



Social Housing Bundle 5,
Development at Ballymun

Architect's Design Statement

Dublin City Council
October 2024 (Ref-SHB5-BMD-RP-MCORM-AR-P3-1901 Architectural Design Statement)

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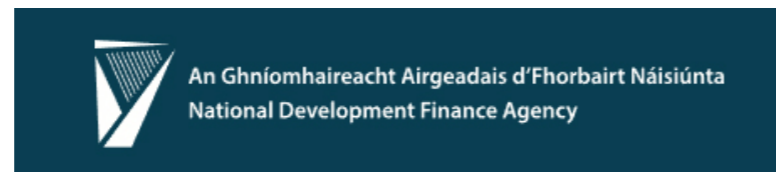
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1.0 Introduction

This design report was prepared for the National Development Finance Agency (NDFA) on behalf of Dublin City Council, to accompany a Part 8 proposal for the development of 288 no. residential units on a site of circa 2.6 hectares, located at a site bound by Balbutcher Lane to the north, Balcurris Park to the west, the Ballymun Road to the east, and Balcurris Gardens to the west, in Ballymun, Dublin 11.

The project is part of Social Housing Bundles 4 & 5 which is a social housing PPP programme being delivered by the National Development Finance Agency (NDFA), in conjunction with the Department of Housing, Local Government and Heritage and relevant local authorities.

A PPP is an arrangement between a public authority and a private partner designed to deliver a public infrastructure project or service under a long-term contract. In the case of this PPP project, the private partner will finance and construct the homes, then provide maintenance and tenancy management services for a 25 year service period with the homes maintained to a pre-defined standard. The homes remain in local authority ownership.

To date the Social Housing Bundle programme includes*:

- Bundle 1 - 534 homes were delivered across six sites in Dublin, Kildare, Louth and Wicklow in 2020 and 2021
- Bundle 2 - 465 homes were delivered across eight sites in Cork, Clare, Galway, Kildare, Roscommon and Waterford in 2021
- Bundle 3 - 486 new homes will be delivered across six sites in Dublin, Kildare, Sligo and Wicklow with planning completed on all sites. The tender process commenced in Q4 2022
- **Bundles 4 and 5 - circa 1,900 new homes will be delivered across 18 sites in Dublin, Kildare, Louth and Wicklow. Design development underway**
- Bundle 6 - circa 500 new homes across seven sites in Cork, Kildare and Wicklow
- Bundle 7 - circa 600 new homes across six sites in Dublin, Galway, Limerick and Wexford

The development proposed in this application is one of the 18 sites contained in Bundle 4 and 5.

The PPP model strives to deliver efficiency by grouping (bundling) projects together to create economies of scale. The projects in each bundle are developed in parallel and a key consideration at design stage is to deliver levels of standardisation and commonality across the schemes to help with delivery while also responding to the immediate context, constraints and opportunities of the individual sites.

* Department of Housing, Local Government and Heritage press release 22/01/24

The proposed development will consist of the following:

- Construction of 288 apartment/duplex and housing units at a site of c. 2.6 ha (c. 2.2 ha net) bound by Balbutcher Lane to the north, Balcurris Park to the west, the Ballymun Road to the east, and Balcurris Gardens to the south-west, Ballymun, Dublin 11, which will consist of the following:
- Construction of 288 no. apartment/duplex and housing units across 5 sites (Sites 5, 15, 16, 17 and 18) ranging from 2 to 6 storeys containing 138 no one-bed, 87 no. 2-bed units, 61 no. 3-bed and 2 no. 4-bed dwellings.
 - Site 5 consists of 132 no. apartment units (66 no. 1 bed, 44 no. 2 bed units and 22 no. 3 bed units) and ranges from 4 to 5 storeys including a new urban edge along Ballymun Road;
 - Site 15 consists of 8 no. dwellings comprising 6 no. 1 bed own-door apartments and 2 no. 3 bed houses adjoining Balcurris Gardens;
 - Site 16 consists of 5 no. dwellings comprising 2 no. 1 bed own-door apartments, 1 no. 3 bed house and 2 no. 4 bed houses adjoining Balcurris Gardens
 - Site 17 consists of 34 no. apartment units (17 no. 1 bed units, 9 no. 2 bed units and 8 no. 3 bed units) and ranges from 3 to 6 storeys forming an urban block with incomplete urban cell at the Linnbhla and Charter apartments;
 - Site 18 consists of 109 no. apartments (47 no. 1 bed units, 34 no. 2 bed units and 28 no. 3 bed units) and ranges from 4 to 5 storeys with edges to Balcurris Road, Balcurris Park and a new edge to Balbutcher Lane;
- 70 no. car parking spaces and 5 no. loading bays;
- 551 no. long stay and 180 no. short stay bicycle parking spaces to serve the housing units;
- Provision of 1611 m² Retail/Commercial floor space at ground level facing Ballymun Road/St. Pappin's Square (sites 5 and 17);
- Provision of a 324 m² childcare facility at ground floor in Site 5;
- Provision of 1,058 m² of community, cultural and arts space located at ground floor level in sites 5 and 17;
- Provision of 91 no bicycle spaces to serve the non-residential uses distributed across the site;
- The provision of a public open space in a new plaza at St Pappin's Square (1,953 m²) and additional areas of 979m², 496m² and 839 m² with 2,969 m² of communal open space;
- Realignment of Balcurris Road, provision of two new vehicular accesses (one off the Balbutcher Lane and one off the Ballymun Road) and a dedicated pedestrian and cycle lane off the Balbutcher Lane;
- Boundary treatments, public lighting, site drainage works, internal road surfacing and footpaths, ESB meter rooms, ESB substations, stores, bin and cycle storage, plant rooms, landscaping; and
- All ancillary site services and development works above and below ground

This Design Statement has been prepared by MCORM Architecture and Urban Design to describe the architectural design of the proposed development, which has been developed in collaboration with the multi-disciplinary project team.

| | |
|-----------------------------|---------------------------------------|
| Development Agency | - N.D.F.A |
| Project Manager | - Turner Townsend |
| Planning Consultants | - MacCabe Durney Barnes |
| Architects | - MCORM Architecture and Urban Design |
| Civil Engineers | - Malone O'Regan |
| M&E | - Semple McKillop |
| Landscape | - Mitchell Associates |
| Ecology | - NM Ecology |

2.0 Site Location and Description

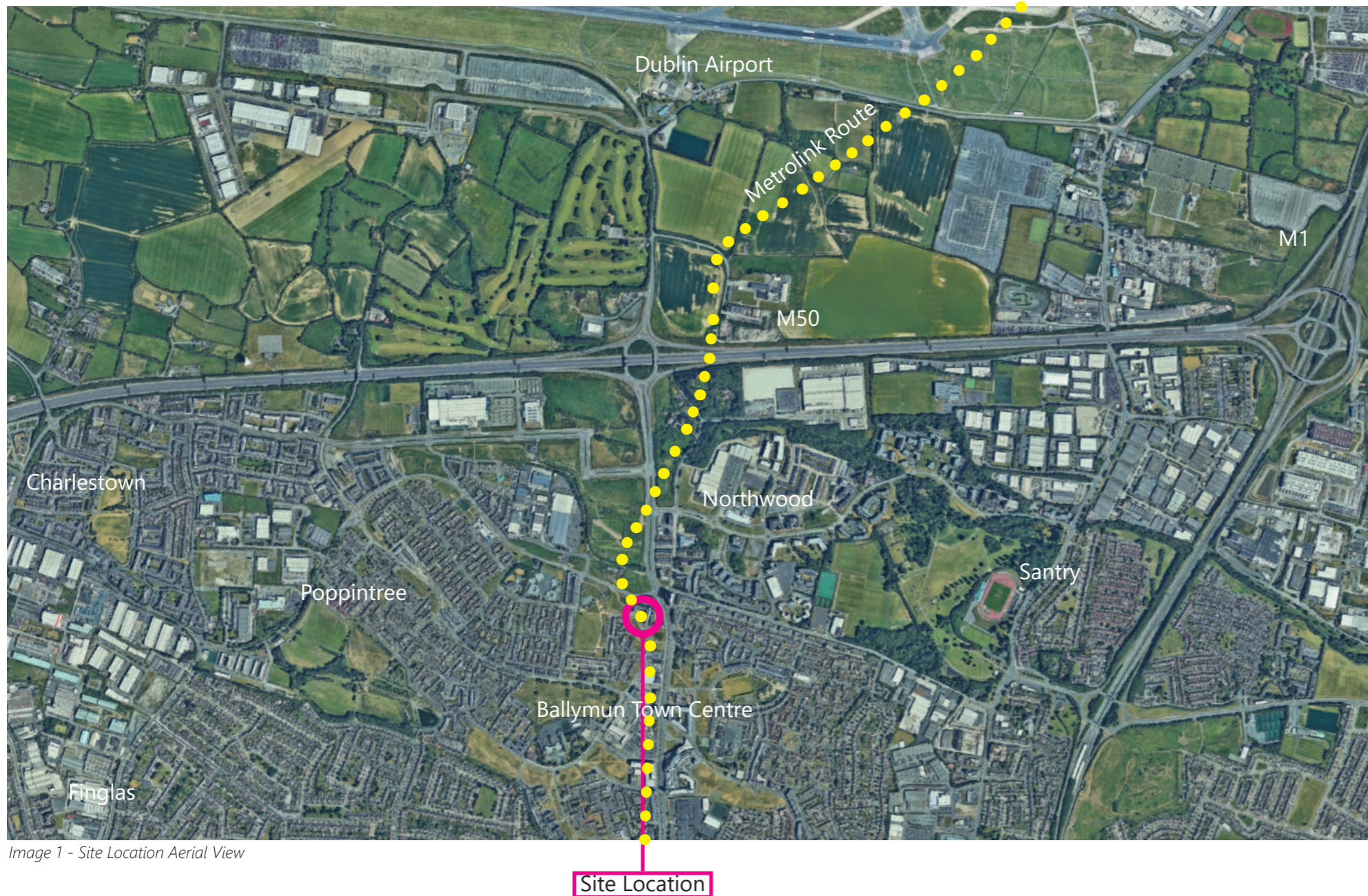


Image 1 - Site Location Aerial View

2.1 Location

The site is located in the northern end of Ballymun town centre and is comprised of lands that run from the eastern side of Ballymun Road northward toward Balbutcher Lane. It is bounded to the north by a cluster of residential development at Santry Cross and to the west and south by housing in Balcurris Gardens and active open space in the form of Balcurris Park.

The site forms a significant parcel of developable land in Ballymun, previously occupied by 8-storey spine blocks that formed part of the Ballymun estate built in the mid-1960s and demolished in the 2000s as part of its regeneration.

The site is well connected to public transport running along Ballymun Road, one of the major arteries of the Bus Connects project, with the Metro North in planning and earmarked for delivery in 2030s.

The site falls within Strategic Development and Regeneration Area No. 2 ("Ballymun") - "SDRA 2" - as identified in the DCC Development Plan 2022-2028.

SDRA lands, of which there are 17 in Dublin City, are specifically identified to be the focus of compact growth with the objective to facilitate ongoing intensification, infill, compaction and sustainable development, capable of delivering significant quantities of homes and employment for the city.

2.2 Site Context

Ballymun was until the mid 1960s a rural area to the north of the city, until it was developed at a time of a major housing crisis in Dublin due to deaths arising from the collapse of tenement buildings in the city centre.

Ballymun was developed rapidly at this time using low-cost, system built high-rise flats, all which were entirely social tenure. Problems became apparent shortly after in terms of the building fabric, and in conjunction with the lack of amenities and facilities for the residents, the area became run down. Many people had left the area, mainly those who were in employment incentivised by grants in the 1980s, resulting in the demographic shifting to one of the most deprived in the country.

This was addressed in 1997 with the government announcement that the existing complex of flats would be demolished to make way for new housing and facilities in the context of a new strategic master plan for the area published in 1998.

Much of the vision of the original plan had been delivered under the management of Ballymun Regeneration Limited (BRL) until its winding down, and a new Local Area Plan (LAP) published in 2017 sets the parameters for 31 sites that have remained vacant and identified for regeneration in order to maintain and safeguard the progress made to date. The LAP was extended until October 2027 by the Council in November 2022.

This proposal is located on 5 of those sites (nos. 5, 15, 16, 17, 18), when combined form an area of approximately 2.6 hectares spanning from Ballymun Road to Balcurris Park and Balbutcher Lane.

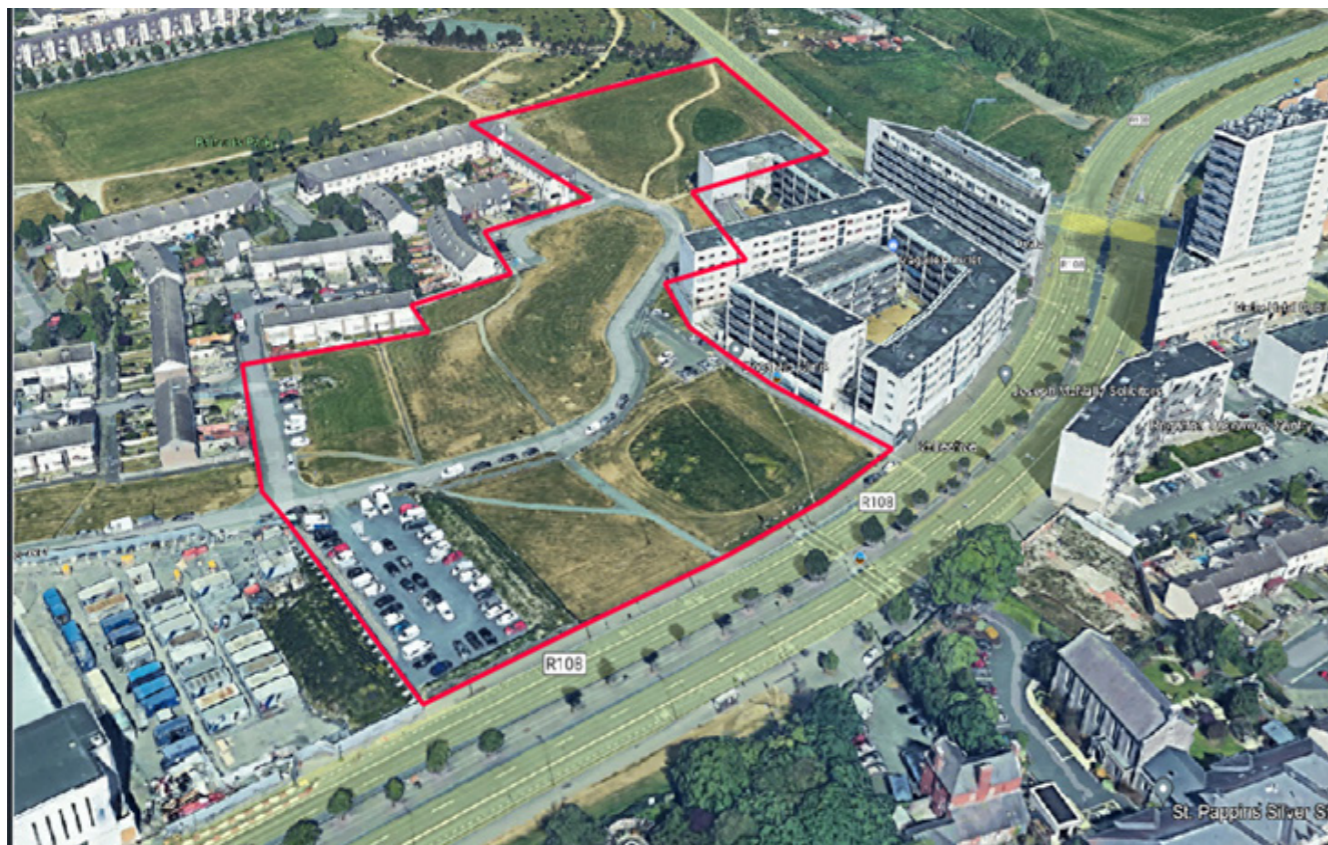


Image 2 - Aerial View of the site within the surrounding context from the south east

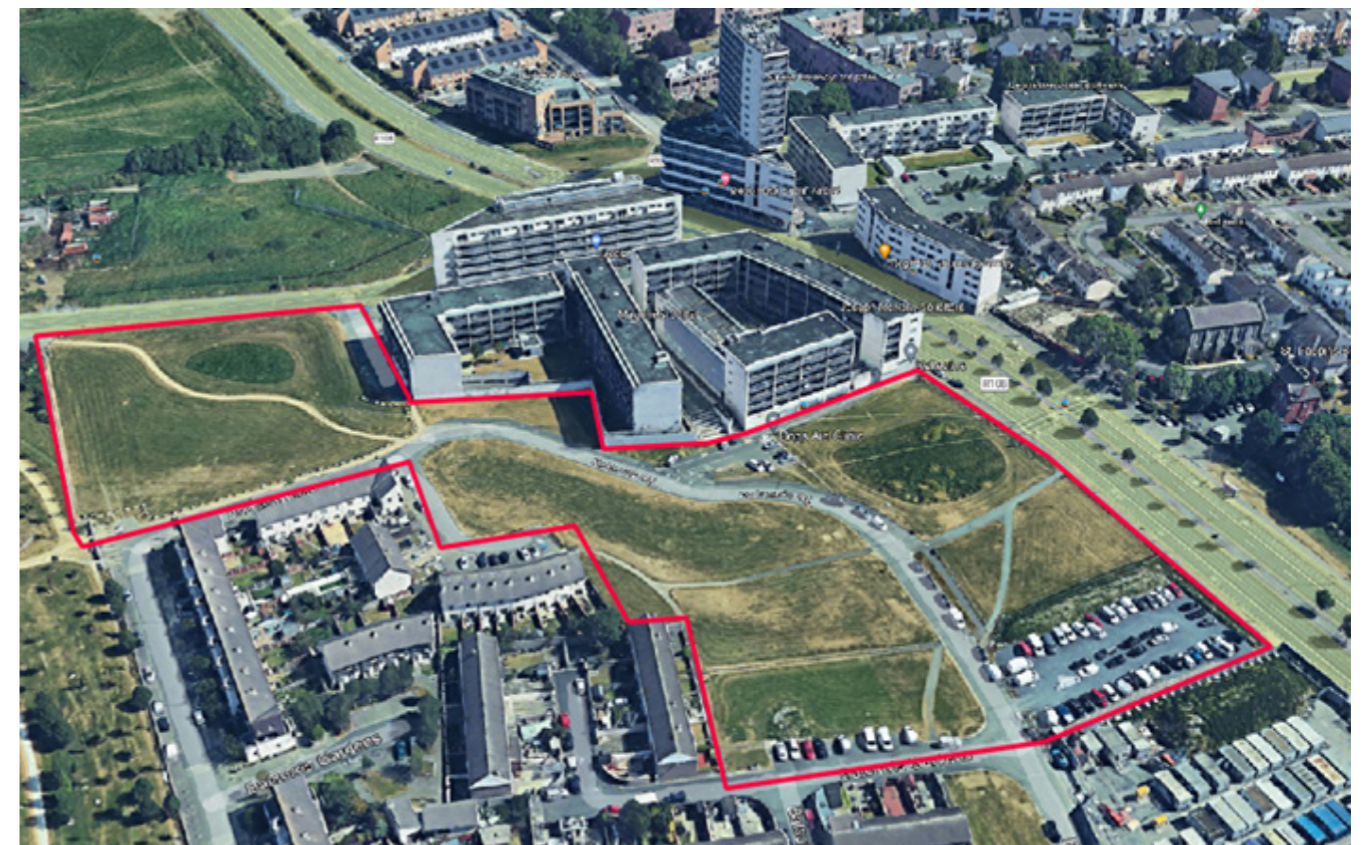


Image 3 - Aerial View of the site within the surrounding context from the south west

2.3 SDRA 2 - Guiding Principles Map extracted from Strategic Development Regeneration Areas, Dublin City Development Plan 2022-2028

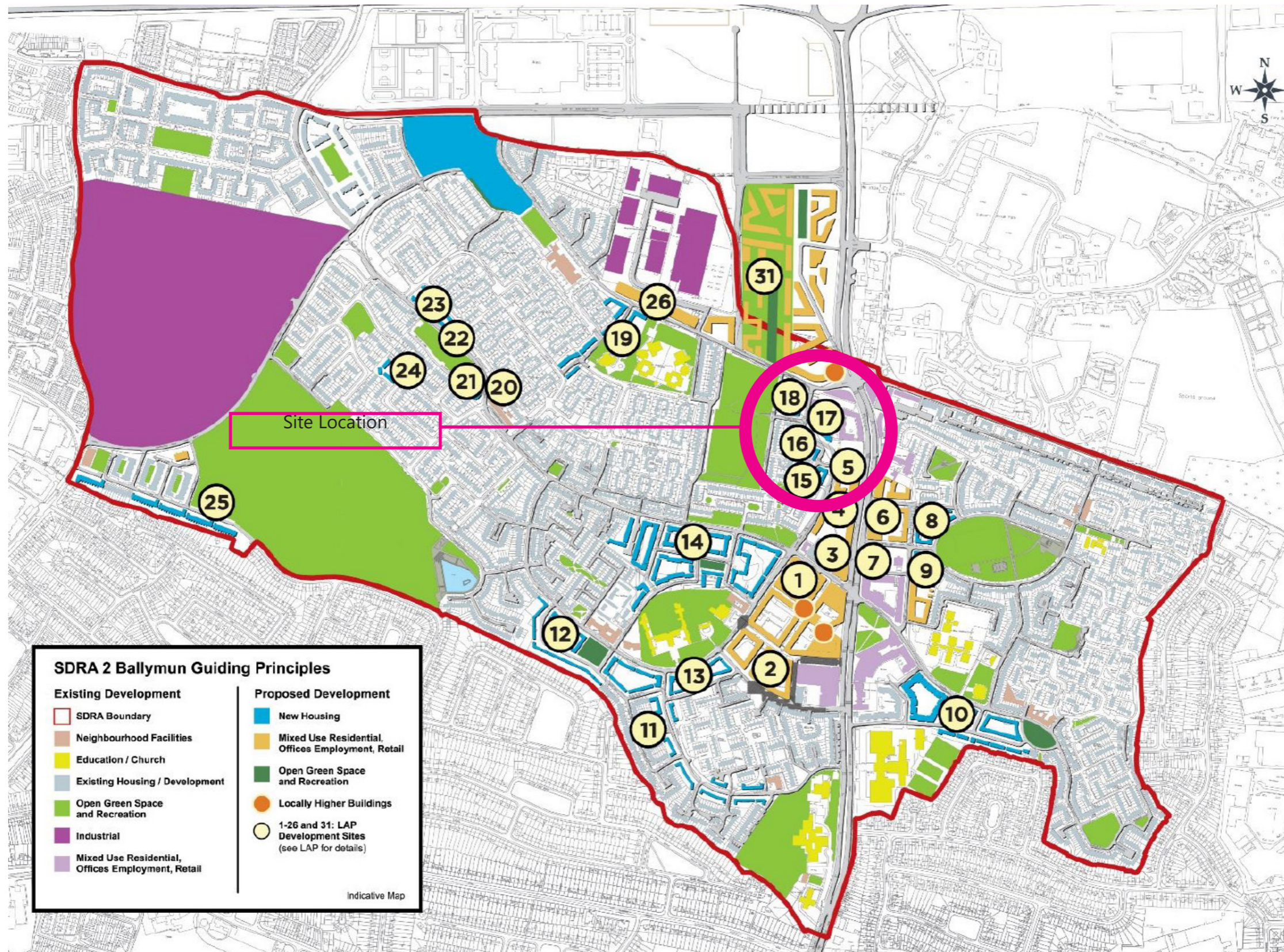


Image 4 - SDRA 2 Map



Image 5 - Site Aerial Photo

2.4 Site Description

The subject site is currently consists of residual disused open space, which previously accommodated 8-storey spine blocks, all since demolished. The land is zoned Z4 mixed use to the east and Z1 to the west with a smaller portion of Z9 adjacent to Balcurris Park.

The site is fully open and accessible, Balcurris Road running through the centre connecting Ballymun town centre to the south to existing 2-3 storey residential development beside Balcuris Park to the west.

To the north are a cluster of apartment and mixed use blocks arranged around Santry Cross, with The Charter Block and Linnbhla blocks immediately adjacent. These were constructed ahead of the demolition of the 1960s spine block on the site. Following their demolition no further development has taken place.

2.5 Brief

The brief and unit mix opposite has been developed by Dublin City Council based on current social housing needs and following preliminary site capacity and impact studies.

All new regeneration areas (SDRAs) and large-scale development above 10,000m² in total area must also provide at a minimum 5% Community, Arts and Culture as part of their development (Objective CU025 of the Development Plan).

A total of 1058m² of Community, Arts and Culture space (internally) is proposed within this development. This is broken down into a community facility of 247m², with the balance of 811m² designated for Arts and Cultural uses.

In accordance with the Z4 zoning on a portion of the site, an element of non-residential retail and/ or commercial use is proposed at ground floor level also, as well as a childcare facility. These ground floor uses are focused toward the main thoroughfare of Ballymun Road as well as St. Pappin's Square to the north.

| Brief | |
|--|--------------------|
| 1 bed units | 138 |
| 2 bed units | 87 |
| 3 bed units | 61 |
| 4 bed units | 2 |
| Total | 288 |
| Community/ Arts and Culture Provision (Min 5% of overall net residential floor area) | 1058m ² |
| Retail Commercial Uses | 1611m ² |
| Childcare | 324m ² |

Image 6 - Brief

3.0 Context and Setting

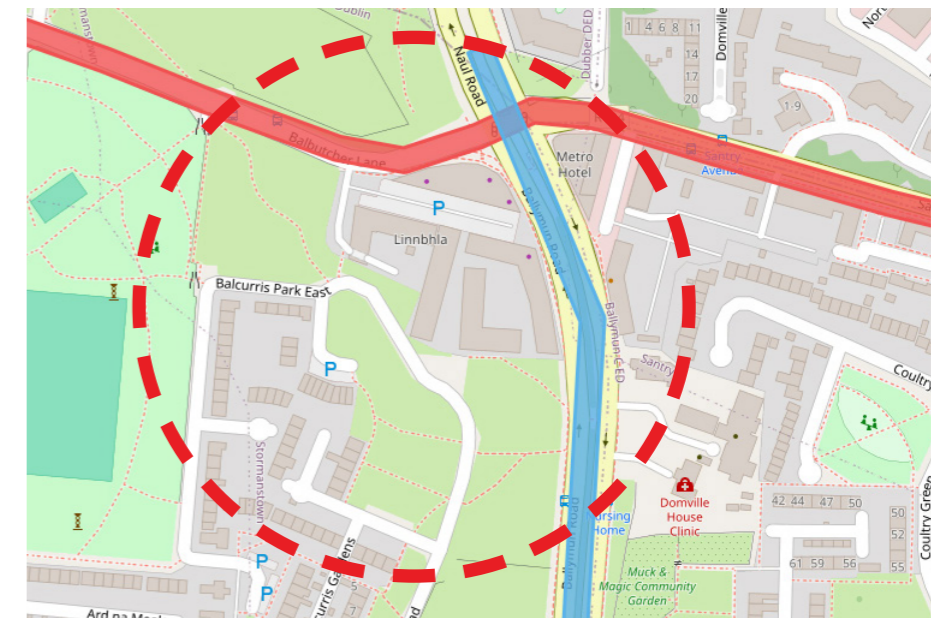
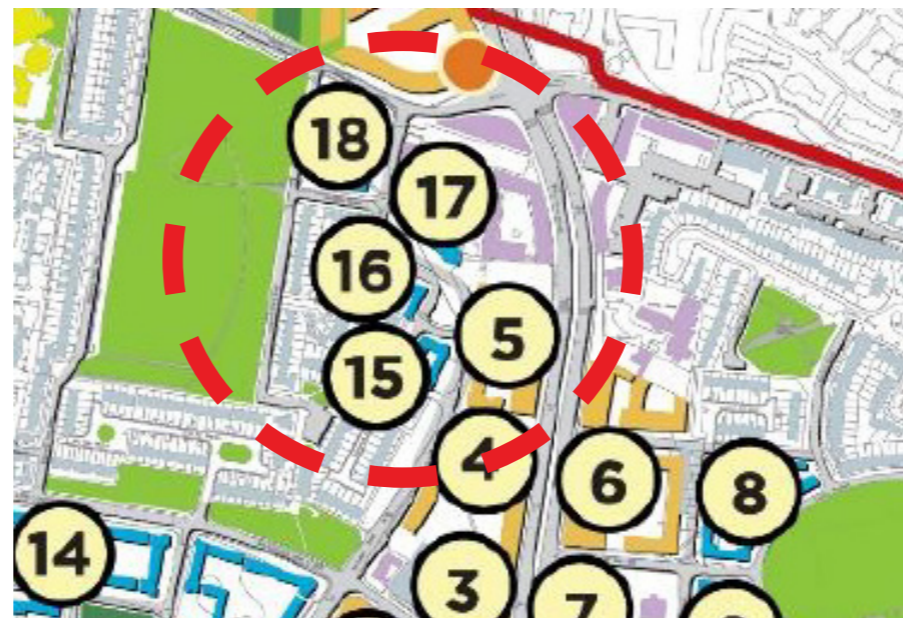
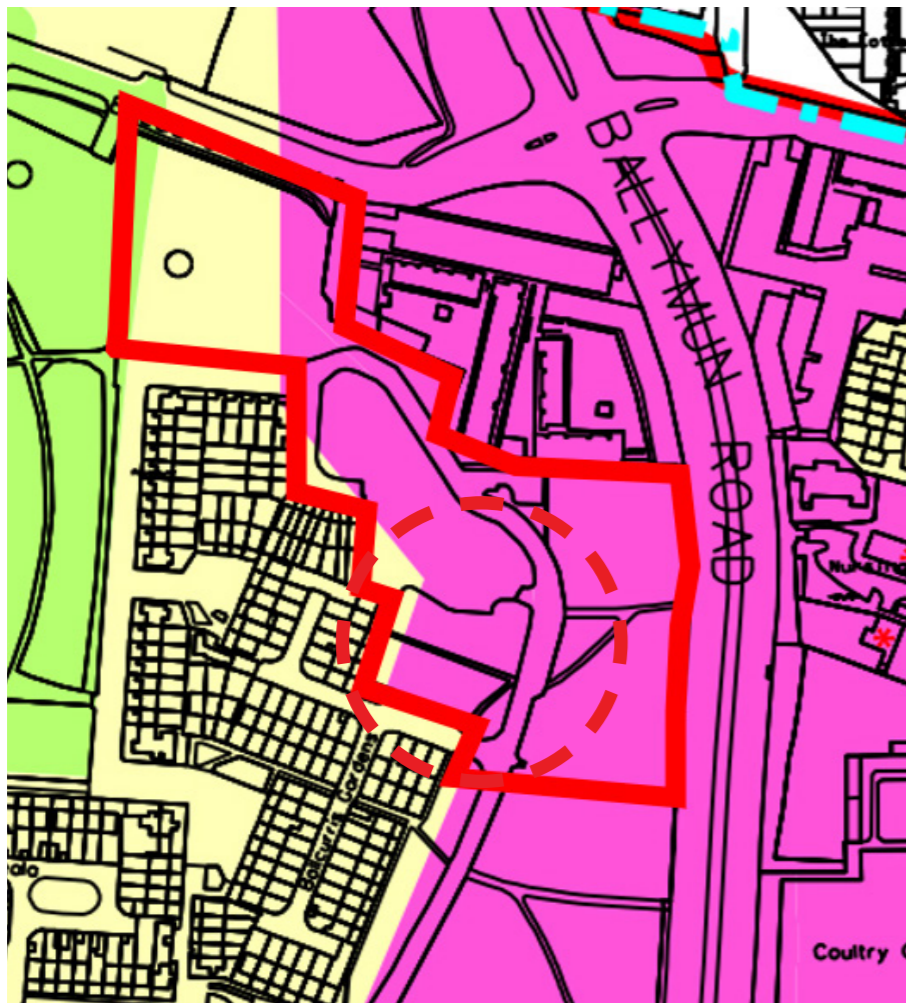
| Location | Net Density Range (units per ha) |
|----------------------------|----------------------------------|
| City Centre and Canal Belt | 100-250 |
| SDRA | 100-250 |
| SDZ/LAP | As per SDZ Planning Scheme/LAP |
| Key Urban Village | 60-150 |
| Former Z6 | 100-150 |
| Outer Suburbs | 60-120 |

Image 7 - DCC Development Plan Density Range Table Extract

Image 8 Left: DCC Development Plan 2022-2028 Zoning Map Extract

Image 9 Middle: SDRA 2 - Guiding Principles Map Extract

Image 10 Right: DCC Active Travel Map Extract – Proposed ATN in red



3.1 Planning and Zoning- Dublin City Development Plan 2022-2028

In accordance with Dublin City Development Plan 2022-2028, the site is zoned as follows:

- Z1 - 'Sustainable Residential Neighbourhoods'- Objective: To protect, provide, and improve residential amenities
- Z4- 'Key Urban Villages and Urban Villages- Objective: To provide for and improve mixed-services facilities
- Z9- 'Amenity/Open Space Lands/Green Network'- Objective: To preserve, provide and improve recreational amenity, open space and ecosystem services.

