



Architectural Statement

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1. INTRODUCTION

This Design Statement is in support of a planning application to An Bord Pleanála under the Strategic Housing Development process for a Residential Development at Kilnahue, Goreyhill, Gorey, Co. Wexford. The development will comprise 421 Residential units in Houses, Apartments and Duplex Units together with a Crèche which can accommodate 89 children. Community facilities will provide Retail, Consulting, Meeting and Social spaces. The final design for the development has evolved over a period of time in which careful consideration was given to the Location, Context, Design, Topography, Sustainability and Public Policy

This Statement will demonstrate compliance of the design with the Wexford County Development Plan 2013-2019 and the [Gorey Local Area Plan 2017-2023](#).

The Statement will also demonstrate how the Design Team has considered and responded to the An Bord Pleanála Pre-Application Consultation Opinion and Inspectors Report Reference ABP-303583-19.



2. SITE LOCATION AND DESCRIPTION

The subject site is located to the southwest of Gorey Town Centre between the Kilnahue Lane and Carnew Road which leads from the town centre. The subject site is square in shape and extends to 15.3 hectares (37.8 acres) in area and is currently green field in character and is in agricultural use.

The northern boundary of the subject site is formed by the Kilnahue Lane which is a narrow local road on the site boundary, the eastern and southern boundaries are formed by existing detached dwellings and the Carnew Road (R725), while the western boundary is bounded by agricultural farmland. The surrounding area is characterised by detached dwellings on single plots, as well as smaller scale residential developments in a variety of designs and layouts, particularly along the R725 Carnew Road. There are three new schools located within walking distance of the site along Kilnahue Lane. The site connects to the town centre by means of the Carnew Road into which Kilnahue Lane connects.

The site slopes significantly from west to east, toward the town, and from north to south. The site's boundaries comprise of native hedgerows with a number of trees interspersed through-out. There are also internal hedgerows and trees.



3. PLANNING CONTEXT

The site is located in the Creagh Neighbourhood Framework and is identified as a Key Development Site in the Gorey Local Area Plan 2017-2023. The lands were designated for residential development in the Gorey Town & Environs Local Area Plan 2002-2008 and all subsequent plans.

3.1 PREVIOUS APPLICATION

On 20th February 2017, Wexford County Council decided to grant permission on the lands for

A ten-year planning permission for a residential development consisting of the following, 219 No. dwelling units, (10 No. 2 bedroom semi-detached units, 64 No. 3 Bed room semi-detached units, 20 No. 3 Bedroom detached units, 90 4 Bedroom semi-detached units, and 35 No. 4 Bedroom detached units), a Crèche building circa 523 Msq and associated play areas, a new vehicular access/exit onto R725 Carnew Road, the upgrade/improvement of a portion of the existing Kilnahue Lane including the provision of 2 No. Vehicular access/exits together with a playground area, a new connection to existing foul and storm water services, underground attenuation tanks, and the removal of an existing dilapidated structure and all associated site works on a site of 15.3 hectares (37.8 acres).

This decision was appealed by third parties and the development was refused by An Bord Pleanala Reference PL26.448159 on 17th July 2017. The refusal was made with four conditions in summary:

1. The development would have caused a Material Contravention of the May 2017 Gorey Local Area Plan 2017-2023.
2. The density of the development should have been in keeping with a Local Area Plan 2017-2023 and [DEHLG Guidelines on Residential Density](#).
3. This reason suggests that the design did not adhere to the Creagh Neighbourhood Framework Plan / Local Area Plan 2017-2023.
4. Uncertainty as to the timing of the Road Improvements. This reason was not included in the Inspectors Report

3.2 CONSULTATION WITH AN BORD PLEANALA

These conditions for refusal were considered in the preparation of a Revised Proposal for a Mixed Residential Development of 364 no. units which was submitted to An Bord Pleanala for Pre-Application Consultation on 30th January 2019.

The Pre-Application Consultation Opinion ABP-303583-19 together with Inspector's Report issued by An Bord Pleanala has been taken fully into account in the preparation of the design for the Stage 3 Planning Application.

3.3 GOREY LOCAL AREA PLAN 2017 - 2023

The lands at Kilnahue / Goreyhill are identified in the Gorey LAP as a Key Development Site. The proposed development will comply with and contribute to achieving the Vision for Gorey Town expressed in 1.6.2 - Key Principles encompassing the main strategies expressed in the plan.

Sustainability
Density
Phasing
Inclusivity
Housing Mix

The proposed development has also been designed to be compliant with and meet the objectives related specifically to housing developments in the LAP area which are contained in the Wexford County Development Plan 2013-2019

- HP01, HP15 A Universal Design Statement has been incorporated in the Submission.
- HP 21 Access Statement has been incorporated in submission.
- HP 09,10 Objectives of Part V incorporated.
- HP08 Housing Density is appropriate and consistent with Guidelines for Sustainable Residential Development in Urban Areas.
- HP20 Minimum of 20% of dwellings are Adaptable for people with disabilities.
- T10 Layout is friendly to walking and cycling.
- EN21. EN23 Dwellings will be energy efficient achieving BER rating of at least A2.



SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY

3.4 CREAGH NEIGHBOURHOOD FRAMEWORK PLAN

The following elements of the Gorey LAP, Creagh Neighbourhood Framework, within which the site is located, have been incorporated into the proposed development;

A new 2.8ha Neighbourhood Park incorporating SUDS forms the North-western boundary and edge to the development which is identified as Key Infrastructure Cr5 / Cr5.1

The development incorporates the concept of Urban Blocks leading to the design of new development areas using robust urban block structures, with a presumption in favour of a perimeter block Typology.

The development will provide new connections between existing and the new residential areas which resolve issues of poor local level access and permeability.

New green route at Kilnahue Lane - Local links and treeline have been enhanced.



4. SITE LAYOUT AND DESIGN

4.1 CHARACTER OF SITE

The development site is significantly sloped with falls in level of more than 29 metres from the western and northern side towards the south and east.

Low hedgerows and occasional trees are located on the boundaries with one internal line separating existing fields.

There are low rise one-off houses on large plots located on Carnew Road along the southern boundary and on the opposite side of Kilnahue Lane.

There are dilapidated and ruined structures at the north-eastern part of the site.

An Archaeological assessment has been carried out and submitted with the application.

4.2 DESIGN PARAMETERS

The design team has considered the Opinion of ABP with regard to the residential density of the development which stated that ‘an acceptable efficiency in serviceable land usage’ should be achieved and also that ‘particular regard should be had to the avoidance of residual open space within the development’

It was determined that the design should be reconsidered with a view to incorporating the following objectives.

- Closer adherence to the 12 Criteria set down in Sustainable Residential Development in Urban Areas 2009 .
- Nett Residential Density of at least 35 Units per hectare.
- Comply with the Creagh Neighbourhood Framework by incorporating clearer Urban Typologies.
- Enhance the distinctiveness of the development in terms of layout, treatment of entrances and amenity.

The principal restrictions and limitations to achieving these objectives in the design were.

- Site Topography
- Appropriate scale
- Traffic Management and Safety
- Car Parking Standards



4.3 RESIDENTIAL DENSITY

The Residential Density of the development is in keeping with the opinion of an Bord Pleanála and is consistent with the DEHLG Guidelines on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) and accompanying Design Manual.

It is acknowledged that the view expressed in an Bord Pleanála Reference PL26.448159 is that nett densities below 30 per hectare should be discouraged. The ABP Pre-Application Consultation Opinion emphasised the necessity to provide “an acceptable efficiency in serviceable land usage”

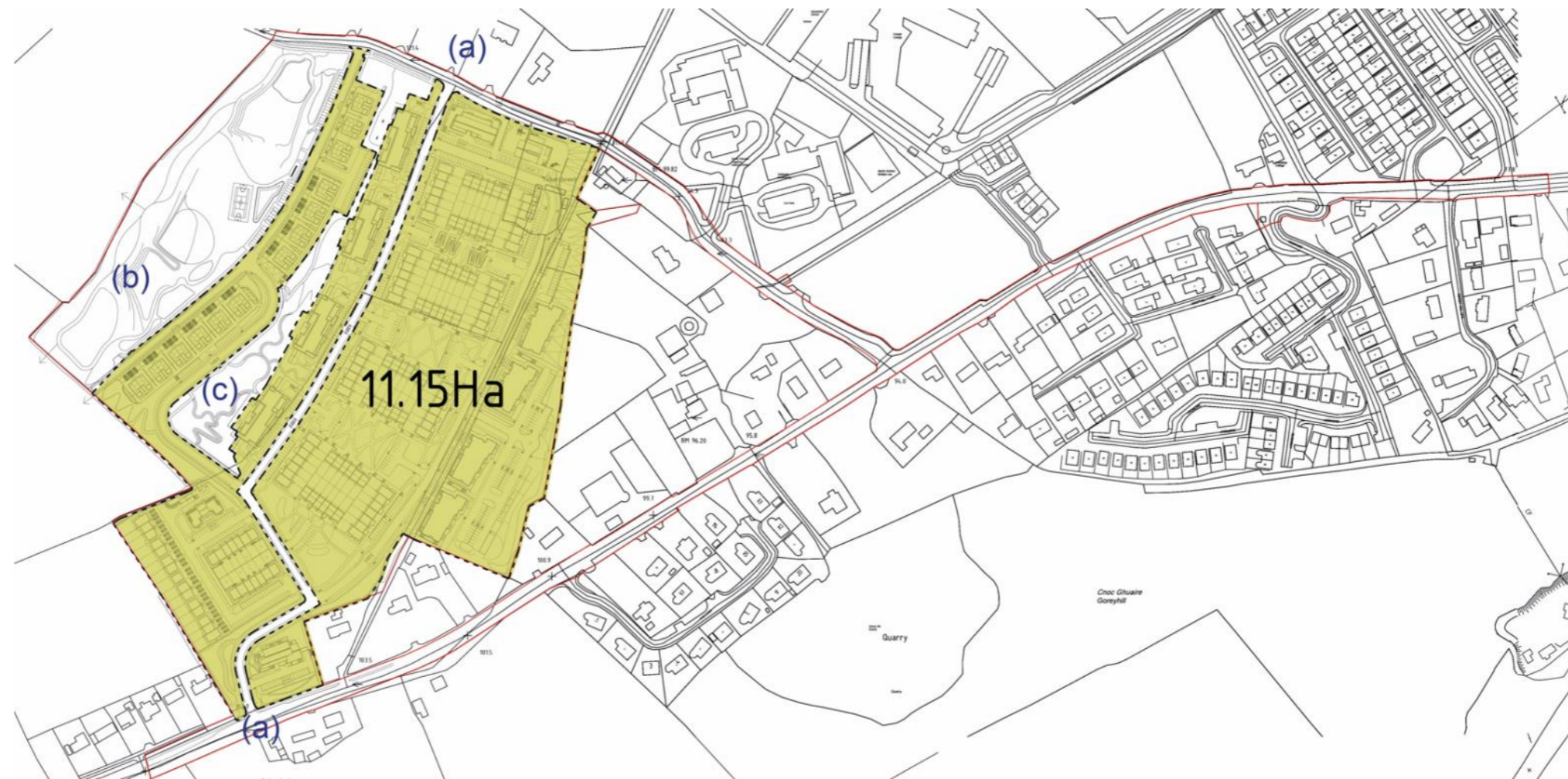
In the Gorey LAP, Wexford County Council states that:

Higher densities may be considered at suitable locations such as the town centre, brownfield sites, where it will provide street frontages and nodes and in the vicinity of public transport nodes and corridors will be encouraged in the interests of ensuring the sustainable use of serviced lands and resources. Developments built at higher density ensure that zoned and serviced land is used in an efficient manner and minimises the unnecessary extension of public infrastructure such as water, sewers, footpaths and lighting.

Having taken account of the slope and topography of the site and its location on the edge of Gorey Town together with the ABP Opinion, the Stage 3 design proposes a higher density.

The development area, having excluded the Neighbourhood Park, central distributor road and unbuildable / severely sloped lands, is 11.15 hectares. The proposal provides for 421 Residential Units at a density of 37.8 units per hectare. This is consistent with HPO8 of the Gorey LAP.

A drawing setting out the calculation of density within the site boundary is submitted with the application.



- Nett Site Development Area Excludes:
- a. Central Distributor Road
 - b. Neighbourhood Park
 - c. Non Developable Lands Due to Excess Slope

Nett Site Area Calculation

4.4 HISTORY OF DESIGN DEVELOPMENT

November/December 2020

The Site Layout submitted for Pre-Application Consultation to ABP was assessed in the context of the design parameters. A Sketch Layout was generated examining the addition of further Apartment Buildings and relocation of spine road to lower level of the site. A more detailed sketch design comprising 426 Units was prepared with additional Duplex blocks. There was a dilution of main vehicular routes and a single exit onto Kilnahue Lane

Feb / Mar 2021

A Scheme Design was developed in February for 434 units. This layout for the first time created coherent Urban Blocks and improved Connectivity. Two exits onto Kilnahue Lane provide improved and safer circulation and direct access to the Public Park. Middle, Lower and Park Avenues created an Urban centre to the scheme flanked by Apartment Buildings and Terraced and Duplex Housing. This scheme was further developed and improved in March by relocation of the Creche/Childcare building to create an Accent at Kilnahue Lane Entrance, Double fronted corner Duplex Blocks provide public aspect to Kilnahue Lane at the Northeast corner of the site. This scheme proved to have a significant amount of surface parking.

