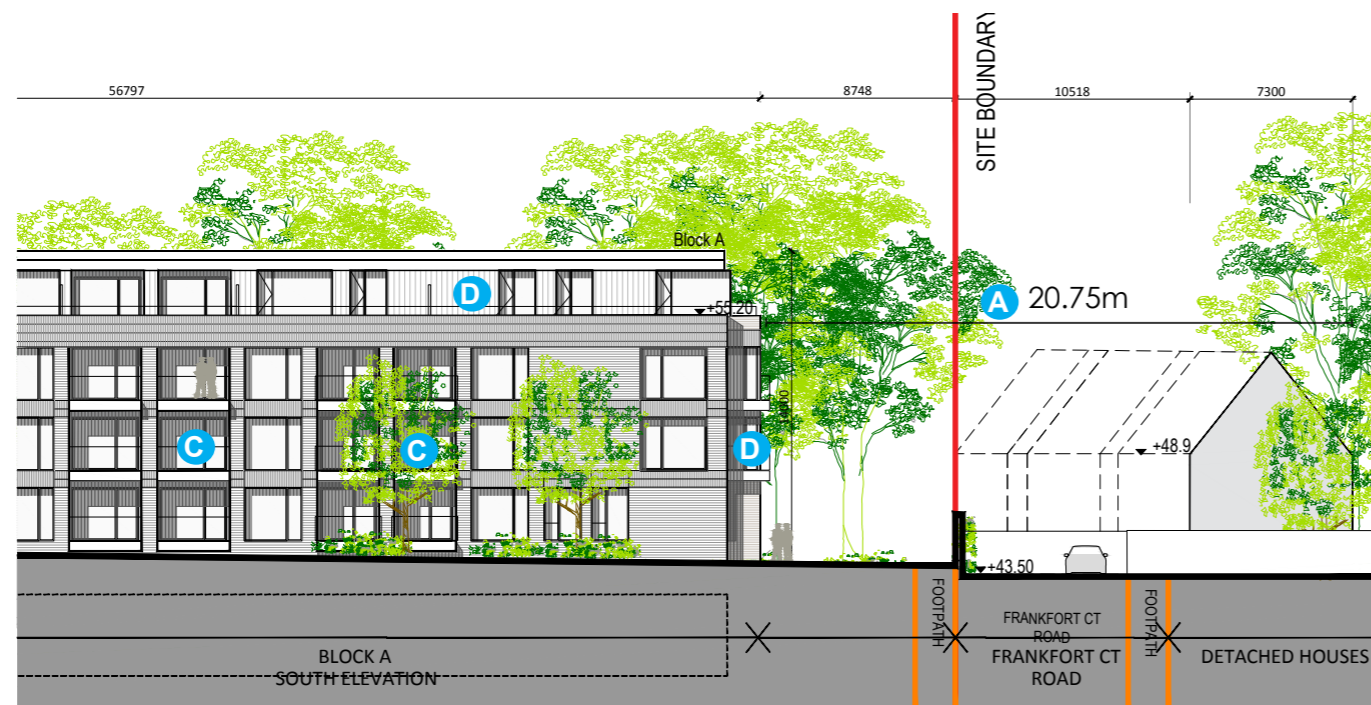


Ground Floor Plan Level 00

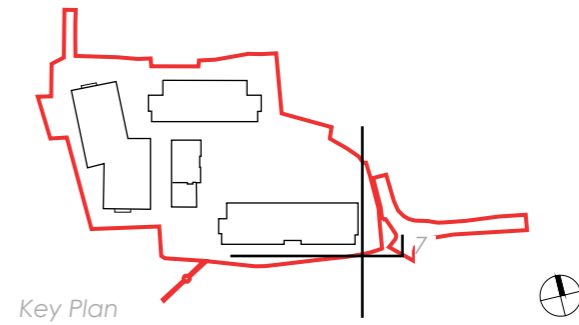


Block C_ North elevation A-A

7.10 Context Elevations and Sections 07



Context Elevation 07

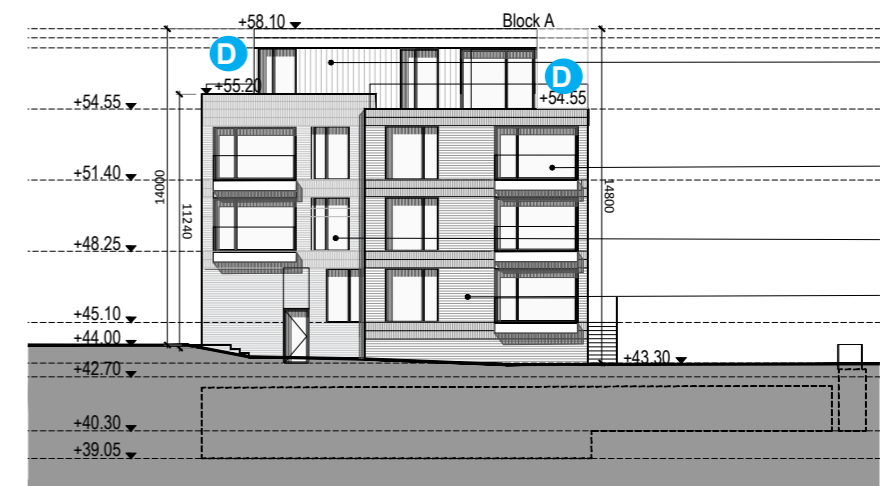


Mitigation/changes that are included to deal with potential overlooking of Block A southward elevation and section through Frankfort Castle Road.

