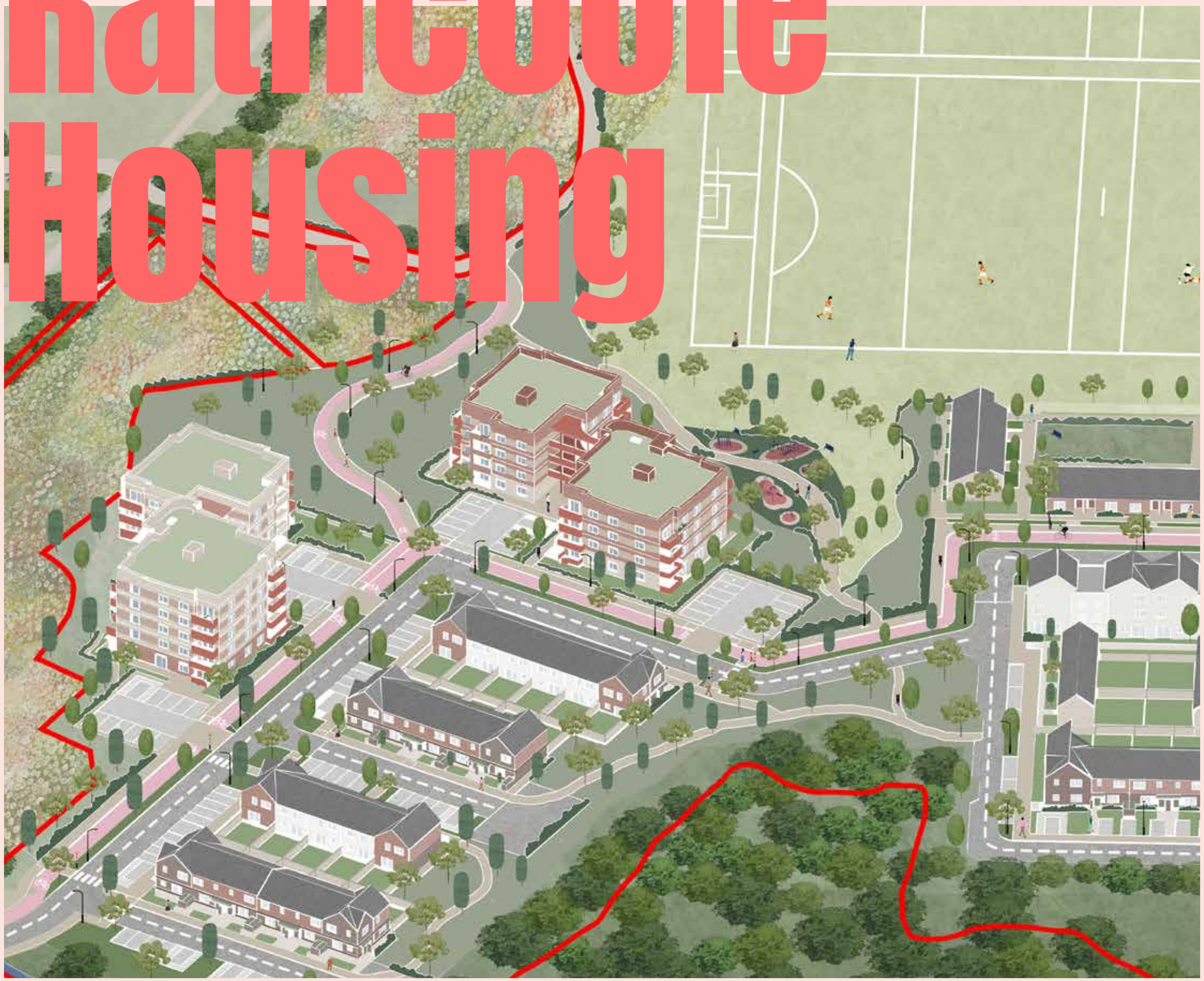
Rathcoole Housing



Metropolitan Workshop

Architecture + Urbanism

Design Statement

October 2026

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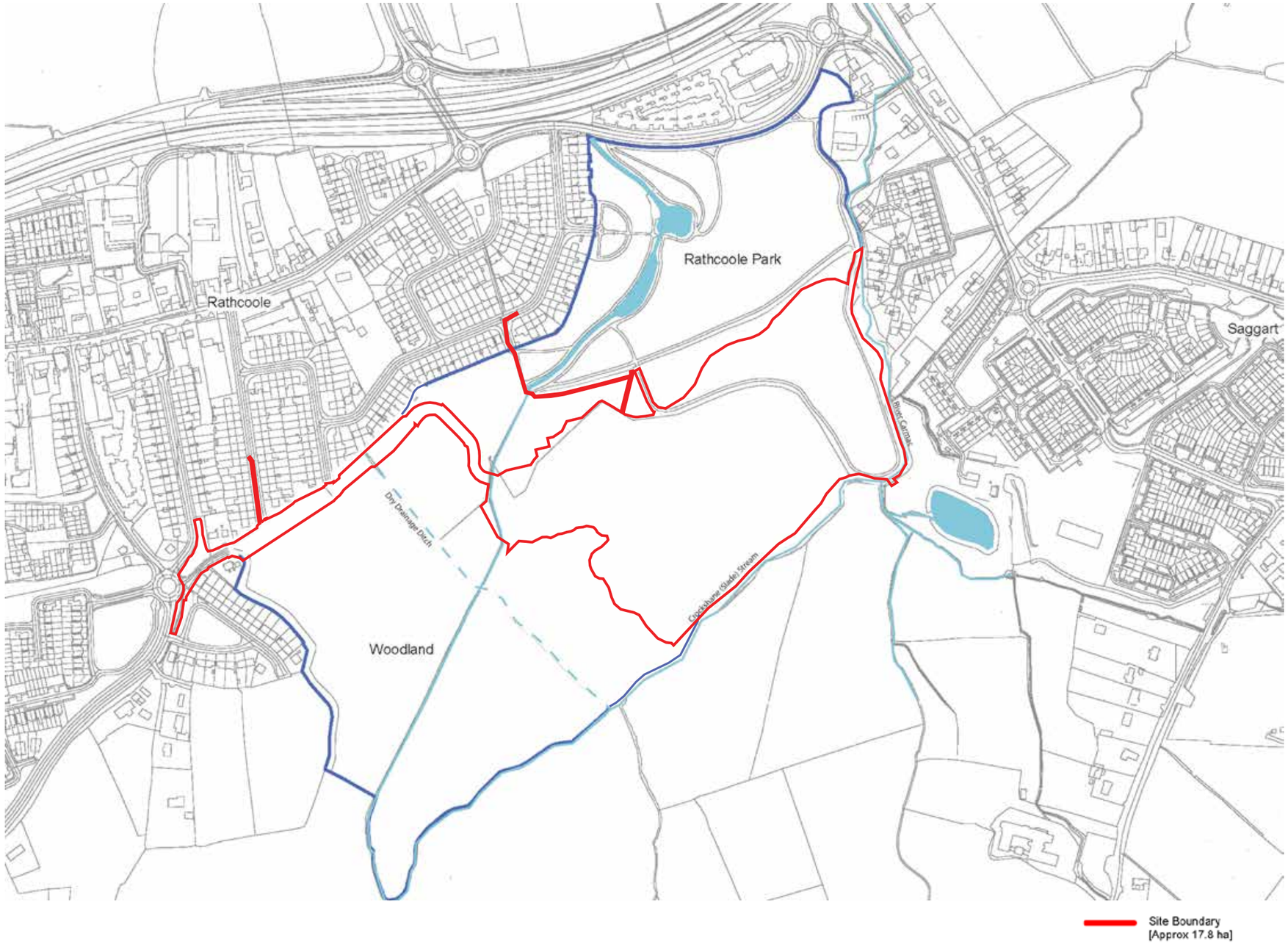
Introduction

South Dublin County Council has commissioned Metropolitan Workshop to lead the multidisciplinary team to develop SDCC's residential lands in Rathcoole, Dublin. This collated report has been prepared on behalf of South Dublin County Council to capture the design development in support of the Part 10 planning application for the site.

The design team have built on their previous investigations and analysis presented in the 'Land Use and Movement Option Analysis' completed in June 2023. Based on this analysis, an option proposing the development of approximately 155–165 residential units was identified as the most suitable solution. This preferred land use and movement layout option was presented to and acknowledged by the Council in May 2023.

Site Location

The site is a 'green field' site, located to the southeast of Rathcoole, on lands adjoining established residential areas. Rathcoole Park is located immediately north and connected to the subject site. The wider landholding extends to approximately 17.78ha, while the application site comprises approximately 11.4ha. and are divided across three ownerships comprising South Dublin County Council (5.16 Ha.), Department of Education (approx. 1.8 Ha.), and GAA (approx. 10.89 Ha.). An Irish Water Easement runs along the southeastern extent of the subject lands.



Site Location Map Showing Site Boundaries

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1

1. Site Analysis

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1.1 Executive Summary

Rathcoole Housing - Description of Development

The proposed development comprises a social and affordable residential neighbourhood, playing pitches and associated open space, access infrastructure and supporting facilities on a site of approximately 11.4 hectares located to the south-east of Rathcoole Village, County Dublin. The site is situated immediately south-west of Rathcoole Park, with the River Camac forming its eastern boundary. Coolamber Drive, Coolamber Road and Greenogue Drive define the northern edge of the site, while Rathcoole Woodlands extends along the western boundary towards the residential areas in the vicinity of Mullally's Lane Roundabout. Agricultural lands lie to the south and south-west. Part of the approved Department of Education school development (Reg. Ref. SD23A/0336) and Mullally's Lane are also included within the application site. The proposed development will consist of:

• 130 residential units, comprising: 43 two-storey houses (39 three-bedroom and 4 four-bedroom units) arranged in 12 terraced rows; 16 duplex apartments (8 one-bedroom and 8 three-bedroom units) within 2 three-storey blocks; 11 age-friendly homes including 4 age-friendly duplex apartments (2 one-bedroom and 2 two-bedroom units) within 1 two-storey block, 7 age-friendly single-storey houses and 1 age-friendly consultation room; and 60 apartments (17 one-bedroom and 43 two-bedroom units) within 4 four to five-storey blocks. 4 traveller accommodation units are included within the proposed unit mix.

• Playing pitches and open space amenity comprising: a park pavilion building with a gross floor area of 137.26 sq.m; 2 GAA sized senior grass pitches with a combined area of approximately 20,800 sq.m; 1 GAA sized junior grass pitch measuring approximately 6,240 sq.m; site levelling, reprofiling and drainage works associated with the pitch area, including the reuse of existing topsoil on site and the importation of sand.

• Car and bicycle parking, comprising: 143 residential car parking spaces, including 24 EV spaces, 4 accessible spaces and 15 combined EV-accessible spaces; 169 residential bicycle parking spaces; and 43 car parking spaces and 12 bicycle parking spaces allocated to open space use and access.

• A new vehicular entrance, access road and active travel infrastructure, including: a new pedestrian and cycle access from Mullally's Lane; widening works along Mullally's Lane to include SDCC held lands and third party lands which will be subject to a separate statutory process including use of rights conferred on the local authority to acquire lands to support the delivery of housing under relevant legislation; cycle path from entrance to development connecting to existing bike lane at Stoney Park; a new T-junction with vehicular and pedestrian access from Greenogue Drive and associated upgrade of access to existing adjoining roundabout including upgrade and modification of existing roundabout to reduce the number of vehicular arms from five to four; pedestrian and cycle access from Coolamber Drive and Coolamber Road; an internal access road connecting the new junction, the approved school development (Reg. Ref. SD23A/0336) and the residential area of the site, including boundary treatments; and a bridge crossing the Coolmine Stream.

• Associated site services, including ESB substations and switch rooms, public lighting, site drainage works, water supply and foul drainage infrastructure, including a pumping station, Sustainable Drainage Systems (SuDS) features, and all associated site development works above and below ground.

• In addition to the above playing facilities landscaping works, including: 11,763 sq.m of public open space incorporating formal and informal play areas; pedestrian and cycle routes throughout the development connecting to existing routes within the park and adjoining links; 1,040 sq.m of communal open space; private open space serving the proposed residential units; implementation of protection measures of existing ecology set out in appended woodland management plan, and EIAR. Landscaping will also include replacement planting, enhancements to riparian corridors and all protection and mitigation measures set out in the proposal and associated boundary treatments.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.

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Site Location Map Showing Site Boundaries

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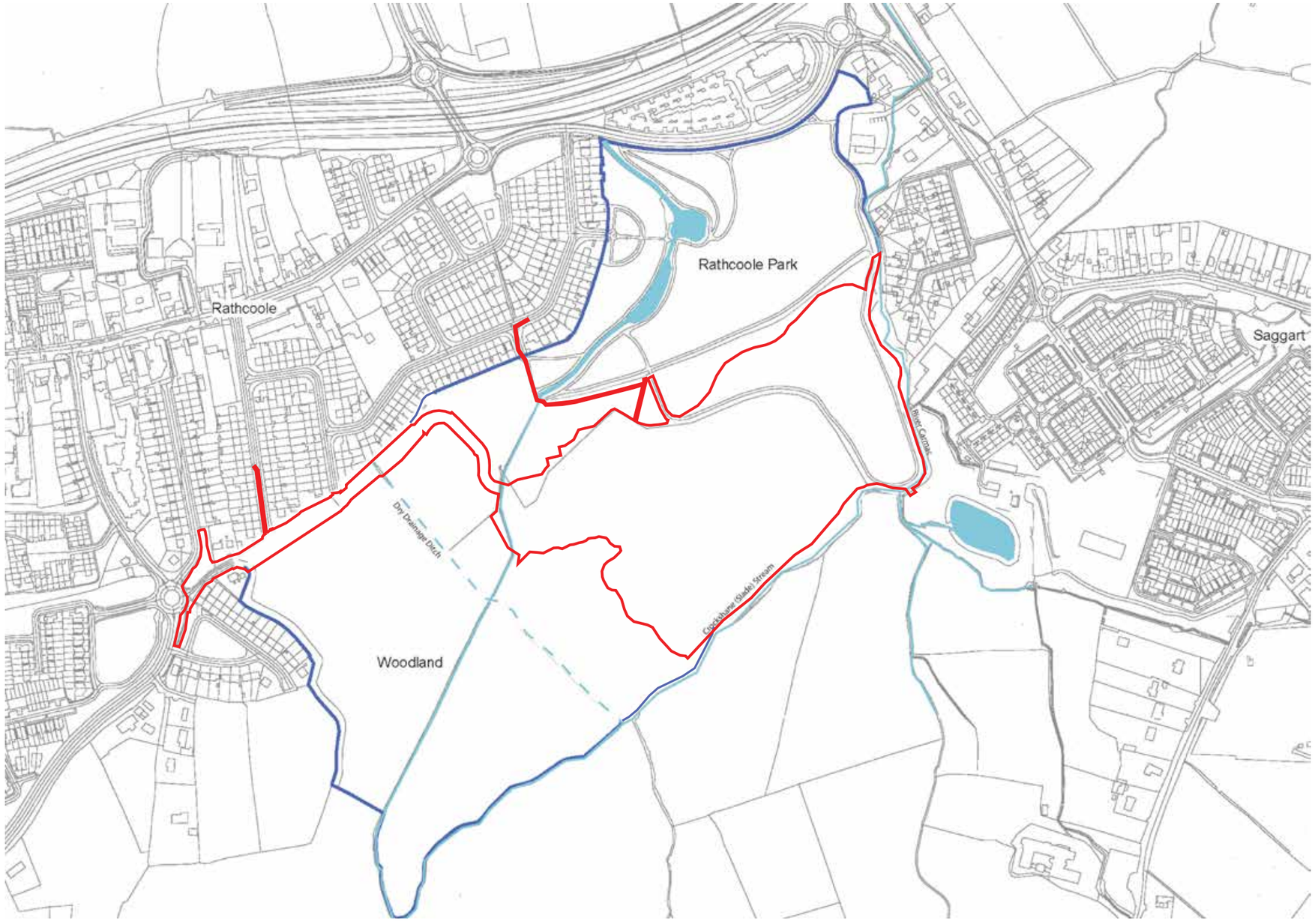
1.2 Site Location

The site in question is located on greenfield lands located to the south and southeast of Rathcoole Village. To the west of the site is the junction between Stoney Lane and Stoney Hill Lane.

The northern boundary of the site is backed onto by an existing residential development as well as the existing Rathcoole Park further east.

The River Camac (a tributary of the River Liffey) forms the eastern boundary of the site with the village of Saggart located on the other side. The southern portion of the site is bordered by the Crockshane (Slade) Stream, with further greenfield lands to the other side.

The Coolmine Stream runs through the site from the southern end in a northeastern direction into Rathcoole Park. There is also a smaller dry drainage ditch present that runs perpendicular to this with a northwest southeast alignment (see opposite).

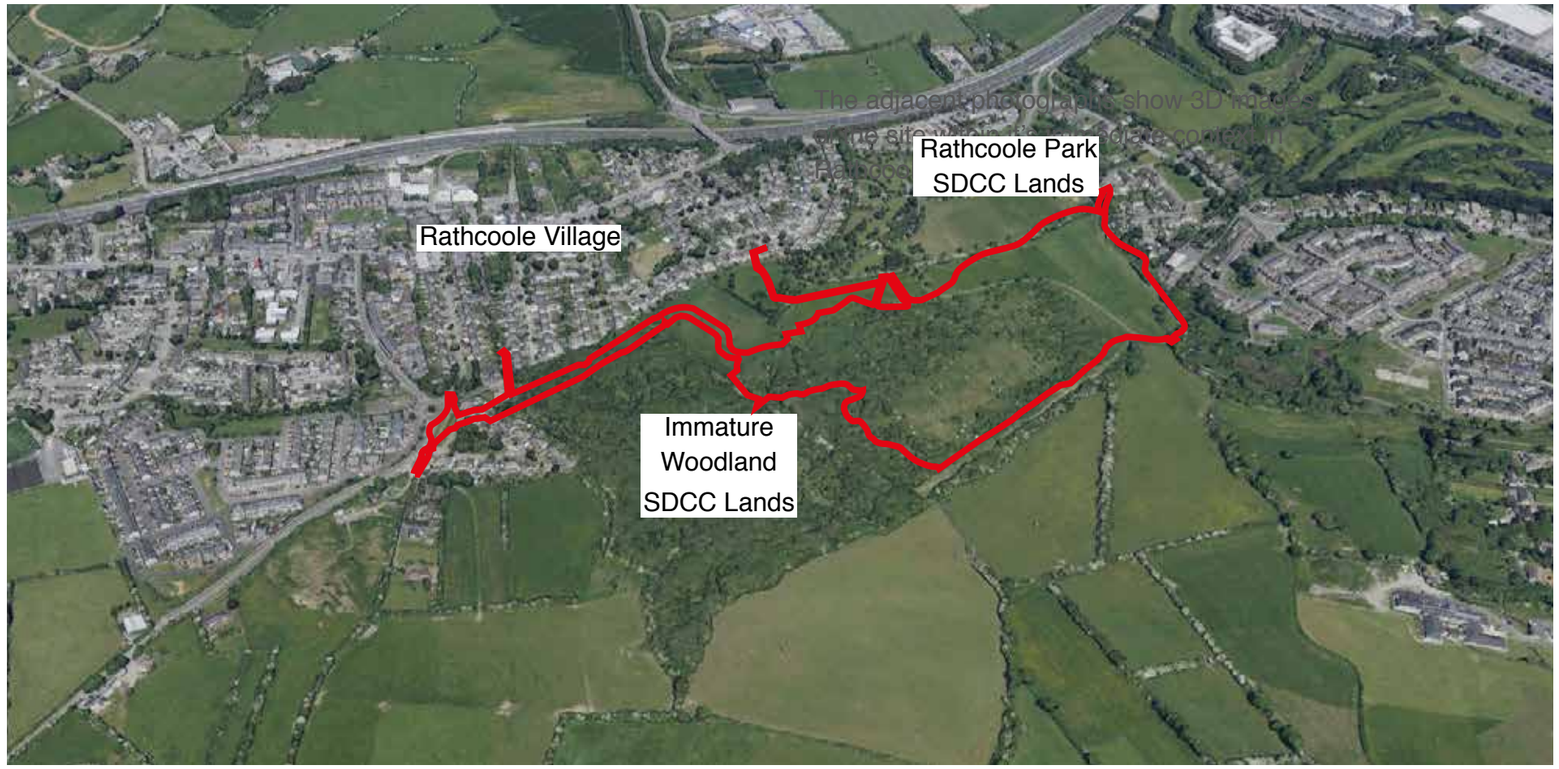


Site Location Map showing Watercourses

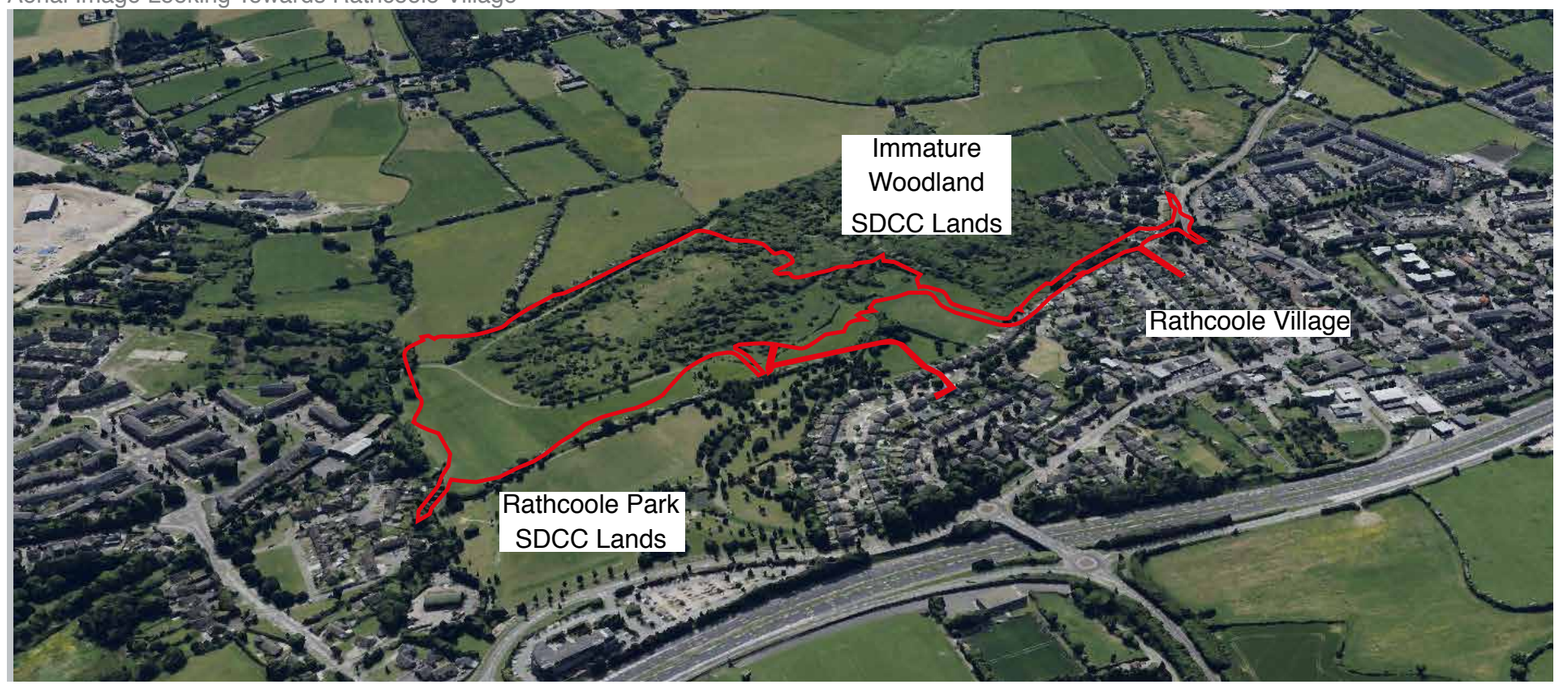
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1.3 Existing Site Portrait



Aerial Image Looking Towards Rathcoole Village



Aerial Image Looking Towards Cooline

KEY

Site Boundary

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1.4 Site Photographs


1. Gap in the hedge at site entrance


2. View of Site Boundary Fence


3. Haymeadow


4. View of School Site Boundary


5. Entrance to woodland


6. Path through woodland


7. Stream running through woodland


8. Immature Woodland


9. Mullaly’s Lane Entrance


10. Trees and foliage


11. Stream running through the woodland


12. GAA site

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1.5 Site Analysis

1. Protected Woodland & meadows



2. Rathcoole Park



3. Rathcoole Anglican Church



4. Rathcoole Garda Station



5. Rathcoole Football club



6. Avoca



7. Holy Family NS



8. Natural Habitats Maintained



- Camac River
- Protected Woodland
- Retained Alluvial Haymeadow
- Bus Stop
- Play Ground
- GAA Pitch
  - 1 Junior pitch
  - 2 Senior

10 min -- 800m Walking Radius

Main St

Beechwood Lawns

Stoney Ln

Greengrove Estate

Coolamber Rd

Coolamber Dr

Mullahys Lane

Rathcool Park - Improved connections to Rathcoole park

Rathcoole Village - New pedestrian and cycle routes into the village

The Rathcoole Project - A proposed new development of social and affordable

Protected woodland - Existing woodland

Holy Family Community School & Holy Family NS

N

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1.6 Development Standards

Development Standards & Compact Settlements

The recently released Sustainable Residential Development and Compact Settlements Guidelines 2024 provides development standards. The relevant standards are:

Home Design

- Apartment schemes shall deliver a minimum 50% of units as dual aspect Ideally, any 3 bedroom apartments should be dual aspect.
- Site Layout Plans for all applications for multi-unit residential development should detail the bin storage, bicycle parking and e-car charging provisions.
- Utility boxes should be screened from public view particularly for terraced units.
- In relation to storage spaces the following requirements shall be applied:

1. As a rule, no individual storage room within a dwelling should exceed 3.5 sq metres.
2. Storage should be provided off a hallway or landing to facilitate access.
3. Attic spaces may satisfy part of the general storage requirements but only if such spaces feature a stud floor and are accessible by a stairs or integrated attic ladder.
4. Hot presses, boiler or heat pump spaces do not count as storage areas. Utility rooms may in certain circumstances contribute to overall storage requirements.
5. Storage should be additional to kitchen presses and bedroom furniture.
6. Dwellings may provide storage for bulky items outside individual units and this may satisfy part of the general storage requirement, where considered appropriate.

Overlooking

- Traditionally a minimum distance of 16m is required between directly opposing first floor windows. However, in cases of innovative design, where overlooking into habitable rooms does not occur, this figure may be reduced, subject to the protection of adjoining residential amenities and privacy, the quality of design and adherence to the Sustainable Urban Housing: Sustainable Residential Development and Compact Settlements 2024 (SRDCP) where applicable.

Development Capacity

- In accordance with the provisions of Section 15.5.1 applications for residential development over 20 units or, 2,000m2 in the case of commercial developments, (including office/industrial developments), will be required to be accompanied by a Social Infrastructure Audit (SIA) in order to demonstrate that the proposed development, in conjunction with other extant permissions for residential development, will not place an unacceptable burden on the existing capacity of social infrastructure in the area.

Car Parking

- In accessible locations, defined in Chapter 3, Table 3.8 (SRDCP). A maximum rate 1.5 no. parking spaces per dwelling.

Bicycle

- Terraced / townhouse schemes shall include appropriate design measures for bicycle storage, details of which should be clearly shown at planning application stage. Storage should be provided through one of the following: (a) Incorporation of a utility/store room accessed from close to the front of the house. (b) Provision of access to the rear of houses. (c) Provision of sheltered parking at a public, well lit and secure space.
- Standards for Apartments; 1 space per bedroom + 1 visitor space per 2 apartments
- Standards for Crèche facility; 1 space per 5 staff + 1 space per 10 children

Open Space

Open space shall be provided within the development site as follows:

- The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances.
- Different minimum requirements (within the 10-15% range) may be set for different areas. The minimum requirement should be justified taking into account existing public open space provision in the area and broader nature conservation and environmental considerations

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1.7 Zoning

Zoning Objectives

The site features 3 distinct zoning areas under the *South Dublin Development Plan 2022-2028*;

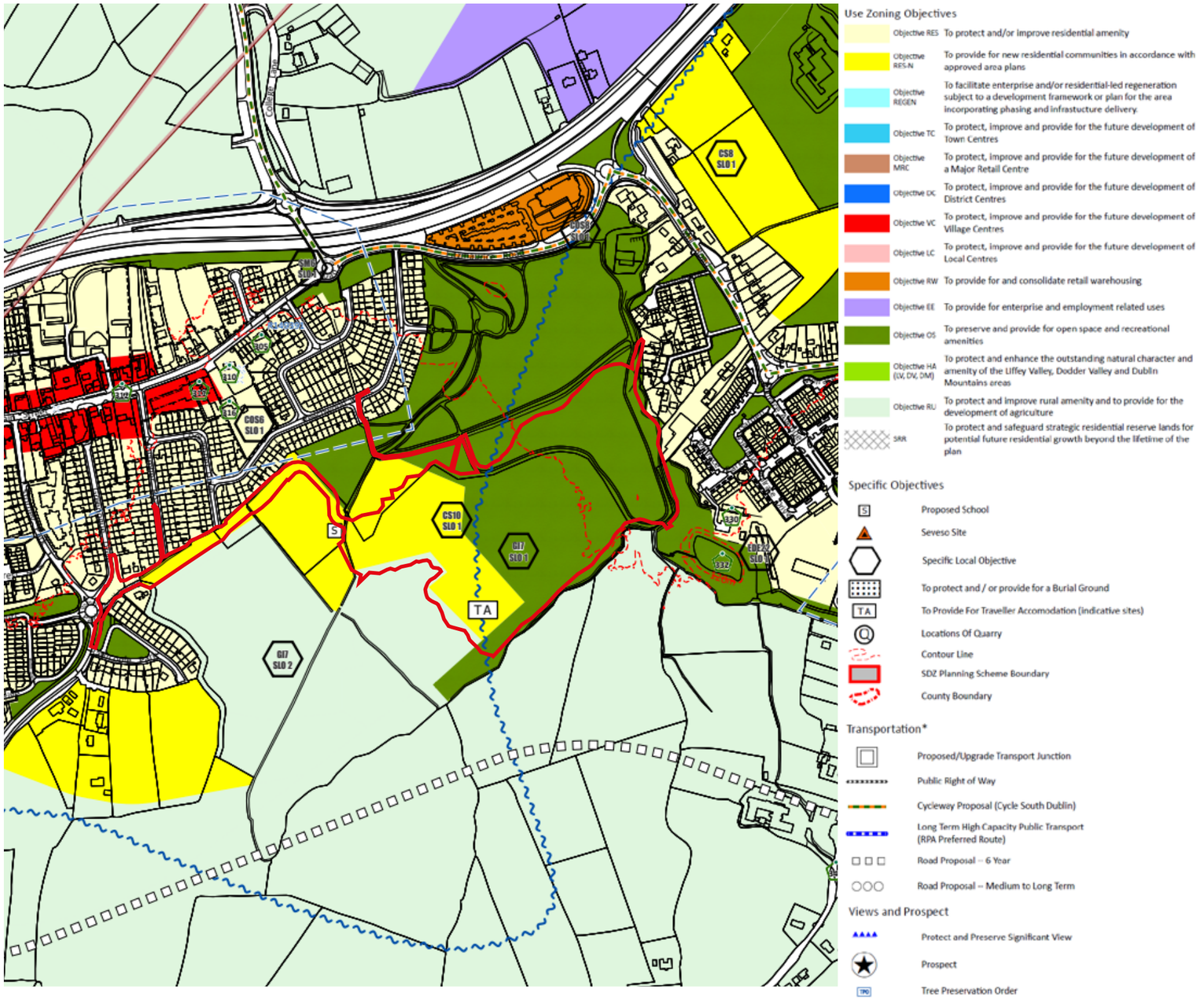
- The north eastern section of the site is zoned as OS: to preserve and provide for open space and recreation amenities
- The western section of the site is zoned as RES-N: to provide for new residential communities in accordance with approved area plans
- There is also a small section of the site along its southern boundary zoned as RU: to protect and improve rural amenity and to provide for the development of agriculture

Surrounding Zoning

In addition to the above zoning featured on site, to the north, west, and east of the site there are lands zoned as RES: to protect and/or improve residential amenity

Site Specific Local Objectives

- TA annotated on RES-N, which indicates an objective to provide for Traveller Accommodation
- S annotated on RES-N, which indicates a proposed school.
- G17 SLO2: to ensure the adequate protection and augmentation of the identified Alluvial Rathcoole Woodlands within the zoning RU
- CS10 SLO1: to ensure that the provision of a primary school, library hub, 2 full sized GAA pitches and 1 junior pitch and associated pavilion, access road and open space is provided in tandem with new residential development having regard to the provisions of GI7 SLO2.
- G17 SL01: the current green wildlife corridor between Saggart and Rathcoole to be maintained and the need to preserve this wildlife corridor to be incorporated into the design and development plans for Rathcoole Park
- There is also a long-term road proposal shown which abuts the extreme southern end of the site. This is the Western Dublin Orbital Route which is proposed to run from the N81 (east of the site) to the Leixlip Interchange (west of site).



