

## Section 2



We are proposing that a clear hierarchy of routes is established between the developable areas including the Cuil Duin Residential development currently under construction & the recently permitted School Site to the east incorporating existing infrastructure and ensuring clear legibility & permeability to these neighbourhoods.



## Existing Site Photos - North & West site boundaries



▲ Employment zone north & east of site



▲ view north looking south across site with Garter lane straight ahead



▲ Care home located south west of site off roundabout



▲ View of care home from site



▲ view west to northern boundary of site along Bianconi avenue, parallel with N7



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## Existing Site Photos - South boundary to Luas & 4/5 storey Apartment Blocks opposite



▲ view of existing Saggart Luas Stop adjacent south boundary



▲ view of existing Saggart Luas Stop adjacent south boundary with electricity substation



▲ View of 4 storey Apartment block near roundabout



▲ residential developments nearby



▲ 4 / 5 storey apartment buildings opposite site





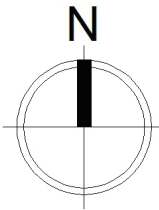
Location of the site & its Context - Gateway site - Location of 23.97 ha site in close proximity to Saggart Village & Citywest Shopping Centre & adjacent the Luas stop



The lands around Fortunestown, Citywest and Boherboy have undergone significant changes in the last fifteen years or so. Substantial residential and commercial development has transformed the area from a rural area to a developing outer suburb.

The site analysis diagram is based on the adopted Fortunestown LAP 2012 & includes the permitted residential development to the east, under construction.

▲ Aerial Map highlighting the site & its contours in context - contours at 250mm level difference



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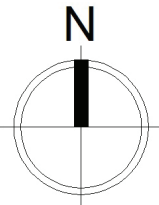


Site Analysis Diagram



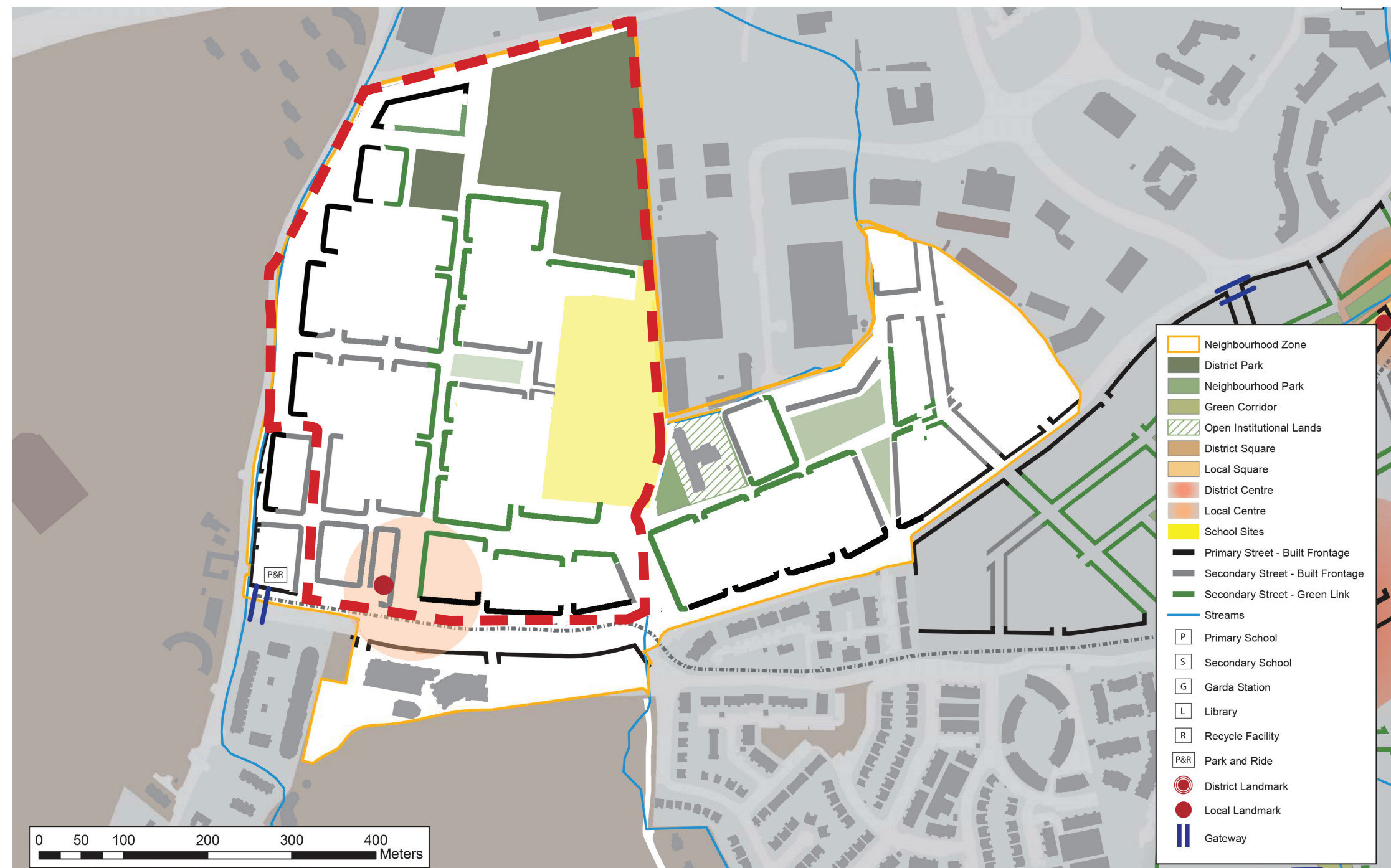
- NEIGHBOURHOOD ZONE
- STRATEGIC STREET NETWORK
- SECONDARY STREET NETWORK
- PEDESTRIAN / CYCLE LANES
- GREEN LINKS
- DISTRICT NODES
- LOCAL NODE
- WAS LINE
- STREAM & FLOOD PLANE
- TREE GROUPS
- GREEN BELT / GOLF COURSE
- POOR RESIDENTIAL ASPECT

