



Figure 28. CGI view of Duplex block C along the GLDR. Source: 3DDB 2025



Figure 29. GCI view of Duplex block A & B at the junction of the GLDR & GDDR. Source: 3DDB 2025



Figure 30. CGI view along the riparian corridor Source: 3DDB 2025

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 render 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.

The proposed character area 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/render 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. Hard and soft landscaping have been detail designed by NMP Landscape Architects with the full report accompanying this planning application



Figure 31. CGI view of Duplex block D & housing cell 4 Source: 3DDB 2025

# 4 OTHER DESIGN PARTICULARS



4.1 SUMMARY OF ACCOMMODATION

SCHEDULE OF ACCOMMODATION									
24002 - GLENAMUCK NORTH – SOUTHERN SITE									
Date : 26.11.2025									
SITE ANALYTICS :									
1- SITE AREA:									
1a- GROSS AREA:								3.3 Ha	
1b- NET AREA:								3.0 Ha	
2- DENSITY:									
2a- GROSS DENSITY on gross site area								40.63 unit/Ha	
2b- NET DENSITY on net site area								44.82 unit/Ha	
3- DUPLEX SUMMARY									
1 BED									21 no.
2 BED									19 no.
2 BED (3 person)									3 no.
3 BED									27 no.
TOTAL									70 no.
GROSS FLOOR AREA (residential only)									6047 sqm
Bin, Bike & External Stores									372 sqm
Units Exceeding 10% GFA									65 no.
Dual Aspect									70 no.
4- HOUSE TYPE SUMMARY									
2 BED									9 no
3 BED									46 no.
4 BED									10 no.
TOTAL									65 no.
GROSS FLOOR AREA									6990 sqm
5- OVERALL UNIT TYPE SUMMARY									
1 BED									21 no
2 BED									31 no
3 BED									73 no.
4 BED									10 no.
TOTAL									135 no.
GROSS FLOOR AREA - RESIDENTIAL									13037 sqm
6- COMMUNAL OPEN SPACE:									
C.O.S.1									741 sqm
C.O.S.2									401 sqm
TOTAL									1142 sqm
9- PUBLIC OPEN SPACE:									
P.O.S.1									2701 sqm
P.O.S.2									881 sqm
P.O.S.3									811 sqm
P.O.S.4									395 sqm
Riparian Corridor									2590 sqm
TOTAL								15.89%	4788 sqm
TOTAL (Incliding Riparian Corridor)								22.22%	7378 sqm
10- BICYCLE PARKING PROVISION									
Duplex									139 no.
Cargo (Duplex)									7 no.
House									4 no.
Duplex & House Visitor									36 no.
TOTAL									186 no.
11- CAR PARKING									
Houses									124 no
House Visitor									2 no
Duplex Blocks									70 no
Duplex Visitor									3 no
TOTAL									199 no.
12-MOTOR BIKE PARKING									
Duplex Blocks									8 no
TOTAL									8 no.
13-SITE AREA CALCULATIONS									
Total Site Area		33230	3.3 Ha	14. PLOT RATIO				15. SITE COVERAGE	
				Total Site Area		33230	Total Site Area		33230
				Net Site Area		30123	Net Site Area		30123
Exclusions:				Duplex Gross Floor Area		6830.5	Duplex Site Coverage		2893
Drainage works		389	0.039 Ha	House Gross Floor Area		6990	Houses Site Coverage		4128.4
Riparian Corridor		2590	0.259 Ha	Bin/Bike/Ancillary/Plant (Surface)		372	Bin/Bike/Storage Site Coverage		268.5
Junction		128	0.013 Ha	Substation		39	Substation		39
				Total Gross Floor Area		14232	Total Site Coverage Area		7328.9
				Total Site Area Plot Ratio		0.43	% Site Coverage Total Site Area		22.06%
Net site Area:		30123	3.0 Ha	Net Site Area Plot Ratio		0.47	% Site Coverage Net Site Area		24.33%
16-DEMOLITION WORKS									
N/A		0 sq.m		17. GROSS FLOOR AREAS					
N/A		0 sq.m		Res. GIA Duplex Block A					2407.8
Total Demolition Area		0 sq.m		Res. GIA Duplex Block B					1710.1
				Res. GIA Duplex Block C					1405.5
				Res. GIA Duplex Block D					1307.1
				Res GIA Total					6830.5

