



**PUTTAGHAN LANDS, WELLWOOD, TULLAMORE**  
FURTHER INFORMATION REQUEST ARCHITECTURAL REPORT

ARCHITECT'S REPORT  
OCTOBER 2023



MCCROSSAN O'ROURKE MANNING ARCHITECTS

**1e** - The Planning Authority has concerns regarding the lack of passive surveillance of Thornsberry/ Park Avenue interface area. In this regard the applicant is requested to submit a revised design omitting units 14 and 15 and submitting a revised proposal for dwelling(s) facing the Thornsberry/ Park Avenue interface area

To enhance passive surveillance in this region, the previously proposed units 14 and 15 of type C have been substituted with a type F dwelling. This housing design offers a unique advantage with its dual main facades set at a 90-degree angle, effectively turning the corner and harmonizing with the envisioned shared surface and public space.

The newly envisioned urban layout guarantees the elimination of obscured zones, thereby maintaining a seamless public-private interface with a vigilant "eyes on the street" concept. This concept is illustrated in the adjacent figures E.1 and E.2.

For more information, please refer to PL003 REV A - Site Layout Plan and PL112 REV A - House type F accompanying this application

### AS SUBMITTED PREVIOUSLY

### AS PROPOSED



Figure E1 south west corner - previously submitted site layout plan

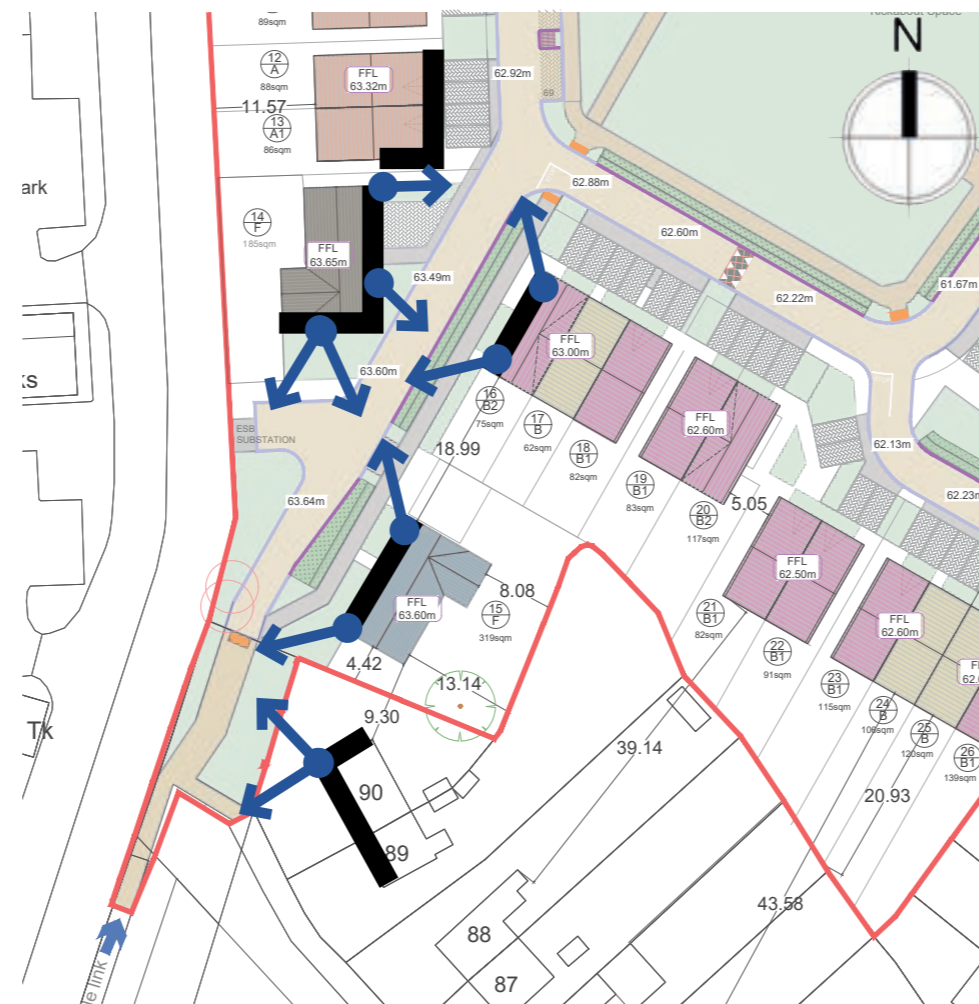


Figure E2 south west corner - proposed site layout plan

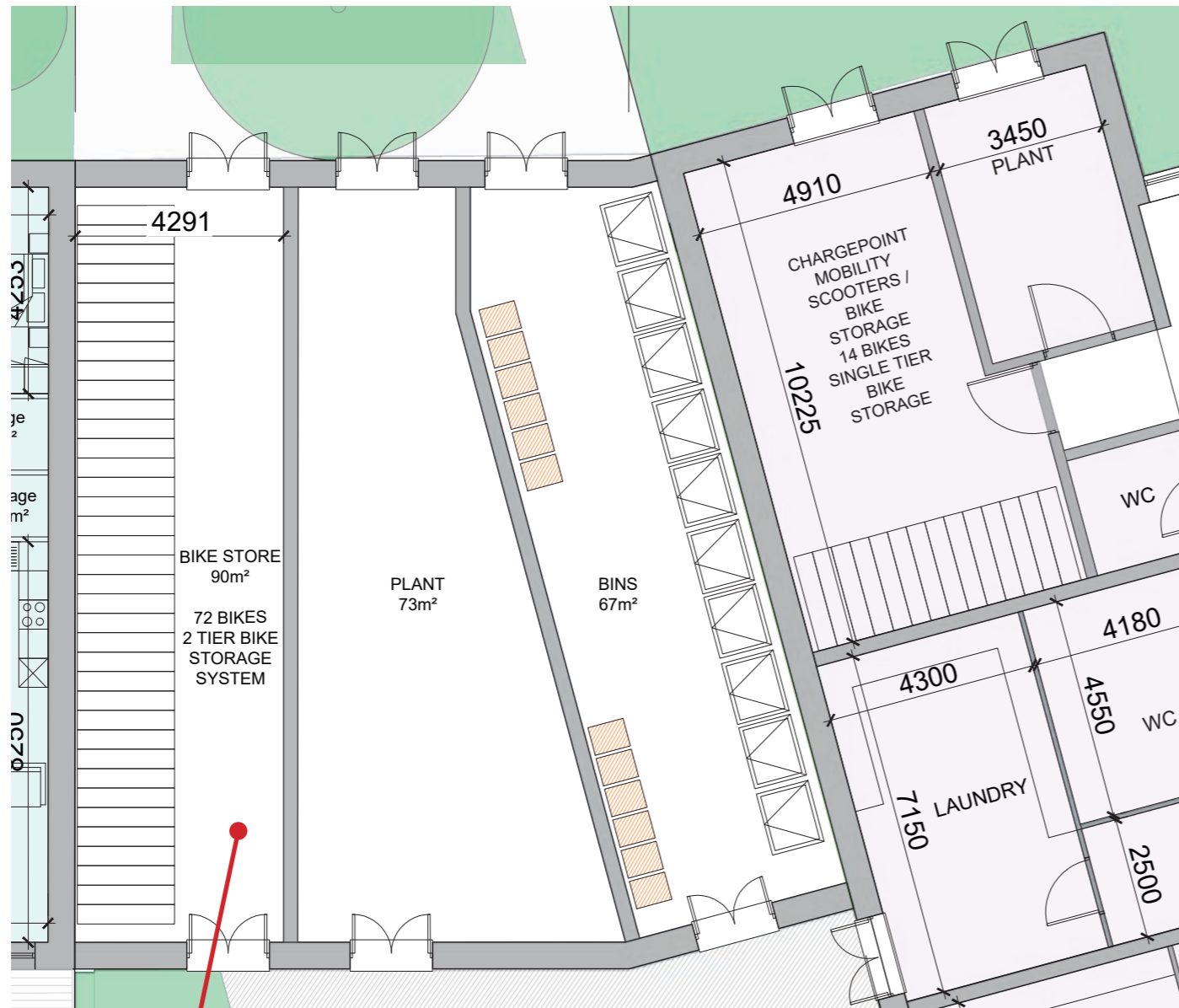


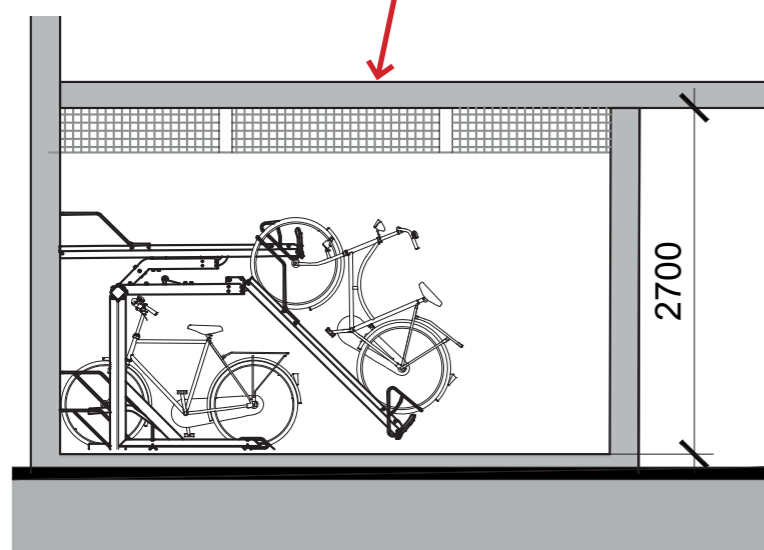
Figure J.1 Proposed bike arrangement

**1j** - The applicant has indicated that 70 bicycle spaces are proposed in the Schedule of Accommodation ref no 18037. This does not appear to meet the requirements of DMS-99. The applicant is invited to address this discrepancy.

The number of bike parking provision was increase to 84no. In total, which exceeds the required minimum provision in the Offaly County Development plan objective DMS-99 as demonstrated in figure J.3 adjacent.

The newly proposed bike parking includes a two tier arrangement in the larger space in block A as demonstrated in figure J.2 adjacent and a single tier arrangement in block B which will be easily accessible to the age friendly unit dwellers

For more information, please refer to PL010 - Secured bike storage detail and PL201 REV A - Apartment Drawings Ground and First Floor plan accompanying this application



2 TIER BIKE STORAGE SYSTEM EXAMPLE  
1:100

STORAGE REQUIREMENTS	
<b>BLOCK A</b>	
1 BED	4
2 BED	16
<b>SPACES REQUIRED</b>	<b>36</b>
<b>BLOCK B</b>	
1 BED	28
2 BED	10
<b>SPACES REQUIRED</b>	<b>48</b>
<b>TOTAL SPACES REQUIRED</b>	<b>84</b>
<b>TOTAL SPACES PROVIDED</b>	<b>86</b>

