

RAT-XX-XX-P-JFA-AR-P7001

PLANNING APPLICATION



2244
**RATOATH RESIDENTIAL
DEVELOPMENT**

June 2024

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00 INTRODUCTION

This document has been prepared by JFA under the appointment of Marshall Yards Development Company Limited to detail the design process for a residential development at Ballybin Road, Ratoath, Co Meath. It is has been prepared as part of the final submission for a Large Scale Residential Development to Meath County Council.

The proposal has been designed to reflect the objectives of the Meath County Development Plan 2021 - 2027. It is also takes into account the Sustainable Residential Development and Compact Settlements Guidelines 2024, Quality Housing for Sustainable Communities Guidelines 2007, Sustainable Urban Housing: Design Standards for New Apartments 2023, Design Manual for Urban Roads and Streets (DMURS 2019), and with due regard to the design criteria in the Urban Design Manual 2009.

This is a site of over 5.48 hectares located to the east of the town centre accessed from the R125 to the south and the Ballybin Road to the east. The R125 also has existing pedestrian and cycle pathways, with further upgrades planned, as well as a bus stop located adjacent to the site and routes serving Drogheda, Ratoath, Ashbourne, Dunshaughlin, Navan, Kells & Dublin.

Ratoath is a well established town with excellent facilities located in close proximity to the site including multiple creches, primary and secondary schools, shops and sports facilities.

This scheme will include the realignment of the Ballybin Road and the creation of a new signalised junction with the R125, aiming to improve the traffic flow through the town. These proposals take into account the planned Part 8 scheme to improve cycle and pedestrian facilities.

It is proposed that water supply will be from the

south of the site. Waste water drainage will be connected to the existing main infrastructure to the Ballybin Rd. Refer to documents prepared by DOBA for further details.

The site is very gently sloped from west to east and bounded by a mix of recent residential walls and a variety of post & wire fences. There is a substantial row of mature trees and hedgerow to the southern and south eastern boundary. It is intended that these will be protected and maintained and the area of bio-diverse undergrowth around this has been excluded from the developable area of the proposal. A further hedgerow exists to the north eastern boundary and across the site. Review by an Arborist has shown that trees in this hedgerow are in need of felling due to disease. To the western boundary there is a row of mature native and non- native trees which were planted as screening from the neighbouring development. To the western boundary there is a row of mature native and non-native trees which were planted as screening from the neighbouring development. It is proposed that these will be removed and replaced accordingly, in line with the landscape design strategy.

The site is currently in agricultural & residential use, Fox Lodge Woods residential development is located directly to the west and north, with Moulden Bridge residential development to the east of Ballybin Road. Lands directly to the north and east are in agricultural use and to the south the majority of land is in residential and community use.

The development of this site will ensure sustainable, compact and attractive growth of Ratoath, at a scale that is sensitive to the existing context. The improvements to roads infrastructure aim to maintain and improve road safety for all users and ensure that Ratoath remains an attractive and peaceful environment for all residents and visitors.



The proposed design has been compiled in collaboration with the following design team:

- CLIENT**
Marshall Yards Development Company Limited
- ARCHITECT**
John Fleming Architects
- PLANNING CONSULTANT**
Thornton O’ Connor Town Planning
- CIVIL & STRUCTURAL ENGINEER**
Donnachadh O’ Brien & Associates Consulting Engineers

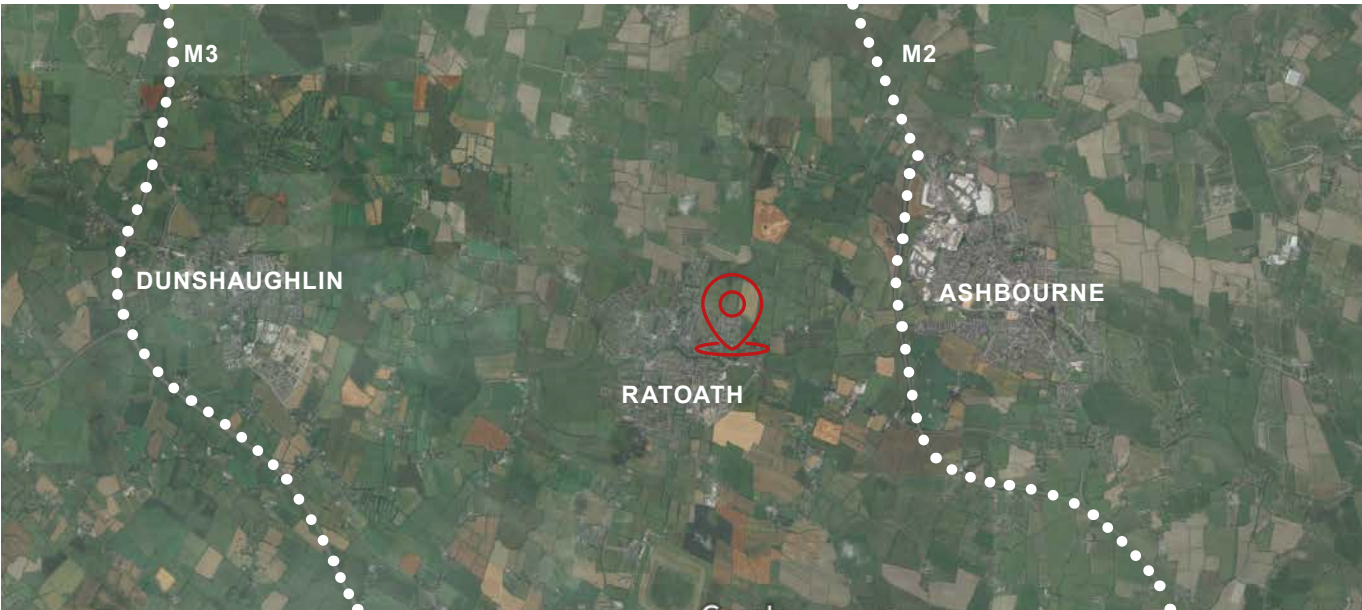
- LANDSCAPE ARCHITECT**
Niall Montgomery + Partners Landscape Architects
- MECHANICAL & ELECTRICAL ENGINEER**
ENX
- ARBORIST**
Charles McCorkell Arboricultural Consultancy

