

**Proposed Residential  
Development at  
Castle Park  
Castlelands (Townland),  
Mallow, Co. Cork**

Architectural Design  
Statement

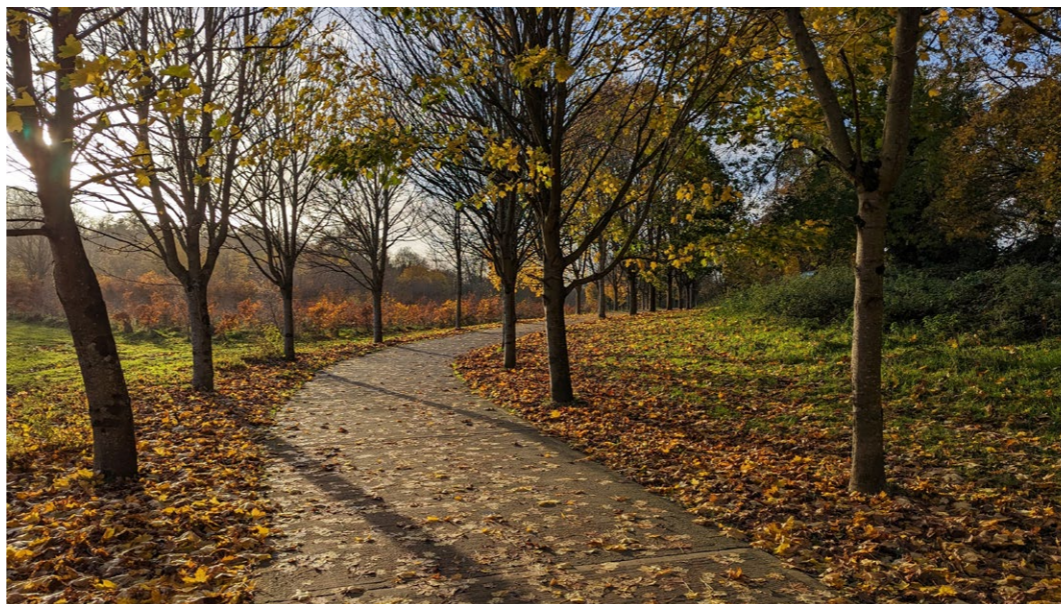
prepared by:

**Deady Gahan Architects**

DGA Ref.: 23107

Rev P1

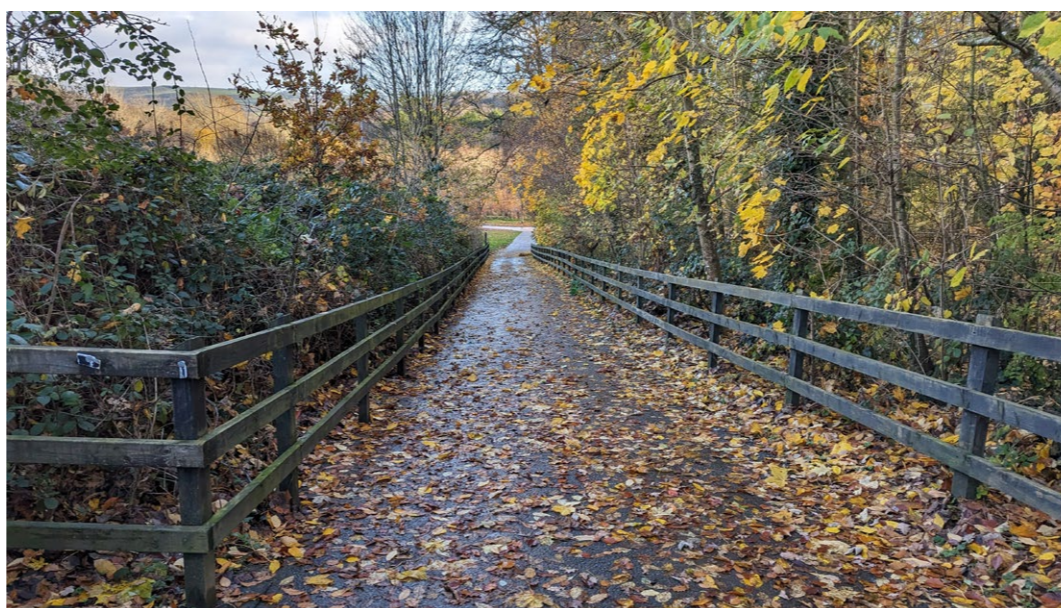




Location: **Castle Park, Castlelands (Townland), Mallow, Co. Cork**

Prepared by Deady Gahan Architects

Site Area <b>(Red Boundary)</b>	18.2 Ha
Developable area <i>(excluding existing residential, Green Infrastructure zoned lands, and crèche area)</i>	12.7 Ha
<b>Total no. of Units</b>	469
<b>Density (of developable area)</b>	36.9 units/ha (469/12.7)
<b>Total Building Gross Internal Floor Area</b>	48,351.0 sq.m.
<b>Ground Floor Building Gross Area (including ex. walls)</b>	28,472.6 sq.m.
<b>Site Coverage (Site Area)</b>	15.6%
<b>Site Coverage (Developable Area)</b>	22.4%
<b>Plot Ratio (Site Area)</b>	
Gross Internal Floor Area	0.265
<b>Plot Ratio (Developable Area)</b>	
Gross Internal Floor Area	0.38



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# 00 INTRODUCTION

This document has been prepared by Deady Gahan Architects in support of a proposed residential development at Castle Park, Castlelands (Townland), Mallow, Co. Cork.

The design of the proposed scheme has been directly informed by the relevant planning policy documents at national and local levels. The proposed development has been designed to provide high quality residential units that will contribute positively to Mallow and deliver much needed housing to County Cork. The proposed site layout focuses on the creation of distinctive streetscapes with different widths and parking formations that helps generate a highly efficient scheme and assists our vision of placemaking.

To ensure the visual integration of the proposed development into the existing context, the scheme promotes the protection and enhancement of areas of high biodiversity value, including existing hedgerows and trees. The proposed scheme has been carefully considered and the layout has been organised in order to create a

high density urban edge along the southern boundary of the site, while completing the existing Castle Park development. Different scales and feature corner units have been used throughout the site and are strategically placed to create node points within the scheme and provide orientation cues for logical wayfinding.

We consider the proposed scheme provides for a wide range of housing options in Mallow and will aid in completing the existing Castle Park development and enhancing growth into the near future. A Design Team with extensive experience in residential schemes has been appointed by the applicant to prepare the planning application including Deady Gahan Architects, McCutcheon Halley Planning Consultants, Simon Ronan Landscape Architecture (Landscape), Denis O'Sullivan & Associates Consulting Engineers (Civil & Structural), Punch Engineers (Traffic & Transportation) and GNet (CGI's) to ensure a high quality design and a robust and comprehensive planning application submission is made.

*This document contains a detailed assessment of the existing site conditions/constraints with a proposed LRD Application developed that directly responds to its context. The area within the site boundary consists of residential zoned land parcel MW-R-01, 'Residential' zoned land and 'Green Infrastructure' zoned Land.*

*The initial phase of development 'Phase 01' consists of 99no residential units, (which has been since reduced to 98 no. units at RFI stage) and was submitted as a separate application. A 122 child crèche is proposed in the centre of the proposed Castle Park development and will form part of both the Phase 01 and the LRD Application. The proposed density of Phase 01 is 35 UPH, with the LRD Application incorporating an element of higher density own door access apartments and duplexes which elevates the density for the overall masterplan to 36.9 UPH. The existing Lodge to the south of the scheme will also be converted to an Interpretive Centre and Cafe for the community.*



# 01 SITE CONTEXT

## CONTEXT IMAGES



ACCESS ROAD (ST. JOSEPH'S ROAD)



ACCESS ROAD (CASTLE CREST)



ACCESS ROAD (ST. JOSEPH'S ROAD)



ACCESS ROAD (KINGSFORT AVENUE)

# 01 SITE CONTEXT

## CONTEXT IMAGES



PUBLIC PARK TO SOUTH



PUBLIC PARK TO SOUTH



ACCESS TO PUBLIC PARK TO SOUTH FROM CASTLE PARK DEVELOPMENT



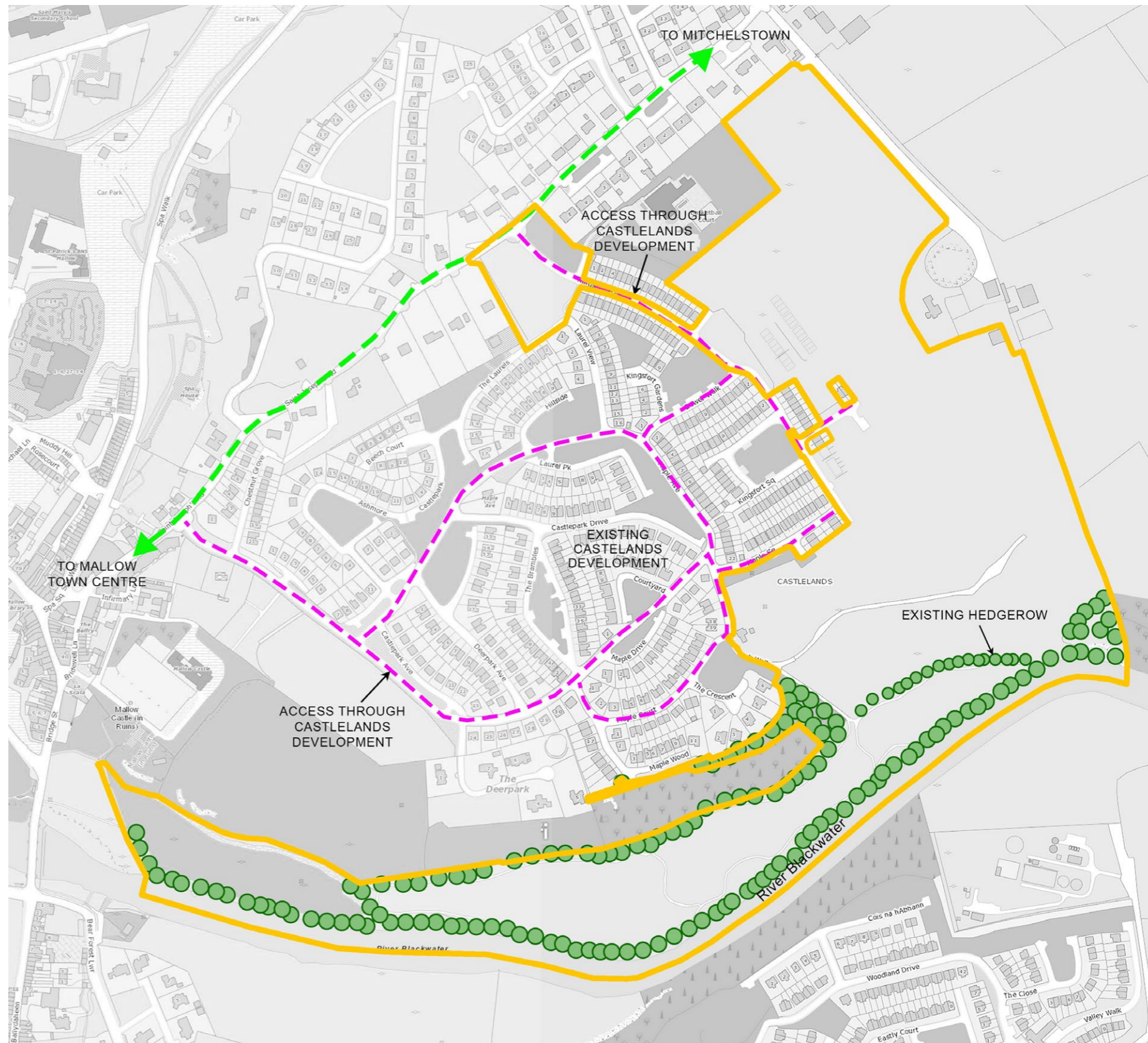
PUBLIC PARK TO SOUTH

# 01 SITE CONTEXT

## CONNECTIVITY & EXISTING INFRASTRUCTURE

The subject lands located at Castle Park, Castlelands (Townland), Mallow, Co. Cork offer a unique opportunity to provide a quality residential development within the locality and to complete the existing Castle Park development. Attractive existing and proposed connectivity around the scheme provides desirable connections to the amenities of the town of Mallow and Cork City.

The land is a greenfield site of a flat to sloped topographical nature. St. Joseph's Road provides access to the site, running along the site's northern boundary, with the dwellings within the scheme being accessed from Kingsfort Avenue within the existing Castle Park development. The site is flanked by the existing Castle Park development to the west, a public park to the south and a residential dwelling and agricultural lands to the east. Scoil Aonghusa National School is located to the north of the site. The site is also a short distance from the N20 Road, providing the site with excellent connections to Cork City/County, North Cork, Limerick and nationally thereafter.

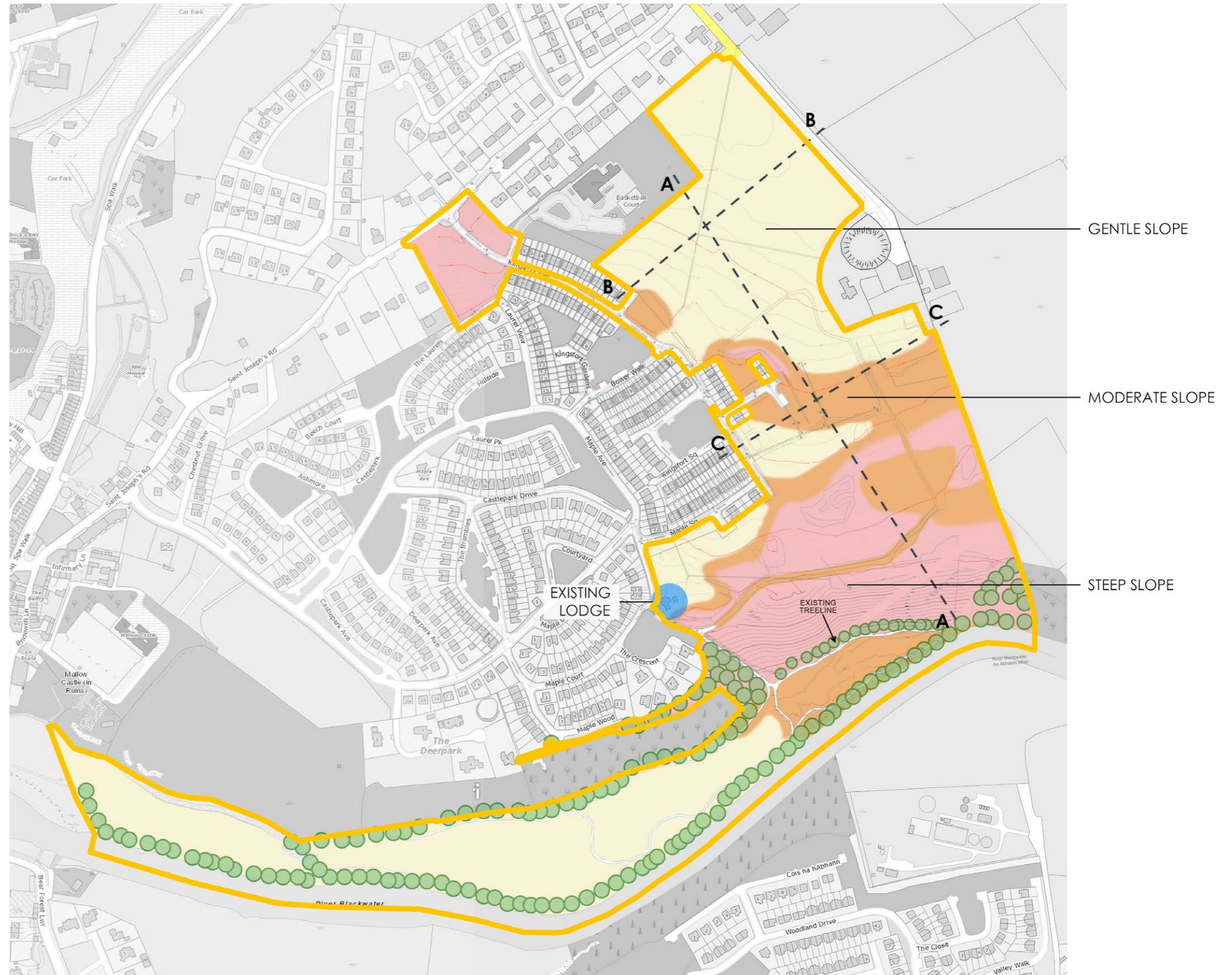


# 01 SITE CONTEXT

## EXISTING SITE FEATURES

### Key site features:

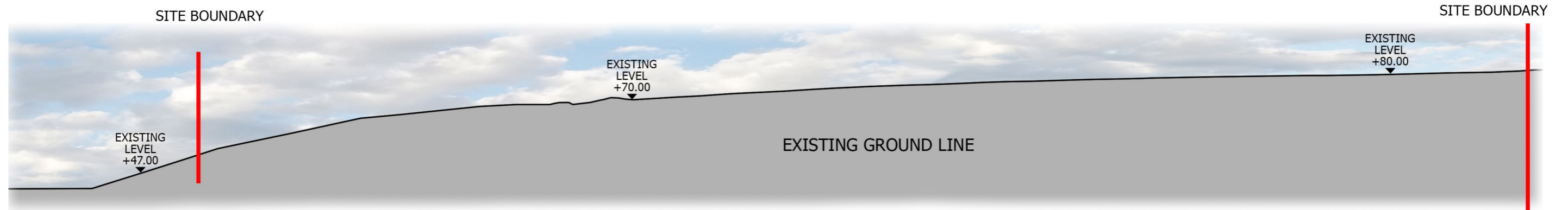
- St. Joseph's Road provides access to the site along the northern boundary, with the dwellings accessed from within the Castle Park development from Kingsfort Avenue
- The site is accessed through existing Castle Park Development which has been partially complete with uncompleted sections of the site surrounded by hoarding.
- Existing treelines run east-west along the southern section of the site
- The scheme is also accessed from the west via Castle Park Avenue
- The site is within walking distance from Mallow Town offering a wide range of amenities.
- An existing Lodge located to the south of the site also provides potential for alternative uses.



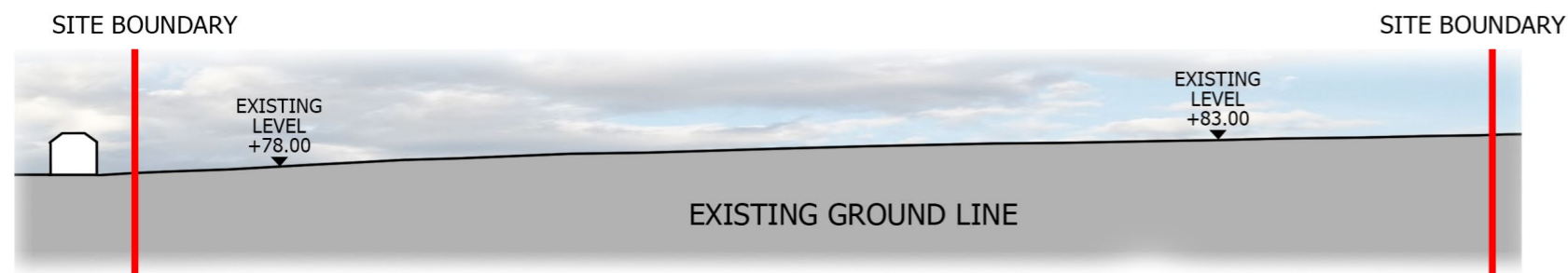


# 01 SITE CONTEXT

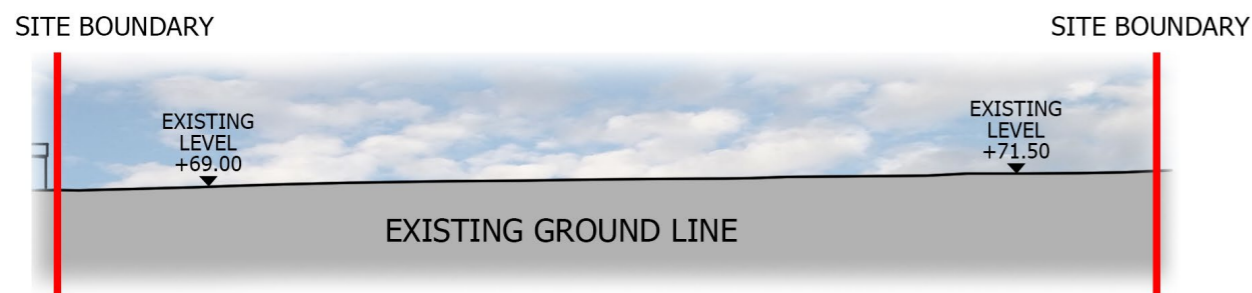
## EXISTING SITE FEATURES



**EXISTING SITE SECTION A-A**



**EXISTING SITE SECTION B-B**



**EXISTING SITE SECTION C-C**

Our design approach directly relates to defining the existing natural features that are present on site and incorporating them into the scheme where possible to give the development a distinctive quality that is unique to its location.

Despite the site being classified as a greenfield site, as it was previously part of a larger, partially complete scheme, much of the lands have been cleared of any existing vegetation and trees.

The sites existing topography is relatively flat in areas but falls to a steep slope towards the southern portion of the site as it connects to the existing public park. This difficult topography in the south requires a site specific strategy in order to deal with the gradient and to retain the site's characteristics and features.

The public park to the south of the scheme is located on Public Open Space zoned lands and will be incorporated into the landscape strategy of the proposed development, this area will not be included in the usable public open space calculations.

This development has been carefully considered to respond to the existing topography in order to minimise cut / fill on site and to maximise the usability of the open spaces within the public realm design strategy. Great care has been taken to ensure the scheme is Part M compliant and is accessible for all.

# 01 SITE CONTEXT

## EXISTING UNIT ANALYSIS



3 STOREY UNITS ON KINGSFORT AVENUE



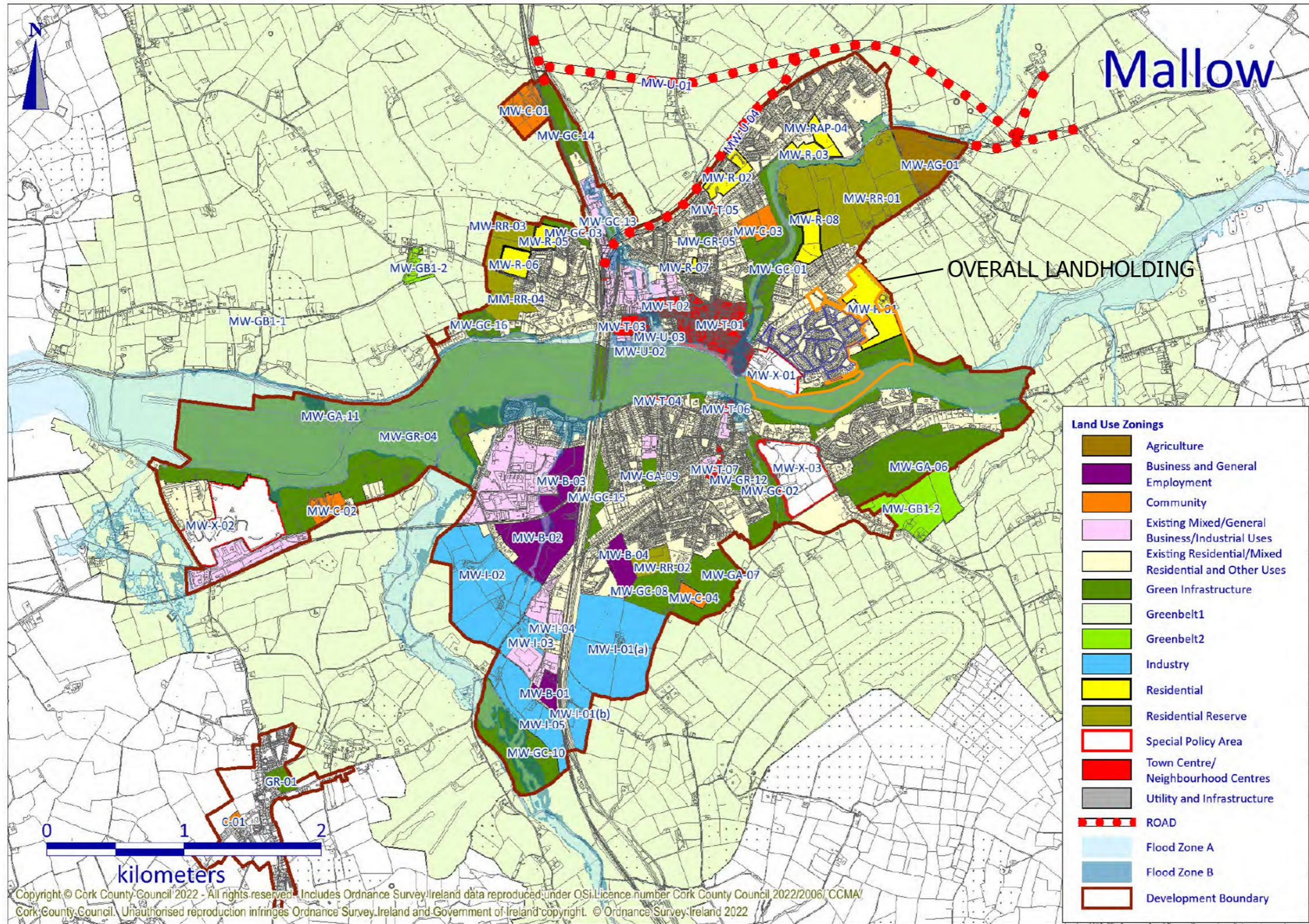
2.5 STOREY UNITS ON MAPLE AVE

2 STOREY UNITS ON MAPLE SQUARE



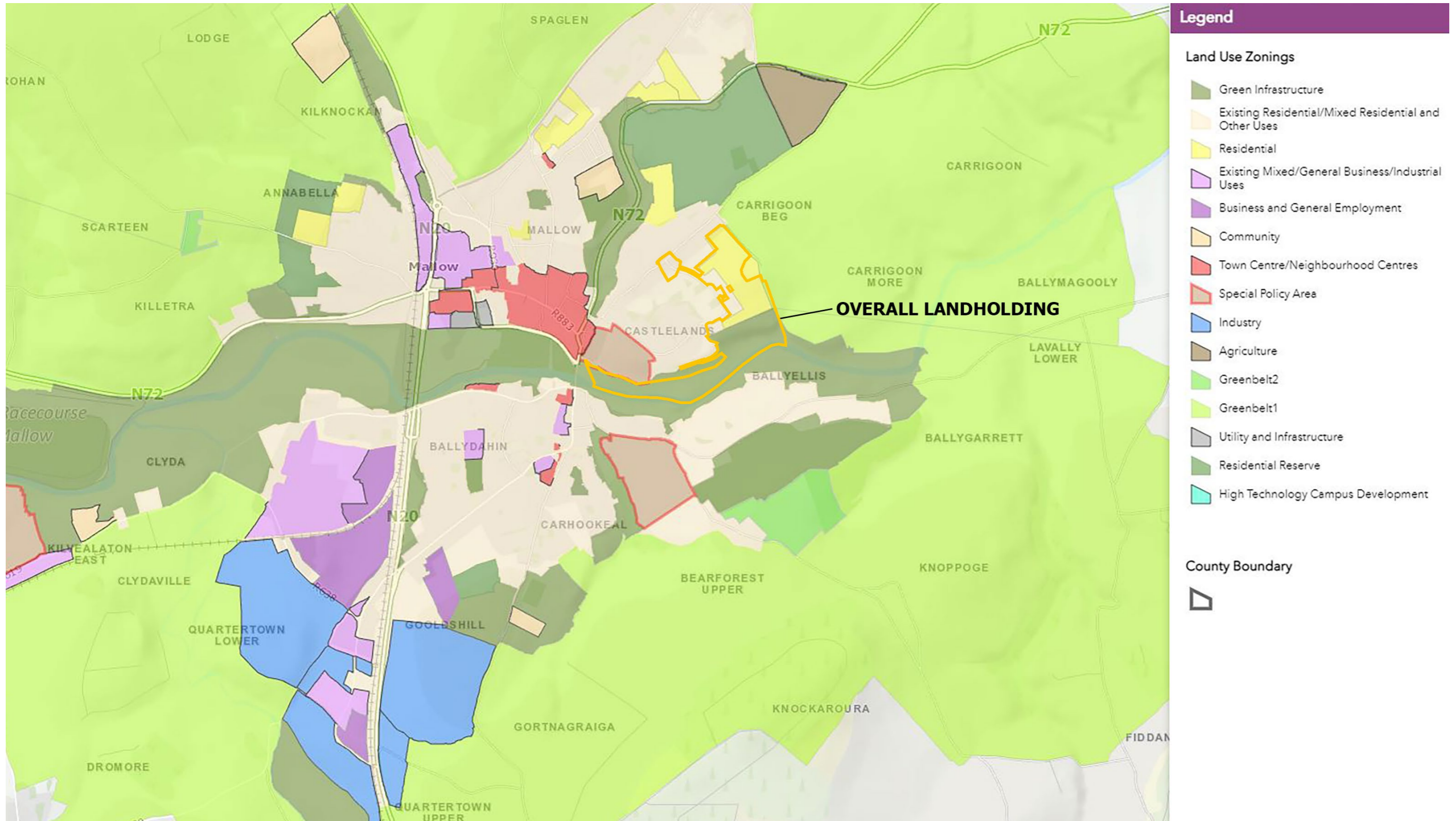
# 01 SITE CONTEXT

## SITE ZONING



# 01 SITE CONTEXT

## SITE ZONING



# 02 AMENDMENTS MADE TO ADDRESS COMMENTS MADE DURING S247 MEETING WITH CORK COUNTY COUNCIL

A S247 meeting was held on the 16th of February 2023, and subsequent meetings were held on the 19th of May 2023 and the 3rd of August 2023, with members of Cork County Council’s Planning, Architectural, Engineering and Ecology Departments and the Design Team present. This site plan, along with supporting information, was presented at the latter meeting for comment. The input received from Cork County Council following this meeting resulted in the following changes prior to the LRD Meeting, some of which are highlighted below.

## 1. GREENWAY AND LANDSCAPED AREAS - QUANTITY, QUALITY, LOCATION AND DEFINITION

The layout has been modified in order to incorporate a 3 - 3.5m wide shared pedestrian/cycle path in the form of a Greenway. This Greenway runs from the existing Castle Park development, past the proposed crèche, through the scheme via the connected open spaces and connects to the public park to the south. This Greenway is also surrounded by a minimum 8.5m green buffer with landscape and planting (with reference to the Water-Rock Urban Design Framework 2018) to create a safe and permeable route through the scheme. The public open spaces have also been enhanced in order to provide additional amenity and suds measures where possible.

The greenway, open space and pocket green areas design have been further enhanced and detailed by the work of Simon Ronan Landscape Architecture.