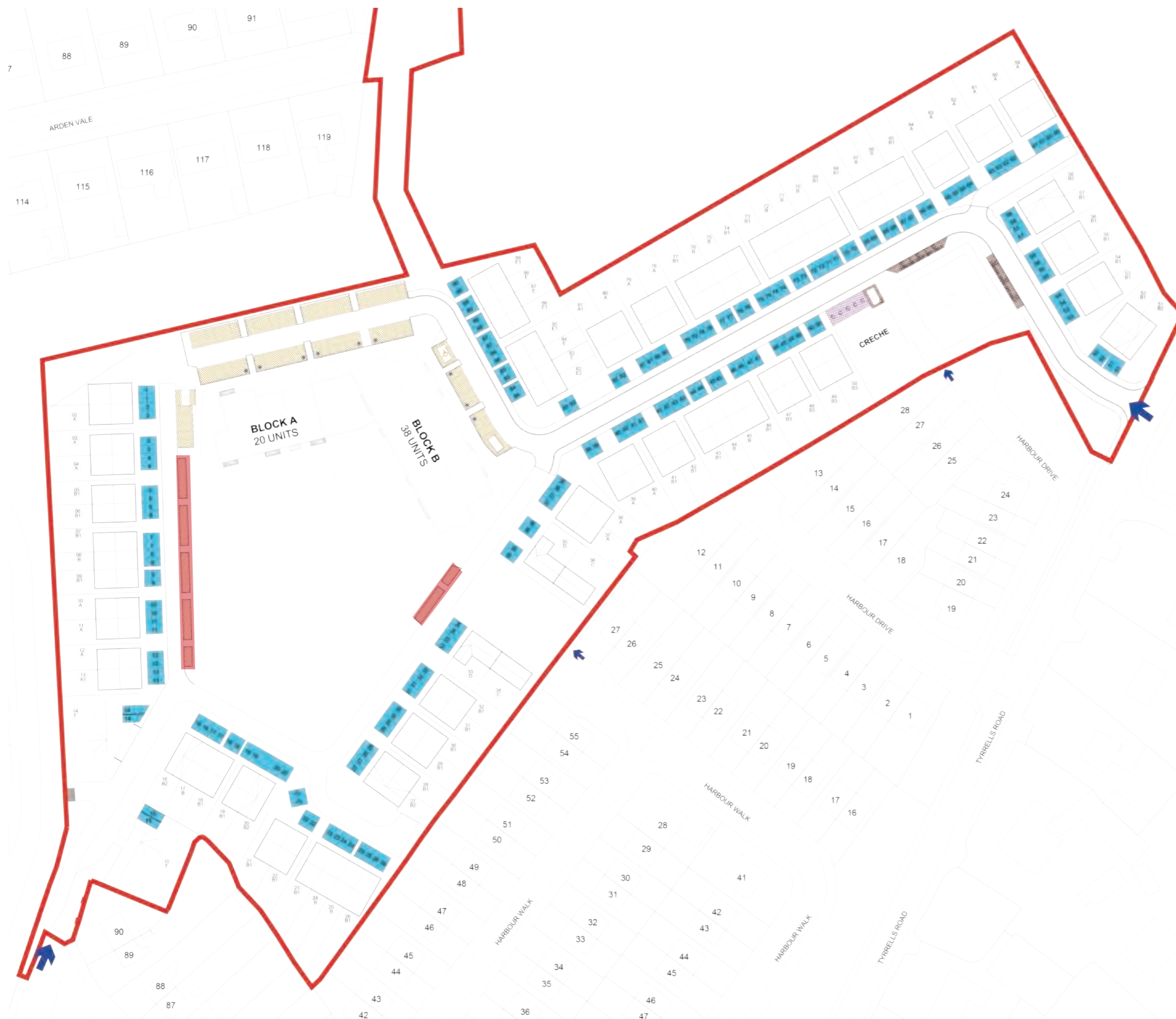
Figure J.3 Bike parking provision Extract from HQA

**1k** - It is noted that DMS-102 would require 70 car parking spaces for the apartments but only 63 are provided for. It is considered that additional spaces, adjoining public open space one, should be provided

Proposed enhancements include the introduction of supplementary car parking spaces, clearly demarcated, which intersect with the primary Public Open Space, as visually indicated in Figure K.1 depicted in red.

These revised parking figures align with the stipulated minimum requirements outlined in the Offaly County Development Plan under objective DMS-102.