- A** • The separation distances to the houses are circa 20 m
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.

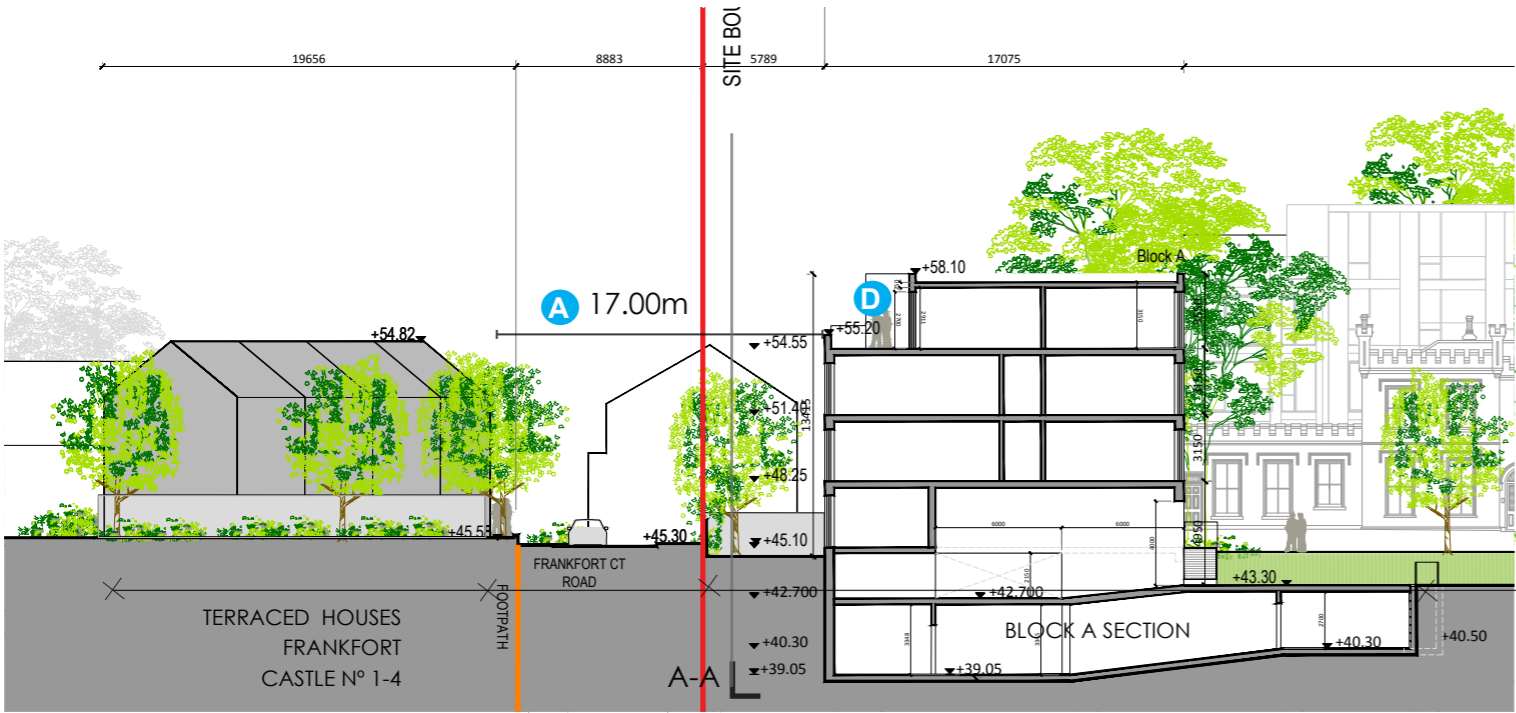


Ground Floor Plan Level 00

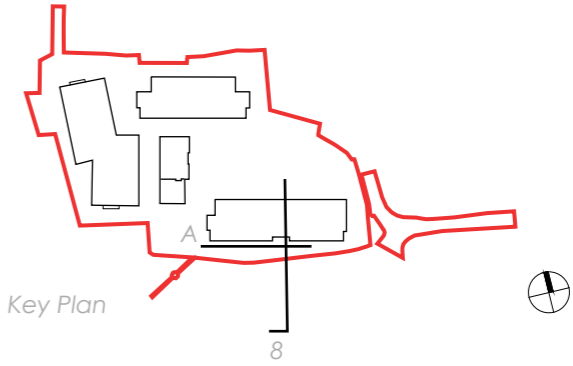


Block A_East elevation A-A

7.11 Context Elevations and Section 08

