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**In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:**

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**Application No:** 3995/21

**Proposal:** LAW: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) - Part VIII

**Applicant:** Executive Manager, Housing Department, Dublin City Council

**Location:** Millwood Court, Woodbine Road, Raheny, D05 WQ17

**Proposal:** LAW: Pursuant to the requirements of the above, notice is hereby given of a proposed development consisting of demolition of 3 no. two-storey buildings (1143 sq. m) and construction of new development which will have a gross floor area of 3,370 sq. m and will comprise: 52 no.1 bedroom dual aspect apartment units placed in/over 5 buildings varying in height from 2-3-4 storey all connected with external walkways and a single storey courtyard community facility.

The development will also comprise: upgrade of the existing entrance on Millwood Court to form the access and egress to the development for pedestrians and vehicles; a 20 no. space carpark to include 2 assisted carpark spaces; bicycle and mobility scooter stores, services rooms; bin storage; revised boundary treatments; new pedestrian entrance on Tonleeg Road; lighting; green roofs; photovoltaic panels; hard and soft landscaping; new ESB substation; and all other associated site works above and below ground.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Friday 3rd December 2021 during public opening hours (by appointment only) at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday -Friday 9.00am to 4.30pm. To make an appointment, please phone 01-2223114. Please note the offices will be closed from 12.00pm on Friday 24th December 2021 until 9.00am on Tuesday 4th January 2022.



The Local Authority has concluded, following a preliminary examination, that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on Monday 24th January 2022. This can also be done online up to the same time and date at <https://bit.ly/MillwoodCourt>

**Date Lodged** 03-Dec-2021

### **Planners Report:**

**Application Type** Local Authority Works (LAW)

**Proposer:** Housing and Community Services

**Location:** The site, Millwood Court, is located between Woodbine Road and Tonlegee Road Dublin 17.

### **Zoning & Designations**

2016-2022 City Development Plan

The site is located in an area governed by the landuse zoning Sustainable Residential Neighbourhoods – Zone Z1 with the accompanying objective “to protect, provide and improve residential amenities”.

There are no recorded protected structures on or adjacent the lands.

There are known national monuments on site or within the vicinity of the site.

The subject lands lie within Flood Zone C catchment (A floor risk assessment is submitted with the proposal).

### **Site Description**

The subject site, which measures 0.3561ha, is located to the south side of Tonlegee Road. To the west the site adjoins the rear gardens of 2-storey housing in Millwood Villas. To the east the site adjoins the new Tonlegee Primary Medical Centre (Reg. Ref. 2865/12 etc. refers). The existing development Millwood Court also backs onto the rear gardens of houses on Woodbine Road to the south.

The site currently accommodates a 41-unit senior citizen bedsit scheme arranged in 3no. 2-storey/c.7m high pitched-roofed mainly red-brick finished blocks. The existing blocks are now de-tenanted.

### **Planning History**

None recorded recently on site



## Detailed Proposal

- Demolition of 3no. 2-storey buildings (1143 sq. m) accommodating 41no. Senior Citizen residential units;
- Construction of a 52 unit gated-apartment scheme for people aged over 60. All units are 55m<sup>2</sup> 1-bed/2bedspace dual-aspect apartments (including 4no. ground floor level adapted apartments).

*The residential units are provided within a deck-accessed 2-3-4 storey mainly brick-finished U-shaped tiered-block - which is open to the west and which encloses a sheltered central communal open space area. On the developments primary northern frontage heights step up from existing 2-storey (c.8m high) housing to the west to the new c.11m high 3-storey Tonlegee Primary Health Care facility to the east i.e. 2-storeys (c.7.5m) to 3-storeys (c.10.6m) up to 4-storeys (c.13.3m)*

*Each unit is provided with its open private balcony/patio space ranging between 5.1m<sup>2</sup> to 5.4m<sup>2</sup>, as well as sit-out recessed seat that interfaces with the deck and ground level accesses.*

- A standalone single-storey brick-finished residents-only facility with an asymmetrical shallow pitched pyramidal roof (64m<sup>2</sup>) - located to the western side of the courtyard.

The development will also comprise:

- upgrade of the existing entrance on Millwood Court to form the access and egress to the development for pedestrians and vehicles;
- a 20 no. space carpark (to include 2 assisted carpark spaces);
- bicycle and mobility scooter stores;
- services rooms;
- bin storage;
- revised boundary treatments;
- new pedestrian entrance on Tonlegee Road;
- ESB substation.

Works also include:

- lighting;
- green roofs;
- photovoltaic panels;
- hard and soft landscaping;



**Site Stats**

Site Area	3551m <sup>2</sup>
No. of Apartments	52 x 1-bed units
Bedspaces (potential)	104no.
Gross Floor Area (Residential)	3370.24m <sup>2</sup>
Net Floor Area (Residential)	2860m <sup>2</sup>
Unit size	55m <sup>2</sup> (required 45m <sup>2</sup> )
No of units 10%+ over min floor area	100%
Average unit size	55m <sup>2</sup>
Density	146 units per hectare(uph)
Plot Ratio	0.95
Site Coverage	36%
Max Building Height	4-storeys/ 12.95m
Aspect	100% Dual aspect
Internal Residential Amenity Space	64m <sup>2</sup> - Community Room
Communal Open Space	1626m <sup>2</sup> (required 260m <sup>2</sup> )
Car Parking Spaces	20no. (0.36 spaces per unit)
Cycle parking spaces	37no: 29no. Residential (1.5 spaces per unit) & 8no. Visitor

**External Reports**

Irish Water (Connections): IW state they have no objection to the proposals

**Submissions**

**Seven third party submissions have been received to date**

The submissions are summarised as follows:

*Redevelopment of derelict structure is welcome but concerns are raised over impacts on adjoining residential amenity.*

*Will be an eyesore to local residents and those passing by the site*

*Scale, height, size out of character with existing height of housing bounding on two sides.*

*Will be higher than the commercial/health centre unit. – using it as a benchmark is wrong – it is a commercial building and is not occupied 24/7 365 days a year. Nearest 4-storey residential building is over 2km away. Analogies are raised in relation to telecom towers and wind turbines being potentially used to justify a new adjoining building in their proximity.*

*Will result in overlooking, overshadowing and loss of daylight to existing adjoining 3rd parties.*

*Too near boundary wall with Millwood Villas. There should be a boundary wall between the scheme and Millwood Villas; there will be a 50% reduction in the existing boundary wall.*



*No need for a community centre – when St. Monica's is available. New residents would be better socialising with local community in the interests of social inclusion.*

*There will be Nuisance from construction works include dust generation and rodent displacement*

*Redevelopment proposals have been held up for years. Residents have had ongoing concerns over density and height. Aim seems to maximise number of units. Development should be reduced to 3-storeys at the highest point which is still higher than existing adjoining housing. A smaller development would already be finished at this stage*

*An EIA would be required due loss of mature trees and impact on environment and wildlife*

*Parking for construction not shown. Construction work impact on safe use of footpaths.*

*No trees were planted in front of Millwood Court. Trees should also be planted along to the footpath south of Tonlegee Road and in front of the development.*

*Request that councillors declare their interest or otherwise in the development.*

DCC's Transportation have noted and addressed the following relevant concerns in their report below:

- *not shown how emergency vehicles will access the site;*
- *impact of HGVs on Tonlegee Road*
- *concerns re: the traffic management plan and impact on Tonlegee road and Millwood Villas*
- *No details of where contractor parking will be;*
- *Concerns re: pedestrian access onto Tonlegee Road*

The submissions are acknowledged, with planning issues raised dealt with within the substance of the assessment below

### **Technical Departments**

The subject development was circulated to various technical departments within DCC as part of the pre-planning review process, and whose responses and input have informed the formal 'Part 8' proposal.

The following comments on the formal Part 8 are as follows:

#### DCC's Drainage Division commented as follows:

-There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from [www.dublincity.ie](http://www.dublincity.ie) Forms and Downloads).

Conditions are recommended

#### DCC's Transport Planning Division commented as follows:

Submissions/Observations



A number of submissions have been received to date. Issues raised relating to this division include:

- not shown how emergency vehicles will access the site;
- impact of HGVs on Tonlegee Road
- concerns re: the traffic management plan and impact on Tonlegee road and Millwood Villas
- No details of where contractor parking will be;
- Concerns re: pedestrian access onto Tonlegee Road

All submissions have been reviewed in detail and will be considered in the assessment of the application.

#### Preplanning Consultation

This division has engaged in preplanning consultation in relation to the proposed development.

#### TPD Comments

The proposed development consists of the redevelopment of an existing housing of 42 units and provision of 52 no. units for senior citizens with additional community facility for the residents of the development. 20 no. car parking spaces are proposed as part of the development.

The subject site is currently located along a cul-de-sac road accessed off Woodbine Road. The redevelopment of the site would result in the development being constructed on part of the existing roadway with Millwood Court becoming a shorter access road with car parking being located to the south of the buildings.

The development would be gated, with a bin store and ESB substation located on the eastern boundary rear the access gate, with a separate pedestrian gate to the front (south) and a new pedestrian gate located to the north onto Tonlegee Road which is adjacent to the existing bus stop. This pedestrian gate, which will improve permeability and access to public transport for the residents, is welcomed. Bicycle stores have been provided on the northern boundary with additional bicycle storage and a mobility scooter store located on the southern boundary. The community facility for residents only is centrally located in the communal open space.

The maximum permissible car parking in Area 3 for this type of development is 1 space for 2 dwellings. This would account for 26 no. car parking spaces. The proposed development is in line with Development Plan standards.

A set down area has been provided within the access road where larger vehicles would be able to manoeuvre within the site.

Concern has been raised in a number of submissions with regards the traffic impact associated with the construction management of the site. A preliminary Construction traffic management plan has been submitted with the application. This outlines the proposed access routes for vehicles and how traffic will be managed within the site. On appointment of a contractor, it is recommended that a final Demolition and Construction Management Plan is submitted for agreement with the Roadworks Control Section of DCC. As is standard procedure for all construction works in the City, the appointment contractor continuously liaises with the Roadworks Control Division during the demolition and construction phases in relation to obtaining all the relevant licences for same and ensuring that the pedestrian safety and impacts from construction traffic is



closely monitored and safeguarded. It is also noted that concerns have been raised in relation to the pedestrian access onto Tonlegee Road. This division is supportive of increased permeability and shorter access routes to public transport and the concerns raised around cars dropping off at this location relate to issues controlled by the enforcement of laws around illegal parking. In particular having regard to the residents associated with this development i.e. senior citizens, shorter, more direct access to public transport links is welcomed and encouraged by this division.

Recommendations:

The TPD has no objection to the proposed development subject to conditions:

DCC's Parks, Biodiversity & Landscape Division commented as follows:

A standard landscape condition is recommended

### **Planning (Development Management) Department Comments:**

Relevant Development Plan 2016-2022 Sections include the following:

Chapter 1: Strategic Context for the City Development Plan 2016 – 2022

Chapter 2 of the City Development Plan – Vision and Core Strategy:

Section 4.5.3.1 'Urban Density', Section 4.5.9 'Urban Form and Architecture', Section 5.5.2 'Sustainable Residential Areas', Section 5.5.4 'Quality Housing for All' Section 5.5.6 'Apartment Living', , 16.2.1 'Design Principles', Section 16.5 'Plot Ratio' and Section 16.6 'Site Coverage', together with Standard 16.10.1 'Residential Quality Standards – Apartments', Standard 16.10.3 'Residential Quality Standards – Apartments and Houses', Standard 16.38 'Car Parking Standards' and Standard 16.39 'Cycle Parking'. Appendix 14 'Safety and Security Design Guidelines' and Appendix 15 'Access for All' are also of relevance.

Relevant Policy Guidelines

- Urban Development and Building Heights - Guidelines for Planning Authorities, DoECLG, December 2018
- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DoHLGH, December 2020
- Guidelines for Planning Authorities, Sustainable Residential Development in Urban Areas & Best Practice Urban Design Manual, DoEHLG, December 2008.
- Quality Housing for Sustainable Communities – Best Practice Guidelines for delivering Homes Sustaining Communities, DoEHLG, 2007.

### **Planning Assessment**

The application site is designated Zoning Objective Z1 'To protect, provide and improve residential amenities'. Residential use is a permissible use in Z1. It is considered that the proposed development is in accordance with the Land Use Zoning Objectives for the subject site.



## Density

In this instance the proposed development will have a density of 146 units per hectare, and will generate a notional 104 bedspaces (c.292 bedspaces per hectare).

Indicative plot ratio and site coverage standards are set out in the Dublin City Development Plan 2016-2022. Plot ratio standards for Z1 range from 0.5 -2.0 and site coverage standards for Z1 is 45%-60%. In this instance the development will have a plot ratio of 0.95 compared to the existing 0.32, and a site coverage of 36% compared to the existing 19%.

It is however not considered that the density of the 52 unit 1-bedroom scheme is overly excessive in relation to its context and represents an efficient use of scarce zoned urban lands and one that provides for a specific residential cohort that adds to the tenure profile of the local area which is predominantly made up of own-door family dwellings. While it is noted the Development Plan sets no upper unit density –the scheme needs to be assessed holistically in terms of the net impact upon the receiving environment and adjoining parties as well as having regard to the quality of future occupants' residential amenity.

## Design & Integration

The relatively restrained contemporary designed and finished proposal will replace an existing red-brick 2-storey sheltered housing court which is arranged in 3no. pitched roofed gable-ended blocks - with a new 2-3-4 storey U- shaped perimeter apartment scheme containing 52no. 55m<sup>2</sup> 1-bed/2-bedspace senior citizen apartments with a single storey asymmetrically hipped roofed detached 64m<sup>2</sup> residents-only community facility set within the western side of the site. The buildings will enclose an area of communal open space which will be relatively open to the west.

There will be a seating areas outside the community building adjacent to the central courtyard communal open space - with also seating areas set within recesses along the deck accesses. The various seating arrangements and use of deck-accesses will allow and promote leisurely interaction between residents – who will also be able to avail of their own private open space which will be directly accessible from the K//L/D spaces and bedrooms.

A landscaped surface parking area for 20no. cars is to be located to the south end of the site. The vehicular access will remain as before i.e. off Woodbine Road to the south but which will now be gated unlike the current scenario.

There will be a new wide gated pedestrian entrance to the north off Tonlegree Road where none is present. Bus stop no.961 is located just east of the new pedestrian entrance. The existing somewhat nondescript high northern dashed boundary wall – will be replaced by a brick finished wall with railings over to a combined height of c.1.8m supported by 2m high intervening brick-finished piers. There are no details of any proposed changes/amendment to the remaining three boundaries where they adjoin existing neighbouring developments.

The site has been subject to a landscape masterplan which shows new planting throughout the site and around its perimeters. There will be a loss of some trees within the site, but overall there will be a net gain compared to the existing baseline natural cover. The central communal open space will be made up of a mixture of hard and soft landscaping. The schemes will also accommodate green roofs. DCC Parks, Biodiversity & Landscape raise no further issues with the proposal. Suggested road side trees would be outside scope of this Part 8 application.

Notwithstanding that the Urban Development & Building Heights: Guidelines for Planning Authorities (2018) have superseded the Development Plan's guidelines for same – it is noted



that the building at c. 13m falls within the latter's recommended 16m height limit for the outer city (where not located within the catchment of a rail station).

As noted the development will transition in height west-to-east (2-3-4 storeys) away from the c. 8m high own-door 2-storey housing to the west along Millwood Villas. To the south the development will be set nearly 30m away from the backs of 2-storey houses facing onto Woodbine Road – where the new development's southern building line will be set back c.8m+ further to north from where the existing development's current southern building line is located. It is also noted that the new development will be over 44m away from the fronts of own-door 2-storey houses to the north across Tonlegee Road. It is considered that there is sufficient transitions and separations between proposed and existing heights.

The 4-storey portion of the development facing onto Tonlegee Road will come within less than 5m of the western side elevation of the 3-storey c.11m high part -rendered-finished Tonlegee Road Primary Care Centre (PCC) (Reg. Ref. 2797/17 etc refers). Whilst in contrast to the generally surrounding low-rise suburbia it is considered that in urban design terms that these adjoining higher road-fronting elevations will provide a strong urban edge to the local streetscape and help 'contain' the wide street cross-section at this point.

It is considered that the vertical emphasis of opes to both apartment and deck galleries, and the disposition of balconies across the scheme's elevations, as well the tiering and the modular arrangement of the sub blocks provides sufficient articulation so as to reduce any sense of potential massing and bulk across the development.

While contrasting with the treatment of the upper floors of the immediately adjoining medical centre it is considered that the proposal's primarily brick treatment will provide for a potentially high quality long-lasting low-maintenance finish, and reflects the existing treatment on site. The elevations also feature stone, timber and zinc feature panels, which along with the coloured rendered recesses, where used, will provide a degree of interest and add-on some further degree of additional articulation to the elevations.

As noted the development will be topped with green roofs which will aid on-site SUDS measures and improve outlook for future occupants where they are overlooking from higher floor levels. PV arrays are proposed for the top of the 4-storey sub-blocks – but will not be overly discernible from the public realm.

A brick finished c. 3m(H) x 3.7m(W) x 10(L) bin store will be located near the southern entrance off Woodbine Road and will be covered with a metal mesh roof. The structure will be fronted by a smaller green-roofed ESB substation structure whose service doors will be painted to blend with the overall scheme. It's not clear how its western elevation is to be treated – but should be coloured to blend in with the development.

It is noted DCC's City Architect section had no objection to the proposal at pre-application stage.

#### Unit Mix, Floor Areas and Development Standards

As per 2.21 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DHPLG, December 2020 (2020 Apartment Guidelines) The mix parameters set out under SPPR1 that generally apply to apartments, do not apply to purpose-built student accommodation or to certain social housing schemes, such as sheltered housing.



It is also noted that SPPR 2 of the guidelines further states all standards set out in this guidance shall generally apply to building refurbishment schemes on sites of any size, or urban infill schemes, but there shall also be scope for planning authorities to exercise discretion on a case-by-case basis, having regard to the overall quality of a proposed development.

Having regard to the nature of the proposed senior citizens scheme, it is considered that the requirements of SPPR1 do not apply and therefore the proposed apartment unit types complies the 2020 Apartment Guidelines.

Minimum overall apartment standards are set out in Appendix 1 of the 2020 Apartment Guidelines and it is noted in this instance that the proposed 55m<sup>2</sup>, 1-bedroom, 2-person apartment units will exceed the minimum required apartment floor areas for one-bedroom units (45m<sup>2</sup>). Further it is noted that all units provide floor areas in exceedance of the minimum floor area standard by 22.2% - which is more than the 10% required for 'ordinary' apartment schemes outlined under Section 3.8 – 3.15 of the 2020 Apartment Guidelines.

A full schedule of accommodation for each proposed apartment unit has been provided within the pre- Part 8's Housing Quality Assessment (HQA) - which is in compliance with section 6.1 - 6.3 of the DHLGH apartment guidelines. The HQA notes that in addition to the minimum required floor areas that the scheme meets the 2020 Apartment Guidelines minimum internal accommodation standards as set out in Appendix 1.

Two different 1-bedroom unit types are proposed for the scheme i.e. 'Typical' and 'Adaptable'. Fully dimensioned sample floor plans are provided. It is noted that the 4no. 'Adaptable' units (c.7.7% of all proposed units) will be located beside the lift cores at ground level.

