ABK Architects

Architectural Design Statement

Residential Development at Lehaunstown Land,
Cherrywood SDZ, Dublin

June 2024

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Comhairle Contae County Council

ABK ARCHITECTS

ABK Architects

Preliminary Design Statement

REPORT CONTENTS

APPENDICES

1.1 Design Statement Overview

This Design Statement has been prepared by ABK Architects in support of a Section 179A planning process prepared by Dun Laoghaire Rathdown County Council. The application proposes the development of 109 no. residential units together with associated parking, cycle parking, communal space, and public open space.

The proposal is predicated on a strong, distinctive urban form and a pedestrian friendly public realm. The public open spaces are defined by terraces of residential units – houses and apartments with an emphasis on pedestrian connectivity within the context of the Cherrywood SDZ.

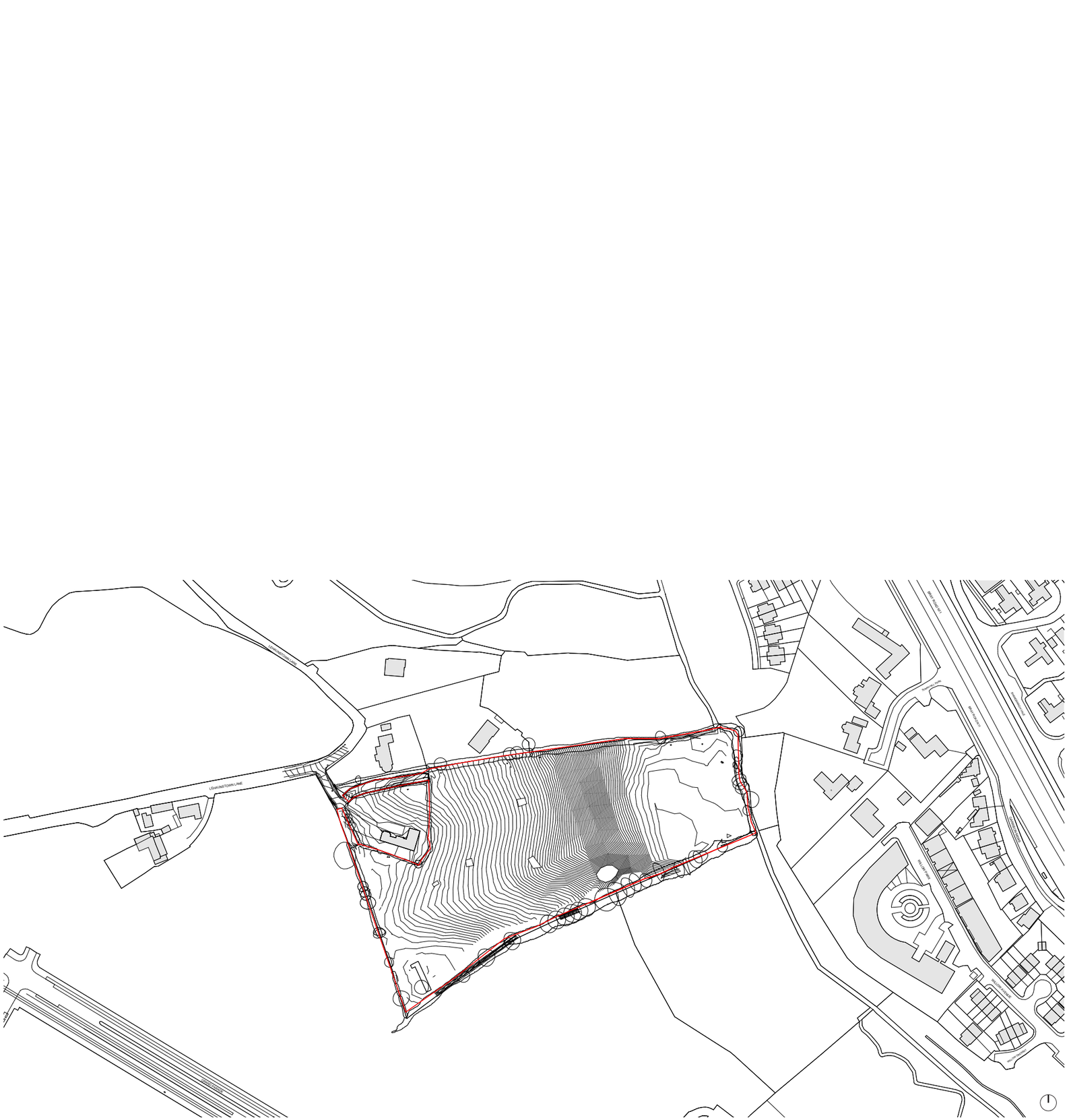
This document is a summary of the proposals and design strategies which are fully described in the drawings and reports accompanying the application.

The Architectural Design Statement has been informed by inputs from members of the design team. In addition to the general arrangement drawings required for submission under the planning regulations, this report should be read in conjunction with detailed reports as prepared by other members of the design team:

Client:	Dun Laoghaire Rathdown County Council
Architects:	ABK Architects
Civil and Structural Engineer:	PUNCH Consulting Engineers
M&E Engineer:	Homan O'Brien Associates
Landscape Architect	Murphy Sheanon Landscape Architects
Quantity Surveyor	AECOM
Arborist	Arborist Associates Ltd
Ecologist	Fehily Timoney
Archaeology	Archaeology Plan

Proposed Elevation onto the Square

This Architectural Design Statement is informed by the guidance set out in the Cherrywood Planning Scheme, Dun Laoghaire Rathdown County Development Plan 2022-2028 and is structured around best practice guidance outlined the Design Manual for Quality Housing (DHLGH), Sustainable Urban Housing for New Apartments (DHLGH) 2022, 'Urban Design Manual: A Best Practice Guide' (2009) and Design Manual for Urban Streets (DMURS)



Site Location Plan

2.0 Site Description

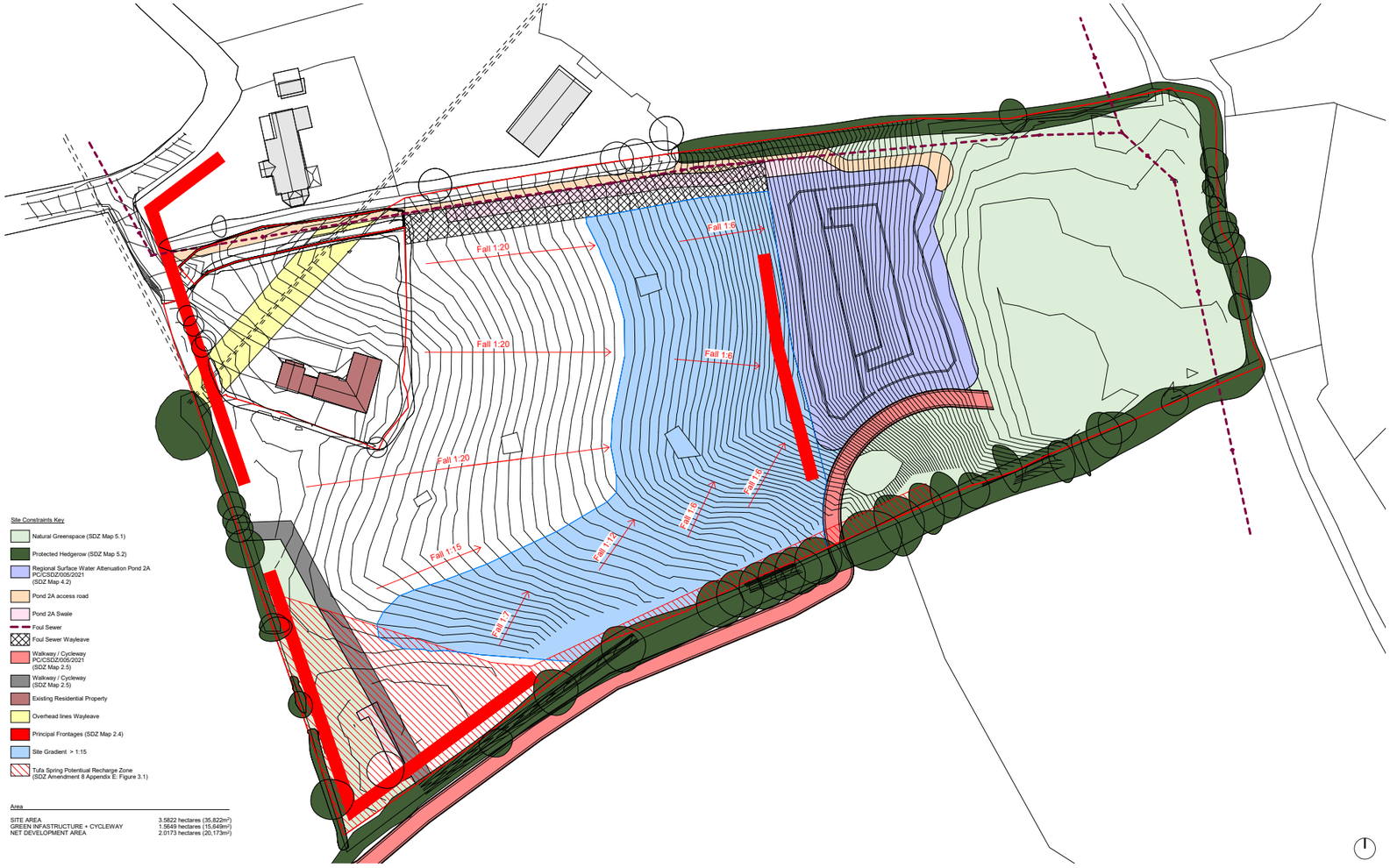
2.1 Summary Description

The site is located off Lehaunstown Lane, Laughanstown, Co Dublin. It consists of a rectangular plot of land in agricultural use with an area of approximately 3.58 hectares.

Site Gradient: The site slopes significantly from west to east descending towards the Cabinteely River which defines the eastern boundary of the site. The western (upper) portion of the site has a considerable gradient of approximately 1:15. The gradient increases quite significantly from the middle of the site to a gradient of 1:6 before levelling out at the valley floor adjacent to the river. (Refer to Appendix 1 for Site Constraints Drawing)

Site Boundaries: The southern and western boundaries consist of mature hedge rows. These are required to be retained as noted on Map 5.2 of the Cherrywood Planning scheme (CPS). Map 5.3 of the CPS notes the presence of a badger set and latrine along the southern boundary. This has been addressed under the Pond 2a planning grant.

The eastern boundary of the site is defined by the Cabinteely River and its associated riparian planting. Beyond the river to the east are a series of residential developments accessed from the N7.



Site Constraints

The North-western corner of the site shares a boundary with a private residence. This boundary consists of hedging and planting reinforced with sections of block wall. The Northern boundary consists of mature hedging and ditch. A combined drain runs along this northern boundary cutting across the site at the lowest level and following the valley floor.

An overhead ESB line runs across the NW corner of the site.

2.2 Existing Adjacent Development

Existing one-off houses, accessed from Lehaunstown Lane are located along the northwest boundary of the site with one of the properties, a single-storey bungalow occupying the northwest corner of what would once have been part of the original field that makes up this site. The adjacent land to the south and west consists of fields.

2.3 Proposed Adjacent Developments

In line with the Cherrywood Planning Scheme, there are a number of proposed residential and infrastructural developments adjacent to and within the site that are defined by CPS or are currently being developed. These include the following:

Mixed Use Development: Planning Ref DZ19A/0863. A residential development consisting of 107 new dwellings to the south of the site and incorporating the adjacent greenway. Planning permission was granted in May 2022.

Mixed Use Development: Planning Ref DZ21A/0414. A residential development consisting of 342 new dwellings to the north of the site. Planning permission was granted in January 2020.

Access Road to West of Site: Planning Application is pending. In accordance with the CPS, DLR together with the adjacent land-owner are submitting a planning application for a new road connecting Grand Parade (at P2) to Lehaunstown Lane, As well as serving future adjacent development and a future school, it is intended that this road will serve as the access road for

Axonometric view from southwest looking northeast

the proposed development. Planning Application is due to be submitted in Q2 of 2024

Pond 2a: Planning ref: Part 8 application. This consists of the proposed development of an attenuation pond located in centre of the proposed site. As per Table 6.1.2: Infrastructure Requirements Development Area 1, this provides surface water attenuation as part of the infrastructural development of the CPS. This permission also includes a section of the Greenway infrastructure. This development is being carried out by DLR CoCo. Project is anticipated to commence on site in Q3 of 2024.

2.4 Site Access

The site is currently accessed from Lehaunstown Lane via a narrow, gated path that is understood to be the original field access. There is currently no access or road frontage that might serve the scale of the proposed development.

The Cherrywood Planning scheme illustrates an indicative access point to the proposed site from Lehaunstown Lane through private lands that are not in the ownership of the applicant (Map 2.5 and Map 6.1)

It is intended that the development be accessed via the proposed road development to the west of the site until such time as a connection to Lehaunstown Lane can be made as part of future development in line with the CPS.

DLR County Council together with the adjacent land-owner are submitting a planning application for a new road connecting Grand Parade (at P2) to Lehaunstown Lane and the proposed design has been coordinated with this application.

2.5 Site Zoning

As defined by the Cherrywood Planning Scheme (CPS), the site falls under two Primary land Use categories (CPS Map 2.1). A portion of the site consisting of some 1.565 hectares is allocated for use as Green Infrastructure and Greenway. The remaining 2.017 hectares is zoned 'Residential'. (Refer to Appendix 1 for Diagram indicating extent of Zoning)

The site falls within Development Area 1: Lehaunstown. Its character is informed by Lehaunstown lands, Druid's Glen and Loughlinstown Valley. This development area is focused on the village centre (CPS Map 6.1). The site falls within Growth Area 2.

2.6 Permissible Residential Density

The site is zoned Res 2 within Development Area 1 (CPS Map 2.2) CPS Proposed Amendment No.8 permits a density range of between 45 and 75 Net Residential Units per Hectare (Table 2.9 as amended) with permitted unit types ranging from semi-detached housing to higher density terraced and duplex units with some apartment blocks in locations where principal frontages are required and the scale of proposed development is informed by the characteristics of the particular development plot and its proximity to services, amenities and the Village and Town Centres.

Pedestrian Access and Permeability

2.7 Site Constraints

The site has a significant number of constraints both natural, infrastructural and legislative that inform, define and restrict any proposed development. Specifically, the following are noted:

- Site Topography: Existing site gradients are significant with existing slopes varying from 1:15 to 1:6 restricting development to a quantum of the site.
- Protected hedgerows: These hedgerows together with associated exclusion zones form the southern and western boundary of the site. They restrict options for site access into the site as well restricting the extent of developable area.
- Tufa Springs: These are located to the southwest section of the site and restrict development to this quantum of the site.
- Utilities: Storm water swale and existing foul trunk sewer with associated easements along the northern boundary of the site restrict development along this boundary
- Utilities: ESB overhead MV power lines run across the north-western corner of the site
- Natural Green Space: CPS Map 5.1 indicates Natural Green Space within the western boundary of the site that restricts development.
- Natural Green Space: CPS Map 5.1 indicates extensive Natural Green Space encompassing approximately 1/3 of the site to form part of the Lehaunstown Valley Green Infrastructure.
- Green Infrastructure: CPS Map 2.1 defines the Primary Land Use of the eastern 1/3 of the site as Green Infrastructure
- A triangle of land along the western boundary of the site is zoned as Natural Green Space with associated restrictions on development.
- Greenway: Map 2.5 requires the provision of a cycle greenway along the western boundary of the site.