4.2 DETAILS OF BIKE, BIN & EXTERNAL STORAGE

- Duplexes : 1 no. standalone bin/bike/external storage store is proposed directly adjacent the proposed Duplex block A. 3no. internal bin/bike/external storage areas are proposed in block B,C& D. Please refer to drawings AR1302, 1110,1120 &1130 for further information.
- Houses: The majority of houses have rear access for bin and bike storage via side passage or lane ways to the rear of the houses. Houses without rear access have bin & bike stores to the front of the house.

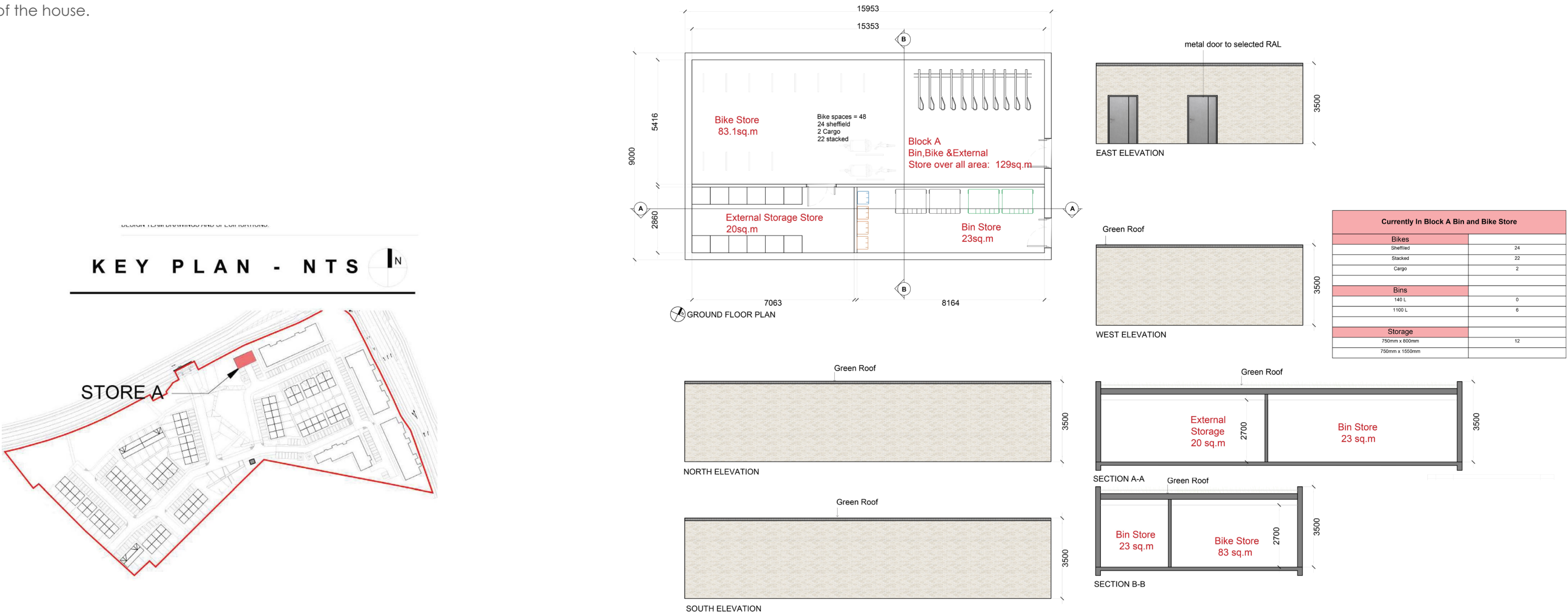


Figure 33. Example of bin/bike/external stores for duplex block A . Source: MCORM, 2025



### 4.3 APPLICATION OF PRINCIPLES OF UNIVERSAL DESIGN

In the proposed Duplex block C 2no. units (10% of the overall total Part V units) are designed to allow future amendments 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