Site Zoning Diagram - Extracted from South Dublin Development Plan 2022-2028

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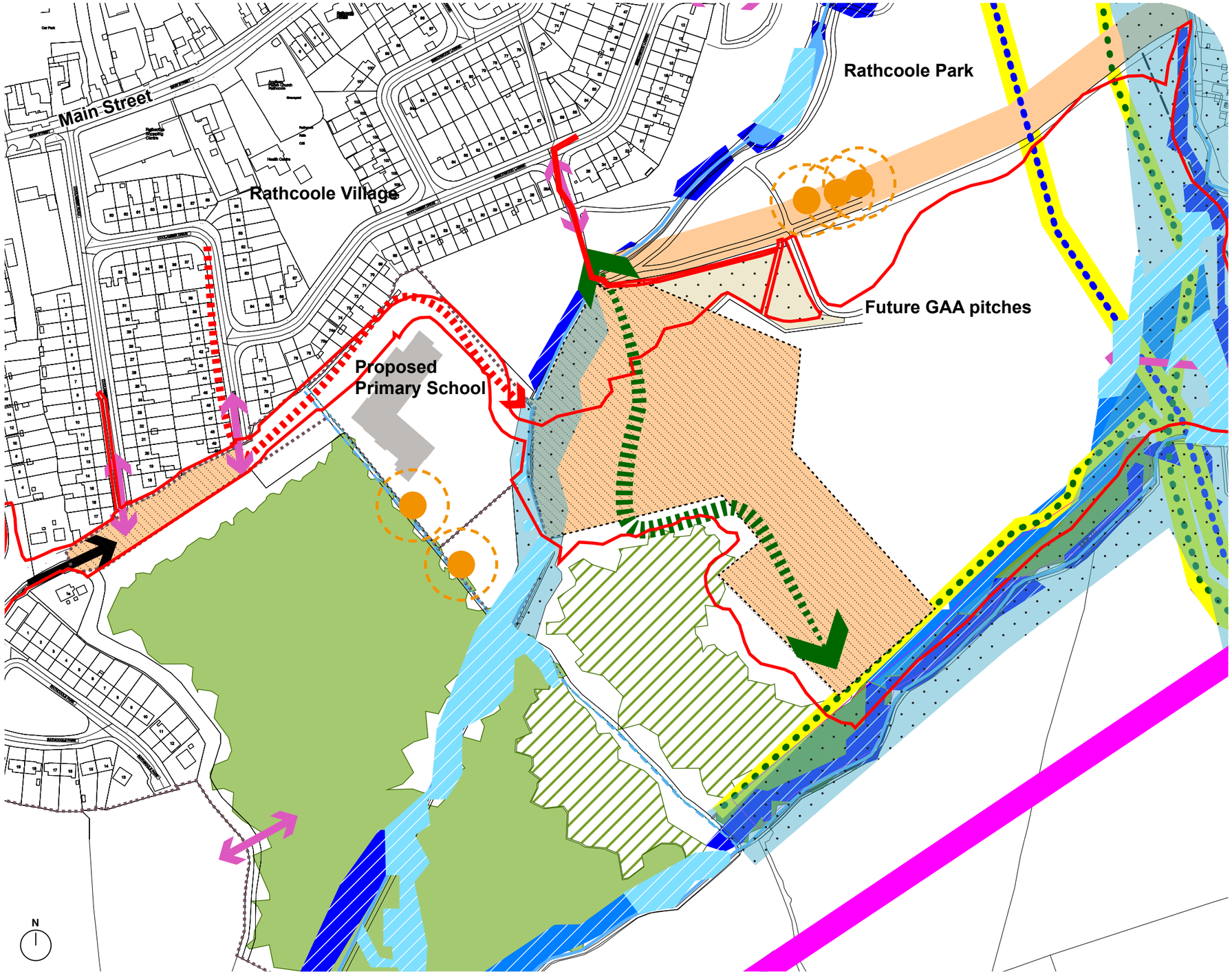
1.8 Site Constraints and Opportunities

Constraints Legend

- Site boundary (17.8 ha)
- Riparian corridor (SDCC Development Plan)
- High probability flood zone (above 10%)
- Medium probability flood zone (below 1%)
- Small probability flood zone (below 0.1%)
- Existing Hay Meadow
- Existing Woodland
- Existing Immature Woodland
- Existing Orchid Rich Grasslands
- 25m Badger habitat offset
- Badger Sett locations + 25m offset
- Watermain Wayleaves
- ESB Overhead powerline wayleave
- ESB Overhead powerline **110KV** route
- ESB Overhead powerline **10KV** route
- Below ground Watermain (5m)
- Below ground Watermain (8m)
- RES-N designation]
- Dry Drainage Ditch
- Residential Zoning

Opportunities Legend

- School entrance via Coolamber Drive
- Opportunity to create a green link / corridor between Rathcoole Park, Rathcoole Village and Existing Woodland
- Opportunity for Local Pedestrian/Cycle Connectivity



Site Plan Showing Constraints and Opportunities

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Constraints

Flood Risk & Watercourses

The site is traversed and bounded by watercourses. Flood risk assessments indicate that parts of the site are at risk of fluvial flooding.

Underground Watermains & Wayleaves

Several existing underground watermains are present, particularly on the eastern end and along the southern boundary of the site.

Associated wayleaves include:

-10m wayleaves (5m either side of the asset) for the watermain running parallel to the Crookshane/Slade Stream and the watermain running parallel to the Camac River.

-16m wayleaves (8m either side of the asset) for two watermains crossing the southern end of the site, and one watermain running north–south into Rathcoole Park.

Overhead Powerlines

Several overhead powerlines are located on or near the site.

Medium voltage (10kV) lines require a 6m safety zone on either side (total width: line width + 12m).

A high voltage (110kV) overhead powerline runs parallel to the southeastern boundary, with a 10m safety zone on either side (total width: line width + 20m), though this does not intersect with the site.

Ecology & Natural Environment

There are ecologically sensitive habitats on site that require careful consideration and protection during any development.

Site Boundaries & Passive Surveillance

The eastern, western, and northwestern boundaries adjoin the rear gardens of existing housing estates. These boundaries offer limited permeability and no passive surveillance.

Waste Water Infrastructure

Waste water capacity may be constrained by existing infrastructure in the surrounding area.

Site Access & Connectivity

Currently, the site can only be accessed via Mullaly Lane, which will require upgrading. There will also be future access from Coolamber Drive.

Opportunities

Location & Accessibility

The site is within walking distance of Rathcoole Village, which provides existing community, retail, and residential amenities, along with public transport services.

The village has potential for better future transport links, access to nearby homes, and a possible SHD development southwest of the site.

Landscape & Environment

The existing natural environment presents opportunities to integrate education, housing, and sports facilities within a unique landscape setting.

There is strong potential to establish a landscape corridor connecting the site to Rathcoole Park.

Movement & Connectivity

Existing waterways may support the development of walkways and cycleways, subject to environmental protections, with links to:

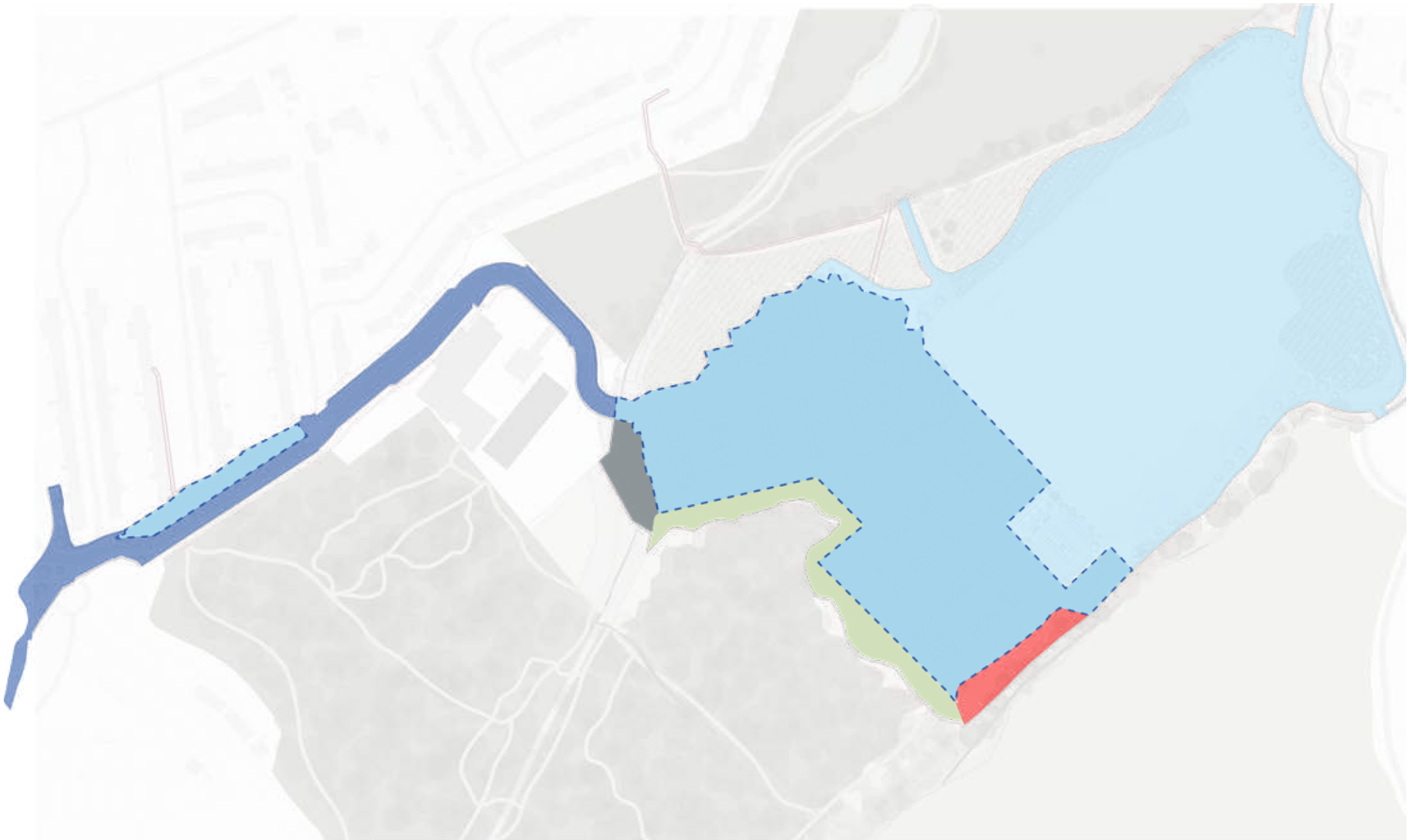
- The Greater Dublin Cycle Network via Saggart and Citywest
- The Slade Valley Trail and into County Kildare
- Potential connections to Saggart and its existing sports facilities to the southeast.

Green Infrastructure

Opportunity to align with Green Infrastructure (GI) policy in the Development Plan, including the objective to develop Rathcoole Woodlands as part of a wider walking trail network linking to Saggart.

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1.9 Site Area Calculation



KEY

- Access Road (External) 8329m2 / 0.83ha
- GAA Pitches + Assoc. landscaping / Infra. 60994m2 / 6.09ha
- Riparian Buffer 1332m2 / 0.13ha
- Hedgerows 1506m2 / 0.15ha
- Net Residential Area 37640m2 / 3.76ha
- RU Zoned Lands 3870m2 / 0.38ha

Net Area Calculation Illustrative Masterplan

N

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1.10 Public and Communal Open Space



KEY

- Net Residential Area Boundary 37640m2 / 3.76ha
- Public Open Space (POS) 11763m2 / 1.17ha
- Additional Green Areas / Incidental OS 2121m2 / 0.21hHedgerows 1506m2 / 0.15ha
- Communal Open Space 1040m2 / 0.10ha
- Excluded Open Space (EOS) 3814m2 / 0.38h

Public and Communal Open Space Illustrative Masterplan

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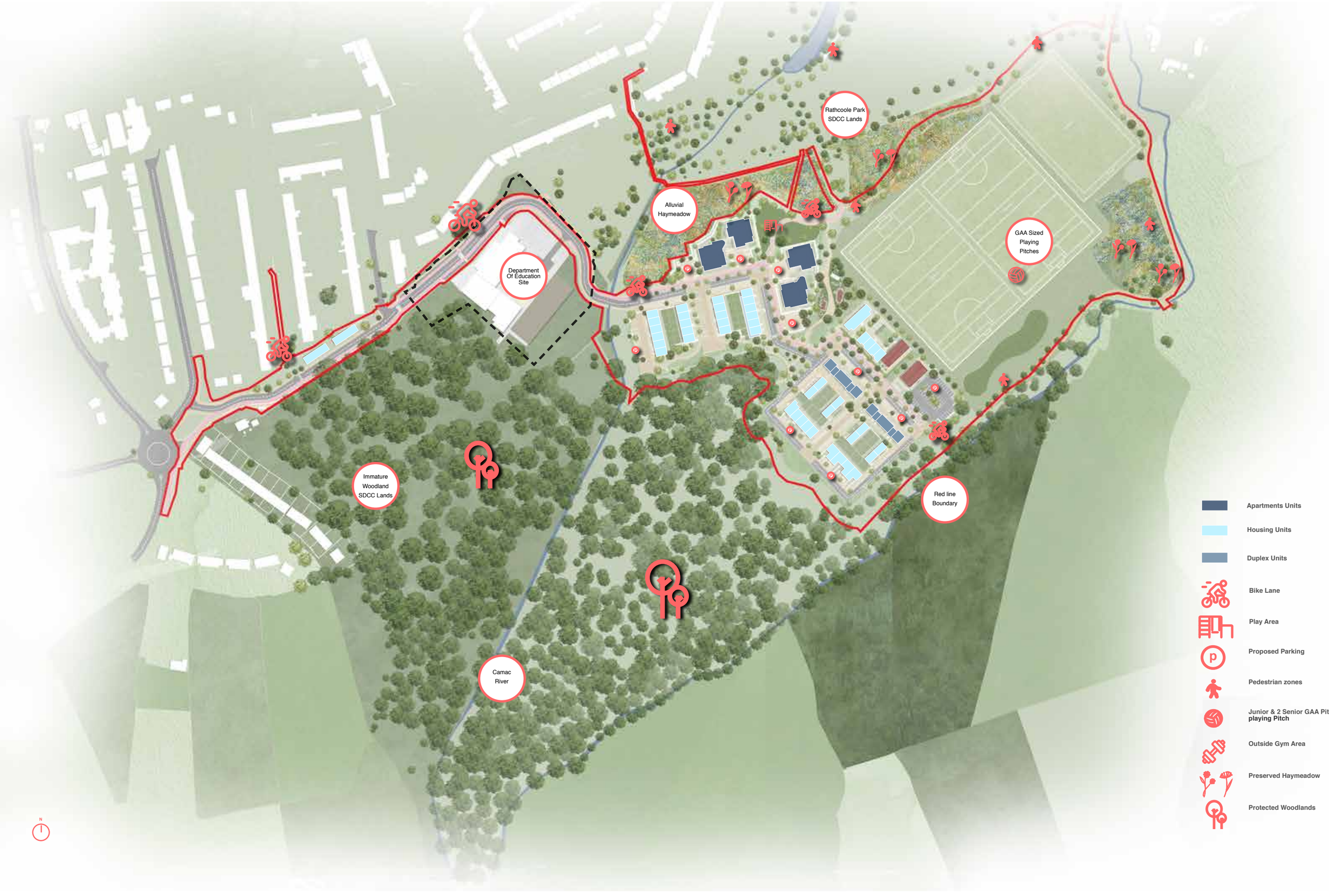
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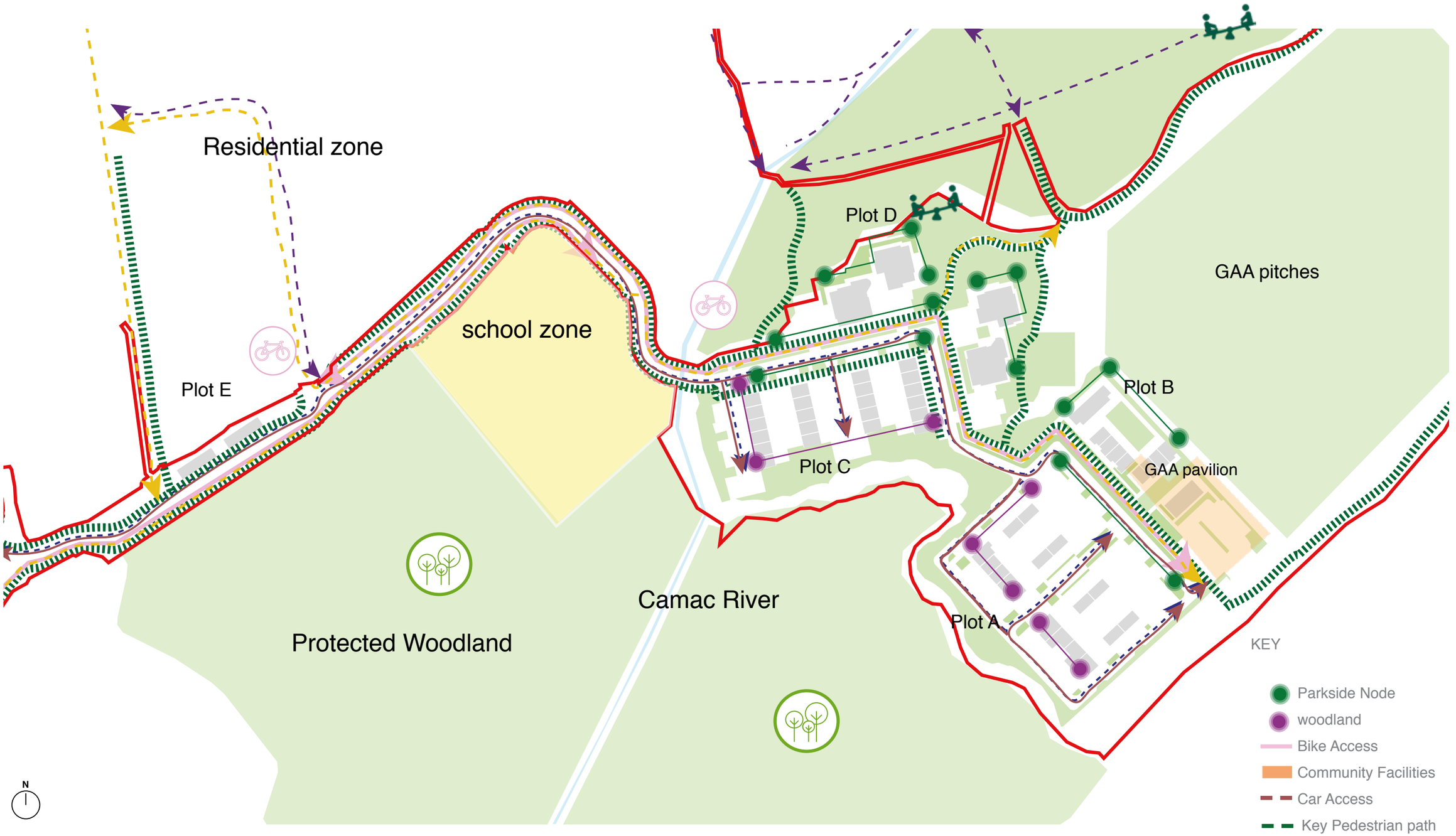
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2.15 Bike Parking Provision Strategy
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2.1 Illustrative Masterplan



2.2 Site Strategy



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2.3 Landscape Strategy

The landscape strategy for the site is illustrated in the adjacent image, with each area defined by its relationship to the surrounding woodland, parkland and existing landscape character.

Woodland edge homes comprise two-storey terraced houses, with gable ends orientated towards the woodland to reinforce a strong visual and physical connection with nature. Age-friendly housing is arranged in a courtyard typology, centred around shared communal green space to promote social interaction and create a strong sense of community.

The apartment villas are high-density buildings nestled within the parkland, adjacent to the hay meadow. The blocks have been carefully positioned and designed to integrate with the existing landscape, with generous separation between buildings and views through the development helping to reduce their visual mass. This approach allows the buildings to sit comfortably within the landscape rather than appearing as dominant elements.

Generous areas of green space, natural play areas and tree-lined avenues are proposed throughout the development, while sensitive landscape areas are retained and protected. The design team has also made a conscious effort to work with the existing site levels wherever possible, minimising major earthworks and unnecessary soil disturbance.

KEY

- Proposed Buildings
- Roads
- Footpaths
- Green links
- Pedestrian Access
- Watercourse
- Existing Footpaths
- Site Boundary



Site Strategy Diagram

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2.4 A Landscape-led Approach to Housing

Biophilic Design

The Rathcoole site offers a unique setting for a residential scheme, characterised by its rich local ecology and biodiversity. The design team is progressing a landscape-led approach that incorporates the principles of biophilic design. The emerging concept responds sensitively to the site's existing landscape character and aligns with the objectives of the South Dublin County Development Plan, while embedding nature-based solutions and biophilic strategies throughout.

Biophilic design aims to reconnect people with nature by integrating natural elements into the built environment. Based on the idea that humans thrive in connection with nature, it promotes well-being, reduces stress, and supports health through the use of features like natural light, ventilation, vegetation, water, and natural materials.

At Rathcoole, this approach shapes both the buildings and the wider masterplan. A network of green fingers and local parks enhances permeability through the site, encouraging walking and cycling while supporting biodiversity. Active recreational areas are also included to embed nature in daily life and promote healthy, connected communities.



1. Naturally Landscaped Central Green Space



2. Landscaped Edge



3. Landscaped separation between cars and pedestrians



7. Use of natural materials and colour palettes



5. Protect and Enhance Existing Ecology



6. Creation of green corridors connecting the park and the woodland

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2.5 Existing Habitats

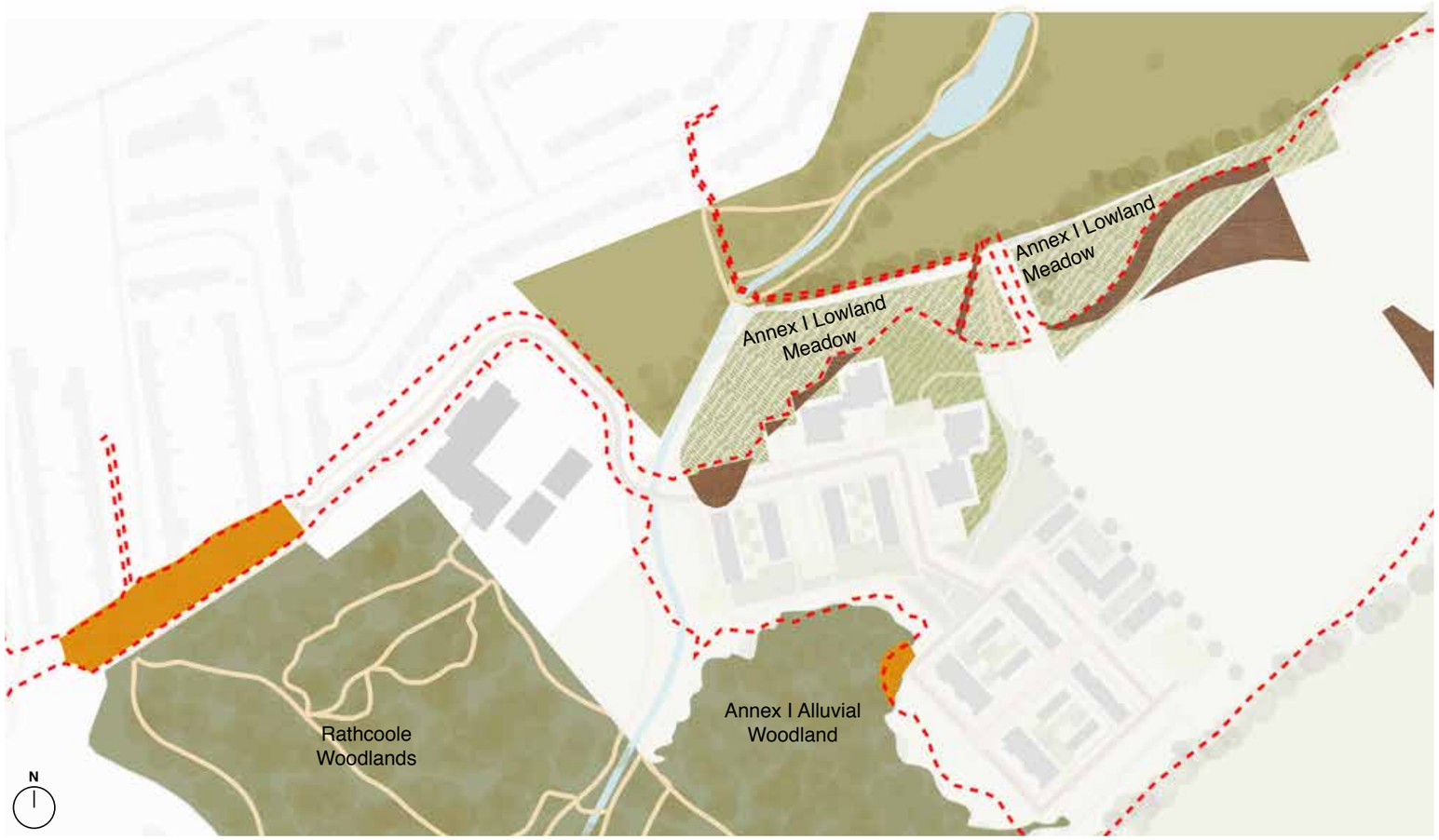
The proposed development is situated within a landscape containing a number of ecologically sensitive features, including EU-designated habitats, established boundary vegetation, areas of transitional woodland and Annex I hay meadow. The existing landscape and ecological character of the site have been carefully considered throughout the design process, with the location and extent of these habitats significantly influencing the masterplan and overall development layout. A landscape-led approach has been adopted to minimise the loss of existing vegetation and habitats, while protecting and enhancing the site's ecological features wherever possible.

The site plan illustrates the location of the identified habitats and the measures proposed for their protection and enhancement. The Annex I hay meadow is being retained and preserved across the majority of the site, with only a small area at the periphery of the proposed pitches and apartment development affected. Appropriate mitigation measures are proposed to address this limited loss, including the reinstatement and enhancement of hay meadow habitat within other suitable areas of the site.

The Annex I woodland located to the south of the site will be retained and protected as an important existing landscape and ecological feature. A Woodland Management Plan has also been undertaken to assess the condition of the woodland and establish appropriate measures for its long-term protection, management and enhancement.

A limited area of existing woodland will be removed at the site entrance from Mullally's Lane, which forms a pedestrian and cycle access to the development. The impact of this loss has been minimised through the careful positioning and design of the access and development layout. The masterplan adopts a landscape-led approach, incorporating a network of green corridors, retained vegetation and enhanced landscape areas to maintain and strengthen the existing landscape structure. These green corridors provide continuity between retained habitats and create opportunities for new planting and ecological enhancement throughout the development.

Overall, the masterplan seeks to work with the existing landscape rather than replace it, retaining established vegetation and sensitive habitats wherever feasible and integrating new landscape and ecological measures to ensure that the character and biodiversity of the site are preserved and enhanced as part of the development



Existing Habitats Strategy Diagram







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1. Combined Pedestrian & bike paths





2. Protected Hay Meadow



3. GAA facilities



4. Naturally Land-scaped Green Space



5. Protect and Enhance Existing Ecology



6. Creation of green corridors connecting the park and the woodland

7. Bird and Bat Boxes

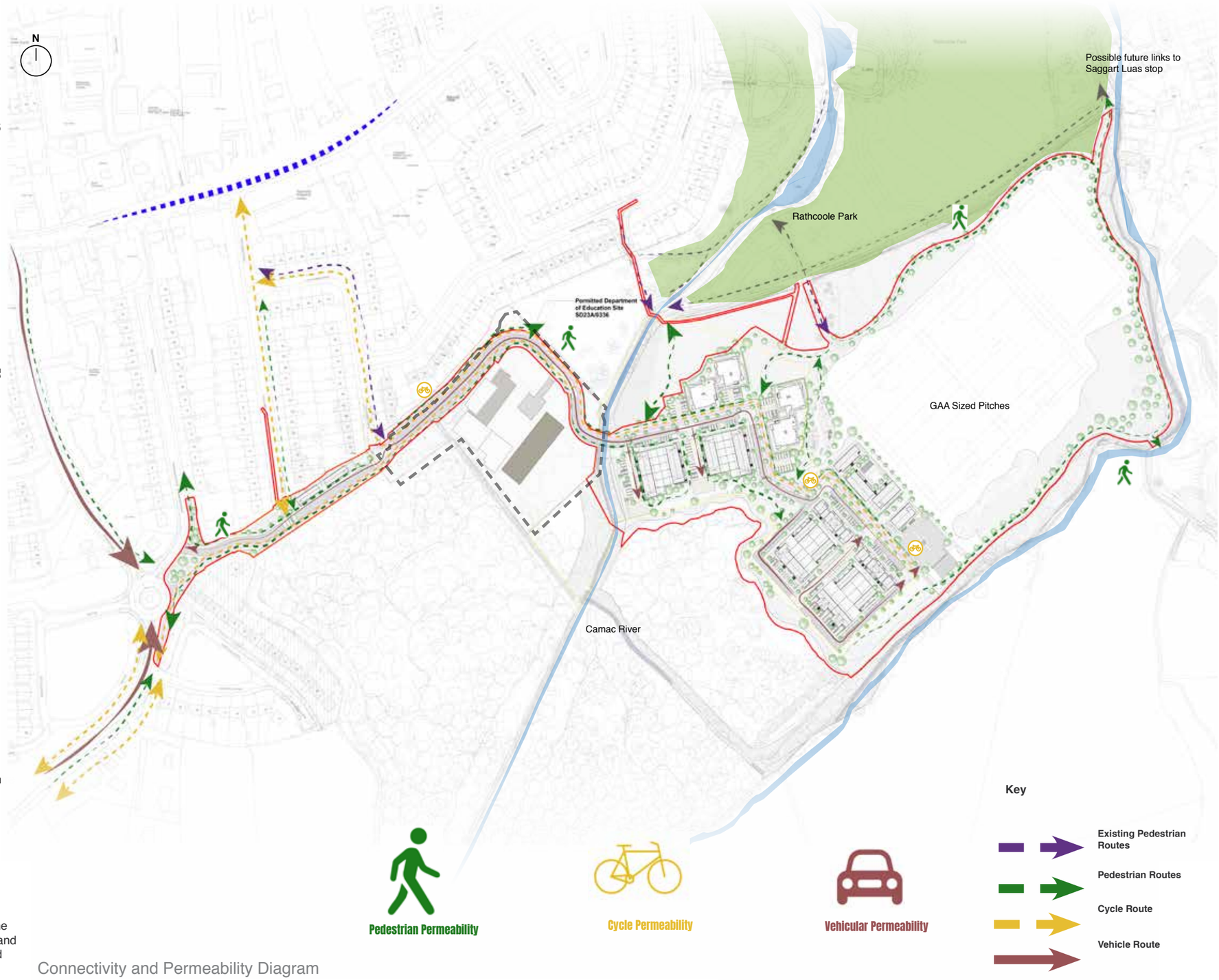
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2.6 Sustainable and Efficient Movement

The proposed layout is structured around a clear and permeable movement framework that organises the development and integrates it with its wider context. A hierarchy of streets, shared surfaces and pedestrian routes connects residential neighbourhoods with public open spaces, playing pitches, school lands and Rathcoole Park, creating an interconnected and walkable environment.

New pedestrian and cycle connections to Coolamber Drive, Coolamber Road, Mullally's Lane, Greenogue Drive, the approved school and Rathcoole Park reinforce links with the established communities, amenities and services of Rathcoole Village and Saggart.

The street network has been designed in accordance with DMURS principles, where movement and placemaking are intrinsically linked, creating a high-quality public realm that prioritises active travel, social interaction and a strong sense of place. Parking provision has been carefully integrated within the layout and calibrated in accordance with the Apartment Guidelines 2025 and SPPR 3 of the SRDCSGs, supporting sustainable mobility objectives and reducing reliance on the private car.



Bus stop
69/69X/W6 Bus routes connecting Rathcoole and City Cen

Bicycle Storage
181 bicycle parking spaces will be provided across the new development. The spaces will be provided through a mixture of secure parking areas for residents, and on-street visitor bike stands throughout the streetscape

Municipal playing Pitch
A new full-size municipal pitch will be provided as part of the masterplan, The site will have 2 senior GAA sized pitches and 1 junior pitch & A new changing facility will also be included beside the playing pitches.

Connectivity and Permeability Diagram

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2.7 Green and Blue Infrastructure (Open Space, Landscape and Heritage)

The proposed development adopts a landscape-led approach that responds positively to the site's natural features and landscape character. The design seeks to retain and enhance key ecological assets, including the Annex I Alluvial Woodland, Lowland Hay Meadow, riparian corridors of the Coolmine Stream, Crockshane (Slade) Stream and Camac River, together with the existing hedgerow network.

An integrated green infrastructure framework is established across the site, comprising interconnected public open spaces, landscaped corridors and biodiversity areas that connect residential areas with woodland habitats and recreational amenities.

The open space strategy provides a series of accessible and interconnected spaces, including formal and informal play areas and a calisthenics area, designed to support a range of active and passive recreational uses for all ages and abilities.

The SuDS strategy is fully integrated within the landscape design and incorporates a range of nature-based drainage measures, including rain gardens, bioretention areas, swales, detention basins, permeable paving, rainwater harvesting and green roofs. Collectively, these elements form a comprehensive SuDS network that enhances biodiversity, supports water management and contributes to the overall landscape character of the development.



