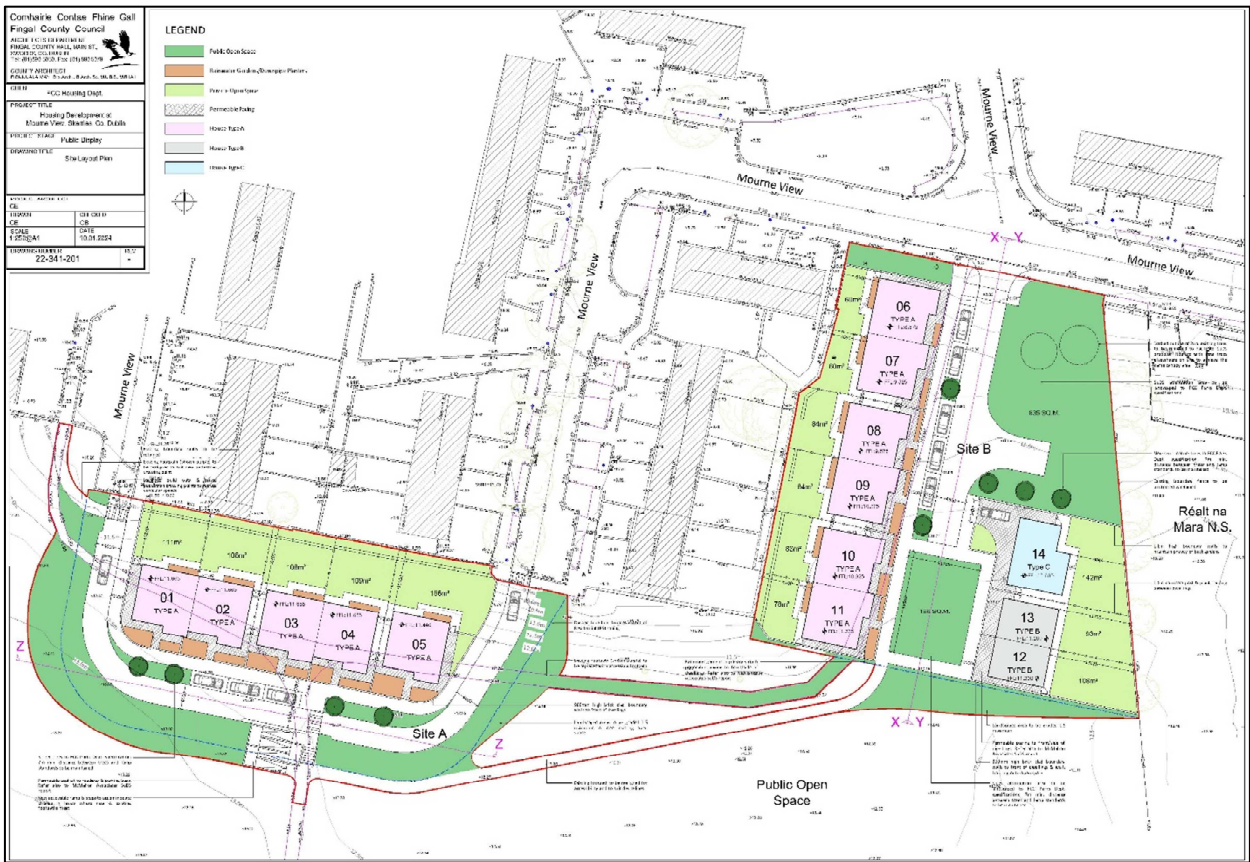




Architectural Report
for
Proposed development of 14 no. dwellings & associated site works
at
Sites A & B, Mourne View, Skerries, Co. Dublin



Fingal County Council Architects Department

Date: 17/01/2024
Ref: 22-341



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1. Description of Proposed Development (nature, extent & principal features)

The proposed development is within a greenfield site split into Site A and Site B. Both are within the existing Mourne View housing development. Site A measures 0.31 hectares and is bounded by open space to the east, south and west and existing dwellings (Mourne View) to the north. Site B measures 0.38 hectares and is bounded by open space to the south, the existing dwellings (Mourne View) to the north and west and Realt na Mara National School to the east.

Planning context:

- In the Fingal Development Plan 2023 to 2029, the sites are zoned RS – Residential, with a stated objective to ‘Provide for residential development and protect and improve residential amenity’.
- The sites are not within the ‘Architectural Conservation Area’.