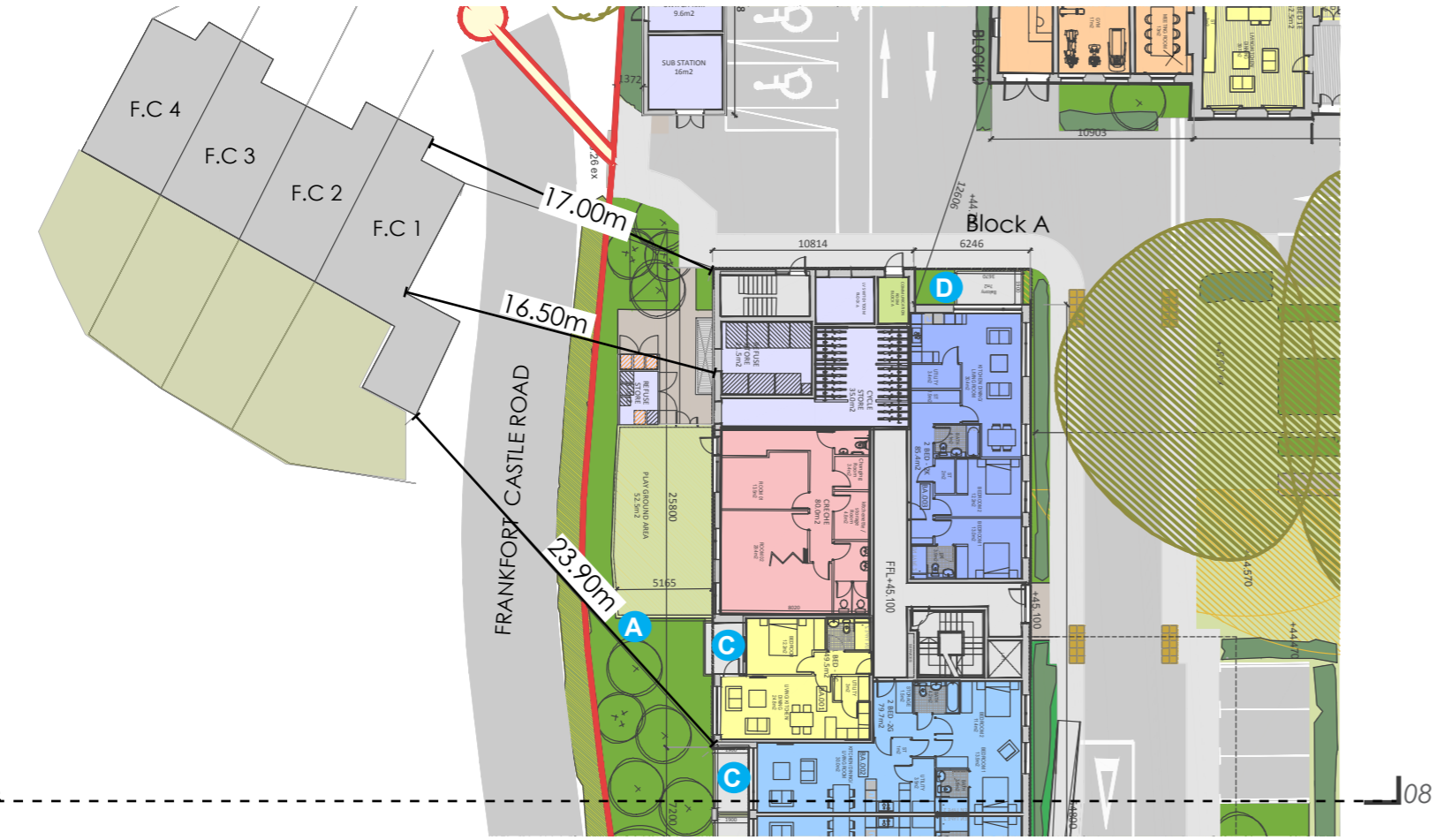


Context Elevation 08



Mitigation/changes that are included to deal with potential overlooking of Block A westward cross section

- A** • The separation distances to the houses are circa 17 m
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.

