

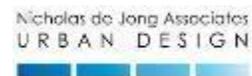


**Mungret Residential
Development**
Architectural Design Statement
&
Housing Quality Assessment

Proposed Development at Dromdarrig, Mungret, Co. Limerick

22nd January 2021

Application prepared with



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1.0 INTRODUCTION

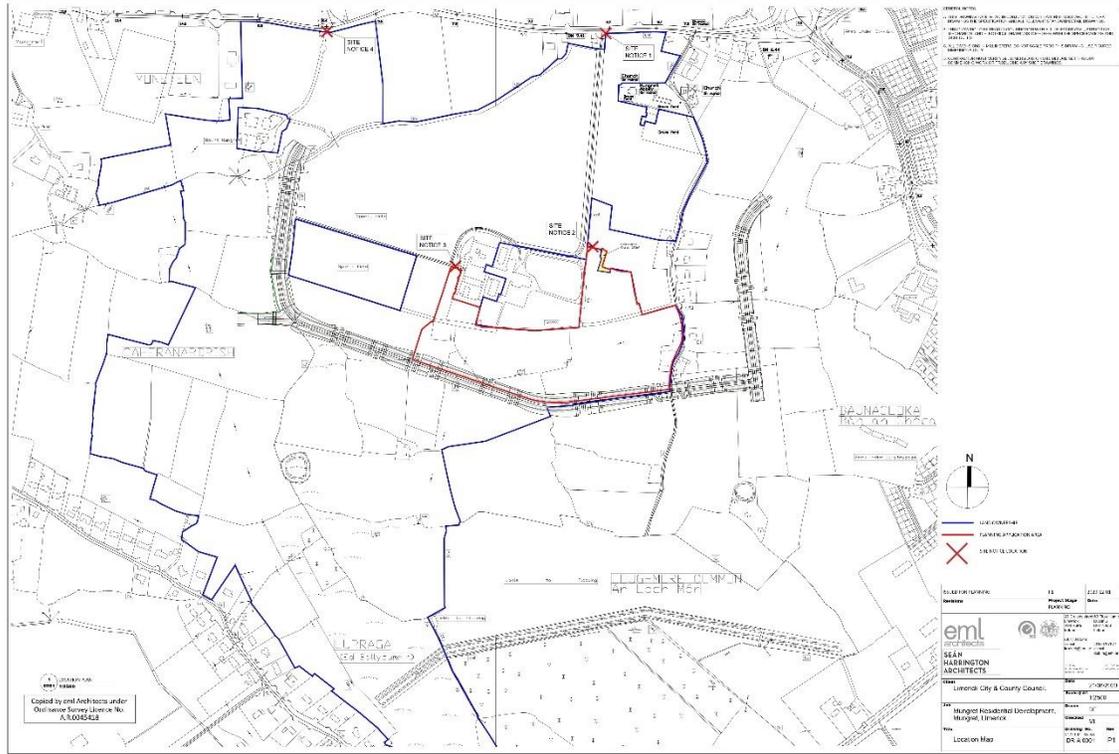


Illustration 01: Location Map - Mungret Lands

Limerick Twenty Thirty on behalf of Limerick City & County Council have appointed eml Architects and Seán Harrington Architects to deliver a development proposal for the identified sites A1, A2, A3, A4 and S1 at Mungret, Co. Limerick.

eml Architects, Seán Harrington Architects and Nick De Jong Associates, in collaboration with a wider Design Team have designed a residential development comprising houses, apartments, Independent Living for Older Persons, creche, community facility, neighbourhood convenience retail unit, beauty salon, and including all hard and soft landscaping, and ancillary facilities for this greenfield site near Mungret College.

The planning application proposes a total of 253 residential units in an agreed mix of tenure, unit type and size. Associated with the residential use is the design of public streets and areas of hard and soft landscape for various recreational purposes. The proposal will provide private and visitor car parking spaces distributed throughout the scheme while creating several 'Home-zones' with shared surface use.

The site consists of green fields and is characterised by the Mungret Observatory (a single storey masonry structure from the c. 1906 which is protected and a registered NIAH monument within the curtilage of Mungret College; refer to Conservation Report) and mature trees along field markings. The site's topography varies considerably from North to South and from East to West, a condition, which significantly determined the proposed layout of terraces, streets and urban blocks.

The proposed development is segmented in the sites A1, A2 and A3 for predominantly semi-detached housing with apartment buildings on key street corners while A4 is a residential perimeter block of apartments for Independent Living for Older Persons, a corner convenience retail unit and a beauty salon. A public square is proposed at site S1 and north of the square between A4 and Mungret College, comprises a crèche, a community facility with apartments overhead.

Sites A1, A3, A4 and S1 are aligned north of the proposed Link Street in an east-west direction. A2 is positioned north of A1 and neighbours the existing residential development of Mungret Woods on its north and east boundary. Site A1 and A2 are separated by the existing mature trees and hedgerow running east to west within the site.

The site has an overall site area of 7.27Ha and net development area of 6.17Ha and the proposed development of 253 units that will achieve a density of 41 units per hectare.



Illustration 02: Proposed Development Block Plan

The Design Team have adhered closely to all relevant legislation and guidance documentation including the following publications:

- Quality Housing for Sustainable Communities: Department of Environment, Heritage & Local Government, Published 2007;
- Urban Design Manual - A best Practice Guide: Department of Environment, Heritage & Local Government, Published May 2009;
- Sustainable Urban Housing - Design Standards for New Apartments: Department of Housing, Local Government & Heritage, Published March 2018;
- Design Manual for Urban Roads and Streets: Department of Transport, Published July 2019;
- Limerick County Development Plan: Limerick City & County Council 2010 – 2016, Adopted November 2020;
- Southern Environs Local Area Plan: Limerick City & County Council 2011-2017, extended until May 2021.

Note:

The timeframes provided are indicative only and there is likely to be overlap between phases. Generally, the foundation and structural works of each phase is likely to proceed at the same time as the fit out and commissioning of the previous phase. It should be noted that the existing portacabins on part of the site, south of Mungret College, currently located where the community and creche facility are proposed, are to be removed from the site no later than June 2022 in accordance with condition no. 3 of the planning permission granted (P17/357 which authorised their temporary provision and use. This timeframe is well in advance of Phase 02 which is not likely to commence until Q2 2023 and which will necessitate their removal to facilitate construction of the creche and community building.

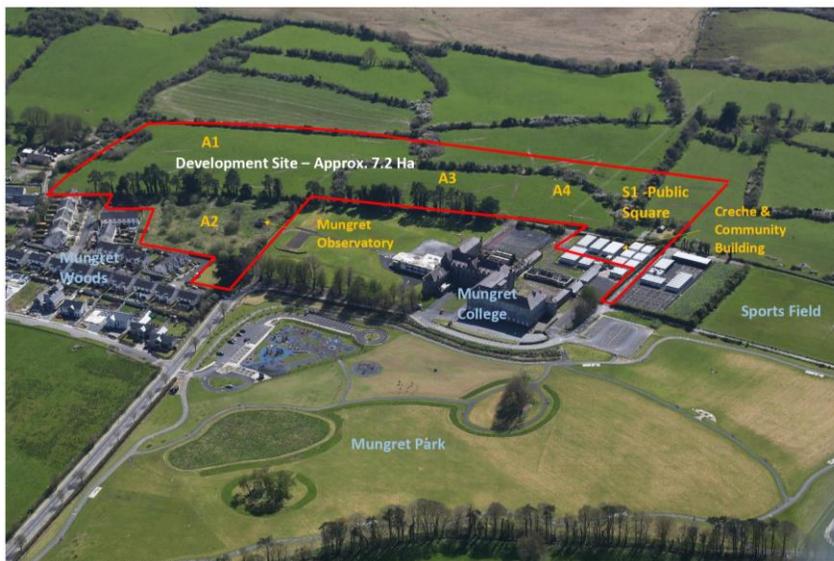


Illustration 04: Aerial photo of Mungret Lands

2.0 STRATEGIC DESIGN APPROACH

The project design team prepared a high-level Framework Plan for the subject site and adjoining lands which were zoned for residential purposes and therefore are likely to be developed at some stage in the future. The Framework Plan extends across an area of 59.6 hectares of residential zoned land of which 27.1 hectares are owned by Limerick City and County Council (LCCC). It demonstrates how lands in Mungret can be developed in the future in a holistic and sustainable manner having regard to existing site characteristics and environmental factors.

The Framework Plan is focused on accommodating a defined vision for the Mungret lands which has evolved from an understanding of the place, its history and the people that have shaped it, its location and setting within the city and its landscape and outlook. Whilst the Framework Plan will deliver much needed housing for the city, the vision embedded in the Plan is about creating a vibrant neighbourhood that accommodates and facilitates a variety of uses and that nurtures a strong sense of community.

2.1 Framework Plan Objectives

The vision for Mungret as detailed in Illustration 0.3 & 0.4 is expressed through ten principles / objectives.

- To deliver an **exemplar new neighbourhood** with a clear identity and character that responds to the natural and historic environment and provides a **great place to live**
- To deliver a **green neighbourhood** that encourages **healthy lifestyles**, offering easy to create a strong and **legible structure** that leads people to a mixed-use centre at Mungret College, integrates the site with the wider area and strengthens existing centres
- To grow the existing **community hub** at Mungret College so that it forms a heart for the new neighbourhood and is accessible to all residents
- To protect and celebrate the sites **historic assets** including the College, Mungret Abbey and medieval ringforts
- To embrace the wider landscape and **create a green framework** across the site that retains the sites green assets and enhances biodiversity
- To create a **walkable and cycle friendly neighbourhood** that provides easy access to schools and amenities through a safe and attractive network of streets and paths
- To create a **legible network of streets** defined by new buildings and laid out as part of a clear hierarchy

- To incorporate **bus routes through the heart of the neighbourhood** reducing the need to travel by car
- To provide a **mix of high-quality homes** that give the opportunity to up or downsize within the neighbourhood



Illustration 05: Overall Framework Plan for the Mungret Lands

The Framework Plan is structured around the hub of Mungret College complex, with a north-south route connecting southward to the Link Street and onwards into the north-south linear park that extends through the development. The layout of development is structured around street blocks that provide a connected and permeable layout where streets are animated by dwellings fronting onto them and pedestrians and cyclists have a choice of routes to take. A public square, Mungret Square, provides a gathering space at the intersection of this route and the west to east Link Street. The Link Street will form the main movement corridor through the area and is also important to the structure and legibility of the place.

Mungret Square will be the most connected location in the neighbourhood, highly visible from the Link Street and benefiting from pedestrian footfall between the College, park and new homes. For this reason, the square is the best location for local retail and community provision.



Illustration 05a: Overall Framework Plan for the Mungret Lands

Mungret College is a protected structure and whilst it is just three storeys, the high floor to ceiling height and its elevated location looking across Mungret Neighbourhood Park means that it appears more substantial. The College and the assemblage of buildings adjacent to it are integrated into the structure of the plan and form an important centrepiece and hub for the wider area. The Framework Plan adopts a number of development principles that serve to strengthen this structure. These include:

- Promoting greater height for development along the Link Street, around Mungret Square and in the heart of the neighbourhood around Mungret College;
- Promoting continuous frontages in these central locations and along the Link Street; and;
- Increasing the density of development in the heart of the neighbourhood and promoting development at lower densities in more peripheral areas;



Illustration 06: Mungret College – Viewed from Mungret Park



Illustration 06a: Mungret Woods – existing houses to north & east of development site

3 Proposed Development

3.1 Planning Parameters



Illustration 07: Proposed Site Plan – Mungret Residential Development

Proposed Site Development:

Site Area:	7.27ha
Net Developable Site:	6.17ha
Public Open Space – net development area:	0.46ha (7.51%)
Overall Open Space – gross development area:	1.60ha (14.6%)
Density – Dwellings per Hectare:	41dph

Site Plan Areas:

A1	73 units
A2	29 units
A3	84 units
A4 (Independent Living for Older Persons)	55 units
Creche Building	12 units
Total	<u>253 units</u>

Unit Mix:

2 Bed / 4 Persons House	36 units
3 Bed / 5 Persons House	80 units
3 Bed / 6 Persons House	30 units
4 Bed / 7 Persons House	26 units
6 Bed / 8 Persons Community House	2 units
1 Bed / 2 Persons Apartment	42 units
2 Bed / 3 Persons Apartment	11 units
2 Bed / 4 Persons Apartment	18 units
2 Bed / 4 Persons Duplex Apartments	8 units
Total Units Proposed	<u>253 units</u>

Included above;

Independent Living for Older Persons = 55 units (one and two-bedroom apartments)

Retail:

Corner Convenience retail unit	80.0m ² (Net Area)
Beauty Salon	80.0m ² (Net Area)

Creche: 70 child places 476.2m²

Community Facility:

3no. Multi-function rooms 289.0m²

Parking:

Car spaces: **372 spaces**
 Electric vehicle charging points: (38 spaces)

Bicycles:

Bicycle spaces **92 spaces**
 Houses: within curtilage



Illustration 08: Aerial 3D artists impression – Mungret Residential Development



Illustration 09: Aerial 3D artist impression of Areas A1 to A3



Illustration 10: 3D artist impression of Areas A4 to S1

3.2 Design Approach



Illustration 11: Site Layout A1-A3 – Site Plan



Illustration 12: Site Layout A3-S1 - Site Plan

The following key planning objectives have informed the design process:

- Achieving an average density of 41dph across the site to provide sustainable residential development by introducing 31% apartments to the unit mix;
- Distributing residential units across the site with higher buildings and higher density to the West near the public square and south along the Link Street and the heart of the new neighbourhood with the density gradually falling towards the north and east, in particular the existing Mungret Woods neighbours where the density is at its lowest;
- Providing a minimum of 7.5% Public Open Space while accounting for the direct proximity to the Mungret College lands for recreational use and children’s play area;
- Allowing the scheme to be developed in feasible phases over a coordinated programme;
- Integrating the proposed Link Street along the southern site perimeter into the development and using it as a spine access route for the neighbourhood;
- Retaining a maximum of mature trees along the existing field marking north of block A1 and block A3;
- Integrating a heritage monument which is a protected structure into the landscape design and making it accessible within the provided Public Open Space of A2;
- Mitigating the impact on existing residential development and social infrastructure to a minimum, in particular at Mungret Woods;

- Keeping house building heights to two storeys for all houses except along the Link Street with three-storey buildings;
- Keeping all apartment building heights to three storeys with variations in block A4 between two and three storeys addressing the public square S1;
- Allowing for sustainable storm water drainage where possible through underground attenuation tanks;
- Proposing a crèche facility to fulfil the needs advised by the local Childcare Committee and providing 70 child places;
- Proposing a community facility to provide community space for multi-functional spaces;
- Proposing two small retail units, one associated with the Independent Living as a beauty salon and a neighbourhood convenience store for the local community;
- Providing a total of 372 car parking spaces and 92 bicycle parking spaces for the apartments with houses having bicycle parking within their private curtilage.

3.3 Dwelling Types



Illustration 13: Contiguous Elevations, Link Street and North Road

The Design Team have developed a range of 21 different dwelling types with different scales, occupancy and elevational treatment.

This approach allows for a sustainable tenure mix and creates a vibrant neighbourhood. It is a design objective not to differentiate between affordable homes and private homes within this development. A variety of design, details and materials is intended to avoid monotony or lack of character. A series of unit types have been developed in line with guidance from the client. All houses are two storeys except three-storey houses along the Link Street. One group of apartments is situated in a two-to-three storey perimeter block (A4) as Independent Living for Older Persons while further apartments are located in a three-storey block over the creche building north of A4 and the public square S1. Other apartments are distributed in three-storey corner buildings along the Link Street in sites A1 and A3. The height of three storey buildings along the Link Street, at corners strengthens the block character of the neighbourhood and expresses spatial importance at these locations. Density and scale along the Link Street are gradually reduced from block A4 in the West to block A1 in the East while a regular building height of three storeys creates the desired street frontage for future development.

The dominance of two-storey houses in semi-detached or short terrace arrangements sets the general scale of the proposed development. In particular in block A2 the limit to two-storey semi-detached houses respects the size and form of the adjacent existing housing development at Mungret Woods. Two-storey 'L' shaped corner houses, on the other hand mark strategic corners of the development, particularly in composition with two-storey semi-detached houses along the Home-Zones. Everywhere, dwellings have been designed and windows located to minimise overlooking of private open space, and all back-to-back dimensions are at least 22.00m in accordance with development plan guidance.

The L-shaped two-storey corner houses have also been introduced for blocks A1 and A3 to generate optimal street frontage and passive surveillance at corners while opening the rear to accommodate a private garden within an enclosed block. This shallow plan building type allows for closing perimeter block corners. These L-shaped houses are a viable alternative to corner apartments where a smaller building size is more suited and more in keeping with the proposed 'Home-zone' arrangement.

The dwellings are generally arranged in terraces of 2-4 units. Most of them are semi-detached buildings due to the challenging topography. Longer terraces would require stepped floor plates, which needed to be excluded for economic reasons. The gaps between buildings are equally spaced out and provide side garden access to most dwellings.

A continuous brick garden wall stretches between all buildings and connects them seamlessly in order to express an unbroken perimeter block line with a privacy boundary.

The proposed garden wall will comprise secure garden gates and recesses to install electrical meter boxes. The use of short terraces with minimal gaps affords human scale, dwelling variety and architectural expression with a selected palette of details and materials. Access to the rear gardens all for refuse bins to be located in the rear private gardens with only limited mid-terrace houses requiring bins store the front curtilage.



Illustration 14: Contiguous West Elevation

3.4 Houses



Illustration 15: 3D artist impression into Home Zone

The scheme comprises a combination of smaller 2-Bed houses, medium sized 3-Bed houses and larger 4-Bed houses. All buildings have the same depth and are therefore flexible to use in various terrace arrangements. The house type is legible only in its plot width as all facade features are selected from the same design palette to create a neighbourhood of familiarity. Each individual dwelling is clearly recognisable through its recessed entrance door and its defined front curtilage.

The curtilage spaces provide a measure of defensible space to the front of the houses and prevent potential hazards for passers-by arising from opening windows and the like. Where possible the curtilages have been widened to allow for on-curtilage private parking. These parking spaces will be framed by soft and hard landscaping and will be fully integrated into the overall landscape design. All internal streets have been designed as home zones where all street users share the street equally without delineations and kerbs. This design approach allows to control vehicular speed and to provide liveable streets for everyone. The continuous garden walls as described in previous section are an essential part of the architectural expression and form part of the house design. They are generally of the same material and height as the ground floor facades (clay brick, alternatively render with mineral paint finish). The garden wall capping connects seamlessly with the coursing of the front facades and creates a continuous line of the same material that visually defines the block perimeter.

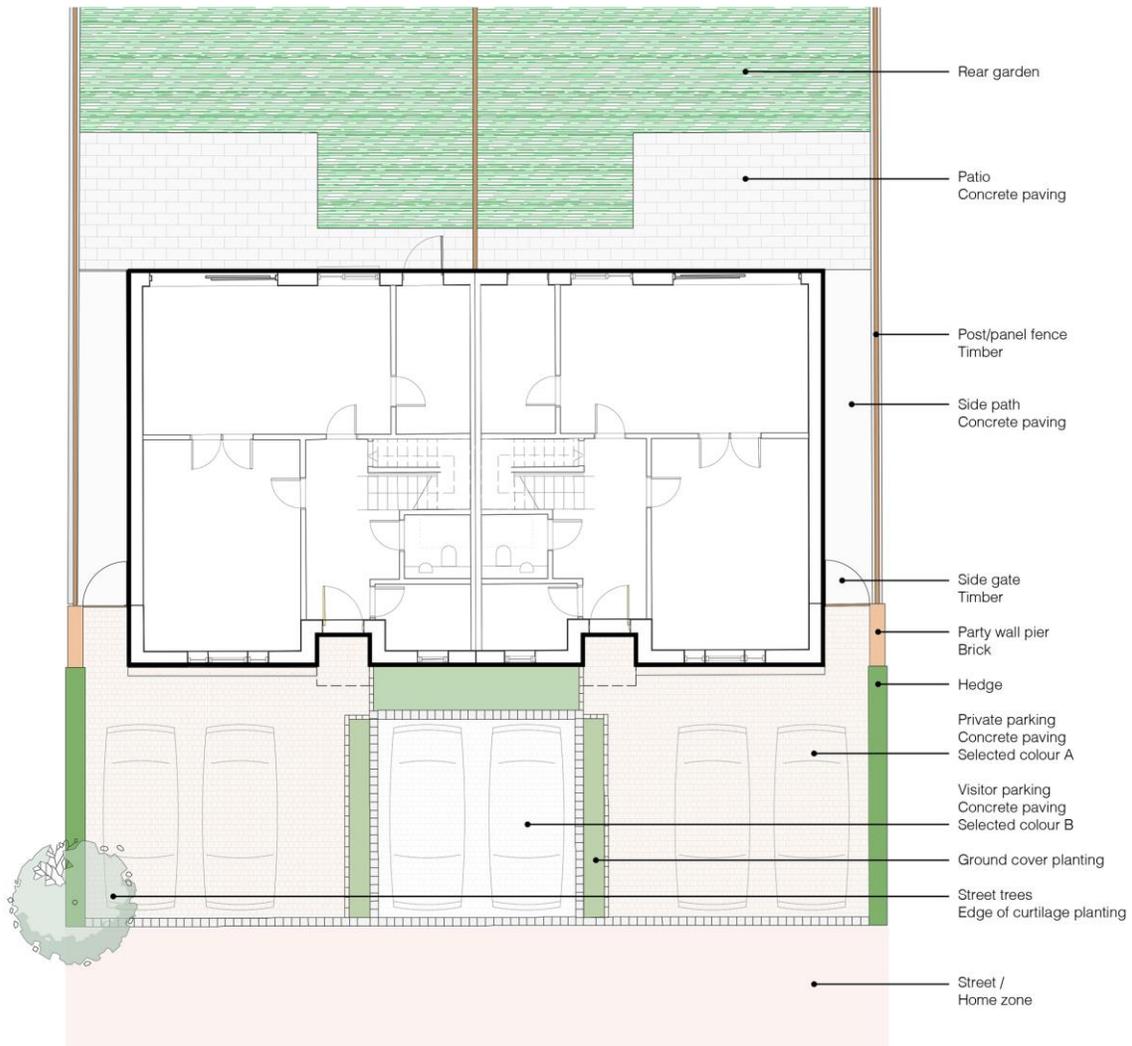


Illustration 16: Curtilage Example

Space standards for all the houses are in accordance with the requirements set out in the Government guidance document *Quality Housing for Sustainable Communities* and the relevant sections of the Limerick County Development Plans, with most dwellings improving on the minimum standards. Use of natural daylight and sunlight has been maximised, with all windows sized to allow good daylight penetration. The arrangement of living/kitchen/dining spaces relative to the front and rear of the houses varies across the development providing multiple aspects of activity to the street from within the houses. Large ground floor windows to the front and large patio doors to the rear, combined with open floor layouts and linking doors ensure direct dual aspect. This key component will provide good spatial quality and functional family orientated spaces to the ground floor of all houses. Furthermore, this arrangement ensures optimal passive surveillance ('eyes on the street'). Utility rooms near kitchens have been provided where possible and the larger houses comprise additional rooms that can serve as small home offices.

All bedrooms and bathrooms are at first floor level (also at second floor in the Link Street houses) and each individual house comprises an en-suite bathroom to the main bedroom (with the exception of the 2-Bed terrace houses).

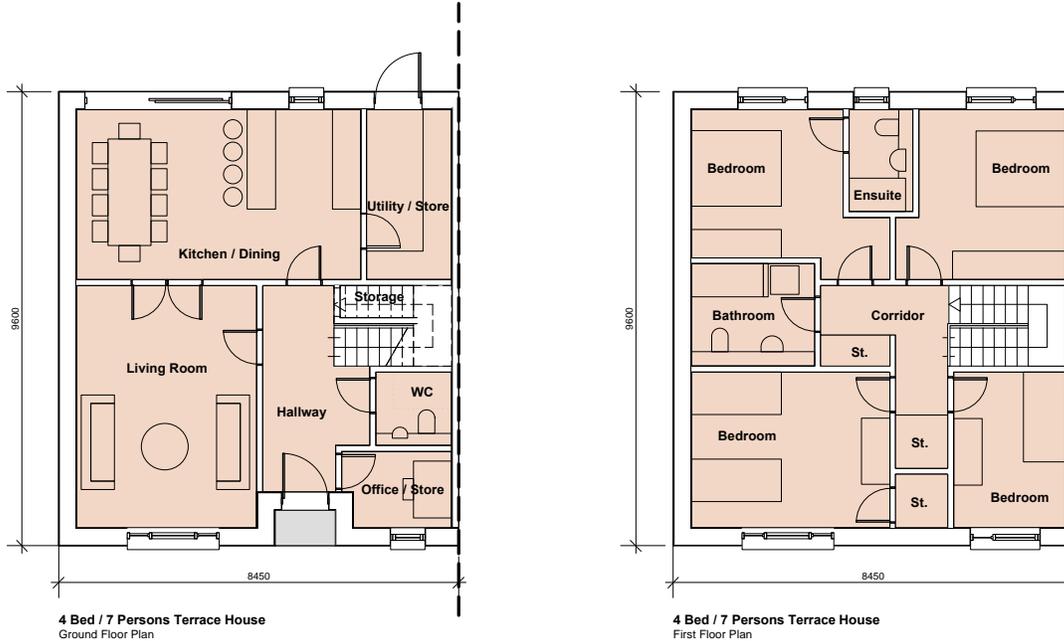


Illustration 17: Floor Plans 4-Bed Terrace

Practical aspects of access and use have been considered in detail, with particular reference to Part M of the Building Regulations for both, the approach/access to the house and to the circulation within the house. Sufficient storage spaces are distributed throughout the circulation areas, living spaces and bedrooms, with kitchen cupboard spaces and worktops being provided to meet (or exceed where possible) the requirements set out the *Quality Housing for Sustainable Communities* document. The architectural design has incorporated all necessary aspects to meet and exceed NZEB energy-efficiency standards. A very significant quantity of energy used will derive from renewable sources in accordance with current Building Regulations, by using air source heat pumps in all homes.