#### Dual Aspect

The 2020 Apartment Guidelines states that the amount of sunlight reaching an apartment significantly affects the amenity of the occupants. Dual-aspect apartments, as well as maximising the availability of sunlight, also provide for cross ventilation and should be provided where possible. The guidelines also state that ultimately, the daylighting and orientation of living spaces is the most important objective.

The 2020 Apartment Guidelines requires a minimum of 50% of the units to be dual aspect but a reduced provision of 33% dual aspect units may be acceptable in more central and accessible locations. It also recommends that the majority of single aspect units facing south should be maximised, and that 'ideally' all 3-bed units should be dual aspect. Furthermore, the DHPLG guidelines state that north facing single aspect apartment may be considered where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature. The previous 2018 Apartment Guidelines noted that for the purposes of the guidelines north facing units were defined as units: that face predominantly north; north-west or north-east and fall within a 45-degree angle of 0° (i.e. due north).

In this instance it is stated that all units are dual aspect – although many of the apartment frontages are 'set back' within a stacked deck access arrangement. However the arrangement for the sheltered accommodation is considered acceptable in this instance.

#### Floor to Ceiling Height

In terms of ceiling heights, the 2020 Apartment Guidelines requires 2.7m for ground floor levels and 2.4m above. DCC's now-superseded previous minimum ceiling height for above ground floor units was 2.7m. It is generally accepted the greater the clearance the greater the sense of spaciousness within the apartment volume and daylight penetration.



The submission has provided dimensioned sections which indicate that the proposed development will provide floor to ceiling heights of 2.7m at ground floor level and 2.55m at upper floor levels. This is considered to be in compliance with the apartment guideline standards and is therefore acceptable.

#### Lift and Stair Cores & Deck access

The 2020 Apartment guidelines require a maximum of 12 apartments per floor per individual stair/lift core. In this instance at most there will be 16 units accessed off shared deck accesses served by two stair cores. Residents will have full access to the deck accesses on each floor.

#### Private Amenity Space

Section 16.10.1 of the current Development Plan sets out private open space requirements for apartment developments. It states that private open space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels. The minimum private open requirement for apartments is 5sqm for a 1-bed.

The proposed development has provided patio spaces to ground floor units and balconies to upper floor level units – with the proposer's Housing Quality Assessment noting that all units are being provided with part recessed private open space ranging in area from 5.1m<sup>2</sup> to 5.4m<sup>2</sup> (which are all over 1.5m deep) – with a cumulatively total of 276m<sup>2</sup> of private open space being achieved, which is in excess of the 260m<sup>2</sup> required in the 2020 Apartment Guidelines.

Section 16.10.1 of the Development Plan states that 'where provided at ground floor level, private amenity space shall incorporate boundary treatments appropriate to ensure privacy and security' and 'while private and communal amenity space may adjoin each other, there should generally be a clear distinction with an appropriate boundary treatment and/or a 'privacy strip' between the two'.

Likewise 4.10 of the 2020 Apartment Guidelines notes that while private and communal amenity space may adjoin each other, there should generally be a clear distinction with an appropriate boundary treatment and/or a 'privacy strip' between the two. In this instance landscape buffers have been provided to delineate these areas from each other with the ground floor patios also being 'housed' in a 'gallery' arrangement – being set below the 1st floor level access decks – which provides for further delineation.

#### Communal Open Space

Based on the 2020 Apartment Guidelines some 260m<sup>2</sup> of communal open space would be required for an equivalent apartment scheme as proposed. In this instance the applicant states that 1626m<sup>2</sup> of such space is being provided. The actual usable area of communal open space (as opposed to landscape buffer and external circulation areas) is located within the central courtyard. The location of residents' only facility will benefit from the landscaped setting of the courtyard.

The proposer's notes that the main central communal space complies with 3.3.17 of the BRE guidelines which recommends that 50% of the amenity space should receive at least 2Hrs of sunlight on March 21.

While communal open space is required in both the 2020 Apartment Guidelines and the Development Plan, public open space - at a rate of 10% of the site area or a payment in lieu for same - would be a separate requirement of the Development Plan from that for communal open space. In this instance it would not be considered practical to look for any on-site



provision of truly public accessible open space within the current layout which will be a gated scheme.

### Apartment Management

It is noted that Fold Ireland will manage the facility. A Lifecycle Report had been submitted with the Pre-Part 8. The single courtyard building is detailed as a residents-only building, and not as a community facility in the wider sense – but is rather for the residents of the gated community. There is nothing to prevent residents of the scheme using facilities and services in very close proximity to the site.

### Security Considerations

3.40 of the 2020 Apartment Guidelines notes that apartment design should provide occupants and their visitors with a sense of safety and security, by maximising natural surveillance.

In this instance as noted above the scheme will be a gated/controlled-accessed development. It is also noted that the central courtyard will be well supervised – with opportunities to sit out along the decks and outside the proposed residents' facility.

The courtyard and residents facility will be subject to good levels of passive surveillance. Likewise the site out areas along the decks will provide passive surveillance of these shared access areas.

### Refuse Storage

4.8 of the 2020 Apartment Guidelines notes that provision shall be made for the storage and collection of waste materials in apartment schemes. As noted the refuse area will be placed within a brick screened compound located near the main southern entrance. The structure will be covered with a metal mesh roof – which will help with ventilation and keep out birds etc. An Operational Waste Management Plan has been submitted with the Part 8 submission.

### Solar Panels

As noted an indicative positioning for PV arrays has been shown for the top of the 4-storey sub-blocks. The proposer's submission notes that it has been verbally confirmed that the specific project and topic was discussed between the DAA and IAA and that neither have any observations nor found any issues with the proposal. We received written confirmation of the above from DAA and are awaiting the same to be issued from IAA.

As such it is recommended that the proposer consult with the IAA and DAA in advance of any final placement of PV arrays.

### Daylight & Sunlight Impacts

National guidelines and Development Plan refer to use best practice guidance in assessing impacts upon adjoining 3rd parties, adjoining potential 3rd party developable lands and impacts upon future occupants of a scheme and cite such guidance documents as the BRE's Site Layout Planning for Sunlight & Daylight (2011), and BS8206-2:2008 Lighting for Buildings-Part 2 code of Practice for daylighting in assessing impacts on access to sunlight and daylight. It is noted that the new European standard EN 17037 Daylight for Buildings has not yet been included in national planning guidelines in Ireland.



### Daylight Impacts Upon 3rd Party sites

The proposer's Daylight Impact Report undertook an assessment of the extent to which the proposed development could impact on the skylight access levels available to the accommodation located in neighbouring properties – which examined 262no. windows serving 204 rooms in adjoining residential properties and in the adjacent medical centre – with 201no. found to retain skylight access levels which satisfy the advisory minimums recommended by the BRE.

The 3no affected windows were found to be in the medical centre i.e. none belonged to any existing neighbouring residential. The report considers that the magnitude of the impact which registers is considered to be low – as skylight levels are predicted to fall within 10% of advisory minimums in all cases.

### Sunlight/Shadow Impacts Upon 3rd Party sites.

The proposer has undertaken an assessment of the extent to which the proposed development could impact on the levels of sunlight access available to accommodation in neighbouring residence. As noted by the proposer one of the criteria for assessment is that at least one main window faces within 90° of due south – which has eliminated a number of non-relevant opes from the 262no. selected neighbouring window study. – which left 74 rooms for testing.

The proposer notes that impacts both “before development” and “after development” levels have been calculated. Further to this the report notes that both annual and winter sunlight levels have been considered - with results obtained for both annual sunlight access and winter sunlight access showing that all the rooms tested within this study would receive levels of sunlight which exceed advisory minimum

The report concludes that with the proposed development in place all the ‘living rooms’ which neighbour this development would retain sunlight access levels which either meet or exceed advisory minimums.

Impacts on Sunlight access to 3rd party open amenity space.

The applicant has also undertaken an assessment of the extent to which the proposed development would impact on the levels of sunlight access available to 23no. neighbouring outdoor recreation areas including rear gardens that adjoin the proposed development as well as play/recreational space in St. Monica's to the east of the site. The report concludes that all the tested spaces would receive at least 2hrs of sunlight on ground for 50% of their area on March 21 or not less than 0.8 of the original value as per 3.3.17 of the BRE guidelines.

### Daylight for future occupants

BS 8206-2: 2008 – ‘Lighting for Buildings’ – Part 2: Code of Practice for Daylighting’, British Standards Institute, 2008 recommends that residential units should have a minimum Average Daylight Factor(ADF) of: 2% for kitchens; 1.5% for living rooms; and 1% for bedrooms – as has been noted by the applicant. The proposer however have not mentioned that the document also recommends that in situations where an open plan space includes both a living room and a kitchen, the room should be assessed against the higher of the two thresholds (i.e. 2%). An average daylight factor of 5% provides for a well daylight space.

It would be generally assumed that due to the dual aspect nature of the proposed apartments that the units would be in receipt of adequate quantum of daylight into habitable rooms – although many of the units will face onto to galleried deck accesses.



The proposer's Assessment of Daylight Levels report indicated that 9no. of the open plan K/L/D rooms within this development which fall short of the 2.0% advisory minimum would achieve ADF levels which exceed 1.5%. The report notes that in assessing the significance of the departures identified it is important to recognise a number of compensating factors—including the unit-specific fact that the apartments at 55m<sup>2</sup> exceed the minimum area requirement of 45m<sup>2</sup> for 1-bed units. Which at 22% over the minimum floor area is in excess of the 2020 Apartment Guidelines recommended 10% exceedance.

Daylight factor distribution diagrams have been provided for all levels. The report notes that habitable rooms (i.e. K/L/D spaces and bedrooms) in the scheme will range from having - Reasonable levels of skylight would be provided locally to Reasonable levels of skylight would be provided to - A predominantly daylighted appearance would be provided.

### Sunlight to Units

The 2020 Apt Guidelines also states that living spaces in apartments should provide for direct sunlight for some part of the day. In relation to 'Daylighting and Solar Gain', the DEHLG's 2007 Quality Housing for Sustainable Communities states that for all dwellings, including apartments, at least one main living room should be facing within 90 degrees of due south. As high, a proportion as practicable of the glazed areas of the dwelling should be facing within 30° of due south so as to maximise solar gain. The amount of north facing glazing should be minimised. Depending on site layout and degree of over shading by trees or other buildings in summertime, it may be necessary to make provision for shading against excessive solar gain.

It is also generally recognised in best practice that access to daylight is more important than access to sunlight.

The BRE guidelines recommend that all living areas within 90-degrees of south should be tested for Annual Probable Sunlight Hours (APSH). Sunlight access has been assessed at all windows serving habitable accommodation within this development (a total of 312 windows). The report notes that results of this study demonstrate that the majority of apartments within this development would be capable of receiving advisory minimum levels of sunlight access. When using the BRE guidelines the report notes that an overall compliance rate of 67% is identified for annual sunlight access, while the equivalent compliance rate for winter sunlight access (WPSH) is found to be 81%.

The report notes that the BRE advise that, in cases where it is not possible to demonstrate full compliance with sunlight targets at living room windows, it is possible to conclude that occupants would still maintain access to sufficient sunlight in scenarios where the targets can be satisfied at a window serving an 'alternative room' within the dwelling. As such the submission notes that when sunlight access is assessed with regard to the unique number of probable sunlight hours which register within both the main living room and the other habitable rooms (bedrooms) which are present within a given unit – then a higher proportion of units are found to satisfy the minimum 25% APSH target recommended by the BRE. The report notes that when this relaxation is adopted 67% of the units within this development are found to either meet or exceed an APSH target of 25%, and when winter sunlight is assessed on this basis 83% units are also found to receive at least 5% of APSH during winter months. Notwithstanding the submission's various cited 'compensatory' attributes provided overall by the scheme - an exception can be made noting that the development is designed to provide for sheltered accommodation, and one which is provided with deck accesses – which allow for greater social interaction. Also while the units' bedrooms are not regarded as 'living areas' it is noted within the scheme that there may be a bit more interaction with the K/L/D spaces and bedrooms due to their shared access to units' balconies/patios. As noted the study notes that the proposed units will have sufficient access to daylight.



### Balconies/Patios

The 2016-2022 Development Plan refers to a requirement that balconies have a 'sunny' aspect while likewise the 2020 Apartment Guidelines require that private amenity space should be located to optimise solar orientation. The report notes that balconies have been provided which would benefit from good levels of sunlight amenity in many cases

### Open Space

3.3.17 of the BRE guidelines recommends that 50% of open amenity space achieve at least 2 hours on sunlight on March 21. As already noted the proposer's study states that 50% of the main communal space achieves at least 2 hours on sunlight on March 21. It is considered that boundary portions of 'open space' qualifies as incidental or buffer landscaped space or circulation areas rather than usable communal open space.

### Overlooking/Privacy

The Development Plan requires an overlooking separation distance of 22m at 1st floor separation between back-to-back housing. However there is no escalator setback rule for overlooking over and above 1st floor level i.e. for every additional floor level there is no stated increased separation distance in relation to an adjacent opposing lower level location. The DECLG's 2009 Urban Design Manual which superseded the 1999 Residential Density Planning guidelines, (which had recommended a 35m setback from new apartment windows/balconies) while not now recommending set overlooking setbacks does however suggest the use of obviolation measures so long as adequate access to daylight is still provided.

It is noted that the existing middle 2-storey residential block is set back c.13m from the boundary with houses on Woodbine Villas. In this instance the new block's western ground and 1st floor gable elevations will be c.15m from the rear of the houses to the west on Woodbine Villas and c.1.7m from the party boundary. The 2nd floor which is recessed further to the east from Woodbine Villas will be set back from western site boundary by a further 8m - while the western facing balconies at 3rd floor will be set c.33m back from the same western boundary.

It is however noted that the secondary windows serving K/D/L space on the development's western and eastern gable elevations will be fitted with opaque glazing – which will prevent overlooking of 3rd parties. The applicant is also proposing angled vertically- finned louvre screens to the western end of deck accesses at ground and 1st floor level where they 'overlook' the western boundary of the scheme. It is recommended that the vertical fins are angled sufficiently to prevent direct overlooking of 3rd party sites, and that there are supplemented with other obviolation measures as required. While 1m high balustrades are to be fitted to the western ends of the deck access at 2nd floor level – it is recommended that these be opaque glazed and at least 1.8m above deck level

It is also noted that the secondary windows serving K/D/L space on the development's eastern gable elevations will also be fitted with opaque glazing. It is noted that overlooking from new medical block to the east was to be controlled with a number of conditions attached by ABP under Reg. Ref. 2865/12.

As already noted the southern portion of the proposed development will be set back c.29.5m+ from the backs of houses facing onto Woodbine Road and c.17.5m from the northern/rear boundaries of these houses' rear private garden areas. It is also noted that the above-ground floor southern and northern balconies in the scheme's 4-storey eastern block are to be fitted with opaque screens rather than railings.



The privacy of the scheme's private open spaces is to be aided by the part recessed nature of balconies and also the proposed natural buffer treatments to be positioned between ground floor units and their private patio areas with communal open space, general circulation areas and entrance zones.

It is noted that the proposed apartments all have entrance hallways/lobbies which helps privatise the units' internal layout from beyond the apartment's doorways.

While the above and suggested measures should mean that there would be limited overlooking of 3rd party sites- based on Development Plan recommendations - there is also an option to opaque glaze the above ground floor level landing lights – but are considered to be sufficiently distant from 3rd parties

It is recommended that a low dwarf wall and/or a planting buffer/box hedge shall be placed between the surface car parking and proposed ground floor units opposite to the north so as to limit the projection of car headlight beams into apartments.

### Environmental issues

#### Habitats

The applicant has submitted an Ecological Report –Vertebrates, Flora and Habitats. This notes that the site of the proposed development comprises an enclosed area of amenity grassland (GA2) – the main habitat, as well as hard surface access routes(BL3) and lines of semi-mature tree(WL2). No restricted non-native species were recorded.

The survey noted that no constraints were identified for habitat assessment, nor the likelihood of rare bird or plant species being found due to the nature of the site concerned. The report notes that a bat assessment was undertaken on 09/09/2021 with three species of bat being detected within the site –i.e. common pipistrelle, soprano pipistrelle, and Leisler's bat. Of these, two species were noted as being more persistent and the third (Leisler's bat) was very briefly noted, presumably while passing over the site. The report notes that soprano and common pipistrelle species were principally encountered at the areas of tree cover within the site, but that no bats entered or emerged from the buildings within the site during this assessment. The report notes that there is no evidence in any of the buildings of current or historic bat occupancy

In summary the report noted that:

- No habitats protected under Annex I of the EU Habitats Directive (92/43/EEC) were recorded within the proposed development site.
- None of the recorded species are listed in the Flora Protection Order (1999) and The Irish Red DataBook.
- No non-native species subject to restrictions listed in the Third Schedule (Regulations 49 and 50, European Communities (Birds and Natural Habitats) Regulations 2011) were recorded within the proposed development site.
- No rare or endangered bird species are anticipated to nest with the site or to be dependent upon the site for feeding.
- No protected ground mammals are present within the site.
- No Annex II bats are present within the site.

The report acknowledges in terms of potential impacts that there will be a loss of the existing plants and green area – but that this is a long-term slight negative impact given the exposed nature of the site and the relatively sparse planting. The report does note that whitebeam trees



along the perimeter will however be retained – which the bat survey noted is where the Soprano and common pipistrelle were principally encountered

In terms of mitigation measures the report notes that the buildings shall be examined prior to demolition for evidence of roosting bats. Derogation from the NPWS would then be required if bats were present with mitigation measures to be applied at C&D phase.

The report notes bat roost structures shall be built into the new structures and that lighting shall be designed to avoid overspill into green areas and in particular to avoid illuminating trees as well as the proposed new bat roosts. (It was noted in the report that the site was already subject to light spill from the play pitch to the east in St. Monica's.) Twelve bird boxes are also proposed for the site. There will also be a use of native vegetation and pollinator friendly species in the scheme's planting regime, while areas of longer grass shall be provided for shelter for smaller mammals, birds and invertebrates.

The report concludes with regard to impacts after mitigation that there will be no loss of biodiversity or impacts on the conservation of protected species following the proposed measures.

#### Requirement of Appropriate Assessment (AA))

A Screening for Appropriate Assessment Report has been prepared (in conjunction with the Ecological Report –Vertebrates, Flora and Habitats). The screening report notes that the proposed development site is not located within or directly adjacent to any Natura 2000 site. The Appropriate Assessment screening process considered potential impacts which may arise during the installation and operational phases of the changes being considered. The screening report notes that through an assessment of the pathways for effects and an evaluation of the activities, taking account of the processes involved and the distance of separation between Natura 2000 designations in the wider study area, it has been evaluated that there are no likely significant adverse effects on the qualifying interests or the conservation objectives of any designated Natura 2000 site.

The screening report concludes that it is unlikely that the proposed development will result in significant effects to any European site, in view of their conservation objectives of the habitats or species for which they were designated, either alone or in combination with other plans or project.