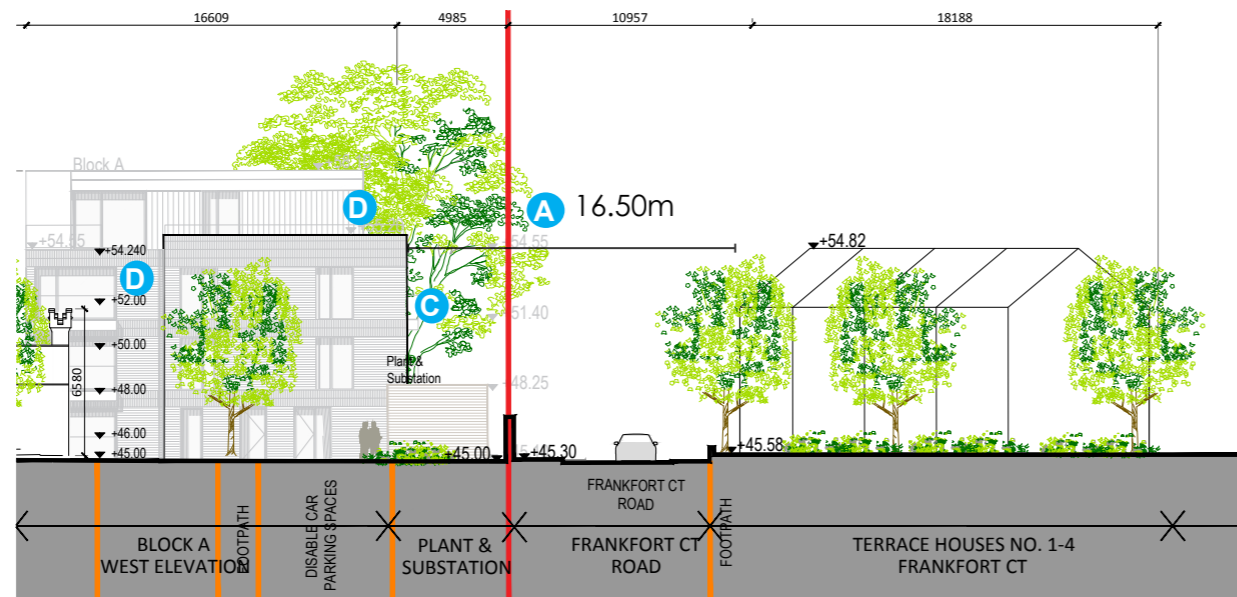


Ground Floor Plan Level 00



Block A_ East elevation A-A

7.12 Context Elevations and Section 09



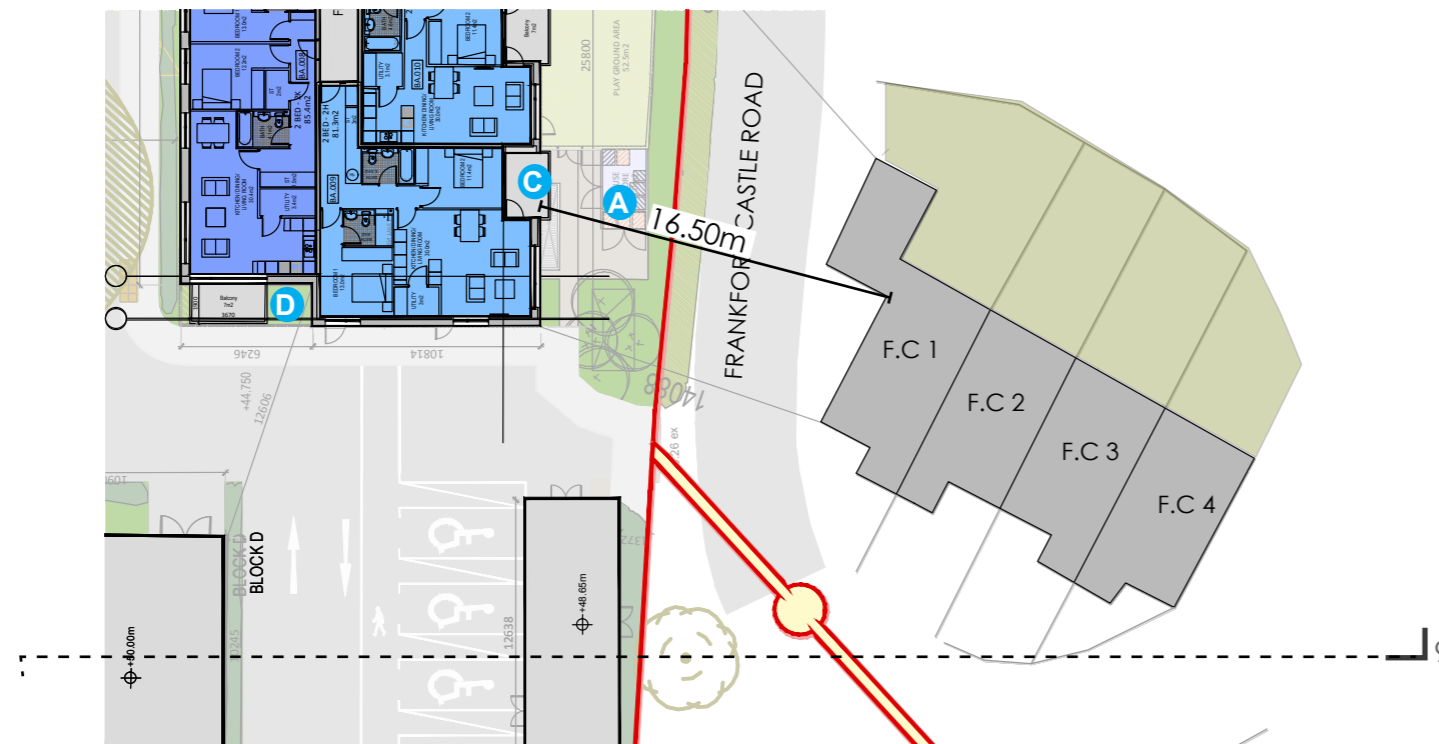
Context Elevation 09



Key Plan

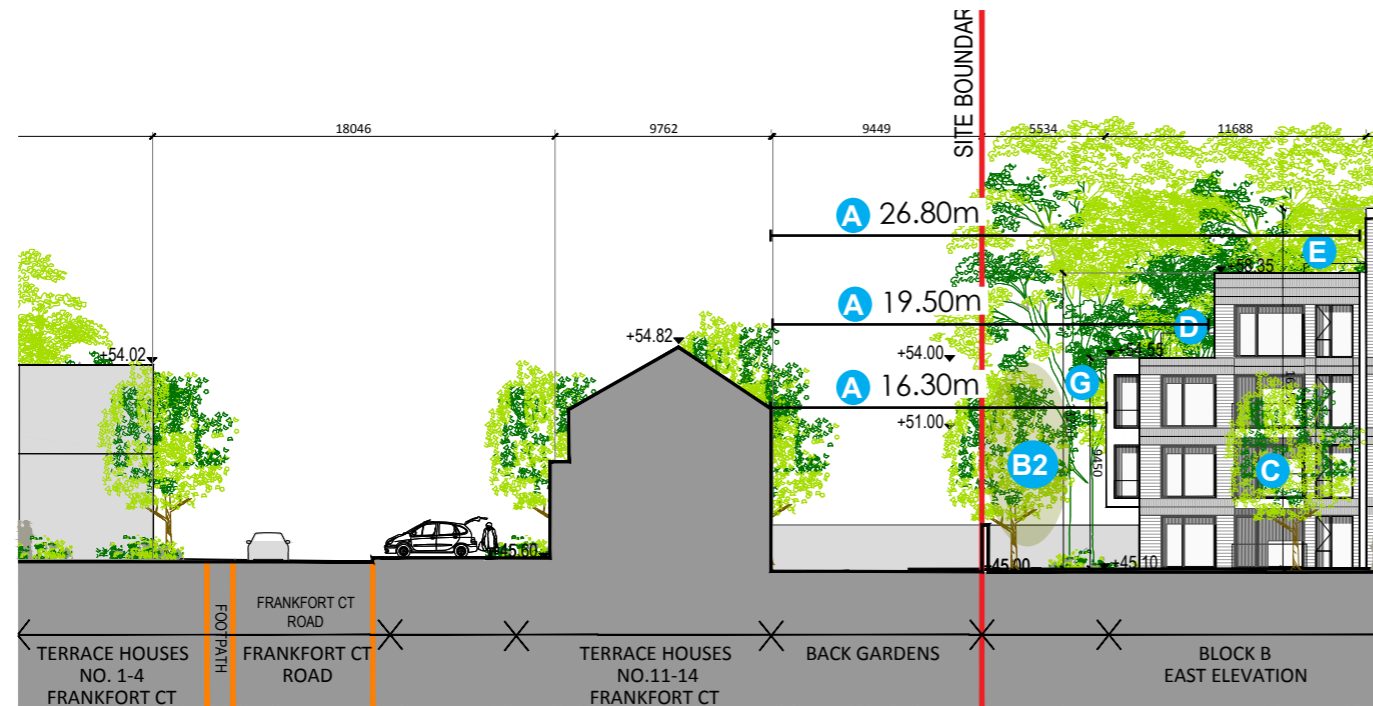
Mitigation/changes that are included to deal with potential overlooking of Block A west gable elevation towards Frankfort Castle road terraced Houses no.1-4

- A** • The separation distances to the houses are circa 20 m
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.