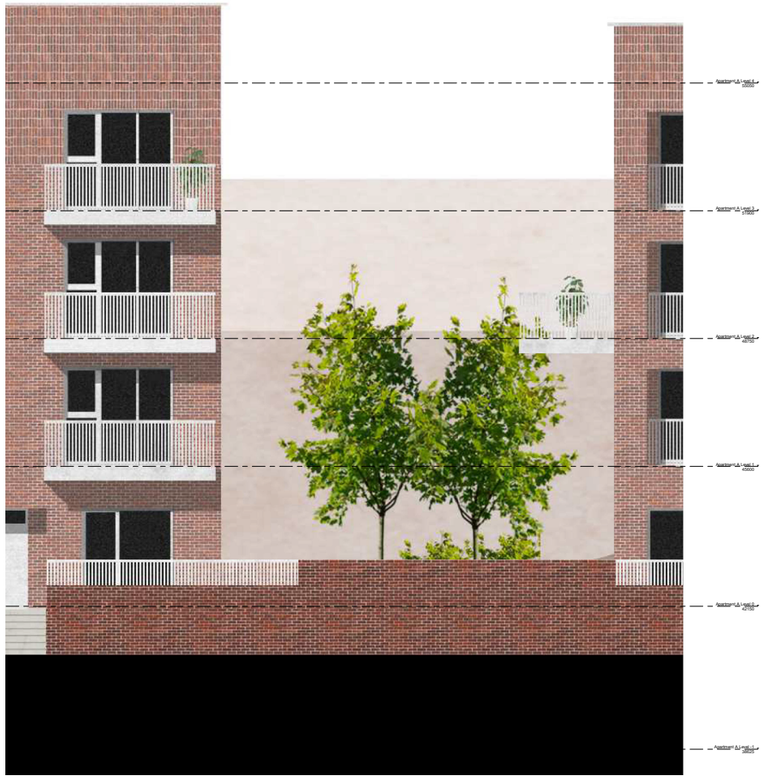
West Elevation of Block A and Block B

2.8 Consultation

The Design Team has met with DAPT (Development Agency Project Team), Dun Laoghaire Rathdown Planning Department, Elected Representatives over the following dates:

- 7th February 2023 (Elected Representatives)
- 16th February 2024 (DAPT)
- 6th March 2024 (DAPT)
- 29th May 2024 (DAPT)

All comments were taken onboard to ensure consistency with the Planning Scheme for DLR Housing Site Plot L8, Lehaunstown.



Block A Bay Elevation

Block B Bay Elevation

3.0 Project Description

3.1 Introduction

The development is conceived as one of a series of interconnected neighbourhoods and is underpinned by the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', the 'Urban Design Manual –a best practice guide', DEHLG 2009 and the principles set out in the Cherrywood Planning Scheme.

3.2 Project Summary

The project, a residential enclave defined by existing field boundaries and overlooking the Carrickmines River valley, consists of 109 residential units made up of terraced houses, duplexes and apartment buildings ranging in height from 2 to 4 storeys organised around a hierarchy of pedestrian-oriented spaces that look to mitigate the impact of cars. These spaces are referred to as 1.) 'The Mall', an approach road that connects with the proposed adjacent infrastructural road to the west, and a central public space 2.) 'The Square' which acts as the primary focus for the community. Car parking is provided as on-street parking, off-street parking, and underground parking for apartments.

3.3 Site Context

The project looks to work with existing site characteristics and constraints so as to create a coherent development that responds to context. In particular, the project looks to 1) engage with the existing and proposed Green Infrastructure in particular the riparian landscape of the Carrickmines River Valley; 2) Avail of views eastwards over the valley towards the sea; 3) Incorporate existing protected hedgerows that bound the site into an overall landscape concept; 4) Work with the existing topography which varies significantly in gradient from 1:16 to 1:6.

3.4 Site Strategy

The project is organised around two spaces: a tree-lined east-west road - 'The Mall' and a north–south public space – 'The Square'.

The Mall which runs from west to east following the contours of the site is defined by three-storey buildings on either side – an apartment block (Block C) to the south side of the road and a terrace of duplex units consisting of a 1-bed unit above a two-storey 3-bed unit to the north.

The Mall is terminated by a four-storey apartment building which closes its eastern end and redirects movement northwards towards The Square. Ground floor units along the Mall are own-door access so as to provide animation and active frontage to this new street.

The Public Square which consists of an open terrace for use by the general public negotiates the change of level across the site and is defined along its western edge by two-storey 3-bed houses (Block D). The lower, eastern edge of The Square is defined by a 4-storey apartment building (Blocks A1-A2) that in turn overlook public amenity space and the valley to the east.

The same building that closes the end of The Mall provides closure to the southern end of The Square.

3.5 Access and Approach

The road layout works with existing topography to provide compliant infrastructure that creates meaningful, pedestrian-oriented spaces.

The project will be accessed via the proposed infrastructure road to the west of the site that will connect Grand Parade to Lehaunstown Lane as indicated on CPS Map 2.5. It is intended to extend this road eastwards passing through the existing hedge and continuing as a residential street before turning northwards to form the western side of the new Public Square. Traffic exiting the development will loop around this central space to exit via the same approach road.

The layout facilitates the future introduction of a through-road to connect the development with Lehaunstown Lane in line with the access point indicated on CPS Map 2.5 and Map 6.1.

In order to provide compliant road gradients that deliver appropriate access to dwell-

North Elevation of Block B and Block C

South Elevation of Block D and Block A

ings in accordance with TGD M 'Access and Use, it is proposed to adjust existing site levels along the section of road running east-west so as to achieve a road and pavement gradient that is less than 1:20.

The levels of the section of road running north-south are set at existing site levels and follows existing site contours so as to minimise site works and associated cut-and-fill.

The section of road running along the eastern side of The Square to the front of Block A is set at a lower level again in order to work with existing site contours.

Road widths are in line with CPS para. 4.2.7 and DMURS with the access road width set at 5.5M. Pavement widths are 2M and incorporate trees and planted areas.

It is proposed that the eastern section of the central public space including connecting roads is designed as a shared space or 'Home-Zone' so as to reduce car speed and create a more pedestrian-friendly environment.

3.6 Cycle Way and Walkways

Cycleways and walking routes will be provided in line with Map 2.5 and Map 5.1 of the CPS. We note that the Cycle Greenway connecting Grand Parade Grand Parade and Parade Green with the Natural Green Space of the River Valley that runs along the south side of the hedgerow that defines the southern site boundary is being provided as part of the Pond 2a infrastructure and is outside of the remit of this project.

A branch cycle greenway running inside the protected hedgerow that defines the western boundary of the site will connect this route with the new access road in line with the CPS.

3.7 Connection and Permeability

The proposal looks to facilitate movement of pedestrians and cyclists by creating a series of legible paths, routes and spaces that respond to desire-lines, positively contribute to the character of the area, and connect with the greater Cherrywood Way. (CPS Project Objective PD24 -26)

The design is organised around an east-west pedestrian through-route that looks to connect Grand Parade to the Natural Green Space that runs along the valley floor to the east of the site. Refer to Appendix 1 for diagram of Pedestrian Routes.

The pedestrian route descends along a tree-lined road - 'The Mall' - negotiating a landscaped terrace between Blocks A and B before continuing by path through a landscaped parkland. The route connects with the new Greenway to be provided by others. Through the careful manipulation of levels, the route is designed to provide Access for All.

Views from The Mall between buildings A2 and B towards the Carrickmines River valley and the coast beyond reinforce this route by drawing the pedestrian through the landscape.

Building Heights and Principal Frontages

A secondary pedestrian route is proposed that connects the new Public Square to the Green Infrastructure by means of a landscaped flight of steps that cuts between Blocks A1 and A2.

A pedestrian walk follows the proposed greenway cycle path running along the western boundary of the site and links with Lehaunstown Lane via the existing field entrance and gate.

3.9 Project Mix and Typology

In accordance with the Cherrywood Planning Scheme, the project proposes a wide range of unit types ranging from terraced and duplex units to apartment blocks where principal frontages are required in particular overlooking the open space of Carrickmines River Valley and associated Natural Green Space.

Own-door units are provided at ground floor to provide active frontage in line with Specific Objective PD3 of the CPS. (Refer Appendix 1 for Diagram of Active Frontage)

The unit mix provided by the design is as follows: 26% one-bed, 54% two-bed and 20% three-bed. This is in accordance with the parameters set out by the CPS.

3.9 Project Net Density

Table 2 of the Cherrywood Planning Scheme 9 as amended sets the permissible Net Density (No. of Units / Net Site Area in Hectares) for a development within Res 2 to between 45 Units and 75 Units/Hectare.

The development area of the site is calculated as being the overall site area of 3.58 hectares less the 1.565 hectare area allocated for use as Green Infrastructure and Greenway which totals a Net Development Area of 2.0173 hectares zoned 'Residential'.

Active Frontage

Based on the above area, the minimum permissible number of units is 91 and the maximum is 151.

The number of units achieved in the scheme is 109 units.

The Net Density achieved by the proposed scheme is 109 Units / 2.0173 Hectares = 54 Units/Hectare which is within the permissible range.

3.10 Urban Form: Building and Massing

The development provides a range of building types which together provide the required residential mix while responding to context. Buildings vary in height from two to four stories in accordance with CPS Map 2.3. Principle Frontages are designed to define a series of streetscapes and enclose and overlook amenity areas (CPS PD9).

3.10.1 Blocks A1 and A2

Blocks A1 and A2 consist of four storey residential apartment buildings over underground parking that together form the eastern side of the new Public Square. A stepped pedestrian route that leads from the public square to the parkland below runs between the two buildings. A further pedestrian connection is runs between block B and the southern end of block A2.

The building takes advantage of topography to provide underground parking that serves blocks A1, A2 and B. Through a strategy of cut-and-fill, the lower level of parking efficiently resolves the significant change in level across this section of the site. Natural cross-ventilation to the car park is provided by means of vent grilles located along the building perimeter accommodated within planters. The car park is accessed via a ramped vehicular access to the northern boundary of the site.

Proposed Block B and A South Elevation

Upper floor apartments are accessed via common entrance lobbies entered from the street. The entrance to Block A2 is located on the northern corner of the block so as to animate the pedestrian route between the two buildings and provide active frontage while the entrance to Block A1 is located centrally within the block.

West-facing ground floor units have own-door access from the Public Square so as to provide animation to the street and passive surveillance. These units are buffered by planting zones / gated front gardens so as to provide an element of protection and privacy.

A Duplex arrangement enables the private open space for these own-door accessed units to be located at first floor level so as to provide an appropriate level of privacy while ground-floor own-door corner units have their private open space screened from the street by deep planters.

East-facing ground floor units also have own-door access and are approached from a pedestrian path that runs along the eastern side of the buildings. In order to follow the existing topography of the site and provide disabled access across the site, this path is set at a lower level to the entrance level of the units it serves (approx. 1M below). External stepped approaches are provided from the pedestrian route to front doors. This change in level is exploited to provide privacy to the private open space / terraces of the ground floor units.

The private open space to upper floor apartments is provided by projecting or recessed balconies.

Communal outdoor space for Blocks A1 and A2 is provided in the form of a shared communal garden to the rear of apartment block C as part of a common communal space strategy for the project.

3.10.2 Block B

Block B consists of a four-storey high building over basement parking that plays a pivotal position in the overall project. It acts as a termination to The Mall by closing the vista for those approaching from the west. It incorporates a pedestrian connection in the form of a landscaped terrace that leads to a pedestrian route that descends through the site connecting to the Green Infrastructure beyond. It closes the southern end of the new Public Square.

As with Block A, the building takes advantage of existing topography to provide underground car parking as a continuation of the under-croft parking that extends below Blocks A1 and A2.

Upper-floor apartments are accessed via a recessed entrance porch that provides animation and active frontage to this key corner.

All ground floor units to this block have own-door access so as to provide animation and passive surveillance to the street. These units are buffered by planting zones / gated front gardens so as to provide an element of protection and privacy. Each unit has its private open space in the form of a series of south-facing ‘back gardens’.

Private open space to upper floor apartments is provided in the form of balconies on east, west and south facades.

An ESB substation and switch room together with secure covered cycle parking for the development is located to the southwest corner of block B and defines the eastern side of a gated court between block B and C.

Communal outdoor space for Block B is provided in the form of a shared communal garden to the rear of apartment Block C as part of a common communal space strategy for the project.

3.10.3 Block C

Block C forms the southern side of The Mall and consists of an apartment block varying in height between two and three storeys in height. Through the careful manipulation of levels, the building negotiates the significant site gradient that occurs in this corner of the site.

The ground floor units are own-door access so as to provide active street frontage with level access being provided by a combination of cutting into the site and the formation of level terraces defined by local planters that act as buffers to the street. Active frontage and passive surveillance s provided to the west along the new cycle greenway by locating an entrance door on the corner.

Upper floor apartments are accessed by means of a central stair and lift-core entered from a central lobby.

Private open space is provided by means of a combination of balconies to the south and recessed terraces to the north.

On-street parking is provided for Block C along The Mall. The quantum of car parking is in accordance with the CPS.

A new, secure, south-facing communal garden is created to the rear of Block C to serve as Communal Open Space for the development serving Block A1, A2, B, C and D. This can be accessed via level access from the Greenway and via access stairs from the east.

3.10.4 Block D

Block D defines the northern side of The Mall and consists of a three-storey terrace of duplex units that step to follow the slope of the street. The terrace provides a new urban edge and public frontage to the boundary with the adjacent single-storey residence to the north.

Three-bed duplex units occupy ground and first floor with direct access to private back gardens. One-bed units, accessed directly from the street by means of a private stair, occupy the third floor. All units are own-door access entered directly from The Mall so as to provide animation and active frontage to the street. A planted garden to the street provides a buffer and incorporates bins stores. Private open space is provided by means of back gardens for duplex units and recessed terraces to the south for one-bed units.

The terrace is set at an angle to the adjacent private residence with the back-to-back distance between the south-facing elevation of the bungalow which contains kitchen/dining/living and the terrace varying from 22.4 meters at the western end to 16 meters at the narrowest point (the corner the bungalow). While para 12.3.5.2 of the DLR Development Plan refers to a minimum clearance distance of 22 Metres is required between opposing windows it states that where separation distances are not met, a Daylight Analysis may be submitted. Please refer to Daylight Analysis for impact of proposed development on the adjacent residence. We note that the existing residence has no upper floor windows.

On-street parking is provided for Block D along The Mall. The quantum of car parking is in accordance with the CPS.

3.10.5 Block E

Block E consists of a two-storey terrace of three-bed houses with private rear gardens that back on to the adjacent single-storey residence. The terrace screens the existing boundary and provides a new urban edge to the Public Square. Front gardens accommodate off-street parking in accordance with CPS guidance. Bins stores and cycle storage are incorporated into planters and define the street edge and property lines.

The separation distance between the rear elevation of the proposed terrace and the adjacent residence to the west is approximately 22 meters which is in accordance with para 12.3.5.2 of the DLR Development Plan,

Public and communal amenity plan

3.11 Building Heights

Building heights vary from 2-4 floors in accordance with CPS Map 2.3. Building heights are distributed in response to the site topography and adjacent land-use. Taller four storey buildings are located at the lowest level of the site overlooking public amenity areas and playground. Lower two and three storey buildings located towards the upper levels of the site and adjacent site boundaries where overshadowing may be a concern.

Floor-to-floor heights are typically 3.1M for upper floors with ground level floor-to-floor heights of 3.45 meters. Building heights, measured from the higher street side as per CPS paragraph 2.9 where relevant, are less than the maximum of 16.5 meters set in CPS Table 2.11 being approximately 14.4 metres above ground.

3.12 Shadow Analysis

We refer you to ABK Architects' Shadow Analysis Report that forms part of this application. This report compares the existing site condition with that generated by the proposed development by means of a shadow analysis model study. This provides a visual representation of any changes to the availability of sunlight that may arise due to the proposed development.

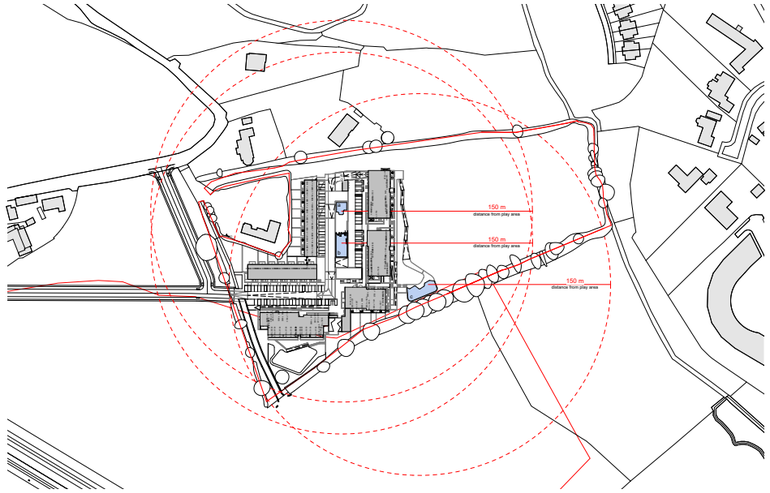
The study uses the Equinox 21st March, Mid-Winter (21st December) and Mid-summer (21st June) between the hours of 10am and 6pm to demonstrate average sun angles at mid-season and high summer and winter

As part of the design development, analysis was undertaken to assess the sunlight and overshadowing impact of the proposed development on external spaces throughout the development and adjacent to the site.

