



# HARTFIELD PLACE, SWORDS ROAD, WHITEHALL RESIDENTIAL DEVELOPMENT AMENDMENT APPLICATION HOUSING QUALITY ASSESSMENT REPORT

LRD FULL APPLICATION STAGE  
30 AUGUST 2024

**C+W O'BRIEN**  
ARCHITECTS







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# DEVELOPMENT TEAM



Aerial View of the Site

**Developer**

EW Property Limited

**Project Managers**

Corcom Development Partners

**Architect**

C+W O'Brien Architects

**Planning Consultant**

McGill Planning Ltd

**Landscape Architect**

Parkhood Landscape Architects

**Fire / DAC Consultant**

Maurice Johnson & Partners

**Daylight/Sunlight Consultant**

IN2

**Civil Engineering Consultants**

JOR Civil and Structural Engineers

**Traffic and Transport Consultants**

Punch Consulting Engineers

**Mechanical & Electrical Consultants**

IN2

**Tunnel Impact Assessment**

AGL Geotechnical Engineers

**CGI & Photomontages**

Modelworks

**LVIA**

Macroworks

**Environmental Consultants**

JBA Consulting



# INTRODUCTION

## LRD Housing Quality Assessment

This Housing Quality Assessment has been prepared by CW O'Brien Architects on behalf of EW Property Limited as part of an LRD planning application amendment submission for a residential development located at 'Hartfield Place', Swords Road, Whitehall, Dublin 9.

This report comprises of a presentation of housing quality assessment criteria of the amended scheme which has been developed following the grant of permission for a Strategic Housing Development SHD planning application scheme granted under An Bord Plenala reference number 'ABP-313289-22' for 443no. apartments, crèche and associated site works subject to conditions.

This application is solely for amendments to Blocks A, B, C, D and E and adjustment to the car parking layout.

Blocks F and G are commencing construction within the near future.

## Development Description

The amendment application will consist of:

- LRD Application for amendments to permitted development ABP 313289-22 for Apartments, Crèche, Cafe and Associated Works at a site at 'Hartfield Place', Swords Road, Whitehall, Co. Dublin
- The proposed amendments include the replacement of the permitted basement with a semi-basement under blocks D, E and part of the communal open space.
- The amendments will result in an increase in height of blocks D, E, and B height, alteration to and reduction of the number of car parking spaces on site, alteration to the cycle parking locations, and changes to the open space layout.
- Amendments to the internal layout of Blocks A,B,C,D,& E resulting in the increase in the total number of units by 29 units, with an overall total of 334 units.

# **1.0** Housing Quality Assessment

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# 1.0 Housing Quality Assessment

## 1.1 Executive Summary

### Executive Summary

This Housing Quality Assessment forms part of a planning submission for a proposed Large Residential Development amendment application submission to Dublin City Council for a residential development located at Hartfield Place, Swords Road, Whitehall, Dublin 9.

The purpose of this document is to assess the residential element of the proposed development against the provisions of the Sustainable Urban Housing Standards for New Apartments and is intended to be read as a supplementary document to the Architectural Design Statement.

### Key Features

The development is designed to be compliant with the following:

1. Sustainable Urban Housing: Design Standards for New Apartments (2023)
2. Urban Design Manual: A best practice guide
3. Urban Development and Building Height Guidelines for Planning Authorities (Dec 2018)
4. Dublin City Development Plan 2022-2028

Key deliverables on these Policies which the proposed scheme will deliver include the following:

1. Respect and Respond to the existing and evolving character along Swords Road and Collins Avenue.
2. Provide a purposeful reuse of the existing urban brown field site which will aid in the regeneration of the area.
3. Maximise the potential of this central and accessible urban site.

4. Ensure the amendments of the architectural and landscape schemes have been designed cohesively to integrate and maximise sun and daylight penetration into the scheme and also responding to ensure no undue negative effects on the existing neighboring properties.

5. Utilise best practice urban design principles and place making to establish a new community within this urban site which benefits from existing sustainable transport modes.

6. Provide much needed high quality apartment accommodation on a under utilised urban site which is zoned Z12.

The Development also takes guidance from the following documentation:

- Best practice guidelines Quality Housing for Sustainable Communities (2007)
- Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)
- Design Manual for Urban Roads and Streets or 'DMURS' (2019)
- Smarter Travel - A New Transport Policy for Ireland (2009- 2020);



CGI View: South facing communal amenity space



# 1.0 Housing Quality Assessment

## 1.1 Executive Summary

### The Project Summary

The proposed residential led scheme has been prepared by C+W O'Brien Architects to support the LRD amendment application for Blocks A to E of the permitted development ABP 313289-22 to Dublin City Council for the proposed mixed use development at Hartfield Place, Swords Road, Whitehall Drumcondra, Dublin 9.

The proposed scheme carefully considers the existing built context and the urban context within the Dublin County Council (DCC) surrounding area. The permitted layouts for Blocks A - E have been developed, considering the site's proximity to Hartfield Place and Dublin City Centre in-conjunction with the public transport infrastructure which serves the area.

The Housing Quality Assessment considers the urban design considerations and site layout strategies for the proposed development and compares the amended architectural proposal against the requirements of the Sustainable Urban Housing: Design Standards for New Apartments (2023).

This document, along with the accompanying drawings, schedules and reports that form this planning application, sets out a design proposal that represents the optimal solution that accounts for planning policy (both local and national), and the commercial requirements to make the development of the site viable.

We note that there are many other documents that form part of this planning application submission and we refer the reader to these documents for the full scope of this scheme proposal.





# 1.0 Housing Quality Assessment

## 1.2 Policy Overview

### Housing Quality Assessment

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ against the proposed development. Qualitative aspects such as the overall design approach and communal facilities/ other uses and details of compliance with the specific planning policy requirements are covered in detail within the accompanying Architectural Design Statement.

### Sustainable Urban Housing: Design Standards for New Apartments, 2023

The ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ specify planning policy requirements for:

- Apartment Floor Areas
- Safeguarding Higher Standards
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations
- Communal Facilities

The guidelines have been issued by the Minister for Housing, Local Government and Heritage under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanála are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.

Accordingly, where SPPRS are stated in the guideline document, they apply over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes.

The s28 guidelines on Sustainable Urban Housing: Design Standards for New Apartments (2023) are relevant to departures from standards in the development plan. Where the plan differs from any Specific Planning Policy Requirement (SPPR), the latter applies instead. Also, the guidelines provide a basis for the Board to grant permission in accordance with section 37(2)(b)(iii) of the Planning and Development Act 2000 (as amended).

The schedule within this document should be read in-conjunction with the general arrangement floor plan drawings which are contained within the architectural drawing pack.