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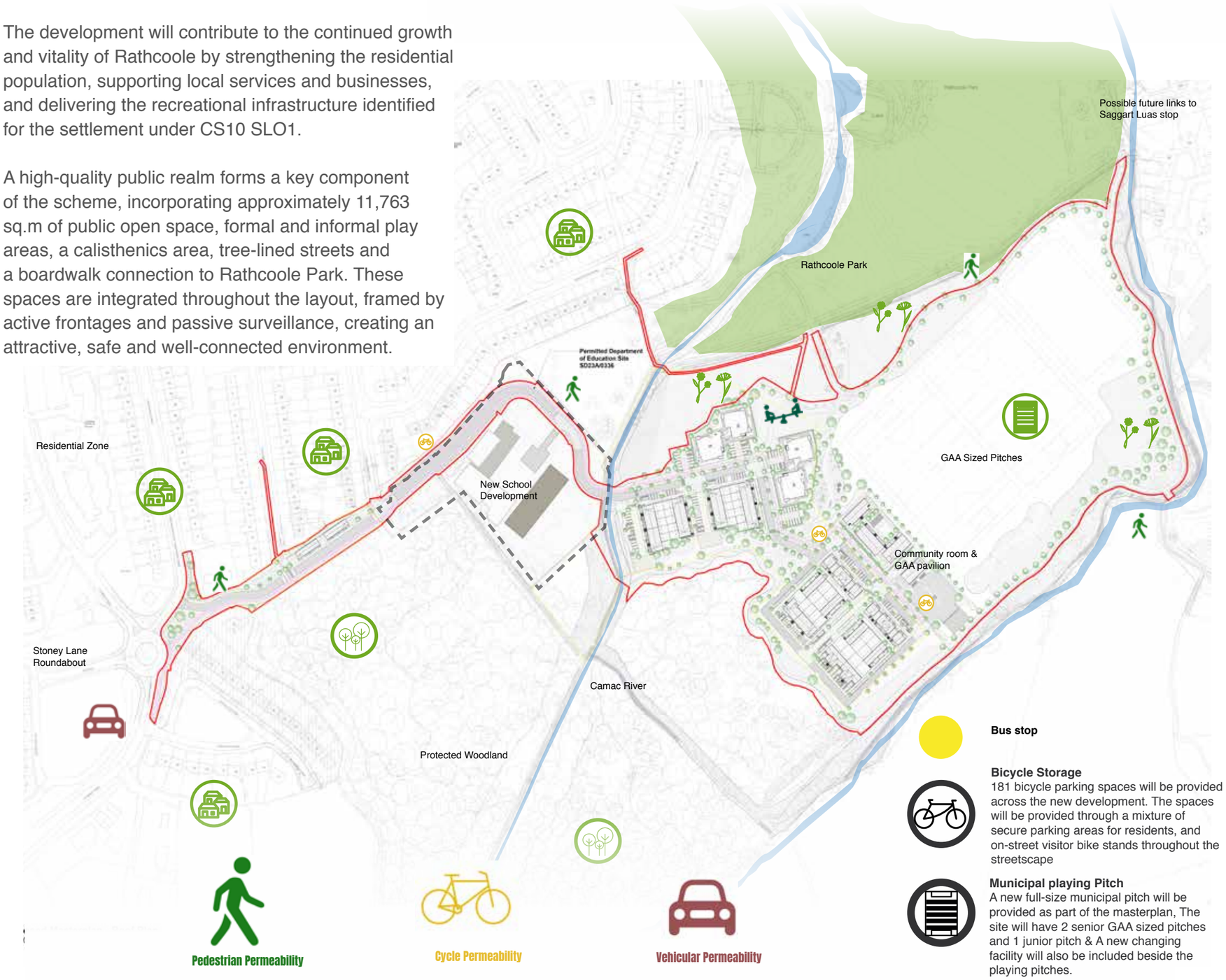
2.8 Mix of Land Uses (Vibrant Centres and Communities)

The proposed development delivers a balanced mix of uses appropriate to the site's zoning, context and edge-of-settlement location. The residential component comprises 130 dwellings across a range of houses, duplexes, age-friendly homes and apartments, providing for a diverse mix of household types and life stages. Complementing the residential provision, the scheme incorporates key recreational and community infrastructure in accordance with CS10 SLO1, including two senior GAA pitches, a junior pitch, pavilion building, extensive public open space and the access road serving the permitted primary school. Existing woodland within the RU-zoned lands is substantially retained, with only limited intervention required to facilitate the access road connection. The built form responds to its surroundings through a graduated scale and massing strategy, with apartment buildings located on the most appropriate parts of the site, transitioning to duplexes and lower-scale housing adjacent to established residential areas. The site benefits from proximity to the services, amenities and public transport connections of Rathcoole Village, with the Luas at Saggart also readily accessible, supporting sustainable patterns of movement and reducing reliance on the private car.

The proposed housing mix comprises 50 houses, 20 duplex units and 60 apartments, including age-friendly homes, Universal Design units, Universal Design Plus units and traveller accommodation. This varied residential offering provides a diverse range of dwelling types, sizes and tenures in accordance with the objectives of the South Dublin County Council Housing Strategy. Further detail is provided within the Housing Quality Assessment.

The development will contribute to the continued growth and vitality of Rathcoole by strengthening the residential population, supporting local services and businesses, and delivering the recreational infrastructure identified for the settlement under CS10 SLO1.

A high-quality public realm forms a key component of the scheme, incorporating approximately 11,763 sq.m of public open space, formal and informal play areas, a calisthenics area, tree-lined streets and a boardwalk connection to Rathcoole Park. These spaces are integrated throughout the layout, framed by active frontages and passive surveillance, creating an attractive, safe and well-connected environment.



Mix of Land Uses Diagram

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2.9 Building Heights & Density

The development uses a context-led approach to height and density, responding to the landscape, surroundings, movement, and sustainability. The plan offers about 130 homes, efficiently using residential land with a clear neighborhood layout.

The approach has been developed having regard to the Urban Development and Building Height Guidelines for Planning Authorities (2018) and Appendix 10: South Dublin County's Building Height and Density Guide (2022). Both documents promote a context-led approach to increased density and building height, recognising that appropriately located higher-density development can support sustainable growth, placemaking, active travel and the efficient use of serviced land, while responding sensitively to the character of the surrounding area. The density proposed is supported by existing and planned sustainable transport infrastructure as seen in a Chapter 2.6 'Connectivity and Permeability Diagram'.

The immediate context is characterised by a mix of existing and emerging development. The site is currently largely undeveloped and is not defined by a single prevailing height, requiring a contextual assessment based on surrounding existing and permitted development. To the north-west, along the principal site access from Mullally Lane, neighbouring residential properties are predominantly two storeys in height. To the south-west, planning permission has been granted for a new school development under Reg. Ref. SD23A/0336, comprising a building of up to three storeys.

In response, the proposed development adopts a graduated height strategy. Lower-scale development is located adjacent to sensitive boundaries and open spaces, while increased height is focused along principal streets and within the internal areas of the site. Building heights vary from one to five storeys, with height and density thoughtfully spread across the site rather than uniform. Mostly two-storey family homes, with three-storey apartments and duplexes adding density and variety. The tallest, four to five-storey villa apartments, line main streets, creating a strong edge, reinforcing the street hierarchy and acting as local markers within the development.

The concentration of increased height and density around the principal movement routes reflects the principles set out in the Urban Development and Building Height Guidelines (2018) and the South Dublin Building Height and Density Guide (2022), which support greater intensity in locations that can benefit from good connectivity and accessibility. The taller apartment buildings therefore act as key built-form markers within the masterplan, providing visual definition to important routes and contributing to a more urban character at the principal street.

In contrast, lower building heights are generally located towards the more sensitive edges of the site, including the woodland edge, open spaces and adjoining recreational lands. The two-storey housing provides a more gradual relationship with these landscape features and neighbouring areas, allowing the built form to respond to the existing character of the site rather than creating a uniform development scale.

The transition in height is particularly evident towards the eastern edge of the site, where the age-friendly homes provide a lower-scale frontage to the proposed GAA facilities. The combination of single- and two-storey homes, together with the landscaped green corridor, creates a gradual transition between the higher-density apartment buildings and the open recreational landscape. This approach allows the development to define the GAA edge while maintaining an appropriate scale and landscape relationship.

The overall density is approximately 35 units per hectare, calculated over the net residential area. This represents an efficient use of the developable land while allowing sufficient space for the landscape structure, public and communal open space, ecological features and movement corridors that are fundamental to the character of the scheme.

The distribution of density and building height therefore responds directly to the site's opportunities and constraints. Higher-density and taller forms are focused around principal streets, movement corridors and areas of greater accessibility, while lower forms are used at landscape-sensitive edges and adjacent to open space. This creates a clear hierarchy of built form and ensures that increased density is integrated with landscape, public realm and movement rather than considered in isolation.

Overall, the proposed approach is consistent with the principles of the Urban Development and Building Height Guidelines for Planning Authorities (2018) and Appendix 10: South Dublin County's Building Height and Density Guide (2022). The resulting variation in height and density supports a compact and sustainable form of development while responding positively to the landscape character, surrounding context and emerging identity of Rathcoole.



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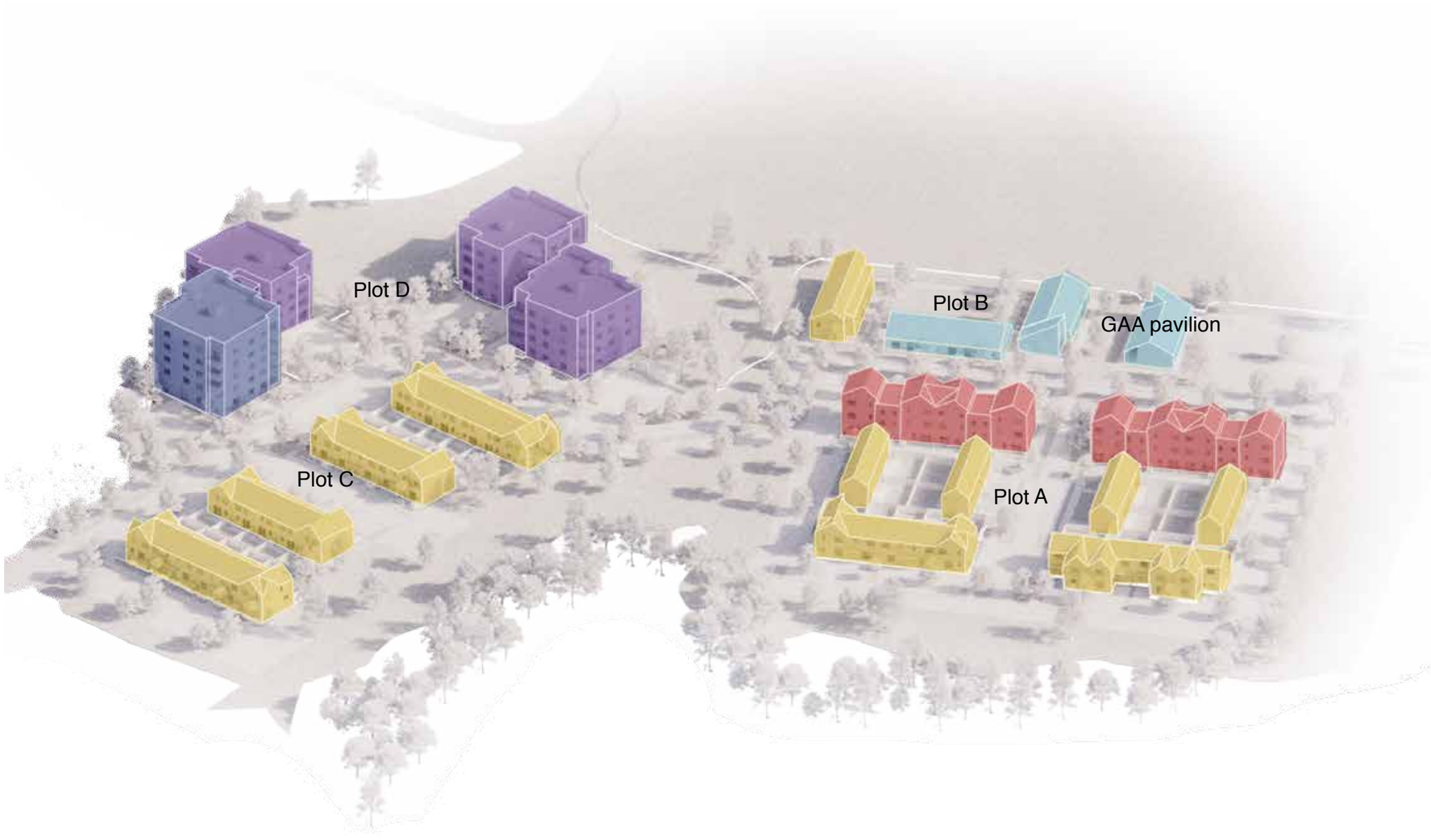
2.10 Building Heights

The proposed development comprises a varied mix of one- to five-storey buildings, as illustrated in the accompanying masterplan.

The housing provision is predominantly characterised by two-storey, three- and four-bedroom dwellings. Three-storey walk-up apartment buildings are incorporated throughout the scheme, maintaining a generally low-density character.

Age-friendly housing is primarily accommodated in single-storey bungalows, complemented by duplex units arranged over two storeys.

Villa apartment blocks, ranging from four to five storeys in height, provide increased residential density while contributing to a diverse and balanced built form. They are located closest to the village and public transport. Their location on the edge of the park allows long range views for a large proportion of new residents.



KEY

- 1 Storey
- 2 Storey
- 3 Storey
- 4 Storey
- 5 Storey

Illustrative Aerial Masterplan showing Building Height

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2.11 Responsive Built Form

The proposed development establishes a coherent and legible urban structure across five residential parcels, with the built form carefully shaped by the site's landscape and environmental characteristics. A considered hierarchy of building heights, ranging from single-storey age-friendly homes to 4-5 storey apartment buildings, creates a varied townscape while reinforcing key connections between Rathcoole Park and the wider development.

Buildings are arranged to positively address streets, open spaces and key landscape features, fostering natural surveillance and a strong relationship between the built and natural environment. Houses front the woodland edge, duplex buildings overlook the GAA facilities and open spaces, and apartment buildings provide overlooking of principal public spaces. The layout creates well-defined public and private realms throughout the development.

The scale, layout and density of the scheme respond to the established character of Rathcoole while recognising the site's role as a natural extension of the existing settlement. Located within walking and cycling distance of local services, amenities and public transport, the development represents an appropriate and sustainable pattern of growth.

A cohesive architectural and landscape strategy underpins the design, creating a distinctive identity that responds to both the existing urban structure and the site's natural setting. Together, the built form, public realm and landscape framework establish a strong sense of place for residents and visitors alike.



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2.12 Street Hierarchy

Primary Street

A primary street runs from the junction at Mullally's Lane, connecting to the proposed school route, crossing the stream and extending into the site. The street forms a clear and direct central spine through the development, providing access to the sports pitches while maintaining a moderate traffic speed. It will serve as the principal route for pedestrians, cyclists and vehicles.

The buildings fronting the street on the north-eastern side are generally higher-density apartment blocks, while the housing on the opposite side, which addresses the woodland edge, comprises lower-density terraced housing.

Local Street

The Local Streets are quieter, secondary thoroughfares through lower density areas primarily for residents. The streetscape will be comprised of closely fronted houses with through access to neighbourhood blocks and local open spaces. Traffic calming measures will be implemented to reduce speeds and street trees will be incorporated to provide green links and vistas to the adjacent open spaces.

Intimate Local Street

Intimate Local Streets will be quieter in character with closely fronted buildings on a shared surface street for the integrated movement of traffic and priority for pedestrian and cycle through access.

KEY

- Primary Street
- Local Street
- Intimate Local Street
- Active Travel Connection



Proposal Site Plan



Castlelands, Metropolitan Workshop



Oakfield Village, Metropolitan Workshop



Goldsmith Street , Mikail Riches Architects

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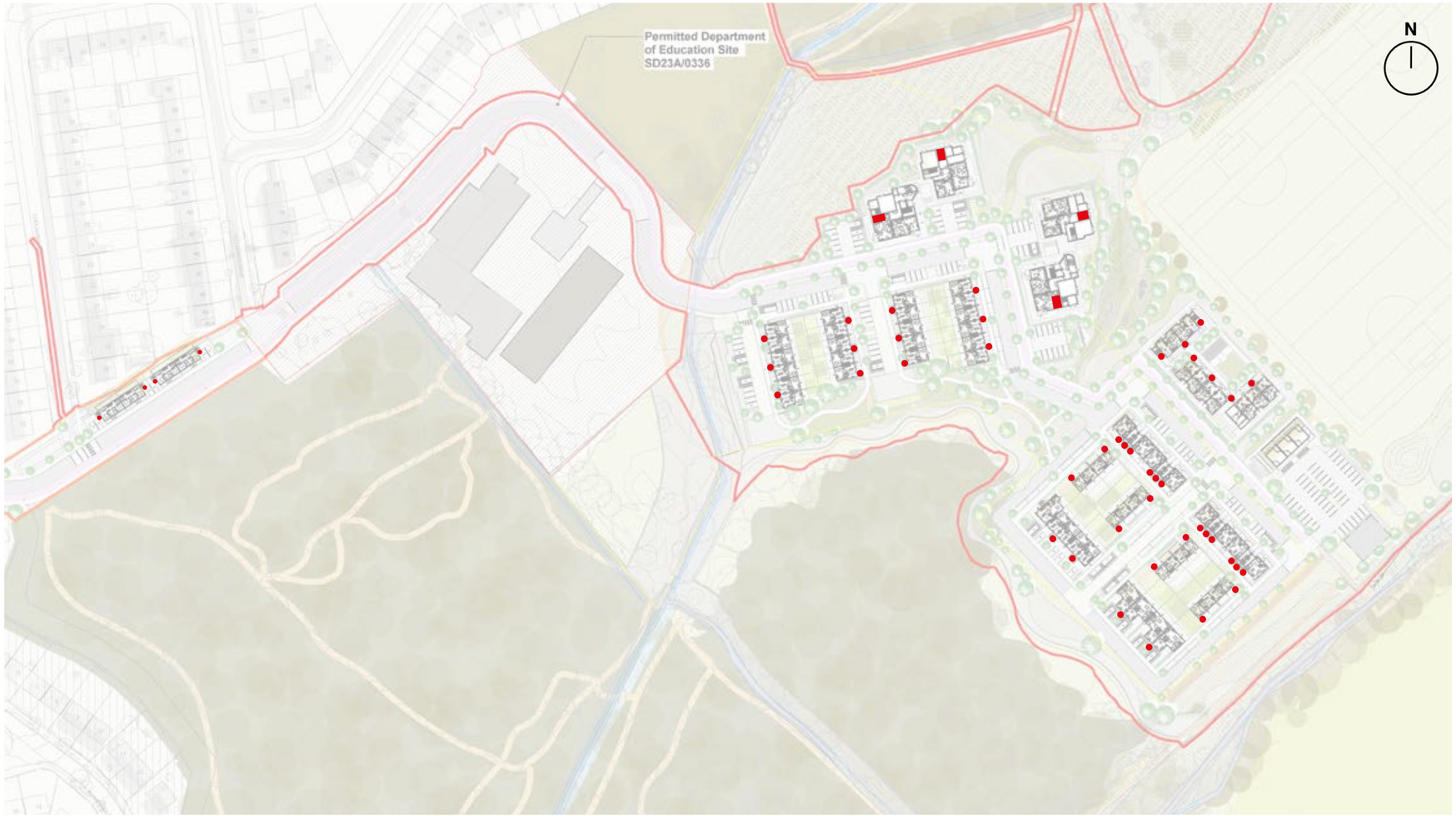
2.13 Refuse Strategy

The adjacent diagram illustrates the refuse strategy across the site. The strategy has been developed in accordance with the guidelines for waste storage facilities in the East-Midlands Regional Waste Management Plan and design consideration contained in Section 4.8 and 4.9 of the Sustainable Urban Housing: Design Standards for New Apartments.

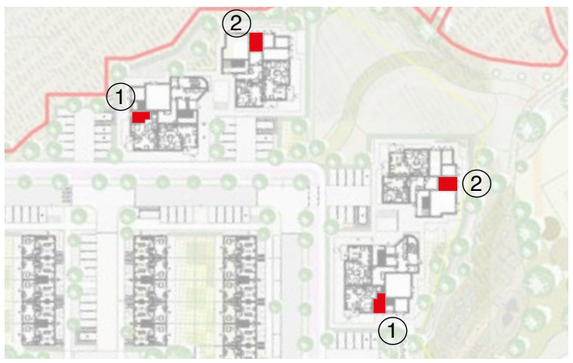
The refuse strategy comprises of a mix of private bin stores, either on street or in rear gardens and communal bin enclosures.

The majority of houses have private bin stores located in the front gardens (shown in red). Space for 3 No. bins will be provided in each bin store for general waste, recycling and composting.

The communal bin stores serve the apartment blocks, for ease of access for waste management services. Shared bins will be provided for general waste and recycling in each apartment block. The allocation of bins and volume are determined at a ratio of 1 bin to serve 15 occupants. This provision will be assessed further by the local waste provider during the next stage of design development.



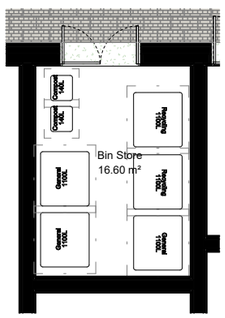
Illustrative Ground Floor Masterplan - Refuse Strategy



Bin Store Strategy - Apartments Ground floor



Bin Store Type 1



Bin Store Type 2

KEY

- Bin Store
- Communal Bin Store
- Site Boundary

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2.14 Car Parking Provision Strategy

A total of 143 car parking spaces are provided for the residential units, equating to 1.1 spaces per dwelling. This includes 24 EV spaces, four accessible spaces and 15 EV/accessible spaces. A further 43 spaces are provided to serve the GAA grounds and associated facilities.

Each house is provided with a designated parking space located directly in front of the dwelling, either within off-street parking bays or, where appropriate, within the curtilage of the property. The apartment blocks are served by smaller parking courts located around the buildings, providing convenient access while limiting the visual impact of parking within the wider masterplan.

Parking has been carefully integrated into the overall site layout, with parking areas positioned to minimise their visual prominence and avoid impacting key views towards the surrounding woodland. The arrangement of parking, landscaping and building frontages helps to maintain a clear hierarchy of streets and public spaces throughout the development



Proposed Parking Site Plan

KEY

- Allocated Parking
- Allocated EV Parking
- On- Street Parking
- On- Street EV Parking
- Allocated Accessible Parking
- On- Street Accessible Parking
- GAA Parking

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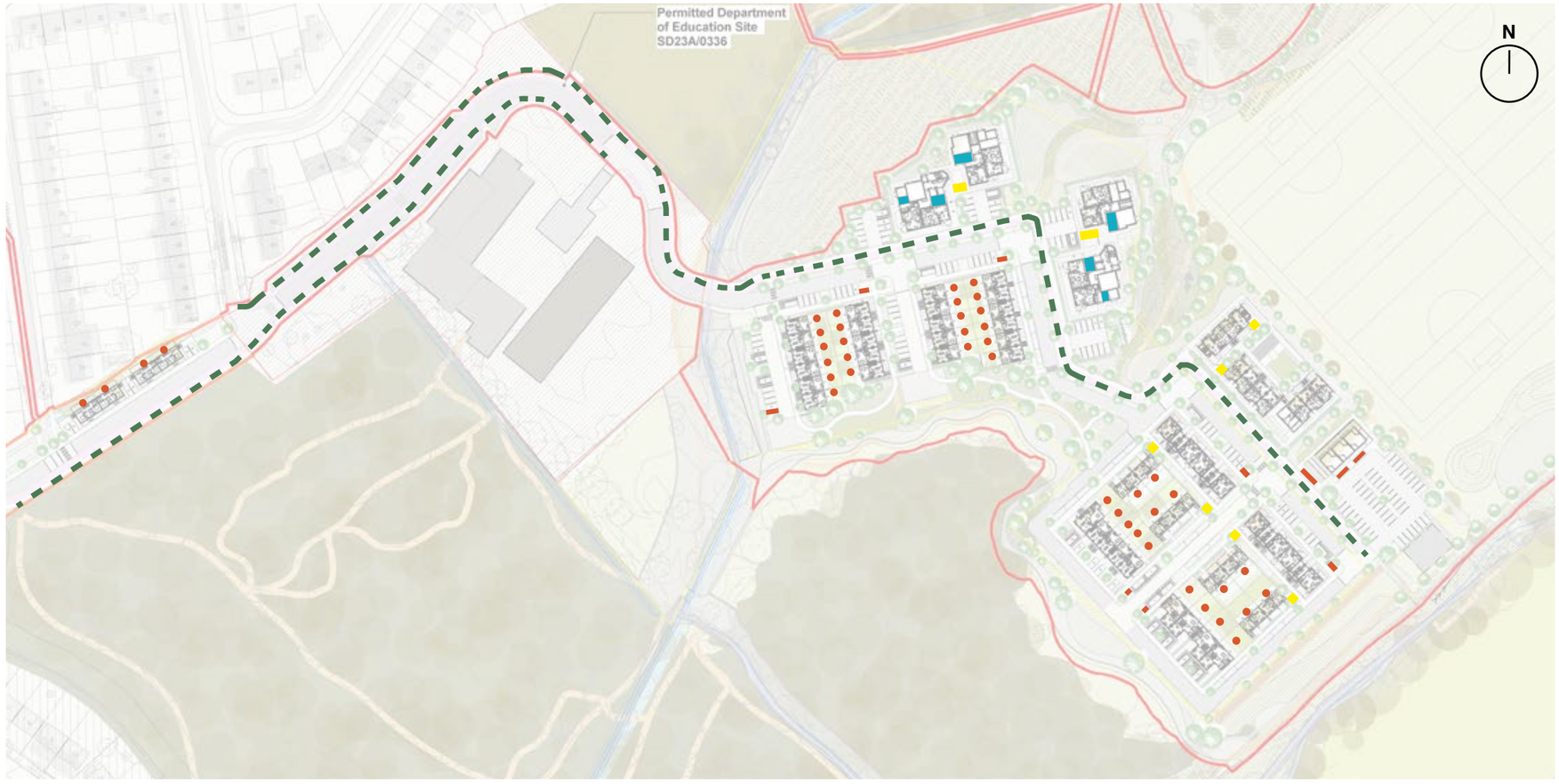
2.15 Bike Parking Provision Strategy

The development also includes a network of pedestrian and cycle routes connecting the residential areas and public open spaces with Rathcoole Village and Rathcoole Park. A total of 181 bicycle parking spaces are proposed to serve the residential units, comprising 141 secure, sheltered resident spaces and 40 proposed for visitors, the GAA pitches and associated facilities.

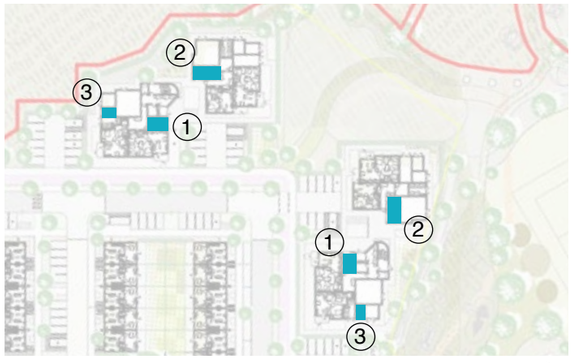
For the apartments, secure bicycle parking is provided within dedicated bike stores at ground floor level, with visitor spaces located close to the main entrances. For the duplex units, secure bicycle parking is provided to the rear of the units, with a similar arrangement proposed for the age-friendly units in Plot B. For the houses, bicycle parking is accommodated within the rear gardens of the individual units.

Key

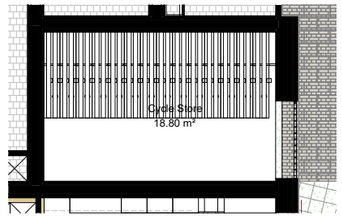
- Residents cycle parking (private)
- On street cycle parking
- Residents cycle parking (communal)
- Resident indoor cycle parking (communal)
- Proposed cycle route



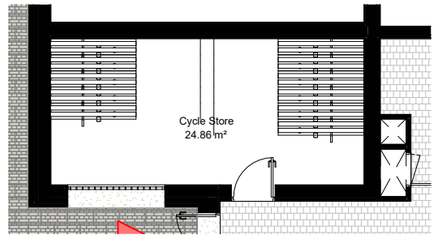
Illustrative Ground Floor Masterplan - Bike Parking Strategy



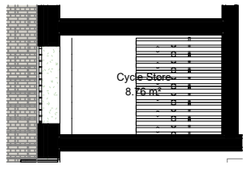
Bike Parking Strategy - Apartments Ground floor



Bike Store Type 1



Bike Store Type 2



Bike Store Type 3

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2.16 Public Consultation

Public consultation

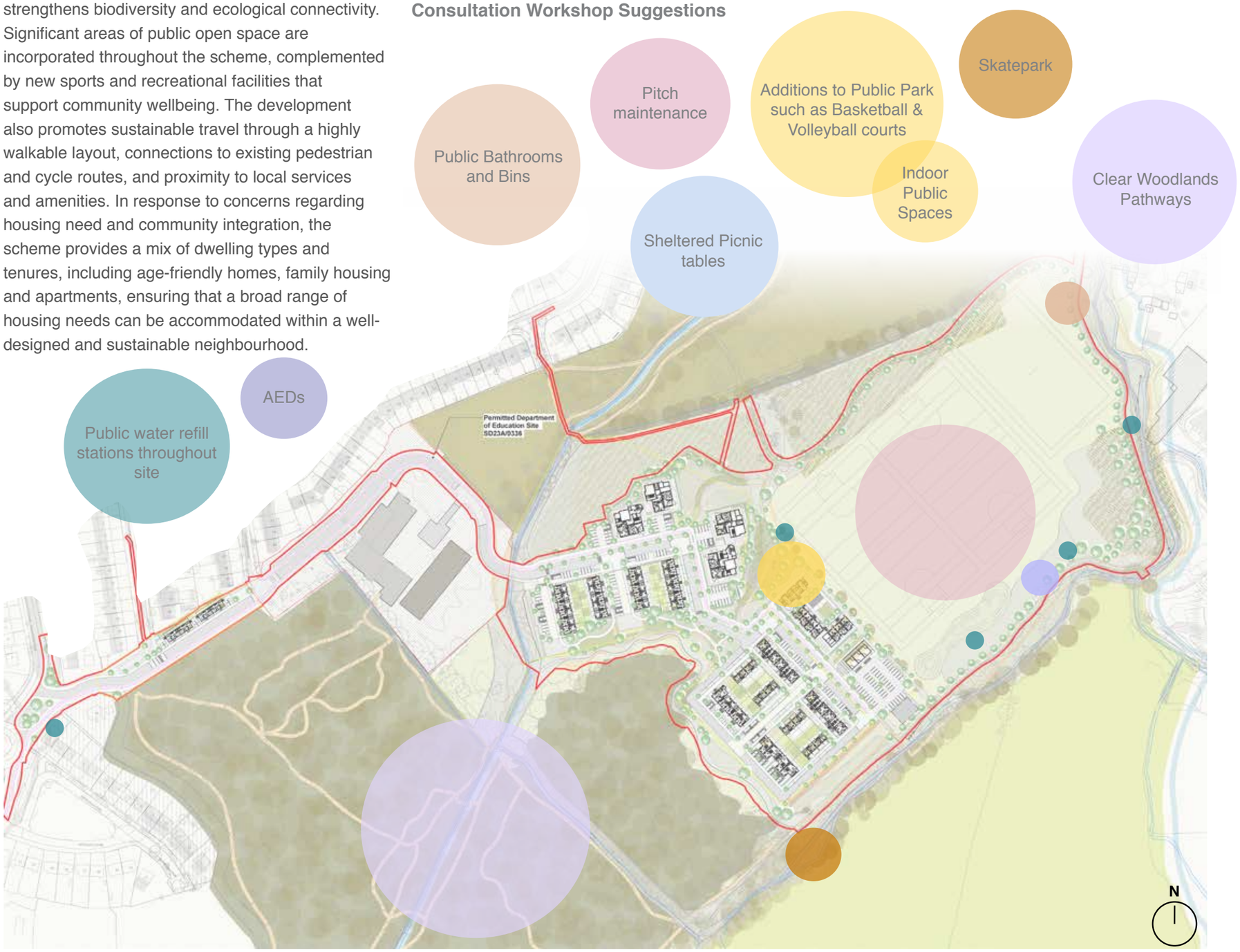
Community and Stakeholder Engagement

As part of the development of the Rathcoole Housing Project, South Dublin County Council undertook a programme of non-statutory consultation to inform the emerging proposals. Facilitated by CaraDem in collaboration with Metropolitan Workshop and South Dublin County Council, the consultation process included an in-person workshop with Transition Year students from Holy Family Community School, Rathcoole, on 13 May 2026, together with an online public consultation undertaken over a 10-day period in June 2026. The engagement process sought to gather feedback from a broad range of stakeholders and local residents on the proposed development.

Key Themes and Design Response

The consultation identified a number of recurring themes, including concerns relating to traffic congestion, public transport provision, school capacity, protection of ecology and biodiversity, preservation of valuable green spaces, and the provision of recreational amenities. Feedback highlighted the importance of safeguarding the ecological value of the woodland and meadow habitats, maintaining access to open space, and ensuring that new development contributes positively to the wider community. The student engagement workshop also demonstrated strong support for enhanced sports facilities, walkability, sustainable design measures and the delivery of housing that responds to local needs.

The design team has carefully considered this feedback throughout the evolution of the scheme. The proposed development has been designed to avoid direct impacts on the adjacent woodland, retain and enhance key ecological features, and provide a comprehensive landscape strategy that strengthens biodiversity and ecological connectivity. Significant areas of public open space are incorporated throughout the scheme, complemented by new sports and recreational facilities that support community wellbeing. The development also promotes sustainable travel through a highly walkable layout, connections to existing pedestrian and cycle routes, and proximity to local services and amenities. In response to concerns regarding housing need and community integration, the scheme provides a mix of dwelling types and tenures, including age-friendly homes, family housing and apartments, ensuring that a broad range of housing needs can be accommodated within a well-designed and sustainable neighbourhood.



