



Ronan MacDiarmada + Associates Ltd.
Landscape Architects and Consultants
Rathcoole, Co. Dublin

RE:

Fingal Planning Authority

Written opinion on a proposed strategic housing development on lands

at

Windmill, Porterstown, Clonsilla, Dublin 15.

Ref: ABP-304724-19 / SHDW-011-,

Our Ref 2016 - 1186A

Dear Sir /Madam,

Please find response to Fingal Planning Authority, written opinion on a proposed strategic housing development on lands at Windmill, Porterstown, Clonsilla, Dublin 15. Ref: ABP-304724-19 / SHDW-011-19

Please find our response to these items thus:



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Fingal Planning Authority	Response
<p>Opinion 7</p> <p>It is the opinion of the planning authority that the current application boundary, with particular reference to the exclusion of the open space to the east, undermine delivery of a coordinated comprehensive open space proposal as envisaged in each of the previous phases and proposals for the subject site. This land referred to is zoned as open space in the Fingal Development Plan 2017-2023 and previous plans.</p>	<p>Response:</p> <p>Please refer to RMDA Landscape Design Rationale and Open Spaces drawing for details of the existing and proposed public and communal open space quanta and classification at Windmill.</p> <p>The quantum of public open space proposed in the subject SHD application is considered enough having regard to the following:</p> <ul style="list-style-type: none">• The 15% requirement for green-field sites under the Section 28 Guidelines – Sustainable Residential Development in Urban Areas, 2009• The communal open space requirements of the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (March 2018). <p>The RMDA drawings and calculations included in the landscape design rationale report illustrates that there is an excess of open space between the existing and the proposed development and therefore it is appropriate to reserve the eastern portion of the 'F' zoned for potential future development, subject to rezoning.</p> <p>Please refer to JSA Planning Report / Statement of Consistency and Statement of Response for further details of the planning policy rationale for the proposed open space strategy for the site.</p>



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<p>7.2.3 Access and Transportation Pedestrian and Cycle Permeability A network of pedestrian and cycle routes are propose throughout the proposal, however the applicant should further consider the opportunity to provide a link from the north western corner of the site at the base of the bridge embankment through the proposal to the south eastern corner to facilitate improved access to Clonsilla Station in accordance with Objective CLONSILLA 6 of the Fingal Development Plan 2017-2023.</p>	<p>Response: A link has been included on the updated site layout plan from the north western corner of the site at the base of the bridge embankment through the proposal to the south eastern corner to facilitate improved access to Clonsilla Station in accordance with Objective CLONSILLA 6 of the Fingal Development Plan 2017-2023. Please see Landscape Masterplan and other site plans for further detail.</p>
<p>7.2.5 Open Space and Landscape Proposals The open space proposal is unclear with particular consideration of interaction between previous and proposed phases of development on the site and the extent to which open space has been committed to extant developments.</p> <p>The landscape plan is lacking in detail in relation to levels, cross sections, planting, play provision, materials etc. (in accordance with EN 1176 and 1177) and boundary treatment and well as services</p> <p>The proposal includes provision for a footpath and cycle way to the south along with boundary with the canal, details submitted are insufficient to demonstrate how the proposal contributes to increased permeability in the emerging design. It is unclear how the submitted lighting plan makes provision for this route which is currently being designed.</p> <p>Further detailed considerations are set out it the report of the parks and green infrastructure division in the appendix to this report.</p>	<p>Response: Please refer to the response to Opinion 7 above in respect to the response to the quantum of public and communal open space.</p> <p>Please refer to JSA’s Statement of Response for further details on the planning history of the lands and the planning policy rationale for the proposed public open space provision.</p> <p>The landscape masterplan has included levels on the open space areas and includes sections through the open space areas.</p> <p>The provision for a footpath and cycle way to the south along the boundary with the canal forms part of an overall linear greenway being developed by the local Authority/NTA. The drawings and rationale show how these shall connect to external pathways. The linear path has both cycle and pedestrian capacity and is further linked to the proposal by pedestrian and cycle paths. The extensive path systems provide increased permeability for the residents and users of the Royal Canal Greenway. As set out in 2HQ’s report the details of the section of the Greenway through the site is subject to agreement with the Planning Authority / NTA prior to commencement of this section of the development. As set out in</p>



