



Figure 28. CGI view of character area 1. Source: 3DDB



Figure 29. CGI view of character area 2. Source: 3DDB



Figure 30. CGI view of character area 3. Source: 3DDB

The proposed buildings employ a controlled palette of materials with a mix of traditional and contemporary typologies.

The primary materials for the development will be a mix of high-quality brick textures with complementary stone details in selected areas to the street elevations. The material choice will ensure that the buildings proposed are durable as well as being of high visual quality.

Each one of the 4 proposed character areas has legible unique features that will create a sense of identity and place, while applying a coherent architectural language through the use of repeating elements such as complementary brick types, window types, balcony treatments, stone surrounds and metal canopies.

The use of these high quality, durable and low maintenance materials within the scheme will contribute to the longevity, appearance and character of the proposed development. The landscaped podium, defensible spaces/paving and soft landscaping have been detail designed by NMP Landscape Architects with the full report accompanying this planning application



Figure 31. CGI view of character area 4. Source: 3DDB

# 4 SUNLIGHT, DAYLIGHT & OVERSHADOWING



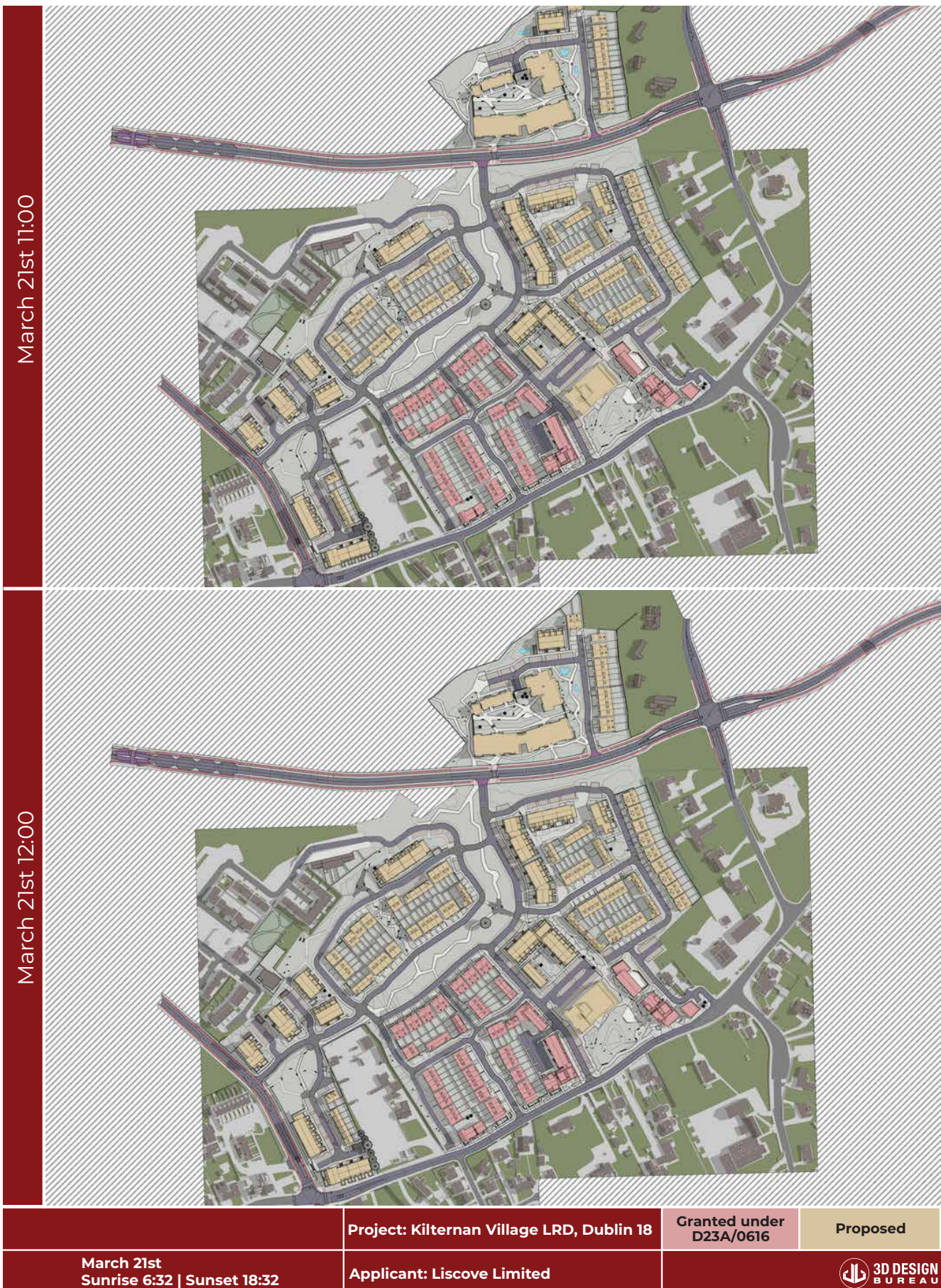


Figure 32. Extract 3DDB Report - Shadow analysis

For detailed assessment of Daylight and Sunlight for the proposed development, we refer to the report prepared by 3DDB. The assessment is summarised below:

**VERTICAL SKY COMPONENT (VSC) ANALYSIS**

**Rockville Woods, Rockville Hall Apartments & Rockville Mews:** The effect to VSC on 32 no. of the windows (or rooms if an average of multiple windows has been taken) would be considered 'negligible' and 5 no. 'minor adverse'. It is the opinion of 3DDB, that these results demonstrate a favourable layout, where the proposed dwellings maintain an adequate separation distance from the existing properties, particularly those across the north-eastern boundary. None of the existing properties would experience a noticeable effect on their current levels of sunlight provision

**SUNLIGHT AND AMENITY SPACES**

**Proposed Amenity space:** This study has assessed the level of sunlight on March 21st within the proposed amenity areas.

In total 17 no. spaces have been assessed, 10 no. public open spaces and 7 no. communal open spaces. All of them would meet the criteria as set out in the BRE Guidelines.