April 2021

A developed Scheme Design for 431 Units was issued. The layout was enhanced by a redesign of Middle Avenue Apartment Buildings in order to relocate parking beneath the building footprint and enhance landscaping in order to soften streetscape. A Landmark building was designed to announce the development at Carnew Road Entrance.



4.4 HISTORY OF DESIGN DEVELOPMENT

June 2021

Following further consultation with client representatives the Scheme was reduced to 423 units by the omission of a Duplex Block. A detailed landscaping design was incorporated into overall layout.

July 2021

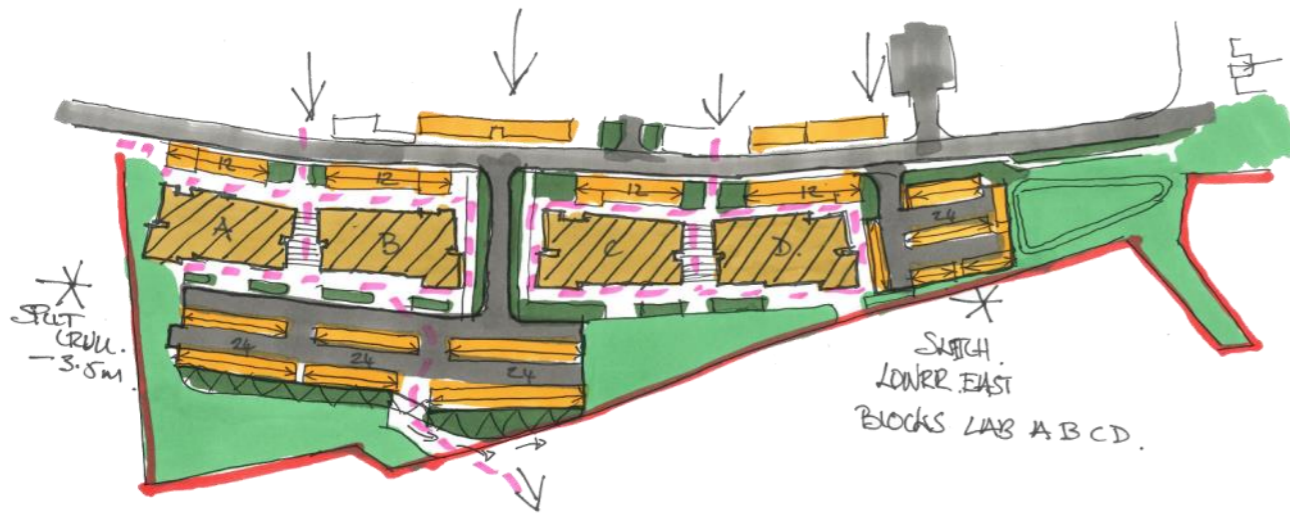
Scheme layout agreed. This involved redesign of parking layout serving the Eastern Apartment blocks at the lower end of the site and adjustment to surface water management proposals. Design of internal circulation and connectivity complete. The design of internal circulation and connectivity was completed. The layout was approved by client representatives.

JUN - 2021

423 Units



JUL - 2021

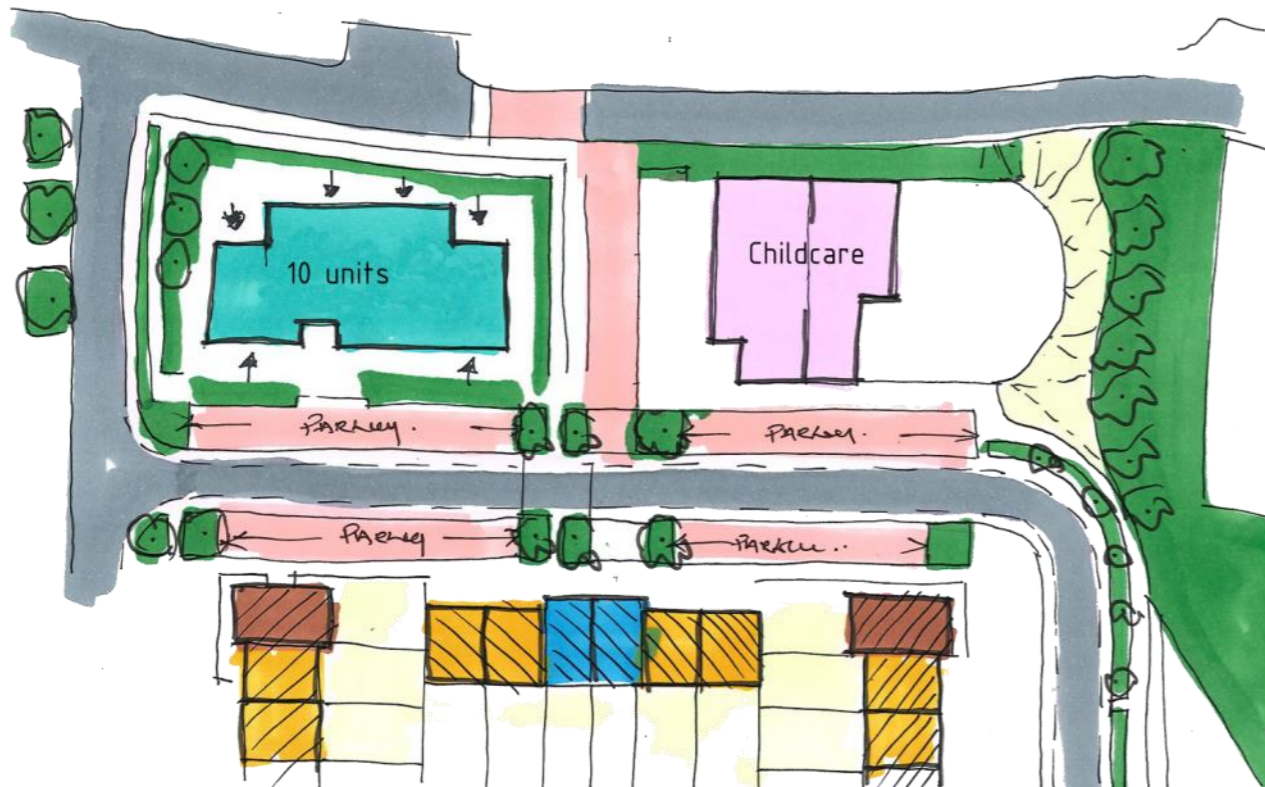


4.4 HISTORY OF DESIGN DEVELOPMENT

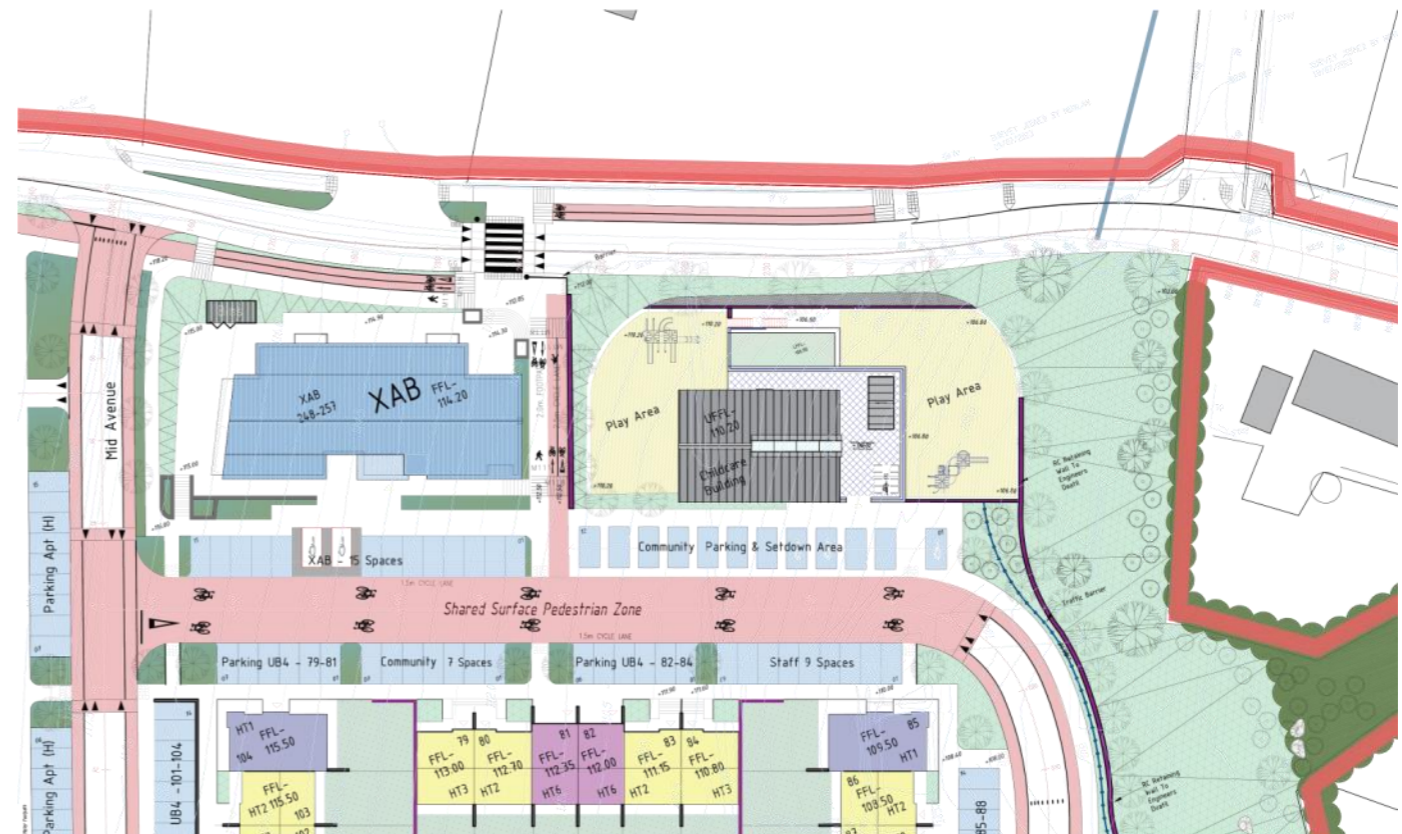
September 2021

A Section 247 meeting was held with Wexford County Council on 2nd September. In response to issues and concerns, raised the Scheme was reassessed and design enhanced to incorporate:

- A new 'Landmark' block has been located at the intersection of Kilnahue Lane and the Middle Avenue. This block incorporates Neighbourhood Retail Units and Multipurpose Community Rooms at street level and 10 no. Apartments at Upper levels.
- The Crèche has been relocated and redesigned to provide a building which responds well to the topography and the new streetscape.
- The final scheme incorporates 421 Residential Units



SEP - 2021
421 Units



SEP - 2021
421 Units

4.5 THE LAYOUT

- The proposed layout incorporates a number of general principles.
- Primary vehicular circulation is based on three Routes – the **Park Avenue**, the **Middle** and **Lower Avenues** which follow the contours and topography of the site.
- The Avenues create and define the Urban Design of the development and allow the visual transition between the different site levels. The Avenues further define the Character Areas within the development
- The Lower Avenue connects the entrance from R725 Carnew Road to the lower levels of the development and tracks the old rural lane which ceased to exist some time ago.
- A link road running northwards up the slope connects to the Middle Avenue and to the Park Avenue beyond. This provides the primary means of vehicular access and connects to all secondary routes within the development. The road design and layout have been carefully designed to ensure that Kilnahue Estate will not become a through route for non-residents.
- The Park Avenue provides access for the Residents and other users to the Public Park. Housing is laid out in an ‘Urban Villa’ arrangement overlooking the park thus giving a strong edge to the public open space.
- The development is laid out in residential clusters and urban blocks as envisaged in the Local Area Plan. Apartment Blocks are located at the lower levels of the site.
- The layout of the scheme has been designed to promote permeability and openness through the site and across the new Public Open Space Park.
- The layout and ‘Desire Line’ routes, through the development promote passive surveillance of the site and allow visual connections to the shared amenities provided throughout.
- Travel routes within the development have been designed with reference to the principles established by DMURS and are arranged in a manner that reduces excessively long vehicular routes while maintaining pedestrian links across the site.
- Many well landscaped pocket parks, smaller open spaces and pedestrian links are provided throughout to provide visual amenity.
- The existing tree borders have been retained where viable and have been fully integrated into the overall landscape strategy.
- The Crèche is located near to the intersection of the Middle Avenue and Kilnahue Lane at the entrance to the development recognising that many of the users may come from outside the Kilnahue Development. A dedicated play area is located nearby.