Site Location - OS Map



01 SITE CONTEXT

Aerial Photos



Aerial Photo - Town Context



Aerial Photo - Local Context



01 SITE CONTEXT

Site Photos - Boundaries & Internal Views



View 1 - South-east along northern boundary to Fox Lodge Woods



View 2 - North-west along northern & western boundary to Fox Lodge Woods



View 3 - South along eastern boundary to Ballybin Road



View 4 - East along southern boundary to R125

01 SITE CONTEXT

Site Photos - Existing Buildings



View 9 - View of Eastern elevation of existing house



View 10 - View of Western elevation of existing house

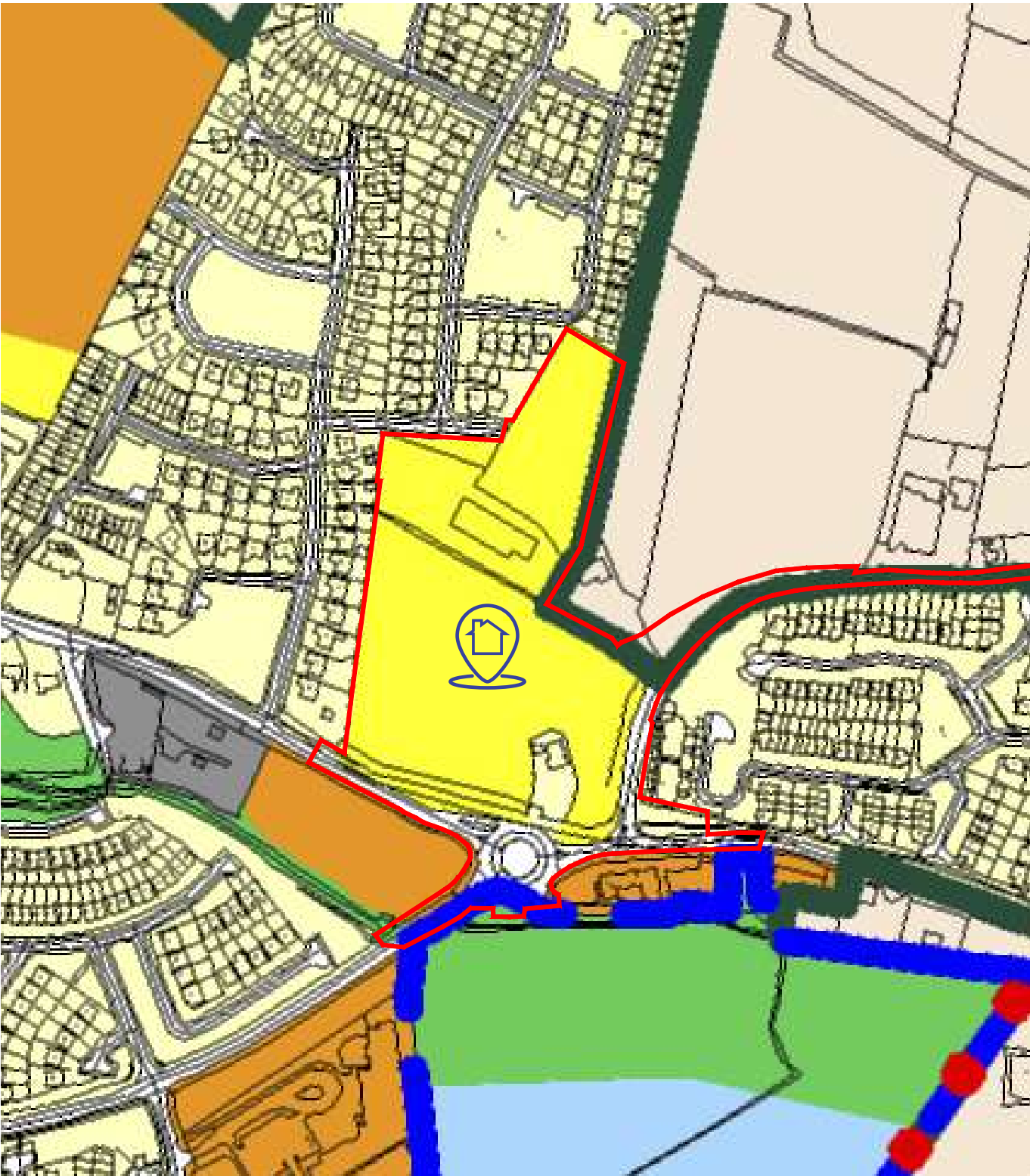


View 11 - View of Southern elevation of existing barn



View 12 - View of Southern elevation of existing house

01 SITE CONTEXT
Planning Context - Zoning



Extract from Meath County Development Plan 2021-2027 | Sheet 33(A)

Zoning

The site falls within the boundary of Ratoath and under the Meath County Development Plan 2021-2027. The site is principally zoned as “A1 - Existing Residential” & “A2 - New Residential”. Ratoath is designated as a Self-Sustaining Town under the current County Development Plan and Objective 13 of the CDP identifies 35 units /ha as an appropriate density for A2 lands within Self Sustaining Towns. However, the recently adopted Sustainable Residential Development and Compact Settlements Guidelines advocate for density of 30-50 units /ha in towns of Ratoath’s size.

Planning History

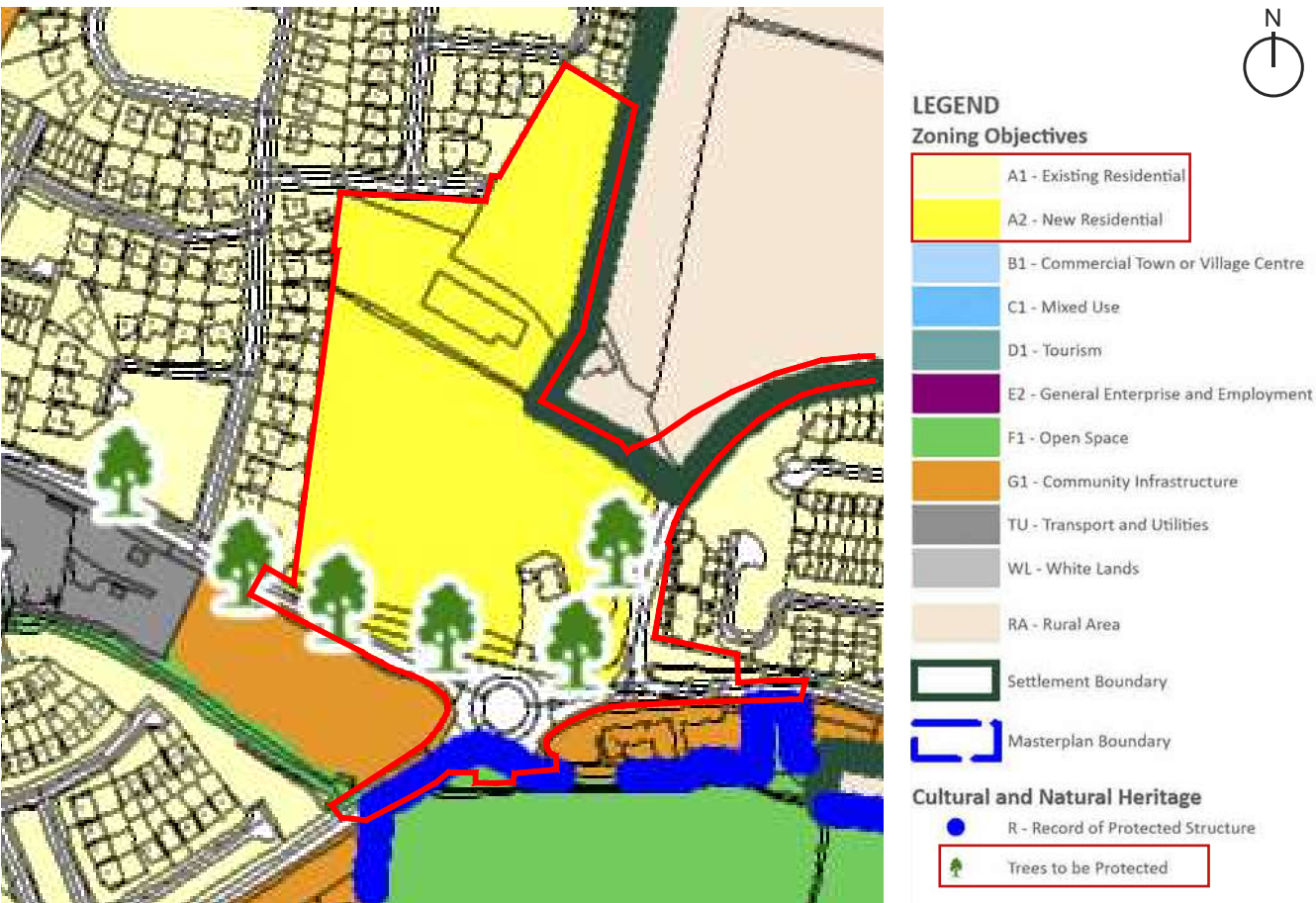
Barn - 89890
Construction of a farm yard incl. sheep sheds, hay and straw shed, slatted shed, sheep handling & dipping facilities and open silage slab & 95326
Extension of duration