An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage

### Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities issued under  
Section 28 of the Planning and Development Act,  
2000 (as amended)

July 2023



Prepared by the Department of Housing, Local Government and Heritage



# 1.0 Housing Quality Assessment

## 1.2 Policy Overview

### Dublin City Council Development Plan 2022-28

The Dublin County Council (DCC) development plan, Chapter 15- Development Standards sets out developments standards and criteria that arise out of the policies and objectives of the Development Plan, to ensure that development occurs in an orderly and efficient manner and that it is in accordance with proper planning and sustainable development Chapter 15.9 Apartment Standards outlines the overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types. Chapter 15.9 outlines Residential Standards which the design and layout of individual dwellings should provide, a high-quality living environment for residents in new-build residential schemes. CWOB architects have had regard to the standards set out in this Chapter, and details regarding room sizes, dimensions and overall floor areas when designing residential accommodation while also taking cognisance to the standards set out in the:

- Quality Housing for Sustainable Communities Guidelines, DEHLG (2007);
- The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009);
- Sustainable Urban Housing: Design Standards for New Apartments (2023).

In order to demonstrate compliance with the housing and apartment standards set out in this chapter, planning requirements are reviewed by the chapters listed below.

- Unit Mix
- Apartment Floor Areas
- Apartment Size Safeguards
- Private Space
- Communal/Semi-Private Space
- Internal Storage Standards
- Floor to Ceiling Height
- Lifts and Stair Cores
- Separation Distances and layout
- Privacy and Security Considerations
- Dual Aspect
- Sunlight/Daylight
- Access cores and Communal Areas
- Building Lifecycle Report and Management Companies
- Building Design

### Dublin City Development Plan 2022-2028

#### Volume 1: Written Statement





# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### The following sets out the basis of compliance with:

‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ (2023) and DCC Development Plan 2022-2028

### Unit Mix

The ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ sets out unit mix as follow

#### SPPR 1

Housing developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city, or metropolitan area basis and incorporated into the relevant development plan(s).

#### SPPR 2

For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:

- Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;
- Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;

- For schemes of 50 or more units, SPPR 1 shall apply to the entire development.

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.

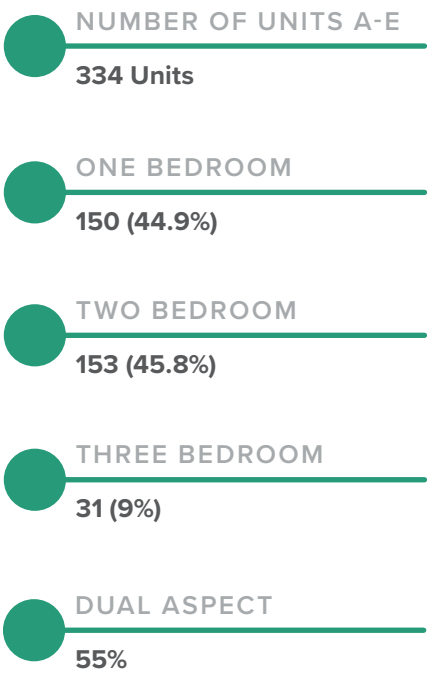
Additionally, the ‘DCC Development Plan 2022-2028, Chapter 15 Development Standards, references SPPR 1 within the Sustainable Urban Housing: Design Standards for New Apartment Guidelines. The DCC Dev plan Chapter 15 provides the following regarding the unit mix: ‘As part of the preparatory research for this Plan, alongside the preparation of a HNDA for the city, two sub areas were identified for sub-city level HNDA analysis; (i) the Liberties and (ii) the North Inner City.

The site subject to this application is not located within these areas.

A mix of unit types has been provided within the development including one bedroom, two bedroom and three bedroom apartments, It is submitted that in providing a varied mix of unit types, the specifics of which may differ from the Apartment Guidelines, that the principles inherent in the policies are fully maintained.

Refer to the table below of the apartment types. Refer to the Housing Quality Assessment – Schedules for full details on the mix provided at the end of this document.

### Scheme Summary Blocks A-E





# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Apartment Design and Floor Areas

All apartments have been designed to comply in full with the parameters set out in Appendix 1 of the Department of Housing Planning and Local Government: Sustainable Urban Housing Design Standards for New Apartments (2023), notwithstanding the provisions made in SPPR 3.

Given regard to the above, compliance is achieved throughout with the below minimum requirements.:

- Minimum overall apartment floor areas
- Minimum aggregate floor areas for living/ kitchen/ dining rooms
- Minimum widths for the main living room
- Minimum bedroom floor areas
- Minimum bedroom widths
- Minimum aggregate bedroom floor areas
- Minimum storage space requirements
- Minimum areas for private amenity spaces (private terraces)
- Minimum areas for communal amenity spaces.

Refer to Housing Quality Assessment Schedules for a full breakdown of apartment rooms/ areas (Section 1.4 of this document).

### Apartment Size Safeguards

‘In the interest of apartment sizes and promoting high quality schemes to ensure apartments are not built to a minimum standard, the following safeguards are a requirement of the Guidelines:

- 1. It is a requirement that the majority of all apartments in any proposed scheme of 10 or more apartments exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%).*
- 2. The requirement for more than half of the apartments in relevant schemes to generate additional floor space that would exceed the minimum floor area standard by at least 10%, may be applied differently to schemes of 10 up to 99 units. In such schemes, it is acceptable to redistribute the minimum 10% additional floorspace requirement throughout the scheme, i.e. to all proposed units, to allow for greater flexibility.’*
- 3. The requirement for the majority of all apartments in a proposed scheme to exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10%, does not apply to any proposal with less than ten residential units.*

These guidelines should be applied in a way that ensures delivery of apartments not built down to a minimum standard, but that reflect a good mix of apartment sizes.

The proposed scheme is designed to comply with the above apartment size safeguards, and 50% of the units provide areas which exceed the +10% minimum standards. The proposed development provides for a mix of One and Two (two bed four person) units which vary in size and orientation in order to ensure a mix of tenures across the scheme.

Please refer to Housing Quality Assessment Schedules for a full breakdown of unit rooms/ areas and comparison with minimum standard.

|                 |     |
|-----------------|-----|
| Plus 10% Totals | 166 |
|                 | 50% |



CGI View from North West



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Private Amenity Space

It is a policy requirement that private amenity space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels.

Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines and DCC Development Plan 2022-28 Chapter 15.9.7 outlines private amenity space requirements for individual units as follows:

- A minimum depth of 1.5 metres is required for balconies, in one usable length to meet the minimum floor area requirement under these guidelines.
- Balconies should adjoin and have a functional relationship with the main living areas of the apartment. In certain circumstances, glass-screened 'winter gardens' may be provided.
- Where amenity space is proposed at ground level, it shall incorporate boundary treatments to ensure privacy and security.
- Private amenity space should be located to optimise solar orientation and designed to minimise overshadowing and overlooking.
- Private amenity space requirements for individual apartments based on the no. of bedrooms/ occupancy as follows:

- Studio: 4m<sup>2</sup>
- 1 Bed Apartment: 5m<sup>2</sup>
- 2 Bed (3 Person) Apartment: 6m<sup>2</sup>
- 2 Bed (4 Person) Apartment: 7m<sup>2</sup>
- 3 Bed Apartment: 9m<sup>2</sup>

All of the apartments within the proposed scheme have been provided with a private terrace or balcony which meets or exceeds the above area requirement. Private Amenity Space in the form of balconies of at least 1.5m deep are provided to each upper floor unit. These are adjoining and accessed from the main living space.