Hand sketch diagram identifying site restraints & opportunities to accord with LAP





## Proposed Masterplan Diagram



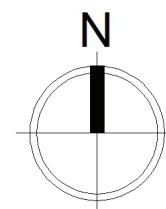
Having regard to the best practice guide DOE 'Urban Design Manual' the proposed masterplan has been designed to create a vibrant network of new streets, private open spaces & character areas that will contribute to a new sustainable low rise, high density residential development.

The masterplan has been developed to address the issues highlighted in the Fortunestown LAP May 2012 (refer to Section 4) with an emphasis on identifying distinct character neighbourhood areas with clear permeability & movement strategies for vehicles & pedestrians.

Green corridors onto Garter lane stretch to the new primary tree lined street, linking the public Luas square to the pocket parks to the formal district Park north of the site as a chain of green public open spaces.

The 3.25ha site identified for the provision of schools has been granted Planning Permission on 05/01/2017 - reg ref SD16A/0255 - for 2no. two storey primary school buildings with associated landscaping, boundary treatments & access via a dedicated main entrance off the existing roundabout that is easily accessible by foot north or south from the site & the adjacent public transport network.

The density achieved in this layout is an average of 39u/ha with higher density & storey heights to be concentrated to the south of the site adjacent the Luas line that will be subject to a future planning application - Phase 2 refer to Section 3 Character Area 6 (approx 473no. units on a site of c.3ha bringing the average nett density of total subject site to approx 57 u/ha).



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Proposed Masterplan



The proposed masterplan illustrates a new urban area using green infrastructure to reinforce new identities and local distinctive neighbourhoods as well as ensuring that open and green spaces provide a range of other service to enhance the quality of life including biodiversity, sustainable urban drainage.

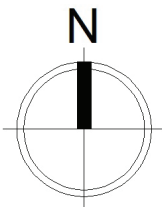
The Proposed Masterplan accommodates a network of distinct character neighbourhoods including residential mixed unit types units with primary schools & a neighbourhood centre addressing a new Local Square adjacent the existing Saggart Luas stop, all on a greenfield site of 23.97ha.

Total Site Area:	23.97 ha
Total Public Open Space (incl. District Park):	6.25 ha
District Park Area:	4.3 ha
Neighbourhood Park 1	0.25 ha
Neighbourhood Park 2	0.45 ha
Local Square	0.35 ha
Pocket Parks x 3	0.9 ha
Nett Residential Area:	13.558 ha
Net Density	39 u/ha
Future Development sites	2.83ha
School Site Area:	3.25 ha
Number of Residential units:	526
Number of own door units :	459 (94%)

The road design follows the recommendations of DMURS (Design Manual for Urban Roads and Streets), with road widths limited to 5.0m in 'Homezones' and 5.5m elsewhere. A 'green link' is provided along the main north-south Avenue, extending to Garter Lane to the west and the existing public road network to the east. Other roads within the development comprise local streets with a number of 'Homezones' provided throughout the scheme. Sustainable modes of transport such as cycling and walking are proposed through the use of an open street network and the provision of ample cycle parking throughout the scheme. Speed is controlled by the introduction of junction tables, raised entry treatments and horizontal 'build outs' in Homezone areas.

A combination of sustainable drainage systems (SUDs) and traditional drainage systems are proposed, with a linear detention basin proposed in the district park to the north to store surface water runoff from a 1 in 100 year return period event. Other SUDs features such as swales and bio retention areas are also proposed to manage the quantity and quality of runoff from paved areas. A flood conveyance channel is proposed along the western side of the 'Green Link' to convey flood water from extreme events to the existing stream in the north east corner of the district park.

Refer to Section 3 Character Area 6 for an Urban Plan Study & early design studies for the Future Development Sites & Section 4 for interim Local Square detail.

