

03 | AMENDMENT APPLICATION

AMENDMENT APPLICATION

AREA TO BE AMENDED - EXISTING PLANNING PERMISSION



AMENDMENT APPLICATION

AREA TO BE AMENDED - CURRENT APPLICATION

Total No. of Units - 352 (Phase 1) + 147 (Phase 2 - Reg. Ref. No. 24/325) = 499



AMENDMENT APPLICATION

PROPOSED SITE LAYOUT CONSIDERED WITH BALANCE OF PERMITTED SCHEME

- Mixed used development application site area (Planning Reg. Ref. No. 24/325 with proposed amendment): 19.26 ha
- Amendment Application Gross Site Area: 12.73 ha
- Net Site area for density purposes (Planning Reg. Ref. No. 24/325 with proposed amendment): 12.22 ha
- Proposed total no. of units (Planning Reg. Ref. No. 24/325 with proposed amendment): 499
 - 334 no. houses (95%)
 - 18 no. apartments over creche (5%)
- Proposed no. of units subject of this amendment application (Phase 1): 352
- Residential density (Planning Reg. Ref. No. 24/325 with proposed amendment): 40.8 units/ha
- Total POS Amendment application: 25842 m2
- Total number of car parking spaces provided: 623



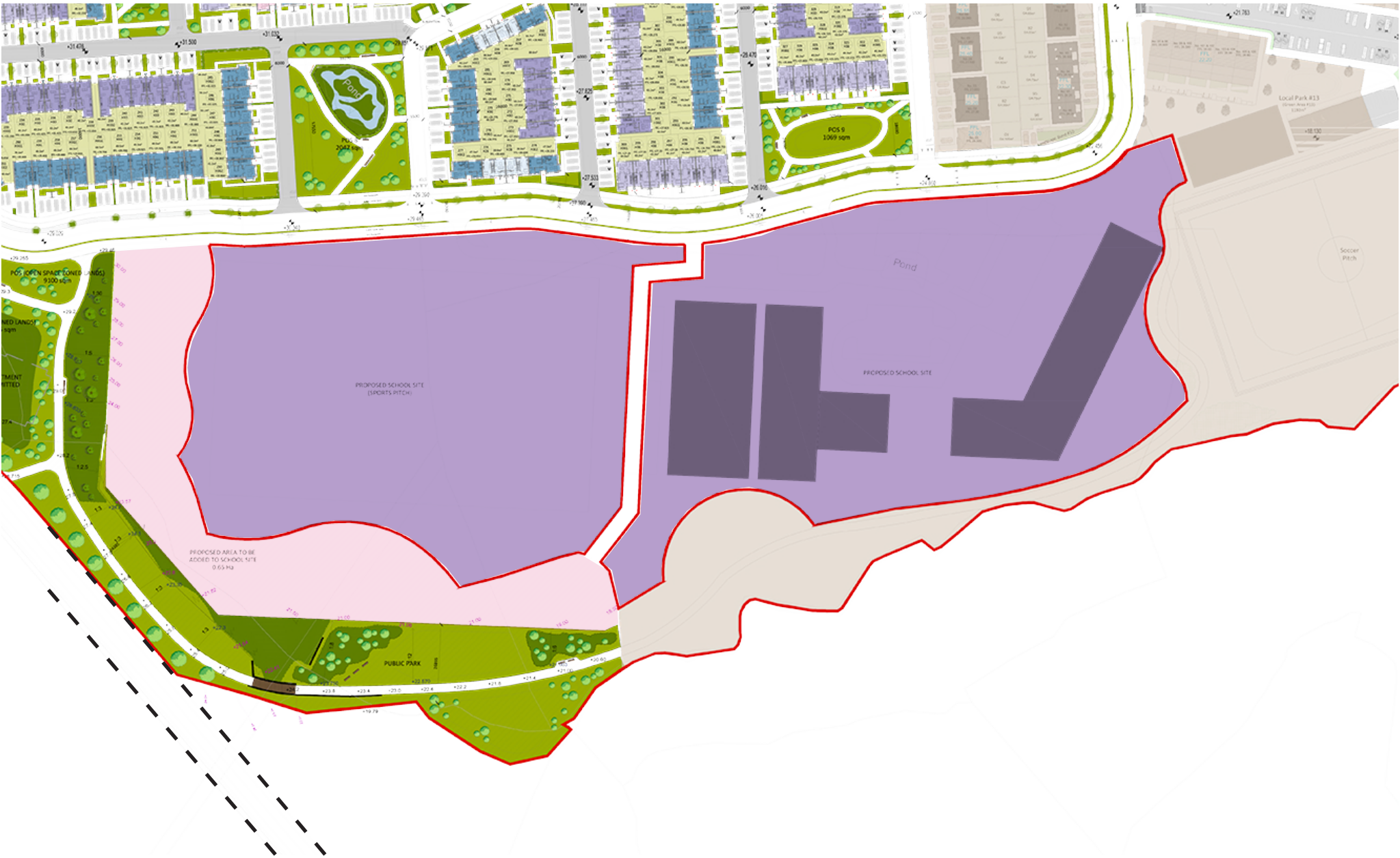
-  Amendment Application Site
-  Existing Planning Permission (Reg. Ref. No. 24/325) - area not subject of this application
-  Proposed area to be added to school site (0.65 ha)
-  Arklow Port Access Route