Individual private open space to each of the houses is provided by way of a secure garden to the rear of each home. Almost all houses are arranged as semi-detached units where gardens are accessible from the side to allow refuse bin storage to the rear. Only very few terraces in block A3 have a different arrangement without side garden access where a brick-cladded enclosure for refuse bins is located in the front curtilage.

Architectural composition and harmony is achieved through a regular curtilage treatment that, in combination with individual dwelling features such as entrance recesses, facade coursing and roof detailing creates a well-balanced residential scheme. A continuous ground floor clay brick facade treatment gives an overall coherence and unity to the terraces, while still affording individual character of the upper floors with rendered finishes. In several locations L-shaped houses are brick-cladded from ground to roof in order to strengthen block corners and to contribute to the overall composition. The use of a selected clay brick is critical to achieve the described design objectives: It is the essential building material that defines and connects the proposed composition of individual buildings and terraces in blocks A1 and A3 and the A4 perimeter block.

A variation to this approach is chosen for block A2 where all buildings and most curtilage features are rendered to use materials that are more in keeping with the adjacent houses of Mungret Woods. Prominent terrace gable ends are expressed with ground floor conservatories and circular windows at first floor adding spatial quality to the individual 4-Bed houses. Mineral paint finish in selected colours is proposed to create the desired variety and expression of individual homes. The clay brick selected for A1, A3 and A4 will be used for parts of the curtilage treatment in order to connect block A2 to the proposed development.



Illustration 18: Aerial view, Artist Impression into site area A2

All houses have recessed front entrances for weather protection and expression of each individual private dwelling. The buildings depths and the roof pitch have been standardised which creates a harmonious ridge line and overall roof scape while all corner buildings form the exception with expressive mono-pitch roofs. All windows are designed in alu-clad quality, entrance doors as solid timber leafs, gutters, down pipes in aluminium and roof coverings with fibre cement slates.

The three-storey houses along the Link Street follow the same design principles as described for the two-storey houses in block A1 and A3: A clay brick treatment to the ground floor and render with a mineral paint finish to the first and second floors. To express their three-storey scale these units have roofs with a modified ridgeline and wider overhangs. The first floors towards the Link Street are designed with oriel windows giving the street a more articulated elevational treatment.



Illustration 19: Buff brick example



Roof example

3.5 Apartment Corner Buildings



Illustration 20: 3D artist impression into central Public Open Space

A total of 4 townhouse/apartment buildings are distributed along the proposed Link Street to strengthen the proposed block character. Their placing contributes to the desirable passive surveillance ('eyes on the street') at these locations. These buildings are solitary structures; however they are by design and architectural scale similar to the houses and are connected to them by a continuous garden wall as described above. Like the adjacent houses, these buildings will have a brick-cladded ground floor and main street frontages and render with mineral paint finish to the first and second floors elsewhere. The pitched roofs are arranged to harmonise with the mono-pitched roofs proposed for the L-shaped corner houses. All windows are designed in alu-clad quality, entrance doors as solid timber leaves, gutters, downpipes in aluminium and roof coverings with fibre cement slates.

All apartments and duplex/townhouses are designed in strict accordance with the Government guidance document *Sustainable Urban Housing - Design Standards for New Apartments*. Practical aspects of access and use have been considered in detail, with particular reference to Part M of the Building Regulations for both, the approach/access to each apartment and the circulation within each individual apartment. The entrance door to the second-floor apartment is at ground floor and the habitable rooms of this unit are accessed via a private and secure internal set of stairs.

Each apartment building comprises three units: Two 2-Bed duplex townhouses on ground and first floor and one 2-bed apartment on second floor. Each of these three units is designed with its own door access off the street via individual front curtilages so that each unit will have its own private entrance area including refuse bin storage, bicycle storage and M&E appliances. The two duplex/townhouses will have sufficient private open space immediately outside their living/kitchen/dining areas at ground floor with two bedrooms, en-suite bathroom and main bathroom organised on first floor level. The second-floor apartment will have a generous roof terrace overlooking the street corner adding to the ‘eyes on the street’ design principle. The roof terrace is screened in certain locations to avoid any overlooking of private gardens.

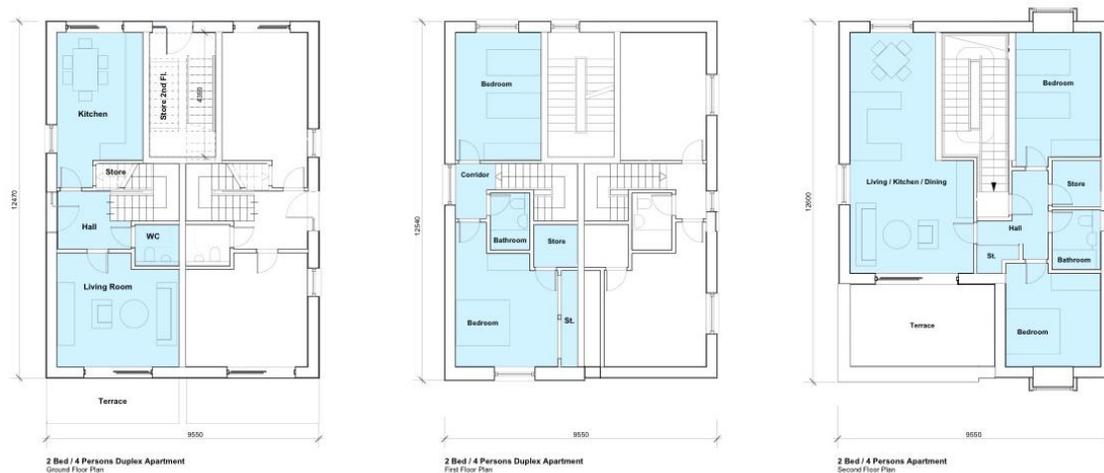


Illustration 21: Floor Plans 2-Bed Duplex / 2-Bed Apt

Particular design of frosted glazing has been applied to provide optimal dual aspect to all three apartments within this building while also preventing sensitive overlooking of adjacent private gardens.

The duplex/townhouse units at ground and first floors are expressed as individual town houses with maximum privacy whereas the second-floor unit enjoys the benefits of a penthouse setting. The general arrangement of three-storey corner buildings along the Link Street in combination with the three-storey semi-detached houses makes for a very suitable urban form where it is needed for architectural expression.

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Housing Quality Assessment 2021-01-15

ref name: Housing at Mungret Lands

Detailed Schedule of Accommodation																					
Block No	Apt No	Level	Floor Area - m ²		No of bedrooms	No of bedspaces	Orientation	Aggregate Living Area - m ²				Aggregate Bedroom Area - m ²				Storage Area	% Feasibility used?	Private Open Space		Communal Open Space	
			Required	Provided				Min. Required	Provided	Min. Required	Provided	Min. Required	Provided	Min. Required	Provided			Min. Required	Provided	Required	Provided
Block 1	Floor 0 +		73	88.08	28	4P	South + West	30	30.6	3.6	4	24.4	25.4	6	8.32	No	7.36*	Triple	7 *		
	Floor 0 +		73	88.08	28	4P	South + East + North	30	30.6	3.6	4	24.4	25.4	6	8.32	No	7.67*	Triple	7 *		
	Floor 2		73	105	28	4P	South + East + North + West	30	30.6	3.6	4	24.4	25	6	6.2	No	7.37*	Quadruple	7 *		
Block 2	Floor 0 +		73	88.08	28	4P	South + West	30	30.6	3.6	4	24.4	25.4	6	8.32	No	7.61*	Triple	7 *		
	Floor 0 +		73	88.08	28	4P	South + East + North	30	30.6	3.6	4	24.4	25.4	6	8.32	No	7.53*	Triple	7 *		
	Floor 2		73	105	28	4P	South + East + North + West	30	30.6	3.6	4	24.4	25	6	6.2	No	7.25*	Quadruple	7 *		
Block 3	Floor 0 +		73	88.08	28	4P	South + West	30	30.6	3.6	4	24.4	25.4	6	8.32	No	7.34*	Triple	7 *		
	Floor 0 +		73	88.08	28	4P	South + East + North	30	30.6	3.6	4	24.4	25.4	6	8.32	No	7.66*	Triple	7 *		
	Floor 2		73	105	28	4P	South + East + North + West	30	30.6	3.6	4	24.4	25	6	6.2	No	7.23*	Quadruple	7 *		
Block 4	Floor 0 +		73	88.08	28	4P	South + West	30	30.6	3.6	4	24.4	25.4	6	8.32	No	7.65*	Triple	7 *		
	Floor 0 +		73	88.08	28	4P	South + East + North	30	30.6	3.6	4	24.4	25.4	6	8.32	No	7.55*	Triple	7 *		
	Floor 2		73	105	28	4P	South + East + North + West	30	30.6	3.6	4	24.4	25	6	6.2	No	7.26*	Quadruple	7 *		

Illustration 22: Apartments – Housing Quality Assessment schedule (See RP-A-1506)

3.6 Community House

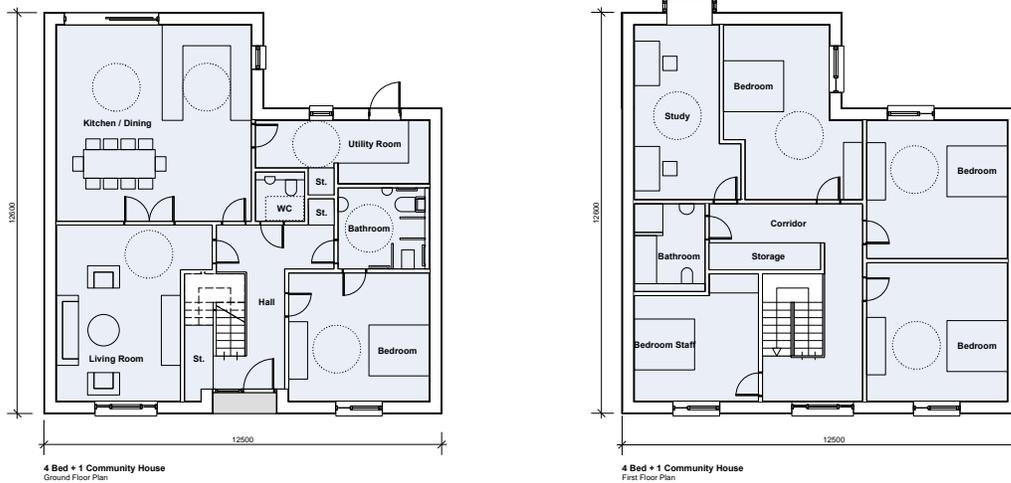


Illustration 23: Floor Plans Community House

The proposed development will include two community houses. These are managed residences with four universally designed bedrooms for people with a variety of special needs, together with a bedroom for a live-in staff member. They also have large, shared kitchen / dining / living spaces, a study area and large private rear gardens. The community houses are organised as two-storey buildings and are located in block A3 with a joint back garden fence in case direct interaction/communication is desired. They are also in close proximity to the proposed housing to the elderly in block A4 and all ancillary facilities.

The design of the community houses follows the same principle as for all other buildings in the scheme. The rationale behind this approach is to integrate their appearance and use seamlessly into the proposed residential community.

Their brief requires a footprint that is significantly larger than a regular house. As a result, they are wider and more prominent in the street. Some rooms are located in a return and the main volume of the house remains in line with all other houses therefore keeping the same roof form and pitch. The ground floor is clad with clay bricks and the first floor rendered with mineral paint finish to match the elevational treatment of the adjacent houses.

Approach and access to the house and circulation within the house are in accordance with the design principles of Universal Design (UD). The ground floor comprises a large open plan living kitchen dining area that can be separated. Also located on ground floor is a bedroom with direct access to a UD bathroom, the access of which is provided from the bedroom and from the corridor alike. The first floor comprises three additional bedrooms, a study room, a bathroom and a staff bedroom in direct proximity to the stairs.

All windows are designed in alu-clad quality, entrance doors as solid timber leafs, gutters, down pipes in aluminium and roof coverings with fibre cement slates.

3.7 Independent Living for Older Persons



Illustration 24: Site Plan – Independent Living for Older Person

The proposed development will include for 55 apartments for Independent Living for Older Persons, one and two-bedroom units. The building is located at A4 and addresses the public square to the west and the Link Street to the south. The building is formed around a courtyard with 3 storeys to the south and west and two storeys to the north and east.