The proposed development consists of the following:

- A total of 14 no. dwellings representing a density of 16.1 dwellings/hectare for Site A and 23.7 dwellings/hectare for Site B. The existing context of adjoining single storey housing coupled with the brief for housing for the elderly and the requirement for single storey dwellings results in this maximum density.
- A mix of one storey and two storey dwelling types.
- New carriageways designed to the standards as set out in Design Manual for Urban Roads and Streets (DMURS 2013)
- On street parking for 8 no. and in curtilage parking for 1-2no. vehicles.
- Parking for bicycles in the back gardens of the dwellings.
- Associated site development works including foul drainage, surface water (incl. SuDS), mains water, gas and telecommunication connections.
- The site will be serviced by Irish Water, ESB, EIR, GNI, VM utilities which are all available.
- Public lighting to pavements adjacent to and within the site will be designed and installed to the standards of the Public Lighting Section in Fingal County Council Operations Department.
- Private open space is provided to all dwellings in the form of back gardens.
- A 1.9-2.9m deep privacy strip between the public footpaths and the external walls of the dwellings which form part of the SuDS strategy.
- Space standards within dwellings and provision of private amenity space meet the requirements stated in Fingal Development Plan 2023-2029, Quality Housing for Sustainable Communities; (DEHLG, 2007) and Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DEHLG 2009) and Design Manual for Quality Housing (DoHLGH, 2022).

Please refer to the Engineering Report by McMahon Associates Consulting Engineers for details on the proposed water supply, foul & surface water drainage, SuDS selection and traffic management.

2. Architectural Design Statement

Site A

Site A is roughly rectangular in shape and at present comprises of a grassed area of public open space. The topography is steep with levels rising from northeast to southwest approximately 4.2m, rising at a gradient of approximately 1:18. Two public footpaths traverse the site. As part of the proposed works



the footpaths are to be realigned and incorporated into the new footpath serving the development. A ramp with adjoining steps in accordance with TDG Part M is to be provided to accommodate the change in levels where the paths meet. At present 3no. small trees are planted adjacent to the footpaths. These shall be replaced with 4no. street trees.

With regards to the proposed dwellings, 5 no. single storey two-bedroom (4 person) dwellings are proposed. Due to the site topography single storey dwellings were selected in order to respect the ridge line of the existing dwellings to the north (see architectural drawing 22-341-205) and to avoid any overlooking issues of the private rear gardens of these dwellings. The dwellings on either end (nos. 1 and 5) are dual fronted for aesthetics, to avoid expanses of blank walls and provide passive supervision over the existing open space to the east and west.

The front walls of the dwellings are set back 2.9m from the public footpath to provide a privacy strip. Rainwater gardens are incorporated into this privacy strip as part of the SuDS strategy for the development.

With regards to vehicular movements, to reduce speeds and the extent of hard surfaces a single lane one way carriageway enters the site from the north-western corner and exits from the north-eastern corner. Localised build outs and raised pedestrian crossing points also help to reduce vehicular speeds. As part of the SuDS strategy the roadway and street parking spaces shall have a permeable asphalt build-up. Swept path analysis has been carried out to confirm that large vehicles (refuse vehicles and fire tenders) can move without issue.

Site B

Similar to Site A, Site B is also roughly rectangular in shape, comprises of a grassed area of public open with steep topography levels rising from northwest to southeast approximately 4.2m at a gradient of approximately 1:19. A macadam footpaths from Site A traverses the site. This will be replaced with new footpaths serving the proposed development.

The proposed dwelling mix consists of 6 no. single storey two-bedroom (4 person) dwellings, 2 no. two storey three-bedroom (5 person) dwellings and 1 no. part two and part single storey (6 person) specially adapted dwelling. The single storey dwellings back onto the existing dwellings to the west of the site. As with Site A, this house type was selected to respect the existing ridge line (see architectural drawing 22-341-205) and to avoid any overlooking issues. Dwellings fronting onto open space (nos. 6, 11, 12 and 14) have dual frontage.

With regards to vehicular movements, a two-way carriageway enters the site from the northern site boundary. Four on street parking spaces are provided. The carriageway and parking spaces have a permeable asphalt build-up as part of the SuDS strategy. Swept path analysis has been carried out to confirm that large vehicles (refuse vehicles and fire tenders) can move without issue.

On both sites the dwellings are provided with private amenity space to the rear which is accessible via a side passage. Bicycle and bin storage shall be provided in the rear gardens. The gardens will be separated by post and panel walls at least 1.8m in height. A quality palette of materials is proposed which is in keeping with similar developments in the vicinity i.e. brick cladding and smooth render to external walls, slate roofs and aluclad windows/doors.



3. Housing Quality Assessment

Residential Zoning

In the Fingal Development Plan 2023 to 2029, the area within the redline boundary is zoned RS – Residential, with a stated objective to 'Provide for residential development and protect and improve residential amenity' and OS - Open Space , with a stated objective to 'Preserve and provide for open space and recreational amenities'. As can be noted on the Site Layout Plan, the new dwellings and associated access road to Site A and Site B are contained within the RS zoning. Grading of the existing open space, realignment of existing public pathways and access to public space are proposed within the OS zoning.

Residential Density

Site A measures 0.31 hectares and contains 5 no. dwellings. This represents a density of 16.1 dwellings/hectare. Site B measures 0.38 hectares and contains 9 no. dwellings. This represents a density of 23.7 dwellings/hectare.