Bali Hai (existing house) - 01435
Extension to side of existing dwelling

Main House - DA120947
The development will consist of a dwelling house with rainwater harvester, domestic garage, new domestic entrance onto public road to replace existing agricultural entrance adjacent to existing entrance to family dwelling, landscaping etc

01 SITE CONTEXT

Planning Context - Heritage & Tree Survey



Extract from Meath County Development Plan 2021-2027 | Sheet 33(B) Heritage



View of trees to be protected along South-western boundary



EXISTING TREES

A full Arboricultural Assessment and Ecological Assessment have been carried out and the findings used to guide the development's design and the extent of trees retained safely, as well as safeguarding of existing mature trees.

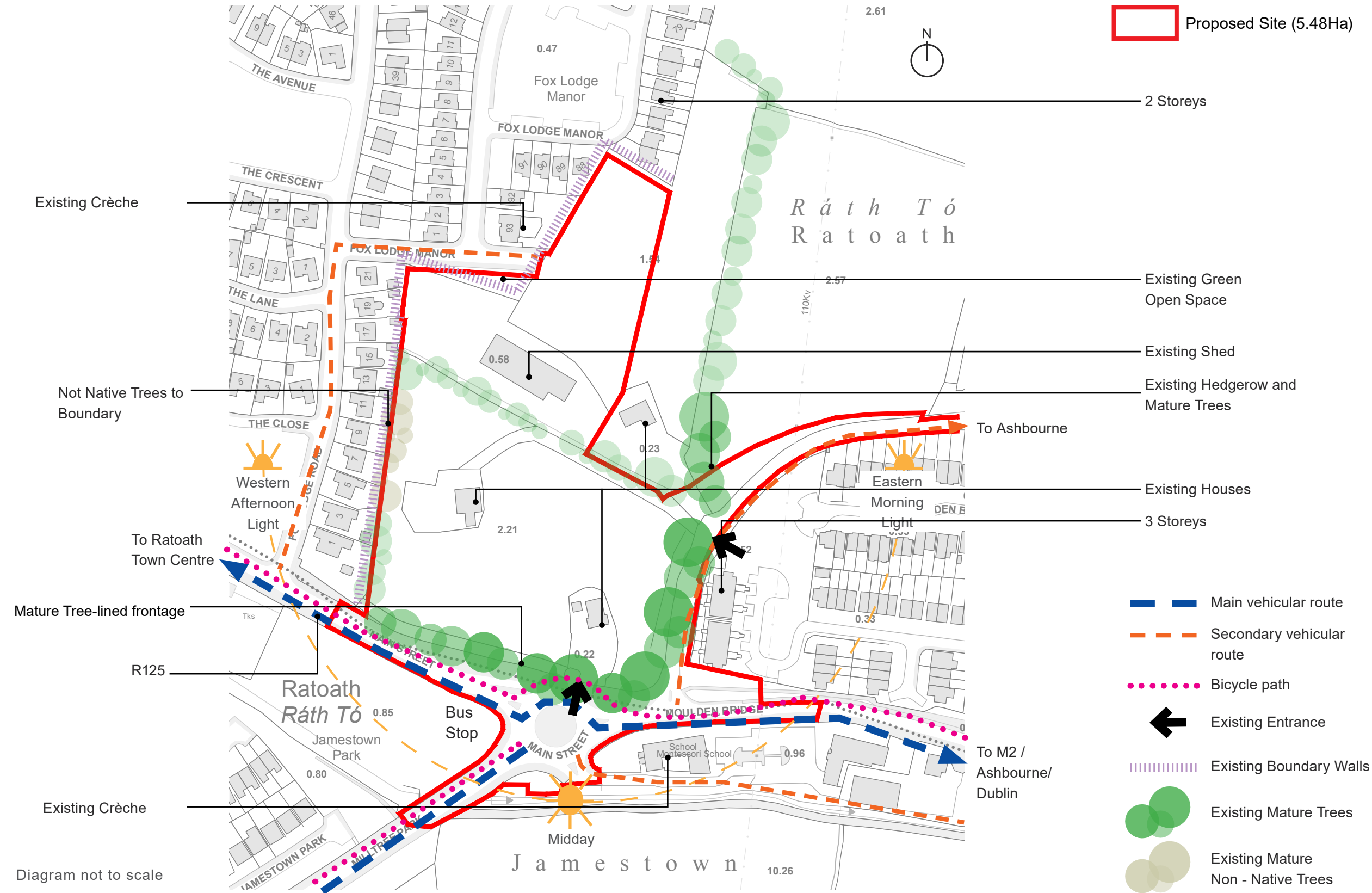
Care has been taken to ensure that the proposed site entrance will have minimal impact and Root Protection Zones will be observed throughout the site to ensure continuing health of mature trees.

Refer to documents prepared by Charles McCorkell Arboricultural Consultancy & Enviroguide for further details of tree surveys & ecological surveys and proposed works to safeguard the natural amenity of the site.