The analysis illustrates that the shadows cast by the proposed development are largely limited to the confines of the site itself. The surrounding properties are sufficiently far away that they will be typically unaffected by shadows cast by the proposed development.

The shadow analysis carried out at equinox (March 20th) and Mid-summer (21st June) shows that the proposed development has minimal impact on neighbouring properties at these times of the year. Shadow casting is also minimal in early morning 10am in for 21st December.

The analysis shows that for proposed external areas, communal areas and gardens within the site, 50% of open space will receive at least 2 hours of sunlight on 21st March as required by BRE. This study confirms that the development will be adequately sunlit throughout the year.

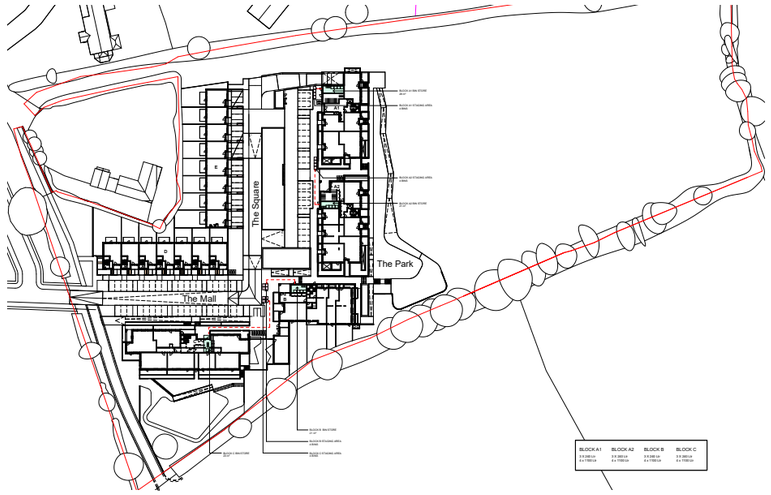


Play Facilities Plan

3.13 Principal Frontages

CPS Map 2.4 illustrates the indicative location and length of principal frontages where there is a desire to define strong streetscape elements, turn corners on public roads and enclose and overlook amenity open space areas and green routes.

The 4-storey high blocks A1-A2 and B that run north-south along the eastern boundary of the site provide principal frontage to the Lehaunstown Valley Green Infrastructure in line with the intent of the CPS.



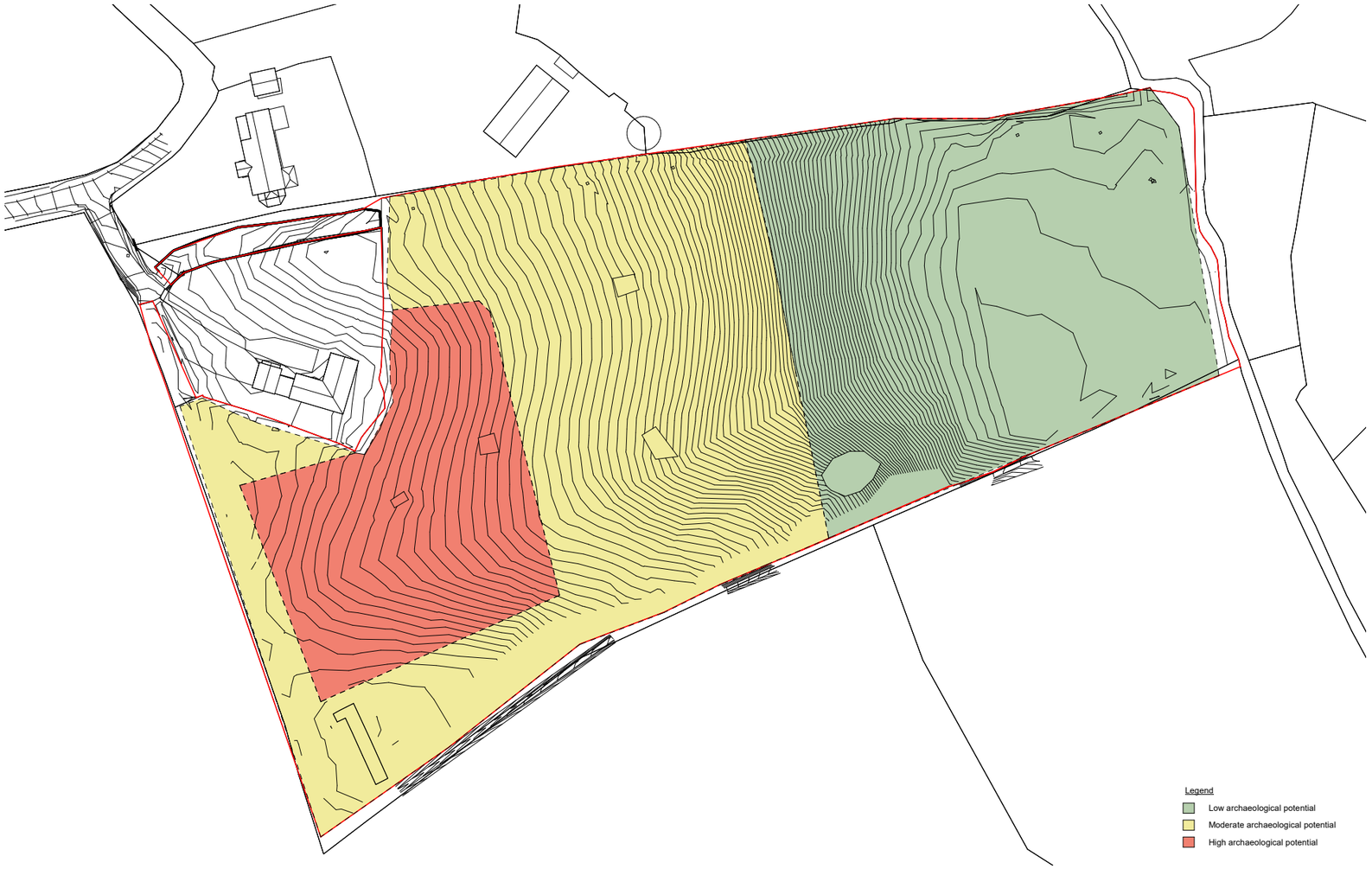
Waste Management

South Elevation of Block D and Block A

Site constraints to the south-western corner of the site - specifically Tufa Springs - exclude construction to this corner thus restricting the provision of Principal Frontages in line with Map 2.4

Equally, site constraints to the north-western corner of the site – specifically an existing overhead power line together protected hedgerows and limited site-ownership (the majority of this corner of the site is outside the site boundary) - restrict the provision of Principal Frontages to this area in line with Map 2.4

Within the limitations of the site constraints noted above, the combined end-elevations of Blocks C and D which overlook the adjacent Greenway and amenity space, endeavour to provide an appropriate level of scale, enclosure and articulation of 'corner' to meet the intent of Specific Objective PD9 of the CPS and Map 2.4 through their increased height and careful articulation.



Archaeological Risk Plan

3.14 Active Frontage and Passive Surveillance

The development has been designed to incorporate principles of active frontage and passive surveillance throughout so as to provide a safe and secure residential environment for the community.

Own-door ground-floor units accessed directly from the street provide animation to the public realm while giving residents a sense of ownership of the adjacent pavement. Where possible, living rooms and kitchens are located onto the street so as to provide an element of overlooking.

Apartment block entrances and foyers are located at key nodal points in the scheme so as to animate the pavement and maximise pedestrian traffic.

The public realm is designed to create a safe environment where informal overlooking and ownership provides an appropriate sense of security to communal spaces.

The development clearly defines boundaries between public and private and between 'front' and 'back'. Ambiguous spaces where ownership is not clear have been eliminated. Corners have been designed to be inhabited or active so as to eliminate anti-social behaviour. Taking-in charge has been agreed with DLR Co.Co. with the local authority taking in charge all elements of the public realm.

In respect of the various elements that make up the project, we note the following:
Blocks A1-A2: The entrance to Block A2 is located on the northern corner of the block so as to animate the pedestrian route between the two buildings and provide active frontage while the entrance to Block A1 is located centrally within the block to maximise circulation across the central square. West-facing, ground-floor units have own-door access from the Public Square so as to provide animation and passive surveillance to the street. East-facing, ground-floor units also have own-door access and are approached from a pedestrian path that runs along the eastern side of the buildings.

Underground Car Park: The underground car park is for use by residents of the apartment blocks A1, A2 and B above. Vehicular access is via an access ramp at the north end of Block A1. For security, vehicular access will be limited to tenants by means of a fob-activated barrier. Pedestrian access to the car park is provided with secure access via lift and stair from apartment circulation cores.

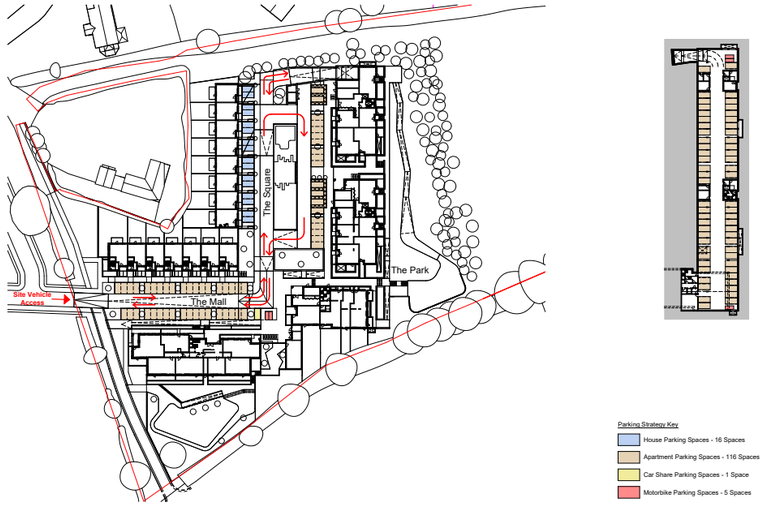
The underground car park has been designed as open, uninterrupted space so as to provide a safe environment with good sightlines for ease of surveillance. Corners have been eliminated where possible so as to mitigate against anti-social behaviour.

The car park lay-out has been reviewed by DLR's Maintenance and Management Team in terms of safety and security as part of the design process.

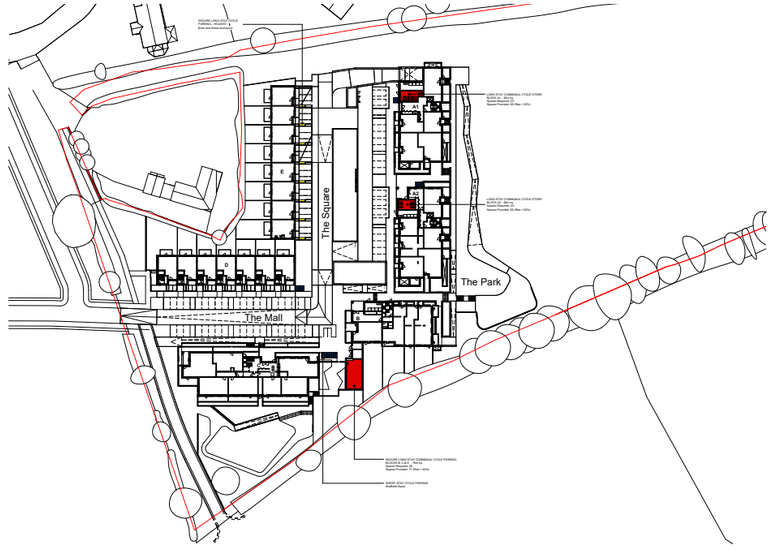
Block B: The common apartment entrance is located at the end of The Mall at a critical corner in the development so as to provide animation and active frontage to adjacent street and square. All ground floor units to this block have own-door access so as to provide animation and passive surveillance to the street.

Block C: The ground floor units are own-door access so as to provide active street frontage with level access being provided by a combination of cutting into the site and the formation of level terraces defined by local planters that act as buffers to the street. Active frontage and passive surveillance s provided to the west along the new cycle greenway by locating an entrance door on this key corner.

Block D: All units are own-door access entered directly from The Mall so as to provide animation and active frontage to the street. Front doors are provided to the gable end of the terrace facing west so as to animate the adjacent public pavement.



Car Parking Plan



Bicycle Parking Plan

Block E: This block consists of a terrace of houses with own-door access and living spaces overlooking the street and square beyond.

Public Realm: The communal open space to the rear of Block C has been designed as a garden with secure boundaries to all sides (incorporating the protected hedgerow to the southern boundary of the site). This garden is overlooked by the adjacent apartments of Block C including private terraces and balconies which together provide passive surveillance to this space.

Public Square: The Public Square, located at the centre of the project, is overlooked by the adjacent accommodation of blocks A1, A2, B and E including balconies and terraces. It incorporates shared play space so as to create an animated, social hub for the project.

The Park: The sloping parkland to the east of blocks A1-A2 incorporates a public path which provides front door access to adjacent ground-floor units which in turn animate this public route to the Green Infrastructure beyond. The space is overlooked by adjacent upper floor apartments with their balconies and terraces while programmed play-space is incorporated into the landscape to provide social activity.

3.15 Skyline and Green Roofs

In accordance with paragraph 2.8.2 of the CPS, the roof profile and skyline of the project has been designed to take into consideration the sloping topography of the site while taking into consideration the green-roof requirements set out in DLR Development Plan.

Roofs viewed from the higher levels of the site and on approach along The Mall incorporate pitched roofs to provide variety.

Roofs at the lower level of the site which are less likely to be viewed from above (Block A1-A2) provide extensive green roofs as part of an integrated approach to the provision of green infrastructure and to meet SuDS requirements as set out in DLR Development Plan Paragraph 12.8.6.3., Appendix 7 and Dún Laoghaire- Rathdown County Council's Green Roof Policy' (2020) as noted below

Green Roof Compliance: The total roof area that pertains to Green Roof Policy is:
Block A (1275M2) + Block B (525M2) + Block C (815M2) + Substations (100M2) = 2715M2
Standard GR2 Minimum Coverage of 70% Intensive Green Roof =1900M2
Proposed Intensive Green Roof Provision = 1700M2 = 62%
In accordance with DLR Development Plan Appendix 7 -Exemptions and Amplifications, in order to mitigate the 8% short-fall in Green Roof, it is proposed that SuDS measures that provide the equivalent enhancement of amenity and habitat and equivalent interception/treatment that the short fall in green roof will be provided on the site in agreement with the Local Authority

Please refer to Punch Consulting Engineers Report that forms part of this application for details of the site-wide SuDS strategy

3.16 Material Palette and Façade Composition

The development proposes the use of brick as the principle facing material throughout the development.
Brick colour and texture will vary in tone from block to block and within blocks so as to provide variation and a modulation of scale across the development while also contrasting with planting.

A selected brick is proposed for all buildings with secondary elevation treated in render where appropriate (rear of houses and Duplexes). The use of stone precast concrete and are proposed to provide variation to this palate. Garden walls and planter are to be faced with brick with selected brick / stone copings.

Projecting PC balconies are constructed of concrete with facing treatments varying depending on location with the balustrading mastering the face of the balconies in certain conditions, whereas in others the finished concrete face is exposed. Recessed balconies are proposed for facades to Blocks A1. A2 and C to provide variety.

Windows and balustrading will have a selected coloured/painted finish.

3.17 Landscape Design

An integrated approach to landscape has been developed by the design team that looks to create a coherent strategy that resolves existing topography, works with existing landscape features in particular existing protected hedgerows, reinforces existing biodiversity, and connects with existing and proposed strategic landscape infrastructure. Please refer to Murphy Sheanon Landscape Architects drawings and report submitted as part of this application

4.0 Apartment Design

4.1.0 Unit Design

Units are designed in accordance with guidelines set out in Dun Laoghaire Rathdown County Development Plan 2022-2028 and Sustainable Urban Housing for New Apartments (DHLGH) 2022.