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<p>Further detailed considerations are set out in the report of the parks and green infrastructure division in the appendix to this report.</p>	<p>2HQ's report the details of the section of the Greenway through the site is subject to agreement with the Planning Authority / NTA prior to commencement of this section of the development.</p>
<p>Conclusion It is noted the conclusion from the local Authority in respect of the landscape items were collated at the bottom of their response.</p> <ul style="list-style-type: none">a. The undermining of the permitted open space provisionb. Not availing of the opportunities to enhance north west to south west permeabilityc. Lack of clarity in relation to the interaction of open space provision for previously permitted development.d. Lack of clarity in detailing of walking/cycle route to the south.	<p>Conclusion Response:</p> <ul style="list-style-type: none">a. The proposed development and the existing development exceed the quantum of open space required under the relevant Section 28 Government Guidelines as set out above. The previous planning permissions for the site have now lapsed and therefore the proposed scheme seeks to complete the development in accordance with current Government Guidelines and provide a high-quality environment for existing and future residents near a high-quality public transport node.b. A new link to the north west to east is shown on the masterplan drawings and included within the application site boundary.c. The proposed development will complete the public open space on the subject site and provide in excess of 15% of this overall green-field site (c. 32% of the applicant's landholding at Windmill is proposed as public open space), thereby according with the 2009 Guidelines on Sustainable Residential Development in Urban Area. The total land holding of 63,096m² creates a requirement of open Space of 9464.4m² for the existing and proposed developments based on the 15% requirement. <p>On a pro rata basis, the proposed development has a requirement for 5595m², which leaves a balance of 3869.4m² of open space requirement for the previous/existing phase.</p> <p>This area of Open Space shall be delivered up front along with the play space. Note: The development is providing 20,855.65m², an excess of 11,391.25m² of open space.</p>



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	<p>These figures exclude communal space which is dealt with elsewhere.</p> <p>d. The walking /cycle route along the south forms part of the overall greenway being developed by the local Authority. It is shown on the masterplan and on the rationale to connect to external public systems and will be provided by the applicant, subject to agreement with the planning authority / NTA.</p>
<p>Pre-planning No. 2 17/04/19</p> <p>The applicant was requested to colour code the open spaces on drawings to differentiate between different types and areas for compliance with previous and current proposals</p> <p>The interaction of SUDS and open space were discussed</p> <p>Play provision was discussed</p> <p>The quality of open space required and tree planting was discussed.</p>	<p>Response:</p> <p>i. The open spaces have been colour coded to differentiate between different types of open space: Public, Open space, Communal Open space, Existing Communal Open space, Courtyard and Linear Park – Greenway.</p> <p>ii. The SUDS areas – detention basins are very shallow and do not impact negatively on the surrounding open space. The proposed basins utilise the existing gradient to provide the SUDS function. Communal seating areas with sensory planting adjoin the SUDS areas and function as high quality open space.</p> <p>iii. A MUGA and playground has been proposed on the masterplan and the quantum of play area is in excess of that required under the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (March 2018). The tree planting shall be extensive and it is noted to plant trees 2m form edge of footpaths.</p>
<p>Report</p> <p><i>With reference to the above proposal, the Parks and Green Infrastructure Division's comments are as follows:</i></p> <p>1. Clarity is required on Public Open Space Provision:</p> <p>Clarity is required on the Public Open Space provision in relation to the permitted residential units and the Public Open Space provision for this proposed development. The information provided is confusing and inconsistent.</p>	<p>Response:</p> <p>Please see responses above, and accompanying documentation referenced, in respect to the justification for the open space quantum and classification.</p> <p>JSA's Statement of Response addresses the issue of the planning history of the lands.</p>



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☑ In *Table 1: Public Open Space Requirement and Provision at Windmill, Porterstown* of the *Statement of Consistency / Planning Report* (page 39) the applicant indicates that there is a Public Open Space requirement of **24,675 m²** in respect of Class 1 (17,766m²) and Class 2 (6,909m²) **based on existing and permitted residential units** (337 units).