## 2. RELOCATION OF THE CRÈCHE AND ADDITIONAL COMMUNITY USE

The size of the crèche has been based off the current requirements set out in the ‘Childcare Guidelines for Planning Authorities’ for the current proposal. The crèche has been moved into the centre of the scheme to act as a focal point within the new community. The crèche has also been redesigned to provide a community room within the building to cater to the neighbourhood and any community needs.

## 3. GREATER UNIT MIX, DENSITY, AND CATERING TO A WIDER RANGE OF USERS

A wider mix of units have been allocated around the site including additional apartments and duplex units to the south of the scheme addressing the public park. The ground floor units, along with the ground floor apartments elsewhere on the site, have been designed with regards to the Universal Access Guidelines in order to cater to a wider range of users within the community. The layout has also been redesigned in order to create smaller neighbourhoods by orientating these units around plazas and green areas. By doing so, this addressed the public park to the south while maintaining a permeable layout suitable for all users.



# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

A S32B LRD meeting was held on the 22nd of April 2024 with members of Cork County Council's Planning, Architectural, Engineering and Ecology Departments and the Design Team present. This site plan, along with supporting information, was presented at this meeting for comment. The input received from Cork County Council following this meeting resulted in the following changes prior to the final application. These changes are addressed in this chapter.

CASTLE PARK LRD					
Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	No. of Unit
B1	4-bed semi-detached	4 bed	7	135.3	64
H1/H2/H3	4-bed townhouse	4 bed	8	169.0	11
H4	4-bed townhouse	4 bed	8	170.4	1
C3	3-bed semi-detached	3 bed	6	121.2	4
C2	3-bed semi-detached corner	3 bed	6	121.2	8
C1	3-bed semi-detached	3 bed	5	116.2	88
F1 / F2	3-bed shallow unit	3 bed	5	108.4	32
D2	3-bed townhouse corner	3-bed	6	121.2	4
D1	3-bed townhouse end	3 bed	5	104.4	34
E1	2-bed townhouse mid	2 bed	4	84.5	45
G2 / G4	3-bed Duplex	3 bed	5	101.0	14
K1	2-bed Duplex	2 bed	4	88.3	72
G1 / G3	1-bed Apartment	1 bed	2	54.3	14
J1	1-bed Apartment	1 bed	2	50.1	72
<b>4 bed</b>		76	16.4%		
<b>3 bed</b>		184	39.7%		
<b>2 bed</b>		117	25.3%		
<b>1 bed</b>		86	18.6%		
<b>houses</b>		291	62.9%		
<b>duplex-apartments</b>		172	37.1%		
<b>TOTAL NUMBER OF UNITS</b>		<b>463</b>			
<b>SITE AREA (RED LINE BOUNDARY)</b>		<b>17.5 HA</b>			
<b>SITE DEVELOPABLE AREA</b>		<b>12.9 HA</b>			
<b>DENSITY</b>		<b>35.9 UNITS / HA</b>			
<b>OPEN SPACE</b>		<b>15.5%</b>			
<b>122-child CRECHE</b>		<b>788.6 sq.m.</b>			



## 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

### OPINION ITEM 1- NATURA IMPACT STATEMENT (NIS)

The first item noted in this opinion refers to the AA Screening Report and the Natura Impact Statement that was prepared and submitted alongside this application. This item requests the mitigation measures outlined in the submitted NIS should be conducted prior to the completion and submission of the final NIS for this application. The mitigation measures to be conducted are;

- Mitigation 1 - Site Conditions
- Mitigation 2 - Quantities of waste which will be generated by the excavation works for the substructure, roads and underground civil infrastructure, and how these will be stored, reused or exported from the site.
- Mitigation 3 - Locations of slit fencing, settlement tanks, lagoons, monitoring locations, site compounds and storage areas.

Along with these items, the revised NIS should be prepared and submitted that accounts for all conditions and appropriate mitigations, to the Planning Authority.

Please refer to the documentation provided by Enviroguide a for information regarding the revised NIS.

## 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

### OPINION ITEM 2- ENVIRONMENTAL IMPACT ASSESSMENT SUMMARY REPORT

For the S32B Meeting, a summary report for the EIA was submitted confirming that an EIAR will be submitted with the LRD Planning Application. The summary report stated that, though buildings on site were assessed for bat roosts and none were found, no information on whether the trees on site were assessed for potential roost features. This item requests a preliminary Bat Roost assessment to be carried out on all trees within and bounding the site and the details to be submitted.

Please refer to the documentation provided by McCutcheon Halley Planning Consultants a for information regarding the EIAR.

## 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

### OPINION ITEM 3- LANDSCAPING

This item refers to a number of non-native trees and flowering plants indicated on the Landscaping Plan that are not listed on the All-Ireland Pollinator Plan. This item requests that a revised landscaping plan be submitted which;

- Provides native alternatives to the following species: *Betula utilis*, *Plantus x hispanica*, *Acer griseum*, *Prunus serrula*, and *Fagus sylvatica*. No non-native plants should be planted at the southern end of the site.
- Provides for the planting of flowering plants that are listed in the All Ireland Pollinator Plan.
- Provides for the management of grassland to allow for the growth of wild flowers, especially within the southern area closer to the SAC, that would naturally occur within the site and its surrounding environs.
- Removes the bird watching tower.
- Incorporates nest boxes into housing design and green infrastructure. Nest boxes should not be generic but aimed at Bird of Conservation Concern (e.g. swifts, swallows, house sparrow). Input from the developer's consultant ecologist should be sought.

Please refer to the plans and documentation provided by Simon Ronan Landscape Architecture a for information regarding the revised Landscaping Plan.

## **03** AMENDMENTS MADE TO ADDRESS LRD OPINION

### OPINION ITEM 4- LIGHTING AND ECOLOGY

This item notes that, due to the proximity of the scheme to the Blackwater SAC and bat commuting corridors, appropriate lighting along the southern end of the site is required and information should be provided on this lighting and how nocturnal species will not be impacted. This item also requests the Bat Conservation Trust Guidance Note (GN08/23 Bats and Artificial Lighting at Night) should be consulted.

Please refer to the documentation provided by Kelliher's Electrical for information regarding the revised Public Lighting.

## **03** AMENDMENTS MADE TO ADDRESS LRD OPINION

### OPINION ITEM 5- SURFACE WATER MANAGEMENT PLAN

This item in the Opinion refers to the Surface Water Management Plan and the prioritisation of SuDS measures over attenuation tanks. It is requested that a revised drainage impact assessment with a drainage plan and SuDS statement is submitted in accordance to the requirements set out in the Cork County Development Plan 2022, advice note No. 1 Surface Water Management (Dec 2022). Other documents and additional details are also requested to be submitted with this application regarding the surface water and drainage.

Please refer to the documentation and drawings provided by DOSA Consulting Engineers for information regarding the revised Surface Water Management Plan and other requested documents.

## **03** AMENDMENTS MADE TO ADDRESS LRD OPINION

### OPINION ITEM 6- WATER SUPPLY

This item requests a confirmation of capacity for the existing mains to be utilised and permissions for connections are to be submitted alongside this application. It is also noted that the proposed water main should be included on the submitted layouts for assessment.

Please refer to the documentation and drawings provided by DOSA Consulting Engineers for information regarding the Water Supply.



## 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

### OPINION ITEM 7- WASTEWATER TREATMENT

This item requests clarification regarding a number of items in relation to the proposed waste water treatment within and around the scheme including; clarifying if upgrades are required for feasibility, ensuring the proper connection agreements/wayleaves are in place with respect to accessing private infrastructure in the adjacent estate, permissions required by Uisce Eireann to be submitted, permissions to connect to the existing network by the infrastructure owner are to be obtained and details regarding a possible WWTP and its requirement.

Please refer to the documentation and drawings provided by DOSA Consulting Engineers for information regarding the revised Wastewater Treatment within the scheme.

## 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

### OPINION ITEM 8- PUBLIC LIGHTING

This item notes that a number of revisions are to be made regarding the design and placement of the proposed public lighting in the scheme, including the placement of columns near trees and maintenance access.

Please refer to the documentation provided by Kelliher's Electrical for information regarding the revised Public Lighting.

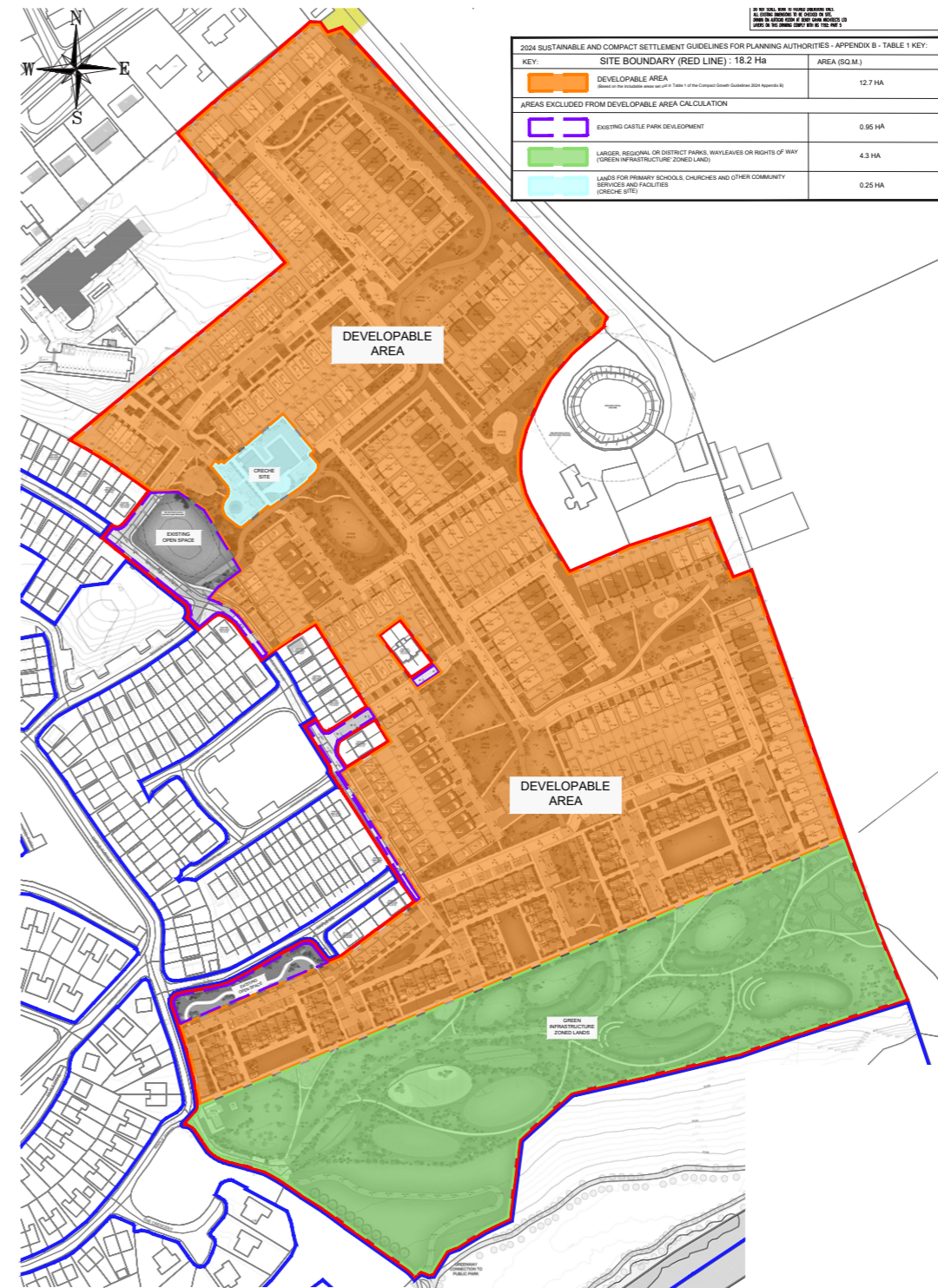
# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

## OPINION ITEM 9- DESIGN AND LAYOUT

The points raised in item 9 of the Opinion relate to the design and layout of the scheme with regards to policy objectives set out in both the Cork County Development Plan 2022-2028 and the Sustainable and Compact Settlement Guidelines for Planning Authorities 2024 regarding the density calculation, and the exploration of further compact growth guidelines, along with adjustments to the layout and typology of certain units. The responses to these items are as follows;

9(a) The scheme has been revised in order to better meet the targets set out in the RSES and Cork CPD 2022, objective HOU 4-7 of the Cork CDP 2022 and the Sustainable and Compact Settlement Guidelines for Planning Authorities 2024. The density of the scheme has been increased from 35.9 units per hectare to 36.9 units per hectare by introducing a revised unit typology to provide a more innovative design while providing a greater variation of units to benefit a wider range of users. Key items within the guidelines such as the reduction of garden sizes and separation distances have been incorporated into the layout where possible. Other Policy and Objective items within the guidelines such as the public open space requirements and car and cycle parking have helped influence the revised layout in order to create an innovative and compact development that keeps in line with the policy documents.

A detailed Developable Area Calculation Plan has been prepared along with a detailed summary schedule table in order demonstrate how Table 1 of Appendix B of the Sustainable and Compact Settlement Guidelines for Planning Authorities 2024 has been applied.



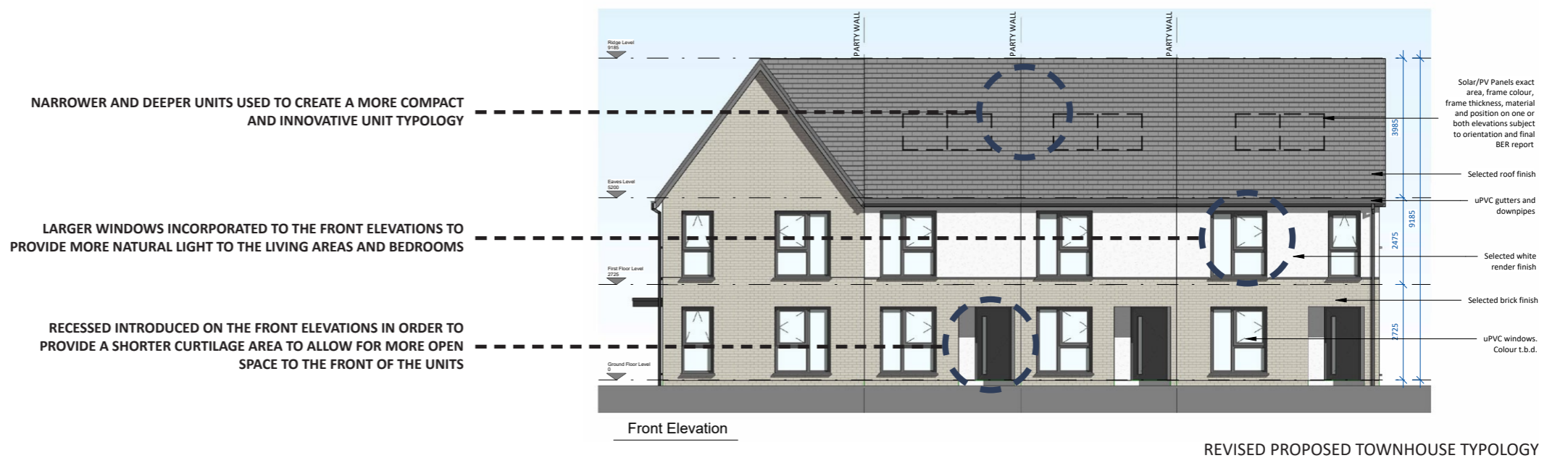
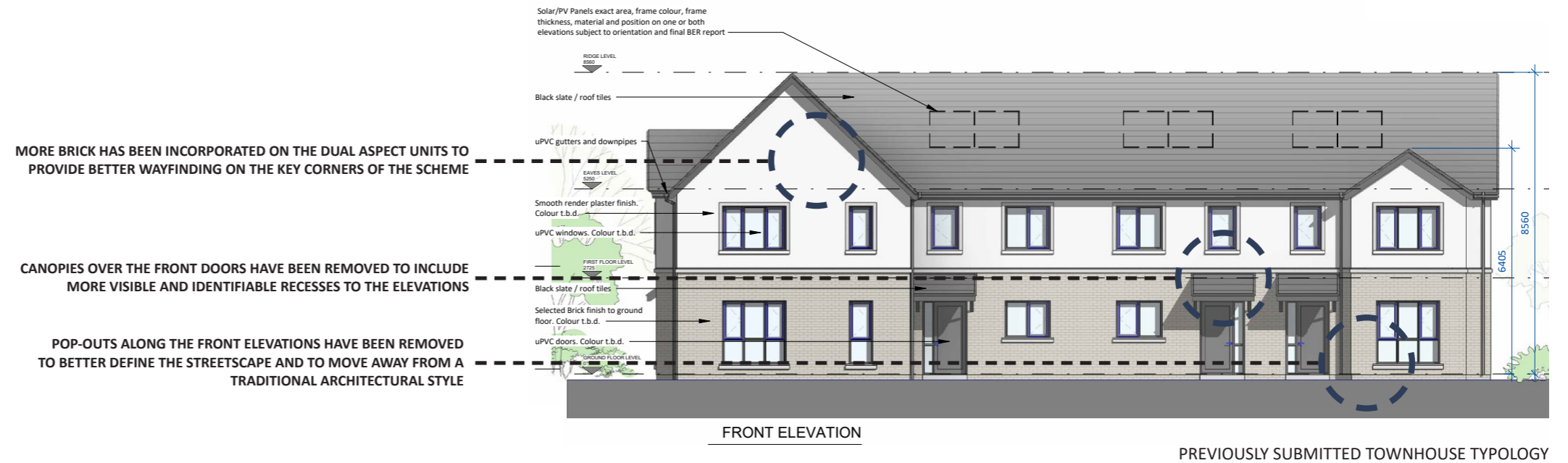
# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

## OPINION ITEM 9- DESIGN AND LAYOUT

The scheme has been revised to reduce the standard parking arrangements and amend the unit typology from the previously proposed layout. A unit typology has been developed to provide a contemporary architectural style while reflecting the architectural treatment of the existing Castle Park scheme. These units have been designed to provide a more compact unit typology that includes a variation of unit types to cater for a wider range of users. Character areas have also been introduced in order to provide for additional variation within the scheme and to help with situating the user and way finding.

Parts of the layout have also been revised to include areas that diverge from the standard parking arrangements in order to improve the relationship between the dwellings and the open spaces.

The revised unit typology has been introduced for this application to add more variation to the unit typology and external design of the units. The new unit typology has also been designed to reduce the size of the curtilage in front of the units and using this additional space to increase the size and quality of the public open spaces.



# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

## OPINION ITEM 9- DESIGN AND LAYOUT

The scheme has been revised in order to provide a better quality of residential amenity for the step down / aged community. The quantity of apartment / duplex units has been increased to cater for a wider range of users and the units have been relocated to the south of the scheme to provide better quality amenity spaces for the end users. 3 no. accessible bungalow units have also been introduced to the north overlooking an urban plaza to further provide for the step down / aged community.



The location of public and private amenity spaces along with the placement of rooms and openings of the units have been designed in order to maximise the amount of solar gain and to make use of as much natural light as possible.



The scheme has been revised in order to provide a wider mix of unit types to cater for a wider range of end users. The proposed housing mix of 1, 2, 3, and 4-bed houses (bungalows, townhouses and semi-detached), along with 1 and 2 bed apartment and duplex units, enable the creation of a sustainable residential development that provides a greater housing choice and responds to the needs of single people, families, older people and people with disabilities. In this regard we are also providing 85 no. bungalows and ground floor apartments designed following the principles of the Universal Design.



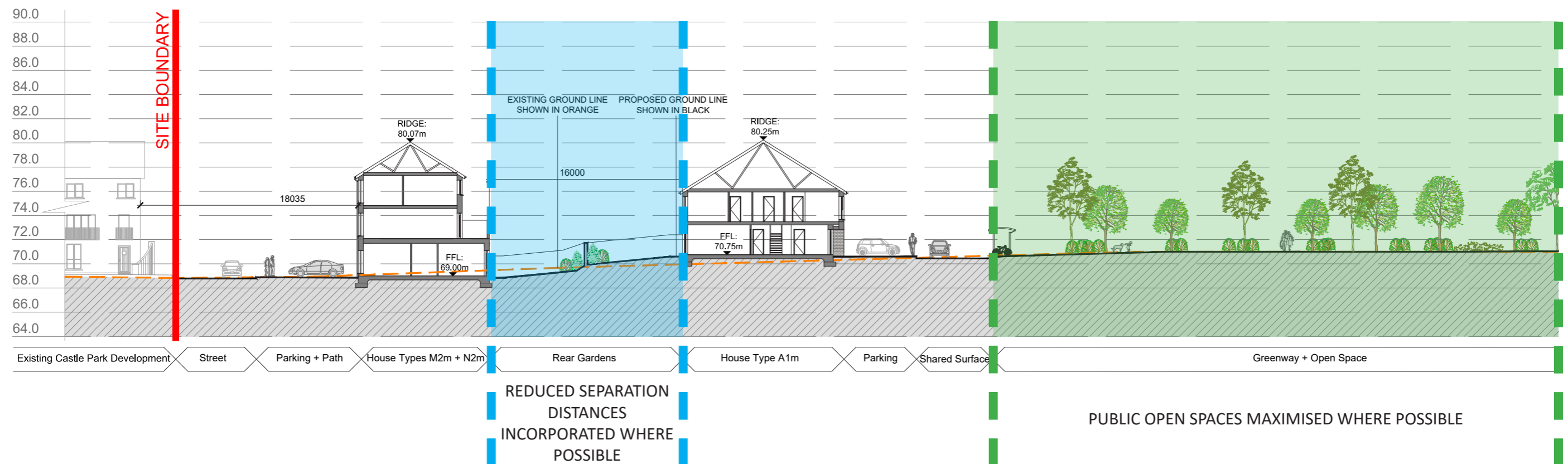
PROPOSED REVISED UNIT TYPES

# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

## OPINION ITEM 9- DESIGN AND LAYOUT

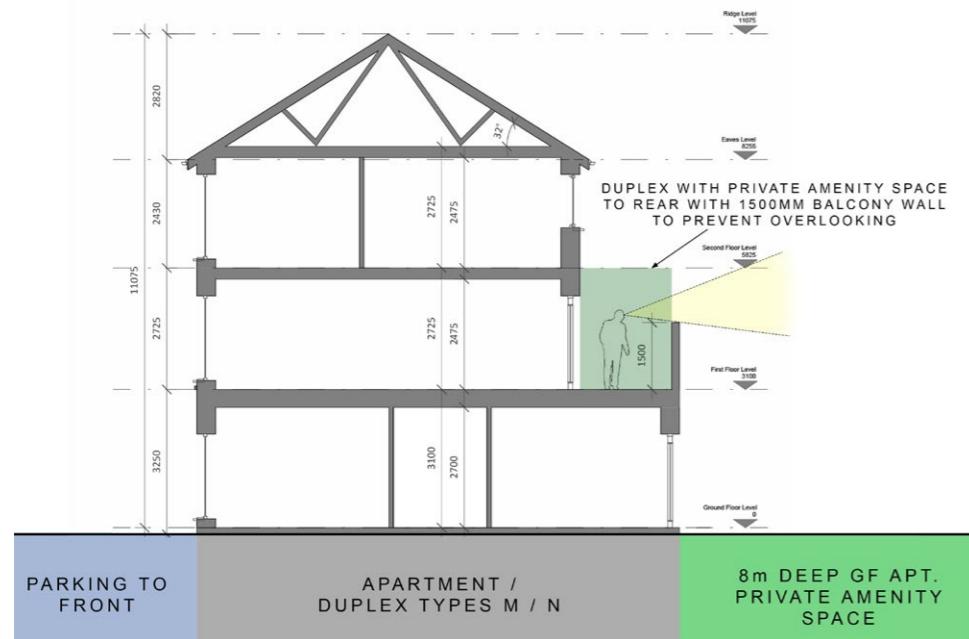


REVISED UNIT TYPOLOGIES



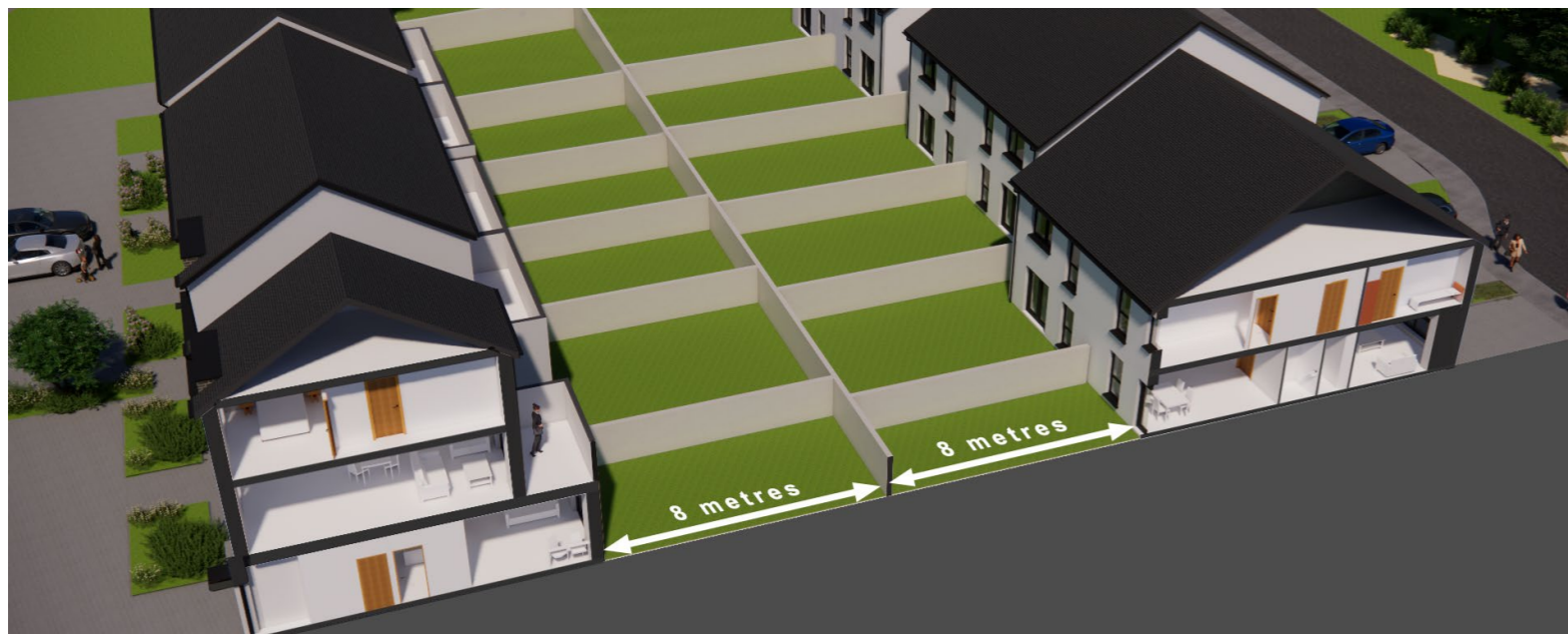
# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

## OPINION ITEM 9- DESIGN AND LAYOUT



APT/DUPLEX AMENITY SPACES DESIGNED TO PREVENT OVERLOOKING WHILE RETAINING A STRONG BUILT EDGE TO THE FRONT OF THE UNIT

OUT OF CURTILAGE PARKING LOCATIONS AND POCKET PARKS INCORPORATED



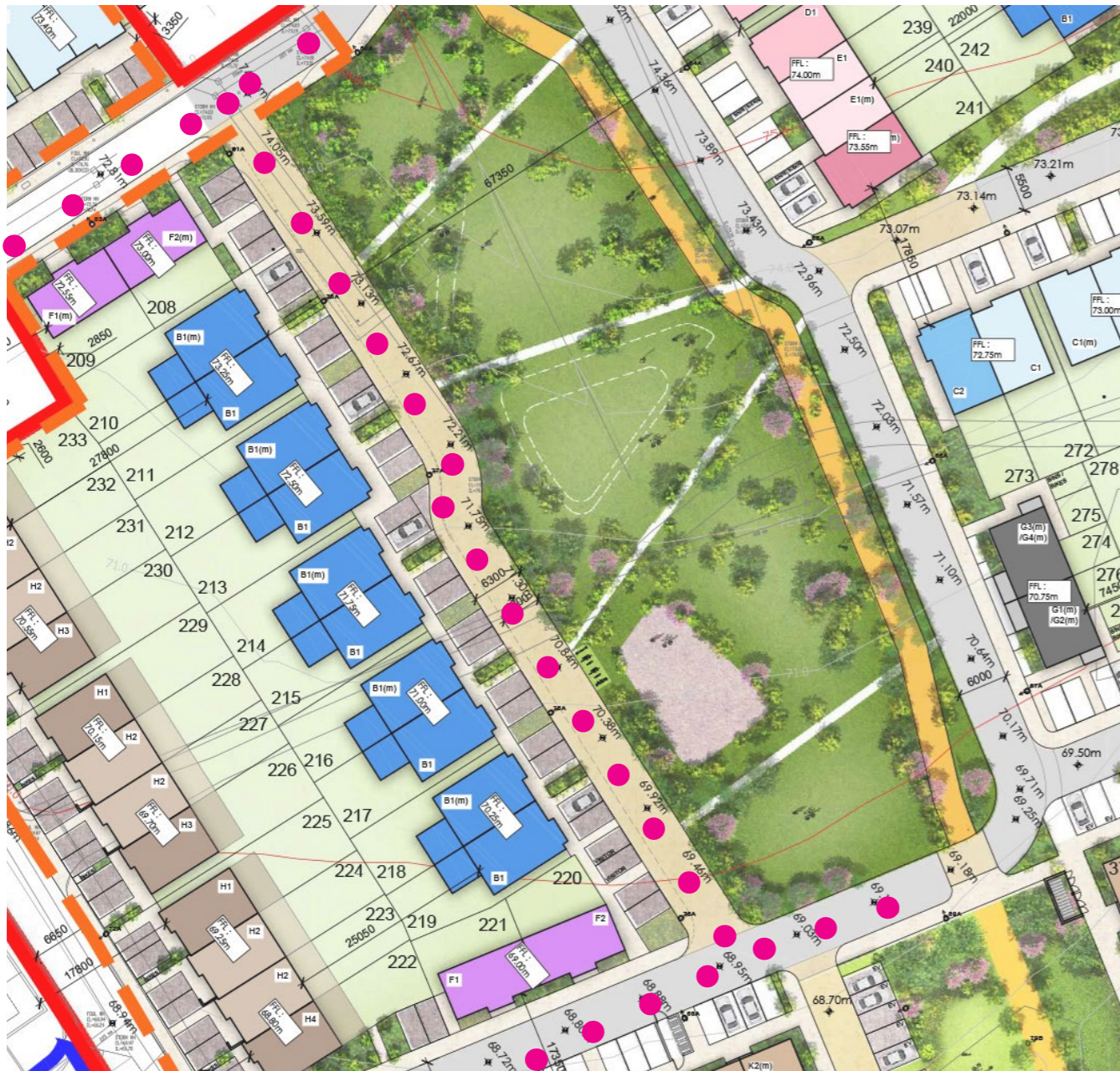
REAR GARDEN SIZES REDUCES WHERE POSSIBLE TO KEEP IN LINE WITH COMPACT GROWTH GUIDELINES

POCKET PARKS AND OUT OF CURTILAGE PARKING

# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

## OPINION ITEM 9- DESIGN AND LAYOUT

9(b) The scheme has been revised in order to incorporate cul de sac arrangements in areas to promote pedestrian priority where possible. Specific areas of the scheme such as the access street outside units 20 - 31, and the shared surface street outside units 234 - 247 have been revised to incorporate cul de sac arrangements which aim to prioritise pedestrian and cycle permeability and to encourage more direct routes for traffic locally to the main streets within the Castle Park development.