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PROPOSED SCHOOL RESERVATION SITE

It is proposed to add 0.65 ha to the school site as conditioned under Planning Reg. Ref. No. 24/325. It is suggested that this is added to the west of the school site, as the land to the east doesn't have the capacity if the permitted sports facility on the Active Open Space zoned land is to be provided.



- Proposed school reservation site
- Amendment application site
- Existing Planning Permission (Reg. Ref. No. 24/325) not subject of this application
- Proposed area to be added to school site
- Arklow Port Access Route



AMENDMENT APPLICATION

SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES 2024

Referring to Sustainable Residential Development and Compact Settlements -Guidelines for Planning Authorities published in January 2024, the development site would be categorised as a Large Town (5000+ population) - Suburban/Urban Extension.

The site is in an area of urban extension, being part of the greenfield lands at the edge of the existing built up footprint that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these guidelines that residential densities in the range 30 dph to 50dph (net) shall generally be applied at suburban and urban extension locations of Large Towns, with densities of up to 80 dph open for consideration at accessible locations.

In order to further refine the appropriate density within the above range, accessibility of the site is the major factor to consider. As it is not within the proximity or accessibility criteria for accessible or intermediate locations as set out in Table 3.8 of the guidelines, the site would be considered a peripheral location. A residential density below the mid-range, i.e. 30dph to 40dph (net) would be appropriate for development on this site.

Key Town / Large Town - Suburban/Urban Extension

Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint area that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 30 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns, and that densities of up to 80 dph (net) shall be open for consideration at ‘accessible’ suburban / urban extension locations (as defined in Table 3.8).

Table 3.5: Areas and Density Ranges Key Towns and Large Towns (extract from Sustainable and Compact Settlements Guidelines for Planning Authorities)

High Capacity Public Transport Node or Interchange

- Lands within 1,000 metres (1km) walking distance of an existing or planned high capacity urban public transport node or interchange, namely an interchange or node that includes DART, high frequency Commuter Rail¹¹, light rail or MetroLink services; or locations within 500 metres walking distance of an existing or planned BusConnects ‘Core Bus Corridor’¹² stop.
- Highest densities should be applied at the node or interchange and decrease with distance.
- ‘Planned public transport’ in these Guidelines refers to transport infrastructure and services identified in a Metropolitan Area Transport Strategy for the five cities and where a public authority (e.g. National Transport Authority, Transport Infrastructure Ireland or Irish Rail) has published the preferred route option and stop locations for the planned public transport.

Intermediate Location

- Lands within 500-1,000 metres (i.e. 10-12 minute walk) of existing or planned high frequency (i.e. 10 minute peak hour frequency) urban bus services; and
- Lands within 500 metres (i.e. 6 minute walk) of a reasonably frequent (minimum 15 minute peak hour frequency) urban bus service.

Peripheral

- Lands that do not meet the proximity or accessibility criteria detailed above. This includes all lands in Small and Medium Sized Towns and in Rural Towns and Villages.