The Planning Authority in tandem with reviewing the information submitted as part of the proposing department's Screening for Appropriate Assessment Report undertook its own Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European sites, taking into account: the nature, scale and location of the proposed development within a zoned and serviced urban area, and that is to take place on a site that is brownfield in nature, with also no evident open watercourses on or within the vicinity of the site that would act as pathways to the nearest designated Natura 2000 sites. In carrying out the screening exercise. The Planning Authority concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

#### Requirement for an Environmental Impact Assessment (EIAR)

As noted the proposed development comprises 52no 1-bedroom units which would be a sub threshold form of development for the provision of an EIAR as per Class 10(b)(i), Part 2, Schedule 2 Planning & Development Regulations 2001(as amended). It is also noted that the residential scheme is located in an area that is predominantly suburban in nature and will



replace an existing DCC residential scheme and therefore the site is brownfield in nature, with the development to be connected to the existing drainage network that serves the existing development. The location of the development is outside of any sensitive location. The development does not act as or impact upon any pathway such as an open water course and as such does not affect any Zone of Influence associated with any European sites. Mitigation measures are proposed for various aspects of the development and it has also been screened for the requirements of a Stage 2 Appropriate Assessment, and the proposal which is located in flood zone 'C' has been subject to a flood risk assessment.

It is therefore considered that the proposed residential scheme does not require the production of an Environmental Impact Assessment Report (EIAR) as a preliminary examination of the nature, size and location of the development indicates that there is no real likelihood of significant effects on the environment arising from the proposed development.

## **Conclusion**

The Planning & Property Development Department considers that the proposal on completion will not have an adverse impact on the residential or visual amenities of the area.

The proposed project does not materially contravene the current Dublin City Development Plan.

It is also noted that Irish Water have no objection to providing connections in principle.

In conclusion, the Planning & Property Development department have no objections to the proposal.

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development subject to the following recommendations:  
Recommendations

The proposer is recommended to consider accommodating the recommendations of the DCC Departments and the following:

1. The following amendments and details shall be incorporated into the subject proposal:

a) That the vertical fins to the proposed louvre screens are sufficiently angled so as to limit overlooking and shall be supplemented with other obviation measures as required.

b) That the western ends of the deck access at 2nd floor level shall be fitted with 1.8m high opaque glazed screens.

c) That any boundary treatment where it adjoins a third party site shall be within the site boundary unless it is undertaken with the agreement of the relevant third party'.

d) That a low dwarf wall and/or a planting buffer shall be placed between the surface car parking spaces and the ground floor units to the north'

e) That the substation structure shall be coloured to blend with the overall proposed scheme

f) That any external site lighting be 'bat friendly' where required and shall comply with the light pollution tolerances set out for 'E3' Environmental Zones as defined in the ILP's Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (as amended)



2. The IAA and DAA shall be consulted in advance of any placement of the proposed solar panels/PV arrays.

### 3. Parks, Biodiversity & Landscape Services Division

a) The landscape scheme accompanying the application shall be implemented fully in the first planting season

b) The landscape scheme accompanying the application shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within 3 years of planting shall be replaced in the first planting season thereafter. (The landscape scheme shall have regard to the Guidelines for Open space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division.

### 4. Transport Planning Division

a) Prior to commencement of development and on appointment of the main contractor, a Demolition and Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended demolition and construction practice for the development, construction phasing and programme, a detailed traffic management plan, hours of working, noise and dust management measures, and off-site disposal of construction/demolition waste and access arrangements for labour, plant and materials, including location of plant and machine compound. The appointed contractor shall liaise with DCC Road Works Control Division during the demolition and construction period. The DCMP shall take cognisance of the presence of a childcare facility adjacent to the site and shall seek to minimise and prevent where possible construction traffic movements at arrival and departure times.

b) Materials proposed in public areas shall be in accordance with the document 'Construction Standards for Roads and Street Works in Dublin City Council'. All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

c) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

### 5. Drainage Division

a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from [www.dublincity.ie](http://www.dublincity.ie) Forms and Downloads).

b) Records of public sewers are indicative and must be verified on site.

c) The drainage for the proposed development shall be designed on a completely separate foul and surface water system with surface water discharging to the public surface water system.

d) A connection from this development to the public Surface Water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense



associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public Surface Water network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept. must also be obtained for any work in the public roadway.

e) All surface water discharge from this development must be attenuated to two litres per second in accordance Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

f) The development shall incorporate Sustainable Drainage Systems in the management of surface water as outlined in the Engineering Services Report by TJ O'Connor Consulting Engineers.

g) An appropriate petrol interceptor shall be installed on the internal drain from the car park. Please refer to section 20 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

h) The outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

i) All private drainage such as, downpipes, gullies, manholes, Armstrong junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meetings on the 15<sup>th</sup> February 2021 and 28<sup>th</sup> February 2022 respectively.

The project is being funded under CALF (Capital Advance Loan Facility) through the Department of Housing Local Government & Heritage.

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

This report is submitted to the City Council pursuant to Section 179 of the Planning and Development Act, 2000 (as amended).

**Resolution:**

That Dublin City Council notes the contents of Report No. 93/2022 and hereby approves the contents therein.

**Owen P. Keegan**  
**Chief Executive**

**21<sup>st</sup> March 2022**



## **Appendix A**

### **Consultees and Third Party Submissions/Observations**

#### **Consultees**

Irish Water, Colvill House, 24-26 Talbot Street, Dublin 1

#### **Third Party Observations**

L. O'Brien

Aisling McCarthy

Eileen McGowan

Theresa Kelly

Kenneth & Joanne McKnight

Gavin McGowan

Gerry Whyte, Jennifer Whyte & Damien Whyte



- PROPOSED DRAWINGS



TONLEEGEE ROAD

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES.  
VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY.  
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LEGEND:-

- SITE BOUNDARY
- EXISTING BUILDINGS HIGHLIGHTED THUS
- TYPICAL 1 BED APT
- ASSISTED 1 BED APT
- CIRCULATION & SERVICE AREAS
- COMMUNITY FACILITY
- PRIVATE BALCONY
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- 1500mm Ø TURNING CIRCLE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED NEW TREES
- INDICATES STRUCTURES TO BE DEMOLISHED
- VEHICULAR ENTRANCE
- PEDESTRAIN ENTRANCE

SITE AREA (RED) 3,561 m<sup>2</sup> 0.3561 Ha

PLANNING DRAWINGS

No. Revisions Date  
**CANTRELL & CROWLEY**  
ARCHITECTS & INTERIOR DESIGNERS  
Priory, Stillorgan Road, Blackrock, Co. Dublin  
Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com

Client  
**FOLD IRELAND**  
PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15

Project  
**SHELTERED HOUSING UNITS FOR SENIOR CITIZENS®**  
MILLWOOD COURT, WOODBINE RD, DUBLIN 5

Drawing title  
**PROPOSED SITE PLAN** Scale AS SHOWN  
Date MARCH 2021

Drawing no. 1911 P 001  
Drawn MARTIN DOYLE  
Checked RAY GRADY

PROPOSED SITE PLAN  
SCALE 1:200 @ A1



MILLWOOD COURT

WOODBINE ROAD



TURLEEGEE ROAD

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SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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PLANNING DRAWINGS

PROPOSED SITE (ROOF) PLAN  
SCALE 1:200 @ A1

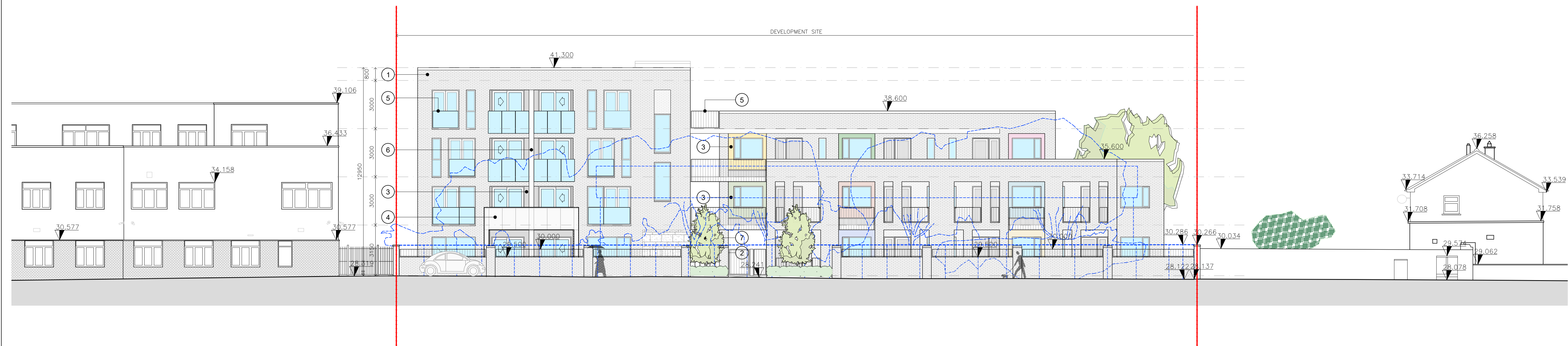


MILLWOOD COURT

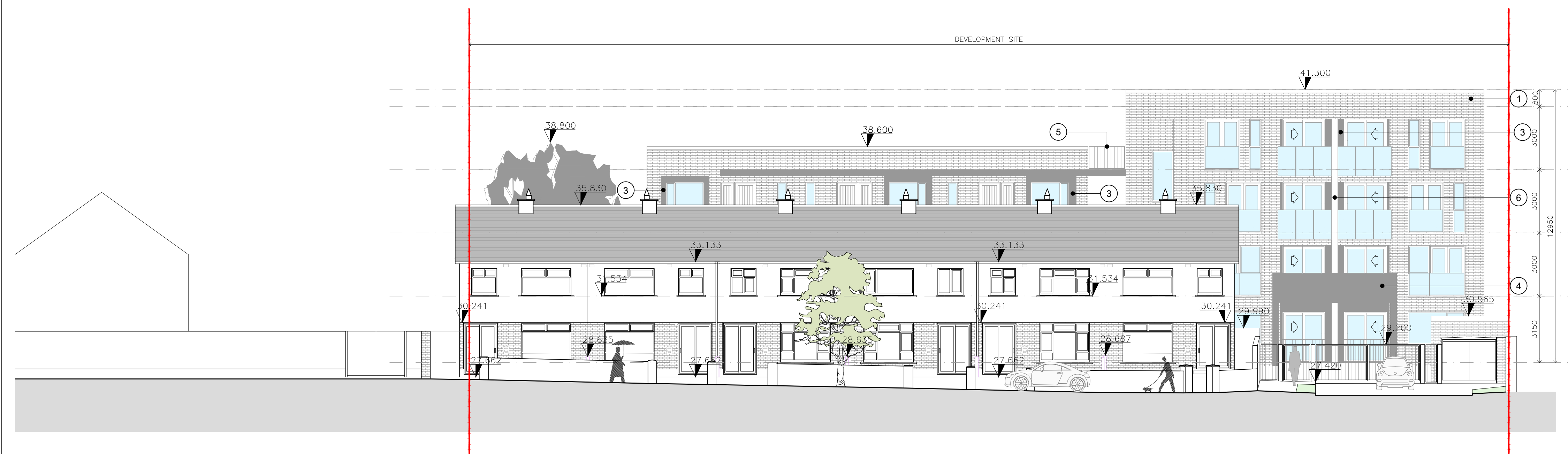
No.	Revisions	Date
<b>CANTRELL &amp; CROWLEY</b> ARCHITECTS & INTERIOR DESIGNERS Priory, Stillorgan Road, Blackrock, Co. Dublin Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com		
Client <b>FOLD IRELAND</b> PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15		
Project SHELTERED HOUSING UNITS FOR SENIOR CITIZENS® MILLWOOD COURT, WOODBINE RD, DUBLIN 5		
Drawing title <b>PROPOSED SITE (ROOF) PLAN</b>		Scale AS SHOWN
Drawing no. <b>1911 P 002</b>		Date MARCH 2021
Revision		Drawn MARTIN DOYLE
		Checked RAY GRADY



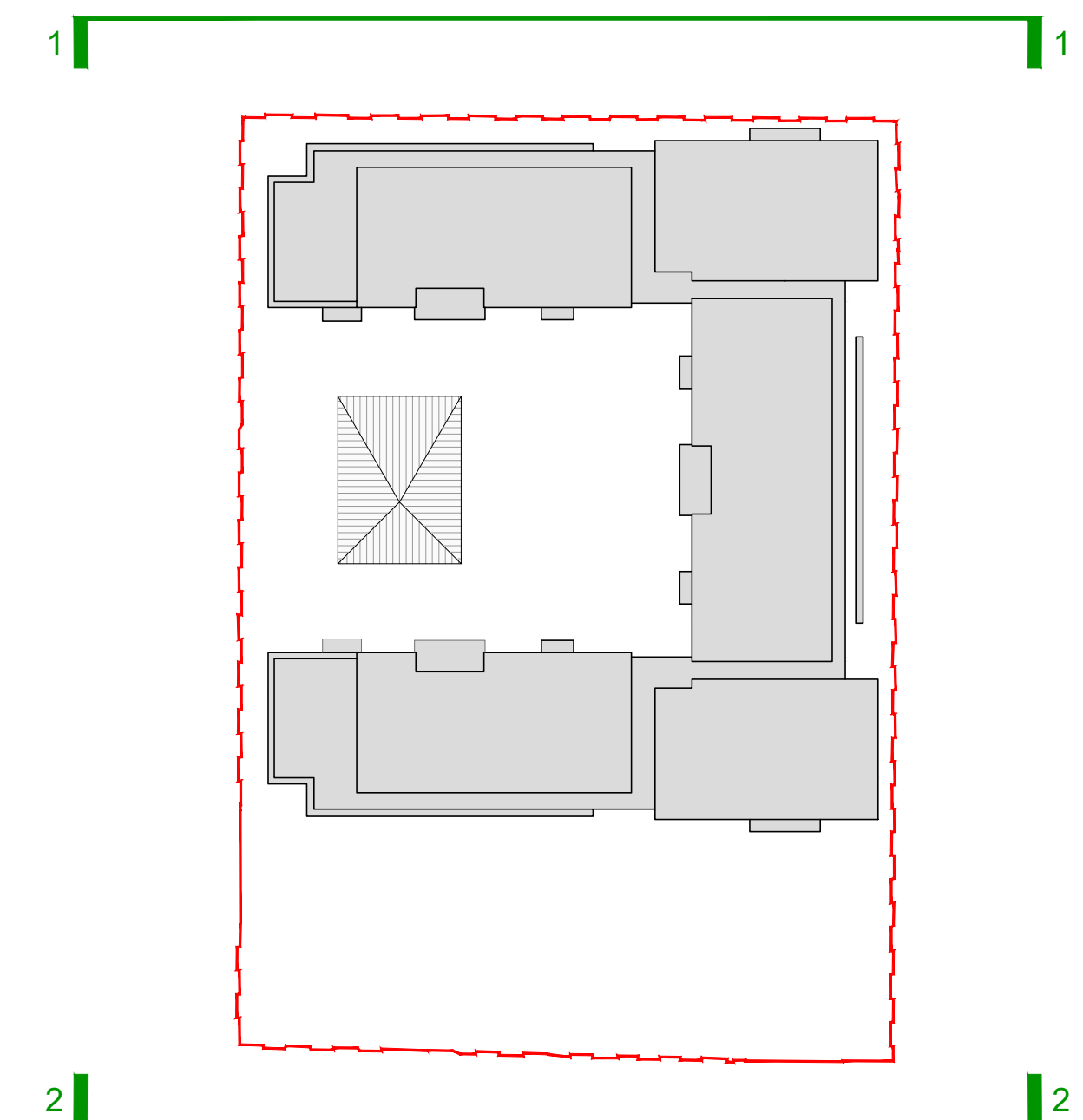
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PROPOSED CONTIGUOUS ELEVATION 1-1 TONLEGEE ROAD (NORTH ELEVATION)  
SCALE 1:125 @ A1



PROPOSED CONTIGUOUS ELEVATION 2-2 WOODBINE ROAD (SOUTH ELEVATION)  
SCALE 1:125 @ A1



KEY PLAN

## PLANNING DRAWINGS

### ELEVATION LEGEND:-

- ① SELECTED BRICK
- ② SELECTED STONE CLADDING
- ③ SELECTED RENDER FINISH (COLOUR TBC)
- ④ ZINC / PRESSED METAL CLADDING
- ⑤ POWDER COATED MILD STEEL BALUSTRADE
- ⑥ CONCRETE PRIVACY SCREENS
- ⑦ TREATED TIMBER
- ⑧ TREATED TIMBER LOUVERS (BALCONY PRIVACY SCREEN)
- ALL EXTERNAL WINDOWS & DOORS - SELECTED DOUBLE GLAZED ALUMINIUM FRAME & ALUMINIUM PANEL OPENING SECTIONS (EXCEPT FRONT DOORS IN TIMBER)

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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No.	Revisions	Date
<b>CANTRELL &amp; CROWLEY</b> ARCHITECTS & INTERIOR DESIGNERS Priory, Stillorgan Road, Blackrock, Co. Dublin Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com		
Client <b>FOLD IRELAND</b> PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15		
Project SHELTERED HOUSING UNITS FOR SENIOR CITIZENS@ MILLWOOD COURT, WOODBINE RD, DUBLIN 5		
Drawing title <b>PROPOSED CONTIGUOUS ELEVATIONS</b>		
Scale AS SHOWN		
Date MARCH 2021		
Drawing no. 1911 P 020		
Revision		
Drawn MARTIN DOYLE		
Checked RAY GRADY		