BS5837:2012 Tree Categorisation	
	Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years
	Category B Trees of moderate quality with an estimated life expectancy of at least 20 years
	Category C Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
	Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
Key	
	Root Protection Areas The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability.
	Tree, Shrub or Hedgerow Group.
	Reference Number for Tree, Group or Hedgerow.
	Site boundary.

02 DESIGN DEVELOPMENT


Site Analysis











02 DESIGN DEVELOPMENT
Site Strategy

- Green area to be connected through to Fox Lodge Manor
- Main access links within the development
- Most houses orientated North-South with sunny East / West Facing Gardens
- South Facing row of Houses providing Active Frontage & Passive Surveillance to Open Space
- Existing Trees to be protected
- Open space with existing trees forming edge of the space
- Proposed realignment of Ballybin Rd
- Possible Greenway to existing route of Ballybin Rd



 Proposed Site (5.48Ha)

-  Main vehicular route
-  Secondary vehicular route
-  Bicycle route
-  Pedestrian route
-  New Proposed Main Entrance
-  Existing Mature Trees
-  Existing Mature Non - Native Trees
-  Realignment of Ballybin Rd
-  Greenway Route

02 DESIGN DEVELOPMENT

Consultative Process - S247 Meetings



1

Summary of Changes Following the First S247 Meeting

The arrangement of houses to the northern boundary was revised to improve the relationship to the existing Fox Lodge Manor development.

The location and orientation of the 2 No. detached houses was adjusted and public open space added to the south east of the site. The separate vehicular entrance for these houses off of the roundabout was removed.

Connectivity and permeability within the site was improved with a general reduction in the number of cul de sac roads and the creation of an internal



2

**Second S247 Scheme
- November 2023**



3

Summary of Changes Following the Second S247 Meeting

The scheme was adapted to suit the standards set out in the Sustainable Residential Development and Compact Settlements Guidelines 2024.

The Ballybin Road was realigned and a signalised junction added which will improve safety and flow along the R125 and Ballybin Road. A greenway cycle & pedestrian route is proposed to the existing Ballybin Road.

The arrangement of units within the site remained consistent with previous proposals, with additional units provided to the north of the site.



1

3 storey duplexes are located adjacent to Open Space B and along the entrance road, providing strong passive surveillance and an impressive entrance route. These 3 storey units have been clustered with the 3 storey houses at the south east of the site where they relate in scale to the duplex units in Moulden Bridge.

Following a Social Infrastructure Audit, it was determined that there is adequate potential capacity in the town's childcare facilities therefore the creche was omitted.

02 DESIGN DEVELOPMENT
Consultative Process - 32C Meeting

Summary of Changes Following the
32C Meeting

Following the 32C meeting with Meath County Council the following adjustments were made to improve the security, layout and connections to the local context.

The location of the bus stop along the R125 was adjusted to better suit routes that might continue along the Ballybin Road.

Windows were added to both side elevations of the Duplex units to improve passive surveillance along the realigned Ballybin Road and the communal garden to the west. A fully bricked elevation was added to the Ballybin Road side to provide a more robust finish in this location and better reflect neighbouring houses.

Windows were added to the southern elevation of the Maisonette units to the South West of the site in order to improve passive surveillance.

Brick was added to the rear of the Northern Maisonettes in order to improve the appearance to the Fox Lodge Manor side.

The green space in Fox Lodge Manor was included within our site and it is proposed that Open Space D will be combined with this space to provide a more usable and pleasant green open space and play area for residents of both developments. This will also ensure a robust pedestrian and cycle connection between both schemes - ensuring long term permeability.

The houses immediately adjacent to Open Space D have been reorientated to provide improved passive surveillance to this area and to facilitate the appropriate removal of the boundary wall, thereby enhancing permeability and integration of the site and Fox Lodge Manor.

When taken as a whole we believe that the Design Team have taken on board the comments of Meath County Council and made incremental improvements to the overall scheme. We believe that the scheme presented will ensure a safe, pleasant, efficient and sustainable community in Ratoath.

Proposed Site (5.48Ha)

Nett Development Site Area (3.66Ha)



02 DESIGN DEVELOPMENT

32C Response - Greenway Diagram

The realignment of the Ballybin Road leaves open the opportunity for the reuse of the southern stretch of the existing Ballybin Road.

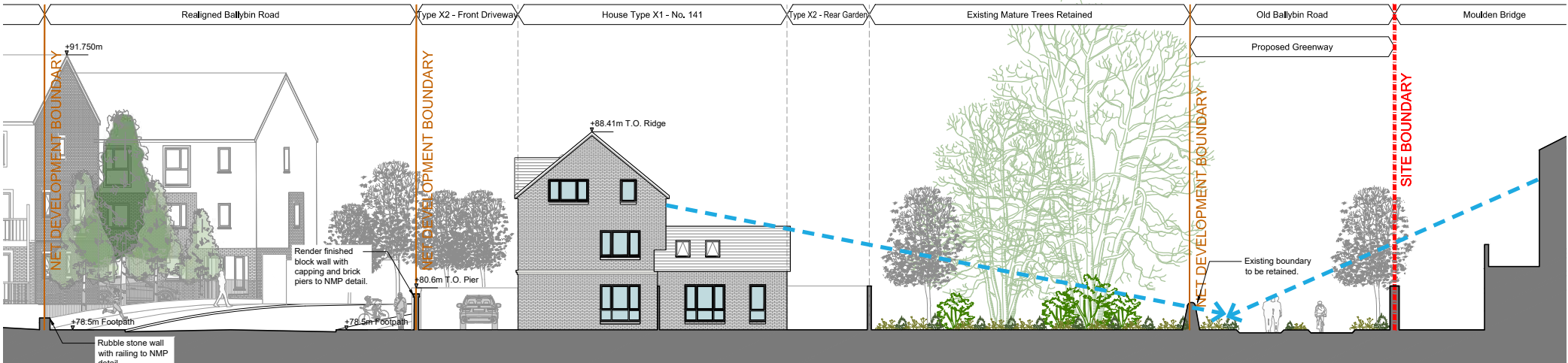
This is an attractive but narrow busy roadway at the moment, with existing attractive mature trees and hedgerows to both sides.

It is currently overlooked by 3 storey residences to the eastern Moulden Bridge side and passive surveillance will be improved by the addition of 2 no. 3 storey detached houses to the western side as part of our development.

It is proposed that as far as is possible, the hedgerows and trees will be maintained as part of our scheme, safeguarding the rural character of the existing Ballybin Road and the biodiversity therein.

It is proposed that the corridor, which is taken in charge by Meath County Council, be reused as a greenway connection for pedestrians and cyclists. The separation of modes of transports is desirable, not only for safety but also for amenity of non-motorised users, creating a peaceful corridor.