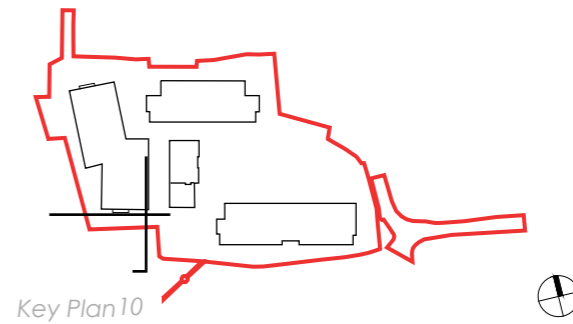


Floor Plan Level 01

7.13 Context Elevations and Section 10



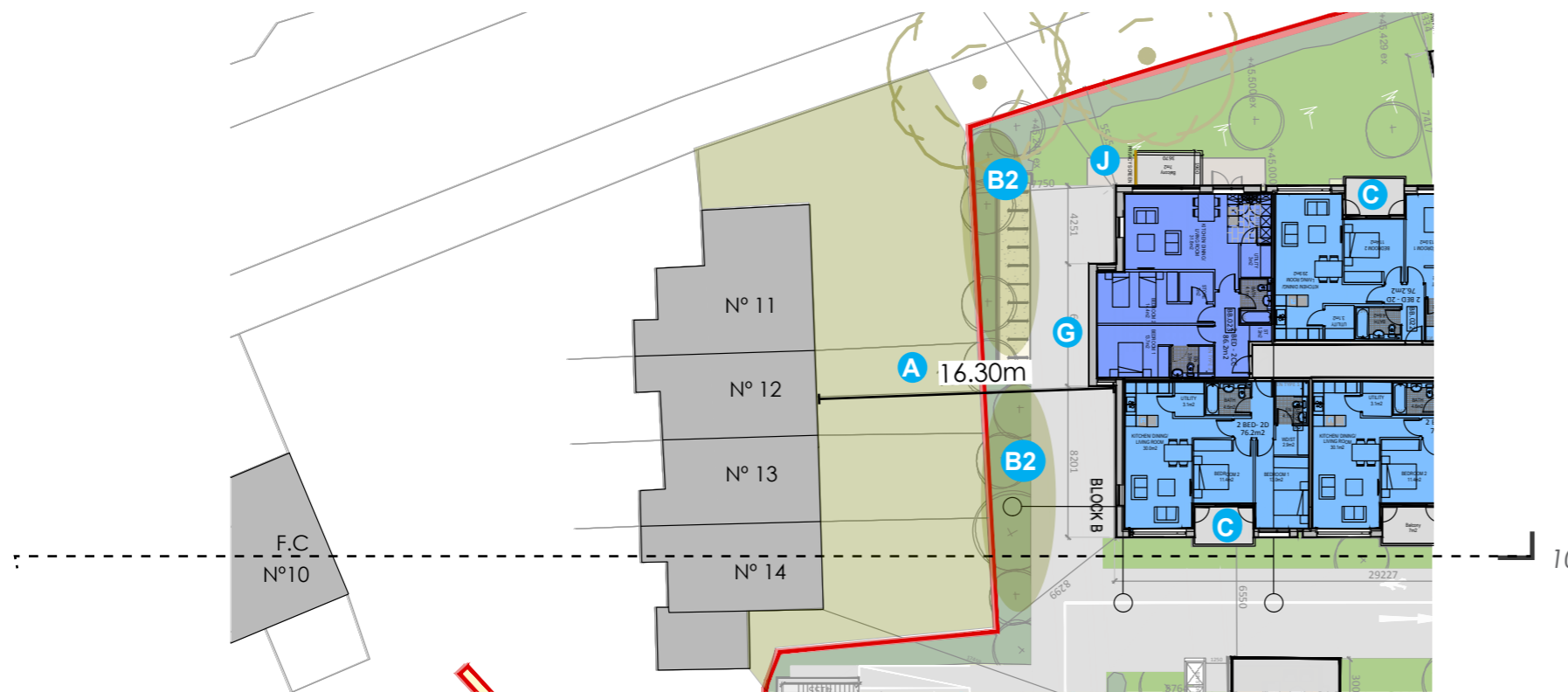
Context Elevation 10



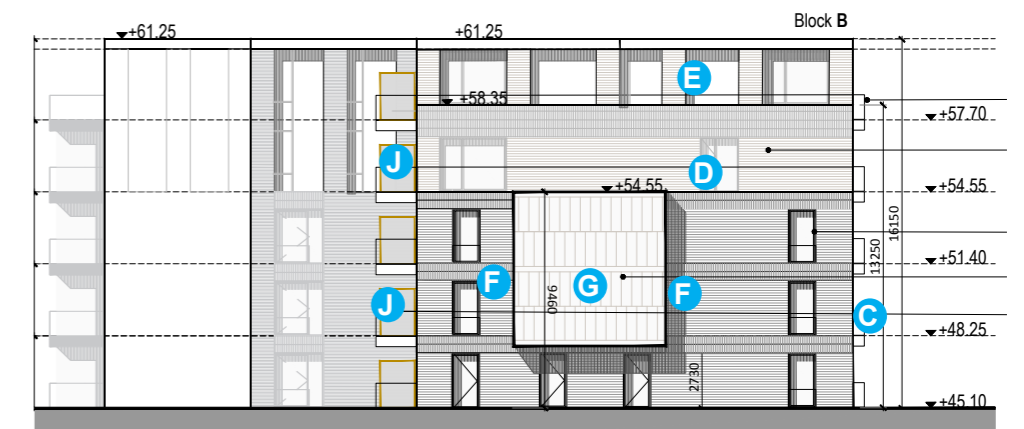
Key Plan 10

Mitigation/changes that are included to deal with potential overlooking of Block B South-Eastward elevation towards terraced Houses no.11-14 at Frankfort Castle Road

- A** • The separation distances to the houses are circa 23-24m
- C** • Inset balcony to increase the distance to the back gardens and reduce the vision angle.
- J** • There are proposed privacy screens to avoid the overlooking to the adjacent properties on the projected corner balconies
- D** • Recessed terrace / steeped old profile to increase the separation distance at the top floors.
- E** • The roof areas are not accessible from the inner apartment units to avoid the overlooking.
- G** • The most exposed elevation area on the block B gable elevation is blanked to provide privacy to the neighbourhood properties.
- B2** • New trees proposed and planted within Frankfort Castle scheme that stand between the proposed scheme and the existing houses create a natural privacy screen .