Separation Distances

As dwelling nos. 1-11 are single storey there are no rear first floor opposing windows. As such FDP 2023-2029 Objective DMS023 which requires 22m separation does not apply. A 2.3m separation distance is provided between the side walls of the detached and semi-detached dwellings as per Objective DMS026.

Sustainable Community Proofing

The site is on the outskirts of Skerries town with a large variety of education, shopping, entertainment, sports, employment and transport facilities within the generally accepted 400-800m (5-10 minute walk) 'pedshed' - a suitable distance from which residents should be able to access local services and convenience shopping. (Ref. QHfSC pages 7, 31).

Within 400m (5 minutes walk)

- A. Realt na Mara National School
- B. Mourne Estate Community Centre

400 to 800m (10 minutes walk)

- C. Shopping Centre, Pharmacy, Hairdresser, Take Away
- D. Skerries train station
- E. Ballast Pit GAA pitch
- F. Skerries Harps GAA
- G. Skerries Community College

800 to 2000m (20 to 30 minutes walk)

- H. GP Practice
- I. Skerries Methodist Church
- J. Pharmacy
- K. Pharmacy
- L. Post Office, Newsagent



- M. Pharmacy
- N. Skerries Health Centre (HSE)
- O. Skerries Library
- P. GP Practice
- Q. St. Patricks Church
- R. Supervalu
- S. St. Patricks National School
- T. Skerries Community Centre
- U. Skerries Tennis & Hockey Club
- V. Skerries FC
- W. GP Practice
- X. Skerries Church of Ireland & Holmpatrick Cemetry



Fig. 1: Facilities and services within 400m, 800m & 1200 of the sites (outlined & hatched red).

In terms of public transport facilities, the site is located within 5 minutes walking distance of bus stops served by Dublin Bus - 33, 33A, 33E and 33X, providing links to Rusk, Skerries, Balbriggan, Swords, Dublin Airport and Dublin City centre. Skerries train station, which is included in Project Ireland 2040 in the DART Expansion to Drogheda, is within 10 minutes walking distance from the sites.

Given its proximity to a variety of retail, educational, recreational, and healthcare facilities located close-by and to public transport, the development of the site for social housing would contribute to the creation of sustainable mixed communities in accordance with national and local statutory planning policy and raises no concerns as to sustainable community proofing.

Mix of Dwelling Types

The mix of dwelling types has been agreed with FCC Housing Department, based upon their assessment of housing need, the objective to achieve a balanced mix of dwelling types and size, and taking account of the location and nature of the proposed development.



The objectives of Fingal Housing Strategy 2023-2029 have also been considered in deciding upon the mix of dwellings. It is considered that the proposal will make a positive contribution to the existing dwelling mix in the locality by providing dwelling types which are currently in high demand.

The following mix of unit types is included in the proposal:

2 bed (4 person) dwellings:	11
3 bed (5 person) dwellings:	2
4 bed (6 person) SA dwelling:	1

Total no. of dwellings: 14

Public Open Space

As can be noted on Figure 1 above Site A fronts onto existing public open space to the south. All 14no. dwellings are within 70m walking distance of this local park.

Site B contains two areas of public open space which form part of the SuDS strategy for the site. Their combined area of 717sq.m. equates to 20.5% of the overall site area which is in excess of the 15% minimum requirement in Table 14.12 of FDP 2023-2029. Both areas will be landscaped in consultation with FCC's Parks Department.

Biodiversity

The development will include the provision of nesting boxes to maximise nesting opportunities for Swift, House Sparrow, House Martin, Swallow, Bats & insects. The quantity, type and location of these nesting boxes will be determined in consultation with specialists during detail design.

The surface water drainage design incorporates Sustainable Urban Drainage Systems (SuDS) and will include permeable paving, permeable asphalt, filter drains and rainwater gardens (refer to the Engineering Report). The landscaping design will be carried out by a professional landscape architect and where appropriate will include biodiverse and pollinator friendly planting.

Private Open Space

The area of the individual rear gardens for each dwelling is noted on drawing 101. All 2 and 3-bedroom dwellings (nos. 1-13) have private gardens in excess of 60sq.m. and the 4-bedroom dwelling (no. 14) has a rear garden in excess of 75sq.m. and are therefore in accordance with Objective DMS027 of FDP 2023-2029. All back gardens are accessible from the kitchen/living areas via a fully glazed door.

Car Parking & Bicycle Storage

The site is within Zone 1 due to its proximity to quality public transport links i.e. the proposed DART Expansion to include Skerries train station under Project Ireland 2040. The requirements of Table 14.19 are set out below:

Car Parking (Fingal Development Plan 2023-2029)			
Unit Type	Standard	No. of Units	Required
1-2 Bedroom	0.5	11	5.5
3-3+ Bedroom	1	3	3*



Spaces Required			8.5
Spaces Provided			9
*Includes 1no. off street parking to dwelling no. 14			

In terms of Bicycle Parking/Storage, Table 14.17 of the Fingal Development Plan 2023-2029 requires the following bicycle parking standards for residential developments:

Dwelling Type	Minimum Bicycle Parking Standards
1-2 Bedroom	11 no. units @ 1 + 1 per bedroom = 11 + 22 = 33
3+ Bedroom	3 no. units @ 2 + 1 per bedroom = 6 + 10 = 16
Spaces Required	49

It is intended that residents will store bicycle in the rear gardens as all dwellings are all accessible via side passages.