This development proposes the phased completion of c.2.22 hectares of Public Open Space to serve both the proposed and existing residential units at Windmill as stated on page 3 of the *Statement of Consistency / Planning Report*. However, the Public Open Space provision for the proposed development as shown on the Landscape Masterplan for the site is 2.058 ha (i.e. 6,550m² plus 14,030m² = 20,580 m²).

Previous permissions for development on this site a much larger area of Public Open Space provision. See extract from Site Plan for planning reg. ref. F09A/0970 below.

In this regard, previous permissions for this site indicated Public Open Space provision on the area of land now denoted as 'Proposed as Undeveloped for Possible Future Rezoning 8,550m²' on the Landscape Masterplan.



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Site plan from F08A/0970 indicating the extent of Public Open Space provision which includes the area now shown as 'Proposed as Undeveloped for Possible Future Rezoning 8,550m²'

2. Clarity is required on Playground Provision (as per Development Plan standards) in relation to the previous / built developments at Windmill
Clarity is required on Playground Provision (as per Development Plan standards) in relation to the previous / built developments at Windmill and what is proposed to cater for the increased population in relation to the proposed development. Play provision relates to playgrounds, Multi Use Games Areas, Skate parks, Callisthenic areas etc.

Response:

The quantum of play space for the proposal is as per The Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (March 2018), which provides for, 85 – 100m² for children to the age of 6 and 200 – 400m² for older children and young teenagers. The proposed development provides for a playground of 323m² and a Multi-Use Games Area, MUGA of 251.6m². Both play areas are either in excess of or within the area (respectively) as per the new guidelines.

We have previously been in discussion with Gemma Carr, of Fingal County Council Parks Department for a previous application F15A/0145 in relation to Playground provision and have agreed to provide a playground for ages 2 – 8 and a MUGA –



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	<p>Multi use games area for the older children. It was agreed that the MUGA shall be suitably positioned close enough for passive surveillance and far enough away so the noise of children playing shall not be a hindrance to the residences. We have agreed a minimum of 25m to be a minimum distance from the existing units</p>
<p>3. Clarity is required on the areas of SUDs on proposed Public Open Space: The area of land taken up with SUDs is shown as a total of 738m² (172+323+243=738m²) on the submitted Landscape Master Plan which does not appear to correspond to what is shown on the engineering drawings for SUDs where land take appears to be much larger. The area of SUDs on the open space needs to be clarified. 27</p>	<p>Response: The rationale is to widen the slopes, so it is viewed as an undulation in the ground form rather than a SUDs area with earthen sides. The SUDs area is very shallow due to the grade of the land.</p> <p>Please see DWG.03 showing the levels of the proposed detention basin. It may be clearly seen that the area has been landscaped to provide amenity. The sides of the basin have been formed to be broad and not to impose on the landscape.</p> <p>Therefore, the SUDs area may be calculated in several ways, the bottom of the SUDs area is approximately 738m² and the approximate outside area may be 1674m². The drawings show a SUDs that has been ameliorated through landscape intervention. See Drawing 03: Sections.</p>



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Fig.1 An example of a useable detention basin as amenity space in Diswilltown Manor Scheme, Castleknock, Fingal.

Fingal County Council	Response
<p>In this regard, Objective DMS 73 states: Ensure as far as practical that the design of SUDs enhances the quality of open spaces. SUDs do not form part of the public open space provision, except where it contributes in a significant and positive way to the design and quality of open space. In instances where the Council determines that SUDs make a significant and positive contribution to open space, a maximum 10% of open space provision shall be taken up by SUDs. The</p>	<p>Response: The SUDs area has been developed to provide amenity, a seating area with sensory planting and trees has been proposed beside the area. It is proposed to have shallow slopes on the area so it may provide amenity and visual interest. The sections drawing – 03 shows the slopes have been broadened so that the SUDs area is viewed as shaped landform. This has</p>



