



Proposed Part 8 Residential Development
Coolaghknock Glebe, Kildare

Architect's Design Report

Kildare County Council
March 2024

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1.0 Introduction

This design report was prepared on behalf of the National Development Finance Agency (NDFA) and Kildare County Council, to accompany a Part 8 proposal for the development of 131 no. residential units on a site of circa 3.7 hectares (net), located at Coolaghknock Glebe, Kildare Town, Co Kildare.

The proposed development includes:

- i. 131 no. residential units including 89 no. houses and 42 no. own door apartment / duplex units to be delivered on a phased basis, comprising 42 no. one bed units; 36 no. two bed units; 45 no. three bed units; 8 no. four bed units, with renewable energy design measures (which may be provided externally) for each housing unit.
- ii. 1 no. crèche facility of 325sqm with potential for community use until such time as crèche becomes viable;
- iii. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; (c) new pedestrian and cycle connections; and (d) attenuation pond;
- iv. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switchrooms; (b) car and bicycle parking; (d) public lighting; (e) bin storage; (f) temporary construction signage; (g) estate signage; and (h) varied site boundary treatment comprising walls and fencing; and
- v. all associated site development works.

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



Image 1: Site Location identified within a wider context

1.1 Project Team

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

2.0 Site Context

2.1 Site Description

The subject site is located just off the Milletta Road in the north east part of Kildare Town and measures 3.7 hectares (net site area). It is a greenfield / brownfield site and has been most recently in agriculture use.

The site is accessed from the north west via an existing Part VIII housing development (Connagh Road, Close, Green, Crescent) that was completed pre 2009 (circa 72 units). A 'Phase 2' Part VIII scheme was planned for the proposed site but that development was not completed.

There is existing services on site associated with the 'Connagh' scheme consisting of a foul sewerage pumping station and surface water attenuation tank with associated drainage lines and utilities. The foul pumping station is in the ownership of Irish Water. The area of the pumping station is not included in this application.

The site is bounded to the south west by an existing residential estate (containing Curragh Plains, Coolaghknock Avenue and Coolaghknock Park), to the south east by Phase 2 residential zoned lands and to the north east by unzoned agriculture lands (Curragh buffer zone).

The site is Zoned C: Phase 2 Residential in the Kildare Town LAP 2023-2029. A social housing scheme is proposed in accordance with the zoning.

2.2 Brief

The brief for this site, as advised by Kildare County Council (KCC), is a development of 131 No. residential units as follows:

- 42 no. 1 bed units
- 36 no. 2 bed units
- 45 no. 3 bed units
- 8 no. 4 bed units

plus a creche facility.

The residential total includes four houses to be assigned to members of the travelling community .



Image 2: Aerial view of Coolaghknock Glebe



Image 3: Street View image of Site Entrance

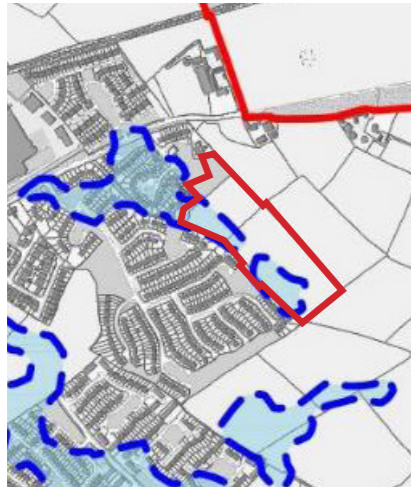


Image 4: Extract from Kildare Town LAP Map 10.2 (pluvial flood risk hatched blue)

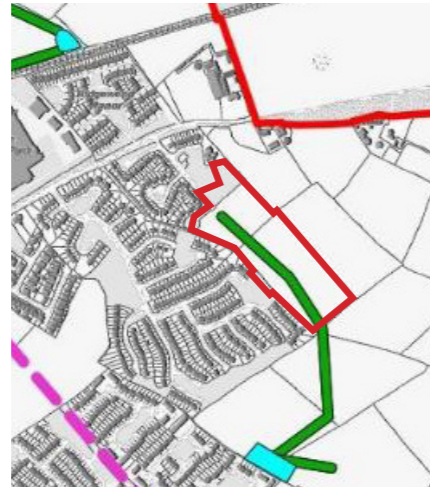


Image 5: Extract from Kildare Town LAP Map 10.1 (surface water corridor shown in green leading to a pond on other lands)



Image 6: Extract from Kildare Town LAP Map 9.1 (Curragh Buffer Zone in light green)



Image 7: Existing site layout with site outlined in red

2.3 Site Constraints

The site is accessed from the north west via Connagh Road. In pre planning discussions with Kildare County Council it was deemed appropriate to also facilitate future connection through the site to the Phase 2 residential zoned lands to the south east in order to facilitate potential future permeability and connections.

The Kildare Town LAP has identified a pluvial flood risk for the lower lying part of the site along the south west boundary. The LAP also requires the creation of a surface water corridor from the site that will in time connect to further surface water infrastructure and a detention pond on the Phase 2 residential zoned lands to the south east.

There are existing mature hedgerows along the south west and south east boundaries. There is also the remains of an old hedgerow in the centre of the site that has been previously severed as part of the works to install the drainage infrastructure on site. A more recent hedgerow has also developed along the north west boundary. This was planted circa 2009 when the site boundary was secured following the completion on the Connagh Part VIII scheme.

The LAP requires a planted buffer zone along the north east of the site. There is also an existing substantial blockwork wall in that location that the local authority are required to retain as a boundary.

The natural topography slopes from Northeast to Southwest with a slope ranging from approx. 7m in the northern part of the site to approx 4m in the south of the site.

There is potential for permeability along the south west boundary by providing a connection to the public open space in the adjoining residential development.



Image 8: Proposed site strategy

2.4 Site Design Approach

The site layout proposed responds to the immediate context, the preplanning discussions and the requirements of the Kildare Town LAP.

Connection to the Phase 2 zoned lands to the south east is facilitated via a central spine road through the site. This route splits the site into two distinct zones. The low lying lands along the south west are set aside as a parkland to contain public open space and SUDs measures (Sustainable Urban Drainage Systems) to deal with the pluvial flood risk and surface water corridor and the higher lands to the north east are then designated for development. A set back is also created along the north east boundary to allow space for buffer planting and to connect the existing hedgerows in the northeast and south west.

A compact urban design layout is proposed with 5 No. new housing cells accessed from the new spine road. The cells are arranged perpendicular to the sloped topography to create streets that work with the natural site terrain.

Four home zone/ cul de sacs streets are created together with a loop street located in the centre of the scheme. A standalone creche building is positioned in a prominent location at the entrance to the site in the highest part of the lands south west of the spine road.

The scheme consists of 89 houses, 42 own-door apartments and a creche. The own-door apartments (one bed over one bed) are primarily located at the corners of the housing cells to create focal points and to complete strong building lines. Two separate terrace blocks of apartments are also provided at key locations overlooking the park and along the spine road vista.



Image 9: Existing Site Storage Capacity



Image 10: Proposed site storage capacity
(Suggested surface water corridor route shown dashed in yellow)

2.5 Pluvial Flood Risk and Surface Water Corridor Requirement

The Kildare Town LAP identifies a potential pluvial flood risk on the site as per Map 10.2. (Extract provided previously Image 4) Pluvial flooding is the risk of overland flooding caused by extreme rainfall. It is not necessarily associated with an existing watercourse or river.

Pluvial flooding may occur in the event of extreme rainfall if the ground becomes saturated with no capacity to absorb any further water. In that situation there is the possibility that the rain will stay on the surface and begin to flow to the nearest low point.

Two small depressed areas have been identified on the site based on the topographical survey. In the event of overland water flow these existing areas could fill up and hold water before it naturally overflows away to the south. The two areas correspond with the areas identified in the LAP.

MORCE have quantified the amount of water that the site could currently store. We have then ensured to design the open space with small depressed areas that could store the same amount of water in an extreme event. We have also designed the floor levels of the building to achieve a minimum 500mm freeboard to maximum flood storage level. Please refer to MORCE documentation for more details.

2.6 Surface Water Corridor Requirement

The Kildare Town LAP also identifies the objective for a surface water corridor through the site as per Map 10.1. (Extract provided previously Image 5) . We have set aside a zone in the lowest part of the site along the south west boundary for this corridor. See dashed yellow line on the diagram opposite. Note the corridor is contingent on connecting infrastructure on third party lands to complete a route to the pond identified on map 10.1. The corridor would be premature on this site until such a time as the infrastructure is completed on the third party lands. We therefore suggest that the final details of the corridor should be agreed by condition at a later date and once the connecting infrastructure is in place.

It is also noted that a Surface Water Management plan is to be prepared for Kildare Town. We suggest that our design proposal can facilitate the current objectives of the LAP and that adequate provisions have been made within the site to cater for a future surface water management scheme.

3.0 Urban Design Rationale/ Design Criteria

IMAGE TO BE UPDATED



Image 11: Proposed site layout

The design rationale outlined below identifies the key issues considered in the design process for the proposed residential scheme on the site under the 12 criteria set out in the Urban Design Manual – A Best Practice Guide 2009 as referenced in the Kildare County Development Plan.

Note: Appendix B of this report also contains a tabulated response to the items listed in Appendix D - Design Checklist (Key Indicators of Quality Urban Design and Placemaking) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Applications.

“At the scale of the neighbourhood”

3.1 Context: How does the development respond to its surroundings?

A two-storey development is proposed that is sympathetic in scale and layout to the receiving environment.

Key features of the site are maintained and addressed. The mature trees and hedgerows along the south-west and south east boundaries are retained except in locations to create permeable links. A new planted buffer zone is provided to the north east. The pluvial flood risk is resolved through the design of the drainage systems for the proposed scheme and this will have an inherent benefit for the existing adjoining developments. The housing cells are arranged perpendicular to the natural topography so that the streets can naturally align with the slope of the site.

A new pedestrian and cyclist connection is proposed through the open space to link to the adjoining development and to facilitate easier connection to the newly constructed school buildings further to the west.

The site is currently underused and the proposed development gives the opportunity to unlock the potential of the valuable lands, providing much needed housing and creating improved amenity for adjoining residents.