Site Safety and Security

Habitable rooms all front and side elevations provide passive surveillance of external areas within the curtilage of both sites and parking areas. A site lighting scheme will be included in the detailed design to ensure safety and security at night.

Accessibility and Age Friendly Design

The proposal complies with TGD Part M, Access, and Use, of the Building Regulations as well as FCC's Age Friendly Policies. FDP 2023-2029 Objective SPQH022 requires 30% of social housing to be fully accessible and built with a universal design approach. The 11no. single storey dwellings and 1 no. specially adapted dwelling are fully accessible and have been designed to universal design standards. This represents 86% of the overall scheme.

Refuse Storage and Bins

As all dwellings have side access gates bins are to be stored in back gardens.

Gross Floor Areas of Dwellings

All dwellings comply with the minimum floor area standards set out in Quality Housing for Sustainable Communities (2007) and the Design Manual for Quality Housing (2022). The areas of each of the dwelling types are indicated on the drawings and tabled in Appendix B.

Space Standards

The dwellings have been planned to ensure compliance with space standards set out in Quality Housing for Sustainable Communities (2007) and the Design Manual for Quality Housing (2022). The areas of each of the dwelling types are indicated on the drawings and tabled in Appendix B.

Layouts of Individual Units

Floor plans included in this submission demonstrate:

- Typical arrangement of furniture for each room.



- Freedom of circulation, appropriate to activities.
- Potential for movement of larger items of furniture into and between rooms.
- Living space appropriate for family gatherings, including occasional visitors.
- Working area and storage facilities appropriate to likely activities.
- Door swings do not interfere with other doors, furniture, or circulation routes.
- Principal room dimensions.

Ceiling Heights

All single storey dwellings have a ground floor ceiling height of minimum 2.5m and the upper floors are minimum 2.4m.

Kitchens

Kitchens are located adjacent to dining and living areas. Sizes and layouts have been designed to provide:

- Adequate high and low-level storage
- Adequate worktop surface and space for appliances
- Optimum work sequence
- Efficient ducting for services

Internal Storage

The tables in Appendix B demonstrates that each dwellings achieves the minimum storage requirement set out in Quality Housing for Sustainable Communities (DEHLG, 2007) and the Design Manual for Quality Housing (DoHLGH, 2022).

Aspect of Dwellings, Daylight, Sunlight

All dwellings are dual aspect with some having fenestration on three elevations. All living areas are orientated to ensure adequate indoor light quality during the day.

The following guidance and standards have been considered in the design of the proposed development:

- Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011); and
- B.S. 8206 Lighting for Buildings, Part 2 2008: Code of Practice for Daylighting.

Acoustic Privacy

To ensure compliance with Part E, Sound, of the Building Regulations, the form of construction will be in accordance with guidance in TGD Part E, 2014. Testing of the completed semidetached dwellings will be carried out to demonstrate this compliance.

Energy Performance

Detailed design of the buildings will ensure high levels of occupant comfort, and compliance with requirements expressed in current, relevant parts of the Building Regulations:

- Part F: Ventilation
- Part J: Heat Producing Appliances
- Part L: Conservation of Fuel and Energy



The requirement for nearly zero energy buildings and renewable sources of energy will be addressed in the detailed design and construction stages.

Design Standards

The following documents have been consulted in the pre-planning design stage:

- Fingal Development Plan 2023-2029 (FDP 2023-2029)
- Quality Housing for Sustainable Communities (DEHLG, 2007)
- Design Manual for Quality Housing (DoHLGH, 2022)
- Sustainable Residential Development in Urban Areas; Guidelines for Planning Authorities (DEHLG 2009)
- Employer's Requirements for Detail Design of Quality Housing (DoHLGH, 2020)
- Recommendations for Site Development Works for Housing Areas (DoELG 1998)
- Design Manual for Urban Roads and Streets (DMURS 2013)
- 10 Ways To Construct A More Lifetime Adaptable and Age Friendly Home (FCC, 2019)
- Building for Everyone: A Universal Design Approach (NDA, 2012)
- Draft Fingal Biodiversity Action Plan 2022-2030

Construction Standards

The proposed development will adhere to best-practice construction standards including:

- The contractor will prepare a Construction Traffic Management Plan (CTMP) to be agreed with Fingal County Council prior to commencement of construction. The CTMP will designate construction traffic routes, the location for site access, parking and storage areas. All activity is to be limited to designated areas to ensure minimum impact on surrounding areas.
- The Contractor will be required to ensure the safe access and egress of construction traffic from the site and public road. The Contractor will be responsible for ensuring that there is no conflict between road users and vehicles entering / exiting the site.
- Road and footpath cleaning will take place to ensure that there is no negative impact on road / footpath users.
- The contractor will prepare a Construction Environmental Management Plan (CEMP) to be agreed with Fingal County Council prior to commencement of construction. The CEMP will address the following aspects:
 - Establishing channels of communication between the contractor, Local Authority and local residents.
 - Avoiding, reducing and / or remediating any environmental effects arising from construction activities.
 - Site operating hours will be the standard construction hours permitted by Fingal County Council or as outlined in the CE Report.
 - A site compound will be established and maintained in good condition throughout the construction period. The compound will be decommissioned and fully reinstated at the end of the contract.
 - The construction site will be fully enclosed and secured with solid hoarding minimum 2.4m high.
 - Site lighting will not be directed towards the adjoining residential area.
 - Noise, Dust Minimisation, Surface Water Management & Resource & Waste Management will be considered and addressed prior to construction.



Appendix A – Drawings

Comhairle Contae Fhine Gall
Fingal County Council
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 17, SPENCER SQUARE
 THE SPENCER QUARTERS
 COUNTY ARCHITECT
 DUBLIN 15
 TEL: 011 807 2000 FAX: 011 807 2001
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No.	DATE

REVISION

SCALE:	1:1000@A3
DATE:	22.08.2023
DRAWN:	CE

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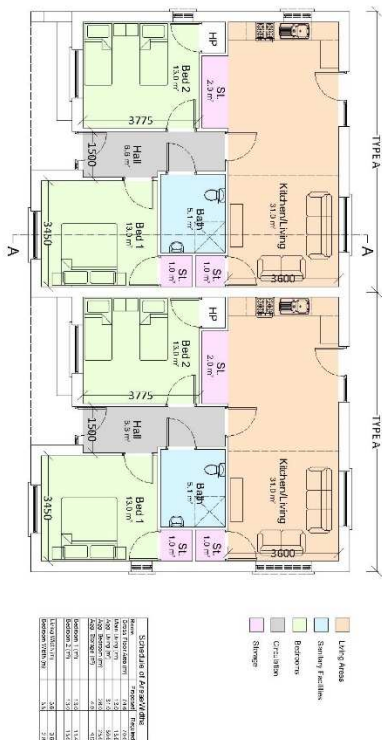
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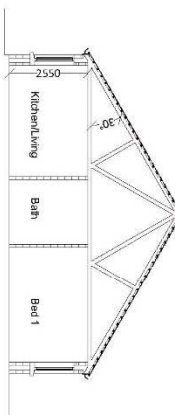
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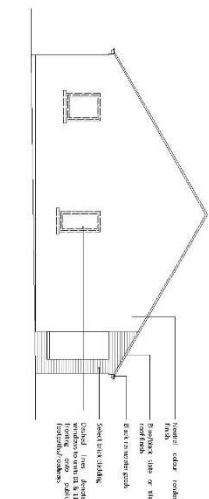
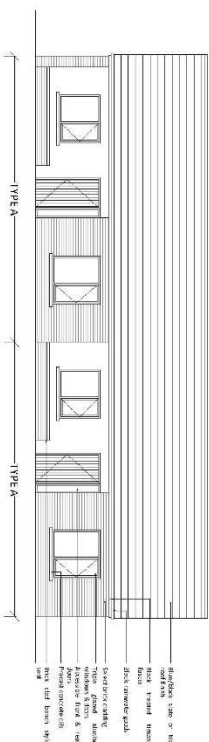


Schedule of Dimensions			
Room	Area (m²)	Volume (m³)	Permitted Finished Area (m²)
Living Area	3600	14400	3600
Bed 2	2.0	8.0	2.0
Bed 1	1.8	7.2	1.8
Bath	4.0	16.0	4.0
Hall	2.0	8.0	2.0
HP	1.0	4.0	1.0
Total	13.8	55.2	13.8
Minimum Overall Volume		100	
Minimum Overall Area			50



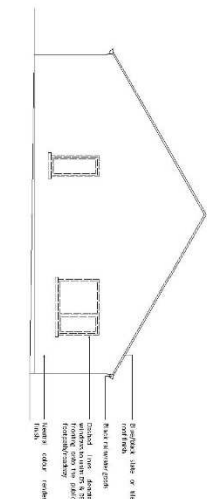
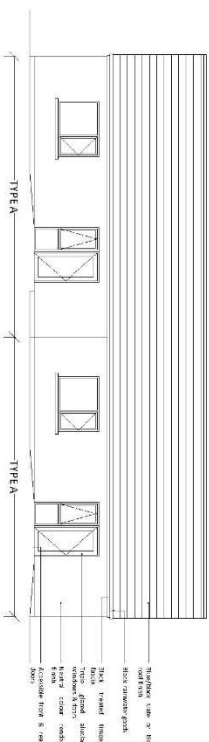
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103 TYPE A SECTION A-A 1:100