Illustrative Site Masterplan

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3

3. Masterplan Proposal

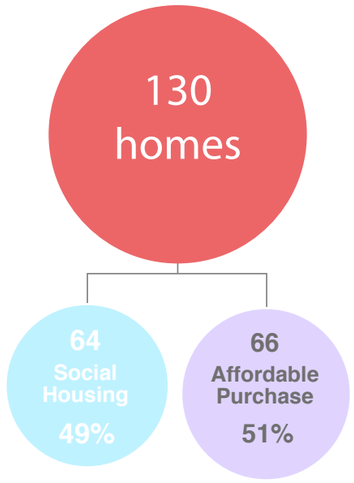
3.1 Tenure
3.2 Site Strategy - Plots
3.3 Typologies
3.4 Illustrative Masterplan
3.5 Site Sections
3.6 Plot A
3.7 Plot B
3.8 Plot C
3.9 Plot D
3.10 Plot E
3.11 Character Areas
3.12 Material Palette



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3.1 Indicative tenure

In line with SDCC's brief, the development provides a mixed-tenure housing scheme, comprising both affordable purchase and social housing. The social housing provision also includes age-friendly and Traveller-specific accommodation.





Proposal Site Plan

KEY

- Social, Age Friendly & TUA
- Affordable Purchase
- GAA Changing Pavilion & Community Room

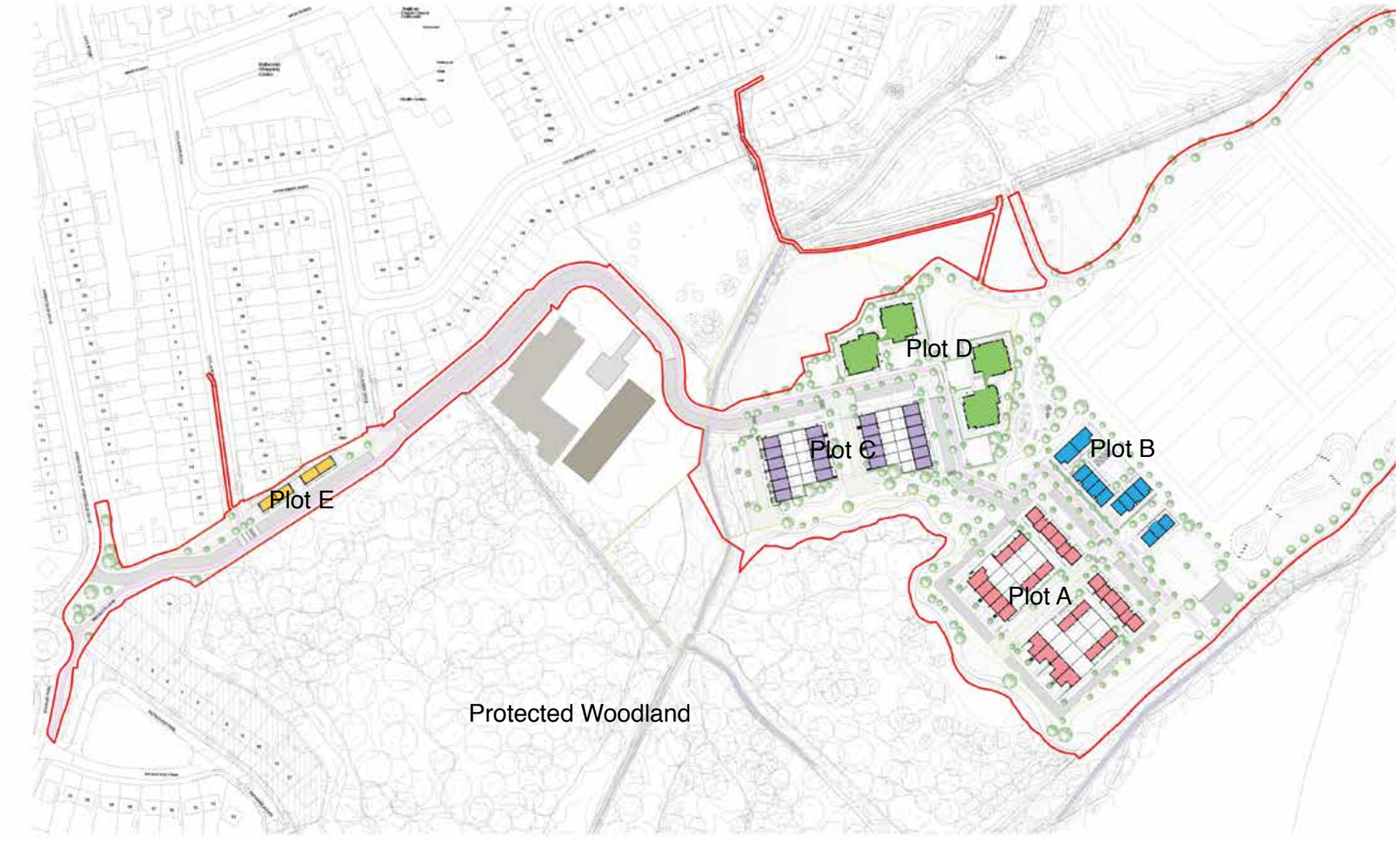
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3.2 Site Strategy - Plots

The adjacent masterplan illustrates a landscape-led development that is strongly connected to the surrounding woodland and parkland. Central green spaces and landscaped corridors extend throughout the site, creating a highly permeable network of pedestrian routes, green streets, and shared-surface spaces.

Across Plots A-E, a consistent development structure is applied. Terraced houses are positioned along the woodland edge, with apartment and villa buildings framing central open spaces and providing a transition to the adjoining parkland. This arrangement creates strong enclosure, maximises views, and supports an attractive residential environment.

Parking is carefully integrated within landscaped courts, while a central link road connects the various plots and is punctuated by shared-surface spaces that serve as local focal points. At Mullally's Lane, wide-frontage houses establish a distinctive and welcoming gateway to the development



Proposal Site Plan

KEY

- Plot A
- Plot B
- Plot C
- Plot D
- Plot E

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3.3 Typologies

The proposed scheme comprises a mix of one- to five-storey buildings, as illustrated in the masterplan opposite.

The housing units are predominantly two-storey dwellings, consisting of three- and four-bedroom homes. Walk-up units are generally three storeys in height, forming low-density villa-type developments.

Age-friendly accommodation is primarily provided in the form of single-storey bungalows, complemented by a limited number of two-bedroom units arranged as two-storey duplexes.

The villa apartment blocks range in height from four to five storeys.



KEY

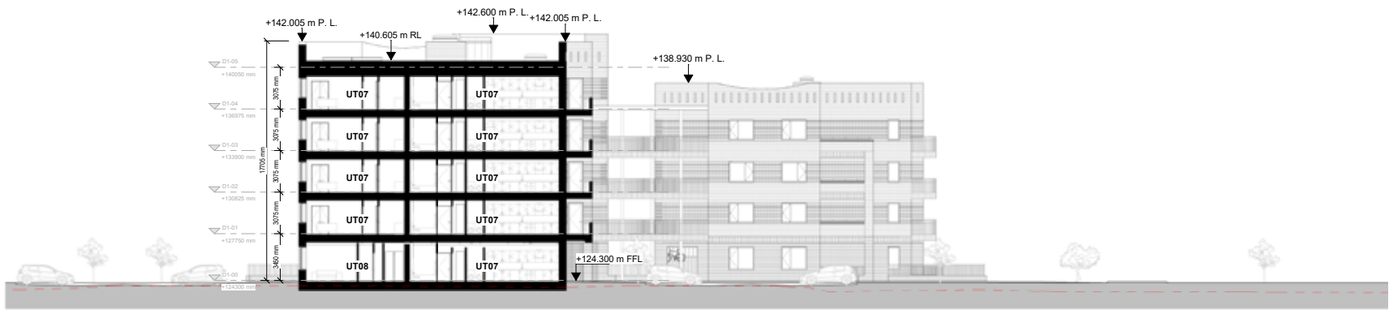
- HT1 - Age friendly bungalow_SR_UD
- HT2 - 3 Bed terraced house_AF_SR
- HT2B - 3 Bed terraced house_AF_SR
- HT3 - 3 Bed terraced house_SR_UD+
- HT4 - 4 Bed terraced house_SR_UD+
- HT5 - 3 Bed terraced house_AF_SR
- HT5B - 3 Bed terraced house_AF_SR
- UT01/UT02 - Age friendly duplex_SR_UD
- UT03/04 - Duplex units_SR_AF
- UT05/06/07/08/09 - Apartment units_SR_AF
- AFC - Age friendly consult room
- GAA Pavilion

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3.4 Illustrative Masterplan



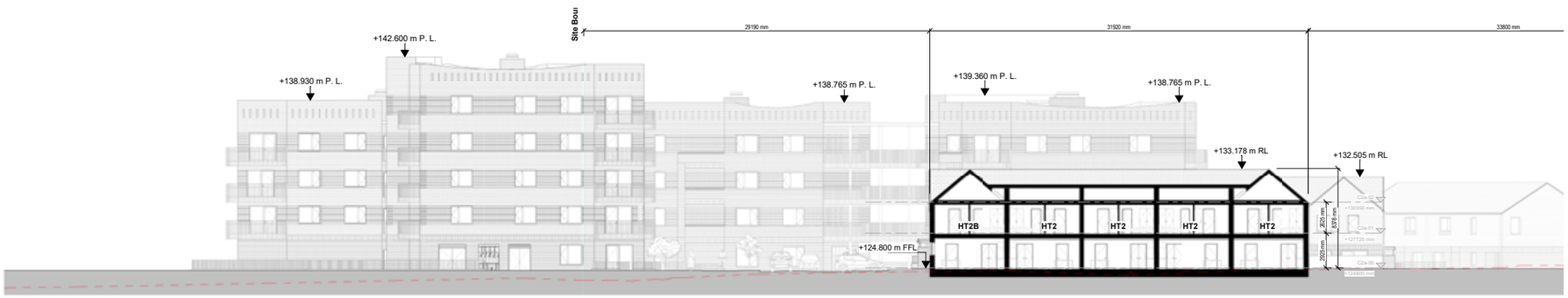
3.5 Site Sections



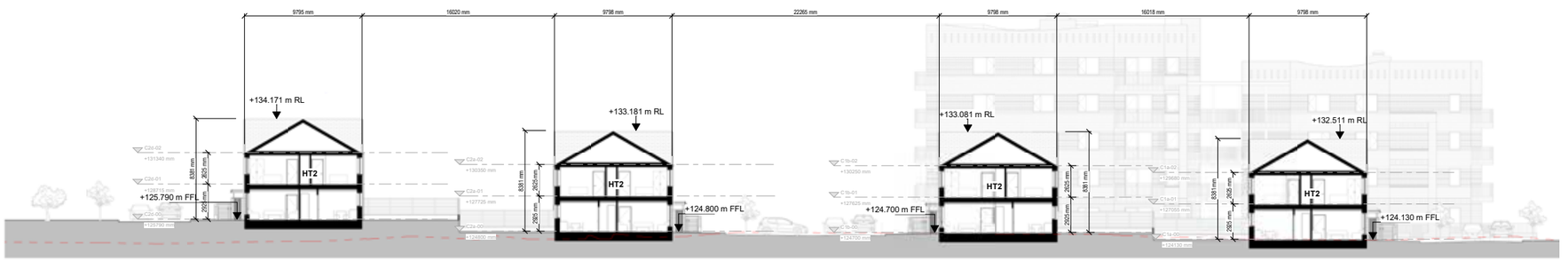
Section1



Key Plan



Section 2



Section 3

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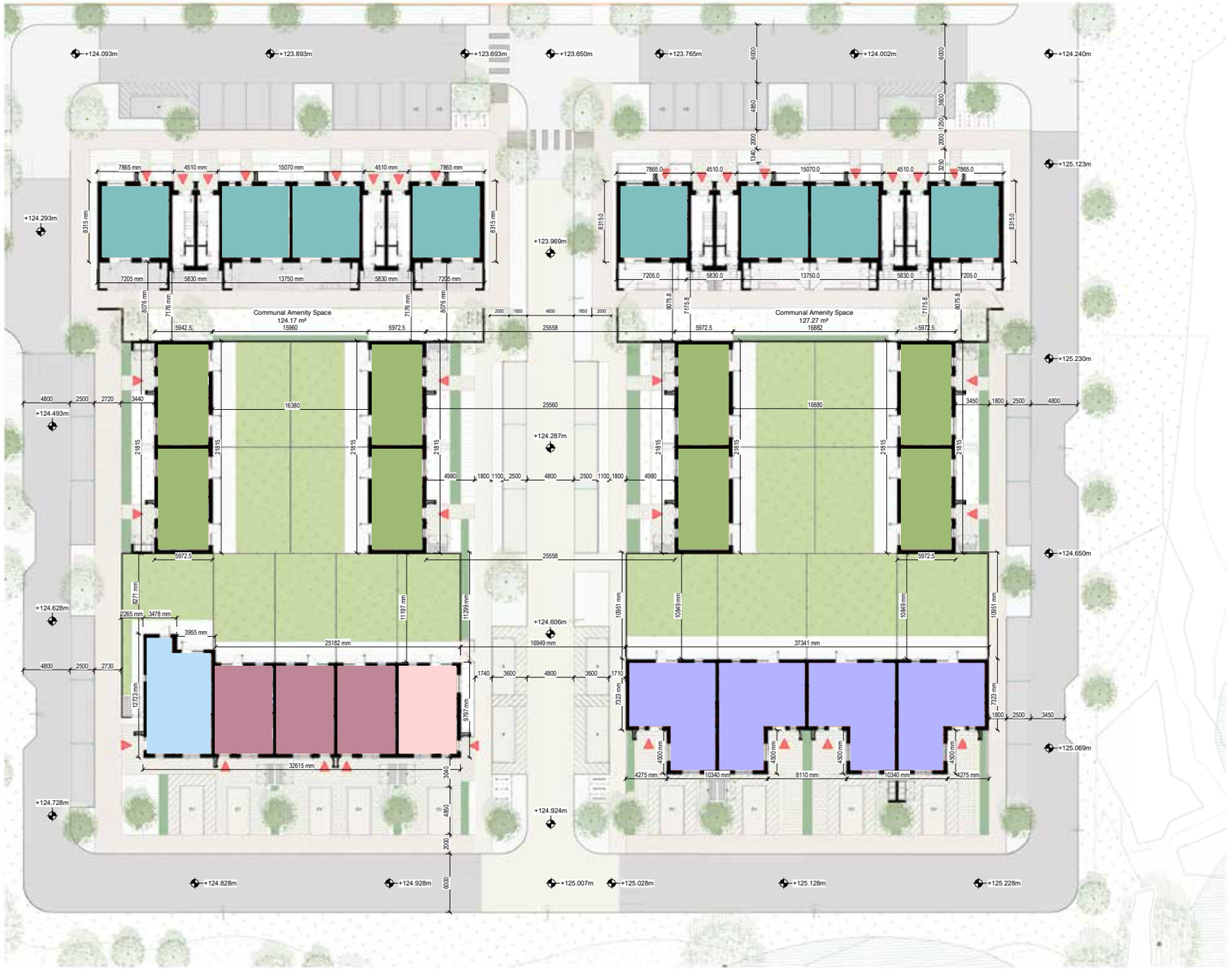
3.6 Plot A

The adjacent diagram illustrates the range of typologies within Plot A.

The dwellings fronting onto the woodland comprise a mix of social and affordable units. To the west, wide-frontage house types are designated for affordable purchase, while the opposing plot accommodates a combination of social and Traveller accommodation. These two-storey houses provide a mix of three and four-bedroom units, including UD+ units within the social housing provision and TAU units.

Duplex typologies are positioned along the eastern edge of the site, overlooking the GAA grounds. These three-storey walk-up blocks comprise both affordable and social units, with a mix of three-bedroom ground-floor duplexes and one-bedroom apartments above.

A central green link runs through the middle of the plot, creating a more intimate street character. This establishes a continuous connection to the wider landscape, while maintaining a separation between vehicular traffic and the woodland edge, resulting in a calmer, landscape-led environment



KEY

- HT5 - 3 Bed terraced house
- UT03/04 - Duplex units
- HT2 - 3 Bed terraced house
- HT2B - 3 Bed terraced house
- HT4 - 4 Bed terraced house
- HT3 - 3 Bed terraced house

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Plot A - Elevation 01

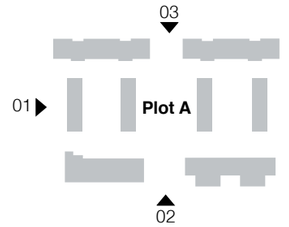


Plot A - Elevation 02



Plot A - Elevation 03

Elevation Key



Asymmetric Roofscape:



Private Amenity Space:

Private space to front of Duplexes.



Massing:

Breaking up of massing to Duplex to continue terrace typology



Render:

Rough cast render on back elevation



Brick Detail:

Buff Brick differentiates stairwell of duplex & detail on HT4 porch



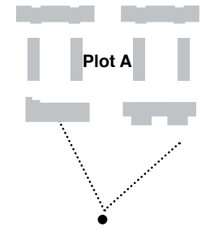
Corner Gable Relationship:

Roof tile colour variations.



© Metropolitan Workshop 2026

Key Plan



© Metropolitan Workshop 2026

3.7 Plot B

The adjacent diagram illustrates the range of typologies within Plot B.

Single-storey, one-bedroom bungalows are arranged around a central courtyard, with shared amenity space located at the heart of the plot. A shared consultation room for residents is accommodated within the building footprint on the eastern side, alongside private parking provision within the plot.

A two-storey block defines the western edge, comprising two-bedroom and one-bedroom units.



KEY

- HT1 - Age friendly Bungalow
- UT01/UT02 - Age friendly duplex
- Age friendly Consult room
- GAA pavilion

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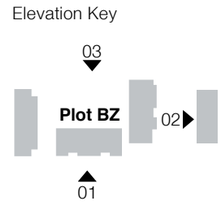
Plot BZ - Elevation 01



Plot BZ - Elevation 02



Plot BZ - Elevation 03



Roof Scape:

Social terrace integrated into the pavilion overlooking pitch activity.



Private Amenity Space:

Private space to front of age friendly duplexes.



Massing:

OBFA - Communal Courtyard, Between GAA pavilion & Age friendly



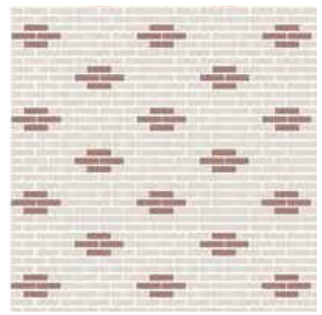
Render:

Rough cast render to upper levels on type



Brick Detail:

Brick detail differentiates GAA club



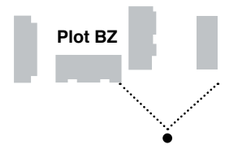
Corner Gable Relationship:

Roof colour variations.



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Key Plan



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3.8 Plot C

The adjacent diagram illustrates the range of typologies within Plot C.

The plot follows a consistent arrangement, with terraced housing lining the woodland edge. The dwellings are arranged back-to-back, with gable ends carefully orientated to define the site boundary and maximise views. Homes are designed with clear front and rear relationships, with entrances facing one another to promote natural surveillance and foster a strong sense of community

A key design objective is to maintain a car-free woodland edge and draw the surrounding landscape into the scheme. Parking is primarily accommodated along the main route and within small, landscaped parking courts, minimising visual impact and supporting a pedestrian-friendly environment.

The buildings are sensitively positioned to maintain connections between Rathcoole Park and the site while responding to the site's landscape setting.

A shared-surface route runs through the centre of the plot, flanked by green links on either side. This serves both as a traffic-calming measure and as a means of reinforcing landscape connectivity and permeability throughout the development



KEY

HT2 - 3 Bed terraced house

HT2B - 3 Bed terraced house

N

Key Plan

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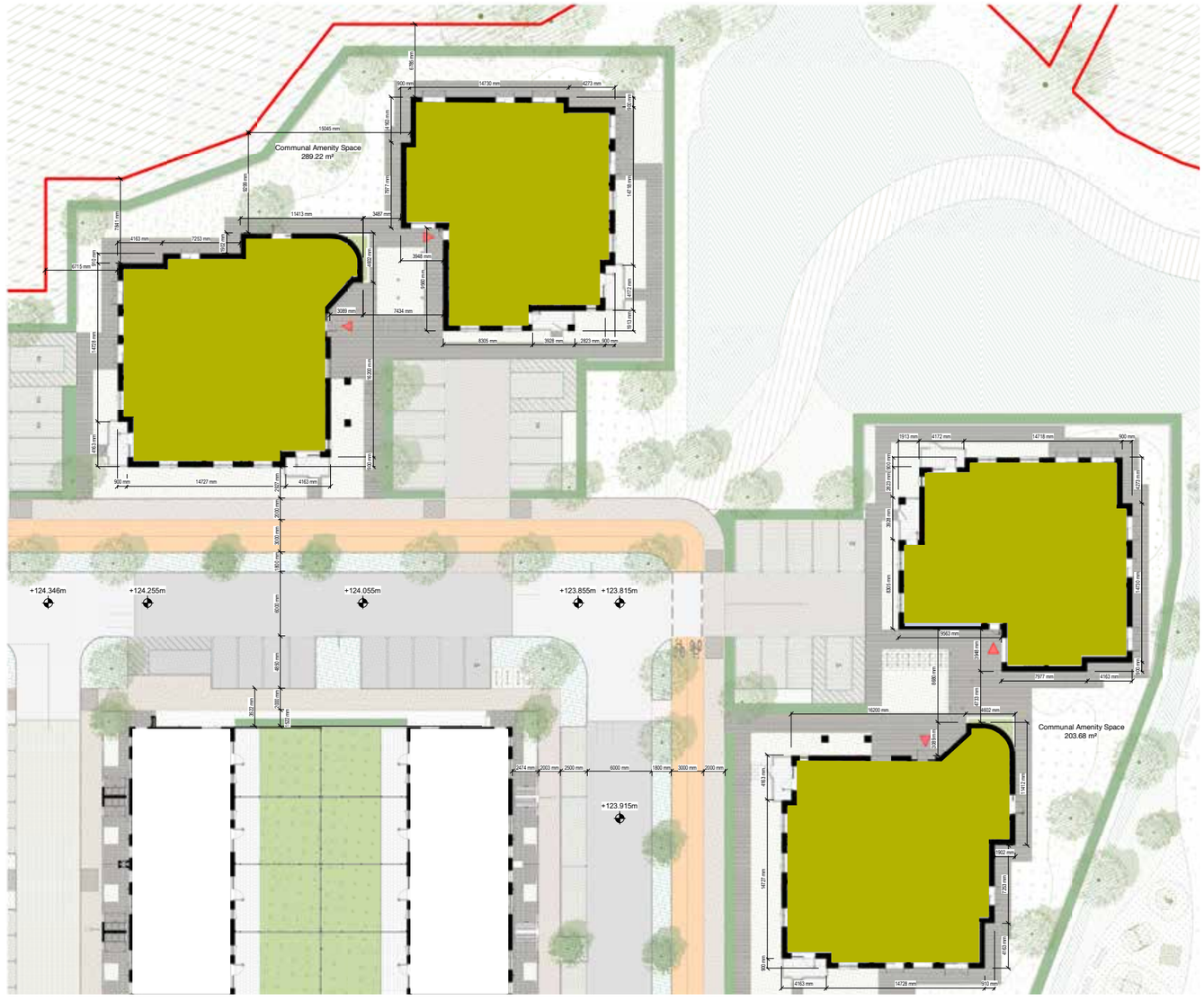
© Metropolitan Workshop 2026

3.9 Plot D

The adjacent diagram illustrates the typologies within Plot D, located opposite Plot C. The apartment buildings are designed as villa-style blocks set within a landscaped setting, reinforcing the development's landscape-led character.

Four villa blocks are positioned along the perimeter of the plot, creating a strong edge and providing an appropriate transition to Rathcoole Park. Carefully framed views between the buildings maintain visual connections to the surrounding landscape and enhance permeability throughout the scheme.

The villa blocks range in height from four to five storeys, with two of the buildings linked by an external access walkway. The blocks provide a mix of one- and two-bedroom apartments, contributing to the diversity of housing types within the development.



KEY

Parkside apartment block (4-5 storeys)

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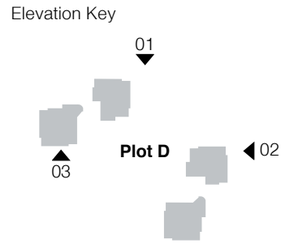
Plot D - Elevation 01



Plot D - Elevation 02



Plot D - Elevation 03



Reference_01

Alternate brick courses. Placed at key moments.



Reference_02

Mary Duggan Lion Green Villa in landscape



Reference_03

Sergison Bates Seebach Housing - Villa block reference



Reference_04

Metropolitan Workshop Mayfield Horizontal banding creates a strong rhythm and helps to break up the façade.



Reference_05

Closely positioned blocks give sense of privacy and security.



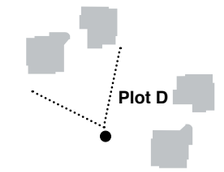
Reference_06

Wide open access deck to link blocks together



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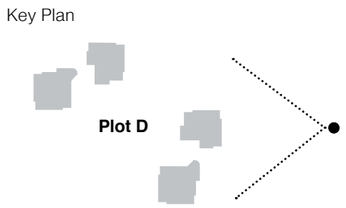
Key Plan



SDCC Rathcoole Housing - Design Statement



Key Plan

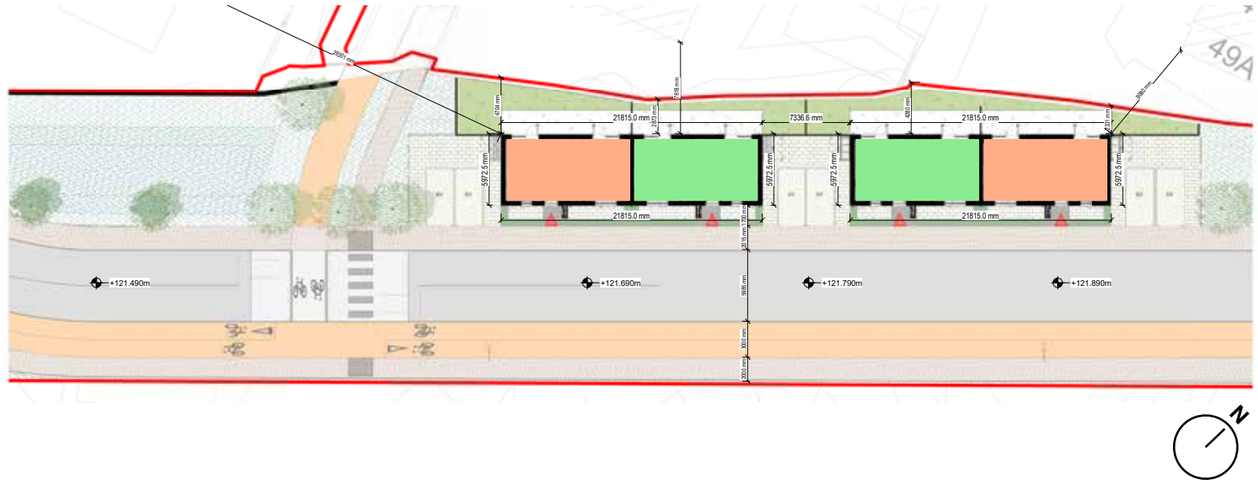


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3.10 Plot E

The adjacent diagram illustrates the typologies within Plot D Houses are identified with the prefix ‘H’.

At the entrance from Mullally’s Lane, wide-frontage terraced houses are proposed. These will be 3-bed, two-storey affordable purchase units. Parking will be accommodated on-curtilage, creating a quieter arrival point while supporting passive surveillance and a safe, well-overlooked public realm.



KEY

- HT5 - 3 Bed terraced house
- HT5B - 3 Bed terraced house

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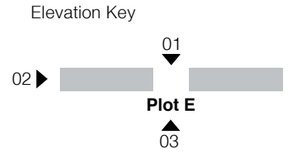


Plot E - Elevation 01



Plot E - Elevation 02

Plot E - Elevation 03



Reference_01

Alternate projecting brick courses. Placed at key moments around window on Gable wall



Reference_02

Snapped header detail



Reference_03

Porch Entrance



Reference_04

Soldier course along top of window



Reference_05

Brick Colour variations



Reference_06

Cycle path connects housing together



© Metropolitan Workshop 2026

3.13 Character Areas

The proposed scheme comprises a mix of one to three-storey buildings, as illustrated in the masterplan opposite.

The housing units are predominantly two-storey, three and four-bedroom homes with a brown brick base and red brick above. At prominent corner locations, the dwellings are finished entirely in brown brick base. The walk-up units are generally three storeys in height with red brick base with buff brick on the upper floors, creating low-density villa-type developments.

The age-friendly accommodation is primarily provided in the form of single-storey bungalows, complemented by a limited number of two-bedroom units arranged as two-storey duplexes with the same material palette as the walk ups dwellings.

The villa apartment blocks range from four to five storeys in height with an alternating material palette with each block.



PALETTE KEY

1. Brown Brick Base with Red brick above (2 storey houses)
2. Red Brick base with Buff brick above
3. Buff Brick with Red Brick fleck. Red Zinc Roof (GAA changing room)
4. Buff Brick Striped Brick base with alternating buff brick and striped brick courses.
5. Red Brick base with alternating buff brick and striped brick courses.
6. Red Brick base with buff brick above (2 storey houses)

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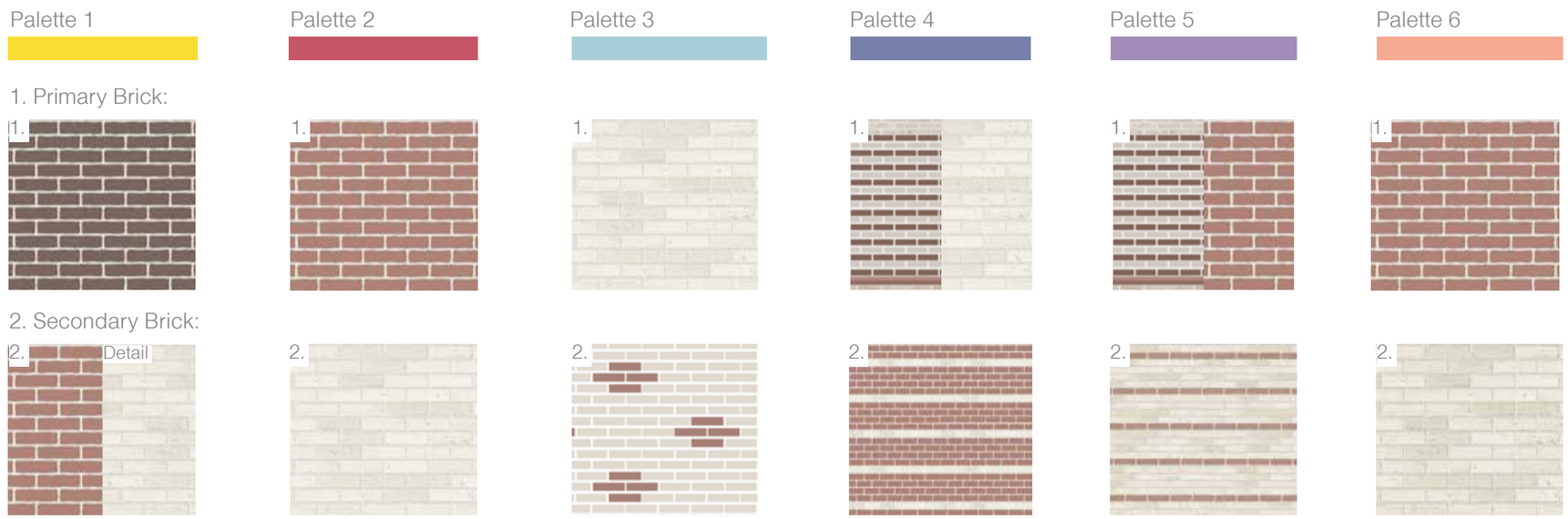
3.14 Material Palette

There are three different brick types used throughout the Phase One scheme - buff brick, red brick and brown brick and two different coloured tiles to be used in small areas beside the housing entrance.

The adjacent diagram shows how these materials can be arranged in six different palettes to provide distinctiveness to different character areas across the scheme.

Each area has one predominant brick colour with some having a secondary brick colour to accentuate particular moments of interest with details such as window reveals at upper levels. The secondary brick colour picks up the brick colour visible at the end of a street where another character area might begin.

Others have a secondary brick colour to the base of a block to tie different typologies together within character areas.



