



COADY
ARCHITECTS

Architectural Design Statement

To accompany Planning Application for

**Proposed Development of 63 Social Housing Units
At Finisklin, County Sligo**

February 2022

Job Ref: 2630

Table of Contents

1.0 Introduction.....2

1.1 Purpose of the Report..... 2

1.2 Outline Description of Brief..... 2

1.3 Proposal Accommodation & Standards 3

2.0 Site Assessment4

2.1 Location 4

2.2 Site Heritage Value 4

2.3 Planning Context..... 4

2.4 Site Description and Characteristics 6

2.5 Site Constraints 6

3.0 Development Strategy 7

3.1 Vision 7

3.2 Key Design Strategies & Principles 7

3.3 Developed Proposals 7

4.0 Landscape Design 13

4.1 Public Open Space 13

4.2 Planting Strategy 13

5.0 Urban Design 15

5.1 Description..... 15

5.2 Context 15

5.3 Connections..... 16

5.4 Inclusivity 16

5.5 Variety 16

5.6 Efficiency and Density 16

5.7 Distinctiveness..... 17

5.8 Layout..... 17

5.9 Public Realm..... 17

5.10 Adaptability 17

5.11 Privacy and Amenity 18

5.12 Parking and Bicycles 18

5.13 Detailed Design 18

6.0 Dwelling Design 19

6.1 House Types 19

6.2 Elevational Materials and Expression..... 20

6.3 Sustainability and Energy Efficiency..... 20

7.0 Sustainable Urban Housing: Standards..... 21

7.1 DMURS 21

7.2 Accessibility..... 21

7.3 Housing Quality Assessment..... 21

7.4 Density and POS Calculations 22

APPENDICES

A. Housing Quality Assessment

House Schedules of Areas and Compliance



Figure 1. View of development entrance on Sea Road.

1.0 Introduction

1.1 Purpose of Report

This report has been prepared by Coady Architects to describe the architectural design of the proposed development, which has been developed in collaboration with the multi-disciplinary project team. The report is part of an application for planning permission by Sligo County Council (SCC), for a residential development of 63 dwellings, at Finisklin and Sea Road, Sligo to An Bord Pleanála, under section 177AE of the Planning and Development Act 2000, as amended. This report addresses the 12 criteria of the Urban Design Manual 2009, companion document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009.

1.2 Outline Description of Brief

The project brief is to deliver a social housing development of high-quality residential accommodation in the form of houses and duplexes across the site. The total site provided by SCC for consideration by the Design Team is 3.485 ha. and includes a significant area of land designated for road re-alignment under the objectives of the Sligo & Environs Development Plan which dissects the Northern portion of the site. The full site is not required to accommodate the brief and the development site being submitted for planning approval is a **2.46ha** southern portion of the original site. The remaining Northern portion is being retained by SCC for potential development in the future. Refer to Figure 2. below.

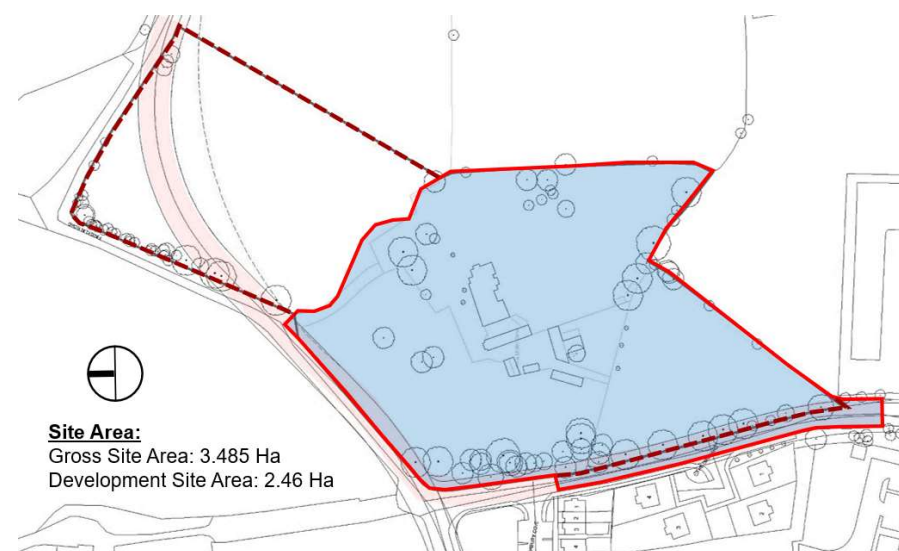


Figure 2. Development Site Area

Adjacent Lands & Connectivity – The brief, provided by SCC at the outset of the project, sets out intended adjacent land uses and desired connections. Figure 3. below illustrates these intended land uses and connections, in particular the following:

- Lands to N-E, in ownership of SCC, to be used for traveller accommodation in the future according to the objectives of the *Sligo and Environs Development Plan (SEDP)*
- Connectivity to the lands to the East through the development site.

Following further consultation with SCC the brief also requires the following:

- Viable vehicular access off the Finisklin Road to be maintained into the Northern lands adjoining the development site being returned to SCC.
- Potentially for N-E traveller accommodation to extend into these lands.

- Pedestrian connection from the development site into the lands being retained by SCC.

Road Improvements – The proposals accommodate the following road improvements:

- Increased radius bend to improve the visibility around the currently sharp bend of Finisklin Road to the N-W of the site as per the objectives of the Sligo & Environs Development Plan.
- Extension of the cycle and footpaths along Sea Road and turning onto and along a stretch of Finisklin Road. These paths currently end at the S-W corner of the site on Sea Road.
- Provision of a new bus shelter on the development side of Sea Rd. and a pedestrian crossing serving the existing residential developments on the opposite side of Sea Road.

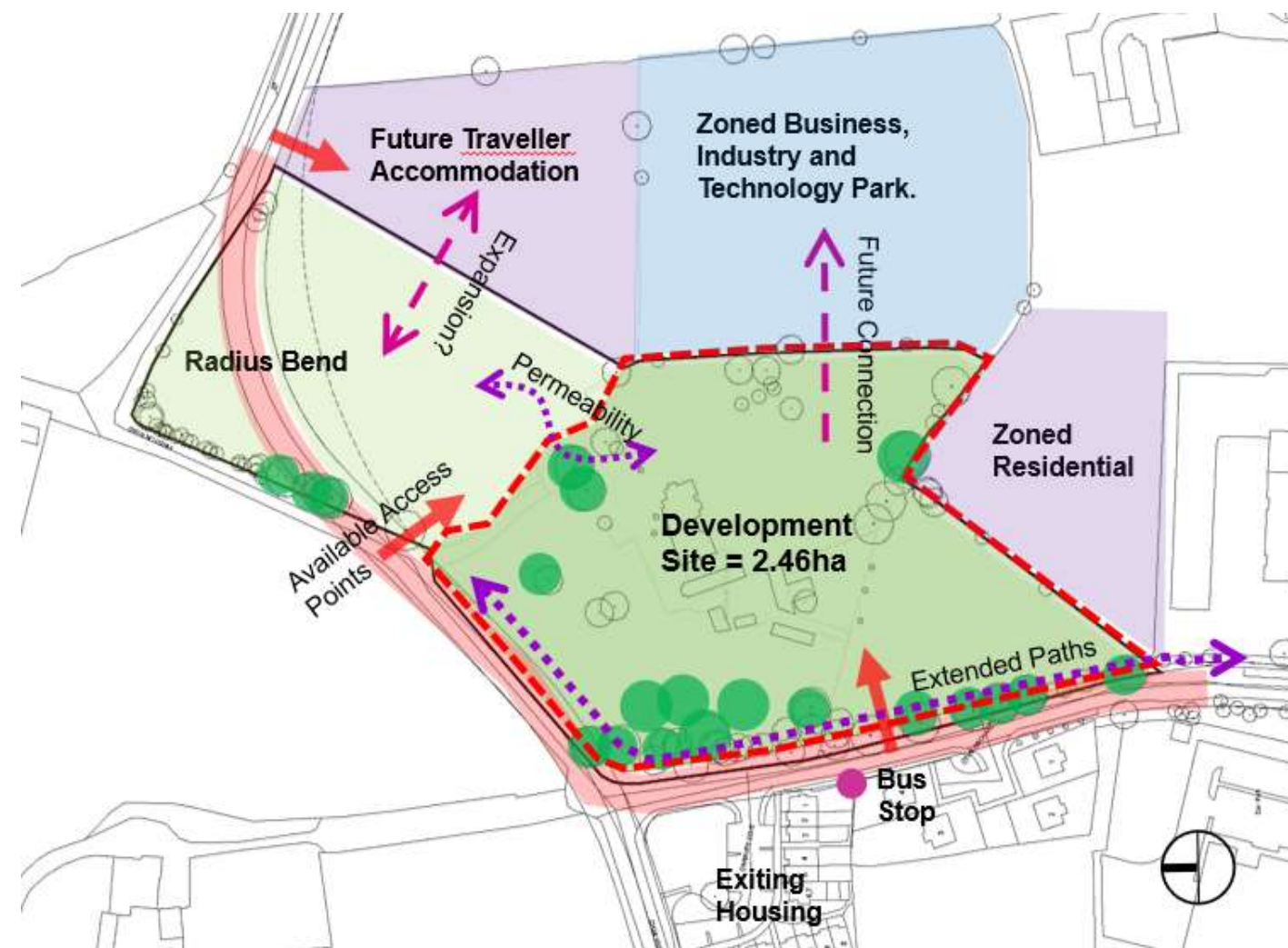


Figure 3. Adjacent Lands & Connectivity

1.3 Proposal Accommodation and Standards

The proposal provides new, largely two-story, houses and duplexes with a three-story element at the new site entrance on Sea Road. The proposals also include the refurbishment of the two-storey Rathellen House and its associated outbuilding, accommodating 6 units, and demolition of (c.232.3 sqm). derelict outbuildings. New housing comprises of 18 duplex units, and 39 houses as scheduled here below:

Current Brief - Schedule of accommodation			
Apartments	No.	Area (m2)	Comments
2B4P duplex B1	1	81.8	Sgl. storey Gr. Fl. UD unit
2B4P duplex B2	1	83.2	Sgl. storey Gr. Fl. unit
2B4P duplex B3	2	76.0	Sgl. storey Upper Fl. unit
2B4P duplex B4	2	77.5	Sgl. storey Upper Fl. unit
2B4P duplex C1	2	83.5	Sgl. storey Gr. Fl. UD unit
2B4P duplex C2	2	80.8	Sgl. storey Upper Fl. unit
1B2P duplex D1	4	54.7	Sgl. storey Gr. Fl. UD unit
1B2P duplex D2	4	54.7	Sgl. storey Upper Fl. unit
Total apartments	18		
Houses	No.	Area (m2)	Comments
2B4P house 2A	15	84.8	2 storey unit
3B5P house 3A	10	101.6	2 storey unit
3B5P house 3B	10	101.1	2 storey unit
4B7P house 4A	3	122.2	2 storey unit
5B9P house 5A	1	139.7	2 storey unit
Total new houses	39		
Rathellen House & Outbuildings	No.	Area (m2)	Comments
1B2P 1A-R	1	54.0	Single storey unit Outbuilding
2B3P 2E-R	1	81.2	2 storey unit Outbuilding
3B5P 3D-R	1	129.4	2 storey unit Rathellen House
2B3P 2D-R	1	81.1	2 storey unit Rathellen House
3B6P 3C-R	1	122.9	2 storey unit Rathellen House
2B4P 2C-R	1	89.8	2 storey unit Rathellen House
Total Converted	6		
Total Units	63		
Other planning statistics			
Site Area (<i>Net Developable</i>)			2.05 ha
Planning Application Site			2.46 ha
Density			30.6 uph
POS (<i>refer to section 7.4 for calculation method</i>)			4,630m2 or 23%
Communal Amenity Space			105m2 (<i>provided in POS</i>)
Part M Disabled Parking			5 no. spaces (<i>5% of parking</i>)
Total Parking provision			100 no. spaces (<i>1.6 ratio</i>)
Brief Summary			
Unit	Brief %	Proposed %	Unit No. s
1 Bedroom	13.5%	14%	9
2 Bedroom	46.5%	44.5%	28
3 Bedroom	33%	35%	22
4 Bedroom	5%	5%	3
5 Bedroom	2%	1.5%	1
TOTAL			63

SCC has adopted a ‘Strategic Plan for Housing People with a Disability 2016-2019’. Under this strategy seven, 11%, of the above units are designed as UD to cater for people with a disability. As part of this strategy 2no. carparking spaces are designed to UD in addition to the provision of 5no. Part M parking. The UD parking is designed to the standards set out in the *Universal Design Guidance for Houses in Ireland* and are provided as both perpendicular and parallel bays within the development. Both UD and Part M parking are provided proximate to the UD units.