104 TYPE A FRONT ELEVATION 1:300

105 TYPE A SIDE ELEVATION 1:300



106 TYPE A REAR ELEVATION 1:300

107 TYPE A SIDE ELEVATION 1:300

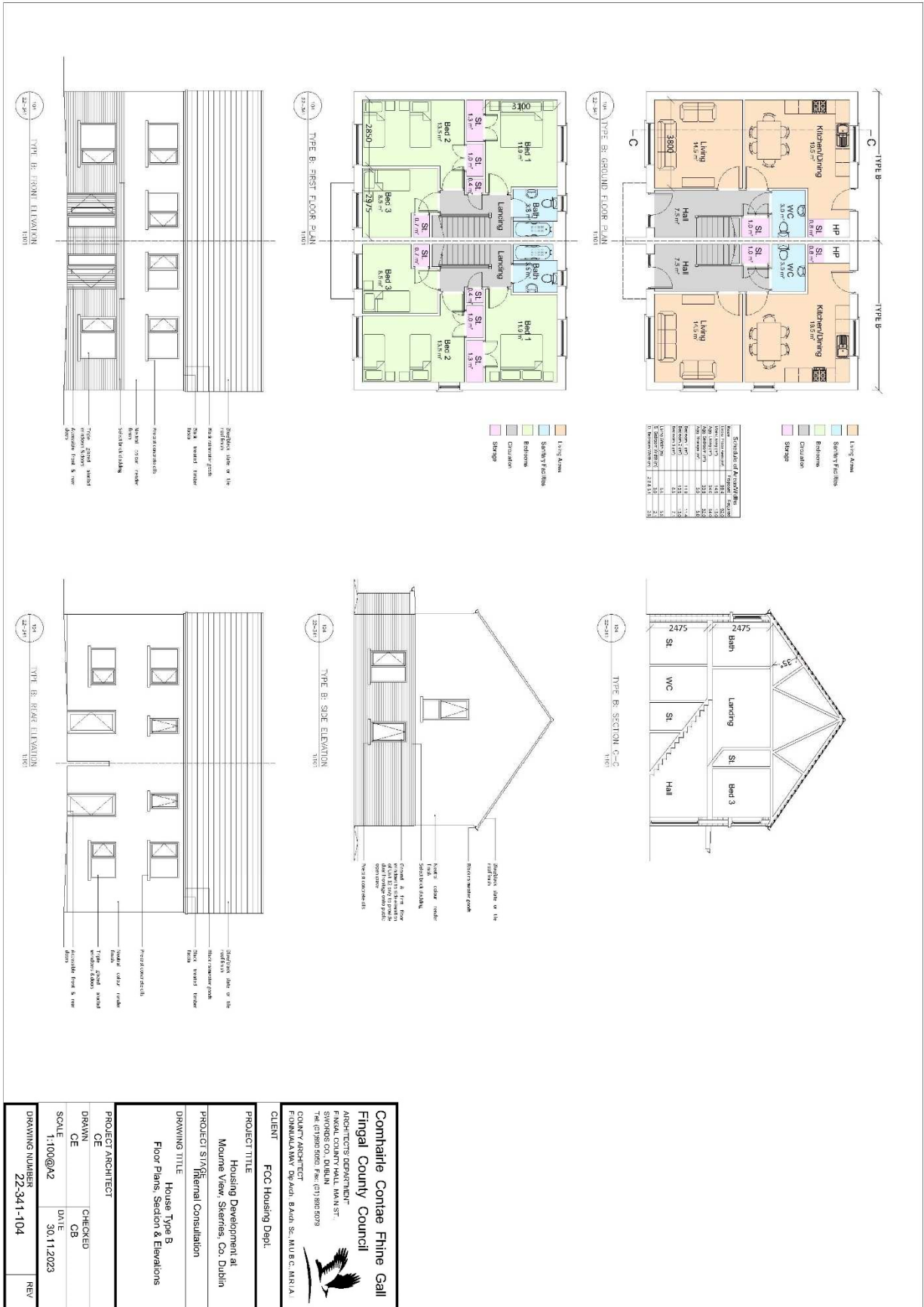
Comhairle Contae Fine Gall
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 ARCHITECTS DEPARTMENT
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 SWORDS CO. DUBLIN
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 COUNTY ARCHITECT
 FIONNLAGHA DWYER, B.M.B.S., M.I.B.C. (M.F.I.)
 CLIENT: FCC Housing Dept.