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<p>Council will consider the provision of SUDs on existing open space, where appropriate.</p>	<p>been exaggerated with the use of paths crossing through it creating a visually attractive landscape</p>
<p>4. Delivery of the open space: The delivery of the Public Open Space must be front loaded at this stage, in particular with regards the playground and MUGA (multi use games area). These items should be linked to an early phase in this development</p>	<p>A quantum of public open space 3869.4m² as the first phase of development shall be front loaded along with the proposed playground and shall be linked to the earlier phase of the development.</p>
<p>Items to note are as follows:</p> <ul style="list-style-type: none"> i. No sub-stations to be located on Open Space areas. ii. Paths on Public Open Space to be tarmacadam. iii. SUDs feature to be clearly shown on Landscape plans (with any head wall etc. to be shown) iv. Slopes of 1:4 - SUDs / detention basins v. Taking in charge drawing to be provided – In this regard, a clear definition between the proposed communal /private space open space and the public open space to the south is required. vi. No trees within 7 metres of lamp standards and 2.5 metres from services (to be clearly stated on landscape plan) vii. A solid bar Parkland fence to be provided as a boundary to the south of site is required with native hedge planting as opposed to the wooden fence proposed. viii. The overhead wires shown on the Landscape Master Plan to be undergrounded. ix. Further consideration is required on the interface of the proposed car parking adjoining the proposed Public Open Space. x. Play equipment and surfacing to comply with BS EN 1176 and BS EN 1177. xi. The location of the site compound etc. in relation to the development shall not be located on proposed Public Open Space as it 	<p>Response:</p> <ul style="list-style-type: none"> i. No sub-stations are located on Open Space areas. ii. Paths on Public Open Space shall be tarmacadam. iii. SUDs features are clearly shown on Landscape plans (with head wall etc. shown) iv. The Slopes are less than 1:4 – in the SUDs - detention basins. v. The Architects MCORM have provided a Taking in charge drawing. A clear definition between the proposed communal /private space open space and the public open space to the south is shown in the Landscape Rationale document. vi. No trees within 7 metres of lamp standards and 2.5 metres from services (this is clearly stated on landscape plan) vii. A wooden post and railing has been shown on the boundary plan, it was requested at a meeting and was drawn as such. If a solid bar Parkland fence is to be provided as a boundary to the south of site, we shall provide with native hedge planting. viii. The overhead wires shown on the Landscape Master Plan to be undergrounded, would be an objective of the landscape design. This shall be a separate agreement between the developer and the service provider.



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<p>would impact on the delivery and safe use of this amenity for residents in the area.</p>	<p>ix. Tree planting and a native hedge is proposed on the interface of the proposed car parking adjoining the proposed Public Open Space.</p> <p>x. The Play equipment and surfacing shall comply with BS EN 1176 and BS EN 1177.</p> <p>xi. The location of the site compound etc. in relation to the development shall as much as possible not be located on proposed Public Open Space. It is proposed to provide amenity in the form 3816m² of developed open space and a playground prior to construction.</p>
<p>Area specific Objectives relation to Clonsilla and this site in particular are as follows:</p>	
<p>Objective CLONSILLA 3 Require that new development in the village optimises the Royal Canal, where appropriate and possible, as a local heritage resource and public amenity, while protecting its character and biodiversity as a waterway.</p>	<p>Response: A continuation of the proposed greenway is proposed along the linear portion of the open space, which shall provide for amenity for all users. This shall connect the open space with the external greenway.</p>
<p>Objective CLONSILLA 5 Secure lands adjacent to the Royal Canal for environmentally friendly and sustainable public access and public open space.</p>	<p>Response: The open space shall connect with the external greenway proposed by the local authority. It is proposed to retain the hedgerow, provide additional tree planting and a wild meadow area along the base of the existing hedgerow to allow for environmentally friendly and sustainable public access and public open space.</p>
<p>Objective CLONSILLA 6 Create a network of pedestrian and cycle routes between Clonsilla, the Royal Canal and the adjacent railway stations; and a connection from the 'Windmill' residential development to Dr. Troy Bridge and a new Light Rail Corridor stop.</p>	<p>Response: A continuation of the proposed Royal Canal Greenway is proposed along the linear portion of the open space, which shall provide for amenity for all users. This shall connect the open space with the external greenway. The development of Windmill shall be able to connect on path and bicycle ways proposed, which shall connect further to the Dr. Troy Bridge and a new Light Rail Corridor stop.</p>
<p>Objective CLONSILLA 7</p>	<p>Response:</p>