At the ground floor the building provides entrance lobby, administration offices, communal space that is serviced by a small kitchenette, toilets and an associated retail unit proposed as a beauty salon or similar. A small corner convenience retail unit is located at the south west corner of the building to provide day to day purchases for the local neighbourhood. A guest bedroom is located near the entrance with the remaining ground floor accommodating one and two-bedroom apartments. Additional service areas, bicycle store, buggy store, refuse stores, laundry, plant rooms are located at the ground floor. The upper floors are access via six circulation cores with 3 number lifts servicing the building. At the first floor is a small community room and a bridge link that connects the upper floor. The roof accommodates the plant room and the mechanical services for heating and water.

The building is serviced with a central heating system fed by heat pumps at roof level. Ventilation is provided via opening window sections and through the use of demand control system in each apartment and designing dual aspect. It is proposed to achieve a highly efficient building with a quality fabric and sustainable energy systems.

The building is clad externally in a quality face brick that reflects the housing in site A3 in light buff tones and dark grey tones at the first floor. Detail infill is highlighted in rendered blockwork, painted. Vertical metal railings and timber screens finish off the balconies and walkways. The internal elevations of the courtyard are finished on rendered blockwork, painted. Detail panels of facebrick pick up on the external cladding. High performance aluminium clad windows, screens and doors are finished in a dark tone with match capping and rainwater goods. External works will have low boundary walls finished in painted render, vertical metal railings and quality surface finishes to landscape specifications. Low level planting and lawns to the private gardens with a detailed landscape design proposed for the internal courtyard.

The building is expressed a strong anchor to the corner of the site at A4 as it addresses the public square and faces onto the Link Street. The south elevation creates a continuation of the three storey houses and apartments blocks running parallel to the Link Street on sites A1 and A3. The west elevation creates a backdrop to the public square that is then returned across the north of the square with the proposed creche and community building.



Illustration 25: 3D artist impression – Independent Living for Older Person

3.7.1 Community amenity space

The design of Independent Living for Older Persons apartment building is based around a central courtyard. The internal courtyard provides private amenity space for the residents and the landscape design provides for different functions from planting, kitchen garden and orchard, to activity area, bowls or putting, shaded seating and outdoor seating for socialising and providing a secure, functional outdoor space. Further to this each apartment has private amenity space, either a private ground floor garden or at the first and second floors, a private balcony. The areas provided comply with apartment guidelines and the central courtyard provides 1,800m² of outdoor space.

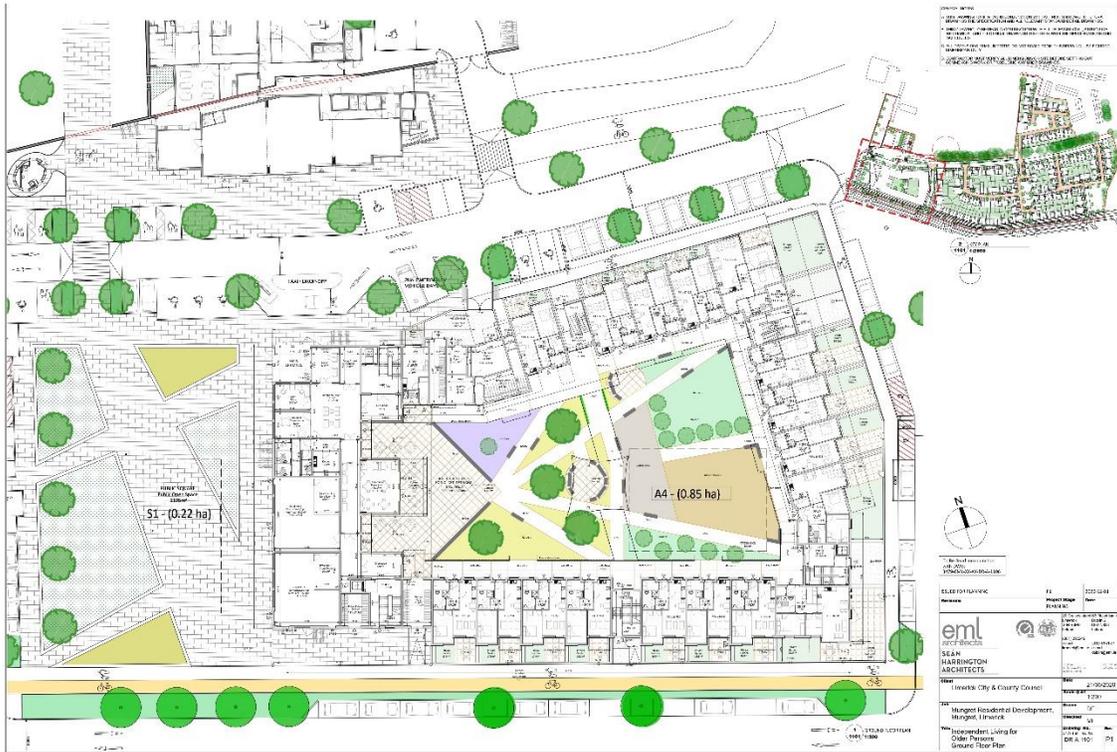


Illustration 26: Ground Floor Plan – Independent Living for Older Person

3.7.2 Accessibility

The site for the building falls from the west across to the east and the level changes are design into low falls and change of levels within the central courtyard. No fall is greater than 1:20 at any point within the site. As per Part M, this is to allow safe and convenient access to all units. At the first-floor access is via a level deck with lift and stair core conveniently located around the building. Stairs are design for use by ambulant disabled persons.

3.7.3 Bicycles

Within the building is a secure bicycle store that allows access from within the building and externally. The store can accommodate 18 bicycles and is future proofed to provide charging points for E-bikes. Future bicycle rails are provided to the perimeter of the building with a number of rails at each entrance and to the public square. In total 56 bicycle can be stored in and around the building.

3.7.4 Parking

The car parking requirements for the Independent Living for Older Persons has been closely reviewed with the operators of the building and due to the nature of the older residents living in the building as reduced number of parking bays are provided. In total there are 41 bays designated for the building. This is calculated at 55 units with 65% with cars, 33 bays and 8 bays for staff. Several electric vehicles charging bays are provided. All other bays are futureproofed to have charging points installed. Visitors to the building can use the public square parking where a further 42 bays are provided. These are shared with the creche and the community facility.

A drop-off bay is located to the north of the building to allow for ease of taxi drop-off and pick-up. 2no. emergency vehicle bays are located to the north.

3.7.5 Refuse and servicing

Located within the building are refuse stores that allow the residents to dispose of their household refuse. The retail units have a separate refuse store. A Service yard is located at the ground floor with service road from the north. This allows for deliveries and collect to service the building.



Illustration 27: Buff brick example



Balcony detail



Illustration 28: Apartment Types – Independent Living for Older Person

3.7.6 Apartment design

Each apartment is design in compliance with the department apartment guidelines. A mix of one-bed and two-bed units. The two-bed units can accommodate either 3 persons or 4 persons. The majority of the apartments are greater than the minimum by 10% and 100% of the apartments in the building are dual aspect. Open plan living, dining and kitchen allows for a bright open layout with natural ventilation and cross flow through the apartment.

Wetrooms are located next to the bedrooms to allow for future access directly from the bedroom. Stores are large fronted to accommodate mobility scooters or wheelchairs and can be futureproofed to allow for charging points. Ceiling heights are a minimum of 2.7m.

Private gardens are provided for the ground floor apartments with a number have direct access to the footpath at the road edge. Balconies are provided for the first and second floor apartments with balustrades and side screens to improve privacy, all in accordance with TGD Part K.



Illustration 29: 3D artist impression - courtyard of Independent Living for Older Persons

Job no: 3479-emi-XX-XX-RP-A-1504
 Job name: Housing at Mungret Lands
 Housing Quality Assessment: 19-01-2021
 Block 5: Rev pt
 Claim Housing: Independent Living for Older Persons

Detailed Schedule of Accommodation																							
Block No	Apartment Type	Appt No	Level	Floor Area - m ²		>50%	No of bedrooms	No of bedspaces	Orientation	Aggregate Living Area - m ²		Living / Dining Width		Aggregate Bedroom Area - m ²		Storage Area m ²		%N Reliably used?	Private Open Space m ²		Aspect	Communal Open Space m ²	
				Required	Provided					Min. Required	Provided	Min. Required	Provided	Min. Required	Provided	Min. Required	Provided		Min. Required	Provided		Required	Provided
Block 5	A	1	Floor 0	N/A**	30.8 N/A**		1B	2P	North	N/A**	N/A**	N/A**	N/A**	N/A**	N/A**	N/A**	0.8 No	N/A**		8 Dual	N/A**	*	
Block 5	B		Floor 0	45	54 Y		1B	2P	***	23	23	3.3	3.3	11.4	13.8	3	3.2 No		5	18 Dual	5*		
Block 5	B1		Floor 0	45	54 Y		1B	2P	East	23	23	3.3	3.3	11.4	13.8	3	3.2 No		5	36 Dual	5*		
Block 5	B2		Floor 1 + Floor 2	45	54 Y		1B	2P	***	23	23	3.3	3.3	11.4	13.8	3	3.2 No		5	5 Dual	5*		
Block 5	B3		Floor 1	45	54 Y		1B	2P	East	23	23	3.3	3.3	11.4	13.8	3	3.2 No		5	5 Dual	5*		
Block 5	B4		Floor 1	45	52.5 Y		1B	2P	North	23	23	3.3	3.3	11.4	13	3	3 No		5	5 Dual	5*		
Block 5	B5		Floor 2	45	50.5 Y		1B	2P	West	23	23	3.3	3.3	11.4	13	3	3 No		5	5 Dual	5*		
Block 5	C	11	Floor 0 Floor 1 + Floor 2	63	78 Y		2B	3P	South + East	28	33	3.6	3.8	20.1	21.1	5	5 No		6	63 Dual	6*		
Block 5	C1		Floor 1 + Floor 2	63	79.7 Y		2B	3P	South + East	28	34.6	3.6	3.8	20.1	21.1	5	5 No		6	6 Dual	6*		
Block 5	C2		Floor 1 + Floor 2	63	73 Y		2B	3P	South	28	28	3.6	3.5	20.1	24.3	5	5 No		6	6 Dual	6*		
Block 5	C3		Floor 1 + Floor 2	63	81 Y		2B	3P	West + North	38	32.4	3.6	3.7	20.1	21.7	5	8 No		6	20.5 Dual	6*		
Block 5	C4		Floor 1 + Floor 2	63	81 Y		2B	3P	South + West	28	34.7	3.6	3.7	20.1	21.2	5	5 No		6	20.5 Dual	6*		
Block 5	D	6	Floor 0	73	83 Y		2B	4P	North + East	30	30	3.6	4.6	24.4	25	6	4 No		7	68 Dual	7*		
Block 5	D1		Floor 0	73	80 Y		2B	4P	East	30	30	3.6	3.4	24.4	25.3	6	6.7 No		7	37 Dual	7*		
Block 5	D2		Floor 1	73	85.6 Y		2B	4P	North	30	36.6	3.6	4	24.4	25.5	6	7.1 No		7	7 Dual	7*		
Block 5	D3		Floor 1	73	92 Y		2B	4P	North + East	30	30.9	3.6	4.6	24.4	31.5	6	6.2 No		7	7.2 Dual	7*		
Block 5	D4		Floor 1 + Floor 2	73	81 Y		2B	4P	East	30	30	3.6	3.4	24.4	25.3	6	6.7 No		7	7 Dual	7*		

* Note: Each apartment has a access to the private communal courtyard. Ground floor apartments have private gardens, first floor apartments have private balconies.
 ** Note: Guest suite for visitor use only, to be used intermittently.
 *** Note: Suite for visitor use only, to be used intermittently.

Illustration 30: Independent Living for Older Persons – Quality Housing Assessment (See RP-A-1504)

3.8 Creche, Community Facility and Apartments



Illustration 31: Site Plan - Creche Building

The proposed development to the north of the public square S1 will include for a creche, community facility and 12 apartments, one and two-bedrooms. The building is formed in an 'L' shape with the community facility is located on the ground floor to the south and addressing the public square. The community facility is a multi-use space that can accommodate different functions through the use of moveable screens and partitions. The facility has potential to operate a small coffee dock and 3 separate function rooms together with toilets, a kitchenette and plant room. The front of the building opens onto a plaza that reflects the public square and allows circulation via the northern leisure route running east to west across the site and links sites A1, A2 and A3 to the public square, creche and Mungret College.

To the western edge of the building and located over two storeys is the creche. The creche is designed to accommodate 70 children ranging in age from a few months old to school going age. Playrooms are providing for the younger children at the ground floor with the older children and after school room located at the first floor. Staff room and staff toilets are located at the first floor and are accessed via a vertical core and lift. The main entrance is located to the north of the building and is accessed via the pedestrian route running north – south between the Mungret College and the public square.