The proposed scheme has been developed having regard to the following policy and guidance documents:

- Quality Housing for Sustainable Communities 2007
- Urban Design Manual - A Best Practice Guide 2009

- Sustainable Residential Development in Urban areas (Cities, Towns & Villages) 2009 - Guidelines for Planning Authorities.
- Sustainable Urban Housing - Design Standards for New Apartments 2020, Guidelines for Planning Authorities.
- S.I. 604 2006: Child Care (Pre-school Services) (No.2) Regulations 2006 and (Amendment) Regulations 2006
- Design Manual for Urban Roads and Streets (DMURS)
- Sligo County Development Plan 2017-2023 (CDP)
- Sligo & Environs Development Plan 2010-2016 (SEDP)
- Universal Design Guidance for Houses in Ireland, (published by the Centre for Excellence in Universal Design)

Note: the SEDP has been extended by incorporation into the Sligo County Development Plan (CDP).



Figure 4. Site Location

2.0 Site Assessment

2.1 Location

The site is located in Far Finisklin, c 3 km from the centre of Sligo, close to Sligo Port. The adjoining industrial estate and Sligo town are centres of employment. The wider area is well served by schools. The nearest shops are on Knappagh road closer to Sligo town. Locally to the South is an An Post sorting office. The site is bounded to the North by Far Finisklin road and the Sea Road to the West. There is an existing bus stop on the Sea Road at Carbury Cove housing on the S2 bus route into Sligo town.

2.2 Site Heritage Value

Rathellen House is a nineteenth century period house. The house, several out-buildings, and certain site features that contribute to its setting, have been assessed as having heritage value of regional significance. Significant features include a low stone wall, to be retained and enhanced, mature trees along Far Finisklin Road and the junction with Sea Road, trees within the grounds to the front of the house, and the existing entrance gate piers and drive off Far Finisklin Road. An Architectural Heritage Impact Assessment report, drafted by Michael O'Boyle Conservation Architect, are included as part of the planning submission

2.3 Planning Context

The site is undeveloped. Previous planning history relating to the lands is outlined in the Planning Report prepared by MacCabe, Durney Barnes.

The site is covered by the provisions of the *Sligo County Development Plan 2017-2023 (CDP)* and the *Sligo & Environs Development Plan 2010-2016 (SEDP)*. Design Team Planning Consultants, MacCabe, Durney Barnes, have produced a separate Planning Report which provides the Planning background in detail. Outlined below are the planning requirements that have informed the development of the site strategies and design proposals.

Adjacent Lands – The SCC brief indicates the field to the North-east of the site, zoned residential, will be retained for traveller accommodation. The lands directly to the East are currently zoned business, industry and technology park (BITP). These lands are in SCC ownership. Directly to the South the lands are zoned residential.

Connectivity – The SCC brief seeks potential connectivity to the East into the lands currently zoned BITP as future CDPs may seek to change its zoning to residential. As discussed above in section 1.2, SCC also require that any

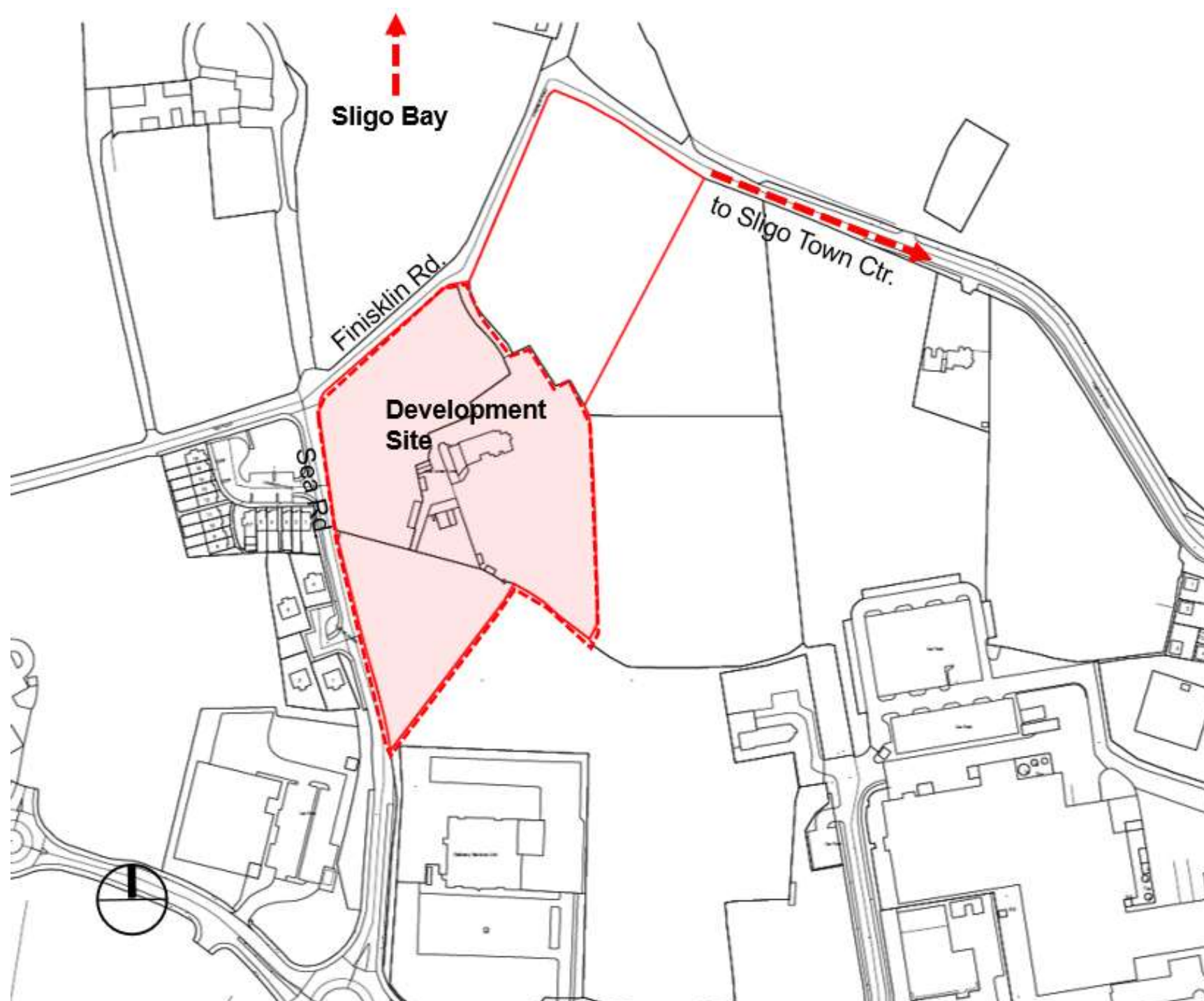


Figure 5. Site location – Local Context

development proposals allow for potential vehicular access off Finisklin Road and a pedestrian link into the lands to the North being retained by them for future development. These are to be considered in a way that will not preclude the North-east traveller accommodation also being able to extend or connect into these lands.

Site Zoning – The site is zoned ‘*Residential R2-low to moderate density*’.

Density – The CDP indicates low/medium density of between 20-34 units per ha.

Public Open Space (POS) – 20% minimum requirement to be achieved.

Parking – Provision meets the requirements of the Apartment Design Guidelines and of the *Sligo & Environs Development Plan 2010-2016 (SEDP)* which objectives and policies still apply as referred to in section 3.5.1 of the CDP. This is set out in Table 16.C of the SEDP. It requires 1 space for 2 and 3 bed houses and 2 per 4+ bed house and 1 per apartment unit and adequate off-street facilities, including visitor parking.

Roads and Transport – SCC requirement for road improvements include road widening and increased radius bend to Far Finisklin road, extension of the cycle and foot paths from where they currently terminate just south of the site, a new bus stop and shelter on the development side with a new pedestrian crossing provided to it.

Community / Creche – The brief numbers are below the threshold for a crèche. There is also no requirement for a community facility on site.

Typologies - Duplex and house typologies are permitted.

Architectural Heritage - An Architectural Heritage Assessment has been carried out by Michael O’Boyle Conservation Architect using the assessment criteria set out in the *Architectural Heritage Protection Guidelines for Planning Authorities (DEHG, 2011)*. Although the house is not on the Record of Protected Structure or the National Inventory of Architectural Heritage, the assessment identifies the house as having architectural, artistic and historical special interest equivalent to an NIAH rating of regional significance. The assessment considers that any proposed development would need to include for the retention of the house and, at least, some of its outbuildings and that the overall layout massing and scale of the proposed new buildings should be appropriate to the setting of the house. The proposal seeks to refurbish and reuse Rathellen House as residential units. This is aligned with the Architectural Heritage Guidelines.

Environmental – The site is c270m to Cummeen Strand SPA, a Natura 2000 site. The site is also close to Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC. A Natura Impact Statement will accompany the application.

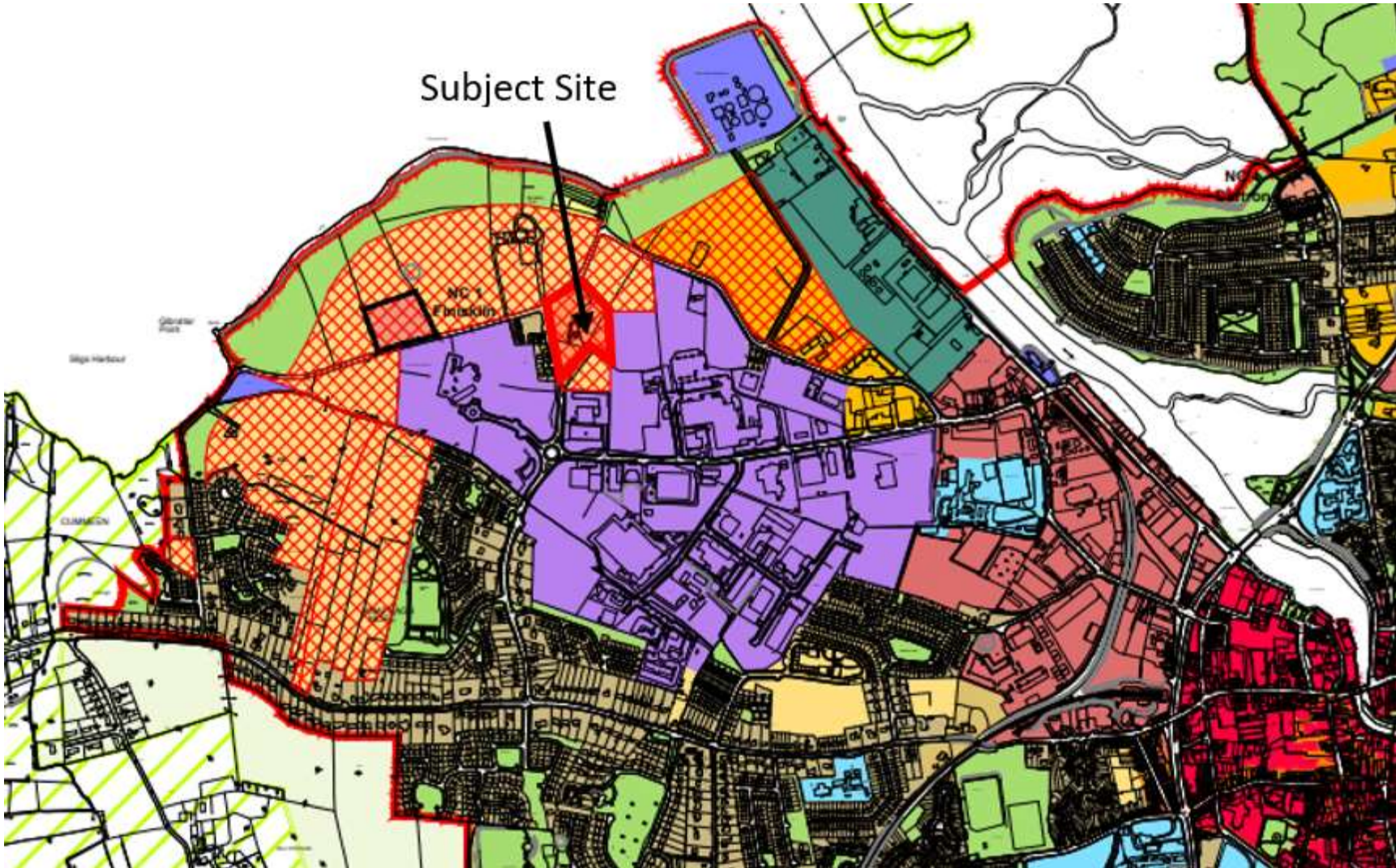


Figure 6. Zoning Objectives Map (from Sligo Environs Development Plan)