### Refuse Storage

The provision of the refuse storage area is located at the ground floor level and accessible to each apartment by the respective stair/lift core. The bin storage is located in close proximity to the proposed vehicle & cyclist entrance gate, making it easily accessible for waste trucks to pull up on the existing street lay-by and collect the bins.

The following considerations have been taken into account and will be provided in the provision of refuse storage facilities within the proposed development:

- Sufficient communal storage area to satisfy the three-bin system for collection of mixed dry recyclables, organic waste and residual waste
- The bin stores are designed to be well ventilated to minimise odours and potential nuisance from vermin/ flies etc.
- Suitable wastewater drainage points will be installed in the receptacle bin storage areas for cleaning and disinfecting purposes.

### Communal/Semi-private Facilities

Section 4.0 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines sets out design considerations in relation to communal facilities and amenities as follows:

- Access and services
- Communal Facilities
- Refuse storage
- Communal Amenity Space
- Children's Play
- Bike parking and storage
- Car parking

#### Access and Services

The scheme has been carefully designed to ensure the building is easy for people to use and to reflect the fact that all people experience changes in their abilities as they progress through the different stages of life. As required by Part M, Access and Use, of the Building Regulations, the buildings are designed to ensure that people can safely and conveniently approach and gain access to all the areas.

### Communal Facilities

The development seeks to balance the provision of a residential apartment scheme on an urban site with high quality communal amenity garden spaces with children's play space.

The scheme as a whole is a well-considered quality building designed to respond to this urban location. The building provides variety in uses between the ground floor Block A cafe and crèche use providing active street frontage, internal communal amenity spaces at ground and first floor and the upper floor residential accommodation. The residents benefit from private amenity space balconies and a quality landscaped communal amenity courtyard garden spaces which will encourage the creation of a residential community. The proposed scheme provides provision for the following communal facilities:

- Cafe located at Block A Ground Floor
- Crèche located at Block A Ground Floor
- Internal communal amenity space located at Block A Ground and First Floor
- Secure and Covered residents bike storage
- Communal bin store
- Communal amenity landscape gardens
- Children's external play space



CGI View looking towards communal amenity space



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Communal Amenity Space

External communal amenity spaces are located on the ground floor within the proposed development and will encourage interaction and a sense of community among the residents.

In accordance with Sections 4.10-4.12 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines the proposed scheme gives importance to providing well designed communal open amenity spaces. These spaces should be secure areas and allow for all types of mobility within the residential users such as children and the elderly. It is important that these spaces are provided with adequate daylight levels in order to function as usable spaces.

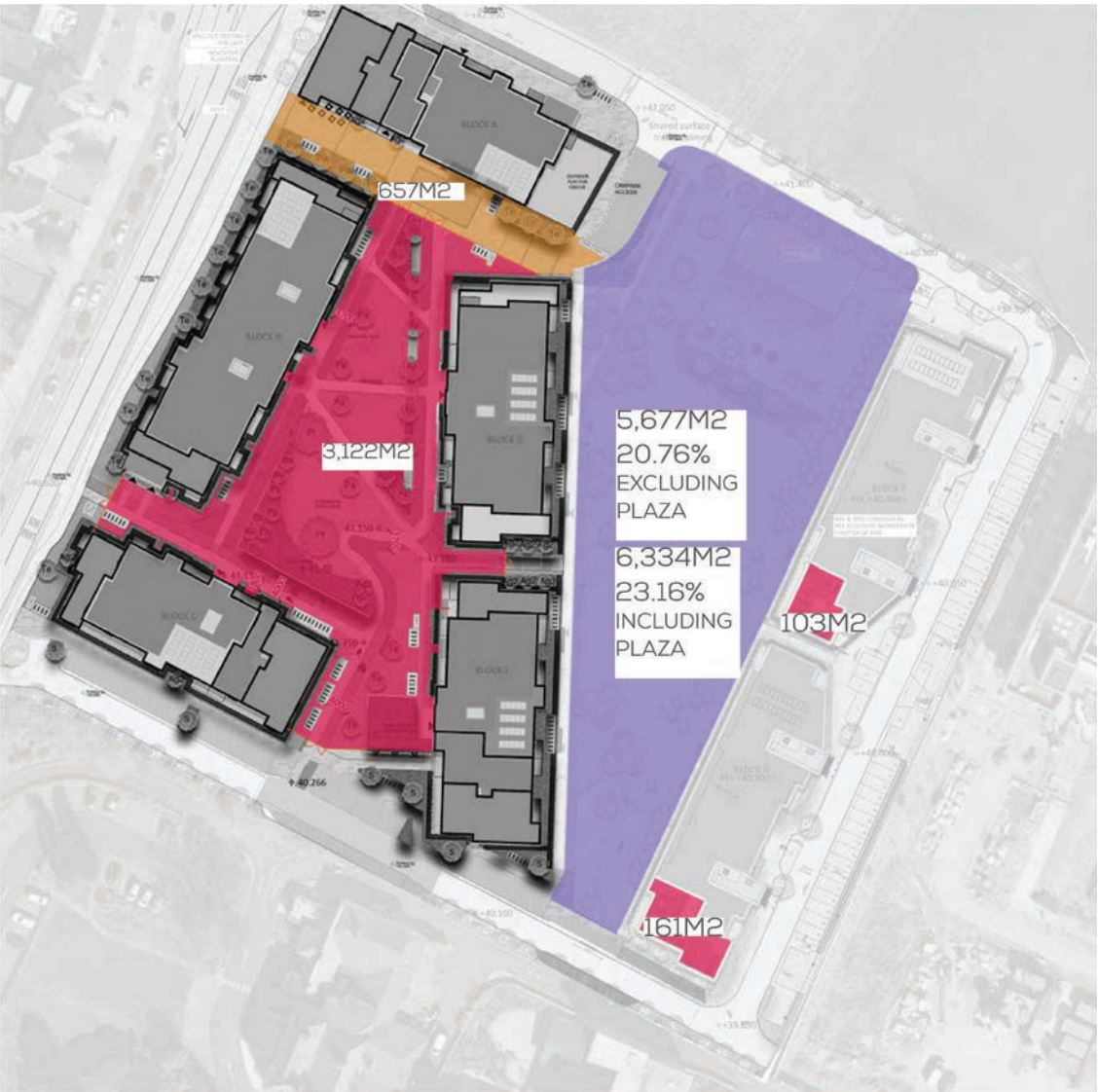
The proposed development contains open landscaped communal garden / courtyard spaces at ground floor level. The open communal space within the site are intended to provide high quality open space with varying character, connections and scale and be accessible by people of all ability. The variety of landscape conditions will provide the residents with quality landscaped surroundings and invaluable moments of external delight. These spaces are proposed to provide the residents with a number of active outdoor amenities such as, but not limited to the following:

- Child playground facilities;
- Landscaped Seating Areas;
- Communal walking space.

Note : The overall site scheme includes Blocks F & G within the Permitted SHD Scheme (ABP Order 313289-22) - Condition 03 of the SHD permission required the amalgamation of certain apartment units.

The Scheme Summary Figures to the right, represent the overall scheme including Blocks A-G. (This includes Block F & G Post Condition 03 Amalgamation of units).