3.2 Connections: How well connected is the new neighbourhood

The site is accessed from the north-west via Connagh Road which connects to Miletta Road (one of the main Kildare Town access roads.) The site is approximately 1.3km from the town centre and the train station (15 minute walk) and 0.9km to the closest primary schools.

A pedestrian / cyclist link has been provided to the residential development to the south west creating a secondary link to and from the site. Potential for a future connection to the lands to the south east has also been incorporated. Permeability has been facilitated on three sides of the site. The remaining side is a hard boundary to third party unzoned agricultural land.



Image 12: View of corner Duplex



Image 13: View of two-bed terrace

3.3 Inclusivity: How easily can people use and access the development

A variety of unit types are proposed including one, two, three and four bed homes. The urban design strategy adopts a simple layout consisting of a spine road with local streets accessed perpendicularly. The apartment units provide activation on the corners, improving wayfinding and legibility. Footpaths are provided to all units, and Part M accessible parking spaces are evenly distributed across the site. The site levels and contours have been adjusted to ensure that all pedestrian routes have been designed for ease of access for all.

3.4 Variety: How does the development promote a good mix of activities?

A residential scheme is proposed in line with the KCC housing needs requirement. A mix of unit types is proposed, including one, two, three, and four-bedroom homes. The creche building provides additional local facility for both the new and existing residents in the area.

The landscaping plan has developed to provide a linear park along the length of the site. This zone incorporates a variety of public amenity, functions and SUDs features.

"At the scale of the site"

3.5 Efficiency: How does the development make appropriate use of resources , including land?

At 35 units per hectare the development represents an efficient use of lands in accordance with development plan density requirements, and when considered in relation to the site context and surrounding neighbourhood. All homes are dual aspect with either south, east, or west aspect. The buildings have compact forms resulting in efficient thermal envelopes. A high provision of amenity space is provided within the site (>15% of site area) plus additional SUDs amenity spaces.

For the purposes of calculating density the net site area has been used. This excludes the existing infrastructure found on site, the creche site and areas required to accommodate the pluvial flood risk.

3.6 Distinctiveness: How do the proposals create a sense of place?

The scheme consists of 89 houses, 42 own-door apartments and a single storey creche.

The creche building and the first housing cell frame the entrance to the new development leading to the new linear park that is created all along the south west boundary . The park incorporates the significant existing hedgerow along the boundary and provides new play areas, seating areas and natural SUDs features. This extensive park will provide a unique sense of place and sylvan character for the scheme.



Image 14: View of wide front 3 bed houses



Image 15: View of full brick elevations with on-curtilage parking

Compact housing cells are proposed - the corner apartments units are used to activate corners, create visual interest and increase passive surveillance. A consistent palette of materials is used throughout that creates a distinct architectural language. The linear park creates a distinct natural backdrop within the scheme with points of reference provided at intervals along the spine route.

3.7 Layout: how does the proposals create people friendly streets and spaces?

Continuous active building lines are provided to the public realm. The compact urban forms proposed minimise gaps and breaks in the streetscape. This results in public spaces that have strong passive surveillance in all areas. First floor balconies overlooking public spaces further enhance that sense of security. Footpaths are generally located to the rear of the parking spaces creating a buffer to the roadway.

Parking is reduced and pedestrian routes are provided off street through the linear park creating a more pedestrian friendly public realm. Natural deflection is provided along the spine road providing traffic calming and to prioritise the pedestrian.

3.8 Public Realm: how safe, secure and enjoyable are the public areas?

The site layout affords high levels of passive surveillance and overlooking. All units have own door access with defensible zones provided to the front of all units. Bicycle and bin storage is provided privately on curtilage. A clear street layout is proposed with a central spine route and perpendicular residential side streets and homezones. Any future through traffic will be confined to the spine road allowing the residential streets and homezones to be quieter spaces with limited traffic.

The linear park extends the full length of the site affording a high level of amenity proximate to all units. The location of the apartment units on corners with first floor balconies overlooking the public areas provide increased surveillance of the public realm. The majority of parking is provided on street in accordance with DMURs with parallel parking on one side of the street and parallel parking opposite. Parking bays are well punctuated with street trees and planting.

"At the scale of the home"

3.9 Adaptability: How will the buildings cope with change?

In accordance with the KCC development plan 20% of the unit layouts have been designed in accordance with universal design guidelines. These consist of the ground floor apartment units and the Type C 3 bed house.

All units have generous floor areas in line with department standards and requirements. The houses are suitable for



Image 16: View of full brick elevations with on-curtilage parking

future adaption via extensions to the rear in accordance with the requirements for standard domestic extensions. All units shall be A-rated which provide energy robustness and efficiency for future residents. The development is also designed in accordance with best practice sustainable drainage measures including suitable provision for future climate change.

3.10 Privacy and Amenity: How does the scheme provide a decent standard of amenity?

All units are designed to meet the minimum internal and external space requirements as detailed in Section 5.0 of this report. All units are own door access and have their own dedicated private amenity spaces. A daylight and sunlight assessment has been carried out on the units which found that all units exceed the minimum requirements for daylight and sunlight. A high percentage of public open space has also been provided within the site in excess of minimum requirements.

3.11 Parking: How will the parking be secure and attractive?

Parking is provided at a rate of one space per dwelling plus one visitor space every 4 units. This results in a total of 164 spaces. All spaces are located in areas that are well overlooked and proximate to the front doors of the units. Street trees and planting are arranged to create soft buffers between parking bays and to animate the street. Private parking is provided on curtilage for the first two cul-de-sacs and then on street for the remainder of the site.

3.12 Detailed Design: How well thought through is the building and landscape design

A consistent materiality is created across the building. Brick is used to form a plinth material for the houses and a ground floor datum that runs through the site. Front curtilage walls and binstore enclosures seamlessly blend into this brick backdrop. At the corners, facades become full brick lifting the scale and creating visual importance at key locations. Front doors provide animation, with different colours provided for each unit type.



Image 17: Context Section



Image 18: View looking North along central spine road

4.0 Landscape Design Strategy



Image 19: Landscape Plan

The landscape design is an integral part of the urban design strategy. Street trees and defensible planting zones provide a softness along the streets while the continuous linear park creates a natural backdrop along the length of the site.

The public open space incorporates a play ground, natural play areas, level changes, a kick about space, seating areas, and natural SUDs features and mounding.

In accordance with the KCC development plan a total of 15% of site area is required for public open space i.e. 5,550 sq.m

We have provided amenity spaces that total 6625 sq.m. See diagram below. This consists of 5815 sq.m to satisfy the open space area requirement (outlined in orange below) and 810 sq.m of additional amenity space / SUDs features (outlined in blue below)

Homezones and streetscapes are softened with planting, street trees, shrubs and hedges. The existing hedgerows are retained along the south west and south east boundaries while new hedges and planting is provided along the north east boundary at the end of the cul de sacs and along the loop street to soften the existing blockwork wall in that area.

A full landscape plan and report has been prepared by Mitchell and Associates and is included with the application.

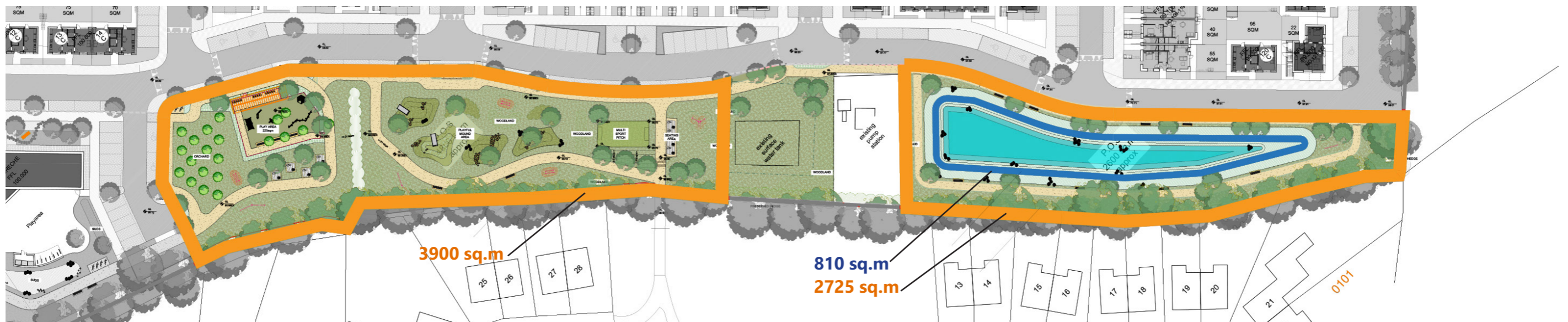


Image 20: Plan of Parkland

5.0 Creche

A single storey creche building is proposed at the entrance to the site.

The building is 325 sq.m and will cater for up to 60 children and 10 No. staff

The building consists of two interlocking creating an L-shaped building that encloses a play area to the rear.

The north western wing has a mono pitch roof rising towards to entrance to create a prominence and scale appropriate for a public building. The other wing is single storey with a flat parapet. The corner of this volume is recessed to create a canopy and sheltered space at the front of the building.

The building is finished in brick to match the rest of the proposed development with feature areas of coloured glazed brick to give the building a more playful character.

Internally the creche consists of four classrooms as follows:

Room	Age Group	Total Children	Total Staff
1	0 -1 years	6 No.	2 No.
2	1-2 years	10 No.	2 No.
3	2-3 years	12 No.	2 No.
4	3-5 years	16 No.	2 No.
5	3-5 years	16 No.	2 No.
Total		60 No.	10 No.

The building also contains a staff room, office, toilet / changing facilities, sleep rooms and storage areas. A bin store and bicycle store is located to the rear and accessed from the play area.

20 No. parking spaces have been provided with the creche at a rate of 1 per 4 children and 1 per 2 staff.

8 No. bicycle spaces have also been provided (1 per 10 children and 1 per 5 staff.) in a sheltered enclosure accessed from the play area.