4.1.1 Floor to Ceiling Heights

Floor-to-ceiling heights in Apartments are in accordance with or in excess of the guidelines.

Landscape Plan

4.1.2 Internal Space Provision

Apartment net internal floor areas are in accordance with the space requirements set out by in the "Sustainable Urban Housing: Design Standards for New Apartments" with room sizes according with the minimum sizes defined in this document. A Housing Quality Schedule has been prepared for each unit to demonstrate compliance and forms part of this submission. Please refer to Compliance Schedule in Appendix 3 of this statement.

4.1.3 Universal Access Provision

The proposed development is designed in accordance with TGD M of the Building Regulations. Apartment blocks, communal facilities and external communal space has been designed so that they are easy for people to use regardless of age or abilities.

The development is in compliance with Part M of the Building Regulations. Entrance thresholds to apartment foyers, common areas and ground floor units and communal facilities are flush throughout. Access to upper floors is via lift together with the provision of TGD M compliant stairs.

6no 1B2P Accessible Apartments to Universal Design Standards will be provided with 3no located in block A1 and 3no located in block A2.

4.1.4 Dual Aspect

The proposed development is in an 'Intermediate Urban Location' as defined in Chapter 2.0 of Sustainable Urban Housing: Design Standards for New Apartments. Dual aspect ratios are in accordance with SPPR 4 of these standards with which stipulates that 50% of apartments are Dual Aspect. The design achieves 70% of units being dual aspect.

4.2 Daylight Study

A Daylight Analysis Report was carried out by Homan O'Brien Consulting Engineers in support of this submission. The calculation methodology for daylight is based on the British Research Establishments "Site Layout Planning for Daylight and Sunlight: A Good Practice Guide" by PJ Littlefair, 2022 Third Edition.

In respect of Daylight Factor, the analysis confirms that across the entire development recommended levels of internal daylight are achieved. A 100% compliance rate was achieved across the selected apartments throughout the entire development.

In respect of Daylight Illuminance, the analysis confirms that across the entire development recommended levels of Daylight illuminance are achieved. A 100% compliance rate was achieved across the selected apartments throughout the entire development.

Please refer to Homan O'Brien Consulting Engineer's Daylight Analysis Report that forms part of this submission.

4.3 Private Open Space Provision

Private open space for apartments is in accordance with Table 12.11 of the DLR Development Plan.
Private Open Space typically takes the form of projecting and recessed balconies for apartments on upper floors and terraces at ground floor.

Private open space for houses and duplex units are provided in the form of gardens in accordance with CPS Table 2.10 – 'Private Open Space Requirements'.

Please refer Appendix 3 Compliance Schedule for area calculations for Private Open Space

4.4 Public Open Space Provision and the Public Realm

A minimum of 15% of the overall site area is provided as Public Open Space totalling 3 hectares in accordance with DLR Development Plan Table 12.8. This takes the form of the following:

A new public square is proposed as the focus of the community and is designed as part of traffic-calmed 'Home-Zone'. The space consists of a level terrace running north-south formed by low retaining walls and a flight of steps along the eastern edge for people to sit and children to play. It incorporates a children's play space and a seating area within a grove of trees for relaxation and leisure.

A Sloping landscaped parkland that extends along the eastern site boundary crossed by paths that follow that gradient of the site and connect to the Greenway which in turn leads to the Green Infrastructure beyond.

Please Refer to Appendix 3 for Diagram illustrating Public Open Space

4.5 Communal Open Space Provision
A secure, south-facing communal garden is provided for residents of apartment blocks A1, A2, B, C and D in compliance with Communal Open Space requirements and specifically in accordance with Item 5.7 of the CPS, DLR Development Plan Table 12.9 and "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities".

The space is designed as an inviting place for people to use for safe informal recreation. The space is secure with level access from the new Greenway running along the western boundary of the site and from the east via external stairs adjacent block B. There is direct access from the first floor of Block C.
The communal space is well by terraces and balconies of Block C.

Spaces are designed to have adequate levels of sunlight throughout the year in accordance with BRE 209 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (2011). The area of Communal Open Space is 1500M2 which is in excess of the 674M2 required.

(Refer Appendix 1 for Diagram illustrating location and extent of Communal Space)

4.6 Play Facilities
Children's play needs will be provided in accordance paragraph 5.6 of the CPS and with current Dún Laoghaire-Rathdown County Development Plan policy paragraph 12.8.9. Specifically, the following will be provided:

- Age 0-6yrs: A play space (approx. 85-100m2) with suitable play equipment will be incorporated into the design of the Public Square to meet the specific needs of toddlers and children to the age of six.
- 7-13 yrs: A play area for older children and young teenagers of approximately 200–400 sq. metres will be incorporated into the lower level landscaped Park accessed via the pedestrian route that runs through the site

Play spaces are overlooked by adjacent apartments providing passive surveillance and security.
Children's play spaces are within 150M of the residential accommodation which they serve. Refer Appendix 1 for Diagram indicating location of Play Spaces and distances.

4.7 Waste Management
The development will comply with the DLR Development plan and CPS Specific Objective PI 32 in respect of the provision of waste/recycling and bin storage provision. Waste generated by residents in apartments will be stored in dedicated communal waste storage areas (WSAs), strategically located adjacent to the lift/stair core for each block.

WSAs have been incorporated into each apartment block with external access to facilitate collection and agreed bin collection points. WSAs will be brightly lit, well-signed, spacious for easy manoeuvrability, with good ventilation. Adequate space is provided for separate storage of general mixed waste, general recyclable waste, and organic waste.

Waste bins from each residential block will be collected from designated waste collection points by the nominated waste contractor. Roads have been designed to provide access for waste collection trucks, including design of turning circles and headroom requirements.

Separate, secure bin stores for individual units have been incorporated into the streetscape for duplex (Block D) and Terraced houses (Block E). These define boundaries and mark the edge of pavements. Refer Appendix 1 for Diagram indicating location of bin storage.

5.0 Cultural and Built Heritage: Archaeology

Map 3.1 of the Cherrywood Planning Scheme indicates that the entire site falls within the probable extent of a Military Camp while a section of the site falls within Ref RMP DU026-127 'Camp' on the Record of Monuments and Places.

DLR commissioned and archaeological assessment of the site carried out by Archaeology Plan, consultant archaeologists. Informed by the proposed development, Archaeology Plan carried out a desktop survey, site inspection and test trenching of the site. (Refer to Appendix 9)

While the report found almost no evidence of the C18th Military camp RMP DU026 -127, the report identified metalled surfaces, burnt spread and bronze age pottery in slit trenches to the west end of the site where development is focused. They are of the view that future development will impact the site negatively. They have identified areas with a high potential for remains and have recommended that an enabling works contract be carried out to include the following:

1) Hand excavation to area of high risk
2) Stripping of top-soil under archaeological supervision to areas of intermediate risk
3) Preconstruction ground works (to Pond 2a) and monitoring of topsoil reduction to low risk areas

DLR Co.Co. are currently procuring a separate, advance enabling works contract to be completed in advance of any future development with a view to resolving the site from an archaeological perspective.

Block D Bay Elevation

6.0 Physical Infrastructure

6.1 Water Supply
A connection strategy has been agreed in principle with UE to connect to the trunk water main located in Grand Parade. The proposed water main connection is to be incorporated into the utilities provision for the new access road connecting Grand Parade with Lehaunstown Lane to be provided by others. Please refer to Punch Consulting Engineer Documentation for details

6.2 Foul Drainage.
A connection to the existing combined trunk sewer running along the northern boundary of the site has been agreed in principle with UE. Please refer to Punch Consulting Engineer Preliminary Documentation

6.3 Storm Water Drainage
Surface water is to connect to proposed storm water drainage running along the southern boundary of the site to be provided by others as part of the delivery of the Pond 2a in accordance with Map 4.2 of the CPS.

Storm water management will be designed in accordance with paragraph 4.1.2 of the CPS and in accordance with the Stormwater Management Guidelines for the Cherrywood Rathmichael Development Area 2009. SuDS strategies include the provision of green roofs to attenuate rainwater run-off; the incorporation of swales / Bio-retention areas along roads to be integrated with the overall landscape design, the provision of attenuation tank to east of site.

Please refer to Punch Consulting Engineer Documentation for details of proposed SuDS and Storm Water design proposals

6.4 Flood Risk Assessment
The site is a Zone C (not subject to flooding under CFRAMS mapping. A Flood Risk Assessment has been completed by DLR Co.Co. on the basis of OPW and other local government guidelines for SSRFA's. Please refer to separate FRA that forms part of this submission.

6.5 Hydrology

The southwestern corner of the site falls within A Precautionary Catchment Area as per Map 5.1 of Amendment 8 of the CPS. Specific Objective GI 61 requires the protection of calcareous (tufa) springs and the surrounding area with any development to have no net effect on the hydrogeological and other physical conditions on which these springs rely.

JBA Consulting Ltd ("JBA") have been commissioned to provide a hydrogeological assessment of the proposed Lehaunstown Residential Development at Cherrywood Planning Scheme area. This assessment follows the Appendix E: Tufa Spring Mitigation Requirements of the Cherrywood Planning Scheme 2014 (updated July 2023).

The assessment concluded that the proposed development will not significantly impact the groundwater flow or groundwater recharge at the site or affect the Tufa Springs Catchment area. Based on the staged outline in Table 4-1 of Appendix E of the Planning Scheme, the assessment recommends that than no further stages of investigation are required. Please refer to the JBA Consulting Ltd Tufa Assessment that forms part of this submission for details.

6.6 Traffic and Transportation

Please refer to Punch Consulting Engineer's reports addressing matters relating to transport

6.7 Car Parking
Car parking provision will be in accordance with The Cherrywood Planning Scheme paragraph 4.2.10 and Amendment 6 with all parking designed to be EV ready. Please refer to Accommodation Schedule in Appendix 2 for the quantum of parking to be provided.

On-street, right-angled parking is provided for adjacent residences along The Mall and the eastern side of the Square. Off-street parking is integrated into the front gardens of terraced houses along the western edge of The Square (Block E).

Underground car parking is located below apartment Blocks A1, A2 and B. Vehicular access is provided via a car park ramp to the north which is secured by means of an access-controlled vehicular barrier.

The provision of underground car parking is made possible due to the existing significant site gradient. The design avails of a cut-and-fill strategy combined with a retaining wall condition to resolve the significant 1:6 slope that occurs at this section of the site to provide a level, accessible site. The underground car park is for use by residents of the apartment blocks above with secure, resident access being provided via lift and stair from the three lift and stair cores.

The underground car park has been designed so as to provide a clear, open and uninterrupted parking space so as to provide clear light lines, and easy surveillance. Corners have been eliminated where possible so as mitigate against loitering. The lay-out has been reviewed by DLR's Maintenance and Management Team in terms of safety and security as part of the design process. Refer Appendix 1 for Diagram illustrating Car Park Distribution.

6.8 Cycle / Motorcycle Parking

Cycle parking consisting of long term and short stay parking provision is in accordance with The Cherrywood Planning Scheme paragraph 4.2.11 and DLR Development Plan. The design allows for a 20% future increase in bike parking capacity in accordance with guidance.

Secure, enclosed resident bike parking is provided adjacent to the entrances to Block A1 and A2 to serve these blocks. A secure, covered cycle parking area is provided between Apartment blocks B and C to serve residents of Blocks B, C and D Bike parking will be provided using a balanced, two-tier stacking system to maximise space use.

Secure bike lock-ups are integrated into the front of terrace houses of Block E. Short-stay cycle parking is distributed appropriately throughout the development.

Dedicated Motorcycle parking will be provided at a minimum of four or more spaces per 100 car parking spaces.

Please refer to Accommodation Schedule in Appendix 2 for quantum to be provided. Refer Appendix 1 for Diagram illustrating locations of cycle parking.

6.9 Utilities and Telecoms

Existing utility and Telecom network locations have been established and connections have agreed with the relevant utility provider in line with Special Objective PI26.

Please refer to Homan O'Brien M+E Engineer's compliance report and associated documentation for information on utilities connections.

6.10 Energy

The Apartment and House types have been modelled to ensure compliance with Building Regulations Part L (NZEB) 2022 and as updated 14th February 2023.

The development has been designed to achieve Part L NZEB compliance with a minimum BER of A3. The design proposes a significant reduction in Primary Energy and CO2 emissions compared to a Building Regulation Compliant Residential Building to Part L 2018. Air Tightness to achieve $3m^3/m^2/hr$ which is a 60% improvement on the Building Regulations advised upper limit figure.

Please refer to Homan O'Brien M+E Engineer's Compliance Report that addresses matters pertaining to energy.

7.0 Green Infrastructure

7.1 General
The proposed development looks to reinforce the aims of the CPS by extending green infrastructure, ecological connectivity and the network of open spaces to create a high quality environment for residents. The design integrates clear, legible links and greenways while simultaneously providing wildlife corridors.

The proposal looks to facilitate movement of pedestrians and cyclists by creating a series of legible paths, routes and spaces that respond to desire-lines, positively contribute to the character of the area, and connect with the greater Cherrywood Way. (CPS Project Objective PD24-26)

7.2 Greenways and Natural Green Space
CPS Map 5.1 indicates the following Natural Green Space within the boundary of the site.

- An extensive Natural Green Space encompassing approximately 1/3 of the site to form part of the Lehaunstown Valley Green Infrastructure.
- Natural Green Space along the western boundary of the site to include a Cycle Greenway

These green amenity spaces have been incorporated into the overall design. We note that the detailed design of the Natural Green Space to the eastern portion of the site has been covered by the planning grant received for Pond 2A and as such is not covered by this application.

7.3 Protected hedgerows
CPS Map 5.2 note Habitats to be retained in particular hedgerows to the south and west boundaries of the site. Please refer to Fehily Timoney's Report for matters pertaining to Ecology.

7.3.1 Western Hedgerow
The existing hedgerow provides connectivity pathways for protected bat species, as well as nesting resources for breeding birds. The hedge row currently has a break of some 5 meters along its length.

The CPS proposes the introduction of a 6 meter wide Greenway walkway / cycle lane through the protected hedge to connect with the proposed access road in accordance with Map 2.5 resulting in the removal of a section of the protected hedge row. This development proposes that the new vehicular access to the site passes through the protected hedge in lieu of this cycle lane.

A report, commissioned by DLR on the Ecological Implications of Hedgerow Fragmentation, was carried out by Fehily Timoney. While the report noted that the creation of an 11M wide opening in the hedge would have an impact on commuting bats and foraging resources, such impacts would be consistent with the impacts from the proposed break in the hedge generated by Greenway proposed by the CPS.

A preliminary assessment of the implications of the removal of a section of hedging on local biodiversity proposed mitigation measures to be implemented to provide compensatory habitat and local ecological enhancements to offset the impacts to include the introduction of additional planting to the eastern end of the site along the banks of the Carrickmines River as a mitigating measure to reinforce existing riparian planting along this corridor.

7.3.2 Southern Hedgerow
In accordance with CPS Map 2.5, the proposed greenway cycle path running north-south along the western boundary of the site will pass through an existing gap in the protected hedgerow and as such will not impact on the protected hedge.

We note that the greenway and cycle path running east-west along the southern boundary of the site as part of the Pond 2a design involves the making of a new opening in the protected hedge at its eastern end.

7.4 Tree Exclusion Zone
The development maintains an exclusion zone of approximately 10M from the centre-line of the hedge-rows to ensure that there is no adverse impact on existing trees and tree routes
Please refer to Arborists Associates Report appended to this document.

7.5 Site Lighting

Site lighting is designed to coordinate with the site lighting design for the proposed adjacent main road. It has been designed in accordance with Dún Laoghaire-Rathdown County Council Public Lighting guidance, S5489-1:2013, EN13201-2015, I.S. 10101. The lighting design complies with the Part M DAC requirements for the Pedestrian route and stairs/ramps. The lighting fixture will have Dali controlling, IP65, and Electronic driver with LED white light not greater than 4,000k or less than 3,000k. The systems will be designed to minimise effects of the lighting on bat population. Please refer to Homan O'Brien's External Lighting Report that forms part of this submission.