Clarity was sought on the alignment of the proposed Greenway and potential future desire lines along the greenway. As illustrated in the diagram adjacent, you can see that the northern end of the greenway will align with the required set back under existing 110kV overhead electricity lines. There is therefore scope that any future developments north of the proposed greenway could tie in with the greenway, providing a safe segregated and pleasant environment for pedestrian and cyclists, supporting alternative means of transport and enhancing the amenity for all users.



02 DESIGN DEVELOPMENT

32C Response - Northern Maisonette Design

ORIENTATION & LAYOUT

Our goal through the design process was to ensure that our units sit comfortably in context with the existing units to north and west in Fox Lodge Manor. We also wanted to ensure that the separation distances were maximised where possible. In balance with this, we are conscious of the efficient use of site space, DMURS compliant roads and parking layouts and maximising the Communal garden and terrace spaces to the proposed new maisonette units.

The 32C commentary requested that the units were reorientated so that the units were aligned in a north-west/south-east direction.

In Option 1 we looked to follow as closely as possible the north-west/south-east orientation. In Option 2 we sought to undertake another assessment reorienting the units to more closely align with unit 88 adjacent.

Options 1 & 2 results in:

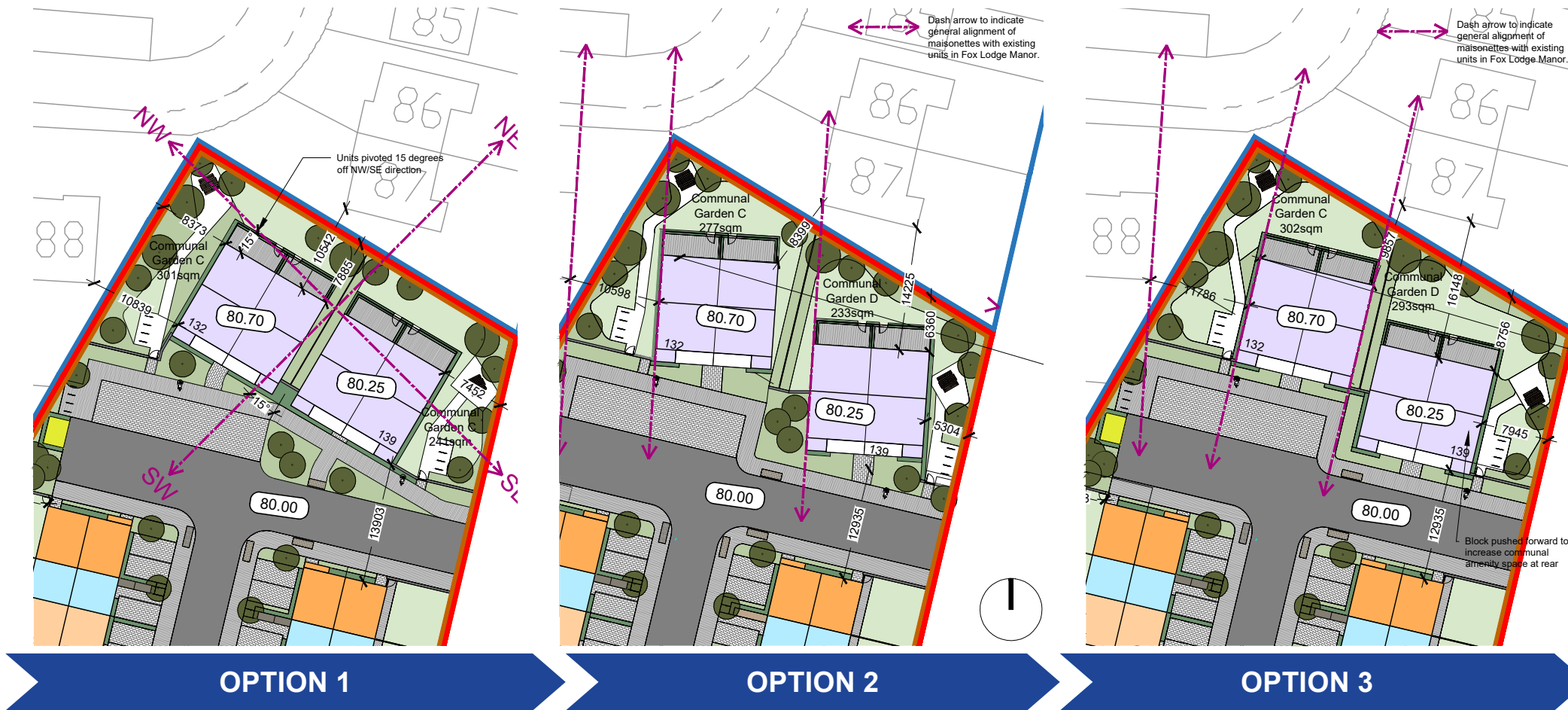
- Smaller rear communal gardens in terms of area
- Shallower rear communal gardens in depth
- Less separation distance & reduced privacy
- Creates an awkward interface with the existing development
- Less efficient use of land south of the units.

In Option 3 we have aligned the units with Units 86 & 87 of Fox Lodge Manor.

Option 3 results in:

- Larger rear communal gardens in area.
- Deeper gardens making the spaces more usable
- Greater separation distances and better protection of private amenity
- Buildings are largely aligned with the houses in Fox Lodge Manor
- More efficient use of land south of the units.

For these reasons we have proceeded on the basis of Option 3, which is broadly in line with the proposals presented at the 32C meeting.



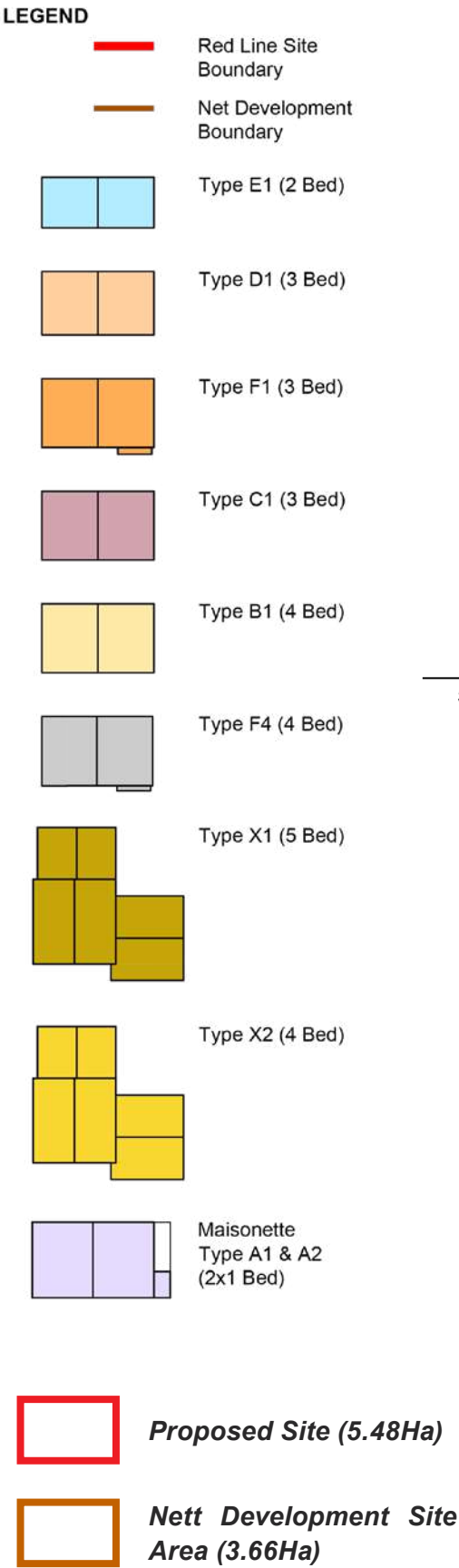
MATERIALITY

We have sought to soften the impact of the units on the existing Fox Lodge Manor development through the improvement of the appearance of the rear, north facing elevations.

