

AMENDMENT APPLICATION

TYPICAL HOUSING BLOCKS

Block layouts comply with the 2024 Sustainable Residential Development and Compact Settlements Guidelines, with distances of 16 m between opposing first floor rear-facing windows, and 2-bed house gardens at a minimum of 30 sqm, 3-bed house gardens of at least 40 sqm and 4-bed house gardens of at least 50 sqm.

Within the typical block arrangement shown opposite, end-terrace dwellings on the eastern and western rows are designed without first-floor windows in the gable elevations. This allows habitable rooms facing these elevations to be positioned at reduced separation distances if required, in line with design guidance.

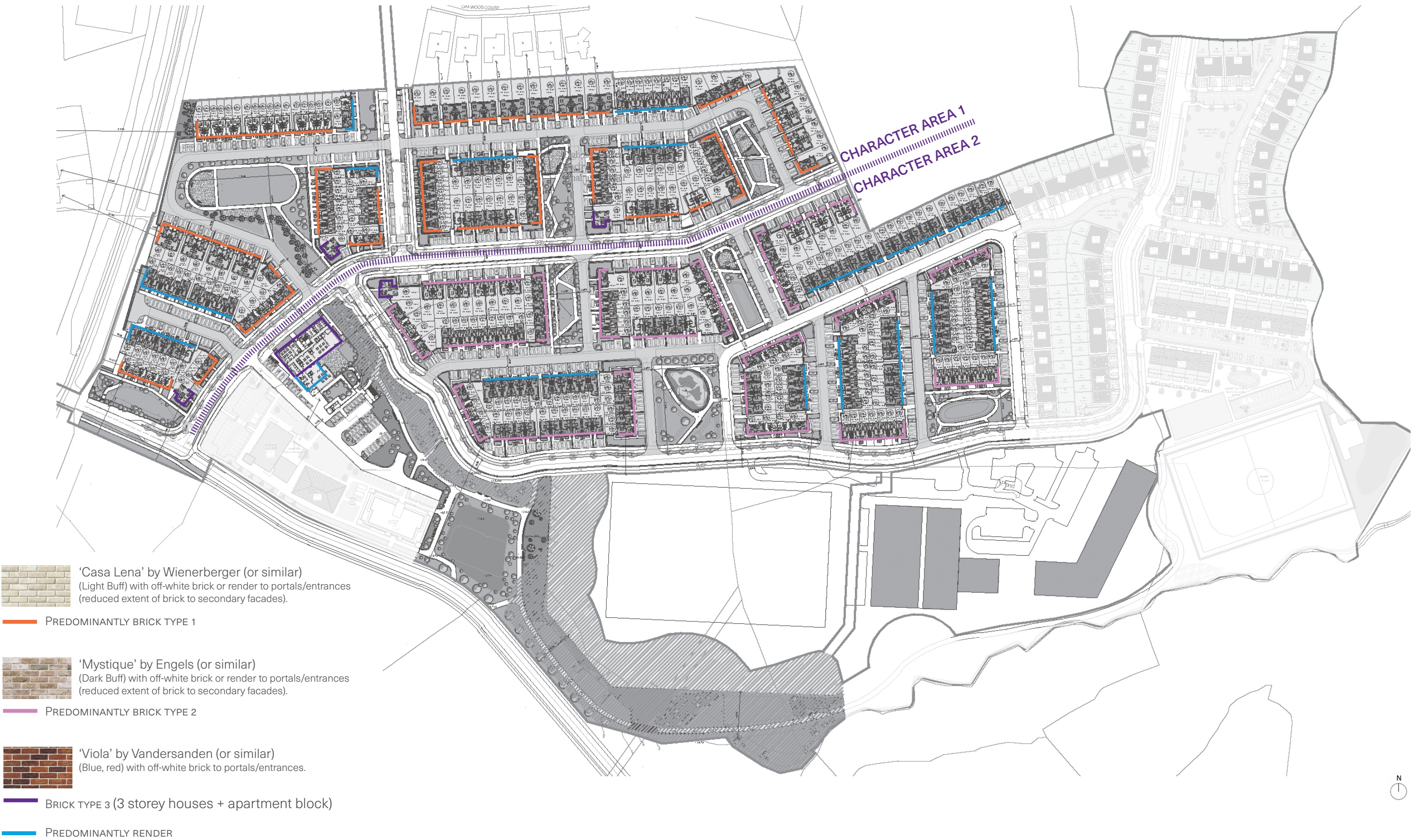
This approach facilitates a more compact residential layout (using houses rather than duplexes and apartments) when compared to that permitted under the existing planning permission.