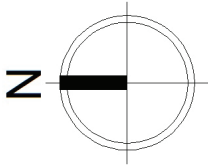




Proposed Site plan - Mix  
526 no. residential units - 12no. house types & 3no. duplex/ apartment types



▲ Proposed Site plan - Built Form with 526 residential units with primary schools & neighbourhood centre on a site of 23.97ha



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The proposals include a variety of dwelling types and sizes to complement, and enhance the existing residential offer in Citywest. Importantly, the proposed scheme includes a significant component of both 3 & 4 bedroom family homes which creates variety in the evolving character of Citywest while retaining a coherent urban form & addresses a real need for family houses in the Dublin housing market while offering an opportunity for existing residents in Citywest to trade up without leaving their community.

Duplex/ Apartment buildings are located along the Green Corridor - main street frontage adjacent the Luas line main street to address the potentially taller buildings within the sites marked for future residential development.

The larger 4 bedroom houses are 3 storey and are located on the principal streets and park frontages, while the 2 storey 3 bedroom houses are located in the more intimate internal residential streets and homezones.

- 4 bed house** - 197no.  
2/3 storey - 131 / 169 sqm
- 3 bed house** - 262no.  
2/3 storey - 107 / 132 sqm
- 2 bed duplex/ apts** - 67no.  
2/3 storey - 90 / 96 sqm



## Floorspace Schedule

RESIDENTIAL										
Unit Type	Unit Description	GFA sq.m.	No. of Floors				No. of units - SITES	% of houses or apts	% of all units	Total development area sq.m.
1	3 bed 2 storey terraced - wide plot	115	2				55	11.98	10.46	6,325
2	3 bed 2 storey terraced	107	2				21	4.58	3.99	2,247
3	3 bed 2 storey terraced	115	2				27	5.88	5.13	3,105
4	3 bed 2 storey terraced	132	2				159	34.64	30.23	20,988
	<b>TOTAL 3 BED HOUSES</b>						<b>262</b>	<b>57.08</b>	<b>49.81</b>	<b>32,665</b>
5	4 bed 2 storey end-terrace - wide plot	131	2				41	8.93	7.79	5,371
6	4 bed 3 storey terraced	150	3				70	15.25	13.31	10,500
7	4 bed 3 storey terraced	163	3				47	10.24	8.94	7,661
8	4 bed 3 storey end-terrace	156	3				25	5.45	4.75	3,900
9	4 bed 3 storey end-terrace	169	3				11	2.40	2.09	1,859
10	4 bed 3 storey terraced	160	3				1	0.22	0.19	160
11	4 bed 3 storey end-terrace	165	3				1	0.22	0.19	165
12	4 bed 3 storey end-terrace	165	3				1	0.22	0.19	165
	<b>TOTAL 4 BED HOUSES</b>						<b>197</b>	<b>42.92</b>	<b>37.45</b>	<b>29,781</b>
	<b>TOTAL HOUSES</b>						<b>459</b>		<b>87.26</b>	<b>62,446</b>
	<b>% of TOTAL RESIDENTIAL UNITS</b>						<b>87.26</b>			
AP1	2 bed 2 storey terraced duplex	96	2				37	55.22	7.034	3,552
AP2	2 bed 1 storey apartment terraced	90	1				12	66.67	2.28	1,080
AP3	2 bed 1 storey apartment end terrace	90	1				18	26.87	3.42	1,620
	<b>TOTAL DUPLEX/ APTS</b>						<b>67</b>	<b>100</b>	<b>12.74</b>	<b>6,252</b>
	<b>TOTAL DUPLEX/ APTS</b>						<b>67</b>			
	<b>% of TOTAL RESIDENTIAL UNITS</b>						<b>12.74</b>			
	<b>TOTAL RESIDENTIAL UNITS</b>						<b>526</b>			
APARTMENT COMMON AREAS										
Reference	Unit Description	GFA sq.m.	No. of Floors				No. of Blocks			Total development area sq.m.
A	Common area - stairwell & store	28	3				3			252
B	Common area - stairwell & store	23	3				3			207
C	Common area - stairwell & store	28	3				3			252
	<b>TOTAL APARTMENT COMMON AREAS</b>									<b>711</b>
	<b>TOTAL DEVELOPMENT AREA SQ.M.</b>									<b>69,409</b>

Net Site Area	13.56 ha
No. of houses	459
No. of duplex/ apartments	67
Total no. of units	526
Net Density	39 units per ha

Houses		
Unit Type	no. of Units	Gross Floor space in m2
1 bed	0	0
2 bed	0	0
3 bed	262	32,665
4 bed	197	29,781
4+ bed	0	0
<b>Total</b>	<b>459</b>	<b>62,446</b>

Apartments		
Unit Type	no. of Units	Gross Floor space incl. common areas in m2
Studio	0	0
1 bed	0	0
2 bed	67	6,963
3 bed	0	0
4 bed	0	0
4+ bed	0	0
<b>Total</b>	<b>67</b>	<b>6,963</b>