4.6 THE 12 URBAN DESIGN CRITERIA COMPLIANCE

CONTEXT

The development responds to the surroundings and to the varying boundary conditions

Overlooking is avoided through careful siting of taller buildings which are set back from boundaries.

The Architectural Form and Landscape Design provides appropriate massing and scale in relation to topography and boundary conditions.

CONNECTIONS

The development has been designed to provide the best and most appropriate connections to existing movement routes.

Significant improvements proposed for Kilnahue Lane and the Carnew Road entrance provide links to local schools and amenities. Conversely, the layout provides appropriate access for all to the new Public Park.

It is recognised that much of the travel from this edge of town site will be by means of motor car. The layout accommodates this need without diminishing the character and facilities for cyclists and walkers.

Clearly defined walking and cycle paths connect throughout the development and link to existing infrastructure.

INCLUSIVITY

Significant consideration has been given to ensuring that all elements of the development are accessible and usable by all as set down in the *UNIVERSAL DESIGN AND ACCESS STATEMENT*.

There is a wide range of public, communal and private open spaces which are useable by persons of all ages and abilities. Safe formal and informal children's play areas are located throughout the development.

VARIETY

A wide range of residential unit types are included to meet the needs of differing age groups and family types

Building types range from multi storey Apartment buildings to Duplex structures and, traditional and terraced housing.

Urban typologies include the Street / Avenues, the 'Villas' overlooking the park, the Urban Blocks with carefully designed common areas and suburban scaled layout where determined by topology.

EFFICIENCY

Efficiency in land use has been achieved by increased density to the optimum which could be achieved on the site at 37.8 Units per Hectare based on the criteria set out in Para 4.3 Residential Density.

Buildings and landscaped open space are laid out at the most favourable orientations to benefit from solar gain.

Landscaped areas provide a very high level of amenity and biodiversity and incorporate sustainable urban drainage systems (SUDS)

Appropriate recycling facilities and bin stores are provided to every residential unit.

DISTINCTIVENESS

The development will provide a significant level of Distinctiveness through establishing the new Kilnahue as a unique and identifiable place.

The layout and massing provide a clear and different response to the severely sloping site while creating several different character areas which will provide a sense of belonging and ownership.

The entrance to the development from Carnew Road is announced with a unique Landmark Apartment Building.

The entrances onto Kilnahue are marked by a Community Building and public access to the Urban park.



LAYOUT

Throughout the development emphasis has been put, where possible, on providing own door units with front doors serving onto streets / common areas.

The routes within the development are aligned with desire lines creating interconnected routes and enhanced non-vehicular movement. Permeability within and without the development has been provided for.

The creation of cul-de-sacs has generally been avoided. Common areas and public open space have been created in pockets to enhance identity and ownership.

Raised tables at junctions have been provided only where essential to ensure that streets are places for people. There is some use of shared surfaces in quieter areas of the development.

PUBLIC REALM

There is clear delineation and definition between public, private and private open space in the development.

Landscape design throughout significantly enhances the character and integration of the public and private areas. Design of paved areas, soft and hard landscaping is integrated fully throughout.

Careful design of layout and residential units has ensured that there is passive supervision and overlooking of all public and common areas.

All children's play areas are sited where they are overlooked and fully accessible.

ADAPTABILITY

All homes in the development will be designed to achieve a Building Energy rating of at least A2 to comply with the EU Nearly Zero Energy Building (NZEB) Regulations and meet the challenges of climate change.

All terraced and semi-detached houses can have their attics converted or rear extensions added without diminution of the residential amenity. This is in line with WCDP 2013-19 which promotes Universal Design and Lifetime Housing in all new developments.

The nature of the design of the residential units will allow for adaptation and subdivision for changing uses such as the increasing demand expected for 'Working from Home'.

PRIVACY AND AMENITY

The design of multi-residential units has been carried out in a manner that maximises those with dual aspect.

Design, acoustic insulation and construction detail will prevent sound transmission between homes

The site layout and building designs have been carefully prepared to ensure that views from windows into other homes are avoided and recommended separation distances between residences have been complied with or exceeded.

Storage space in excess of minimum standards is provided to all residential units as are external storage areas for recycling.

PARKING

Careful consideration has been given to the design and disposition of car parking areas. Most parking areas, where located externally, are passively supervised.

Where possible extensive areas of hard paved surface have been avoided or placed to the rear of buildings to ensure adequate trees and soft landscaping in the Avenues and Streets.

All hard surfaces for car parking will be in high quality paving similar to pedestrian and cycle routes which are differentiated by colour.

Dedicated bicycle storage is provided to each Apartment Building.

DETAILED DESIGN

Design and materials specified for the buildings and landscaping have been chosen for durability, quality and low maintenance.

The landscape design and execution will ensure useability of public spaces from the first occupation of the residential units. Public lighting has been designed to reinforce sense of place and safety and facilitate use by all.

4.7 PHASING

The proposed development will be carried out in four phases.

PHASE 1

The site will be opened from the R725 Carnew Road and the first phase will comprise the Public Park and 71 Residential Units.

- ⇒ *The Landmark Entrance Apartment building (10 Units)*
- ⇒ *One Duplex Block (8 Units)*
- ⇒ *6 Hybrid Duplex Blocks (24 Units)*
- ⇒ *Detached, Semi-detached and Terraced House types (29 Units)*

PHASE 2

This phase will incorporate the completion of the Park Avenue, connection to Kilnahue Lane and construction of 120 Residential Units.

- ⇒ *Kilnahue Community Building- Retail Facilities*
- ⇒ *Childcare building*
- ⇒ *XAB Apartments (10 Units)*
- ⇒ *Two MAB Apartment Blocks (56 Units)*
- ⇒ *One Urban Block of Semi-detached and Terraced (26 Units)*
- ⇒ *7 Hybrid Duplex Blocks (28 Units)*

PHASE 3

In this phase the Lower and Middle Avenues will be completed and 158 Residential Units comprising three final Urban Blocks and three Apartment Buildings.

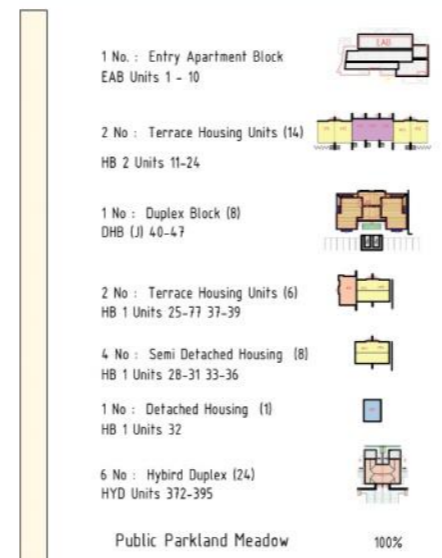
- ⇒ *Two MAB Apartment Blocks (56 Units)*
- ⇒ *Three Urban Blocks of 78 Semi-detached and Terraced Units*
- ⇒ *One Lower Apartment Block (24 Units)*

PHASE 4

The final phase will be the completion of the Lower Apartment Buildings and completion of Taking-in charge works and procedures.

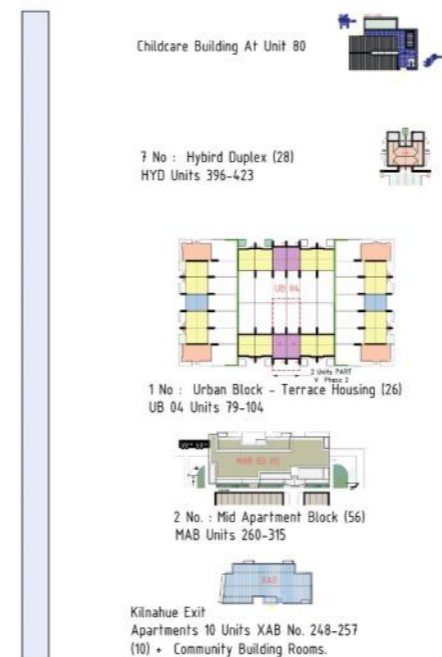
- ⇒ *Three Lower Apartment Block (72 Units)*

PHASE 1 - UNITS TO BE CONSTRUCTED



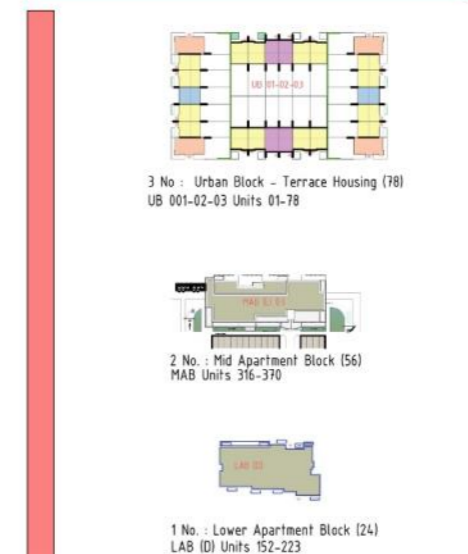
TOTAL NUMBER OF UNITS IN PHASE 1 : 71 No. Units

PHASE 2 - UNITS TO BE CONSTRUCTED



TOTAL NUMBER OF UNITS IN PHASE 2 : 120 No. Units

PHASE 3 - UNITS TO BE CONSTRUCTED



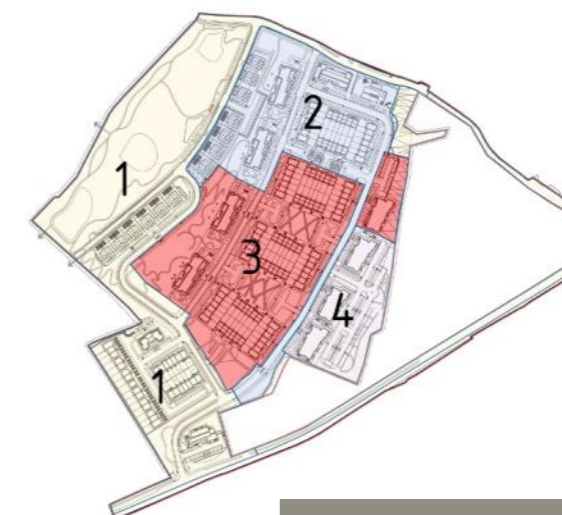
TOTAL NUMBER OF UNITS IN PHASE 3 : 158 No. Units

PHASE 4 - UNITS TO BE CONSTRUCTED



TOTAL NUMBER OF UNITS IN PHASE 4 : 72 No. Units

421 Units



4.8 DISTINCTIVENESS AND VARIETY

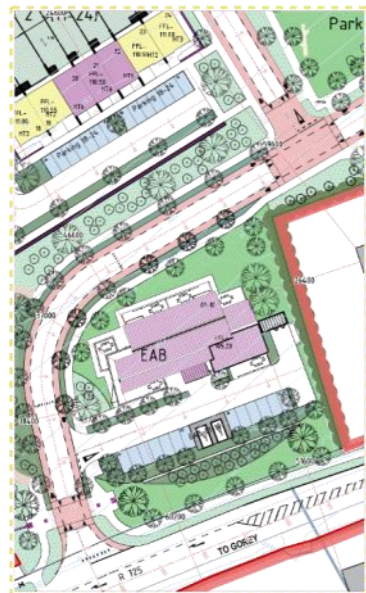
The proposed development will provide 421 single family units in a variety of two, three and four bed roomed houses together with one, two and three bed roomed apartments and duplex units. This will provide significant diversity of dwelling types to meet the policy stated in the Gorey LAP 2.3.7 Housing Mix. The proposal also allows for a wide choice of dwelling types meeting the needs of people of all age groups and stages of personal and family life.

The mix of unit types is provided in the development in a series of character areas and urban blocks ensuring choice in both unit type and location while maintain a sense of enclosure and belonging by providing clear identifiable residential zones.

Corner units with gable openings have been located in prominent areas throughout the scheme to address the public spaces, enhance passive surveillance and add character.



SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY



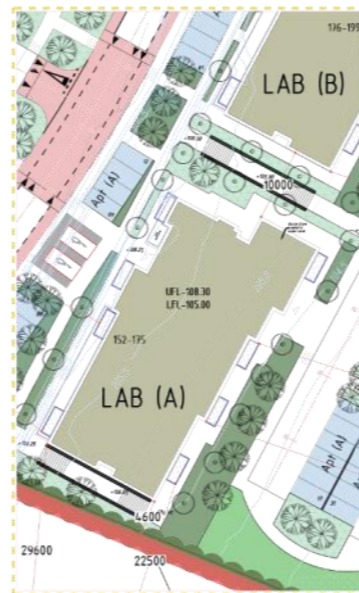
Entry Apartments
10 Units
(EAB) No. 01 - 10



Housing Blocks
14 Units
(HB-2) 11-24



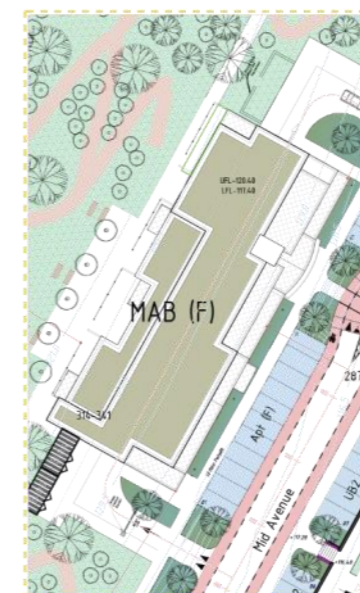
Small Block Duplex
8 Units
DHB No. 40 - 47



Lower - Avenue
Apartments
96 Units
(LAB A-B-C-D) 152-247



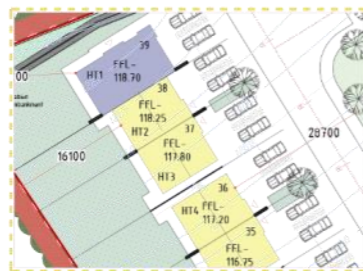
Kilnahue Exit Building
2 No. Community Rooms
2 No. Retail Units
10 No. Apartment Units
(XAB No 248 - 257)



Mid-Avenue
Apartments
112 Units
(MAB E-F-G-H) 258 -269



Park Avenue
Hybrid Duplex
40 Units
HYD No. 370 - 409



Housing Blocks
15 Units
(HB-1) 25-39



Urban & Block Housing
104 Units
(UBH 1 - 4) 01-104



Kilnahue Childcare Building



Park Avenue
Hybrid Duplex
12 Units
HYD No. 410 - 421

4.9 HOUSING QUALITY

Compliance with the requirements of Sustainable Urban Housing- Design for New Apartments – December 2020 has been demonstrated in the detailed HOUSING QUALITY ASSESSMENT (HQA).

All of the required minimum standards for Unit Mix, Cumulative and Excess Floor Areas have been achieved.

In the context, of this significantly sloped site considerable care was taken to provide the best orientation possible for all multi-unit blocks.

The Carnew Road Entrance Block (EAB), Lower Avenue (LAB) and Middle Avenue (MAB) Apartment Blocks are oriented with East and West Aspects. All Duplex Blocks have similar orientation.

The design of the Apartment Buildings has been prepared, within the site constraints, to maximise the availability of sunlight and ventilation in compliance with the Specific Planning Policy Requirement 4.



BUILDING	UNITS	DUAL ASPECT
Units 01-10 Apartments Block (EAB)	10	7
Units 40-47 Duplex Housing DHB (J)	8	8
Units 152-247 Lower Avenue Blocks LAB-A-B C D	96	44
Units 260-387 Mid Avenue Apartment Block MAB E-F-G-H	112	52
Units 248-257 Community-Retail / Apartments (XAB)	10	6
Units 372-421 Park Avenue Hybrid Duplex Housing (HYD)	52	52
Total Apartments	<u>288</u>	
Requirment Minimum Percentage = 50 %	<u>144</u>	
Total Number Dual Aspect Provided		<u>169</u>
Total Percentage Dual Aspect Provided		58.60%

4.10 SCHEDULE OF DWELLINGS

SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY											
RESIDENTIAL MIX AUDIT											
Housing Units - Duplex & Apartments - 421 Units											
Residential Mix											
	1 Bed Apt	2 Bed Apartments (3 Person)	2 Bed Apartments (4 Person)	3 Bed Apartments	Duplex Apartment 1 Bed Lower	Duplex Apartment 2 Bed Lower	Duplex 3 Bed Upper	3 Bed House	4 Bed House	Units Total	Total + 10%
Entry Apartments Block (EAB)		4	3	3						10	6
Lower Avenue Block - LAB (A)	10	3	11							24	11
Lower Avenue Block - LAB (B)	10	3	11							24	11
Lower Avenue Block - LAB (C)	10	3	11							24	11
Lower Avenue Block - LAB (D)	10	3	11							24	11
Mid Avenue Block Type MAB (E)	8		19	1						28	12
Mid Avenue Block Type MAB (F)	8		19	1						28	12
Mid Avenue Block Type MAB (G)	8		19	1						28	12
Mid Avenue Block Type MAB (H)	8		19	1						28	12
Small Duplex Block Type DHB (J)					4		4			8	4
Type-1 House (4 Bed End of Terrace)									18	18	
Type-2 House (Mid Terraced)								54		54	
Type-3 House (End Terrace)								22		22	
Type-4 House (Semi Detached)								8		8	
Type-5 House (Detached)								1		1	
Type-6 House (Mid Terraced)								22		22	
Type-7 House (Mid Terraced)								8		8	
Upper Unit Hybrid Duplex (HYD)							26			26	
Lower Unit Hybrid Duplex (HYD)						26				26	26
Kilnahue Exit Community Building & Apartments	4	4	2							10	6
	76	20	125	7	4	26	30	115	18	421	134
Total Number of 2 Bed - 3 Person			248 @ 10%			24.8		20		Yes	
Apartment All		246									
51 % of Apartment Units Required (+) 10% Minimum Floor Area			51% of 288			144		160		Yes	
Residential Mix Statistics											
Unit Type				Statistics No. Beds							
	No. Beds	Units Tally		1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	4 Bed	Total		
1 Bed Apartments	1 Bed	76	18 %				115	18	133		
2 Bed Apartment (3 Person)	2 Bed	20	5 %		20		7		228		
2 Bed Apartment (4 Person)	2 Bed	125	30 %	76		125			30		
3 Bed Apartments	3 Bed	7	2 %				30		30		
1 Bed Block Duplex Lower	1 Bed	4	1 %	4					30		
3 Bed Block Duplex Upper	3 Bed	4	1 %			26			30		
4 Bed End of Terrace	4 Bed	18	4 %	80	20	151	152	18	421		
3 Bed Mid Terraced	3 Bed	84	20 %								
3 Bed End Terrace	3 Bed	22	5 %								
3 Bed Semi Detached	3 Bed	8	2 %								
3 Bed Detached	3 Bed	1	0 %								
Upper Unit Hybrid Duplex	3 Bed	26	6 %								
Lower Unit Hybrid Duplex (3 Person)	2 Bed	26	6 %								
Total		421	100 %								
				Statistics Types							
				1 Bed APT					18.9 %		
				2 Bed (3P) APT					4.7 %		
				2 Bed (4P) APT					35.7 %		
				3 Bed Housing					35.9 %		
				4 Bed Housing					4.3 %		
									100 %		100 %

4.11 CHARACTER AREAS

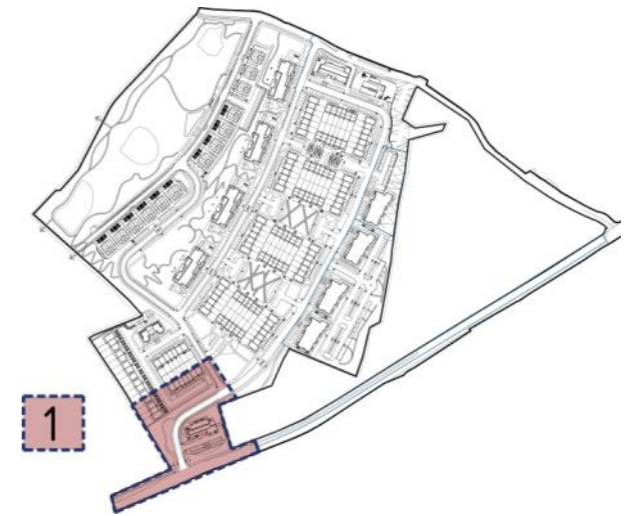
The Development has been designed to incorporate a number of unique Character Areas. These provide a series of clearly identifiable and diverse zones which will be clearly legible to residents and visitors and will give a sense of place and belonging to Kilnahue Estate

1 THE ENTRANCE ZONE

In keeping with motivation from Wexford Planning Department and the Opinion of ABP, it was an Objective in the design to provide a 'Landmark' Building / Structure at the entrance to the estate from Carnew Road to create identity and announce the Kilnahue development.

The building comprises a unique Apartment Building of ten residential units. The facades are well articulated, and the building has a pitched roof which provides the visual transition between the existing and new building typologies.

Primary pedestrian and cycle routes reach Carnew Road in this zone. Great care has been given to provide a soft and hard landscaped environment in keeping with the Landmark building using planting, trees, flanking walls and pillars.



SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY

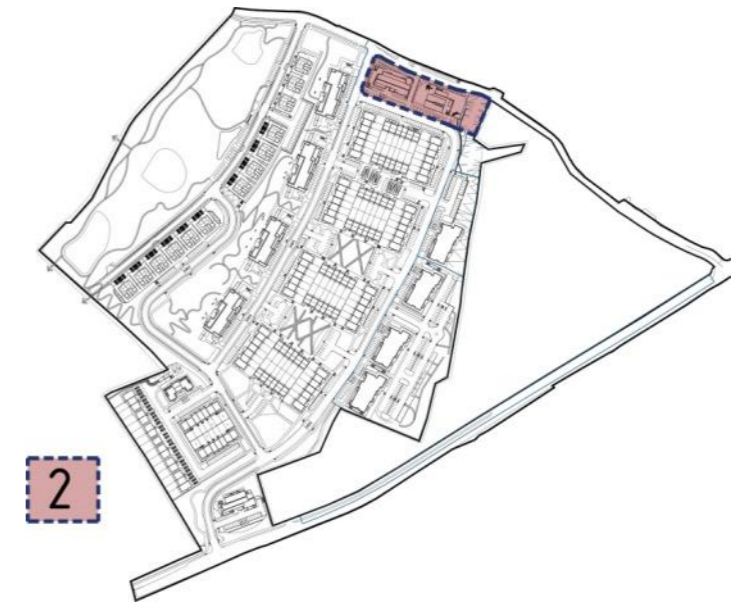
2. KILNAHUE LANE AND THE COMMUNITY ZONE

The requirement to provide Childcare and Community facilities within the development created an opportunity to make a distinctive zone at the intersection of Kilnahue Lane and the Middle Avenue which will be the main entrance to Kilnahue Estate from the northern side.

A landmark building with similar design to the Carnew Road Entrance Block has been designed for this zone. This incorporates Community and Social facilities at ground level which includes Retail, Shops/ Consulting Rooms and multi-use Community Rooms.

Located nearby is a distinctive Childcare / Crèche building. This building responds to the difficult topography by creating two levels of play areas.

Public access and car parking which serves these buildings and nearby housing has been carefully planned. The design approach of shared surface has been incorporated. It is also intended that many of the car parking spaces in this zone will serve different user groups at different times of the day. The car parking spaces outside the Crèche all meet accessible standards which provides the most practicable means to deliver and collect children.

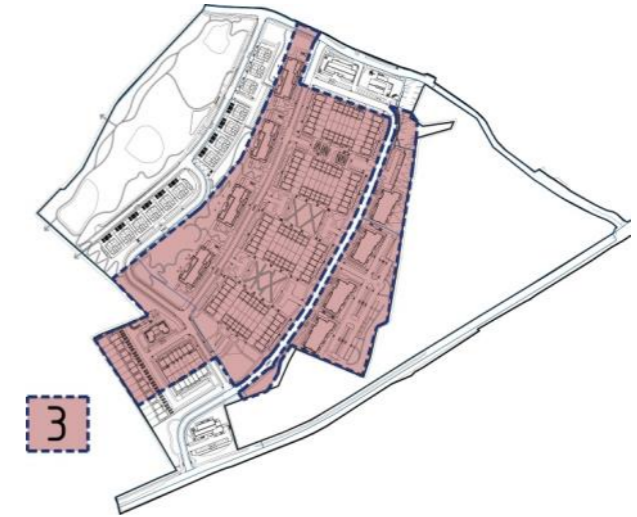


3. URBAN BLOCKS AND RESIDENTIAL AVENUES

The heart of Kilnahue Estate is in the residential zones. The Lower and Middle Avenues are flanked by Apartment Buildings which frame the Urban Blocks of housing between.

These Urban Blocks are laid out to provide clearly identifiable home zones overlooking landscaped Pocket Parks. Each Park is slightly different in design which will contribute to the sense of identity and belonging.

The Avenues have been designed to promote permeability and connections. Landscaping has been incorporated to minimise continuous hard surfaces and promote pedestrian and cycle movement. Traffic calming measures have been included to maintain the residential character.