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Develop a linear pedestrian / cyclist link between Clonsilla and Porterstown Stations via open space lands.	A linear pedestrian / cyclist link between Clonsilla and Porterstown Stations is proposed in the open space lands.
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Objective	Response
Objective PM52 - Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.	Response: The open space delivery is as per the Sustainable Residential Development in Urban Areas Guidelines, in respect to green-field sites (minimum 15% - 32% of the overall Windmill site provided as public open space), and the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (March 2018) which is 15% of total area. The proposed development is in excess of this both in public open space (excess of 11,391.25m ²) and of communal open space.
Objective PM53 - Require an equivalent financial contribution in lieu of open space provision in smaller developments where the open space generated by the development would be so small as not to be viable.	Response: The proposed development is in excess of this both in public open space (excess of 11,391.25m ²) and of communal open space, so no contribution in lieu should be attached to the grant of permission. It is evident from the overall site layout plan that the applicant will incur significant costs in providing in excess of 2 hectares of public open space and communal open space in excess of the requirements of the Apartment Guidelines.
Objective PM60 - Ensure public open space is accessible, and designed so that passive surveillance is provided.	Response: The public open space has been designed, so that passive surveillance is provided and is accessible. There are a great number of seating areas and path and cycle connections proposed throughout the site.
Objective PM62 Provide multifunctional open spaces at locations deemed appropriate providing for both passive and active uses.	Response: A range of amenity has been proposed throughout the development, walkways, seating areas, informal seating areas with sensory/pollinator planting. The paths are located within Wild meadow grass areas, along by



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	<p>existing hedgerow. Play opportunities in the form of a playground and Multi Use Games Area, Muga are proposed.</p> <p>The communal open spaces are also developed to provide intimate public spaces, with paths, tree and shrub planting.</p>
<p>Development Management standard</p> <p>Table 5.1 of the statement of consistency document submitted with the application sets out the applicant’s opinion on compliance with the Development Management standards. The development management standards encompass cross cutting themes many dealt with in other sections of this document. The development management standards considered to be of particular relevance to this proposal are as follows:</p>	
<p>DMS56 Integrate and provide links through adjoining open spaces to create permeable and accessible areas, subject to Screening for Appropriate Assessment and consultation, including the public, as necessary</p>	<p>Response</p> <p>The provision for a footpath and cycle way to the south along the boundary with the canal forms part of an overall linear greenway being developed by the local Authority. The drawings and rationale show how these shall connect to external pathways. The linear path has both cycle and pedestrian capacity and is further linked to the proposal by pedestrian and cycle paths. The extensive path systems provide increased permeability for the residents and users of the greenway</p>
<p>DMS73 Ensure as far as practical that the design of SUDs enhances the quality of open spaces. SUDs do not form part of the public open space provision, except where it contributes in a significant and positive way to the design and quality of open space</p>	<p>Response:</p> <p>The design of the SUDs area has been developed to provide and enhance the quality of the open space. The sides of the detention basin have been broadened so that the area does not look like a basin. The shallow design of the SUDs area does not take away from the open space as it is easily accessible and visually unobtrusive.</p>
<p>DMS57 Require a minimum public open space provision of 2.5 hectares per 1000 population.</p>	<p>Response:</p> <p>An excess of public open space has been provided as per the Sustainable Residential Development in Urban Area Guidelines and the Sustainable Urban Housing Design Standards for New Apartments Guidelines for</p>