Image 21: Creche Front Elevation

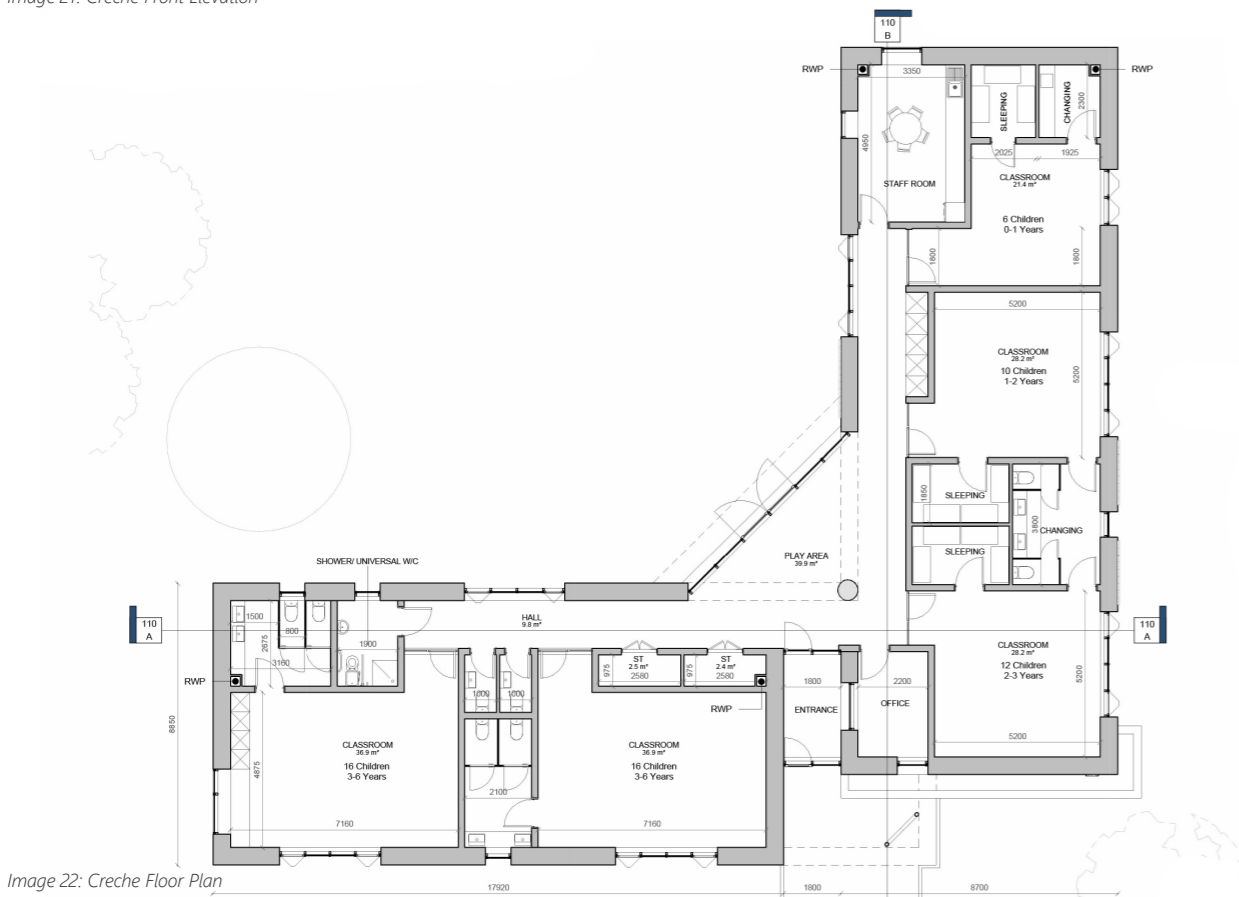


Image 22: Creche Floor Plan

6.0 Materials and Finishes

A coherent palette of materials is proposed to create a simple and modern aesthetic for the new development

A light buff clay brick with white mortar is proposed as the field colour for the scheme. The brick acts as a plinth to the houses picking up the boundary walls and bin store enclosures to the front curtilage. At the corners the apartment units have full brick facades to create prominence at the key locations as you progress through the site.

A light coloured render band to the upper floor of the houses provides contrast and variety within the scheme.

The roofs of the house are to have clipped verges and eaves adding to the modern aesthetic proposed. Slate roof tiles are proposed to the houses with warm deck standing seam roofs to the apartment units.

Dark grey window frames, fascia, soffit, verges, rainwater goods and flat free draining metal clad entrance canopies are proposed maintaining a consistent simple colour palette across the scheme of buff brick, light render and dark grey roof and ancillary items.

Different colour front doors are proposed for each unit type to create variety and a sense of individuality within the scheme.

On street parking and off-curtilage paved areas are to be finished in permeable paving to provide increased natural SUDs features within the site.

1. Dark grey slate/ flat roof tile
2. Dark grey fascias, soffits, verges and rainwater goods
3. Light coloured render
4. Side gates - Steel framed timber
5. Pressed metal standing seam canopy - dark grey
6. Metal cladding to match canopy
7. Recon stone capping and cills
8. Light coloured clay brick with off white mortar
9. Splayed reveal detail to duplex elevations
10. Galvanized and painted metal railings to front gardens and balconies



Image 23: Proposed primary materials of light coloured render (left), light coloured clay brick with off-white mortar (middle), and artificial roof slate/ roof tile (right). Refer to elevation drawings for details of other materials.

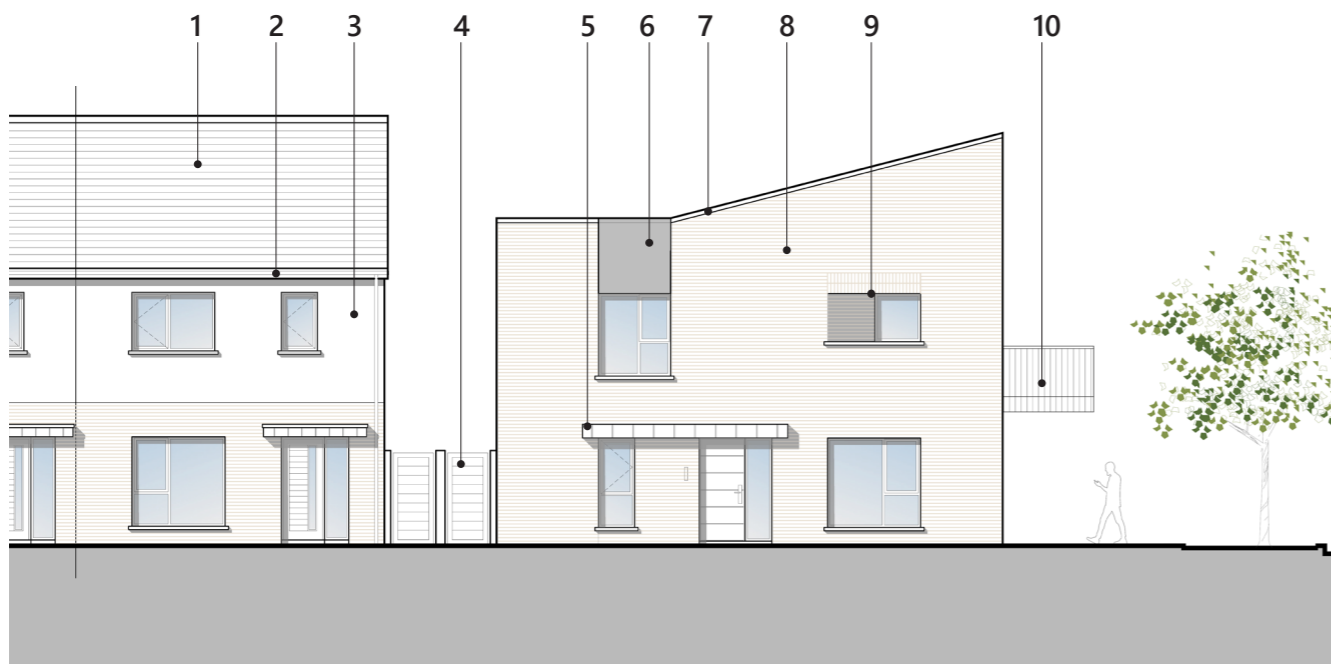


Image 24: Elevation of Duplex Type A and House Type B

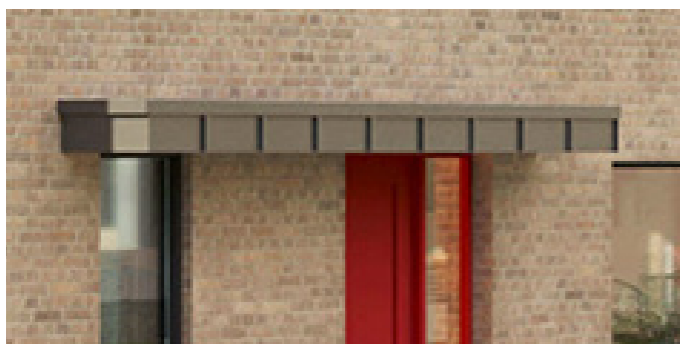


Image 25: No.3 Pressed metal canopy - dark grey

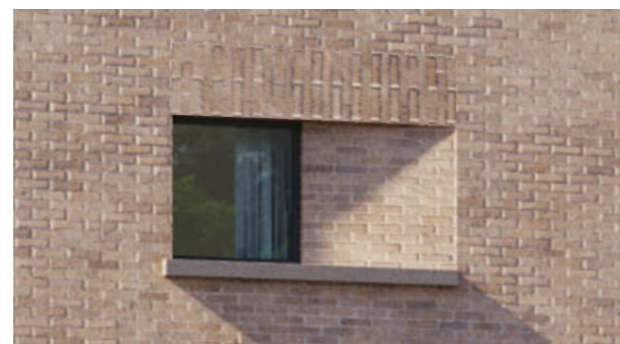


Image 26: No.6 Splayed reveal detail to duplex elevations



Image 27: View of Duplex units

7.0 Schedule of Accommodation

The proposed brief has been developed by Kildare County Council, based on their records of housing needs within the locality. The proposed brief includes a broad mix of typologies, and this variety should assist in forming a balanced, sustainable community. A summary breakdown of the site statistics is included below:

SITE STATISTICS		
Gross Site Area		4.6 Ha
Net Site Area		3.7 Ha
Housing Totals		
One Bed	42 No.	
Two Bed	36 No.	
Three Bed	45 No.	
Four Bed	8 No.	
Total		131 No.
Residential Floor Area		
		11,202 sq.m
Creche Floor Area		
		325 sq.m
Open Space		
Public Open Space Contribution	5615 sq.m (15.2% site area)	
SUDs Amenity Spaces	810 sq.m	
Total		6625 sq.m (17.9% site area)
Carparking		
Residential	1 space per unit (131 No.) plus 1 visitor per 4 units (33 No.)	164 No. (36 No. on curtilage, 128 No. on street)
Creche	0.5 space per staff (5 No.) plus 15 visitor/drop off spaces (1 per 4 children)	20 No.
Total		184 No.
Bicycle spaces		
Residential	1 space per unit (on curtilage) plus 24 No. visitor spaces (on street)	155 No.
Creche	1 space per 5 staff (2 No.) + 1 space per 10 children (6 No.)	8 No.