PROJECT TITLE
 Housing Development at
 Mourne View, Skerries, Co. Dublin

PROJECT STAGE
 Internal Consultation

DRAWING TITLE
 House Type A
 Floor Plan, Section & Elevations

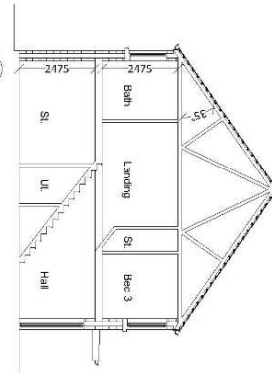
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Comhairle Contae Fhine Gall Fingal County Council ARCHITECTS' DEPARTMENT FINICAL COUNTY HALL, MAIN ST. SWYRDES CO., DUBLIN TEL: (01) 282 2000 FAX: (01) 282 2008 COUNTY ARCHITECT FIONNULAN WY. DEPT. Bldg. 2nd Fl. MU B. CL. MR. J. A.		
CLIENT	FCC Housing Dept.	
PROJECT TITLE	Housing Development at Mourne View, Skerries, Co. Dublin	
PROJECT STAGE	Internal Consultation	
DRAWING TITLE	House Type B Floor Plans, Section & Elevations	
PROJECT ARCHITECT	CE	CHECKED
DRAWN	CE	CB
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DRAWING NUMBER	22-341-104	REV

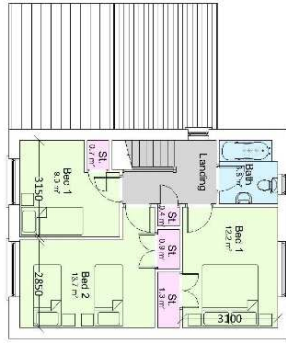


Schedule of Materials	
Material	Quantity
Living Area	12.2 m ²
Sanitary Facilities	5.7 m ²
Bedrooms	13.3 m ²
Corridor	2.8 m ²
Storage	2.8 m ²

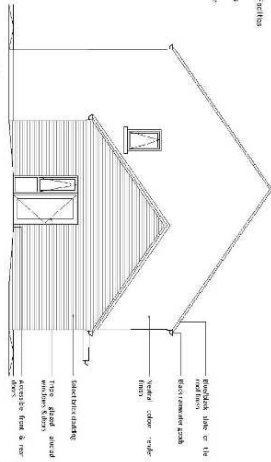


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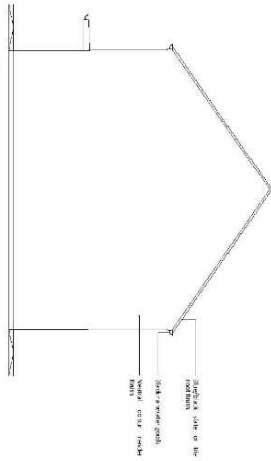
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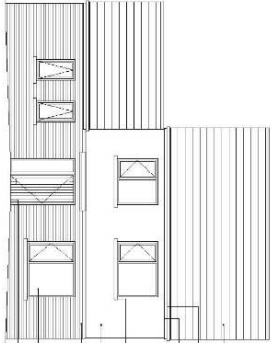
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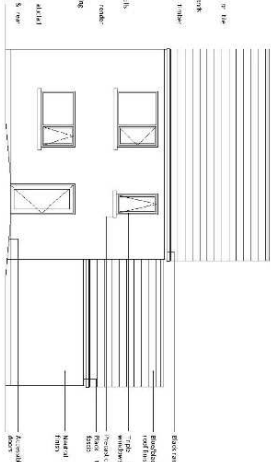
22-341 TYPE C: SIDE ELEVATION



22-341 TYPE C: SIDE ELEVATION



22-341 TYPE C: FRONT ELEVATION



22-341 TYPE C: REAR ELEVATION

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CLIENT
FCC Housing Dept.