Please refer to the Architectural Design Statement and Landscape Design Statement for further details.



Open Space areas - Overall Site Plan

### Communal Amenity Space \*Requirement Including Blocks F & G (472 Units)

|                                |   |                    |
|--------------------------------|---|--------------------|
| 230 One Bed @ 5m <sup>2</sup>  | = | 1150m <sup>2</sup> |
| 211 Two Bed @ 7m <sup>2</sup>  | = | 1477m <sup>2</sup> |
| 31 Three Bed @ 9m <sup>2</sup> | = | 279m <sup>2</sup>  |

**Total Required \*** = **2,906m<sup>2</sup>**

\*Required as per: Sustainable Urban Housing - Design Standards for New Apartments (July 2023).

### Communal Amenity Space Provided

|               |   |                     |
|---------------|---|---------------------|
| Indoor Space  | = | 357m <sup>2</sup>   |
| Outdoor Space | = | 3,122m <sup>2</sup> |

**Total Provided** = **3,479m<sup>2</sup>**

### Children's Play

Section 4.13 and 4.14 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines sets out general requirements for children's play spaces within apartment schemes, noting design considerations such as safe access, security, passive surveillance, noise and residential amenity for other residents living within the scheme.

Taking the above factors into consideration, 1no. individual play space was integrated into the overall landscape strategy of the permitted scheme. The play space caters for a variety of ages has been located to allow convenience for parents of younger children and a high degree of passive surveillance for parents of younger and older children. Provision has been made for seating areas in proximity to the play space, to encourage social interaction / supervision by parents. Please refer to the Landscape Design Statement for further details.



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Aspect/Dual Aspect Ratios

Specific Planning Policy Requirement 4 of the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023)” states the following:

*“(i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate in.*

*“(ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.”*

The submitted design will provide a total of 185no. Dual Aspect units giving an overall percentage of 55% of the units. It is submitted that this is fully compliant with the above policy and is in excess of the 33%.

### Aspect

The aspect of all units has been considered carefully to optimise the orientation of the site and sun/day light to apartment units. Dual aspect units are provided where possible while the proposed layouts also avoid overlooking between units while achieving passive surveillance into the communal areas and adjacent public streets.

It is submitted that there are no single aspect north facing units achieved due to unit design and layout achieving aspect in more than one direction. The quality of daylight into the units is being maximised within the design and carefully developed in conjunction with the sunlight and daylight consultant IN2 Engineering Design Partnership.

Amendments Blocks A to E (334 Units)

|                                  |                 |
|----------------------------------|-----------------|
| Dual Aspect:                     | 185 Units (55%) |
| Light Achieved from two Aspects: | 89 Units (26%)  |
| Single Aspect:                   | 60 Units (19%)  |

|        |           |
|--------|-----------|
| Total: | 334 Units |
|--------|-----------|

### Sunlight / Daylight

IN2 Engineering Design Partnership have been commissioned to complete a daylight and sunlight assessment.

**Sunlight:** The results of the assessed amenity spaces of the proposed amendment are in accordance with the BRE Guide. The proposed amenity space was predicted to receive excellent overall sunlight availability, as **90%** of the amenity space was determined to receive at least 2 hours of sunlight on 21st March, which is well above the recommended 50%. Please refer to Section 4 of the Daylight and Sunlight Analysis report prepared by IN2 which accompanies this application for further information.

**Daylight:** All rooms were assessed for the Spatial Daylight Autonomy (SDA) methodology as detailed in the BRE Guide. A very high compliance rate of **99%** of the rooms, were found to be compliant for BRE Guide recommendation and detailed results are presented in Appendix A of the Daylight and Sunlight Analysis report prepared by IN2 which accompanies this application. This represents a significant improvement on the permitted scheme, (see section 6.2 of the same report for full details).

As per the Apartment Guidelines, in cases where rooms were determined not to comply with the BRE Guide (totalling 13 rooms), these have been identified, and compensatory measures are provided in Appendix A. Section 7.0 of the report includes the results for the Exposure to Sunlight Analysis.

This metric assesses the sunlight availability to each unit. A high level of compliance was achieved as 95% of units exceeding the minimum recommendations. Detailed results are included in Appendix B of the Daylight and Sunlight Analysis report.

### Orientation

The existing site is underdeveloped, and the proposed scheme comprises of amendments to the previously permitted scheme. The aspect of all amended units has been carefully considered in order to maximise views and day/sunlight into the communal amenity and apartment units. The quality of daylight into a number of the units proposed in the previously permitted scheme has been substantially improved. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023) notes:

*‘where single aspect apartments are provided, the number of south facing units should be maximised, with west or east facing single aspect units also being acceptable. Living spaces in apartments should provide for direct sunlight for some part of the day. North facing single aspect apartments 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’.*

Windows which do not face predominantly due north (facing outside of 45deg from due North) are considered to be West/East facing. The buildings within the

proposed scheme have been designed to provide predominantly east/west/south facing apartments and large communal courtyards/public realm spaces which benefit from solar penetration. Stair cores have been located to face north where possible, for example in Block A. The scheme is therefore designed to ensure minimised north-facing units.

Where, due to various site constraints within this urban infill site and desire to create an urban edge along the Swords Road, there is a percentage of single aspect units which are oriented towards the West, East and South. They will benefit from the following compensatory measures:

- In addition to their private amenity space, a number of units have direct aspect out onto landscaped communal or public open space providing an excellent view from the KLD space.
- The units facing West and East are not surrounded by tall buildings, ensuring ample natural light and a sense of openness and overlook the Swords Road or landscaped courtyard open spaces.
- Compensatory measures have been provided outside of the individual units with a large portion of the site being landscaped for communal open space. The proposed development includes the provision of a large quantum of communal open space. The standards in the Apartment Guidelines would require 2,906m2 of communal open space and the proposal includes c.16% more than this at 3,386m2.



Sunlight Analysis - Site Plan by IN2

Building Orientation

- East Facing Façade
- West Facing Façade
- South Facing Façade



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

The scheme amendments have been designed from the outset to maximise sun and day light penetration into the communal garden spaces and individual units. The amendments to the layout of the floor plans, unit orientation and building massing have been designed to carefully consider good urban design principles maintaining an urban edge to Swords Road and also responding to the organisational constraints of the existing site such as the sloped topography. The amendments to the layouts also maximise the number of dual aspect units.

### Bay Windows

The two units highlighted on the adjacent graphic which overlook the northern front of Block A benefit from the addition of bay windows which offer dual aspect light into the living/kitchen/dining of these apartments.

The locations of these bay windows have been carefully considered to offer compensatory light into these selected units which do not benefit from direct sunlight while also enhancing the design quality of the scheme elevations.

As illustrated in the diagram to the right, the site orientation, in combination with the bay window and facade design provide these units with aspect from two directions. This also offers enhanced passive surveillance along the northern access road for added security.