7.6 Wind Analysis
A Microclimatic Wind Analysis and Pedestrian Analysis Report has been carried out by IN2 Engineers where Wind Analysis was assessed utilising Airflow Simulation techniques through Computational Fluid Dynamics (CFD) Simscale software. Wind simulations were compiled and assessed against Lawson Criteria Methodology- an assessment method for Pedestrian Comfort.

The balconies on all blocks in the proposed development were assessed. With minor adjustments to two balconies which have been incorporated into the design, balconies are predicted to be suitable for "Outdoor Dining/Pedestrian Sitting".

The analysis found that conditions for pedestrians at ground level were predicted to be suitable for "Pedestrian Sitting/ Standing" across the majority of the proposed development which presents excellent sheltered conditions for its intended use as outdoor garden and amenity spaces.

Overall, the proposed development was determined to not negatively impact on its receiving environment in terms of wind microclimate, allowing for the mitigation measures that were identified through the process of analysing microclimatic effects and determining design solutions.

Please refer to IN2 Consulting Engineer's Microclimatic Wind Analysis and Pedestrian Analysis Report that forms part of this submission.

7.7 Environmental Impact Assessment

In accordance with European Union Directive 2014/52/EU, Ecologists Fehily Timoney have completed an Environmental Impact Assessment Screening Report for the site based on the proposed development.

Based on all available information, and taking account of the scale, nature and location of the proposed project, Fehily Timoney confirmed that the preparation of an EIAR is not a mandatory requirement (under Part 1 or Part 2 of Schedule 5). The project is deemed a sub-threshold development; hence the potential for significant environmental effects arising as a result of the proposed project has been evaluated, in accordance with the requirements of Schedule 7A and Schedule 7. Please refer to Fehily Timoney's report that form part of this submission

7.8 Appropriate Assessment Screening

Fehily Timoney completed a stage one screening for AA of the proposed project which demonstrates that the proposed project is not likely to have significant effects on any European site. Please refer to Fehily Timoney's report that form part of this submission

APPENDIX 1

ARCHITECTURAL DIAGRAMS

Revision	Date	Description

Principal Frontages Key

Principal Frontages (SDZ Map 2.4)

STATUS OF DRAWING

PLANNING

ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTS DRAWINGS
DISCREPANCIES TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION

Key

Site Boundary:
The land to which this application relates

N

ABK architects
34 Lower Leeson Street, Dublin 2
t: + 353 1 678 9822
www.abkdublin.com

Project: Cherrywood SDZ - Development
Area 1 Lehaunstown Plot L8

Title: Site Plan - Building Heights and Principal Frontages

Scale: 1 : 400 @ A1 Date: 09.04.2024. By:TS Chk:JP

Drawing number: 790_PA009

Status/Rev A

Revision	Date	Description

Pedestrian Permeability Key

- Publicly Accessible Pedestrian Routes
- Greenway Cycle Route

STATUS OF DRAWING

PLANNING

ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTS DRAWINGS
DISCREPANCIES TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION

Key

Site Boundary:
The land to which this application relates

N

ABK architects
34 Lower Leeson Street, Dublin 2
t: + 353 1 678 9822
www.abkdublin.com

Project: Cherrywood SDZ - Development
Area 1 Lehaunstown Plot L8

Title: Site Plan - Pedestrian Permeability

Scale: 1 : 400 @ A1 Date: 09.01.2024. By:PW Chk:JP

Drawing number: 790_PA010

Status/Rev A

Revision	Date	Description

Active Frontage Key

- Entrance to Single Dwelling
- Communial Entrance to Apartment

STATUS OF DRAWING

PLANNING

ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTS DRAWINGS
DISCREPANCIES TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION

Key

Site Boundary:
The land to which this application relates

ABK architects
34 Lower Leeson Street, Dublin 2
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www.abkdublin.com

Project: Cherrywood SDZ - Development
Area 1 Lehaunstown Plot L8

Title: Site Plan - Active Frontage

Scale: 1 : 400 @ A1 Date: 12.01.2024. By:PW Chk:JP

Drawing number: 790_PA011

Status/Rev A

Revision	Date	Description

Amenity Spaces Key

- Public Open Space: 5,131 sqm
- Residents Communal Open Space: 1,500 sqm
- Residents Private Amenity Space
- Green Infastructure
- Homezone

STATUS OF DRAWING

PLANNING

ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTS DRAWINGS
DISCREPANCIES TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION

Key

Site Boundary:
The land to which this application relates

N

ABK architects
34 Lower Leeson Street, Dublin 2
t: + 353 1 678 9822
www.abkdublin.com

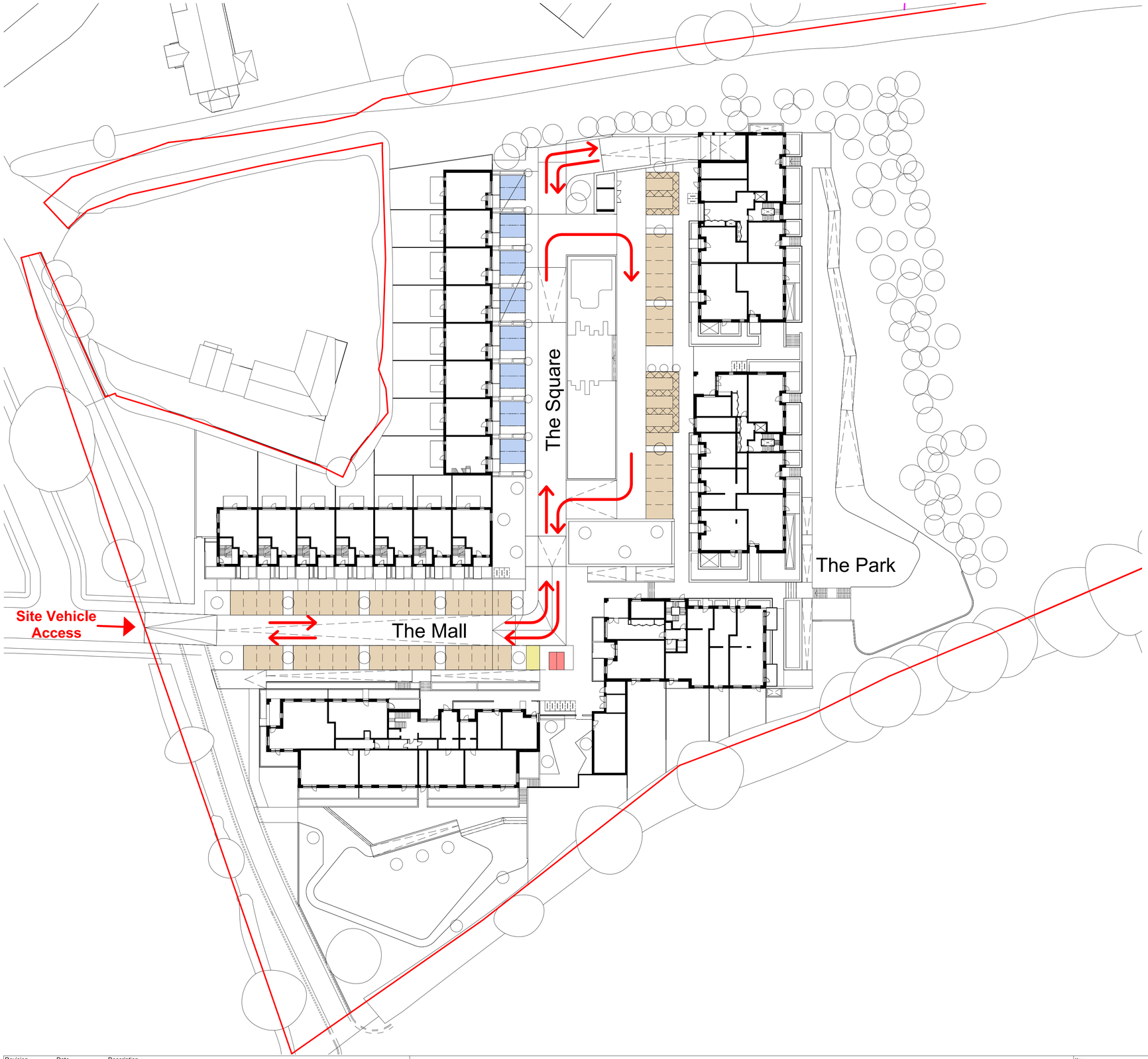
Project: Cherrywood SDZ - Development
Area 1 Lehaunstown Plot L8

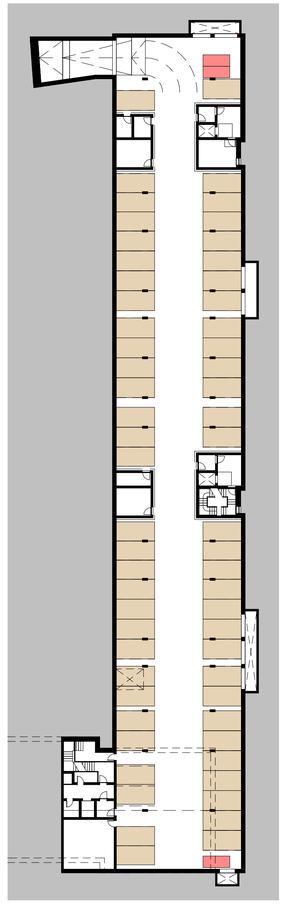
Title: Site Plan - Amenity

Scale: 1 : 400 @ A1 Date: 01.04.2024. By:PW Chk:JP

Drawing number: 790_PA012

Status/Rev A





Appendix6

Revision	Date	Description

Parking Strategy Key

- House Parking Spaces - 16 Spaces
- Apartment Parking Spaces - 116 Spaces
- Car Share Parking Spaces - 1 Space
- Motorbike Parking Spaces - 5 Spaces
- Vehicle Site Route

Parking Provision

Car Parking Spaces - 133
Motorbike Parking Spaces - 5

Accessible Spaces (4%) - 5
EV Charger Spaces (20%) - 27

STATUS OF DRAWING

PLANNING

ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTS DRAWINGS
DISCREPANCIES TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION

Key

N

ABK architects
34 Lower Leeson Street, Dublin 2
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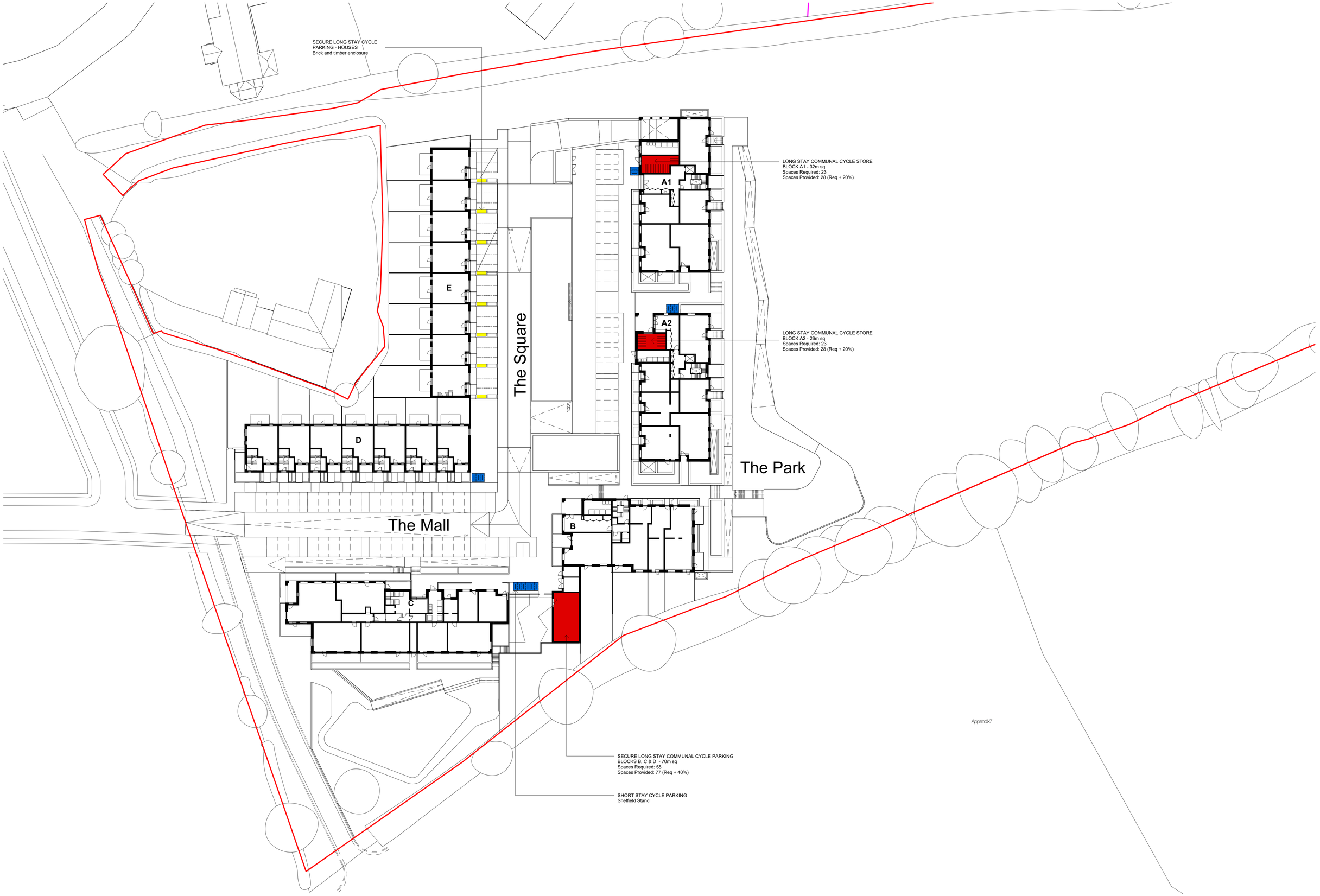
Project: Cherrywood SDZ - Development
Area 1 Lehaunstown Plot L8

Title: Site Plan - Parking Strategy

Scale: 1 : 400 @ A1 Date: 09.01.2024. By:PW Chk:JP

Drawing number: 790_PA013

Status/Rev A



Revision	Date	Description

Cycle Parking Strategy Key

- LONG STAY COMMUNAL CYCLE STORES
  Required: 101
  Provided: 133 (Req + 30%)
- LONG STAY CYCLE PARKING - HOUSES
  Required: 8
  Provided: 8
- SHORT STAY CYCLE PARKING
  Required: 20
  Provided: 28 (Req + 40%)

STATUS OF DRAWING

PLANNING

ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTS DRAWINGS
DISCREPANCIES TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION

Key

Site Boundary:
The land to which this application relates

N

ABK architects
34 Lower Leeson Street, Dublin 2
t: + 353 1 678 9822
www.abkdublin.com

Project: Cherrywood SDZ - Development
Area 1 Lehaunstown Plot L8

Title: Site Plan - Cycle Strategy

Scale: 1 : 400 @ A1 Date: 26.03.2024. By: PW Chk: PW

Drawing number: 790_PA014

Status/Rev: A

Appendix 3

BLOCK A1	BLOCK A2	BLOCK B	BLOCK C
3 X 240 Ltr 4 x 1100 Ltr	3 X 240 Ltr 4 x 1100 Ltr	3 X 240 Ltr 4 x 1100 Ltr	3 X 240 Ltr 4 x 1100 Ltr

Revision	Date	Description

Bin Strategy Key

- BLOCK E Bin Stores
- BLOCK D Bin Stores
- Apartment Blocks A1, A2, B & C Bin Stores
- BIN STAGING AREAS
- ROUTES FROM BIN STORES TO STAGING AREA

STATUS OF DRAWING

PLANNING

ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTS DRAWINGS
DISCREPANCIES TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION

Key

Site Boundary:
The land to which this application relates

N

ABK architects
34 Lower Leeson Street, Dublin 2
t: + 353 1 678 9822
www.abkdublin.com