PREVIOUSLY SUBMITTED LAYOUT WITH THROUGH ACCESS



REVISED LAYOUT WITH AMENDED CUL DE SAC ARRANGEMENT

# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

## OPINION ITEM 9- DESIGN AND LAYOUT

9(c) The 3 storey Apartment/Duplex units located within character area 4 to the south of the scheme have been revised in order to create a more innovative and attractive streetscape while providing a high density and permeable edge to the public park to the south. The corner apartment / duplex units have been revised with side access to activate the key corners of the scheme and to provide additional passive surveillance in the communal areas and over the public park to the south.

9(d) Please refer to drawing no.s 23107/P/010 - 012 for information regarding bin/bike stores and drawing no. 23107/P/006 for information regarding EV charging along with drawing no. 23107/P/005 for details on internal boundaries.

Please refer to the plans and documentation provided by Simon Ronan Landscape Architecture a for information regarding the landscaping and external boundary treatments.





## 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

### OPINION ITEM 10- ROAD ACCESS

Item 10 of the Opinion refers to a number of queries regarding road access and DMURS compliance.

(a) It is proposed that an access point is provided adjacent unit number 460 from the scheme to Maple Wood. Please refer to drawing no. 23107/P/003 for details.

(b) Please refer to the drawings and documentation prepared by PUNCH Consulting Engineers for details on street signage and markings, please also refer to the comments made to address item 9(b) in this report for details on the provision of vehicular cul-de-sacs in the internal layout to prioritise pedestrian and cycle permeability and to encourage more direct routes for traffic locally to the main streets within the Castle Park development.

(c) (d) (e) (f) Please refer to the documentation provided by PUNCH Consulting Engineers for information regarding these points in the Opinion.

## 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

### OPINION ITEM 11- TRAFFIC AND TRANSPORTATION ASSESSMENT (TTA)

This item refers to the preliminary Traffic and Transport Assessment that was prepared for the S32B meeting. It is requested that the TTA is updated in accordance with the TII TTA guidelines, including assessing the impact on the existing residential development, and proposals that mitigate the traffic impact on the road network should also be provided. The impact of the development on additional junctions and schemes should also be included in the TTA.

Please refer to the documentation provided by PUNCH Consulting Engineers for information regarding the revised TTA and additional assessments.

# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

## OPINION ITEM 12- SUSTAINABLE TRANSPORT

The points raised in item 12 of the Opinion requests a revised Mobility Management Plan which takes into account mitigation measures to reduce car based trip making and how these measures are implemented. This point also refers to the car and bike parking standards, the width and lighting of the provided greenway and a revised Road Safety Audit and Quality Audit.

Please refer to the revised Mobility Management Plan prepared by Hegsons Design Consultancy for details on items 12(a). Refer to the documentation provided by Kelliher's Electrical for information regarding item 12(e). Please also refer to the Road Safety Audit & Quality Audit drawings prepared by Hegsons Design Consultancy for details on items 12(f) and (h), and refer to drawings prepared by DOSA Consulting Engineers for details on items 12(g) and 12(i).

The response to items 12(b), 12(c) and 12(d) are as follows;

12(b) The car parking proposal for the development has been revised in order to further reduce the parking provision for the scheme to address possible issues regarding transport and junction capacity. The scheme has been developed to minimise the need for parking where possible. Parking numbers have also been reduced where possible. 1 no. parking space per unit has been provided for all 1, 2, and 3 bed housing units in the scheme with 2 no. spaces provided per 4 bed unit. 0.8 spaces per apartment unit have also been provided.

New pedestrian and cycle connections are proposed within the scheme that connect the development to Mallow town centre in the form of a Greenway. This Greenway provides pedestrian and cycle access through the existing Castle Park scheme or via the public park to the south of the site.

Please refer to documentation provided by Punch Consulting Engineers for additional information on the Car Parking Provision.

### REVISED PARKING PROVISION WITH REDUCED PARKING NUMBERS

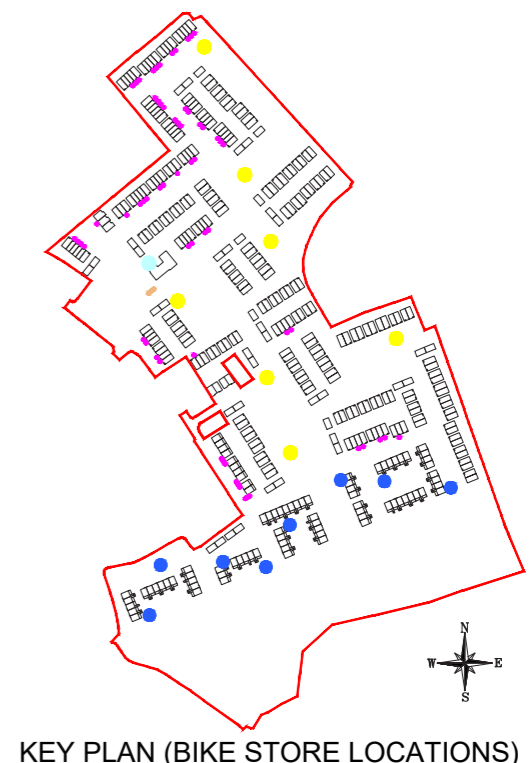
VEHICLE PARKING SPACES - RESIDENTIAL (HOUSING/APARTMENTS/DUPLEXES/CRECHE)			
Unit Types	No. of Units	Parking x Units	Total Parking
4 bed semi detached	68no.	2no. Parking spaces per unit	136no.
3 bed semi-detached / detached	132no.	1no. Parking space per unit	132no.
3 bed townhouse	60no.	1no. Parking space per unit	60no.
2 bed townhouse	42no.	1no. Parking space per unit	42no.
1 bed bungalow	3no.	1no. Parking space per unit	3no.
Apartments (GF apartments and duplex units)	164no.	0.8 no. Parking spaces per unit	134no.
<b>TOTAL NUMBER OF PRIVATE PARKING SPACES</b>			<b>507no.</b>
Accessible and Short Stay E.V. Spaces			41no.
Visitors Parking Spaces			23no.
Creche Parking and Drop Off			14no.
*includes 2 no. EV spaces, and 2 no. disabled spaces located in the creche car park.			
*2 no. motorcycle spaces, 2 no. EV spaces, and 2 no. disabled spaces are located in the creche car park.			
N.B. 4 no. parking spaces are allocated for the proposed Interpretive Centre / Café and Public Park to the South of the Site			
<b>TOTAL NUMBER OF PARKING SPACES (ENTIRE SITE)</b>			<b>589</b>

12(c) The bicycle parking provision within the scheme has been developed to provide adequate bike parking for the scheme. Please refer to the below parking breakdown and key plan for details.

Please refer to documentation provided by Punch Consulting Engineers for additional information on the Bicycle Parking Provision.

12(d) The width of the Greenway within the development has been increased from 3.5m to 4m in order to cater for a greater number of users and to promote a safe and accessible pedestrian and cycle network. Please see drawing no. 23107/P/003 for details.

BIKE PARKING SCHEDULE	
<b>1/2/3 Bed Mid Townhouse / Bungalow / Apt.+Duplex Type M and N Units</b> <i>(1 space per bedroom) - 151no. bike spaces required</i> <i>*Semi-detached, End Townhouse/Bungalow, and End GF Apartment units have direct access to allocated GF private amenity space and can utilise this for bike storage.</i>	<p>69 X 3no. spaces (Secure)</p> <p>Total = 207no. spaces</p> <p>Meets standards set out in the 'Sustainable and Compact Settlements' Guidelines 2024</p>
<b>Duplex Apartment Type K Spaces</b> <i>(1 space per bed + 1 space per 2 Apt units)</i> <i>*Apartment Type J units have direct access to allocated GF private amenity space and can utilise this for bike storage.</i>	<p>180no. bike spaces required</p> <p>192no. spaces provided (Secure)</p>
<b>Visitors Spaces</b> <i>(1 space per 5 housing units, 1 space per 2 type M and N apartment units) - 71no. bike spaces required</i>	<p>84no. spaces (Covered)</p>
<b>Creche Spaces</b> <i>*Spaces provided in covered store, please refer to drawing no. 23107/P/010C for layout.</i>	<p>12no. spaces (Covered)</p> <p>3no. Cargo Bike spaces (Secure)</p>
<b>TOTAL BIKE PARKING PROVIDED = 498no.</b>	



# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

## OPINION ITEM 13- OUTLINE CONSTRUCTION TRAFFIC MANAGEMENT PLAN

This item refers to the preliminary outline construction management plan that was prepared for the S32B meeting. It is requested that this management plan be updated to include data on construction traffic volumes and the impact on the proximity of the Primary School entrance with proposed mitigation measures, with consideration to be given to providing construction access to the site via the north east of the scheme.

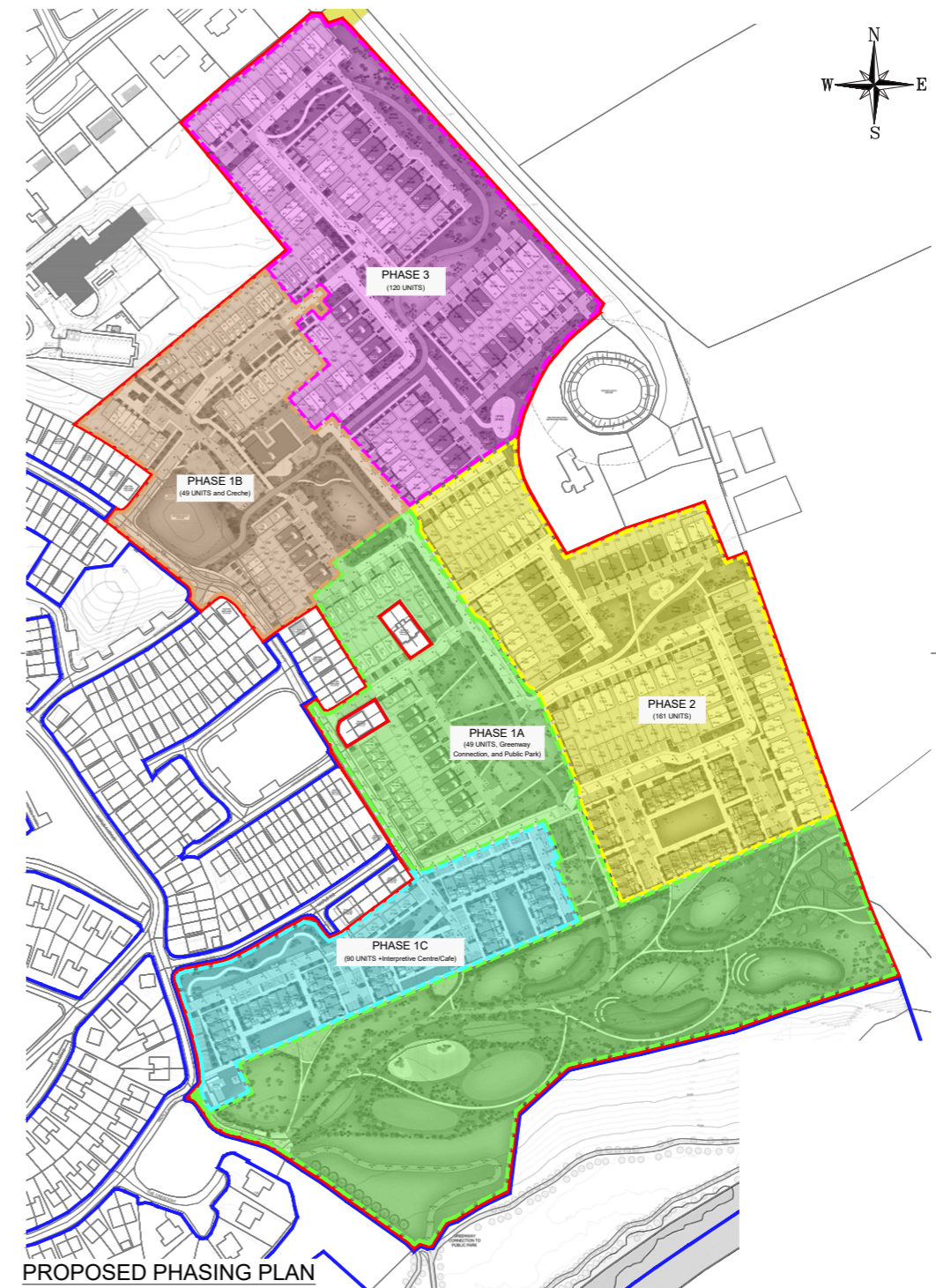
Please refer to the documentation provided by PUNCH Consulting Engineers for information regarding the revised outline construction management plan.

# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

## OPINION ITEM 14- PHASING

The points raised in item 14 of the Opinion refers to the proposed Phasing of the scheme and aligning it with the infrastructural requirements.

Please refer to drawing no. 23107/P/009 for information regarding the Phasing of the development and the documentation prepared by DOSA Engineering Consultants for a table of the infrastructure constraints associated with each phase and the required measures.

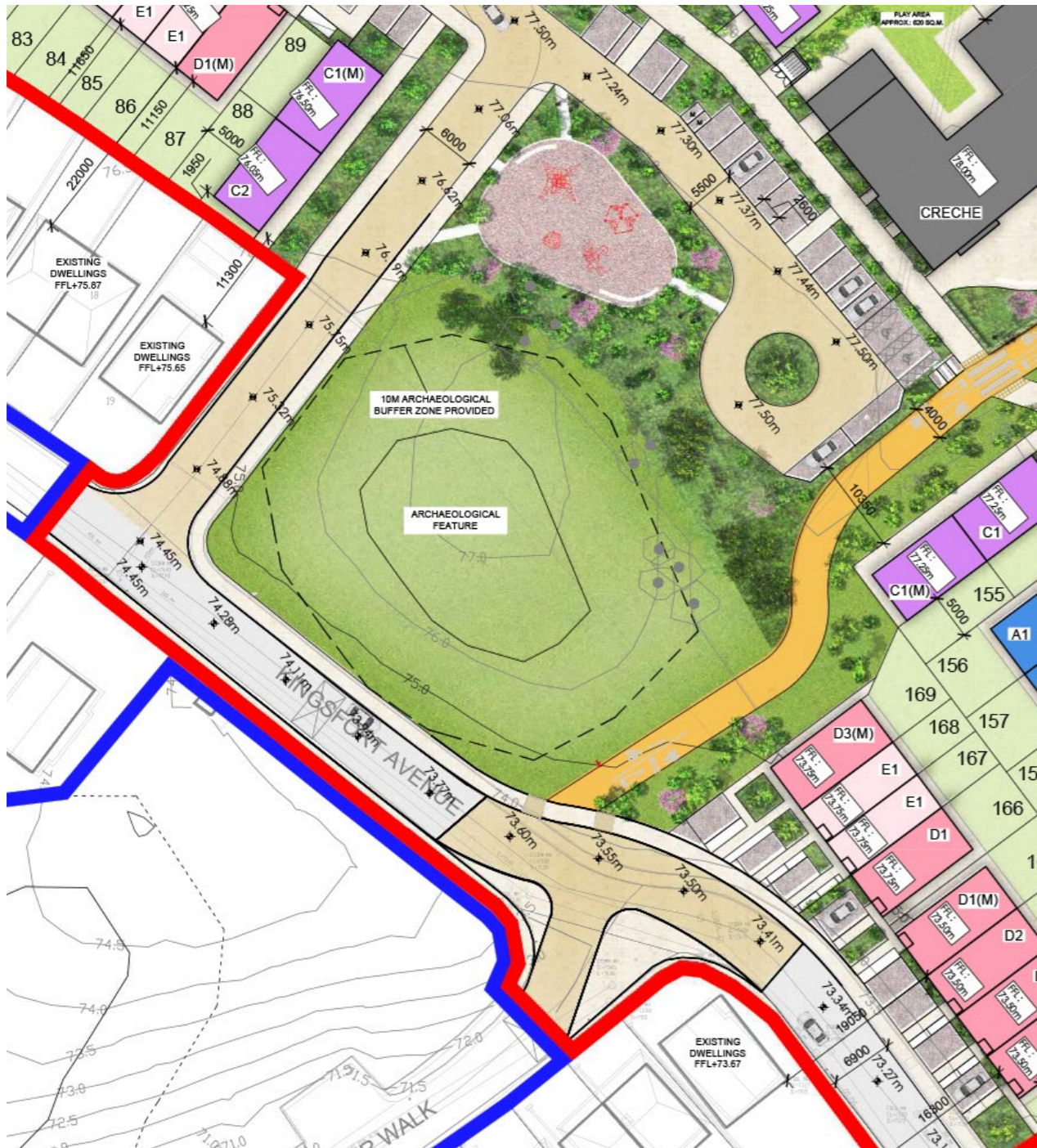


# 03 AMENDMENTS MADE TO ADDRESS LRD OPINION

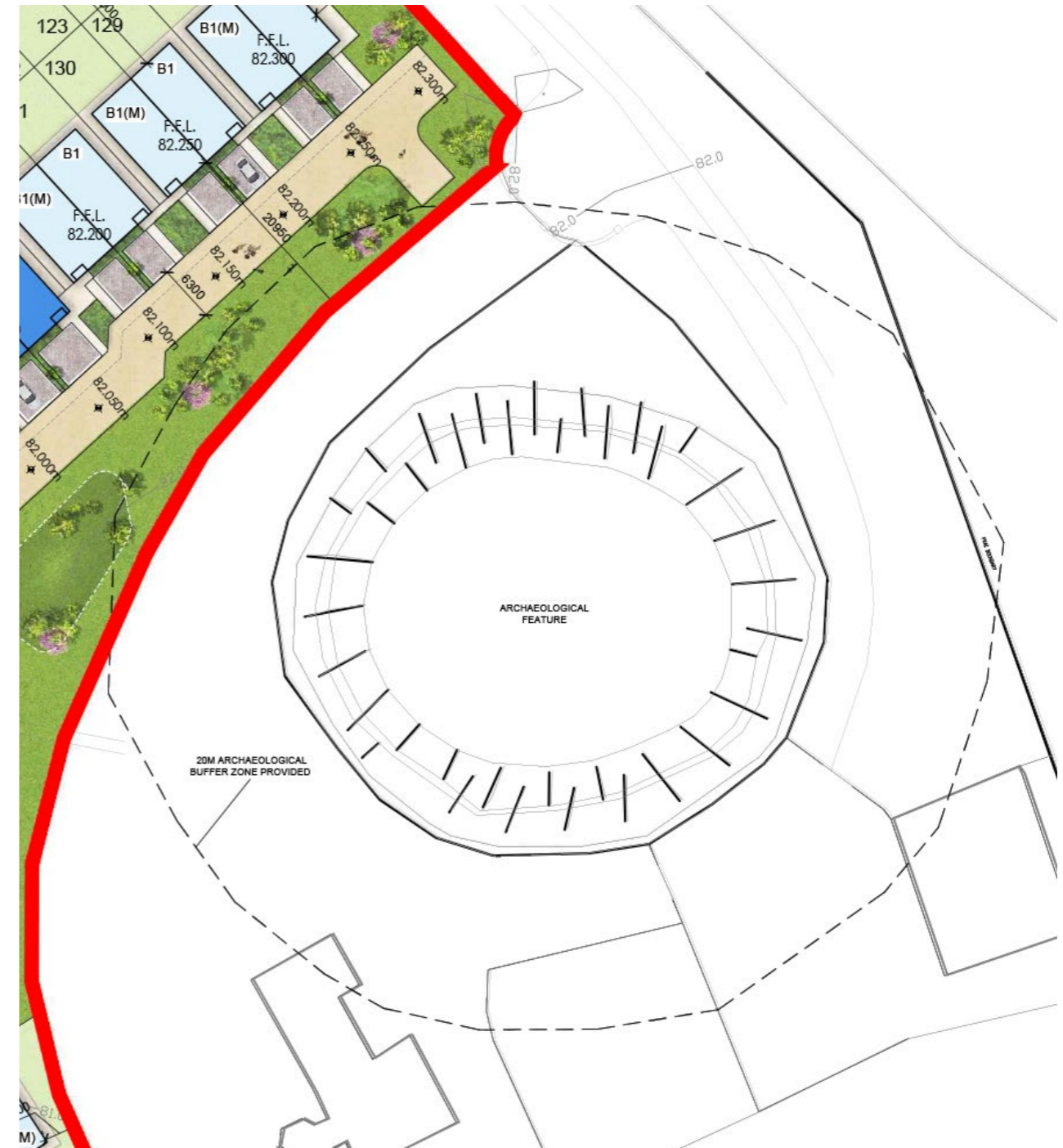
## OPINION ITEM 15- ARCHAEOLOGY

Item 15 refers to the archaeological features of the site and requests a full archaeological assessment of the proposed development to be submitted. The layout has been revised in order to provide adequate buffer zones to the noted archaeological features on the site.

Please refer to Chapter 14 of the EIAR for information regarding Architectural Heritage.



ARCHAEOLOGICAL FEATURE WITHIN EXISTING OPEN SPACE TO THE WEST OF THE SCHEME



ARCHAEOLOGICAL FEATURE NEAR THE EASTERN BOUNDARY OF THE SCHEME

# 04 PROPOSED DESIGN

## PROPOSED CONCEPT



# 04 PROPOSED DESIGN

CASTLE PARK LRD					
Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	No. of Unit
A1	4-bed semi-detached	4 bed	6	138.2	61
A2	4-bed semi-detached	4 bed	6	140.0	7
B1	3-bed semi-detached	3 bed	5	116.6	82
B2	3-bed semi-detached	3 bed	5	118.5	6
B3	3-bed semi-detached	3 bed	5	116.0	4
C1 / C2 / C3	3-bed semi-detached / detached	3 bed	5	110.5	40
D1	3-bed end townhouse	3 bed	5	116.6	45
D2	3-bed mid townhouse	3 bed	5	116.6	12
D3	3-bed end townhouse	3 bed	5	118.5	3
E1	2-bed mid townhouse	2 bed	4	92.4	42
F1/F2/F3	1-bed bungalow w/study	1 bed	2	66.9	3
M1/M2/M3	2-bed duplex	2 bed	4	89.0	10
N1/N2/N3	1-bed GF apartment	1 bed	2	51.7 - 53.5	10
J1/J2/J3	1-bed GF apartment	1 bed	2	55.5	72
K1/K2/K3	2-bed duplex	2 bed	4	89.4	72
<b>4 bed</b>		68		14.5%	
<b>3 bed</b>		192		40.9%	
<b>2 bed</b>		124		26.5%	
<b>1 bed</b>		85		18.1%	
<b>houses</b>		305		65.0%	
<b>duplex-apartments</b>		164		35.0%	
<b>TOTAL NUMBER OF UNITS</b>		<b>469</b>			
<b>SITE AREA (RED LINE BOUNDARY)</b>		<b>18.2 Ha</b>			
<b>DEVELOPABLE AREA</b>		<b>12.7 Ha</b>			
<b>DENSITY</b>		<b>36.9 UNITS / HA</b>			
<b>OPEN SPACE</b>		<b>17.5%</b>			
<b>122-child CRECHE</b>		<b>G.I.A. 788.6 sq.m.</b>			
<b>INTERPRETIVE CENTRE AND CAFÉ</b>		<b>G.I.A. 58.7 sq.m.</b>			



# 04 PROPOSED DESIGN

## DEVELOPABLE AREA CALCULATION

The site comprises mainly of flat to slightly sloped lands zoned 'New Residential' development with a steeply sloped section of land located to the south of the scheme that is designated as 'Green Infrastructure' zoned land. The total site area is 18.2 Ha, with a developable area of 12.7 Ha and a density of 36.9 Units per Hectare.

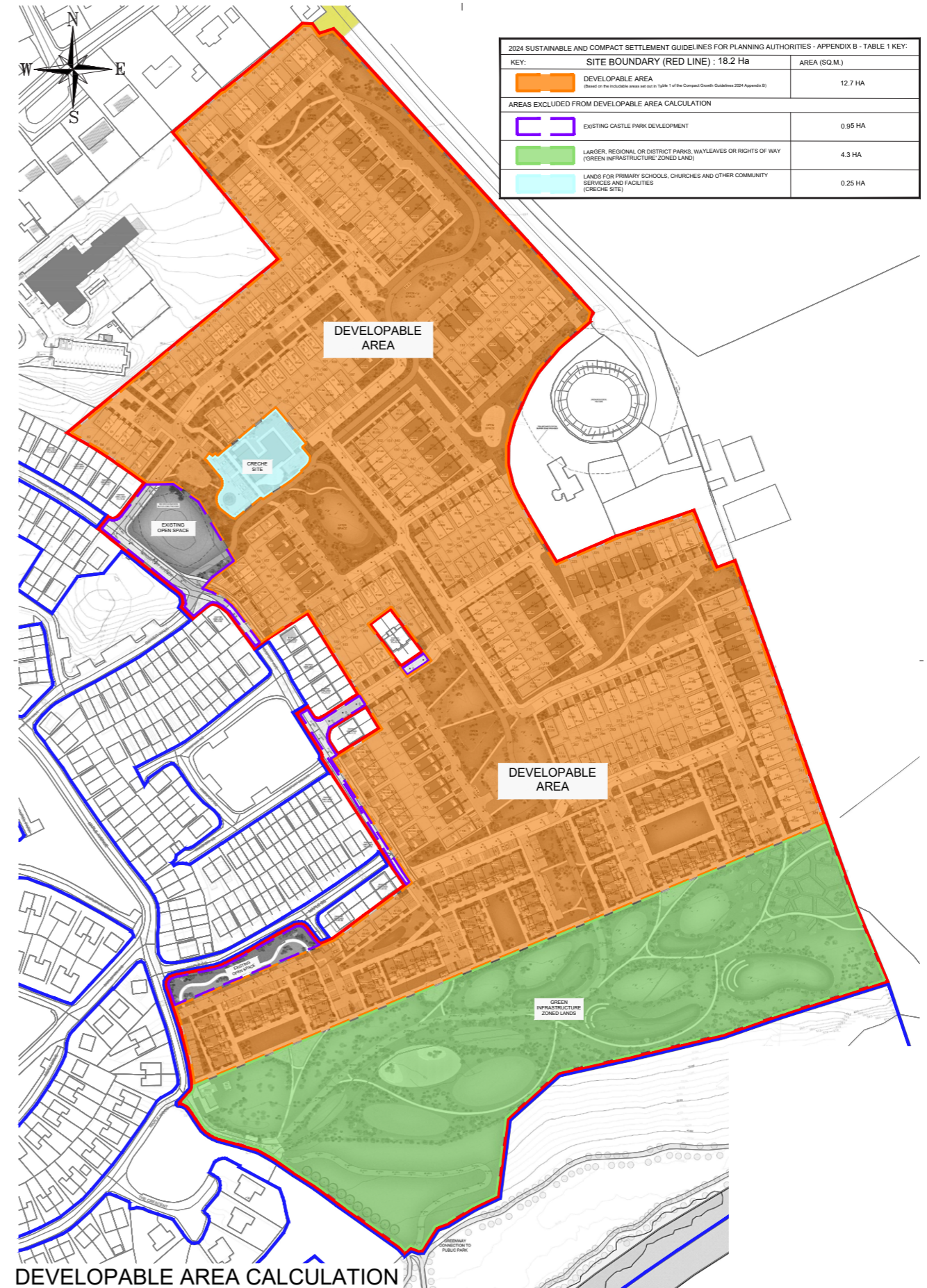
The developable area of the site has been calculated using the requirements set out in the 2024 Compact Growth Appendices which define a list of what should be included and excluded from the developable area calculation.

Care has been taken to ensure the usable public open spaces have been designed in order to accommodate level play areas for a wide range of uses, with parts of the existing open space network and the green infrastructure zoned lands discounted from the developable area and usable public open space calculation.

Table 1

Net Site Area Includes	Net Site Area Excludes
<ul style="list-style-type: none"> <li>Local Streets as defined by Section 3.2.1 DMURS.</li> <li>Private and semi-private open space.</li> <li>Car parking, bicycle parking and other storage areas.</li> <li>Local parks such as neighbourhood and pocket parks or squares and plaza's</li> <li>All areas of incidental open space and landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>Major road/streets such as Arterial Streets and Link Streets as defined by Section 3.2.1 DMURS.</li> <li>Lands used for commercial development (inc. retail, leisure and entertainment).</li> <li>Lands for primary schools, churches and other community services and facilities.</li> <li>Larger, Regional or District Parks, Wayleaves or rights of way.</li> </ul> <p>Other areas of land that cannot be developed due to environmental sensitives, topographical constraints (i.e. steepness) and/or are subject to flooding.</p>

SECTION FROM THE 2024 COMPACT GROWTH APPENDICES



# 04 PROPOSED DESIGN

## SITE STATISTICS

CASTLE PARK LRD - SUMMARY SCHEDULE SITE LAYOUT				
		AREA SQ.M.	AREA Ha	% OF GROSS SITE AREA
<b>GROSS SITE AREA</b>		<b>182,000</b>	<b>18.2</b>	
EXCLUSIONS	EXISTING CASTLE PARK DEVELOPMENT	9,510	0.95	5.2%
	GREEN INFRASTRUCTURE ZONED LAND	42,989	4.3	23.6%
	CRECHE SITE AREA	2,475	0.25	1.4%
<b>TOTAL EXCLUSION AREA</b>		<b>54,974</b>	<b>5.5</b>	<b>30.2%</b>
<b>NET SITE AREA</b>		<b>127,000</b>	<b>12.7</b>	<b>69.8%</b>
TOTAL NUMBER OF UNITS	469			
NO. OF HOUSES	305			
NO. OF APARTMENTS	164			
CRECHE GROSS AREA	7.2 SQ.M. PER CHILD	876.4		
CRECHE GROSS INTERNAL AREA	6.4 SQ.M. PER CHILD	788.6		
PUBLIC OPEN SPACE REQUIRED (WITHIN DEVELOPABLE AREA)		19,050	1.9	15% (of Net Site Area)
PUBLIC OPEN SPACE PROVIDED (WITHIN DEVELOPABLE AREA)		22,225	2.2	17.5% (of Net Site Area)
TOTAL PUBLIC OPEN SPACE WITHIN RED LINE BOUNDARY (INCLUDING AREAS OUTSIDE OF DEVELOPABLE)		71,214	7.1	39.1% (of Gross Site Area)
TOTAL GROUND COVERAGE	(including creche and interpretive centre / café)	28,472.6		
TOTAL GROSS FLOOR AREA	(including creche and interpretive centre / café)	48,351.0		
NET DENSITY	36.9 UNITS PER HECTARE (469 UNITS / 12.7 Ha)			
SITE COVERAGE (of Net Site Area)	22.4%			
PLOT RATIO (of Net Site Area)	0.38			



# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## KEY POINTS

The 'Sustainable Residential Development and Compact Settlements; Guidelines for Planning Authorities' was introduced in 2024 which included a number of additional items to consider when developing a scheme, including some key indicators of quality design and placemaking.