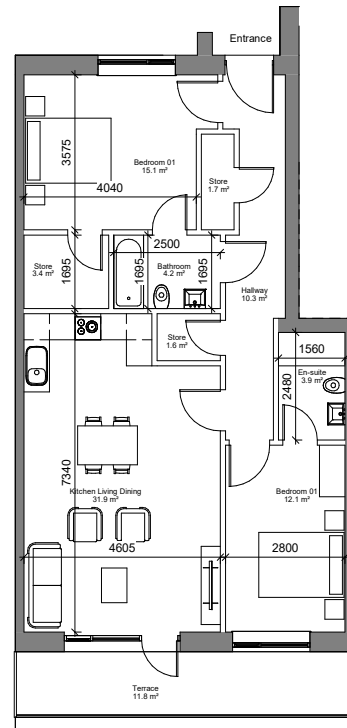
- Large and accessible family bathroom (minimum 2100 mm x 2500 mm) door opens outwards, sufficient space is allowed for the future adaptation to a shower room.
- (5) Bathroom adjacent to the main bedroom with flexibility to provide direct access from the bedroom.

#### C.Bedroom

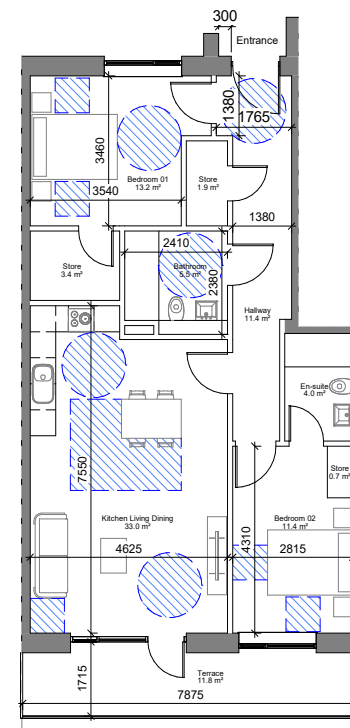
- (4)clear access space of 800mm on both sides and at the end of the double bed.
- (2)Provide a clear space for a turning circle of 1500mm in the double bedroom.

#### Other

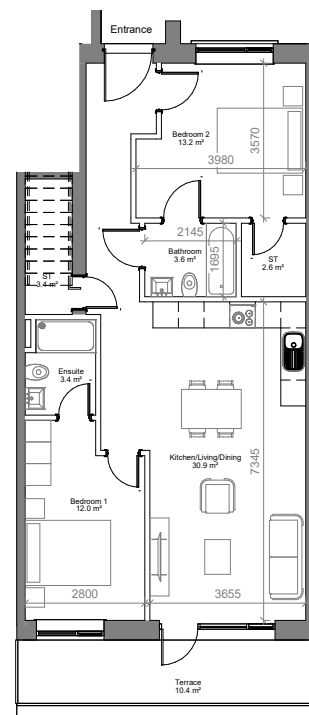
- Utility room with space for washer and dryer adjacent to kitchen.
- Doors open into rooms (such as living rooms, bedrooms and kitchens) with hinge-side of the door is adjacent to a return wall and approx. 300mm clear space on the leading edge of doors
- No single steps internally provided



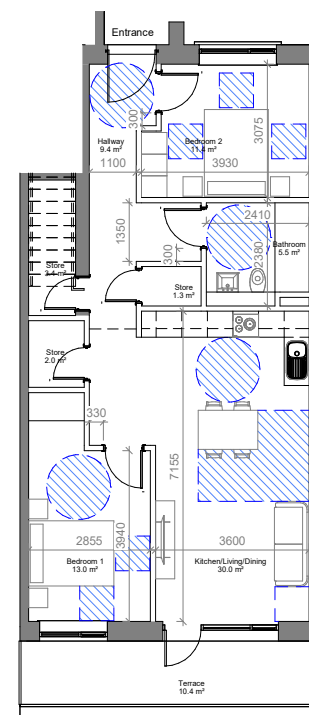
2B.1 / 2 Bed 4 Person Unit  
SCALE: 1 : 100