For further details, kindly consult PL009 Rev A - Parking Strategy, an integral component of this application









	HOUSES	= 178 Spaces (2 per house)
	APARTMENTS	= 72 Spaces
	BLOCK A	= 20
	BLOCK A VISITOR	= 5 (INC 1 ACCESSIBLE SPACE)
	BLOCK B	= 47 (INC 2 ACCESSIBLE SPACES)
	9 EV SPACES INCLUDED	
	CRECHE STAFF	= 5 Spaces
	CRECHE DROP OFF	= 7 (INC 1 ACCESSIBLE SPACE)
	TOTAL CRECHE SPACES	= 12
	ACCESSIBLE SPACES	= 4
	<b>TOTAL</b>	<b>= 262 SPACES</b>

Figure K.1 Extract from car parking strategy drawing



Figure I.1 Extract from car parking strategy drawing

**1i** - Please submit an Urban Design Statement having regard to development principles in section 7.2.4 of the Development Plan to support the indicative masterplan submitted. The applicant is invited to amend the masterplan, if necessary.

Masterplan Assessment (OCDP Section 7.2.4)

**SITE ASSEMBLY**

The Opportunity Site is primarily owned by the Applicant, which has long term development plans for this site, subject to appropriate market and economic conditions. This housing site will be delivered first, within the 2023 – 2025 period. It is anticipated that the hospital development will commence during this same period. Both are 'stand-alone' developments in construction terms. Other land will come forward for development in due course. All developments will be connected and will create synergy for a high quality successful environment.

**LAND USE**

The masterplan shows land uses within the Opportunity site in accordance to the various land use zonings identified in the current OCDP (hospital, supporting services in 'Blocks' and residential). The masterplan land uses is generally consistent between that approved under the hospital application and the current proposal. It is accepted that it is only the actual land use within each individual part of the Opportunity Site which is subject to any particular application which is formally assessed and considered. Any land use outwith the application site will be assessed when it is the subject of a formal application. A mix of uses will allow for supportive and ancillary uses, sustainable development and synergy between uses to facilitate successful places.

**DESIGN AND LAYOUT**

A detailed assessment was carried out of the hospital development, based on a suitable form and layout of development in the wider area. The layout proposed at that time for this current LRD application site is very similar to that now being proposed. All forms of development contained within the masterplan area were found to be acceptable. A detailed assessed is made in the application documentation of the proposed residential development in relation to the detailed DMS policies of the OCDP and considered to be acceptable and consistent with requirements.

**MOVEMENT AND ACCESS**

As is beneficial for the different uses, both the hospital and the residential developments are accessed independently. The remaining masterplan site will be assessed alongside the hospital movement and access considerations, with footpath linkages to the residential site only thus protecting the amenity of residential properties.

**BUILT AND CULTURAL HERITAGE**

There are no elements of built or cultural heritage within the masterplan site.

**BIODIVERSITY**

The ecological and landscape assessments have considered the natural environment of the respective sites, in the wider context of the Opportunity Site. Biodiversity enhancement will be provided by new planting within each development 'zone' appropriate to the land use within that zone.

**OTHER**

Full detailed assessment has been carried out for each constituent zone, as being developed.

**1o** - Having regard to the elevation treatments of bins and front garden shown on drawing PL113 please demonstrate that bins can be opened when cars are parked.

The bin store design is now updated to have three doors instead of two which will ensure practical manoeuvring areas when cars are parked adjacent.