Table 3.8: Accessibility (extract from Sustainable and Compact Settlements Guidelines for Planning Authorities)

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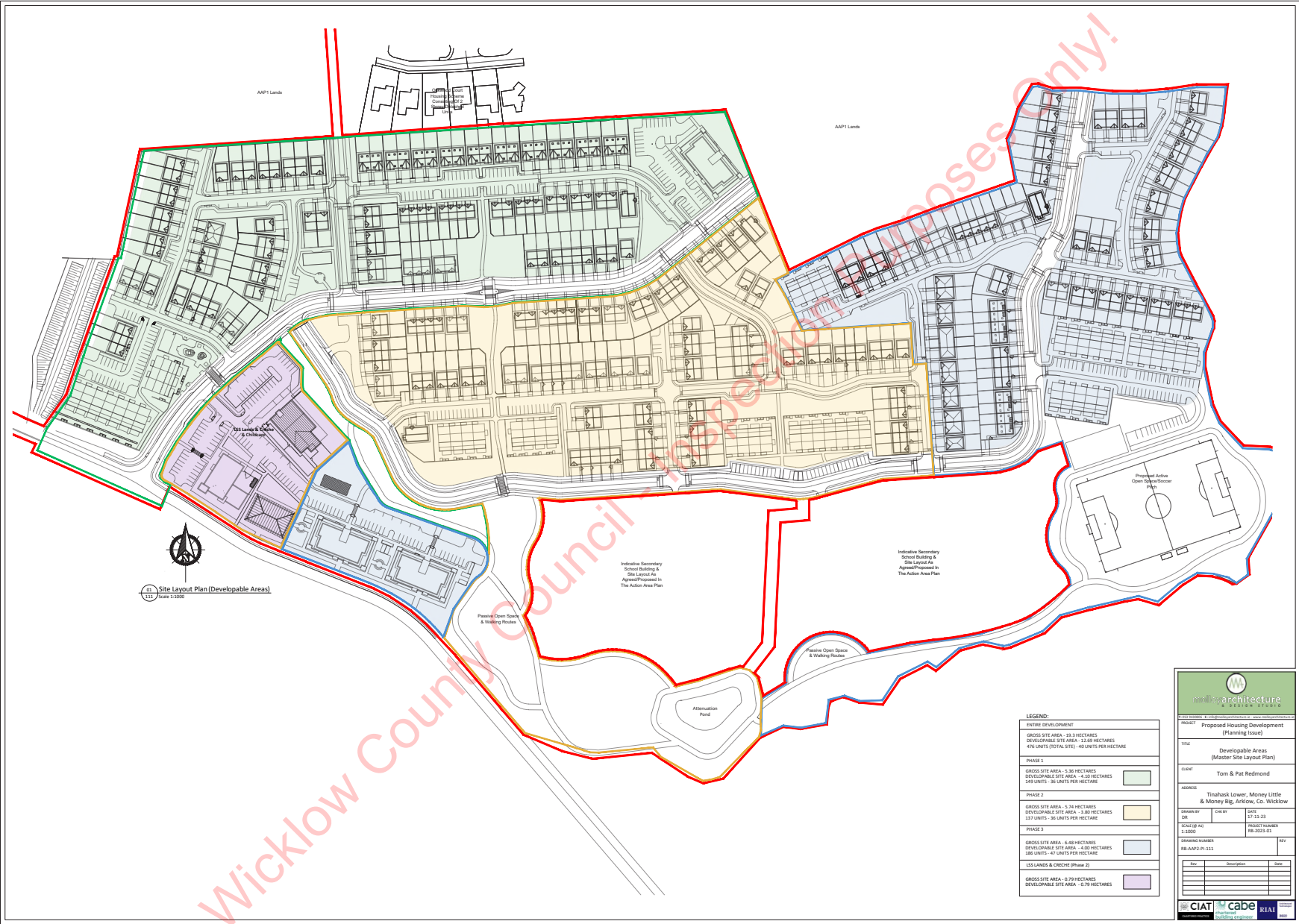
EXISTING PERMISSION - NET DENSITY CALCULATION

The gross site area is stated as 19.3 ha. The net residential site area is stated as 11.9 ha, with a resultant net residential density of 40.0 dph; however, this excludes large parts of the LSS zoned lands, which contain the childcare facility serving the development, as well as a mixed use building with 4 no. apartments over retail/office/community room uses

Total No. of Units = 476
Total Net Residential Site Area = 11.9 ha
Total Net Residential Density = 40 dph