These elevations will have a fully brick treatment in a buff colour. This will read similarly to the light grey stone used on the houses in Fox Lodge Manor and give a more complete feel to the views south into the proposed scheme.



03 PROPOSED DESIGN
Site Plan



03 PROPOSED DESIGN

Urban Design Manual

This section of the Design Statement demonstrates how the proposed development corresponds to the 12 criteria of best architectural practice as listed on the Urban Design Manual (2009).

1 - CONTEXT

How does the development respond to its surroundings?



DESIGN RESPONSE

The design of the site has been informed by the guidelines and responds to the Meath County Development Plan 2021 - 27 and takes heed of the recommendations therein.

The existing site is a lowly developed existing agricultural and residential plot surrounded by higher density housing developments. The proposal responds to and matches this context, taking into account the Sustainable Residential Development and Compact Settlements Guidelines.

The scale of buildings have been arranged to reflect the scale of existing developments, with two storey houses to the north and west of the site. Three storey houses and duplexes to the south and east of the site where they relate to existing three storey homes in Moulden Bridge and the emerging density to the south of the site.

The existing mature trees to the southern boundary will, as far as is possible, be maintained and Public Open Space has been designed to protect and enhance this established green area.

2 - CONNECTIONS

How well is the new neighbourhood/site connected?



DESIGN RESPONSE

The scheme is designed to improve existing infrastructure, create new permeability across the site and ensure that any future developments can easily connect to the scheme.

The realigned Ballybin Road will improve the roads, pedestrian and cycle infrastructure in the locality. The introduction of a signalised junction will improve safety along the R125 and Ballybin Road for all road users.

The proposed use of the existing Ballybin Road as a short greenway will further support connections through the existing community, as well as alternative means of transport.

The green to the north west of the site at Fox Lodge Manor has been connected to Open Space D, improving the usability of the existing green space and ensuring robust pedestrian and cycle links to the neighbouring scheme.

The development is well served by public transport with bus routes serving Drogheda, Ashbourne, Dunshaughlin, Navan, Kells and Dublin located adjacent to the site. The relocation of the bus stops to safely operate with the realigned roads has been considered as part of the scheme.

3 - INCLUSIVITY

How easily can people use and access the development?



DESIGN RESPONSE

The design team have considered access and ease of movement for people with additional needs, ensuring that a diverse community will be able to enjoy the proposed development and the facilities it provides.

A key deliverable in terms of the inclusivity of the scheme is the provision of quality open space and landscaped areas which vary in design, size and character, each responding to the different locations across the development.

These areas are designed to be permeable encouraging people to walk and cycle. All areas of the development are designed to be accessible to all and to fully comply with TGD Part M.

The playgrounds encourage families to meet. Seating areas and outdoor gathering areas cater to adult residents and young people alike.

A variety of different dwelling types are available, allowing households to move within the development based on their needs.

03 PROPOSED DESIGN

Urban Design Manual

4 - VARIETY

How does the development promote a good mix of activities?



DESIGN RESPONSE

The scheme is designed to appeal to a wide range of people and provide facilities for users both young and old.

Care has been taken in the landscape design to create a variety of open spaces, from a woodland walkway to a large kick about space. All open spaces benefit from passive surveillance and most provide areas for both rest and play.

A variety of unit types, from 1 bedroom duplex and maisonette units through to 4 and 5 bedroom detached and semi-detached houses are provided. The majority of the scheme consists of 2 and 3 bedroom houses which are efficiently designed to provide affordable and attractive homes that meet the needs of the community.

The development has been designed to embrace alternative means of transport and is well connected to local amenities including public transport schools, shops and sports facilities. This will appeal to a wide variety of users, from young families to older people looking to downsize within their community.

5 - EFFICIENCY

How does the development make appropriate use of resources including land?



DESIGN RESPONSE

The proposed development aims to make efficient use of the resources available including land, infrastructure environment and facilities. The replacement of 2 no. dwellings with 141 is in line with this goal. The design maximises the use of the site whilst providing an appropriate scale and mix similar to neighbouring developments.

The proposed density is supported by nearby existing infrastructure including schools, childcare facilities and sports facilities.

Buildings, gardens and public spaces are laid out to exploit the best solar orientation and to connect directly with adjacent developments, ensuring that quality open spaces and long-term connections will exist in the community.

The realignment of the Ballybin Road will improve road safety for all users, reduce traffic queuing along the R125 and improve connections to Ashbourne. This realignment will also create a valuable greenway space to the existing Ballybin Road. The infrastructure upgrades will also operate under capacity, safeguarding appropriate future growth in the neighbourhood.

6 - DISTINCTIVENESS

How do the proposals create a sense of place?



DESIGN RESPONSE

The design intent from the outset of the project has been to create a sense of place and space built around a high quality development, with well defined landscaped open spaces.

Two character areas are proposed to the north and south of the development. The materiality of each character area has been considered differently to give each area a distinct feel.

The retention of the mature tree line to the south of the site will create a unique woodland area to the south of the development which will protect biodiversity on site.

Further to this a green spine will be created to run north-south through the site, providing a strong point of reference as one moves through the site.

03 PROPOSED DESIGN

Urban Design Manual

7 - LAYOUT

How does the proposal create people-friendly streets and spaces?



DESIGN RESPONSE

The main entrance to the site is guarded by 3 storey buildings, ensuring a strong sense of arrival within the scheme. Homes are efficiently laid out with orientations that maximise the sunlight available both within the dwelling and to private open spaces.

A green spine linking from North to South promotes safe and enjoyable walks within and through the proposed development. This will also benefit neighbouring residents - improving bicycle and pedestrian links to the south.

Dual frontage units facing onto all open spaces ensures that all open spaces relate to the homes within the development and benefit from overlooking, ensuring safe, people friendly places to walk, meet and play.