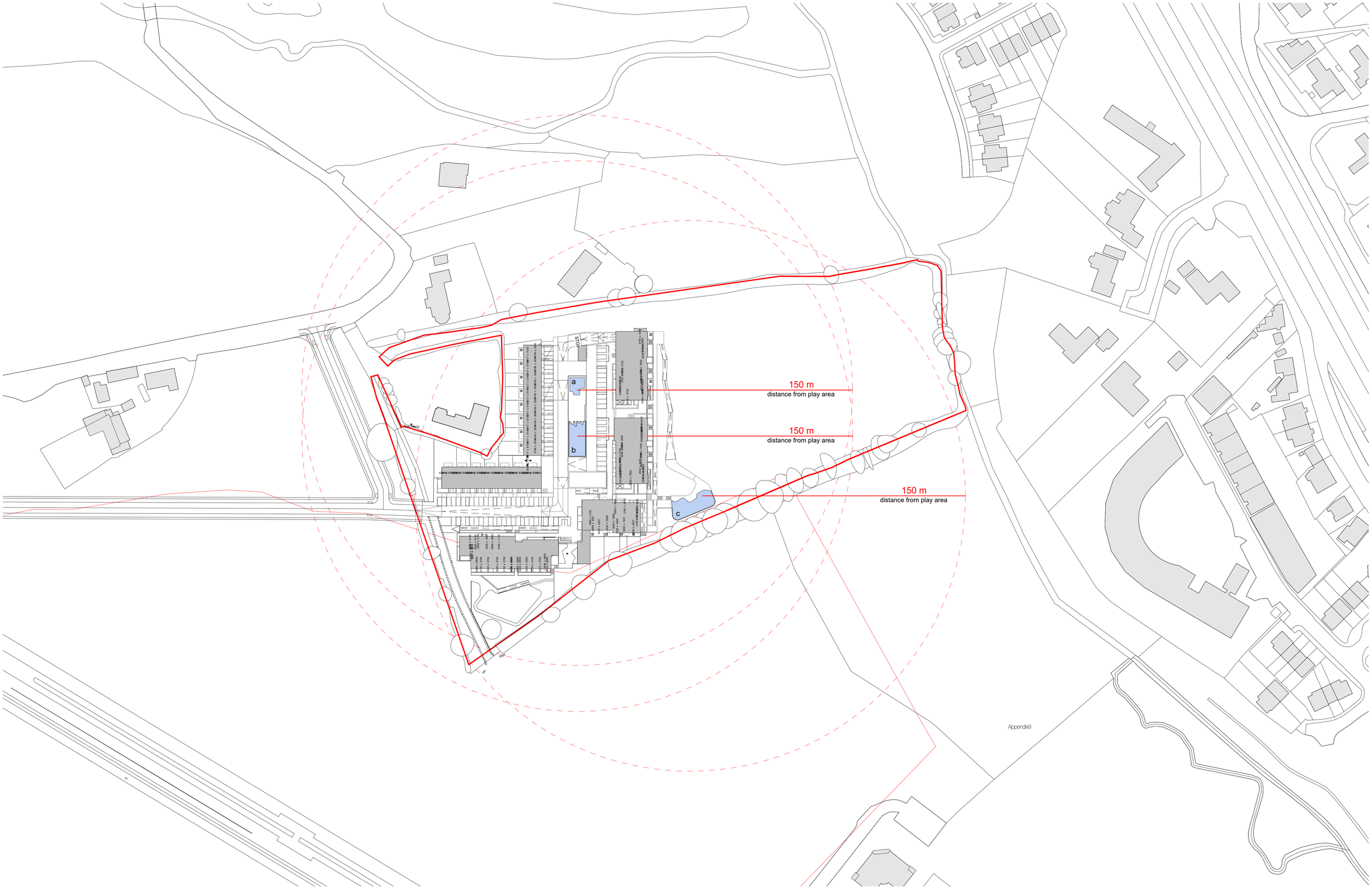
Title: Site Plan - Bin Strategy

Scale: 1 : 400 @ A1 Date: 05.04.2024. By:PW Chk:PW

Project: Cherrywood SDZ - Development
Area 1 Lehaunstown Plot L8

Drawing number: 790_PA015

Status/Rev A



Revision	Date	Description

Play Areas Key

Doorstep Play - 432 sqm, for 0-4 and 5-11Y

a - 63 sqm
b - 164 sqm
c - 205 sqm

STATUS OF DRAWING

PLANNING

ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTS DRAWINGS
DISCREPANCIES TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION

Key

Site Boundary:
The land to which this application relates

N

ABK architects
34 Lower Leeson Street, Dublin 2
t: + 353 1 678 9822
www.abkdublin.com

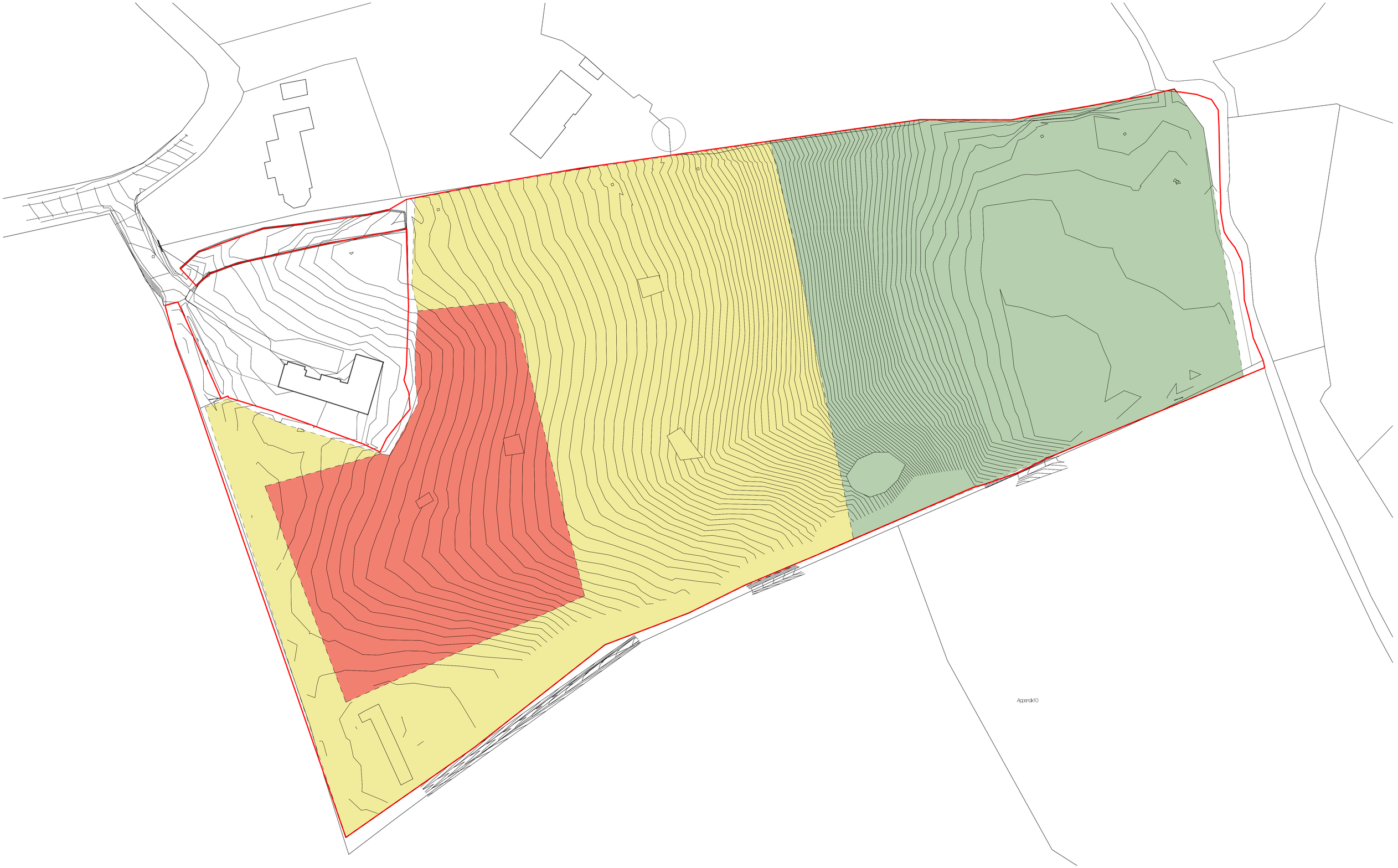
Title: Site Plan - Play Areas Strategy

Scale: 1 : 400 @ A1 Date: 12.04.2024. By:PW Chk:JP

Project: Cherrywood SDZ - Development
Area 1 Lehaunstown Plot L8

Drawing number: 790_PA016

Status/Rev A



Revision	Date	Description

Archaeology Key

- Low archaeological potential
- Moderate archaeological potential
- High archaeological potential

STATUS OF DRAWING

PLANNING

ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTS DRAWINGS
DISCREPANCIES TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION

Key

Site Boundary:
The land to which this application relates

N

ABK architects
34 Lower Leeson Street, Dublin 2
t: + 353 1 678 9822
www.abkdublin.com

Project: Cherrywood SDZ - Development Area 1 Lehaunstown Plot L8

Title: Site Plan - Archaeology

Scale: 1 : 500 @ A1 Date: 01.04.2024. By: PW Chk: JP

Drawing number: 790_PA017

Status/Rev A

Revision	Date	Description

STATUS OF DRAWING

PLANNING

ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTS DRAWINGS
DISCREPANCIES TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION

Key

ABK architects
34 Lower Leeson Street, Dublin 2
t: + 353 1 678 9822
www.abkdublin.com

Project: Cherrywood SDZ - Development
Area 1 Lehaunstown Plot L8

Title: Site Plan - Accessible Routes

Scale: 1 : 400 @ A1 Date: 01/04/24 By:PW Chk:JP

Drawing number: 790_PA019

Status/Rev A

Appendix12

Total Site Area: 35,822m2
Green Infastructure: 14,137m2
Net Development Area: 21,685m2

Revision	Date	Description

STATUS OF DRAWING

PLANNING

ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTS DRAWINGS
DISCREPANCIES TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION

Key

N

ABK architects
34 Lower Leeson Street, Dublin 2
t: + 353 1 678 9822
www.abkdublin.com

Title: Site Plan - Desire Lines

Scale: 1 : 400 @ A1 Date: 01/11/24 By: Author Chk: Checker

Project: Cherrywood SDZ - Development
Area 1 Lehaunstown Plot L6

Drawing number: 790_PA020

Status/Rev A

APPENDIX 2

ACCOMMODATION AND AREA SCHEDULE

ABK Architects

Accommodation Schedule

790 Lehaunstown Residential - Cherrywood - Dún-Laoghaire Rathdown

P02 - 25.06.24

	m2	%
Total Site Area	35,822	100
Green Infastructure + Greenway	15,649	44
Net Development Area	20,173	56
Public Open Space Required - 15% of Site Area (DLR Dev Plan_pg 284 Table 12.8. Sustainable Residential Development in Urban Areas)	3,026	15

Schedule of Accommodation

Block	Unit Type	LVL 0	LVL 1	LVL 2	LVL 3	Total		Required Communal Open Space (m2)
A1	1B2P	1	3	1	1	6		30
	2B3P	0	0	0	0	0		0
	2B4P	4	3	5	5	17		119
Total							**23**	**149**
A2	1B2P	1	2	1	1	5		25
	2B3P	2	1	1	1	5		30
	2B4P	3	2	4	4	13		91
Total							**23**	**146**
B	1B2P	1	1	1	1	4		20
	2B4P	2	3	3	3	11		77
	3B5P	1	1	1	1	4		36
Total							**19**	**133**
C	1B2P	2	2	2	0	6		30
	2B3P	0	1	0		1		6
	2B4P	0	4	5	3	12		84
	3B5P	0	1	1	1	3		27
Total							**22**	**147**
D - Duplex	1B2P	7	0	-	-	7		35
	3B6P (Duplex)	0	7	-	-	7		63
Total							**14**	**98**
E - Houses	3B6P	8	-	-	-	8		N/A
Total							**8**	N/A
Total							**109**	**673**

Percentage Unit Mix

Unit Type	Quanity	%	%
1B2P	28	26	**26**
2B3P	6	6	**-**
2B4P	53	49	**54**
3B	22	20	**20**
	109	100	**100**

Gross Internal Area (m2)

Block	LVL -1	LVL 0	LVL 1	LVL 2	LVL 3	Total
A1 (+Undercroft Car Park)	1,873	515	561	549	549	4,047
A2		531	542	542	542	2,157
B		435	444	444	444	1,767
C		190	699	695	403	1,987
D - Duplex		511	570	495		1,576
E - Houses		487	512			999
ESB Block 1		24				24
ESB Block 2 & Bike Store		92				92
Total (m2)						**12,649**

Car & Cycle Parking

Block	Unit Type	No. of units	Car Parking Spaces Reg. (SDZ Table 4.4)	Total	Long Stay Cycle Parking Spaces Req.	No. of Short Stay Cycle Parking Spaces Req.
A1	1 Bed	6	5.40			
	2 Bed	17	20.40	26	23	5
A2	1 Bed	5	4.50			
	2 Bed	18	21.60	26	23	5
B	1 Bed	4	3.60			
	2 Bed	11	13.20			
	3 Bed	4	5.60	22	19	4
C	1 Bed	6	5.40			
	2 Bed	12	14.40			
	3 Bed	3	4.20	24	22	4
D - Duplex	1 Bed	7	6.30			
	3 Bed	7	9.80	16	14	3
E - Houses	3 Bed	8	16.00	16	8	0
Car Share		108	1.09	1		
Total				**131**	**109**	**20**
Wheelchair Accessible Spaces (4% of total)				5		

Car Parking Provided			Cycle Parking Provided					Motorbike Parking Provided	
Basement	On Street	On Curtilage	Block A1	Block A2	Block B, C & D	Houses	Vistors	Basement	On Street
60	57	16	24	24	78	8	30	3	2

Communal Open Space

	Required (m2)	Provided (m2)
Block A1	149	
Block A2	146	
Block B	133	
Block C	147	
Block D	98	
Total	673	
Total		**1,500**

APPENDIX 3

COMPLIANCE SCHEDULE

ABK Architects

SC 02 Housing Quality Index Schedule

790 Lehaunstown Residential - Cherrywood - Dún-Laoghaire Rathdown

P02 - 25.06.2024.