These new guidelines focus mainly on sustainable residential developments and the creating of compact settlements through innovative designs and higher quality public and private amenity spaces. These guidelines consider the renewal of existing settlements and the interaction between residential density, housing standards and quality urban design and placemaking to support sustainable and compact growth. The key indicators below, along with the updated density and private amenity policies ensure that a new scheme will be developed to a high standard and in line with existing and future Government policies.

### SUSTAINABLE AND EFFICIENT MOVEMENT

Key principles such as;

- A **permeable and legible urban environment** focusing on sustainable modes of transport,
- Connections to wider urban street and transport networks for **improved connections between communities**,
- The prioritising of **active travel and traffic calming** measures, and,
- The **minimising of car parking** throughout a development,

Will ensure that settlements are vibrant, and will allow vulnerable users to freely travel, and access services both within and around the scheme with ease.

### MIX AND DISTRIBUTION OF USES

Key principles such as;

- Planning for the **activation of outdoor spaces and the public realm** to promote more liveable cities and town centres,
- The uses should **cater for public transport, services, and amenities** around a hierarchy of local centres that support residential communities, and,
- The implementation of a **diverse mix of housing and a variety of housing densities** across settlements, with the introduction of innovative housing types that can facilitate compact growth and to cater for a range of users,

Need to be implemented to reduce the need for travel and to create more vibrant and active spaces.

### GREEN AND BLUE INFRASTRUCTURE

Key principles such as;

- A plan for the **protection, restoration, and enhancement of natural features**, biodiversity and landscape,
- An integrated network of **multifunctional and interlinked urban green spaces**, and,
- The promotion of Urban Greening and **Nature based Solutions (SuDS)**,

Will deliver ecosystem services and contribute to healthy, low carbon, resilient and connected settlements and places.

### RESPONSIVE BUILT FORM

Key principles such as;

- The formation of a legible and coherent urban structure with **landmark buildings and focal points**,
- The establishment of a pattern of development regarding **height, scale, and massing** to positively enhance the area with well **defined built edges and well-overlooked open spaces**,
- The strengthening of the overall urban structure with the **opportunities for new linkages**, and
- The embracing of **modern architecture and urban design** that is innovative and varied, and made of **high quality and durable materials**.

Will need to be addressed to ensure the creation of attractive and well-design settlements.



**Sustainable and Efficient Movement**

Ensuring places are well connected and accessible by sustainable modes. Also acknowledging that quality of journey is equally important and that places are perceived as safe and are not dominated cars.



**Mix and Distribution of Uses**

Promoting the integration of land uses and transportation and a diverse and innovative mix of housing that can facilitate compact housing and provide greater housing choice.



**Green and Blue Infrastructure**

Placing and emphasis on the protection of natural assets and biodiversity, whilst also taking a more strategic view as to how open space networks are formed to balance the needs of communities.



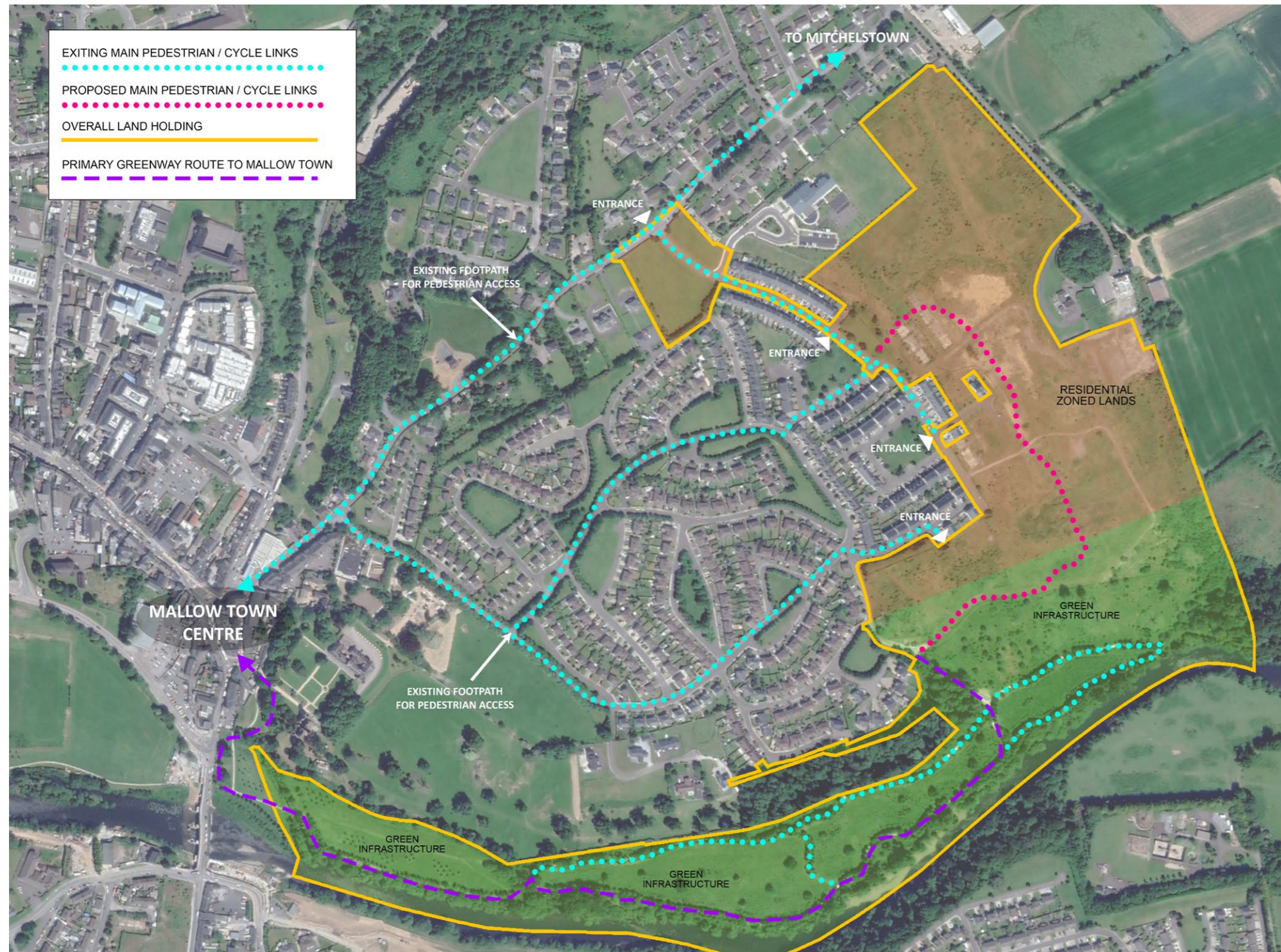
**Responsive Built Form**

Placing an emphasis on the creation of a coherent urban structure and design approach that responds to local character and is attractive.

# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## SUSTAINABLE AND EFFICIENT MOVEMENT

### PERMEABLE AND LEGIBLE URBAN ENVIRONMENT



The land is a greenfield site of a flat to sloped topographical nature. St. Joseph's Road provides access to the site along the northern boundary, with the dwellings accessed from within the Castle Park development from Kingsfort Avenue. The site is accessed through existing Castle Park Development which has been partially complete with uncompleted sections of the site surrounded by hoarding.

Existing hedgerows run east-west along the southern section of the site. The scheme is also accessed from the west via Castle Park Avenue. The site is within walking distance from Mallow Town offering a wide range of amenities.

The existing site, with the existing scheme to the west and the public park located to the south, lends itself to a permeable and legible scheme with various pedestrian, cycle, and vehicular access points and connections to the surrounding area.



PROPOSED GREENWAY

# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

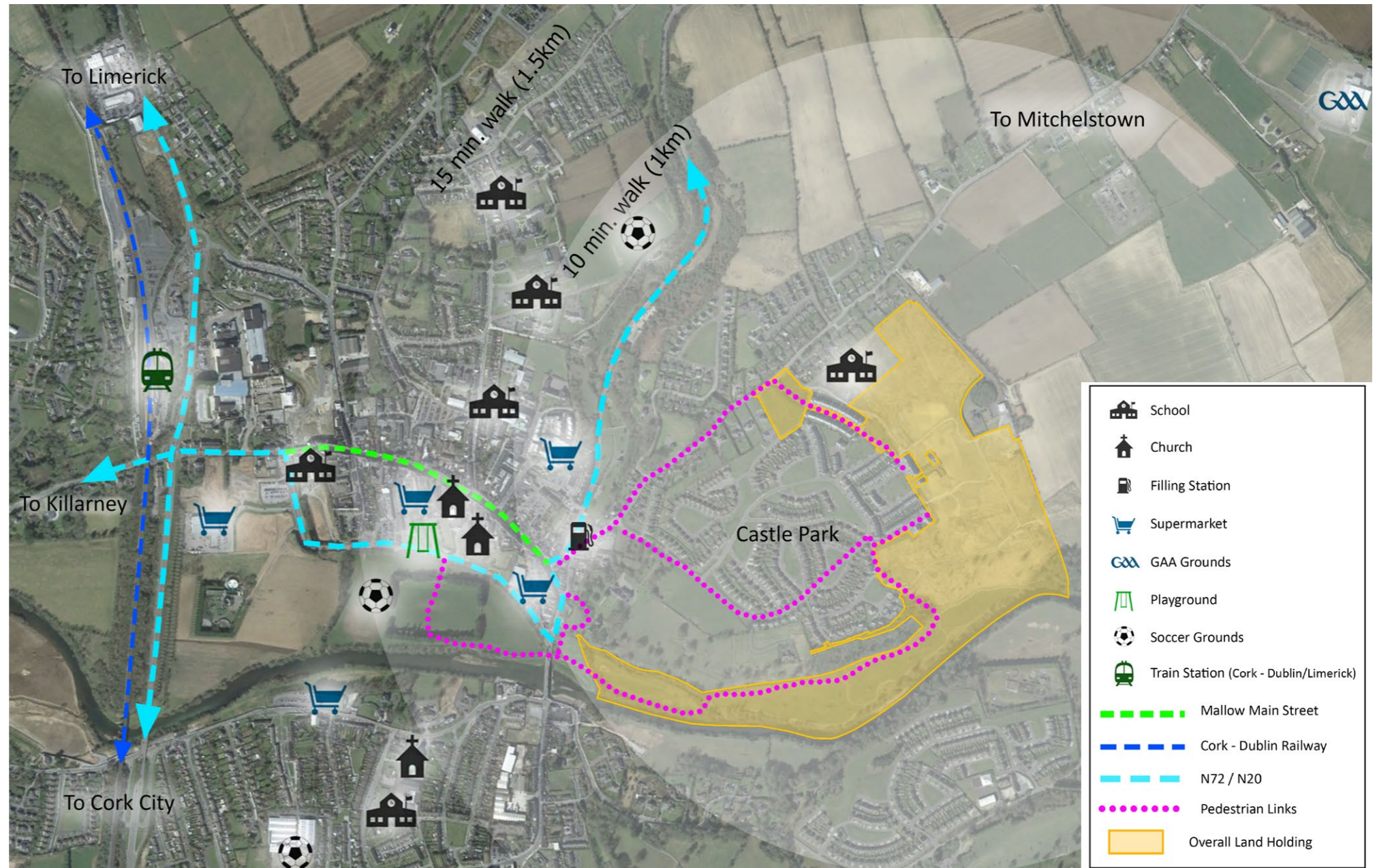
## SUSTAINABLE AND EFFICIENT MOVEMENT

### IMPROVED CONNECTIONS BETWEEN COMMUNITIES

The subject lands offer a unique opportunity to provide a high quality residential development within the locality and to complete the existing Castle Park development. Attractive existing and proposed connectivity around the scheme provides desirable connections to the amenities of the town of Mallow and Cork City.

The site is flanked by the existing Castle Park development to the west, a public park to the south and a residential dwelling and agricultural lands to the east. Scoil Aonghusa National School is located to the north of the site. The site is also a short distance from the N20 Road, providing the site with excellent connections to Cork City/County, North Cork, Limerick and nationally thereafter.

Care has been taken through the design process to prioritise the links and connections to the surrounding amenities and communities either through the scheme itself or the public park to the south.

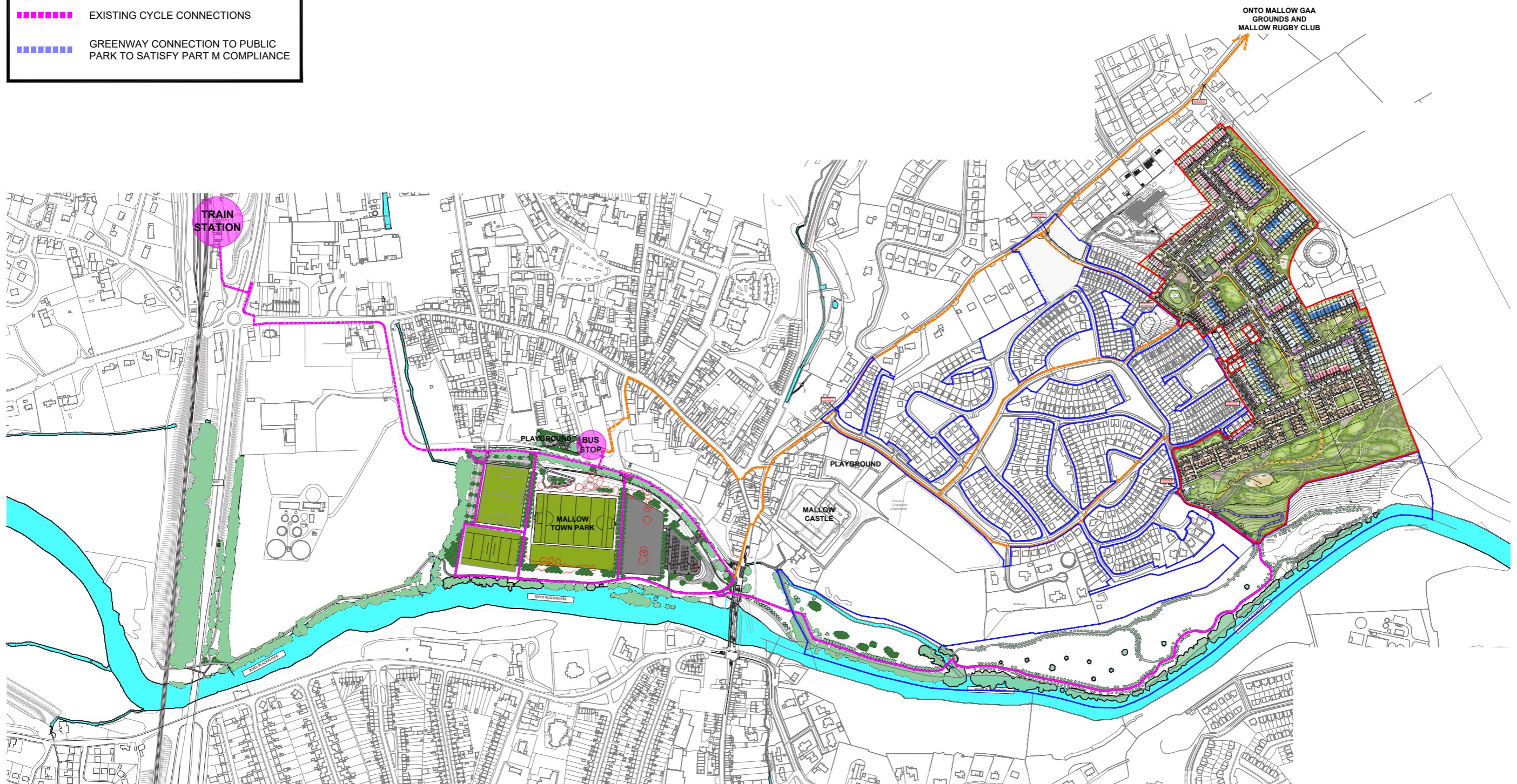


# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## SUSTAINABLE AND EFFICIENT MOVEMENT

**KEY:**

- SITE BOUNDARY
- ADJACENT LANDS IN APPLICANT'S LANDHOLDING
- EXISTING PEDESTRIAN CONNECTIONS
- EXISTING CYCLE CONNECTIONS
- GREENWAY CONNECTION TO PUBLIC PARK TO SATISFY PART M COMPLIANCE



# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## SUSTAINABLE AND EFFICIENT MOVEMENT

### ACTIVE TRAVEL AND TRAFFIC CALMING

One of the main focuses for the scheme is the creation of pedestrian connections from the development, through the open spaces and public park and into Mallow town centre. For this, a series of pedestrian and cycle routes have been proposed throughout the scheme connecting these open spaces in the form of a greenway.

This greenway runs throughout the scheme and connects to Mallow town centre via the public park to the south and through the Castle Park development. The open spaces within the scheme act as an extension of the public park to the south and connect to the crèche and the large public open spaces in the centre of the site.



### MINIMISING OF CAR PARKING



The scheme has been developed to minimise the need for parking where possible. New pedestrian and cycle connections are proposed within the scheme that connect the development to Mallow town centre in the form of a Greenway. This Greenway provides access through the existing Castle Park scheme or via the public park to the south of the site.

Parking numbers have also been reduced where possible. 1 no. parking space per unit has been provided for all 1, 2, and 3 bed houses in the scheme with 2 no. spaces provided per 4 bed unit. 0.8 spaces per apartment unit have also been provided.

# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## MIX AND DISTRIBUTION OF USES

### ACTIVATION OF OUTDOOR SPACES AND THE PUBLIC REALM

The main consideration for the scheme is the activation of the outdoor spaces and the relationship to the public realm through the pedestrian connections from the development, through the open spaces and public park via the proposed greenway and into Mallow town centre. The open spaces within the scheme act as an extension of the public park to the south and connect to the crèche and the large public open spaces in the centre of the site via the proposed greenway.

The greenway connects from the existing public park to the south and runs throughout the scheme connecting all the open spaces within and providing pedestrian and cycle access. These open spaces within the proposed scheme work together with the existing open spaces in the Castle Park development and provide a green link to Mallow town centre along with the link provided through the public park to the south.

Consideration has been given to Cork County Council Objective TM 12-2 regarding active travel. Care has been taken to create a permeable, inclusive and vibrant development to prioritise active travel and to facilitate walking, cycling and public transport. Focus has also been given to promote equal access for all though the adherence to universal design in the external built environment.



# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## MIX AND DISTRIBUTION OF USES

### CATERING FOR TRANSPORT, SERVICES, AND AMENITIES

A street hierarchy has been developed for the site in order to cater for transport, services, and amenities to provide a safe and accessible site for all. The existing Local Street from St. Joseph's Road connects the existing Castle Park development to the scheme via Kingsfort Avenue and Maple Square.

Additional Existing Local Streets connect the proposed scheme to Mallow town via the Castle Park scheme. Several secondary local streets stem from the proposed Primary Local Street and create loop systems throughout the site.

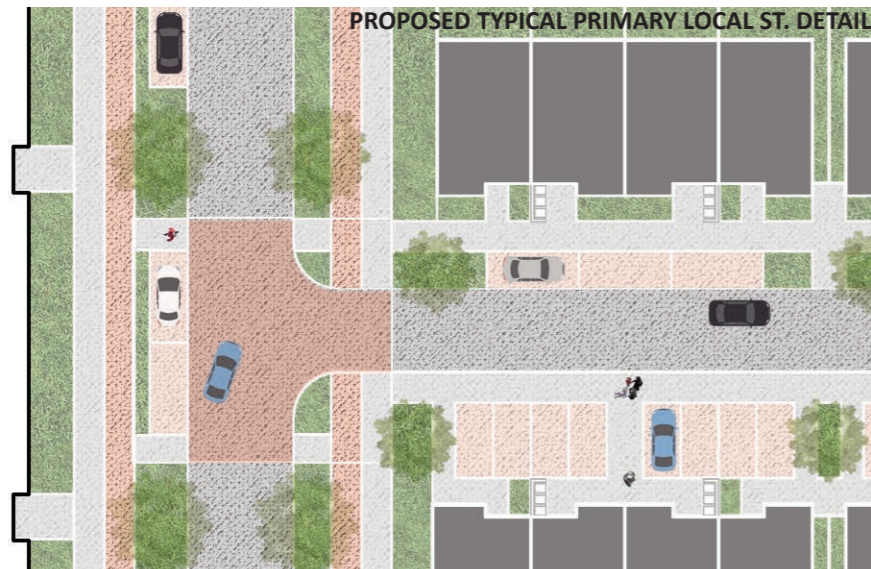
Shared surfaces are also dispersed throughout the site to promote community activity.



# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## MIX AND DISTRIBUTION OF USES

### 1. PRIMARY LOCAL STREET

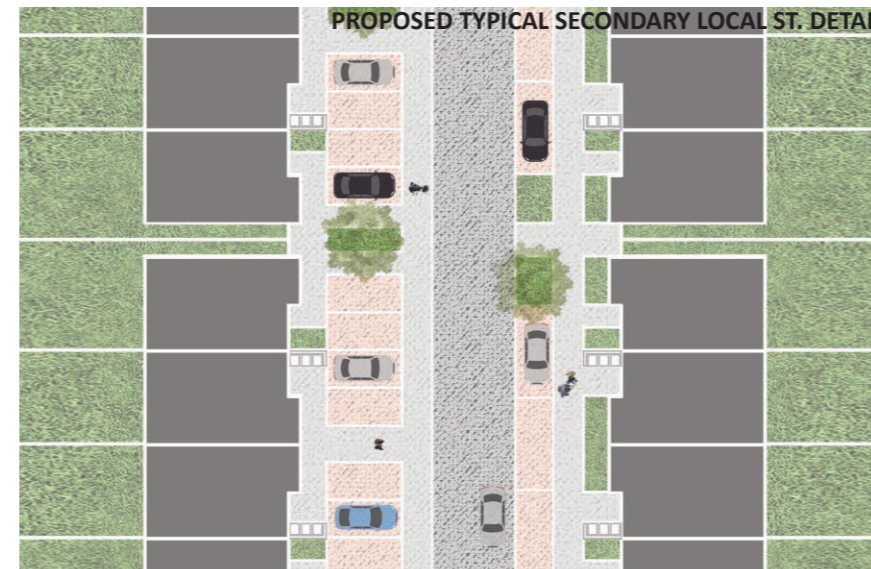


#### PRIMARY LOCAL STREET FEATURES:

- BOULEVARD/AVENUE STYLE
- 6m ROAD WIDTH
- CYCLE/PEDESTRIAN PATH SEPARATED FROM ROAD
- MINIMAL DIRECT ACCESS TO UNITS



### 2. SECONDARY LOCAL STREET

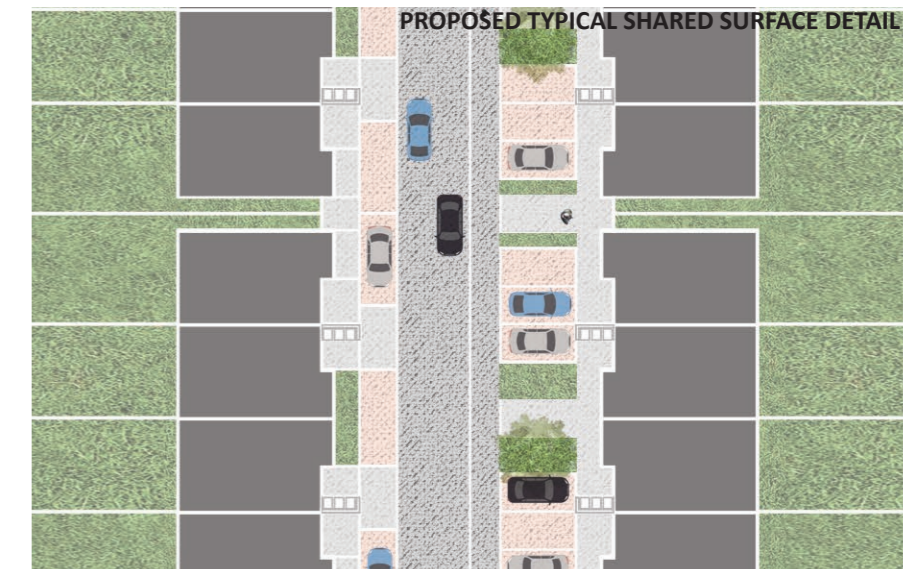


#### SECONDARY LOCAL STREET FEATURES:

- 5-5.5m ROAD WIDTH
- ROAD-SIDE PEDESTRIAN PATH
- PARALLEL PARKING OR ON-CURTILAGE PARKING
- DIRECT ACCESS TO UNITS
- INCORPORATING LIGHTING, BINS, PARKING & LANDSCAPING



### 3. SHARED SURFACE



#### SHARED SURFACE FEATURES:

- 4.8-5m ROAD WIDTH
- ROAD-SIDE PEDESTRIAN PATH OR SHARED SURFACE
- PARALLEL PARKING OR ON-CURTILAGE PARKING
- DIRECT ACCESS TO UNITS
- INCORPORATING LIGHTING, BINS, PARKING & LANDSCAPING

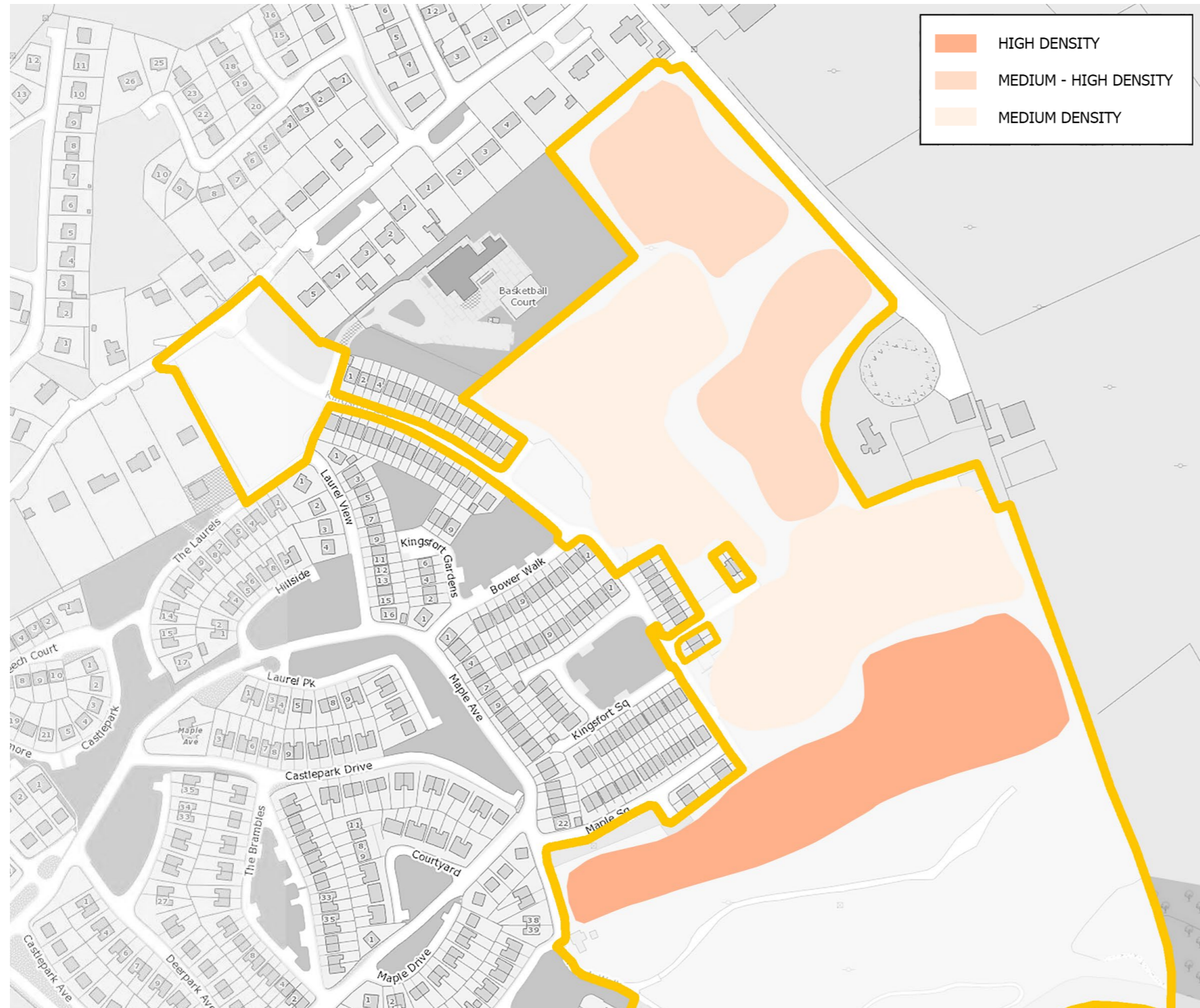




# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## MIX AND DISTRIBUTION OF USES

### PROVIDING A DIVERSE HOUSING MIX AND A VARIETY OF HOUSING DENSITIES



The proposed layout provides a total of 469 no. units with an overall density of 36.9 units per hectare. Given the sites prominent location, the abundance of local amenities that Mallow offers and the proximity to Cork City and Limerick City, a higher density scheme consisting of a mix of apartment/duplex units, bungalows, townhouses and semi-detached units is considered appropriate. The higher density units take the form of apartment/duplex units and are strategically located to the south of the site to reflect the height and scale of the existing Castle park development.

The proposed units on site offer a broad range of accommodation choices in terms of both size and scale. The housing density and grain of the proposed development responds to the market demands, supplying accommodation for households of different needs.

This planning application mix comprises of 164 no. apartment/duplex units (35%), and 305 no. bungalow, townhouse and semi-detached units (65%). This mix not only provides a wide variety of accommodation but ensures that a sustainable development and inclusive community is achieved.



# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

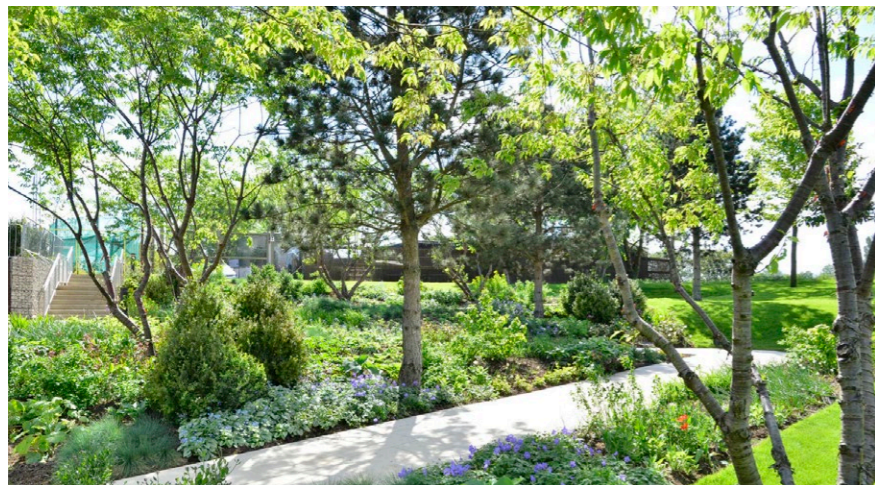
## GREEN AND BLUE INFRASTRUCTURE

PLEASE REFER TO THE  
LANDSCAPE REPORT  
PREPARED BY SIMON RONAN  
LANDSCAPE ARCHITECTURE  
FOR FURTHER INFORMATION

### THE PROTECTION, RESTORATION, AND ENHANCEMENT OF NATURAL FEATURES AND THE PROMOTION OF NATURE BASED SOLUTIONS (SUDS)

Great care has been taken in order to preserve, restore and enhance the natural features within the site while providing adequate nature based solutions in the form of SuDS measures within the open spaces.

Please refer to the relevant documentation prepared by Simon Ronan Landscape Architecture and Denis O'Sullivan and Associates Consulting Engineers for further details on this.



# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## GREEN AND BLUE INFRASTRUCTURE

### MULTIFUNCTIONAL AND INTERLINKED URBAN GREEN SPACES

A series of pedestrian and cycle routes have been proposed throughout the scheme in the form of a greenway in order to interlink the green spaces and provide additional uses. This greenway runs throughout the scheme and connects to Mallow town centre via the public park to the south and through the Castle Park development.

Landmark buildings have been located around the proposed scheme in order to provide easy wayfinding and to address the public park to the south.

Objective TM 12-2 in the Cork County Council Development Plan highlights key points such as 'New development areas will be permeable for walking and cycling, via safe, convenient and enjoyable routes, and the retrospect implementation of walking and cycling facilities shall be undertaken where practicable...' and to 'Support the development of a safe, coherent and continuous cycling infrastructure to cater for the needs of all groups of cyclists, especially new cyclists, school children and the elderly and support safe walking and cycle routes particularly in the approach to schools.' The introduction of the Greenway within the scheme, which provides an attractive and safe route between the public park to the south and the various green areas, the proposed crèche, and the neighbouring school within the area, helps to address these key points.



# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## RESPONSIVE BUILT FORM

### LANDMARK BUILDINGS AND FOCAL POINTS

Landmark buildings and nodal points have been incorporated in key areas in order to help with wayfinding and placemaking. Specialised corner units have been placed in key points in order to help the user identify the area and situate them within the scheme.

Character areas have also been introduced in order to provide for additional variation within the scheme and to help with situating the user and way finding.



LOCATION OF SOME LANDMARK UNITS KEY LOCATIONS

### HEIGHT, SCALE, AND MASSING



3 STOREY DUPLEX UNITS



BUNGALOW UNITS

The scheme includes a variation of different heights and scales in order to positively enhance the development and to relate to the existing contexts of the area. A large quantity of 3 storey apartment / duplex units have been incorporated to the south of the scheme in order to address the 3 storey unit typology in the existing Castle Park development and to provide a strong permeable edge along the boundary to the public park.

A series of bungalow units have also been situated to the north of the scheme to provide age friendly and universal design compliant units to cater for a wider range of users. These lower scale units have been located overlooking an urban plaza to promote a communal aspect while being integrated within the community.

# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## RESPONSIVE BUILT FORM

### DEFINED BUILT EDGES AND WELL-OVERLOOKED SPACES

The built edges within the scheme have been designed to emphasis a coherent and distinct urban structure and form while providing an attractive unit typology.

Care has been taken to provide well overlooked open spaces and plazas within the scheme by orientating the units to provide passive surveillance over these areas. These public opens spaces have been designed to cater for a wide range of users while providing a safe and accessible amenity space. The scheme has been arranged to define these open spaces through built edges and forms and through pedestrian friendly shared surfaces.



OVERLOOKED PLAZAS

### OPPORTUNITIES FOR NEW LINKAGES



The location of the scheme lends itself to a range of proposed and potential future connections to the surrounding context. The scheme provides for a range of linkages to both Mallow Town Centre and a range of amenities through both the existing Castle Park development and via the public park to the south of the development. Both these links prioritises pedestrian and cycle travel to help promote active travel within the scheme.

# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## RESPONSIVE BUILT FORM

### MODERN ARCHITECTURE AND DESIGN WITH HIGH QUALITY AND DURABLE MATERIALS

The external materials of the unit types were selected to have a positive contribution to the locality while providing a high quality and durable building material.

A proposed mix of render, slate/tile and beige, red and grey brick will provide for a contemporary development whilst respecting the existing buildings adjacent to the site. The buildings will be constructed of traditional construction methods with external materials selected for their durability.

The unit typology has been developed to provide a contemporary architectural style while reflecting the architectural treatment of the existing Castle Park scheme. Character areas have also been introduced in order to provide for additional variation within the scheme and to help with situating the user and way finding. The use of these materials aid in providing a unique and well designed scheme that helps complete the unfinished Castle Park development.



# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## RESPONSIVE BUILT FORM

There are numerous large open spaces throughout the site with high quality hard and soft landscaping. These provide outdoor seating to give the scheme urban spaces to encourage social interaction and community values. Feature corner units and 3-storey units have been strategically located to provide scale and act as node points, overlooking open spaces and forming a distinct and recognisable character for the community.

The proposed layout is orientated to take advantage of its solar orientation and to overlook the open spaces which are provided throughout the development. Within each neighbourhood there should be a clear spatial hierarchy: streets / lanes become the main expression of the public realm, with more communal-type

spaces, of shared gardens or courtyards becoming the focus to communal life (a more relaxed space in which to meet neighbours and children to play safely). Dwellings are designed to interact and give passive surveillance to the shared areas and the open spaces.

At the heart of each neighbourhood cluster sits a communal landscape for residents to enjoy and nurture. This together with elements of pocket play encourage an interactive and neighbourly environment for both residents and visitors.

Each unit has access to private amenity spaces such as a garden for the houses and a balcony or a small garden/terrace for the apartments.

The houses have a private back garden and are placed back to back with a distance greater than 8m to guarantee privacy.

Houses have adequate storage areas and areas for sorting of recyclables in the garden or in specific private storage areas in front of the buildings.

The apartment buildings have communal areas for bikes and bins located in close proximity.

3D RENDER PROPOSED DEVELOPMENT

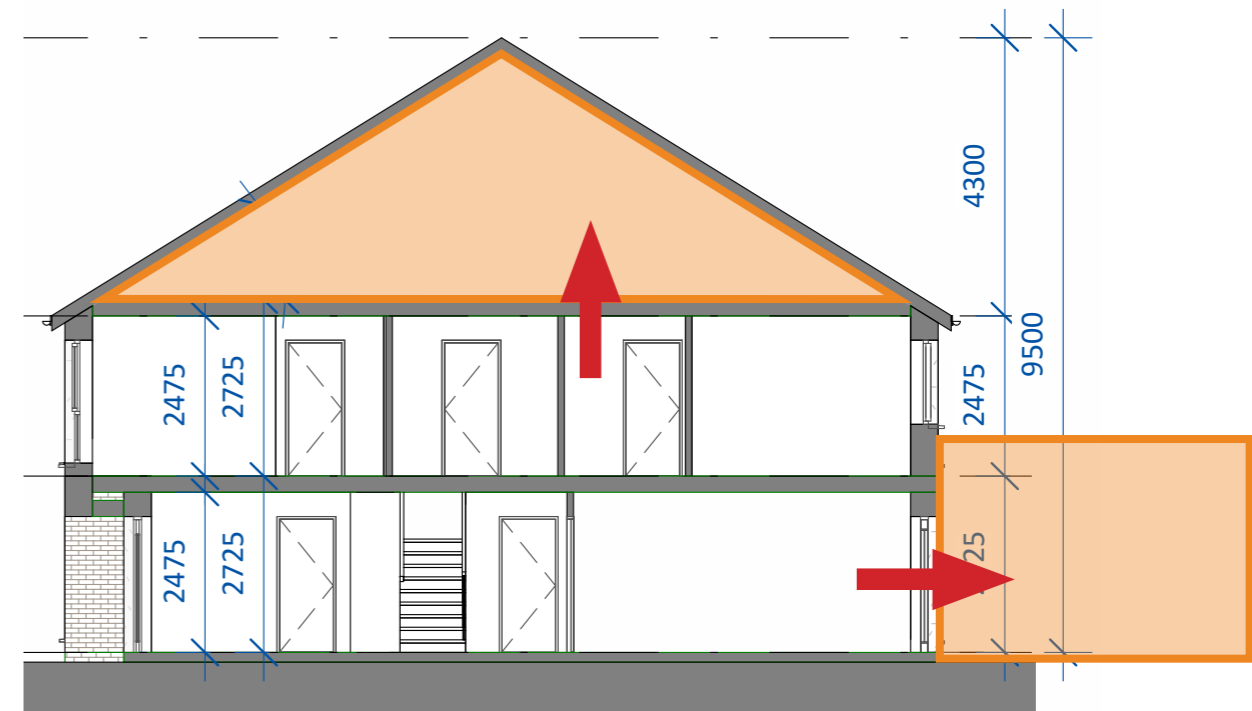
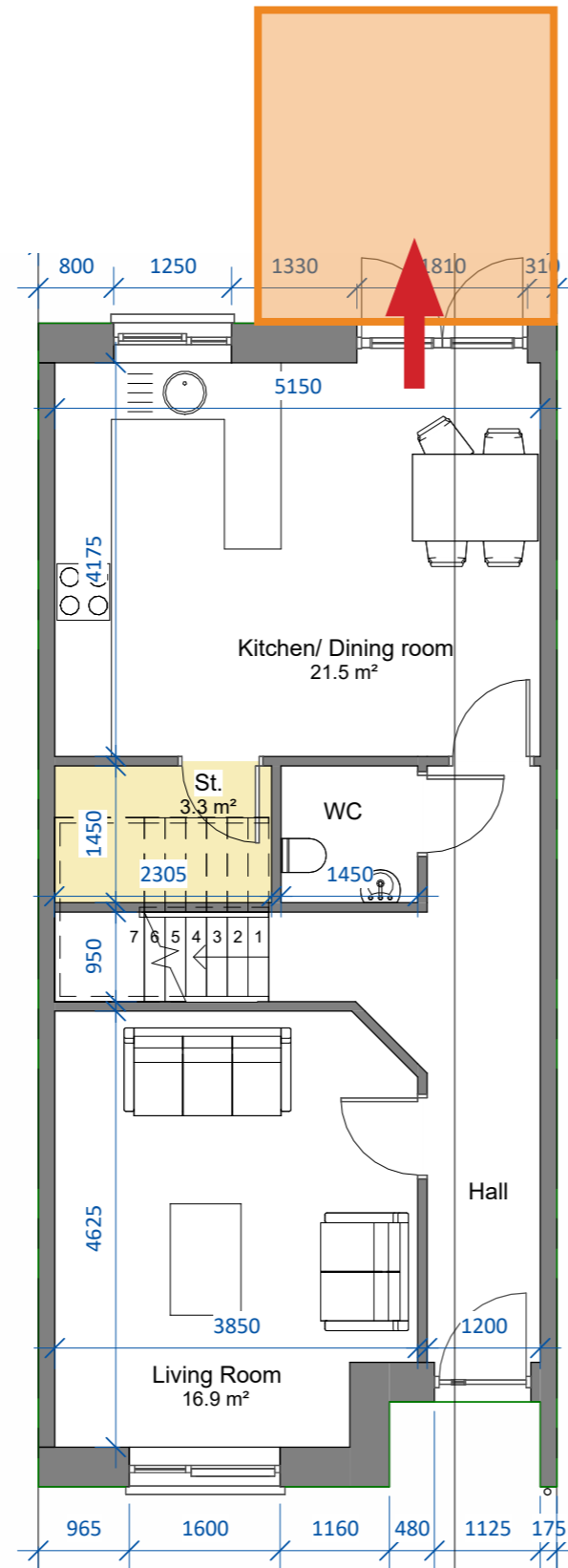


# 05 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENTS GUIDELINES

## RESPONSIVE BUILT FORM

The proposed dwellings are adaptable to respond to potential changing needs over their lifetime. The units are strategically designed which allows the owner to extend into the attic and/or to the rear if they wish.

With a selection and distribution of house types reflecting how future market challenges can be used to the advantage of the community, the enhanced distinctiveness of the character areas will work for the benefit of this scheme.





# 06 DETAILED DESIGN

## MATERIALITY

The revised development has been designed to provide variety of unit types throughout the scheme in order to ensure distinct neighbourhoods are naturally formed. The higher density duplex units have been introduced in the southern portion of the site to reflect the existing scale of the Castle Park scheme and specifically designed dual aspect units have been incorporated to address key corners and open spaces.

The proposed building facades are a mix of selected beige, red and grey brick and off-white render which are materials that have been chosen based on their quality, durability and low maintenance requirements. In choosing these materials, consideration was given to Part D of the Building Regulations 'Materials and Workmanship' and BS 7543:2015 'Guide to Durability of Buildings and Building Regulations, Products and Components' which refers to the use of high quality and durable materials. By selecting materials with these characteristics it will minimise future maintenance while also extending the life-cycle of the proposed development.

The style, colour and finishes of the units were carefully considered during the design process. The aim was to add variety in the house types to avoid a monotonous 'copy and paste' design within the development, while insuring subtle similarities were present throughout.



HOUSE TYPES D1 - E1



HOUSE TYPES C1 - C2



UNIT TYPES J/K







# 06 DETAILED DESIGN

## CHARACTER AREAS

Careful consideration has been given to the materiality of the units to create an unmistakable identity for distinctive character areas and good quality open spaces encouraging social interaction. Density and scale, open space landscaping and building material choice all contribute to creating distinct character areas.

The site is divided into 4 no. Character Areas. Each character area will form a different neighbourhood characterised by specific architectural and landscaped treatments, but at the same time will form part of the overall view for the entire scheme.

The variety in the mix and elevational treatments of the proposed units reflect the densities envisaged, as well as market demand to ensure the economic viability of the scheme. Well designed buildings are more likely to find the acceptance of local residents and planning authorities. Careful consideration is therefore given to an appropriate palette of materials that reflect the aesthetics and functionality of individual housing units.

-  CHARACTER AREA 1
-  CHARACTER AREA 2
-  CHARACTER AREA 3
-  CHARACTER AREA 4



# 06 DETAILED DESIGN

## UNIT TYPOLOGIES CA 1 - MEDIUM- HIGH DENSITY



PROPOSED MATERIALITY



# 06 DETAILED DESIGN

## UNIT TYPOLOGIES CA 1 - MEDIUM- HIGH DENSITY

Character Area 1 is located to the north of the proposed scheme. It is characterised by the shared spaces defined by bungalows, townhouses and semi-detached units. This area is characterised by a range of urban plazas, pocket parks, contemporary forms, and modern materials with the use of buff brick and an off-white render.

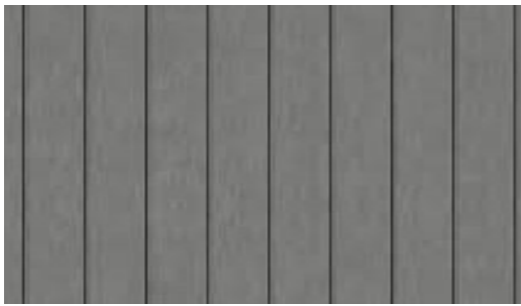
This character area represents an important part of the development as it bounds key open spaces and connections to the surrounding amenities.



# 06 DETAILED DESIGN

## UNIT TYPOLOGIES CA 2 - HIGH DENSITY

### PROPOSED MATERIALITY



# 06 DETAILED DESIGN

## UNIT TYPOLOGIES CA 2 - HIGH DENSITY



Character Area 2 is located in the centre and western section of the proposed scheme.

This character area forms a key part of the development as it addresses the existing Castle Park units to the west in terms of scale and density while incorporating a contrasting materiality of grey brick and a varied unit mix to form unique streetscapes.

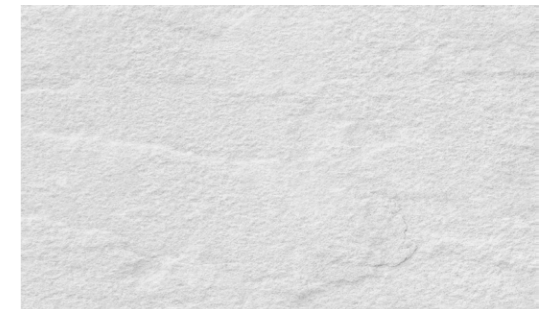
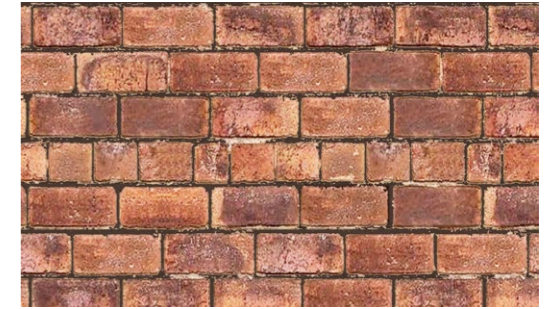
This character area also contains the crèche and community room building which will form the central node point within the scheme and will provide several important connections via the proposed greenway.

# 06 DETAILED DESIGN

## UNIT TYPOLOGIES CA 3 - MEDIUM DENSITY



### PROPOSED MATERIALITY



# 06 DETAILED DESIGN

## UNIT TYPOLOGIES CA 3 - MEDIUM DENSITY

Character Area 3 is located in the centre and eastern section of the proposed scheme and forms important frontages that face onto the greenway in various locations.

It is characterised by the landscaped spaces defined and fronted by semi-detached units and townhouses, with corner units to provide key node points. This area is characterised by traditional forms and modern materials with the use of red brick and an off-white render.

This character area provides a key section of medium density units and open spaces that contribute to the overall success of the scheme and forms an important neighbourhood within the development.





# 06 DETAILED DESIGN

## UNIT TYPOLOGIES CA 4 - HIGH DENSITY

### PROPOSED MATERIALITY



# 06 DETAILED DESIGN

## UNIT TYPOLOGIES CA 4 - HIGH DENSITY



Character Area 4 is located to the south of the proposed scheme and forms an important frontage to the public park to the south.

It is characterised by the larger scale apartment and duplex units that create courtyard spaces with large amounts of shared surfaces to define the pedestrian focused character of this area. This area is characterised by higher scale contemporary forms and modern materials with the use of buff brick and an off-white render.

This character area represents an important part of the development as it bounds the public open space to the south and acts as a gateway into the scheme through a series of connections.

# 06 DETAILED DESIGN

## PART V PROPOSAL

### Part V Proposal

A total of 94 no. Part V units are allocated around the site. This equates to 20 per cent of the residential units within the development.

The 94no. units consist of:

**No.19 - 3 bed townhouse units**

116.6 sq.m.

**No.25 - 2 bed townhouse units**

92.4 sq.m.

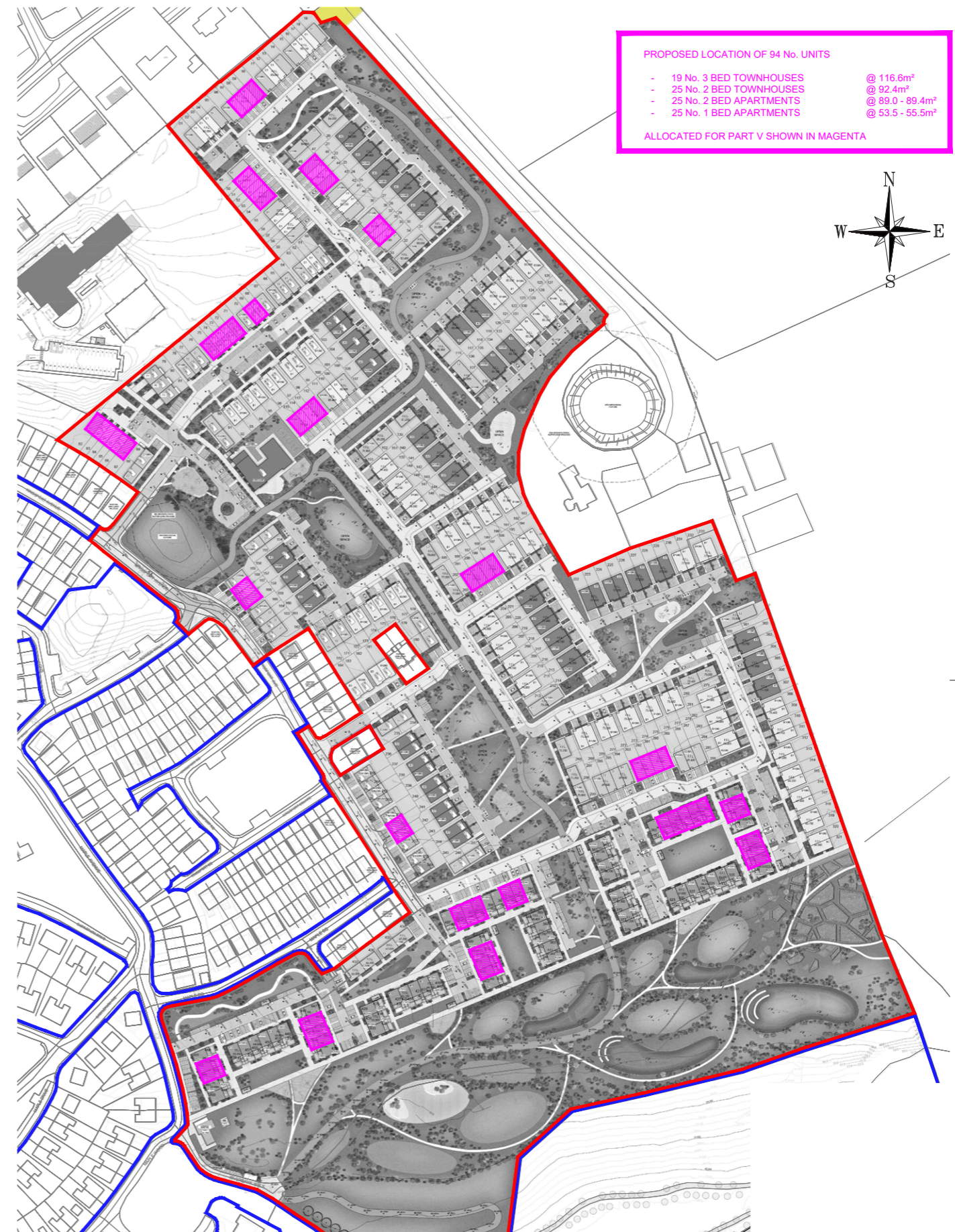
**No.25 - 2 bed (own door) duplexes**

89.0 - 89.4 sq.m.

**No.25 - 1 bed (own door) apartments**

53.5 - 55.5 sq.m.

In line with the Council's policy, these units have been 'pepper potted' in clusters throughout the development



# 06 DETAILED DESIGN

## PROPOSED GREENWAY (SHARED PEDESTRIAN / CYCLE ROUTE)

PLEASE REFER TO THE LANDSCAPE REPORT  
PREPARED BY SIMON RONAN LANDSCAPE  
ARCHITECTURE FOR FURTHER INFORMATION

One of the main focuses for the scheme is the creation of pedestrian connections from the development, through the open spaces and public park and into Mallow town centre. For this, a series of pedestrian and cycle routes have been proposed throughout the scheme connecting these open spaces in the form of a greenway.

This greenway runs throughout the scheme and connects to Mallow town centre via the public park to the south and through the Castle Park development. The open spaces within the scheme act as an extension of the public park to the south and connect to the crèche and the large public open spaces in the centre of the site.



# 06 DETAILED DESIGN

## HIGH DENSITY EDGE AND PERMEABILITY TO PUBLIC PARK

The southern portion of the site has been designed to provide a higher density edge facing onto the public park while creating a series of permeable access points from the scheme to the park. These 3 storey duplex and apartment units are located either facing out onto this southern park or onto communal green areas and plazas which extend from the park into the scheme. A series of pedestrian connections run through these communal areas and connect into the park providing access into the park from the whole southern boundary. The proposed Greenway has also been designed to run from the southern park, through the higher density area of the site and towards the crèche. Horizontal links have also been incorporated into the layout to promote permeability and connectivity throughout.

An Existing Lodge located within the zoned Public Open Space has also been refurbished and converted into an Interpretive Centre and Cafe in order to create an additional gathering point to benefit the development, the users of the public park, and the wider community.



# 06 DETAILED DESIGN

## HIGH DENSITY EDGE AND PERMEABILITY TO PUBLIC PARK

Along with creating a strong built edge along the southern boundary, the 3 storey units have been designed around courtyards which extend the open space into the development from the southern park in order to create a permeable and inviting layout into the scheme.



# 06 DETAILED DESIGN

## LATER LIVING APARTMENT / DUPLEX UNITS



A number of later living / universal design units have been proposed to the southern section of the site to provide both a communal style accommodation for a range of users in the form of a courtyard based design, and to create a sense of scale along the southern boundary to address the public park. This design also creates a defensive space from the northern, eastern, and western streets to create a safe space for its users.

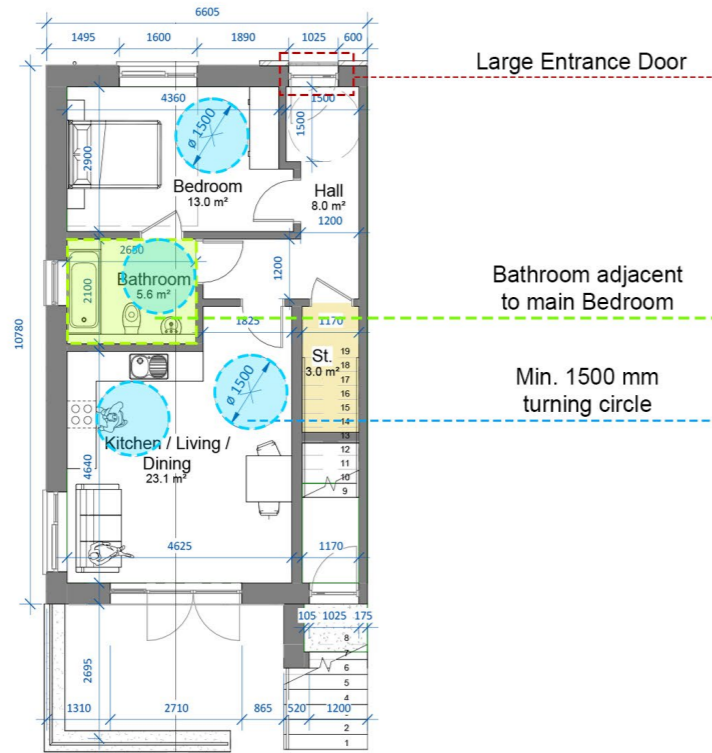
These residential units have a small patio / garden where the bikes are stored. The communal courtyard encourages the social interaction between the residents. The communal courtyard, together with the private patio, provides each unit with an adequate amount of amenity space.

The location of these units near the public park allow for easy access and approach, while being integrated within the community in a smaller section of the site to identify the units easily.



# 06 DETAILED DESIGN

## UNIVERSAL DESIGN ACCOMMODATION



GROUND FLOOR APARTMENT UNIT



GROUND FLOOR APARTMENT UNIT

A large proportion of units have been designed to accommodate a wide range of end users and to be age friendly. We are proposing 85 no. units that are age friendly and keep in line with universal design guidelines.

A portion of these units are spread throughout the site in order to integrate them within the community, while the majority of these units are located to the south of the site forming a series of courtyard arrangements in the form a small communities with communal gardens in the centre.

UNIVERSAL DESIGN UNITS LOCATED AT GROUND FLOOR LEVEL





# 06 DETAILED DESIGN

## UNIVERSAL DESIGN ACCOMMODATION



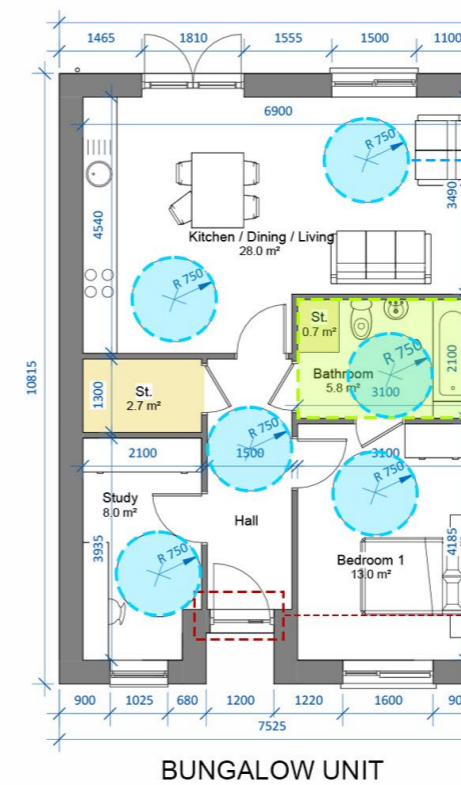
UNIVERSAL DESIGN BUNGALOW UNITS



Min. 1500 mm turning circle

Bathroom adjacent to main Bedroom

Large Entrance Doors



Min. 1500 mm turning circle

Bathroom adjacent to main Bedroom

Easily identifiable / separate entrances

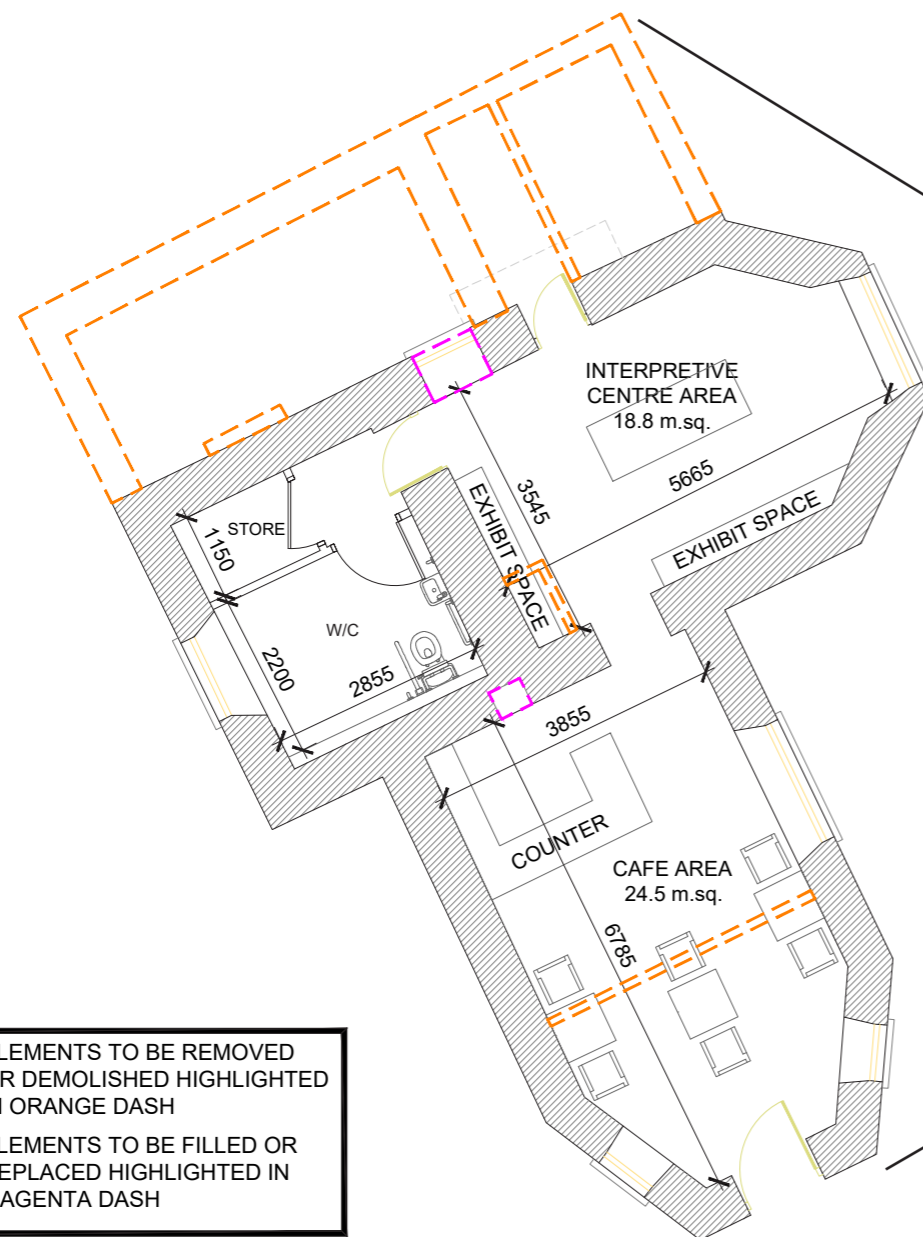


# 06 DETAILED DESIGN

## PROPOSED INTERPRETIVE CENTRE AND CAFE WITHIN EXISTING LODGE

An existing former lodge is located on the southern section of the site within the zoned Public Open Space lands. This former lodge is currently vacant, derelict, is not listed as a protected structure and is not included on the National Inventory of Architectural Heritage (NIAH).