It is part of SDRA 2 Ballymun. The SDRA Guiding Principles Map identifies 31 vacant (when published) site locations, and a detailed brief for each site is set out in the Local Area Plan document.

The proposed development area occupies the following sites as described therein-

- Site 5- Main Street site to south of Santry Cross
- Site 15- Balcurris Gardens
- Site 16- Balcurris Close
- Site 17- South of Santry Cross (Linnbhla Apartments)
- Site 18- Balcurris

Section 6 of this document sets out the detailed briefs for each of the sites in the LAP and demonstration of compliance of each site with the objectives therein.

Appendix 3 of the Development Plan identifies typical density ranges according to location as per the table opposite. The range for an SDRA site is 100-250 units per hectare.

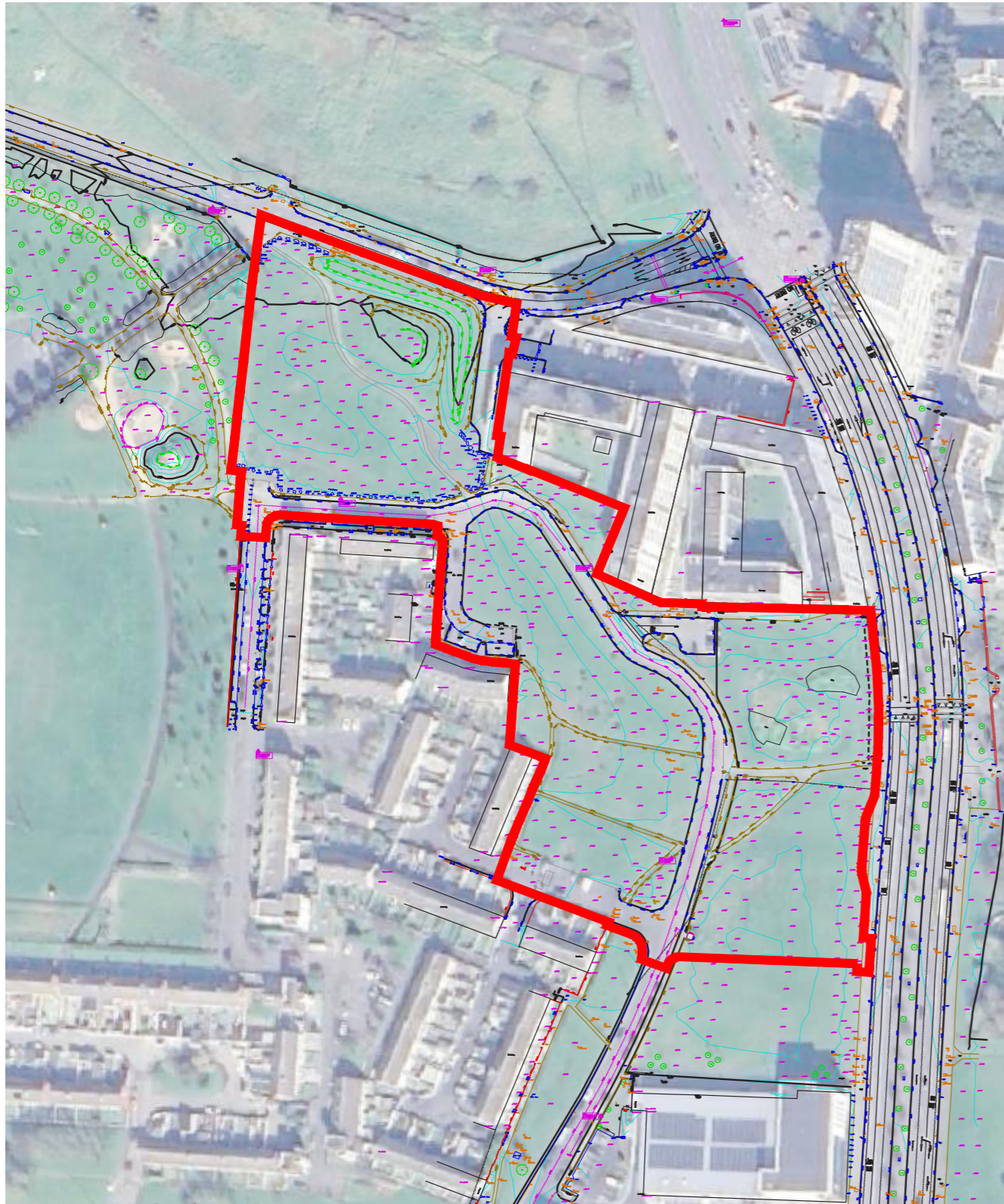


Image 11 - Existing Site Plan

3.2 Site Features- Existing

The overall lands are irregular in shape, due to their legacy as having formerly being part of the space within which one of the spine blocks of Ballymun were sited. The apartment development cluster at Santry Cross to the north of the site was constructed prior to the demolition of the spine blocks.

A development strategy of Ballymun Regeneration in the early stages was to construct new development in the open spaces adjacent existing blocks, then demolish and decant tenants as appropriate into the new development, with the cleared land being available for further development.

The apartments were built within the constraints of the land that was available, hence the present irregular interface that currently exists.

The housing development to the south is part of the remaining development from the 1960s estate, which was laid out so that road access was to rear and the house frontages faced out onto the large, prairie-like open spaces between these and the blocks of flats. This presented a challenge subsequently in a poor definition between public and private realm. The more recent housing development that is located to the west of the site has been laid out to address this challenge with a clear and more defined urban edge to Balcurris Park.

Balcurris Road runs through the southern portion of the site in a meandering fashion, the reason behind this is that it follows the layout of the vehicular access and surface parking that once served the spine blocks that ran through the lands.

The overall site, having long been cleared of the previous flats are now comprised of mostly open spaces in the form of grassland and meadow, with a number of pedestrian routes following desire lines running across from Ballymun Road in the east to Balcurris Gardens and Park in the west. Some ad-hoc parking areas exist, accessed from Balcurris Road.

There is a reasonably gentle fall across the lands of approximately 3 metres from north to south.



Image 12 - Aerial View of Site in 1970

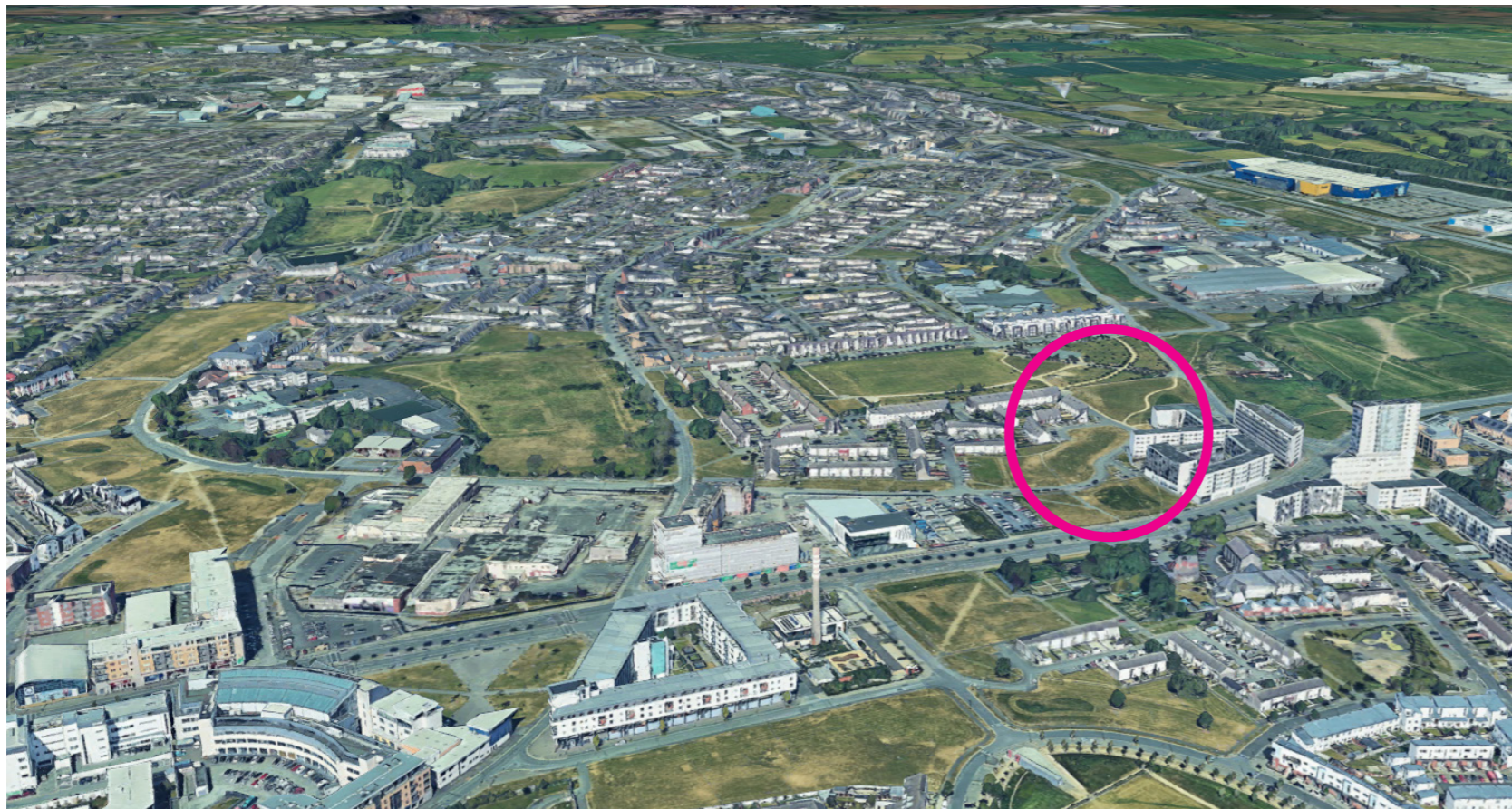


Image 13 - Aerial View of Site in 2024

3.3 Site Features Historic

A comparative view of the site shown circled taken from a similar viewpoint in the east taken in 1970, shortly after completion of the estate and a view in 2024.

The series of spine blocks previously occupied the site arranged in a curved formation, set within open undefined open space.

Prior to that the lands were agricultural, as can be seen in the OS map from the 1940s below. The site boundary is superimposed for comparison.

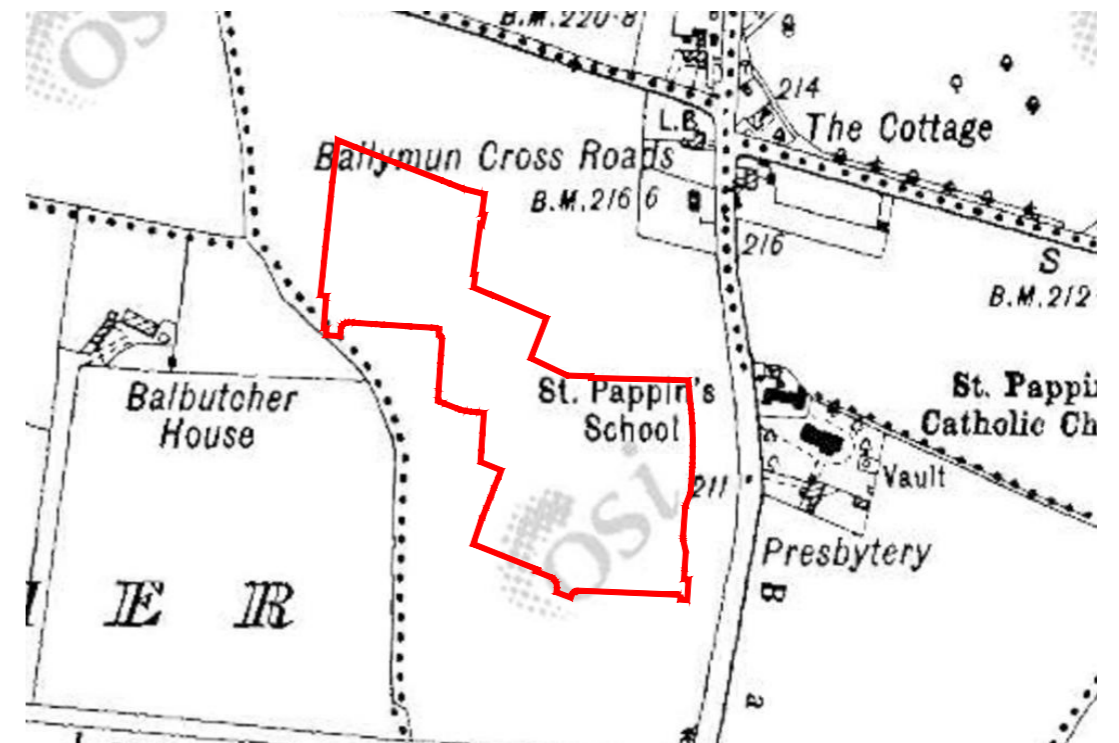


Image 14- 6 inch OS map, 1940s prior to development of the site



Image 15- Aerial View of Site in 2002

3.3 Site Features Historic

- The image, left, shows the site in 2002, when the lands and its immediate context were about to undergo redevelopment as part of the regeneration programme that got underway in 1998 as part of the overall masterplan for Ballymun.
- The spine blocks are still in situ traversing the site.
- Development is commencing at Santry Cross to the north, Planning Reg. Ref 0744/03* (outlined in yellow); description below
- The existing 1960s housing can be seen just to the southwest adjoining the development lands.
- Please refer to the Planning Report prepared by McCabe Durney Barnes that accompanies this application.

*- Planning Reg. Ref 0744/03-A mixed use development on a site with frontage onto the western side of the realigned Ballymun Road and the southern side of the realigned Balbutcher Lane North at Ballymun Dublin 11. The proposed development on a 1.016 hectare site consists of: the construction of 217 no. apartments comprising 18 no. 1 bed, 190 no. 2 bed and 9 no. 3 bed. The provision of 228 no. carparking spaces (163 number in semi basement carpark and 65 no. on the surface); 1588sq.m of retail/showroom space; a temporary access road from Balbutcher Lane North to serve the existing flat block 289-416 Balcurris Road and 2 no. vehicular entrances to the development from this road; along with the provision of another temporary access road to serve existing flat block 193-288 Balcurris Road; the provision of hard and soft landscaped amenity open space in the form of planted courtyards, common roof gardens and a landscaped pedestrian street along with extensive private balconies; the provision of refuse storage facilities; the provision of two ESB substations; the provision of basement plantrooms and bicycle storage and general associated drainage and site works above and below ground to facilitate the development. The scheme involves the partial closure of Balcurris Road which will be subject to a separate procedure for the extinguishment of right of way under the Road Act, 1993. The proposed scheme is comprised of 5 residential blocks which are as follows; Block A (located at the intersection of Balbutcher Lane North & Ballymun Road) will be six storey with retail/showroom use at ground floor and a common roof garden at sixth floor level; Block B1 (located along realigned Ballymun Rd) will be five storey with retail/office use at ground floor on the Ballymun Road frontage; Block B2 (located on the proposed St. Pappin's Sq. & pedestrian street) will be part five story and part four storey with retail at ground floor on its frontage to the proposed St. Pappin's Square and a common roof garden above its four storey element; Block B3 (located to the west of the proposed pedestrian Street) will be five storey; Block B4 (located to the south of the proposed surface parking) will be four storey.



Image 16 - Aerial View of Site in 2008

3.3 Site Features Historic

The image, left, shows the site in 2008, showing the development adjacent at Santry Cross nearing completion.

The layout of Santry Cross along its southern flank appears irregular and is informed by the existing spine block formation, which remains insitu while construction is ongoing.

In parallel to the development of Santry Cross, the infill housing to the north and west of the existing 1960s housing is also complete creating new urban edges and streets and framing the first phase of Balcurris Park.



Image 17 - Construction of Santry Cross underway on available open lands adjacent to existing spine block of flats- View looking north along Ballymun Road, what is now Site 5.



Image 18- Aerial View of Site in 2009

3.3 Site Features Historic

The image, left, shows the site in 2009, showing the aftermath of the demolition of the spine blocks which can be clearly seen.

This informed the apparent ad-hoc alignment and route of Balcurris Road as it still exists today.

The northeastern end of the spine block, now demolished allows for the development of the remainder of Balcurris Park.



Image 19- Aerial View of Site in 2024

3.3 Site Features Historic

The image, left, shows the site as it stands in 2024 awaiting development. It encompasses open space of grassland and meadow, with the meandering alignment of Balcurris Road from the south to connect with the housing in Balcurris Gardens to the east. A vehicular access road runs south from Balbutcher Lane to access the parking in the undercroft/ basement of the Linnbhla apartments to the northeast of the lands.

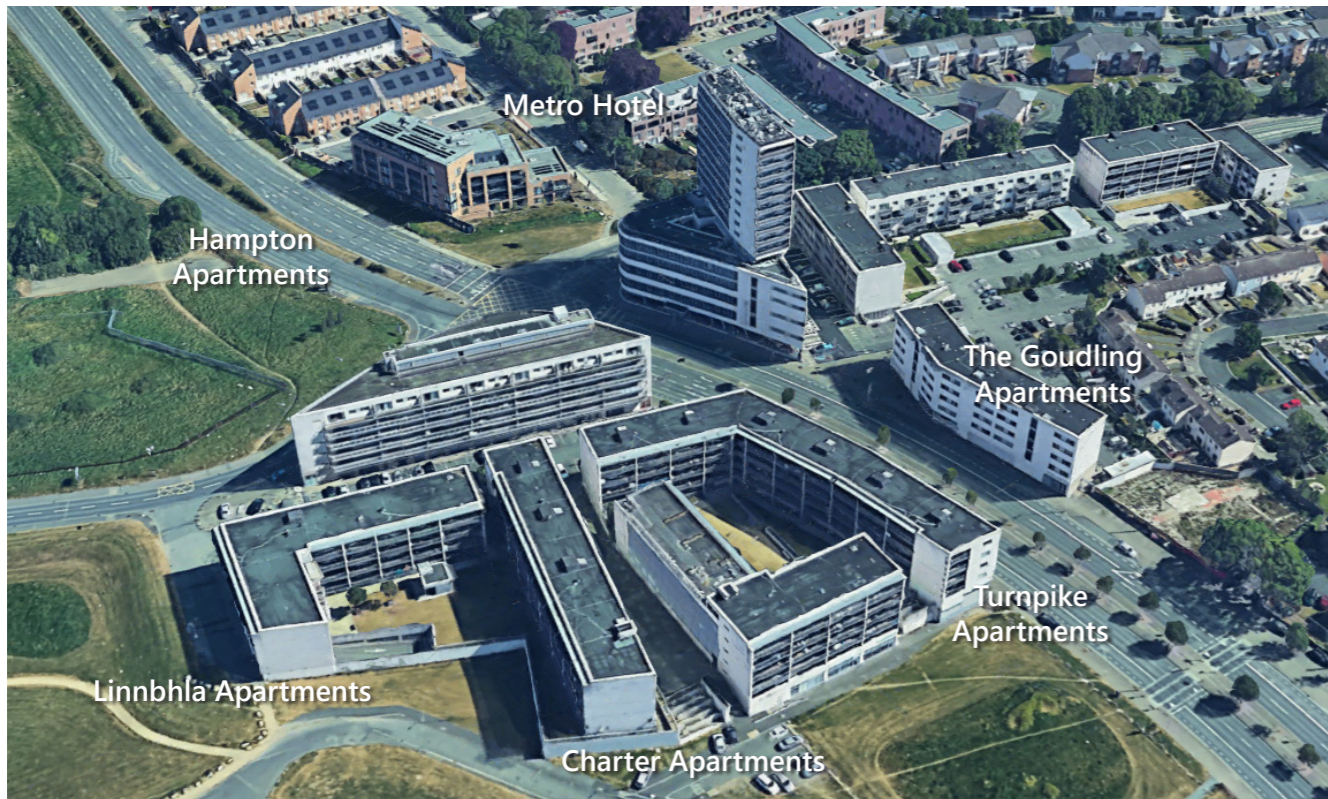


Image 20 - Santry Cross Development to the north of the site

3.4 Surrounding Buildings

- SANTRY CROSS to the north constructed in the early 2000s is an assemblage of mixed-use and residential apartment blocks, which together with the Metro hotel tower forms the Northern Gateway into Ballymun. The blocks are arranged on either side of the intersection of Santry Avenue, Balbutcher Lane and Ballymun Road. The blocks of the Hampton Apartments, and Linnbhla in particular immediately abut onto the development lands, both of which shall inform the development itself at this location. A combination of stairs and a ramp between the blocks create a large entry point into the scheme from the development lands.
- LIDL to the south along Ballymun Road is separated from the development lands by "Site 4" as per the LAP. This together with development in Site 5 will contribute to the creation of a strong urban edge to this part of Ballymun Road, which is essentially the main street of Ballymun Town Centre.
- Aspen Student Apartments further south is a 6-10 landmark development adjacent to LIDL and creating a focal point at the centre of Ballymun town centre.
- Existing Housing, Balcurris Gardens to the southwest is the only part of the original 1960s estate that has been retained together with the other 2-storey housing of that period. It forms 2 types of interface with the development lands with front elevations and rear elevations/ screened gardens both adjoining the site.
- Infill Housing, Balcurris Close to the west was developed in the early 2000s to create better defined street edges and to fill in incidental spaces created by the 1960s housing further south.

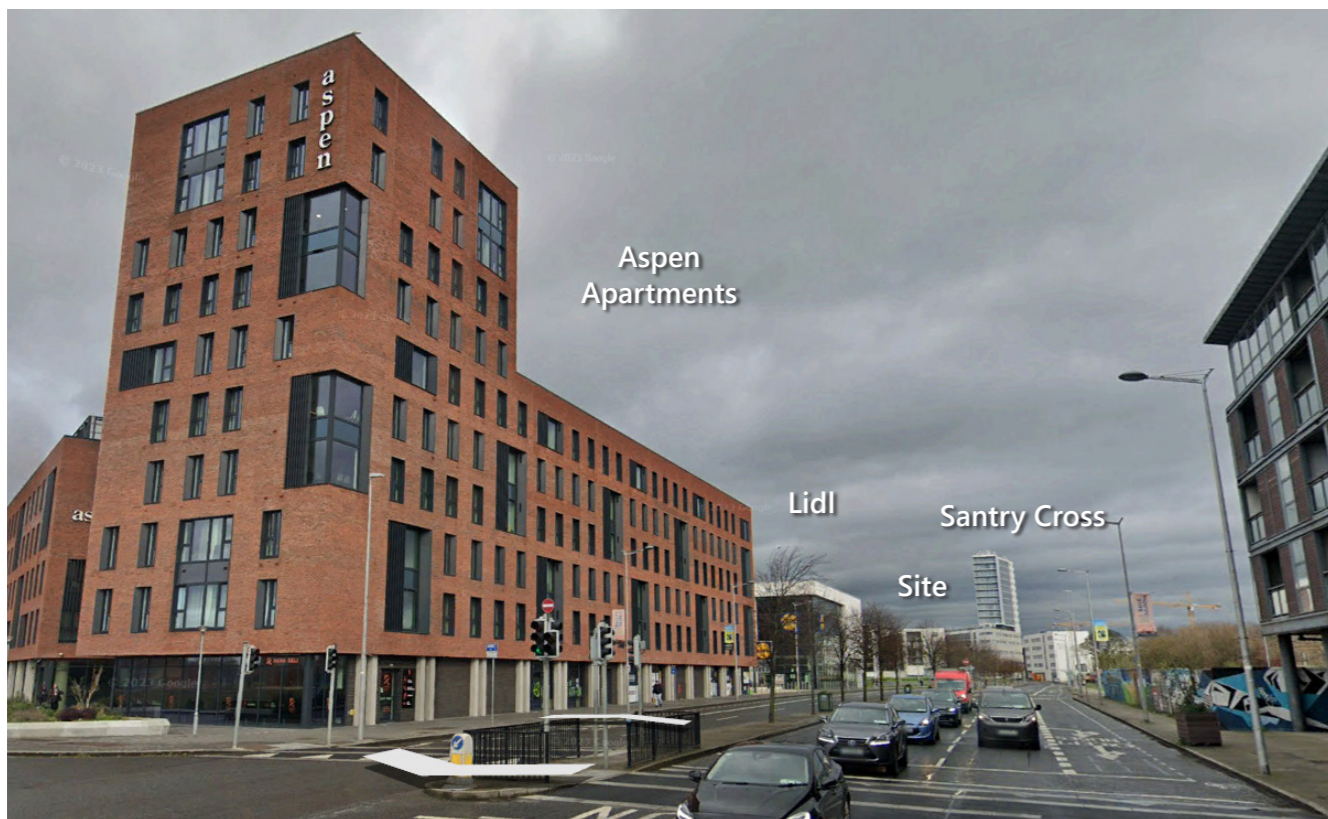


Image 21 - Aspen Student Apartments and Lidl along Main Street to south of site



Image 22 - 1960s Housing, Balcurris Gardens



Image 23 - Infill housing development, Balcurris Close

4.0 Design Evolution / Alternatives Considered

4.1 Preliminary Appraisal

The SDRA Guiding Principles Map is informed by Figure 11 in the Ballymun Local Area Plan 2017 (LAP) Masterplan which identifies individual sites in Ballymun. The development lands comprise Sites 5, 15, 16, 17 and 18, and detailed briefs are set out in the LAP for each site with particular requirements for building form, density and heights as well as particular issues to be considered for these sites.

The forms, which are illustrated as being indicative are taken from a plan prepared in 2010 by Loci in relation to the wider context of the Ballymun Road spine. Also indicated was an internal street network which proposed the realignment of Balcurriss Road and its extension further north to connect with an existing access road serving the undercroft parking of the Linnbhla apartments and further to intersect with Balbutcher Lane. An east-west link road was envisaged running south of Site 5 between Balcurriss Road to Ballymun Road, which effectively would define site 4 to the south. A new plaza was identified, namely St. Pappin's Square to the north of Site 5.

Dublin City Council in its original brief identified 126 residential units in total for the entire development site (Sites 5, 15, 16, 17, 18). The LAP makes reference to quantum across the site- c.14,000m² site 5, c. 10 units site 15, c. 10 units site 16, 20-40 units site 17, 40-50 units site 18.

The site has now been included in Social Housing Bundle 4 and 5 and our brief was to re-look at the site potential in parallel with the other bundle sites.

Our initial appraisal of the SDRA and the DCC feasibility study brought up a few key items/ questions to inform the new design:

- (i) Potential for additional units to help meet housing demand? A desktop study of the sites combined with the density ranges produced a potential development figure that was roughly double the original brief.
- (ii) Potential for reduction in the quantum of roads infrastructure being indicated whilst maintaining permeability between the sites within the overall development?
- (iii) Necessity of continuing Balcurriss Park East as a vehicular access?
- (iv) An opportunity for the future active travel plans across the site, between Ballymun Road and Balcurriss Park to encourage other means of transportation
- (v) Ground floor activity and response to the street- Particularly in the context of the site zoning Z4, as well as examining own-door dwellings at ground level.
- (vi) New development plan requirement to provide community, cultural and art space - where is most appropriate location?
- (vii) Approach to car parking? How many spaces are needed if any?
- (viii) Site servicing - bin collection / drop off/ deliveries/ turning circles etc. - has emergency vehicle access been considered?

The preliminary site strategy evolved into 2 optional variants.

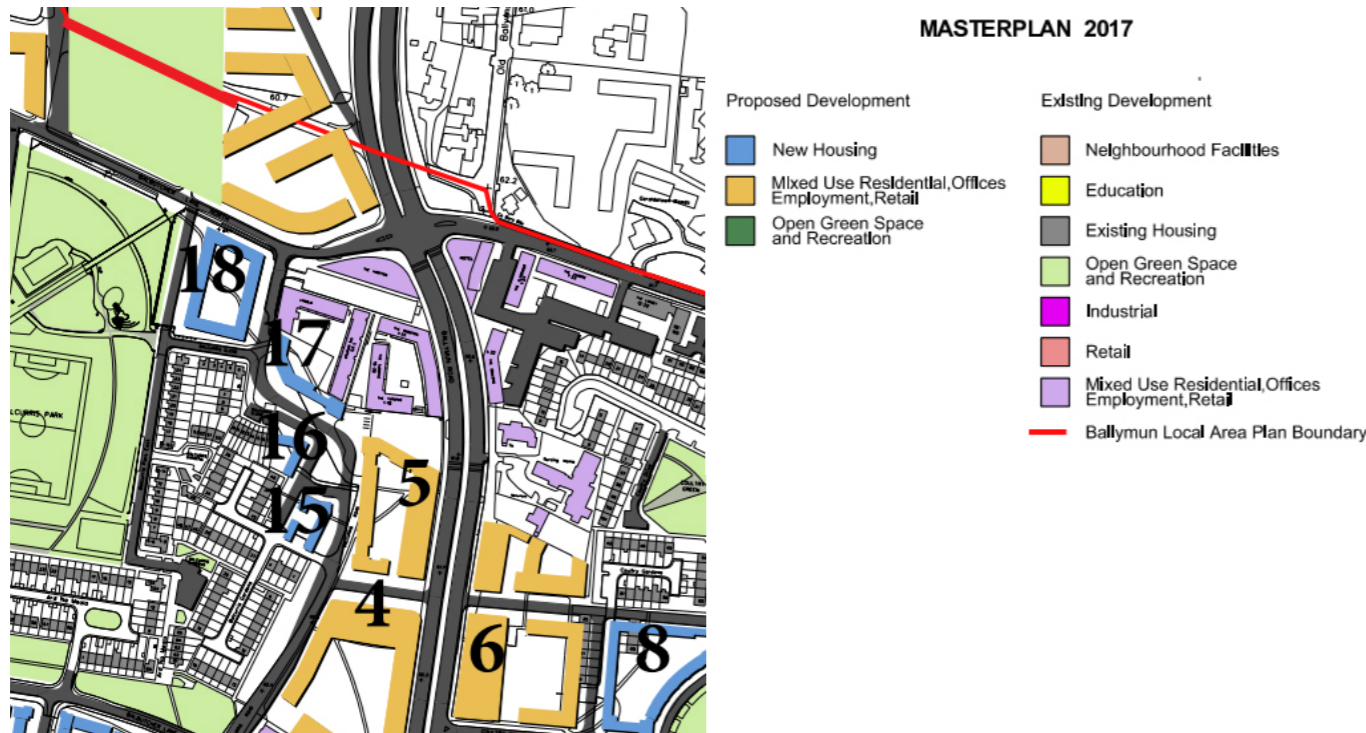


Image 24 SDRA 2 - Guiding Principles Map Extract/ Masterplan LAP 2017

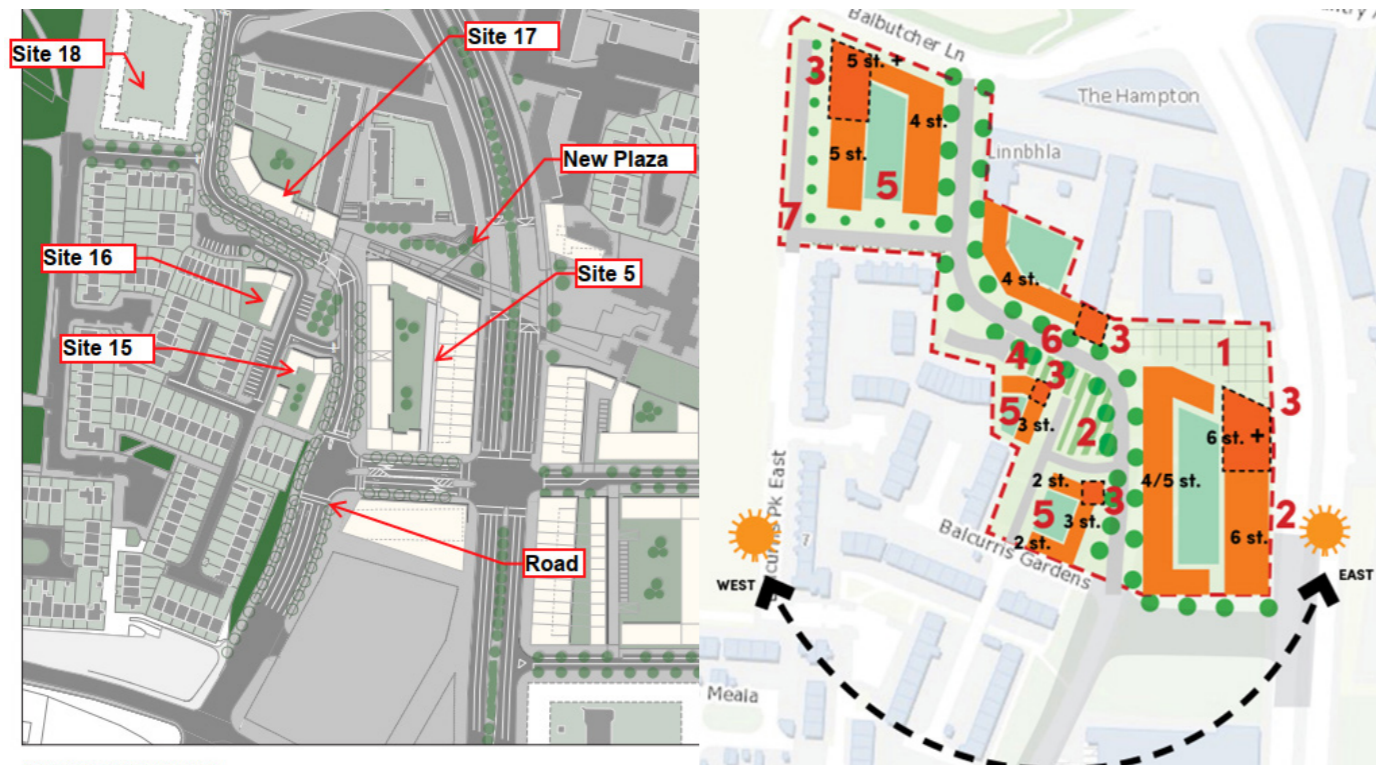


Image 25- Extract from Loci Plan 2010

Image 26- Preliminary Site Strategy



Images 27a/ 27b Option 1 Layout; ground level, left, upper level, right

4.2 Preliminary Site Options

Option 1

A layout broadly in line with the LAP. Reduction in the doubled up roads infrastructure between Sites 16 and 17. Own door type duplexes in Sites 5 and 18. Approx. 280 units identified subject to detailed design.