- No first floor rear-facing windows to habitable rooms
- Blank gables
- 2-Bed 4-Person House
- 3-Bed 5-Person House
- 3-Bed 4-Person House
- 3-Bed 5-Person House



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MATERIAL STRATEGY



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Selected Metal Canopies



Selected Black Roof Tile



Selected Render [to Fronts, Sides & Rear]
White/Warm White



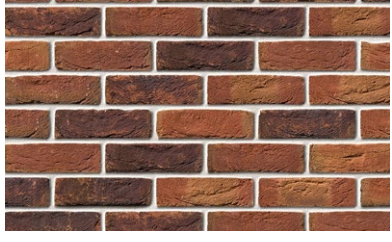
CHARACTER AREA 1
Light buff brick

'Casa Lena' by Wienerberger
(or similar)
(Light Buff) with off-white brick or
render to portals/entrances (reduced
extent of brick to secondary facades).



CHARACTER AREA 2
Dark buff brick

'Mystique' by Engels
(or similar)
(Dark Buff) with off-white brick or
render to portals/entrances (reduced
extent of brick to secondary facades).



3 STOREY HOUSES (HT4E)
ACTING AS VISUAL MARKERS
AND APARTMENT BLOCK

'Viola' by Vandersanden
(or similar)
(Blue, red) with off-white brick to
portals/entrances.



House Type 2B in character area 1



House type 3G in character area 2

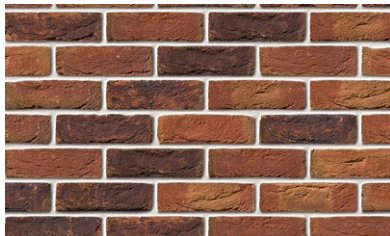


House Type 4E - Visual marker

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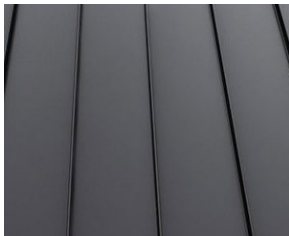
Apartment block materials are similar to those proposed for the houses, with the addition of metal balconies and selected metal cladding, resulting in a coherent scheme. A contrasting render finish is introduced at ground floor level for the creche extension.



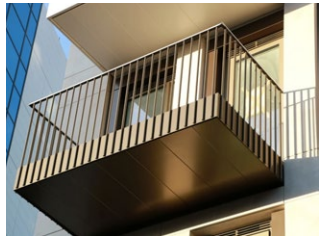
'Viola' by Vandersanden
(or similar)
(Blue, red) selected brick



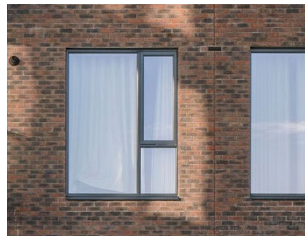
Selected render



Selected metal cladding



Selected metal balconies



Selected dark grey windows and doors



Apartment Block A _ South-East elevation

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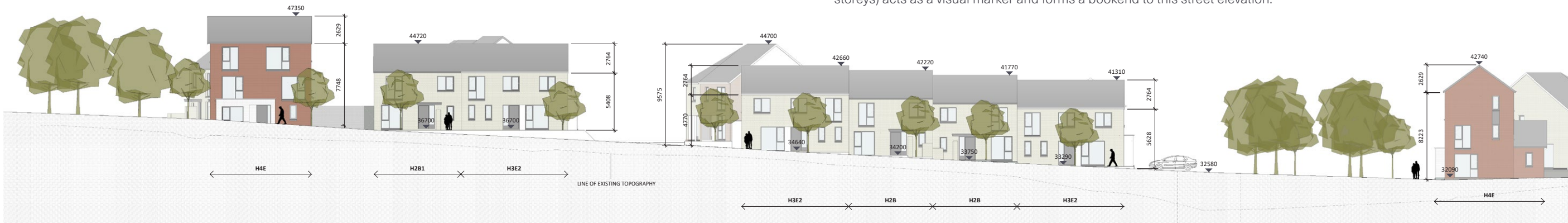
Extract from site section 1-1

This image illustrates the two brick types (dark buff and light buff) used across each character area. It also shows the darker tone of the blue-red brick used for the three storey houses acting as visual markers and in the apartment block.