In order to provide an additional community hub and to integrate this structure within the newly proposed public park amenities, this lodge has been refurbished and converted to an interpretive Centre and Cafe in order to benefit the development and to provide an additional amenity for the wider community. 4 no. parking spaces to serve the Interpretive Centre / Cafe and Public Park have also been allocated just south of the lodge.



# 06 DETAILED DESIGN

## PARKING ALLOCATION

### CAR PARKING

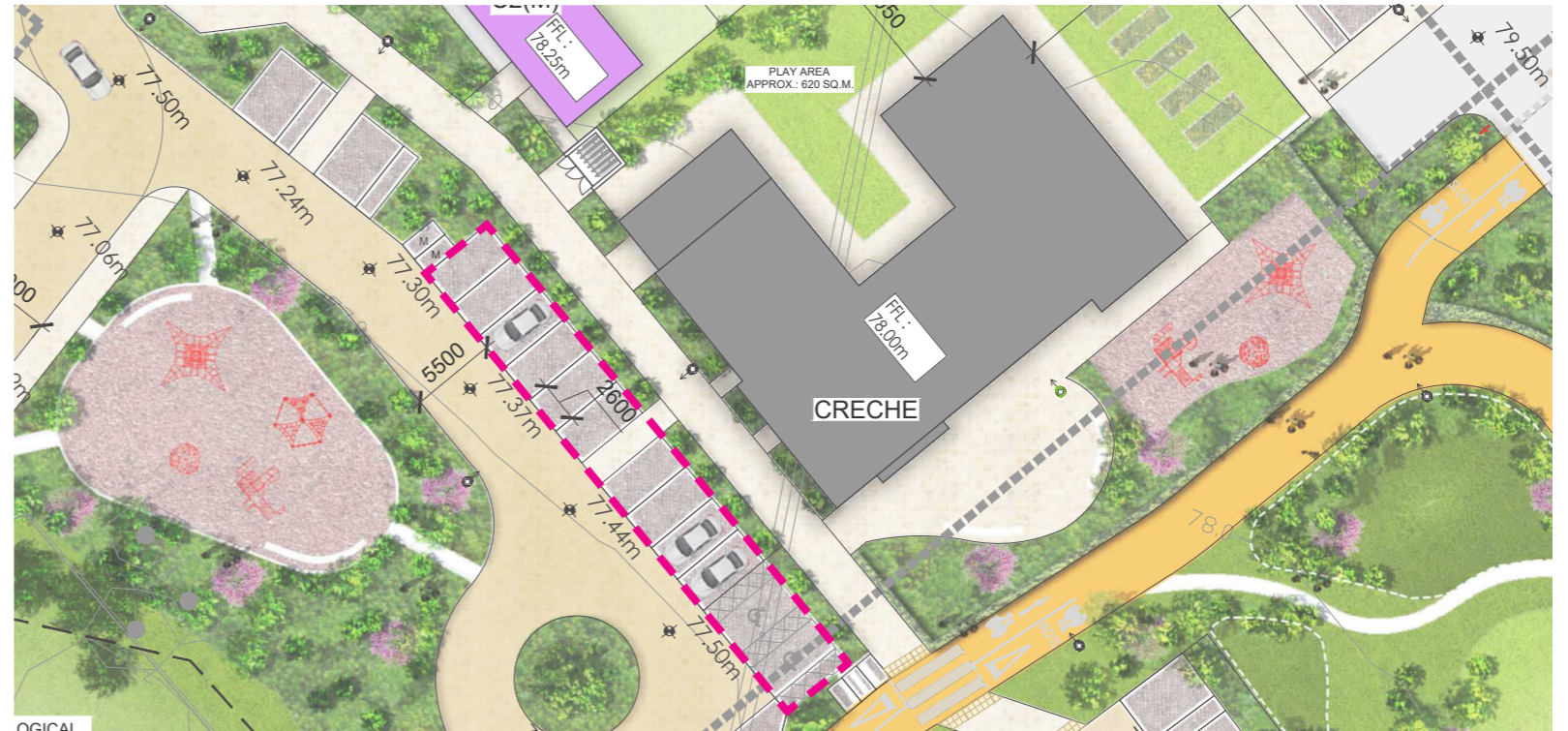
A variety of parking configurations helps us provide a strong sense of place and liveable, pedestrian priority streets, while reducing the impact of cars within the overall scheme. Each unit in the development has provision for car parking.

2 no. spaces are provided for all 4 bed housing units and 1 no. space are provided for all 1/2/3 bed housing units with 0.8 spaces provided per apartment / duplex unit.

12 no. parking spaces are provided for the crèche with 2 no. drop off areas and 2 no. motorcycle spaces.

A large quantity of accessible and E.V. spaces have also been allocated throughout the development.

4 no. spaces have also been provided for public use of the public park and the Interpretive Centre / Cafe.

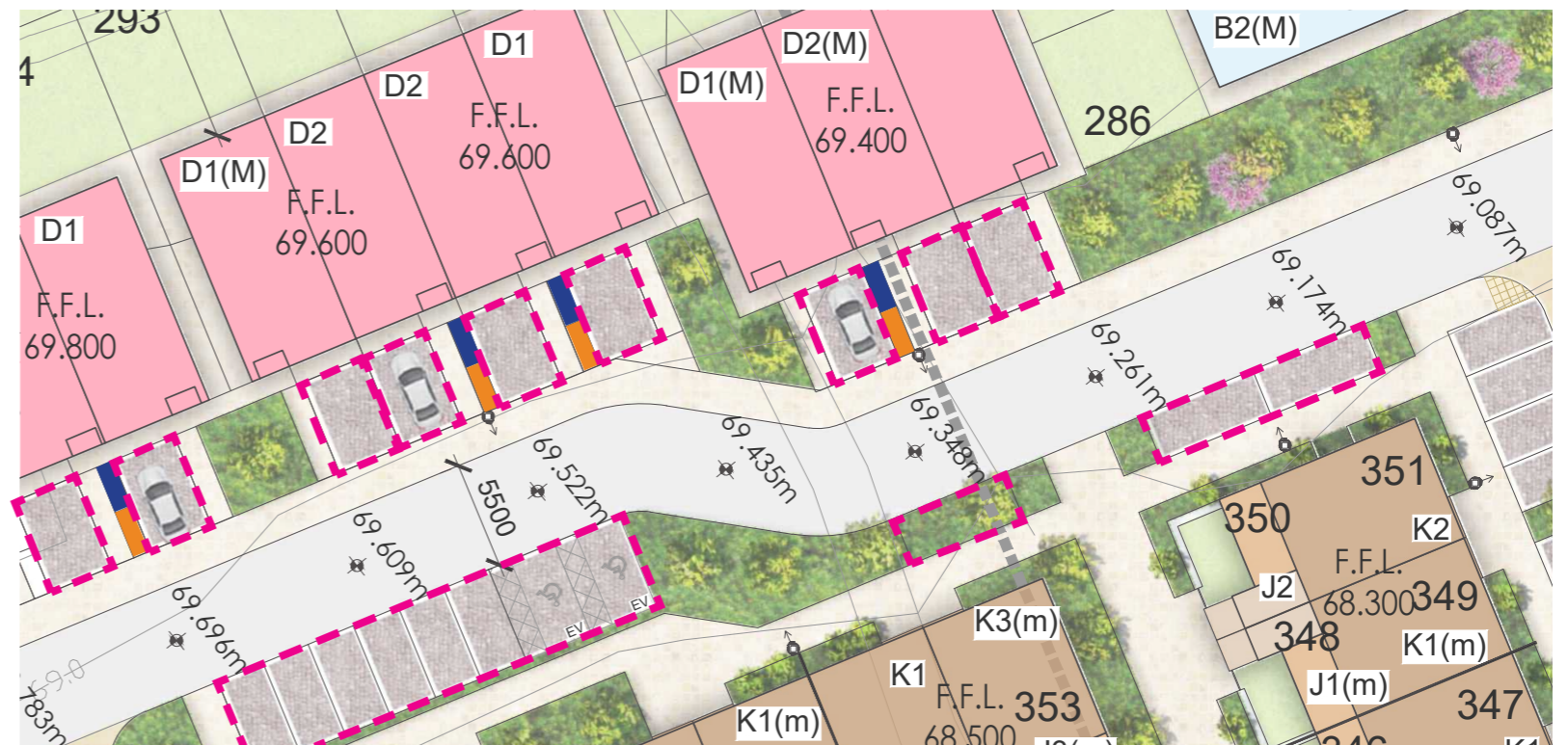


Crèche Parking

### Standard Parking Example



### Private Parking in Character Areas 3 and 4



# 06 DETAILED DESIGN

## PARKING ALLOCATION

### CYCLE PARKING

The houses and apartments/duplexes with external garden access will use their back garden to store their bicycles.

For the central townhouses and the Type M/N/K ground floor and duplex apartments, the bicycle parking facilities have been assigned as follows:

- No. 3 private bike spaces per housing unit and for the apartment/duplex types M and N. These central townhouses, apartment, and duplexes have their bike spaces located in covered bike racks located nearby their entrances. No. 1 private bike space per bed per type K unit. The Type K duplexes have allocated bike storage in secured bike stores near their apartments.
- No. 1 Visitors space per 5 no. Housing units and 1 no. Visitors space per 2 Apartment units have also been provided for the entire development. These are located within the central open spaces to allow for easy access for the entire development. The visitor spaces for the Type K duplexes are allocated within the secured stores.

Adequate bicycle parking has also been provided for the crèche.

BIKE PARKING SCHEDULE	
<p><b>1/2/3 Bed Mid Townhouse / Bungalow / Apt.+Duplex Type M and N Units</b>  <i>(1 space per bedroom) - 151no. bike spaces required</i>  <i>*Semi-detached, End Townhouse/Bungalow, and End GF</i>  <i>Apartment units have direct access to allocated GF private amenity space and can utilise this for bike storage.</i></p> <p>● 69 X 3no. spaces (Secure)                      Total = 207no. spaces                      Meets standards set out in the 'Sustainable and Compact Settlements' Guidelines 2024</p>	
<p><b>Duplex Apartment Type K Spaces</b>  <i>(1 space per bed + 1 space per 2 Apt units)</i>  <i>*Apartment Type J units have direct access to allocated GF private amenity space and can utilise this for bike storage.</i></p> <p>● -180no. bike spaces required                      192no. spaces provided (Secure)</p>	
<p><b>Visitors Spaces</b>  <i>(1 space per 5 housing units, 1 space per 2 type M and N apartment units) - 71no. bike spaces required</i></p> <p>● 84no. spaces (Covered)</p>	
<p><b>Creche Spaces</b>  <i>*Spaces provided in covered store, please refer to drawing no. 23107/P/010C for layout.</i></p> <p>● 12no. spaces (Covered)                      ● 3no. Cargo Bike spaces (Secure)</p>	
<p><b>TOTAL BIKE PARKING PROVIDED = 498no.</b></p>	



KEY PLAN (BIKE STORE LOCATIONS)



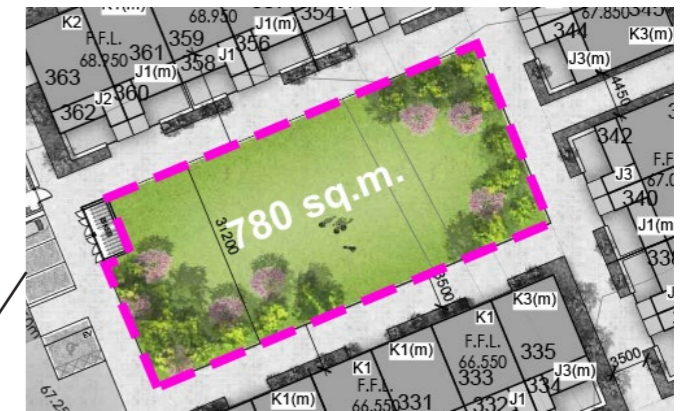
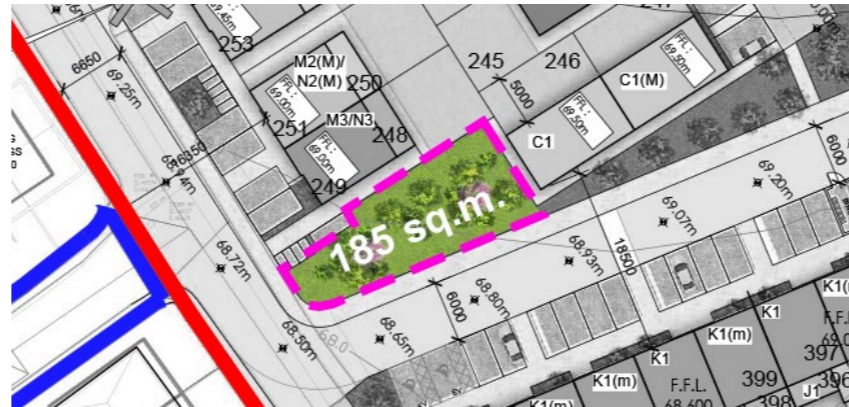
# 06 DETAILED DESIGN

## COMMUNAL AMENITY SPACE REQUIREMENTS

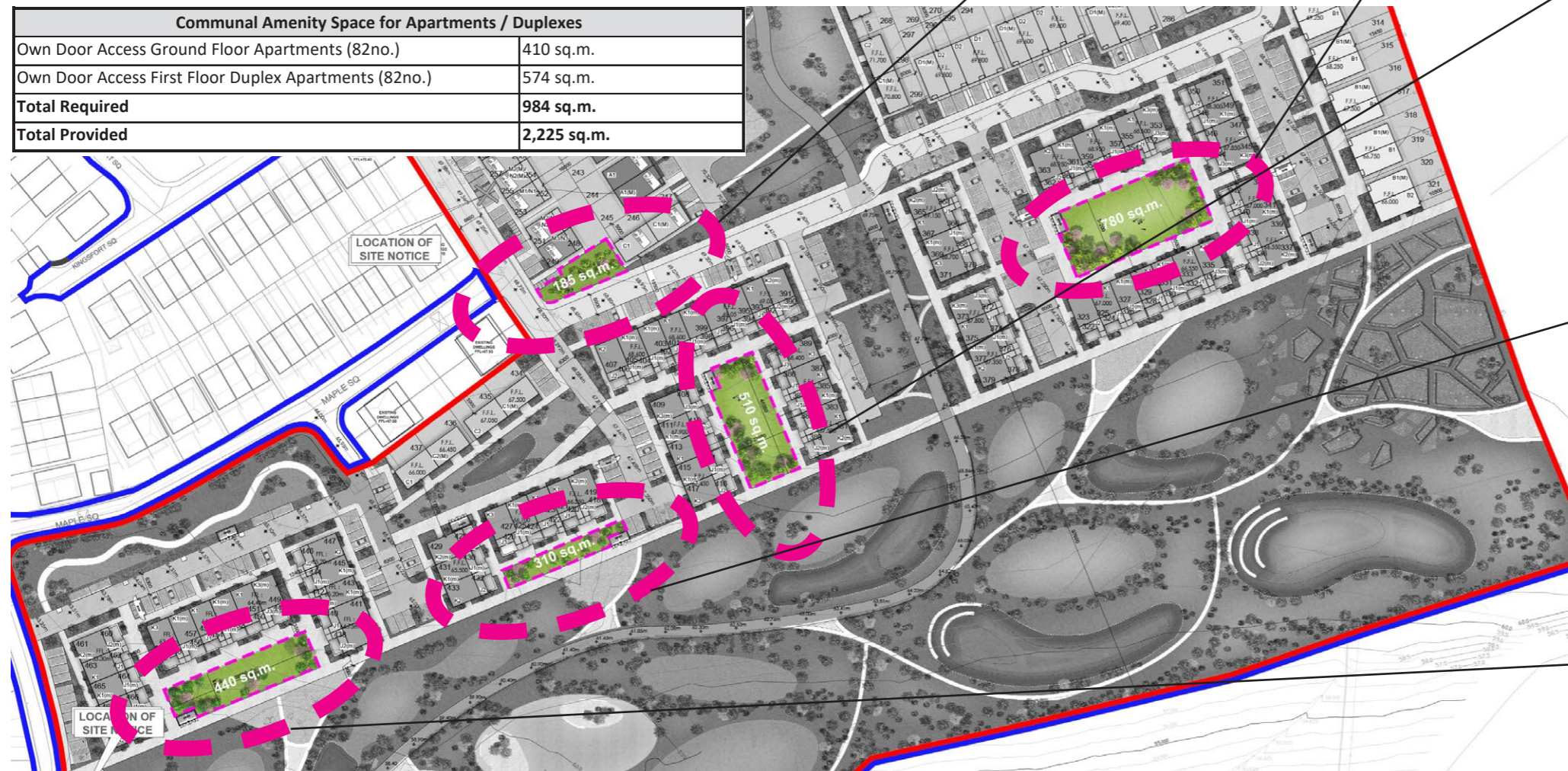
In line with the requirements set out in the 2023 Apartment guidelines, on top of the private amenity spaces provided for all units on site, additional communal amenity areas for the ground floor apartments and duplex units have been incorporated into the layout.

These communal areas will provide valuable amenity spaces for the apartments and take the form of high quality breakout spaces that contain both hard and soft landscape treatments. The variety within these spaces offers flexibility and ensures that they can be fully utilised throughout the year. These communal amenity spaces have been located within the central courtyards created by the Type J and K Apartment/Duplex Units and just south of the Type M and N Apartment/Duplex Units.

As well as providing variety within the public realm, these communal areas will also create opportunities for localised informal play as well as social interaction between residents.



Communal Amenity Space for Apartments / Duplexes	
Own Door Access Ground Floor Apartments (82no.)	410 sq.m.
Own Door Access First Floor Duplex Apartments (82no.)	574 sq.m.
<b>Total Required</b>	<b>984 sq.m.</b>
<b>Total Provided</b>	<b>2,225 sq.m.</b>



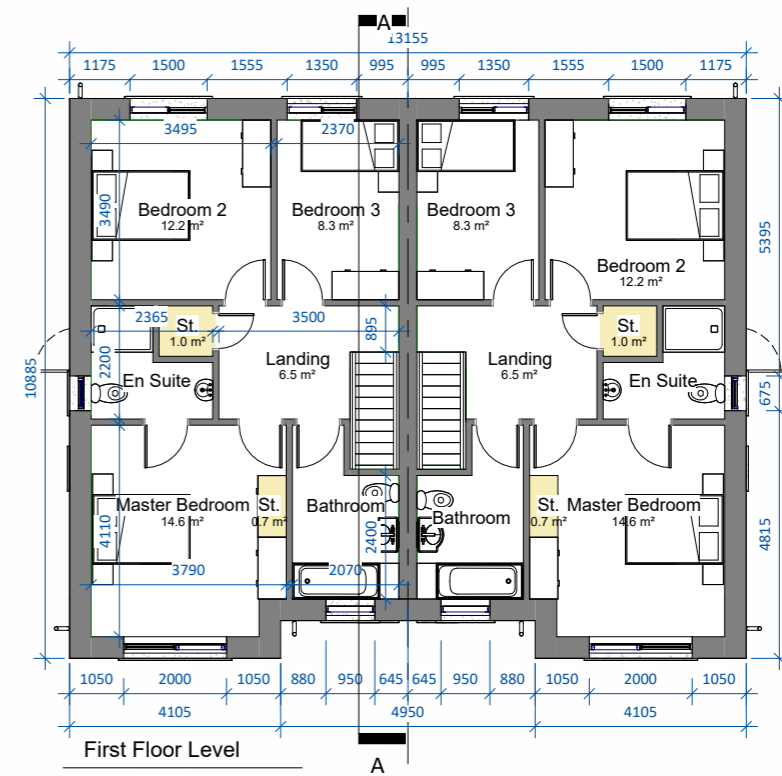
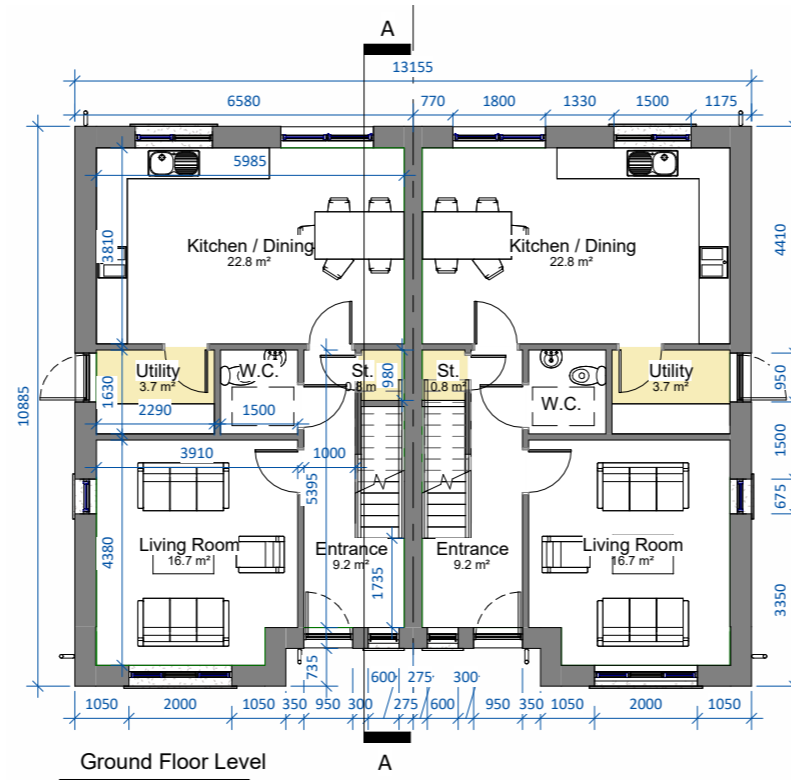
# 06 DETAILED DESIGN

## REFLECTING EXISTING UNITS

### HOUSE TYPE B3 / B3(M)

Due to the unique nature of the site, which has already been partially developed, 2 no. existing semi-detached units are located down a street that are isolated from the rest of the existing development. These units have been designed similarly to the existing Castle Park scheme, with an off-white render facade.

4 no. 3 bed semi-detached units with a render facade to reflect the existing dwellings have been designed within Character Area 2 to fill in between the existing dwellings and the partially completed scheme.



# 06 DETAILED DESIGN

## UNIT TYPOLOGY

### HOUSE TYPE A2

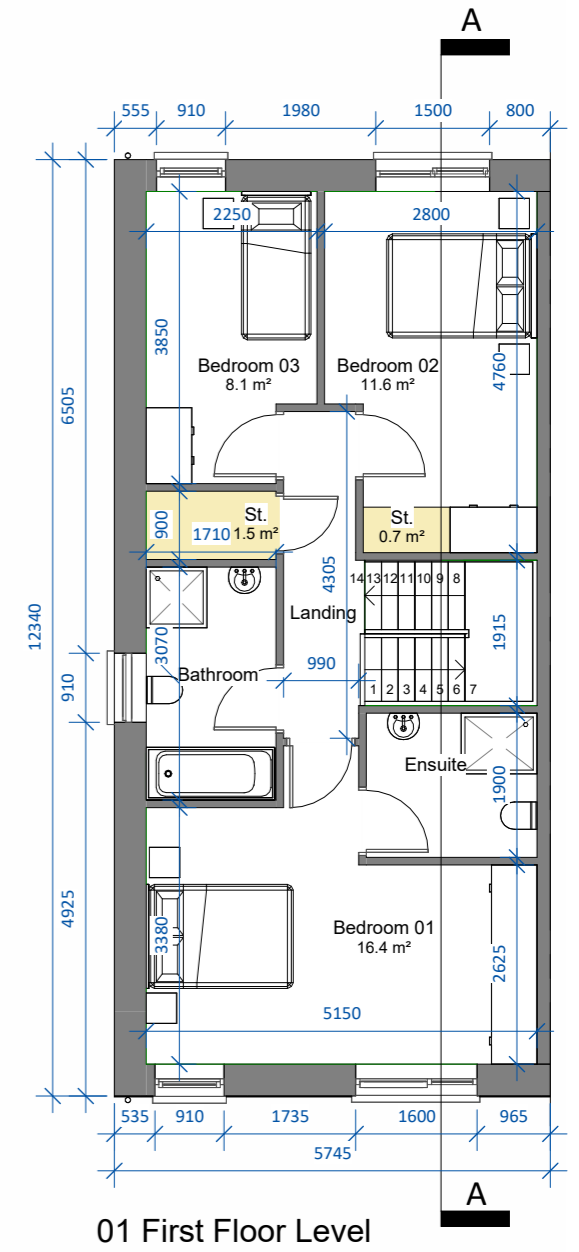
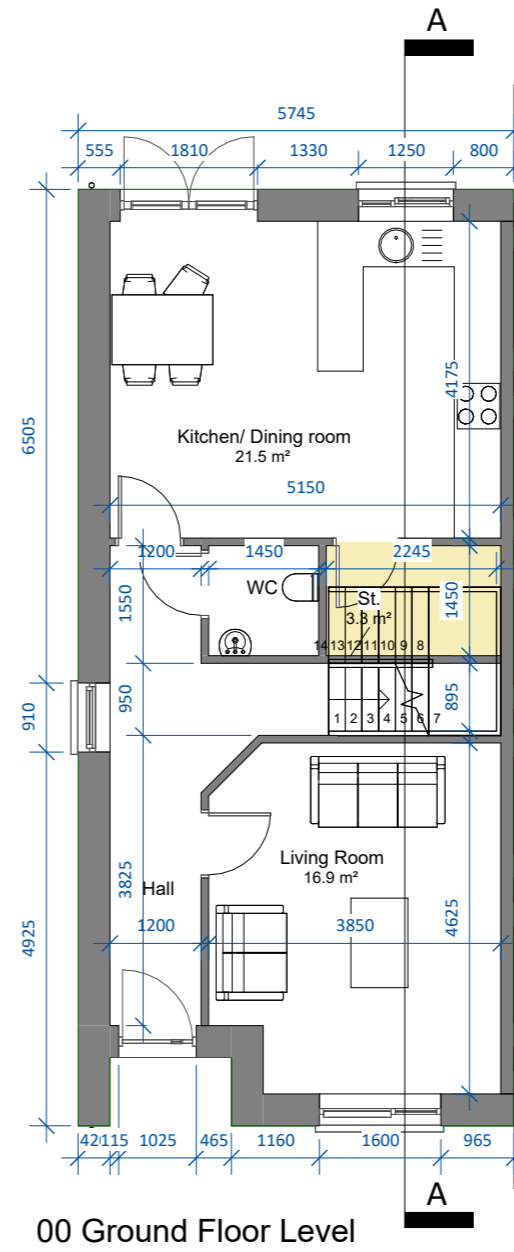