Pros:

- Blocks and spaces largely as per LAP
- Roads within development downgraded to become streets.
- Site 18 intensified to improve urban character and placemaking

Cons:

- The provision of parking on the public streets could create management / allocation issues
- Still heavy on roads infrastructure- Public realm fragmented, in particular area between Site 17 and existing housing on Balcurris Road and Site 15 to St. Pappin's Square.
- Poor definition of public and private realm in Site 15.



Images 28a/ 28b Option 1 Layout; ground level, left, upper level, right

Option 2 (Increased Density) Preferred

A layout broadly in line with the LAP. Reduction in the doubled up roads infrastructure between Sites 16 and 17. Own door type duplexes in Sites 5 and 18. Approx. 300 units identified subject to detailed design.

Pros:

- Blocks and spaces largely as per LAP
- Roads within development downgraded to become streets.
- Sites 5 and 18 intensified to improve urban character and placemaking.

Cons:

- The provision of parking on the public streets could create management / allocation issues
- Still heavy on roads infrastructure- Public realm fragmented, in particular area between Site 17 and existing housing on Balcurris Road and Site 15 to St. Pappin's Square.
- Poor definition of public and private realm in Site 15.

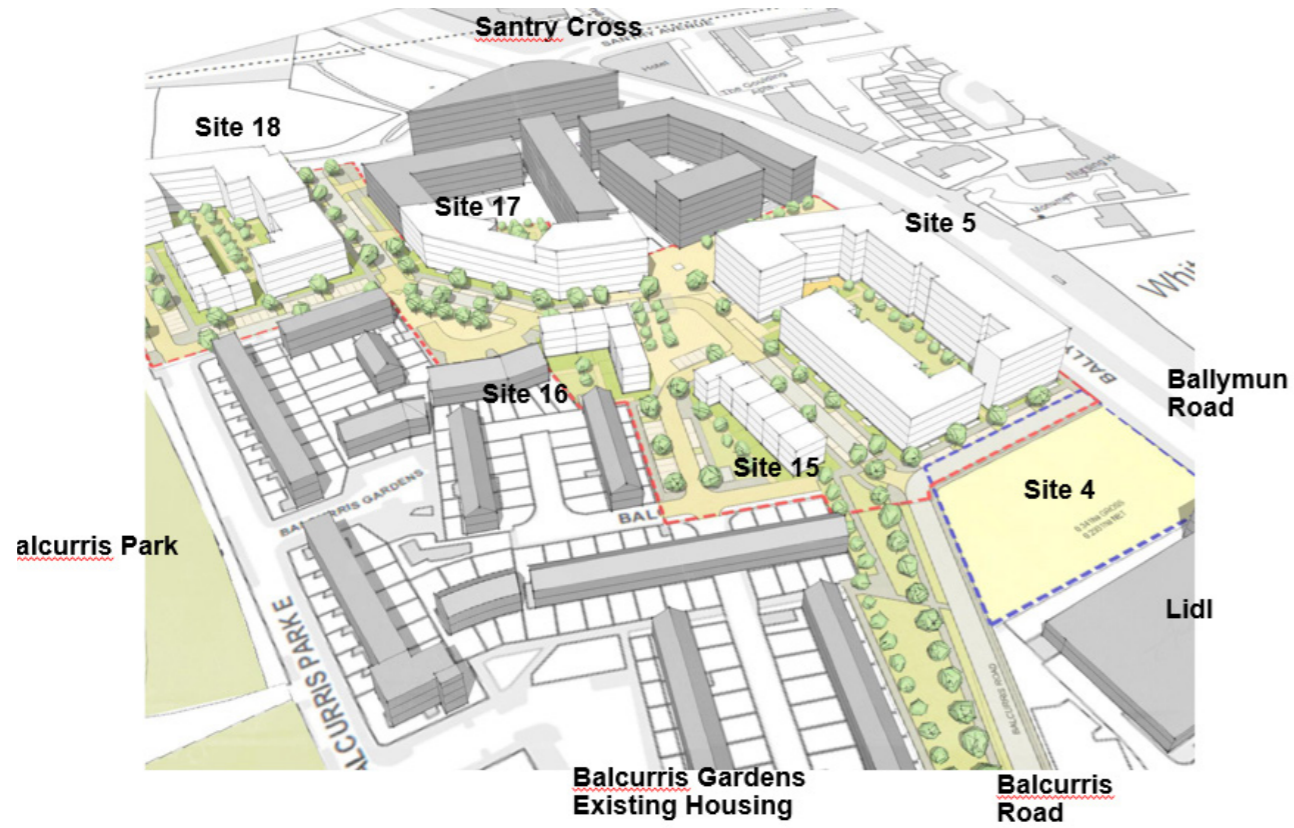


Image 29a Site Strategy Option 2 Massing, View from Southwest

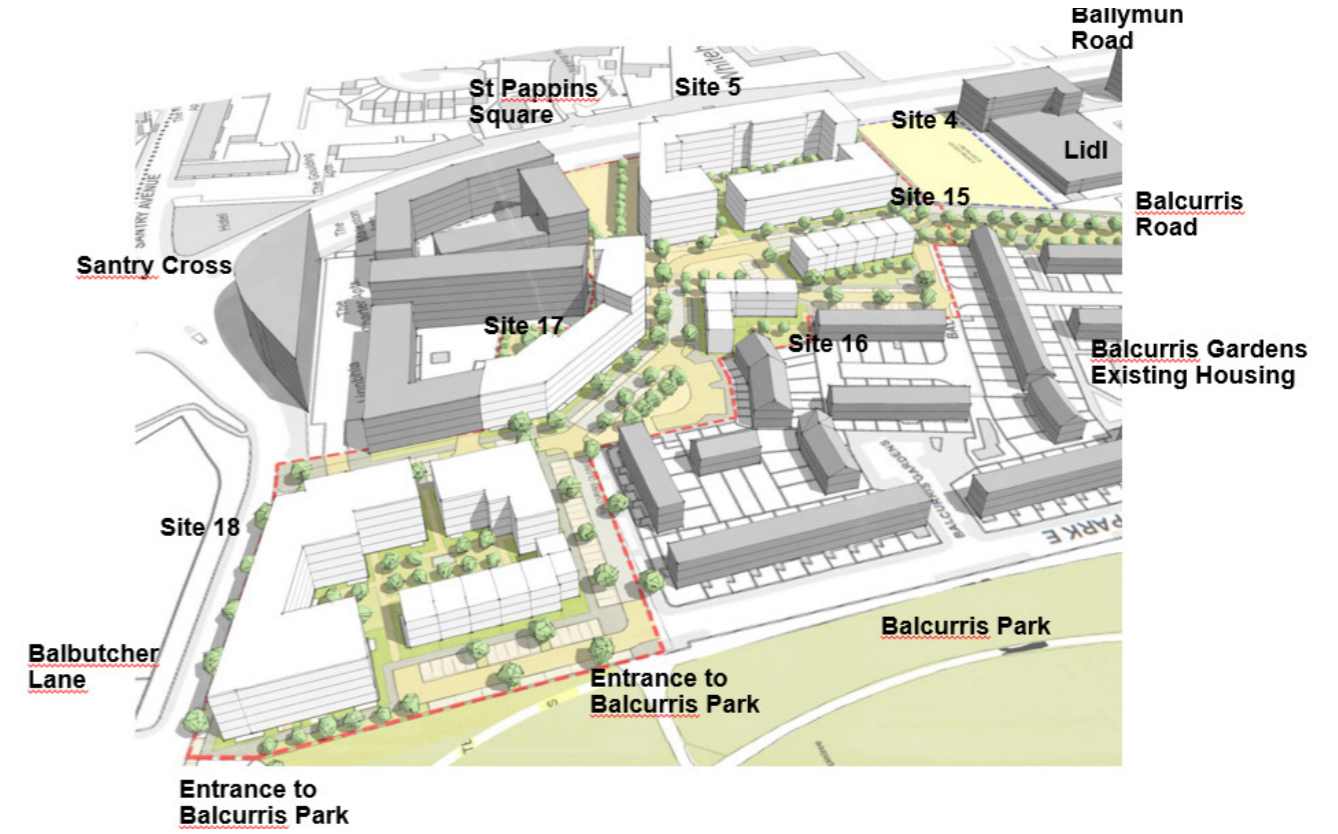


Image 29b Site Strategy Option 2 Massing, View from West

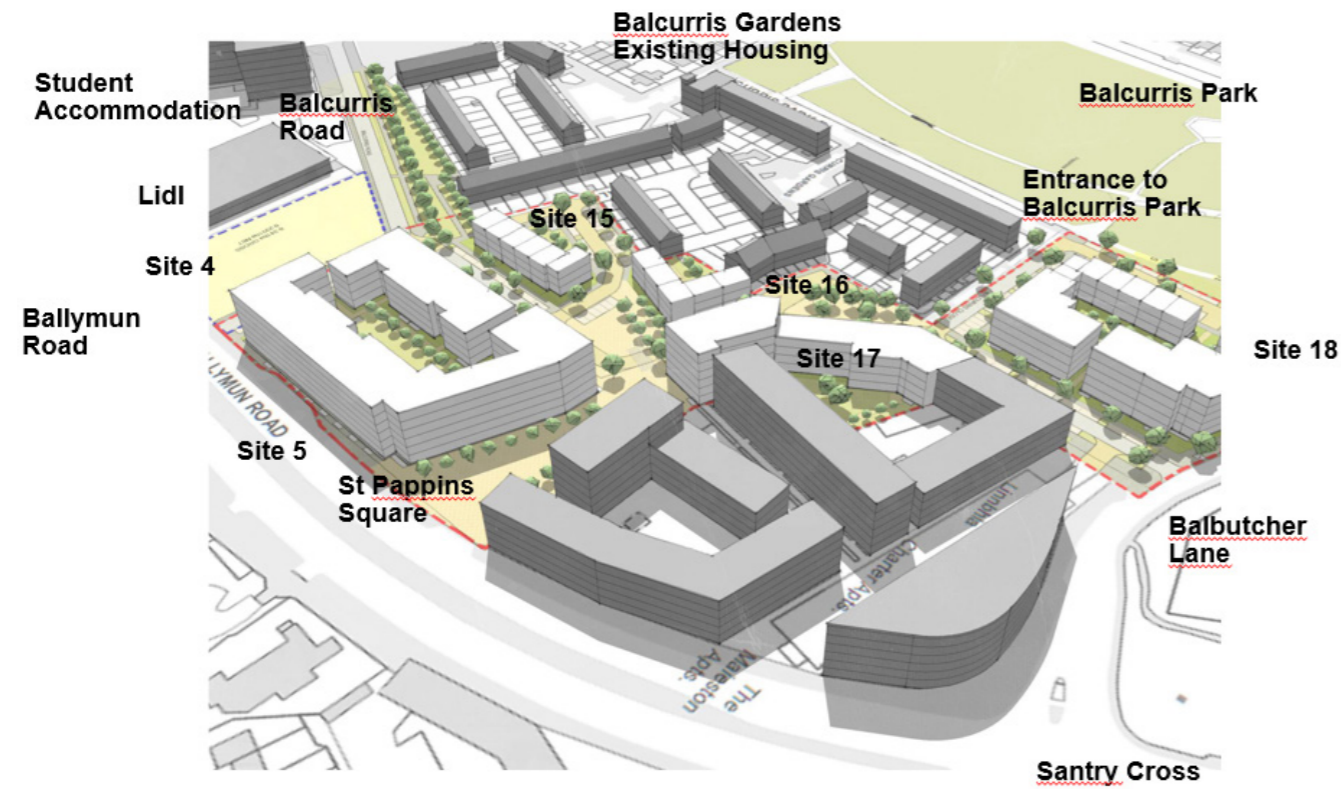


Image 29c Site Strategy Option 2 Massing, View from Northeast

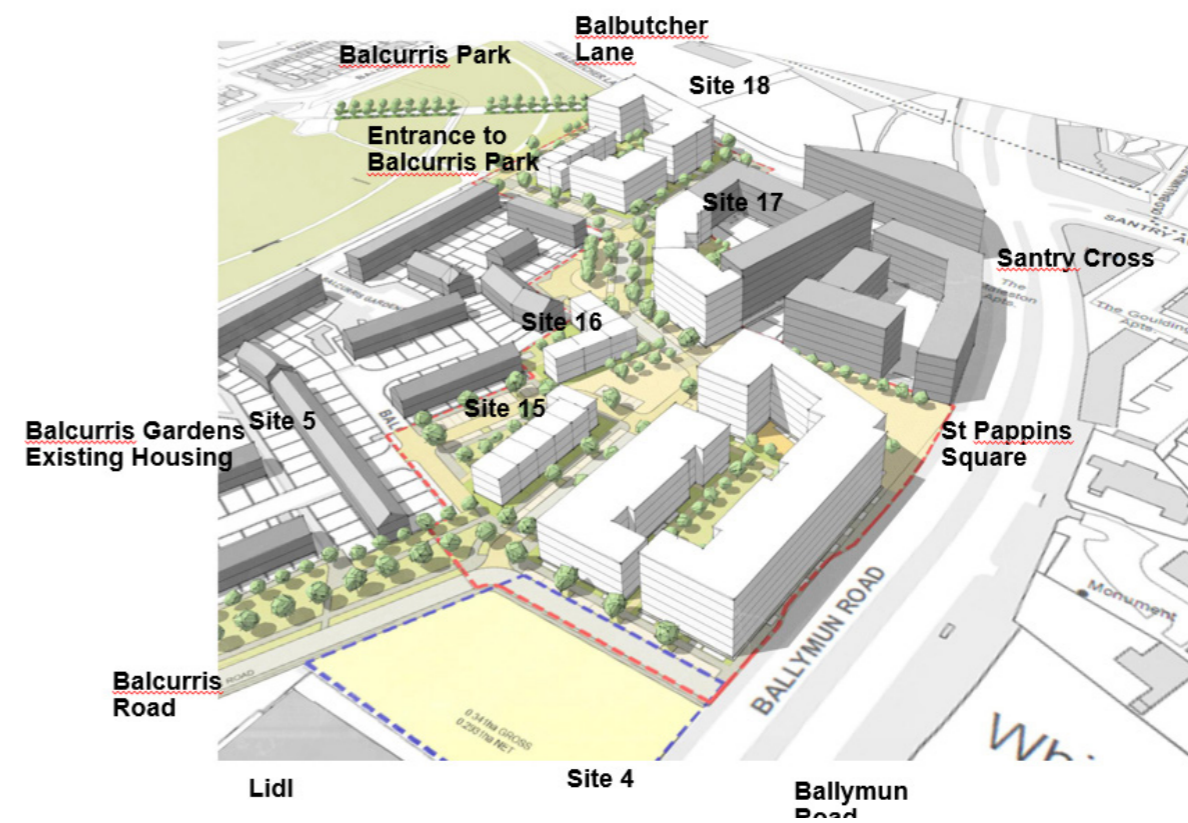


Image 29d Site Strategy Option 2 Massing, View from Southeast

5.0 Building Layout and Design

5.1 Scheme Design

The final proposal consists of a scheme comprising-

288 dwellings comprising, 273 apartments, 10 own-door units and 5 houses

Community, Arts & Cultural floorspace of 1058m²

1611m² commercial/ retail

324m² creche

in a development of 2-6 storeys in height with a gross density of 107.7 units/Ha.

New public realm forms part of the development, consisting of -

St. Pappin's Square between Site 5, Site 17, and the existing Turnpike Apartment Block to the north.

Central Pocket Park bounded by Sites 15 and 16

Enhanced landscaped area between Site 17 and existing houses (Namely 7nos.-17 Balcurris Close) on the realigned Balcurris Road.

Balcurris Road realigned in tandem with the new urban block edges that are proposed with on-street parking and tree planting and landscaping.

Balcurris Road extends to Balbutcher Lane to the north and the realignment incorporates parts of the existing road network in the site, including Balcurris Close and the vehicular access to the Linnbhla apartments.

A total of 70 on-street parking bays are proposed, of which 4 are Part M accessible.

5 drop off/ delivery bays on street

Dedicated cycle route from Ballymun Road in the east to Balcurris Park in the west and Balbutcher Lane to the north.

Strong building lines and urban edges are proposed throughout the scheme, with active ground floor uses, such as community, retail/ commercial and creche concentrated in Sites 5 and 17 adjacent to St. Pappin's Square and along Ballymun Road, which itself is subject to future improvements as part of the Bus Connects scheme.

Where there are dwellings at ground level, soft planted defensible buffer zones are provided between the facade and back of footpath to maintain both privacy and passive supervision.

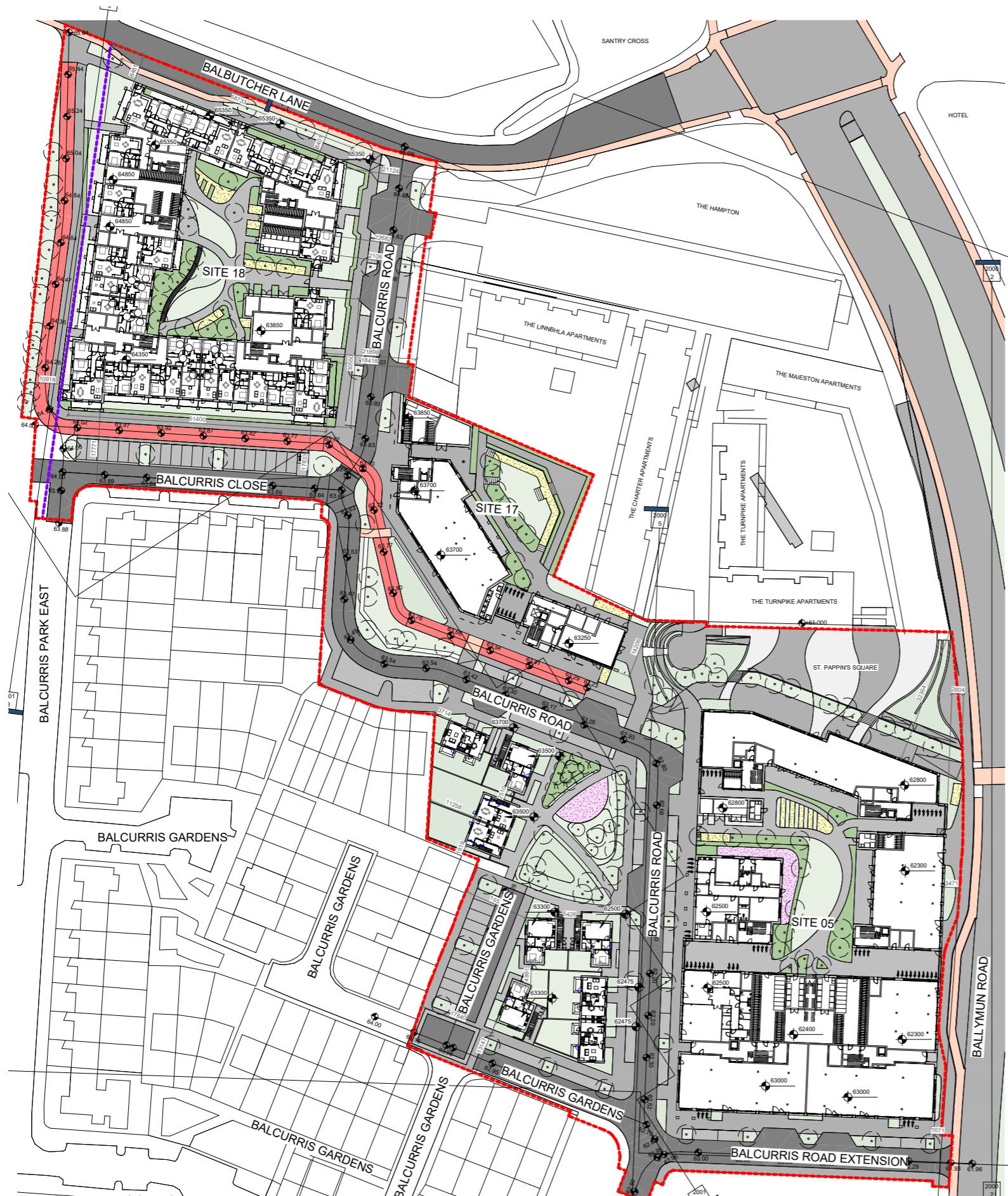


Image 30 Proposed Site Plan

5.2 Site Connectivity and Permeability

The development incorporates both the upgrade of existing routes and the creation of new routes across the site, providing connections to existing adjoining development and beyond as well as within the new scheme. The routes and connections created are intended to enhance those already existing around the site's perimeter.

- New cycle routes crossing the site connects with existing cycling infrastructure on Ballymun Road and Balbutcher Lane.
- Pedestrian routes are safe and pass through attractive quality public realm and landscaped pocket park areas.
- Accessible parking is distributed along the spine of Balcurris Road.
- Drop off points for deliveries to each of the blocks are also distributed at convenient locations.
- Active ground floor uses with entrances are provided for in sites 5 and 17 fronting onto the new public realm and augmenting Ballymun Road as the major spine of the area
- Gated access to the communal open spaces in sites 5, 17 and 18 is fully supervised and secure.
- Bus connects scheme, "E Spine" - Ballymun/Finglas to City Centre scheme has been confirmed by An Bord Pleanála involving the upgrade in roads infrastructure to accommodate high-frequency bus services.
- Future Metrolink- a high-capacity, high-frequency, metro railway, with 16 new stations running from Swords to Charlemont. The Ballymun station location is approx. 380m south of the site.

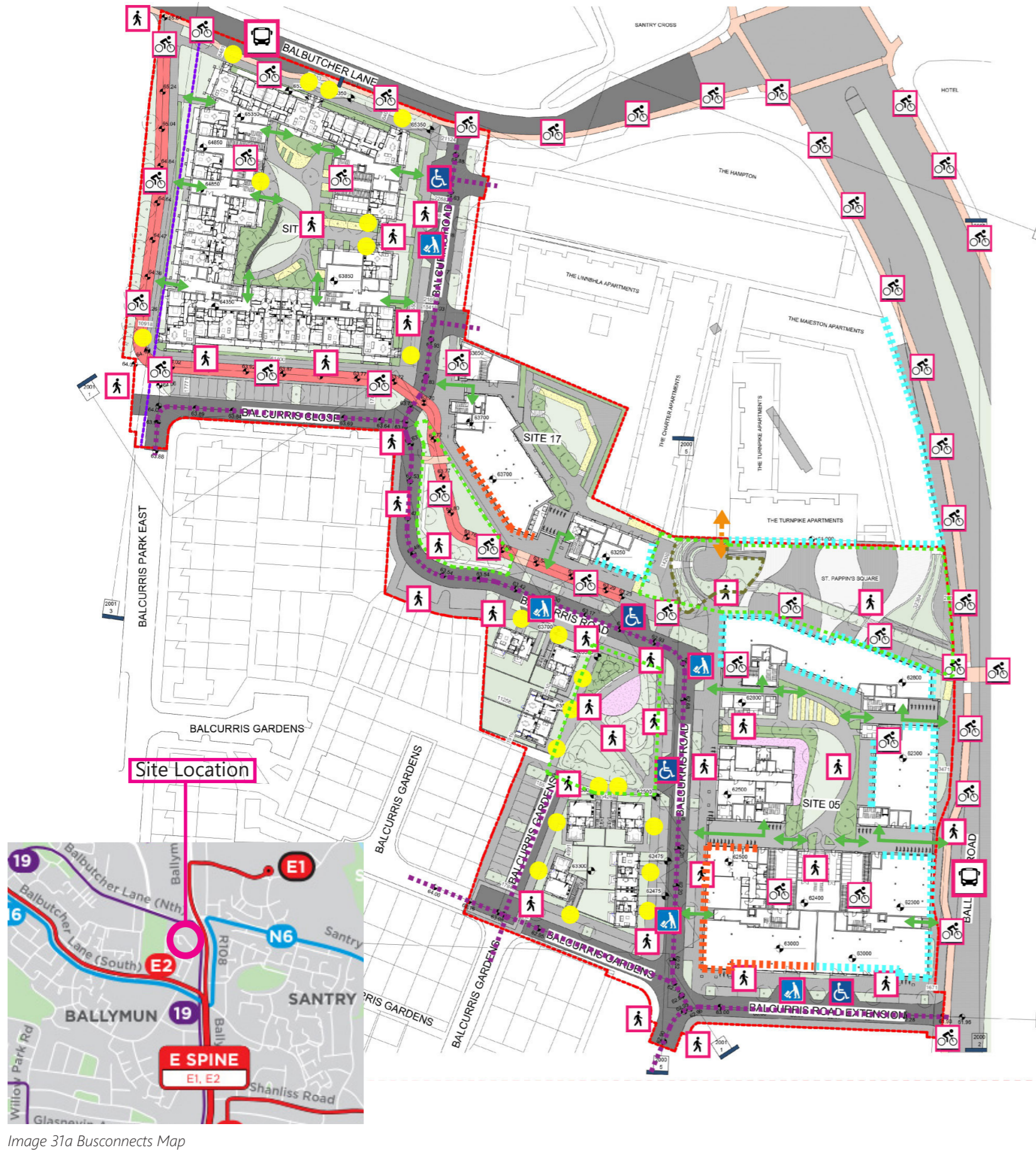


Image 31a Busconnects Map

Image 31 Site permeability diagram

5.3 Materials and Finishes

A restrained and coherent palette of materials is proposed to create a simple and modern aesthetic for the new development, with brick being the primary material, chosen for its robustness and low maintenance.

- A light buff/grey textured clay brick with white mortar is proposed as the field colour for the scheme.
- A darker textured clay brick provides contrast and is applied to recessed planes or where emphasis is placed on a change of surface to express the form of the block.
- A frame of stone cladding is used at the base of sites 5 and 17 to reflect the ground floor uses; retail, commercial, creche and entrances to the courtyards.
- The window frames, balcony railings, fascia, soffit, verges, associated rainwater goods and flat free draining metal clad entrance canopies are proposed in a single unifying colour maintaining a consistent simple colour palette across the scheme.
- The core entrances and gates are expressed with vertical bands of glazing and metal clad canopies pick out entrances around the blocks.
- Windows and doors, will be either aluminium or alu-clad, with a painted or PPC coating for longevity and to minimise maintenance. Window sills are to be pressed metal string courses and parapet cappings are to be in red coloured reconstituted stone/concrete.
- Roofs will be finished with an intensive green roof (50% of area) or stone ballast build-up.
- On street parking paved areas are to be finished in permeable paving to provide increased natural SUDs features within the site.

A breakdown of the materials and finishes to be used across the development-

1. Light buff/ grey brick with white mortar
2. Dark brick contrasting panel with white mortar
3. Light buff/ grey brick
4. Coloured spandrel panels to glazing system, Aluclad. Colour to match metal goods throughout. Charcoal colouring
5. Metal balcony and balustrades- colour to match metal goods throughout- Charcoal colouring
6. Composite Aluclad front door to selected colour
7. Charcoal Metal Entrance Canopies
8. Opaque Glass Balcony Dividers

Images 32a/ b/ c Proposed primary materials of light coloured brick (left), and a contrasting darker brick (centre) with white mortar. Stone cladding along base framing non-residential uses (right), Refer to elevation drawings for details of other materials.