LEGEND:	
ENTIRE DEVELOPMENT	
GROSS SITE AREA - 19.3 HECTARES DEVELOPABLE SITE AREA - 12.69 HECTARES 476 UNITS (TOTAL SITE) - 40 UNITS PER HECTARE	
PHASE 1	
GROSS SITE AREA - 5.36 HECTARES DEVELOPABLE SITE AREA - 4.10 HECTARES 149 UNITS - 36 UNITS PER HECTARE	
PHASE 2	
GROSS SITE AREA - 5.74 HECTARES DEVELOPABLE SITE AREA - 3.80 HECTARES 137 UNITS - 36 UNITS PER HECTARE	
PHASE 3	
GROSS SITE AREA - 6.48 HECTARES DEVELOPABLE SITE AREA - 4.00 HECTARES 186 UNITS - 47 UNITS PER HECTARE	
LSS LANDS & CRECHE (Phase 2)	
GROSS SITE AREA - 0.79 HECTARES DEVELOPABLE SITE AREA - 0.79 HECTARES	

The highlighted areas above total 11.9 ha, representing the Net Residential Site Area used for density calculations.



Existing permission - Developable site areas

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PLANNING REG. REF. No. 24/325 WITH PROPOSED AMENDMENT - NET DENSITY CALCULATION

NET RESIDENTIAL SITE AREA

- Development Site Boundary (excludes proposed school site): 19.26 ha
- Net Site Area: 12.61 ha

The following net density calculation uses the methodology in the Sustainable Residential Development and Compact Settlement Guidelines 2024.

Net Site Area: 12.61 ha (excludes the areas highlighted below).

Areas to be excluded:

- Net Site Area Exclusions (lands zoned OS1, OS2, AOS, C&E)
- Net Site Area Exclusions (linear park within LSS zoned lands)
- Net Site Area Exclusions (roads serving wider area, access/ services connections)
- Net Site Area Exclusions (future shops and services land)
- Net Site Area Exclusions: Proposed area to be added to school site (0.65 ha)