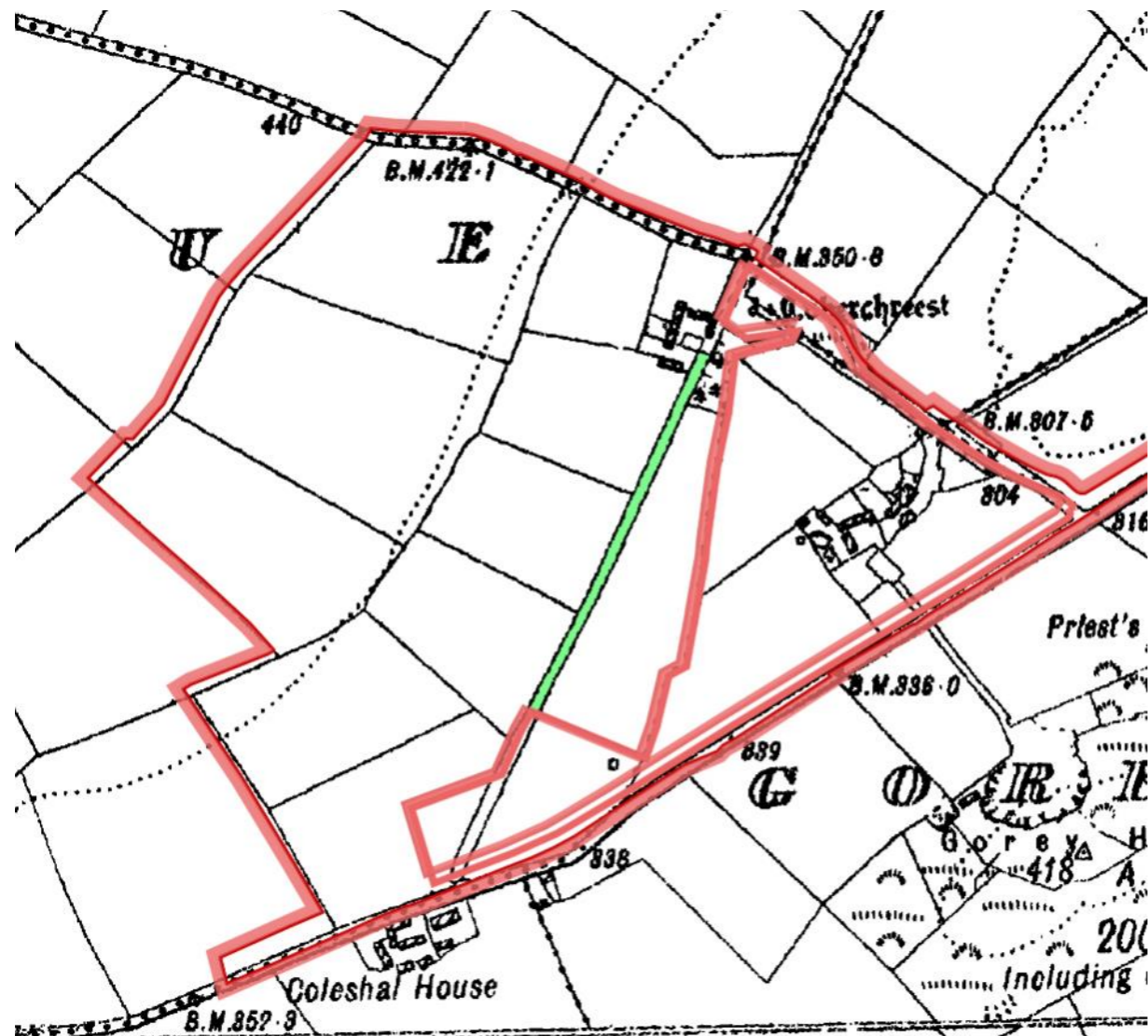
4. THE RURAL LANE

There are traces within the site of a Rural Lane running in a northerly direction which formerly connected Carnew Road to Kilnahue Lane and beyond into the Creagh townland.

This lane has not been traversable for a considerable period of time.

The design has reinstated this connection by providing a clear route - the Lower Avenue - which largely respects the perceived route of this rural lane.

Significant planting and carefully planned cycle and pedestrian ways make this a useable route and contribute to the amenity of the development