Table 16.C Vehicle parking requirements

Type of development	Car parking spaces - minimum standards (areas are gross floor space unless otherwise stated)	
	C1 and C2 zones	all other zones
Residential – dwelling with four or more bedrooms	N/A	2 per dwelling
Residential - dwelling with three bedrooms or less	1 per dwelling	1 per dwelling
Residential - apartments	1 per dwelling	1 per dwelling

Figure 7. Extract from Table 16.C of the ‘*Sligo & Environs Development Plan 2010-2016 (SEDP)*’

2.4 Site Description and Characteristics

As outlined above in section 1.3, the net site area is 2.05 ha. The gross developable area and application site is 2.46 ha, and includes road works along the Sea Road, to accommodate extension of the cycle path and provision of a new bus stop, shelter and pedestrian crossings.

The development site is bounded to the North by Far Finisklin Road and to the West the Sea Road also provides access to a social housing estate opposite the site. Lands to the East are currently fields in the ownership of Sligo County Council whose boundaries are loosely defined by low quality trees, hedging and a semi-dilapidated low post and rail fence. To the South a high palisade fence defines a dog-leg boundary line to lands in ownership of the industrial estate.

The site rises to a high point centrally within the Southern half falling more steeply northwards to Cummeen Strand SPA, a Natura 2000 site, and more gradually to the South and East. The vacant Rathellen House, outbuildings and gardens occupy this high ground. Standings of mature trees grow along the road boundaries and there are a number of specimen trees within the site.

2.5 Site Constraints

The Site Constraints considered in the design response are as follows:

Boundaries- A significant stand of mature trees and old limestone wall runs along the Sea Road. The wall then turns and follows Far Finisklin Road where a drainage ditch runs fully along the site side while the wall itself begins to drop in height from 1.2m to approx. .8m and eventually to 3m. At the sites' North-eastern end, the boundary is open to lands allocated for future traveller housing. Further south a dilapidated low timber fence and hedge rows defines the eastern boundary to fields currently zoned for BITP. Mature trees also grow on this high part of site. Directly to the south the boundary to adjoining the lands proposed for future Social Housing is defined by a 1.8m high palisade fence.

Access- Access to the site can be taken off both the Sea and Far Finisklin roads up from the junction. Access is not possible off the proposed radius bend.

Pedestrian & Cycle ways- There is a footpath and bus stop on the opposite side of Sea Road along the stretch of existing housing. There are no footpaths on the site side of either of the bounding roads. Extension of the cycle and foot paths along the site's perimeter roads is intended by SCC as part of road widening works.

Contours- Rathellen House is at the high point of the site. From here the site falls steeply to the north and more gently to the West and South-west.

Capacity- With retention of Rathellen House, the site area identified for development meets CDP density requirements providing a minimum of 60 units.

Road Edge and Frontage- Site options should consider address to the Far Finisklin road and relationship to the 2-storey housing opposite on the Sea Road.

Heritage – Retention of Rathellen House requires that it be carefully integrated into the overall scheme to protect the principal heritage aspects and the Heritage Report outlines the following measure to be adopted:

- Retention and adaption of Rathellen House and the principle Outbuilding to its West. Adaption to include minimal external alteration but with internal alterations to suit division of the house into social housing units.

- Maintaining decent rear garden space appropriate to the scale of the house and the outbuilding.
- Maintaining the parkland setting in front of the main frontage of the house to the N-W and off Far Finisklin Road. This includes maintaining trees flanking this space to the East of the house and the significant standing of mature trees along Sea Road. to the West
- Retaining elements of the original stone boundary wall along Sea Road and Far Finisklin Road and also consideration for the retention and possible re-location of the original entrance piers and gate.

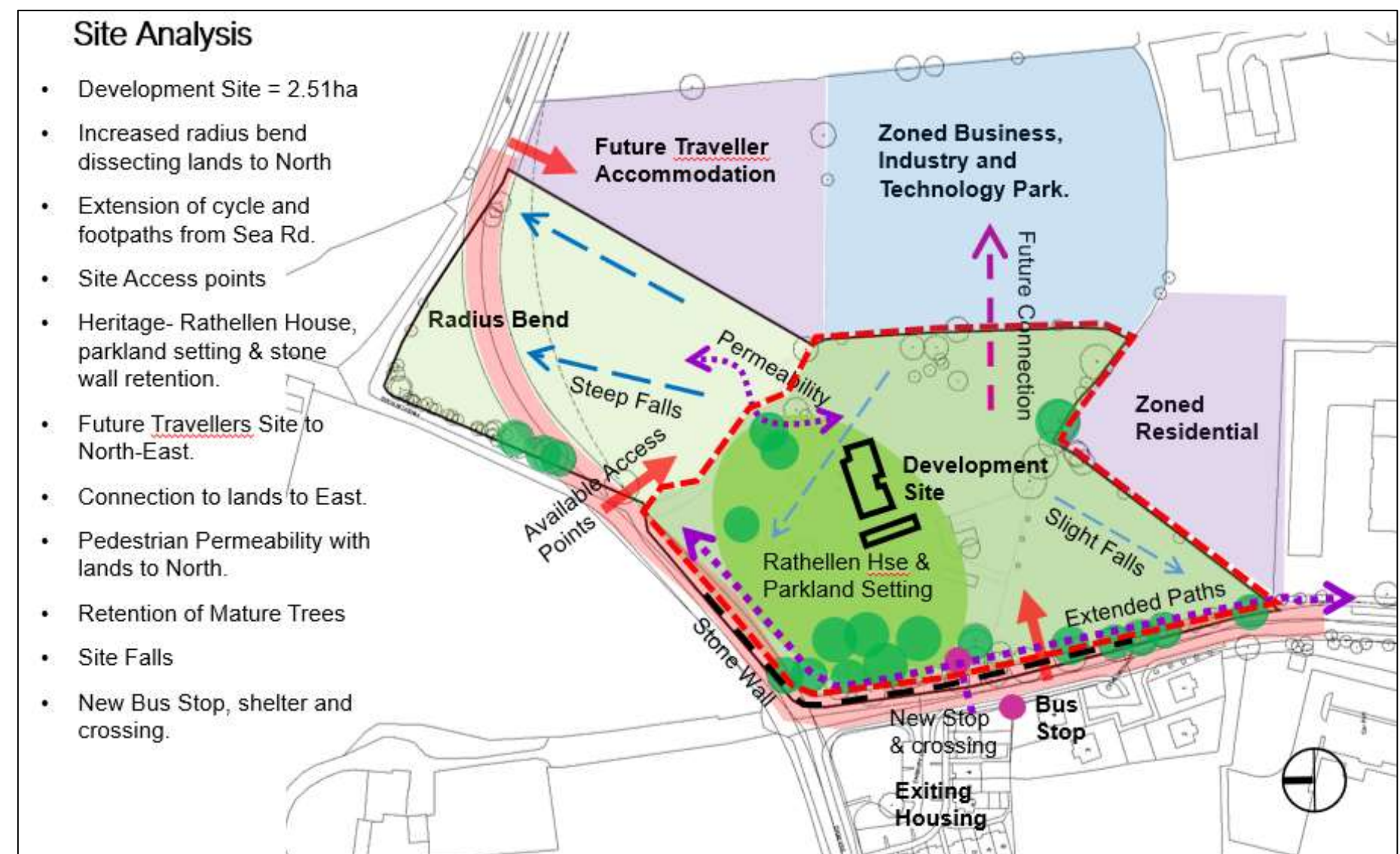


Figure 8. Site Analysis

3.0 Development Strategy

3.1 Vision

The vision for the development is to provide an attractive and desirable residential development and community that has its own character but is also sympathetic to the local built environment, heritage, and sylvan setting. It is to be well connected to the surrounding area and is to accommodate potential future linkages. The development is also to provide dwellings that are sustainable, affordable, well designed, low energy, low maintenance and set within a high quality landscaped public realm and public amenity space.

3.2 Key Design Strategies & Principles

As part of the LA consultations process options were tabled that explored spatial strategies and the relationship of entrance, frontage, Public Open Space, roads and housing blocks. At an early stage the following design strategies and principles were established and taken through to the proposed development:

- Extension of cycle and pedestrian paths from Sea Road.
- Location of bus stop, shelter and crossing on site side of Sea Road.
- Retention of the significant stand of mature trees along the western boundary on Sea Road and the groves of trees occurring elsewhere within the site where possible.
- Balance frontage on to Sea Road with retention of trees.
- Provision of future connectivity to land to East
- Placement of houses' rear gardens with 11m set back along the eastern and southern boundaries to maintain privacy and avoid over-looking from future housing developments.
- Future access to northern lands off Far Finisklin Road.
- Creation of appropriately scaled housing blocks for rural development that provide passive surveillance to a POS.
- Retention of Rathellen House and main Outbuilding within the development based on the heritage principles described in detail in section 3.3 below and outlined here:
 - lower scale development wrapping to the back and west of the house.
 - POS located in front of the Rathellen House to provide an appropriate 'Parkland' heritage setting and retention of trees associated with it.
 - Retention of the historic stone walls.
 - Retention of the original entrance gate piers.