Image 33: East elevation facing public open space

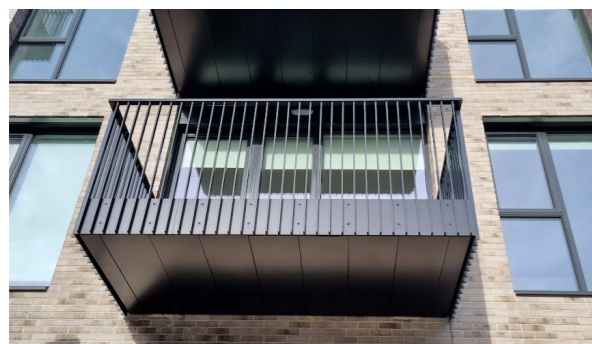


Image 34: Reference image of a similar balcony

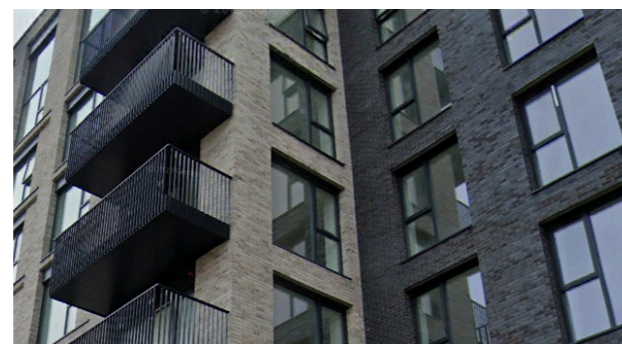


Image 35 Reference image of contrasting brick and metal balconies

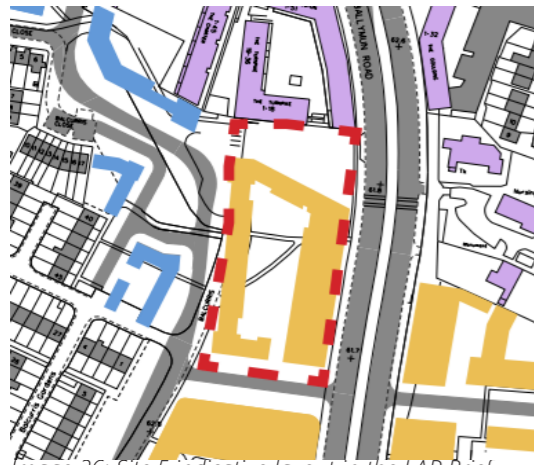


Image 36: Site 5 indicative layout in the LAP Brief

AREA TYPE:

- BICYCLE STORE
- CIRCULATION
- COMMUNITY
- CRECHE
- NON-RESIDENTIAL
- SERVICES

AREA TYPE:

- 1 BED APARTMENT TYPE A-1B2P-1
- 2 BED APARTMENT TYPE A-2B4P-1
- 2 BED APARTMENT TYPE A-2B4P-5
- 3 BED APARTMENT TYPE A-3B5P-1
- 3 BED APARTMENT TYPE A-3B5P-2
- 3 BED APARTMENT TYPE A-3B5P-3
- CIRCULATION

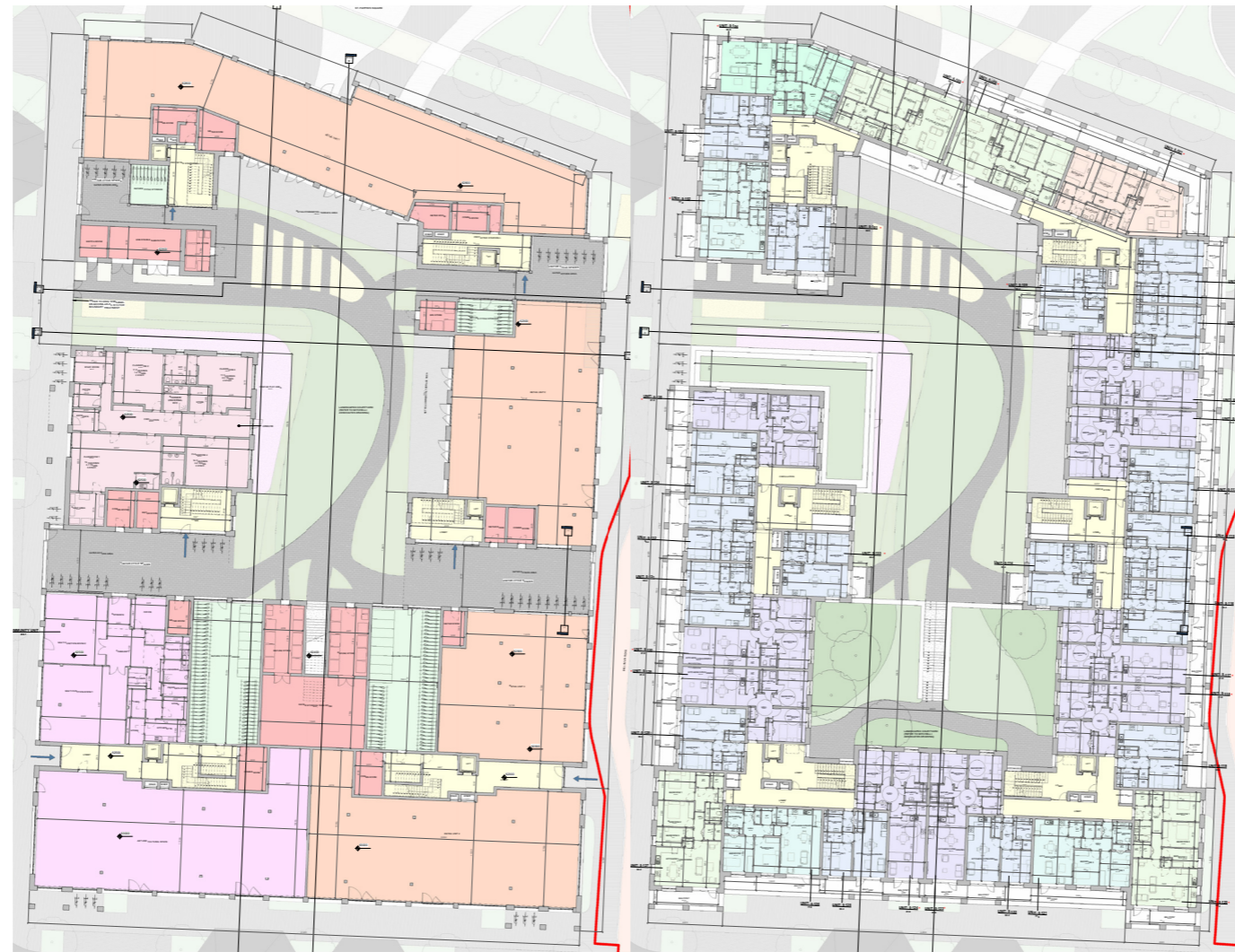


Image 37 Site 5 Ground Floor Plan

Image 38 Site 5 First Floor Plan



Image 39 - Site 5, Viewed from the north along Ballymun Road, at its corner to St. Pappin's Square

5.4 Site 5 Scheme Design

Site 5 occupies an area of 0.586ha and together with St. Pappin's Square to its north measures 0.7775ha., which broadly aligns with the LAP area of 0.8ha.

The proposed block in Site 5 is approx. 14099m², and mixed-used in line with its Z4 zoning as follows-

Retail/ Commercial Floorspace

| | | |
|----------------|-------------|----------------------|
| Site 5- Unit 1 | 525 | m ² |
| Site 5- Unit 2 | 362 | m ² |
| Site 5- Unit 3 | 247 | m ² |
| Site 5- Unit 4 | 378 | m ² |
| Total | 1512 | m² |

Community Floorspace

| | | |
|----------------|-----|----------------|
| Site 5- Unit 1 | 247 | m ² |
|----------------|-----|----------------|

Arts/ Cultural Floorspace

| | | |
|----------------|-----|----------------|
| Site 5- Unit 2 | 378 | m ² |
|----------------|-----|----------------|

Creche

| | |
|-----|----------------|
| 324 | m ² |
|-----|----------------|

Residential- 6 cores

| | |
|------------------|----------------|
| 1 bed apartments | 66 no. |
| 2 bed apartments | 44 no. |
| 3 bed apartments | 22 no. |
| Total | 132 no. |



Image 40 - Site 5, Viewed from the south along Ballymun Road, at its corner to St. Pappin's Square

5.4 Site 5 Scheme Design (Continued)

Height- 4 storeys at its southern end rising to 5 storeys towards the northern end and St. Pappin's Square, maximum height to parapet 17.75 metres, in line with LAP brief of c. 18 metres to the main Ballymun Road.

The block is continuous on three of its facades with a break introduced opposite the pocket park to the west, which provides an entrance to the courtyard and childcare facility. The creche is positioned to take advantage of having 3 facades at this locations as well as an attractive entrance and set down for bicycles as well as being accessible to the playground in the pocket park. More details of the creche are set out in Section 8.0.

The block form is layered with a framing device to hold the composition of balconies on its facades as well as providing a street level framing device front of the retail/ commercial/ community uses along ballymun Road and St. Pappin's Square. In the planning of site 5, sufficient space has been allowed for the creation of the Balcurris Road extension to connect with Ballymun Road as well as approx. 0.34 ha. for Site 4.

This framing device is finished in clay brick to the upper storeys and is clad in stone at ground level to denote the active non-residential uses and functions; as described in section 5.3.

5.4 Site 5 Scheme Design (Continued)

The ground floor uses, consisting of both retail/ commercial, community and creche in conjunction with the 6 entrance points into each residential core, each help to create a continuous and active frontage, especially to Ballymun Road and into St. Pappin's Square.

Access to the residential cores and community facility are via entrance doorways or gated archway access points which also provide direct access into the landscaped courtyard. These gated access routes provide shelter from the elements for visitor bicycle stands. This is also used in Site 17.

The access archways have full height glazing allowing full supervision of the space from the stair and lift cores, retail units and community facility. The paving finish flows under these archways connecting with the finishes in the courtyard at level 1, connected to the ground level courtyard by a 2.4m wide external staircase.

Access is provided to the secure bicycle parking and refuse storage, most of which is discreetly located under a raised podium, above which forms part of the landscaped courtyard at level 1, connected to the ground level courtyard by a 2.4m wide external staircase.

The upper podium courtyard area is completely supervised by apartments at level 1 and direct access is provided to the 2 southernmost stair and lift cores. Therefore all residents have a direct means of access to the communal courtyard.



Image 41 - Site 5, Ground Floor active uses and entrances set within the module of the elevation frame

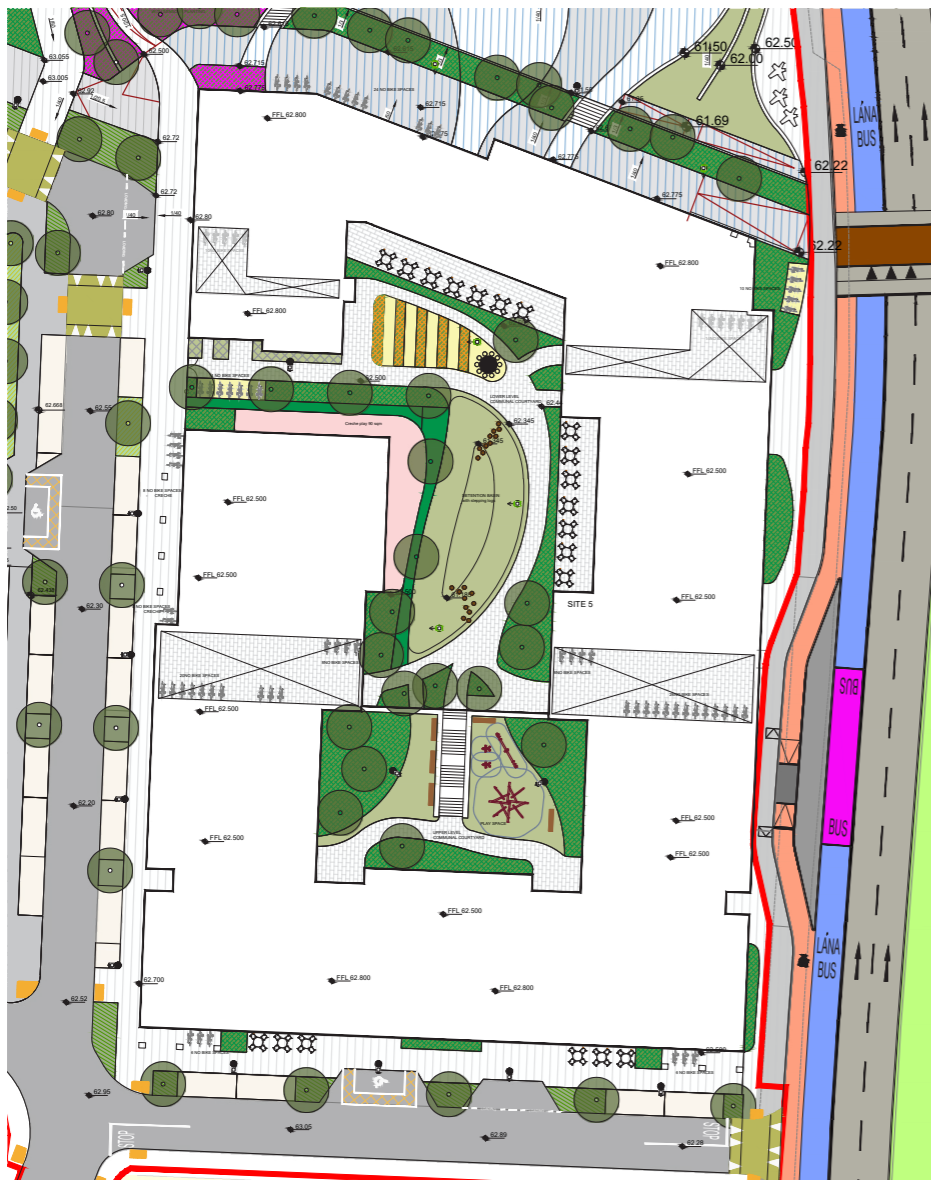


Image 42 - Site 5, Landscaping Plan Illustrating the arched access points into the courtyard area. The upper level of the courtyard is to the south accessed via an external flight of steps; this conceals plant, refuse and bicycle storage at ground floor level



Image 43 - Site 5, Archway access gateway to courtyard from Ballymun Road, allowing glimpses and visual connection to the courtyard



Image 44 - Site 5, Archway access gateway to courtyard from Ballymun Road, visitor cycle racks are provided and provides access to the stair/ lift lobby on the right, and secure bicycle and refuse storage on the left



Image 45: Site 15 indicative layout in the LAP Brief



Image 46: Site 15 in existing context



Image 47 Site 15 Proposed Layout

5.4 Site 15 Scheme Design

Site 15 occupies an area of 0.0927ha, which broadly aligns with the LAP area of 0.1ha, and is situated adjacent to Balcurriss Gardens to the west of the site.

This site located between the existing housing in Balcurriss Gardens and the realigned Balcurriss Road to the east. It is intended that this cell contributes toward urban repair of Balcurriss Gardens.

The development in line with its Z1 zoning (as stated in the LAP brief), consisting of residential development as follows-

| | |
|---------------------------------------|-------|
| Residential- | |
| 1 bed own-door apartments in 3 blocks | 6 no. |
| 3 bed houses | 2 no. |
| Total | 8 no. |

This aligns with the LAP brief quantum of c. 10 units.

This cell also provides a new street with associated on-street parking in a homezone and forms the southern edge of the proposed pocket park to the north.



Image 48 - Approach to the site from the south along Balcurriss Road; Housing and maisonettes in site 15 to the left and mixed-use block in Site 5 to the right



Image 49: Site 16 indicative layout in the LAP Brief



Image 50: Site 16 Existing Context- Exposed edges of cell to south and west visible



Image 51: Site 16 Proposed Layout



Image 52: - Central Pocket Park, with the housing in site 16 on the left, mixed-use blocks 17, centre and site 5, right delivered in tandem with sites 15 and 16

5.4 Site 16 Scheme Design

Site 16 occupies an area of 0.079ha, which broadly aligns with the LAP area of 0.07ha, and is situated east of Balcurris Close to the west of the site.

This site located between the existing 1960s housing in Balcurris Gardens to the south and more recent housing in the curved terrace in Balcurris Close to the east, itself constructed to close the exposed urban cell of the 1960s housing.

It complies with the LAP brief which states, "this site is suitable for an infill block providing frontage to the proposed Balcurris Road extension and continuity to the existing terraced housing at Balcurris Close. This site occupies a transitional zone between Main Street scaled development and existing housing."

Site 16 closes the corner of this cell using a corner maisonette block and provides a strong edge to both Balcurris Road and the new pocket park to the east.

The development in line with its Z1 zoning (as stated in the LAP brief), consisting of residential development as follows-

| | |
|--------------------------------------|-------|
| Residential- | |
| 1 bed own-door apartments in 1 block | 2no. |
| 3 bed house | 1 no. |
| 4 bed houses | 2 no. |
| Total | 5 no. |

This aligns with the LAP brief quantum of c. 10 units.

5.4 Sites 15 and 16 Typologies

Given their location adjacent to existing domestic scaled housing, the typologies in Sites 15 and 16 consist of the following-

- 3 bedroom wide fronted 2-storey house
- 4 bedroom semidetached house
- 2 storey maisonette with a pair of 1-bedroom apartments with own-door access

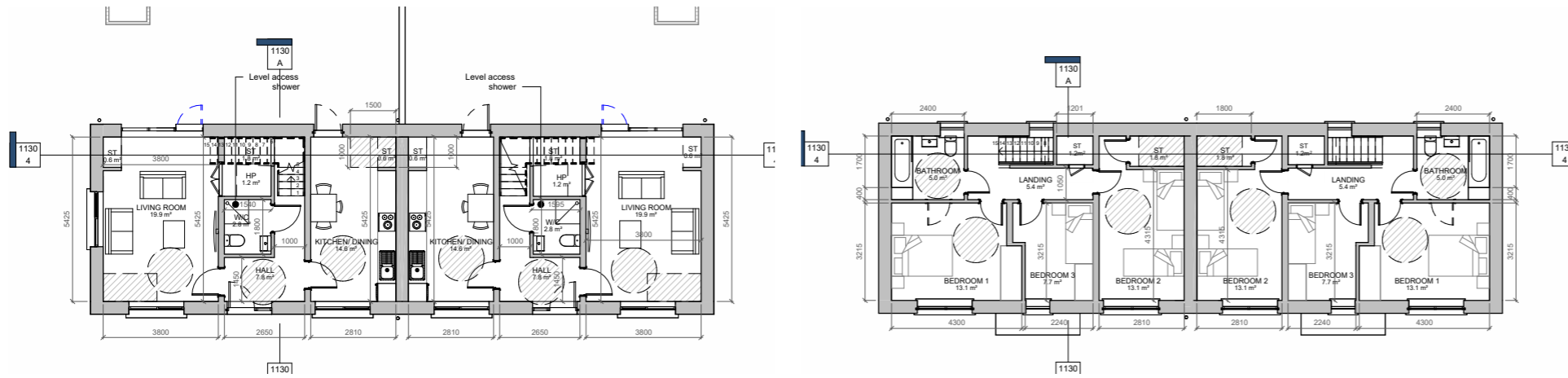


Image 53a and 53b: Wide fronted 3 bedroom house Ground and First Floor

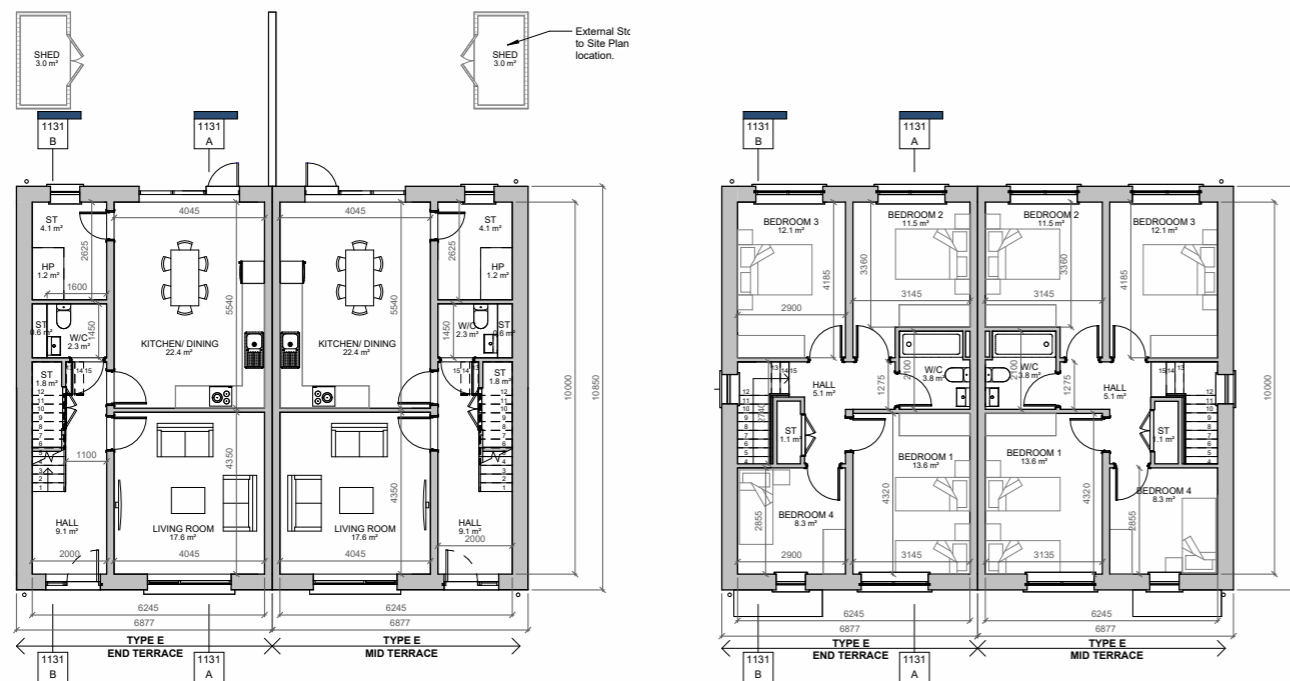


Image 54a and 54b: 4 bedroom house Ground and First Floor

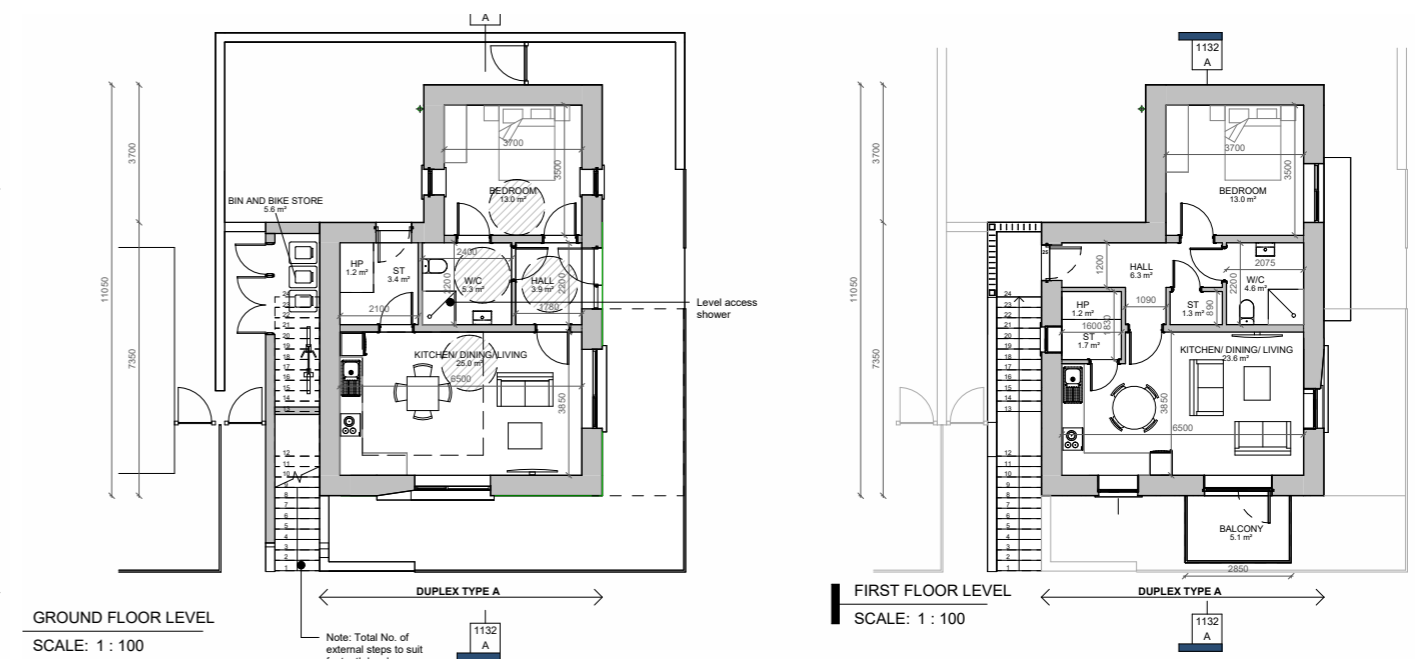


Image 51a and 51b: Maisonette Ground and First Floor with 1-bedroom apartment at each level (own-door access)



Image 55 - Context elevation illustrating the scale of Site 15 on the left and site 16 on the right facing east along the realigned Balcurriss Road and central pocket park. Site 17 is situated further north on the right hand side

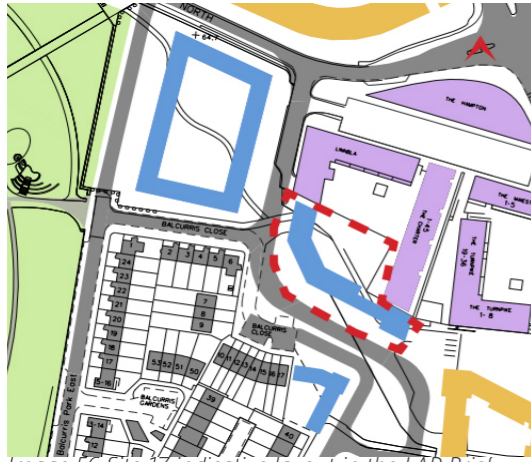


Image 56 Site 17 indicative layout in the LAP Brief

| AREA TYPE | |
|---------------|-------------------------------|
| BICYCLE STORE | 1 BED APARTMENT TYPE A-1B2P-1 |
| CIRCULATION | 1 BED APARTMENT TYPE A-1B2P-2 |
| COMMUNITY | 2 BED APARTMENT TYPE A-2B4P-1 |
| RETAIL | 2 BED APARTMENT TYPE A-2B4P-2 |
| SERVICES | 2 BED APARTMENT TYPE A-2B4P-3 |
| | 3 BED APARTMENT TYPE A-2B4P-4 |
| | CIRCULATION |

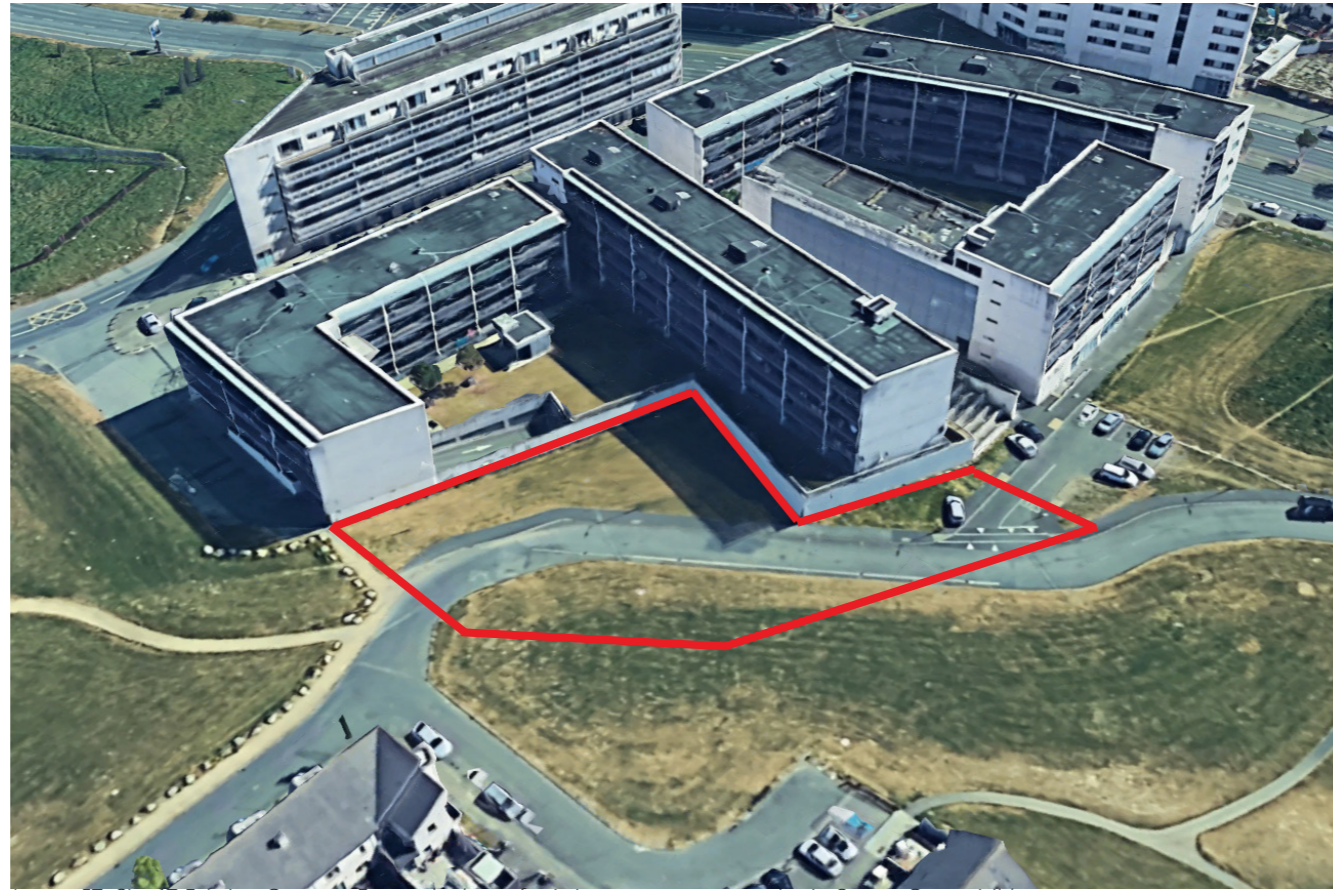


Image 57: Site 17 Existing Context- Exposed edges of existing apartment complex in Santry Cross visible

5.4 Site 17 Scheme Design

Site 17 occupies an area of 0.2096ha and in accordance with the LAP, is "suitable for a residential block to complete the southern perimeter of the existing residential apartment block-Linnbhla, part of Santry Cross. This courtyard block will address the junction at Balcurris Road and the proposed St. Pappin's Square, thereby terminating a north-south and east-west vista."

The proposed block in Site 17 is approx. 3901m², and mixed-used in line with its Z4 zoning as follows-

| | | |
|---------------------------------------|--------|----------------|
| Retail/ Commercial Floorspace- Unit 1 | 99.1 | m ² |
| Art and Cultural Floorspace- Unit 1 | 433 | m ² |
| Residential- 2 cores | | |
| 1 bed apartments | 17 no. | |
| 2 bed apartments | 9 no. | |
| 3 bed apartments | 8 no. | |
| Total | 34 no. | |

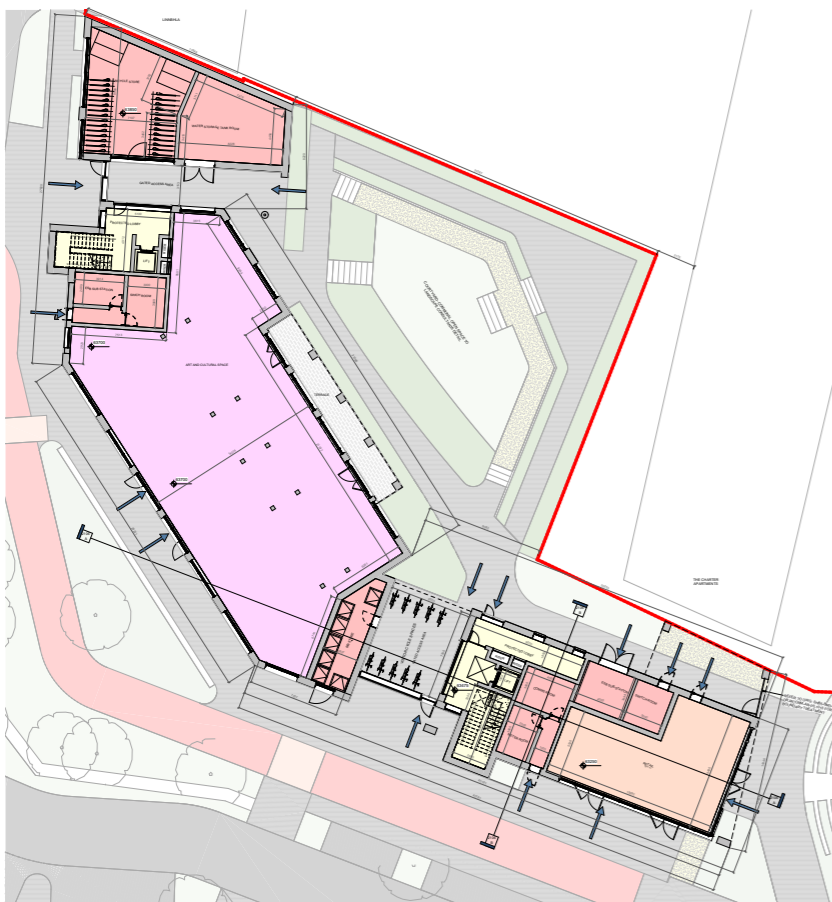


Image 58 - Site 17 Ground Floor Plan



Image 59 - Site 17 First Floor Plan



Image 60: - Site 17 Site Plan defining new areas of quality public realm on Balcurris Road and St. Pappin's Square as well as a private courtyard- Ground finishes flow under the access archways to the cores and courtyard



5.4 Site 17 Scheme Design (Continued)

Height- 4 storeys at its northern end where the block abuts the existing Linnbhla apartment block, and terminates the vista from Balcurriss Park to the west. The block turns an angled corner following the alignment of Balcurriss Road and turning an angled corner a second time to align with St. Pappin's Square to the east. The blocks steps down to 3 storeys for its central section opposite the existing 2-storey housing and then rises to a 6-storey bookend facing St. Pappin's Square as it forms a focal point when viewed from Ballymun Road. The gable end aligns with the geometry of the Charter apartment block to the north finally closing the perimeter block

Image 61 - Site 17 Elevation facing Balcurriss Road; the transition in height deals with specific site conditions and context. On the left, 4 storeys adjoining existing development and facing 3 storey housing on Balcurriss Close; 3 storey centre piece facing 2 storey housing on Balcurriss Road/ Close; 6 storey feature acting as focal point on St. Pappin's Square



Image 62 - Site 17, centre background viewed from Balcurriss Park entrance; Framed by Site 18 block on left and existing terrace of 3-storey housing on the right each contributing to a sense of enclosure



Image 63 - Quality Public Realm comprising wildflower meadow and timber walkway between Site 17 and Balcurris Close existing housing (right hand side)

5.4 Site 17 Scheme Design (Continued)

Ground floor uses, consist of both retail/ commercial, which is focused at the block's easternmost and most prominent end facing St. Pappin's Square. Also community spaces run along its south west interface with Balcurris Road set back behind an attractive pocket of landscaped public realm, with planting and accommodating a small boardwalk and the cycle route provide a focal space between Site 17 and the existing housing of Balcurris Close opposite. In conjunction with 2 entrance points into each residential core, all contribute to create a continuous and active frontage. These entrance points to the cores are gated routes that provide a visual and physical link from the public realm, providing visitors bicycle parking stands that are sheltered from the elements as well as access to secure and glazed residents bicycle parking.