This result further demonstrates that the site layout allows for adequate separation distances between the proposed dwellings. Consequently, all the proposed amenity spaces display excellent levels of sunlight.

**SUNLIGHT TO EXISTING BUILDINGS**

Both the annual (APSH) and the winter (WPSH) results have shown that the proposed development would not cause any existing window/room to experience an adverse level of effect, demonstrating an adequate separation distance of the proposed structures from the existing properties.

**SUNLIGHT TO PROPOSED DEVELOPMENT**

The Sunlight Exposure (SE) assessment has shown very high levels of compliance for the units assessed. The favourable orientation of the apartment blocks and the dual aspect of the duplex units allows for the majority of units to have access to direct sunlight.

The results for Sun on Ground (SOG) show that the future occupants will enjoy very well performing open amity areas, in terms of sunlight access, across the entire scheme. This demonstrates that careful consideration has been given to the layout and orientation of the open spaces.

**DAYLIGHT TO PROPOSED DEVELOPMENT**

The SDA in the proposed units assessed has yielded very favourable results, with compliance rates of c. 94% (summer) and c. 96% (winter). The additional study with no trees has shown that the trees are responsible for the non-compliance of more than the half of the rooms not meeting the guideline value. However, considering the importance of trees for a well balanced scheme, these results should be considered highly favourable.





C.5.2 Sun On Ground in Proposed Outdoor Amenity Areas - Communal Open Spaces

Table No. C.5.2 - SOG in Proposed Communal Open Spaces Results:					
Assigned Area Number	Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*	Meets BR 209 Criteria*
11	Communal Open Space 1	99.09%	50.00%	BRE Compliant	Yes
12	Communal Open Space 2	91.14%	50.00%	BRE Compliant	Yes
13	Communal Open Space 3	97.98%	50.00%	BRE Compliant	Yes
14	Communal Open Space 4	88.33%	50.00%	BRE Compliant	Yes
15	Communal Open Space 5	98.51%	50.00%	BRE Compliant	Yes
16	Communal Open Space 6	97.34%	50.00%	BRE Compliant	Yes
17	Communal Open Space 7	69.61%	50.00%	BRE Compliant	Yes

\* The BRE Guidelines recommend that for a garden or amenity to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on March 21st.