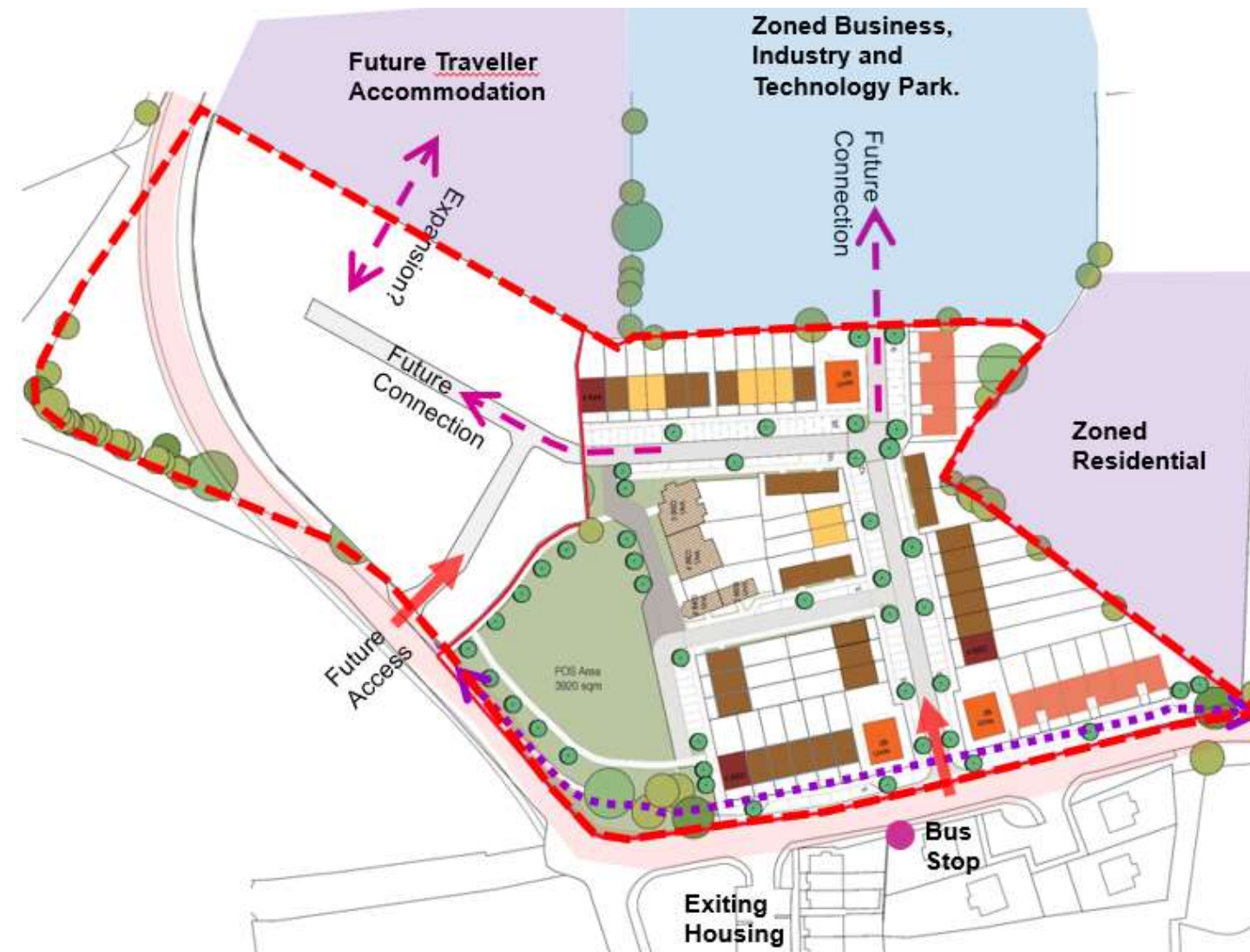


Figure 9. Preliminary Sketch Design Option

3.3 Developed Proposal

The Preliminary Sketch Design layout illustrated in Figure 9. above has been developed, following the key design strategies and principles described in section 3.2 above and the planning requirements outlined in section 2.3.

Planning Application Site- The extent of PPP Co. works is indicated by the redline boundary of 2.46 ha and is the extent being applied for planning permission. It includes the road widening, bus stop crossing and new cycle and pedestrian paths, as required by SCC.

Unit Number & Brief Mix - The presented design layout proposes to deliver 63 units on this site. A full breakdown of unit types, and planning statistics is included in the schedule provided in section 1.3 above.

Density- The development achieves 30.6 uph based on a net site area of 2.05 ha that excludes the mature standing of trees being retains at the junction of Far Finisklin and Sea Road and ditches.

Street, Roads and Footpaths – The proposals are in line with the requirements of DMURS. Raised tables with pedestrian priority are proposed and have been introduced along the central spine road as a passive traffic calming measure. To the front of the Rathellen House it is proposed that the parking and hammer-head arrangements to be coloured bitmac and less engineered in form.

All parking for the dwellings has been provided on-street and located so as to be overlooked by the residents. Parking is divided into smaller groupings separated by tree planting bays for ease of recognition of individual parking spaces.

Parking No.s – 100 no spaces are provided for the housing in line with the applicable standards of which 5no. (5%) are disabled spaces and 2no. are UD.

Access & Connectivity – The central internal road facilitates access through the development to the lands to the East. Access to lands immediately to the North, zoned residential, is facilitated by ensuring that the development does not encroach on the limited zone of access available off Finisklin Road. Some permeability between the development site and these northern lands is envisaged but is limited to a pedestrian link continuing on from the N-S running internal road to the back of Rathellen House. This link could be upgraded to a vehicular one but would likely impinge on the root protection zone, and therefore requiring the removal of an 'A' Class tree considered also to be of heritage value.

Site Heritage – The principal challenge for the site layouts is how to balance tree retention, the appropriate re-use and presentation of Rathellen House within the site, and the internal road arrangements while achieving the brief densities and numbers. The heritage aspects of the site have been considered in consultation with the Conservation Architect Michael O'Boyle whose Architectural Heritage Impact Assessment report is included as part of the planning submission.



Figure 10. 19th C photo of Rathellen House and private gardens to rear.

The heritage principles and the approach taken to deliver them are as follows:

- **Maintain the historic view of Rathellen House from Far Finisklin Road:** This is achieved by locating the POS onto the road, in front of the house. It is considered that the outbuilding to the west of Rathellen House forms part of this historic view and therefore both are retained.

- **Retention of the trees forming part of the designed landscape and nineteenth century parkland setting:** The significant grouping and grove of tree associated with POS are retained on Far Finisklin Road and the northern section of the Sea Road closest to the junction. To compensate for tree loss along the South of Sea Road additional trees and hedge are proposed along the new northern boundary. Additionally, a wildflower meadow and mow-strip, in board of the retained stone wall along Far Finisklin Road, adds to the bio-diversity on the site.



Figure 11. Trees and low stone wall boundary forming part of original Parkland setting. View from on the site looking towards junction.

- **Retention of the stone walls forming the historic boundary:** The walls are retained within the restriction of vehicular entrance site lines. Location of the cycle and pedestrian paths have been taken in-board of the wall and trees and into the site to facilitate their retention.
- **Re-use of entrance piers:** The piers are integrated into the new landscape scheme. A Heritage Information board is proposed to be located at this pedestrian access point.



Figure 12. Existing entrance pier to be re-used and re-located.

- **The immediate environs, to be sensitive to the scale and character of Rathellen House, outbuilding and rear gardens:** Shallow depth 2 storey units with lower eaves wrap to the back and west of the house, similar to the outbuilding in plan depth and roof height. Private garden depths at the rear of Rathellen House are appropriate to the scale of the house. The combination of its location at the highest point on the site, lower scale new buildings to the rear, and deep rear gardens allows the house to be seen from within the development, making it a focal element.

The delivery of internal roads to the rear of Rathellen House forms part of a successful approach to protecting the setting of the house but does relocate the historic approach to the site slightly. This strategy enhances the presentation of the house and the amenity value of the POS in front of it. Also, if the historic entrance were to be retained as the main vehicular access to the development than an engineered road would be required which would require further tree removals, affecting the setting and ultimately not be able to faithfully follow the entrance approach in any case.

There is an opportunity also to mark the historic Borough Boundary in the public realm of the development. It is proposed to indicate this by a line of paviour sets.



Figure 13. Current condition of Rathellen House to front.

Rathellen House – While the house and site are not currently on the Record of Protected Structures, they have been in the past and have a heritage value equivalent to an NIAH rating of regional significance. As well as the house, the outbuildings, stone walls, yards, lane ways and connections between them form part of the historic working layout of Rathellen House and contribute to the significance of its curtilage. However, it is recognised that it is not feasible to keep all outbuildings while also providing the numbers of social housing units. It is therefore proposed that the largest out-building, to the west of the house, is retained and adapted to provide residential units as a representative example. This outbuilding has a strong visual connection with the main house and forms part of the composition of the main elevation as viewed from Far Finisklin Road.

There are a limited number of significant features within the main house, including panelling, window shutters, a lattice screen etc. Consideration has been given to the most appropriate and cost-effective way to incorporate these features, for example the screen to be dismantled and retained either back in original location or in alternative location. The existing staircases are to be reconstructed rather than retained due to their condition.

The proposed layouts for conversion of Rathellen House and the principle out building have considered the following:

- Retention of existing external features with as little alteration as possible and re-use of existing entrances and windows as much as possible.
- Incorporation of historic features internally where feasible.
- Allocation of private external space to be sympathetic to original but also private and usable to the new tenancy.
- New units as close to Department of Housing Local Govt & Heritage (DHLGH) area and quality guidelines, including good day light provision.
- Utilizing the natural split of the existing internal load-bearing walls as party walls to maximise unit numbers while protecting the heritage value.
- Simplify detailing to meet TGD Part B for fire and Part F for sound by building vertically between the thicker load-bearing walls.

The layout makes use of the existing staircase locations (to the north and south of the original house) with new staircases in the two central units. Each house will have its own entrance from the front (north) and access to a private garden to the rear (south). The two-storey outbuilding (to the west of the house) will be converted into a two-storey and single storey own-door residential units, each with a private garden within the courtyard to the rear (east).

Development of the output specification and detailed design will include consideration of the following:

- Providing a good thermal envelope that also protects the fabric of the existing.
- Internal features to be incorporated are likely to be limited to the retention of historic joinery, panels, and window shutters.
- Existing components that have gone beyond repair will be replaced – including floors, roof structure and new stairs.
- Solutions for the replacement of the ground floor will be carefully considered to take account of the existing materials and construction of the nineteenth century house.
- Compile inventory of features to be set aside or preserved.

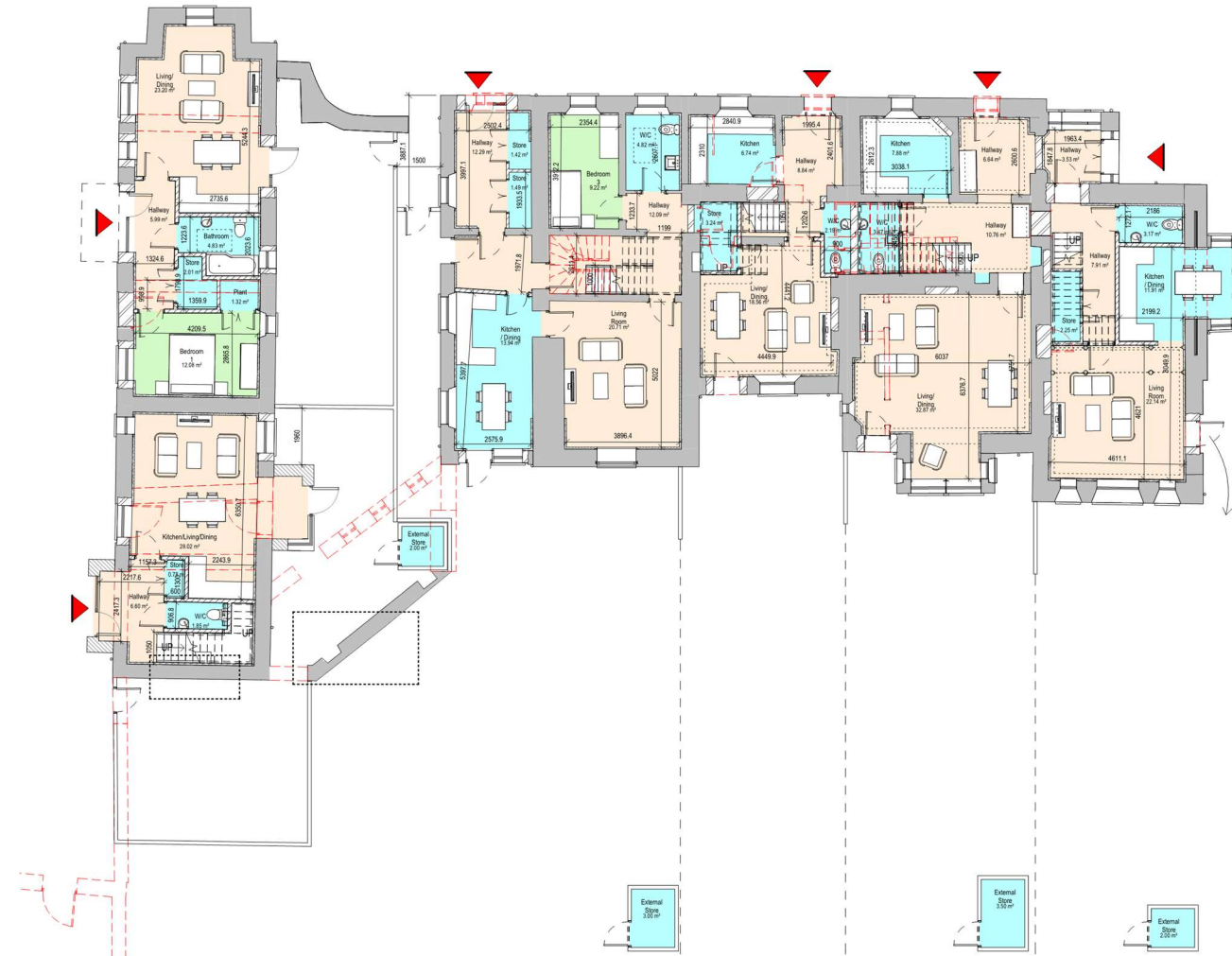


Figure 14. Ground floor plan proposals for the conversion of Rathellen House to social housing units.