2B.1 UD / 2 Bed 4 Person Unit  
SCALE: 1 : 100

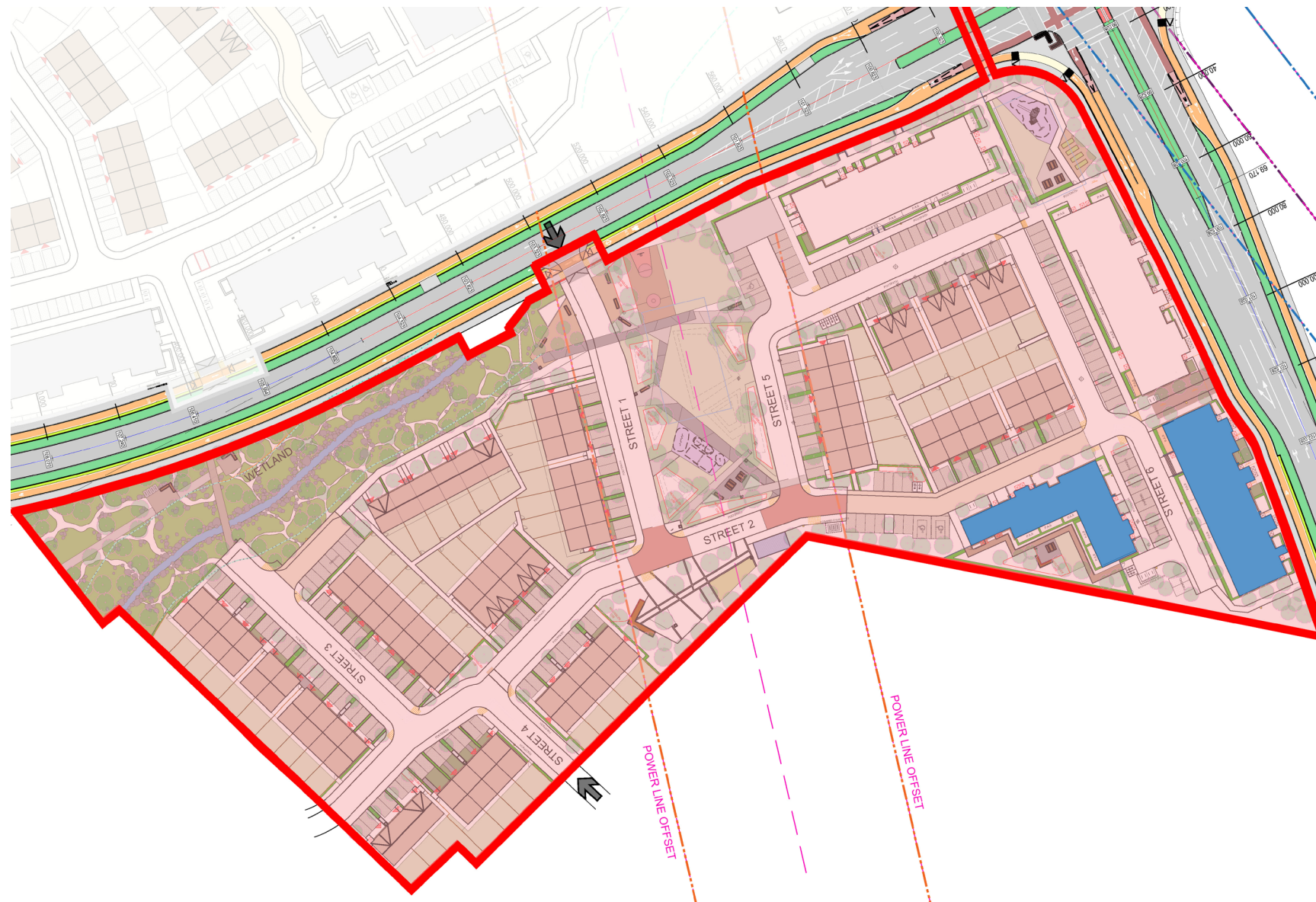


2B.2 / 2 Bed 4 Person Unit  
SCALE: 1 : 100



2B.2 UD / 2 Bed 4 Person Unit  
SCALE: 1 : 100

Figure 34. UD unit layouts - Duplex Block B . Source: MCORM, 2025



#### 4.4 PART V UNITS

Part V units

The adjacent diagram shows the Part V units proposed on the site. The scheme consists of 135 no. units, the total part V allocation is 27 no. units (27 no. Duplexes)

The units are as follows:

- 09 no. one bed
- 06 no. two beds
- 12 no. three beds

As detailed in the previous section 5.3 - Universal Design, 10 % of the Part V allocation is proposed to be Universally designed.