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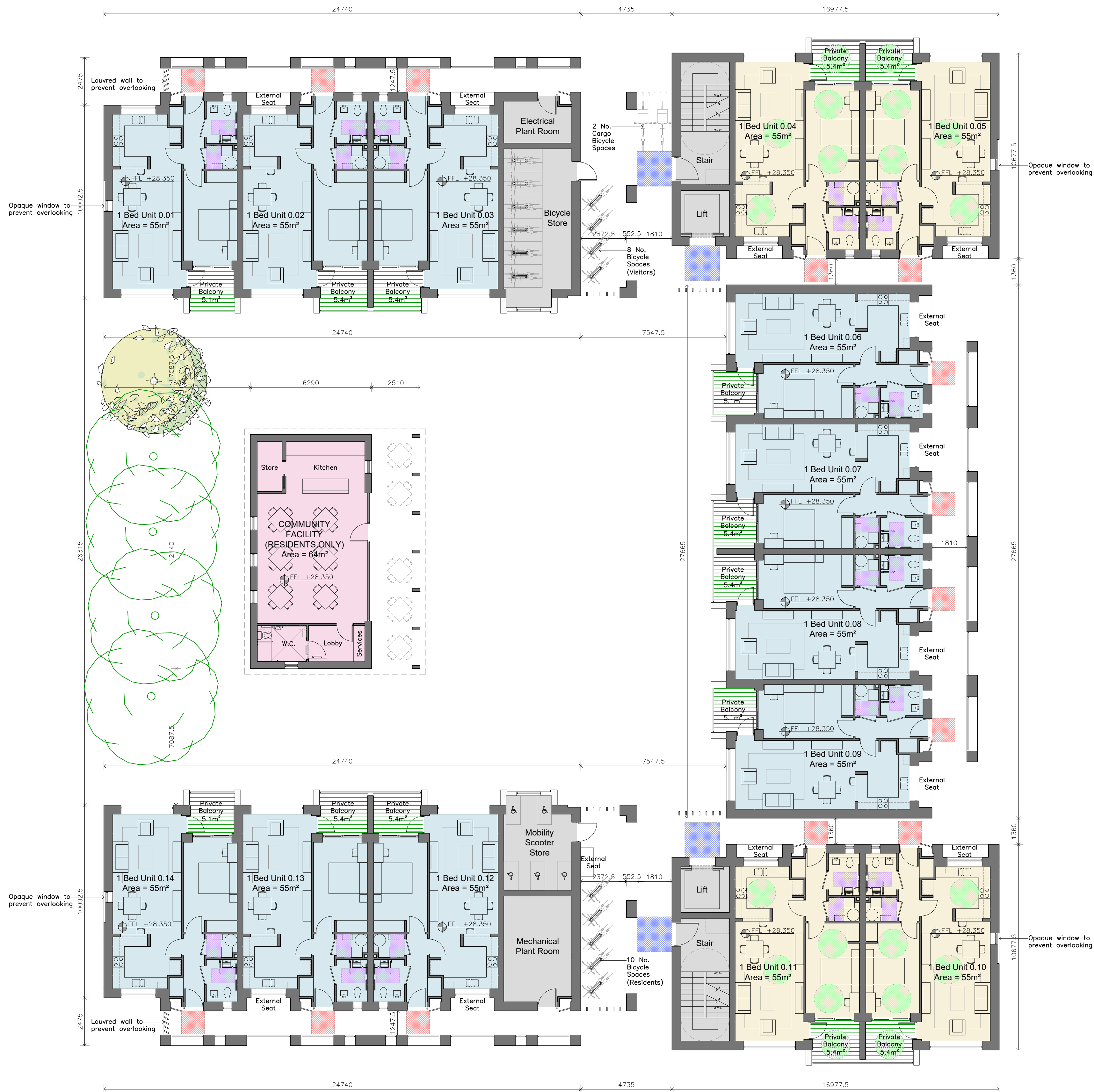
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PLANNING DRAWINGS

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Client	FOLD IRELAND PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15	
Project	SHELTERED HOUSING UNITS FOR SENIOR CITIZENS@ MILLWOOD COURT, WOODBINE RD, DUBLIN 5	
Drawing title	Scale	AS SHOWN
PROPOSED GROUND FLOOR PLAN	Date	MARCH 2021
Drawing no.	Revision	Drawn
1911 P 100		MARTIN DOYLE
		Checked
		RAY GRADY



L0 - PROPOSED GROUND FLOOR PLAN  
SCALE 1:125 @ A1





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- TYPICAL 1 BED APT
- ASSISTED 1 BED APT
- CIRCULATION & SERVICE AREAS
- COMMUNITY FACILITY
- PRIVATE BALCONY
- BOX HEDGING / LAWN / GRASS AREAS
- SEDUM ROOF
- E-CAR CHARGING STATIONS
- SHEFFIELD BIKE STANDS
- MOBILITY SCOOTER STATION
- 750 x 1200mm CLEAR AREA
- 1200 x 1200mm CLEAR AREA
- 1800 x 1800mm CLEAR AREA
- 1500mm Ø TURNING CIRCLE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED NEW TREES
- INDICATES STRUCTURES TO BE DEMOLISHED
- VEHICULAR ENTRANCE
- PEDESTRAIN ENTRANCE

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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PLANNING DRAWINGS

No. Revisions

Date

**CANTRELL & CROWLEY**  
ARCHITECTS & INTERIOR DESIGNERS  
Priory, Stillorgan Road, Blackrock, Co. Dublin  
Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com



Client

FOLD IRELAND  
PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15

Project

SHELTERED HOUSING UNITS FOR SENIOR CITIZENS@  
MILLWOOD COURT, WOODBINE RD, DUBLIN 5

Drawing title

PROPOSED FIRST FLOOR PLAN

Drawing no.

1911 P 101

Scale

AS SHOWN

Date

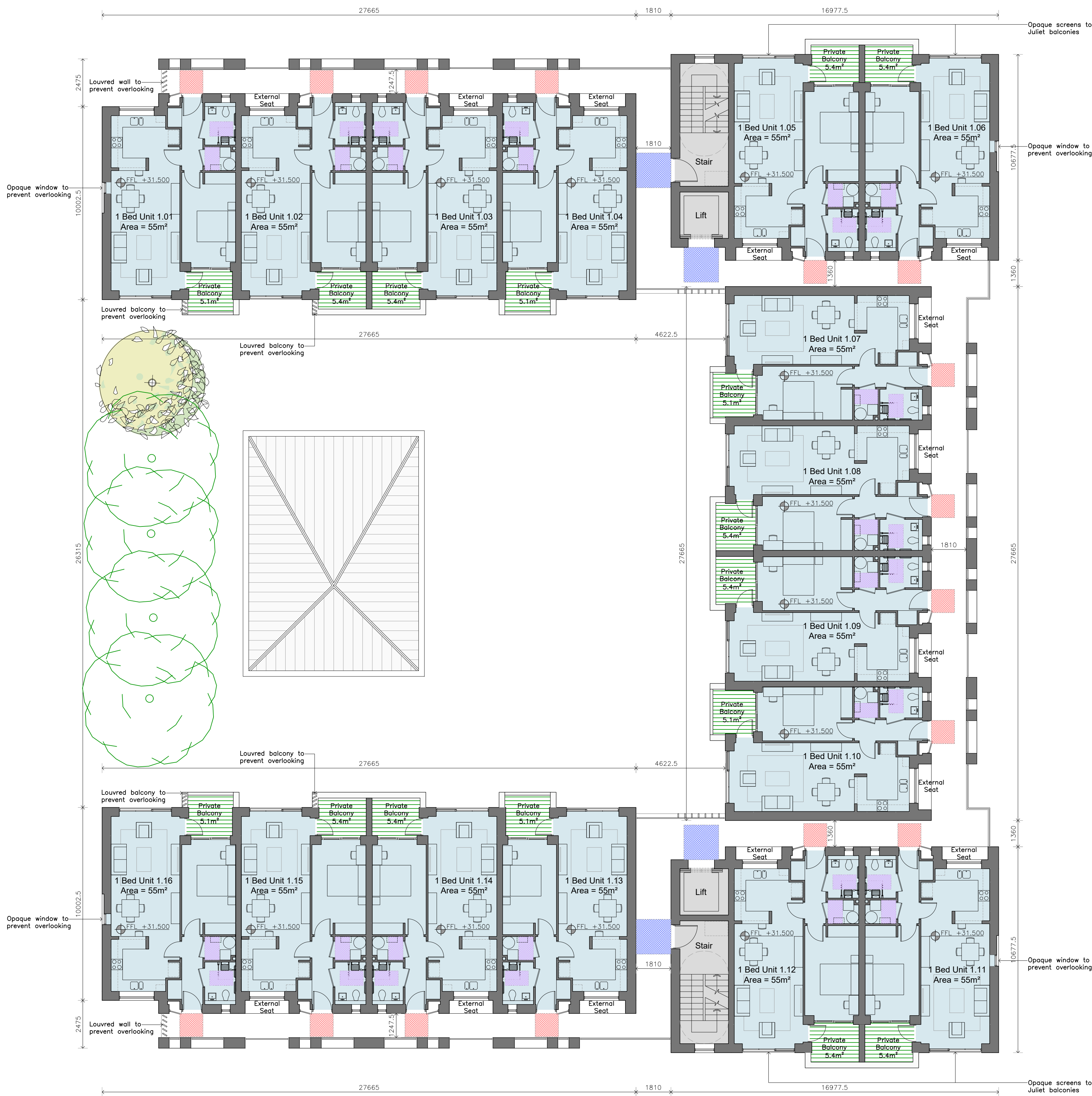
MARCH 2021

Drawn

MARTIN DOYLE

Checked

RAY GRADY



L1 - PROPOSED FIRST FLOOR PLAN  
SCALE 1:125 @ A1





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LEGEND:-

- SITE BOUNDARY
- EXISTING BUILDINGS HIGHLIGHTED THUS
- TYPICAL 1 BED APT
- ASSISTED 1 BED APT
- CIRCULATION & SERVICE AREAS
- COMMUNITY FACILITY
- PRIVATE BALCONY
- BOX HEDGING / LAWN / GRASS AREAS
- SEDUM ROOF
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- SHEFFIELD BIKE STANDS
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- 1800 x 1800mm CLEAR AREA
- 1500mm Ø TURNING CIRCLE
- EXISTING TREES TO BE REMOVED
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- PROPOSED NEW TREES
- INDICATES STRUCTURES TO BE DEMOLISHED
- VEHICULAR ENTRANCE
- PEDESTRAIN ENTRANCE


SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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PLANNING DRAWINGS

No. Revisions

Date

**CANTRELL & CROWLEY**  
ARCHITECTS & INTERIOR DESIGNERS  
Priory, Stillorgan Road, Blackrock, Co. Dublin  
Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com



Client

FOLD IRELAND  
PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15

Project

SHELTERED HOUSING UNITS FOR SENIOR CITIZENS@  
MILLWOOD COURT, WOODBINE RD, DUBLIN 5

Drawing title

PROPOSED SECOND FLOOR PLAN

Drawing no.

1911 P 102

Scale

AS SHOWN

Date

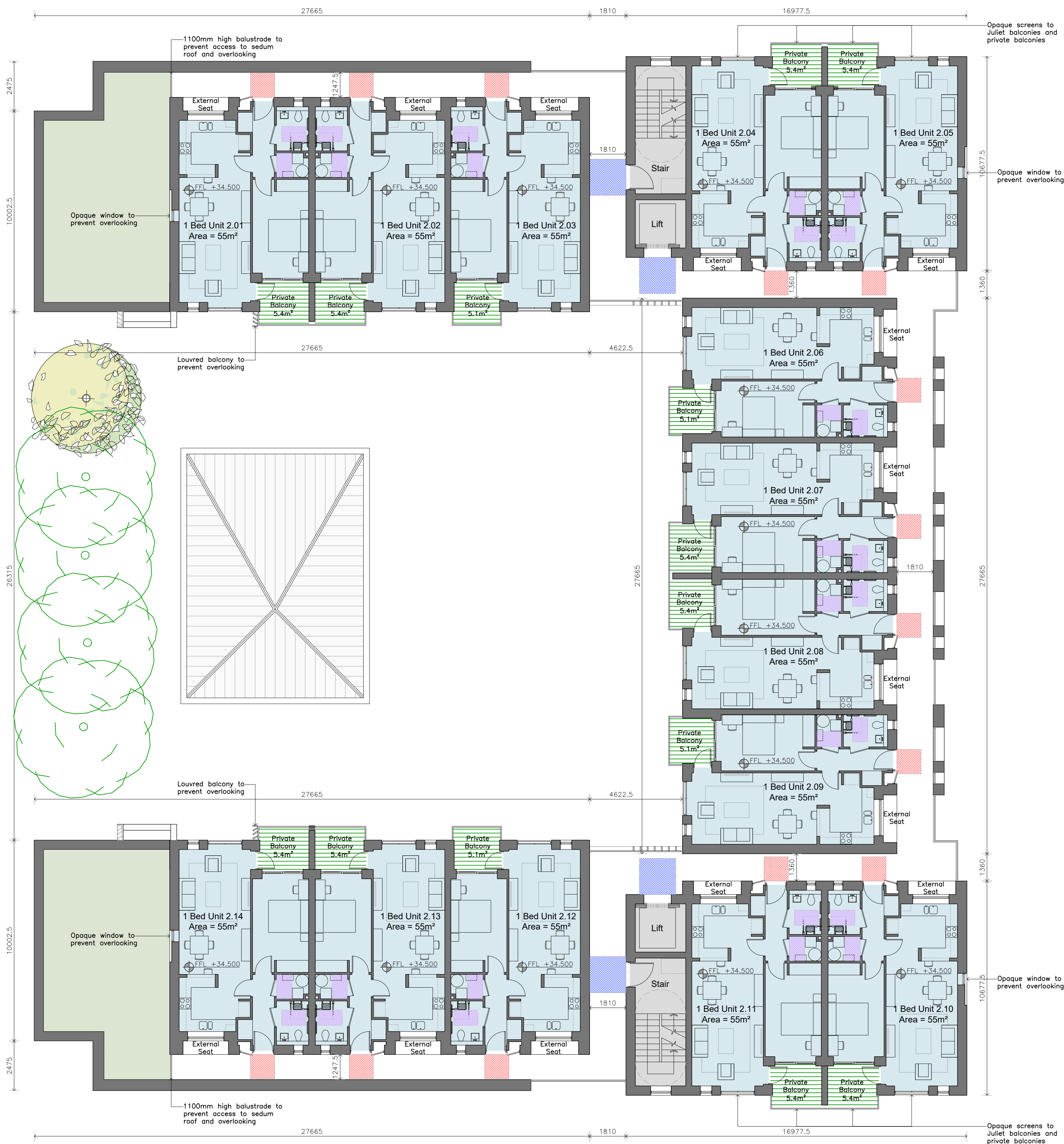
MARCH 2021

Drawn

MARTIN DOYLE

Checked

RAY GRADY



L2 - PROPOSED SECOND FLOOR PLAN  
SCALE 1:125 @ A1





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LEGEND:-

- SITE BOUNDARY
- EXISTING BUILDINGS HIGHLIGHTED THUS
- TYPICAL 1 BED APT
- ASSISTED 1 BED APT
- CIRCULATION & SERVICE AREAS
- COMMUNITY FACILITY
- PRIVATE BALCONY
- BOX HEDGING / LAWN / GRASS AREAS
- SEDUM ROOF
- E-CAR CHARGING STATIONS
- SHEFFIELD BIKE STANDS
- MOBILITY SCOOTER STATION
- 750 x 1200mm CLEAR AREA
- 1200 x 1200mm CLEAR AREA
- 1800 x 1800mm CLEAR AREA
- 1500mm Ø TURNING CIRCLE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED NEW TREES
- INDICATES STRUCTURES TO BE DEMOLISHED
- VEHICULAR ENTRANCE
- PEDESTRAIN ENTRANCE

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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PLANNING DRAWINGS

No. Revisions

Date

**CANTRELL & CROWLEY**  
ARCHITECTS & INTERIOR DESIGNERS  
Priory, Stillorgan Road, Blackrock, Co. Dublin  
Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com



Client

FOLD IRELAND  
PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15

Project

SHELTERED HOUSING UNITS FOR SENIOR CITIZENS@  
MILLWOOD COURT, WOODBINE RD, DUBLIN 5

Drawing title

PROPOSED THIRD FLOOR PLAN

Drawing no.

1911 P 103

Scale

AS SHOWN

Date

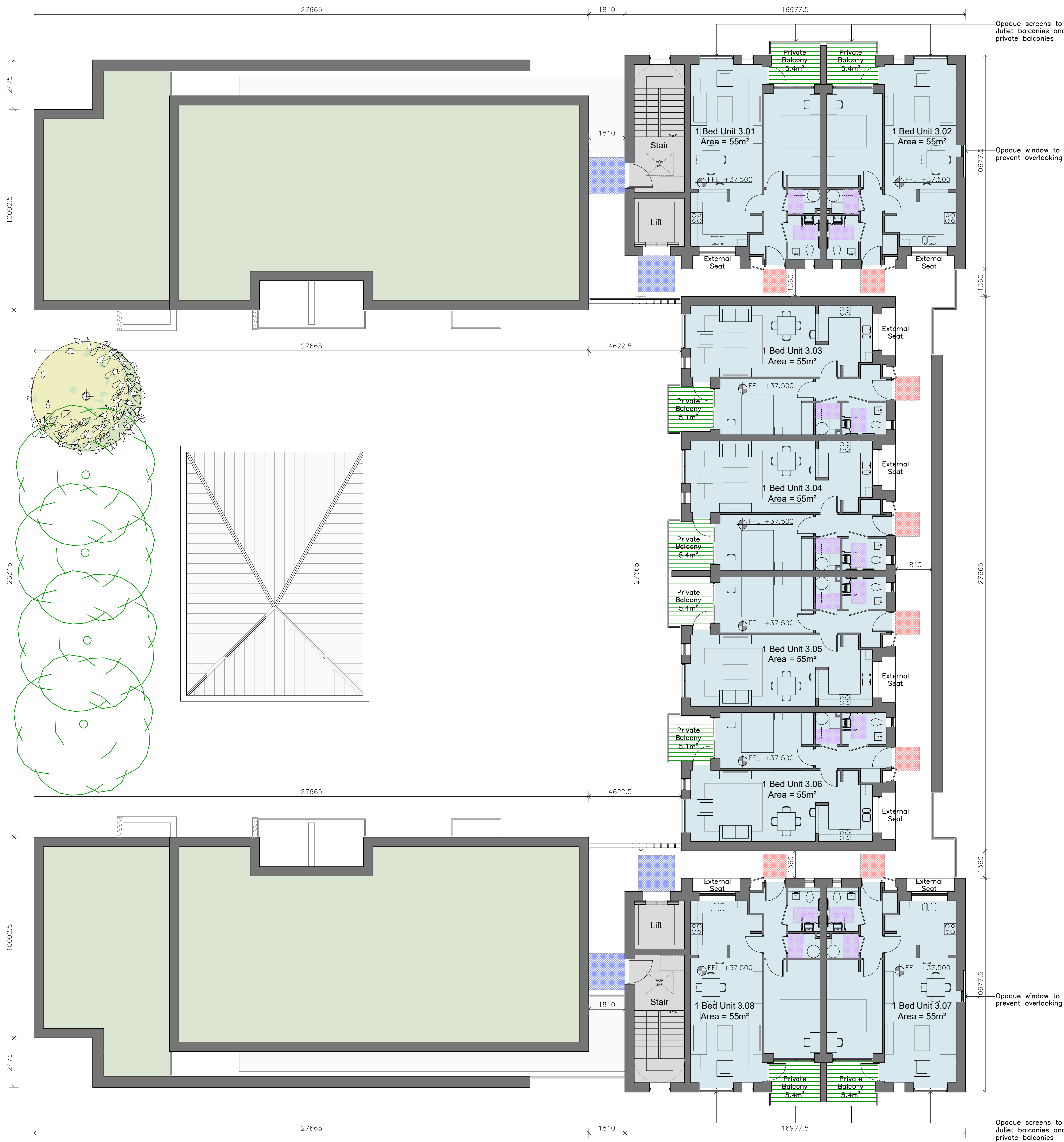
MARCH 2021

Drawn

MARTIN DOYLE

Checked

RAY GRADY



L3 - PROPOSED THIRD FLOOR PLAN  
SCALE 1:125 @ A1





LEGEND:-

EXISTING BUILDINGS  
HIGHLIGHTED THUS

TYPICAL 1 BED APT

ASSISTED 1 BED APT

CIRCULATION &amp; SERVICE AREAS

COMMUNITY FACILITY

 PRIVATE BALCONY

BOX HEDGING / LAWN / GRASS AREAS

SEDUM ROOF

 E-CAR CHARGING STATIONS

SHEFFIELD BIKE STANDS

 MOBILITY SCOOTER STATION

 750 x 1200mm CLEAR AREA

 1200 x 1200mm CLEAR AREA

 1800 x 1800mm CLEAR AREA

1500mm Ø TURNING CIRCLE

 EXISTING TREES TO BE REMOVED

 EXISTING TREES TO BE RETAINED
**PROPOSED NEW TREES**

— — — — INDICATES STRUCTURES TO BE DEMOLISHED



VEHICULAR ENTRACNE

 PEDESTRAIN ENTRANCE

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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## PLANNING DRAWINGS

No.	Revisions
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**CANTRELL & CROWLEY**  
ARCHITECTS & INTERIOR DESIGNERS  
Priory, Stillorgan Road, Blackrock, Co. Dublin  
Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com



Client FOLD IRELAND  
PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15

Project: SHELTERED HOUSING UNITS FOR SENIOR CITIZENS@  
MILLWOOD COURT, WOODBINE RD, DUBLIN 5

Drawing title		Scale	AS SHOWN
PROPOSED ROOF PLAN		Date	MARCH 2021

Drawing no.	Revision	Drawn	MARTIN DOYLE
1911 P 104		Checked	RAY GRADY

Architectural site plan showing building footprints, landscaping, and solar panel arrays. The plan includes dimensions for building sections (27665, 1810, 16977.5, 10677.5, 4622.5) and landscaping elements like trees and a lawn. Two solar panel arrays are shown, each labeled "NOTIONAL PHOTOVOLTAIC PANELS AREA. M&E CONSULTANT TO CONFIRM EXACT No. OF PANELS REQUIRED." and "AOV 1m² / ROOF ACCESS HATCH".