8.0 Housing Quality Assessment

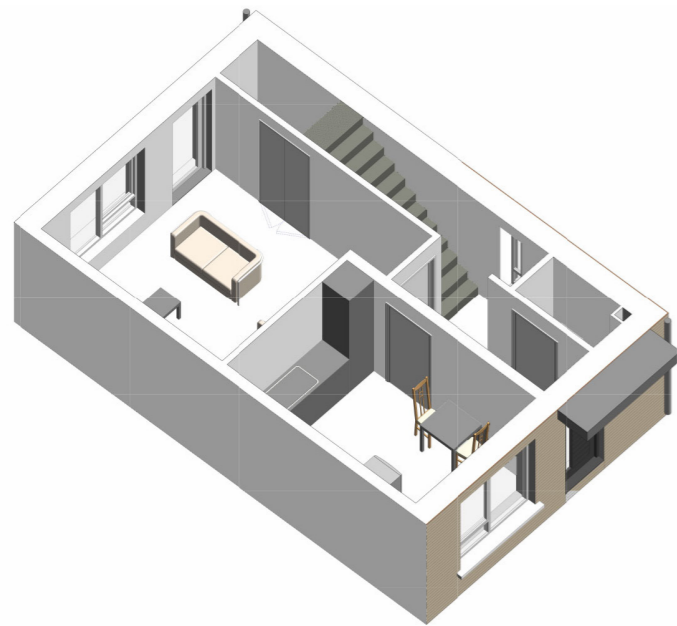


Image 28: Axonometric of type A ground floor plan

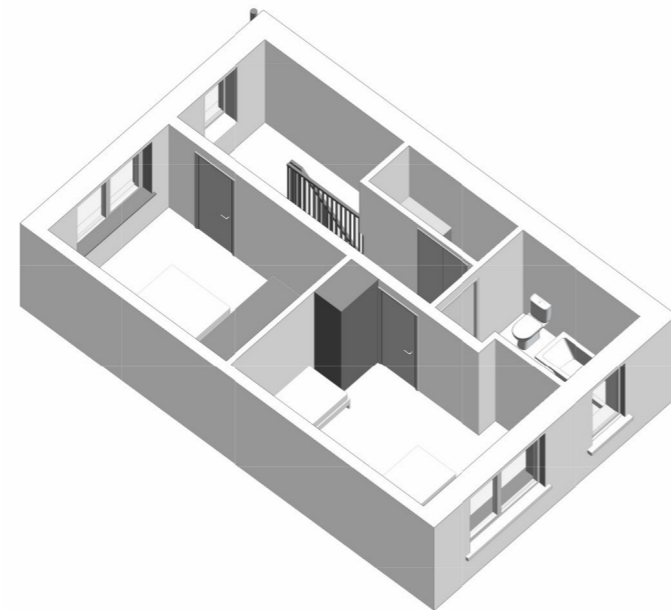


Image 29: Axonometric of type A first floor plan

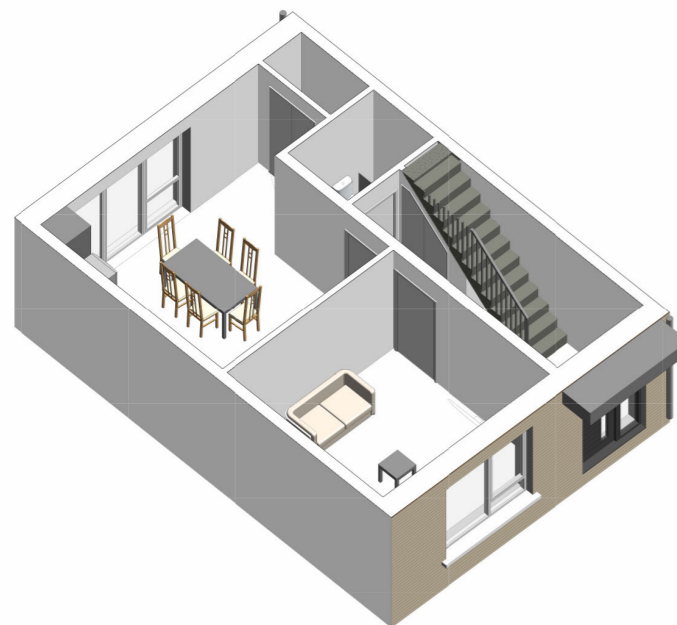


Image 30: Axonometric of type B ground floor plan

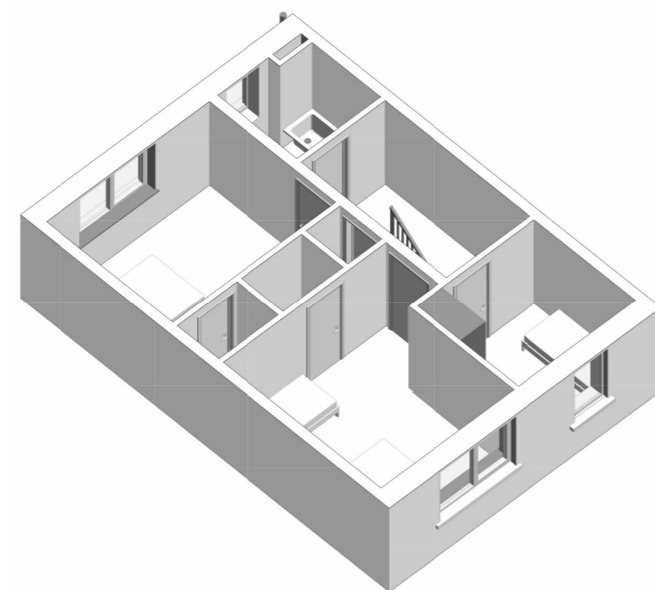


Image 31: Axonometric of type B first floor plan

The scheme has been designed with due regard to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Applications, the Urban Design Manual Best Practice Guidelines, the Quality Housing for Sustainable Communities 2007, The K.C.C Development Plan and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022.

Space standards for houses are to be in accordance with Quality Housing for Sustainable Communities 2007, except where the KCC County Development Plan (CDP) dictates higher standards. For apartments, space standards are to be as set out on the Sustainable Urban Housing - Design Standards for New Apartments 2018, Guidelines for Planning Authorities. A minimum of 20% of units are to be designed to UD standards in accordance with the KCC CDP.

The buildings have also been designed with due regard to the principles of universal design, including the 'Building for Everyone' publications. All units are Part M accessible, and 20% have been designed to be UD compliant.

A mix of unit types is proposed to cater for differing occupancy requirements. One, Two, Three bed, and Four bed units are proposed as follows:

1 Bed x 42 no.	(32%)
2 Bed x 36 no.	(28%)
3 Bed x 45 no.	(34%)
4 Bed x 8 no.	(6%)

All units are dual aspect benefiting from either south, east, or west primary aspect.

Houses

The Kildare County Council Development Plan has defined minimum area standards for residential units. These standards state that, a two-bedroom house is expected to have an area of 85 square meters, three-bedroom dwellings, is 100 square meters, and for four-bedroom homes, the standard is set at 110 square meters.

Storage is provided in accordance with the K.C.C Development Plan Standards. Minimum storage areas of 6 sq.m for two bed units, 8sq.m for three bed units, and 9 sq.m for four bed units. This consists of internal storage within the dwelling and a garden shed measuring 3.0 sq.m.

Internal Room areas and sizes are in accordance with Table 5.1 of Quality Housing for Sustainable Communities 2007. The schedules attached to this document itemise the houses unit by unit and demonstrate compliance with the space, area and aspect standards. Room dimensions and areas are provided on the floor plans included as part of the application.

Houses

Dwelling type	Target gross floor area	Minimum - Main living room	Aggregate living area	Aggregate bedroom area	Storage
	(sq.m)	(sq.m)	(sq.m)	(sq.m)	(sq.m)
Family Dwellings - 3 or more persons					
4 Bed/7P House (2 storey)	110	15	40	43	6
3 Bed/5P House (2 storey)	92	13	34	32	5
2 Bed/4P House (2 storey)	80	13	30	25	4

Information taken from: Quality Housing for Sustainable Communities 2007 (Table 5.1)

Apartments

Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms		
Apartment type	Width of living/ dining room	Aggregate floor area of living / dining / kitchen area
One Bedroom	3.3m	23 sq.m
Minimum bedroom floor areas/ widths		
Type	Minimum width	Minimum floor area
Single bedroom	2.1m	7.1 sq.m
Double bedroom	2.8m	11.4 sq.m
Twin bedroom	2.8m	13.0 sq.m
Minimum aggregate bedroom floor areas		
One bedroom		11.4 sq.m
Minimum storage space requirements		
One bedroom		3 sq.m
Minimum floor areas for private amenity space		
One bedroom		5 sq.m

Information taken from: Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022.

Each house has a garden area accessed from the main living space. The minimum areas provided are 55sq.m for two bed units, 60sq.m for three bed units, 75sq.m for four bed units in accordance with the KCC development plan. This is well in excess of the requirements of Sustainable Residential Development and Compact Settlements Guidelines for Planning Applications which requires 30 sq.m for a two bed, 40 sq.m for a three bed and 50 sq.m for a four bed.