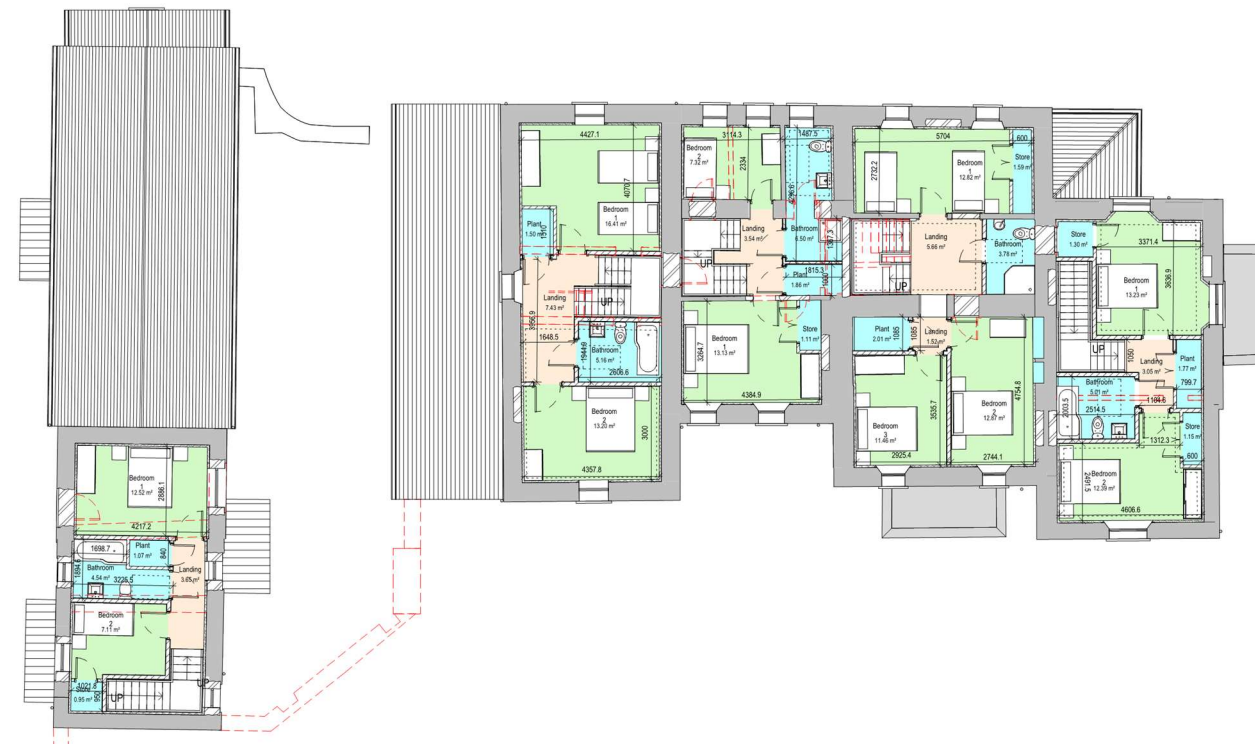


Figure 15. First floor plan proposals for the conversion of Rathellen House to social housing units.

POS & Communal Space Provision –105m² of communal open space is required to be provided in association with duplexes. The total open space provision on the site is 4,630m² or 23% of the net developable area. This is in excess of that required to meet the 20% as set by the *Sligo County Development Plan 2017-2023* and includes the 105 sqm identified above.

Trees - The tree survey identifies a significant number of trees to be kept, particularly the very high quality 'A' Class trees along both Sea Road and Far Finisklin Road as well as a number within the site, in the area of the proposed POS. The scheme has considered retention of as many of these trees as possible and observed closely the Root Protection Areas (RPAs). Positioning of the POS has facilitated the retention of all trees on Far Finisklin and the junction with Sea Road.

The bringing of cycle and pedestrian paths into the site, rather than as road widening works along the roads, allows the trees along Sea Road to be considered for retention. The housing block closest to the junction has been significantly set back from the RPAs and allows for service trenches. The bus stop and new shelter is located here.

While still significant, there are fewer trees further south of the newly proposed entrance. Due to the pressure on parking provision and density, parallel parking is provided with housing brought closer to the road which requires trees here to be due to be felled. It is considered that the section of the road will benefit from having good frontage as there is housing frontage opposite. The loss of trees here is to be balanced by the planting of new ones in between bays of parking.

It has been established that trees along the East boundary do not have significant retention value. There are a few trees on the Southern dog-leg boundary that can be easily retained as houses are well set back here



Figure 16. View of POS at junction of Far Finisklin Road and Sea Road.



Figure 17. View of development on Sea Road.

Landscape Strategies - the position of the POS and green strips to the North and West boundaries have been considered with the Landscape Consultant. The landscape design, discussed in Section 4.0 below, has been developed along the lines of the following design intentions:

- Detailed landscape design around the Rathellen House and historic elements within the site for retention.
- Development of footpath and cycleways, including the re-alignment of the original historic driveway approach.
- Development of POS, play space and grass kick-about.
- Detailed curtilage design
- Incorporation of SuDS, such as planted swales, into principal POS.
- Provide biodiversity and pollinator planting.
- Hedges and planting to support local wildlife.
- Augment existing Trees and planting with additional native species.
- Tree retention and new tree planting along Sea Road.
- Development of raised tables with pedestrian priority

Boundary Treatments – A variety of boundaries are proposed, appropriate to the circumstance and location:

- 2m high painted weldmesh railing guised with selected hedgerow planting generally along the East and South boundaries at the back of the house's rear gardens, to provide privacy and security. This railing type also defines the boundary with the lands being retained by SCC to the North. It protects a number of existing tree locations on the Eastern and Northern boundary.
- Retention of the existing low stone wall along Far Finisklin and Sea Road.
- Curtilages to the housing fronting Sea Road use elements of stone to continue that in the historic low boundary wall. This is provided as a painted metal railing on a stone plinth with piers as additional elements of stone. A 1.5m high capped stone wall announces the main entrance.
- 2m high concrete post and plank walls to all private rear gardens including the rear gardens of Rathellen House and outbuilding.
- 1.2m full height painted MS gated & railing to playground in POS.
- 2m high rendered block walls to all garden boundaries that are on to areas in the public realm.
- 1.1m painted metal railings and gates to front curtilages with 1.35m pc capped brick to bin enclosures. On Sea Road front curtilages are 1.1m painted metal railings on low pc capped stone wall between capped stone piers.

2

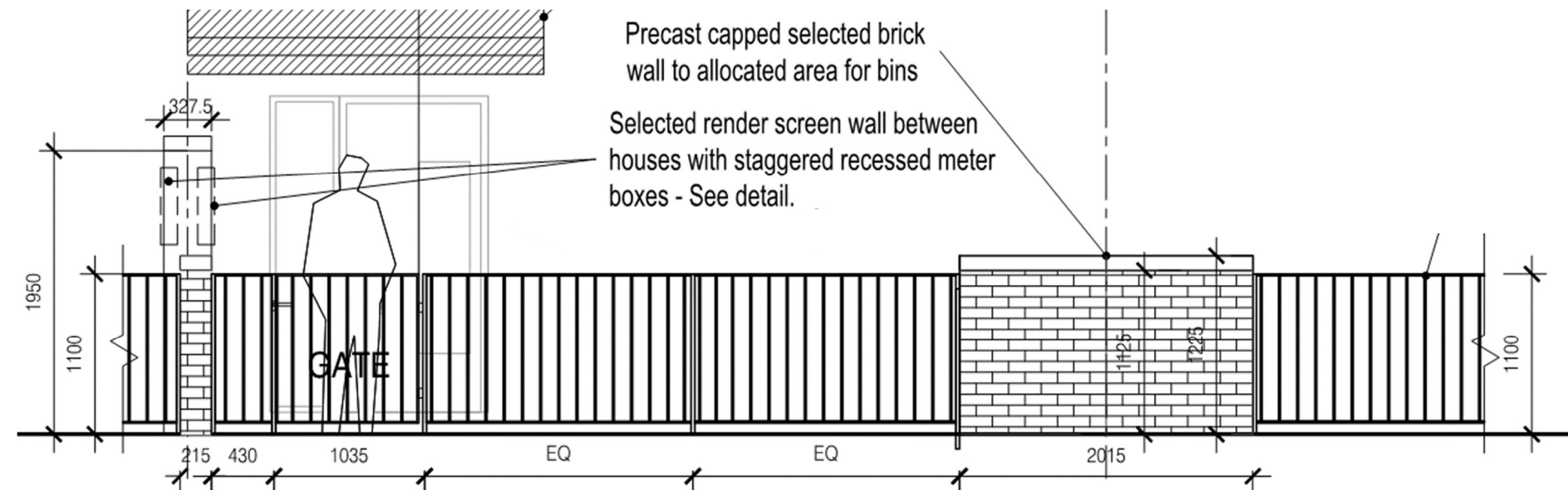


Figure 18. 1.1m low painted metal railings and gates to front curtilages. 1.35m capped brick to bin enclosures.

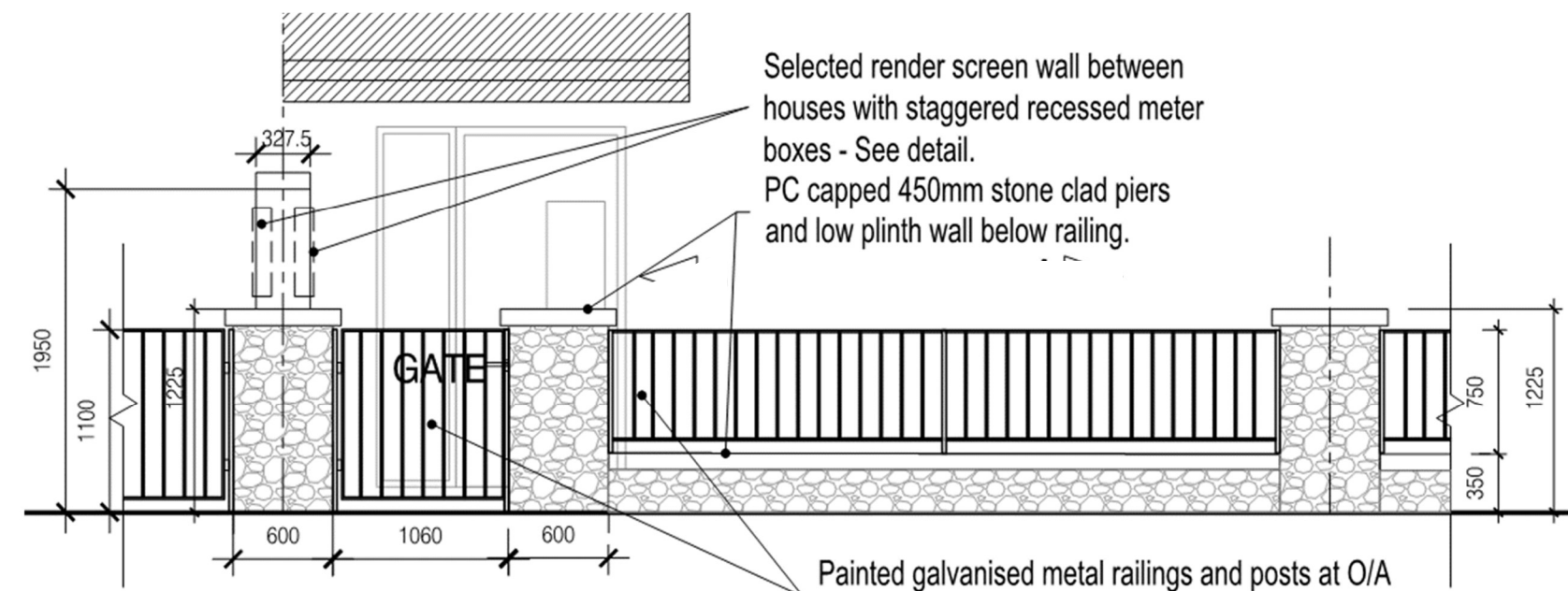


Figure 19. 1.35m painted metal railings on low stone wall between capped stone piers along Sea Road only.