4.12 COMPUTER VISUALISATION LOCATIONS

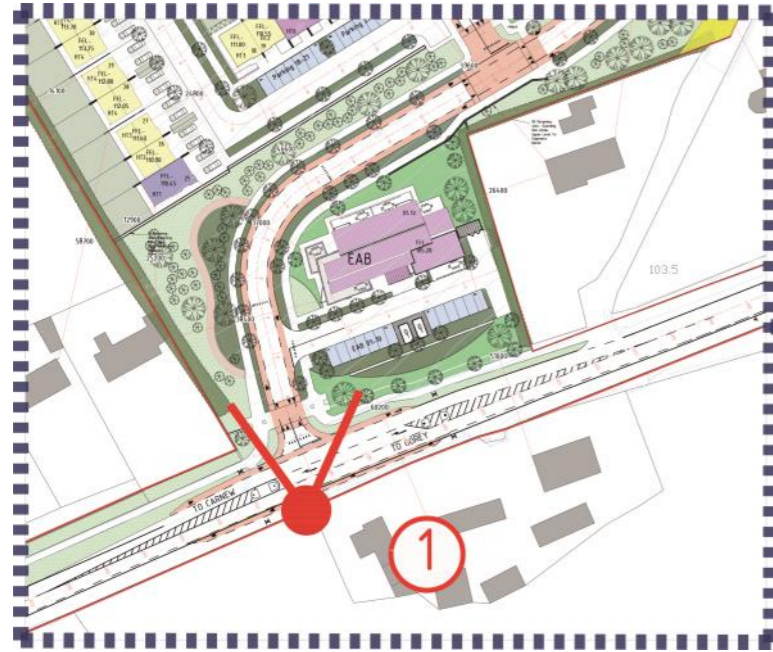


IMAGE 01

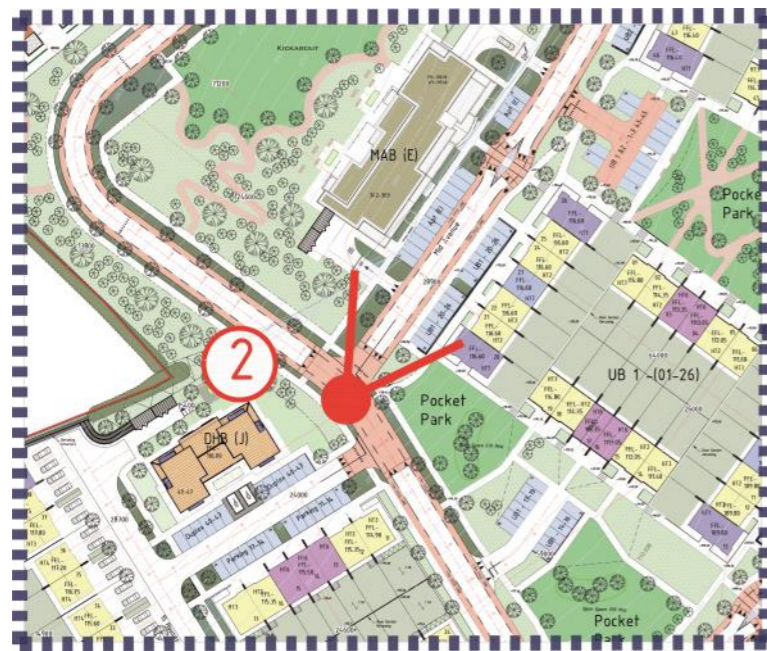


IMAGE 02



SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY

4.12 COMPUTER VISUALISATION LOCATIONS

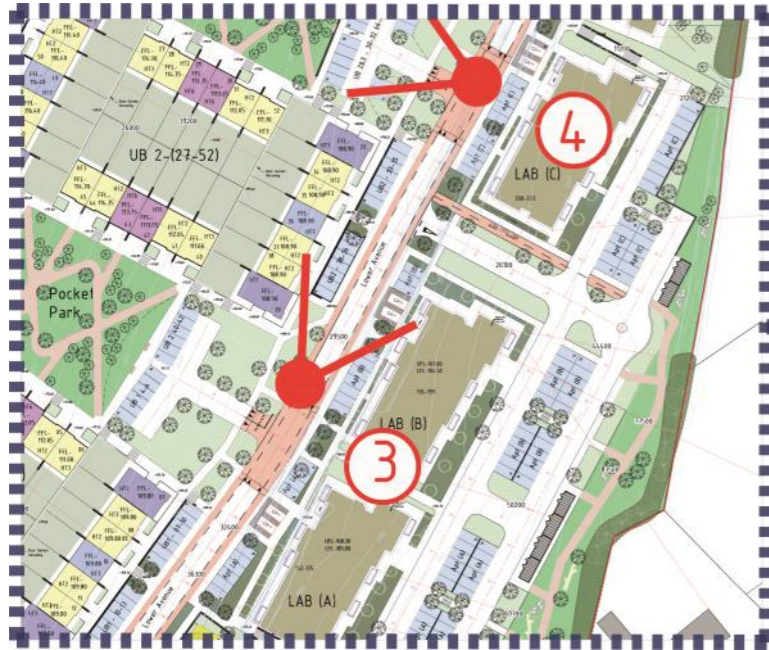


IMAGE 03

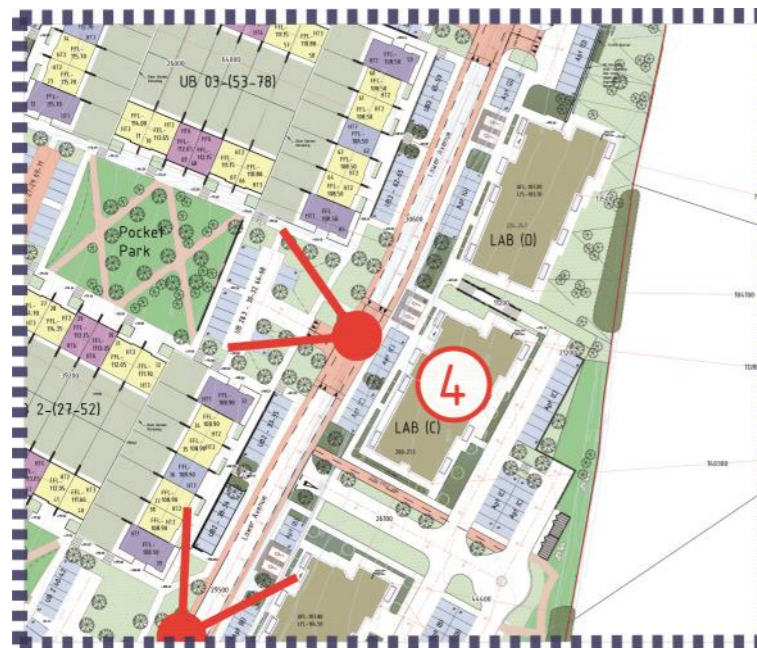


IMAGE 04



SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY

4.12 COMPUTER VISUALISATION LOCATIONS

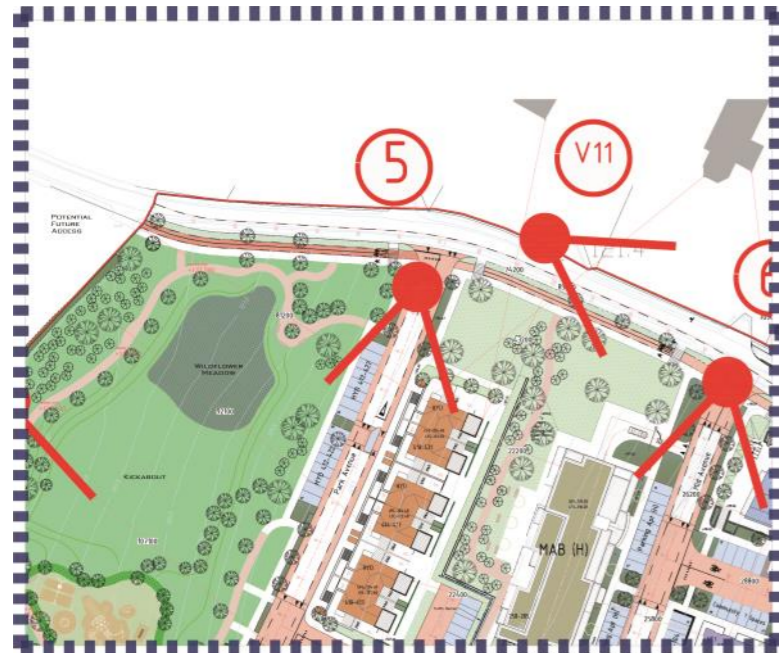


IMAGE 05

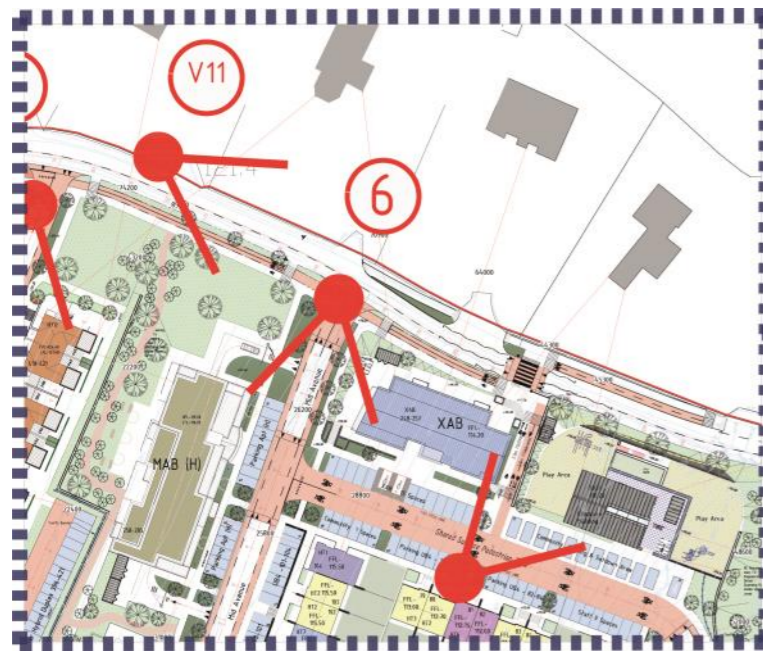


IMAGE 06



SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY

4.12 COMPUTER VISUALISATION LOCATIONS



IMAGE 07

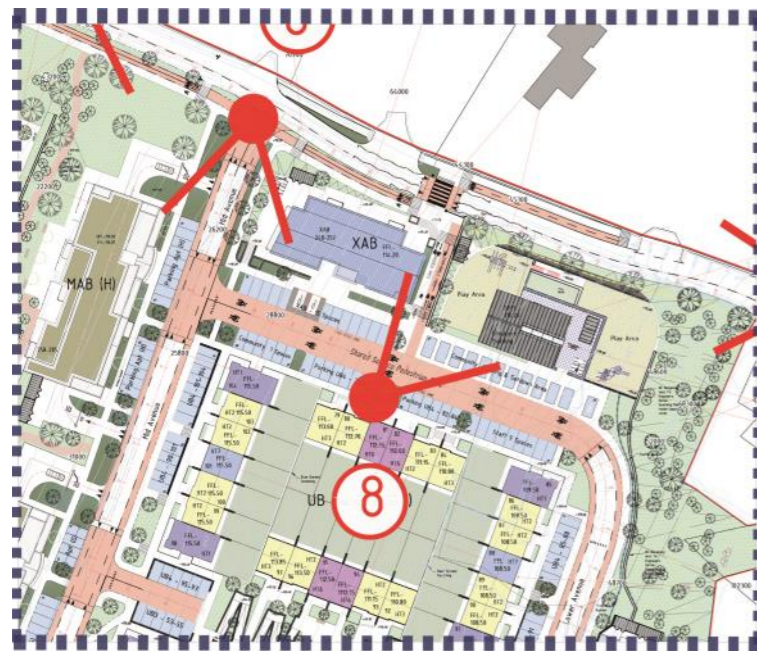


IMAGE 08



SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY

4.12 COMPUTER VISUALISATION LOCATIONS

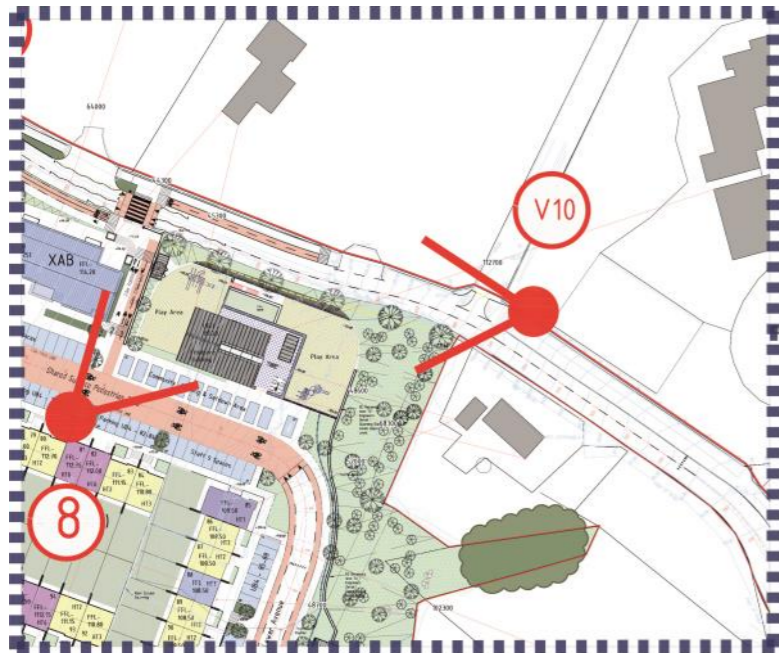


IMAGE V10

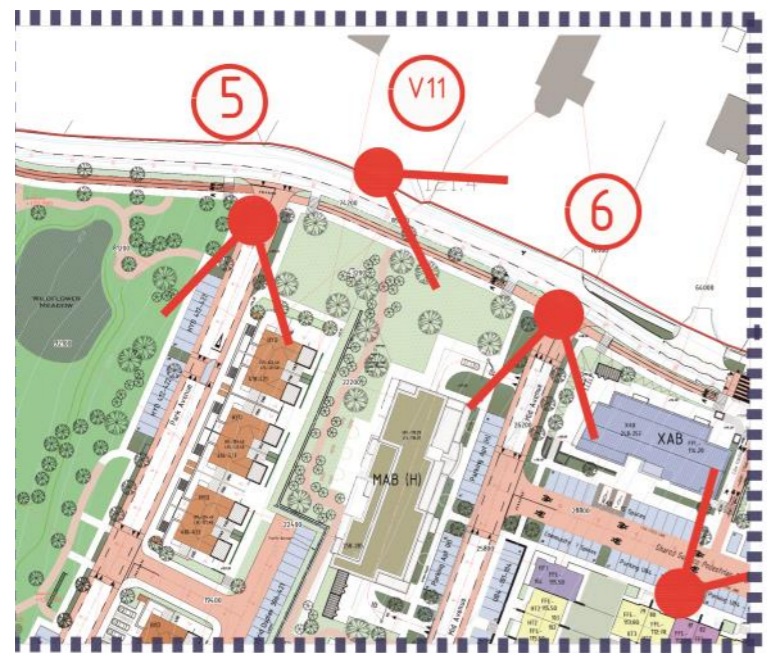


IMAGE V11



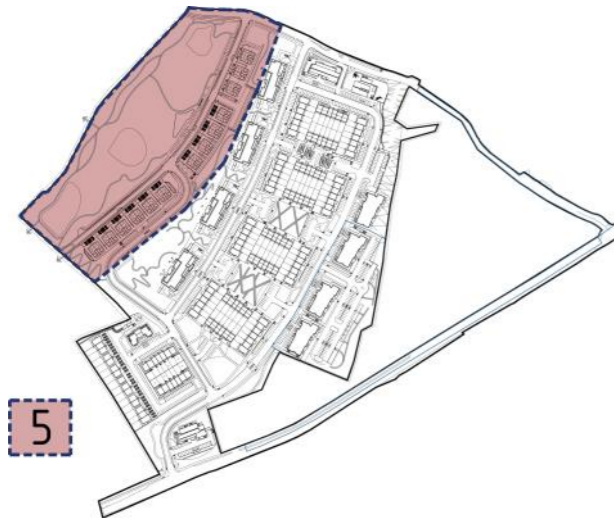
SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY

5. KILNAHUE PARK

The Urban Park is a key element in the entire development as incorporated in the Creagh Neighbourhood Framework. The park will serve the wider community and therefore has a vehicular entrance directly from Kilnahue Lane and public parking.

This park is 2.8 Hectares in area. It will provide a range of habitats and sustainable activities. There will be grassland and wildflower meadows, walks, kickabout areas, dense perimeter planting and formal play areas.

The housing typology overlooking Kilnahue Park is a three-storey duplex block. All units overlooking the park will have their own entrance and parking. The layout is intended to create an 'Urban Villa' approach echoing 19th century suburban housing.



SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY

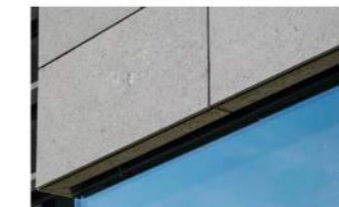
4.12 DETAILED DESIGN



01-10 Carnew Road Entry Building EAB



BUILDING MATERIALS ARE SUBJECT TO WEXFORD COUNTY COUNCIL PLANNING COMPLIANCE



BUILDING CONCEPT

The Carnew Road landmark entrance building announces the development.

The building provides ten high quality apartments the majority of which are dual aspect.

It has been designed to create visual interest by modulation of the façades and roof profile and use of materials.

MATERIALS

The detailed design of the building incorporates materials and finishes which are in common use in the environs of Kilnahue and ensure a high-quality low maintenance environment. External wall finishes for the building are clay brickwork in red tones combined with stone and proprietary-coloured panels to provide variation in colour and reduce maintenance. Some proprietary cladding is included to define service and utility areas and add visual interest.

The roofs to the building will be metal clad in an appropriate colour to maintain visual consistency. The soffits and fascia will be in similar metal finish.

External doors and windows will be in coloured uPVC frames. Rainwater goods will be colour coated metal which will be visually complimentary to the windows.

Balcony guarding and screens will generally be of frameless glass with an aluminium base frame.

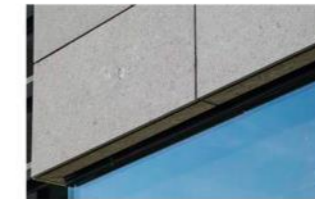
4.12 DETAILED DESIGN



40-47 Small Block Duplex Units



BUILDING MATERIALS ARE SUBJECT TO WEXFORD COUNTY COUNCIL PLANNING COMPLIANCE



BUILDING CONCEPT

The small three storey block of Duplex Units located in Phase 1 is a unique building type providing eight one- and three-bedroom apartments on an elevated part of the site.

MATERIALS

External wall finishes for the building are clay brickwork in two colours combined proprietary-coloured panels to provide variation in colour and reduce maintenance. Some proprietary cladding is included to define service and utility areas and add visual interest.

The roofs to the building will be metal clad in an appropriate colour to maintain visual consistency. The soffits and fascia will be in similar metal finish. The small canopies signifying individual entrances will be in a similar finish to the roofing.

External doors and windows will be in coloured uPVC frames. Rainwater goods are colour coated metal which will be visually complimentary to the windows. Balcony guarding and screens will generally be of frameless glass with an aluminium base frame.

All materials and finishes are low maintenance and sustainable high quality

4.13 DETAILED DESIGN



Lower Avenue Apartments (LAB A-B-C-D) 152-175



BUILDING MATERIALS ARE SUBJECT TO WEXFORD COUNTY COUNCIL PLANNING COMPLIANCE



BUILDING CONCEPT

The Lower Avenue Apartment Blocks comprise 96 apartments in four buildings.

The building is accessed from the Lower Avenue at street level and from the rear parking area at basement level.

A large enclosed Bicycle Store is also provided at the lower entrance level.

MATERIALS

The detailed design of the building incorporates the same materials and finishes which are in use throughout the development and are also encountered in the environs of Kilnahue.

External wall finishes for the building are clay brickwork in two tones combined with stone and proprietary-coloured panels to provide variation in colour and reduce maintenance. Some proprietary cladding is included to define service and utility areas and add visual interest.

The roofs to the blocks are flat finished in natural 'Sedum' which contributes to the SUDS strategy and sustainability. The roof edges and parapets will be capped in a colour coated metal finish.

External doors and windows will be in coloured uPVC frames. Rainwater goods will be colour coated metal which will be visually complimentary to the windows.

Balcony guarding and screens will generally be of frameless glass with an aluminium base frame

4.13 DETAILED DESIGN



Urban Blocks 01-104



BUILDING MATERIALS ARE SUBJECT TO WEXFORD COUNTY COUNCIL PLANNING COMPLIANCE



BUILDING CONCEPT

The Urban Blocks throughout the development provide traditional housing in a number of residential types.

Terraces and rows have been carefully designed to resolve the sloping site while providing compliant access and amenities to all units.

The blocks provide houses which all overlook carefully landscaped and detailed open space. Provision for access to refuse collection services has been integrated into the layout.

MATERIALS

The detailed design of the urban blocks largely incorporates the same materials and finishes which are in use throughout the development and are also encountered in residential developments in the vicinity of Kilnahue.

External wall finishes are mix of clay brickwork in two tones combined with painted render and some and proprietary-coloured panels to provide variation in colour and reduce maintenance. The roofs will mainly be slated or flat concrete tiled.

The four-bedroom corner units will be prefinished with metal sheeted roofs matching in colour the metal finishes used in the apartment block. Rainwater goods, soffits and fascia's will be colour coated metal to match roofing material.