To the north of the building entrance is a secure landscaped courtyard, allowing for the children to arrive safely into the building. Bicycle parking and scooter storage is located within the courtyard with a landscaped orchard and planting beds for the children to enjoy. An outdoor play area is located to the east of the building and allows the children direct access from their playrooms. Entrance reception, toilets, kitchen, dining room and plant room are all located at the ground floor. A service entrance to the rear of the building allows deliveries into the kitchen without having to move through the creche rooms. At the first-floor additional rooms accommodate the staff room and toilets. Parking, 27 bays, are provided at the square and made up as 13 for staff and 13 for parent drop-off and collection and one designated accessible bay.

Overhead, at part of the first floor and the second floor, are 12 apartments that are One-bedroom and two-bedroom units. The apartments are accessed via the main entrance stairs and lift core to the east of the building. The apartments are designed to face south and west and to reduce overlooking of the creche play area. Each apartment has a private balcony and internally complies with Sustainable Urban Housing: Design Standards for New Apartments guidelines. Parking for the apartments is provided to the east with secure gated access. Externally a refuse bins store and bicycle storage is provided for the residents. The apartments are naturally ventilated through opening windows and demand control and heating is provided via heat pumps located at roof level to each individual apartment.

The cladding to the building reflects the use of materials across the road in the Independent Living units but with a greater emphasis on use of painted render and details highlighted in face brick and a small number of projecting elements in dark coloured metal cladding. Windows, screens and doors are dark coloured aluminium with balustrading in vertical metal rails. At the entrance to the creche a covered colonnade draws visitors into the building and this canopy is supported by brightly colour columns and beams. This splash of colour is repeated around with the children's play area covered canopy supports.

The creche community building is located at the junction of the existing garden walls of Mungret College and reference to this element is incorporated in the Conservation Report. A public toilet is located outside the building, at the junction of the walls, and this is provided to service the public square, plaza and pedestrian connections to and from Mungret College and park.



Illustration 32: 3D artist impression - Creche Building

3.8.1 Amenity space for apartments

Each apartment has private balcony at the first and second floors. The areas provided comply with apartment guidelines for outdoor space.

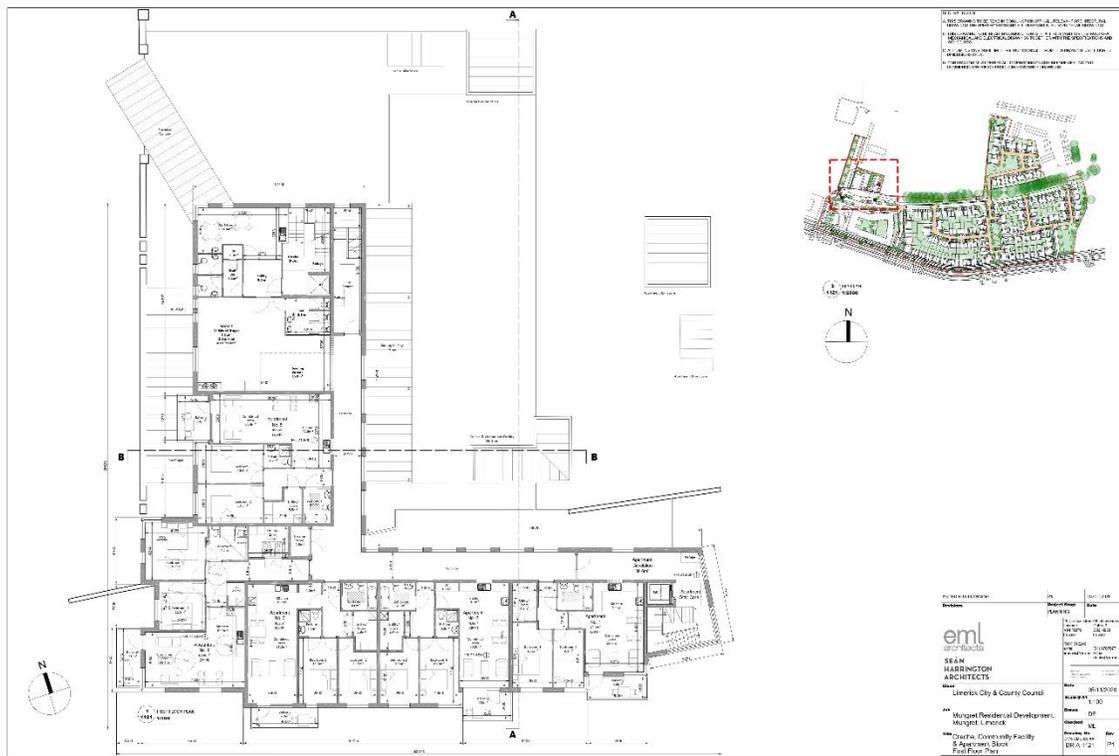


Illustration 33: First Floor Plan - Creche Building

3.8.2 Accessibility

The site for the building has a minor fall from west to east of approximately 300mm. The access to the apartments is at the lower point and through the design, as per Part M, allows safe and convenient access to all units. At the first-floor access is via a level deck with lift and stair core conveniently located at the main entrance of the building. Stairs are design for use by ambulant disabled persons.

3.8.3 Bicycles

To the rear of the building is a secure bicycle store that can accommodate 12 bicycles and is future proofed to provide charging points for E-bikes. Additionally, bicycle rails are provided to the perimeter of the building with a number of rails at the entrance and to the community facility. In total 14 external bicycle can be stored in and around the building. The creche has space for 10 no. bicycle stored securely within the entrance courtyard.

3.8.4 Car Parking

The car parking requirements for the apartments has been provided to the rear of the building with 16no. parking bays provided. One bay is for disable use and two bays are electric vehicle charging points. All other bays are futureproofed to have charging points installed. Visitors to the building can use the public square parking where a further 42 bays are provided. These are shared with the creche and Independent Living for Older Persons. Additional disabled bays and electric vehicle charging points are located at the public square.

3.8.5 Refuse and servicing

Located to the rear of the building the refuse stores that allow the residents to dispose of their household refuse. And separate refuse store is provided for the creche and the community facility. Access to these stores is through the rear service corridor in the creche or the community facility. The residential can access the rear yard via the security gates.



Illustration 34: Buff brick example



dark plinth, Balcony detail



Illustration 35: 3D artist impression - Creche Building

3.8.6 Apartment design

Each apartment is design in compliance with the department apartment guidelines. A mix of one-bed and two-bed units. The two-bed units can accommodate either 3 persons or 4 persons. The majority of the apartments are greater than the minimum by 10% and 10 of the 12 apartments in the building are dual aspect. Open plan living, dining and kitchen allows for a bright open layout with natural ventilation and cross flow through the apartment.

Storage is in line with design guidelines and can be futureproofed to allow for charging points. Ceiling heights are a minimum of 2.7m. Balconies are provided for the first and second floor apartments with balustrades and side screens to improve privacy, all in accordance with TGD Part K.

Mungret Residential Development; Architectural Design Statement & Housing Quality Assessment

Job no: 3479-XX-RP-A-1505
 Job name: Housing at Mungret Lands
 Housing Quality Assessment 19-01-2021 Rev p1
 Block 6
 Apartments over Creche Building

Detailed Schedule of Accommodation																					
Block No	Apt No	Level	Floor Area - m ²		≥20%	No of bedrooms	No of bedspaces	Orientation	Aggregate Living Area - m ²		Living / Dining Width		Aggregate Bedroom Area - m ²		Storage Area m ²		5% flexibility used?	Private Open Space m ²		Communal Open Space m ²	
			Required	Provided					Min. Required	Provided	Min. Required	Provided	Min. Required	Provided	Min. Required	Provided		Min. Required	Provided	Min. Required	Provided
Block 6	1	Floor 1	63	68.9/N	2B	3P	South	28	28.1	3.6	3.65	20.1	22.9	5	5	No	6	6.8	Dual	6	6*
	2	Floor 1	73	78.9/N	2B	4P	South	30	30	3.6	3.6	24.4	25.4	6	6	No	7	7	Dual	7	7*
Block 6	3	Floor 1	73	82.6/Y	2B	4P	South	30	33	3.6	3.6	24.4	25.4	6	6	No	7	7	Single	7	7*
	4	Floor 1	73	88.3/Y	2B	4P	South + West	30	34.7	3.6	4	24.4	30.5	6	6	No	7	7	Dual	7	7*
Block 6	5	Floor 1	73	87.9/Y	2B	4P	West	30	34.4	3.6	3.6	24.4	27.2	6	6	No	7	7.1	Dual	7	7*
	6	Floor 2	63	68.9/N	2B	3P	South	28	28.1	3.6	3.6	20.1	22.9	5	5	No	6	6.8	Dual	6	6*
Block 6	7	Floor 2	73	78.9/N	2B	4P	South	30	30	3.6	3.6	24.4	25.4	6	6	No	7	7	Dual	7	7*
	8	Floor 2	73	82.6/Y	2B	4P	South	30	33	3.6	3.6	24.4	25.4	6	6	No	7	7	Single	7	7*
Block 6	9	Floor 2	73	102/Y	2B	4P	South + West	30	36.4	3.6	4	24.4	30.3	6	6	No	7	7	Dual	7	7*
	10	Floor 2	73	87.8/Y	2B	4P	West	30	34.4	3.6	3.6	24.4	27.2	6	6	No	7	7.2	Dual	7	7*
Block 6	11	Floor 2	45	57.5/Y	1B	2P	West	23	26.6	3.2	3.2	13	14.4	3	3	No	5	5.1	Dual	5	5*
	12	Floor 2	45	61.8/Y	1B	2P	West	23	28.4	3.2	3.8	13	16.5	3	3.3	No	5	6.6	Dual	5	5*

*The building fronts on to a public communal area, the first and second floor apartments have private balconies.

Illustration 36: Creche Building – Quality Housing Assessment (See RP-A-1505)

4.0 Landscape Strategy

4.1 Introduction

The design for the Proposed Development has been fully informed by the context of the site, its relationship to surrounding townscape and countryside. The existing site characteristics and landscape features have been assessed and taken into account as an integral part of the proposals. Retaining and protecting appropriate existing landscape elements, complemented by new features and planting, are important factors in creating a sense of place and in maintaining and enhancing environmental quality.

4.2 Landscape Baseline

The existing landscape features of the Mungret Lands essentially comprise average quality edge-of-town countryside, characterised by an irregular agricultural field pattern defined by hedgerows, mostly allowed to grow to maturity. Occasional rows of formal boundary trees extending from the adjoining Mungret College campus reinforce the structure. The existing Mungret Observatory, formerly associated with Mungret College, is located in the north eastern part of the site.

In terms of topography the landscape is gently undulating with a general overall slope to downwards to the south. A ridge line runs roughly east to west through the north of the site with a pocket beyond this sloping downwards to the north. The local undulations provide further interest and variety to the overall pattern of the landscape.

Views into the area from the north are limited due to the topography namely the east-west ridgeline in the north of the site. Views from other orientations are largely restricted by the mature hedgerow pattern and localised topography. There are long distance views available from the south and east. Views from the site include the built forms of the adjacent Mungret College, as well as long distance views of hills such as Keepers Hill and Knockfeerina Hill to the east and south.

There are no protected views within the site. However, the views from Mungret College toward Mungret Abbey to the north of the site are protected. The alignment of a former townland boundary passes along the eastern edge of the site. The markers for this townland boundaries are defined by a lane adjacent to the eastern boundary of the site.

The landscape adjoining the Mungret lands comprises a sports pitch and Mungret College and Mungret Park to the north. Mungret Park is a large 11 ha public park. It contains 2km of pedestrian and cycle path, adult fitness equipment, large open grass spaces and a large 3,00m² playground and a car park.

The play equipment is suitable for both, and encourages dual use by, able-bodied and non-able-bodied children, while there is a sensory area for children on the autistic spectrum. This park, including the playground, is within 400m of the proposals. As such, in relation to the proposals, this park meets the requirements of both a 'Small Park' and 'Local Park' set out in *Objective C 2: Open space hierarchy and playground provision* of the Southern Environs Local Area Plan (SELAP).