Floor Plan Level 01

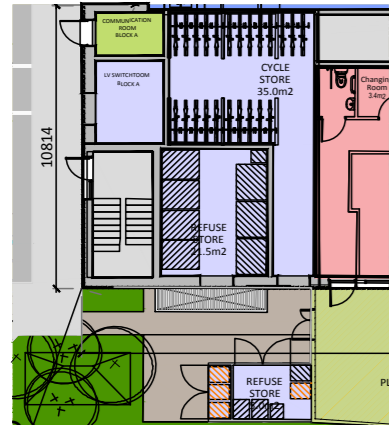


Block B_ South elevation A-A

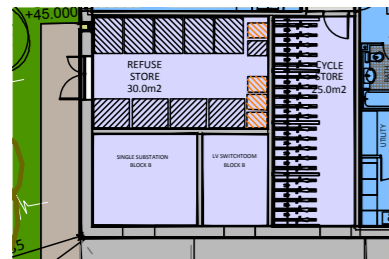
8. Waste Management

8.1 Bin Storage

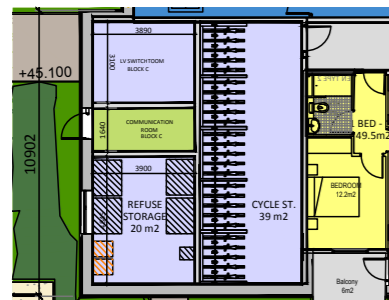
A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.



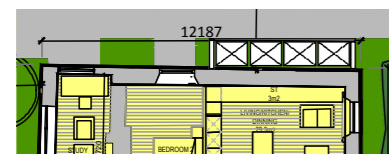
Block A Apartment & Creche Bin Storage



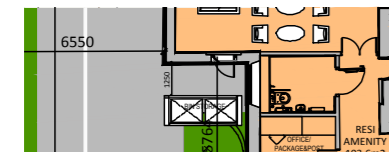
Block B Apartment Bin Storage



Block C Apartment Bin Storage



Block D Apartment Bin Storage



Residential Amenities Bin Storage



** Please refer to the OWMP for further information prepared by AWN.

9. Detailed Housing Quality Assessment

9.1 Master HQA

The Housing Quality Assessment demonstrates compliances with the requirements of Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities 2018 including the relevant Specific Planning policy requirements and Appendix 1

 Total n. Units at +10% over the minimum area is **64** apartments which is the **55%** of the scheme.