External doors and windows will be in coloured uPVC frames.

4.13 DETAILED DESIGN



Middle Avenue Apartments (MAB E-F-G-H) 258-369



BUILDING CONCEPT

The Middle Avenue Apartment Blocks comprise 112 apartments in four buildings. The buildings are designed to suit the severe slope of the site in this area.

The entry level on the Middle Avenue provides pedestrian access to stair and lift cores.

The remaining part of each ground level provides covered parking for vehicles and bicycles which is built against the embankment accessed by a one-way system.

MATERIALS

External wall finishes for the apartment buildings are clay brickwork in two tones combined with stone and proprietary- coloured panels to provide variation in colour and reduce maintenance. Some proprietary cladding is included to define service and utility areas and add visual interest. External walls at the top floor are faced in colour coated metal cladding.

The roofs to the blocks are flat finished in natural 'Sedum' which contributes to the SUDS strategy and sustainability. The roof edges and parapets will be capped in a colour coated metal finish which will match the wall cladding.

External doors and windows will be in coloured uPVC frames. Rainwater goods will be colour coated metal which will be visually complimentary to the windows. Balcony guarding and screens will generally be of frameless glass with an aluminium base frame.

BUILDING MATERIALS ARE SUBJECT TO WEXFORD COUNTY COUNCIL PLANNING COMPLIANCE



SHD Application - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY

4.13 DETAILED DESIGN



248-257 Kilnahue Community Building'



BUILDING MATERIALS ARE SUBJECT TO WEXFORD COUNTY COUNCIL PLANNING COMPLIANCE



BUILDING CONCEPT

The Kilnahue Exit Building also serves as a gateway to the development in a similar manner to the Carnew Road Entrance.

In addition to ten high quality apartments, this building will provide a social and community focus for the development.

The ground level provides a series of spaces which will accommodate multiple uses – Community Rooms, Retail Shops, Consulting Suite.

It has been designed to create particular visual interest when viewed from Kilnahue Lane by modulation of the façades and roof profile and use of materials.

MATERIALS

External wall finishes for the building are clay brickwork in red tones combined with stone and proprietary coloured panels to provide variation in colour and reduce maintenance. Some proprietary cladding is included to define service and utility areas and add visual interest.

The roofs to the building will be metal clad in an appropriate colour to maintain visual consistency.

The soffits and fascia's will be in similar metal finish. Rainwater goods will be colour coated metal which will be visually complimentary to the windows.

External doors and windows will be in coloured uPVC frames.

Balcony guarding and screens will generally be of frameless glass with an aluminium base frame.

5. THE PUBLIC REALM

5.1 CONNECTIVITY

The site is located on the western side of Gorey Town. Pedestrian and vehicular links to the town centre are located at Kilnahue Lane and Carnew Road boundaries. These links have been enhanced with the proposals in the application.

There will be full pedestrian and cycle links to the local area network and these will provide safe access to the nearby primary and secondary schools which will serve the residents.

The internal road network links the R725 Carnew Road to Kilnahue Lane and provides well planned and safe vehicular access and connectivity within the development.

There is a clear hierarchy of vehicular routes with appropriate safety and identity by means of traffic calming measures and use of varied surfaces.

A Pedestrian Link is possible on the east/west axis which may in the future link the development to the adjoining facilities along the Carnew Road.

5.2 LANDSCAPE DESIGN

A Landscape Design, Layout and Rationale has been prepared by RMDA Landscape Architects as part of the application.

The design provides carefully considered hard and soft landscaped spaces throughout the development.

The Neighbourhood Public Park has been designed to provide the greatest benefits to Kilnahue and other local residents. A carefully planned mix of Meadow, Walking Routes, hard and soft Play Areas has been provided.

Street and landscape furniture has been considered and specified. Coordination of public lighting and public space has been carried out to enhance useability and safety.



5.3 PUBLIC OPEN SPACE

The Total Site Area is 15.3 Hectares. The Creagh Neighbourhood Framework requires the provision of a Neighbourhood Park which extends to 2.80 Hectares.

The Nett Development Site (Red Lined area less Neighbourhood Park, Distributor Road and Ancillary) is 11.15 Hectares on which is proposed to construct 421 dwellings.

The Wexford County Development Plan requires that useable public open space shall generally be provided at a rate of around 1 hectare per 150 dwellings or 10% of the site area (whichever is the greater). The Total Useable Public Open Space exceeds this requirement. If the Neighbourhood Park is excluded the Public Open provision exceeds 2.81 Ha being the requirement based on 1 hectare per 150 dwellings.

5.4 PASSIVE SUPERVISION

All Communal and Public Open Spaces including external parking areas are provided with Passive Supervision. These spaces are all overlooked by means of direct view from apartment or house windows.

Where deemed appropriate corner residential units with gable windows have been located at prominent points to address public areas and further enhance passive surveillance

5.5 PRIVATE OPEN SPACE

Private Open Space has been provided for all houses which meets or exceeds the requirements of the Wexford County Development Plan as shown on the compliance schedule / residential quality audit attached. Private Open Space for Apartments is in full compliance with the requirements of both the Wexford County Development Plan and with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities December 2020.

5.6 PLAY AREAS

Formal and Informal Play Areas are located throughout the development. The main public facility for play is in the Neighbourhood Park which includes a MUGA surface ball court.

Smaller informal kickabout and soft zones will be equipped for safe play. It is also envisaged that the Play Area associated with the Childcare facilities will be useable by the residents.

The Crèche's location also provides ease of access to the areas of open space within the development in addition to that provided for the Childcare Facilities.



5.7 PARKING

VEHICLES

The following Standards have been met in terms of the provision of Vehicular Parking including Accessible Bays.

- ⇒ Building Regulations Part M Technical Guidance Document
- ⇒ Wexford County Development Plan 2013-2019 Chapter 18 -Table 39
- ⇒ Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities December 2020.

“in relatively peripheral or less accessible urban locations, one car parking space per unit, together with an element of visitor parking, such as one space for every 3-4 apartments, should generally be required.”

The details of Car Parking are set out in the Traffic and Transport Assessment submitted by Waterman Moylan Consulting Engineers.

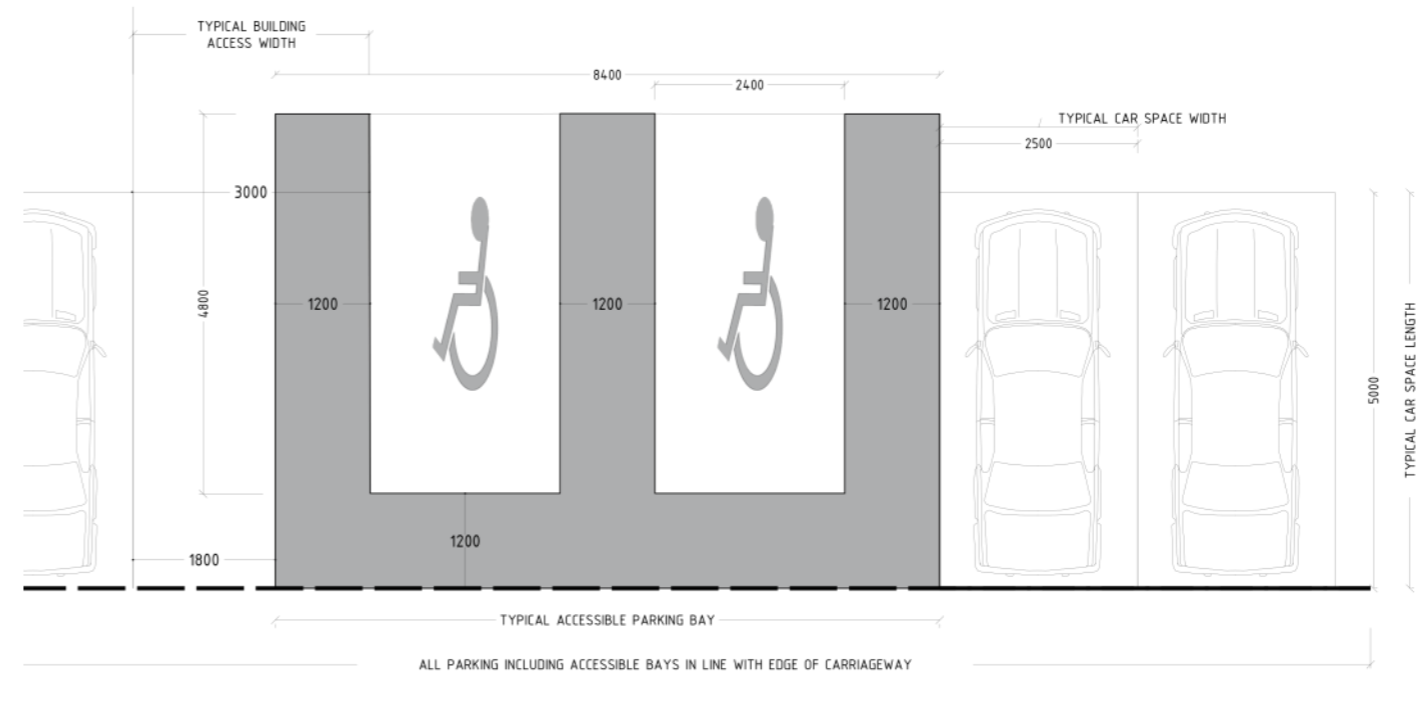
The total number of spaces provided in the scheme is 759. Of these 38 are accessible Parking Spaces which exceeds the require standard. The 12 community parking spaces are to accessible standards. All private off street parking allows clear access between vehicles in compliance with Part M.

All Houses have two car parking spaces either within or close to their curtilages. The hard standing has been designed to allow for one space to be adapted for use by disabled persons in the future. In addition, visitor spaces have been provided throughout the development.

Electric Charging Points will be provided throughout in compliance with the requirements of the WCDP.

BICYCLES

Secure Bicycle Parking will be provided for each unit in the development in compliance with Section 4.17 of the Design Standard for New Apartments (December 2020). This will be within the curtilage of House and Duplex Units and in lockable Bicycle Stores in each Apartment Block.



SHD APPLICATION - GERARD GANNON PROPERTIES - LANDS AT KILNAHUE GOREY

PARKING QUALITY AUDIT 421 UNITS

	<i>Site Layout Numbering</i>	<i>Units</i>	<i>Unit With Bike Storage</i>	<i>Dedicated Bike Storage</i>	<i>Accessible Spaces Provided</i>	<i>Overall Total Carparking Spaces</i>
Entry Apartments Block Type EAB Block	Units 01-10	10		20	2	15
Housing Block 2	Units 11-24	15	Yes			30
Housing Block 1	Units 25-39	14	Yes			28
Duplex Block Type DHB (J)	Units 40-47	8		16	2	14
Urban Block (01)	Units 01-26	26	Yes			52
Urban Block (02)	Units 27-52	26	Yes			52
Urban Block (03)	Units 53-78	26	Yes			52
Urban Block (04)	Units 79-104	26	Yes			52
Apartments Block Type LAB Block A	Units 152-175	24		48	2	36
Apartments Block Type LAB Block B	Units 176-199	24		48	2	36
Apartments Block Type LAB Block C	Units 200-223	24		48	2	36
Apartments Block Type LAB Block D	Units 224-247	24		48	2	36
Apartments XAB Block	Units 248-257	10		20	2	15
Kilnahue Community Childcare Building	Community 1-4			20	12	12
Mid-Avenue Apartment Block Type MAB Block H	Units 258-285	28		48	2	42
Mid-Avenue Apartment Block Type MAB Block G	Units 286-313	28		48	2	42
Mid-Avenue Apartment Block Type MAB Block F	Units 314-341	28		48	2	42
Mid-Avenue Apartment Block Type MAB Block E	Units 342-369	28		48	2	42
Hybrid Duplex Block Type HYD	Units 370-409	40	Yes			70
Hybrid Duplex Block Type HYD	Units 410-421	12	Yes			21
Kilnahue Childcare Staff	Childcare Staff			20		9
Kilnahue Childcare Community	Community					7
Kilnahue Public Park-Neighbourhood Parking	Public Park				4	18
Totals		421		480	38	759

Accessible Spaces $421 / 100 = 4.21$ (38 / 4.21= 9.02 %)

6. CRÈCHE/ CHILDCARE BUILDING

The development will be serviced by a Childcare / Crèche facility which will be constructed in Phase 2. This building is located on the north-eastern boundary close to the primary junction of the Middle Avenue with Kilnahue Lane. which links the site and its neighbourhood. At Stage 2, this building was located at the Kilnahue Avenue site entrance.

At the Section 247 meeting, which was held with Wexford County Council on 2nd September the need for Neighbourhood and Community facilities in the development was identified. A new 'Landmark' building has been designed to meet this requirement which will be located at the intersection of Kilnahue Lane and the Middle Avenue.