# 06 DETAILED DESIGN

## UNIT TYPOLOGY

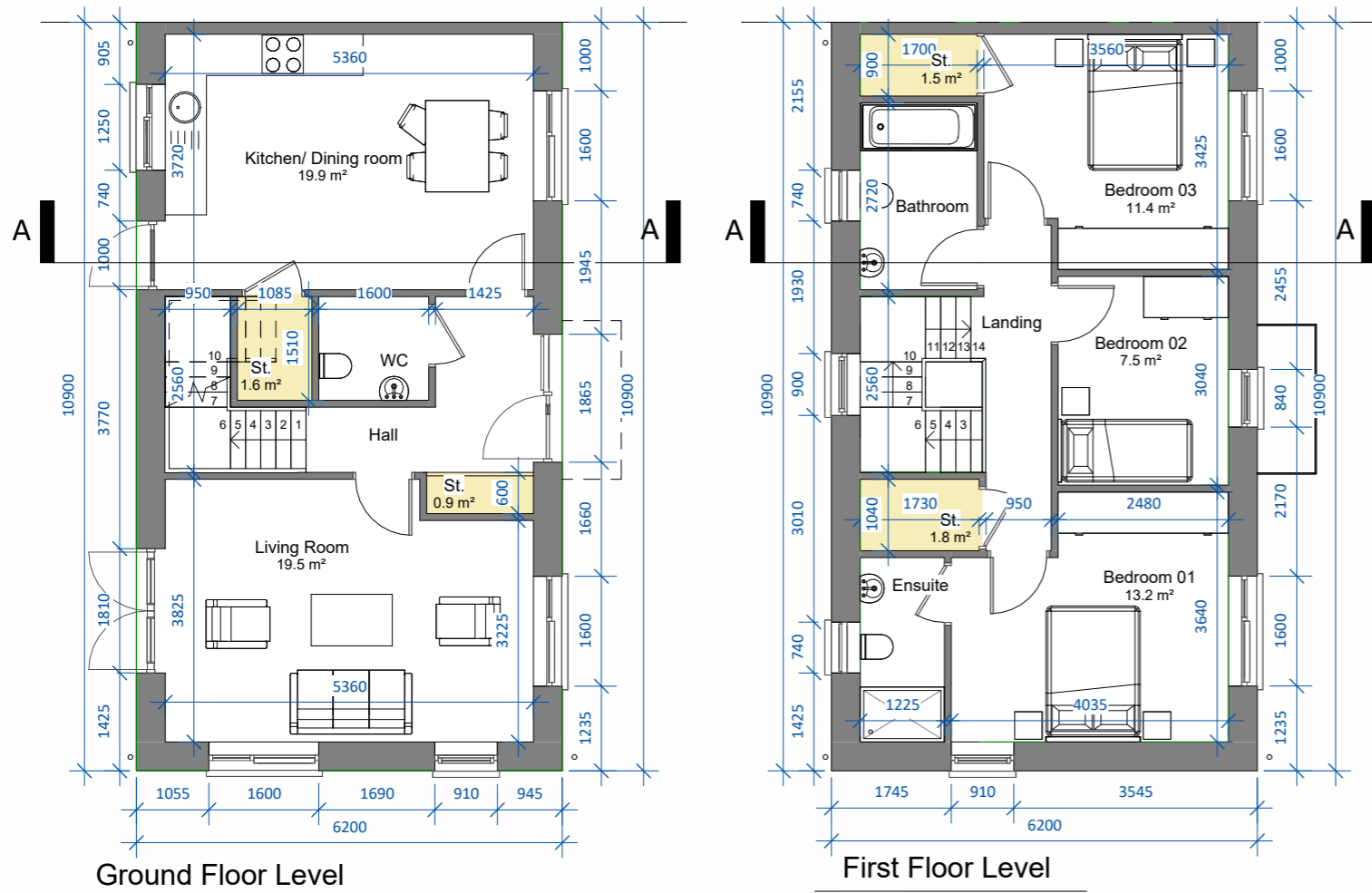
### HOUSE TYPE B1



# 06 DETAILED DESIGN

## UNIT TYPOLOGY

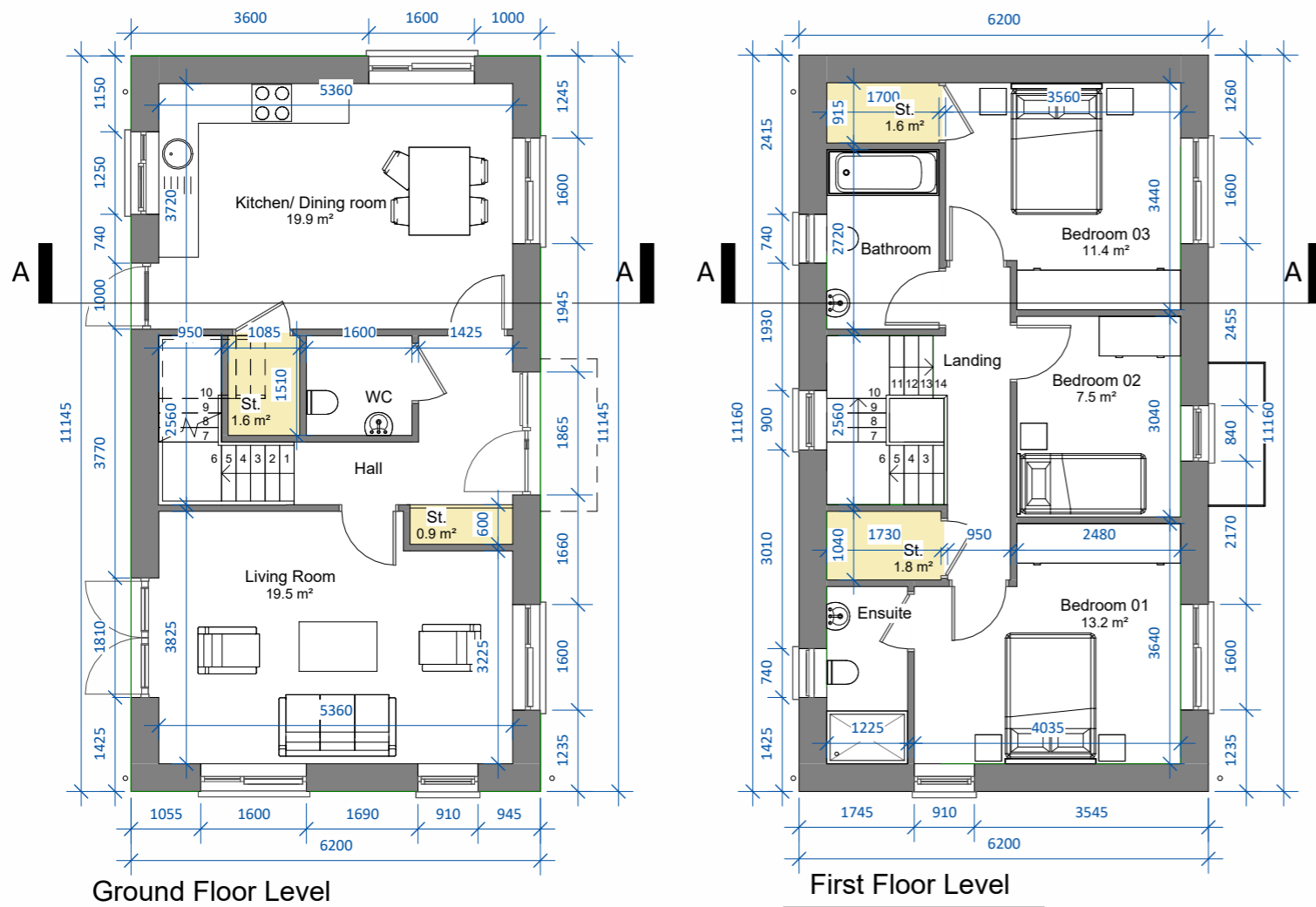
### HOUSE TYPE C1



# 06 DETAILED DESIGN

## UNIT TYPOLOGY

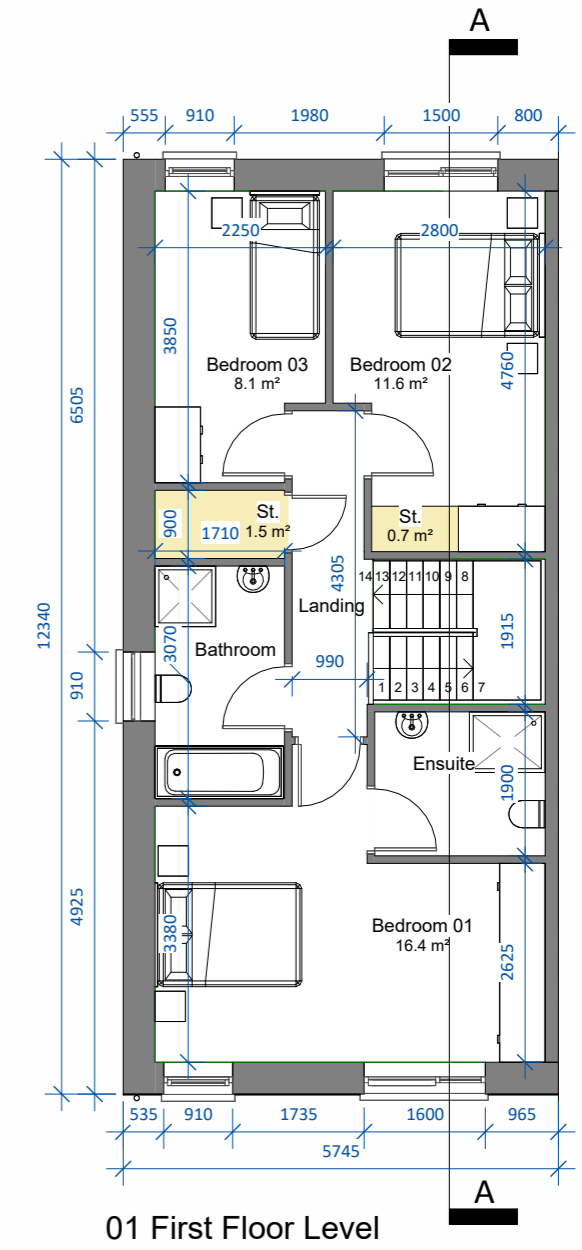
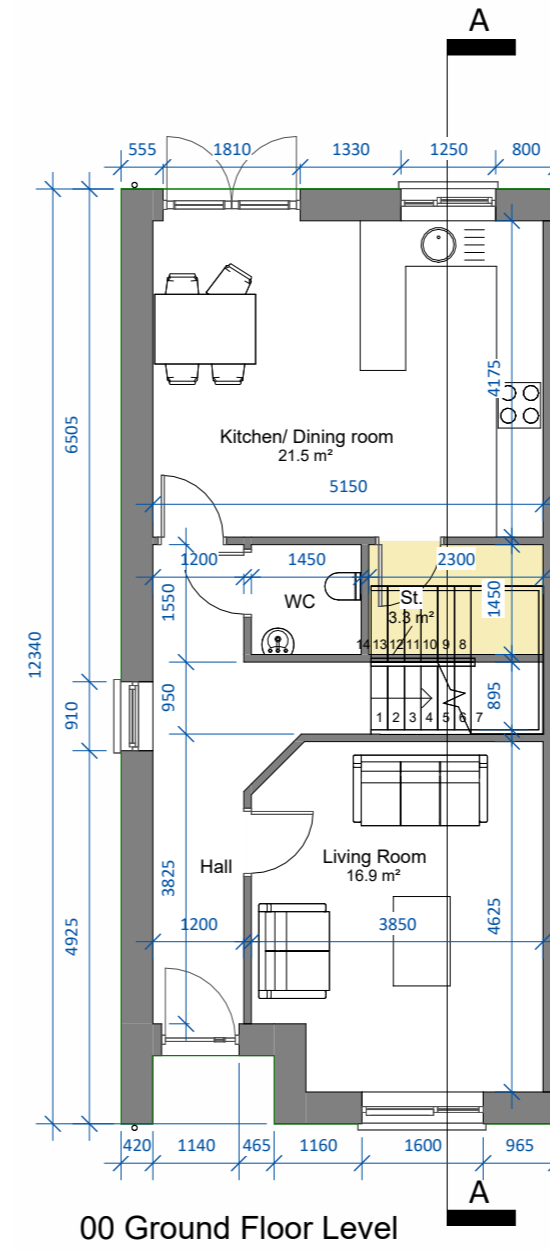
### HOUSE TYPE C3



# 06 DETAILED DESIGN

## UNIT TYPOLOGY

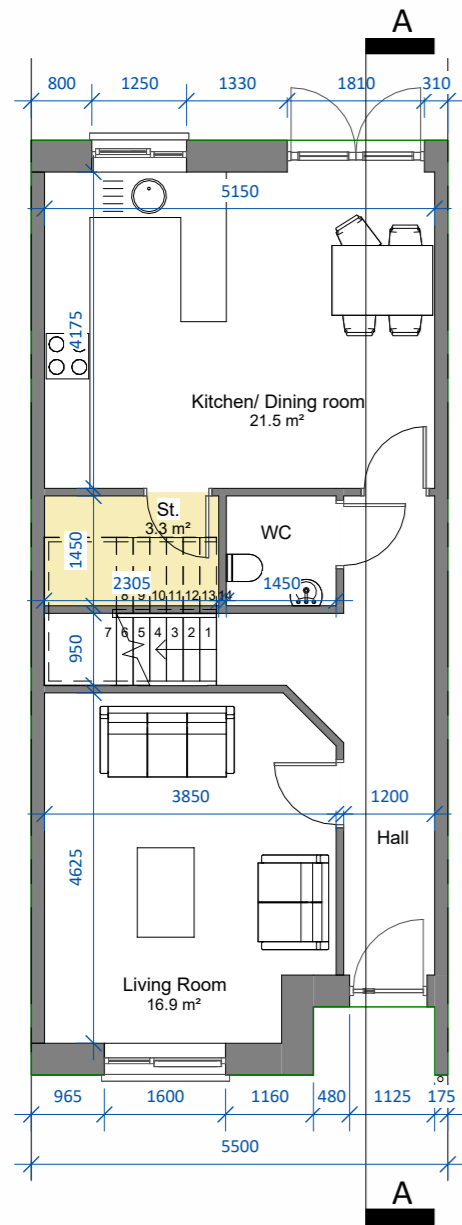
### HOUSE TYPE D1



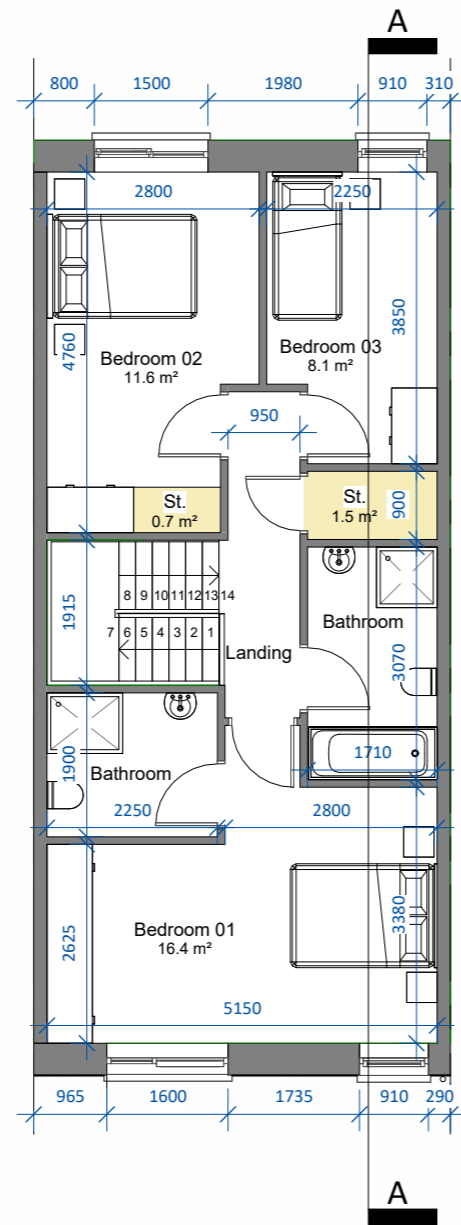
# 06 DETAILED DESIGN

## UNIT TYPOLOGY

### HOUSE TYPE D2



Ground Floor Level



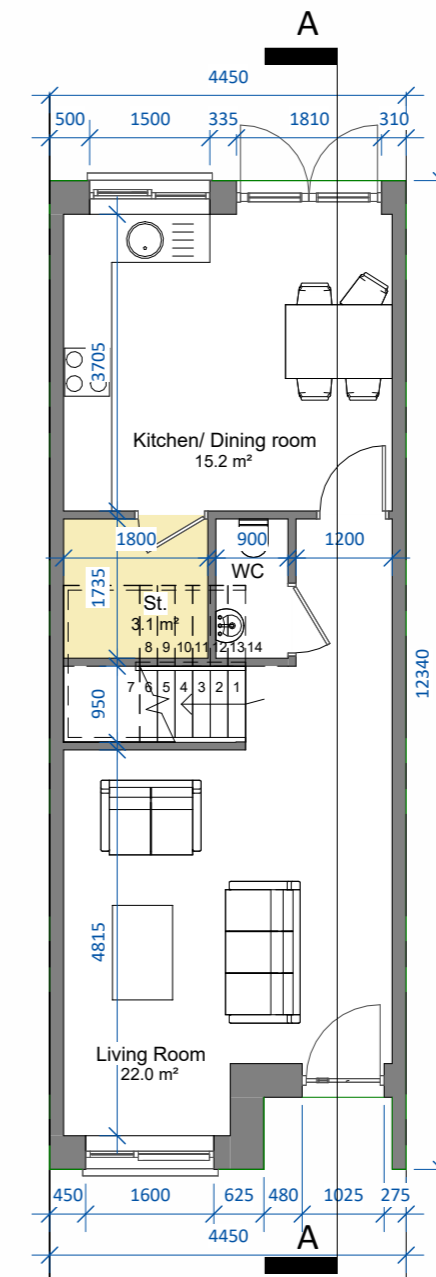
First Floor Level



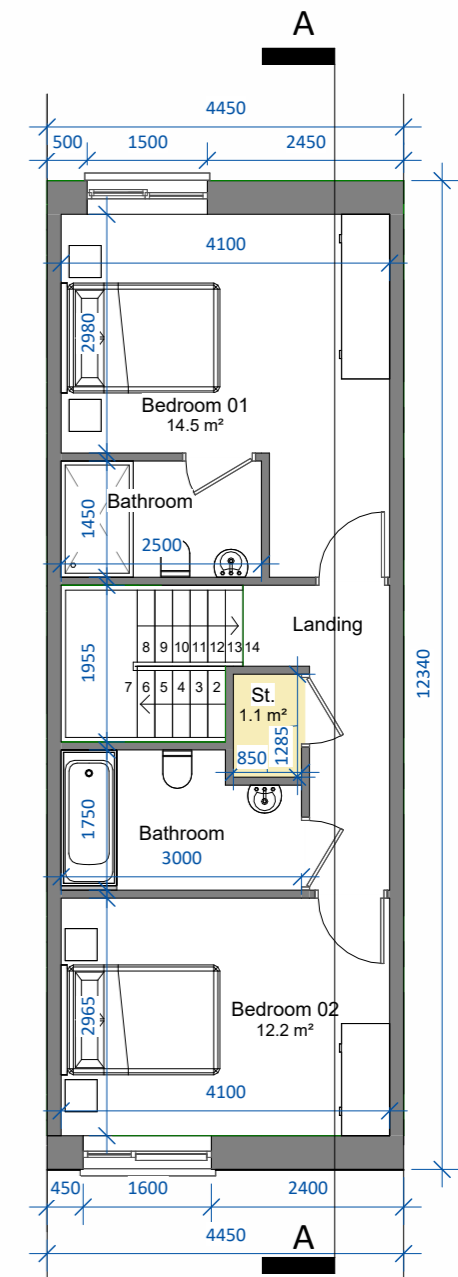
# 06 DETAILED DESIGN

## UNIT TYPOLOGY

### HOUSE TYPE E1



Ground Floor Level

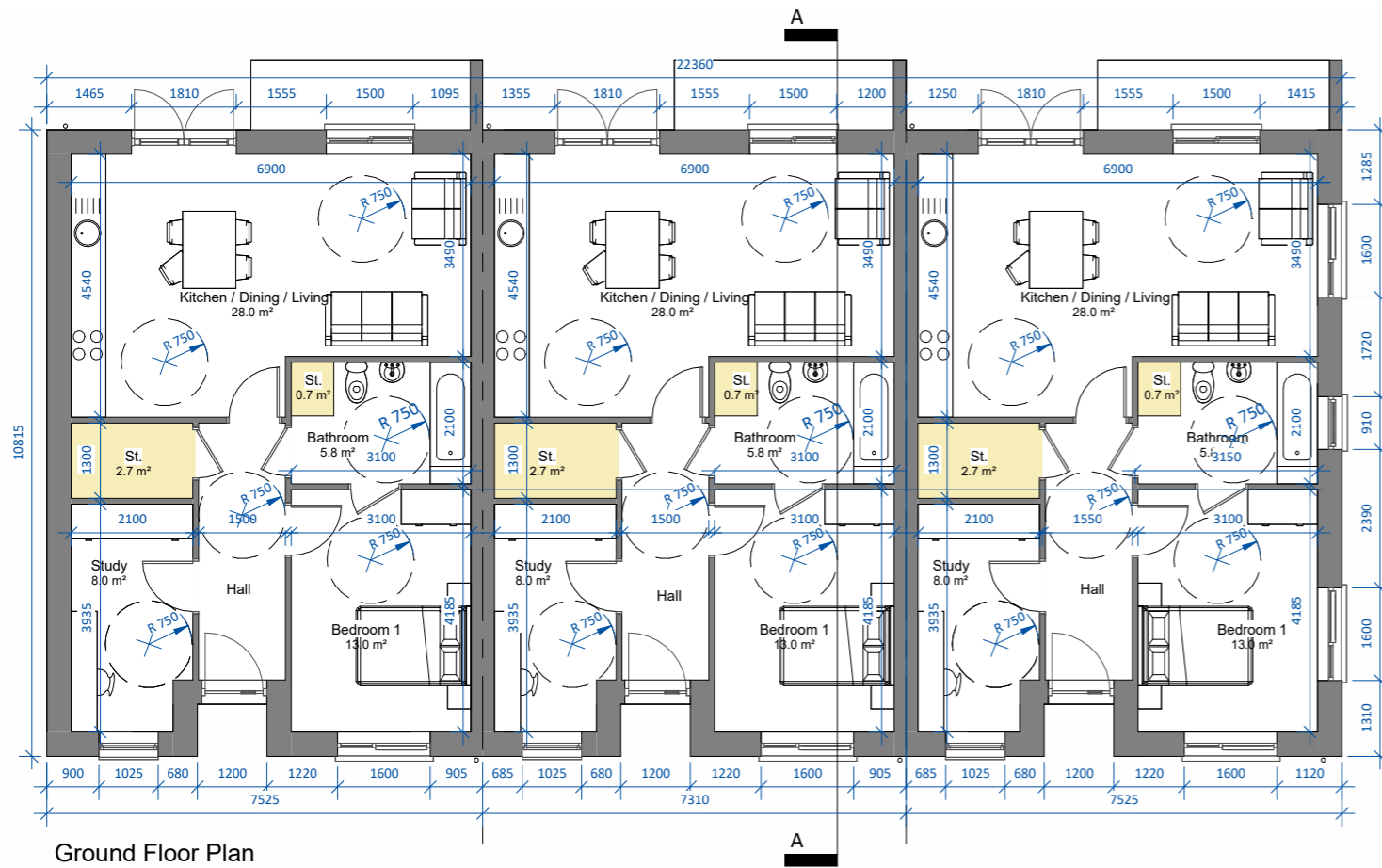


First Floor Level

# 06 DETAILED DESIGN

## UNIT TYPOLOGY

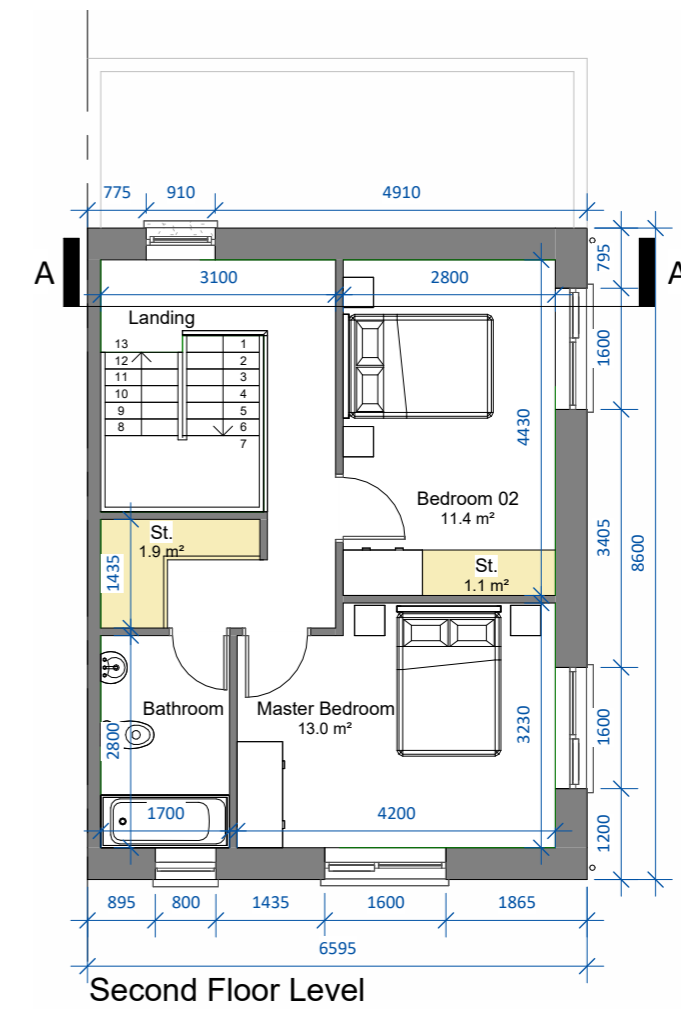
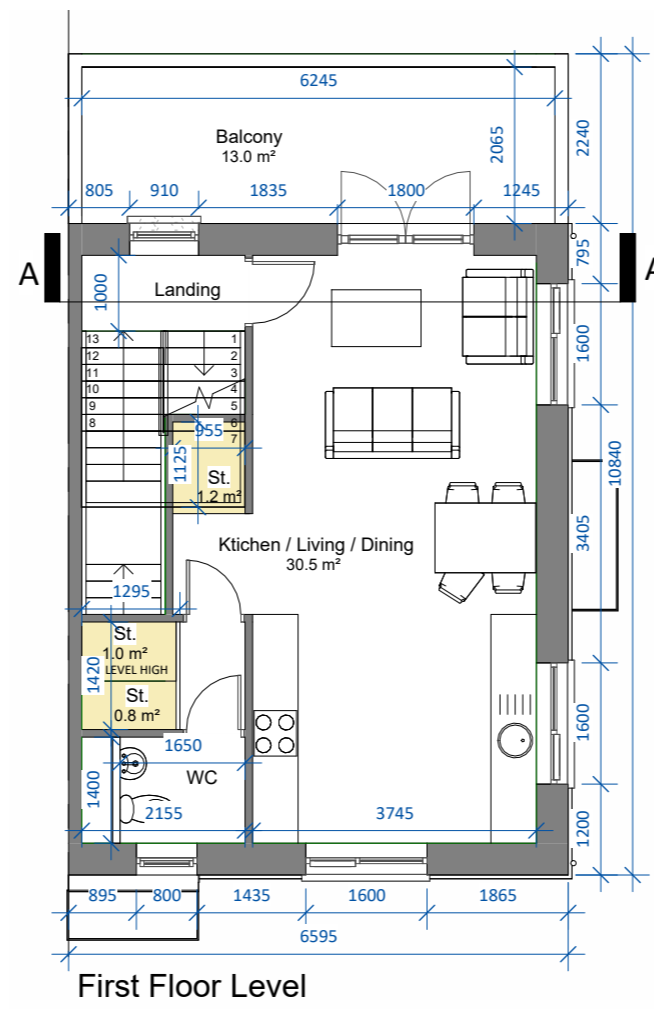
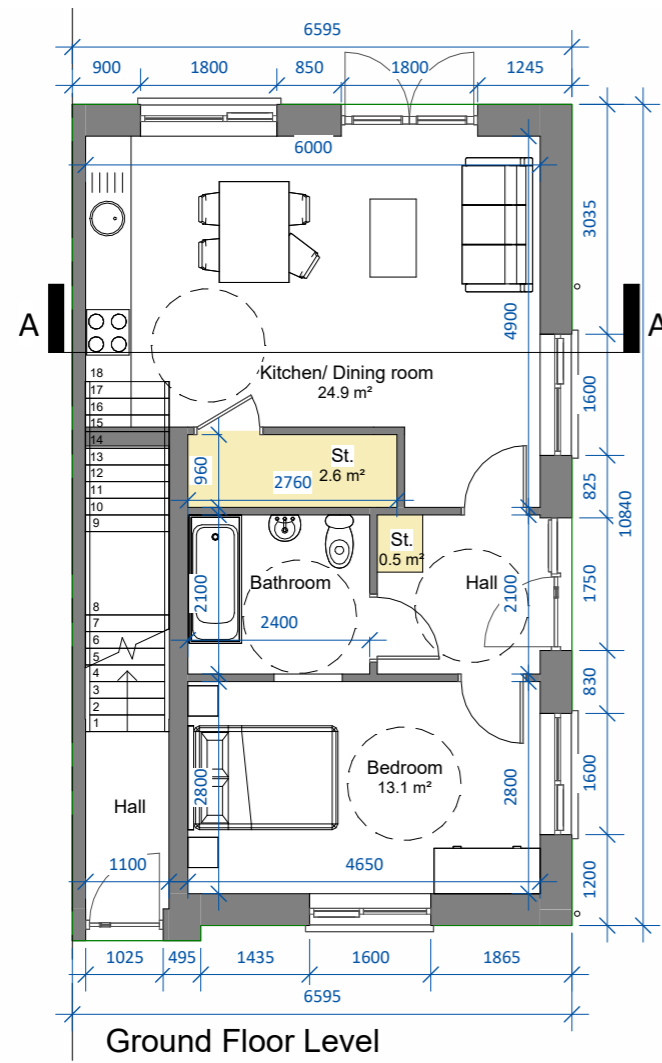
HOUSE TYPES F1 / F2 / F3