L4 - PROPOSED ROOF PLAN  
SCALE 1:125 @ A1





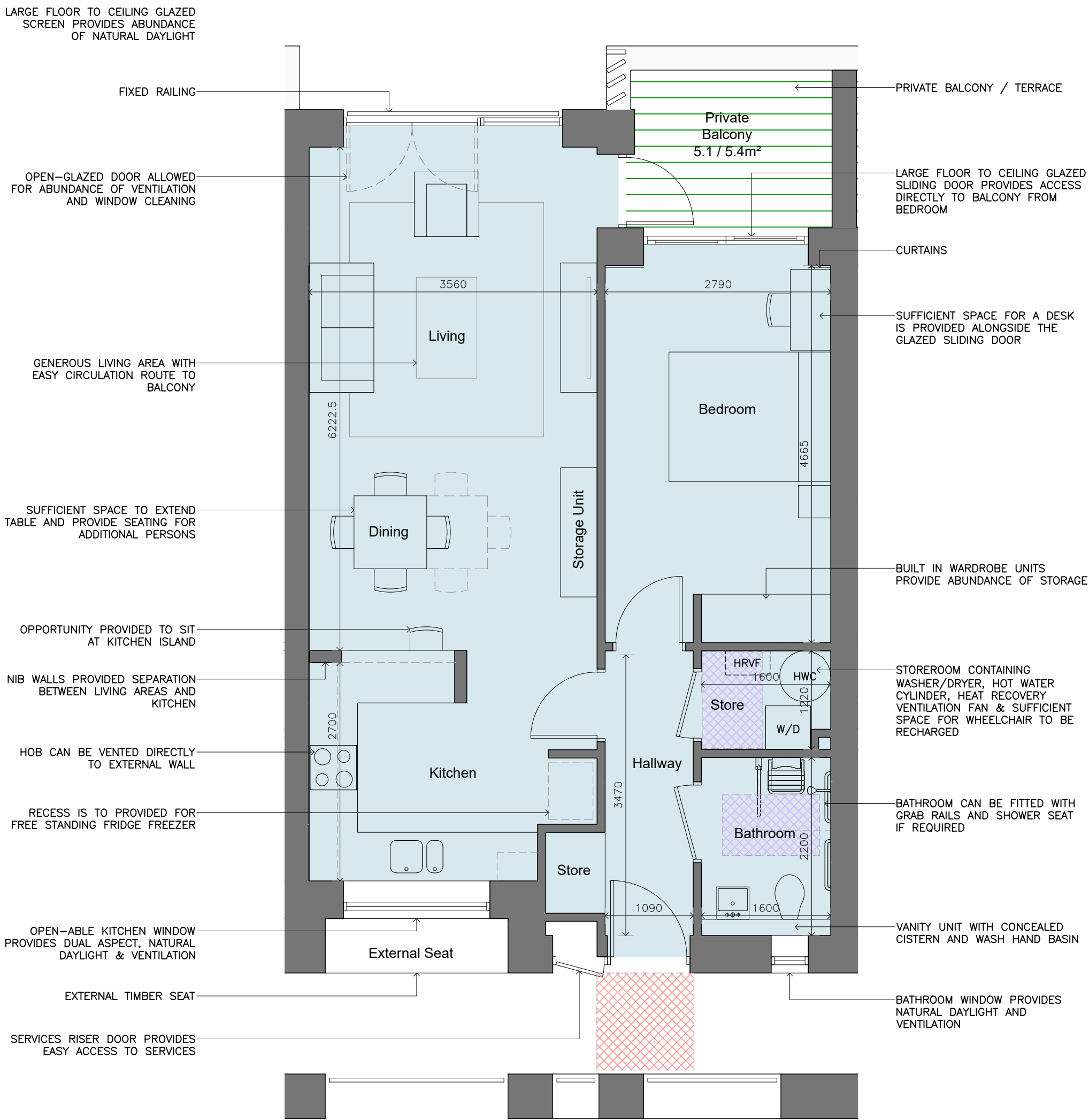
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES.  
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LEGEND:-

- SITE BOUNDARY
- EXISTING BUILDINGS HIGHLIGHTED THUS
- TYPICAL 1 BED APT
- ASSISTED 1 BED APT
- CIRCULATION & SERVICE AREAS
- COMMUNITY FACILITY
- PRIVATE BALCONY
- BOX HEDGING / LAWN / GRASS AREAS
- SEDUM ROOF
- E-CAR CHARGING STATIONS
- SHEFFIELD BIKE STANDS
- MOBILITY SCOOTER STATION
- 750 x 1200mm CLEAR AREA
- 1200 x 1200mm CLEAR AREA
- 1800 x 1800mm CLEAR AREA
- 1500mm Ø TURNING CIRCLE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED NEW TREES
- INDICATES STRUCTURES TO BE DEMOLISHED
- VEHICULAR ENTRANCE
- PEDESTRAIN ENTRANCE

SITE AREA (RED)	3,561 m²	0.3561 Ha
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PLANNING DRAWINGS



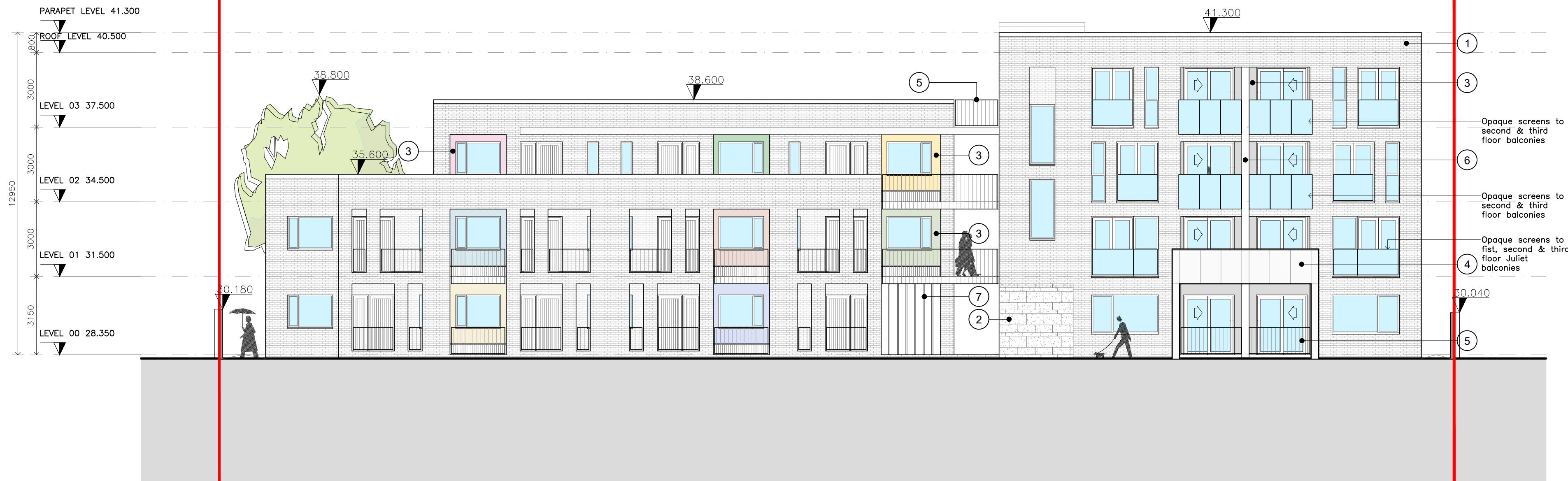
TYPICAL 1 BED APARTMENT  
SCALE 1:50 @ A1



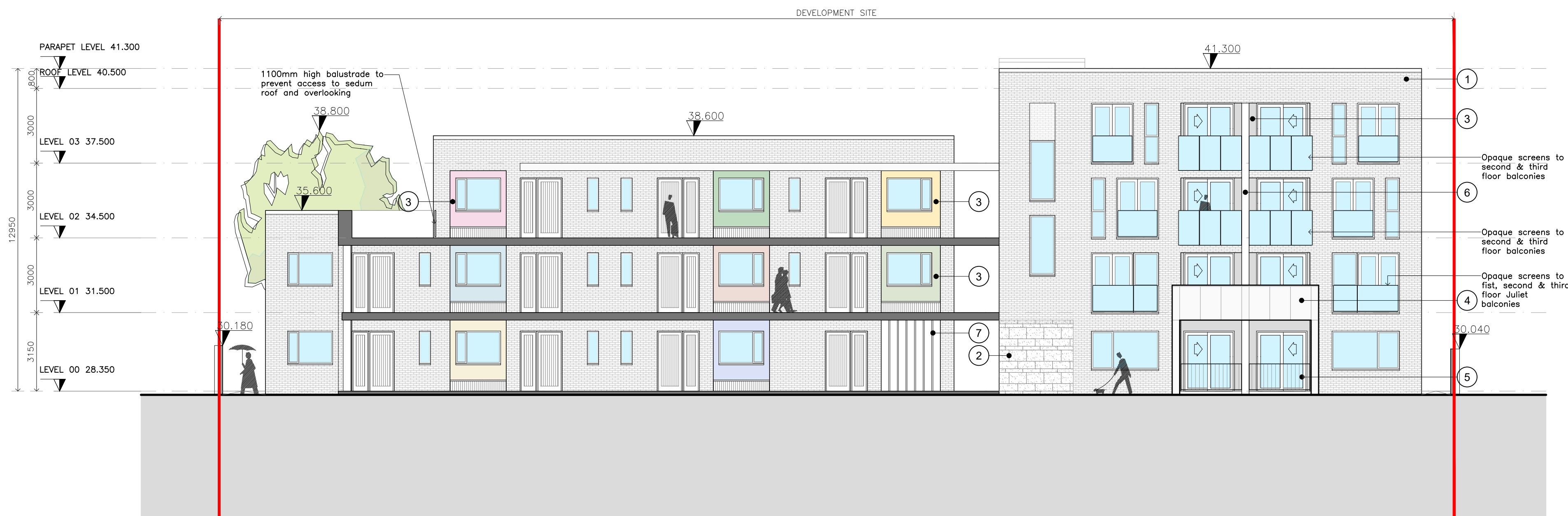
TYPICAL ADAPTABLE 1 BED APARTMENT  
(ASSISTED)  
SCALE 1:50 @ A1



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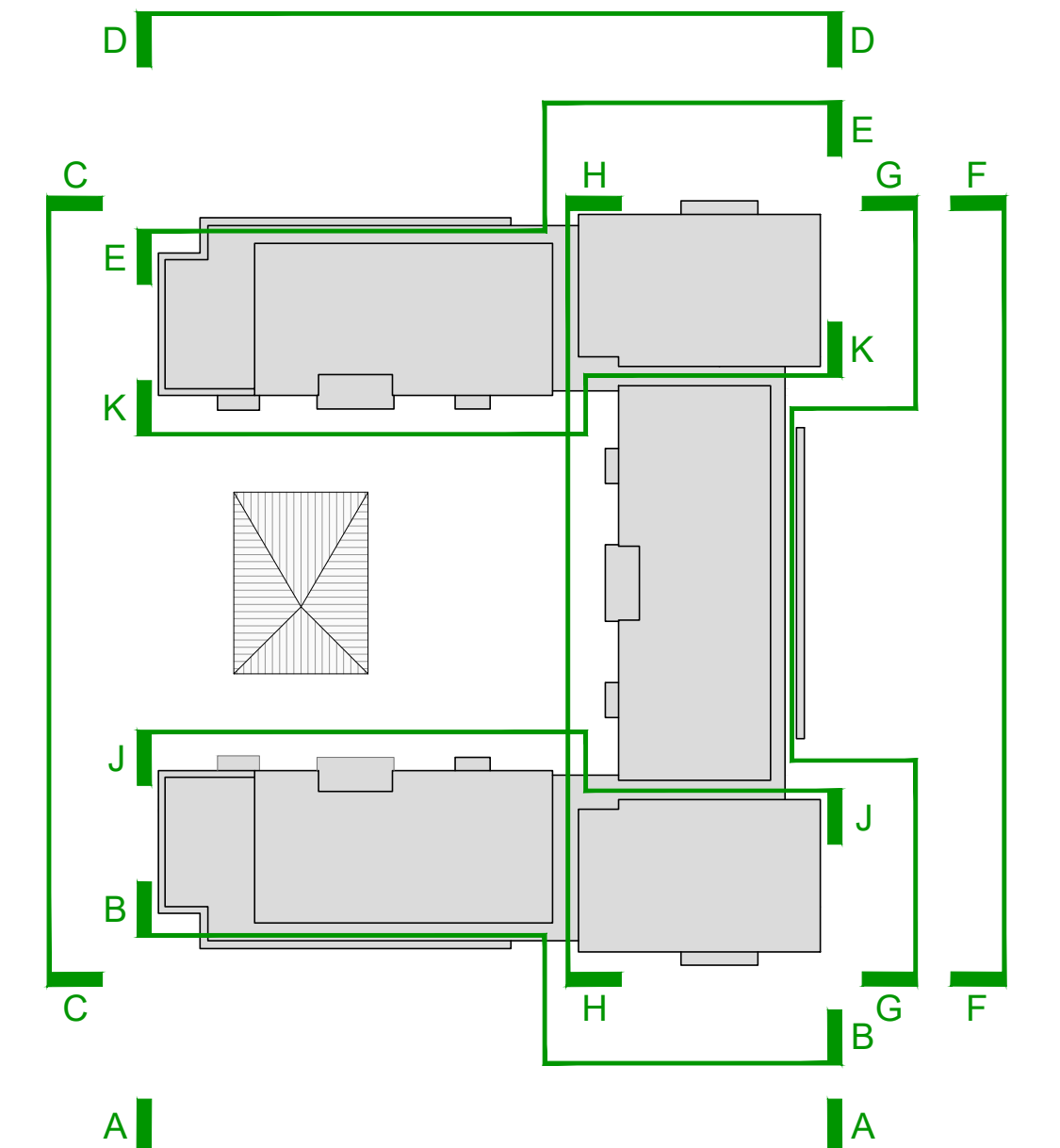
ELEVATION A  
SCALE 1:125 @ A1



ELEVATION B  
SCALE 1:125 @ A1



ELEVATION C  
SCALE 1:125 @ A1



ELEVATION LEGEND:-

- 1 SELECTED BRICK
- 2 SELECTED STONE CLADDING
- 3 SELECTED RENDER FINISH (COLOUR TBC)
- 4 ZINC / PRESSED METAL CLADDING
- 5 POWDER COATED MILD STEEL BALUSTRADE
- 6 CONCRETE PRIVACY SCREENS
- 7 TREATED TIMBER
- 8 TREATED TIMBER LOUVERS (BALCONY PRIVACY SCREEN)
- ALL EXTERNAL WINDOWS & DOORS - SELECTED DOUBLE GLAZED ALUMINIUM FRAME & ALUMINIUM PANEL OPENING SECTIONS (EXCEPT FRONT DOORS IN TIMBER)

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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PLANNING DRAWINGS

No.	Revisions	Date
<b>CANTRELL &amp; CROWLEY</b> ARCHITECTS & INTERIOR DESIGNERS Priory, Stillorgan Road, Blackrock, Co. Dublin Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com		
Client <b>FOLD IRELAND</b> PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15		
Project SHELTERED HOUSING UNITS FOR SENIOR CITIZENS@ MILLWOOD COURT, WOODBINE RD, DUBLIN 5		
Drawing title PROPOSED ELEVATIONS		
Scale AS SHOWN		
Date MARCH 2021		
Drawing no. 1911 P 200		
Revision		
Drawn MARTIN DOYLE		
Checked RAY GRADY		



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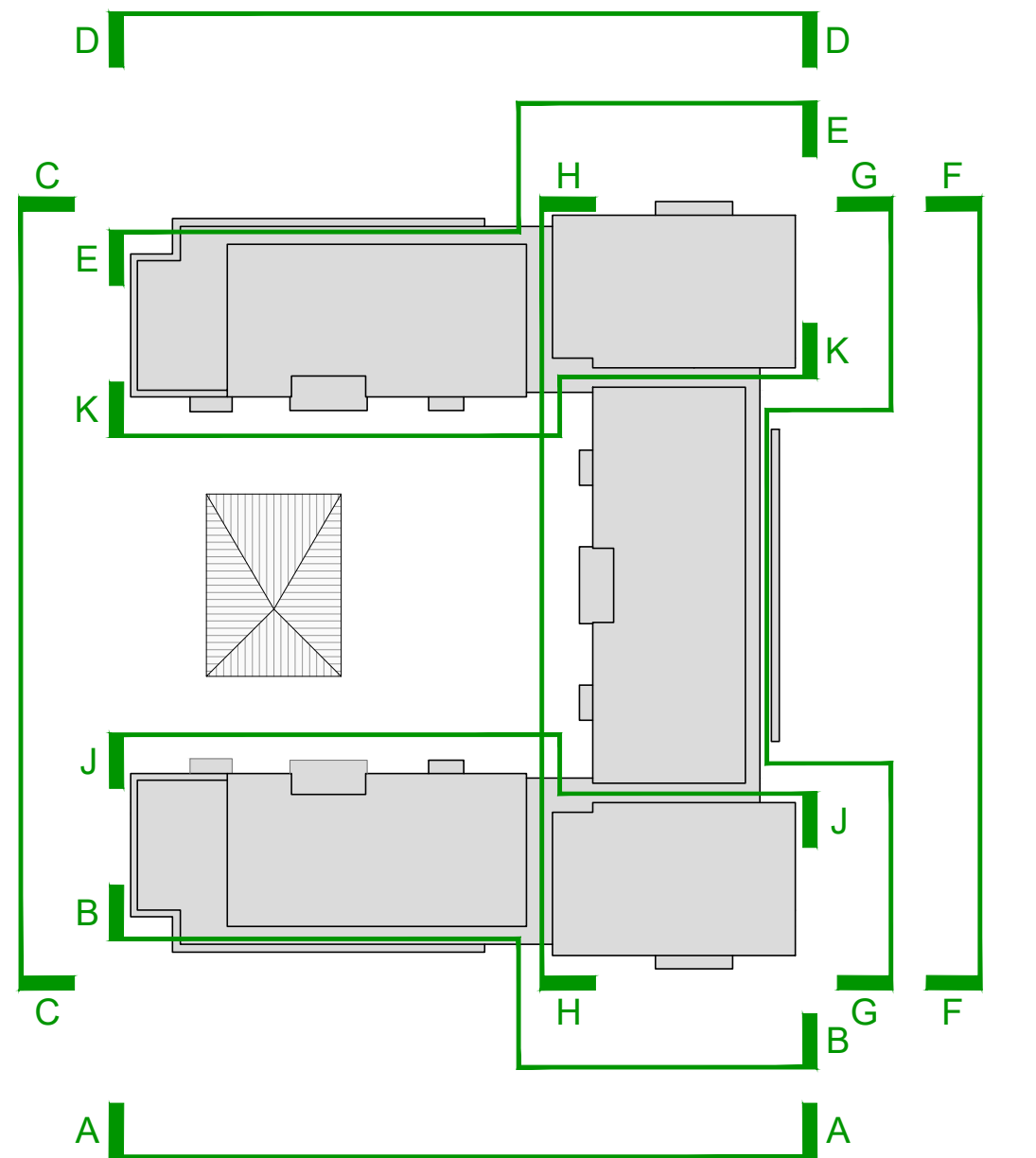
ELEVATION D  
SCALE 1:125 @ A1