** Please, Refer to the Technical Report for a complete Detailed HQA

Unit Number	Unit Description	Unit Type	Bedroom Count	Bedspaces	Ceiling Height	Total Area	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	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	Bathroom Area	En-Suite Area	Utility Area	Wardrobe Area	Store Area	Misc. Storage Area	Total Storage	Req. Storage Area	Balcony Area	Other Outside Area	Total Private Open Space	Req. Private Open Space
1BED 2P	1A	1A	1	2		59,7	45	31,4	23	4,6	3,3	12,9	3,7					12,9	11,4	3,9		0,8	1	2,2		3	3	6,6		6,6	5
1BED 2P	1B	1B	1	2		48,1	45	23,9	23	5,4	3,3	11,5	2,85					11,5	11,4	3,9		2	1	1		3	3	15		15	5
1BED 2P	1C	1C	1	2		49,5	45	24,9	23	3,39	3,3	12,2	3					12,2	11,4	3,9		3	1	0		3	3	6		6	5
1BED 2P	1CC	1CC	1	2		49,5	45	24,5	23	3,39	3,3	11,4	3					11,4	11,4	3,9		1,8	1	1,2	1	4	3	6		6	5
1BED 2P	1C_P	1C_P	1	2		47,4	45	23,8	23	3,4	3,3	12,2	3					12,2	11,4	3,9		3	1	0		3	3	6		6	5
2BED 4P	2A	2A	2	4		80	73	30,3	30	4,1	3,6	13,5	2,8	12,2	2,97			25,7	24,4	4,6	3,9	3,1	2	3,2		6,3	6	7		7	7
2BED 4P	2A_P	2A_P	2	4		75,1	73	30	30	4,1	3,6	13	2,8	11,6	2,97			24,6	24,4	4,6	3,9	3,5	2	2,5		6	6	7		7	7
2BED 4P	2B	2B	2	4		80	73	30	30	3,89	3,6	11,6	2,8	12,8	3,1			24,4	24,4	4,1	3,9	3,2	2	3		6,2	6	7		7	7
2BED 4P	2B_P	2B_P	2	4		77,9	73	30	30,1	3,89	3,6	11,4	2,8	13	3,1			24,4	24,4	4,1	3,9	3,2	2	3		6,2	6	7		7	7
2BED 4P	2C	2C	2	4		88,6	73	31,8	30	4,1	3,6	14,2	2,85	15,4	2,8			29,6	24,4	4,1	3,9	3	2	4,5		7,5	6	7		7	7
2BED 4P	2CC	2CC	2	4		86,2	73	31,8	30	4,1	3,6	14,4	2,85	13,7	2,8			28,1	24,4	4,1	3,9	3	2	4,2		7,2	6	7		7	7
2BED 4P	2C_P	2C_P	2	4		87	73	30,5	30	4,1	3,6	14,2	2,85	15,4	2,8			29,6	24,4	4,1	3,9	2,6	2	4,5		7,1	6	7		7	7
2BED 4P	2D	2D	2	4		76,2	73	30	30	3,65	3,6	13	2,9	11,4	3,24			24,4	24,4	4,1	3,9	3,1	2	2,9		6	6	7		7	7
2BED 4P	2D_P	2D_P	2	4		74,2	73	30,1	30	3,65	3,6	13	2,9	11,4	3,24			24,4	24,4	4,1	3,9	3,1	2	2,9		6	6	7		7	7
2BED 4P	2DD	2DD	2	4		76,3	73	30	30	3,65	3,6	13	2,9	11,4	3,24			24,4	24,4	4,1	3,9	3,4	2	2,6		6	6	7		7	7
2BED 4P	2DD_P	2DD_P	2	4		76,5	73	30	30	3,6	3,6	13,1	3,15	11,4	2,845			24,5	24,4	4,1	3,9	2,2	2	3,9		6,1	6	7		7	6
2BED 4P	2E	2E	2	4		80	73	30	30	3,65	3,6	15,2	3,375	11,4	3,2			26,6	24,4	4,6	3,9	3,1	2	2,9		6	6	7		7	7
2BED 4P	2F	2F	2	4		88,8	73	32	30	4,51	3,6	13,3	3,05	11,7	2,8			25	24,4	4,1	3,9	3,5	2	2,5		6	6	45,2		45,2	7
2BED 4P	2FF	2FF	2	4		85,4	73	30,4	30	4,2	3,6	13,6	3,45	11,5	2,8			25,1	24,4	4,1	3,9	3,2	2	2,8		6	6	31,1		31,1	7
2BED 4P	2G	2G	2	4		79,7	73	30	30	3,75	3,6	13,9	3,96	11,4	3			25,3	24,4	4,1	3,9	3,5	2	2,5		6	6	7		7	7
2BED 4P	2H	2H	2	4		81,3	73	30	30	4,25	3,6	13	3,45	11,4	2,8			24,4	24,4	4,1	3,9	3	2	3		6	6	7,1		7,1	7
2BED 4P	2L	2L	2	4		84,1	73	30,3	30	5	3,6	13	2,8	13	2,88			26	24,4	4,1	3,8	2,7	2	3,3		6	6	7		7	7
2BED 4P	2J	2J	2	4		79,7	73	30	30	4,58	3,6	13	2,8	11,4	2,8	0		24,4	24,4	4,1	3,9	3	2	3		6	6	23,1		23,1	6
2BED 4P	2JJ	2JJ	2	4		77,4	73	30	28	4,58	3,6	13	2,8	11,4	2,8	0		24,4	24,4	4,1	3,9	3	2	3		6	6	43,9		43,9	6
2BED 4P	2K	2K	2	4		85,4	73	30,4	30	5,8	3,6	13	3,25	12,2	3,1			25,2	24,4	4,3	3,9	3,4	2	3,9		7,3	6	7		7	7
2BED+STUDY 5P	2M	2M	2	5		95,1	73	31,9	30	4,47	3,6	13,1	2,84	11,8	3,5	7,4	2,35	32,3	24,4	4,3	3,9	5	2	5,5		10,5	6	7		7	7
2BED 4P	2N	2N	2	4		84,3	73	32,2	30	4,12	3,6	13,1	2,85	13,5	2,8			26,6	24,4	4,3	3,9	3	2	3,5		6,5	6	7		7	7
2BED 4P	2P	2P	2	4		102,7	73	46,5	30	4,2	3,6	15,3	3,35	13,5	3,3			28,8	24,4	4,3	3,9	3,5	2	3,4		6,9	6	7		7	7
2BED 4P	2Q	2Q	2	4		102,7	73	32,7	30	3,7	3,6	13,8	3,35	13,1	3,3			26,9	24,4	4,3	3,9	3,5	2	2,6		6,1	6	7		7	7

10. Taking in charge areas

10.1 Existing Site Location Plan

The proposed development and its associated external areas will be managed and maintained by a Management Company and therefore no part of the proposed Development is proposed to be Taken in Charge



Area of Works to be provided by or on behalf Local Authority & subject to agreement. Refer to CS Consulting Group information for further details: 0,5 hc

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

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

CORK

Address: 26 - 27 South Mall,
Cork City, Co. Cork, Ireland.

Phone: +353 (21) 427 2775

Fax: +353 (21) 4272 766

Email: info@omparchitects.com