Apartments

Apartment areas, room areas and sizes are in accordance with Appendix 1 of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022. The schedules attached to this document itemise the apartments unit by unit and demonstrate compliance with the space, area and aspect standards. Room dimensions and areas are provided on the floor plans included as part of the application.

Storage is provided within each of the units as indicated on the drawings. Minimum storage areas of 3 sq.m for one bed units. These areas consist of a mixture of dedicated utility/storerooms, open shelving, additional wardrobe units and bathroom storage. In certain areas individual storerooms may be slightly larger than 3. 5sq.m due to the efficiencies of the plan layouts.

Each apartment has a balcony or terrace area accessed from the main living space. The minimum areas provided are 5sq.m for all one bed units. All balconies and terraces shall have a minimum depth of 1.5 sq.m. All ground floor units shall have a floor to ceiling height of 2.7m.

9.0 Accessibility

In accordance with the Kildare County Council Development Plan 20% of the units have been designed to be UD compliant with the requirements of the 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority). Accessible parking spaces are located nearby the units universally designed to provide easy access.

The Universal Design units consist of:

- Duplex Type A (9 no. Ground Floor Units)
- Duplex Type B (12 no. Ground Floor Units)
- Type C House (15 no. units)

36 No. Total

The criteria addressing the design of the internal unit layout are summarised as shown below.

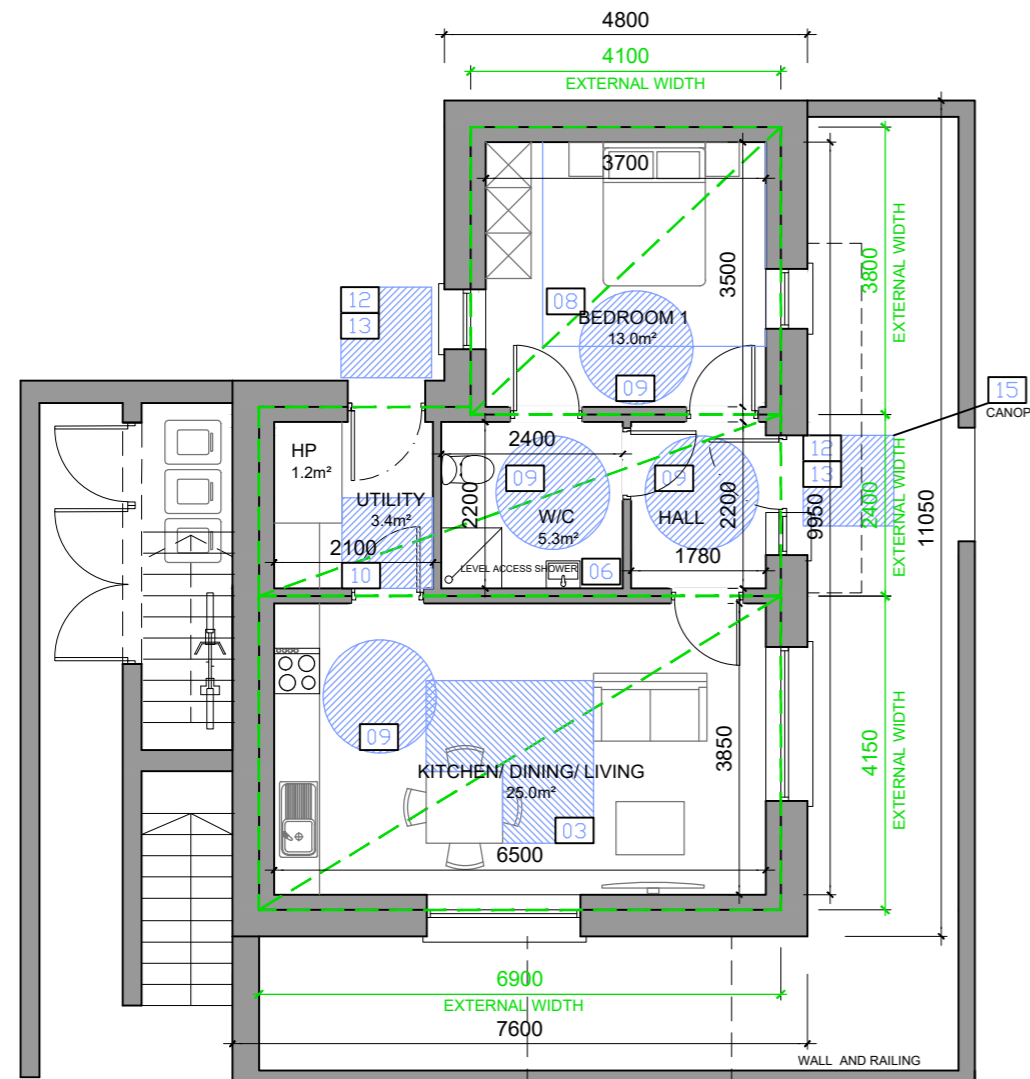


Image 32:
Duplex Type A
Ground Floor Plan
(9 no. units)
Scale 1:100

UD provisions hatched in blue

Kitchen/ Dining/ Living Room

1. Large and flexible room with ample unobstructed space to access all areas for everyone with ease of movement through the kitchen
2. Minimum 800mm wide clear route between furniture and in front of windows and routes between doors
3. 1200mm clear space on three consecutive sides of a table
4. Kitchen is not a thoroughfare. Cooker / hob and sink are in the same run of worktop.
5. The kitchen space located next to the dining area to ease access for carrying food and crockery.
6. Large and accessible bathroom (minimum 2100 mm x 2500 mm) door opens outwards, with level access shower.
7. Bathroom adjacent to the main bedroom with flexibility to provide direct access from the bedroom.
8. clear access space of 800mm on both sides and at the end of the double bed.
9. Provide a clear space for a turning circle of 1500mm
10. Utility room with space for washer and dryer adjacent to kitchen.
11. Doors open into rooms (such as living rooms, bedrooms and kitchens) with hinge-side of the door is adjacent to a return wall and approx. 300mm clear space on the leading edge of doors
12. Entrance door with a clear width of circa 1000mm; with 1200 mm x 1200 mm clear landing. Position is readily identified from the road.
13. Level access to the front and rear doors.
14. House unit designed to allow ground floor bedroom area, stair lift and/or soft spot for future lift.
15. Canopy at front entrance.