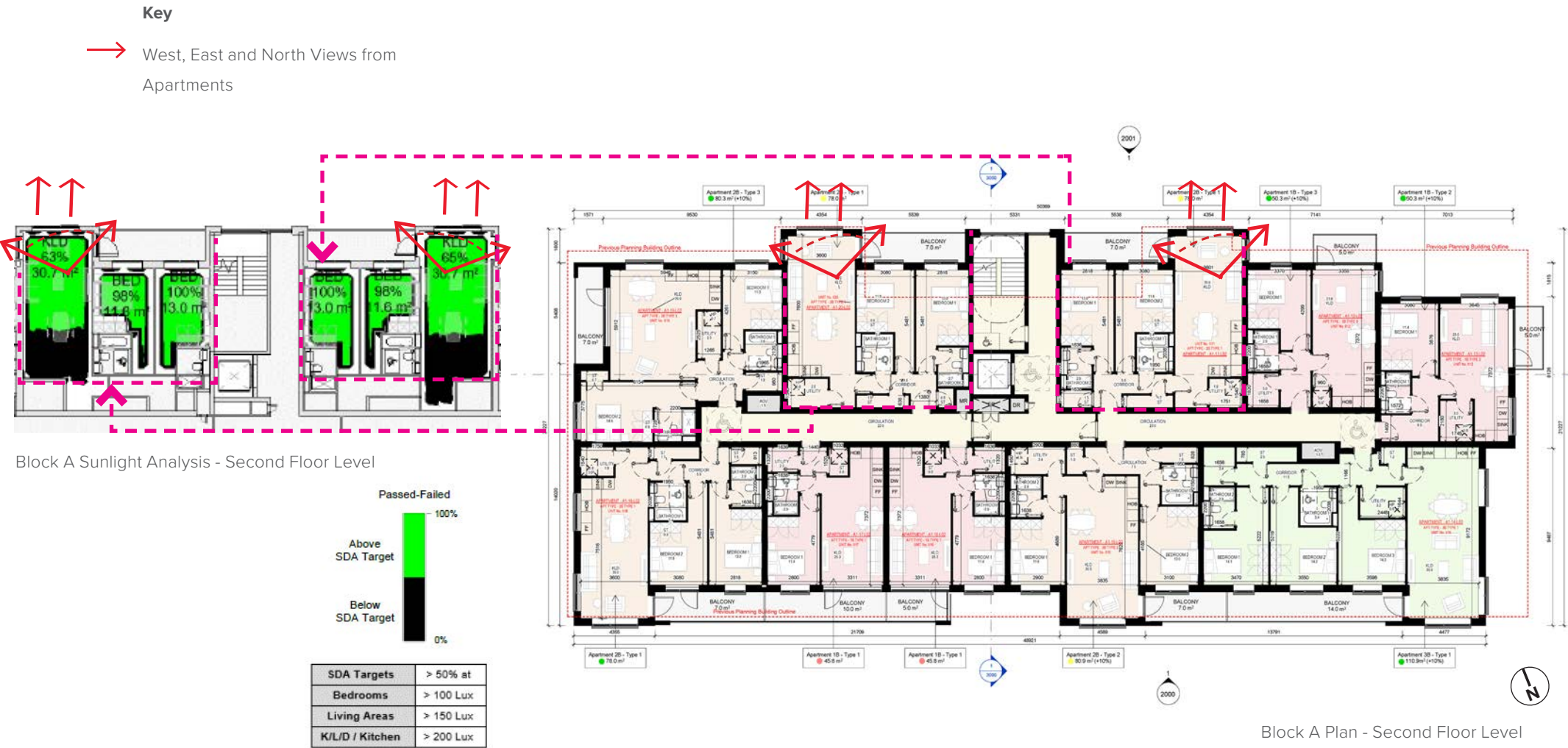
The diagram to the right demonstrates the use of these bay windows to achieved light from two and three aspects. In our opinion these units are therefore in compliance with the requirements of the deign guidelines.

The units have been tested for compliance with daylight requirements and perform very well as can be seen on the adjacent daylight radiance plot prepared by IN2 Engineering Design Partnership

Please refer to floor plan drawings and site landscape plan for further layout information. Also please refer to accompanying Daylight and Sunlight Analysis report prepared by IN2 Engineering Design Partnership for further information.



CGI View From South, Courtyard Facade



Block A Plan - Second Floor Level



# 1.0 Housing Quality Assessment

## 1.3 Compliance with Development Design Standards

### Car Parking

It is proposed to provide **163 no. residential** car parking spaces for the Block A-E component of the development. In addition there is also 1no. Retail/cafe staff parking space, 1no. crèche staff parking space and 3no. crèche drop-off space provided.

Please note there are **49 no. residential** parking spaces located within the wider development in front of Blocks F & G. This parking area has been rationalised and achieves 6no. additional car parking spaces. from the permitted scheme.

The car parking allocation for Blocks F & G remains unchanged from the previously permitted F & G parking numbers.

The wider Hartfield Place development (including Blocks F & G) provides for 189 no. residential parking spaces serving Blocks A-G (472 no. residential units). This equated to a **ratio of: 0.40**.

In addition to this residential parking quantum, **12 no. parking spaces dedicated for car club** use only are proposed for inclusion in this residential apartment component of car parking.

Additionally **11 no. parking spaces are designated disabled** user car-parking spaces (5% of the total number of spaces at 212 no. spaces).