Figure 20. Proposed Site Plan.

4.0 Landscape Design

4.1 Public Open Space

The public open space is proposed to be largely soft landscaped with a legible network of paths creating connectivity throughout. It is largely incidental and is formed by the high quality, retained trees which will add greatly to the site's parkland setting.

The site in general has been developed to avoid existing root protection areas and therefore will successfully retain these existing mature trees. Other trees which are to be removed as per the Arborists instructions will be retained on site and reclaimed as incidental, naturel play elements such as timber balance beams, stepping logs, informal robust benches, sculptural animals and vehicles to inspire creative and imaginative play. This play space of 300m² has been strategically positioned as to not obstruct views, through the parkland, onto the existing building being retained. Due to its location, adjacent to the proposed cycle route, the play space shall have a controlled access with two self-closing timber gates connecting to a timber post and wire fence.

The large grass space will provide scope for informal ball games and other activities and will be edged by bench seating to form viewing and resting opportunities facing into or out of the sun. Additional native tree planting will be set within low shrub, groundcover planting and wildflower meadow to create a buffer from the surrounding roads, future residential developments and to complement the existing trees being retained. This will also further encompass and define the open space area. The open space is designed for both informal passive and active recreation. Mown grassed areas will be bordered by wildflower meadow for seasonal interest, habitat value and informal play opportunity. Spring bulbs will be planted into the grass adjacent to seating areas overlooking the space to provide additional seasonal colour. A planted swale will assist the site SuDS and drainage strategy and will be fully planted with appropriate species which will encourage an additional ecology type.



Figure 21. Proposed Landscape Plan.

4.3 Planting Strategy

The general species selection for shrub, perennial, wildflower meadow, native tree and hedge planting will add value to the sites biodiversity and has been informed by the All-Ireland Pollinator Plan 2021. The general planting strategy throughout the scheme is for significant structure tree planting with 2 metre clear stems to provide a leafy canopy layer, softening the proposed buildings and a base layer of shrub planting to create low level seasonal interest and colour softening hard surfaced areas and car parking. Eye level between the two planting types is kept clear to maintain sight lines throughout the scheme.

Open Space Structure Trees: Native and naturalised tree species are to be planted within the public open space to increase opportunities for native wildlife. These will ultimately be large scale trees to designate a parkland character.

Street Trees: Street tree planting will consist of species with fastigate or neat forms suitable to the scale of the streetscape and those which will thrive in a streetscape environment. Street tree planting is located to avoid impacts with street lighting. Street trees will be planted into a minimum of 1.2m³ topsoil (or to the requirements of the local authority parks department, whichever is greater), with the use of urban tree soils and topsoil loaded rootcells to increase rooting areas outside the main tree pit area as necessary.



Figure 22. Wildflower meadow and reused felled trees for nature play and biodiversity, grass kick-about space.



Figure 23. 'Home zone' treatment to junction areas for pedestrian priority, street tree and pollinator friendly planting.

5.0 Urban Design

5.1 Description

This chapter describes the proposal under each of the twelve criteria listed in the Urban Design Manual - A Best Practice Guide 2009, to demonstrate the urban design of the proposed development.

5.2 Context

01 Context - How does the development respond to its surroundings?

The site is bound by Far Finisklin road and the Sea Road. Sea Road to the West serves two small housing developments opposite. One, a small terrace at Carbury Cove, the other a small cluster of 4 no individual houses. Both are two storey and use some element of stone characteristic to the area. To the N-W off Finisklin Road the Far Finisklin estate lies behind a dense strip of woodland. Lands immediately to the South and East are currently fields beyond which lie the lands of the Finisklin Industrial Estate owned by the IDA. The eastern boundaries are loosely defined by dilapidated post & wire fencing, some small trees and scattered hedging. The boundary to the southern field is defined by a 2m high palisade fence. Beyond this and slightly up the Sea Road is an An Post sorting office.

The site itself has a sylvan setting dominated by the Rathellen House. Many of its associated outbuildings are in poor condition. The elevated nature of this part of the site affords views over the local Sligo Bay and, to the N-E, to the Daltry Mountains beyond. The grove of trees along Sea Road and many of the those within the site are mature 'A' Class. Other heritage features of the site are the low stone wall along Sea and Far Finisklin roads, the original entrance piers and gates, and the parkland setting to the front of Rathellen House all along the Far Finisklin Road.

The development responds specifically to this context in the following key ways:

- Retention of Rathellen House, main outbuilding, original low stone walls and entrance piers and the keeping of a parkland setting.
- Frontage onto Sea Road opposite existing housing.
- Retention of trees, protecting the sylvan character of the site.
- Low scale rural development sympathetic to housing opposite. The buildings have a rural character being largely render with brick used to identify front doors and prominent corners within the public realm. An element of stone has been introduced onto Sea Road.
- Maintaining an 11-meter set back off the east and South boundaries.
- Roads planned such that they culminate at the POS making the parkland setting, house and mountain views central to the development.



Figure 24. Birds-eye view looking Southwards across the development and including the recent Carbury Cove development to the West of Sea Road.

5.3 Connections

02 Connections - How well connected is the new neighbourhood?

The site is peripheral to Sligo Town but has public transport to and from the site with bus stops on the Sea Road at Carbury Grove housing on the S2 bus route into town.

As part of the development the bus stop on the site side will be provided with a shelter and Belisha crossing. The cycle and pedestrian paths will be extended, from where it currently ends on Sea Road, taking a route into the site through mature trees, skirting along the Finisklin Road and eventually joining it.

Connection to lands to the East, has been accommodated in the internal roads layout to ensure these zoned lands are not land locked and therefore remain accessible for future development.

Similarly, permeability through the development site is provided for pedestrians coming from the adjacent northern lands zoned for housing in the form of a pedestrian path that comes up to the boundary at the top N-E of the site. This provides wider connection for all adjacent lands to the new POS, heritage setting and cycle/pedestrian networks.

5.4 Inclusivity

03 Inclusivity - How easily can people use and access the development?

All houses are designed to be compliant with Part M of the Building Regulations and feature level access with flush thresholds to front entrances and rear patio doors. All have visitable bathrooms. The overall site layout has been developed in line with Urban Design Manual and 'Universal Design Guidelines for Homes in Ireland'. Footpath gradients are gently sloped at no greater than 1:21, and the proposed paving surfaces comprise concrete, pavements and tarmacadam.

A public open space arrangement is proposed that allows for flexibility in recreation activity, for social interaction and active play as well as spaces that are quiet, calming, accessible and inclusive for all ages and abilities. Raised tables are provided with pedestrian priority at all major crossing points into the public open spaces.

Houses are carefully sited to provide passive supervision to all open spaces. Both public open spaces will be overlooked by buildings directly facing them. On corner sites, where feasible, house orientation has been adjusted positioning entrances to provide attractive active streetscape on both public faces.

5.5 Variety

04 Variety – How does the development promote a good mix of activities?

The range of units proposed includes mostly 1, 2 and 3 bedroomed houses, to cater for a variety of people and households. There is also a 5-bedroom house and three that are 4 bedrooms. Duplexes are also provided.

The range of spaces within the primary public open space contribute to the character and amenity of the development. It will be a central feature for the community supporting a variety of activities –exercise, walking, cycling and kick about and also a playground for younger children and associated seating.

A variety of street scape is achieved within a simple road layout. These include some more traditional streets with housing frontage on both sides, streets with single frontage and culminating at or skirting the green open space and single frontage overlooking the significant parkland landscape. No long linear streets are proposed.

5.6 Efficiency and Density

05 Efficiency – How does the development make appropriate use of resources, including land?

The proposed site plan can be described as split into 3 broadly equal sections. From North to South - 1. POS to the North, 2. Rectilinear Block around the Rathellen House in the Central section, and 3. to the South a dogleg of housing fronting on to the principle internal street and Sea Road. This sits on a site that is irregular in shape and which is slightly contoured, rising from the roads before coming to a high point at the house and flattening slightly to the rear of it.

The blocks in the central section are tightly planned with the houses rear gardens keeping close, but achieving, minimum area standards, with the exception of Rathellen House which adopts deeper gardens in line with heritage principles. A shallower garden depth is accommodated at Blocks 2 by use of a long a frontage house typology that has no first-floor windows to the rear. Generally, all dwellings are dual aspect with private rear and some side gardens, ensuring good orientation and a variety of aspects. The terrace of housing on the East boundary is kept tightly to the 11 meters set back that will allow a back-to-back distance of 22m with future housing here.



Figure 25. View of Rathellen House within the POS Parkland setting.

The primary internal roadway is taken perpendicular off Sea Road at a point that allows maximum retention of trees and the existing stone wall while maintaining good sightlines and meaningful frontage to Sea Road. While this road has some chicanes as a passive traffic calming measure the road is designed as an essentially straight, efficient street with good frontage and passive surveillance of parking and the public realm. While rear gardens to houses here are kept as tight as possible as number become quite long as the Southern boundary here fans out acutely. The larger 3-, 4- and 5-bedroom houses occupy these plots.

The site density of 30.6 uph is in line with the LAP. While falling below the general range of 35-50 units per hectare, the retention of Rathellen House and associated trees and landscape features on site reduced the development capacity. Furthermore, reference is made to Circular Letter NRIP 02/2021 which accepts a lower density for towns of a certain size.

5.7 Distinctiveness

06 Distinctiveness – How do the proposals create a sense of place?

The layout is defined by the mature grove of trees & stone walls on Sea Road, and the heritage and parkland character of the public open space. There is no doubt that the site also enjoys magnificent views across Sligo Bay and the mountains beyond. These will provide focal points for the new community and will form a positive and distinctive asset to the area, reinforced by high quality landscape design.

The road layout has been designed to take advantage of this unique character in particular the N-S oriented roads end in open vistas - at the higher ground to the distant views seen through retained trees associated with the house original gardens and, slightly below the house into the POS.

The principal green space is overlooked by the Rathellen House. It is generously landscaped, and care has been taken to protect and retain a significant existing A-Class tree integrated into the design of this space.

5.8 Layout

07 Layout – How does the proposal create people friendly streets and spaces?

The design strategy ensures that the internal streets are places for people with primary focus on pedestrian movement. The streets are designed as attractive places with quality landscape treatments throughout. All parking for the dwellings

has been provided on-street and located so as to be overlooked by the residents. Parking is divided into smaller groupings separated by tree planting bays for ease of recognition of individual parking spaces.

Traffic speed is controlled by the design of the layout of the roads, with lengths limited by turns or chicanes, and the use of raised tables

The layout provides for activity on streets by creating active street frontage on corner sites, with side entrances and feature windows on exposed gables. Good active frontage has been provided to streets and the open spaces to enhance activity and reduce the potential for anti-social behaviour. End of terrace duplexes are entered on the gable walls to provide continuous activity to the street.

5.9 Public Realm

08 Public Realm – How safe, secure and enjoyable are the public areas?

The public open spaces are to some degree already sub-divided by the significant clusters of existing trees found across the site. The landscape plan has used this to create a variety of public space in the public realm that provide for flexibility in recreation activity, social interaction, and active play as well as areas that are quiet and calming. The public spaces are accessible and inclusive for all ages and abilities. Children's play opportunities, and exercise opportunities for older children and adults, are provided in a combination of formal and informal provisions. The different types of planting grassed areas and trees in the public and communal open areas are described in more detail in the landscape architect's design statement above.

Good passive supervision is provided to all street and public open spaces to

enhance security and reduce the potential for anti-social behaviour. Parking areas have been visually broken down with tree planting to make the street more attractive and amenable to the public.

5.10 Adaptability

09 Adaptability – How will the buildings cope with change?

The mix of houses and dwelling types provides for a wide variety of needs that may evolve over residents' lifetimes, making it easier to move, upsize or downsize as necessary, within the community.

The design of the dwellings has been developed so that they are comfortable, adaptable to changing needs, cost effective to build, and economic to manage and maintain. The design aims to facilitate future adaptability, with homes that are accessible for older people, the very young, and people with disabilities.