ELEVATION E  
SCALE 1:125 @ A1



ELEVATION F  
SCALE 1:125 @ A1



ELEVATION LEGEND:-

- 1 SELECTED BRICK
- 2 SELECTED STONE CLADDING
- 3 SELECTED RENDER FINISH (COLOUR TBC)
- 4 ZINC / PRESSED METAL CLADDING
- 5 POWDER COATED MILD STEEL BALUSTRADE
- 6 CONCRETE PRIVACY SCREENS
- 7 TREATED TIMBER
- 8 TREATED TIMBER LOUVERS (BALCONY PRIVACY SCREEN)
- ALL EXTERNAL WINDOWS & DOORS - SELECTED DOUBLE GLAZED ALUMINIUM FRAME & ALUMINIUM PANEL OPENING SECTIONS (EXCEPT FRONT DOORS IN TIMBER)

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
-----------------	----------------------	-----------

PLANNING DRAWINGS

No.	Revisions	Date
<b>CANTRELL &amp; CROWLEY</b> ARCHITECTS & INTERIOR DESIGNERS Priory, Stillorgan Road, Blackrock, Co. Dublin Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com		
Client <b>FOLD IRELAND</b> PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15		
Project SHELTERED HOUSING UNITS FOR SENIOR CITIZENS® MILLWOOD COURT, WOODBINE RD, DUBLIN 5		
Drawing title PROPOSED ELEVATIONS		
Scale AS SHOWN		
Date MARCH 2021		
Drawing no. 1911 P 201		
Revision		
Drawn MARTIN DOYLE		
Checked RAY GRADY		



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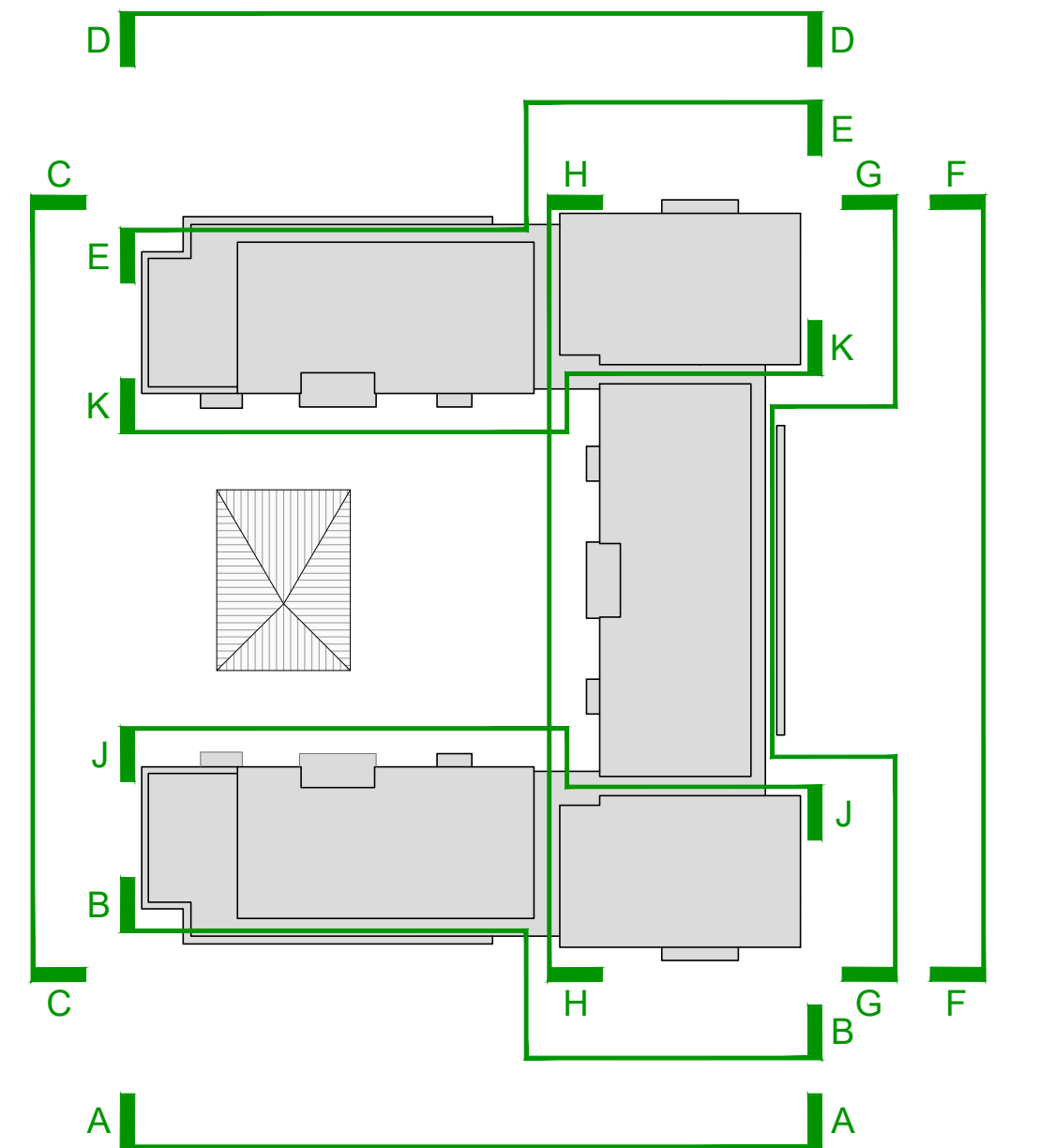
ELEVATION G  
SCALE 1:125 @ A1



ELEVATION H  
SCALE 1:125 @ A1



ELEVATION J  
SCALE 1:125 @ A1



KEY PLAN

ELEVATION LEGEND:-

- 1 SELECTED BRICK
- 2 SELECTED STONE CLADDING
- 3 SELECTED RENDER FINISH (COLOUR TBC)
- 4 ZINC / PRESSED METAL CLADDING
- 5 POWDER COATED MILD STEEL BALUSTRADE
- 6 CONCRETE PRIVACY SCREENS
- 7 TREATED TIMBER
- 8 TREATED TIMBER LOUVERS (BALCONY PRIVACY SCREEN)
- ALL EXTERNAL WINDOWS & DOORS - SELECTED DOUBLE GLAZED ALUMINIUM FRAME & ALUMINIUM PANEL OPENING SECTIONS (EXCEPT FRONT DOORS IN TIMBER)

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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PLANNING DRAWINGS

No.	Revisions	Date
<b>CANTRELL &amp; CROWLEY</b> ARCHITECTS & INTERIOR DESIGNERS Priory, Stillorgan Road, Blackrock, Co. Dublin Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com		
Client <b>FOLD IRELAND</b> PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15		
Project SHELTERED HOUSING UNITS FOR SENIOR CITIZENS® MILLWOOD COURT, WOODBINE RD, DUBLIN 5		
Drawing title PROPOSED ELEVATIONS		
Scale AS SHOWN		
Date MARCH 2021		
Drawing no. 1911 P 202		
Revision		
Drawn MARTIN DOYLE		
Checked RAY GRADY		

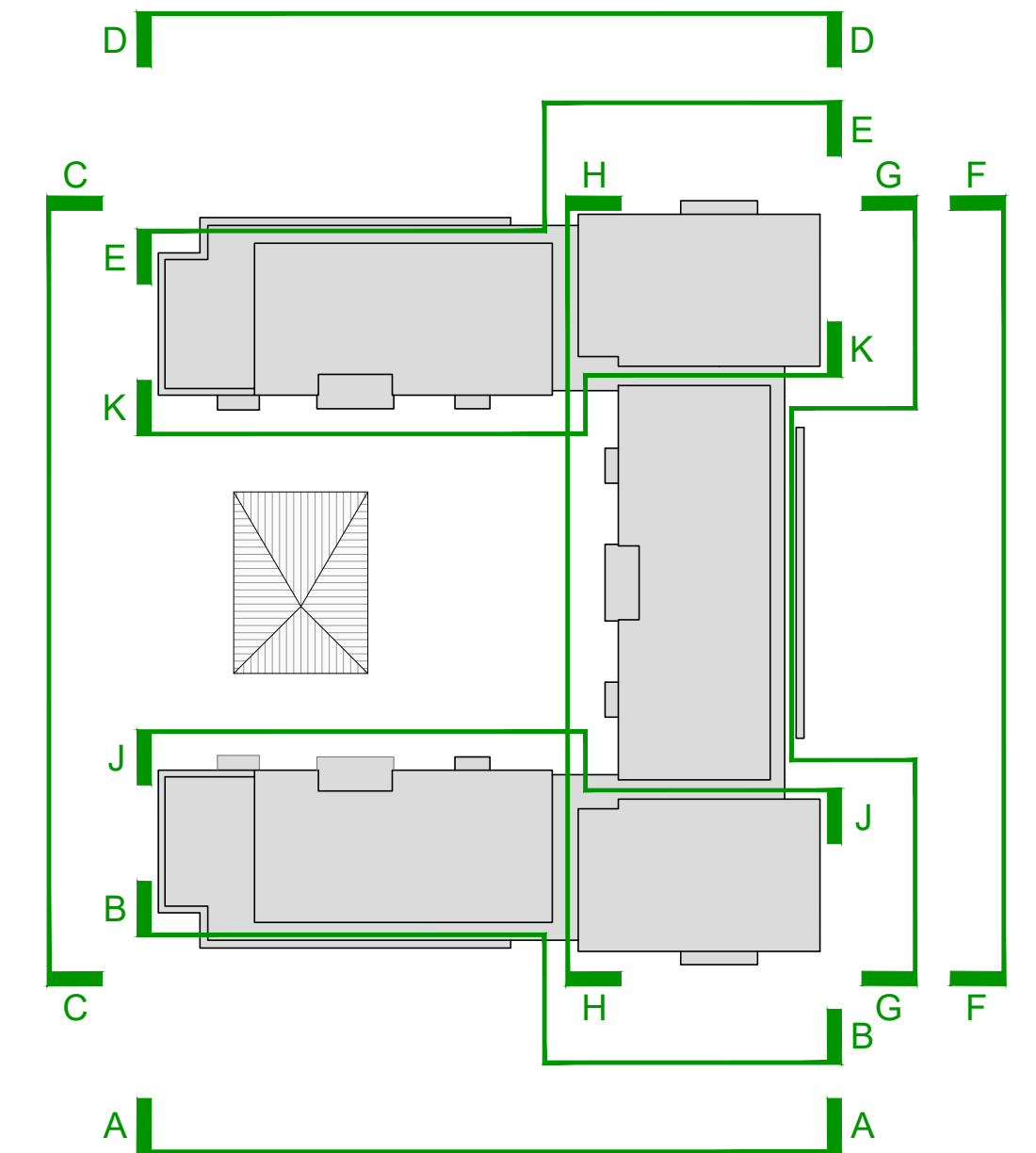


DEVELOPMENT SITE



ELEVATION K  
SCALE 1:125 @ A1

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KEY PLAN

#### ELEVATION LEGEND:-

- ① SELECTED BRICK
- ② SELECTED STONE CLADDING
- ③ SELECTED RENDER FINISH (COLOUR TBC)
- ④ ZINC / PRESSED METAL CLADDING
- ⑤ POWDER COATED MILD STEEL BALUSTRADE
- ⑥ CONCRETE PRIVACY SCREENS
- ⑦ TREATED TIMBER
- ⑧ TREATED TIMBER LOUVERS (BALCONY PRIVACY SCREEN)
- ALL EXTERNAL WINDOWS & DOORS - SELECTED DOUBLE GLAZED ALUMINIUM FRAME & ALUMINIUM PANEL OPENING SECTIONS (EXCEPT FRONT DOORS IN TIMBER)

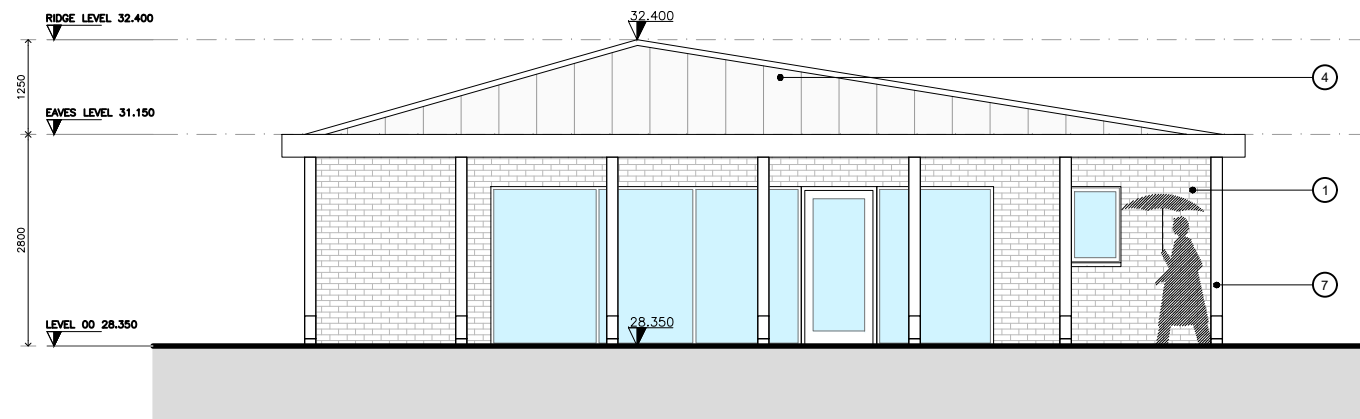
SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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#### PLANNING DRAWINGS

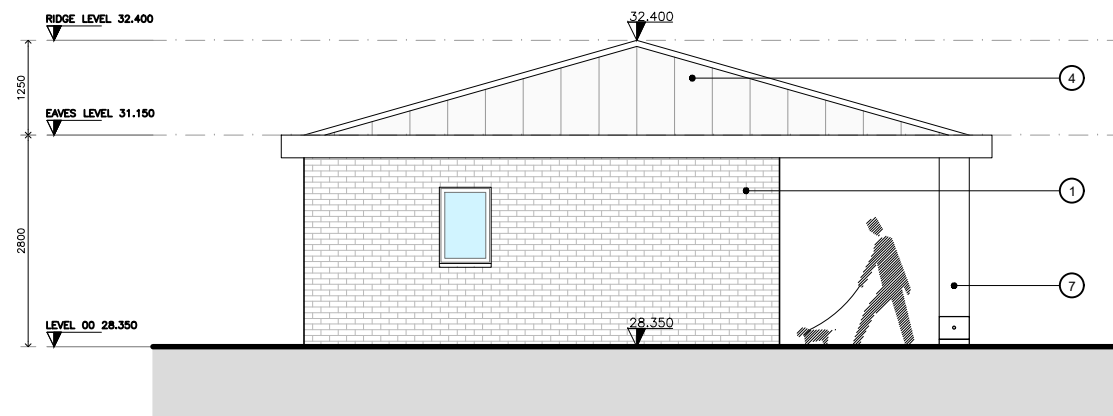
No.	Revisions	Date
<b>CANTRELL &amp; CROWLEY</b> ARCHITECTS & INTERIOR DESIGNERS Priory, Stillorgan Road, Blackrock, Co. Dublin Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com		
Client FOLD IRELAND PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15		
Project SHELTERED HOUSING UNITS FOR SENIOR CITIZENS@ MILLWOOD COURT, WOODBINE RD, DUBLIN 5		
Drawing title PROPOSED ELEVATIONS		
Scale AS SHOWN		
Date MARCH 2021		
Drawing no. 1911 P 203		
Revision		
Drawn MARTIN DOYLE		
Checked RAY GRADY		



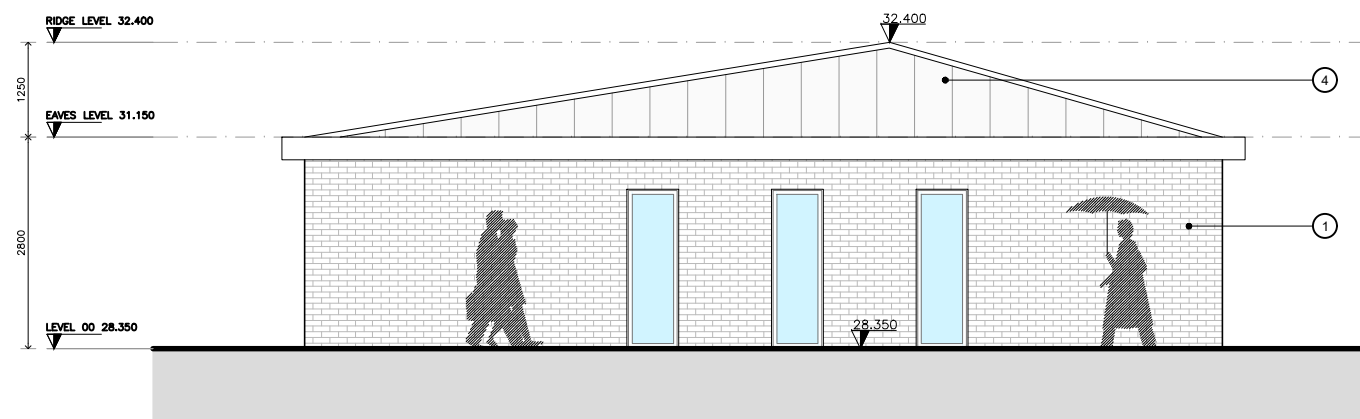
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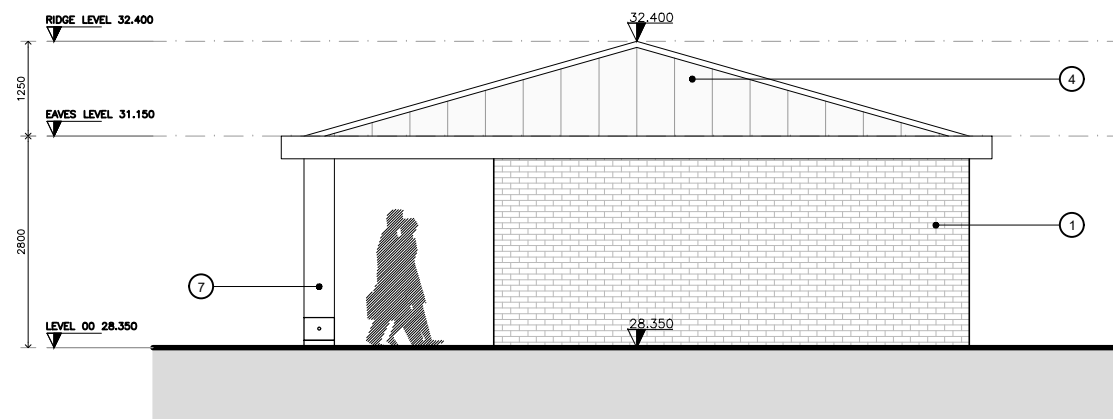
ELEVATION A  
SCALE 1:100 @ A3