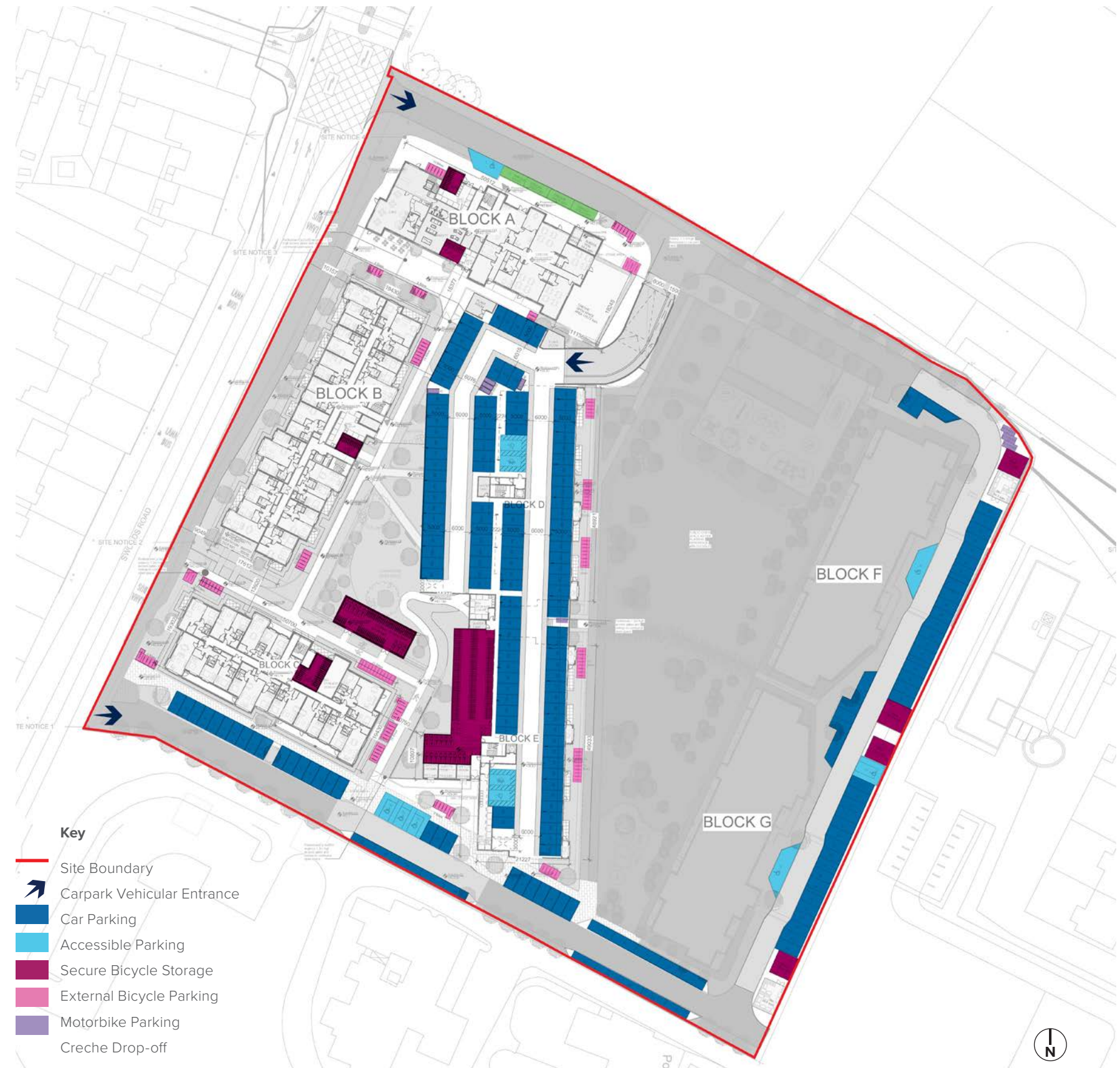
### Bicycle Parking

Cycling is to be significantly encouraged as part of the development. Cycle parking is provided at Lower Ground Floor levels for residents of Blocks C, D and E, and at Ground level for Blocks A and B.

All visitors cycle parking is provided externally at ground level throughout the development extents.

A total of **829 no. cycle parking spaces** will be provided for Blocks A to E. This does not account for the cycle parking permitted with Blocks F and G (96 no. cycle parking spaces) which are not being amended and will be delivered as permitted.

The residents cycle parking for Blocks A to E includes a provision of **28 no. Cargo Bikes** at Lower Ground Floor.



Car and Cycle Parking on Ground floor





CGI View: From South looking North Between Blocks C and E Into The Communal Open Space



# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment Blocks A to E Amendments

|                           |  |  |  |  |  |  |  |             |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|-------------|--|--|--|--|--|--|
| 18138 - Hartfield         |  |  |  |  |  |  |  | <div></div> |  |  |  |  |  |  |
| HOUSING QUALITY ASSESMENT |  |  |  |  |  |  |  |             |  |  |  |  |  |  |
| SUMMARY                   |  |  |  |  |  |  |  |             |  |  |  |  |  |  |

| UNIT              | DESCRIPTION | HEIGHT | TYPE      | QUANTITY | BEDSPACES | BEDSPACES total | LIVING/DINING/KITCHEN<br>Area (sqm) | BED 1<br>(sqm) | BED 2<br>(sqm) | BED 3 (sqm) | AGGREGATE<br>BED AREA<br>(sqm) | STORAGE (sqm) | UNIT AREA<br>(sqm) | PRIVATE AMENITY<br>SPACE (sqm) |
|-------------------|-------------|--------|-----------|----------|-----------|-----------------|-------------------------------------|----------------|----------------|-------------|--------------------------------|---------------|--------------------|--------------------------------|
| APARTMENT BLOCK A |             |        |           |          |           |                 |                                     |                |                |             |                                |               |                    |                                |
| 1B2P - Type 1     | 1 BED       | 2500   | APARTMENT | 11       | 2         | 22              | 25.3                                | 11.4           |                |             | 11.4                           | 3             | 45.8               | 5                              |
| 1B2P - Type 2     | 1 BED       | 2500   | APARTMENT | 7        | 2         | 14              | 23                                  | 11.4           |                |             | 11.4                           | 3             | 50.3               | 5                              |
| 1B2P - Type 3     | 1 BED       | 2500   | APARTMENT | 7        | 2         | 14              | 23.6                                | 12.5           |                |             | 12.5                           | 3             | 50.3               | 5                              |
| 2B4P - Type 1     | 2 BED       | 2500   | APARTMENT | 15       | 4         | 60              | 30                                  | 13             | 11.4           |             | 24.4                           | 6             | 78                 | 7                              |
| 2B4P - Type 2     | 2 BED       | 2500   | APARTMENT | 7        | 4         | 28              | 30.5                                | 13             | 11.6           |             | 24.6                           | 6             | 80.9               | 7                              |
| 2B4P - Type 3     | 2 BED       | 2500   | APARTMENT | 3        | 4         | 12              | 30                                  | 14.4           | 11.4           |             | 25.8                           | 6             | 80.3               | 7                              |
| 3B6P - Type 1     | 3 BED       | 2500   | APARTMENT | 7        | 6         | 42              | 35                                  | 14.1           | 14.2           | 14.3        | 42.6                           | 10.3          | 110.9              | 14                             |
| TOTAL             |             |        |           | 57       |           | 192             |                                     |                |                |             |                                |               |                    |                                |
| APARTMENT BLOCK B |             |        |           |          |           |                 |                                     |                |                |             |                                |               |                    |                                |
| 1B2P - Type 1     | 1 BED       | 2500   | APARTMENT | 19       | 2         | 38              | 25.3                                | 11.4           |                |             | 11.4                           | 3             | 45.8               | 5                              |
| 1B2P - Type 2     | 1 BED       | 2500   | APARTMENT | 5        | 2         | 10              | 23                                  | 11.4           |                |             | 11.4                           | 3             | 50.3               | 5                              |
| 1B2P - Type 3     | 1 BED       | 2500   | APARTMENT | 7        | 2         | 14              | 23.6                                | 12.5           |                |             | 12.5                           | 3             | 50.3               | 5                              |
| 1B2P - Type 4     | 1 BED       | 2500   | APARTMENT | 6        | 2         | 12              | 24.2                                | 11.4           |                |             | 11.4                           | 3.1           | 51.8               | 5                              |
| 2B4P - Type 1     | 2 BED       | 2500   | APARTMENT | 22       | 4         | 88              | 30                                  | 13             | 11.4           |             | 24.4                           | 6             | 78                 | 7                              |
| 2B4P - Type 2     | 2 BED       | 2500   | APARTMENT | 6        | 4         | 24              | 30.5                                | 13             | 11.6           |             | 24.6                           | 6             | 80.9               | 7                              |
| 2B4P - Type 3     | 2 BED       | 2500   | APARTMENT | 5        | 4         | 20              | 30                                  | 14.4           | 11.4           |             | 25.8                           | 6             | 80.3               | 7                              |
| 2B4P - Type 4     | 2 BED       | 2500   | APARTMENT | 1        | 4         | 4               | 31.5                                | 13             | 12.2           |             | 25.2                           | 6             | 81.9               | 7                              |
| 3B6P - Type 1     | 3 BED       | 2500   | APARTMENT | 5        | 6         | 30              | 35                                  | 14.7           | 13.9           | 13.8        | 42.4                           | 10.3          | 110.9              | 14                             |
| TOTAL             |             |        |           | 76       |           | 240             |                                     |                |                |             |                                |               |                    |                                |
| APARTMENT BLOCK C |             |        |           |          |           |                 |                                     |                |                |             |                                |               |                    |                                |
| 1B2P - Type 1     | 1 BED       | 2500   | APARTMENT | 12       | 2         | 24              | 25.3                                | 11.4           |                |             | 11.4                           | 3             | 45.8               | 5                              |
| 1B2P - Type 2     | 1 BED       | 2500   | APARTMENT | 5        | 2         | 10              | 23                                  | 11.4           |                |             | 11.4                           | 3             | 50.3               | 5                              |
| 1B2P - Type 3     | 1 BED       | 2500   | APARTMENT | 6        | 2         | 12              | 23.6                                | 12.5           |                |             | 12.5                           | 3             | 50.3               | 5                              |
| 2B4P - Type 1     | 2 BED       | 2500   | APARTMENT | 14       | 4         | 56              | 30                                  | 13             | 11.4           |             | 24.4                           | 6             | 78                 | 7                              |
| 2B4P - Type 2     | 2 BED       | 2500   | APARTMENT | 6        | 4         | 24              | 30.5                                | 13             | 11.6           |             | 24.6                           | 6             | 80.9               | 7                              |
| 2B4P - Type 3     | 2 BED       | 2500   | APARTMENT | 4        | 4         | 16              | 30                                  | 14.4           | 11.4           |             | 25.8                           | 6             | 80.3               | 7                              |
| 2B4P - Type 4     | 2 BED       | 2500   | APARTMENT | 1        | 4         | 4               | 31.5                                | 13             | 12.2           |             | 25.2                           | 6             | 81.9               | 7                              |
| 3B6P - Type 1     | 3 BED       | 2500   | APARTMENT | 5        | 6         | 30              | 35                                  | 14.1           | 14.2           | 14.3        | 42.6                           | 10.3          | 110.9              | 14                             |
| TOTAL             |             |        |           | 53       |           | 176             |                                     |                |                |             |                                |               |                    |                                |