For more information, please refer to PL113 REV A - Mid terrace Bin Store accompanying this application

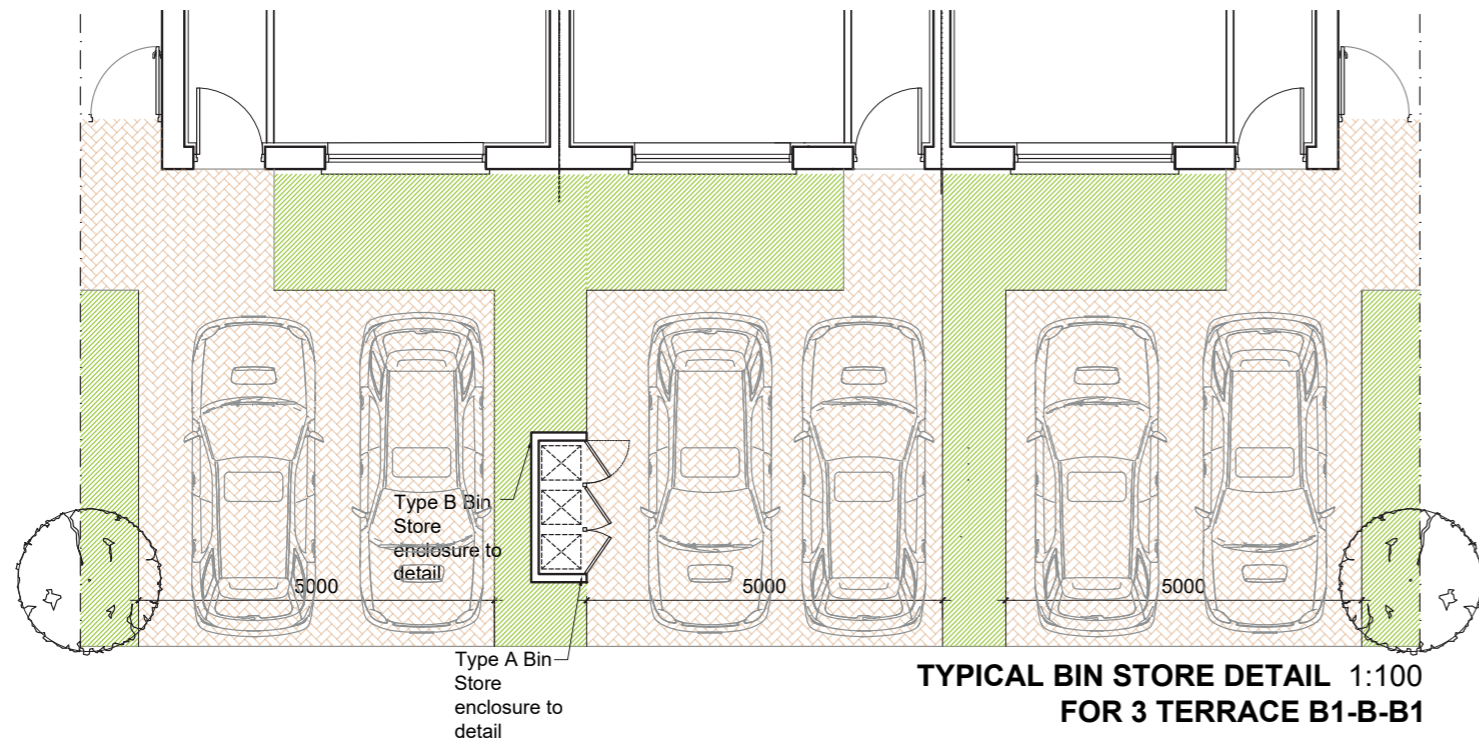


Figure O.1 - Bin store mid terraced houses









Figure O.1 - Bin store mid terraced houses

**2a** - The Applicant shall submit a proposal to have a dedicated set down area for parent drop off/pickup, turning area and parking assigned to the childcare facilities, which will not conflict with residential parking. The applicant shall indicate the number and location of parking spaces to be provided for the Childcare facilities staff members and parent parking

The parking areas have been noted as suggested, please refer to Figure O.1 adjacent

For more information, please refer to PL009 Rev A - Parking Strategy accompanying this application