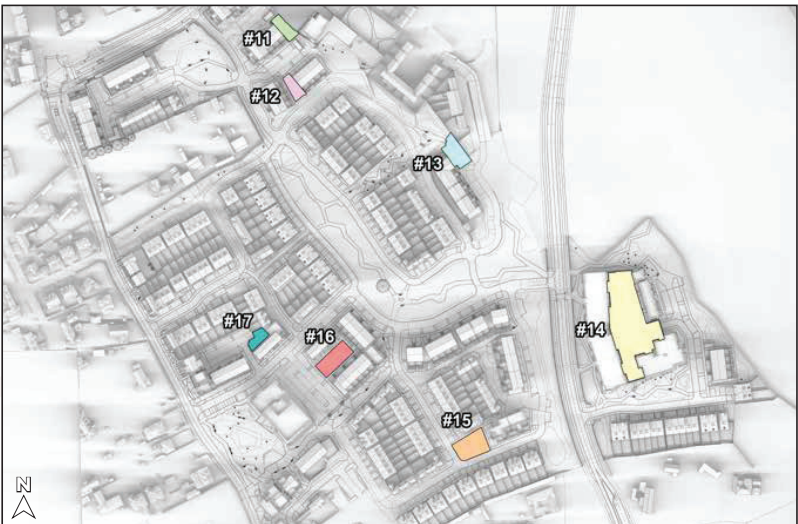


Figure C.4: Indication of the amenity areas that have been analysed

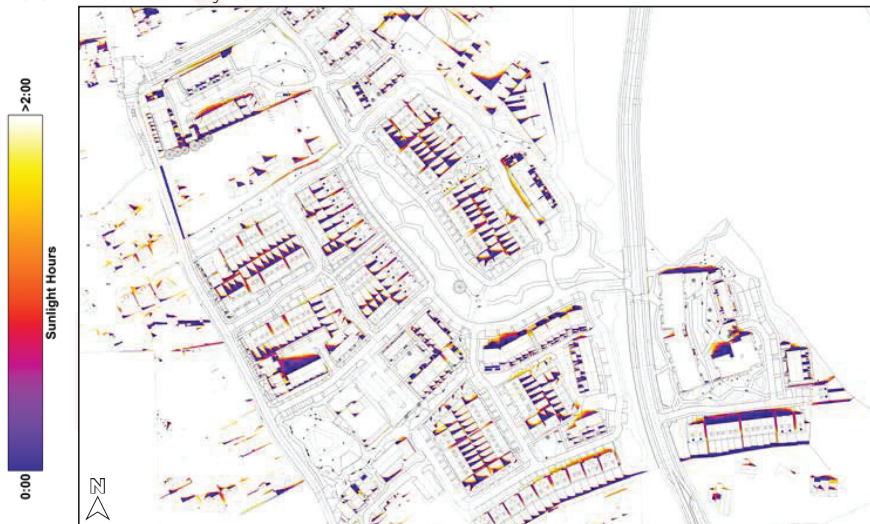


Figure C.3: Area capable of receiving 2 hours of sunlight on March 21st shown in white (R)

COMPENSATORY MEASURES

Design features have been incorporated into the development where rooms do not achieve the daylight provision targets in accordance with the standards they were assessed against. These design features again help to balance off and compensate the lower levels of daylight measured in the applicable spaces and are summarised as follows:

- 80% of the apartments & duplexes have a floor area 10% greater than the minimum floor area requirements as required by the Design Standards (July 2023). Larger floor areas make it more difficult to achieve the recommended daylight levels. However, larger windows have been incorporated into the design which also improves the view out for the building occupants.
- 83% of the apartments & duplexes are dual aspect which is above the 50% minimum requirement as required by the Design Standards (July 2023). As a result, more apartment units than the recommended minimum will achieve quality daylight from dual-aspect orientations.
- The proposed scheme provides 4363sq.m of communal amenity space for the apartments & duplexes, thus exceeding the 2183 sq.m required pursuant to the Design Standards (July 2023).