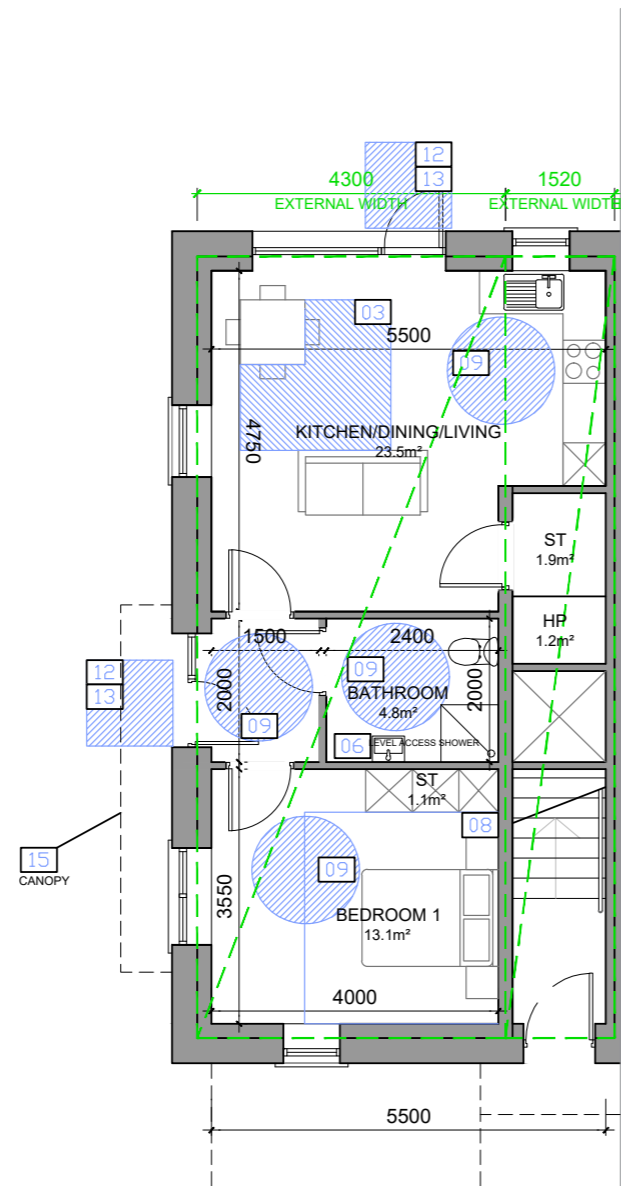


Image 33:
 Duplex Type B
 Ground Floor Plan
 (4 no. units)
 Scale 1:100

UD provisions hatched in blue

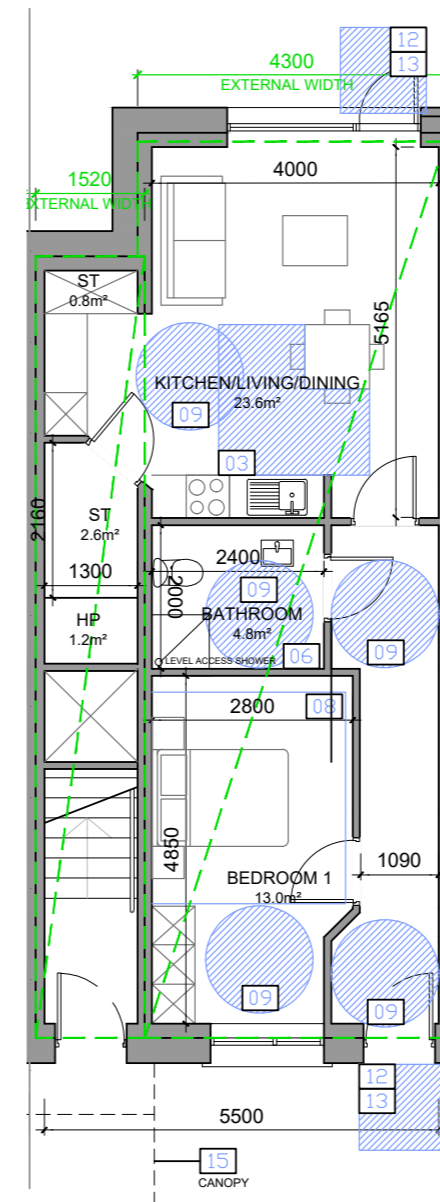


Image 34:
 Duplex Type B
 Ground Floor Plan
 (8 no. units)
 Scale 1:100

UD provisions hatched in blue

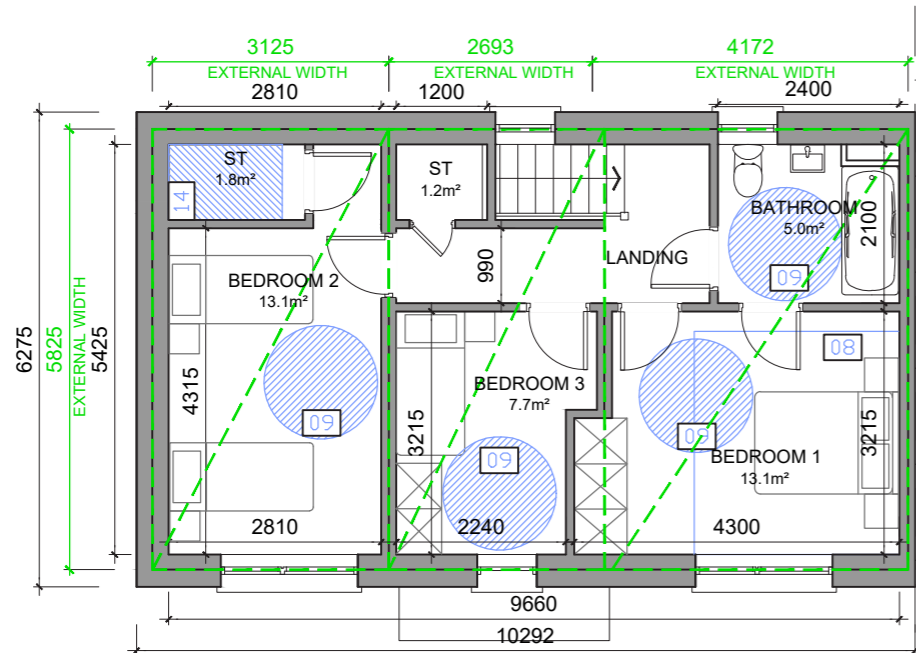


Image 35:
First Floor Plan

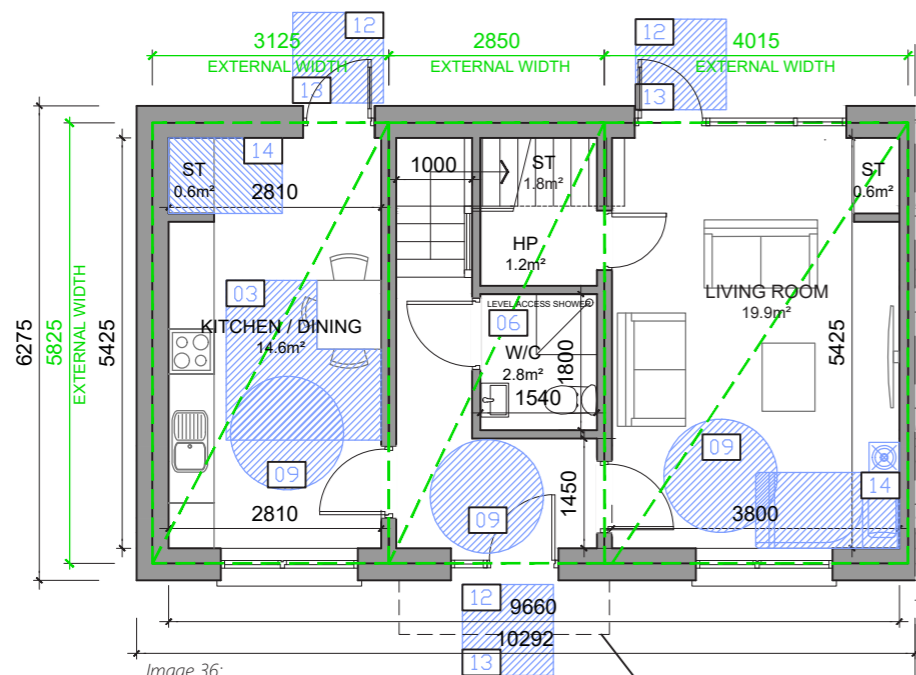
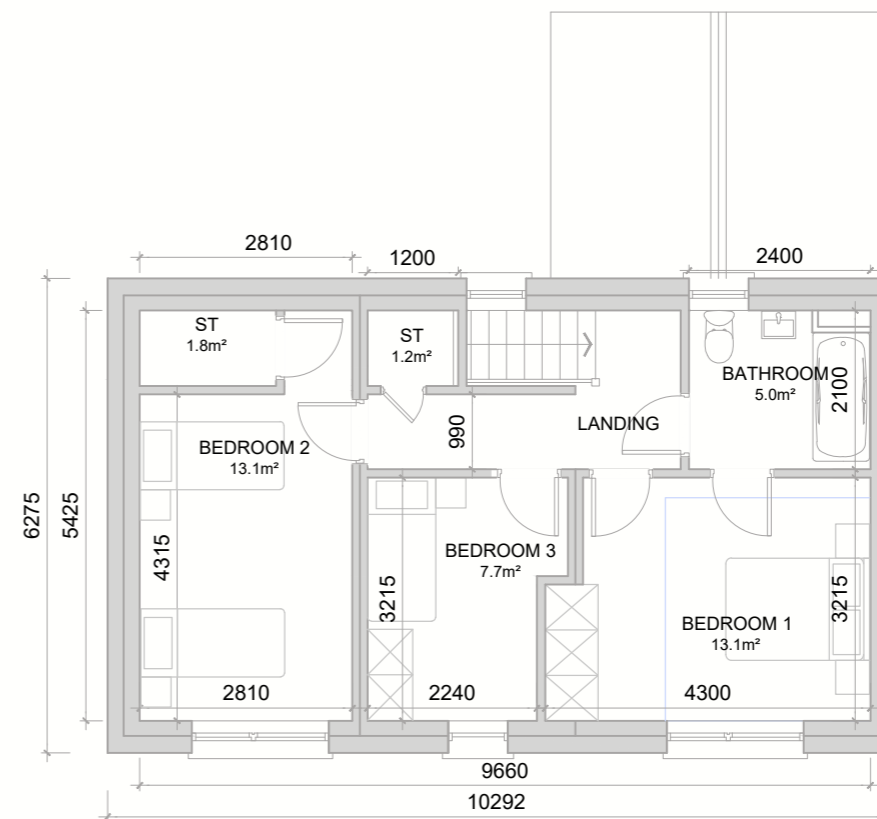


Image 36:
House Type C
Ground Floor Plan
(9 no. units)
Scale 1:100

UD provisions hatched in blue

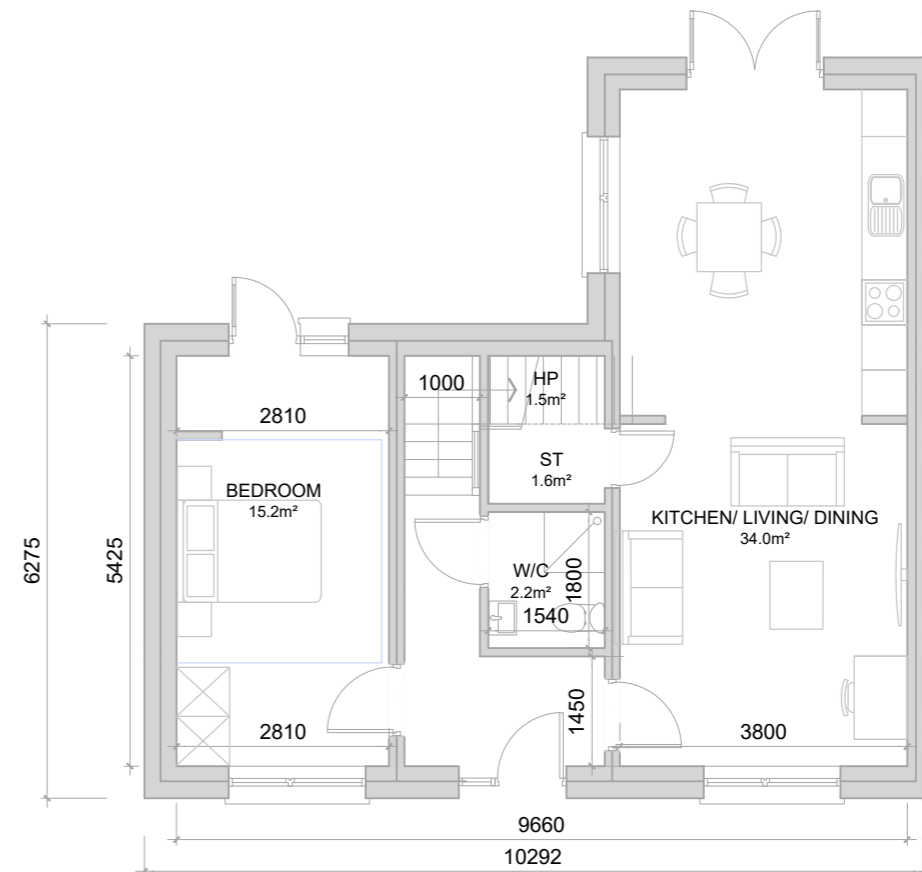


Image 37:
House Type C - Possible future adaptation
Scale 1:100



Image 38: View at the entrance of the site



Image 39: View of 3 bed terrace

10.0 Building Lifecycle Analysis

A building lifecycle report is included with the application in response to Section 6.13 of 'Sustainable Housing: Design Standards for New Apartments'. Design measures such as eliminating the need for common areas and lifts, the use of robust materials and efficient planning have been adopted to minimize lifecycle costs. Please refer to that report for more details

11.0 Energy Efficiency Strategy

All units are designed with an efficient plan format balancing the ratio between floor area and external wall which allows for an efficient and sustainable layout while also creating an efficient thermal envelope. The units will be constructed to building regulation standards delivering a high level of energy efficiency in use in line with Part L's near zero energy target. A Climate Action, Sustainability and Part C compliance report has been prepared by Semple McKillop and is included with the application. Measures have been fully integrated into the design.