NET RESIDENTIAL DENSITY

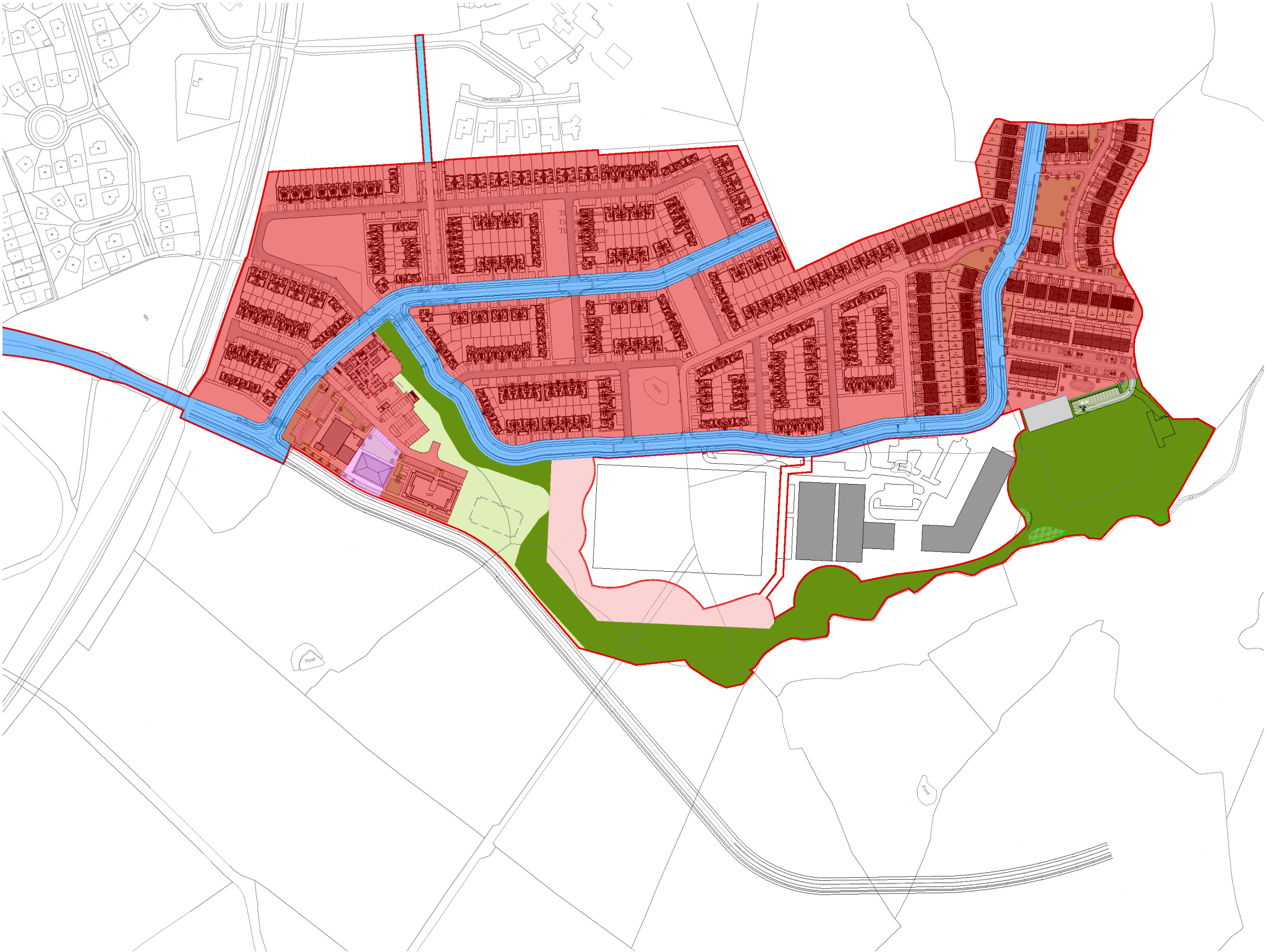
Total No. of Units = 499

Residential GFA as % of development: 96.87 %

Total Net Residential Site Area= 12.61 ha x 96.87%:
12.22 ha

Total Net Residential Density= 40.8 units/ha

*Reduced from net site area in proportion to the percentage of non-residential gross floor area.



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MIX

No. of Residential Units: 352 (Phase 1)

Houses

- 44 no. 2-bed 4-person houses (12.5%)
- 120 no. 3-bed 5-person houses (34.1%)
- 65 no. 3-bed 4-person compact houses (18.5%)
- 56 no. 3-bed 5-person compact houses (15.9%)
- 19 no. 4-bed 6-person houses (5.4%)
- 30 no. 4-bed 7-person houses (8.5%)

Apartments

- 18 apartments over the creche (5.1%)
- 6 no. 1-bed 2-person Apt (1.7%)
- 12 no. 2-bed 4-person Apt (3.4%)

- 2-Bed 4-Person House
- 3-Bed 5-Person House
- 3-Bed 4-Person Compact House
- 3-Bed 5-Person Compact House
- 4-Bed 6-Person House
- 4-Bed 7-Person House
- Apartment Block



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HEIGHT

The amendment application proposes a consistent height strategy featuring predominantly two-storey houses, complemented by 14 dormer dwellings along the northern boundary and three-storey dwellings positioned along the main east-west spine road. These three-storey dwellings act as visual markers in terms of height and they are further reinforced by a tonal difference in brick colour.

The apartment block is designed as a four-storey building, comprising a ground-floor childcare facility with three floors of six apartments above.



Permitted Site Layout

- 1 Storey
- 1 Storey (Dormer)
- 2 Storey
- 3 Storey
- 4 Storey
- Adjoining lands in which Applicant has interest
- Amendment Application Site
- Existing Planning Permission (Reg. Ref. No. 24/325)



Proposed Site Layout



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PUBLIC OPEN SPACE

An increased quantum of public open space is proposed in the area to be amended as compared with the same area in the existing permission.

Excluding lands zoned Open Space and Local Shops & Services, the area proposed to be amended contained 9,903 sqm in 10 no. public open spaces as per Planning Reg. Ref. No. 24/325. The same area in the current proposal contains 11,957 sqm in 9 no. public open spaces.

Public open space has been redistributed so that parks are increased in size and regularised in shape to provide more usable spaces.



Permitted Site Layout



Proposed Site Layout

- POS
- POS within LSS
- Adjoining lands in which Applicant has interest
- Amendment Application Site
- Existing Planning Permission (Reg. Ref. No. 24/325)

AMENDMENT APPLICATION

PUBLIC OPEN SPACE

Castlethorn have previously delivered high quality public open spaces as seen in various previous projects as shown on this page.

- 1. Adamstown Square, Adamstown, Dublin by Castlethorn
- 2. Woodbrook,Dublin by Castlethorn
- 3. Pelletstown,Dublin by Castlethorn
- 4. Pelletstown,Dublin by Castlethorn
- 5. Grace Park Wood,Drumcondra, Dublin by Castlethorn
- 6. Somerton, Adamstown Co. Dublin by Castlethorn
- 7. Somerton, Adamstown Co. Dublin by Castlethorn

1	4
2	5
3	6
	7