Roadways within the scheme have been designed with DMURS guidance in mind, ensuring pedestrian and bicycle friendly roadways and shared surfaces. Traffic calming measures have been incorporated where appropriate to reduce speed within the scheme.

8 - PUBLIC REALM

How safe, secure and enjoyable are the public areas?



DESIGN RESPONSE

The proposed landscaping will foster safe and secure outdoor spaces within the proposed development. The open spaces will have the benefit of passive surveillance from the units throughout the scheme.

Care has been taken to ensure that ecologically sensitive areas are safe guarded and biodiversity protected, this includes the retention where possible of hedgerows and the mature tree line to the south of the site, but also careful planting of the public realm to provide green corridors.

The orientation of the Open Spaces will ensure that these areas are well-lit for most of the day, thereby increasing their safety and ensuring that they are pleasant and well used. A public lighting plan has been prepared to ensure adequate street lighting is present at night.

Careful consideration has been given to finishes and planting, ensuring that all areas of public realm are attractive and robust. Any areas to be taken in charge are designed to be in line with the guidance of the Local Authority standards & DMURS.

9 - ADAPTABILITY

How will the buildings cope with change?



DESIGN RESPONSE

All dwelling types have been designed to be accessible at ground floor level and have the potential for rear extensions enabling residents to adapt to life changes.

The proposed development will provide a very wide range of unit types including houses (2, 3 and 4 Bed), maisonettes (1Bed) and duplex apartments (1 and 3 Bed). this will ensure that residents should have scope to stay within their community even if circumstances change.

The internal areas for the majority of units allows for adaptation in the future.

All Maisonette units have been designed with reference to *Building for Everyone: A Universal Design Approach*, and the Maisonettes type A1 are fully accessible.

The development allows for car spaces to have electrical charge points, ensuring that they are adapted for changing technological responses to climate change.

03 PROPOSED DESIGN

Urban Design Manual

10 - PRIVACY AND AMENITY

How do the buildings provide a high quality amenity?



DESIGN RESPONSE

All houses have enclosed private gardens to the rear which meet and usually exceed the minimum sizes required by SPPR 2 of the Sustainable and Compact Settlement Guidelines. Care has been taken to ensure that good orientations have been achieved and separation distances between houses generally exceed the 16m required by SPPR 1 of the guidelines.

Ground floor duplex apartments have good sized private terraces to front and rear, surrounded by privacy planting. Upper level duplexes benefit from south facing terraces which overlook Open Space B. All duplexes also benefit from a communal garden located adjacent to the units, in line with guidelines for apartments.

Maisonette units on the ground floor benefit from a private terrace surrounded by planting which relates to their main living space. Upper level Maisonettes have a south or east facing balcony, again relating to the living space. A solid railing has been incorporated into the design to improve privacy. All Maisonettes benefit from a large communal garden to the rear of the units. This exceeds the guidelines for apartment units.

The proposed development delivers quality designed landscaped public open space and play spaces distributed throughout the development

11 - PARKING

How will parking be secure and attractive?



DESIGN RESPONSE

A detailed breakdown of Car & Bicycle parking provision is provided in the overall area schedule. The provision of car parking is in line with SPPR 3 of the Sustainable and Compact Settlement Guidelines for a development in an intermediate or peripheral location such as this.

In general, residents parking is securely placed in curtilage directly to the front of the houses and maisonettes. Duplexes benefit from allocated parking spaces adjacent to their units.

A generous amount of non-curtilage parking is provided throughout the scheme. This will provide a balance between additional parking for residents and visitor parking spaces.

Care has been taken to ensure secure bicycle parking is provided for all residents, in line with SPPR 4 of the Sustainable and Compact Settlement Guidelines.

12 - DETAILED DESIGN

How well thought through is the building and landscape design?



DESIGN RESPONSE

The design team have worked collaboratively in providing a comprehensive detailed design approach for the development.

The design process of the proposal has incorporated site features such as the existing trees, orientation, the fall of the terrain and views to and from the site in the design process. We have pro actively responded to feedback from the local authority throughout the consultative process.

The materiality has been chosen to reflect the character neighbouring developments, with variation proposed to ensure legibility throughout the scheme.

The landscape design proposal ensures a robust and inviting environment for both residents and the broader community which incorporates features of the site in a meaningful way and safeguards the ecological environment for the future.

In summary, We believe that these design proposals constitute a coherent and thoughtful response to the site, ensuring that future residents will enjoy an excellent quality of life in surroundings of outstanding quality and durability.

03 PROPOSED DESIGN

Visitor Car and Bike Parking, and Traffic Control

A key feature of the proposals is the realignment of the Ballybin Road. This work has is proposed in the interest of providing safer roads for all users, including pedestrians and cyclists. We have incorporated and aligned with the proposed Part 8 cycle scheme along the R125 and propose that the existing Ballybin Road is reused as a greenway for cyclists and pedestrians.

A thorough design and modelling process has been undertaken by DOBA and Systra to ensure that proposals reduce queuing along the R125, thereby improving overall road safety. Replacing the existing 5-arm roundabout, with a signalised junction will provide ample capacity on the road network going forward.

Two entrances are proposed from the realigned Ballybin Road - one serving 2no. detached houses to the east, and the other serving 139 no. units to the west. Visibility splays to both entrances ensure safe access to the site.

Traffic calming measures have been utilised throughout the scheme to provide a safer and pedestrian friendly environment. Roads and footpaths have been design with DMURS in mind. Additional pedestrian routes, aligned with desire lines through the site, have been provided, especially north-south from the R125 to Fox Lodge Manor in the north.

Consideration has been given to a balanced approach to car and bicycle parking within the site.








Examples of Sheffield Stands to communal open space

The provision is in line with SPPR 3 and SPPR 4 of the Sustainable and Compact Settlement Guidelines and the guidance of the Apartment Design Guidelines.

It is proposed that all 2 bed houses have 1no. curtilage parking space, while all other houses have 2no. curtilage parking spaces. All apartments within the Maisonettes & Duplexes have 1no. space allocated to each. A balance of 27 no. non- allocated non-curtilage parking spaces have been provided. The overall parking ratio of 1.6 within the site falls below 2 per unit maximum, including visitor spaces.

Bicycle parking has also been incorporated throughout the scheme. End of terrace houses will benefit from bicycle parking in private secure back gardens which are accessible via the side gate. Mid terrace houses and ground floor duplexes have a covered and secure store to the front of units (houses) or to the rear terrace (duplexes). Maisonettes and Upper level Duplexes have secure bike stores located in the communal garden spaces. Ample visitor bicycle parking is conveniently located throughout the scheme. Ample visitor parking, dispersed across the site as Sheffield stands, is also proposed.

We believe that the approach will create a safe and pleasant environment which is supportive of alternative means of transport including public transport, car pooling, cycling and walking.