Figure 33. Extract 3DDB Report - Sunlight to amenity spaces chapter



# 5 OTHER DESIGN PARTICULARS



21009.2 - Kiltiernan

SCHEDULE OF ACCOMMODATION

OVERALL SUMMARY

M'CORM

ARCHITECTURE  
AND URBAN DESIGN

TOTAL UNITS :															487 no. units		
1 bed Duplex		18 no. units		1 Storey													
2 bed Duplex		96 no. units		1 Storey													
3 bed Duplex		87 no. units		2 Storey													
1 bed Apartment		35 no. units		1 Storey													
2 bed Apartment		16 no. units		1 Storey													
3 bed Apartment		39 no. units		1 Storey													
Houses		196 no. units		1 Storey													
DUPLEX MIX:																	
1 Bed		18														TOT	%
2 Bed		96														18	9.0
3 Bed		87														96	47.8
Total		201														87	43.3
APARTMENT MIX:																	
1 Bed		35														TOT	%
2 Bed		16														35	39
3 Bed		39														16	18
Total		90														39	43
HOUSING MIX:																	
2 Bed		38														TOT	%
3 Bed		110														38	19.4
4 Bed		48														110	56.1
Total		196														48	24.5
OVERALL MIX:																	
1 Bed		53														TOT	%
2 Bed		150														53	10.9
3 Bed		236														150	30.8
4 Bed		48														236	48.5
Total		487														48	9.9
SITE ANALYTICS :																	
1- SITE AREA:																	
1a- GROSS AREA:															14.2 Ha		
1b- NET AREA:															13.2 Ha		
1c- NET AREA on net site area excluding commercial area %															11.08 Ha		
2- DENSITY:																	
2a- GROSS DENSITY on gross site area															34.34 units/Ha		
2b- NET DENSITY on net site area															37 units/Ha		
2c- NET DENSITY on net site area excluding commercial area %															41.27 units/Ha		
3- DUPLEX SUMMARY																	
1 BED																18 no.	
2 BED																96 no.	
3 BED																87 no.	
TOTAL																201 no.	
GROSS FLOOR AREA (residential only)																19747 sqm	
Bin, Bike & External Stores																956 sqm	
DUAL ASPECT																193 no.	
4- HOUSE TYPE SUMMARY																	
2 BED														Gross Area No.		%	
3 BED																38	19
4 BED																110	56
TOTAL																48	24
GROSS FLOOR AREA																196 no.	
																24386 sqm	
5- APARTMENT SUMMARY																	
1 BED																35 no.	
2 BED																16 no.	
3 BED																39 no.	
TOTAL																90 no.	
GROSS FLOOR AREA (residential only)																7173 sqm	
Bin, Bike & External Stores																448 sqm	
Plant & Ancillary																133 sqm	
DUAL ASPECT																50 no.	
6- COMMERCIAL/RETAIL & CRECHE :																	
Retail (Anchor Store)																1310 sqm	
Commercial/Retail																3284 sqm	
CAFE																326 sqm	
Restaurant																182 sqm	
COMMUNITY																332 sqm	
Creche																691 sqm	
TOTAL - NFA																5838 sqm	
TOTAL - GFA																6125 sqm	
7- COMMUNAL OPEN SPACE:																	
C.O.S 1																154 sqm	
C.O.S 2																377 sqm	
C.O.S 3																445 sqm	
C.O.S 4																281 sqm	
C.O.S 5																125 sqm	
C.O.S 6																259 sqm	
C.O.S 7																2501 sqm	
C.O.S 8																222 sqm	
TOTAL																4364 sqm	

8- PUBLIC OPEN SPACE:										
	Village Green									2722sqm
	Dingle Way									2001sqm
	P.O.S 1									5874sqm
	P.O.S 2									2081sqm
	P.O.S 3									1020sqm
	P.O.S 4									978sqm
	P.O.S 5									1892sqm
	P.O.S 6									2270sqm
	P.O.S 7									1472sqm
	P.O.S 8									947sqm
	P.O.S 9									2379sqm
	TOTAL									23436sqm
9- BICYCLE PARKING PROVISION										
	Duplex									469no.
	Duplex - Visitor									48no.
	Apartment									184no.
	Apartment - Visitor									18no.
	Creche									17no.
	Retail (Anchor Store)									33no.
	Commercial/ Retail									56no.
	Café									9no.
	Community									7no.
	TOTAL									841no.
10- CAR PARKING										
	Houses									354no.
	Duplex Blocks									255no.
	Duplex Visitor									20no.
	Apartment Blocks									129no.
	Apartment Visitor									9no.
	Creche									7no.
	Community									6no.
	Commercial/ Retail									71no.
	Café									3no.
	TOTAL									854no.
11-MOTOR BIKE PARKING										
	Duplex Blocks									12no.
	Apartment Blocks									8no.
	Retail									4no.
	TOTAL									24no.