	Unit Number	Unit Type	Unit Description	Aspect	Orientation	Area (m2)	Required	Percentage % (of required area)	Bedrooms	Bedspaces	Living/Dining/Kitchen area	LDK aggregate req.	Percentage % (of required LDK area) variation of up to 5% can be applied	LDK width variation of up to 5% can be applied	LDK width req.	1_Double Bedroom area variation of up to 5% can be applied	1_Double Bedroom width variation of up to 5% can be applied	2_Twin Bedroom area variation of up to 5% can be applied	2_Twin Bedroom width variation of up to 5% can be applied	3_Single Bedroom area variation of up to 5% can be applied	3_Single Bedroom width variation of up to 5% can be applied	4_Twin/Double Bed. Area variation of up to 5% can be applied	4_Twin/Double Bed. width variation of up to 5% can be applied	Agg. Bedroom Area	Agg. Bedroom Area req.	Percentage % (of required Bedroom area) variation of up to 5% can be applied	Total Storage	Total Storage area req.	Percentage % (of required Storage area)	Flr to Ceiling	Private Amenity Space	Req. Private Amenity Space	Req. Communal Amenity Space		Comments
Block A1	**23 Units**																																		
Ground Floor	A1-00-01	Apartment	2B4P	Dual	N/E	78.4	73.0	107.4	2	4	28.5	30.0	95.0	4.3	3.6	11.0	3.1	12.3	3.6					23.3	24.4	95.5	6.0	6.0	100.0	2.7	10.7	7.0	7.0		
	A1-00-02	Apartment	1B2P	Single	E	51.3	45.0	114.0	1	2	21.9	23.0	95.2	3.4	3.3	11.6	2.7							11.6	11.4	101.8	3.0	3.0	100.0	2.7	6.9	5.0	5.0		
	A1-00-03	Apartment	2B4P	Dual	S/E	83.9	73.0	114.9	2	4	30.9	30.0	103.0	3.7	3.6	12.2	3.0	13.6	3.1					25.8	24.4	105.7	6.0	6.0	100.0	2.7	10.0	7.0	7.0		
	A1-00-04	Apartment	2B4P	Dual	S/W	83.3	73.0	114.1	2	4	30.0	30.0	100.0	3.7	3.6	11.5	2.8	14.3	3.2					25.8	24.4	105.7	6.3	6.0	105.0	2.7	8.0	7.0	7.0		
	A1-00-05	DUPLEX Apartm.	2B4P	Single	W	52.6+50.8	73.0	-	2	4	34.6	30.0	115.3	4.7	3.6	11.8	2.7	15.2	2.8					27.0	24.4	110.7	6.9	6.0	115.0	2.7	7.9	7.0	7.0		
First Floor	A1-01-01	Apartment	1B2P	Dual	N/W	56.6	45.0	125.8	1	2	25.8	23.0	112.2	4.5	3.3	12.4	3.8							12.4	11.4	108.8	3.0	3.0	100.0	2.5	10.8	5.0	5.0		
	A1-01-02	Apartment	2B4P	Dual	N/E	80.4	73.0	110.1	2	4	29.7	30.0	99.0	4.3	3.6	13.3	3.4	13.6	3.0					26.9	24.4	110.2	6.0	6.0	100.0	2.5	7.0	7.0	7.0		
	A1-01-03	Apartment *UD	1B2P	Single	E	52.9 *UD	45.0	117.5 *UD	1	2	21.9	23.0	95.2	3.3	3.3	13.4	3.3							13.4	11.4	117.5	3.0	3.0	100.0	2.5	7.2	5.0	5.0		
	A1-01-04	Apartment	2B4P	Dual	S/E	73.5	73.0	100.7	2	4	28.6	30.0	95.3	3.9	3.6	11.4	2.7	12.0	3.3					23.4	24.4	95.9	6.0	6.0	100.0	2.5	7.0	7.0	7.0		
	A1-01-05	Apartment	2B4P	Dual	S/W	73.8	73.0	101.1	2	4	28.5	30.0	95.0	3.9	3.6	11.0	3.2	12.3	3.6					23.3	24.4	95.5	6.0	6.0	100.0	2.5	7.2	7.0	7.0		
	A1-00-05	DUPLEX Apartm.	2B4P	Single	W																														
	A1-01-06	Apartment	1B2P	Single	W	53.1	45.0	118.0	1	2	24.1	23.0	104.8	3.6	3.3	11.8	3.0							11.8	11.4	103.5	3.0	3.0	100.0	2.5	7.2	5.0	5.0		
Second Floor	A1-02-01	Apartment	2B4P	Dual	N/W	75.8	73.0	103.8	2	4	28.5	30.0	95.0	4.6	3.6	12.0	3.3	13.2	3.2					25.2	24.4	103.3	6.1	6.0	101.7	2.5	7.3	7.0	7.0		
	A1-02-02	Apartment	2B4P	Dual	N/E	80.4	73.0	110.1	2	4	29.7	30.0	99.0	4.3	3.6	13.3	3.4	13.6	3.0					26.9	24.4	110.2	6.0	6.0	100.0	2.5	7.0	7.0	7.0		
	A1-02-03	Apartment *UD	1B2P	Single	E	52.9 *UD	45.0	117.5 *UD	1	2	21.9	23.0	95.2	3.3	3.3	13.4	3.3							13.4	11.4	117.5	3.0	3.0	100.0	2.5	7.2	5.0	5.0		
	A1-02-04	Apartment	2B4P	Dual	S/E	73.5	73.0	100.7	2	4	28.6	30.0	95.3	3.9	3.6	11.4	2.7	12.0	3.3					23.4	24.4	95.9	6.0	6.0	100.0	2.5	7.0	7.0	7.0		
	A1-02-05	Apartment	2B4P	Dual	S/W	73.8	73.0	101.1	2	4	28.5	30.0	95.0	3.9	3.6	11.0	3.2	12.3	3.6					23.3	24.4	95.5	6.0	6.0	100.0	2.5	9.3	7.0	7.0		
	A1-02-06	Apartment	2B4P	Single	W	79.1	73.0	108.4	2	4	28.7	30.0	95.7	4.3	3.6	11.8	3.4	13.3	3.9					25.1	24.4	102.9	6.6	6.0	110.0	2.5	7.2	7.0	7.0		
Third Floor	A1-03-01	Apartment	2B4P	Dual	N/W	75.8	73.0	103.8	2	4	28.5	30.0	95.0	4.6	3.6	12.0	3.3	13.2	3.2					25.2	24.4	103.3	6.1	6.0	101.7	2.5	7.3	7.0	7.0		
	A1-03-02	Apartment	2B4P	Dual	N/E	80.4	73.0	110.1	2	4	29.7	30.0	99.0	4.3	3.6	13.3	3.4	13.6	3.0					26.9	24.4	110.2	6.0	6.0	100.0	2.5	7.0	7.0	7.0		
	A1-03-03	Apartment *UD	1B2P	Single	E	52.9 *UD	45.0	117.5 *UD	1	2	21.9	23.0	95.2	3.3	3.3	13.4	3.3							13.4	11.4	117.5	3.0	3.0	100.0	2.5	7.2	5.0	5.0		
	A1-03-04	Apartment	2B4P	Dual	S/E	73.3	73.0	100.4	2	4	28.6	30.0	95.3	3.9	3.6	11.4	2.7	12.0	3.3					23.4	24.4	95.9	6.0	6.0	100.0	2.5	7.0	7.0	7.0		
	A1-03-05	Apartment	2B4P	Dual	S/W	73.8	73.0	101.1	2	4	28.5	30.0	95.0	3.9	3.6	11.0	3.2	12.3	3.6					23.3	24.4	95.5	6.0	6.0	100.0	2.5	7.2	7.0	7.0		
	A1-03-06	Apartment	2B4P	Single	W	79.1	73.0	108.4	2	4	28.7	30.0	95.7	4.3	3.6	11.8	3.4	13.3	3.9					25.1	24.4	102.9	6.6	6.0	110.0	2.5	7.2	7.0	7.0		
Block A2	**23 Units**																																		
Ground Floor	A2-00-01	Apartment	2B3P	Dual	N/E	67.0	63.0	106.3	2	3	26.6	28.0	95.0	4.0	3.6	12.0	3.7			7.1	2.1			19.1	20.1	95.0	5.0	5.0	100.0	2.7	10.3	6.0	6.0		
	A2-00-02	Apartment	1B2P	Single	E	51.3	45.0	114.0	1	2	21.9	23.0	95.2	3.4	3.3	11.6	2.7							11.6	11.4	101.8	3.0	3.0	100.0	2.7	6.9	5.0	5.0		
	A2-00-03	Apartment	2B4P	Dual	S/E	78.5	73.0	107.5	2	4	28.7	30.0	95.7	3.5	3.6	11.3	2.8	14.5	2.9					25.8	24.4	105.7	6.5	6.0	108.3	2.7	10.0	7.0	7.0		
	A2-00-04	Apartment	2B3P	Dual	S/W	67.3	63.0	106.8	2	3	26.7	28.0	95.4	3.5	3.6	11.7	3.7		2.7	8.7				20.4	20.1	101.5	5.1	5.0	102.0	2.7	9.7	6.0	6.0		
	A2-00-05	DUPLEX Apartm.	2B4P	Single	W	58.7+51.3	73.0	-	2	4	32.6	30.0	108.7	4.6	3.6	12.2	2.8	17.9	2.9					30.1	24.4	123.4	6.5	6.0	108.3	2.7	7.2	7.0	7.0		
	A2-00-06	DUPLEX Apartm.	2B4P	Single	W	48.5+45.3	73.0	-	2	4	29.8	30.0	99.3	4.6	3.6	11.4	2.7	13.6	2.7					25.0	24.4	102.5	7.1	6.0	118.3	2.7	7.2	7.0	7.0		
First Floor	A2-01-01	Apartment	2B4P	Dual	N/W	76.3	73.0	104.5	2	4	30.7	30.0	102.3	4.3	3.6	13.4	3.3	14.0	3.5					27.4	24.4	112.3	6.0	6.0	100.0	2.5	8.3	7.0	7.0		
	A2-01-02	Apartment	2B3P	Dual	N/E	68.7	63.0	109.0	2	3	26.7	28.0	95.4	4.0	3.6	12.7	3.0			8.7	2.2			21.4	20.1	106.5	5.0	5.0	100.0	2.5	7.6	6.0	6.0		
	A2-01-03	Apartment *UD	1B2P	Single	E	52.7 *UD	45.0	117.1 *UD	1	2	21.9	23.0	95.2	3.3	3.3	13.4	3.3							13.4	11.4	117.5	3.0	3.0	100.0	2.5	7.2	5.0	5.0		
	A2-01-04	Apartment	2B4P	Dual	S/E	74.0	73.0	101.4	2	4	29.0	30.0	96.7	3.9	3.6	11.9	2.7	12.0	3.3					23.9	24.4	98.0	6.0	6.0	100.0	2.5	7.0	7.0	7.0		
	A2-01-05	Apartment	1B2P	Dual	S/W	52.5	45.0	116.7	1	2	22.3	23.0	97.0	3.4	3.3	12.6	3.1							12.6	11.4	110.5	3.0	3.0	100.0	2.5	7.2	5.0	5.0		
	A2-00-05	DUPLEX Apartm.	2B4P	Single	W																														
	A2-00-06	DUPLEX Apartm.	2B4P	Single	W																														
Second Floor	A2-02-01	Apartment	2B4P	Dual	N/W	83.7	73.0	114.7	2	4	30.6	30.0	102.0	4.3	3.6	13.4	3.3	14.0	3.5					27.4	24.4	112.3	6.0	6.0	100.0	2.5	8.3	7.0	7.0		
	A2-02-02	Apartment	2B3P	Dual	N/E	68.7	63.0	109.0	2	3	26.7	28.0	95.4	4.0	3.6	12.7	3.0			8.7	2.2			21.4	20.1	106.5	5.0	5.0	100.0	2.5	7.6	6.0	6.0		
	A2-02-03	Apartment *UD	1B2P	Single	E	52.9*UD	45.0	117.5 *UD	1	2	21.9	23.0	95.2	3.3	3.3	13.4	3.3							13.4	11.4	117.5	3.0	3.0	100.0	2.5	7.2	5.0	5.0		
	A2-02-04	Apartment	2B4P	Dual	S/E	73.1	73.0	100.1	2	4	29.0	30.0	96.7	3.9	3.6	11.9	2.7	12.0	3.3					23.9	24.4	98.0	6.0	6.0	100.0	2.5	7.0	7.0	7.0		
	A2-02-05	Apartment	2B4P	Dual	S/W	73.8	73.0	101.1	2	4	28.5	30.0	95.0	3.9	3.6	11.0	3.2	12.3	3.6					23.3	24.4	95.5	6.1	6.0	101.7	2.5	7.2	7.0	7.0		
	A2-02-06	Apartment	2B4P	Single	W	79.1	73.0	108.4	2	4	28.7	30.0	95.7	4.3	3.6	11.8	3.4	13.3	3.9					25.1	24.4	102.9	6.6	6.0	110.0	2.5	7.2	7.0	7.0		
Third Floor	A2-03-01	Apartment	2B4P	Dual	N/W	83.7	73.0	114.7	2	4	30.6	30.0	102.0	4.3	3.6	13.4	3.3	14.0	3.5					27.4	24.4	112.3	6.0	6.0	100.0	2.5	8.3	7.0	7.0		
	A2-03-02	Apartment	2B3P	Dual	N/E	68.7	63.0	109.0	2	3	26.7	28.0	95.4	4.0	3.6	12.7	3.0			8.7	2.2			21.4	20.1	106.5	5.0	5.0	100.0	2.5	7.6	6.0	6.0		
	A2-03-03	Apartment *UD	1B2P	Single	E	52.9 *UD	45.0	117.5 *UD	1	2	21.9	23.0	95.2	3.3	3.3	13.4	3.3							13.4	11.4	117.5	3.0	3.0	100.0	2.5	7.2	5.0	5.0		
	A2-03-04	Apartment	2B4P	Dual	S/E	73.1	73.0	100.1	2	4	29.0	30.0	96.7	3.9	3.6	11.9	2.7	12.0	3.3					23.9	24.4	98.0	6.0	6.0	100.0	2.5	7.0	7.0	7.0		
	A2-03-05	Apartment	2B4P	Dual	S/W	73.8	73.0	101.1	2	4	28.5	30.0	95.0	3.9	3.6	11.0	3.2	12.3	3.6					23.3	24.4	95.5	6.1	6.0	101.7	2.5	7.2	7.0	7.0		
	A2-03-06	Apartment	2B4P	Single	W	79.1	73.0	108.4	2	4	28.7	30.0	95.7	4.3	3.6	11.8	3.4	13.3	3.9					25.1	24.4	102.9	6.6	6.0	110.0	2.5	7.2	7.0	7.0		
Block B	**19 Units**																																		
Ground Floor	B-00-01	Apartment	3B5P	Triple	N/E/S	90.8	90.0	100.9	3	5	32.3	34.0	95.0	4.0	3.8	10.8	3.1	12.2	3.1	7.0	2.6			30.0	31.5	95.2	9.0	9.0	100.0	2.7	56.9	9.0	9.0		
	B-00-02	Apartment	1B2P	Dual	N/S	58.2	45.0	129.3	1	2	24.4	23.0	106.1	3.7	3.3	10.9	2.8							10.9	11.4	95.6	3.0	3.0	100.0	2.7	38.8	5.0	5.0		
	B-00-03	Apartment	2B4P	Dual	N/S	85.0	73.0	116.4	2	4	28.6	30.0	95.3	5.0	3.6	11.1	2.9	14.4	3.3					25.5	24.4	104.5	6.1	6.0	101.7	2.7	106.0	7.0	7.0		
	B-00-04	Apartment	2B4P	Dual	W/S	75.5	73.0	103.4	2	4	30.7	30.0	102.3	4.3	3.6	11.2	3.1	13.0	3.1					24.2	24.4	99.2	6.0	6.0	100.0	2.7	137.0	7.0	7.0		
First Floor	B-01-01	Apartment	3B5P	Dual	N/E	94.8	90.0	105.3	3	5	32.3	34.0	95.0	4.2	3.8	11.3	3.2	13.2	3.0	7.1	2.7			31.6	31.5	100.3	9.0	9.0	100.0	2.5	9.0	9.0	9.0		
	B-01-02	Apartment	2B4P	Dual	S/E	77.7	73.0	106.4	2	4	28.6	30.0	95.3	4.2	3.6	11.4	3.2	12.6	3.5					24.0	24.4	98.4	6.0	6.0	100.0	2.5	9.0	7.0	7.0		
	B-01-03	Apartment	1B2P	Single	S	50.0	45.0	111.1	1	2	22.5	23.0	97.8	4.4	3.3	12.2	3.3							12.2	11.4	107.0	3.0	3.0	100.0	2.5	6.3	5.0	5.0		
	B-01-04	Apartment	2B4P	Dual	S/W	75.5	73.0	103.4	2	4	28.7	30.0	95.7	3.5	3.6	11.4	3.2	12.1	3.3					23.5	24.4	96.3	6.3	6.0	105.0	2.5	7.0	7.0	7.0		
	B-01-05	Apartment	2B4P	Dual	N/W	75.5	73.0	103.4	2	4	28.7	30.0	95.7	3.5	3.6	11.4	3.2	12.1	3.3					23.5	24.4	96.3	6.3	6.0	105.0	2.5	7.0	7.0	7.0		

ABK Architects

SC 02 Housing Quality Index Schedule

790 Lehaunstown Residential - Cherrywood - Dún-Laoghaire Rathdown

P02 - 25.06.2024.