The same palette of materials are deployed for site 17, with a playful rhythm of balcony arrangements on its southernmost corner, with each balcony orientated at 90 degrees to each other at this prominent location to St. Pappin's Square.



Image 64 - Site 17 bookend elevation forms a backdrop and termination of vista into St. Pappin's Square, between Site 5 and the existing Turnpike and Maieston Apartments

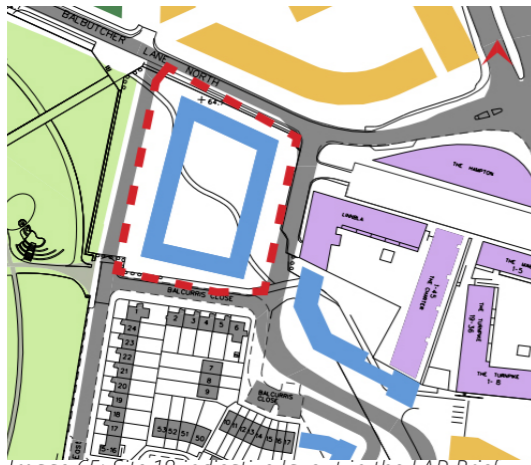


Image 65: Site 18 indicative layout in the LAP Brief

- AREA TYPE
- 1 BED APARTMENT TYPE A-1B2P-1
 - 1 BED APARTMENT TYPE A-1B2P-2
 - 2 BED APARTMENT TYPE A-2B4P-2
 - 2 BED APARTMENT TYPE A-2B4P-5
 - 3 BED APARTMENT TYPE A-2B5P-2
 - 3 BED APARTMENT TYPE A-2B5P-3
 - BICYCLE STORAGE
 - CIRCULATION
 - SERVICES



Image 66: Site 18 Existing Context- Viewed from northwest between Balcurris Park, Balbutcher Lane and existing residential development

5.4 Site 18 Scheme Design

Site 18 occupies an area of 0.4816ha and in accordance with the LAP, is "suitable for a residential block to complete the southern perimeter of the existing residential apartment block-Linnbhla, part of Santry Cross. This courtyard block will address the junction at Balcurris Road and the proposed St. Pappin's Square, thereby terminating a north-south and east-west vista."

The proposed block in Site 18 is approx. 9993m², and residential in line with its Z1 zoning as follows-

| | |
|----------------------|---------|
| Residential- 5 cores | |
| 1 bed apartments | 47 no. |
| 2 bed apartments | 34 no. |
| 3 bed apartments | 28 no. |
| Total | 109 no. |



Image 67- Site 18 Ground Floor Plan



Image 68 - Site 18 First Floor Plan



Image 69 - Site 18 Site Plan illustrating the creation of a new perimeter block on an infill site to the north west section of the development site.



Image 70 - Site 18 viewed from the northwest along Balbutcher Road overlooking the entrance to the new Balcurris Park on the right. The new block also overlooks the proposed active travel route and bus stop on Balbutcher Lane. All 4 ground level apartments are own-door access to this facade, activating the ground level. A cycle route commences from this point running in the Z9 lands between the block and Park which runs to St. Pappin's Square.

5.4 Site 18 Scheme Design (Continued)

The block at Site 18 forms a robust perimeter block that completes the urban edges to Balcurris Road to the east, Balcuris Close to the south, Balcurris Park to the west and Balbutcher Lane to the north.

The block varies between 4 and 5 storeys in line with the LAP and steps in tandem with the gently sloping gradient from north to south. The ground floor is activated with 5 entrance cores as well as own-door units arranged at its corners, as well as along Balbutcher Lane and framing the break in the perimeter block at the entrance to the courtyard. This break in the block also helps with daylight penetration at this location to the exiting Linnbhla apartments on the eastern side of Balcurris Road. Ground floor units have generous terraces with buffer planting and boundary railings that run the full width of the dwelling providing an extra layer of activation and supervision of the public realm.



Image 71 - Site 18 viewed on the eastern approach along Balbutcher Lane from Santry Cross. The Hampton Apartment Block is in the foreground on the left. Site 18 forms an attractive entrance point at this corner to the newly extended Balcurris Road



Image 72 - Site 18 at its southwestern corner adjacent to the eastern entrance to Balcurris Park. The cycle route turns the corner here and runs eastward towards Site 17 in the background and beyond towards St. Pappin's Square. An attractive streetscape is created between the 4-storey Site 18 block and terrace of 3-storey houses in Balcurris Close.



Image 73- Extract from Mitchell and Associates Landscape Plan

6.0 Open Space

6.1 Landscape Design Strategy

Mitchell + Associates are the landscape architects for the project and they have developed a landscaping strategy for the scheme.

The proposed development at will include four areas of landscape amenity space:

- The streetscape and green link along Balcurris Road and south side of site 5
- A public pocket park in the centre of the development, St Pappin's Square
- Communal courtyards to sites 5, 17 and 18, and
- A crèche garden located in the courtyard of site 5

The spaces are designed to maximise biodiversity, recreational amenity, permeability and incorporate nature-based SUDS. The materials used flow under blocks 5 and 17 forming sheltered external routes from the public realm to the communal courtyards. These provide a space of arrival to the cores and ancillary uses such as bicycle and refuse storage.

Five main nature based solutions are proposed to be incorporated into the SUDS strategy:

- Permeable paving - to all car parking, communal courtyards and pedestrian footpaths in central pocket park
- Green roofs
- Rain gardens to attenuate excess water from the roofs
- Bioretention tree pits to streets
- Planted detention basins with native biodiversity planting, lawn and stepping stones to pocket parks and courtyards of sites 5 and 17

Please refer to the report and drawings prepared by Mitchell + Associates as part of this application



Image 74 - View of Proposed Public Realm- St. Pappin's Square; Ground floor uses of the existing Turnpike Apartments on the left with the proposed active frontage of Site 5 on the right

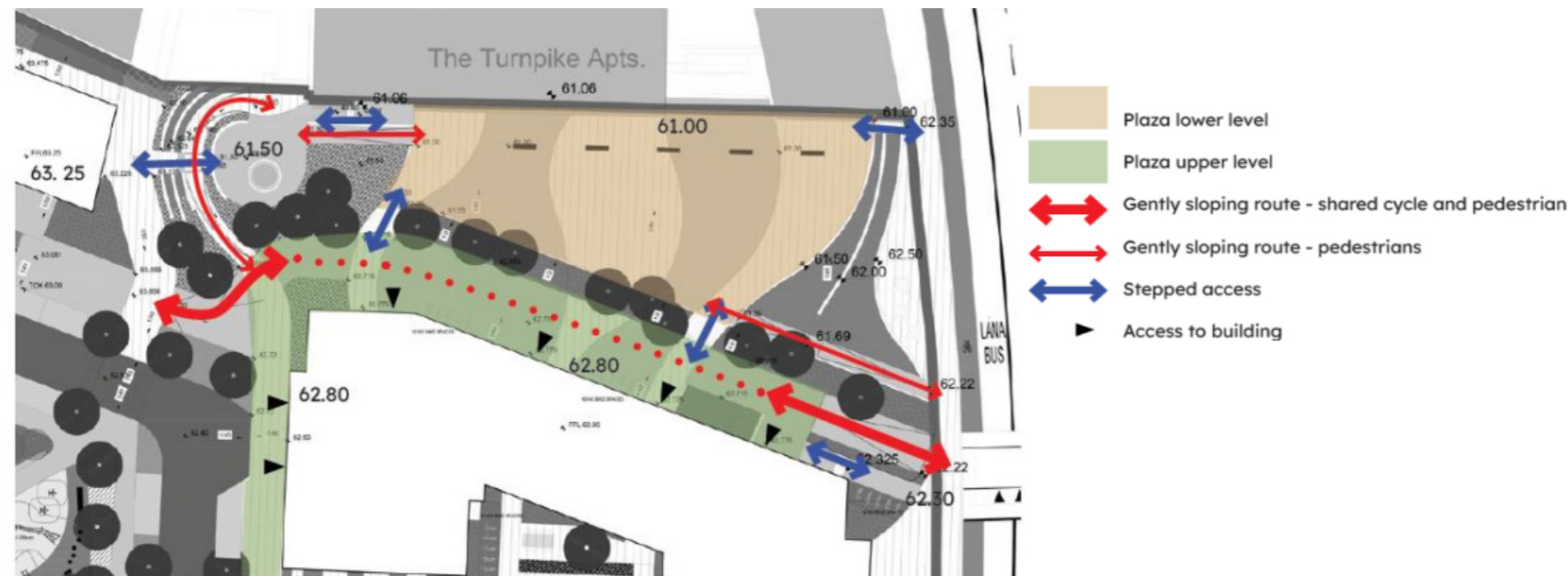


Image 75 - St. Pappin's Square Concept

6.2 St. Pappin's Square

- This new public realm will create a new destination at the northern end of Ballymun town centre and address the historical St. Pappin's Church on the other side of Ballymun Road. The design sets out to resolve the existing level difference between the Main Street and existing Turnpike apartments, offering an opportunity for playful sculpting of the square. Ornamental planting and bio-retention planting is incorporated into the sculptural resolution of the levels as well as seating and tree planting.
- The plaza is proposed to be split in two levels: lower level adjoining the existing Turnpike development on the North side and upper level adjoining the proposed development on the South side.
- Each would have their own character with ample seating opportunities on the open sunny lower plaza, and a woodland character at the upper plaza with entrances to commercial units and cycle parking spaces.
- Groundcover planting is proposed with birches to evoke a lush woodland atmosphere while keeping enough light coming through the tree canopy and brightening the atmosphere with white tree trunks.
- The level difference between the lower plaza and the higher level on both the Western and Eastern ends are dealt with through landscaped terracing, with amenity lawn on the Eastern side that can serve for sitting on the grass or on the raised kerbs, facing West.
- The Western highest part of the square is proposed as a landscaped amphitheatre with sensory planting facing onto a flat area that can serve as a stage or as informal playful space, as a playful and interactive art sculpture is proposed at its centre.
- The forms chosen to create landscape terraces are repeated in the paving pattern and aim to bring interest into the square as well as unity and connection of the upper and lower plaza.
- The commercial units are accessible from the upper part of the square and from Balcurris road, helping to animate the street. The shared cycle and pedestrian link is a direct route. The amphitheatre and sensory garden are free of cycle traffic.



Image 76 - View of Proposed Pocket Park, between sites 5, 15, 16 and 17 at the heart of the residential scheme

6.3 Streetscape and Pocket Park

- Street tree planting, high quality planting of the incorporated SUDS features are of high importance to provide this green connection.
- On the South East side of the road, adjacent to the Balcurris Gardens, a small pocket park is proposed on this green connection. The Pocket Park consists of a 200sqm nature inclusive public playground with grass mounds and wildflower meadow and a row of fruit trees, a small island of edible woodland planting and detention basin with native biodiversity planting with playful stepping logs, overall creating a playful undulating and biodiverse landscape.
- Seating opportunities are incorporated. The play equipment includes an embankment slide from the grass mound, an agility trail, springers and stepping and balancing logs.
- Another green pocket along Balcurris road is in front of site 17, where a wildflower meadow with a solitary feature tree and seating is proposed in front of the proposed building, and a wide bioretention swale area is proposed along Balcurris road with a playful timber pathway through the planting.



Image 77 - View of Green Pocket between site 17 and Balcurris Close existing housing



Image 78 - Plan of Green Pocket, Site 17



Image 79 - Plan of Pocket Park, Sites 5, 15, 16, 17



Image 80 a, b, c- Communal Courtyards Site 18 above, Site 17 above right, Site 5, right

6.4 Communal Courtyards

- There are 3 communal courtyards in the proposed development, in Sites 5, 17 and 18.
- Site 5 communal courtyard also includes a creche garden and play area. The courtyard is laid out at ground level and first floor podium level with a connecting external staircase. this podium conceals ancillary uses such as secure bicycle parking, refuse storage and plant areas whilst allowing the rear elevations look directly out onto the landscaped areas. The courtyard has a number of gated access points, all external and some in the form of an archway-type entrance, that allow a visual connection from the public realm.
- Site 17 is accessed via 2 no. archways from the public realm, the arts and culture space at ground floor has direct access to a terraced area facing into the courtyard at the rear.
- Site 18 is accessed via an external gate overlooked and flanked on both sides by a pair of own-door apartments. Access is also provided from each of the residential cores for the benefit of the residents.
- The spaces cater for a balance between active and quiet areas as described in the Landscape Strategy Report.

Active Spaces

- Play spaces for toddlers and smaller children and related seating for parents to meet each other are proposed to the courtyards of site 5 and site 18 with equipment including crawling pyramid, seesaw, springers or baby swing.
- Community gardens as a place to engage with the plants and soil but also with each other, as community gardens connect people of all age groups and backgrounds (located in the sunniest areas of the courtyards)
- Meeting spaces with large table with chairs or benches are linked to community gardens but are usable for any neighbours gathering events, as an opportunity to gather and spend time together.

Creating and Learning-Gardening

Quiet spaces for oneself

- Seating in calmer areas further away from play spaces and gathering spaces, hammocks, enclosed with planting, maximising nature experience opportunities for working or studying - seating with tables
- maximising nature experience by including sensory planting



Image 81 - Typical Balcony Detail illustrating privacy screens

6.5 Private Open Space

Private open space is provided via balconies or terraces in accordance with the apartment guidelines.

- 5m² for One Bed two person units (1B2P)
- 7m² for Two Bed four person units (2B4P)
- 9m² for Three Bed five person units (3B5P)

At ground level, apartments are accessed from the street, with private terraces onto the internal courtyard. Defensible planting is provided to the public streets. Ground floor terraces are generous and are defined with simple flat bar railings and hedging.

At upper floors, each apartment has a private balcony. Balconies are generally finished with a vertical railing, to offer visual permeability for views to the street below, and to the surroundings beyond.

Privacy is enhanced by means of 1.8m high dividing screens between balconies and terraces in separate ownerships, as per the 3d view, left.

Typical private open space treatments are shown below.



Image 81a- Typical Balcony



Image 82 - Typical Ground Floor Terrace

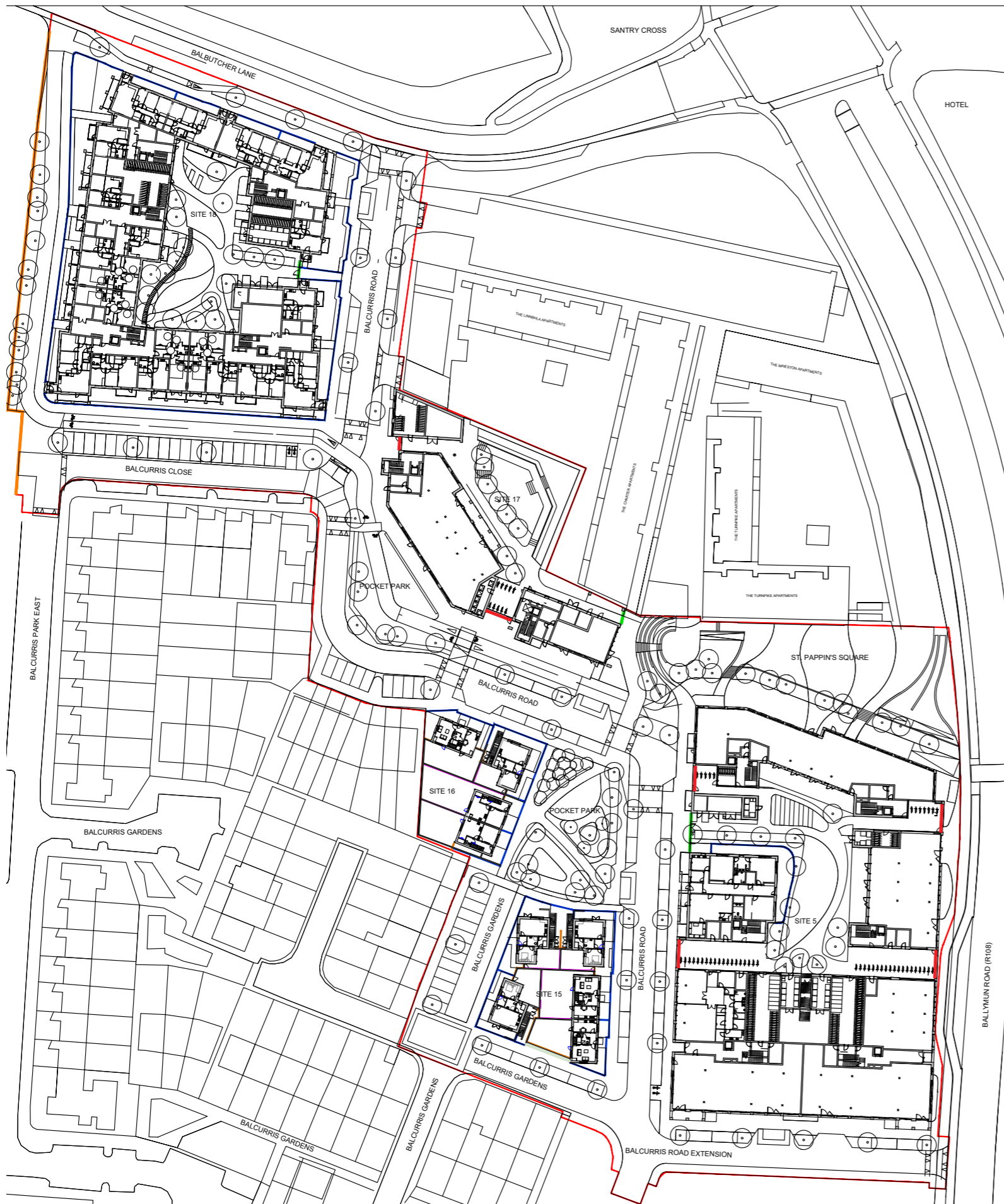


Image 83: Boundary Type Siteplan

6.6 Boundary Treatments

- A boundary treatment plan is included with the application. Please refer to Dwg No.1013.
- Given its open nature, with an active public frontage in sites 5 and 17, there is no boundary treatment required as the public realm runs straight up to the facade.
- Access to the communal courtyards and cores in these blocks are via gates (TYPES 4/ 4A) set into a railing which run between gable walls to provide a sense of security, and to denote the courtyards' semiprivate environment. Other gates/ rails are set into archways on Ballymun Road and Balcurriss Road as well as the 2 residential cores in site 17.
- Where there are ground floor residential units, in Site18, as well as the maisonettes and housing in Sites 15 and 16, these are defined by a low wall and railing to the back of footpath.

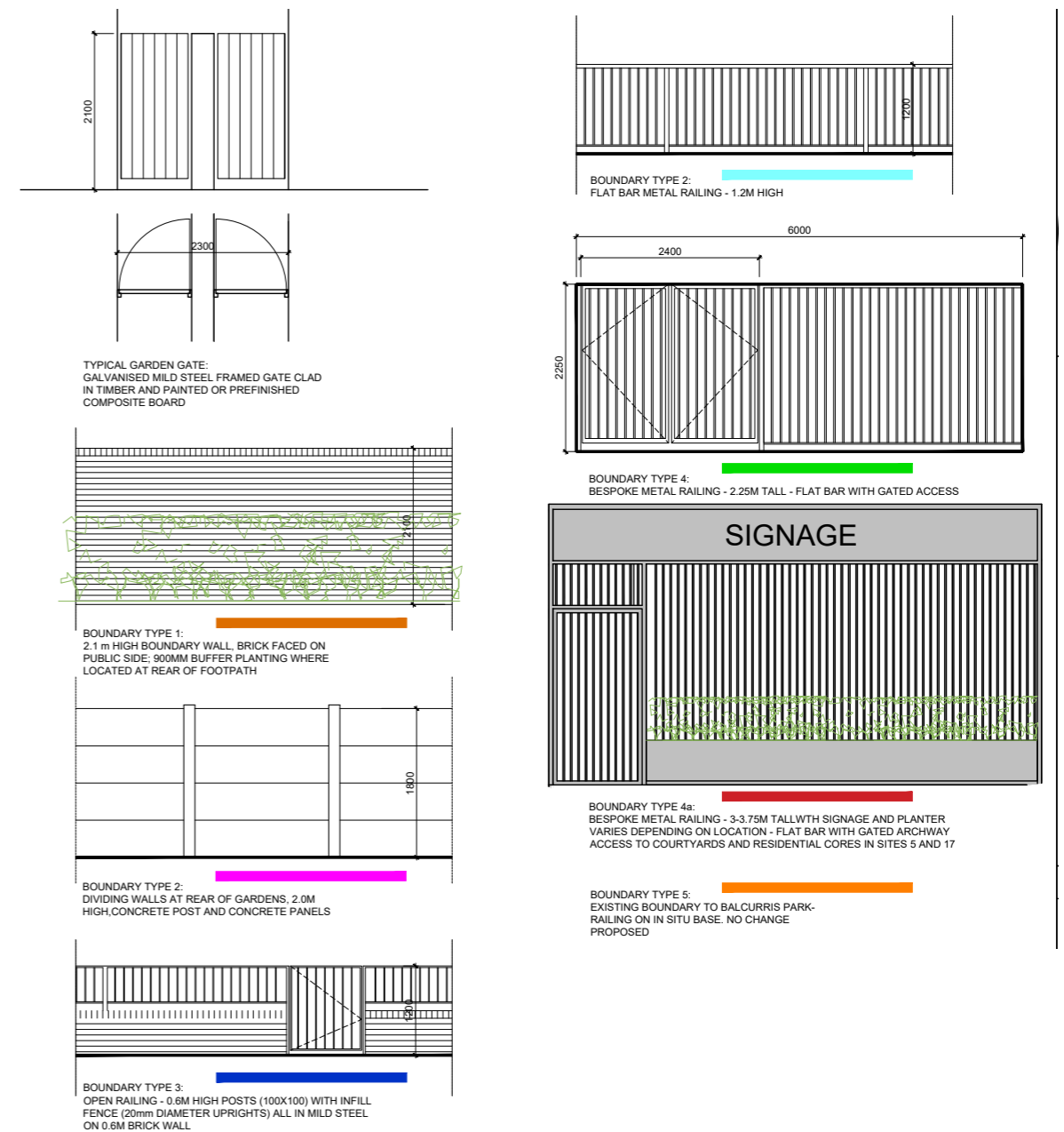


Image 84: Site Boundary Types

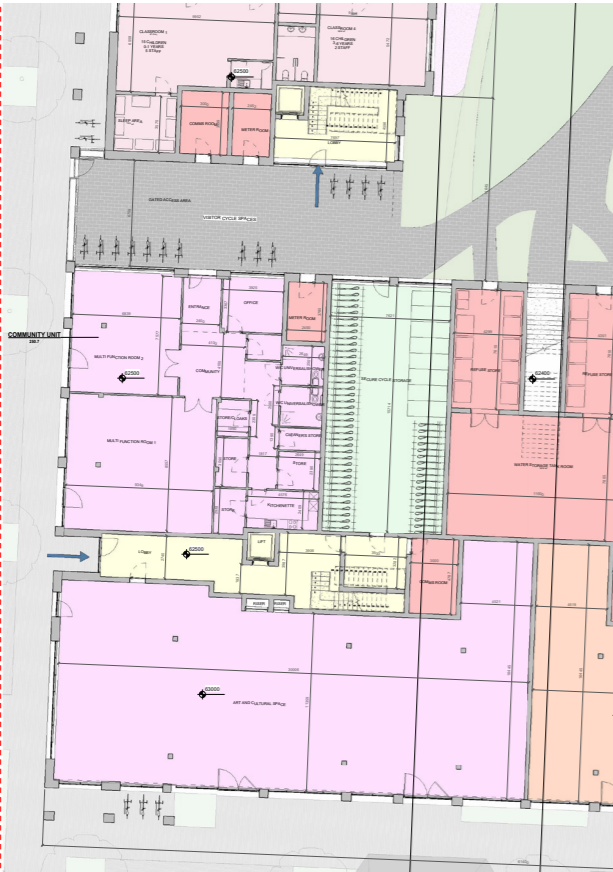


Image 85- Ground Floor Plan, Site 5 showing location of Community, Cultural and Art Space in Pink

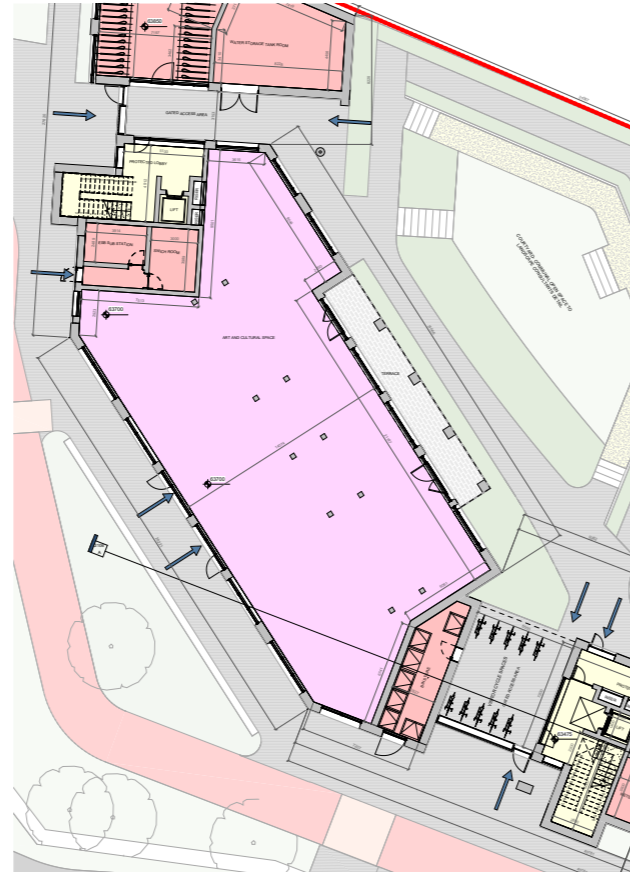


Image 86- Ground Floor Plan, Site 17 showing location of Community, Cultural and Art Space in Pink

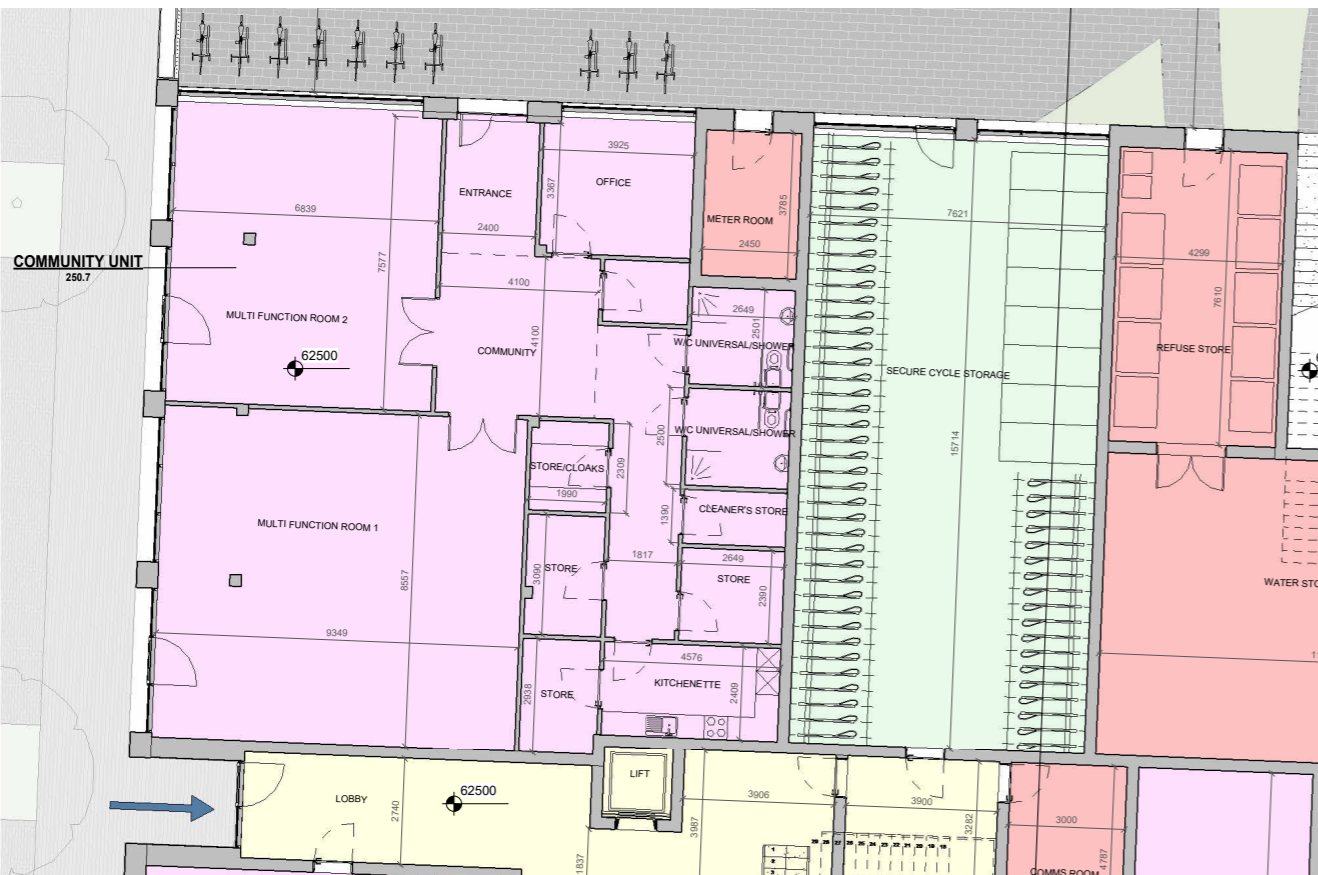


Image 87- Ground Floor Plan, Site 5 illustrating the internal layout of the Community Facility

7.0 Community, Cultural & Arts

7.1 Community, Cultural & Arts Provision

Provision of Community, Cultural and Arts- All new regeneration areas (SDRAs) and large-scale development above 10,000 sq. m. in total area must provide at a minimum 5% community, arts and culture predominantly internal floorspace as part of their development - (Objective CU025 of the Development Plan) Given that the proposed development is located in SDRA 2, community, cultural and arts space is proposed.

This is complemented by the retail/ commercial uses as well as childcare facility being proposed, promoting a mix of active ground level uses. Based on an overall internal floor area for residential of 20,084m², this represents a total of 1004.2m². The overall provision of community, arts and cultural spaces are as follows-

| | | |
|----------------------------|--------|-------------------|
| Site 5- Community Facility | Unit 1 | 247m ² |
| Site 5- Arts and Cultural | Unit 2 | 378m ² |
| Site 17- Arts and Cultural | Unit 1 | 433m ² |

The community facility is located in site 5 and is accessed via the secure gated archway from Balcurris Road. There are sheltered bicycle spaces located at the entrance, which is supervised via large glazed screens from the multipurpose room and office. From the entrance door the main multipurpose rooms of the facility are accessed from a centrally located foyer space, which also provides access to ancillary uses such as WCs, kitchen, storage areas and office. This space acts as an ante-room to the multipurpose rooms and spill out area.

The arts and cultural spaces, all located at ground floor level have been designed with an open plan suitable for adaptation depending on the final use, and are intended to be finished out to a "white box" standard, ready for use when complete, and can be adapted at a future stage for more specific uses.

The facade treatment in this area takes on more of a shopfront character to identify the significance of these spaces and potential for higher levels of window area and maximum visual connection to the street with framed by stone cladding and provision for signage. These spaces are located at prominent locations in each block. In Site 5, at the south east corner of the block, visible on the Balcurris Road approach from the centre of Ballymun, and centrally located in Site 17 facing out onto an attractive landscaped green pocket on Balcurris Road along the main Cycle route. The space in site 17 is set out with a generous provision of glazing to the rear courtyard, access doors within the rear elevation allowing spill out space to a sheltered terrace facing the courtyard.

The proposed community, arts and cultural space will be managed by PPP co. and will be open and available for both residents and the surrounding community to utilise. The proposed development includes internal community space that has been designed to be flexible in nature to allow the space to cater for a range of activities and needs as they arise. A booking system will be developed during the operation of the scheme to facilitate activities and meeting space requirements as the needs arise.