Precedents:



GCP Architects - Oak field avenue



Cottrell + Vermeulen - Sacred Heart
Duggan Morris - Ortis Building
GCP Architects - Oak field avenue



Anethan Collective Schaerbeek

Olsson Lyckefors Fixfabriken Spanjoletten



Brick pattern Darwin Green- Town House

South Gardens Elephant & Castle, London



Gerontopsychiatric Center Großschweidnitz kleiheus + kleiheus



Oakfield, Swindon gcp Chartered Architects

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4

4. Typologies

4.1 Unit Typologies
4.2 Illustrated House Types
4.3 Age Friendly Typologies
4.4 Illustrated Age Friendly House Types
4.5 Duplex Typologies
4.6 Illustrated Duplex Unit Types
4.7 Villa Apartment Typologies
4.8 Illustrated Villa Apartment Typologies
4.9 GAA Pavilion & Age Friendly Consultation Room
4.10 Illustrated GAA Pavilion & Age Friendly Consultation Room

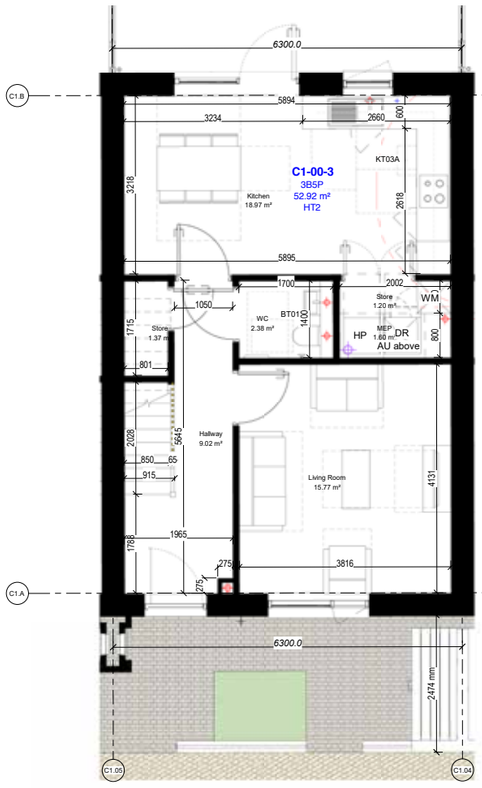
4.1 Unit Typologies

Dwelling Type: HT2

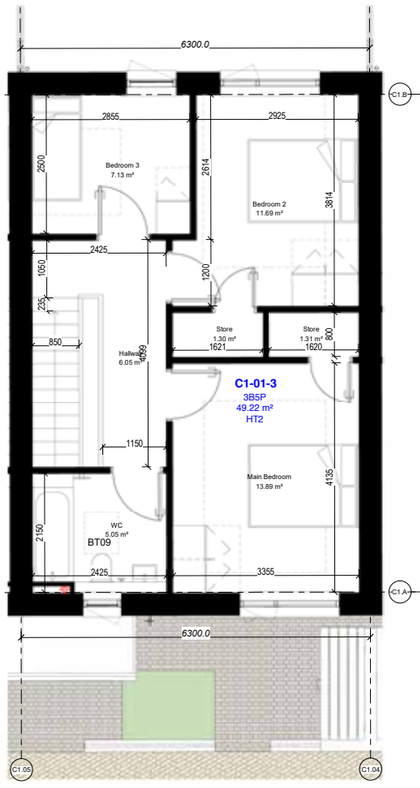
This two-storey, three-bedroom terraced house features rear gardens arranged back-to-back, with gable ends addressing the adjacent woodland. Located in Plots A and D, the units are provided across social and affordable tenures.

The ground floor includes a front-facing living room, rear kitchen/dining area, storage and WC. Three bedrooms, a bathroom and additional storage are provided at first-floor level.

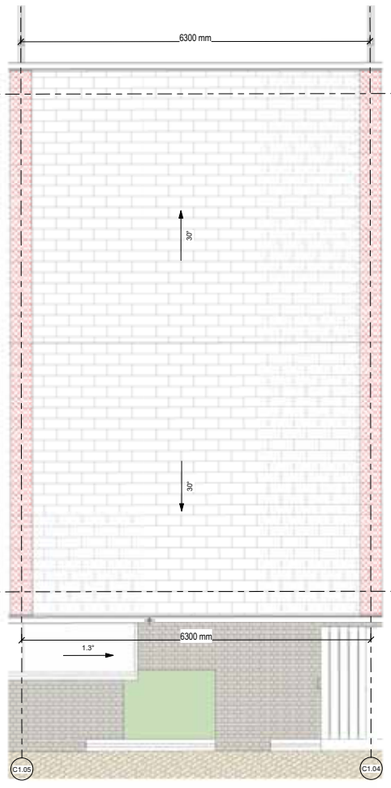
HT2b follows the HT2 layout but is accessed from the side, creating a more active frontage to the main link road and a varied streetscape. A planted buffer provides privacy and sets the entrance back from the road.



HT2_AP/SH_Ground Floor Plan



HT2_AP/SH_First Floor Plan

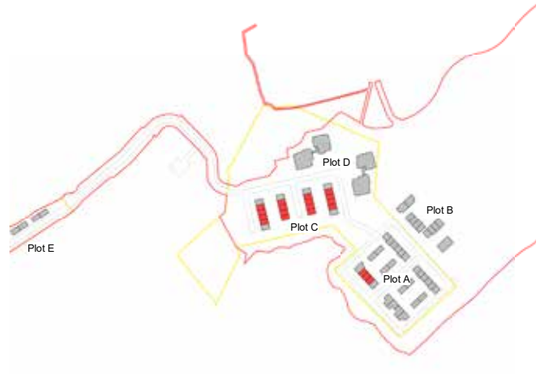


HT2_AP/SH_Roof Plan

HT2 - 3 Bedrooms/5 Person (Social & Afforable Tenure)			
Req. Min. Standards	**Min.**	**Achieved**	**DMfQH***
-overall floor area	92.00 m²	102.14 m²	98.20 m²
-private open space area	40.00 m²	49.37 m²	40.00 m²
-kitchen/living/dining area	34.00 m²	34.74 m²	34.00 m²
-aggregate bedroom areas	32.00 m²	32.71 m²	33.30 m²
-storage area	5.00 m²	5.18 m²	5.00 m²
-MEP area	0.00 m²	1.60 m²	0.00 m²
-area of bedroom 1	13.00 m²	13.89 m²	13.30 m²
-area of bedroom 2	11.40 m²	11.69 m²	11.60 m²
-area of bedroom 3	7.10 m²	7.13 m²	8.40 m²
-width of living room	3800 mm	3816 mm	3800 mm
-width of bedroom 1	2800 mm	2925 mm	3100 mm
-width of bedroom 2	2800 mm	3355 mm	2850 mm
-width of bedroom 3	2100 mm	2500 mm	2900 mm
		Unit Count	
		19	

****Design manual for quality housing - Similar to H8**

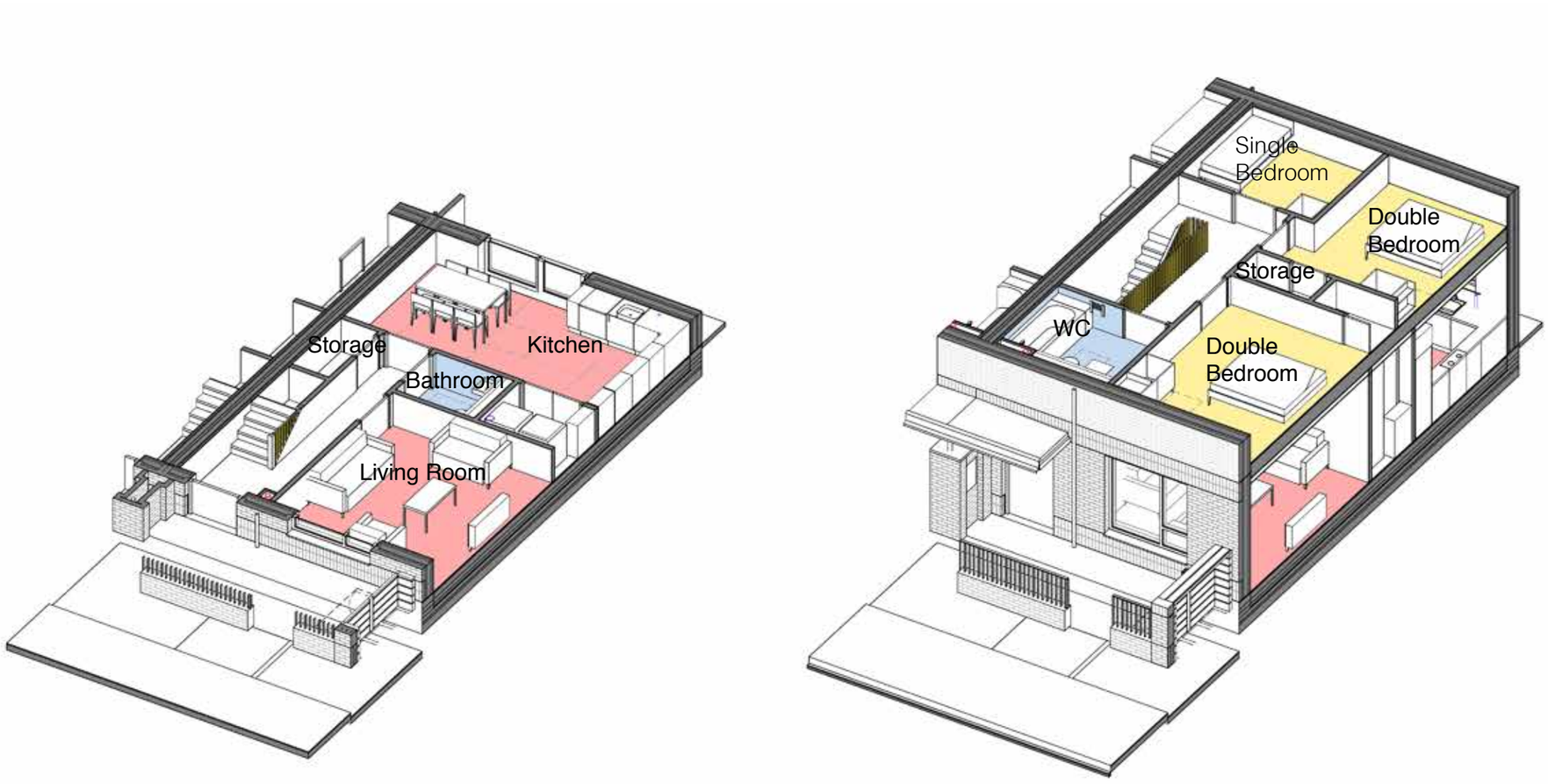
Key Plan



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Dwelling Type: HT2

Kitchen/Living
Bedroom
Bathroom



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Dwelling Type: HT2B

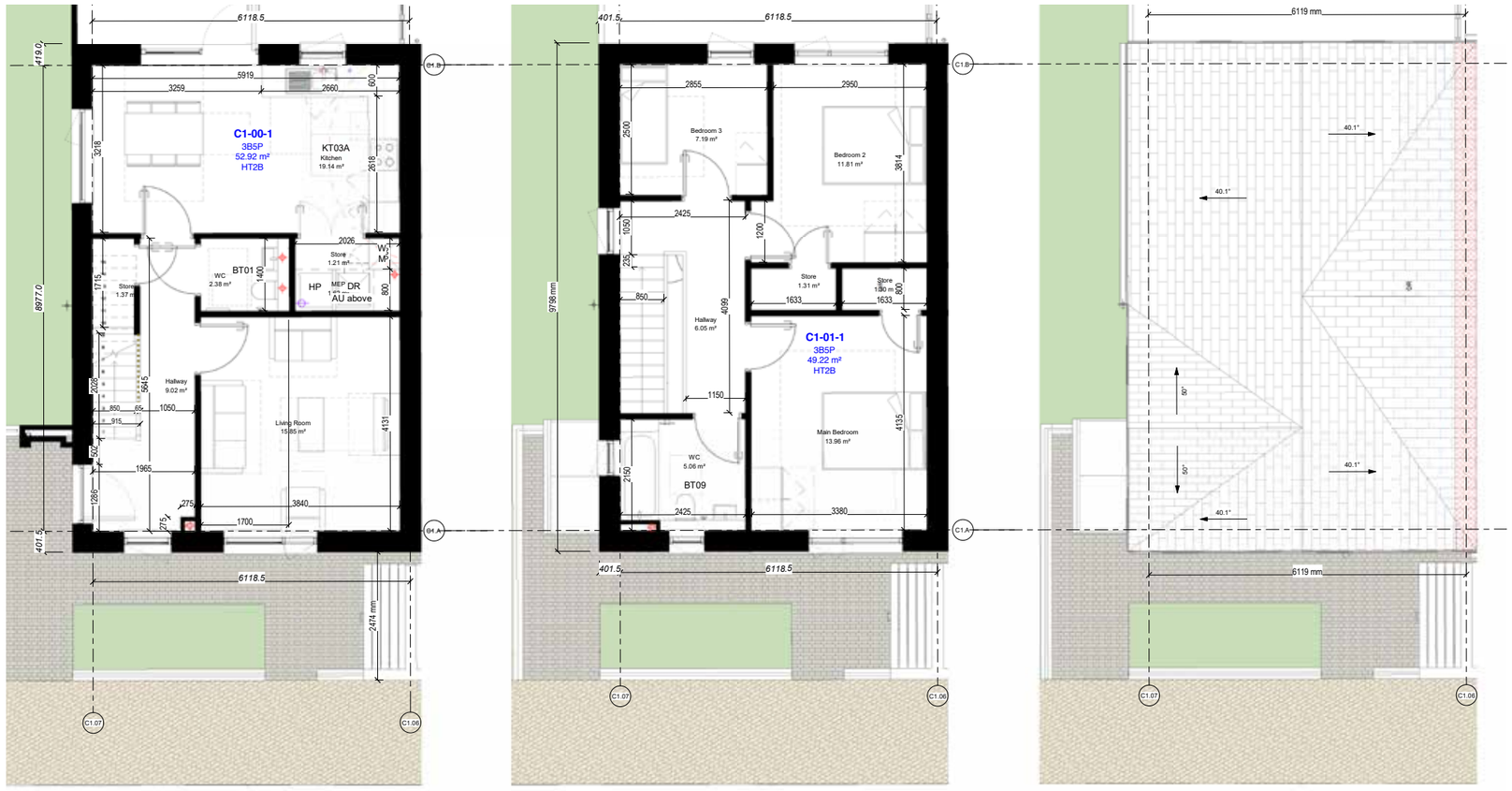
This two-storey, three-bedroom terraced house features rear gardens arranged back-to-back, with gable ends addressing the adjacent woodland. Located in Plots A and D, the units are provided across social and affordable tenures.

The ground floor includes a front-facing living room, rear kitchen/dining area, storage and WC. Three bedrooms, a bathroom and additional storage are provided at first-floor level.

HT2b follows the HT2 layout but is accessed from the side, creating a more active frontage to the main link road and a varied streetscape. A planted buffer provides privacy and sets the entrance back from the road.

Location: Plots A & D

Quantity: 9 units



HT2B_AP/SH_Ground Floor Plan

HT2B_AP/SH_First Floor Plan

HT2B_AP/SH_Roof Plan

HT2B - 3 Bedrooms/5 Person (Social & Afforable Tenure)			
Req. Min. Standards	**Min.**	**Achieved**	**DMfQH**
-overall floor area	92.00 m²	102.14 m²	98.20 m²
-private open space area	40.00 m²	49.53 m²	40.00 m²
-kitchen/living/dining area	34.00 m²	34.99 m²	34.00 m²
-aggregate bedroom areas	32.00 m²	32.95 m²	33.30 m²
-storage area	5.00 m²	5.20 m²	5.00 m²
-MEP area	0.00 m²	1.62 m²	0.00 m²
-area of bedroom 1	13.00 m²	13.96 m²	13.30 m²
-area of bedroom 2	11.40 m²	11.81 m²	11.60 m²
-area of bedroom 3	7.10 m²	7.19 m²	8.40 m²
-width of living room	3800 mm	3816 mm	3800 mm
-width of bedroom 1	2800 mm	2925 mm	3100 mm
-width of bedroom 2	2800 mm	3355 mm	2850 mm
-width of bedroom 3	2100 mm	2500 mm	2900 mm
		Unit Count	
		7	

****Design manual for quality housing - Similar to H8**

Key Plan

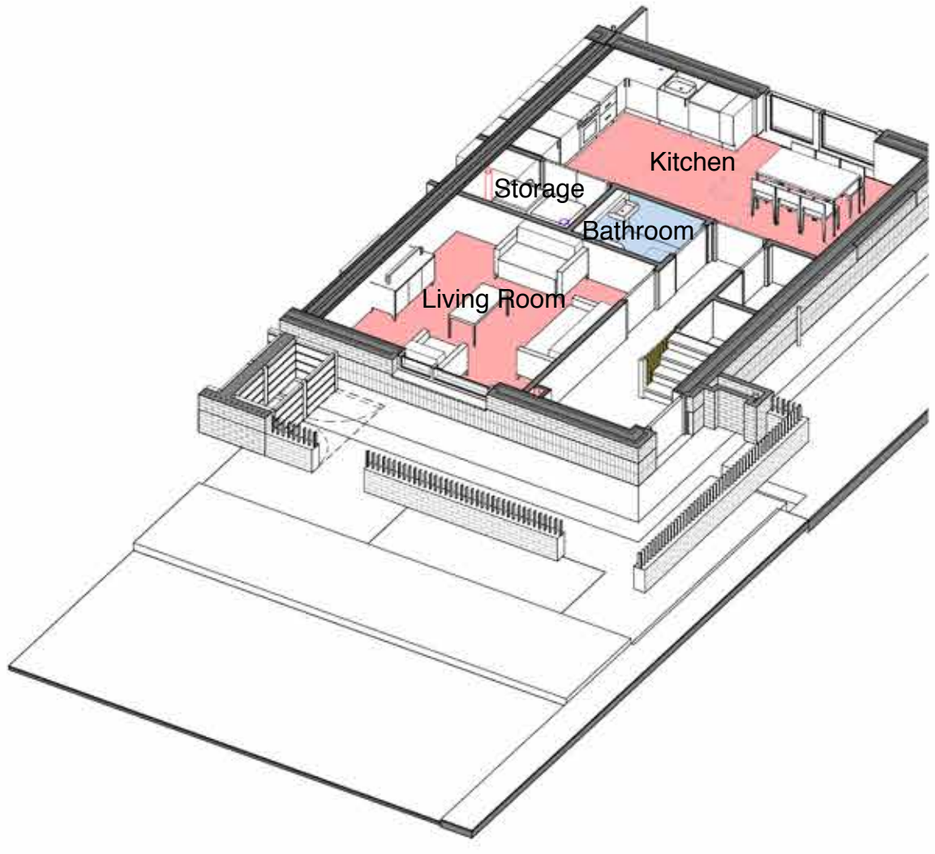
ey Plan

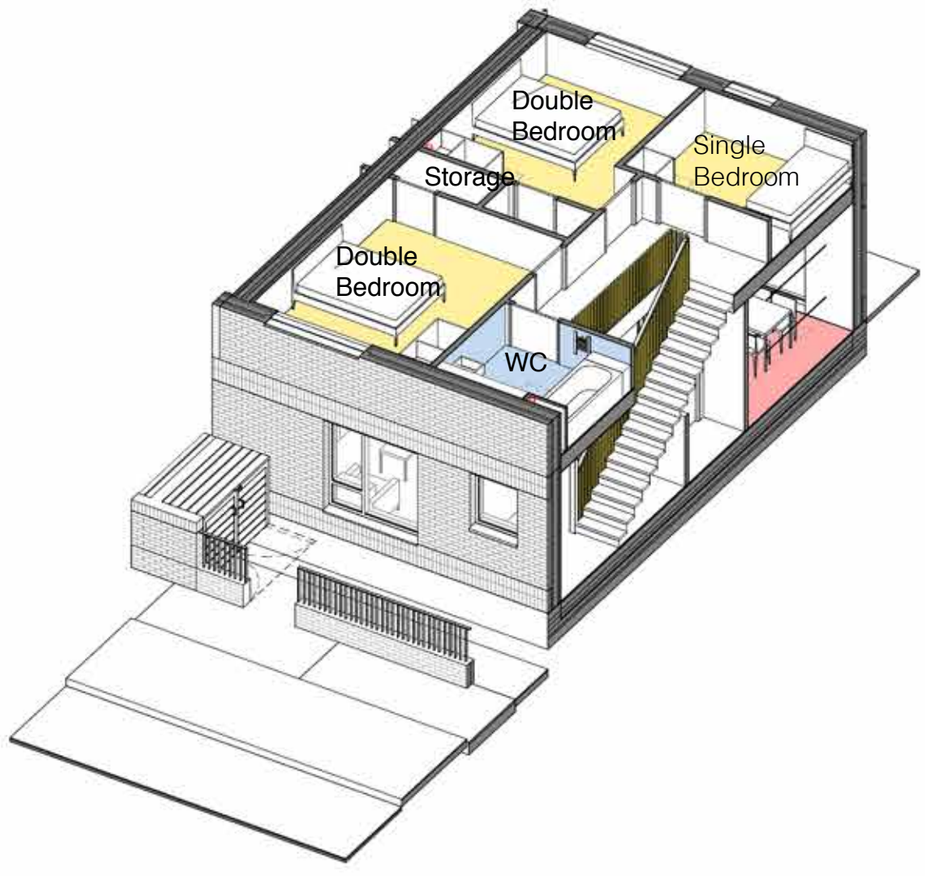


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Dwelling Type: HT2B

Kitchen/Living
Bedroom
Bathroom





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Dwelling Type: HT3

Three-bedroom terraced social homes are all located within Plot A and have been designed to meet UD+ standards.

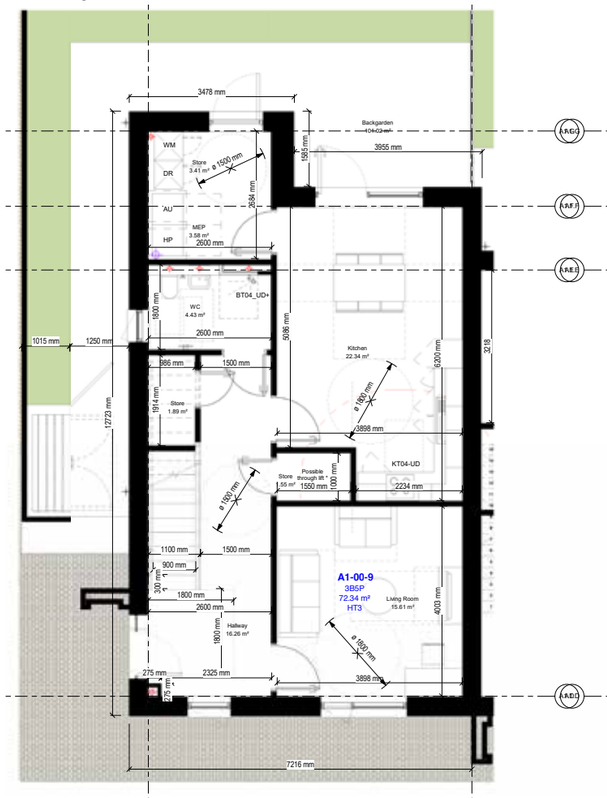
The ground floor comprises a front-facing living room and a rear kitchen/dining area. It also includes an accessible shower room, a study area within the living space, and provision for a potential future through-lift.

The first floor provides three bedrooms, a main bathroom with additional access from the primary bedroom, and further storage.

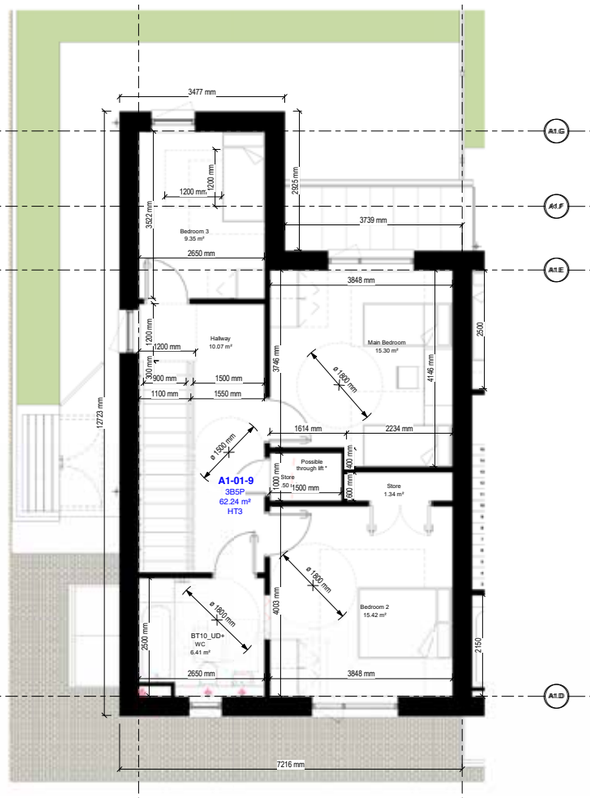
This layout has been designed in accordance with UD+ standards and is therefore larger than a typical three-bedroom unit.

Location: Plot A

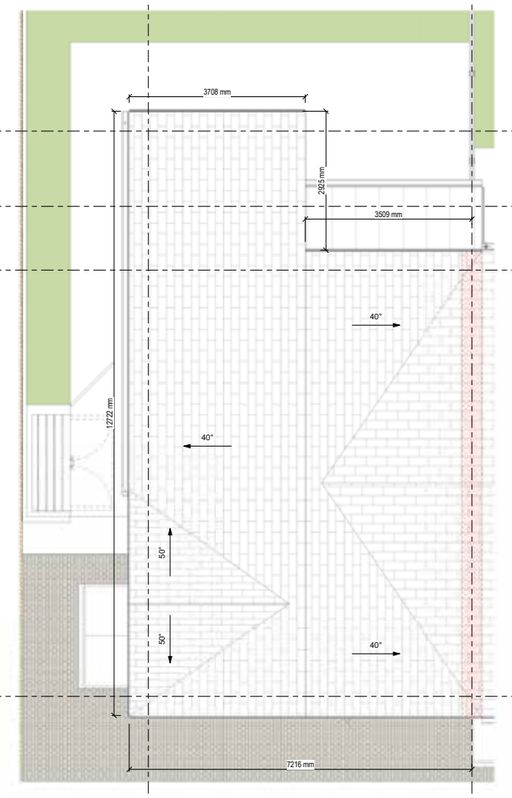
Quantity: 1 units



HT3_SH_UD+_Ground Floor Plan



HT3_SH_UD+_ First Floor Plan



HT3_SH_UD+_ Roof Plan

HT3 - 3 Bedrooms/5 Person (Social_UD+)		
Req. Min. Standards	**Min.**	**Achieved**
-overall floor area	92.00 m²	134.58 m²
-private open space area	40.00 m²	101.02 m²
-kitchen/living/dining area	34.00 m²	37.96 m²
-aggregate bedroom areas	32.00 m²	40.06 m²
-storage area	5.00 m²	9.68 m²
-mep area	0.00 m²	3.58 m²
-area of bedroom 1	13.00 m²	15.30 m²
-area of bedroom 2	11.40 m²	15.42 m²
-area of bedroom 3	7.10 m²	9.35 m²
-width of living room	3800 mm	3898 mm
-width of bedroom 1	2800 mm	3848 mm
-width of bedroom 2	2800 mm	3848 mm
-width of bedroom 3	2100 mm	2650 mm
		Unit Count
		1

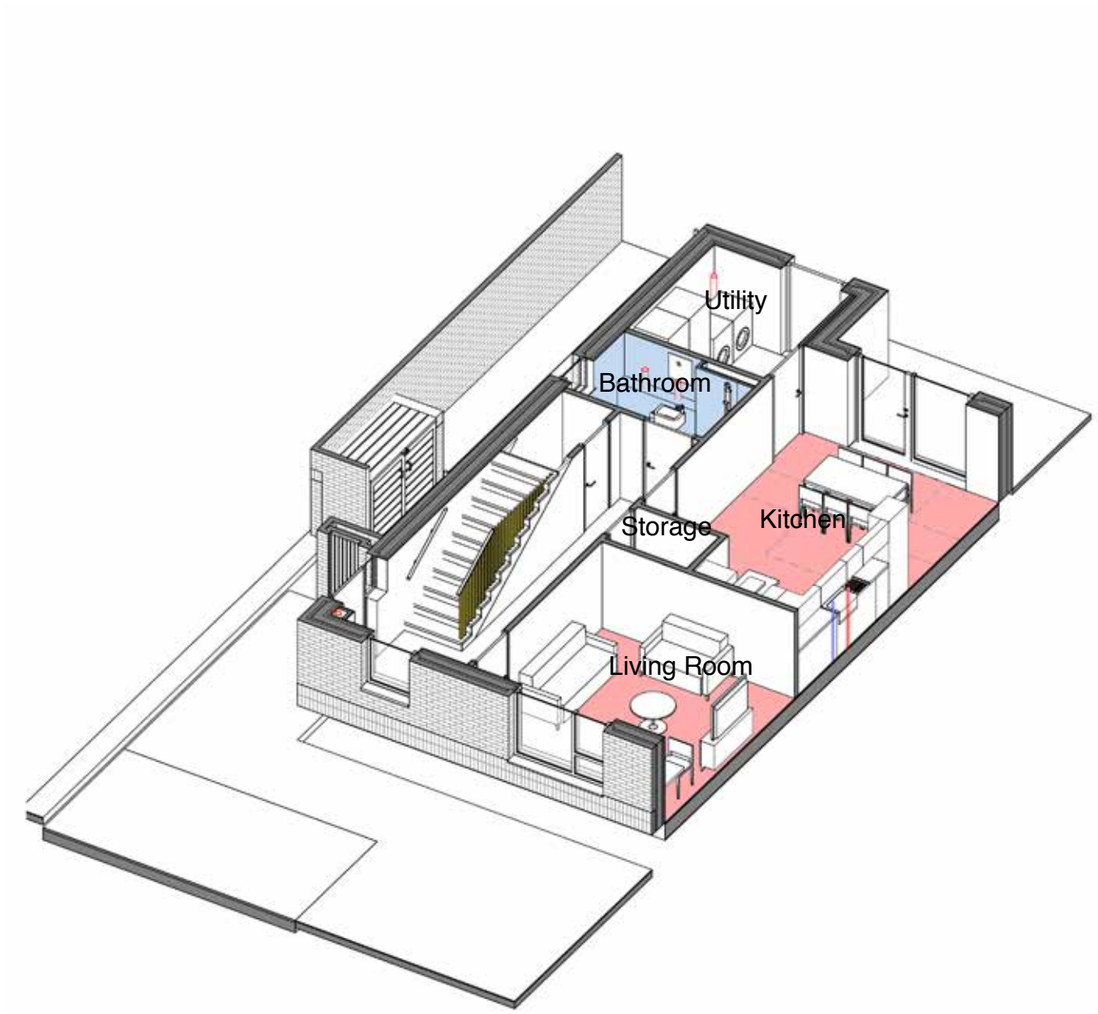
Key Plan

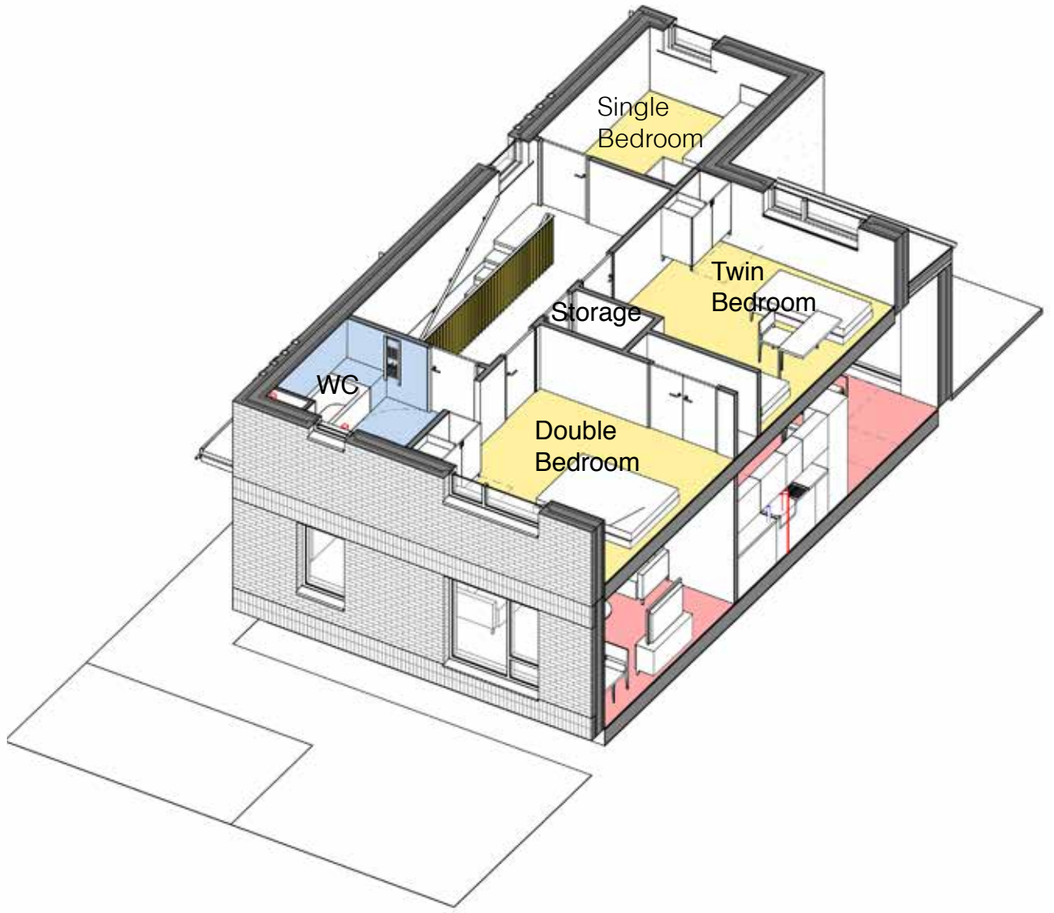


© Metropolitan Workshop 2026

Dwelling Type: HT3

Kitchen/Living
Bedroom
Bathroom





© Metropolitan Workshop 2026

Dwelling Type: HT4

These four-bedroom terraced social homes are all located within Plot A and have been designed to meet UD+ standards.