The aim is to ensure that dwellings can meet the changing needs of occupants as much as possible over their lifetimes, including needs associated with moderate mobility difficulties and the normal frailty associated with old age. Older people or persons with moderate disabilities, who wish to remain independent in their own home, should be able to do so without the need for costly and disruptive remodelling of the dwelling.

The bathroom layout facilitates later adaptation for wheelchair users, if required.

The houses have been designed to a high standard of energy efficiency, are NZEB compliant and the scheme as designed will achieve IGBC Home Performance Index certification.



Figure 26. View of terrace of houses at the top Eastern end of the development.

5.11 Privacy and Amenity

10 Privacy and Amenity – How does the scheme provide a decent standard of amenity?

The proposed development is designed to meet the requirements and standards of the Sligo County Council Development Plan 2016-2022 in respect of private open space in the form of rear / side gardens where a minimum 75 sq.m applies, with a smaller area acceptable for houses with narrow frontages and one- to two-bedroom houses, which will require no less than 60 sq.m. The minimum garden depth shall be 11 m.

A spatial hierarchy of public through semi-private to private zones has been established at building edges by the use of landscape elements, designed to protect the privacy of the ground floor accommodation while also promoting social interaction, safety and security.

Small front gardens allow for a privacy planting strip and street trees to add colour and planted amenity to the street. Rear gardens provide a secure external area for residents for recreation, gardening and play, and to facilitate day to day household activities.

Windows are positioned to avoid views into homes from other houses and all dwellings enjoy dual aspect. The houses are provided with sufficient storage and kitchen areas for the sorting and storage of recyclables.

5.12 Parking

11 Parking – How will the parking be secure and attractive?

Parking spaces are overlooked by residents and are generally shared throughout the scheme with an average of 1.6 spaces per dwelling. Parking is divided into smaller groupings for ease of recognition of individual parking spaces. The on-street parking has been detailed to create attractive, pedestrian paths that are sheltered and protected from the road. A mix of parking arrangements is proposed with parallel and perpendicular parking, avoiding monotonous streets. The site infrastructure has been designed to facilitate the future installation of electric car charging points to the public parking areas, should demand require this.

Bicycle parking is possible in the rear gardens of end of terrace houses which have direct garden access from the street. The front curtilage to the mid terrace houses allows sufficient space for bicycle parking. Bicycle parking is also provided for duplexes in gated and secure areas to the side or rear.

5.13 Detailed Design

12 Detailed Design – How well thought through is the building and landscape design?

The open spaces are generous in size to facilitate a range of activities and ease of maintenance. The layout of the streets and building frontage reinforce the landscape strategy. Each dwelling is easily accessed from the street for regular maintenance.

The majority of the dwelling types are contemporary and efficient two storey houses with dual pitched roofs, in a terraced arrangement. This building form is complementary to the housing form in the locality.

The use of brick, render and some stone provide a mixed palette that will provide enough local variation to make the character of different areas distinct whilst ensuring enough consistency for the whole neighbourhood. The roofs of the

houses are simple dual pitch avoiding complicated junctions, which can be costly and risk weathering poorly. The roofs accommodate the provision of photovoltaic panels on the front or rear, depending on the optimum orientation and to allow flexibility for a range of heating options of the design. The finish in concrete or fibre cement tiles ensures long life and good weathering with low maintenance required. Gutters will run along the eaves line to the rear and front, with downpipes close on line with the party walls to ensure a coordinated elevation.

Flues and vents are generally positioned to the rear wall facing the private garden, for the main service zones in the kitchen and bathroom.

Bin storage to the mid terrace houses is enclosed by a brick screen wall within the front garden that forms part of the boundary with the public footpath. Bin storage to end of terrace houses is generally provided in rear gardens directly accessible from the street.



Figure 27. View of the terrace houses along the primary access road from the first internal raised junction.

6.0 Dwelling Design

Space standards for all the dwellings are generally in accordance with the requirements set out in the *Quality Housing for Sustainable Communities 2007* and the *Sustainable Urban Housing - Design Standards for New Apartments 2018, Guidelines for Planning Authorities*. and the relevant sections of the Sligo County Council Development Plan 2016-2022.

6.1 House Types

The design of the dwellings have been developed so that they are comfortable, adaptable to changing needs, cost effective to build, and economic to manage and maintain. The design aims to facilitate future adaptability, with homes that are accessible for older people, the very young and people with disabilities.

The houses have a compact form with minimised internal circulation area for a rational and efficient layout.

Storage is provided in compliance with the *Quality Housing for Sustainable Communities*. It is distributed throughout the units and designed to optimise the benefit for daily living.

The aim is to ensure that dwellings can meet the changing needs of occupants over their lifetimes, including needs associated with moderate mobility difficulties and the normal frailty associated with old age. Older people or persons with moderate disabilities, who wish to remain independent in their own home, should be able to do so without the need for costly and disruptive remodelling of the dwelling.

- The bathroom layout facilitates later adaptation for wheelchair users, if required. Walls adjacent to baths and WCs are to be of sufficient strength to allow the fixing of such equipment as additional grab rails, etc., should these be required at a later date.
- The houses have the potential to be extended at ground level into the rear garden. These modifications may be subject to further and separate planning consideration.

Living rooms are generally provided to the front of the houses with the dining/ kitchen areas to the rear with patio doors to access the rear gardens.

Use of natural daylight and sunlight has been optimised with windows sized to allow good daylight penetration.

Large ground floor windows to the front and rear combined, where possible, with a generous internal door linking front to rear, ensure the advantages of effective

through ventilation of dual aspect design is delivered. All bathrooms are naturally lit by means of an openable window or rooflight.

Practical aspects of access and use have been considered in detail, with particular reference to part M of the Building Regulations. Storage spaces are distributed throughout the circulation areas, living spaces and bedrooms, with kitchen cupboard spaces and worktops being provided to meet (or exceed where possible) the requirements set out in table 5.2 of the *Quality Housing for Sustainable Communities* document.

There are 39 no. new 2 storey house types proposed ranging from 2 to 5 bedrooomed accommodation, in terraced form. House typologies include both narrow and wide fronted dwellings, and corner units with two street frontages. There are 6 no. units converted in Rathellen House and outbuilding. There are 18 no. duplexes types arranged in 2 and 3 storey blocks ranging from 1 to 2 bedrooomed accommodation.

This variety gives a rich and varied street character and a wide range of housing options suitable for different preferences. The layouts and features have been developed and refined with Sligo City Council from their experience of social and affordable housing.



Figure 28. Elevation - Typical terrace of houses.



Figure 29. Elevation - Long frontage house 3B.

Composition of Houses - For all dwellings, the architecture and form is simple and consistent. A common dwelling depth has been implemented, to allow maximum flexibility in pairing different typologies within the same terrace. Storey heights have been established to provide good natural daylight at larger living room spaces as much as possible, standardising height across the development and achieving minimum TGD standards. At both floors ceiling height is 2.45m.

Composition of Duplex Apartments - Duplex apartments utilise a simple stacked building form. They are seen as features at the end of the building terraces, and therefore, have a larger proportion of brickwork to all street facades. Balconies are typically projecting, and at first floor they serve to shelter entrance to the ground floor apartment. Storey heights have been established to provide good natural daylight, and to comply with apartment design guidelines. They have been set at 2.7m for both ground floor and upper floor apartments.



Figure 30. Elevation – Duplex Type B at Main Entrance.

UD Apartments - SCC have confirmed that 1B2P typology are generally to be allocated to older persons and therefore that in duplex arrangements they are required to occupy the ground floor and be provided as UD. To comply with SCC's disability strategy, a minimum of 10% of new residential units must be suitable for persons with disability. In total, 7no. (11%) of units have been identified as being suitable for disabled residents, with the Universal Design principles and standards incorporated in the design of such units. Duplex Units B1, C1 and D1 are provided to meet this requirement and to comply with UD ground floor units.

Quality Standards for Units within Converted Rathellen House - Units within Rathellen House are required to work within the existing heritage fabric. For these, storage requirements are met by providing the majority internally and the balance within dedicated storage in the generous rear gardens. In house 3C-R, storage is provided within existing nooks and built-in units in halls and bedrooms. All converted units comply with Quality Housing standards with the exception of aggregate Living space in house 2D-R which falls short 2.7m². Compensation is made by providing all storage internally including an additional 1.35m². Further storage is available in the rear garden.

6.2 Elevations and Material Expression

The site is located on the outskirts of Sligo town, behind Finisklin Business Park, within a more rural and sylvan setting with Rathellen House, outbuildings and boundary walls being the significant built features. The house itself is predominantly lime harling render with natural slate roof and timber windows, with very little else in terms of materials. The historic site boundary walls to the site are limestone. Immediately opposite the site, on Sea Road, lies the relatively recent Carbury Cove housing of two storey semi-detached dwellings. This modest development takes its cues from the historic materials and features, using a mix of render and limestone on buildings elevations and in the low boundary walls. The material expression for the new housing on the application site is reflective of this. It is predominantly white or light-coloured render and introducing stone on to the Sea Road to match that being retained in the boundary wall. Brick is introduced as a feature and where robustness is required at bins. It is intended that the selected brick be textured rather than smooth engineering brick, more akin to the stone but contrasting with it.



Figure 31. View of Carbury Cove Housing opposite application

A consistent architectural expression is carried throughout the scheme to bring a uniformity and identity while maintaining a simplicity to the elevations. The

architectural language is contemporary in expression, though familiar in its context with the use of simple pitched roof forms and vertically proportioned openings. A limited palette of materials is proposed, also in keeping with the surrounding area. As noted above, the predominant material is the light-coloured render. The brick is used to accentuate entrance areas and prominent corners. Balconies and terraces are open, painted metal railings with flashings and trims coloured to match. Windows and entrance doors will be robust, low maintenance powder-coated aluminium finish. Windows will be framed with simple opening sections with a simple contemporary expression.



Figure 32. Existing Stone boundary wall & stone at Carbury Cove

Roofs are concrete or fibre-cement tiled to ensure long life and good weathering with low maintenance. Gutters run along the eaves line to the rear and front and downpipes close on line with the party walls to ensure a coordinated elevation. While the current renewable energy strategy for the houses includes for heat pumps, the roofs can accommodate the provision of PV panels to the front or rear, depending on the optimum orientation, to allow flexibility at detailed design stage.

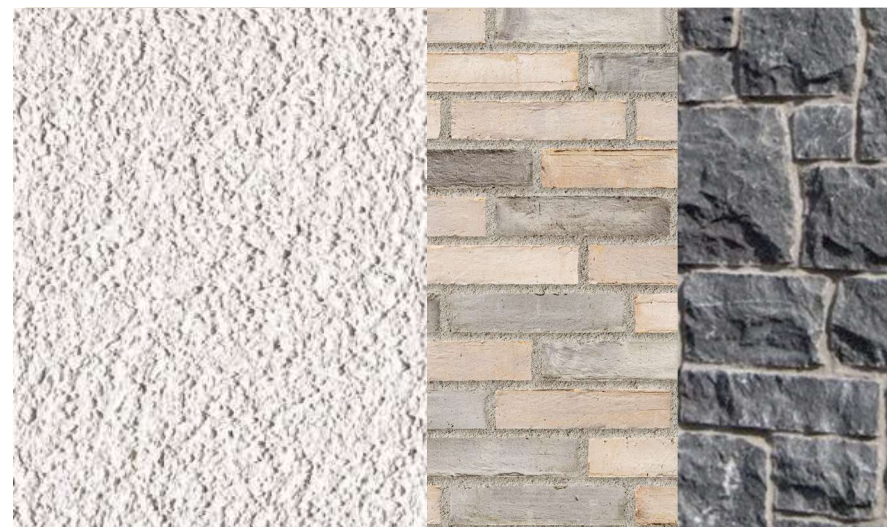


Figure 33. New development to be render, clay brick and elements of lime stone.