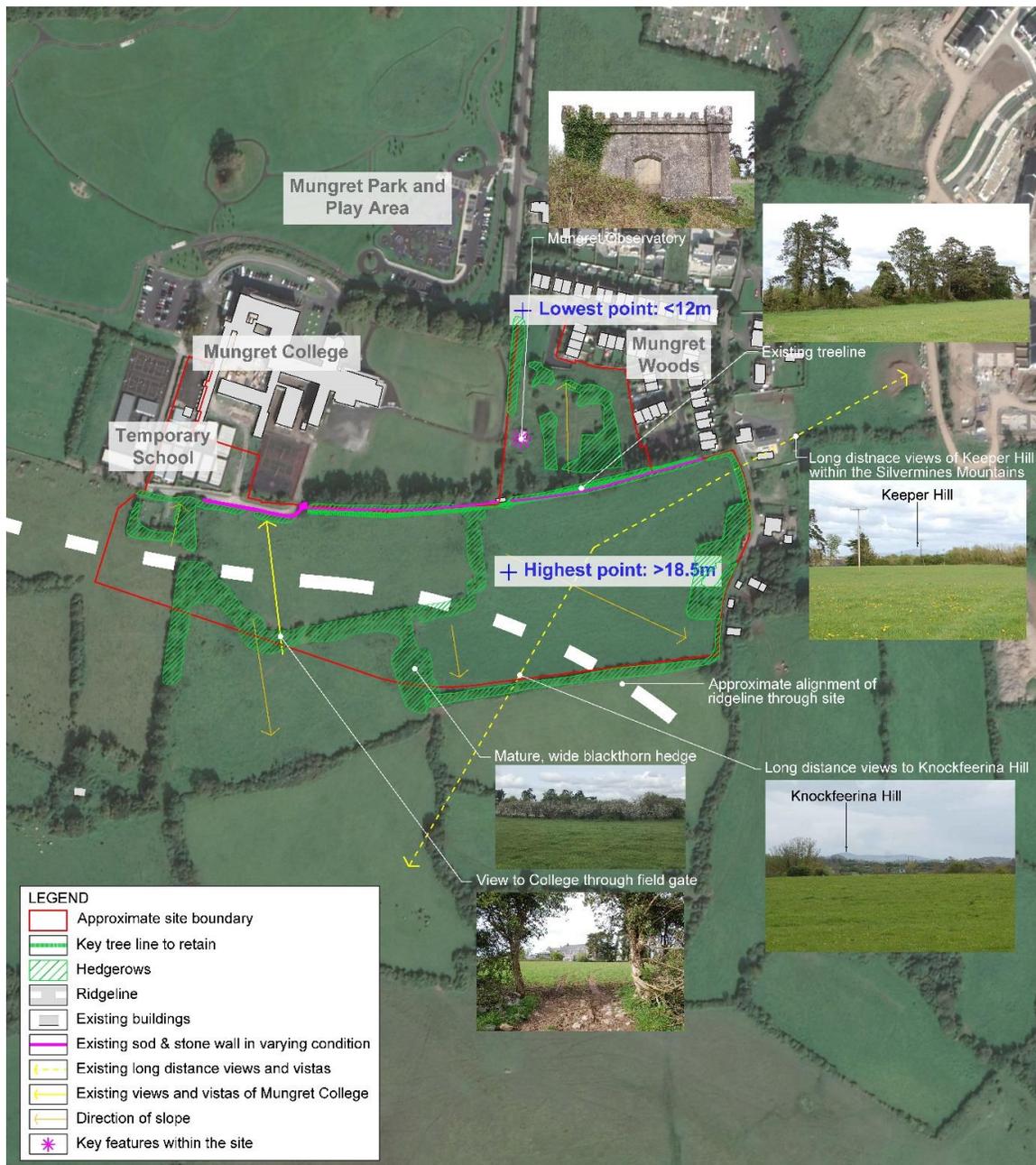


Figure 1: Landscape Appraisal

The historic area of Mungret Abbey is also located just beyond the College and the Park. To the east, south and west of the site are located pastoral fields which are zoned for housing and form part of the Residential Zoned Land for the area. Beyond these fields further east is the built form of Dooradoyle on the outskirts of Limerick City.

The dominant existing vegetation species, aside from the pastoral fields, are Austrian Pine, Sycamore, Ash, Blackthorn and Whitethorn as identified in the Tree and Hedgerow Survey.

4.3 Landscape Framework

The proposed soft and hard landscaping is illustrated in Dwgs. MP-L-001 & MP-L-002. The landscape principles that have been adopted to guide the Proposed Development include:

- the wider landscape setting of the site and opportunities for enhancement of local character and amenity and, where relevant, biodiversity and green networks
- creation of an attractive, coherent landscape and open space structure for the development
- appropriate, high quality treatment of individual areas or elements
- good standards of implementation, and
- arrangements for and resourcing of aftercare and maintenance.



Figure 2: MP-L-001 Hard and Soft Landscaping

The landscape framework of the site has been defined by the existing line of Austrian Pines in combination with the site boundaries and the alignment of the proposed Link Street along the southern boundary of the site. It is proposed to retain the existing mature trees wherever possible. This is in accordance with *Objective EH 8 Integration of natural and landscape features into developments* and *Objective MLO12 : Incorporation of natural features* of SELAP. The retention of the Austrian Pine trees to the southeast of Mungret College maintains the existing setting and character of the college within the landscape, especially when viewed from Mungret Park. These existing trees will provide an immediate setting and context to the proposals. This will be further enhanced by the proposed open spaces and additional tree and hedge planting.



Image 1: Existing Austrian Pine trees forming backdrop to Mungret College grounds with the site beyond the tree line.

The alignment of the former townland boundary to the east of the site will be strengthened. This will be achieved through the implementation of a new more structured hedge along the western edge of the lane to the rear of the eastern most properties within the site.

Three 'Pocket Parks'¹ have been integrated into the landscape framework in accordance with *Objective C 2: Open space hierarchy and playground provision* of SELAP.

¹ 'Pocket Parks' are small residential areas of Public Open Space as set out in the Southern Environs Local Area Plan.

The existing Mungret Park serves as a 'Local Park' and is within a 400m of all proposed homes within the proposal.

Homezone shared surfaces connect the three main open spaces, as well as connecting the majority of the homes with the open spaces. An off-road path also runs along the proposed greenspace on the southern edge of the existing treeline to south of the Mungret College grounds. Mungret Park is connected to the site in the east through the northernmost block of housing and to the west by a new proposed off-road formal path. Connections into the existing housing at Mungret Park have also been provided where feasible. This will ensure sustainable integration with the existing site context. This network of paths will accord with *Objective C 3: Walkways* and *Objective MLO6 Access infrastructure and permeability* of SELAP.



Image 2: Example of a homezone at Adamstown, Dublin.

4.4 Landscape Components

The landscape framework is composed of a Public Square, three 'Pocket Parks' and an area of informal linear greenspace. This series of public open spaces is described in the following paragraphs.



Figure 3: MP-L-006 Hard and Soft Landscaping - Materials Palette

1) Public Square – Site Area S1

A new public square is proposed in the west of the site, between the southern edge of Mungret College and the proposed Link Street. This area is approximately 2,000m² in size. It would be a hard-landscaped space defined by the proposed Independent Living for Older Persons development to the east and the currently undeveloped zoned residential to the west. A new pedestrian path is proposed off the northern side of the square providing a strong connection between the square, the College buildings, and Mungret Park beyond. The mostly hard paved nature of the proposed square will allow for the potential use of the square for community events and markets.

Split up into angular shapes defined by likely desire lines across the square. A main access runs from the path to the northwest across the square to the Link Street at the southeast. This would be wide enough to hold events such as markets or community festivities. This access would be framed on either side by low seating walls associated with the soft landscaped spaces. These soft landscaped angular shaped spaces would rise up from ground level at the outside edges of the square to meet the tops of the seating walls along the main access. This adds vertical interest to the horizontal expanse of the square.



Image 3: Precedent image of angular, sloping soft landscaped areas amongst hard paving (San Girolamo Urban Garden, Italy).

The contrast of the hard and soft landscaped areas provides areas of alternating functionality throughout the year.

The hard-landscaped spaces will be more functional during the wetter months of the year, whilst the grassed areas will be more attractive spaces to interact with on sunnier days. The smaller shrub/perennial areas will add colours, scents, and some biodiversity to the square. The hard-paved areas will be surfaced using granite aggregate, large format, PCC slabs to distinguish it as a key space.

Further vertical interest will be added by feature lighting columns and the tree line along the western edge of the square. The feature lighting will be different from that of the Link Street and the wider housing areas, providing individual character and hierarchy to the square. The line of trees will form a green connection from the College southwards across the square. They will also provide an element of visual interest throughout the year through their leaf colour and flowers. The feature lighting will be different from that of the Link Street and the wider housing areas, providing further individual character and hierarchy to the square.

The area to the north, outside the proposed Community Facility, will be paved with the granite aggregate PCC slabs to match the Main Square and carry the character of the Square across the road. An off-road formal path connects northwards through the walled garden grounds of Mungret College. This provides a connection to the proposed Crèche, and on to the main College buildings and the Park beyond. This will also be surfaced using the same granite aggregate PCC slabs as the Square to maintain the higher level of quality due to the relationship with the College building. The path is broken at the entrance to the Creche by a strip of coloured PCC textured paving slabs. This strip of paving leads into the Creche Courtyard and provides an element of fun for the children. The paving slabs are the same type as the footpaths around the wider proposal, just using different, more vibrant colours and sizes.

The north-south tree line is continued through this area but using fruit trees which are more appropriate to the walled garden nature of the space. The beds on either side of the path will be planted with perennial plants in keeping with the walled garden nature. The selection of plants will provide year-round colour and interest as well as being pollinator friendly.

2) Three Pocket Parks (See MP-L-001)

a) Northern Pocket Park – Site Area A2

The northern park is set in the centre of development area A2 of the proposed housing. It is approximately 1,267m² in size.

The Observatory, associated with Mungret College, forms a focal point within this area of open space. A sweeping path has been set around the observatory acknowledging its status as a key existing element of the landscape and providing it with an appropriate setting within the open space. This path also provides a section of off-road path through the open space leading northwards on to Mungret Park and the associated playground. The path would be surfaced in resin bound gravel ensuring it is sympathetic to the historic nature of the Observatory.

The visual connection between the observatory and the college is retained as part of the proposals. The boundary between the two is currently formed by a post and wire fence which will be replaced by a new post and wire mesh fence ensuring the visual connection between the two building is retained.



Image 4: The existing visual relationship between the College and the Observatory would be retained. (Read in-conjunction with Conservation Report; RP-A-1510)

Nearly every side of the park is overlooked by the proposed housing ensuring very good passive security. The only side not directly overlooked is that forming the visual link between the College buildings and the Observatory.

The northern side of this open space will be lined with tree planting softening the interface between the open space and the proposed housing. An area of car parking on the eastern side is encompassed by shrub planting and bookended by trees softening and providing containment to the car parking. The shrub planting will also provide an element of protection to any vehicles parked in the spaces from activities within the park, such as ball games.

A small play area is also contained within this area of open space. This will include a minimum of two pieces of permanent play equipment with a focus on toddler equipment given the proximity of the larger Mungret Park play area. The play area will be surfaced with wet pour safety surfacing that meets the relevant fall height requirements of the play equipment.

A further small area of grassed open space is also located further north of this pocket park, at the northern edge of the Proposed Development. This secondary, smaller area measures approximately 375m².

The combination of these two areas in Area A2 make up the 1,642m² of Public Open Space (POS) 2 as described in other documents associated with this proposal.

b) Eastern Pocket Park – Site Area A1

This park is located in the southeast of the proposals in development area A1. It is approximately 1,400m² in size. The park is largely comprised of an open flexible grassed area. The eastern edge is formed by the existing vegetation along the eastern boundary between the site and the adjacent lane that delineates the former Townland Boundary.

The southern edge is defined by a wall with shrub planting and a tree line to the park side. This not only provides a barrier between the park and the Link Street to the south, but this stone wall provides a gateway along the Link Street to the proposal when approaching from the east. The shrub planting softens the hard form of the wall on the park side. The wall and trees will help reduce the noise of the Link Street experienced from the park.

Further tree lines are located within the western and northern edges of the lining the adjacent streets. As with the Northern Pocket Park, a toddler play area is located within the park and will contain a minimum of two pieces of equipment. This is located in the north-eastern corner, well away from the Link Street for safety. The play area will be surfaced with wet pour safety surfacing that meets the relevant fall height requirements of the play equipment.

The park is overlooked along the western and northern edges providing good passive security. This area of public open space, when combined with the Central Pocket Park below makes up the 2,294m² of POS 1.

c) Central Pocket Park – Site Area A1 & A3

This park is located in the centre of the proposals between development areas A1 and A3. It is approximately 900m² in size. It is divided into northern and southern sections by a path that connects the cores of the A1 and A3 homezones. As with the other parks this is largely comprised of amenity grass to provide flexible community spaces suitable to children's play, ball games, community events, sunbathing, socialising, etc.

A shared surface street forms the western boundary with a tree line along this edge of the open space. Areas of parking are located top the northern and southern ends of the park. These have been segregated from the park by blocks of shrub planting to both screen the parked vehicle from the park whilst also providing an element of protection to the vehicles from park activities such as ball games.

A play park is located in the centre of the park on the southern side of the central path. As with the other Pocket Parks this will focus on toddler play equipment and will contain a minimum of two pieces of equipment and will be surfaced with wet pour safety surfacing that meets the relevant fall height requirements of the play equipment.

As set out above, this area of public open space, when combined with the Eastern Pocket Park above, makes up the 2,294m² of POS 1.