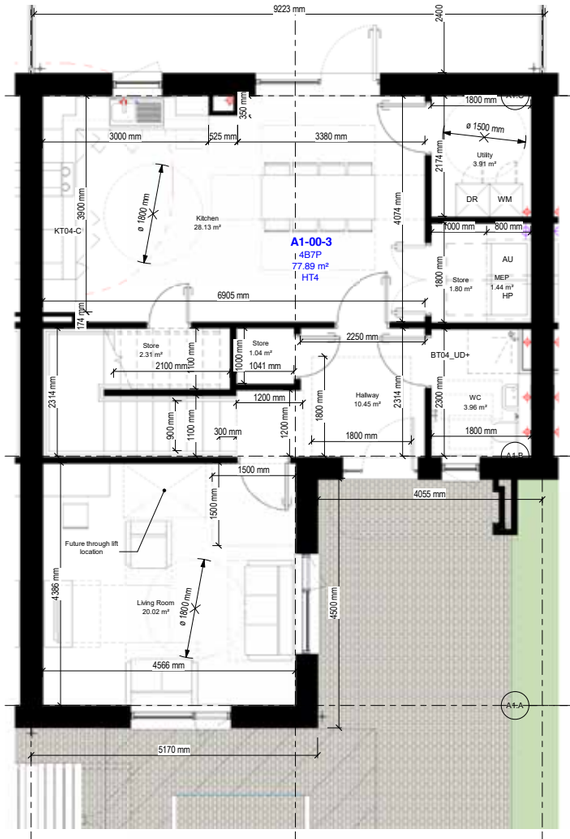
The ground floor comprises a front-facing living room and a rear kitchen/dining area. It also includes an accessible shower room, a study area within the living space, and provision for a potential future through-lift.

The first floor provides three bedrooms, a main bathroom with additional access from the primary bedroom, and further storage.

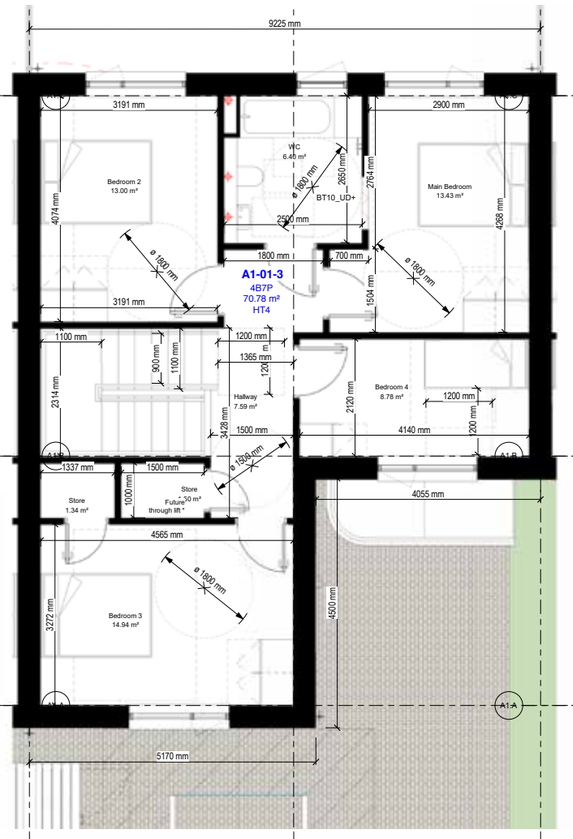
This layout has been designed in accordance with UD+ standards and is therefore larger than a typical three-bedroom unit.

Location: Plot A

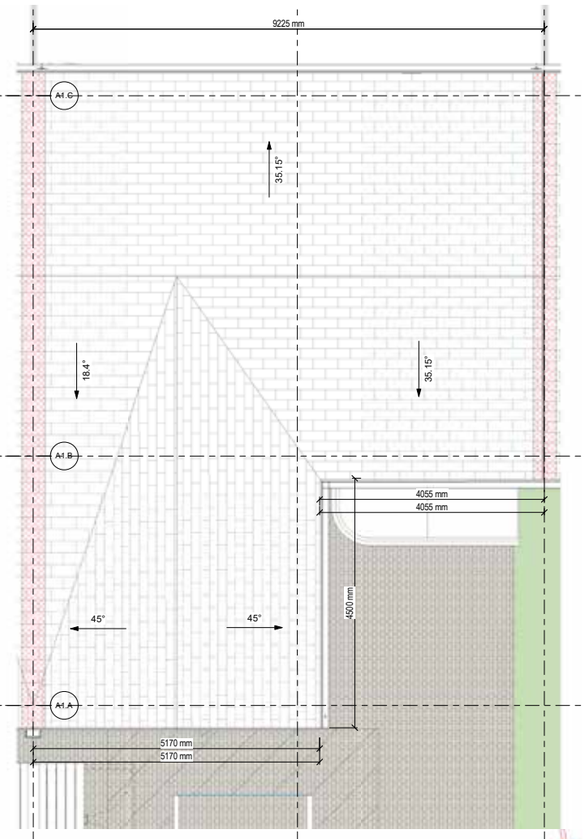
Quantity: 4 units



HT4_SH_UD+_Ground Floor Plan



HT4_SH_UD+_First Floor Plan



HT4_SH_UD+_Roof Plan

HT4 - 4 Bedrooms/7 Person (TA_Social UD+)		
Req. Min. Standards	**Min.**	**Achieved**
-overall floor area	120.00 m²	148.67 m²
-private open space area	50.00 m²	98.95 m²
-aggregate bedroom areas	43.00 m²	50.14 m²
-kitchen/living/dining area	40.00 m²	48.15 m²
-storage area	6.00 m²	11.90 m²
-mep area	0.00 m²	1.44 m²
-area of bedroom 1	13.00 m²	13.43 m²
-area of bedroom 2	11.40 m²	13.00 m²
-area of bedroom 3	11.40 m²	14.94 m²
-area of bedroom 4	7.10 m²	8.78 m²
-width of living room	3800 mm	4386 mm
-width of bedroom 1	2800 mm	3191 mm
-width of bedroom 2	2800 mm	3272 mm
-width of bedroom 3	2800 mm	2900 mm
-width of bedroom 4	2100 mm	2120 mm
		Unit Count
		4

***UD+ units - Universal Design Guidelines**

***UD+ min bedrooms sizes differ**

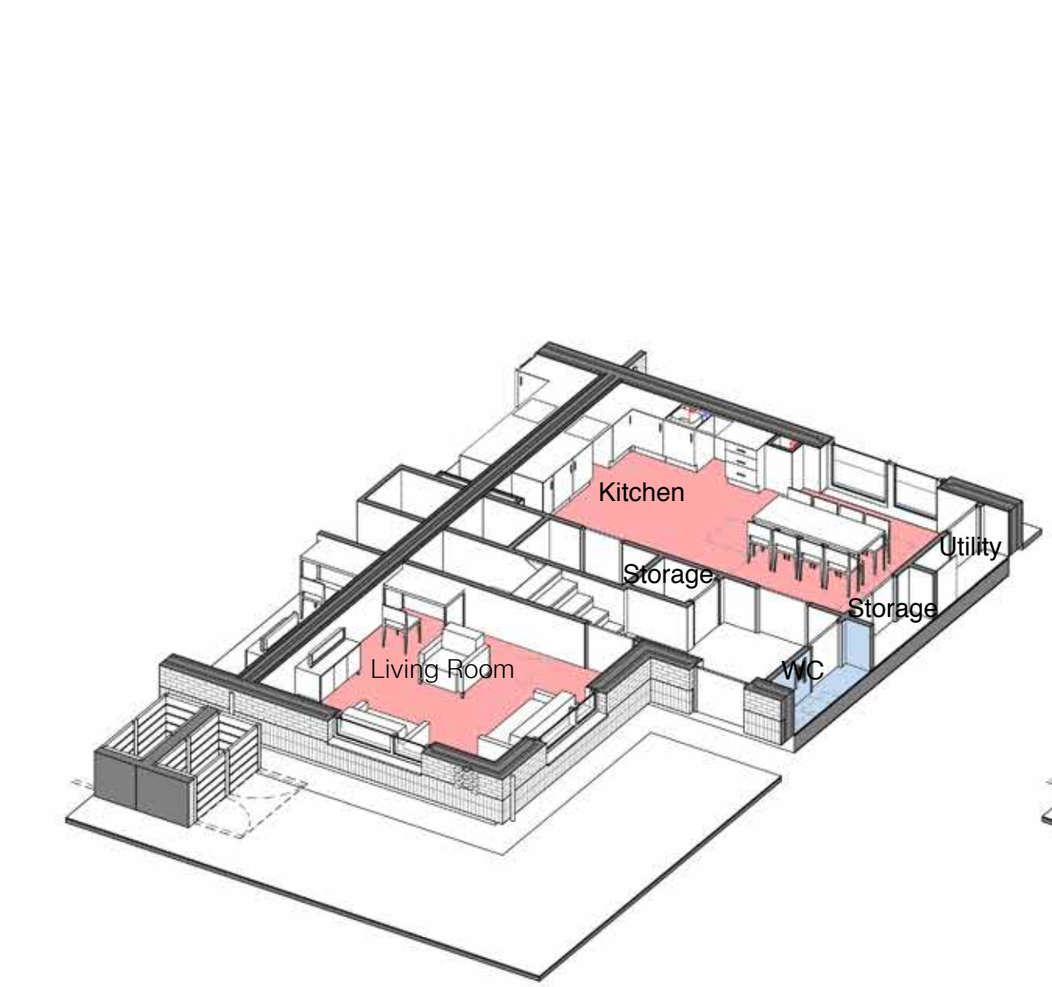
Key Plan

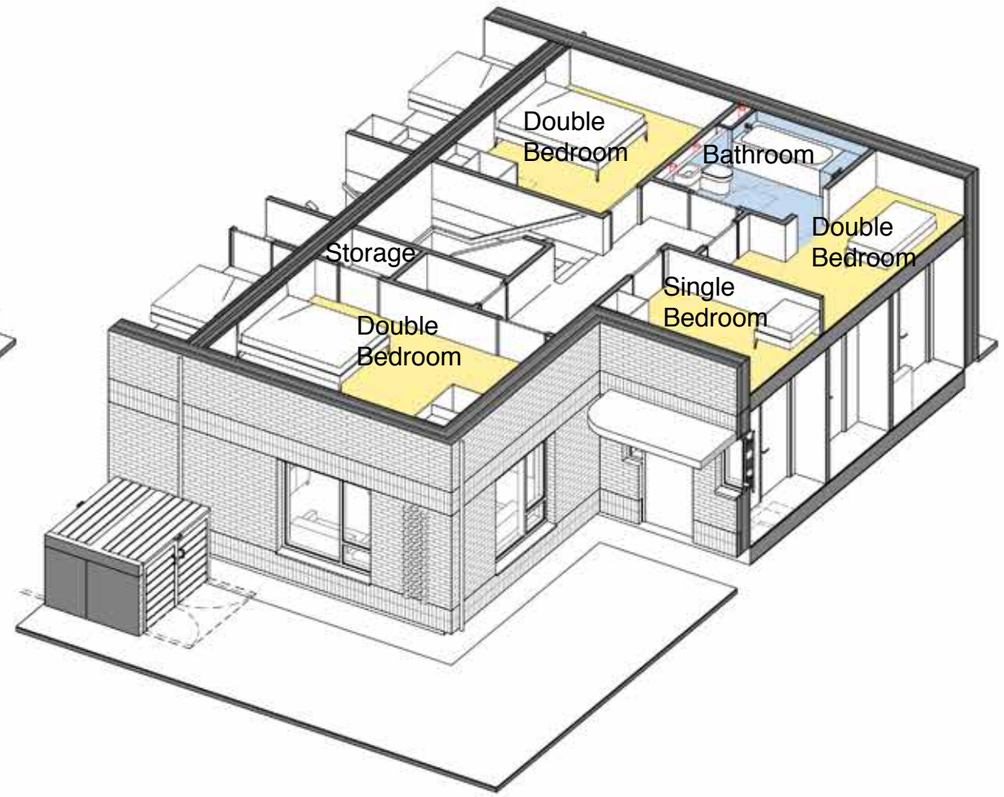


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Dwelling Type: HT4

Kitchen/Living
Bedroom
Bathroom





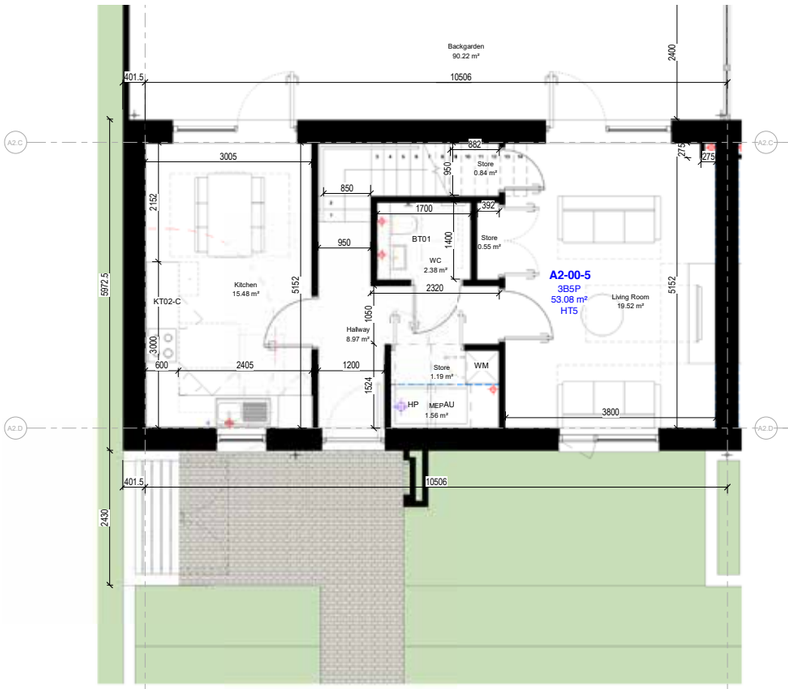
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Dwelling Type: HT5

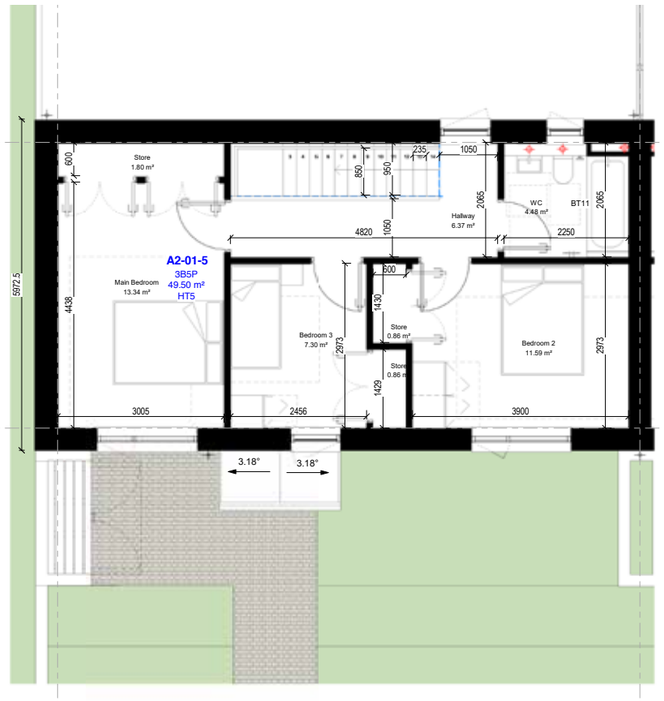
This wide-fronted, two-storey, three-bedroom terraced house is typically positioned with rear gardens laid out back-to-back and gable ends addressing the woodland. In some locations, such as off the main entrance on Mullaly's Lane, the houses are oriented to face the street. The ground floor includes a front-facing living room and a rear kitchen/dining area, separated by a central core with storage and a WC. The first floor provides three bedrooms, a main bathroom, and additional storage

Location: Plots A & D

Quantity: 12 units



HT5_AP/SH_Ground Floor Plan
1 : 50



HT5_AP/SH_First Floor Plan
1 : 50

5 - 3 Bedrooms/5 Person (Social Tenure)			
q. Min. Standards	Min.	Achieved	DMfQH
erall floor area	92.00 m²	102.59 m²	98.00 m²
ivate open space area	40.00 m²	90.22 m²	0.00 m²
tchen/living/dining area	34.00 m²	35.00 m²	34.20 m²
gregate bedroom areas	32.00 m²	32.23 m²	31.50 m²
orage area	5.00 m²	6.11 m²	5.40 m²
ep area	0.00 m²	1.56 m²	0.00 m²
ea of bedroom 1	13.00 m²	13.34 m²	12.90 m²
ea of bedroom 2	11.40 m²	11.59 m²	11.40 m²
ea of bedroom 3	7.10 m²	7.30 m²	7.10 m²
dth of living room	3800 mm	3800 mm	3800 mm
dth of bedroom 1	2800 mm	2973 mm	3100 mm
dth of bedroom 2	2800 mm	3005 mm	2900 mm
dth of bedroom 3	2100 mm	2456 mm	2280 mm

Unit Count
10

esign manual for quality
sing - Similar to H9

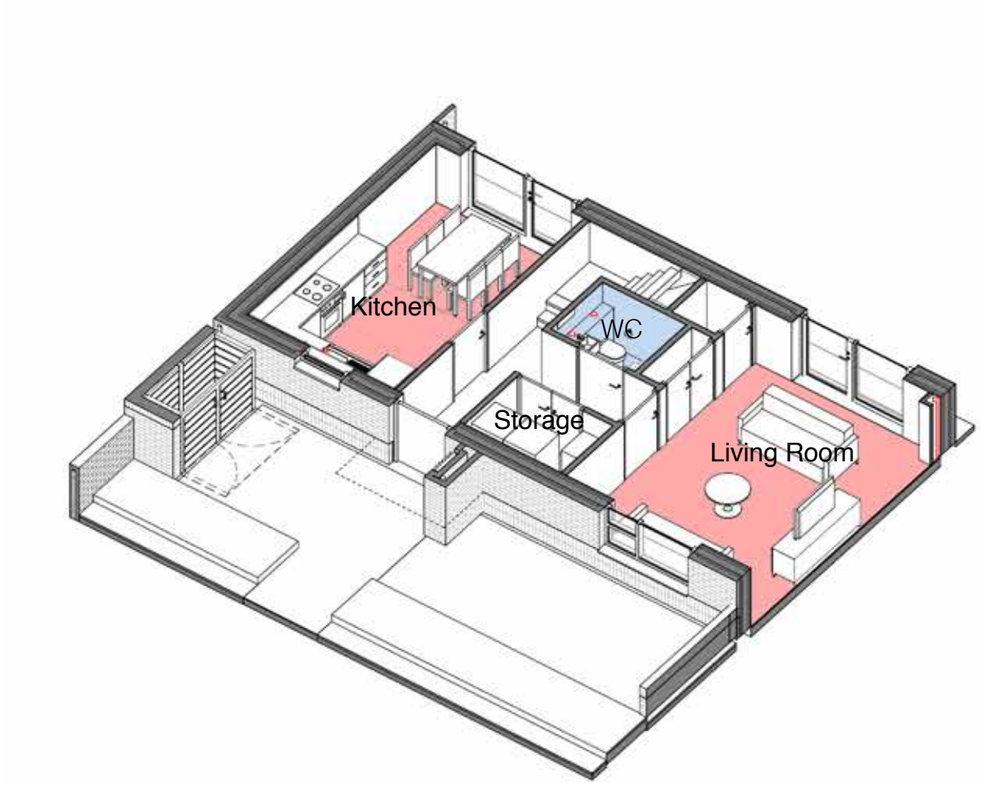
Key Plan

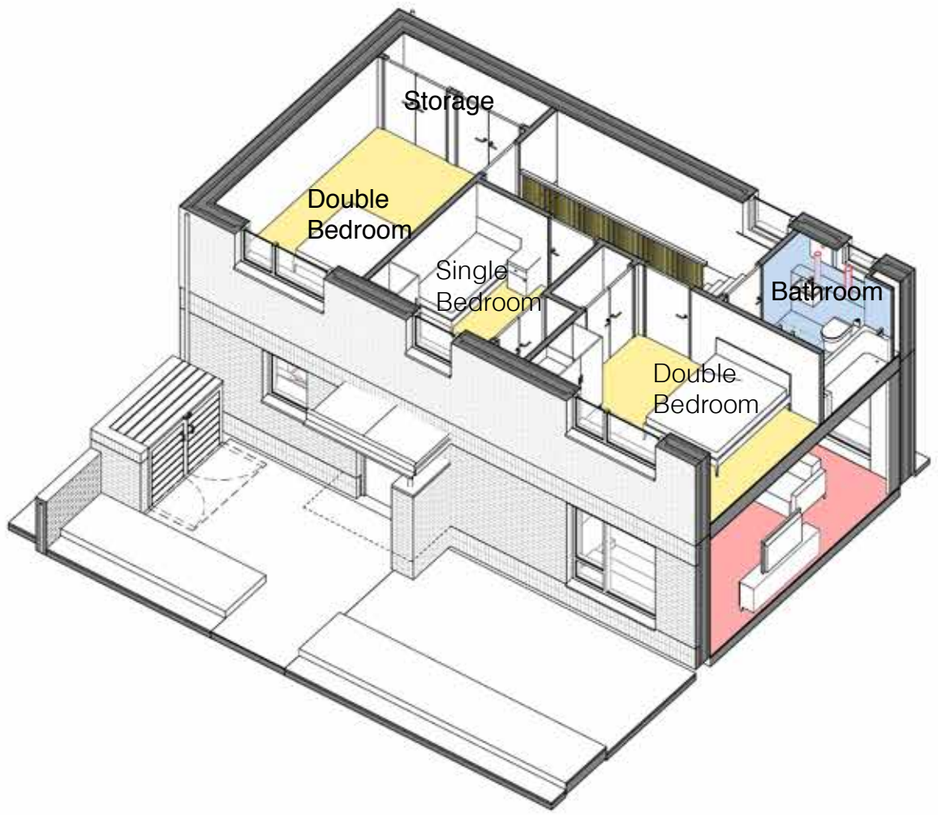


© Metropolitan Workshop 2026

Dwelling Type: HT5

Kitchen/Living
Bedroom
Bathroom





© Metropolitan Workshop 2026

4.2 Illustrated Unit Typologies

Sample unit types: HT2/ HT2B

An illustration of how units will be treated within typical character areas.

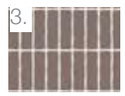
1. Primary Brick:



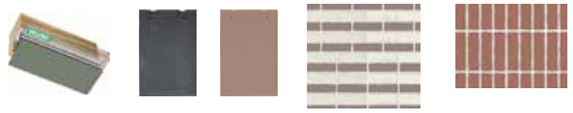
2. Secondary Brick:



3. Soldier course band entrance:



4. Other Detailing







Street



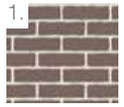
Gable

Sample unit types: HT3

An illustration of how units will be treated within typical character areas.

1. Primary Brick:

1.



2. Secondary Brick:

2.



3. Soldier course band entrance:

3.



4. Other Detailing







Key Plan

y Plan





Gable



Street

© Metropolitan Workshop 2026

Sample unit types: HT4

An illustration of how units will be treated within typical character areas.

1. Primary Brick:

1.



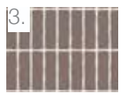
2. Secondary Brick:

2.



3. Soldier course band entrance:

3.



4. Other Detailing











Street



Gable

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Sample unit types: HT5

An illustration of how units will be treated within typical character areas.

1. Primary Brick:

1.



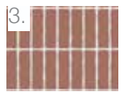
2. Secondary Brick:

2.



3. Soldier course band entrance:

3.



4. Other Detailing





Key Plan

ey Plan





Street



Gable

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Sample unit types: HT5B

An illustration of how units will be treated within typical character areas.

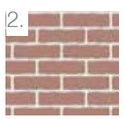
1. Primary Brick:

1.



2. Secondary Brick:

2.



3. Soldier course band entrance:

3.



4. Other Detailing







-





Street



Gable

© Metropolitan Workshop 2026

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4.3 Age Friendly Typologies

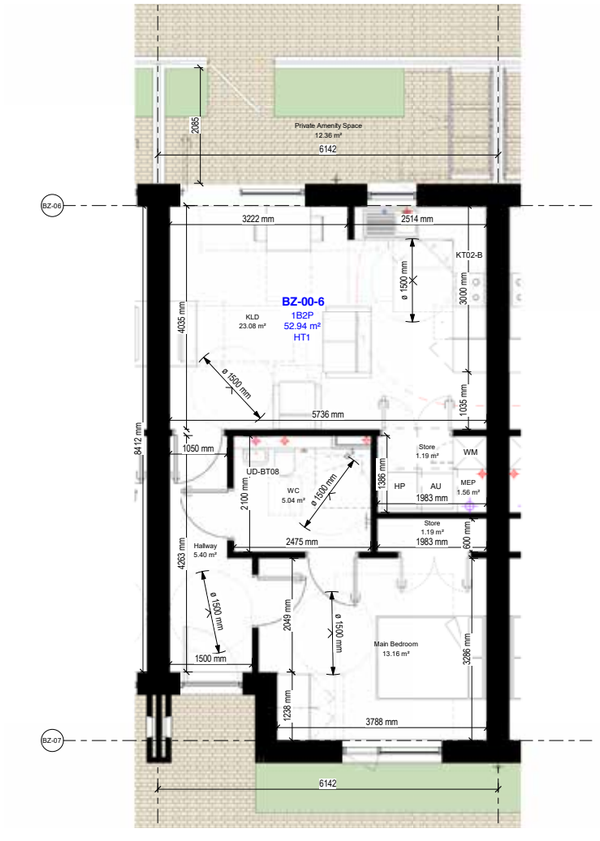
Dwelling Type: HT1

The age-friendly housing comprises single-storey, one-bedroom bungalows arranged around a communal courtyard. All units are designed to meet UD standards.

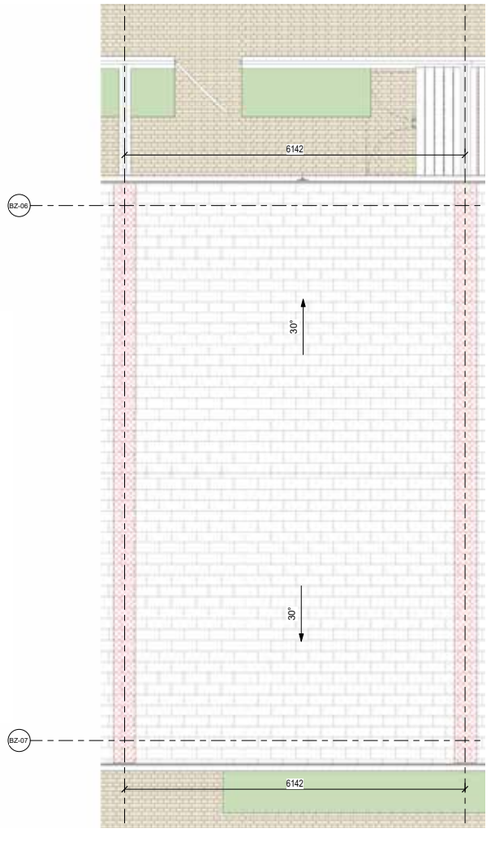
The main bedroom and entrance face onto the street, with a planted buffer zone providing privacy. The shared living space is located to the rear of the unit, overlooking the communal courtyard.

Location: Plot B

Quantity: 7 units



HT1_SH_UD_Ground Floor Plan



HT1_SH_UD_Roof Plan

HT1 - 1 Bedrooms/2 Person - Age Friendly UD*		
Req. Min. Standards	**Min.**	**Achieved**
-overall floor area	44.00 m²	52.94 m²
-kitchen/living/dining area	23.00 m²	23.08 m²
-private amenity area*	20.00 m²	12.36 m²
-area of bedroom*	11.40 m²	13.16 m²
-storage area	2.00 m²	2.38 m²
-MEP area	0.00 m²	1.56 m²
-width of living room	3300 mm	4035 mm
-width of bedroom	2800 mm	3788 mm
		Unit Count
		7

***UD units - Universal Design Guidelines**

***UD min bedrooms sizes differ**

***UD min turning circle of 1500mm**

***Private open space in lieu - in communal open space**

Key Plan



© Metropolitan Workshop 2026

Dwelling Type: HT1

Kitchen/Living
Bedroom
Bathroom



© Metropolitan Workshop 2026

Dwelling Type: UT02

As part of the age-friendly block in Plot B, the apartment units comprise two-bedroom homes at ground floor level, with one-bedroom units located above. These layouts are designed in accordance with Universal Design (UD) standards, providing a range of unit types within the age-friendly plot. This arrangement supports a mix of unit types while maintaining a compact and efficient layout within the overall scheme.

Location: Plot B

Quantity: 4 units

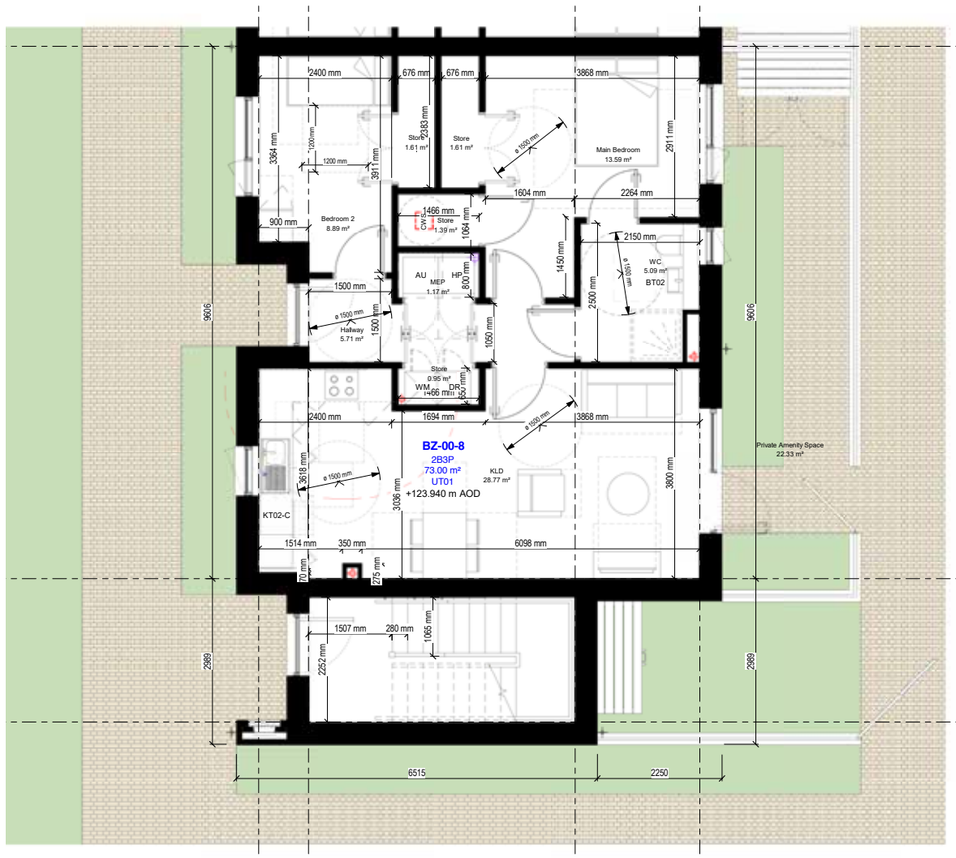
UT01 - 2 Bedroom/3 Person Duplex (Social, Age friendly,UD)			
Req. Min. Standards	**Min.**	**Achieved**	**DMfQH***
-overall floor area	63.00 m²	73.00 m²	69.90 m²
-kitchen/living/dining area	28.00 m²	28.77 m²	27.80 m²
-aggregate bedroom areas	20.10 m²	22.48 m²	21.10 m²
-private amenity area	6.00 m²	22.33 m²	6.00 m²
-storage area	3.00 m²	5.57 m²	3.10 m²
-Mep	0.00 m²	1.17 m²	0.00 m²
-area of bedroom 1	13.00 m²	13.59 m²	13.10 m²
-area of bedroom 2	7.10 m²	8.89 m²	8.00 m²
-width of living room	3600 mm	3800 mm	3490 mm
-width of bedroom 1	2800 mm	3868 mm	3000 mm
-width of bedroom 2	2100 mm	2400 mm	2500 mm
		Unit Count	
		2	

***UD units - Universal Design Guidelines**

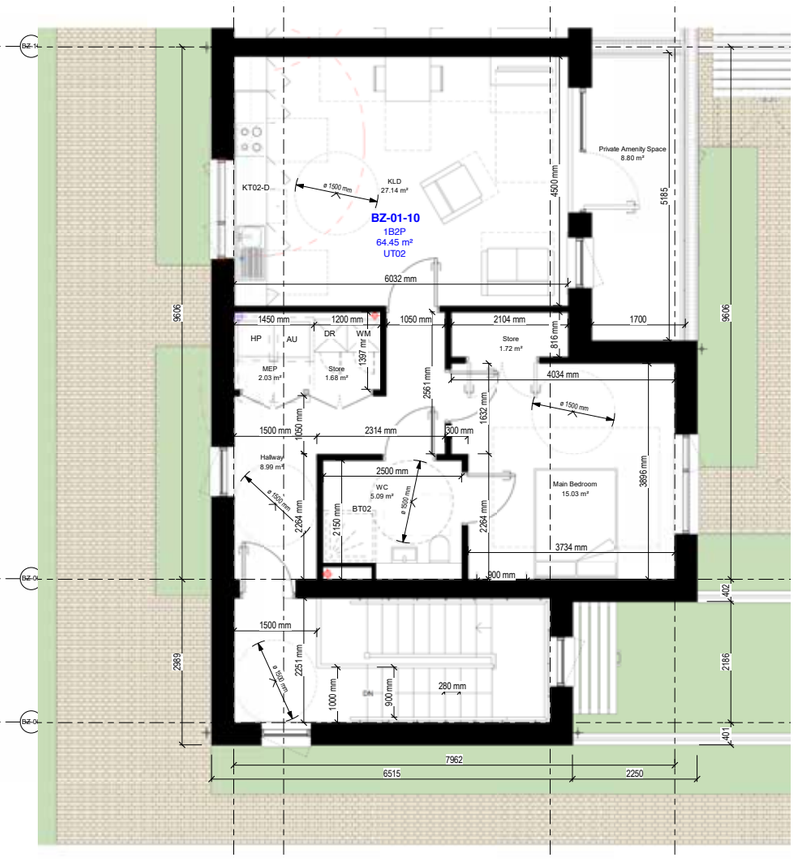
UT02 - 1 Bedrooms/2 Person Duplex (Social, Age frindly, UD)			
Req. Min. Standards	**Min.**	**Achieved**	**DMfQH***
-overall floor area	45.00 m²	64.45 m²	52.70 m²
-kitchen/living/dining area	23.00 m²	27.14 m²	22.90 m²
-area of bedroom	11.40 m²	15.03 m²	12.00 m²
-private amenity area	5.00 m²	8.80 m²	16.70 m²
-storage area	3.00 m²	3.39 m²	3.40 m²
-Mep	0.00 m²	2.03 m²	0.00 m²
-width of living room	3300 mm	4500 mm	4790 mm
-width of bedroom	2800 mm	3734 mm	3150 mm
		Unit Count	
		2	