PROJECT TITLE
 Housing Development at
 Mounse View, Skerries, Co. Dublin

PROJECT STAFF
 Internal Consultation

DRAWING TITLE
House Type C
 Floor Plans, Section & Elevations

PROJECT ARCHITECT
 CE

DRAWN
 CE

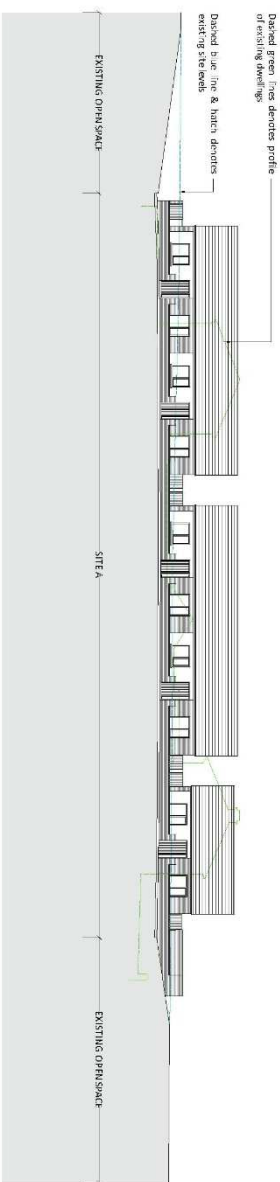
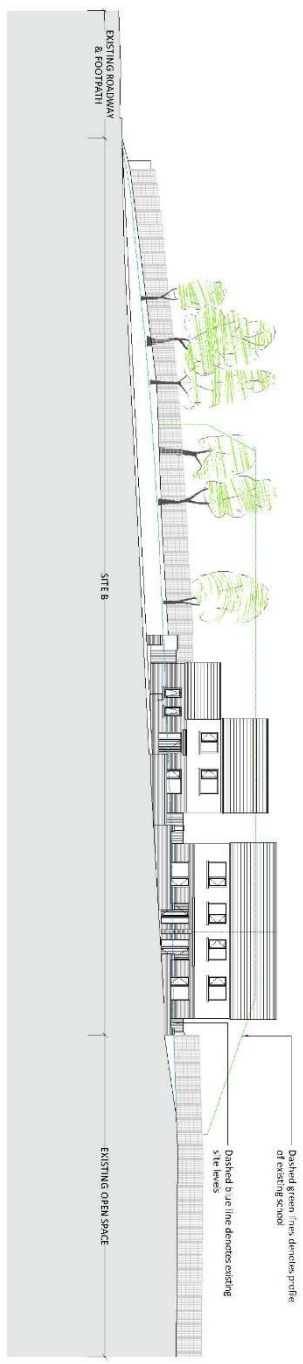
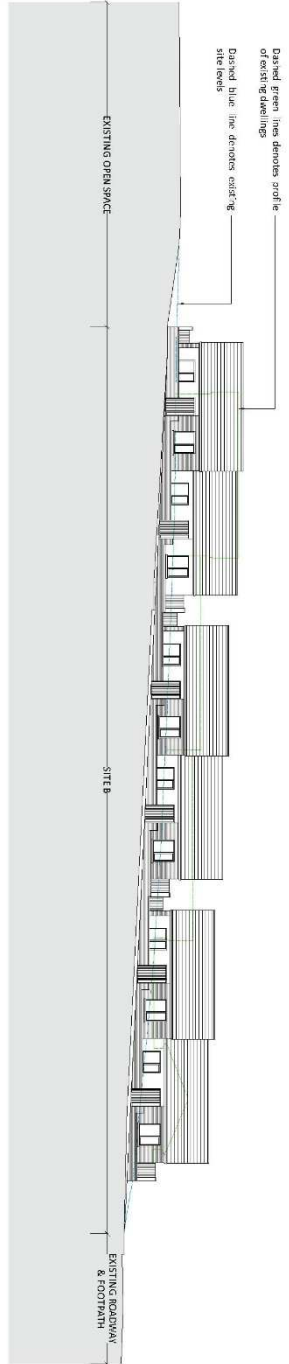
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DATE
 30.11.2023

DRAWING NUMBER
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REV



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COUNTY ARCHITECTS RODOLPH AVENUE, BALLYVAUGHAN, DUBLIN 11, IRELAND	
CLIENT	ECG Housing Dept.
PROJECT TITLE	Housing Development at Heslane View, Skerries, Co. Dublin
DRAWING TITLE	Internal Consultation SMA, Limerdon, K.Y.V.V. Z.
PROJECT ARCHITECT	
DRAWN	CE
CHECKED	CE
DATE	01/12/2024
DRAWING NUMBER	22-341-106
REV	



Appendix B – Accommodation Schedules

Dwelling Type A 2 bed/ 4 person/1 storey	Area	Target Area	Variation	Comments
Gross Floor Area	76.3	70.0	9.0%	Increased Bathroom & Bedroom areas per current UD requirements
Main Living Room	13.0	13.0		
Aggregate Living Area	31.0	30.0		
Bedroom 1	13.0	13.0		
Bedroom 2	13.0	11.4		
Aggregate Bedroom Area	25.0	25.0		
Storage	4.0	4.0		

Dwelling Type B 3 bed/ 5 person/2 storey	Area	Target Area	Variation	Comments
Gross Floor Area	99.4	92.0	8.0%	
Main Living Room	14.5	13.0		
Aggregate Living Area	34.0	34.0		
Bedroom 1	11.9	11.4		
Bedroom 2	13.5	13.0		
Bedroom 3	8.5	7.1		
Aggregate Bedroom Area	33.9	32.0		
Storage	5.0	5.0		

Dwelling Type C 4 bed/ 6 person/2 storey	Area	Target Area	Variation	Comments
Gross Floor Area	127.5	110.0	16.0%	No SA dwellings in DMfQH. 3B/ 6P/ 2St. house used for comparison
Main Living Room	16.5	15.0		
Aggregate Living Area	36.3	40.0		
Bedroom 1	12.2	11.4		
Bedroom 2	13.7	13.0		
Bedroom 3	9.0	7.1		
Bedroom 4	14.0	11.4		
Aggregate Bedroom Area	48.9	43.0		
Storage	6.0	6.0		