Figure 35. Part V Plan . Source: MCORM, 2025



4.5 DETAILS OF MATERIALS AND FINISHES

Brickwork and Stone/Render work

The scheme will consist of 1 shade of clay brick together with pale and dark render. This complementary materials pallet is employed as a coherent family of materials that will run across the subject site

High quality light grey/buff brick elevations align with current developments that are being built in the area, notwithstanding the delivery of a new neighbourhood with its own character.

A varied built character will be achieved by using a combination of brick and render throughout.

The strong distinctiveness of the scheme's higher density edges is reinforced with the design employed on the duplex block facades

Main external finishes are illustrated adjacent (fig. 36).

Windows

To deliver visual variety, and variations of perceived wall depth, together with a diversity of detailing different approaches have been applied to the in-wall opes:

Well considered wall openings balanced through different facades creating a rhythm

Window proportion and style vary within the individual character areas to provide visual interest.

In all cases, the aesthetic aim is to play on the contrast between solid and void and between the glass and brick.

DUPLEX BLOCKS

Duplex blocks that front the GDDR incorporate vernacular elements in terms of style(pitched roofs) and materials (brick),together with a more contemporary corner set piece which provides a distinct sense of place when viewing the scheme from the GDDR or GLDR. Throughout the scheme there are 3 duplex typologies, these use legible unique features to create a sense of identity and place while applying coherent window types, terrace treatments and balconies.

HOUSES

The houses are designed with a more traditional style and materials pallet, using 1 brick type complemented by reconstituted stone/ render details around door and window reveals.

The houses proposed are primarily finished with a high-quality brick finish on all primary elevations facing the street or other public realm areas. As a low maintenance material, will ensure that the streetscapes created will endure and retain a high-quality feel for longer. The roofs of the houses will be completed with a dark coloured roof tile to complement the brickwork & U-PVC windows add to the high thermal efficiency of each unit and will also be very low maintenance components.

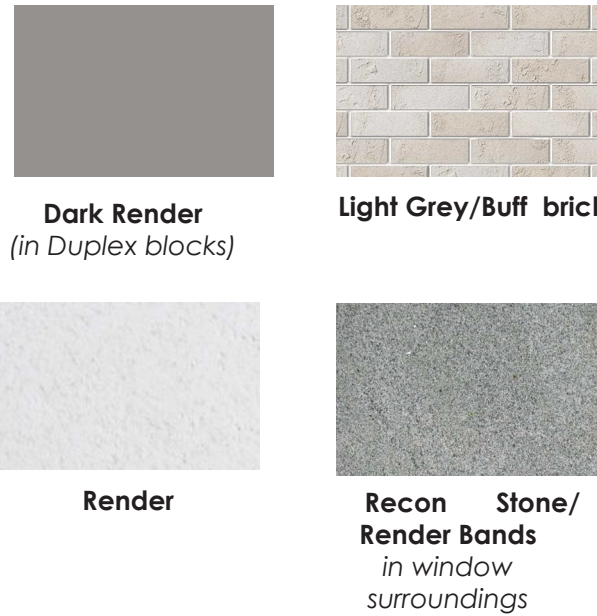


Figure 36. Palette of materials.



Figure 37. Verified View of Duplex blocks A& B at the junction of the GDDR & GLDR Source: 3DDB 2025.



4.6 CAR AND BICYCLE PARKING

Car parking as proposed will not dominate the visual character of the street. In all cases whether either on street or in curtilage parking is proposed, a strong street planting scheme has been detailed by NMP Landscape Architects.

Surface parking is proposed for the Duplex blocks at a ratio of 1 per unit plus3 no. visitor spaces including 2no. car sharing spaces. This results in a total of 73no. car parking spaces(16no. will be dedicated to EV parking). The developer will provide car charging points at the outset to the quantity required by a planning authority - a ratio of 1 in every 5 spaces as been provided.