***UD units - Universal Design Guidelines**





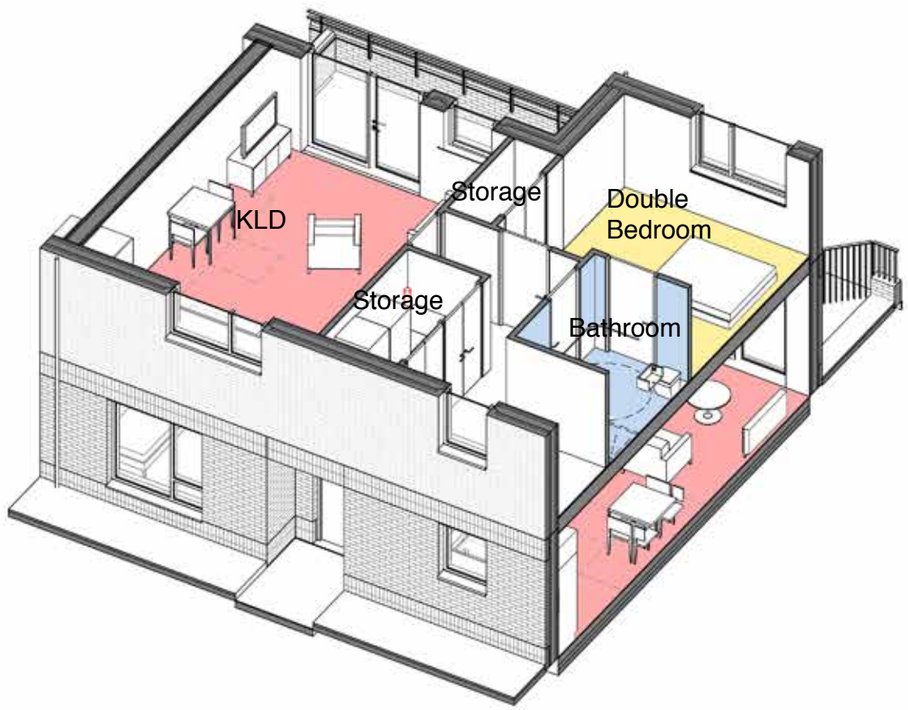
UT01_SH_UD_Ground Floor Plan
1 : 50



_SH_UD_First Floor 1B2P Plan

1 **AT01_SR_UD_Ground Floor Plan**
1 : 50

Kitchen/Living
Bedroom
Bathroom



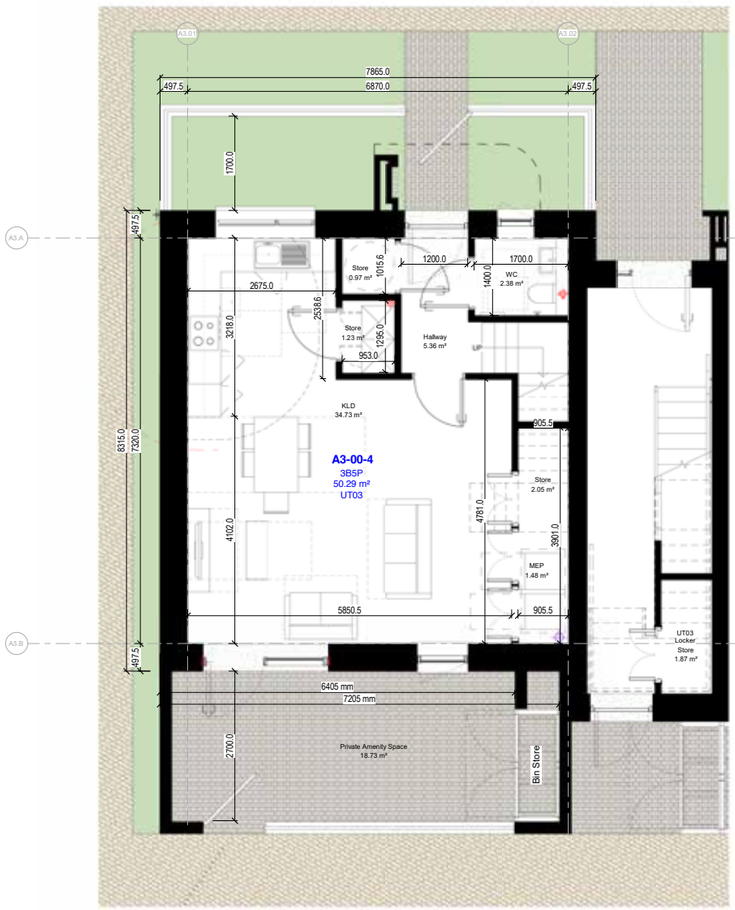
© Metropolitan Workshop 2026

Dwelling Type: UT03

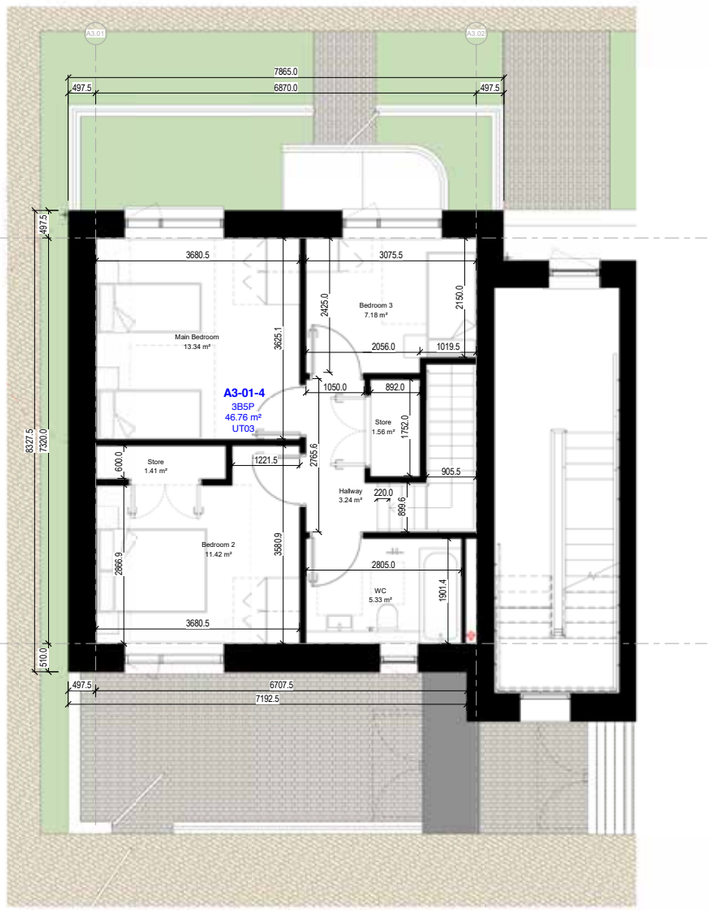
The duplex units are arranged over three storeys, comprising a mix of three-bedroom duplex units and one-bedroom apartments above. The three-bedroom units at ground floor level provide a shared kitchen and living space, with direct access to a communal amenity area to the rear. The upper level comprises three bedrooms, a bathroom, and dedicated storage space.

Location: Plots A

Quantity: 8 units



UT03_SH/AP_3B5P - Ground Floor Plan
1 : 50



UT03_SH/AP_3B5P - First Floor Plan
1 : 50

UT03- 3 Bedrooms/5 Person House/Duplex (Social & Affordable)			
Req. Min. Standards	**Min.**	**Achieved**	**DMfQH**
-overall floor area	92.00 m²	97.05 m²	107.40 m²
-kitchen/living/dining area	34.00 m²	34.73 m²	36.30 m²
-aggregate bedroom areas	32.00 m²	31.94 m²	31.90 m²
-private amenity space	9.00 m²	18.73 m²	0.00 m²
-storage area*	9.00 m²	9.10 m²	5.90 m²
-Mep area	0.00 m²	1.48 m²	0.00 m²
-area of bedroom 1	13.00 m²	13.34 m²	11.50 m²
-area of bedroom 2	11.40 m²	11.42 m²	13.10 m²
-area of bedroom 3	7.10 m²	7.18 m²	7.30 m²
-width of living room	3800 mm	5850 mm	3800 mm
-width of bedroom 1	2800 mm	3680 mm	3000 mm
-width of bedroom 2	2800 mm	3680 mm	3000 mm
-width of bedroom 3	2100 mm	2426 mm	2500 mm
		Unit Count	
		8	

****Design manual for quality housing - Similar to D7**

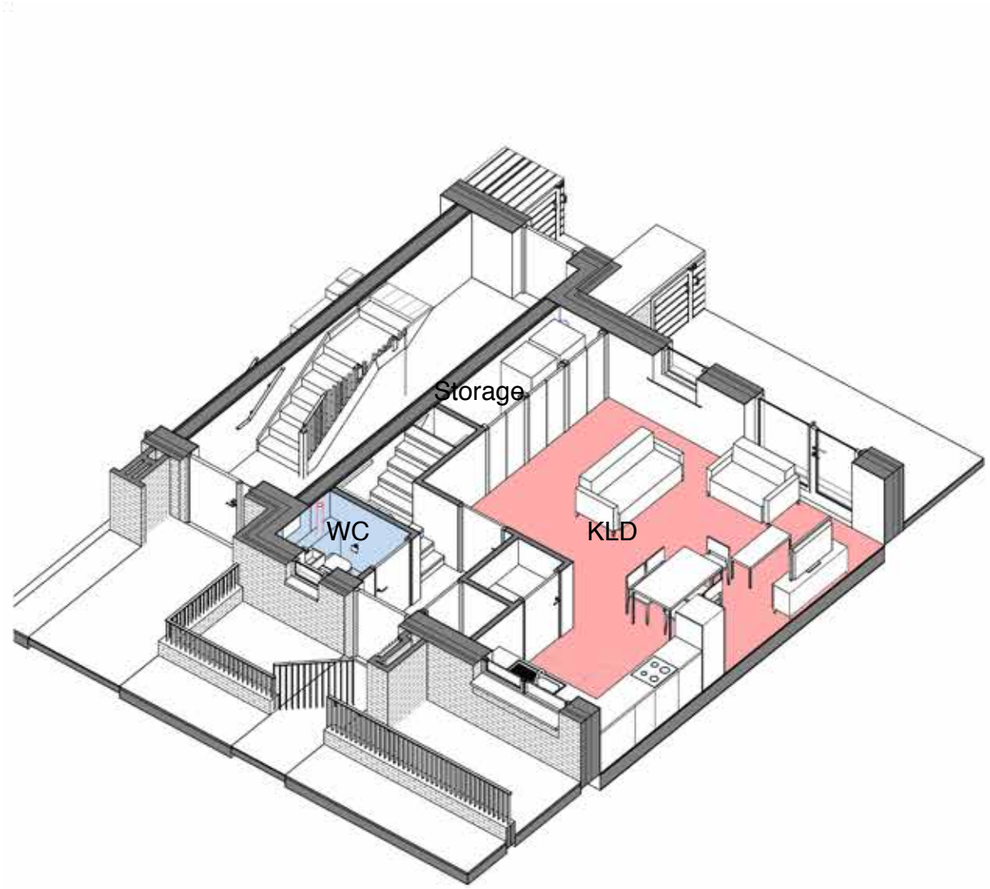
****Additional storage in shared stair core.**

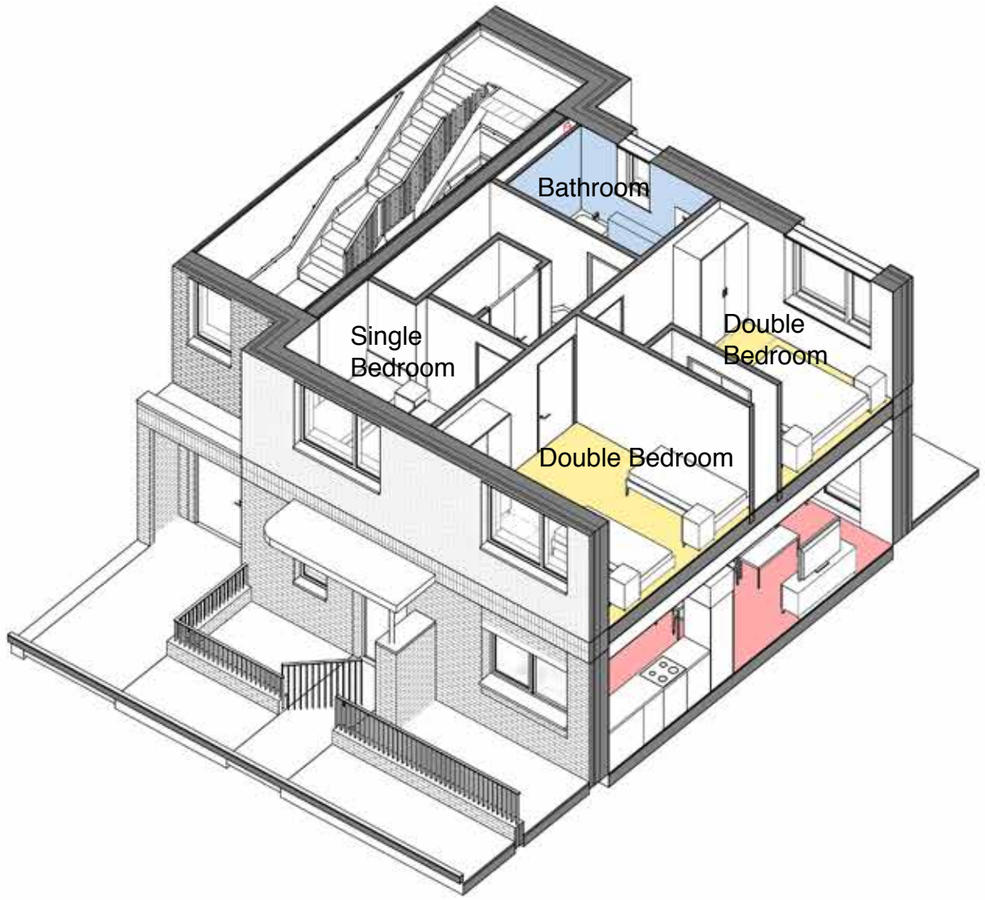
Key Plan



© Metropolitan Workshop 2026

Kitchen/Living
Bedroom
Bathroom





© Metropolitan Workshop 2026

4.4 Illustrated Age Friendly Typologies

Dwelling Type: HT1

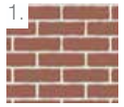
The age-friendly one-bed bungalows form a courtyard, creating a communal space at the centre for residents. Designed to Universal Design standards, the units have accessible layouts and circulation to meet residents' needs and adapt over time.

Location: Plots B

Quantity: 7 units

1. Primary Brick:

1.

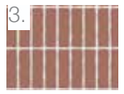


2. Secondary Brick:

2.

3. Soldier course band entrance:

3.



4. Other Detailing

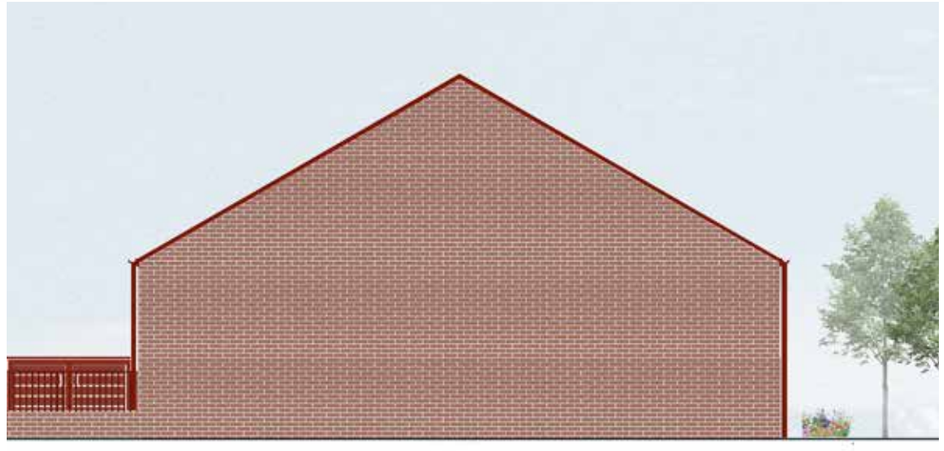


Key Plan





Street



Gable

Dwelling Type: UT01, UT02

The age-friendly duplex units are located at the western corner of the age-friendly block. The units have been designed to Universal Design (UD) standards, with accessible layouts and considered circulation to support the needs of residents.

Location: Plots B

Quantity: 4 units

1. Primary Brick:

1.

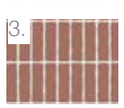


2. Secondary Brick:

2.

3. Soldier course band entrance:

3.



4. Other Detailing





Key Plan





Street



Gable

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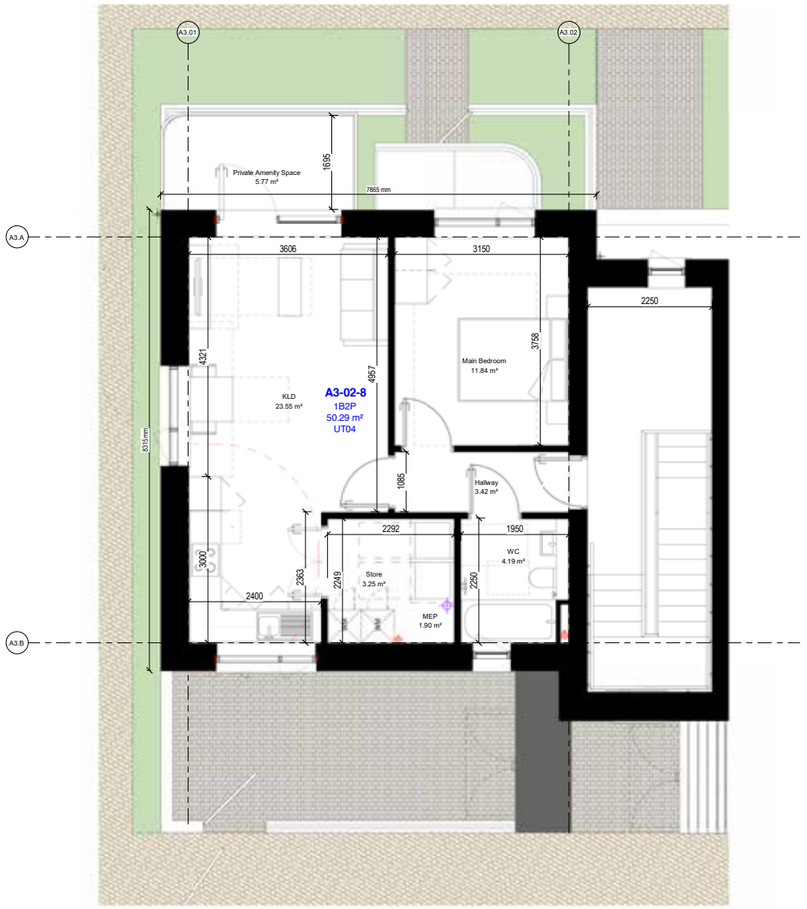
4.5 Duplex Typologies

Dwelling Type: UT04

The one-bedroom units above the duplexes have their own-door access via a private stair core leading to the second floor of the building. These units provide a shared kitchen and living space, a double bedroom, storage, and a private balcony overlooking Rathcoole Park and the GAA grounds.

Location: Plots A

Quantity: 8 units



UT04 - 1 Bedrooms/2 Person (Social/Affordable)			
Req. Min. Standards	**Min.**	**Achieved**	**DMfQH***
-overall floor area	45.00 m²	50.29 m²	46.80 m²
-kitchen/living/dining area	23.00 m²	23.55 m²	22.70 m²
-area of bedroom	11.40 m²	11.84 m²	12.20 m²
-private amenity area	5.00 m²	5.77 m²	5.00 m²
-storage area	3.00 m²	3.25 m²	2.90 m²
-mep area	0.00 m²	1.90 m²	0.00 m²
-width of living room	3300 mm	3606 mm	4075 mm
-width of bedroom	2800 mm	3150 mm	2800 mm
		Unit Count	
		8	

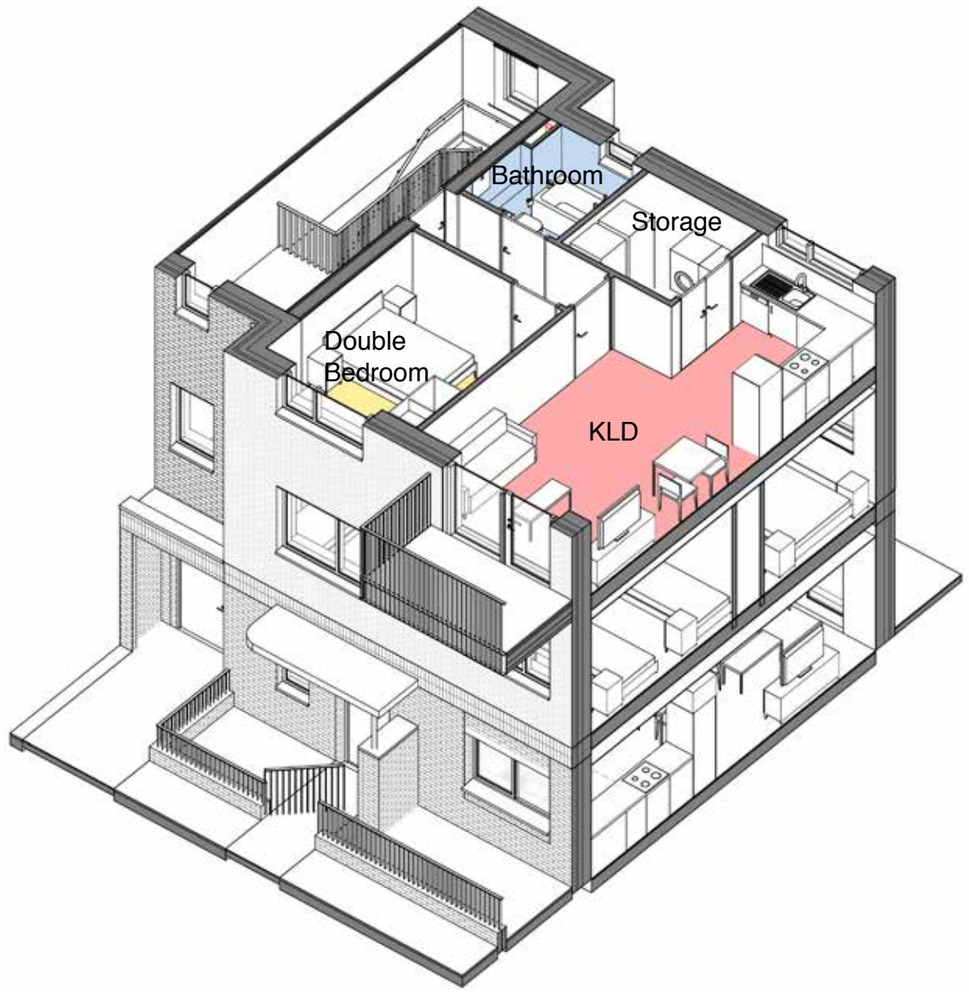
****Design manual for quality housing - Similar to A11**

Key Plan



© Metropolitan Workshop 2026

Kitchen/Living
Bedroom
Bathroom



© Metropolitan Workshop 2026

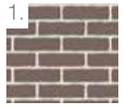
4.6 Illustrated Duplex Typologies

Sample unit types: A3_A4

An illustration of how units will be treated within typical character areas.

1. Primary Brick:

1.



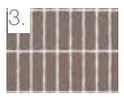
2. Secondary Brick:

2.



3. Soldier course band entrance:

3.



4. Other Detailing





Key Plan





Street

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4.7 Villa Apartment Typologies

Dwelling Type: UT05

The villa apartments units range in height from five to four storeys, with four units per floor, offering a mix of one- and two-bedroom layouts. They adopt a mansion block typology, characterised by simple, elegant forms that read as villas within the woodland setting. Their placement has been carefully considered to preserve key views, protect sensitive ecological areas, and maintain permeability across the site.

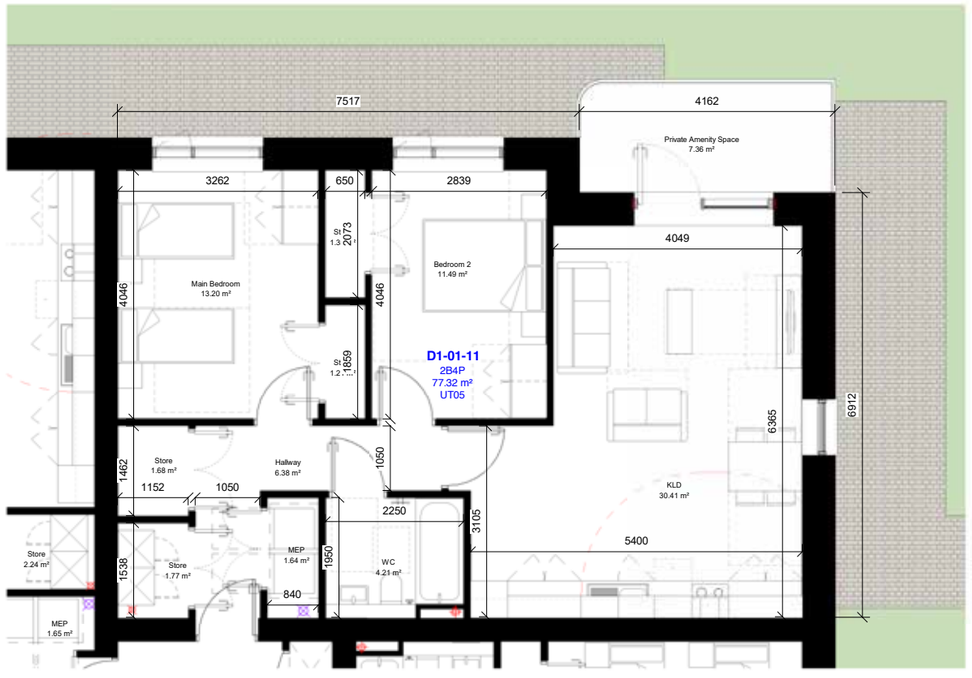
Each apartment building comprises two blocks linked by an external walkway. There are typically eight units per core, including six two-bedroom units and two one-bedroom units. The ground floor layout differs, accommodating plant rooms, bin stores, and bike storage. It also includes four units addressing the main link road and primary entrance, helping to create an active frontage.



UT05 - 2 Bedroom/4 Person Apartment (Social & Affordable)		
Req. Min. Standards	**Min.**	**Achieved**
-overall floor area	73.00 m²	77.32 m²
-kitchen/living/dining area	30.00 m²	30.41 m²
-Aggregate Bedroom areas	24.40 m²	24.69 m²
-private amenity area	7.00 m²	7.36 m²
-storage area	6.00 m²	6.01 m²
-MEP	0.00 m²	1.64 m²
-area of bedroom 1	11.40 m²	11.49 m²
-area of bedroom 2	13.00 m²	13.20 m²
-width of living room	3600 mm	4049 mm
-width of bedroom 1	2800 mm	2839 mm
-width of bedroom 2	2800 mm	3262 mm
		Unit Count
		6

Key Plan



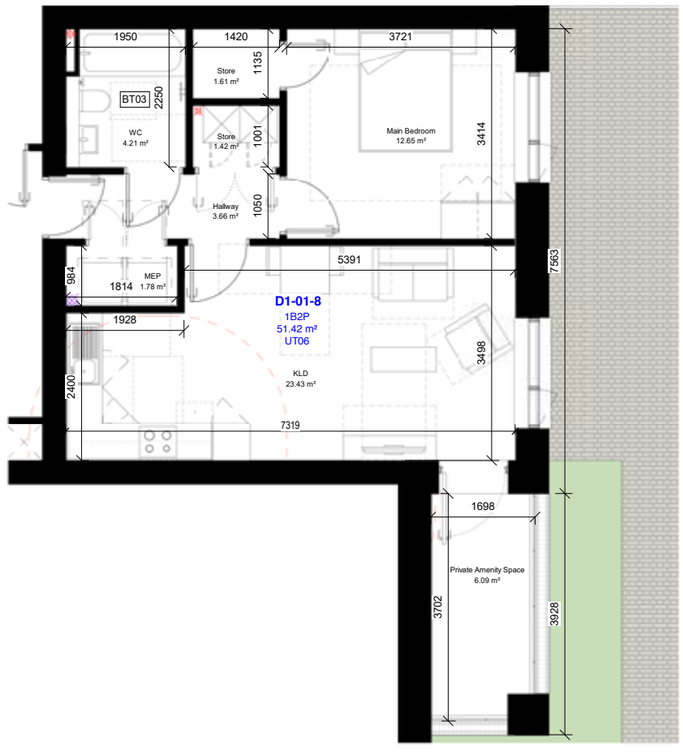


© Metropolitan Workshop 2026

Dwelling Type: UT06



UT06 - 1 Bedrooms/2 Person Apartment (Social & Affordable)		
Req. Min. Standards	**Min.**	**Achieved**
-overall floor area	45.00 m²	51.42 m²
-kitchen/living/dining area	23.00 m²	23.43 m²
-Aggregate bedroom area	11.40 m²	12.65 m²
-private amenity area	5.00 m²	6.09 m²
-Storage area	3.00 m²	3.03 m²
-MEP	0.00 m²	1.78 m²
-area of bedroom	11.40 m²	12.65 m²
-width of living room	3300 mm	3498 mm
-width of bedroom	2800 mm	3414 mm
		Unit Count
		7





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Dwelling Type: UT07

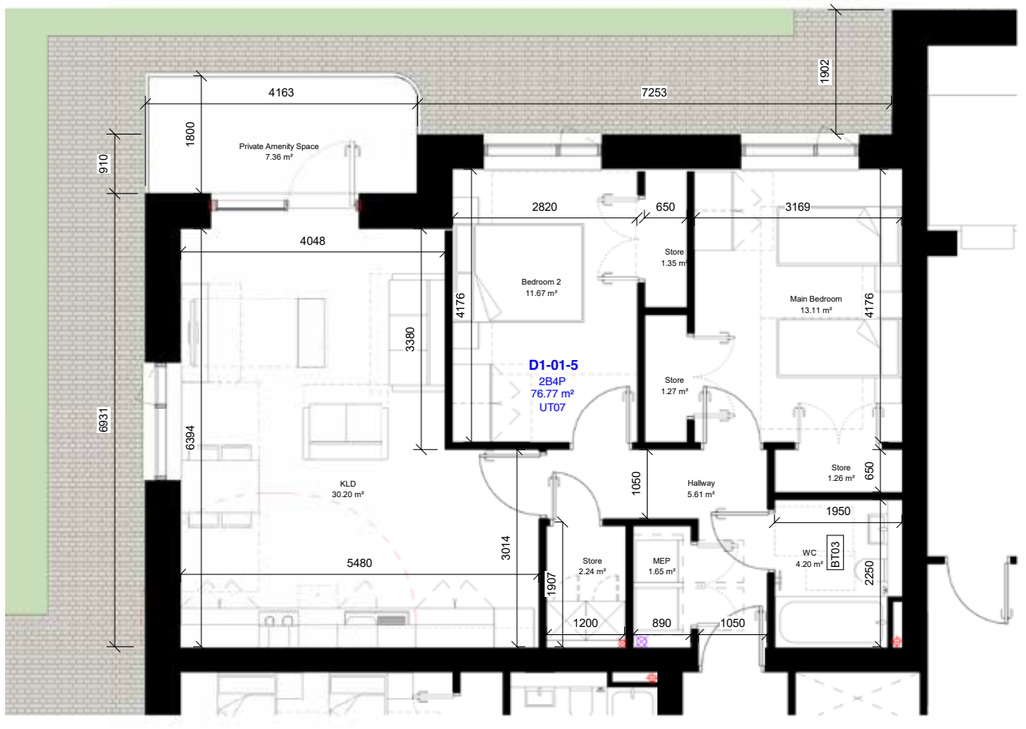
The villa apartments units range in height from five to four storeys, with four units per floor, offering a mix of one- and two-bedroom layouts. They adopt a mansion block typology, characterised by simple, elegant forms that read as villas within the woodland setting. Their placement has been carefully considered to preserve key views, protect sensitive ecological areas, and maintain permeability across the site.

Each apartment building comprises two blocks linked by an external walkway. There are typically eight units per core, including six two-bedroom units and two one-bedroom units. The ground floor layout differs, accommodating plant rooms, bin stores, and bike storage. It also includes four units addressing the main link road and primary entrance, helping to create an active frontage.