Site section 7-7

This site section/elevation illustrates the use of light buff brick in character area one, combined with some of the same house typologies shown in predominantly render finish. An alternative elevation is proposed in render instead of brick at selected locations, as indicated in the diagram on page 32. Additionally, HT4E (3 storeys) acts as a visual marker and forms a bookend to this street elevation.



Extract from site section 5-5

This site section/elevation illustrates the use of light buff brick in character area one, framed by two HT4E (3 storeys) houses serving as visual markers for the site entrance and pocket park no. 2. The slope of the ground is also highlighted.

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INDICATIVE FUTURE APPLICATION

Total No. of Units - 352 (Phase 1) + 174 (Phase 2) = 525

Total Net Density = 39.4 dph*



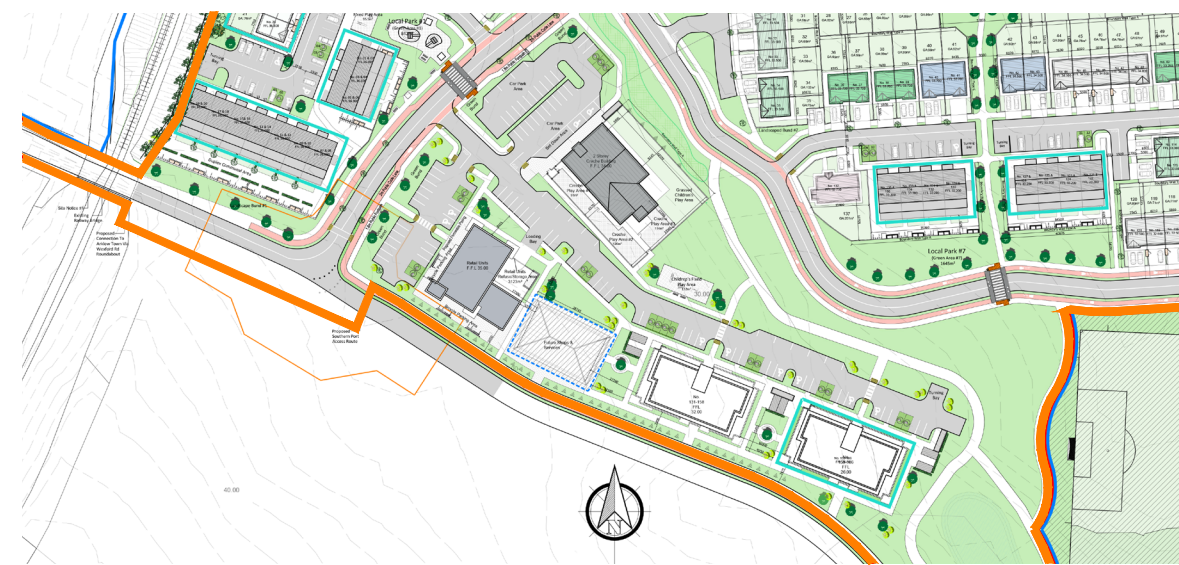
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LSS LANDS

The Local Shops & Services lands are to the southwest of the development site, at the entrance from the proposed Port Access Route. The layout permitted under Planning Reg. Ref. No. 24/325 comprised a standalone creche, a mixed-use building containing retail units, apartments, offices and a community room, and 2 no. apartment blocks.

The current application proposes to move the creche northwest towards the main access road through the site, locating associated car parking behind in order to reduce its prominence. Three storeys of apartments are proposed over a ground level 135-place childcare facility. In addition, it is proposed to omit the easternmost apartment block in favour of open space lost by the addition of 0.65 ha to the school site.

There is the potential as part of a future application to move the mixed use and apartment buildings further north to open up views of the sea from the entrance to the scheme.



Permitted layout on LSS lands (Planning Reg. Ref. No. 24/325)



Amendment Application - creche moved and apartment block omitted



Indicative Future Application - mixed use and apartment buildings moved north to open up views of the sea from the scheme entrance