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	Planning Authorities (March 2018). A quantum significantly in excess of the 15% of total site area, existing and proposed has been proposed, 9646.4m ² .with in excess of 2ha of public open space proposed.
DMS57A Require a minimum 10% of a proposed development site area be designated for use as public open space	Response: As noted above, c. 32% of the site area is proposed as public and communal open space, significantly in excess of 10% or 15% standards recommended in Government Guidelines.
DMS75 Provide appropriately scaled children’s playground facilities within residential development. Playground facilities shall be provided at a rate of 4 sq. m per residential unit. All residential schemes in excess of 50 units shall incorporate playground facilities.	Response: A playground of 323m ² is proposed, which exceeds The Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (March 2018), which provides for, 85 – 100m ² play area for children to the age of 6 and 10.
DMS77 Protect, preserve and ensure the effective management of trees and groups of trees.	Response: An Arborist has been employed to provide a tree survey and constraints report. The report demonstrates that the only trees and hedgerows of significance are along the southern boundary of the site and the proposed development does not impact on them, as they are located outside the application site boundary.
DMS78 Ensure during the course of development, trees and hedgerows that are conditioned for retention are fully protected in accordance with ‘BS5837 (2012) Trees in relation to the Design, Demolition and Construction – Recommendations’ or as may be updated	Response: See above.
DMS79 Require the use of native planting where appropriate in new developments in consultation with the Council.	Response: It is proposed to use Native planting wherever possible, notably in the public spaces. The plants proposed have regard to the All-Ireland Pollinator plan 2015- 2020.
DMS80 Ensure trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated where appropriate into the design of developments	Response: There are no existing mature or hedgerows on the application site. from the development area.



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<p>DMS84 Ensure trees removed from residential areas are replaced, where appropriate, as soon as resources allow.</p>	<p>Response: It is not planned to remove any trees as part of the proposed development.</p>																																								
<p>DMS91 Require communal amenity space within apartment developments, in the form of semiprivate zones such as secluded retreats and sitting out areas, complies with or exceeds the minimum standards set out in Table 12.6.</p>	<p>Response: The communal open space exceeds the guideline as set out in the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (March 2018),</p> <p>Minimum floor areas for communal amenity space</p> <table border="1" data-bbox="1153 630 1915 790"> <tr> <td>Studio</td> <td>4 sq m</td> </tr> <tr> <td>One bedrooms</td> <td>5 sq m</td> </tr> <tr> <td>Two bedrooms (3 person)</td> <td>6 sq m</td> </tr> <tr> <td>Two bedrooms (4 person)</td> <td>7 sq m</td> </tr> <tr> <td>Three bedrooms</td> <td>9 sq m</td> </tr> </table> <p>Phase 1</p> <table border="1" data-bbox="1153 853 2040 1109"> <thead> <tr> <th>Communal</th> <th>1 bed</th> <th>2 bed</th> <th>3 bed – 3 person</th> <th>3 bed – 4 person</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>8</td> <td>145</td> <td>38</td> <td>3</td> <td>194</td> </tr> <tr> <td>Communal Open Space Requirement M²</td> <td>40</td> <td>870</td> <td>342</td> <td>27</td> <td>1279</td> </tr> </tbody> </table> <table border="1" data-bbox="1153 1149 2040 1311"> <thead> <tr> <th>Communal</th> <th>Studio</th> <th>1 bed</th> <th>2 bed – 3 person</th> <th>2 bed – 4 person</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>10</td> <td>67</td> <td>22</td> <td>112</td> <td>211</td> </tr> </tbody> </table>	Studio	4 sq m	One bedrooms	5 sq m	Two bedrooms (3 person)	6 sq m	Two bedrooms (4 person)	7 sq m	Three bedrooms	9 sq m	Communal	1 bed	2 bed	3 bed – 3 person	3 bed – 4 person	Total	Number	8	145	38	3	194	Communal Open Space Requirement M ²	40	870	342	27	1279	Communal	Studio	1 bed	2 bed – 3 person	2 bed – 4 person	Total	Number	10	67	22	112	211
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	Communal Open Space Requirement M ²	40	335	132	784	1291
DMS92 Permit in appropriate layouts (e.g. courtyard layouts) the provision of a combination of private and semi-private open spaces.	Response: Several private and semi-private open spaces have been provided throughout the internal areas of the proposed development. A range of materials are proposed and the spaces shall be extensively planted with trees and shrubs. We have illustrated the different types of semi-private – communal open spaces in the Landscape Rationale Document.					

We trust all items are in order and look forward to a successful application.

Is mise,

Ronan MacDiarmada