3) Informal greenspace/linear park

A narrow linear park is proposed along the southern edge the mature Austrian Pine treeline to the south of the Mungret College grounds. This provides a green transition between the built form of the proposal and the college grounds to the north. The space would transition from amenity grassland adjacent to the street to shade tolerant, meadow grassland beneath the trees. The existing stone wall would be retained and repaired where necessary.



Image 5: Image of a linear greenspace with informal path providing an off-road pedestrian/cycle route.

A new hedge and tree line is proposed along the western end of this green space. This will continue the eastern interface between the proposed development and the Mungret college grounds to the north.

An offroad self-bound gravel path will extend through the western part of the linear greenspace. This path will provide definition between the two areas of grassland. Pockets of further amenity grassland would be located off the path. These pockets will contain elements of informal play and exercise such as log balance beams and tree stumps and tree trunks from trees felled as part of the development works. As such this linear green open space provides an offroad path connection between the proposed Public Square S1 and the homezones of A1, A2 and A3.



Image 6: Large felled tree trunks forming informal play equipment.

The retention of the existing mature Austrian Pine trees along this edge will filter views of the proposed homes from the College buildings to the north. This will limit the visual impact on the setting of the college.

The eastern section of this linear greenspace will remain as an informal naturalised greenspace under the canopy of the trees. There is the potential however, that future connectivity could be provided along here if appropriate and attractive to the wider community.

4.5 Tree and Structure Planting

As part of the proposals three trees will be removed and approximately 7,523m² of overgrown hedgerow vegetation (Dwg. MP-L-005) and some scrub vegetation to the northern part of the site. The proposed landscaping associated with the proposed development includes approximately 170 new trees, 1,320m² of proposed structure planting, 330m of new hedge planting, 220m² of shrub planting, along with front garden hedges and areas of perennial planting.

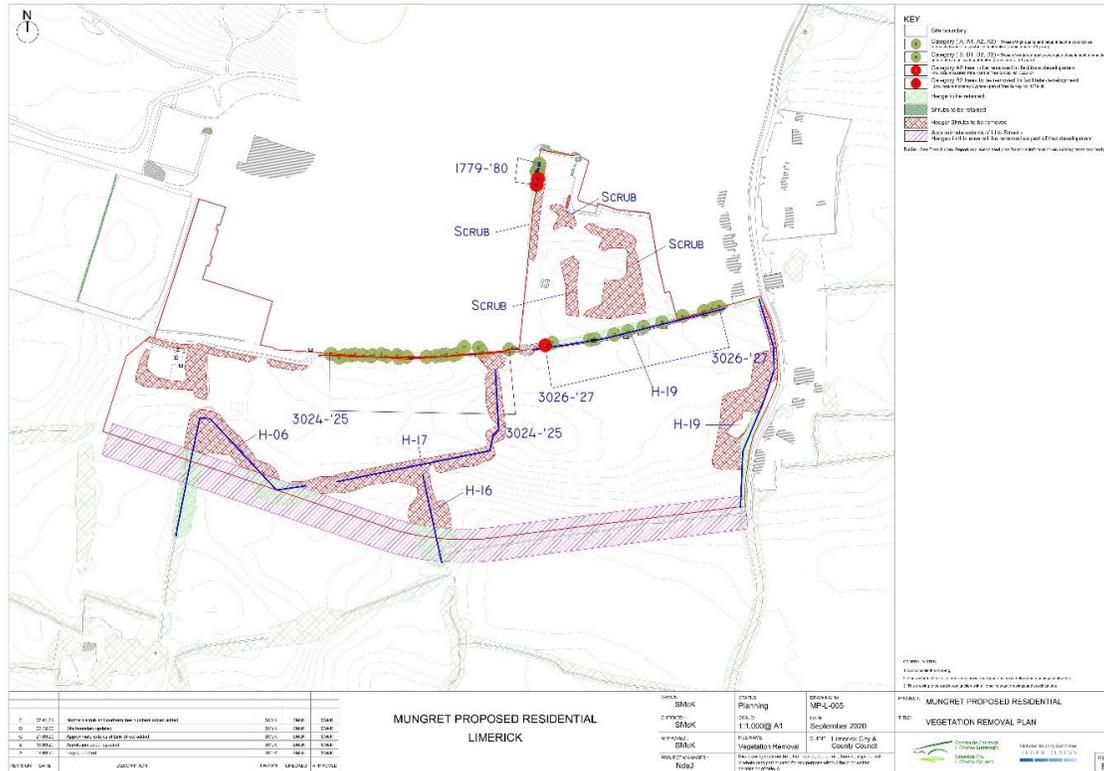


Figure 4: MP-L-005 Vegetation Removal Plan

Different tree species have been picked to define the different areas (See Dwg. MP-L003). Hornbeam (*Carpinus betulus*) has been chosen to line the main street network with different subspecies selected dependent upon the space available. Fastigate purple beech (*Fagus sylvatica* 'Dawyck Purple') have been selected as feature trees to demarcate the junctions or provide focal points at the end of the streets. Each homezone is also defined by a different species of small tree in keeping with the scale of the homes. This helps to provide each area with an individual character and in turn aid wayfinding within the development.

Trees



Image 7: Proposed tree species

Flowering cherry trees (*Prunus avium* Plena) have been specified to the Public Open Spaces to provide an ornamental and aesthetically pleasing character. This is also a variety of the native Irish wild cherry. A row of narrowly conical, medium-sized small-leaved limes is proposed in the Public Square providing a clear, defined continuation through the square of the green link connecting Mungret Park to the north and the agricultural land to the south. A mix of fruit trees lines the pedestrian route northwards to the crèche. This is in keeping with the walled garden nature of this space. A smaller version of the Himalayan birch has been selected within the front courtyard of the crèche and the apartment parking area. These will provide some dappled shade without towering over the outdoor spaces of the crèche to the west or obstructing views of the College to the north. The peelable bark and the rustling sound of the wind through the trees will also provide an element of interest for the children in the crèche.

There are two areas of proposed structure planting further to the proposed public open spaces described above. The first of these is located on the northern side of the eastern length of the mature Austrian Pine trees between the tree line and the backs of the rear gardens of the proposed homes to the north.

As this is essentially an area of negative space it is proposed to plant this with native, thorny structure planting, such as Hawthorn, Holly, Blackthorn, Dog Rose and Gorse, all of which are present in the wider area. The thorny nature of these plants will discourage people from accessing this area and provide security to the rear of these properties. This planting would be carried out in the first planting season of the proposed works to provide it with the as much time to establish prior to completion of the works.

The second area of structure panting is along the western edge of development area A2. This comprises hedge and tree planting to the rear of the houses along the northern part of this edge and hedge planting along the southern section of this edge to the west of the proposed homes in the south of A2. As previously mentioned under the northern pocket Park, the central section of this edge is being left open to retain the visual connection between the Observatory and the College. In contract the proposed hedge planting to the north and south will partially filter and soften views of the proposed housing when viewed from the college.



Figure 5: MP-L-003 Planting Plan

This new wall will extend to 1.2m above garden level on the subject site, with a timber trellis installed above this to a height of 1.8m above garden level on the subject site to prevent overlooking. This trellis will be designed so it cannot be looked through. Any portion of the new wall which is visible from either side will be rendered;

- Where there is no significant difference in level between Mungret Woods and the back garden level of the proposed development, a timber trellis on the subject site side of the existing wall is proposed. In general, this occurs on the eastern boundary to Mungret Woods;
- In all areas, selected climbing / trailing plants are to be planted on the subject site side to grow over the trellis and create a green boundary
- In all areas, a minimum distance of 22m is maintained between facing first floor bedroom windows

4.6.2 Boundary treatments in public areas:

There are three proposed landscape boundary treatments around the site boundary along with the restoration of an existing boundary wall.

1. The Type 1 boundary treatment as shown on DWG. MP-L-007 is a timber post and chain-link fence with a top timber rail.
This boundary treatment is proposed between the Mungret College grounds and the northern Pocket Park containing the Observatory building. The existing boundary treatment here is a timber post and chain-link fence. It is proposed to retain this style of treatment in order to maintain the visual connection between the Observatory and the College buildings. A timber top rail is added to provide additional strength to the fence given the increased human interaction as a result of the proposed development.
2. The Type 2 boundary treatment comprises a hedgerow with an internal timber post and wire fence. This boundary type is proposed as the interface along the remaining proposed greenspaces adjacent to the site boundary. This provides a soft, visually aesthetic boundary with the internal fence discouraging people to walk through it and cause damage.

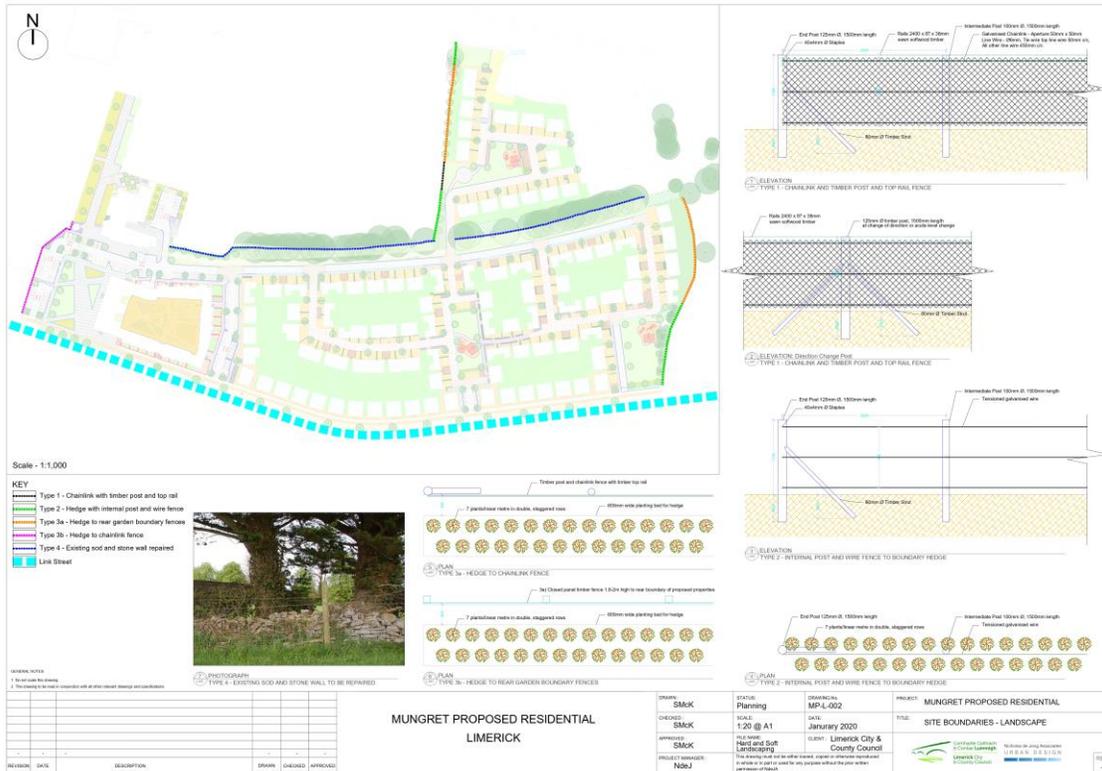


Figure 7: MP-L-007 Public Boundary Treatment

- There are two variants of the Type 3 boundary treatment. The first (3a) is a hedgerow adjacent to a timber post and chain-link fence with timber top rail similar to boundary Type 1. This is proposed along the western most boundary of the site with the adjacent fields.
 The chain-link fence provides a livestock proof fence whilst the hedgerow provides a softer more aesthetic appearance given the proximity to the Main Square. The second variant of this boundary (3b) is a hedgerow adjacent to a closed panel timber fence 1.8-2m high. This boundary type occurs where back garden boundaries adjoin open areas of the site boundary. The closed panel timber fence provides a secure boundary to the rear gardens of the proposed properties, whilst the proposed hedgerow once again provides a softer, more aesthetic appearance.
- The Type 4 boundary treatment comprises repairing the existing sod and stone wall along the treeline running east-west through the site. This ensures existing features and characteristics of the site are retained.

4.7 Independent Living for Older Persons Courtyard

The central courtyard to this development has been subdivided into a series of spaces defined by elements of the building layout, namely the stairwells as the routes between these are likely to be the main desire lines through the space (see Dwg. MP-L-002). An outer path runs around the whole space connecting each of the units within the development.



Figure 8: MP-L-002 Hard and Soft Landscaping A4 & S1

The spaces transition from a formal, hard paved, seating area in the west, adjacent to the community areas of this development, to more casual areas in the east, such as allotments. The western, hard paved, seating area extends from the community rooms within the development forming a triangular area which relates to the building outline. Low seating walls provide definition between this outdoor seating area and the spaces beyond. These walls could also incorporate inbuilt barbecue areas away from the building.

To the north of the outdoor seating area is a kitchen garden area containing herbs such as Rosemary, Thyme, Oregano, Chives, etc (See Dwg MP-L-004 for the Planting Plan). A small bay tree will provide a feature element in the centre of this herb bed. Not only will this area provide the residents with fresh herbs for culinary purposes, but it will also provide colour and scent as well as plants that are pollinator friendly.