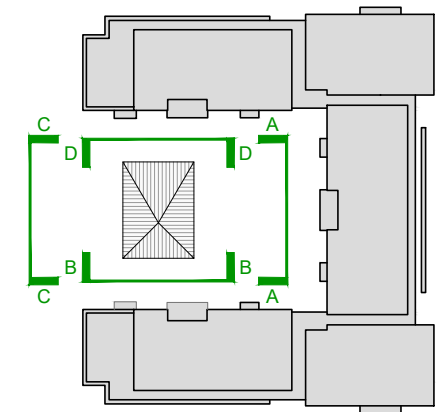
ELEVATION B  
SCALE 1:100 @ A3



ELEVATION C  
SCALE 1:100 @ A3



ELEVATION D  
SCALE 1:100 @ A3



KEY PLAN

#### ELEVATION LEGEND:-

- ① SELECTED BRICK
- ② SELECTED STONE CLADDING
- ③ SELECTED RENDER FINISH (COLOUR TBC)
- ④ ZINC / PRESSED METAL CLADDING
- ⑤ POWDER COATED MILD STEEL BALUSTRADE
- ⑥ CONCRETE PRIVACY SCREENS
- ⑦ TREATED TIMBER
- ⑧ TREATED TIMBER LOUVERS (BALCONY PRIVACY SCREEN)
- ALL EXTERNAL WINDOWS & DOORS - SELECTED DOUBLE GLAZED ALUMINIUM FRAME & ALUMINIUM PANEL OPENING SECTIONS (EXCEPT FRONT DOORS IN TIMBER)

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
-----------------	----------------------	-----------

#### PLANNING DRAWINGS

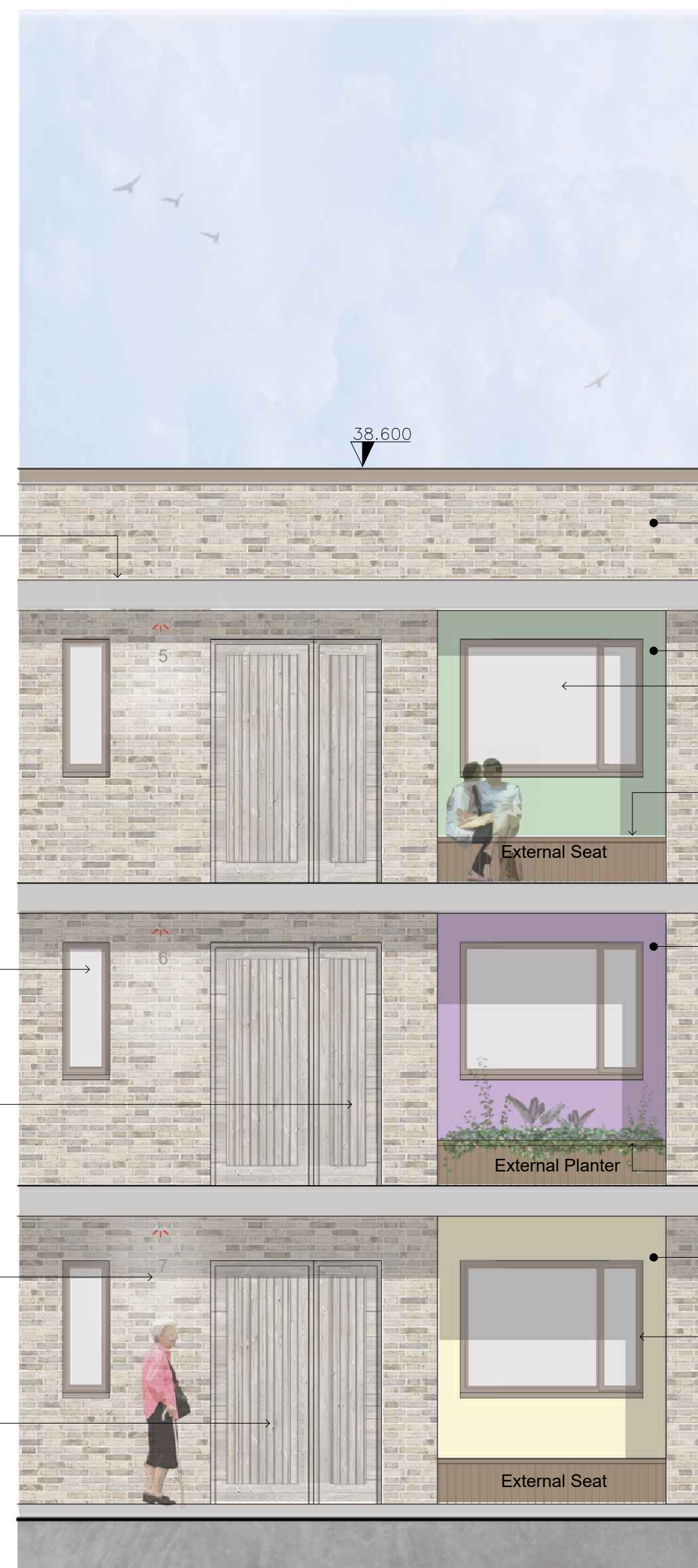
No. Revisions		Date	
<b>CANTRELL &amp; CROWLEY</b> ARCHITECTS & INTERIOR DESIGNERS Priory, Stillorgan Road, Blackrock, Co. Dublin Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com			
Client <b>FOLD IRELAND</b> PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15			
Project <b>SHELTERED HOUSING UNITS FOR SENIOR CITIZENS®</b> MILLWOOD COURT, WOODBINE RD, DUBLIN 5			
Drawing title <b>COMMUNITY FACILITY ELEVATIONS</b>		Scale AS SHOWN	Date MARCH 2021
Drawing no. <b>1911 P 210</b>		Revision	Drawn MARTIN DOYLE
			Checked RAY GRADY





PART ELEVATION (FACING COURTYARD)  
SCALE 1:50 @ A1

- 1 CONTINUOUS CANOPY PROVIDES RAIN COVER TO UPPER LEVEL
- 5 CONCRETE FIN PROVIDES STRUCTURAL SUPPORT TO BALCONY AND PRIVACY BETWEEN APARTMENTS
- 6 BATHROOM WINDOW PROVIDES NATURAL DAYLIGHT AND VENTILATION
- 4 SERVICES RISER DOOR PROVIDES EASY ACCESS TO SERVICES
- 3 APARTMENT SIGNAGE AND LIGHTING
- NATURAL TIMBER FINISH TO FRONT DOOR AND FRAME



PART ELEVATION (FACING WALKWAY)  
SCALE 1:50 @ A1

- 1 CONTINUOUS CANOPY PROVIDES RAIN COVER TO UPPER LEVEL
- 3 OPEN-ABLE KITCHEN WINDOW PROVIDES DUAL ASPECT, NATURAL DAYLIGHT & VENTILATION
- EXTERNAL TIMBER SEAT
- EXTERNAL TIMBER PLANTER
- 3 RENDERED RECESS CAN BE PAINTED A SELECTED COLOUR TO PROVIDE UNIT IDENTITY AND IMPROVE WAY-FINDING

#### ELEVATION LEGEND:-

- 1 SELECTED BRICK
- 2 SELECTED STONE CLADDING
- 3 SELECTED RENDER FINISH (COLOUR TBC)
- 4 ZINC / PRESSED METAL CLADDING
- 5 POWDER COATED MILD STEEL BALUSTRADE
- 6 CONCRETE PRIVACY SCREENS
- 7 TREATED TIMBER
- 8 TREATED TIMBER LOUVERS (BALCONY PRIVACY SCREEN)
- ALL EXTERNAL WINDOWS & DOORS - SELECTED DOUBLE GLAZED ALUMINIUM FRAME & ALUMINIUM PANEL OPENING SECTIONS (EXCEPT FRONT DOORS IN TIMBER)

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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#### PLANNING DRAWINGS

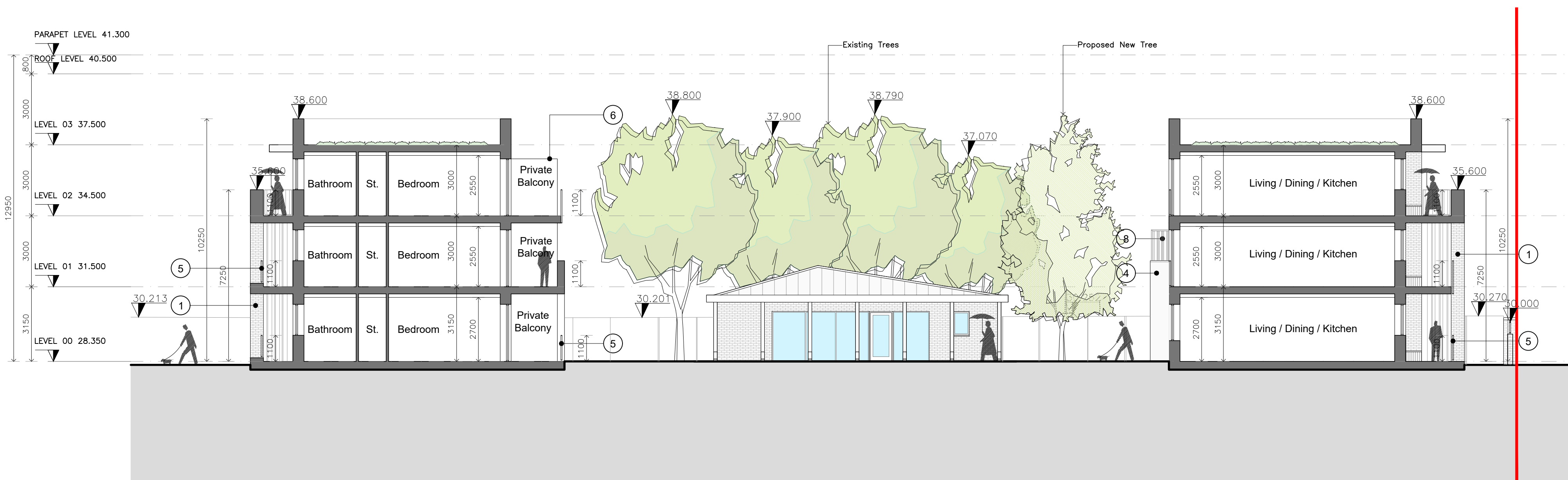
No.	Revisions	Date
<b>CANTRELL &amp; CROWLEY</b> ARCHITECTS & INTERIOR DESIGNERS Priory, Stillorgan Road, Blackrock, Co. Dublin Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com		
Client <b>FOLD IRELAND</b> PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15		
Project SHELTERED HOUSING UNITS FOR SENIOR CITIZENS® MILLWOOD COURT, WOODBINE RD, DUBLIN 5		
Drawing title <b>PROPOSED FACADE STUDY</b>		
Scale AS SHOWN		
Date MARCH 2021		
Drawing no. <b>1911 P 250</b>		
Revision		
Drawn MARTIN DOYLE		
Checked RAY GRADY		



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VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY.  
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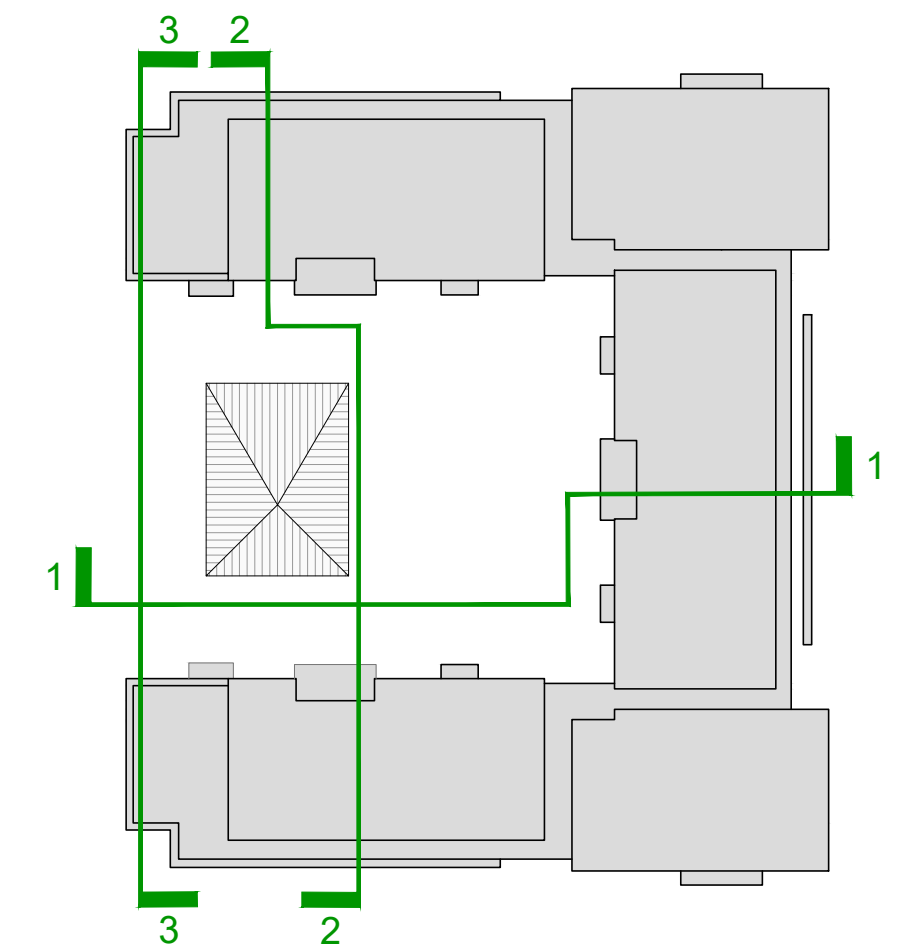
SECTION 1 - 1  
SCALE 1:125 @ A1



SECTION 2 - 2  
SCALE 1:125 @ A1



SECTION 3 - 3  
SCALE 1:125 @ A1



KEY PLAN  
NORTH

#### ELEVATION LEGEND:-

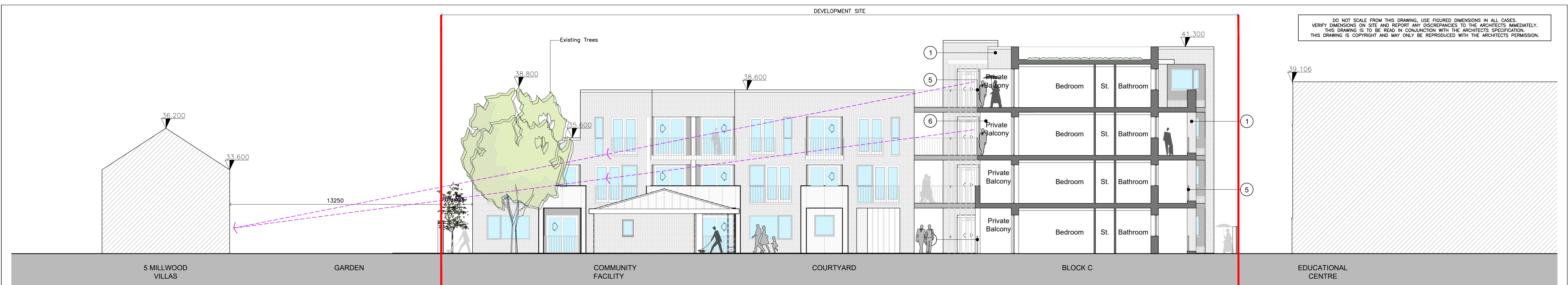
- ① SELECTED BRICK
- ② SELECTED STONE CLADDING
- ③ SELECTED RENDER FINISH (COLOUR TBC)
- ④ ZINC / PRESSED METAL CLADDING
- ⑤ POWDER COATED MILD STEEL BALUSTRADE
- ⑥ CONCRETE PRIVACY SCREENS
- ⑦ TREATED TIMBER
- ⑧ TREATED TIMBER LOUVERS (BALCONY PRIVACY SCREEN)
- ALL EXTERNAL WINDOWS & DOORS - SELECTED DOUBLE GLAZED ALUMINIUM FRAME & ALUMINIUM PANEL OPENING SECTIONS (EXCEPT FRONT DOORS IN TIMBER)

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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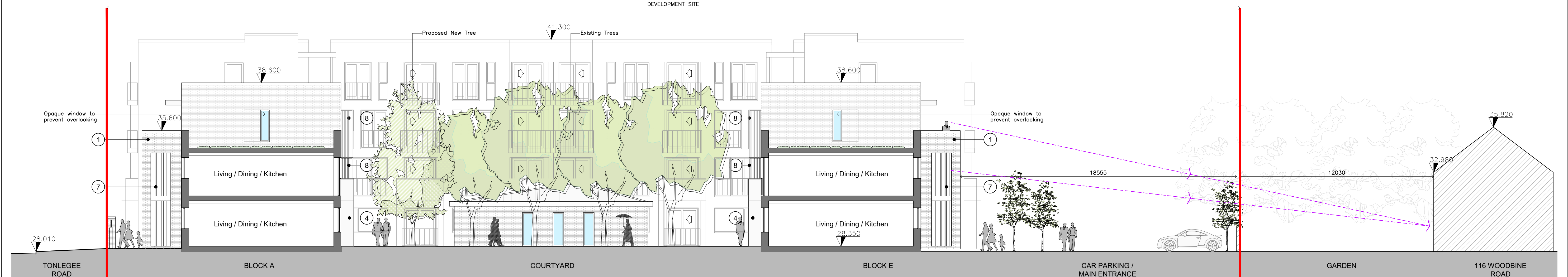
#### PLANNING DRAWINGS

No.	Revisions	Date
<b>CANTRELL &amp; CROWLEY</b> ARCHITECTS & INTERIOR DESIGNERS Priory, Stillorgan Road, Blackrock, Co. Dublin Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com		
Client <b>FOLD IRELAND</b> PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15		
Project SHELTERED HOUSING UNITS FOR SENIOR CITIZENS® MILLWOOD COURT, WOODBINE RD, DUBLIN 5		
Drawing title PROPOSED SECTIONS		
Scale AS SHOWN		
Date MARCH 2021		
Drawing no. 1911 P 300		
Revision		
Drawn MARTIN DOYLE		
Checked RAY GRADY		