Image 88- Internal layout of Creche, located at ground floor level in Site 5.



Image 89- External layout of Creche, located at ground floor level in Site 5. Play Area is securely located behind the access gate into the courtyard.

8.0 Creche

8.1 Childcare Provision

A creche is provided as part of the development.

The creche is 324m² and will cater for up to 54 children and 11 No. staff

It is located at ground floor level in Site 5 at the entrance to the courtyard accessed from Balcurris Road.

It is considered that this part of the ground floor is the most suitable location; it is seen as less busy than the Ballymun Road and St. Pappin's Square facades, the internal accommodation has good orientation to daylight and sunlight given its triple aspect as does the external play area. It is located across the street from the pocket park and associated play areas and between both community/ culture and retail uses.

Its location is also convenient for accessing the facility. by foot or bicycle. Cycle parking is located directly to the entrance of the creche.

Internally the creche consists of four classrooms as follows:

| Room | Age Group | Total Children | Total Staff |
|-------|------------|----------------|-------------|
| 1 | 0 -1 years | 15 No. | 5 No. |
| 2 | 1-2 years | 11 No. | 2 No. |
| 3 | 2-3 years | 11 No. | 2 No. |
| 4 | 3-6 years | 16 No. | 2 No. |
| | | | |
| Total | | 54 No. | 11 No. |

The creche also contains a staff room, office, toilet / changing facilities, sleep rooms and storage areas. Refuse storage and staff bicycle storage (2 spaces for staff) is located in secure space accessed from the courtyard.

12 No. short stay bicycle spaces have also been provided (1 per 10 children and 1 per 5 staff.) at the side of the block.

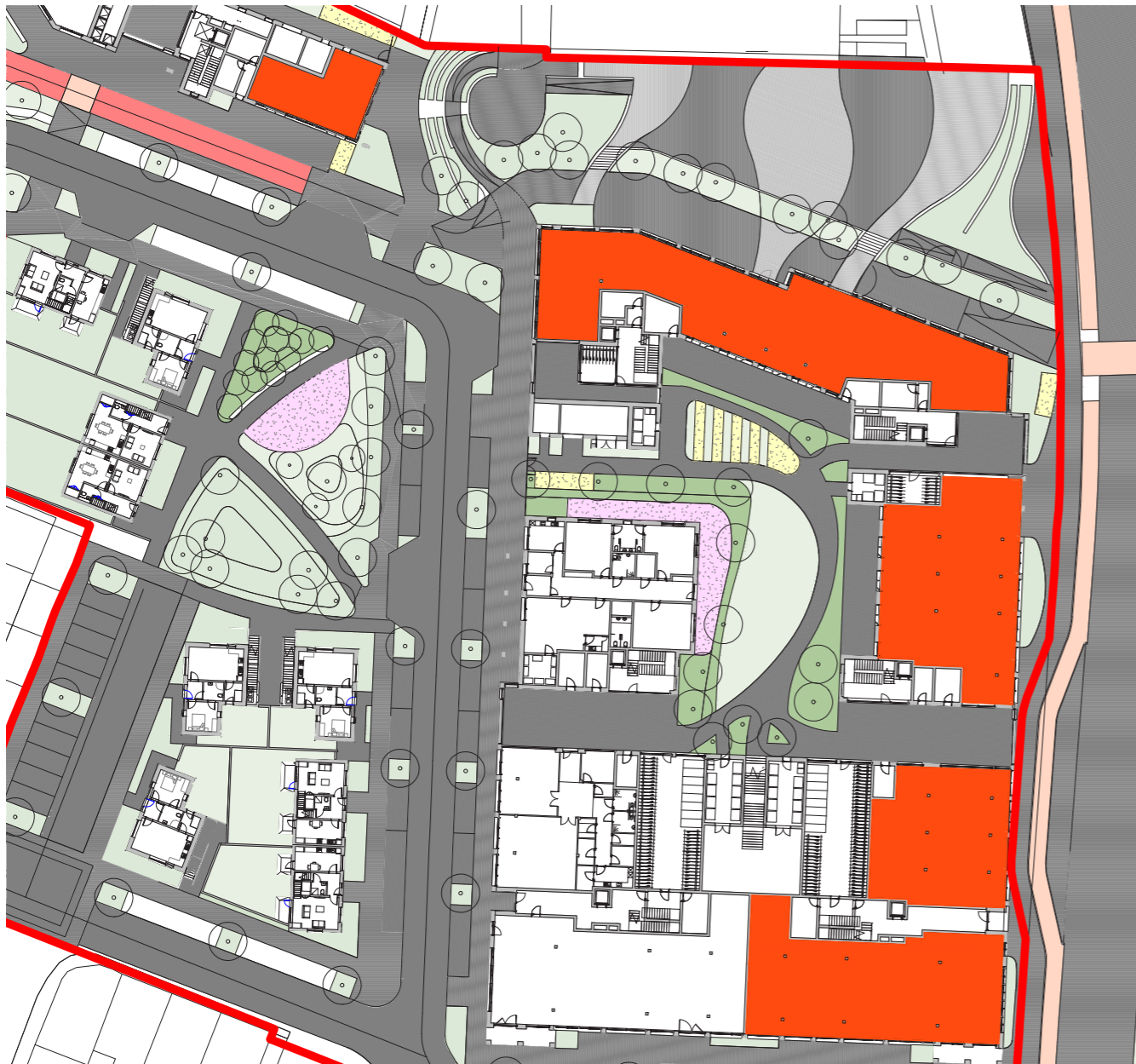


Image 90- Ground Level Plan highlighting (in orange) the location of retail and commercial space in sites 5 and 17. These are positioned along the main spine of Ballymun Road, turning the corner into St. Pappin's Square to maximise potential footfall and activity



Image 91- View along Ballymun Road with a continuous line of active ground floor uses between the entrances to the overhead residential

9.0 Retail/ Commercial

9.1 Retail/ Commercial

Retail and commercial floorspace is provided at the ground level of Sites 5 and 17 in compliance with their zoning (Z4-Z4- 'Key Urban Villages and Urban Villages- Objective: To provide for and improve mixed-services facilities).

These uses have been located to provide the maximum exposure at street level at what is considered to be the most active and civic parts of the overall development, providing animation that extends from Balcurris Road extension in the south turning the corner and running for the entire frontage to Ballymun Road and then turning into St. Pappin's Square in Site 5.

Together with further floorspace in Site 17 also facing St. Pappin's Square, it is planned that these will provide synergy with those uses at the ground floor of the Turnpike Block to the north as well as the new enhanced public realm.

In addition further animation will be provided by the community/ cultural floorspace being provided as described in section 9.

There are 5 units in total, broken by the entrances to the various residential cores, as follows-

| Location- Unit No. | Area |
|--------------------|----------------------|
| Site 5- Unit 1 | 525m ² |
| Site 5- Unit 2 | 352m ² |
| Site 5- Unit 3 | 247m ² |
| Site 5- Unit 4 | 378m ² |
| Site 17-Unit 1 | 99.1m ² |
| Total | 1611.1m ² |

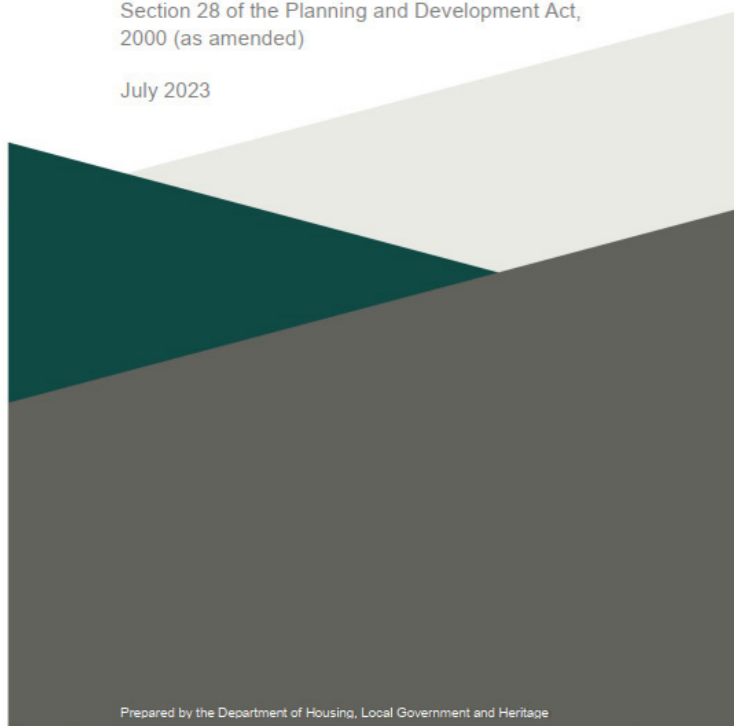


An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities issued under
Section 28 of the Planning and Development Act,
2000 (as amended)

July 2023



Prepared by the Department of Housing, Local Government and Heritage

10.0 Residential Amenity

10.1 Compliance with Internal Design Standards

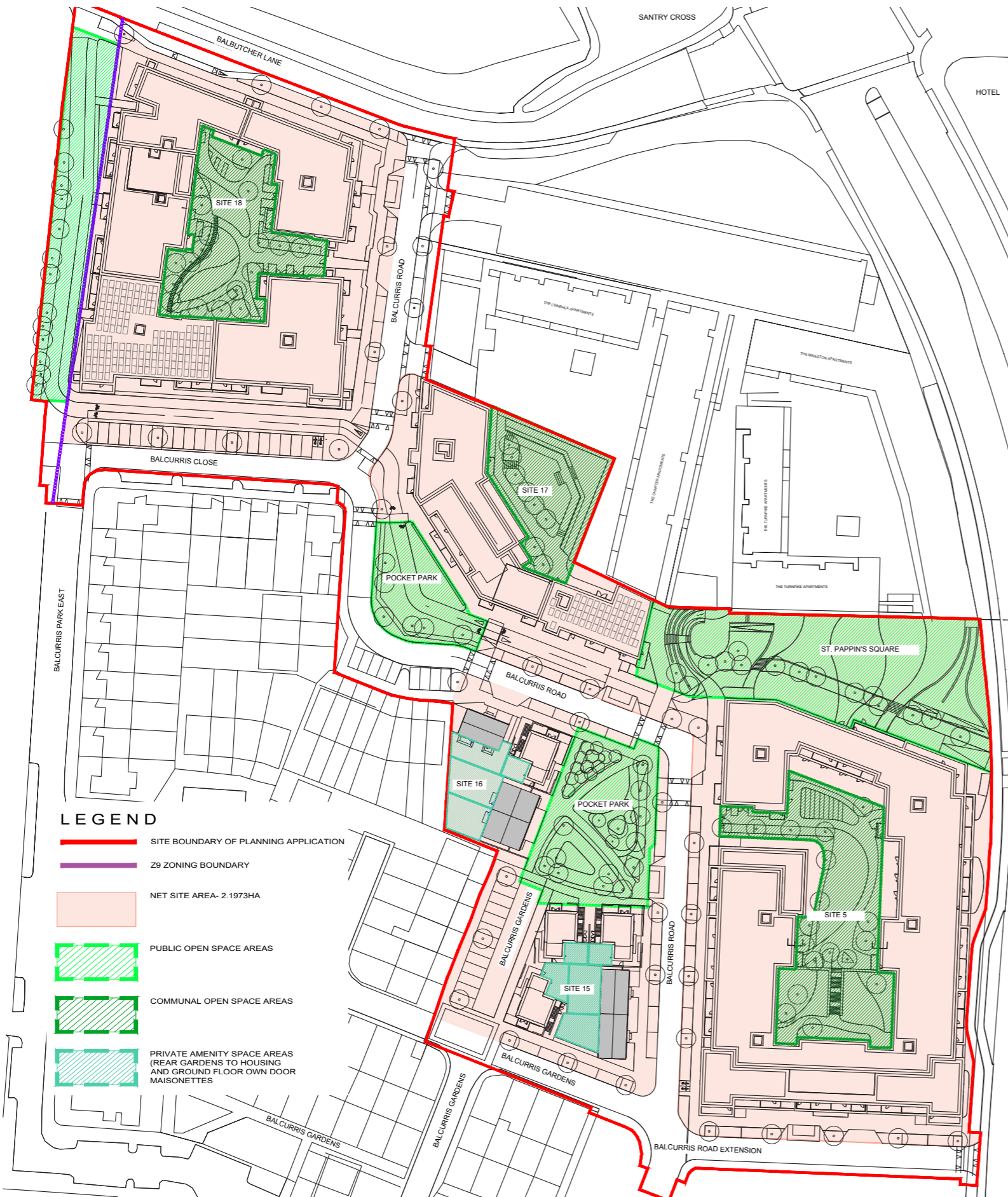
All apartments have been designed to comply with the current DCC Development Plan (2022-2028), and with the Design Standards for New Apartments-Guidelines for Planning Authorities (2023). Please refer to the Housing Quality Assessment included with this application for details of apartment sizes and room areas.

The scheme has also been designed with due regard to the principles of universal design, including the 'Buildings for Everyone' publications. All apartment units are Part M accessible and all upper floors are provided with lift access.

- Over 58.33% of the units are dual aspect (Dual Aspect %- Apartments/ Own-Door Units/ Duplexes (Houses Omitted) 57.6%).
- All the dwellings exceed the minimum areas set out in Appendix 1.
- 193 out of 288 apartments (excl. houses) in the scheme (almost 67%) are 10% larger than the minimum floor areas set out in Appendix 1.
- All ground floor units have a minimum height of 2.7m. All upper floor units shall have a minimum height of 2.4m.
- Storage is provided within each of the units as indicated on the drawings. Minimum storage areas of 3 sq.m for one bed units, 5 sq.m for two bed three person units, 6 sq.m for two bed four person units and 9 sq.m for three bed units are proposed. These areas consist of a mixture of dedicated utility/ store rooms and bathroom storage. In certain areas individual storerooms may be slightly larger than 3. 5sq.m due to the efficiencies of the plan layouts.
- Each apartment has a balcony or terrace area accessed from the main living space. The minimum areas provided are 5m² for all one bed units, 7m² for all two bed four person units and 9m² for the three bed units.
- The apartments are generally designed in an efficient plan format balancing the ratio between floor area and external wall which allows for an efficient and sustainable layout while also creating an efficient thermal envelope.
- The apartments will be constructed to building regulation standards delivering a high level of energy efficiency in use in line with Part L's near zero energy target. A building lifecycle report has been prepared and is included with the application.

PLEASE NOTE-

The Site Statistics, Housing Quality Assessment and Summary of Residential Mix are set out in a separate document



10.1 Compliance with External Design Standards- Gross and Net Site Area, Open Spaces

Gross and Net Site Areas-

- Extract of drawing no. 1010 that informs the basis of the net and gross areas as well as the open space calculations in the schedules on the following pages.
- The gross site area is that as defined by the red line boundary- 2.6745ha.
- The net site area shaded in orange is based on the following in accordance with the Sustainable Residential Development and Compact Growth Guidelines 2024, Appendix B "Measuring Residential Density" Table 1. Essentially in this case, we have omitted the carriageway clearances of Balcurris Road, Balcurris Gardens and Balcurris Close, as it is submitted these roads benefit the wider community and not just this development. Also omitted from the net area are the Z9 zoned lands within the red line boundary as well as existing parking and footpath serving housing on Balcurris Close.

Public Open Space-

- A minimum provision of 10% public open space is required, as per the zoning requirements of the site.
- The public open space provision has been measured against the gross area of the site of 26745m²/ 2.6745ha.
- The overall public open space provision is 0.4267ha, equivalent to 15.95% of the gross site area.

Communal Open Space-

- The requirement is based on the sizes set out in Appendix 1, Design Standards for New Apartments-Guidelines for Planning Authorities (2023), 5m² for 1-bedroom units, 7m² for 2-bedroom units and 9m² for 3-bedroom units.
- Based on the mix in each of the sites, the requirement has been calculated, and this is compared against what is proposed below-

| | | |
|---|---------------------|-----------|
| Communal Open Space Required- Site 5 | 836 m ² | 0.0836 ha |
| Communal Open Space Provided- Site 5 | 1303 m ² | 0.1303 ha |
| <i>This excludes the creche play area in Site 5</i> | | |
| Communal Open Space Required- Site 17 | 212 m ² | 0.0212 ha |
| Communal Open Space Provided- Site 17 | 691 m ² | 0.0691 ha |
| Communal Open Space Required- Site 18 | 725 m ² | 0.0725 ha |
| Communal Open Space Provided- Site 18 | 951 m ² | 0.0951 ha |

Image 92, Extract from Drawing 1010, Gross and Net Areas, Open Spaces

10.0 Residential Amenity

10.3 Daylight and Sunlight

The provision of adequate daylight and sunlight for the units and the open space areas proposed has been a key part of the design process. The blocks have been designed with due regard to orientation and aspect to ensure high levels of residential amenity for the proposed development. In addition, consideration has been given to the amenity of adjoining existing residential schemes and spaces.

A Daylight and Sunlight Assessments report has been prepared by Digital Dimensions in accordance with BRE guidance document – ‘Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice’ 2022 Third Edition, (BR209) and British standards BS EN17037 and is included in this application, that assesses (i) the impact of the proposed development for Daylight and Sunlight on the neighbouring buildings and (ii) the quality of daylight and sunlight within the proposed development.

The findings are extracted in the following pages.

Over 50% of the units are dual aspect (58.33% in total; 168 out of 288 units and 57.6% when houses are omitted; 163 out of 283 units) and no single aspect north facing units are proposed. All single and dual aspect units have access to east, west or south light. Generous separation distances are provided within the blocks, e.g. Site 5 courtyard measures 26.9m x 62m approx.; Site 17 measures 36m x 56m approx. in conjunction with the existing development adjacent; Site 18 measures 23.2m x 42m approx.. This results in good access to daylight and sunlight and reduced levels of sky obstruction. The communal courtyard area exceeds the minimum recommended sunlight guidance levels.

The various core arrangements have been adopted depending on orientation. East/west cores align units either side of a central spine giving good core efficiency and ensuring that all living spaces have access to sunlight. North/south facing cores generally have three/four units per core to provide increased dual aspect and to maximise southerly aspect.

Living rooms and bedrooms are provided with large, glazed openings. Internal courtyards are finished with a light-coloured render to improve daylight levels. All units assessed comply with the minimum daylight recommendations set out in BS EN 17037:2022+A1.

10.0 Residential Amenity

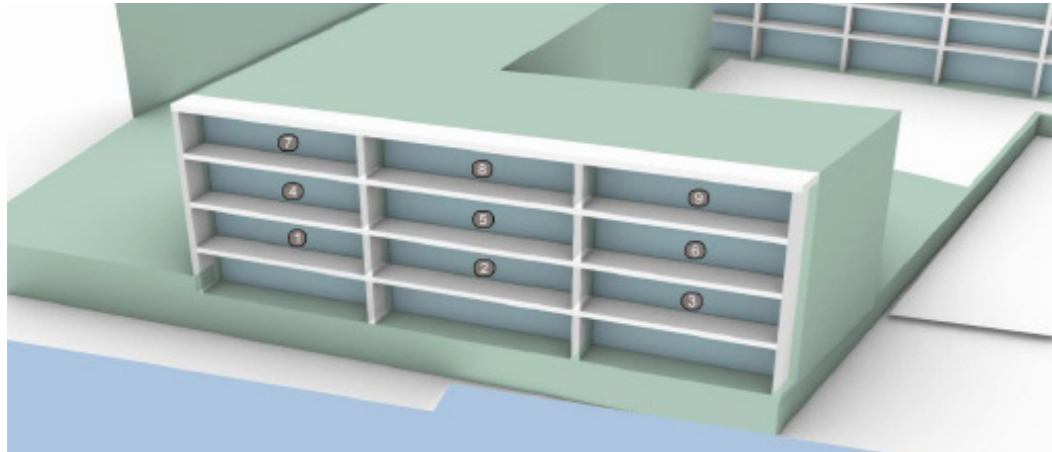


Image 94- Linnbhla Apartments; Model indicating VSC Points

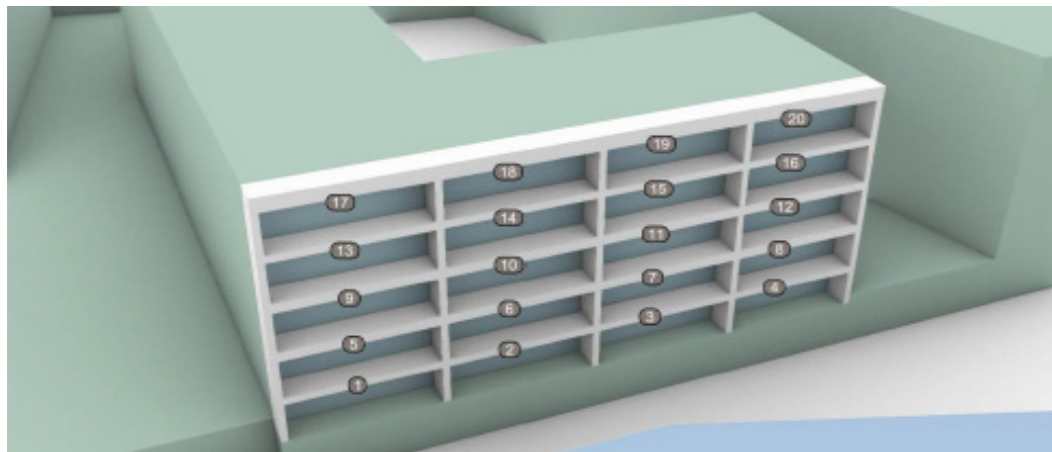


Image 95- Charter Apartments; Model indicating VSC Points

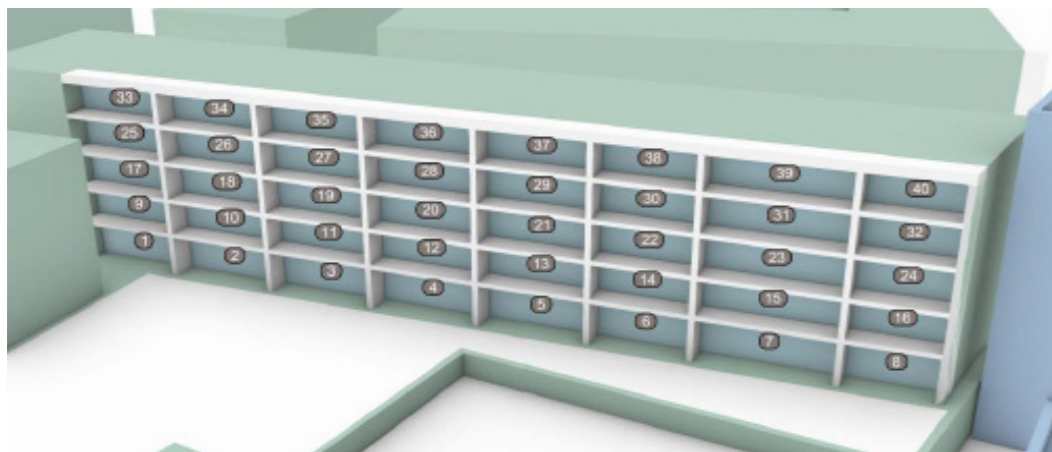
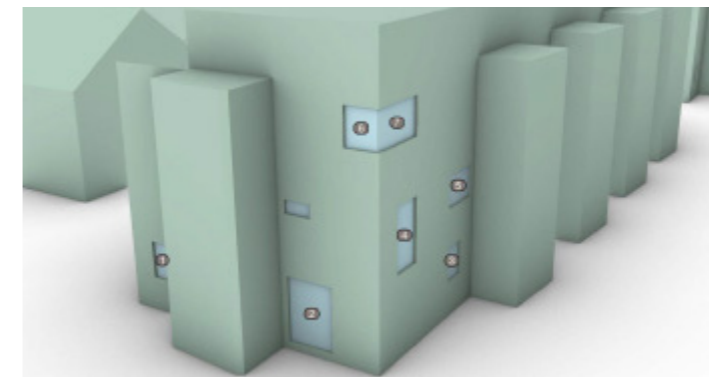
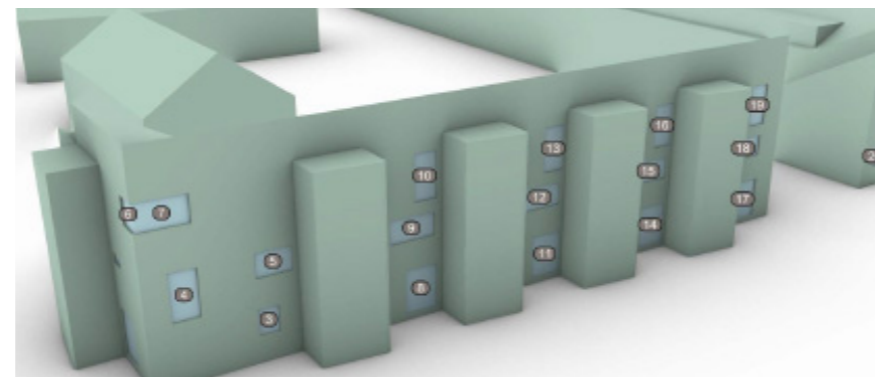
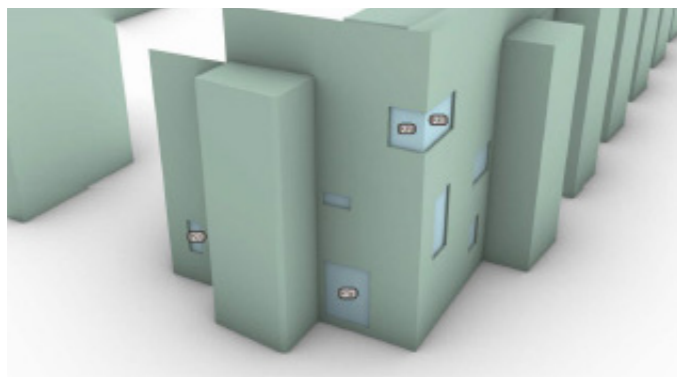


Image 96- Turnpike Apartments; Model indicating VSC Points



Images 97-99 - Left, No. 1 Balcurris Close, Middle, Nos. 2-6 Balcurris Close, Right, No. 6 Balcurris Close; Model indicating VSC Points

10.7 Daylight (“Vertical Sky Component”:-VSC) in Neighbouring Buildings

Analysis carried out to adjoining residential buildings, both housing in Balcurris Close as well as Linnbhla, Turnpike and Charter Apartment Blocks.

Conclusion of Potential Impact to Existing Houses in Balcurris Close- There will be a reduction to the VSC levels of the windows to the northern facades of the houses at Balcurris Close. These house currently face fields with no obstruction. Any new buildings will have a noticeable effect on the VSC levels. The design of the houses with the repeating projection block either side of the windows is restrictive to additional obstructions and the majority of the windows would retain a VSC level in excess of 27% without the projection.

Conclusion of Potential Impact to Existing Apartments- The BRE guidelines states that; “Balconies and overhangs cut light from the top part of the sky and even a modest obstruction opposite may result in a large relative impact on the VSC.” The guidelines recommend carrying out additional calculations of the VSC with and without the balcony in place for the existing and proposed conditions to identify if the balcony rather than the obstruction are the main factor in the relative loss of light.

It can be see from the results without the balconies that they are a significant factor in reducing the VSC levels. The apartments have very large full width and full height window and the VSC assessment only indicates the amount of sky visible at the centre point of the window and does not take into account the window size or room dimensions. The drawings to the apartment block were available on the DCC Planning portal and additional assessment was carried out for the daylight levels to the rooms. The full results are indicated in Appendix D. All the rooms achieve high levels of daylight and 100% of the rooms achieve the minimum target daylight levels set out in BS EN 17037:2018+A1:2021.

There is a reduction in available daylight to a number of the apartments below the recommended VSC level, however, a large portion if this can be attributed to the substantial overhanging and side projections associated with their own balconies. The detailed daylight assessment indicates that the apartments at Linnbhla, The Charter and Turnpike will still retain an ample quality of daylight to all the rooms.

10.8 Sunlight (“Annual Probable Sunlight Hours”:-APSH) in Neighbouring Buildings

The windows identified in the preliminary assessment, in the Turnpike Apartments that face within 90° of due south are assessed regardless of use. No other windows to the surrounding dwellings have a window that is less than 90° to due south.

Conclusion- All windows assessed exceed the target values set out for APSH and WPSH. The proposed development meets the recommendations of the BRE guidelines (2022) and any potential loss of sunlight will be negligible.

10.0 Residential Amenity

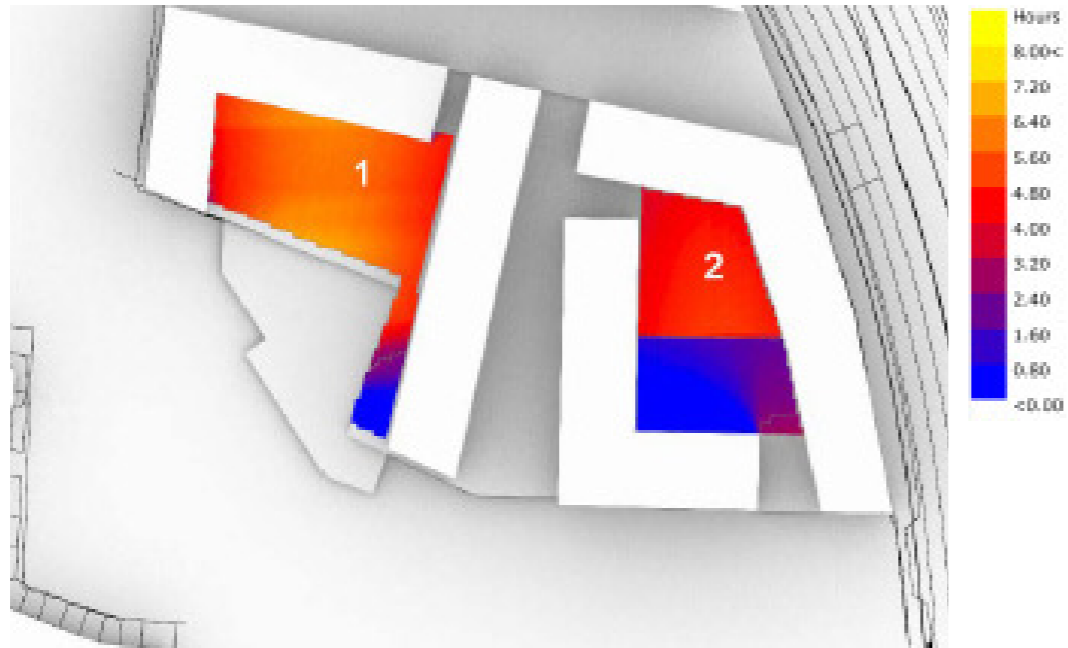


Image 100- Existing Sunlight to Adjacent Private Amenity Spaces

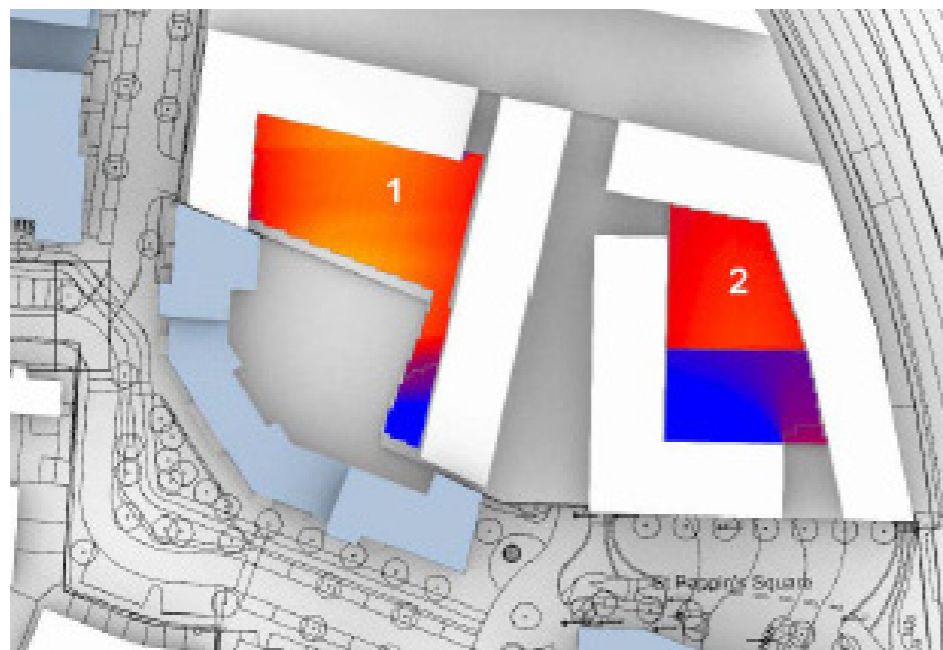


Image 101- Proposed Sunlight to Adjacent Private Amenity Spaces

10.9 Sunlight to Adjacent Private Amenity Spaces in Neighbouring Properties

The BRE document indicates that for an amenity area to have good quality sunlight throughout the year, 50% should receive in excess of 2 hours sunlight on the 21st March. It also states that front gardens need not be assessed for sunlight. Amenity spaces which are South of the proposed development would not be impacted by it, therefore the 2 courtyards serving existing apartments to the north have been assessed.