The Crèche was relocated and completely redesigned to provide a building which responds well to the difficult topography and the new streetscape. The building visually integrates with Kilnahue Lane and to the new public domain in the development and is enhanced by careful landscape design and planting. The new location and layout of the Crèche and its external elements ensure that, while it is located on primary pedestrian and vehicular links, it will not result in a traffic hazard.



The Crèche's location also provides ease of access to the areas of open space within the development in addition to that provided for the Crèche. It is expected that some of the Childcare Users will come from outside the Kilnahue development. This has been considered in completing the design for the facility.

In accordance with the DoECLG statutory guidelines, childcare facilities must be provided for 20 children per 75 dwellings. One Bedroom Units may be excluded from the calculations. Provision is therefore required for 89 children. (This is calculated as $421 - 88 / 75 \times 20$). The proposed building has been designed to ensure that any excess demand generated by the nearby schools can be accommodated.

The building extends to 565 square metres in area and includes for all the ancillary and support spaces recommended in the National Standards for Pre-School Services.

The Crèche has its own Outside Play Areas at upper and lower levels and the General Play and Social Area for the development is located nearby and readily accessible.



Detailed consideration was given to the provision of suitable vehicular parking and access. A shared surface pedestrian and vehicular zone has been designed to accommodate the Community Building, the Crèche and Residential Units which will be constructed in this area. The proposal meets the requirements of the Wexford County Development Plan, Chapter 18.

Twelve Accessible set down spaces will provide safe and functional access for parents and children to the Crèche. These spaces will be available to serve the Community Facilities and visitors outside of Crèche operating hours.

In addition, the Staff and Visitor parking spaces including those associated with the residential units can be multi-purposed throughout the day and evening. Together with set down spaces which share this area, the Crèche has a total of 29 dedicated parking spaces together with access to a further 20 multi-use spaces.



7. ACCESS STATEMENT

In compliance with Objective HP 21 of the Wexford County Development Plan, we set out below an Access Statement demonstrating that the development complies with Buildings for Everyone 2012 - 9. Planning - Appendix 6.

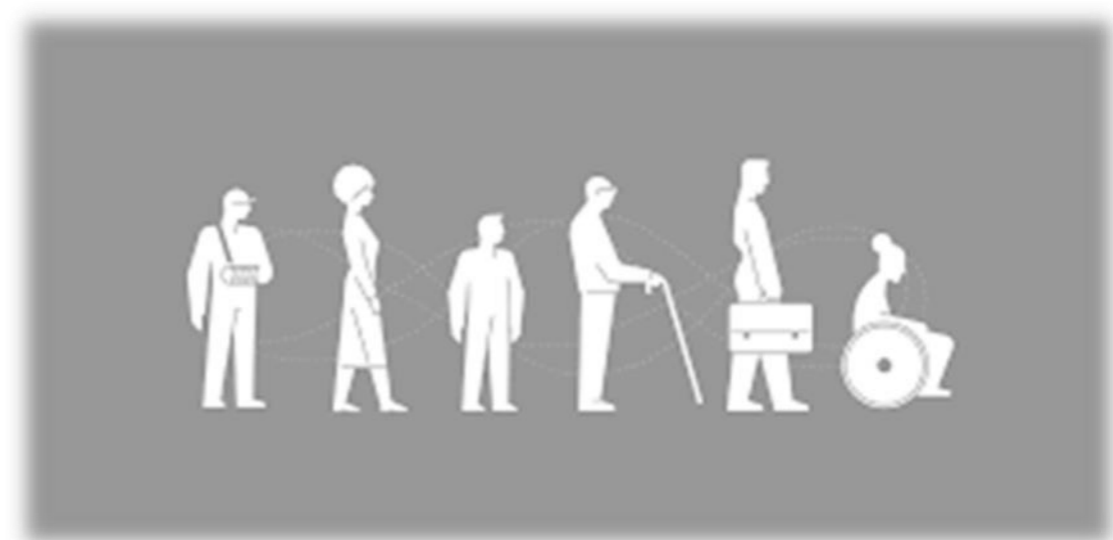
SITE LAYOUT AND DESIGN

- In preparing the site layout for development the design the principle of Universal Access for all has been incorporated. The SHD design layout is intended throughout to be usable with a minimum physical effort by all.
- The particular access issues which arose as a consequence of the site topography have been carefully addressed.
- Public footpaths generally are from level up to a slope of 1 in 20. Where possible, all main routes run with the natural contours to ensure use and access for all throughout the development.
- The internal routes have been carefully linked to surrounding roads, footpaths and sightlines will be linked to ensure that accessibility continues beyond the site boundaries.
- The use of varied visual and tactile surfaces as well as clearly identifiable dropped kerbs throughout the scheme will assist all users in reading and traversing the development.
- Communal recreation and active open space areas have, where practicable, been located within areas of level ground with suitable access to prevent segregation of users based on ability.



ACCESS

- People with disabilities will not be segregated but will be able to move freely around and within the public and community facilities provided in the development at all levels and can use the same entrances, corridors and rooms as everyone else without detour.
- Accessible routes from the boundaries of the properties are provided to all residential units.
- Access to all residential units and the Crèche will comply with the requirements of Technical Guidance Document Part M
- All houses and own door apartment units will be provided with level access thresholds in accordance with the guidelines contained in the National Disability Authority’s Buildings for Everyone 2012
- All multi-residential blocks have been provided with lift and stair access for universal use. All internal lobbies and circulation spaces will comply with the requirements TGD: Part M.
- Access to all entrances and front doors will be clearly visible and identifiable.



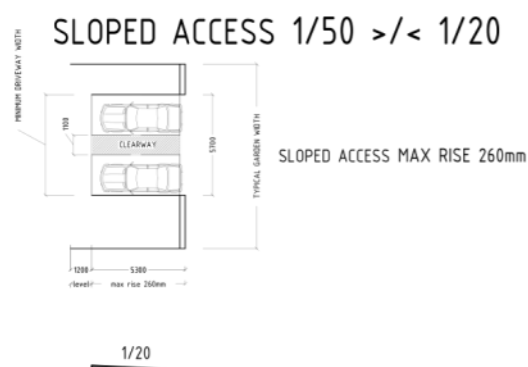
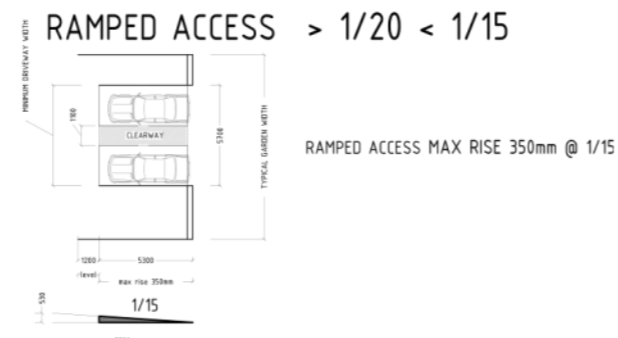
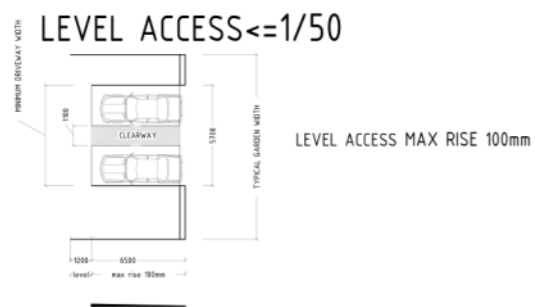
PARKING

- Where practicable, car parking has been provided within the curtilage of houses. This has in all cases been designed to allow expanded width of 3300mm for future use as Disabled Access parking spaces
- Parking for Apartment Buildings and Duplex blocks has been located in close proximity to the access points and compliant accessible routes have been set out.

DWELLING DESIGN

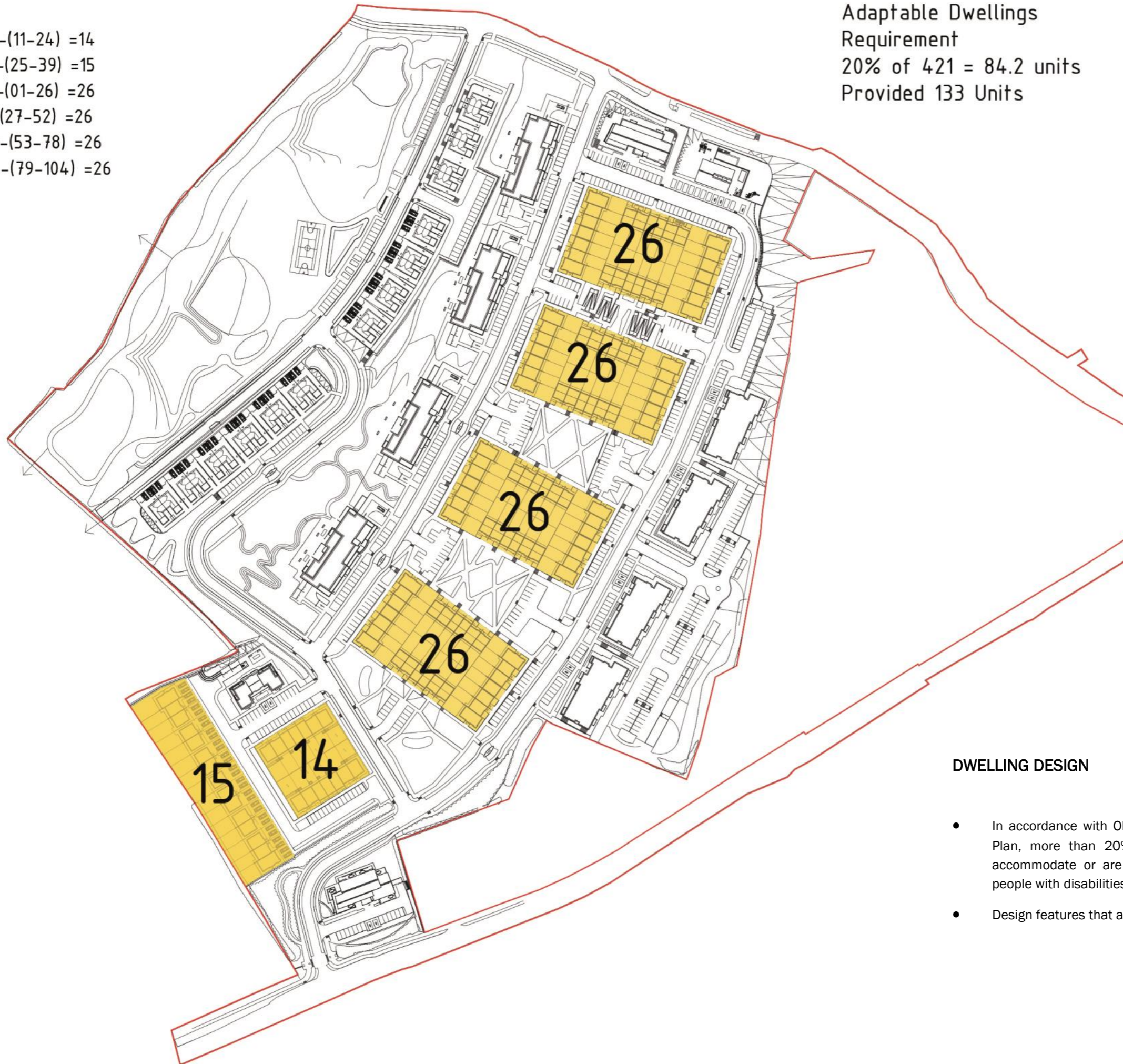
- All residential units are in compliance with the requirements of TGD: Part M in respect of access, circulation and sanitary facilities.

DWELLINGS UNIVERSAL ACCESS COMPLIANCE SCENARIOS



HB 2 -(11-24) =14
HB 1 -(25-39) =15
UB 1 -(01-26) =26
UB 2-(27-52) =26
UB 03-(53-78) =26
UB 04-(79-104) =26
133

Adaptable Dwellings
Requirement
20% of 421 = 84.2 units
Provided 133 Units



DWELLING DESIGN

- In accordance with Objective HP 20 of the County Development Plan, more than 20% of all residential units are suitable to accommodate or are adaptable to provide accommodation for people with disabilities.
- Design features that are in line with a universal design approach.

Adaptable Scenario
House Type 1



Adaptable Scenario
House Type 6



Adaptable Scenario
House Type 2 & 3



Adaptable Scenario
House Type 7



- All front rear entrance doors with a clear width of circa 850mm
- Minimum entry 1200 x 1200 level landing at Accessible Entrance
- Wide hallway of circa 1200-1500mm with storage
- Circa 1500mm turning circle in all habitable rooms
- Kitchen arranged to be accessible in all units
- One larger bedroom
- Bathroom immediately adjacent to the main bedroom.
- WC is accessible.
- Provision to allow grounds in ceiling construction for hoist track to be installed in bedroom.
- Internal Door Widths (minimum clear effective 800mm)