	<b>HOUSES</b>	= 180 Spaces (2 per house)
	<b>APARTMENTS</b>	= 72 Spaces
	BLOCK A	= 20
	BLOCK A VISITOR	= 5 (INC 1 ACCESSIBLE SPACE)
	BLOCK B	= 47 (INC 2 ACCESSIBLE SPACES)
	<b>CRECHE STAFF</b>	= 5 Spaces
	<b>CRECHE DROP OFF</b>	= 7 (INC 1 ACCESSIBLE SPACE)
	<b>TOTAL CRECHE SPACES</b>	= 12
	<b>TOTAL</b>	= 255 SPACES
<b>ADDITIONAL INFO</b>		
	<b>ACCESSIBLE SPACES</b>	= 4
	<b>EV SPACES</b>	= 9 (15%)

**1i-m** It is noted that section 6.1 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities December 2022 requires the following:

"All applications for planning permission for apartment schemes or mixed housing developments that include apartments, must submit a schedule that details the number and type of apartments and associated individual unit floor areas, as part of the planning application process."

Please refer to updated Housing Quality Assessment and Accommodation Schedule reflecting the amendments above accompanying this submission

**1q** - Please clarify the labelling of proposed block A as a shared living facility in the proposed site layout plan in the submitted Architects Design statement

See response to RFI 4 OCC Housing below. Block A is proposed as non-restricted 1 and 2 bed apartments

**4** - The applicant has proposed the build and transfer of "Block B" (see figure 1) to an approved housing body containing 38 Units (28 x 1 Beds & 10 x 2 Beds). Although this proposal could in theory satisfy Part V OCC have no agreement in place with an Approved Housing Body or the Developer for this arrangement. This proposal is not acceptable to the OCC Housing Section and further discussions are needed on alternatives. The applicant is requested to discuss the proposal with John Cunningham Senior Engineer OCC Housing Section and submit a revised proposal.

The applicant has engaged in discussions with the Housing department in Offaly county council to propose the Age Friendly living facility as the Part V contribution. A total of 22 units of the 38 contained in Block B of the apartments have been proposed as Part V contribution along with 440sqm of communal facilities at ground floor. Please refer to PL401 and PL402 Rev A for details of these units. In the event of a final planning permission grant the developer shall liaise with the local authority's housing department to agree the details of the final Part V contribution.

**6** - The applicant should note that a number of third party submissions are on file and the applicant is invited to address the issues raised. In this regard please submit photomontages of the proposed apartments as seen from the rear gardens of dwellings in Arden Vale.

Full verified CGI's are submitted with this application with additional views from the relevant locations. The balconies of units 90no, 95no, 100no and 105no have been updated to face west, which combined with the current proposed separation of over 60m. between proposed and existing building, will ensure optimum quality in private amenity areas, both existing and proposed.

Additionally, a full day light / sun light assessment of the proposed development is submitted which concludes the following:

Daylight analysis of Existing Buildings:

The report concludes that none of the neighbouring buildings need to be included in the VSC assessment as there is no obstruction, measured in the section perpendicular to the window wall, no angle subtends an angle of more than 25° to the horizontal. This, according to the BRE guide means that the adjacent dwellings do not have to be included in the daylight assessment.

Shadow analysis of Existing Buildings:

The report concludes that the development will have a no virtually impact on existing buildings, with only minimal shading observed in the surrounding residential estates as described in section 5.3 of the Daylight and Sunlight report

Sunlight to proposed Amenity Areas:

The report concludes that all open spaces, Public and communal, meet and in most cases greatly exceed the relevant BRE guidelines.

Daylight to proposed Buildings:

The report concludes that of the 68 no. points tested, 68 no. points (100%) meet the BRE Guide 3rd Edition / IS EN 17037-2018+A1-2021 sunlight exposure recommendations of greater than 1.5 hours on March 21st, meaning that the proposed buildings are performing well from a daylighting perspective.

For detailed assessment of the proposed development, we refer to the report prepared by IES which has been carried out in accordance with the requirements set out in Section 6.6 of the 2018 Apartment Design Guidelines.