Conclusion- All the private amenity space to the surrounding properties were assessed for sunlight in accordance with the recommendations set out in BR209:2022. On the 21st March, all the amenity spaces will retain 2 hours sunlight over 50% of the area or will not be reduced below 80% of the existing levels. The proposed development meets the recommendations of the BRE guidelines.

10.10 Sunlight within the Proposed Development

The BRE guidelines BR209:2022 (third edition) and BS EN 17037:2018+A1:2021 set out recommendations for sunlight hours to be achieved. It states that; "For dwellings, at least one habitable room, preferably a main living room, should meet at least the minimum criterion." The guidelines recommend the sunlight hours should be assessed preferably on the 21st March over the course of the day. The guidelines set three levels of achievement. Minimum 1.5h, Medium 3h and High 4h. The guideline does not set the percentage of units that need to achieve the recommendations but they do give an example of a well designed floor layout in Figure 6 below where 4 out of 5 (80%) units in an apartment building would achieve the target sunlight.

Conclusion- Appendix C of the report details the results per habitable room, indicating if this room has a relevant South facing window. A summary of these results are displayed in the table below.

Conclusion on EN 17037 Sunlight Hours-

Windows with an aspect of greater than 90° due south, to the north west or north east, will still receive sunlight, but it is likely to be lesser amounts especially in the winter period. In this development of 288 units, 93.1% (268 no.) have a living spaces achieve the minimum recommended 1.5 direct sunlight hours.

This scheme is well designed for sunlight, with 93.1% of units achieving the minimum recommended 1.5 direct sunlight hours. This is in line with the BRE guideline example for an apartment layout where 4 in 5 achieves the target sunlight hours.

| Sunlight Hours Summary Table | | | | | | | | | |
|------------------------------|-------------|--------------------------------------|-------|---------------------------------|--------------------|-----------------|---------------|-----------------------|----------------------|
| | Total Units | Rooms with a window within 90° South | | Below recommendation <1.5 hours | Minimum >1.5 hours | Medium >3 Hours | High >4 Hours | Number meets criteria | Ratio meets criteria |
| | | No. | Ratio | | | | | | |
| Site 5 | 132 | 84 | 63.6% | 12 | 61 | 18 | 41 | 120 | 90.9% |
| Sites 15 & 16 | 13 | 11 | 84.6% | 2 | 3 | 2 | 6 | 11 | 84.6% |
| Site 17 | 34 | 28 | 82.4% | 0 | 5 | 7 | 22 | 34 | 100.0% |
| Site 18 | 109 | 67 | 61.5% | 6 | 31 | 14 | 58 | 103 | 94.5% |
| Overall total | 288 | 190 | 66.0% | 20 | 100 | 41 | 127 | 268 | 93.1% |

Image 88- Summary of results of assessment of Sunlight Hours within development

10.0 Residential Amenity

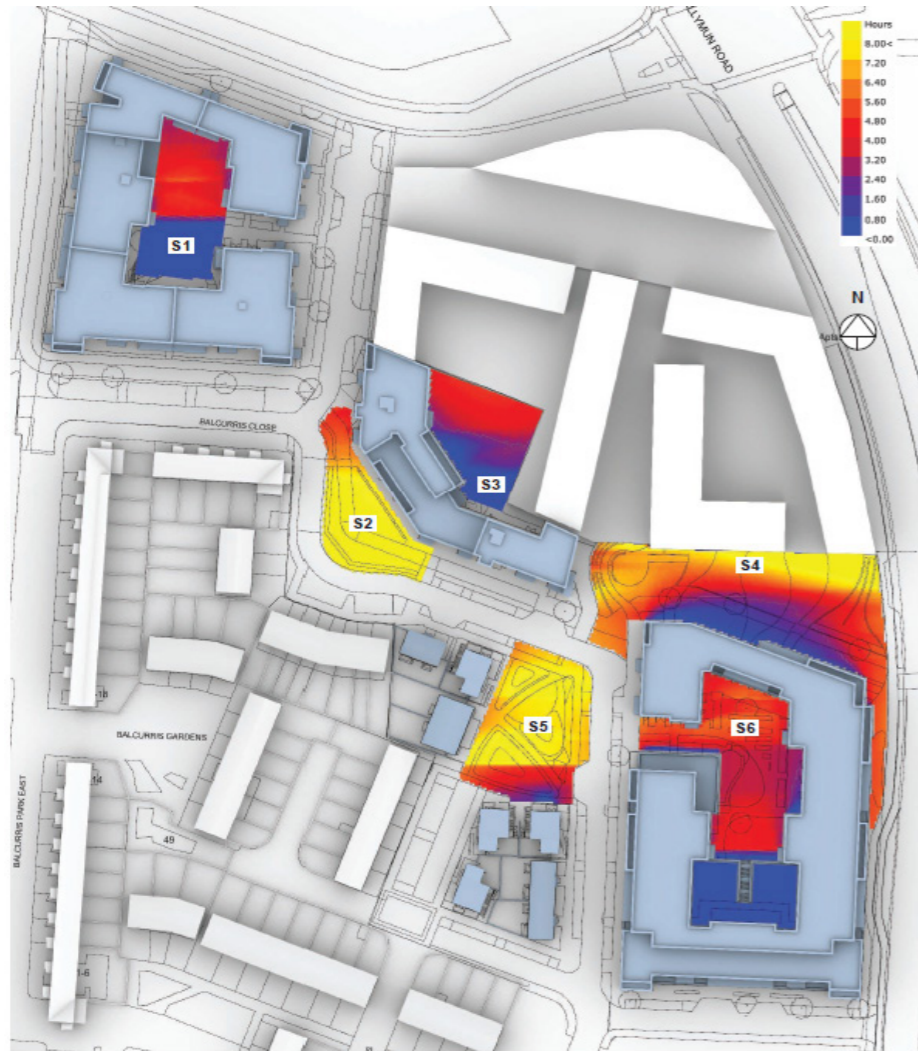


Image 102- Amenity Space - Radiation map of amenity area, showing available sunlight on 21st March. The scale represents the percentage of daylight received from 0 - 8 hrs.

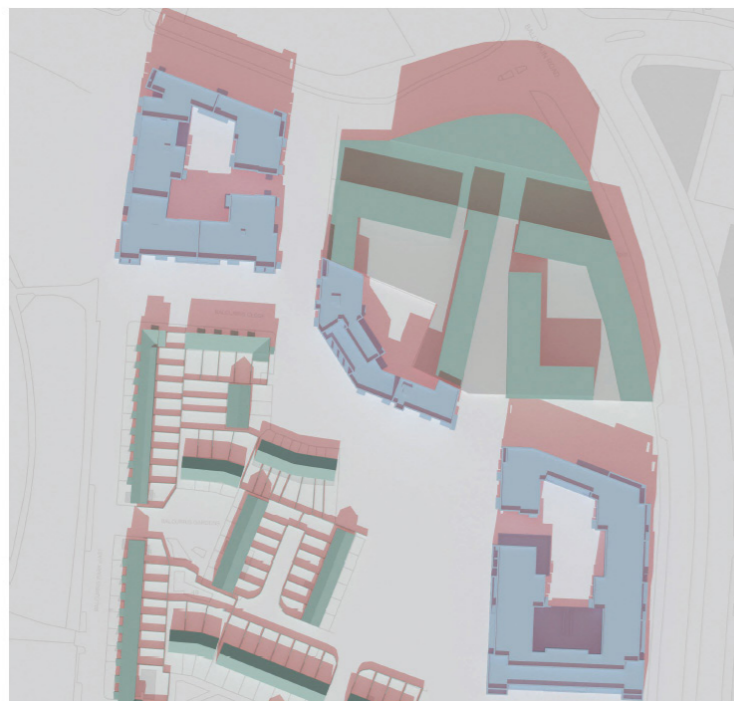


Image 103- Shadow Diagram, 21 March 13:00 UTC

10.11 Sunlight to Amenity Spaces within the Proposed Development

The BRE guidelines BR209:2022 (third edition) indicates that for an amenity area to have good quality sunlight throughout the year, 50% should receive in excess of 2 hours sunlight on the 21st March.

The public and communal amenity areas within this proposal have been assessed with a calculation of Sun on the Ground on the 21st March.

Conclusion- All public open spaces and communal amenity spaces exceed 2 hours sunlight over 50% of the amenity space on the 21st March. The proposed development meets the recommendations of the BRE guidelines (2022) for gardens and open spaces.

The BRE guidelines does not give target numbers or ratios in a multi unit development for amenity spaces to meet the recommended targets for sunlight. In large developments there are many factors and design constraints that influence the layout of the buildings and often it is not possible for all private amenity spaces to achieve the recommended values for sunlight. Of the 9 no. units with ground level private amenity, 8 no. (88.9%) achieve the target sunlight hours to that amenity.

10.12 Shadow Study

The BRE guidelines recommend using the March Equinox due the equal length of the day and night time.

It states:

“If a space is used all year round, the equinox (21 March) is the best date for which to prepare shadow plots as it gives an average level of shadowing. Lengths of shadows at the autumn equinox (21 September) will be the same as those for 21 March, so a separate set of plots for September is not required.” The sites as existing are greenfields, there are no shadow cast from any structures in the existing condition. Shadow diagrams are a visual aid to understand where possible shading may occur. The use of shadow diagrams as an assessment method should be taken over the course of the day and not a specific time due to the transient nature of the sun and the shade caused by obstructions.

10.0 Residential Amenity

10.13 Wind Microclimate Modelling

B-Fluid Limited has been commissioned to perform a Wind Microclimate Study for the proposed development, and their report accompanies this submission.

The method for the study of wind microclimate combines the use of Computational Fluid Dynamics (CFD) to predict wind velocities and wind flow patterns, with the use of wind data from a suitable meteorological station and the recommended comfort and safety standards (Lawson Criteria).

The effect of the geometry, height and massing of the proposed development, existing surroundings, and cumulative buildings, including topography, ground roughness and land-scaping of the site, on local wind speed and direction is considered as well as the pedestrian activity to be expected (sitting, standing, strolling and fast walking).

The results of the assessment are presented in the form of contours of the Lawson criteria at pedestrian/occupant level for each amenity area (including balconies and communal open space).

Conclusion- Based on the analysis conducted, it can be concluded that:

- The evaluation of the proposed scenario indicates that the planned development aligns with the Lawson Comfort Criteria, confirming that no areas are unsafe and the proposed development does not create conditions of distress. All the ground amenities outlined in the report can be utilized according to their intended scope.
- The Lawson Comfort and Distress Map on 1.5m above balcony floor indicates that all balconies are safe for occupants with no identified distress areas.
- The following mitigation measures will be implemented to further improve pedestrian comfort around the development: Introducing additional trees on ground amenities of the development: These additional plants will help reduce wind speed, increasing comfort levels in all ground amenities of the development.
- As a result of the proposed development construction, the wind on the surrounding urban context remains suitable for the intended use when compared with the baseline situation.
- The proposed development does not impact or give rise to negative or critical wind speed profiles at the nearby adjacent roads, or nearby buildings. Moreover, in terms of distress, no critical conditions were found for "Frail persons or cyclists" and for members of the "General Public" in the surrounding of the development.
- The development is designed to be a high-quality environment for the scope of use intended of each areas/building (i.e. comfortable and pleasant for potential pedestrian).
- The development does not introduce any critical impact on the surrounding buildings, or nearby adjacent roads.

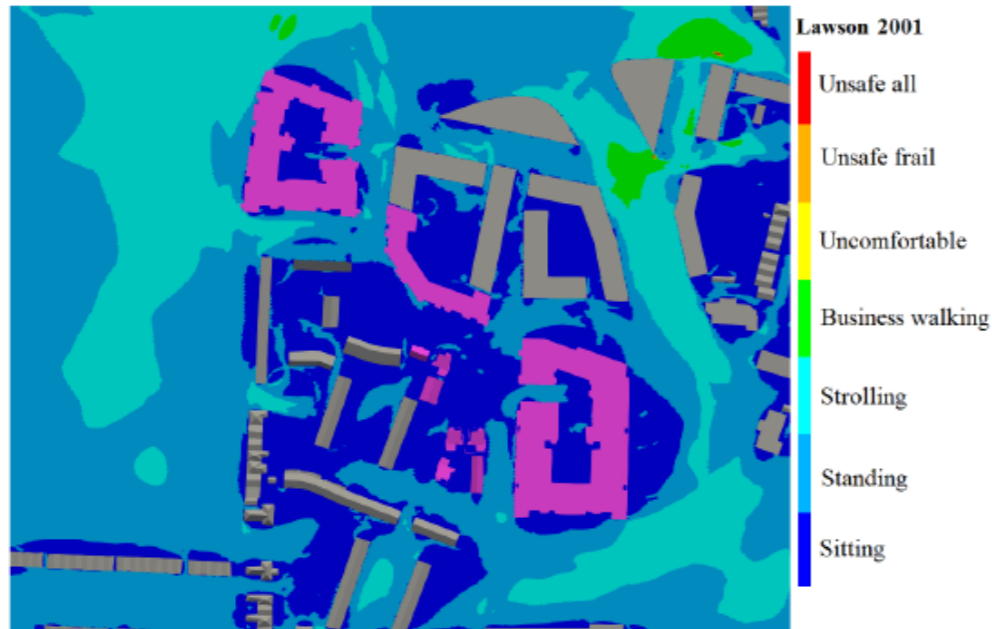


Figure 8.25: Ground Floor - Lawson Discomfort Map - Top View

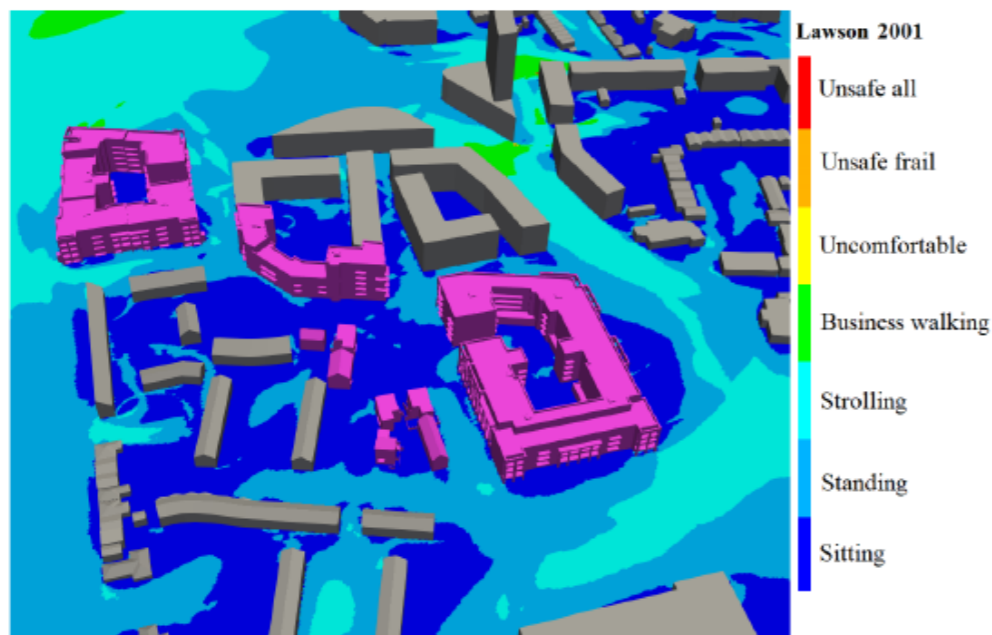


Figure 8.26: Ground Floor - Lawson Discomfort Map - 3D View

11.0 Access, Car and Cycle Parking

11.1 Compliance with DMURS

In line with National Policy, the development objectives for the proposed site is to provide for higher-density infill development, in an urban location with good transport links. This helps to fulfill one of the primary objectives of DMURS, which is to encourage more sustainable travel, with pedestrians at the top of the user hierarchy, then cyclists, public transport and finally, private vehicles.

The realignment and extension of Balcurris Road forms an integral and vital part of the design of the proposed development. This extension connects Balcurris Road to both Ballymun Road to the east and Balbutcher Road to the north. Notwithstanding the creation of a continuous vehicular route through the development, the alignment of the new Balcurris Road spine is set out with tight curves, and a series of raised and crossing points of generous width for pedestrians. A crossing point is also included for the east-west cycle spine that traverses the site connecting Ballymun Road to Balcurris Park, running through or alongside the new public open spaces in the scheme, St. Pappin's Square, the central pocket park and the pocket green in front of the community space in Site 17.

Table top ramps and crossing points have also been included at the junctions with Ballymun Road and Balbutcher Lane to slow traffic and to prioritise pedestrian crossing.

11.2 Emergency Access Strategy

The building requires high reach emergency vehicle access to at least 50% of the building perimeter in compliance with DCC Fire Department requirements for buildings over 4 storeys. This is easily provided along Balcurris Road and Balcurris Road extension for Site 5 in addition to Ballymun Road; Balcurris Road and Balcurris Gardens to Sites 15 and a6 as well as the front of existing houses (nos. 40-45 Balcurris Gardens adjacent); Balcurris Road to Site 17; Balcurris Road, Balbutcher Lane and Balcurris Close to Site 18. All this is achievable without the need to enter the public open spaces or communal courtyards. Detailed swept path analysis for emergency and other service vehicles - bin collection, delivery van etc. is included in the MOR planning pack.



Image 105 - Swept Path Analysis- Refuse Truck

Image 106 - Swept Path Analysis- Fire Tender



Image 107 - Swept Path Analysis- Aerial Platform Special Appliance

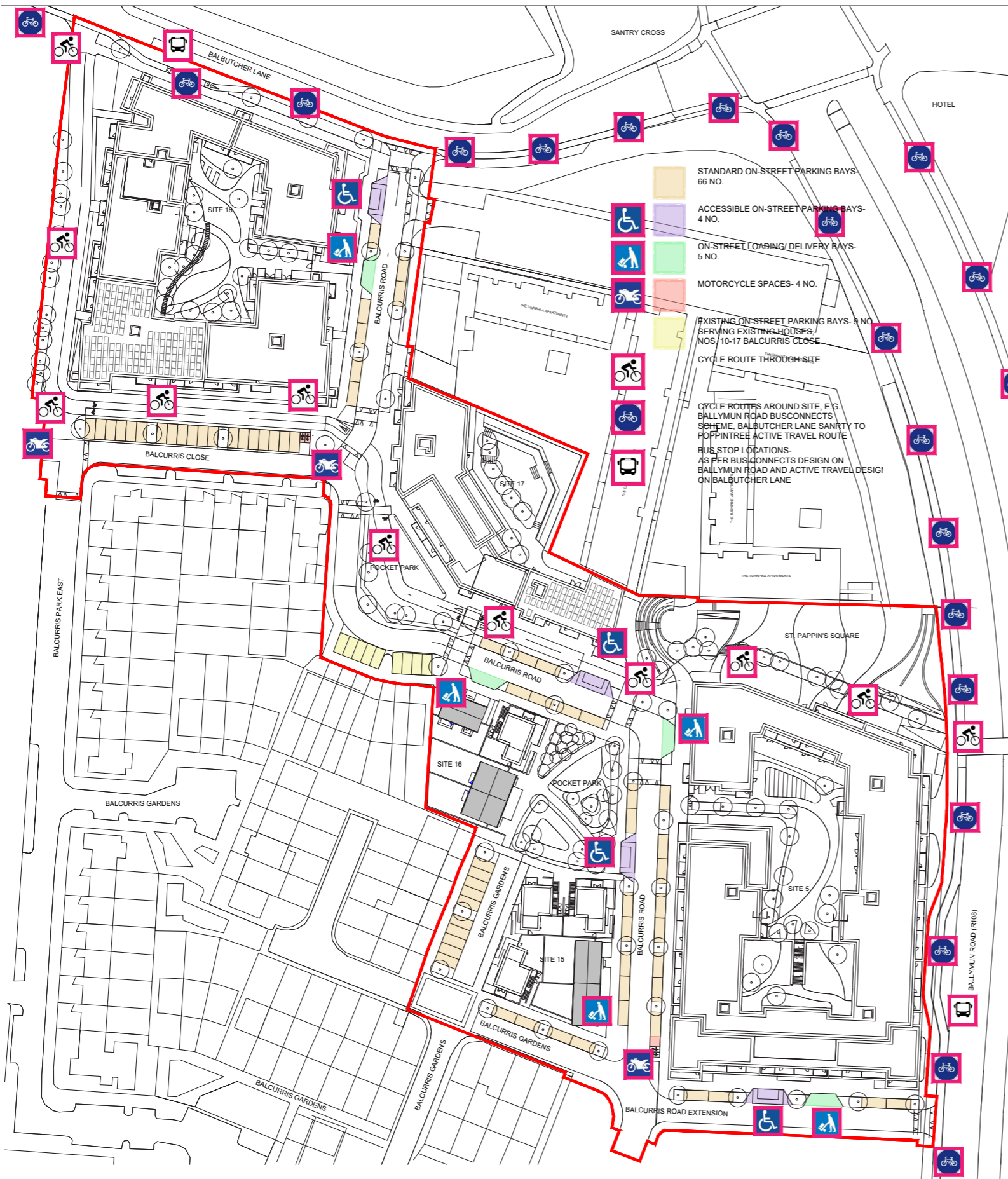


Image 108 - Extract of Drawing 1012 Parking and Movement Plan

11.0 Access, Car and Cycle Parking

11.3 Car Parking

- There are 70 car parking spaces on-street in the proposed development. These include 4 accessible spaces.
- None of the spaces are allocated to any particular unit or dwelling.
- There are also 4 loading/ delivery bays included distributed around the site.
- The plan on the left is an extract from drawing no. 1012.

11.4 Cycle Parking

A total of 822 No. bicycle parking spaces have been provided as follows-

Residential-

- 551 no. long term spaces (basis- 1 long stay term per bedroom- In accordance with Table 1: Bicycle Parking Standards for Various Land Uses Section 3.1, Appendix 5, Transport and Mobility: Technical Requirements, DCC Development Plan 2022-2028; 1 long term space per bedroom- In accordance with SPRR 4 - Cycle and Storage, Sustainable Residential Development and Compact Settlements Guidelines for Local Authorities 2024)
- 180 no.. visitor spaces. (1 Short Stay/ Visitor Space per two apartments- In accordance with Table 1: Bicycle Parking Standards for Various Land Uses Section 3.1, Appendix 5, Transport and Mobility: Technical Requirements, DCC Development Plan 2022-2028)

Non Residential-

- 27 no. long term for staff in the retail/ commercial, community and creche in sites 5 and 17 (Basis as set out In accordance with Table 1: Bicycle Parking Standards for Various Land Uses, Long Term, Section 3.1, Appendix 5, Transport and Mobility: Technical Requirements, DCC Development Plan 2022-2028)
- 64 short term spaces allocated to the retail/ commercial, community and creche in sites 5 and 17
- Long term spaces are located in secure cycle stores at ground floor level in each of the sites, and are compliant with The National Cycle Manual (2023), in terms of the functional dimensions and quality of parking facilities and the type of access to and from the spaces.
- Short term cycle parking for visitors is provided externally in small clusters of Sheffield stands at each core entrance and within the communal courtyards. In the case of sites 5 and 17, many of these spaces are located within sheltered archway entrances to the courtyards.
- 5% of the cycle parking spaces is intended to be for cargo- type bicycles.

11.5 Motorcycle Parking

A total of 4 No. parking spaces have been provided, on the basis of 5% of 70 no. car spaces; 2 no. near Site 5 and 2 no. near site 18.

12.0 Management and Maintenance

12.1 Operational Waste and Recycling Management

An Operational Waste and Recycling Management Plan has been prepared by Traynor Environmental and is included with the application, which has identified the following waste requirements for the apartments and community, cultural and arts space:

| Site | Number of Bins Required for a Weekly Collection | | | |
|---------|---|----------|-----------|----------|
| | MNR | Organic | DMR | Glass |
| Site 5 | 9 x 1100L | 3 x 240L | 9 x 1100L | 3 x 240L |
| Site 15 | 1 x 1100L | 1 x 240L | 1 x 1100L | 1 x 240L |
| Site 16 | 1 x 1100L | 1 x 240L | 1 x 1100L | 1 x 240L |
| Site 17 | 2 x 1100L | 1 x 240L | 2 x 1100L | 1 x 240L |
| Site 18 | 8 x 1100L | 2 x 240L | 8 x 1100L | 2 x 240L |

Table 8.0 Residential Storage Requirements

| Location | Number of Bins Required for a Bi - Weekly Collection | | | |
|---------------------------|--|-----------|-----------|----------|
| | MNR | Organic | DMR | Glass |
| Retail/Commercial | 2 x 1100L | 3 x 1100L | 5 x 1100L | 1 x 240L |
| Crèche | 1 x 1100L | 1 x 240L | 1 x 1100L | 1 x 240L |
| Community, Cultural, Arts | 2 x 1100L | 1 x 240L | 2 x 1100L | 1 x 240L |

Table 9.0 Commercial Requirements

- Bin stores are provided at ground level in close proximity to the residential cores.
- Stores are located discreetly so as not to unduly affect the supervision of the communal open spaces, e.g. in Site 5 the larger refuse stores are located below the landscaped podium.
- An external door is provided to each store which allows bins be pulled out on the specific collection day.
- Bin collection areas are located immediately outside each of the bin stores where there is access available to a bin truck.

12.2 Plant Provision

Plant spaces and rooms are located at ground floor level in Sites 5, 17 and 18.

These are normally located to the rear of the block accessed from the courtyard, or where there is no space permitting, dispersed between apartments to avoid any large areas of no supervision in the elevation of the block. In site 5 the water tank room has been concealed beneath the landscaped podium deck, accessed discreetly via the refuse stores.

Plant areas at ground level include space for water tanks, meter rooms and comms rooms for Sites 5, 17 and 18.

Each stairwell is provided with:

- Mechanical riser – 1500 x 500
- Electrical riser – 1000 x 500

There are 2 energy centres in the scheme, on the topmost storey of Sites 5 and 17, where they can be discreetly located due to a stepped roof profile/ change of building height.

5 substations are identified on the site., in the following configurations-

- Double sub and customer switch room built into the site 5 apartment block at ground level.
- Double sub and customer switch room built into the site 18 apartment block at ground level.
- Single sub and customer switch room built into the site 18 apartment block at ground level

Outdoor plant space is provided at roof level, 100m² associated with each energy centre. These are accessible from circulation cores within each of the blocks.

Each roof has a area set aside for potential PV panels as an option to meet nZEB requirements. In the event that an alternate energy systems are proposed for the project all or some of these areas could be omitted and reverted back to green roof.

12.0 Management and Maintenance

12.3 Taking in Charge

The project is part of Social Housing Bundles 4 & 5 which is a social housing PPP programme being delivered by the National Development Finance Agency (NDFA), in conjunction with the Department of Housing, Local Government and Heritage and relevant local authorities.

A PPP is an arrangement between a public authority and a private partner designed to deliver a public infrastructure project or service under a long-term contract. In the case of this PPP project, the private partner will finance and construct the homes, then provide maintenance and tenancy management services for a 25 year service period with the homes maintained to a pre-defined standard. The homes remain in local authority ownership.

The areas in purple opposite is to be taken in charge by DCC. It consists of the public areas on Balcurris Road and Balcurris Close and Gardens up to the defensible buffer zone around the various building.

The orange area will be maintained by the PPP Company, consisting of the various blocks behind the back of footpath generally, and including the landscaped public areas, such as St. Pappin's Square and the pocket park areas.

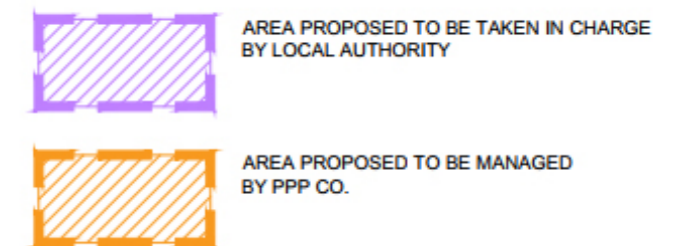
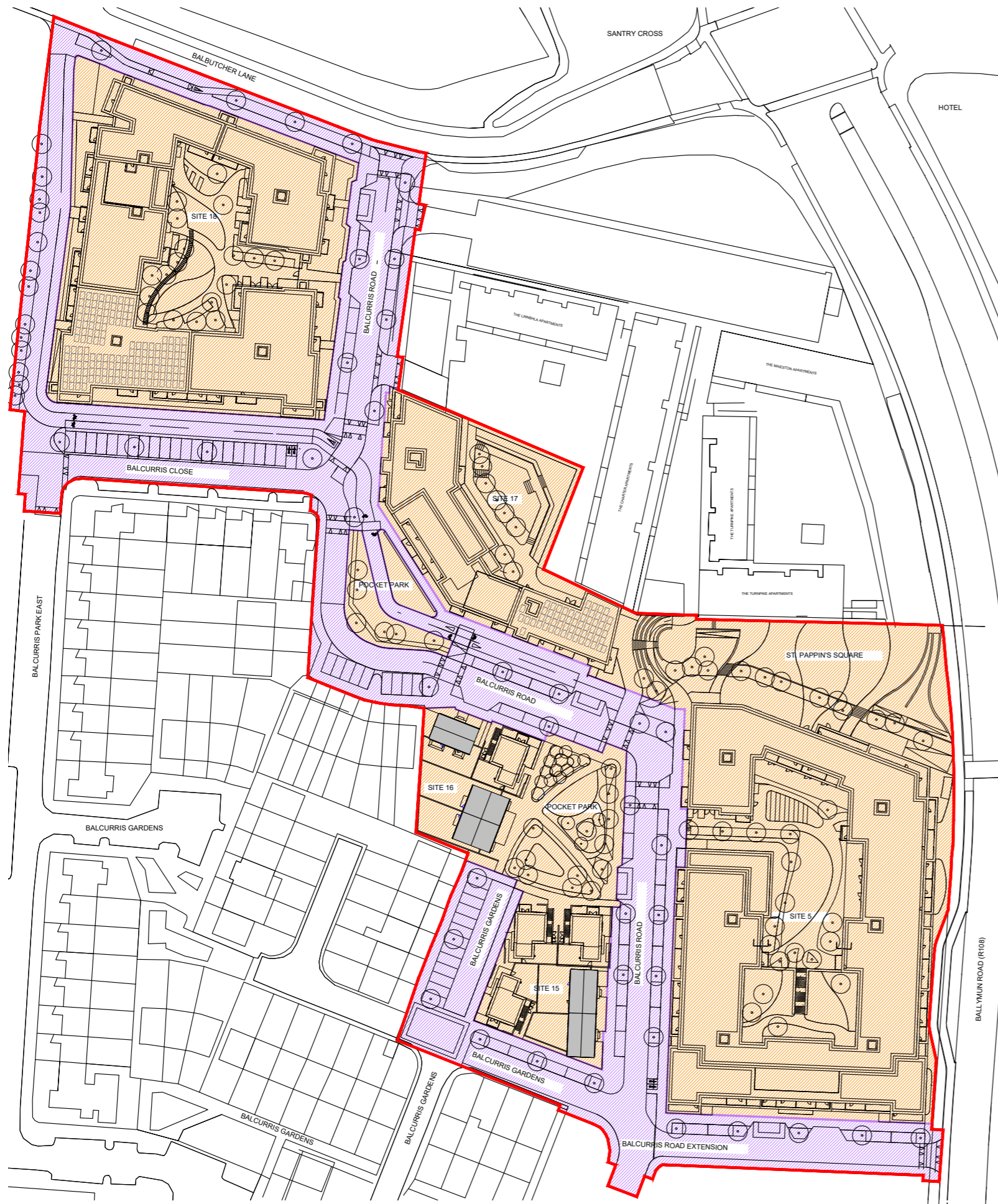


Image 109 - Taken in Charge Map



Image 110 - View of Central Pocket Park- Housing and Maisonettes in Site 16 on the left, with entrances directly fronting this pocket park. Balcurris Road runs around the eastern and northern sides of the open space, with Site 5 to the right with retail/ commercial uses at the corner also facing into St. Pappin's Square to the north. Site 17 in the background, with a 6-storey pop-up that acts as a bookend visible from the pocket park and as a termination of the vista from Ballymun Road into St. Pappin's Square.