12.0 Community Safety

Passive surveillance measures have been fully integrated into the design, ensuring that public spaces are naturally overseen by adjacent dwellings. A continuous active street frontage is provided with dual aspect corners and building gables. Permeability is provided to the North-West to Connagh Road, and South-West to Coolaghknock Park/Avenue, promoting connectivity for pedestrians and avoiding a one way in one way out arrangement. All units are own door access and have their own dedicated private amenity spaces. All parking spaces are located in areas that are well overlooked and proximate to the front doors of each of the units. Well-illuminated streets and landscaped areas, coupled with a variety of open spaces, contribute to a vibrant and safe community atmosphere. Bicycle storage and bin storage is provided on curtilage for each unit.

13.0 Summary



Image 40: View looking South-West towards park

In developing the design proposal for this site at Coolaghknock Glebe, MCORM have endeavoured to apply best practice architecture and urban principles. We have had due regard to the Kildare County Council Development Plan, Kildare Town LAP, relevant national policy and guidance together with the feedback provided from the local authority during the preplanning phase.

Our design has considered the potential impacts and benefits of the proposal in accordance with the 12 criteria of the Urban Design Manual -at the scale of the neighbourhood, at the scale of the site, and at the scale of the house. Our design seeks to respect the existing characteristics of site whilst also utilising the unique conditions presented.

A scheme of 131 residential units and a creche is proposed together with associated site works, landscaping and public open spaces. The two storey proposal is in keeping with the predominant typologies of the surrounding area while the adopted architectural treatment affords a simple but modern aesthetic for the new scheme. Terraces of housing are punctuated at the corners with own door apartment units creating a variety of streetscape and unit typology. The large linear park provides a high quality residential amenity within the scheme and the specific landscaping treatments afford variety both in terms use and sense of place.

We submit that the proposed scheme will constitute sustainable residential development which delivers high-quality design and residential amenity on the subject land



Image 41: Aerial view of the development

Appendix A: Housing Quality Assessment

23004 - Coolaghknock Glebe, Kildare	M^CCORM ARCHITECTURE AND URBAN DESIGN
SHB5-CGK-SH-MCO-AR-P1 - HOUSING QUALITY ASSESSMENT SCHEDULE	PRE PART 8 SUBMISSION

Bundles 4&5 - Coolaghknock Glebe, Kildare

PLOT NUMBER	HOUSE/ APT TYPE	UNIT TYPE	DESCRIPTION	UNIT AREA	BEDROOMS	BEDSPACES	AGGREGATE LIVING/ DINING/ KITCHEN AREA (sqm)	Living Room (sqm)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	AGGREGATE BED AREA (sqm)	STORAGE (sqm)	PRIVATE AMENITY (sqm)	ASPECT
1	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
2	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
3	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
4	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
5	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
6	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
7	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
8	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
9	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
10	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
11	HOUSE	House Type C H-3B5P-3	Semi Detached House	104.8	3	5	35.2	19.9	13.1	13.5	7.7		34.3	9	60	Dual Aspect
12	HOUSE	House Type C H-3B5P-3	Semi Detached House	104.8	3	5	35.2	19.9	13.1	13.5	7.7		34.3	9	60	Dual Aspect
13	HOUSE	House Type C H-3B5P-3	Semi Detached House	104.8	3	5	35.2	19.9	13.1	13.5	7.7		34.3	9	60	Dual Aspect
14	HOUSE	House Type C H-3B5P-3	Semi Detached House	104.8	3	5	35.2	19.9	13.1	13.5	7.7		34.3	9	60	Dual Aspect
15	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
16	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
17	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
18	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
19	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
20	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
21	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
22	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
23	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
24	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
25	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
26	HOUSE	House Type D H-3B5P-2	Mid Terrace House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
27	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
28	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
29	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
30	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
31	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
32	HOUSE	House Type D H-3B5P-2	Semi Detached House	107.8	3	5	34	15.2	13.1	12.8	7.3		33.2	9.5	60	Dual Aspect
33	APARTMENT	Duplex Type A D-1B2P_1B2P-1	Ground Floor Apartment	54.3	1	2	25	25	13				13	3.4	5	Dual Aspect
34	APARTMENT	Duplex Type A D-1B2P_1B2P-1	First Floor Apartment	54.3	1	2	23.6	23.6	13				13	3	5	Dual Aspect
35	HOUSE	House Type C H-3B5P-3	Semi Detached House	104.8	3	5	35.2	19.9	13.1	13.5	7.7		34.3	9	60	Dual Aspect
36	HOUSE	House Type C H-3B5P-3	Semi Detached House	104.8	3	5	35.2	19.9	13.1	13.5	7.7		34.3	9	60	Dual Aspect
37	APARTMENT	Duplex Type A D-1B2P_1B2P-1	Ground Floor Apartment	54.3	1	2	25	25	13				13	3.4	5	Dual Aspect
38	APARTMENT	Duplex Type A D-1B2P_1B2P-1	First Floor Apartment	54.3	1	2	23.6	23.6	13				13	3	5	Dual Aspect
39	HOUSE	House Type B H-3B5P-1	Semi Detached House	101.6	3	5	34	14.8	13.3	12.2	7.1		32.6	9.1	60	Dual Aspect
40	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
41	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
42	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
43	HOUSE	House Type B H-3B5P-1	Semi Detached House	101.6	3	5	34	14.8	13.3	12.2	7.1		32.6	9.1	60	Dual Aspect
44	HOUSE	House Type B H-3B5P-1	Semi Detached House	101.6	3	5	34	14.8	13.3	12.2	7.1		32.6	9.1	60	Dual Aspect
45	HOUSE	House Type B H-3B5P-1	Mid Terrace House	101.6	3	5	34	14.8	13.3	12.2	7.1		32.6	9.1	60	Dual Aspect
46	HOUSE	House Type B H-3B5P-1	Semi Detached House	101.6	3	5	34	14.8	13.3	12.2	7.1		32.6	9.1	60	Dual Aspect
47	APARTMENT	Duplex Type A D-1B2P_1B2P-1	Ground Floor Apartment	54.3	1	2	25	25	13				13	3.4	5	Dual Aspect
48	APARTMENT	Duplex Type A D-1B2P_1B2P-1	First Floor Apartment	54.3	1	2	23.6	23.6	13				13	3	5	Dual Aspect
49	HOUSE	House Type B H-3B5P-1	Semi Detached House	101.6	3	5	34	14.8	13.3	12.2	7.1		32.6	9.1	60	Dual Aspect
50	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
51	HOUSE	House Type A H-2B4P-1	Mid Terrace House	87.4	2	4	30	17.8	13	11.5			24.5	7.5	60	Dual Aspect
52	HOUSE	House Type B H-3B5P-1	Semi Detached House	101.6	3	5	34	14.8	13.3	12.2	7.1		32.6	9.1	60	Dual Aspect
53	APARTMENT	Duplex Type A D-1B2P_1B2P-1	Ground Floor Apartment	54.3	1	2	25	25	13				13	3.4	5	Dual Aspect
54	APARTMENT	Duplex Type A D-1B2P_1B2P-1	First Floor Apartment	54.3	1	2	23.6	23.6	13				13	3	5	Dual Aspect
55	APARTMENT	Duplex Type B D-1B2P_1B2P-2	Ground Floor Apt End Terrace	50.4	1	2	23.5	23.5	13.1				13.1	3.1	5	Dual Aspect
56	APARTMENT	Duplex Type B D-1B2P_1B2P-3	Ground Floor Apt Mid Terrace	57.2	1	2	23.6	23.6	13				13	3.3	5	Dual Aspect
57	APARTMENT	Duplex Type B D-1B2P_1B2P-3	Ground Floor Apt Mid Terrace	57.2	1	2	23.6	23.6	13				13	3.3	5	Dual Aspect
58	APARTMENT	Duplex Type B D-1B2P_1B2P-3	Ground Floor Apt Mid Terrace	57.2	1	2	23.6	23.6	13				13	3.3	5	Dual Aspect
59	APARTMENT	Duplex Type B D-1B2P_1B2P-3	Ground Floor Apt Mid Terrace	57.2	1	2	23.6	23.6	13				13	3.3	5	Dual Aspect
60	APARTMENT	Duplex Type B D-1B2P_1B2P-2	Ground Floor Apt End Terrace	50.4	1	2	23.5	23.5	13.1				13.1	3.1	5	Dual Aspect

127	HOUSE	House Type E H-4B7P-1	Mid Terrace House	124.9	4	7	40	17.6	13.6	11.5	12.1	8.3	45.5	10.6	75	Dual Aspect
128	HOUSE	House Type E H-4B7P-1	Semi Detached House	124.9	4	7	40	17.6	13.6	11.5	12.1	8.3	45.5	10.6	75	Dual Aspect
129	HOUSE	House Type E H-4B7P-1	Semi Detached House	124.9	4	7	40	17.6	13.6	11.5	12.1	8.3	45.5	10.6	75	Dual Aspect
130	HOUSE	House Type E H-4B7P-1	Mid Terrace House	124.9	4	7	40	17.6	13.6	11.5	12.1	8.3	45.5	10.6	75	Dual Aspect
131	HOUSE	House Type E H-4B7P-1	Semi Detached House	124.9	4	7	40	17.6	13.6	11.5	12.1	8.3	45.5	10.6	75	Dual Aspect

TYPE	DESCRIPTION	No.
HOUSE	House Type A H-2B4P-1	36
HOUSE	House Type B H-3B5P-1	23
HOUSE	House Type C H-3B5P-3	9
HOUSE	House Type D H-3B5P-2	13
HOUSE	House Type E H-4B7P-1	8
APARTMENT	Duplex Type A D-1B2P 1B2P-1	18
APARTMENT	Duplex Type B D-1B2P 1B2P-2	8
APARTMENT	Duplex Type B D-1B2P 1B2P-3	16
	Total	131