	Unit Number	Unit Type	Unit Description	Aspect	Orientation	Area (m2)	Required	Percentage % (of required area)	Bedrooms	Bedspaces	Living/Dining/Kitchen area	LDK aggregate req.	Percentage % (of required LDK area) variation of up to 5% can be applied	LDK width variation of up to 5% can be applied	LDK width req.	1_Double Bedroom area variation of up to 5% can be applied	1_Double Bedroom width variation of up to 5% can be applied	2_Twin Bedroom area variation of up to 5% can be applied	2_Twin Bedroom width variation of up to 5% can be applied	3_Single Bedroom area variation of up to 5% can be applied	3_Single Bedroom width variation of up to 5% can be applied	4_Twin/Double Bed. Area variation of up to 5% can be applied	4_Twin/Double Bed. width variation of up to 5% can be applied	Agg. Bedroom Area	Agg. Bedroom Area req.	Percentage % (of required Bedroom area) variation of up to 5% can be applied	Total Storage	Total Storage area req.	Percentage % (of required Storage area)	Flr to Ceiling	Private Amenity Space	Req. Private Amenity Space	Req. Communal Amenity Space		Comments
Second Floor	B-02-01	Apartment	3B5P	Dual	N/E	94.8	90.0	105.3	3	5	32.3	34.0	95.0	4.2	3.8	11.3	3.2	13.2	3.0	7.1	2.7			31.6	31.5	100.3	9.0	9.0	100.0	2.5	9.0	9.0	9.0			
	B-02-02	Apartment	2B4P	Dual	S/E	77.7	73.0	106.4	2	4	28.6	30.0	95.3	4.2	3.6	11.4	3.2	12.6	3.5					24.0	24.4	98.4	6.0	6.0	100.0	2.5	9.0	7.0	7.0			
	B-02-03	Apartment	1B2P	Single	S	50.0	45.0	111.1	1	2	22.5	23.0	97.8	4.4	3.3	12.2	3.3							12.2	11.4	107.0	3.0	3.0	100.0	2.5	6.3	5.0	5.0			
	B-02-04	Apartment	2B4P	Dual	S/W	75.5	73.0	103.4	2	4	28.7	30.0	95.7	3.5	3.6	11.4	3.2	12.1	3.3					23.5	24.4	96.3	6.3	6.0	105.0	2.5	7.0	7.0	7.0			
	B-02-05	Apartment	2B4P	Dual	N/W	75.5	73.0	103.4	2	4	28.7	30.0	95.7	3.5	3.6	11.4	3.2	12.1	3.3					23.5	24.4	96.3	6.3	6.0	105.0	2.5	7.0	7.0	7.0			
Third Floor	B-03-01	Apartment	3B5P	Dual	N/E	94.8	90.0	105.3	3	5	32.3	34.0	95.0	4.2	3.8	11.3	3.2	13.2	3.0	7.1	2.7			31.6	31.5	100.3	9.0	9.0	100.0	2.5	9.0	9.0	9.0			
	B-03-02	Apartment	2B4P	Dual	S/E	77.7	73.0	106.4	2	4	28.6	30.0	95.3	4.2	3.6	11.4	3.2	12.6	3.5					24.0	24.4	98.4	6.0	6.0	100.0	2.5	9.0	7.0	7.0			
	B-03-03	Apartment	1B2P	Single	S	50.0	45.0	111.1	1	2	22.5	23.0	97.8	4.4	3.3	12.2	3.3							12.2	11.4	107.0	3.0	3.0	100.0	2.5	6.3	5.0	5.0			
	B-03-04	Apartment	2B4P	Dual	S/W	75.5	73.0	103.4	2	4	28.7	30.0	95.7	3.5	3.6	11.4	3.2	12.1	3.3					23.5	24.4	96.3	6.3	6.0	105.0	2.5	7.0	7.0	7.0			
	B-03-05	Apartment	2B4P	Dual	N/W	75.5	73.0	103.4	2	4	28.7	30.0	95.7	3.5	3.6	11.4	3.2	12.1	3.3					23.5	24.4	96.3	6.3	6.0	105.0	2.5	7.0	7.0	7.0			
Block C	**21 Units**																																		
Ground Floor	C-00-01	Apartment	1B2P	Dual	N/E/S	47.0	45.0	104.4	1	2	24.1	23.0	104.8	4.0	3.3	12.2	3.3							12.6	11.4	110.5	3.2	3.0	106.7	2.5	19.8	5.0	5.0			
	C-00-02	Apartment	1B2P	Single	N	47.5	45.0	105.6	1	2	26.0	23.0	113.0	4.5	3.3	12.8	3.2							12.8	11.4	112.3	4.5	3.0	150.0	2.5	19.0	5.0	5.0			
First Floor	C-01-01	Apartment	2B4P	Dual	N/E	75.70	73.0	103.7	2	4	30.7	30.0	102.3	5.1	3.6	11.4	2.9	13	3.2					24.4	24.4	100.0	6.8	6.0	113.3	2.7	29	7.0	7.0			
	C-01-02	Apartment	3B5P	Dual	N/W/S	97.90	90.0	108.8	3	5	35.8	34.0	105.3	3.9	3.8	11.8	2.8	13.2	3.2	8.2	2.4			33.2	31.5	105.4	10.6	9.0	117.8	2.7	67.5	9.0	9.0			
	C-01-03	Apartment	2B4P	Dual	S/W	76.70	73.0	105.1	2	4	29.5	30.0	98.3	4.5	3.6	11.5	3.1	13.0	3.5					24.5	24.4	100.4	7.3	6.0	121.7	2.5	23.0	7.0	7.0			
	C-01-04	Apartment	2B4P	Single	S	77.40	73.0	106.0	2	4	30.2	30.0	100.7	4.6	3.6	11.5	3.1	13.0	3.5					24.5	24.4	100.4	7.3	6.0	121.7	2.5	23.0	7.0	7.0			
	C-01-05	Apartment	1B2P	Single	S	47.60	45.0	105.8	1	2	22.2	23.0	96.5	3.5	3.3	11.4	3.5							11.4	11.4	100.0	3.7	3.0	123.3	2.5	14.0	5.0	5.0			
	C-01-06	Apartment	2B3P	Dual	E/S	68.40	63.0	108.6	2	3	27.5	28.0	98.2	4.0	3.6	13.0	3.6	7.1	2.3					20.1	20.1	100.0	5.7	5.0	114.0	2.5	21.0	6.0	6.0			
	C-01-07	Apartment	2B4P	Dual	N/E/S	76.10	73.0	104.2	2	4	29.0	30.0	96.7	5.4	3.6	11.5	2.8	12.9	3.1					24.4	24.4	100.0	7.1	6.0	118.3	2.5	7.0	7.0	7.0			
	C-01-08	Apartment	1B2P	Single	N	47.50	45.0	105.6	1	2	21.9	23.0	95.2	5.1	3.3	11.5	3.1							11.5	11.4	100.9	3.8	3.0	126.7	2.5	5.0	5.0	5.0			
Second Floor	C-02-01	Apartment	2B4P	Dual	N/E	75.60	73.0	103.6	2	4	30.5	30.0	101.7	5.1	3.6	11.4	2.9	13.0	3.3					24.4	24.4	100.0	6.1	6.0	101.7	2.5	7.3	7.0	7.0			
	C-02-02	Apartment	3B5P	Dual	N/W/S	95.00	90.0	105.6	3	5	33.8	34.0	99.4	5.7	3.8	11.4	3	13.0	3.3	8.0	2.4			32.4	31.5	102.9	9.1	9.0	101.1	2.5	9.0	9.0	9.0			
	C-02-03	Apartment	2B4P	Dual	S/W	76.70	73.0	105.1	2	4	29.5	30.0	98.3	4.5	3.6	11.5	3.1	13.0	3.5					24.5	24.4	100.4	7.3	6.0	121.7	2.5	7.0	7.0	7.0			
	C-02-04	Apartment	2B4P	Single	S	77.40	73.0	106.0	2	4	30.2	30.0	100.7	4.6	3.6	11.5	3.1	13.0	3.5					24.5	24.4	100.4	7.3	6.0	121.7	2.5	7.0	7.0	7.0			
	C-02-05	Apartment	1B2P	Single	S	51.00	45.0	113.3	1	2	24.7	23.0	107.4	4.3	3.3	11.5	3.1							11.5	11.4	100.9	4.1	3.0	136.7	2.5	5.0	5.0	5.0			
	C-02-06	Apartment	2B4P	Dual	E/S	77.30	73.0	105.9	2	4	30.1	30.0	100.3	4.5	3.3	11.5	3.1	13.0	3.5					24.5	24.4	100.4	7.3	6.0	121.7	2.5	7.0	7.0	7.0			
	C-02-07	Apartment	2B4P	Dual	N/E/S	76.10	73.0	104.2	2	4	29.0	30.0	96.7	5.3	3.6	11.5	2.8	12.9	3.1					24.4	24.4	100.0	7.1	6.0	118.3	2.5	7.0	7.0	7.0			
	C-02-08	Apartment	1B2P	Single	N	47.50	45.0	105.6	1	2	21.9	23.0	95.2	3.3	3.3	11.5	3.1							11.5	11.4	100.9	3.8	3.0	126.7	2.5	5.0	5.0	5.0			
Third Floor	C-03-01	Apartment	2B4P	Dual	N/E	75.60	73.0	103.6	2	4	30.5	30.0	101.7	5.1	3.6	11.4	2.9	13.0	3.3					24.4	24.4	100.0	6.1	6.0	101.7	2.5	7.3	7.0	7.0			
	C-03-02	Apartment	3B5P	Dual	N/W/S	95.00	90.0	105.6	3	5	33.8	34.0	99.4	5.7	3.8	11.4	3	13.0	3.3	8.0	2.4			32.4	31.5	102.9	9.1	9.0	101.1	2.5	9.0	9.0	9.0			
	C-03-03	Apartment	2B4P	Dual	S/W	76.70	73.0	105.1	2	4	29.5	30.0	98.3	4.5	3.6	11.5	3.1	13.0	3.5					24.5	24.4	100.4	7.3	6.0	121.7	2.5	7.0	7.0	7.0			
	C-03-04	Apartment	2B4P	Dual	S/E	77.40	73.0	106.0	2	4	30.2	30.0	100.7	4.6	3.6	11.5	3.1	13.0	3.5					24.5	24.4	100.4	7.3	6.0	121.7	2.5	7.0	7.0	7.0			
Block D	**14 Units**																																		
LVL 00-01-02	D-00-01	House - LVL 02	1B2P	Triple	N/W/S	55.6 + 38.0	45.0		1	2	29.3	23.0	127.4	3.4	3.3	12.7	3.3							12.7	11.4	111.4	4.3	3.0	143.3	2.5	6.5	5.0	5.0			
LVL 00-01	D-00-02	House duplex	3B6P	Triple	N/W/S	117.0	100.0	117.0	3	6	35.3	37.0	95.4	4.5	3.8	11.6	3.2	13.7	3.2			11.6	3.0	36.9	36.0	102.5	6.9	6.0	115.0	2.5	202.7	9.0	9.0			
LVL 00-01-02	D-00-03	House - LVL 02	1B2P	Dual	N/S	55.6 + 38.0	45.0		1	2	29.3	23.0	127.4	3.4	3.3	12.7	3.3							12.7	11.4	111.4	4.3	3.0	143.3	2.5	6.5	5.0	5.0			
LVL 00-01	D-00-04	House duplex	3B6P	Dual	N/S	117.0	100.0	117.0	3	6	35.3	37.0	95.4	4.5	3.8	11.6	3.2	13.7	3.2			11.6	3.0	36.9	36.0	102.5	6.9	6.0	115.0	2.5	84.0	9.0	9.0			
LVL 00-01-02	D-00-05	House - LVL 02	1B2P	Dual	N/S	55.6 + 38.0	45.0		1	2	29.3	23.0	127.4	3.4	3.3	12.7	3.3							12.7	11.4	111.4	4.3	3.0	143.3	2.5	6.5	5.0	5.0			
LVL 00-01	D-00-06	House duplex	3B6P	Dual	N/S	117.0	100.0	117.0	3	6	35.3	37.0	95.4	4.5	3.8	11.6	3.2	13.7	3.2			11.6	3.0	36.9	36.0	102.5	6.9	6.0	115.0	2.5	62.0	9.0	9.0			
LVL 00-01-02	D-00-07	House - LVL 02	1B2P	Dual	N/S	55.6 + 38.0	45.0		1	2	29.3	23.0	127.4	3.4	3.3	12.7	3.3							12.7	11.4	111.4	4.3	3.0	143.3	2.5	6.5	5.0	5.0			
LVL 00-01	D-00-08	House duplex	3B6P	Dual	N/S	117.0	100.0	117.0	3	6	35.3	37.0	95.4	4.5	3.8	11.6	3.2	13.7	3.2			11.6	3.0	36.9	36.0	102.5	6.9	6.0	115.0	2.5	75.5	9.0	9.0			
LVL 00-01-02	D-00-09	House - LVL 02	1B2P	Dual	N/S	55.6 + 38.0	45.0		1	2	29.3	23.0	127.4	3.4	3.3	12.7	3.3							12.7	11.4	111.4	4.3	3.0	143.3	2.5	6.5	5.0	5.0			
LVL 00-01	D-00-10	House duplex	3B6P	Dual	N/S	117.0	100.0	117.0	3	6	35.3	37.0	95.4	4.5	3.8	11.6	3.2	13.7	3.2			11.6	3.0	36.9	36.0	102.5	6.9	6.0	115.0	2.5	47.3	9.0	9.0			
LVL 00-01-02	D-00-11	House - LVL 02	1B2P	Dual	N/S	55.6 + 38.0	45.0		1	2	29.3	23.0	127.4	3.4	3.3	12.7	3.3							12.7	11.4	111.4	4.3	3.0	143.3	2.5	6.5	5.0	5.0			
LVL 00-01	D-00-12	House duplex	3B6P	Dual	N/S	117.0	100.0	117.0	3	6	35.3	37.0	95.4	4.5	3.8	11.6	3.2	13.7	3.2			11.6	3.0	36.9	36.0	102.5	6.9	6.0	115.0	2.5	47.3	9.0	9.0			
LVL 00-01-02	D-00-13	House - LVL 02	1B2P	Triple	N/E/S	55.6 + 38.0	45.0		1	2	29.3	23.0	127.4	3.4	3.3	12.7	3.3							12.7	11.4	111.4	4.3	3.0	143.3	2.5	6.5	5.0	5.0			
LVL 00-01	D-00-14	House duplex	3B6P	Triple	N/E/S	117.0	100.0	117.0	3	6	35.3	37.0	95.4	4.5	3.8	11.6	3.2	13.7	3.2			11.6	3.0	36.9	36.0	102.5	6.9	6.0	115.0	2.5	48.0	9.0	9.0			
Block E	**8 Units**																																		
	E-00-01	Terrace house	3B6P	Dual	E/W	118.0	100.0	118.0	3	6	41.3	37.0	111.6	3.9	3.8	11.2	3.2	12.2	3.2			13.3	3.0	36.7	36.0	101.9	7.0	6.0	116.7	2.6	103.6	9.0	9.0			
	E-00-02	Terrace house	3B6P	Dual	E/W	118.0	100.0	118.0	3	6	41.3	37.0	111.6	3.9	3.8	11.2	3.2	12.2	3.2			13.3	3.0	36.7	36.0	101.9	7.0	6.0	116.7	2.6	87.8	9.0	9.0			
	E-00-03	Terrace house	3B6P	Dual	E/W	118.0	100.0	118.0	3	6	41.3	37.0	111.6	3.9	3.8	11.2	3.2	12.2	3.2			13.3	3.0	36.7	36.0	101.9	7.0	6.0	116.7	2.6	86.9	9.0	9.0			
	E-00-04	Terrace house	3B6P	Dual	E/W	118.0	100.0	118.0	3	6	41.3	37.0	111.6	3.9	3.8	11.2	3.2	12.2	3.2			13.3	3.0	36.7	36.0	101.9	7.0	6.0	116.7	2.6	87.3	9.0	9.0			
	E-00-05	Terrace house	3B6P	Dual	E/W	118.0	100.0	118.0	3	6	41.3	37.0	111.6	3.9	3.8	11.2	3.2	12.2	3.2			13.3	3.0	36.7	36.0	101.9	7.0	6.0	116.7	2.6	85.1	9.0	9.0			
	E-00-06	Terrace house	3B6P	Dual	E/W	118.0	100.0	118.0	3	6	41.3	37.0	111.6	3.9	3.8	11.2	3.2	12.2	3.2			13.3	3.0	36.7	36.0	101.9	7.0	6.0	116.7	2.6	83.3	9.0	9.0			
	E-00-07	Terrace house	3B6P	Dual	E/W	118.0	100.0	118.0	3	6	41.3	37.0	111.6	3.9	3.8	11.2	3.2	12.2	3.2			13.3	3.0	36.7	36.0	101.9	7.0	6.0	116.7	2.6	84.1	9.0	9.0			
	E-00-08	Terrace house	3B6P	Dual	E/W	118.0	100.0	118.0	3	6	41.3	37.0	111.6	3.9	3.8	11.2	3.2	12.2	3.2			13.3	3.0	36.7	36.0	101.9	7.0	6.0	116.7	2.6	123.0	9.0	9.0			