[illegible]

Figure 34. Summary of Accommodation. Source: MCORM, 2024



## 5.2 DETAILS OF BIKE, BIN & EXTERNAL STORAGE

- Apartment block 1-3 : 3 no. Bin stores, 3 no. Long-stay cycle parking stores and 3 no external stores are provided close to the cores of each block within the undercroft area as shown in PL-371 - Apartment block and Duplex block U Lower Ground Floor Plan.
- Duplexes : 19 no. bin/bike/external storage stores are proposed adjacent the proposed Communal Open Spaces and directly adjacent the proposed Duplexes blocks depending on the location on the site. Please also refer to drawings PL-608-611, Bin, Bike and External Storage Details for further information.
- Houses: the majority of houses have rear access for bin and bike storage, where there is limited access to rear gardens a quantum of bin and bike storage has been allocated within an external store in close proximity to the houses.

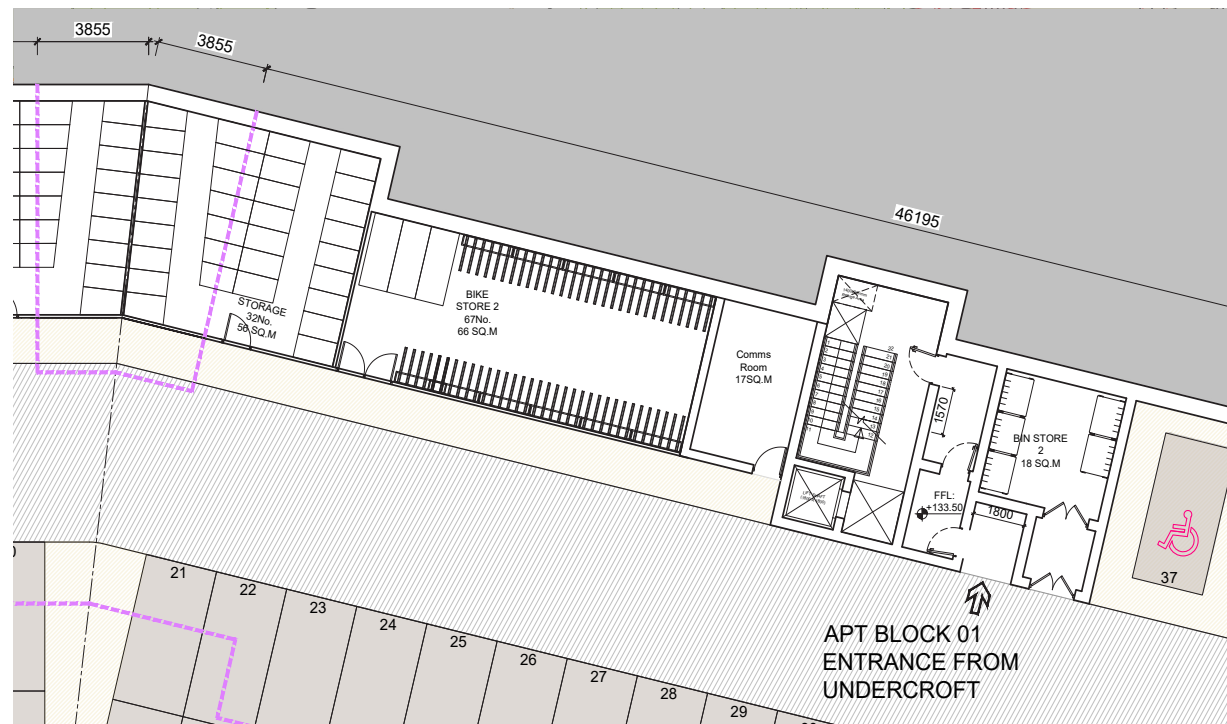
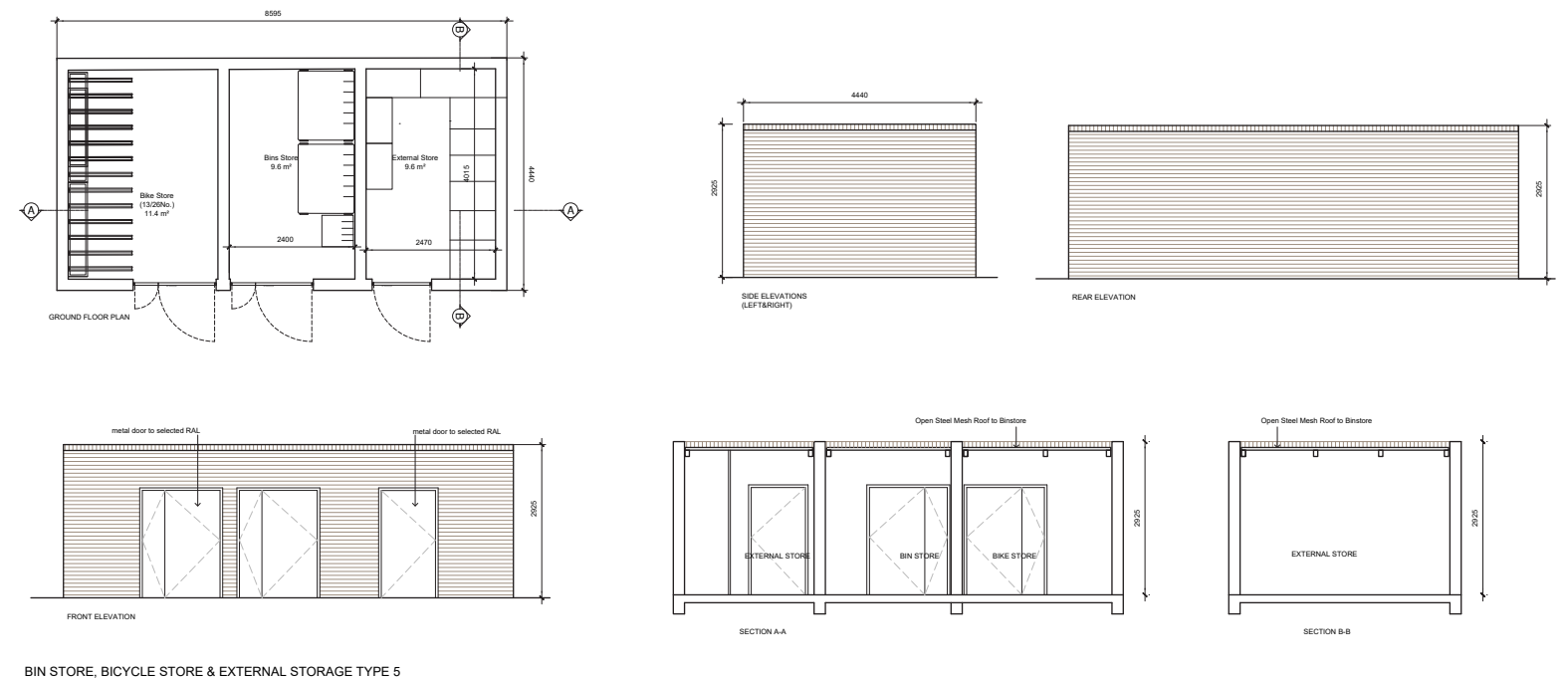