# 1.0 Housing Quality Assessment

## 1.4 Housing Quality Assessment Blocks A to E Amendments

| UNIT              | DESCRIPTION | HEIGHT | TYPE      | QUANTITY | BEDSPACES | BEDSPACES total | LIVING/DINING/KITCHEN<br>Area (sqm) | BED 1<br>(sqm) | BED 2<br>(sqm) | BED 3 (sqm) | AGGREGATE<br>BED AREA<br>(sqm) | STORAGE (sqm) | UNIT AREA<br>(sqm) | PRIVATE AMENITY<br>SPACE (sqm) |
|-------------------|-------------|--------|-----------|----------|-----------|-----------------|-------------------------------------|----------------|----------------|-------------|--------------------------------|---------------|--------------------|--------------------------------|
| APARTMENT BLOCK D |             |        |           |          |           |                 |                                     |                |                |             |                                |               |                    |                                |
| 1B2P - Type 1     | 1 BED       | 2500   | APARTMENT | 18       | 2         | 36              | 25.3                                | 11.4           |                |             | 11.4                           | 3             | 45.8               | 5                              |
| 1B2P - Type 2     | 1 BED       | 2500   | APARTMENT | 7        | 2         | 14              | 23                                  | 11.4           |                |             | 11.4                           | 3             | 50.3               | 5                              |
| 1B2P - Type 3     | 1 BED       | 2500   | APARTMENT | 8        | 2         | 16              | 23.6                                | 12.5           |                |             | 12.5                           | 3             | 50.3               | 5                              |
| 1B2P - Type 5     | 1 BED       | 2500   | APARTMENT | 1        | 2         | 2               | 23                                  | 11.9           |                |             | 11.9                           | 3.1           | 45.8               | 5                              |
| 2B4P - Type 1     | 2 BED       | 2500   | APARTMENT | 22       | 4         | 88              | 30                                  | 13             | 11.4           |             | 24.4                           | 6             | 78                 | 7                              |
| 2B4P - Type 2     | 2 BED       | 2500   | APARTMENT | 8        | 4         | 32              | 30.5                                | 13             | 11.6           |             | 24.6                           | 6             | 80.9               | 7                              |
| 2B4P - Type 3     | 2 BED       | 2500   | APARTMENT | 7        | 4         | 28              | 30                                  | 14.4           | 11.4           |             | 25.8                           | 6             | 80.3               | 7                              |
| 2B4P - Type 4     | 2 BED       | 2500   | APARTMENT | 1        | 4         | 4               | 30                                  | 13             | 12.2           |             | 25.2                           | 6             | 81.9               | 7                              |
| 3B6P - Type 1     | 3 BED       | 2500   | APARTMENT | 7        | 6         | 42              | 35                                  | 14.1           | 14.2           | 14.3        | 42.6                           | 10.3          | 110.9              | 14                             |
| TOTAL             |             |        |           | 79       |           | 262             |                                     |                |                |             |                                |               |                    |                                |
| APARTMENT BLOCK E |             |        |           |          |           |                 |                                     |                |                |             |                                |               |                    |                                |
| 1B2P - Type 1     | 1 BED       | 2500   | APARTMENT | 16       | 2         | 32              | 25.3                                | 11.4           |                |             | 11.4                           | 3             | 45.8               | 5                              |
| 1B2P - Type 2     | 1 BED       | 2500   | APARTMENT | 7        | 2         | 14              | 23                                  | 11.4           |                |             | 11.4                           | 3             | 50.3               | 5                              |
| 1B2P - Type 3     | 1 BED       | 2500   | APARTMENT | 8        | 2         | 16              | 23.6                                | 12.5           |                |             | 12.5                           | 3             | 50.3               | 5                              |
| 2B4P - Type 1     | 2 BED       | 2500   | APARTMENT | 18       | 4         | 72              | 30                                  | 13             | 11.4           |             | 24.4                           | 6             | 78                 | 7                              |
| 2B4P - Type 2     | 2 BED       | 2500   | APARTMENT | 8        | 4         | 32              | 30.5                                | 13             | 11.6           |             | 24.6                           | 6             | 80.9               | 7                              |
| 2B4P - Type 3     | 2 BED       | 2500   | APARTMENT | 4        | 4         | 16              | 30                                  | 14.4           | 11.4           |             | 25.8                           | 6             | 80.3               | 7                              |
| 2B4P - Type 4     | 2 BED       | 2500   | APARTMENT | 1        | 4         | 4               | 30                                  | 13             | 12.2           |             | 25.2                           | 6             | 81.9               | 7                              |
| 3B6P - Type 1     | 3 BED       | 2500   | APARTMENT | 7        | 6         | 42              | 35                                  | 14.1           | 14.2           | 14.3        | 42.6                           | 10.3          | 110.9              | 14                             |
| TOTAL             |             |        |           | 69       |           | 228             |                                     |                |                |             |                                |               |                    |                                |