All houses will also be “charger ready”. The majority of 2 bed houses have 1no. space provided and 3/4 bed houses have 2no. spaces provided.

The overall quantum of car parking is 199 no. spaces.

This is covered in more detail in the Traffic and Transport Assessment document prepared by Meinhardt Consulting Engineers attached to this application.

Bike parking spaces are provided in different configurations, depending on the necessity of each area. Bike parking for visitors will be provided in some cases on surface where they are designed to be well integrated to the proposed landscaped areas and public realm.

Please refer to MCORM's drawing AR1009 Car parking plan for further details.



Figure 38. Car parking plan. Source MCORM 2025



4.7 SUSTAINABILITY

OVERALL STATEMENT

All of the units will be subject to the NZEB (Nearly Zero Energy Building) requirements of the updated Part L Regulations, from 2021 that are in effect. In terms of energy ratings all of the units on site will have a Building Energy Rating (BER) of A2 / A3.

The measure of compliance with Part L of the Regulations is demonstrated using the Dwelling Energy Assessment Procedure (DEAP) software.

RENEWABLE ENERGY

Since 2008 and the introduction of the European Performance of Building Directive it has been mandated that each dwelling unit must generate a portion of their energy demand. The proposed buildings supply the renewable energy contribution in order to meet the Energy Performance Criteria of 0.3 as compliance hinges around either the ability to generate hot water (for sanitary purposes) using a heat pump with a related COP of over 230% or providing sufficient photovoltaic capacity to lower the imported energy into the unit.

A summary of the renewable solutions to be adopted on site are:

- Solar Photovoltaic (PV)
- Combined Heat and Power
- Heat pumps

All components proposed to achieve the renewable energy requirements were considered from the early stages of the design process and incorporated within the landscaping and built fabric to minimise any negative visual impact.

U-PVC WINDOWS

PVC framing is proposed at Kiltarnan for its energy efficiency and low maintenance characteristics compared with aluminium windows.

When assessing the energy efficiency of a window the frame has a bigger impact on the U value than the glass, effectively it is the weakest link in the thermal performance of the overall assembly. PVC framing material performs better than aluminium, having improved insulation qualities. At the point of manufacture the embodied energy of uPVC is 80 MJ/kg whereas the equivalent aluminium figure is 170 MJ/kg, a reduction of over 50%. Although the lifespan of both aluminium and PVC is similar at circa 35 years, aluminium frames depend on their paint cover, minimum of 70 microns, for protection whereas the PVC frame material is designed to be exposed and does not require an outer protective layer, and therefore require less up-keeping.

BUILDING FABRIC

The building fabric elements that will be used in the construction of the dwellings will achieve a high level of performance meeting the current Part L standards.

The specified air tightness for the unit is to achieve an air tightness level of 3 air changes an hour or better.

GREEN ROOFS

We are providing green Sedum roof on all flat roofs. This type of green roof requires little maintenance compared to other green roofs as they have shallow roots and only need a small amount of rain water and nutrients to survive. Upkeeping is mostly related to periodic gutters and edge cleaning but the meadow itself requires little attention.

Sedum roof systems have been shown to have benefits for a range of insects. Sedum flowers do provide foraging for pollinators, especially bees in late June, providing much needed habitats and food sources for wildlife and insects.



Figure 39. Sample image of similar building finishes. Comparable development delivered by the applicant . Source MCORM 2025.



Figure 40. Sample image of biodiversity at sedum roof. Source MCORM 2025



Figure 41. Sample image of biodiversity. Source MCORM 2025.

# 5 CONCLUSION





We respectfully submit that the scheme presented will positively respond to its context and carefully integrate within the Glenamuck North lands. This layout has been designed with careful consideration of the existing site topography and retains most of the existing natural features. We have taken this as an opportunity to preserve the continuity of hedgerows, streams and tree lines within a development of unique character to its sylvan setting, in addition to providing a number of future potential pedestrian and cycling links to the proximate existing and future developments. The new built environment proposed in this submission will result in an inclusive and diverse neighbourhood and will present an overall aesthetic architectural style of high quality and durability with a strong sense of place whilst delivering a variety of liveable streetscapes and high quality usable landscaped open spaces.