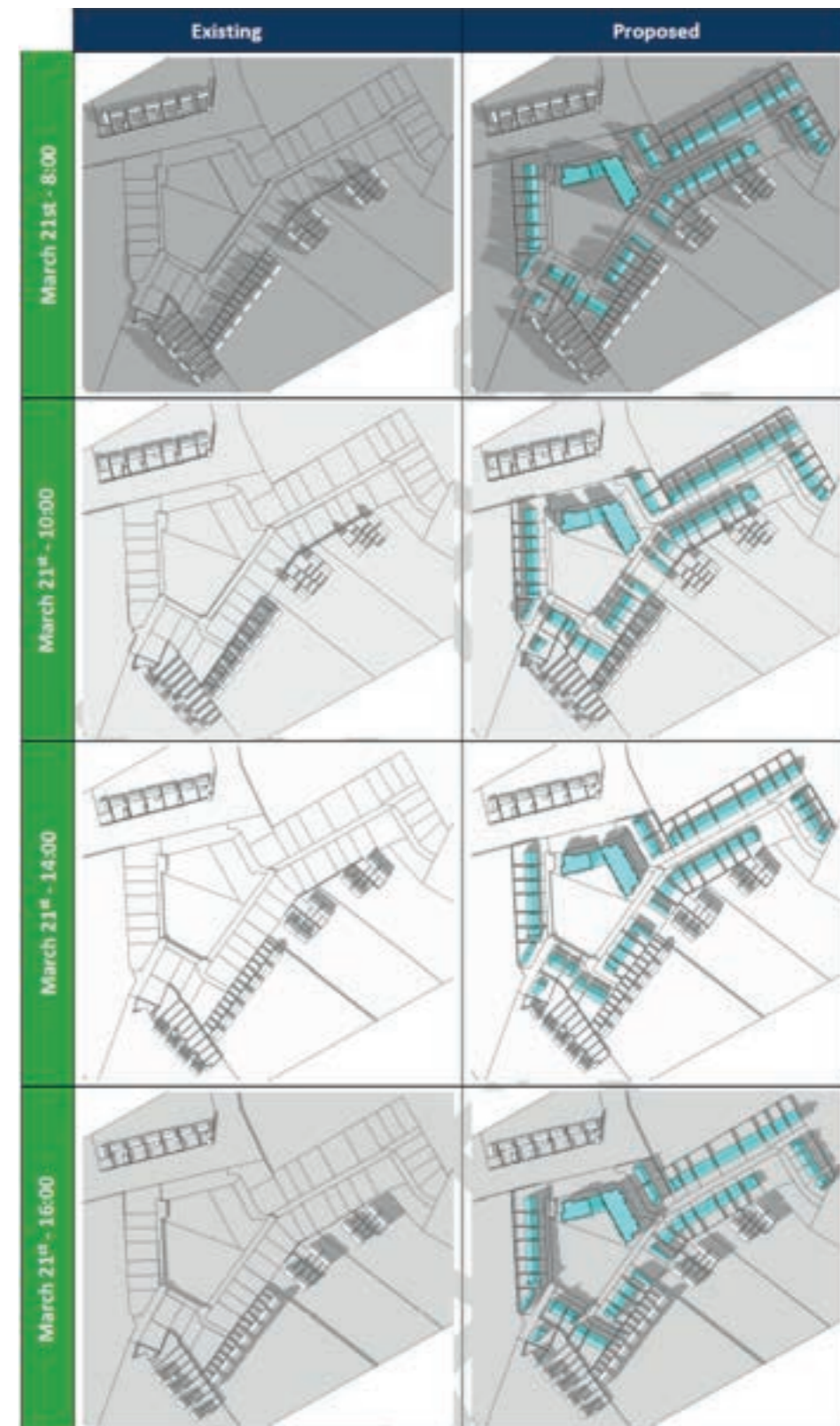


Figure 6.1 - Extract day light / sun light analysis