## 1.0 Housing Quality Assessment

## 1.5 Schedule of Accommodation Blocks A to E Amendments

| 18138 Hartfield - Blocks A,B,C,D & E |     |                               |                   |                |                     |                     |                          |             |         |
|--------------------------------------|-----|-------------------------------|-------------------|----------------|---------------------|---------------------|--------------------------|-------------|---------|
| Floor:                               |     | No. 1 Bed Apt.                | No. 2 Bed/4P Apt. | No. 3 Bed Apt. | No. Apts. Per Floor |                     |                          | G.I.A (m2): |         |
| Ground Floor:                        | 20  | 17                            | 4                 | 41             |                     |                     | 4503.7 m²                |             |         |
| First Floor:                         | 21  | 24                            | 5                 | 50             |                     |                     | 4491.68 m²               |             |         |
| Second Floor:                        | 22  | 26                            | 5                 | 53             |                     |                     | 4491.68 m²               |             |         |
| Third Floor:                         | 22  | 26                            | 5                 | 53             |                     |                     | 4491.68 m²               |             |         |
| Fourth Floor:                        | 22  | 22                            | 5                 | 49             |                     |                     | 4151.26 m²               |             |         |
| Fifth Floor:                         | 22  | 19                            | 3                 | 44             |                     |                     | 3641.07 m²               |             |         |
| Sixth Floor:                         | 12  | 10                            | 3                 | 25             |                     |                     | 2099.24 m²               |             |         |
| Seventh Floor:                       | 9   | 9                             | 1                 | 19             |                     |                     | 1606.1 m²                |             |         |
| Apartment Type Totals:               |     | 150                           | 153               | 31             | Total No. Apts:     | 334                 | G.I.A of Development m2: | 29476.41    |         |
|                                      |     | 44.9%                         | 45.8%             | 9%             |                     |                     |                          |             |         |
| Internal Communal Amenity Space      |     |                               | 357 m²            | Creche         | 399.2 m²            |                     | G.I.A TOTAL BASEMENT     |             | 3548 m² |
| Café                                 |     |                               | 105m2             |                |                     |                     |                          |             |         |
| Dual aspects:                        | 185 | Plus 10% Totals               |                   |                | 166                 | Public Plaza        |                          | 668 m²      |         |
|                                      | 55% |                               |                   |                | 50%                 | Creche Open Space   |                          | 179 m²      |         |
| Light achieved from two aspects      | 89  | Proposed application red line |                   |                | 27300 m²            | Communal Open Space |                          | 2909 m²     |         |
|                                      | 26% | Hectare                       |                   |                | 2.73 Ha             |                     |                          |             |         |
| TOTAL                                | 83% | Acre                          |                   |                | 6.74 Ac             |                     |                          |             |         |



# 1.0 Housing Quality Assessment

## 1.6 Schedule of Accommodation Blocks A to G

| 18138 Hartfield - Blocks A,B,C,D,E,F & G |                |                   |                |                     |     |                          |          |
|--|----------------|-------------------|----------------|---------------------|-----|--------------------------|----------|
| Floor:                                   | No. 1 Bed Apt. | No. 2 Bed/4P Apt. | No. 3 Bed Apt. | No. Apts. Per Floor |     | G.I.A (m2):              |          |
| Ground Floor:                            | 34             | 27                | 4              | 65                  |     | 6469.69 m²               |          |
| First Floor:                             | 35             | 34                | 5              | 74                  |     | 6458.08 m²               |          |
| Second Floor:                            | 36             | 36                | 5              | 77                  |     | 6458.08 m²               |          |
| Third Floor:                             | 36             | 36                | 5              | 77                  |     | 6458.08 m²               |          |
| Fourth Floor:                            | 35             | 31                | 5              | 71                  |     | 5910.66 m²               |          |
| Fifth Floor:                             | 33             | 28                | 3              | 64                  |     | 5222.07 m²               |          |
| Sixth Floor:                             | 12             | 10                | 3              | 25                  |     | 2099.24 m²               |          |
| Seventh Floor:                           | 9              | 9                 | 1              | 19                  |     | 1606.1 m²                |          |
|  |                |                   |                |                     |     |                          |          |
| Apartment Type Totals:                   | 230            | 211               | 31             | Total No. Apts:     | 472 | G.I.A of Development m2: | 40682.00 |
|  | 48.7%          | 44.1%             | 7%             |                     |     |                          |          |



# 1.0 Housing Quality Assessment

## 1.7 Schedule of Accommodation Car & Bicycle parking Overall Site

18138 Hartfield - Car & Bike parking Overall site

| Car parking - Blocks A-E                 |     |
|--|-----|
| Car parking sharing                      | 12  |
| Residential parking spaces               | 143 |
| Part M parking spaces                    | 8   |
| Retail/cafe staff space (no residential) | 1   |
| Creche staff space (no residential)      | 1   |
| Creche drop off (no residential)         | 3   |
| TOTAL                                    | 168 |

The above exclude 4 No car parking spaces set downs/creche located outside the red line boundary as permitted under An Bord Plenala reference number 'ABP-313289-22'

| Motorbikes - Blocks A-E            |   |
|------------------------------------|---|
| Total motorbikes paking (Lower GF) | 5 |

| Cycle Parking - Blocks A-E              |     |
|---|-----|
| Semi Basement Block D & E - residential | 320 |
| GF Block A - residential                | 48  |
| GF Block B - residential                | 24  |
| GF Block C - residential                | 54  |
| Ancillary building - residential        | 108 |
| Surface - Landscape - For visitors      | 275 |
| **TOTAL                                 | 829 |

\*\*28 No Cargo Bikes parking provided in Lower GF for residents  
\*\*14 No Cargo Bikes parking provided within the Landscape for vistors

| Car Parking - Blocks F & G |  |    |
|----------------------------|--|----|
|                            |  |    |
| Residential parking spaces |  | 46 |
| Part M parking spaces      |  | 3  |
|                            |  |    |
|                            |  |    |
|                            |  |    |
| TOTAL                      |  | 49 |

| Motorbikes - Blocks F & G         |   |
|-----------------------------------|---|
| Total motorbikes paking (surface) | 3 |

| Cycle Parking - Blocks F & G               |    |
|--|----|
|  |    |
|  |    |
|  |    |
|  |    |
| On grade (secured & covered) - residential | 96 |
|  |    |
| TOTAL                                      | 96 |

| Car Parking - Overall site |
|----------------------------|
| 12                         |
| 189                        |
| 11                         |
| 1                          |
| 1                          |
| 3                          |
| 217                        |

| Motorbike Parking - Overall site |
|----------------------------------|
| 8                                |

| Cycle Parking - Overall site |
|------------------------------|
| 320                          |
| 48                           |
| 24                           |
| 54                           |
| 204                          |
| 275                          |
| 925                          |



C+W O'BRIEN  
ARCHITECTS

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 @CWrightarch  
 corstorphinewright  
 corstorphine-wright  
 admin@cwoarchitects.ie  
 www.cwoarchitects.ie