# 06 DETAILED DESIGN

## UNIT TYPOLOGY

UNIT TYPE M3 / N3

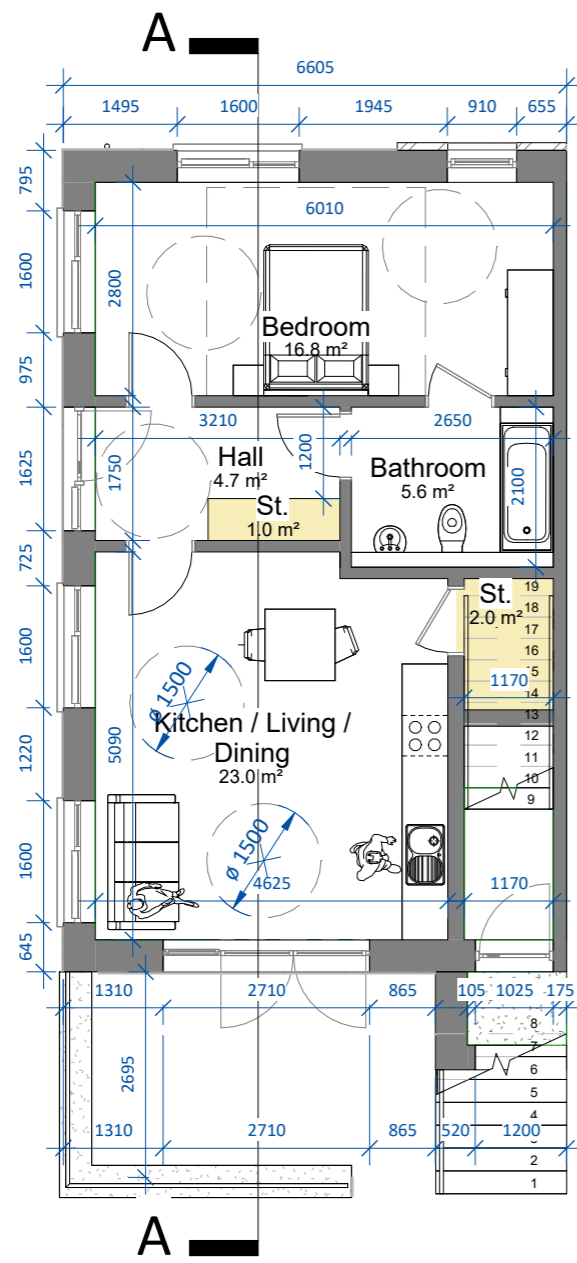




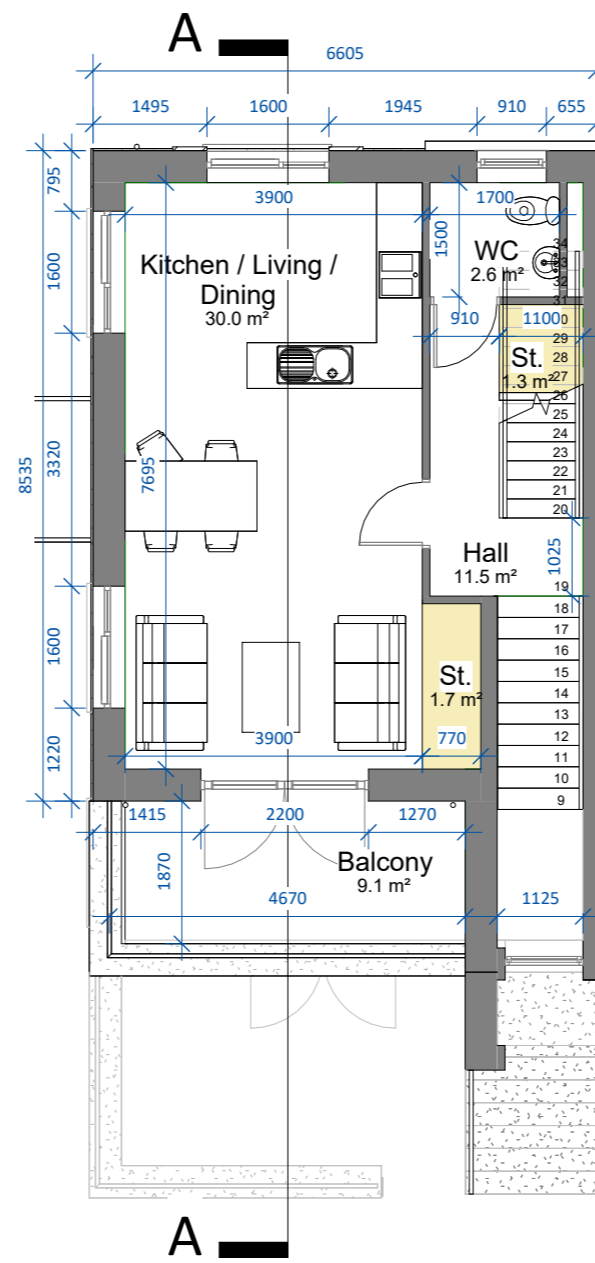
# 06 DETAILED DESIGN

## UNIT TYPOLOGY

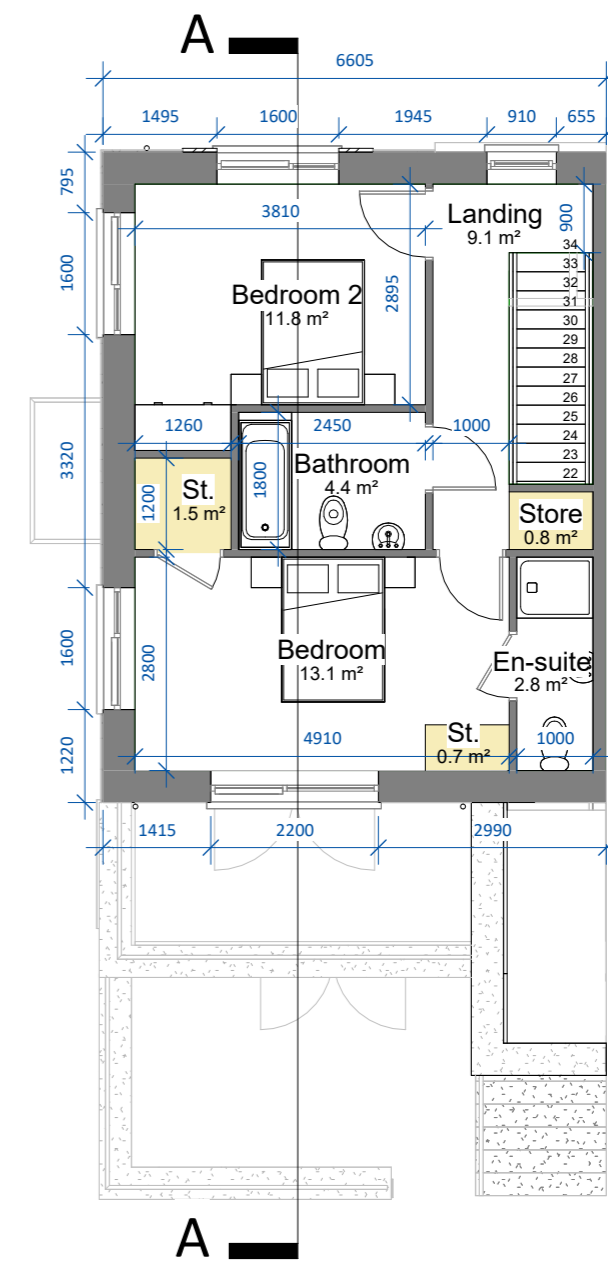
UNIT TYPE J2 / K2



01 Ground Floor Plan.



02 First Floor Plan.



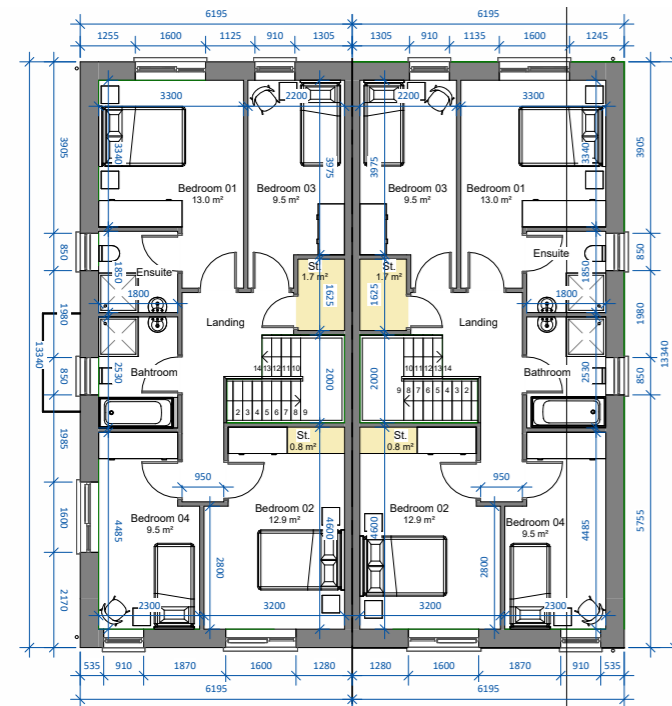
03 Second Floor Plan.

# 06 DETAILED DESIGN

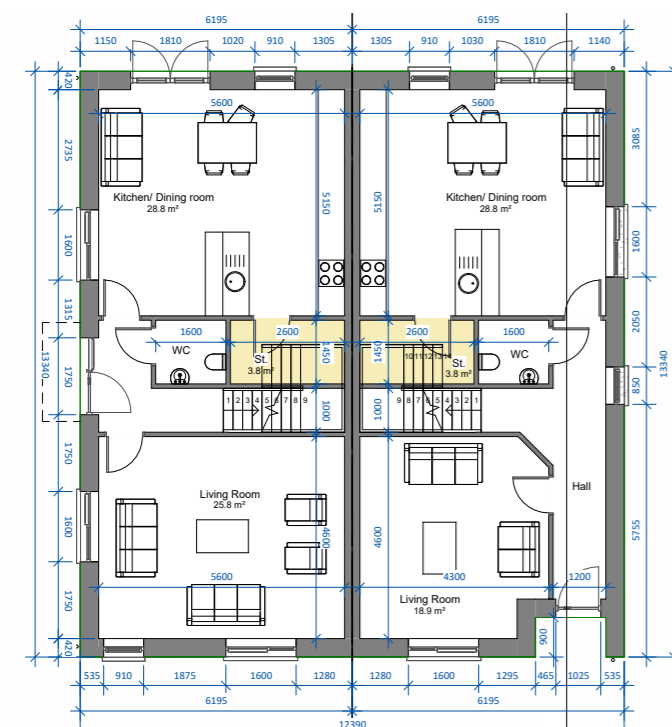
## UNIT BLOCK EXAMPLES



UNIT TYPES A2(m)/A1



First Floor Plan



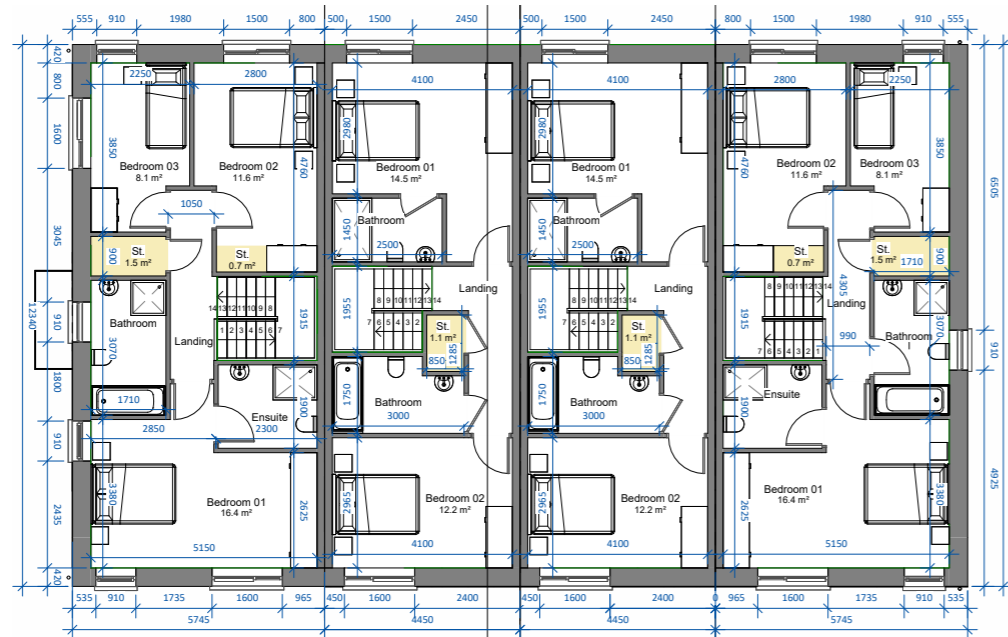
Ground Floor Plan



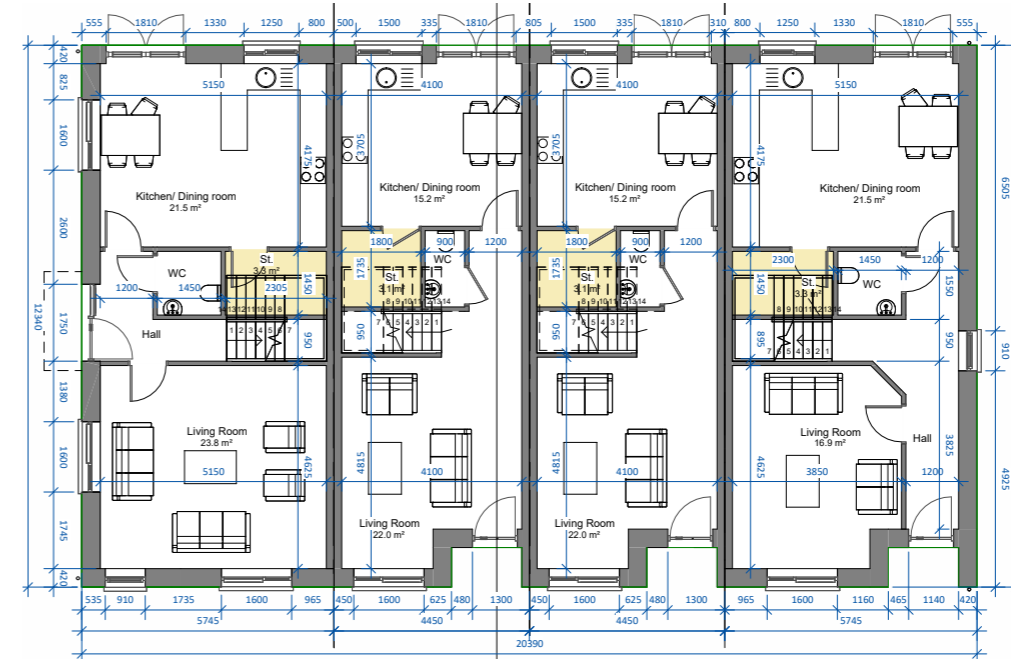
# 06 DETAILED DESIGN

## UNIT BLOCK EXAMPLES

UNIT TYPES D3(m)/E1/E1/D1



Ground Floor Plan



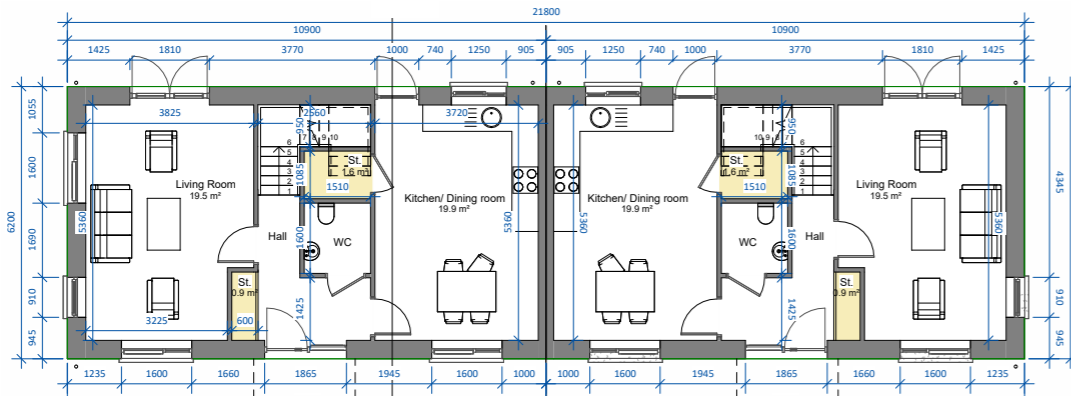
First Floor Plan



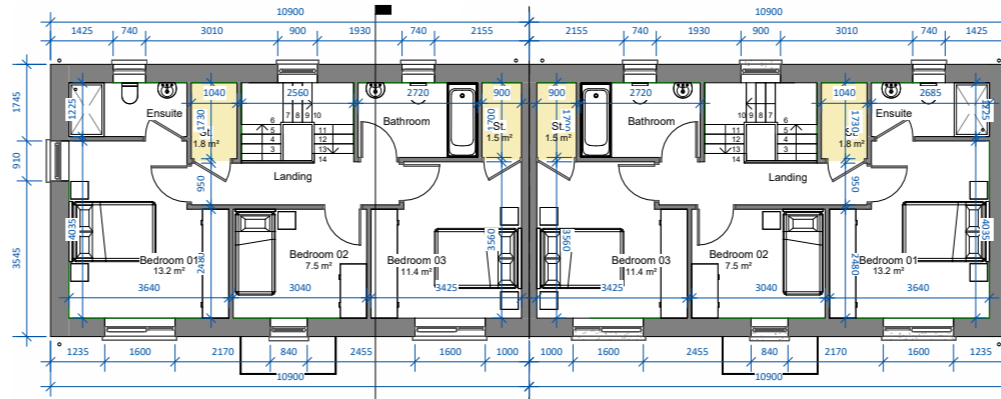
# 06 DETAILED DESIGN

## UNIT BLOCK EXAMPLES

### UNIT TYPES C1/C2(m)



Ground Floor Plan



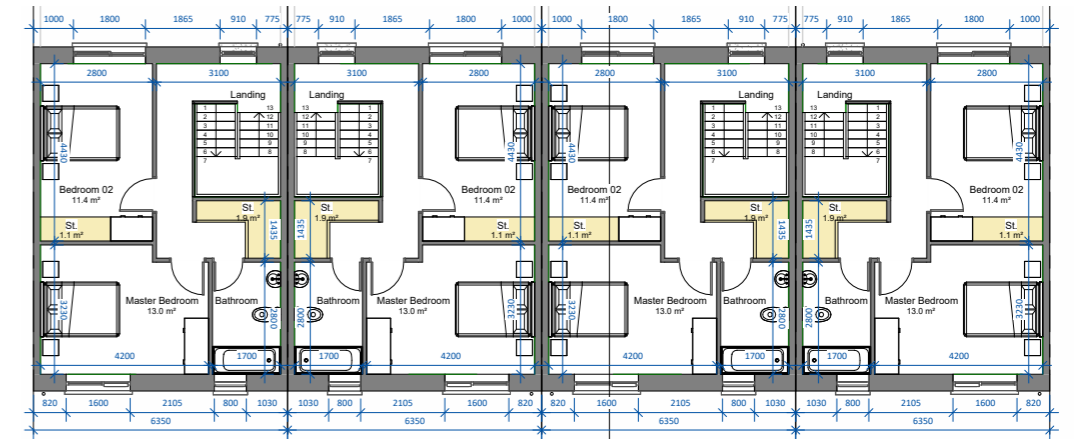
First Floor Plan



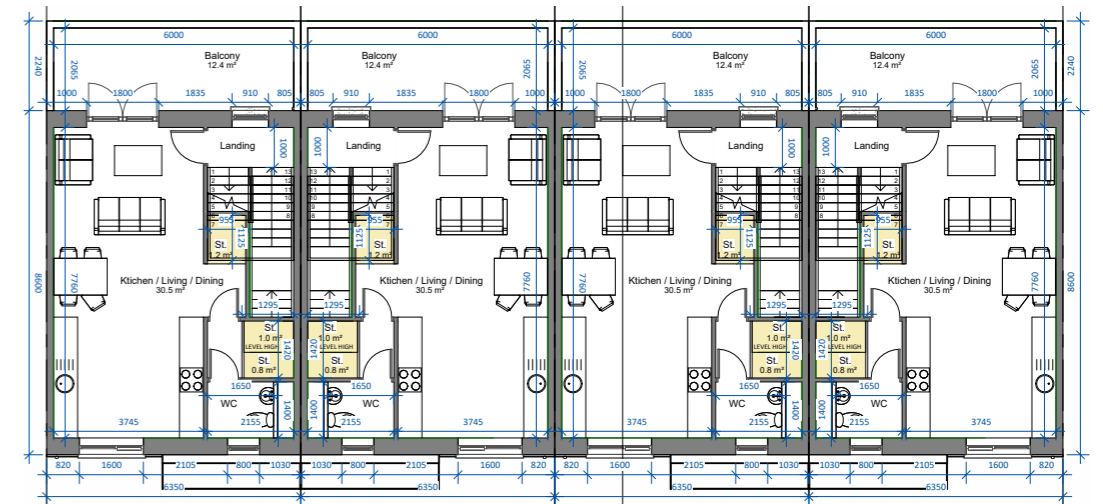
# 06 DETAILED DESIGN

## UNIT BLOCK EXAMPLES

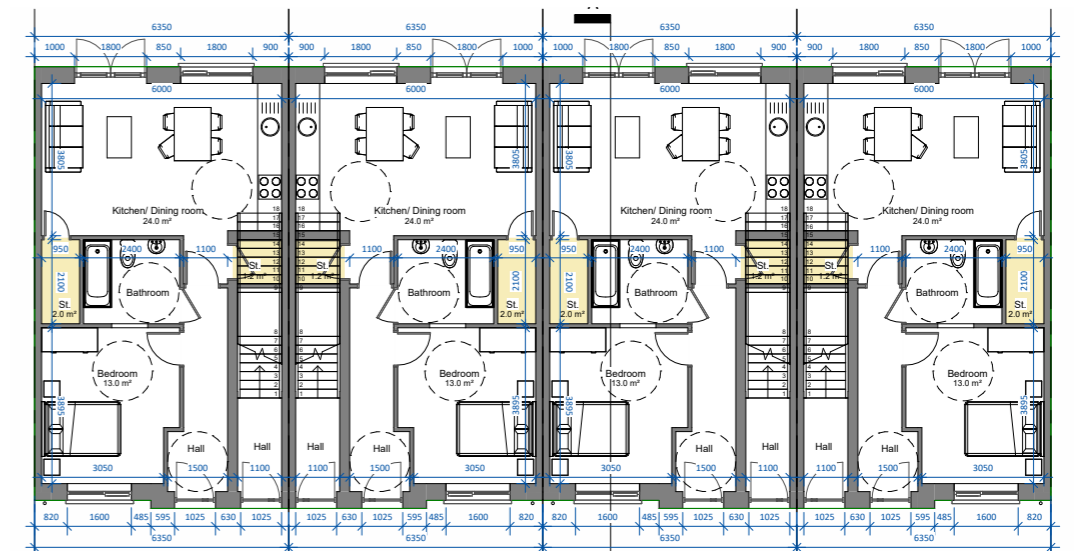
UNIT TYPES M1(m)-N1(m)/M2-N2/M2(m)-N2(m)/M1-N1



Second Floor Plan



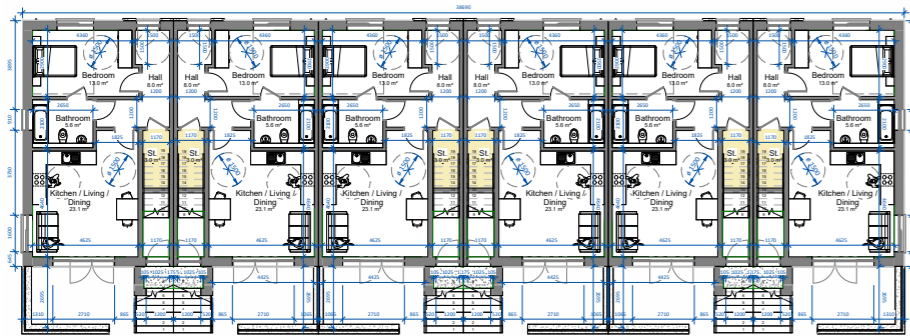
First Floor Plan



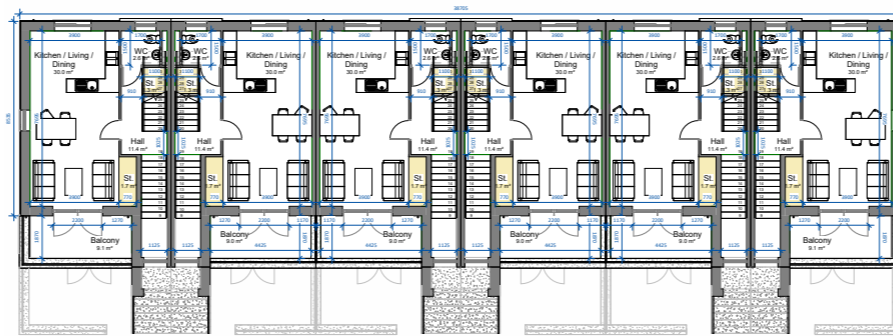
Ground Floor Plan

# 06 DETAILED DESIGN UNIT BLOCK EXAMPLES

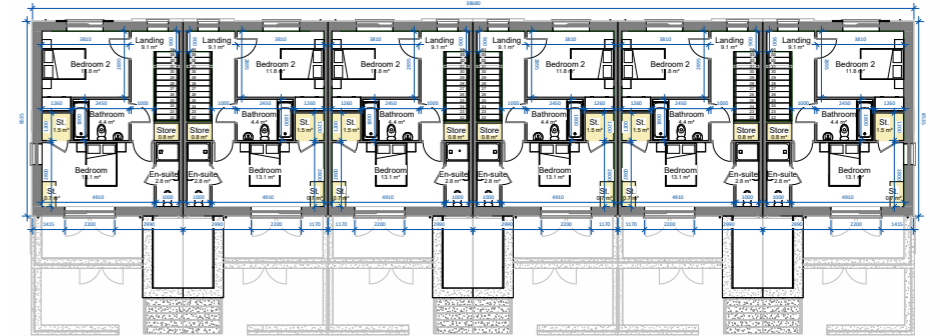
UNIT TYPES J3-K3/J1(m)-K1(m)/J1-K1/J1(m)-K1(m)/ J1-K1/ J3(m)-K3(m)



Ground Floor Plan



First Floor Plan



Second Floor Plan



# 07 CGI'S (GNET) VIEW 1



# 07 CGI'S (GNET) VIEW 2





# 07 CGI'S (GNET) VIEW 3



# 07 CGI'S (GNET) VIEW 4



# 07 CGI'S (GNET) VIEW 5



# 07 CGI'S (GNET) VIEW 6



# 07 CGI'S (GNET) VIEW 7



# 07 CGI'S (GNET) VIEW 8



# 07 CGI'S (GNET) VIEW 9



# 07 CGI'S (GNET) VIEW 10





# 07 CGI'S (GNET) VIEW 11



# 08 SUMMARY

## DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING

In the 'Sustainable Residential Development and Compact Settlements; Guidelines for Planning Authorities' (2024), reference is made to a design checklist which was developed to act as 'helpful prompts that can be used in the refinement and review of detailed plans and in the consideration of individual planning applications.'

Key principles have been highlighted in this checklist in order to 'determine whether the proposal overall is acceptable from a design perspective.' These principles are as follows;

### SUSTAINABLE AND EFFICIENT MOVEMENT

The proposed development has been designed to include a clear street network in order to create a permeable and legible urban environment based on the existing local access street that runs from the Castle Park scheme along the west, through the scheme with shared spaces situated along this route to promote a safe and pedestrian friendly environment. The streets within the scheme have been designed following the principles set out in the Design Manual for Urban Roads and Streets (DMURS).

The layout has been designed in such a way to promote sustainable modes of travel: a pedestrian and cycle path runs from the existing public park to the south, connecting to the site via a 4m wide shared pedestrian and cycle path that runs throughout the scheme providing pedestrian and cycle connections throughout the development. The layout includes several pedestrian footpath and amenity walks in the open spaces that further enhance the permeability of the development.

The quantum of parking spaces have been minimised in order to ensure that vehicular movement does not impede active modes of travel or have undue prominence within the public realm. The proximity of the site in relation to Mallow town centre, along with a number of bus stops located within the town, help to reduce the quantity of parking required within the scheme and create a more pedestrian focused scheme.

### MIX AND DISTRIBUTION OF USES

The proposed housing mix of 1, 2, 3, and 4-bed houses (bungalows, townhouses and semi-detached), along with 1 and 2 bed apartment and duplex units, enable the creation of a sustainable residential development that provides a greater housing choice and responds to the needs of single people, families, older people and people with disabilities. In this regard we are also providing 85 no. bungalows and ground floor apartments designed following the principles of the Universal Design.



Proposed 4m wide Greenway



Bungalow Units

# 08 SUMMARY

## DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING



Proposed open spaces

### GREEN AND BLUE INFRASTRUCTURE

The proposed layout includes a series of open spaces located throughout the site. These main spaces are designed to cater for a range of active and passive recreational needs and to conserve and restore nature and biodiversity. The spaces, as described below, cater for both the users of the scheme and the wider community.

- Central Open Spaces – Units are clustered around these centrally located spaces which provides areas where social interactions can occur. These space are overlooked by dwellings which provide passive surveillance and ensure a safe environment for residents is created. They also help instil a sense of community and create smaller neighbourhoods within the overall development.
- Shared Surfaces/Plazas – Similar to the Central Open Spaces in the qualities that it contributes to the development but with a more urban/modern finish which allows flexibility for different activities/uses.
- The Greenway – A 4 metre wide Greenway has been incorporated into the layout in order to provide both pedestrian and cycle connectivity throughout the scheme. This Greenway is accessed from the existing public open space to the south of the scheme and runs through the proposed public open spaces and into the existing Castle Park development.
- Existing Natural Features – The existing natural features both within the development and along the boundaries have been incorporated into the scheme as they offer valuable amenities to the residents while also giving the development a very distinctive quality that is unique to its location.

The site has been developed in such a way to ensure that the majority of the existing trees and hedgerows can be retained. The layout also integrates Nature-based Solutions in the form of SuDs wherever possible to manage the surface water.

Key Landmark Buildings



### RESPONSIVE BUILT FORM

The aim of the proposed development is to ensure the creation of an attractive and well-designed settlement. The proposed urban structure has been designed to respond to the surrounding area and create opportunities for new connections. The units have been orientated to overlook open spaces ensure passive surveillance and the natural features on the site have been preserved to create a sense of identity within the scheme.

The buildings present well-defined edges on the proposed streets and open spaces to ensure that the public realm is well-overlooked with active frontages. Corner units help to create active frontages and landmark units establish a legible and coherent urban structure within and on the boundaries of the scheme. The proposed buildings have a modern character that ties in well with the existing residential developments in the area. The proposed materials and finishes are of high quality, durable and respond to the local palette of materials and finishes.

# 08 SUMMARY

## PROPOSED SITE PLAN

CASTLE PARK LRD					
Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	No. of Unit
A1	4-bed semi-detached	4 bed	6	138.2	61
A2	4-bed semi-detached	4 bed	6	140.0	7
B1	3-bed semi-detached	3 bed	5	116.6	82
B2	3-bed semi-detached	3 bed	5	118.5	6
B3	3-bed semi-detached	3 bed	5	116.0	4
C1 / C2 / C3	3-bed semi-detached / detached	3 bed	5	110.5	40
D1	3-bed end townhouse	3 bed	5	116.6	45
D2	3-bed mid townhouse	3 bed	5	116.6	12
D3	3-bed end townhouse	3 bed	5	118.5	3
E1	2-bed mid townhouse	2 bed	4	92.4	42
F1/F2/F3	1-bed bungalow w/study	1 bed	2	66.9	3
M1/M2/M3	2-bed duplex	2 bed	4	89.0	10
N1/N2/N3	1-bed GF apartment	1 bed	2	51.7 - 53.5	10
J1/J2/J3	1-bed GF apartment	1 bed	2	55.5	72
K1/K2/K3	2-bed duplex	2 bed	4	89.4	72
<b>4 bed</b>		68		14.5%	
<b>3 bed</b>		192		40.9%	
<b>2 bed</b>		124		26.5%	
<b>1 bed</b>		85		18.1%	
<b>houses</b>		305		65.0%	
<b>duplex-apartments</b>		164		35.0%	
<b>TOTAL NUMBER OF UNITS</b>		<b>469</b>			
<b>SITE AREA (RED LINE BOUNDARY)</b>		<b>18.2 Ha</b>			
<b>DEVELOPABLE AREA</b>		<b>12.7 Ha</b>			
<b>DENSITY</b>		<b>36.9 UNITS / HA</b>			
<b>OPEN SPACE</b>		<b>17.5%</b>			
<b>122-child CRECHE</b>		<b>G.I.A. 788.6 sq.m.</b>			
<b>INTERPRETIVE CENTRE AND CAFÉ</b>		<b>G.I.A. 58.7 sq.m.</b>			

The layout for this new neighbourhood will be an aesthetically pleasing and highly efficient new housing project that will provide vital services and amenities beneficial for the wider community. Its permeable layout will provide important accessible links for local residents to public transport, community facilities and amenities in the wider area of Mallow.