6.3 Sustainability and Energy Efficiency

The strategy to deliver sustainable, energy efficient design and low cost of use in response to climate change includes the following measures and is further elaborated in the Energy Strategy by Semple & McKillop Ltd submitted with this planning application:

- All units have been designed as compact and efficient forms. The terraced arrangement reduces exposed envelope and consequent heat loss.
- All external envelopes to units will be highly insulated to reduce heat loss.
- Windows are sized to balance heat loss and potential solar gain.
- The detail design will consider the most efficient and appropriate heating system, including heat pumps combined with demand control ventilation. Provision for PV panels on each roof has been included.
- Materials with long life and low embodied energy are preferred to reduce impact on the environment.
- The energy performance of each house will comply with the requirements of the building regulations, achieving NZEB with a BER of A3/ A2 or better.
- The detailed design will consider water saving measures including water saving devices and water butts for garden water use.
- SUDs compliant tree pits, the use of planted swales and permeable paving to driveways will be considered at detailed design.
- Storm water is managed, by means of infiltration tanks, to discharge at a limited flow rate to the public sewer.
- The landscape proposals have been designed by Mitchell Associates to contribute to the sustainability of the design.
- Variety of new trees and other planting to support greater biodiversity.



Figure 34. Dark roof tiles.

7.0 Sustainable Urban Housing: Standards

7.1 DMURS

The proposed development has been designed to be compliant with the recommendations set out in the Design Manual for Urban Roads and Streets (DMURS).

DMURS seeks to put well-designed streets at the heart of sustainable communities and it provides the practical measures to achieve:

- Highly connected streets which allow people to walk and cycle to key destinations in a direct and easy-to find manner.
- A safe and comfortable street environment for pedestrians and cyclists of all ages.
- Streets that contribute to the creation of attractive and lively communities.
- Streets that calm traffic via a range of design measures that make drivers more aware of their environment.

DMURS advocates a balanced approach and sets out four core principles to guise a more place-based/integrated approach to road and street design.

Design Principle 1, Connected networks:

The proposed development has been designed to provide strong pedestrian routes along desire lines and public amenity spaces, and to provide connectivity to adjoining lands. This is to make it more attractive to walk and use of public transport than to use the car to connect to the neighbourhood within the development and the local town.

Design Principle 2, Multi-Functional streets:

The development includes a mix of houses, with a range of family sizes, which will provide for a range of residents. This will enliven activity on the street and engagement between residents of different ages.

Design Principle 3, Pedestrian focus:

Streets in the development are short in length with tight radius turns and directly serve dwellings, naturally slowing traffic ensuring greater pedestrian safety and use. Terraces of houses provide strong enclosure of the street scape. Tree planting also improves enclosure and breaks up longer vistas, slowing movement and enhancing the character of the scheme. Raised tables at junctions, with pedestrians given priority over cars. The design has evolved with the contribution of the whole design team and with audits by the consultant civil engineer to ensure the proposed scheme is compliant with these principles.



Figure 35. Example of a raised table

7.2 Accessibility

The overall site layout has been developed in line with Urban Design Manual and Universal Design Guidelines. Footpath gradients are gently sloped at no greater than 1:21, and the proposed paving surfaces comprise concrete, pavements and tarmacadam.

A range of house types have been proposed in terms of both design and size. All houses are designed to be compliant with Part M of the Building Regulations, and feature flush thresholds to front entrances and rear patio doors and all have visitable bathrooms.

Signage and wayfinding will be designed with text size, format and colour contrast to provide enhanced accessibility. Lighting will be designed to enhance the environment for all users.

7.3 Housing Quality Assessment

The houses comply with the requirements of the design guidance set out in **Quality Housing for Sustainable Communities**, published by the Department of Housing in 2007. Duplexes comply with **Sustainable Urban Housing - Design Standards for New Apartments** published by the Department of Housing in 2020. An audit of compliance with the spatial requirements of these guidelines is included in **Appendix A**.

7.4 Density and POS Calculations

Density:

The density is calculated based on the net site area as defined by Appendix A of the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* and therefore excludes:

- Major and local distributor roads;
- Open spaces serving a wider area; and
- Significant landscape buffer strips.

The Gross Site area includes all of the area of the red line on the site layout plan.

The Net Site area excludes the following from this area:

- The proposed new junction
- Roots Protection Area (RPA) and ditch

Gross Site area:	2.46 hectares (total area of red line planning extent)
Net Site area:	2.05 hectares (excl. RPA line)
Proposed no of Units:	63
Density:	30.6 dwellings per hectare

Public Open Space:

The Public Open Space calculation is based on all lands within the proposed housing estate, including roads, footpaths, POS and other green strips. This area is referred to here as the POS Calculation Area and is equivalent to the Net Site area.

POS Calculation Area:	2.05 hectares
Public Open Space:	23% of the POS Calculation Area

For clarity the RPA exclusion area is being taken in charge and is therefore not part of the POS Calculation Area used to determine the POS % nor is it included in the Net site area used to determine the density.



Figure 36. Net Developable Area and POS.



Figure 37. Taking in charge.

APPENDICES

A. Housing Quality Assessment

Unit No.	Unit Type	Dwelling/Duplex Type	Dwelling/ Duplex Type Ref	Min Gross Floor Area (m2)	Proposed Gross Floor Area	Area (m2): Living space				Area (m²): Bedrooms						Area (m³): Storage					Area (m³): other					Private open space (m²):				
						Living	Kitchen/ Dining	Required Aggregate	Proposed Aggregate	Bed 1	Bed 2	Bed 3	Bed 4	Bed 5	Required Aggregate	Proposed Aggregate	Store 1	Store 2	Store 3	Required Aggregate	Proposed Aggregate	Bathroom	WC	Bin Store	Hall	Stairs	Front garden	Rear garden	Balcony	Terrace
1	Dwelling	5B/9P (2 storey)	House 5A	120.00	139.70	15.00	24.70	40.00	39.70	13.40	11.40	11.70	9.30	11.50	32.00	57.30				5.00	6.2	4.80	4.10	2.3	8.30		35.0	113.6		
2	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	84.3		
3	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	104.7		
4	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	104.4		
5	Dwelling	4B/7P (2 storey)	House 4A	110.00	122.20	15.00	24.70	40.00	39.70	13.40	11.40	11.70	7.90		32.00	44.40				5.00	6.0	4.80	2.20	2.3	6.50		26.0	131.2		
6	Duplex	2B/4P (1storey) UD	Duplex B1	73.00	81.80	13.00	18.30	30.00	31.30	13.40	13.20				24.40	26.60				6.00	6.0	5.40		2.3	7.00		49.0	18.4		
7	Duplex	2B/4P (1 storey)	Duplex B2	73.00	83.20	13.00	21.00	30.00	34.00	13.90	12.10				24.40	26.00				6.00	6.1	5.10		2.3	6.40		32.1	30.2		
8	Duplex	2B/4P (1 storey)	Duplex B3	73.00	76.00	13.00	17.00	30.00	30.00	14.00	11.50				24.40	25.50				6.00	6.1	4.40		2.3	6.40				8.1	
9	Duplex	2B/4P (1 storey)	Duplex B4	73.00	77.50	13.00	18.00	30.00	31.00	11.40	13.10				24.40	24.50				6.00	6.0	4.80		2.3	5.90				8.0	
8	Duplex	2B/4P (1 storey)	Duplex B3	78.50	76.00	13.00	17.00	30.00	30.00	14.00	11.50				24.40	25.50				6.00	6.1	4.40		2.3	6.40				8.1	
11	Duplex	2B/4P (2 storey)	Duplex B4	73.00	77.50	13.00	18.00	30.00	31.00	11.40	13.10				24.40	26.60				6.00	6.0	5.40		2.3	5.90				8.0	
12	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	93.3		
13	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	93.3		
14	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	93.3		
15	Dwelling	4B/7P (2 storey)	House 4A	110.00	122.20	15.00	24.70	40.00	39.70	13.40	11.40	11.70	7.90		32.00	44.40				5.00	6.0	4.80	2.20	2.3	6.50		20.0	229.5		
16	Dwelling	4B/7P (2 storey)	House 4A	110.00	122.20	15.00	24.70	40.00	39.70	13.40	11.40	11.70	7.90		32.00	44.40				5.00	6.0	4.80	2.20	2.3	6.50		20.0	184.5		
17	Dwelling	3B/5P (2 storey)	House 3A	92.00	101.60	13.10	21.10	34.00	34.20	11.70	13.10	7.20			32.00	32.00				5.00	5.2	4.60	2.40	2.3	7.40		17.0	139.8		
18	Dwelling	3B/5P (2 storey)	House 3A	92.00	101.60	13.10	21.10	34.00	34.20	11.70	13.10	7.20			32.00	32.00				5.00	5.2	4.60	2.40	2.3	7.40		17.0	102.8		
19	Dwelling	3B/5P (2 storey)	House 3A	92.00	101.60	13.10	21.10	34.00	34.20	11.70	13.10	7.20			32.00	32.00				5.00	5.2	4.60	2.40	2.3	7.40		21.0	81.7		
20	Dwelling	3B/5P (2 storey)	House 3B	92.00	101.10	13.10	15.10	34.00	34.20	13.20	11.50	7.20			32.00	31.90				5.00	5.0	4.60	2.80	2.3	4.00		8.0	92.2		
21	Dwelling	3B/5P (2 storey)	House 3B	92.00	101.10	13.10	15.10	34.00	34.20	13.20	11.50	7.20			32.00	31.90				5.00	5.0	4.60	2.80	2.3	4.00		8.0	118.8		
22	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		18.0	63.6		
23	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	81.7		
24	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	105.7		
25	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	129.0		
26	Dwelling	3B/5P (2 storey)	House 3A	92.00	101.60	13.10	21.10	34.00	34.20	11.70	13.10	7.20			32.00	32.00				5.00	5.2	4.60	2.40	2.3	7.40		24.0	187.0		
27	Duplex	2B/4P (1 storey)	Duplex C1	73.00	83.50	13.00	17.00	30.00	30.00	13.50	13.00				24.40	26.50				6.00	6.0	5.00		2.3	10.90		35.0	61.7		
28	Duplex	2B/4P (1 storey)	Duplex C2	73.00	80.80	13.00	16.80	30.00	29.80	12.10	13.80				24.40	25.90				6.00	6.0	5.90		2.3	7.10		12.4		8.3	
29	Dwelling	3B/5P (2 storey)	House 3A	92.00	101.60	13.10	21.10	34.00	34.20	11.70	13.10	7.20			32.00	32.00				5.00	5.2	4.60	2.40	2.3	7.40		17.0	74.2		
30	Dwelling	3B/5P (2 storey)	House 3A	92.00	101.60	13.10	21.10	34.00	34.20	11.70	13.10	7.20			32.00	32.00				5.00	5.2	4.60	2.40	2.3	7.40		17.0	74.8		
31	Dwelling	3B/5P (2 storey)	House 3A	92.00	101.60	13.10	21.10	34.00	34.20	11.70	13.10	7.20			32.00	32.00				5.00	5.2	4.60	2.40	2.3	7.40		17.0	75.1		
32	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	63.2		
33	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	62.8		
34	Dwelling	2B/4P (2 storey)	House 2A	80.00	84.80	13.00	16.80	30.00	29.80	13.40	11.50				25.00	24.90				4.00	4.0	4.50	2.70	2.3	5.00		14.0	62.5		
35	Dwelling	3B/5P (2 storey)	House 3A	92.00	101.60	13.10	21.10	34.00	34.20	11.70	13.10	7.20			32.00	32.00				5.00	5.2	4.60	2.40	2.3	7.40		17.0	73.6		
36	Dwelling	3B/5P (2 storey)	House 3A	92.00	101.60	13.10	21.10	34.00	34.20	11.70	13.10	7.20			32.00	32.00				5.00	5.2	4.60	2.40	2.3	7.40		17.0	73.1		
37	Dwelling	3B/5P (2 storey)	House 3A	92.00	101.60	13.10	21.10	34.00	34.20	11.70	13.10	7.20			32.00	32.00				5.00	5.2	4.60	2.40	2.3	7.40		17.0	70.0		
38	Duplex	2B/4P (1 storey)	Duplex C1	73.00	83.50																									

COADY ARCHITECTS

Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 X7P8
Unit 8A Oran Point, Main St, Oranmore, Co. Galway, H91 Y36X
01 497 6766 | 091 788 325 | admin@coady.ie | www.coady.ie


PERSPECTIVE

European Partners

Antwerp, Dublin, Helsinki, Lisbon, Madrid, Milan, Paris, Poznan, Stockholm
www.perspective-architecturalgroup.com



International Design Partner