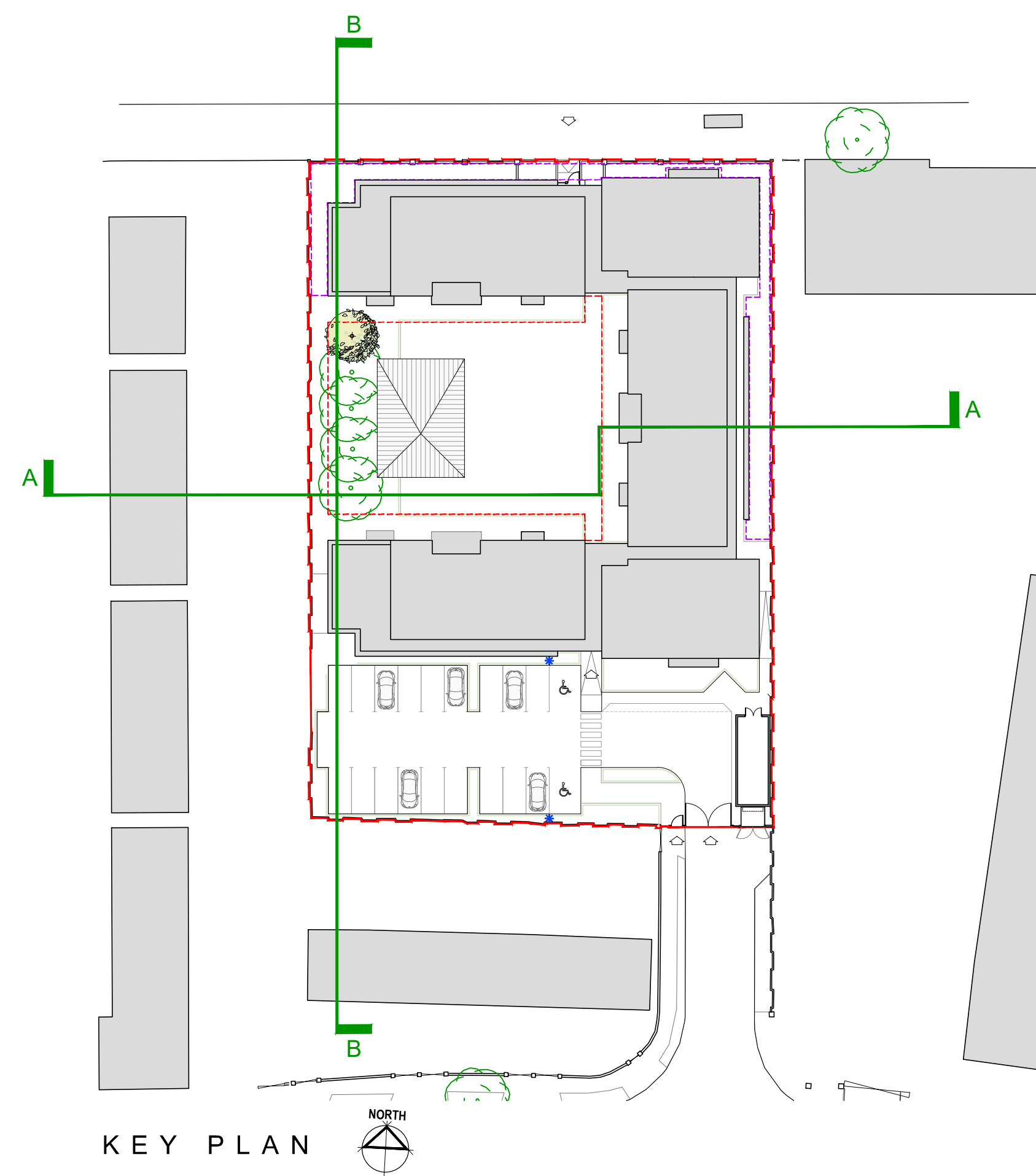




PROPOSED SITE SECTION A-A  
SCALE 1:125 @ A1



PROPOSED SITE SECTION B-B  
SCALE 1:125 @ A1



ELEVATION LEGEND:-

- 1 SELECTED BRICK
- 2 SELECTED STONE CLADDING
- 3 SELECTED RENDER FINISH (COLOUR TBC)
- 4 ZINC / PRESSED METAL CLADDING
- 5 POWDER COATED MILD STEEL BALUSTRADE
- 6 CONCRETE PRIVACY SCREENS
- 7 TREATED TIMBER
- 8 TREATED TIMBER LOUVERS (BALCONY PRIVACY SCREEN)
- ALL EXTERNAL WINDOWS & DOORS - SELECTED DOUBLE GLAZED ALUMINIUM FRAME & ALUMINIUM PANEL OPENING SECTIONS (EXCEPT FRONT DOORS IN TIMBER)

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
-----------------	----------------------	-----------

PLANNING DRAWINGS

No. Revisions Date

**CANTRELL & CROWLEY**  
ARCHITECTS & INTERIOR DESIGNERS  
Priory, Stillorgan Road, Blackrock, Co. Dublin  
Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com

Client **FOLD IRELAND**  
PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15

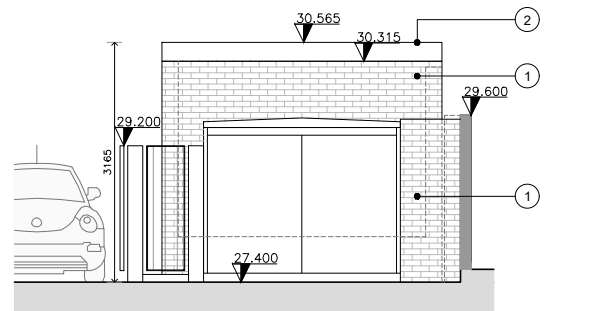
Project **SHELTERED HOUSING UNITS FOR SENIOR CITIZENS®**  
MILLWOOD COURT, WOODBINE RD, DUBLIN 5

Drawing title **PROPOSED SITE SECTIONS** Scale AS SHOWN Date MARCH 2021

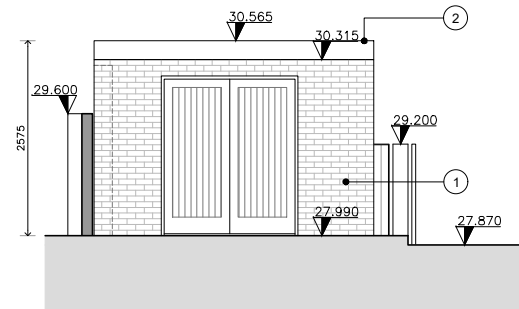
Drawing no. 1911 P 301 Revision Drawn MARTIN DOYLE Checked RAY GRADY



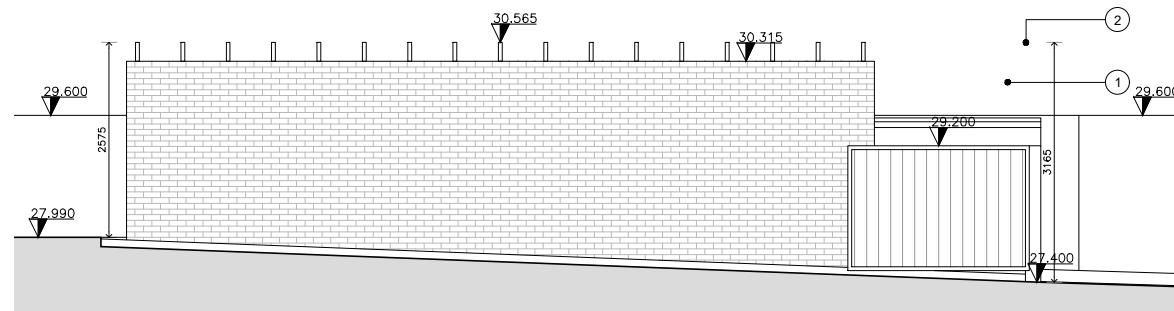
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES.  
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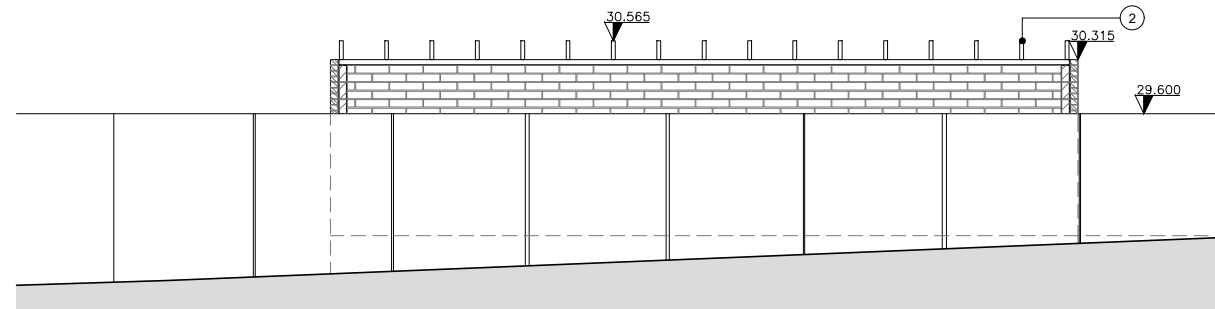
FRONT ELEVATION  
SCALE 1:100 @ A3



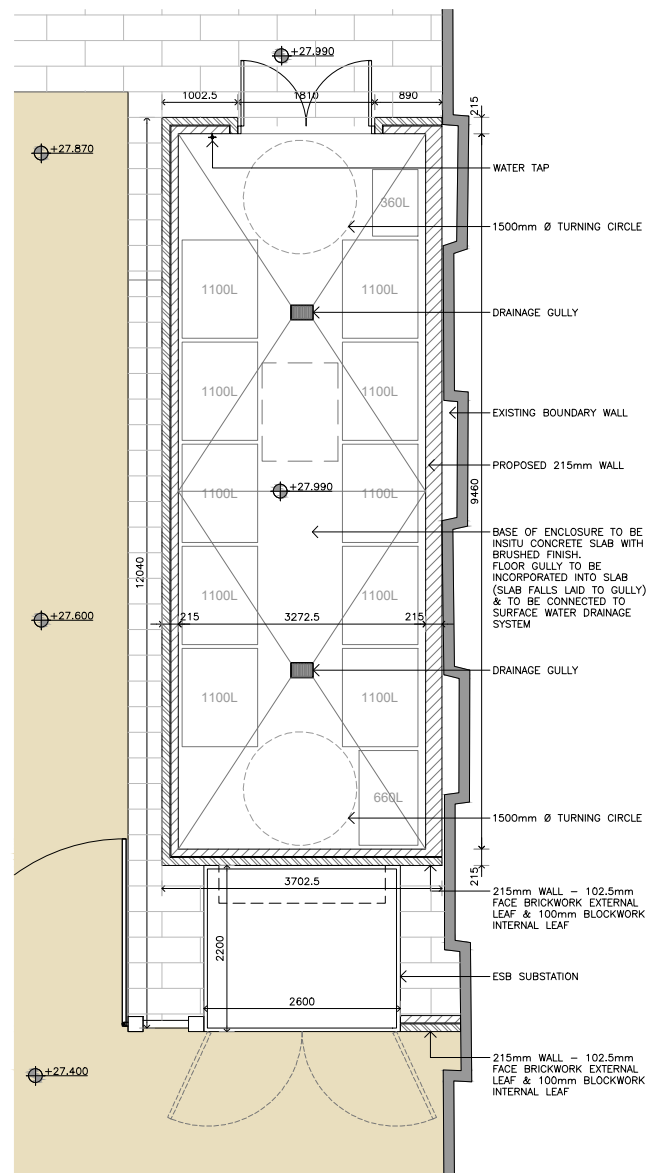
REAR ELEVATION  
SCALE 1:100 @ A3



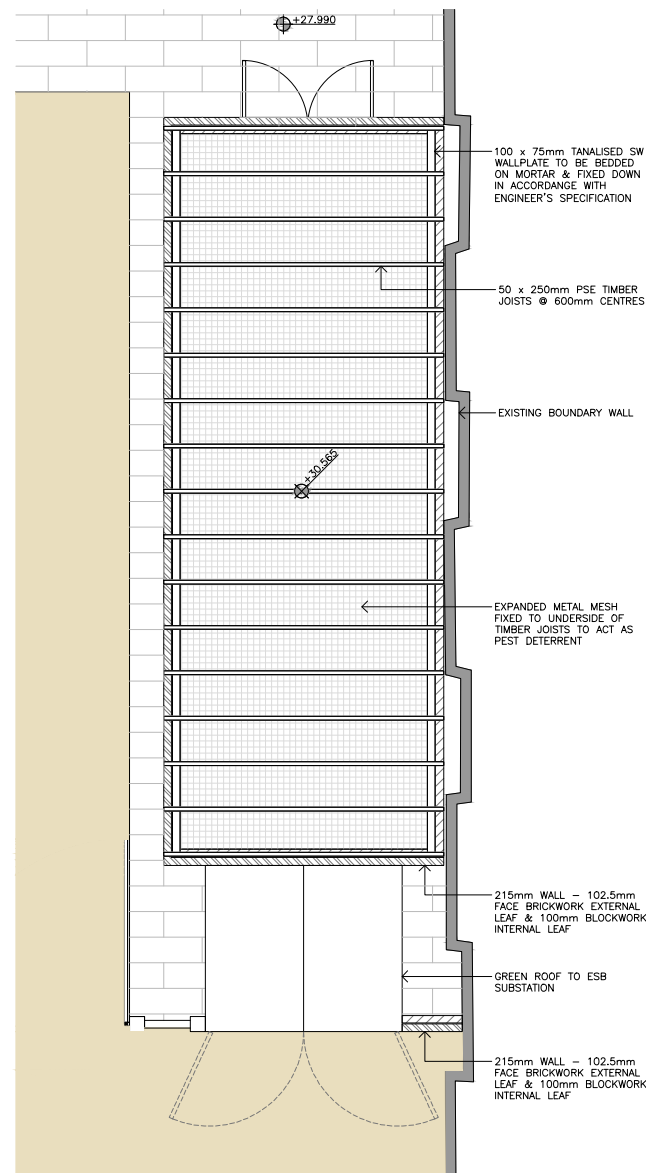
SIDE ELEVATION  
SCALE 1:100 @ A3



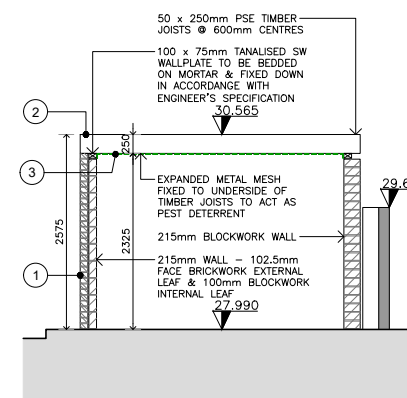
SIDE ELEVATION  
SCALE 1:100 @ A3



LAYOUT PLAN  
SCALE 1:100 @ A3



ROOF PLAN  
SCALE 1:100 @ A3



SIDE ELEVATION  
SCALE 1:100 @ A3

ELEVATION LEGEND:-

- 1 SELECTED BRICK
- 2 PSE TIMBER JOISTS
- 3 EXPANDED METAL MESH

SITE AREA (RED)	3,561 m <sup>2</sup>	0.3561 Ha
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PLANNING DRAWINGS

No.	Revision	Date
<b>CANTRELL &amp; CROWLEY</b> ARCHITECTS & INTERIOR DESIGNERS Priory, Stillorgan Road, Blackrock, Co. Dublin Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com		
Client	FOLD IRELAND PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15	
Project	SHELTERED HOUSING UNITS FOR SENIOR CITIZENS@ MILLWOOD COURT, WOODBINE RD, DUBLIN 5	
Drawing title	Scale	AS SHOWN
PROPOSED BIN STORE ENCLOSURE	Date	MARCH 2021
Drawing no.	Revision	Drawn
1911 P 400		MARTIN DOYLE
	Checked	RAY GRADY



STAINLESS STEEL RAIL  
EMBEDDED IN ROAD SURFACE

50 x 50mm MS SHS GATE  
FRAME WITH 40 x 10mm MS  
INFILLS AT CENTRES TO GIVE  
MAXIMUM GAP BETWEEN FLATS  
OF 99mm

BOUNDARY WALL TO No. 108  
WOODBINE ROAD

GARDEN ENTRANCE DOOR TO No.  
108 WOODBINE ROAD

50 x 20mm MS FRAME WITH  
40 x 10mm MS INFILLS AT  
CENTRES TO GIVE MAXIMUM  
GAP BETWEEN FLATS OF 99mm

1350 PEDESTRIAN  
ENTRANCE

5000 VEHICULAR ENTRANCE

200 x 200mm MS SHS  
ENTRANCE PIER TO  
STRUCTURAL ENGINEERS DESIGN  
& SPECIFICATION

50 x 20mm MS FRAME WITH  
40 x 10mm MS INFILLS AT  
CENTRES TO GIVE MAXIMUM  
GAP BETWEEN FLATS OF 99mm

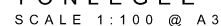
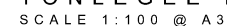
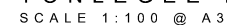
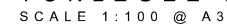
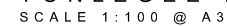
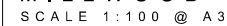
REFER TO DRAWING 1911 P. 400  
FOR BIN ENCLOSURE DETAILS

ESB SUBSTATION

EXISTING BOUNDARY WALL

MILLWOOD COURT

SCALE 1:100 @ A3



<p>No. <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span> Revision <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span></p> <p style="text-align: center; font-size: 24pt; font-weight: bold;">CANTRELL &amp; CROWLEY</p> <p style="text-align: center; font-weight: bold;">ARCHITECTS &amp; INTERIOR DESIGNERS</p> <p style="text-align: center;">Priority, Stillorgan Road, Blackrock, Co. Dublin</p> <p style="text-align: center;">Tel : 01-2832055 Fax : 01-2889467 Email : mail@cantrellcrowley.com</p>	<p>Date <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span></p> 
<p>Client <span style="float: right;">FOLD IRELAND</span></p> <p style="text-align: center; font-size: 18pt;">PHOENIX INDUSTRIAL ESTATE, NAVAN RD, ASHTOWN, D15</p>	
<p>Project <span style="float: right;">SHeltered HOUSING UNITS for SENIOR CITIZENS@</span></p> <p style="text-align: center;">MILLWOOD COURT, WOODBINE RD, DUBLIN 5</p>	
<p>Drawing title <span style="float: right;">Scale <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span> AS SHOWN</span></p> <div style="border: 2px solid black; padding: 10px; text-align: center; font-size: 24pt; font-weight: bold; margin: 10px 0;">             PROPOSED ENTRANCE DETAILS         </div> <p style="text-align: right;">Date <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span> MARCH 2021</p>	
<p>Drawing no. <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span></p>	<p>Revision <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span></p>
<div style="border: 1px solid black; padding: 10px;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: 24pt; font-weight: bold;">1911 P 401</p> </div> <div style="width: 50%;"> <p style="font-size: 24pt; font-weight: bold;">DRAWN BY MARTIN DOYLE</p> <p style="font-size: 24pt; font-weight: bold;">CHECKED RAY GRADY</p> </div> </div> </div>	