UNIT MIX SUMMARY (Social Site)		
1 Bed/2 Person apt unit		42
2 Bed/4 Person house		35
3 Bed/5 Person house		44
4 Bed/7 Person apt unit		6
Group House		4
Total Number of Units		131

Appendix B: Design Checklist

The following is a tabulated response to the items listed in Appendix D - Design Checklist (Key Indicators of Quality Urban Design and Placemaking) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Applications. This design report details the design approach for the scheme under the headings as listed on the context page. This Appendix is should be read in conjunction with the details set out in the main body of the report

No.	Topic	Response
1	Sustainable and Efficient Movement	
(i)	permeable and legible network of streets and spaces within the site	A clear urban design strategy is proposed consisting of a central spine street with housing cells to the north and open space to the south. 5 No. housing cells are accessed perpendicularly from the spine road, 4 No. cul de sacs/ homezones and a local street loop road. A continuous linear park links the development all along the south west. Footpaths are provided to both sides on the street and through the open space with cycling facilitated on street.
(ii)	connections with and between established communities, services and other uses	<p>The site is located at the edge of Kildare Town. It is accessed via Milletta Road and the existing Connagh estate to the north</p> <p>In terms of the immediate site context - Hard boundaries to third party lands exist along the north east and south east of the site. Permeable connections are proposed on the other two sides of the site - from Mileta Road to the north west and to the neighbouring estate to the south west via a pedestrian and cyclist connection within the linear park.</p> <p>Connection to the Phase 2 zoned residential lands to the south east has also been facilitated.</p>
(iii)	streets designed in accordance with DMURS	The central street is designed with a 6m carriageway. All other streets have 5.5m carriageways. A mixture of perpendicular and parallel on street parking is provided punctuated with street trees and incidental planting. On curtilage parking is provided on the first two cul de sac streets. Table top traffic calming measures are also provided at intervals along the street to prioritise pedestrian crossing. Please refer to Malone O Regan documentation for details of compliance with DMURs

2	Mix of Land Uses (Vibrant Centres and Communities)	
(i)	mix and intensity of land uses appropriate to the site	The site is located in a residential area at the edge of Kildare town. A social housing scheme consisting of 131 No. residential units and a creche for 60 No. children is proposed in accordance with Kildare County Council requirements.
(ii)	diverse and varied range of housing types	The scheme has been developed in accordance with the Kildare County Council brief which is based on the social housing need demand for the area. A variety of units types are proposed including 1 bed, 2 bed, 3 bed and 4 bed homes in a mixture of own door apartments, semi detached and terraced houses
(iii)	support the regeneration and revitalisation of an existing centre or neighbourhood	The existing site is greenfield / brownfield and has been largely idle for a number of years (most recently in agricultural use) . It has existing infrastructure located in the middle of the site consisting of a foul pumping station and a surface water attenuation tank – connected to the existing Connagh estate to the north. A substantial blockwork wall has been constructed all along the northeast boundary. The proposed scheme will revitalise the site, that has long been ear marked for development, providing much needed housing in the locality.
(iv)	enhancement of the public realm	The proposed scheme will unlock the potential of the site and provide improved amenity for existing residents in the form of permeable connections and quality public open spaces. The new creche facility will also help to address the shortage of childcare places available in the town.
3	Green and Blue Infrastructure (Open Space, Landscape and Heritage)	
(i)	positively responded to natural features & landscape character	The existing hedgerows along the southwest and south east boundaries of the site are to be retained. A new planted buffer zone will also be provided along the north east boundary. The proposed scheme steps with the natural contours of the site. A new pond with wetland planting is proposed to the southeast of the site that will provide a high quality natural amenity and enhanced biodiversity opportunities within the development

(ii)	a complementary and interconnected range of open spaces, corridors and planted/landscaped areas	A large continuous linear park is provided along the south west of the site. The existing mature hedgerow along the boundary acts as a natural backdrop for the site. The park contains a number of different amenity areas including, a play ground, informal mounding and natural play items, seating areas, kick about space and extensive soft landscaping. The sunken area to the south of the site with terraced side slopes provides more nature based open space area with opportunity for increased biodiversity.
(iii)	public open spaces universally accessible and designed to cater for a range of active and passive recreational uses	The scheme is designed with accessible footpaths and a variety of amenity including seating areas, natural play areas and quality soft landscaping . The site slopes from north east to south west. The layout responds to the slope and street are designed to slope with the natural contours.
(iv)	integrated nature-based solutions for the management of urban drainage	An integrated surface water strategy is proposed for the site as part including rain gardens, permeable paving, tree pits, swales and infiltration areas.
4	Responsive Built Form	
(i)	coherent and legible urban structure in terms of block layouts and building heights	A distinct streetscape is proposed with two storey housing cells accentuated on the corners with own door two storey apartment blocks that act as place makers and give a variation of scale within the scheme.
(ii)	buildings address streets and spaces	All public spaces are well overlooked and a high level of passive surveillance is provided throughout the site. A compact street design ensures continuity of frontage and avoids any long expanses without street level activity.
(iii)	layout, scale and design features of new development respond to prevailing development patterns (where relevant)	The development is in keeping with the predominant two storey scale of the surrounding development while the layout and architectural treatment will allow the scheme to create its own character areas within the wider residential context.
(iv)	coherent architectural and urban design	A two storey scheme is proposed with accentuated corners of modest increase in scale to create variety. This together with the consistent palette of materials and finishes used across the scheme will create a coherent character within the development and in the context of the surrounding area.

Appendix C: Operational Waste Management Plan

All 131 No. residential units have own door access. No common areas or shared bin storage is proposed.

Space for external bin storage has been provided on curtilage for each individual unit in either the rear garden of the unit or in a dedicated enclosure to the front of the unit and as indicated on the key plan opposite.

Provision has been made for a typical three bin storage arrangement. (green, black, brown)

Each residential occupier shall be responsible for their own waste collection.

A dedicated external bin store has been provided for the creche as per Dwg No. PL111. It is accessed from the play area to the rear of the creche and bin collection can be facilitated in the parking area to the east of the creche. The creche operator shall be responsible for the creche waste collection.

Bin truck access and turning facilities have been provided throughout the site and as detailed on the Malone O'Regan drawings and documents.



Image 42: Bin Storage Key Plan

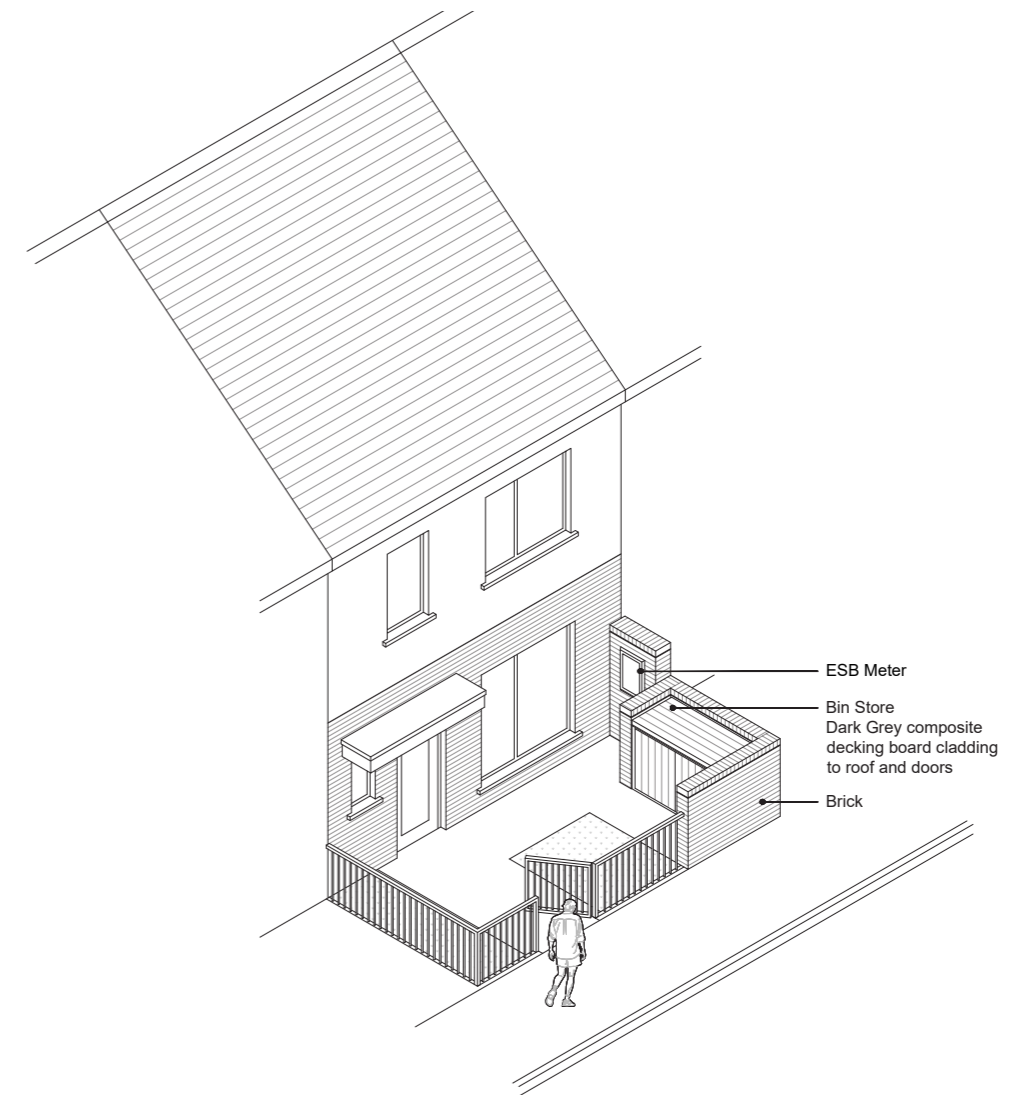


Image 43: Axo of front garden bin store enclosure