Figure 9: MP-L-004 Planting Plan - A4 Courtyard

The remainder of the areas radiating off the outdoor seating area will comprise perennial planting. Those to the south will be more shade tolerant plants due to the overshadowing of the buildings, forming more naturalised style areas with plants such as ornamental grasses, ferns and hostas.

The main central area will include a secluded area of circular seating providing a more intimate seating area. The circular nature of the seating makes it easier for people to converse as they are facing one another. Consequently, the layout is also more compatible with social distancing if required.

A first floor connecting walkway extends over parts of the circular seating area, providing an element of shelter. Two green walls extend from ground level to the walkway above along the northern section of the walkway providing vertical interest. These would be formed with tensile wire mesh connected to the walkway and climbers then trained up them.

In the west of the courtyard an open area of lawn grass is provided in the northwest where midday and afternoon sunshine are more likely allowing for people to sit out and enjoy the sun.

To the west of the walkway an informal gravel area is provided allowing for games such as Boules or Petanque. In the southwest and area of allotments and apple trees is proposed for those residents who want to grow their own vegetables or flowers.



Image 8: Informal gravel surfacing providing a games area for playing Petanque.

4.8 Conclusion

The following paragraphs conclude by setting out how the landscape proposals achieve the six qualities of Placemaking.

4.8.1 Distinctive

Do the proposals create or enhance a sense of identity? Has the development been designed to make the most of its setting and do the landscape and planting proposals respect and reflect this wider site context? Is there a cohesive landscape structure that creates a sense of place?

The landscape framework incorporates the existing mature Austrian Pine tree line and associated stone wall maintain the immediate landscape setting of Mungret College and a visual separation from the proposed housing. Proposed tree and hedge planting softens views of the housing from the College whilst the open views between the College buildings and the Observatory is retained. These measures ensure the proposals retain and enhance the existing sense of identity whilst integrating the proposals into the existing setting.

The Public Square and associated northern connecting path provide a cohesive connection between the existing College buildings and the proposal whilst connectivity is provided through the Northern Pocket Park between the main block of proposed homes and the larger open space of Mungret Park to the north. The Central Pocket Park provides a core to the larger area of housing of A1 and A3, whilst the Eastern pocket Parks provides a quilter park in the eastern corner of the proposals with the Public Square forming a formal open space in the west.

The above elements all contribute to provide a cohesive landscape structure which combined with the retention of existing site elements creates a strong sense of place.

4.8.2 Safe and pleasant

Are new spaces safe, attractive, useable and at the right scale? Is there a clear distinction between public and private spaces? Will footpaths, open spaces and play areas feel secure? Does new planting enhance amenity and provide delight?

The proposed housing will look out on to the areas of open space and avoids orientating the rear of the homes on to areas of open space. This ensures overlooking of the proposed open spaces and associated paths, ensuring they feel secure. The variety in the types of open spaces across the site, including open pocket parks, linear greenspaces and a more formal Public Square enhances the amenity and enjoyment that can be gained from interaction with the landscape.

4.8.3 Welcoming

Have good landscape features or views etc. been retained and made the most of? Have new landmarks or gateways been created which will help people to find their way around? Have opportunities been taken for creating distinctive art works or allow for community growing initiatives?

The existing Observatory has been set within an area of open space whilst views between it and the College Buildings have been retained. creation of allotments enabling community growing. The stone wall along the mature line of Austrian Pine trees will be retained and repaired where necessary. The stone wall to the south of the Eastern Pocket park will provide a gateway feature when approaching along the Link Street from the east whilst to Public Square acts as a gateway from the west. Feature lighting is proposed within the Public Square whilst the Observatory forms a focal point in the Northern Pocket Park.

4.8.4 Easy to get to and move around

Is there a well-designed network of paths and cycle routes linking open spaces and facilities within the development and the surrounding area? Will there be access for people with disabilities?

The shared surface homezones reduce the priority of the vehicle user and provide more importance to the pedestrian or cyclist. A couple of offroad paths are also provided linking the Public Square with the housing to the east and the College Buildings to the north. This combination of shared surface homezones and offroad paths provides strong connectivity both within the Proposed Development and to the surrounding area. The shared surface homezones provide easier access for people with disabilities due to the absence of kerbs.

4.8.5 Adaptable

Will there be opportunities to make external areas adaptable to a variety of future uses?

The proposed Public Square provides a flexible hard paved open space located in the centre of the Proposed Development that could be utilised for a variety of uses. The nature of the open grassed parks also provides a series of flexible green open spaces that would be adaptable to a variety of community events or uses.

4.8.6 Resource efficient

Has the opportunity been taken to minimise energy use e.g. exploiting solar gain, using existing landform or planting to provide shelter or creating new shelterbelts? Have existing landscape features of value been retained and safeguarded? Have opportunities been taken to improve habitats and support wildlife? Are the materials specified for external works available from local or sustainable sources? Have ongoing maintenance costs been carefully considered and funding secured?

The existing mature Austrian Pines and the associated stone wall have been retained where possible. This also provides an immediate element of shelter to parts of the Proposed Development. The south facing nature of the slope that forms much of the site helps to maximise solar gain within the Proposed Development. A variety of open space types have been proposed incorporating habitats such as amenity and meadow grassland and native shrub planting.

This is in accord with *Objective EH 11 Creation of New Habitats* of SELAP and will help to improve habitats and support wildlife within the Proposed Development. The hard-paving materials proposed are available from companies with rainwater harvesting and incorporating recycled aggregates.

In conclusion the proposal accords with the various objectives of the Local Area Plan and addresses the six qualities of Placemaking. It draws on existing landscape elements to provide a pleasant, distinctive and diverse landscape framework and open space layout that respects the surrounding context.

End.

Appendix A

Transmittal Sheets:

- eml Architects
- SHA Architects
- Nicholas de Jong & Associates

ISSUE SHEET - PLANNING

Job no. 342ML - 3479			Job name: Housing at Mungret Lands, Limerick	Page no. 1
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- denotes first issue				02
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Design Development	Size	Scale	DWG no.	
Site Location Map	A1	1/2500	DR-A-0001	P1
Site Block Plan - Overall Site	A1	1/1000	DR-A-0002	P3
Site Block Plan - Part A	A1	1/500	DR-A-0003	P2
Site Block Plan - Part B	A1	1/500	DR-A-0004	P3
Site Plan - Part A	A1	1/500	DR-A-0005	P2
Site Plan - Part B	A1	1/500	DR-A-0006	P3
Site Spatial Plan - Building Heights	A1	1/1000	DR-A-0007	P2
Site Phasing Plan	A1	1/1000	DR-A-0009	P1
Site Plan - Detailed area A4 / S1	A1	1/250	DR-A-0010	P2
Site Plan - Detailed area Creche Building	A1	1/250	DR-A-0011	P1
Site Plan - Existing	A1	1/1000	DR-A-0013	P1
3D views - sites A1-A3	A1	NTS	DR-A-000	-
Proposed Site Sections	A1	1/500	DR-A-0015	-
Proposed Contiguous Elevations A1 1/2	A1	1/500	DR-A-0021	-
Proposed Contiguous Elevations A1 2/2	A1	1/500	DR-A-0022	-
Proposed Contiguous Elevations A2 1/1	A1	1/500	DR-A-0023	-
Proposed Contiguous Elevations A2 2/2	A1	1/500	DR-A-0023A	-
Proposed Contiguous Elevations A3 1/2	A1	1/500	DR-A-0024	-
Proposed Contiguous Elevations A3 2/2	A1	1/500	DR-A-0025	-
Curtilage / Site Boundary Key Plan	A1	NTS	DR-A-0026	-
2B 4P Terrace House Plans	A3	1/100	DR-A-0101a	-
2B 4P Terrace House Sections Elevations	A3	1/100	DR-A-0101b	-
2B 4P Corner House Plans	A3	1/100	DR-A-0102a	-
2B 4P Corner House Sections Elevations	A3	1/100	DR-A-0102b	-
2B 4P Corner House (Brick) Plans	A3	1/100	DR-A-0103a	-
2B 4P Corner House (Brick) Sections Elevations	A3	1/100	DR-A-0103b	-
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Client - Limerick 2030				pdf
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Structural/ Civil Engineer - Arup				pdf
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Design Development		Size	Scale	DWG no.	
2B 4P Corner House Brick SPECIAL Plans	A3	1/100	DR-A-0104a	-	
2B 4P Corner House Brick SPECIAL Sections Elevations	A3	1/100	DR-A-0104b	-	
3B 5P Terrace House (Render) Plans	A3	1/100	DR-A-0105a	-	
3B 5P Terrace House (Render) Sections Elevations	A3	1/100	DR-A-0105b	-	
3B 5P Terrace House (Render) Plans	A3	1/100	DR-A-0106a	-	
3B 5P Terrace House (Render) Sections Elevations	A3	1/100	DR-A-0106b	-	
3B 5P Corner House Plans	A3	1/100	DR-A-0107a	-	
3B 5P Corner House Sections Elevations	A3	1/100	DR-A-0107b	-	
3B 5P Corner House Plans	A3	1/100	DR-A-0108a	-	
3B 5P Corner House Sections Elevations	A3	1/100	DR-A-0108b	-	
3B 6P Link Street House Plans	A3	1/100	DR-A-0109a	-	
3B 6P Link Street House Sections Elevations	A3	1/100	DR-A-0109b	-	
4B 7P Terrace House Plans	A3	1/100	DR-A-0110a	-	
4B 7P Terrace House Sections Elevations	A3	1/100	DR-A-0110b	-	
4B 7P Terrace House (Render) Plans	A3	1/100	DR-A-0111a	-	
4B 7P Terrace House (Render) Sections Elevations	A3	1/100	DR-A-0111b	-	
4B 7P End Terrace House Plans	A3	1/100	DR-A-0112a	-	
4B 7P End Terrace House Sections Elevations	A3	1/100	DR-A-0112b	-	
2B 4P Town-House Block Plans	A3	1/100	DR-A-0113a	-	
2B 4P Town-House Block Sections Elevations	A3	1/100	DR-A-0113b	-	
2B 4P Town-House Block Sections Elevations (2)	A3	1/100	DR-A-0113c	-	
4B +1 Community House Plans	A3	1/100	DR-A-0114a	-	
4B +1 Community House Sections Elevations	A3	1/100	DR-A-0114b	-	
4B +1 Community House Elevations Roof Plan	A3	1/100	DR-A-0114c	-	
Home Zone House Typical Curtilage Layout	A3	1/100	DR-A-0030	-	
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- denotes first issue letter/number denotes subsequent issues planning denotes planning issue		Pre-fix	3479-eml-XX-XX- or 342ML-SHA-XX-XX-	02
Overall Schedule of Accommodation	A3	N/A	RP-A-1501	P1
Creche, Community Facility - Schedule of Areas	A4	N/A	RP-A-1502	P2
Parking Compliance Schedule	A4	N/A	RP-A-1503	P2
Independent Living Older Persons-Housing Quality Assessment	A3	N/A	RP-A-1504	P1
Apartments over Creche-Housing Quality Assessment	A3	N/A	RP-A-1505	P1
Duplex Apartments -Housing Quality Assessment	A3	N/A	RP-A-1506	P1
Conservation Report	A4	N/A	RP-A-1510	P1
Lifecycle Report Apartments	A4	N/A	RP-A-1511	P2
Architectural Design Statement & Housing Quality Assessment	A4	N/A	RP-A-1512	P1
3D Artist Impression 2	A1	N/A	DR-A-1602	P1
3D Artist Impression 3	A1	N/A	DR-A-1603	P1
3D Artist Impression 4	A1	N/A	DR-A-1604	P1
3D Artist Impression 5	A1	N/A	DR-A-1605	P1
Archaeological Test Trenching & Impact Assessment	A4	N/A	487-06	1
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TRANSMITTAL SHEET

Project: Mungret Proposed Residential

Serial No: MP-T-002-A

Client: Limerick City & County Council

Issue date: 27.01.2021

Sheet: 1 of 1

Dwg. No.	Scale:	Drawing/Document	Issue Date/Rev.No.								
			18.12.20	27.01.21							
MP-L-001	1:500@A0	Hard and Soft Landscaping	F	G							
MP-L-002	1:200@A1	Hard and Soft Landscaping A4 & S1	E	F							
MP-L-003	1:500@A0	Planting Plan	A	B							
MP-L-004	1:100@A1	Planting Plan - A4 Courtyard	A	A							
MP-L-005	1:1,000@A1	Vegetation Removal Plan	D	E							
MP-L-006	N/A@A1	Hard and Soft Landscaping - Materials Palette	-	A							
MP-L-007	1:20@A1	Site Boundaries - Landscape		-							
N/A	N/A	Landscape Strategy		E							
N/A	N/A	Arboricultural Impact Assessment Report -Dec		Jan							
MUNGRET-TS-001-18-D	1:1000@A1	Tree Constraints Plan - Mungret		D							

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