UT07 - 2 Bedroom/4 Person Apartment (Social & Affordable)		
Req. Min. Standards	**Min.**	**Achieved**
-overall floor area	73.00 m²	76.75 m²
-kitchen/living/dining area	30.00 m²	30.20 m²
-Aggregate Bedroom areas	24.40 m²	24.80 m²
-private amenity area	7.00 m²	7.36 m²
-storage area	6.00 m²	6.12 m²
-MEP	0.00 m²	1.65 m²
-area of bedroom 1	11.40 m²	11.67 m²
-area of bedroom 2	13.00 m²	13.13 m²
-width of living room	3600 mm	4048 mm
-width of bedroom 1	2800 mm	2821 mm
-width of bedroom 2	2800 mm	3175 mm
		Unit Count
		37





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Dwelling Type: UT08



UT08 - 1 Bedrooms/2 Person UD Apartment (Social & Affordable)		
Req. Min. Standards	**Min.**	**Achieved**
-overall floor area	45.00 m²	58.84 m²
-kitchen/living/dining area	23.00 m²	23.47 m²
-Aggregate bedroom area	11.40 m²	13.02 m²
-MEP	0.00 m²	1.32 m²
-area of bedroom	11.40 m²	13.02 m²
-private amenity area	5.00 m²	7.00 m²
-Storage area	3.00 m²	5.13 m²
-width of living room	3300 mm	4049 mm
-width of bedroom	2800 mm	3805 mm
		Unit Count
		2

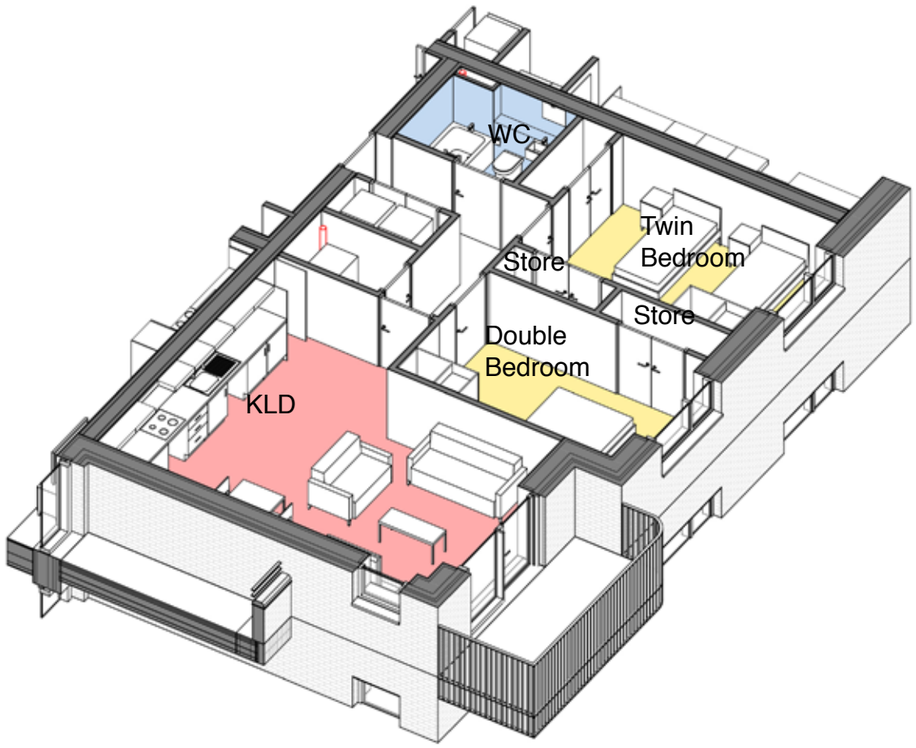


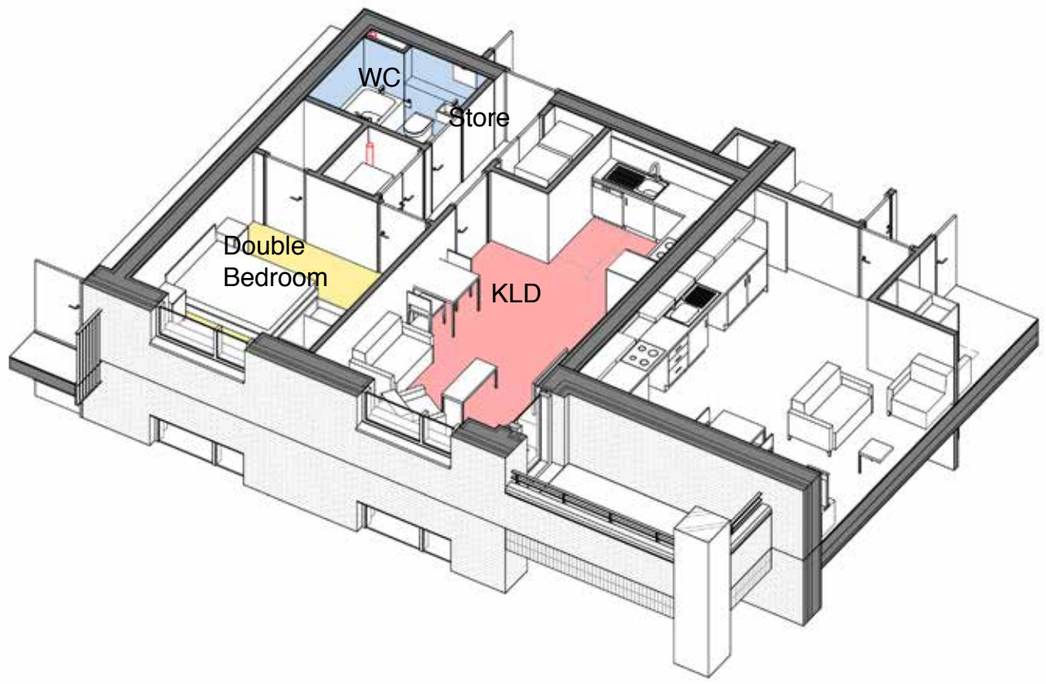
Key Plan

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Dwelling Type: UT05_UT06_UT07_UT08

Kitchen/Living
Bedroom
Bathroom





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4.8 Illustrated Villa Apartment Typologies

Sample unit types: D1

An illustration of how units will be treated within typical character areas.

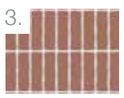
1. Primary Brick:



2. Secondary Brick:



3. Soldier course band and entrance:



4. Other Detailing







Street

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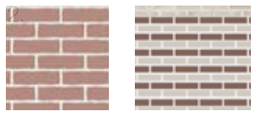
Sample unit types: D2

An illustration of how units will be treated within typical character areas.

1. Primary Brick:



2. Secondary Brick:



3. Soldier course band entrance:

3.

4. Other Detailing







Street

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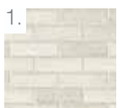
4.9 Illustrated GAA Pavilion & Age Friendly Consultation Room

Sample unit types: GAA Pavilion & Age Friendly Consultation Room

An illustration of how units will be treated within typical character areas.

1. Primary Brick:

1.



2. Secondary Brick:

2.



3. Soldier course band entrance:

3.

4. Other Detailing









Street



Gable

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5

5.1 Appendices

5.1 Universal Design Report

5.1.1 Location of UD Homes - Plot A

5.1.2 Location of UD Homes - Plot A

5.1.3 Location of UD Homes - Plot A

5.2 Compliance Report

5.1 Universal Design

Universal Design is a core principle of the South Dublin 2022-2028 County Development Plan. It outlines a commitment to designing environments that everyone can use, regardless of age, size, ability or disability. It rests on three guiding ideas:

- Equitable use
- Flexibility in use
- Ease of use

In the South Dublin 2022-2028 County Development Plan; Section 12.5.1, outlines a checklist for consideration when implementing Universal Design Principles:

1. Promotion of lifetime housing design
2. Incorporation of adaptable home offices to facilitate working from home
3. Provision of designated accessible parking and set-down points for people with disabilities and parents with children
4. Level pedestrian routes with sufficient width
5. Use of surfaces suitable for wheelchairs and buggies
6. Use of tactile and blister paving
7. Use of colour contrast, particularly in the public realm
8. Provision of wayfinding and signage at appropriate levels, particularly in the public realm
9. Ensuring level access to buildings from the street that is suitable for wheelchairs and buggies
10. Provision of automatic doors

The UD standards noted are the requirements of the 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority).The UD & UD+ units proposed as part of the development are listed below;

The Universal Design units consist of:

House types

- **House Type 1 - HT1** - 1 bed 2 person age friendly Bungalow - Location: Plot B
- **House Type 3 - HT3** - 3 bed UD+ terraced house - Location: Plot A
- **House Type 4 - HT4** - 4 Bed UD+ terraced House - Location Plot A

Apartment & Duplex types

- **Duplex Unit - UT01** - 2 bed 3 person UD unit, Location: Plot B
- **Duplex Unit - UT02** - 1 bed 2 person UD unit, Location: Plot B
- **Apartment Type - UT08** - 1 bed 2 person UD units, Location Plot D

Design features and principles have been implemented to address the design of the approach and common areas associated with UD and UD+. For all points of approach to individual apartments, universal access has been addressed in the following ways:

- Accessible car parking spaces have been provided and located in close proximity to entrance cores & ground floor access UD & UD+ units.
- Pavements have been designed to a minimum 2m, narrowing to min. 1.8m in places to allow passing and turning.
- External lighting specified to meet recommended lux levels externally.
- Common corridors designed to minimum 1.8m wide, to allow for passing and turning.
- Canopies provided to all front doors.
- General approach to building core: apartment entrance or ancillary facilities are in compliance with TGD Part M, with access designed as a gently sloping approach where required. Similarly, steps have been avoided between private amenity areas and communal courtyards. This eliminates any requirement for a stepped approach.

The internal layouts of the UD units have been designed to meet 'Universal Design Guidelines for Homes in Ireland', requirements developed by the Centre for Excellence in Universal Design (National Disability Authority). The following sections break down the various parts of the home and the key criteria implemented at this stage. These are broken down room by room, with an additional section dealing with entrance and circulation. Note that these are largely spatial at this stage, with many requirements relating to elements and systems, such as lighting, power point placements, detailed kitchen design, etc., to be implemented at detail design stage.

Design features for entering and moving around within units are as follows;

- Minimum clear width of entrance doors to be 1000mm to entrance cores.
- Minimum clear width of apartment entrances to be 850mm for UD & 900mm for UD+ units
- Entrance halls design to have clear spaces adjacent to entrance door
  1500mm x 1500mm for UD homes
  1800mm x 1800mm for UD+ homes
- Space in entrance hall provided to store outdoor wear, coats, shoes.
- Level access to all UD & UD+ units.
- Minimum width of hallways within homes; 1200mm for UD & UD+ homes
- Doors open into rooms (such as living rooms, bedrooms and kitchens) with hinge-side of the door adjacent to a return wall and approx. 300mm clear space on the leading edge of

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doors

Design features implemented for Kitchen/ Dining/ Living Rooms are as follows;

- Large and flexible room with ample unobstructed space to access all areas for everyone with ease of movement through the kitchen
- Minimum overall width of 3.3m for 1Bed homes and 3.6m for 2Bed homes
- Clear turning circles provided, 1500mm for UD homes, and 1800mm for UD+ homes
- Minimum 800mm wide clear route between furniture and in front of windows and routes between doors.
- Clear spaces of minimum 1200mm. 3 sides of dining tables.
- Minimum clear spaces between kitchen work surfaces; minimum 1800mm provided to all UD & UD+ units. Typically kitchens designed in an 'L' shape configuration to avoid galley style kitchens, which can cause accessibility issues.
- The kitchen space located next to the dining area to ease access for carrying food and crockery

Design features implemented for Bedrooms are as follows;

- Bathroom located immediately adjacent to main bedroom, with 'soft spot' indicated, to allow future installation of door.
- Hard spots allowed in ceiling of main bedroom & bathroom to allow for future installation of hoist system
- Bedroom sizes provided as minimum 13sqm for a double, and minimum 8 sqm for a single
- Clear space of 800mm allowed to both sides and end of Double beds, with 1500mm turning circles allowed for
- Clear space of 800mm allowed to side and end of single bed.

Design features implemented for Bathrooms are as follows;

- Internal dimensions of minimum 2.1m x 2.4m allowed for in UD homes, with 1.5m turning circle.
- Internal dimensions of minimum 2.5 x 2.65 allowed for in UD+ homes, with 1.5m turning circle.
- Hard spots to ceiling implemented to allow for hoist rack to be installed
- Large and accessible bathroom door opens outwards, with level access shower



Plot C - Main approach

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5.1.1 Location of UD Homes - Plot A

UD & UD+ Homes located



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5.1.2 Location of UD Homes - Plot B

UD & UD+ Homes located

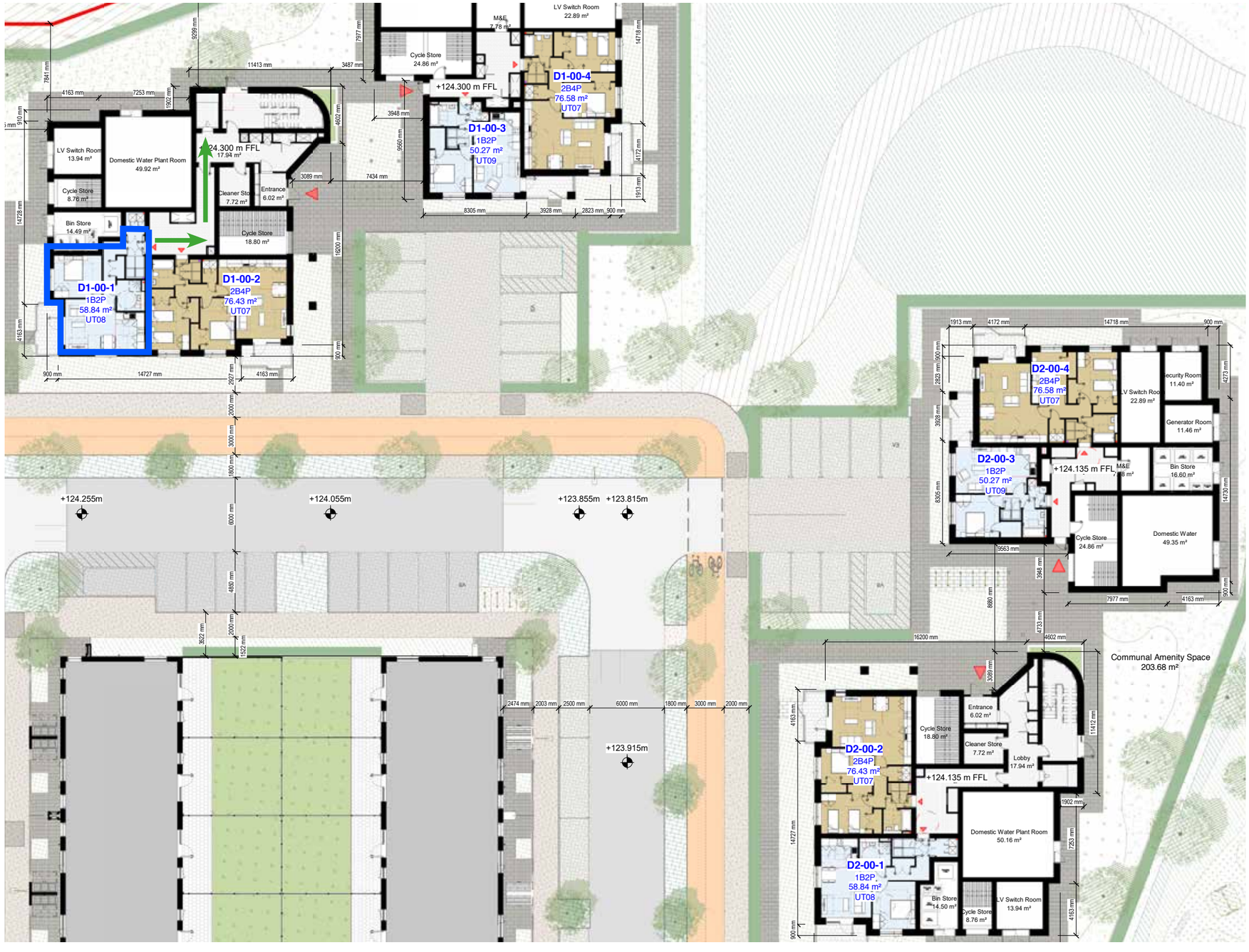


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5.1.3 Location of UD Homes - Plot D

UD & UD+ Homes located

Core access, UD units



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5

5.2 Compliance Report

5.2.1 Compliance Report

5.2.1 Compliance



Context

Introduction

The compliance assessment is based on the objectives and design principles set out in the South Dublin County Development Plan 2022–2028. The Plan places particular emphasis on quality design, healthy placemaking, connected neighbourhoods, Green Infrastructure, sustainable movement and the delivery of high-quality, inclusive housing. The following assessment considers how the proposed Rathcoole development responds to these principles and associated criteria.

1. Context of the Area (Character / Infrastructure / Green Infrastructure / Natural / Physical)

The proposed development has been informed by a comprehensive analysis of the site and its surrounding context. The masterplan responds to the site's relationship with Rathcoole Village, Rathcoole Park, established residential neighbourhoods and the existing green infrastructure network, adopting a landscape-led approach that integrates new homes within a high-quality natural setting. Key landscape and ecological assets, including the alluvial woodland, riparian corridors, protected hay meadow and existing vegetation, have been retained and enhanced as fundamental components of the design framework.

The site comprises approximately 11.4 hectares of land located to the south and south-east of Rathcoole Village, adjoining existing residential communities. Rathcoole Park is situated immediately to the north, while the River Camac forms the eastern boundary. The Crockshane/Slade Stream borders the southern extent of the site and the Coolmine Stream traverses the lands towards Rathcoole Park, creating a network of watercourses and ecological corridors that have informed the layout and landscape strategy. Existing woodland, immature woodland, hay meadow habitats and other areas of ecological value contribute to the site's distinctive character and have been carefully considered throughout the design process.

The wider context comprises established residential areas, Rathcoole Park, GAA facilities, a proposed primary school and Rathcoole Village. The development presents an opportunity to strengthen connections between these existing and emerging community assets, creating an integrated neighbourhood that promotes accessibility, recreation and social interaction. New and enhanced pedestrian and cycle connections are proposed from Coolamber Road, Coolamber Drive, Mullally's Lane and Rathcoole Park, improving permeability and facilitating convenient access to local services, amenities and public open spaces. These routes are embedded within a broader green infrastructure network, creating a coherent and legible movement framework throughout the site.

The landscape strategy seeks to retain, restore and enhance ecological features while establishing new green corridors that connect woodland areas, watercourses, open spaces and the wider landscape network. Native planting, habitat enhancement measures and biodiversity features, including bird and bat boxes, are incorporated throughout the scheme to support ecological resilience and biodiversity gain. This landscape framework provides the structure for the development, ensuring that residential neighbourhoods, public open spaces and community facilities are seamlessly integrated within the site's natural setting.

The proposed development incorporates approximately 11,763 sq.m of public open space, 1,040 sq.m of communal open space and private open space for all residential units. In addition, the wider masterplan includes two senior GAA pitches, one junior pitch and associated changing and community facilities, contributing significantly to the provision of recreational, sporting and community infrastructure for both future residents and the wider Rathcoole area. Together, these measures ensure the development responds positively to its physical, environmental and social context while creating a distinctive and sustainable new neighbourhood.

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Privacy and amenity

2. Healthy Placemaking

The development promotes healthy and active lifestyles through the provision of extensive public open space, enhanced woodland walks, natural play opportunities and high-quality pedestrian and cycle connections. The scheme incorporates local parks, new recreational facilities and connections to Rathcoole Park, supporting opportunities for exercise, recreation and social interaction. The landscape strategy promotes physical and mental wellbeing through access to nature, biodiversity enhancement and attractive public spaces The proposal places significant emphasis on creating a healthy residential environment through access to nature, daylight, recreation, active travel and high-quality external spaces.

The Design Statement adopts a biophilic design approach, seeking to reconnect residents with nature through natural light, ventilation, vegetation, water and natural materials. Green fingers, local parks and green corridors are intended to encourage walking and cycling, support biodiversity and promote healthy and connected communities.

High-quality communal external spaces are provided, including a communal courtyard and playspaces. These spaces are intended to support social interaction, play and community activity, while proximity to green space encourages outdoor activity and a healthy lifestyle.

The layout and separation distances of the apartment and duplex blocks have been designed to optimise natural daylight and sunlight and provide good levels of natural light within homes.

The scheme also incorporates a clear distinction between public, semi-private and private areas, supporting privacy, security and passive surveillance. Controlled access and appropriate lighting are proposed to improve safety within communal and public spaces.

Accessibility is considered through compliance with Part M and Part K, together with Universal Design and Universal Design+ units.

The provision of pedestrian and cycle routes, bicycle storage and access to public transport further supports active and sustainable lifestyles.

Healthy placemaking is achieved through the integration of landscape, recreation, active travel, daylight, accessible housing, safety and opportunities for social interaction.



Connections

3. Connected Neighbourhoods

The development is designed to be highly permeable and connected to Rathcoole Village, Rathcoole Park, the proposed school and surrounding residential areas.

A network of pedestrian and cycle routes runs through the site, with new connections from Coolamber Road and Mullally's Lane and links to Coolamber Drive and Rathcoole Park. The Design Statement identifies pedestrian, cycle and vehicular permeability as central components of the masterplan.

The primary street forms a clear central spine through the development, connecting from Mullally's Lane towards the proposed school, crossing the stream and providing access to the sports facilities. It functions as the principal route for pedestrians, cyclists and vehicles.

A hierarchy of primary streets, local streets and intimate local streets creates different movement environments, with increasing priority given to pedestrians and cyclists within quieter residential areas. Active travel routes run parallel with the main link street to allow movement throughout the development.

The development is within walking distance of Rathcoole Village and is approximately five minutes from bus stops on Rathcoole Main Street. The wider strategy identifies potential connections to the Greater Dublin Cycle Network, the Slade Valley Trail and Saggart.

More than 100 bicycle parking spaces are identified across the development in the Design Statement, with a mix of secure resident parking and visitor stands.

The development provides a strong network of pedestrian, cycle and vehicular connections, with the intention of integrating the new neighbourhood into the existing settlement and wider movement network.

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Public Realm



Inclusivity

4. Public Realm

The proposed public realm is structured around a clear hierarchy of streets, spaces and landscaped corridors, including primary streets, local streets, intimate local streets, pedestrian routes, green links and shared-surface environments. The design adopts a landscape-led approach that prioritises walking and cycling, creating a network of attractive and accessible spaces that integrate the development with the surrounding neighbourhood and wider green infrastructure network.

At the heart of the scheme is a central local park, which forms the primary area of public open space and acts as the principal recreational and social focus for the development. The park is defined and enclosed by the surrounding residential neighbourhoods and community uses, ensuring strong passive surveillance and creating a safe, welcoming and well-overlooked environment. Children's play spaces are strategically located within these areas of activity and surveillance, contributing positively to the amenities of the neighbourhood whilst ensuring they are safe and accessible for all users.

The local park is connected to a series of landscaped corridors, smaller pocket parks and semi-private communal spaces, creating a continuous network of open spaces throughout the development. Semi-private spaces are located within residential blocks and courtyard areas, helping to foster community interaction while maintaining a clear distinction between public, semi-private and private space. This hierarchy of spaces contributes to the legibility of the development and reinforces a strong sense of place.

Permeability has been a key driver of the design, with a network of pedestrian and cycle routes following established and future desire lines through the site. The central park is designed as an open and accessible landscape with multiple points of access and egress.

The landscape strategy introduces a variety of experiences and environments across the public realm. Responding to the site's ecological context and floodplain characteristics, the park incorporates a range of landscape typologies, including more naturalistic woodland and meadow landscapes alongside wetland-inspired areas associated with the site's watercourses. Together these spaces support both active and passive recreation, providing opportunities for play, exercise, social interaction and informal enjoyment of the natural environment.

The primary/link street functions as the main movement corridor through the development and accommodates pedestrians, cyclists, public transport and vehicles in a balanced manner. Local streets are more intimate and residential in character, incorporating traffic-calming measures, street trees and soft landscaping, while shared-surface streets prioritise pedestrian and cycle movement. Roads, parking areas and servicing arrangements are treated as integral components of the public realm, with parking accommodated within landscaped courts and carefully integrated into the streetscape to minimise visual impact and maintain strong views towards the surrounding woodland and open spaces.

High-quality, durable materials are proposed throughout the public realm, including paving, boundary treatments, street furniture, play equipment, bicycle storage and lighting. The overall approach seeks to create a green, safe and inclusive public realm where landscape, movement and community life are fully integrated, resulting in a distinctive and sustainable neighbourhood environment.

5. The Delivery of High-Quality and Inclusive Development

The development comprises 130 homes, including apartments, duplexes, two-storey houses and single-storey age-friendly houses. The tenure mix comprises 66 affordable purchase homes and 64 social homes, with the social housing provision including age-friendly and Traveller-specific accommodation.

The proposal includes 11 age-friendly units, comprising seven single-storey houses and four duplex apartments all to UD standards. The scheme also incorporates Universal Design and Universal Design+ units to address a range of accessibility requirements in a range of simple storey units 3 beds houses, 4 bed houses and duplex units.

The development provides a range of dwelling sizes, from one-bedroom to four-bedroom homes, supporting different household types and stages of life.

High-quality construction is supported through the use of robust and durable materials, performance specifications and inspection procedures. Materials are to be selected with regard to design life, robustness and long-term maintenance, with construction inspections intended to minimise post-occupancy defects.

The accompanying Lifecycle Report also identifies long-term management arrangements. Social housing units will be managed by South Dublin County Council or a suitably appointed management operator, while an Owners Management Company (OMC) will manage communal areas and shared building elements associated with the apartment and duplex units.

The proposal demonstrates a strong commitment to inclusive development through its tenure mix, dwelling diversity, age-friendly housing, accessibility measures and emphasis on long-term quality.

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Variety

6. Appropriate Density, Building Heights & Mix of dwellings

The proposed development adopts a carefully considered approach to density, building height and housing mix that responds to the site's landscape setting, movement hierarchy and surrounding context. The scheme accommodates approximately 130 homes and provides a broad range of dwelling types, sizes and tenures, creating a balanced and inclusive residential community while making efficient use of serviced residential land. The height strategy has also been designed to protect residential amenity by providing an appropriate transition in scale between the proposed development, neighbouring residential properties, open spaces and recreational uses.

Building heights range from one to five storeys, with the scale and intensity of development varying across the site to create a distinctive and legible neighbourhood structure. This graduated approach is consistent with the objectives of the Building Height Guidelines for Planning Authorities (2018), concentrating higher-density development along principal streets and key movement corridors while responding sensitively to adjoining landscape features, open spaces and existing residential areas.

The development delivers a diverse housing mix comprising 34 one-bedroom units, 45 two-bedroom units, 47 three-bedroom units and four four-bedroom units. This includes 60 apartments, 20 duplex apartments, 43 two-storey houses and seven single-storey age-friendly homes. The homes are distributed across a series of character areas, including woodland-edge terraced housing, courtyard-based age-friendly accommodation, walk-up apartments, duplexes and villa apartment buildings, ensuring a varied residential environment capable of accommodating a wide range of household types and life stages.

The predominant housing form comprises two-storey three- and four-bedroom family homes arranged throughout the development. Three-storey walk-up apartment buildings are distributed across the masterplan, contributing to housing diversity while maintaining a predominantly low-rise character. Age-friendly accommodation is primarily provided in single-storey homes, complemented by a limited number of two-storey duplex units. In Plot B, these homes are arranged around a central landscaped courtyard, creating an accessible and sociable living environment while reinforcing the character of this part of the development.

The highest-density elements are provided within the villa apartment buildings, which range from four to five storeys. These buildings are strategically located along the primary movement routes, creating a strong urban frontage and providing visual definition to key streets and spaces. By concentrating height in these locations, the development reinforces the street hierarchy, supports placemaking objectives and contributes to the creation of a highly legible neighbourhood structure.

Lower-density housing is generally located along the woodland edge and quieter local streets, where the scale and form of development respond to landscape-sensitive boundaries and adjoining open spaces. Plot A demonstrates the diversity of the housing mix through the integration of two-storey three- and four-bedroom houses, Traveller-specific accommodation, duplex units and apartments. The duplex buildings combine three-bedroom ground-floor homes with one-bedroom apartments above, creating a compact and efficient housing typology while supporting a broad mix of household types.

In the eastern part of the site, age-friendly homes form a strong frontage to the proposed GAA facilities, helping to define this important edge. A landscaped green corridor separates these homes from the villa apartment buildings, creating a gradual transition between differing building forms and densities. This arrangement strengthens connections through the site, provides overlooking of the adjacent open spaces and sports facilities, and establishes a sensitive interface between residential areas, community infrastructure and the wider landscape setting.

The tenure strategy further contributes to the diversity of the development, with both social and affordable purchase homes integrated across the various housing typologies. Social housing provision includes age-friendly and Traveller-specific accommodation, ensuring an inclusive community that caters for a broad spectrum of housing needs.
Overall, the development delivers a carefully balanced combination of dwelling sizes, building forms, densities and tenures. Higher-density development is focused around principal streets and key destinations, while lower-scale forms respond to landscape features and site edges. Together, the density, height and housing mix strategy creates a coherent and sustainable pattern of development that supports placemaking objectives, protects residential amenity and contributes to the delivery of a distinctive and inclusive new neighbourhood within Rathcoole

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Distinctiveness

8. Materials, Colours and Textures, sense of place

The proposed development seeks to create a distinctive sense of place through a combination of landscape-led design, clearly defined character areas and a coherent architectural language. The layout has been carefully developed to respond to the site's natural features, including the woodland, watercourses, open spaces and existing landform, ensuring that these elements become integral components of the neighbourhood identity. The arrangement of streets, homes and public spaces maximises views towards the surrounding woodland and landscape setting while creating a series of recognisable places and focal points throughout the development. The central park, green corridors and network of public spaces provide memorable landmarks and meeting places, helping residents to form a strong connection with their surroundings.

A comprehensive materials and colour strategy reinforces this placemaking approach. Brick is the principal façade material, with buff, red and brown brick types used throughout the development. Six complementary material palettes have been developed to create variation between character areas while maintaining a cohesive overall identity. Each neighbourhood is distinguished by a predominant brick colour, with secondary brick tones used to highlight entrances, window surrounds, building bases and other architectural features. These secondary materials often reference adjoining character areas, creating visual continuity and helping to unify the development as a whole.

The material strategy introduces further richness and texture through the use of projecting brick courses, soldier-course detailing, articulated stairwells, roughcast render elements, varied roof forms and contrasting roof tile colours. The proposed villa apartments, duplex buildings, houses and age-friendly homes each contribute to the overall character of the development while retaining a common architectural language. The GAA changing facilities similarly adopt materials that complement the wider residential development, contributing to a coordinated identity across the wider masterplan.

Additional variation and visual interest are provided through the use of render, powder-coated windows and railings, metal elements, and green or blue roof features where appropriate. Together with the extensive landscape framework, these materials create a contemporary residential character that responds to the context of Rathcoole while establishing a distinctive identity for the new neighbourhood.

Overall, the combination of landscape, architecture, materials and public realm creates a memorable and legible place with clearly identifiable character areas, strong visual connections to the surrounding environment and a coherent sense of identity.



Parking

The development represents a positive addition to Rathcoole, creating a high-quality residential environment that is distinctive, attractive and capable of fostering a strong sense of community and belonging

9. Parking

• Appropriate car parking is in curtilage or on-street or within easy reach of the home's front door.

• Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation.

• Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces .

• Materials used for parking areas are of similar quality to the rest of the development • Adequate secure facilities are provided for bicycle storage.

In the main, parking is on street or, in the case of some houses, on curtilage. Where parking is placed in shared space it is overlooked by residents to provide passive surveillance and is well integrated through its landscape treatment. Dedicated covered bicycle sheds are provided for cycle parking for the multi-units dwellings.

Electric vehicle parking and disabled spaces are provided across the subject site, meeting SDCC Development Plan requirements.

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Adaptability



Detailed design

10 Adaptability

How will the building cope with change?
• Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation

• The homes are energy-efficient and equipped for challenges anticipated from a changing climate

• Homes can be extended without ruining the character of the types, layout and outdoor space

• The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office

• Space in the roof or garage can be easily converted into living accommodation

All house types are designed to exceed the requirements set out in 'Quality Housing for Sustainable Communities' (2007) where generally more generous internal spaces are proposed to increase the quality of the unit types. The development provides a mix of units which can be reconfigured or extended to adapt to the changing life cycles and personal needs of residents.
The architectural style is contemporary and reflects the modern requirements to balance lighter, elevations with the need to satisfy energy reducing objectives.

The houses will allow future expansion into the rear gardens if required. All houses are dual aspect, optimising solar gain and adaptable to future technologies in renewable solar energy.

The buildings will be constructed of traditional construction (making them easily adaptable), heavily insulated with internal layouts that can be easily rearranged in the future.
The houses will be constructed to comply with NZEB. In addition, the variety of housing unit types creates the potential for people to remain within the development as life situations change

11. Detailed Design

How well thought through is the building and landscape design?

• The materials and external design make a positive contribution to the locality

• The landscape design facilitates the use of the public spaces from the outset

• Design of the buildings and public space will facilitate easy and regular maintenance

• Open car parking areas are considered as an integral element within the public realm design and are treated accordingly

• Care has been taken over the siting of flues, vents and bin stores.

The design has been subject to a number of meetings and consultations between the design team and South Dublin County Council.

The design treatment reflects the pattern of modern housing and incorporate the latest technologies to achieve the highest standards in energy efficiency. The selected brick, window selection, rendered walls and roof design will complement the current building stock in the area. The development proposal's approach to detailing which is clean and restrained gives the development a contemporary aesthetic.

All units share a consistent architectural language which will bring coherence to the development regardless of scale. The masterplan has been developed to ensure that the housing units relate appropriately in terms of scale in relation to each other and the wider site context.
The buildings will be finished and detailed to a high standard in manner which will create a high quality environment now and into the future as the development weathers. It is considered that the materials chosen have a proven track record of being suitable for location of the development. Overall the colour palette of the materials aims to be clean and complementary as a whole.

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