13.0 Urban Design Rationale/ Design Criteria

The design rationale outlined below identifies the key issues considered during the design process in compliance with key indicators of quality urban design and placemaking set out in Section 4.4 of Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.

As there is significant overlap here with the Community Safety Strategy, that section should also be consulted here.

13.1 Sustainable and Efficient Movement

PERMEABLE AND LEGIBLE NETWORK OF STREETS AND SPACES WITHIN THE SITE

Will the plan or development proposal establish a highly permeable and legible network of streets and spaces within the site that optimises movement for sustainable modes of transport (walking, cycling and public transport)?

A fundamental part of the design of the development is the realignment and extension of Balcurris Road to connect to Ballymun Road to the east and Balbutcher Lane to the north, where currently there is no such access at present.

In addition to this new spine route running north-south, a new axis running from east to east will be established connecting a series of new, quality urban spaces.

St. Pappin's Square which will be the most prominent and significant space in the northern end of Ballymun itself.

This will connect solely via a pedestrian and dedicated cycle route via a new centrally located pocket park overlooked by Sites 5, 15, 17 as well as the existing Santry Cross development, further pocket green areas in front of Site 17 and associated Community Space, with the cycle route continuing westward along the southern facade of Site 18 to Balcurris Park.

This link also heads north to Balbutcher Road, providing a safe alternative route.

CONNECTIONS WITH AND BETWEEN ESTABLISHED COMMUNITIES, SERVICES AND OTHER USES

Have opportunities to improve connections with and between established communities been identified and responded to with

particular regard to strategic connections between homes, shops, employment opportunities, public transport, local services and amenities?

The layout of the site attempts to repair the lack of connectivity between existing housing in Balcurris Gardens and Close to the south and west and the cluster of apartment blocks to the north in Santry Cross.

Each of these developments have remained in an incomplete stage since around 2009 when the last of the old 1960s blocks were finally demolished freeing up land for new development.

The proposal seeks to promote the opportunities connections present on the ground for example, a new streetscape to the opposite side of Balcurris Close and Balcurris Gardens will provide a safe and attractive environment for residents to travel within this new neighbourhood between established communities.

The existing flight of stairs and ramp at the southern end of the Santry Cross apartment cluster between the Charter Apartment and Turnpike Apartments will be celebrated as part of the new public realm being proposed for St. Pappin's Square.

This access point will form a new gateway into the scheme along a new pedestrian route through the square.

The design provides for ground floor uses, retail/ commercial as well as community/ cultural/ arts and childcare which are concentrated toward the eastern part of the site near Ballymun Road, St. Pappin's Square and the central pocket park,, encouraging movement from the nearby residential neighbourhoods.

STREETS DESIGNED IN ACCORDANCE WITH DMURS

Are streets designed (including the retrofitting of existing streets adjacent to or on-route to the site, where appropriate) in

accordance with DMURS to calm traffic and enable the safe and comfortable movement of vulnerable users?

One of the main components of the scheme is the realignment of Balcurris Road, which currently follows an ad-hoc route from the south acting as the only vehicular route into the residential dwellings of Balcurris Close, Balcurris Gardens and Balcurris Park East. This is a result of its previous use as a parking area for the 1960s flats, since demolished.

The design seeks to extend this route north to connect with an existing access route that serves the parking undercroft in the Linnbhla Apartments, and eastward toward to connect with Ballymun Road itself.

The original vision for Balcurris Road as to serve as an alternative to traffic using the Ballymun Road toward Balbutcher Lane, and was designed as more of a distributor road in the earlier iteration of the Ballymun masterplan. This resulted in parallel access streets serving residential areas to the west creating incidental sterile leftover strips of public realm.

The proposal now seeks to promote a network of streets, not roads, and with its tight radii and widths promote traffic calming. This is further reinforced by a series of raised crossing tables of generous width for pedestrians and cyclists alike.

Any spaces between the streets and buildings is put to good use, in the creation of meaningful public realm and not incidental unusable space.

QUANTUM OF PARKING MINIMISED

Has the quantum of parking been minimised (in accordance with SPPR4 where relevant) and designed and located in a way that seeks to reduce the demand for private car use, promote sustainable modes of transport and ensure that the public realm

is not dominated by parked vehicles?

There are 70 car parking spaces, all on-street, in the proposed development. These include 4 accessible spaces to serve the 288 dwellings and other non-residential uses in the scheme.

None of the spaces are allocated to any particular unit or dwelling. There are also 5 loading/ delivery bays included distributed around the site. The parking is arranged in small clusters, mostly parallel bays, interspersed with street planting reducing its visual impact.

It is viewed that public transport in the immediate vicinity is improving over time. Firstly with Busconnects coming on stream, and in the longer term the delivery of Metrolink with a stop scheduled for Ballymun itself.

13.2 Mix of Land Uses (Vibrant Centres and Communities)

MIX AND INTENSITY OF LAND USES APPROPRIATE TO THE SITE

Is the mix and intensity of land uses appropriate to the site and its location and have land uses been distributed in a complementary manner that optimises access to public transport, amenities and local services via walking or cycling?

The uses proposed for the development are deemed compatible with the zoning intent-

Z1 - 'Sustainable Residential Neighbourhoods'- Objective: To protect, provide, and improve residential amenities

Z4- 'Key Urban Villages and Urban Villages- Objective: To provide for and improve mixed-services facilities

Z9- 'Amenity/Open Space Lands/Green Network'- Objective: To preserve, provide and improve recreational amenity, open space and ecosystem services.

The LAP states a residential density of 150 uph/ The SDRA 100-250uph reducing to 50 uph in neighbourhoods.

The density achieved in the proposal is 103.6 d/ha. gross and 126.1d/ha. net. this is considered appropriate, given the site's location within Ballymun town centre.

DIVERSE AND VARIED RANGE OF HOUSING TYPES:

Have a diverse and varied range of housing types been provided to meet local and projected needs (having regard to the Housing Need Demand Assessment), supplemented by an innovative range of housing typologies that support greater housing affordability and choice?

The proposed development consists of 20 types/ variants of apartment configuration and 2 housing types across 137 no. 1-bedroom units, 85 no. 2-bedroom units, 64 no. 3-bedroom units and 2 no. 4-bedroom units.

The proposed development is for general needs housing. The brief has been derived from a Housing Needs Demand Assessment of the area. The resultant mix of 1, 2, 3 and 4 bed apartments, maisonettes and houses provide for those needs.

Furthermore, in compliance with DCC, 25% of the Apartments have been designed in accordance with Universal Design Principles.

SUPPORT THE REGENERATION AND REVITALISATION OF AN EXISTING CENTRE OR NEIGHBOURHOOD

Will the plan or development proposal supplement and/or

support the regeneration and revitalisation of an existing centre or neighbourhood, including the adaption and re-use of the existing building stock in order to reduce vacancy and dereliction (where applicable) and promote town centre living (where applicable)?

While the site forms part of an ongoing regeneration of Ballymun town centre, there is no existing building stock in the site itself.

What buildings that may have been available were demolished c. 15 years ago due to their poor condition.

ENHANCEMENT OF THE PUBLIC REALM

Is the regeneration and revitalisation of an existing centre or neighbourhood supported by the enhancement of the public realm so as to create a more liveable environment, attract investment and encourage a greater number of visitors (where applicable)?

A critical component of the success of the scheme is the delivery of public realm, in particular the creation of a new public space, St. Pappin's Square to the north of Site 5 in accordance with the LAP briefing document.

Other areas of public realm being proposed, such as the central pocket park are key to the wellbeing of the new neighbourhood being created. In conjunction with these spaces is the creation of an attractive streetscape along Balcurris Road.

13.3 Green and Blue Infrastructure (Open Space, Landscape and Heritage)

POSITIVELY RESPONDED TO NATURAL FEATURES & LANDSCAPE CHARACTER

Has the plan or development proposal positively responded to natural features and landscape character, with particular regard

to biodiversity, vistas and landmarks and the setting of protected structures, conservation areas and historic landscapes?

The principal open space proposed, St. Pappin's Square is designed in part to respect the old church building on the opposite side of Ballymun Road, its southern splay aligning with this vista.

Mitchell and Associates are the landscape architects for the project and they have developed a landscaping strategy for the scheme. The proposed development at will include four areas of landscape amenity space-

The streetscape and green link along Balcurris Road and south side of site 5

A public pocket park in the centre of the development, St Pappin's Square

Communal courtyards to sites 5, 17 and 18, and

A crèche garden located in the courtyard of site 5.

The spaces are designed to maximise biodiversity, recreational amenity, permeability and incorporate nature-based SUDS.

Five main nature based solutions are proposed to be incorporated into the SUDS strategy:

Permeable paving - to all car parking, communal courtyards and pedestrian footpaths in central pocket park

Green roofs

Rain gardens to attenuate excess water from the roofs

Bioretention tree pits to streets

Planted detention basins with native biodiversity planting, lawn and

stepping stones to pocket parks and courtyards of sites 5 and 17

A COMPLEMENTARY AND INTERCONNECTED RANGE OF OPEN SPACES, CORRIDORS AND PLANTED/ LANDSCAPED AREAS

Have a complementary and interconnected range of open spaces, corridors and planted/ landscaped areas been provided, that create and conserve ecological links and promotes active travel and healthier lifestyles?

The main areas of open space in the development are interlinked, primarily by a new dedicated cycle route forming an east-west axis between St. Pappin's Square in the east to Balcurris Park in the west.

In between this axis traverse the central pocket park and the smaller pocket of landscaping alongside the active ground floor community space in Site 17.

PUBLIC OPEN SPACES UNIVERSALLY ACCESSIBLE AND DESIGNED TO CATER FOR A RANGE OF ACTIVE AND PASSIVE RECREATIONAL USES

Are public open spaces universally accessible and designed to cater for a range of active and passive recreational uses (taking account of the function of other spaces within the network)?

All of the public realm and open spaces are fully accessible as are the routes that link these.

The detailed description in Chapter 7 of this report as well as that produced by Mitchell and Associates, sets out how each of these spaces are subdivided to promote a range of uses and users.

INTEGRATED NATURE-BASED SOLUTIONS FOR THE MANAGEMENT OF URBAN DRAINAGE

Does the plan or development proposal include integrated nature-based solutions for the management of urban drainage to promote biodiversity, urban greening, improved water quality and flood mitigation?

The design features extensive active SUDs measures, including tree pits, green and blue roofs, and permeable paving.

Interception storage is proposed through a combination of the blue roofs and the permeable paving solution, and a stone storage area.

A detailed engineering report has been prepared by MORCE and is included with the application.

13.4 Responsive Built Form

COHERENT AND LEGIBLE URBAN STRUCTURE IN TERMS OF BLOCK LAYOUTS AND BUILDING HEIGHTS

Does the layout, orientation and scale of development support the formation of a coherent and legible urban structure in terms of block layouts and building heights with particular regard to the location of gateways and landmarks, the hierarchy of streets and spaces and access to daylight and sunlight?

The building forms and heights follow primarily takes their lead from the briefs for each of the sites in the development (Nos. 5, 15, 16, 17,18 in the LAP) as well as objectives SDRA01 and Appendix 3 of City Development Plan, Section 4.1 Identification of Areas for Increased Height and Density.

The assemblage of the combination of these blocks also helps create a series of meaningful and well-proportioned spaces and streets between.

The blocks stitch together existing development to create a new legible urban grain for Ballymun. A series of spaces that interconnected, a hierarchy of building height focused on St. Pappin's Square, transitioning toward the 2-storey development further west and south.

The development has been tested in terms of daylight and sunlight penetration and to maintain the residential amenity of its neighbours.

BUILDINGS ADDRESS STREETS AND SPACES

Do buildings address streets and spaces in a manner that will ensure they clearly define public and private spaces, generate activity, maximise passive surveillance and provide an attractive and animated interface?

Own door unit, residential core entrances, and a continuous facade of retail/ commercial/ community/ cultural uses are provided at ground level to create increased activity and vibrancy to the streets.

A defensible zone of soft planting to ground floor residential is maintained around the building creating a clear buffer between public and private areas.

Balconies and windows are provided to all facades facing onto public and communal areas creating full passive surveillance of the development and the existing public streets.

LAYOUT, SCALE AND DESIGN FEATURES OF NEW DEVELOPMENT RESPOND TO PREVAILING DEVELOPMENT PATTERNS (WHERE RELEVANT)

Does the layout, scale and design features of new development respond to prevailing development patterns (where relevant), integrate well within its context and provide appropriate transitions with adjacent buildings and established communities so as to safeguard their amenities to a reasonable extent?

The building forms and heights follow primarily takes their lead from the briefs for each of the sites in the development (Nos. 5, 15, 16, 17,18 in the LAP) as well as objectives SDRA01 and Appendix 3 of City Development Plan, Section 4.1 Identification of Areas for Increased Height and Density.

The heights range from 2 up to 6 storeys maximum, and are carefully calibrated to the particular location within the scheme and how they relate to adjoining development, in particular Site 17 is designed to complete the urban perimeter that had been started by the Santry Cross development, and is sensitive in its height and undulation relative to the existing apartment buildings.

A detailed daylight and sunlight analysis has been prepared to show how the proposal has been developed to respond to and protect the existing amenity of the surrounding buildings.

Ballymun has a unique history in terms of urban character and renewal from past mistakes; its evolving urban character now developing into a vibrant network of streets and places.

COHERENT ARCHITECTURAL AND URBAN DESIGN STRATEGY

Has a coherent architectural and urban design strategy been presented that will ensure the development is sustainable, distinctive, complements the urban structure and promotes a strong sense of identity?

The overall development follows a simple but robust palette of materials and details in order that there is a cohesion in the character of the neighbourhood it seeks to create;

Such as 2 contrasting brick types to create a play on layering and form, similar building forms such as the framed device to hold together compositions of balconies, similar fenestration and colours.

14.0 Accessibility (UD Apartments)

Dublin City Council Development Plan (2022-2028) advises that a minimum of 50% of apartments are to exceed minimum area standards by 10%, and that in addition, 50% of apartments that are in excess of minimum size requirements are to be designed to be UD compliant.

The UD standards noted in the DCC development plan are the requirements of the 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority).

Based on the above requirement, the minimum provision of UD apartments would be 25%.

The proposed development has (74 No. of 288 No.) apartments designed to UD standards.

For all points of approach to individual apartments, universal access has been addressed as follows:

- General approach to building core, apartment entrance or ancillary facilities are in compliance with TGD Part M, with access designed
- As a gently sloping approach where required. This eliminates any requirement for a stepped approach.
- Accessible car parking spaces are located on the shared street for ease of set down. The spaces are relatively close to each core.
- Stairs and lifts are design to Part M standards.
- All internal corridors have been designed with 1.8m width passing points.

The Universal Design units, illustrated overleaf, consist of:

| | |
|--|--------|
| 1 Bed 2 Person Maisonette Type D-1B2P_1B2P-1, Sites 15/16 | 4 no. |
| 1 Bed 2 Person Apartment Type A-1B2P_19, Site 17 | 3 no. |
| 1 Bed 2 Person Apartment Type A-1B2P_20, Site 17 | 3 no. |
| 2 Bed 4 Person Apartment Type A-2B4P-5 Sites 5, 17, 18 | 51 no. |
| 2 Bed 4 Person Apartment Type A-2B4P-27 Site 17 | 4 no. |
| 2 Bed 4 Person Apartment Type A-2B4P-27, Site 17 | 4 no. |
| 3 Bed 5 Person Apartment Type A-3B5P-12, Site 17 | 5 no. |
| Total | 74 no. |

The criteria addressing the design of the internal unit layouts are summarised as shown below:

1. Large and flexible Kitchen/ Dining/ Living Room with ample unobstructed space to access all areas for everyone with ease of movement through the kitchen
2. Minimum 800mm wide clear route between furniture and in front of windows and routes between doors
3. 1200mm clear space on three consecutive sides of a table
4. Kitchen is not a thoroughfare. Cooker / hob and sink are in the same run of worktop.
5. The kitchen space located next to the dining area to ease access for carrying food and crockery.
6. Large and accessible bathroom door opens outwards, with level access shower
7. Bathroom adjacent to the main bedroom with flexibility to provide direct access from the bedroom.
8. Clear access space of 800mm on both sides and at the end of the double bed.
9. Provide a clear space for a turning circle of 1500mm
10. Doors open into rooms (such as living rooms, bedrooms and kitchens) with hinge-side of the door is adjacent to a return wall and approx. 300mm clear space on the leading edge of doors
11. Entrance door with a clear width of circa 1000mm; with 1200mm x 1200 mm clear landing.

14.0 Accessibility (UD Apartments)

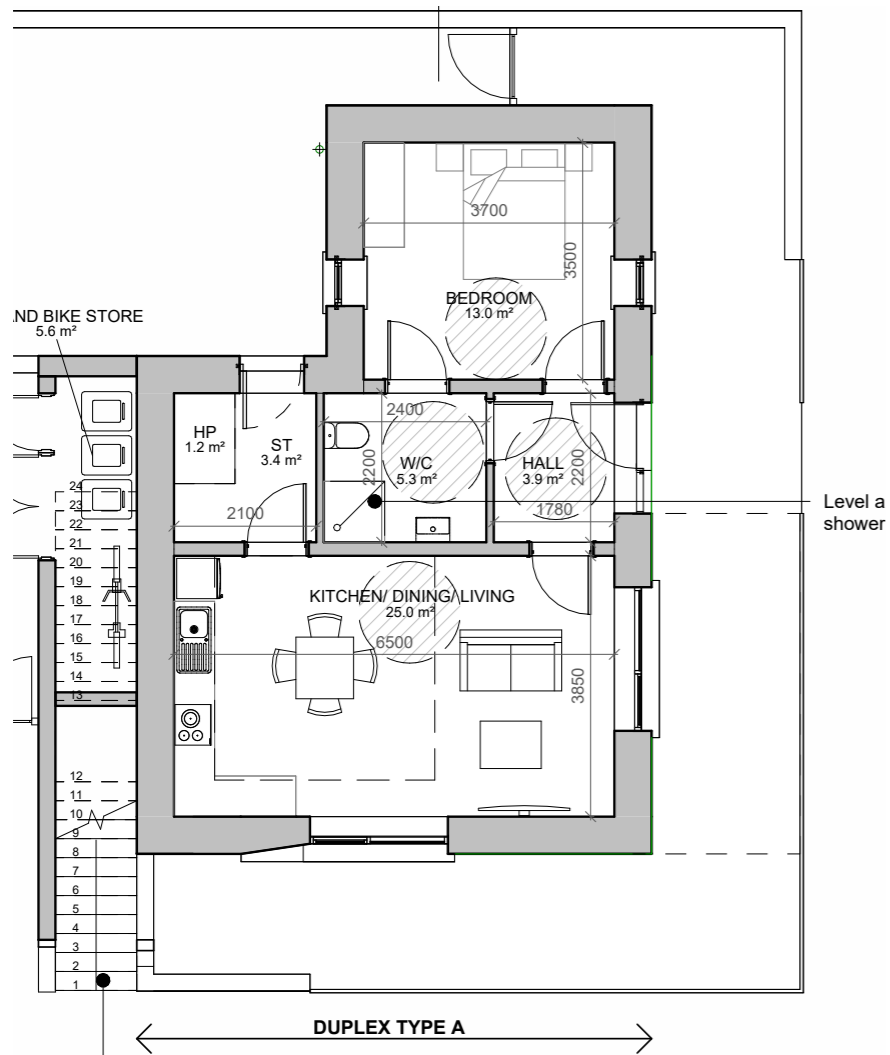


Image 111 - Plan Layout of UD 1-bedroom Maisonette Unit Apartment Type D-1B2P_1B2P-1, located in Sites 15 and 16

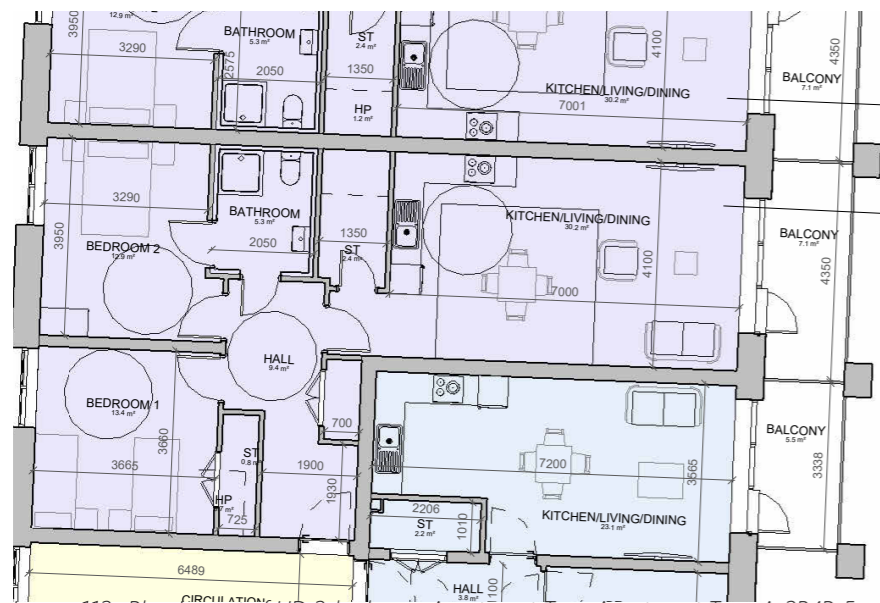


Image 112- Plan Layout of UD 2-bedroom Apartment Type Apartment Type A-2B4P-5 located in Sites 5 and 18



Image 113- Plan Layout of level 1, Site 17 illustrating locations of various UD apartments

15.0 Community Safety Strategy

This report addresses the requirements of the Dublin City Development Plan, 2022-2028, Chapter 15.4.5 - Safe and Secure Design. This requirement states:

"... All residential developments shall refer to Design for Safety and Security' guidance contained in the DEHLG 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007).

New developments and refurbishments should be designed to promote safety and security and avoid anti-social behaviour by:

- Maximising passive surveillance of streets, open spaces, play areas and surface parking.
- Avoiding the creation of blank facades, dark or secluded areas or enclosed public areas.
- Eliminating leftover pockets of land with no clear purpose.
- Providing adequate lighting.
- Providing a clear distinction between private and communal or public open space, including robust boundary treatment.
- Enabling residents to watch over the entrance to their home; recessed entrances should be avoided and front doors should also be overlooked from other houses or from well-trafficked public areas.
- Locating back gardens next to other back gardens or secure private areas rather than onto roadways or other public areas.
- Ensuring that the layout and design of roads within residential areas encourages appropriate traffic volumes and speeds.
- Providing clear and direct routes through the area for pedestrians

and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead.

- Using materials in public areas which are sufficiently robust to discourage vandalism.
- Avoiding the planting of fast-growing shrubs and trees where they would obscure lighting or pedestrian routes; shrubs should be set back from the edge of paths.
- Consulting with An Garda Síochána crime prevention design advisor where appropriate; Dublin City Council will also have regard to the Guidelines on Joint Policing Committees as established under the Garda Síochána Act 2005 as amended (2014), in order to ensure safe and secure communities.

On housing developments over 100 units, the Council will require the submission of a Community Safety Strategy (see policy QHSNO12) which would set out the design features incorporated to address the above measures to ensure a high level of safety and security is maintained including, overlooking, passive surveillance, street lighting and clear accessible routes."

For the following sections, we have used the bullet points above as key headings.

15.1 MAXIMISING PASSIVE SURVEILLANCE OF STREETS, OPEN SPACES, PLAY AREAS AND SURFACE PARKING

All publicly accessible spaces, including perimeter streets, and the public open space to the building frontage are overlooked by multiple apartment windows, patio doors and balconies, creating strong opportunities for passive surveillance. The principal spaces are addressed separately as follows:

PUBLIC OPEN SPACE:

The principal public open space, St. Pappin's Square, is located to the

north of Site 5. Central Pocket Park is located between Sites 5, 15, 16, 17 a. These spaces are fully overlooked. The communal open spaces in sites 5, 17, 18 shall be gated and for resident use only. Children's play areas are provided in this courtyard.

CAR PARKING:

All 70 spaces are on-street and are fully overlooked by balconies and windows.

15.2 AVOIDING THE CREATION OF BLANK FACADES, DARK OR SECLUDED AREAS OR ENCLOSED PUBLIC AREAS.

Clean crisp facades within minimal steps of set backs are provided. Windows are provided to all facades, particularly at ground level, and no secluded areas are proposed.

15.3 ELIMINATING LEFTOVER POCKETS OF LAND WITH NO CLEAR PURPOSE.

Both the public and communal open spaces in the site have been maximised leaving no leftover pockets or unusable areas.

15.4 PROVIDING ADEQUATE LIGHTING.

A public lighting scheme has been prepared for all public areas and the communal courtyards. Refer to Semple McKillop documents.

15.5 PROVIDING A CLEAR DISTINCTION BETWEEN PRIVATE AND COMMUNAL OR PUBLIC OPEN SPACE, INCLUDING ROBUST BOUNDARY TREATMENT.

A defensible planting zone has been provided in site 5 where dwellings front communal open space and around the perimeter of the site 18 where there are ground level dwellings, to create a clear buffer between public and private. The communal open space is enclosed in the centre of sites 5, 17 and 18 with gated access from three locations as well as access from each of the staircores and

ground floor terraces.

15.6 ENABLING RESIDENTS TO WATCH OVER THE ENTRANCE TO THEIR HOME; RECESSED ENTRANCES SHOULD BE AVOIDED AND FRONT DOORS SHOULD ALSO BE OVERLOOKED FROM OTHER HOUSES OR FROM WELL TRAFFICKED PUBLIC AREAS.

Own door units are provided at various locations at ground floor level to provide street activity and vibrancy. Where own doors are provided they shall be provided with a side vision panel in the door or adjacent. All units also have room windows close to entrances for additional surveillance.

15.7 LOCATING BACK GARDENS NEXT TO OTHER BACK GARDENS OR SECURE PRIVATE AREAS RATHER THAN ONTO ROADWAYS OR OTHER PUBLIC AREAS.

Rear gardens of the houses and maisonettes mostly back onto each other; one garden does adjoin Balcurris Gardens, whose wall is set back behind a screen of planting.

15.8 ENSURING THAT THE LAYOUT AND DESIGN OF ROADS WITHIN RESIDENTIAL AREAS ENCOURAGES APPROPRIATE TRAFFIC VOLUMES AND SPEEDS.

Low-speed Vehicular access is provided within the development. Public spaces and dedicated routes provided that priorities the pedestrian and the cyclist. Additional traffic calming measures have been provided along Balcurris Road and Close to slow traffic and provide crossing points.

15.9 PROVIDING CLEAR AND DIRECT ROUTES THROUGH THE AREA FOR PEDESTRIANS AND CYCLISTS WITH SAFE EDGE TREATMENT, MAINTAINING CLEAR SIGHT LINES AT EYE LEVEL AND CLEAR VISIBILITY OF THE ROUTE AHEAD.

A quality audit has been prepared by Roadplan Consulting. The audit assesses the provisions for motorists, pedestrian and cyclists.

A simple street hierarchy is proposed with main public streets to the north and east and a pedestrian/ cycle axis running east-west.

15.10 USING MATERIALS IN PUBLIC AREAS WHICH ARE SUFFICIENTLY ROBUST TO DISCOURAGE VANDALISM

The surfacing of all public areas has been design in accordance with the DCC guidance for materials for areas to be taken in charge. The materials consist of a mixture of permeable paving and granite setts and flags. Robust street furniture is proposed in the form of raised concrete planters that double up as seating areas. Brick and concrete finishes are proposed to all facades in accessible locations.

15.11 AVOIDING THE PLANTING OF FAST-GROWING SHRUBS AND TREES WHERE THEY WOULD OBSCURE LIGHTING OR PEDESTRIAN ROUTES; SHRUBS SHOULD BE SET BACK FROM THE EDGE OF PATHS.

A public lighting design has been delivered that ensures sufficient lighting of the streets, public spaces and communal spaces. Soft landscaping has been selected with a preference for native species, that are robust, but require only regular maintenance. The planting strategy will include a combination of low level planting, and trees with a crown-lifted canopy that is well above eye level where appropriate. Both the public lighting and landscape designs have been fully coordinated, and are included elsewhere as part of these proposals

15.12 CONSULTING WITH AN GARDA SÍOCHÁNA CRIME PREVENTION DESIGN ADVISOR WHERE APPROPRIATE; DUBLIN CITY COUNCIL WILL ALSO HAVE REGARD TO THE GUIDELINES ON JOINT POLICING COMMITTEES AS ESTABLISHED UNDER THE GARDA SÍOCHÁNA ACT 2005 AS AMENDED (2014), IN ORDER TO ENSURE SAFE AND SECURE

COMMUNITIES.

To date the development team have assessed the need for such consultation and have concluded that it is not appropriate given the nature, scale and location of the proposed development. Should such consultation be requested it will be facilitated.

However, the design has had regard to the principles of Crime Prevention through Environmental Design (CPTED), in particular through consideration of territoriality and the creation of defensible space

16.0 SUMMARY

In developing the design proposal for this site in Ballymun, MCORM have endeavoured to apply best practice urban design to the distinct characteristics of the subject site. We have had due regard to the Dublin City Council Development Plan, relevant national policy and guidance together with the feedback provided from the local authority during the preplanning phase.

The site is part of Strategic Development and Regeneration Area No. 2 and the scheme has been developed in accordance with the general parameters set out for building height of 2-6 storeys and density ranges of 100-250 units/ha.

Located in the northern part of the core of Ballymun, the site offers an opportunity to repair the urban grain of the area and create a new neighbourhood

The massing of the blocks relationships to streets and spaces have been carefully considered to provide space for the street widening, improvement and greening and to balance the requirements for sunlight and daylight to both the existing properties and the proposed units.

A series of new public spaces at the heart of the scheme serve both the new development and contribute towards placemaking in Ballymun.

The proposed materials and elevation composition will result in a strong architectural rhythm. High quality materials are proposed for the building and landscaping throughout ensuring that the development ages well with strong consideration of life cycle performance.

In summary a total of 288 new residential units are proposed plus community, cultural and arts spaces, retail and commercial, and childcare in a new mixed-use development. We submit that the proposed scheme will constitute sustainable residential development which delivers a high-quality design solution and a high level of residential amenity on the subject lands.

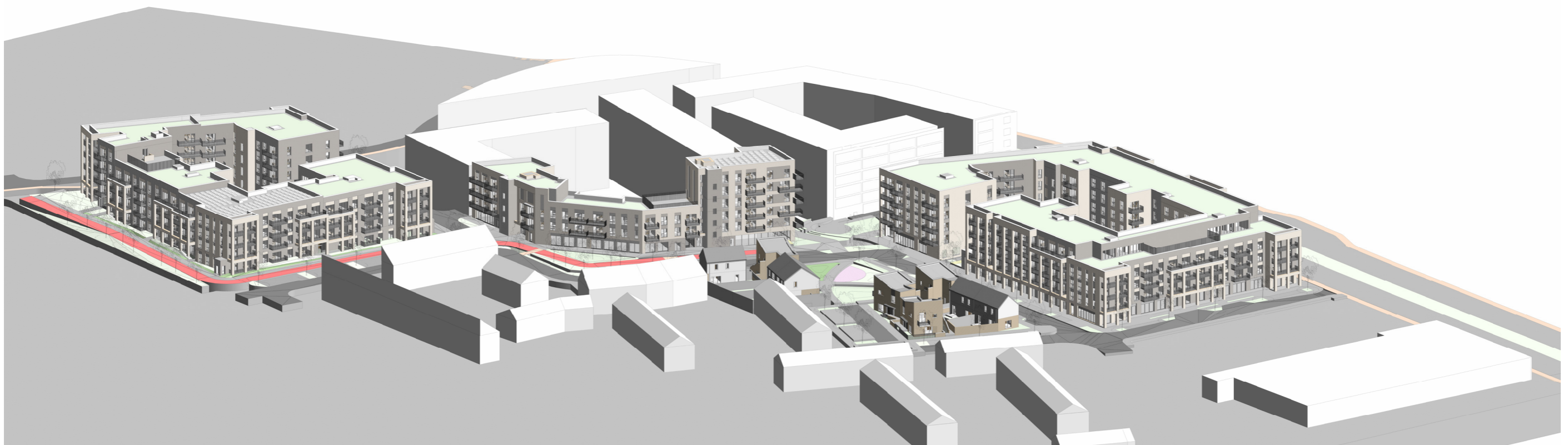


Image 114 - Overview of Site