Figure 35. Example of bin/bike/external stores in apartment undercroft . Source: MCORM, 2024



BIN STORE, BICYCLE STORE & EXTERNAL STORAGE TYPE 5

Figure 36. Example of bin/bike/external stores for duplex blocks . Source: MCORM, 2024



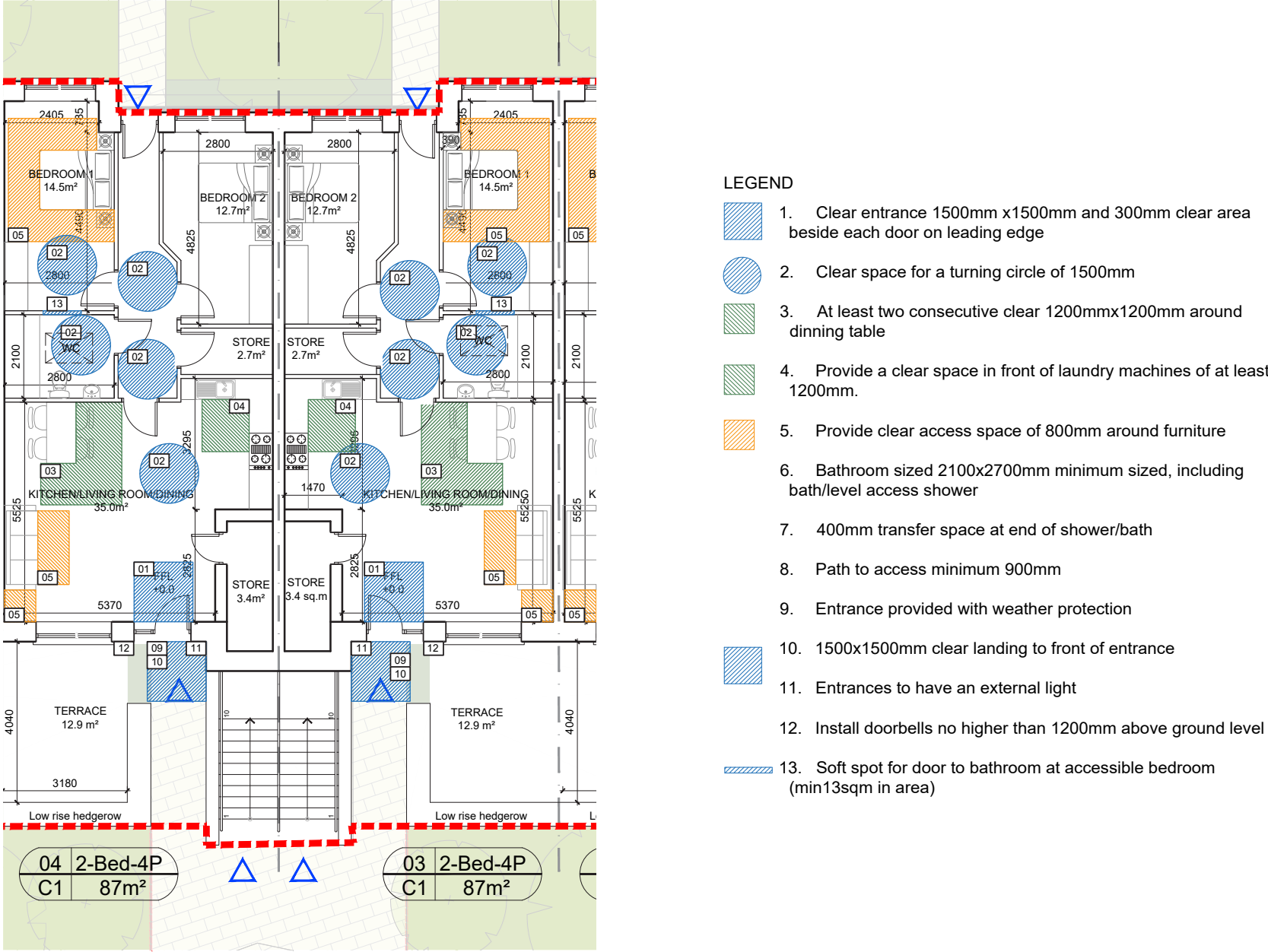


Figure 37. UD unit layouts - Duplex Block J . Source: MCORM, 2024

### 5.3 APPLICATION OF PRINCIPLES OF UNIVERSAL DESIGN

In the proposed Duplex blocks J & R , 5no. units (10% of the overall total Part V units) are designed in accordance 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 proximate to the front door of the units and universally designed to be accessible to all users with a range of disabilities.

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

#### A.Kitchen/ Dining/ Living Room

- Large and flexible room with ample unobstructed space to access all areas for everyone with ease of movement thought the kitchen
- (4) 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
- Kitchen is not a thoroughfare. Cooker / hob and sink are in the same run of worktop.
- The kitchen space located next to the dining area to ease access for carrying food and crockery.

#### B.Kitchen/ Dining/ Living Room

- Large and accessible family bathroom (minimum 2100 mm x 2500 mm) door opens outwards, sufficient space is allowed for the future adaptation to a shower room.
- (5) Bathroom adjacent to the main bedroom with flexibility to provide direct access from the bedroom.

#### C.Bedroom

- (4)clear access space of 800mm on both sides and at the end of the double bed.
- (2)Provide a clear space for a turning circle of 1500mm in the double bedroom.

#### Other

- Utility room with space for washer and dryer adjacent to kitchen.
- 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
- No single steps internally provided