-  Visitor Bicycle Parking
-  Non Allocated Car Parking
-  Allocated Resident Car Parking
-  Shared Surface
-  Traffic Calming Zone



03 PROPOSED DESIGN

Open Space

Where practicable, it is envisaged that the mature hedgerows and trees bounding the site will be maintained creating a rich and bio-diverse setting adjacent to the proposed open spaces to the south and east of the site.

It is proposed to create a diversity of experiences throughout the range of public spaces, from active play spaces and kick about areas to more peaceful seating areas with integrated biodiversity enriching opportunities. Through this range of spaces we aim to address the varying needs of a diverse neighbourhood. These spaces will be arranged throughout the site, also creating the opportunity for movement from south to north of the site though a green corridor. The planting and layout has been designed to support biodiversity and wildlife across the site.

For further information on landscape proposals, refer to documents prepared by NMP Landscape Architecture.



Shared Communal Garden C -
277 sqm

Shared Communal Garden D -
273 sqm

 Open Space D -
950 sqm






 Open Space C -
1493 sqm

Shared Communal Garden A -
107 sqm

 Open Space B -
1905 sqm

 Open Space A -
1818 sqm

Shared Communal Garden B -
138sqm

- Kick About Space 
- Natural Play Space 
- Exercise Station 
- Seating Area 
- Biodiversity Interventions 
- Public Open Space 
- Communal Garden 
- Pedestrian Route 



03 PROPOSED DESIGN

Building Heights

In response to comments on previous proposals presented during the first and second meetings, care has been taken to create a shift in height across the site from 3 storey in the south east to 2 storeys in the north west. This mitigates the change in scale between the existing 3 storey units to the east in Moulden Bridge, to the existing 2 storey houses in Fox Lodge Manor in the west.

The expectation is that there will be higher density developments to the south of the site and this facilitates a gradual shift change in the scale of Ratoath as a whole.

This also creates a more robust and defined built presence at the site entrance and along the front-ages with the realigned Ballybin Road.

Units have been set back appropriately from the boundary, in line with the Sustainable Residential Development and Compact Settlements Guidelines 2024. Open space has been located adjacent to the existing single storey unit to the north of the site & rural boundaries to the north east.

Legend

1 Storey Building

2 Storey Building

3 Storey Building

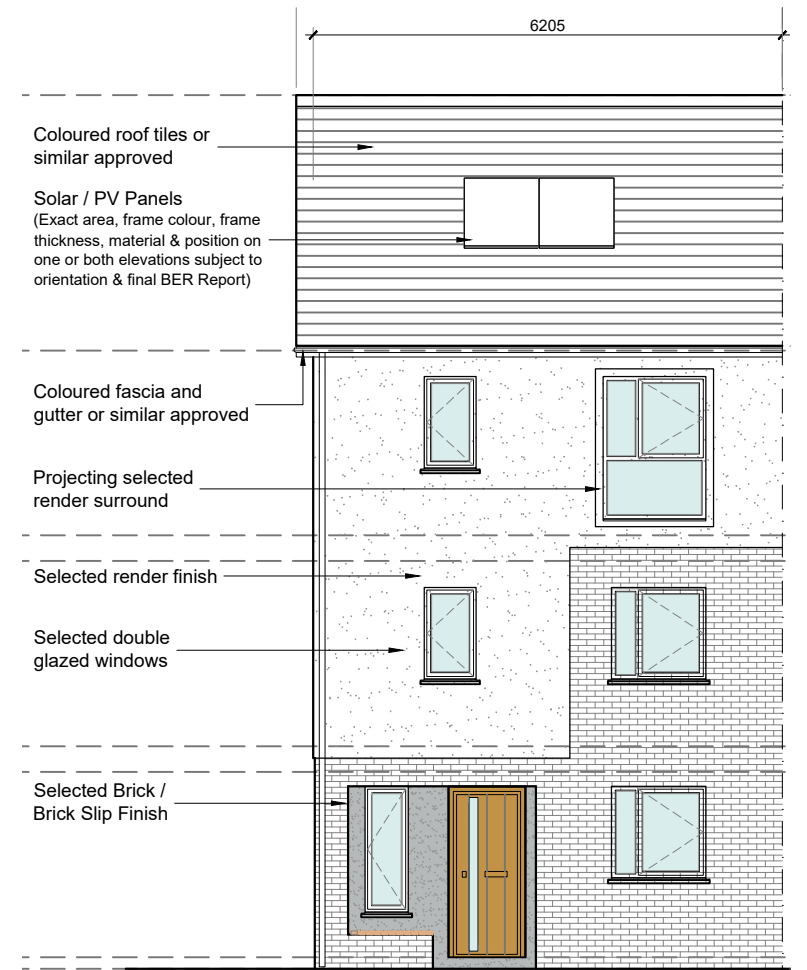


Typical House Types - Type B1 - 4 Bed Semi Detached



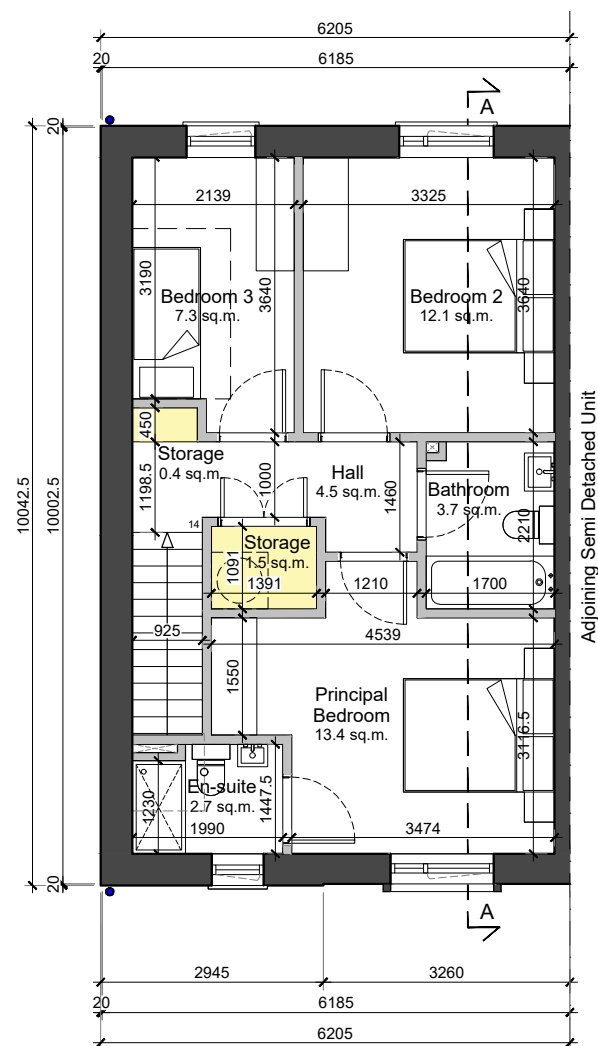
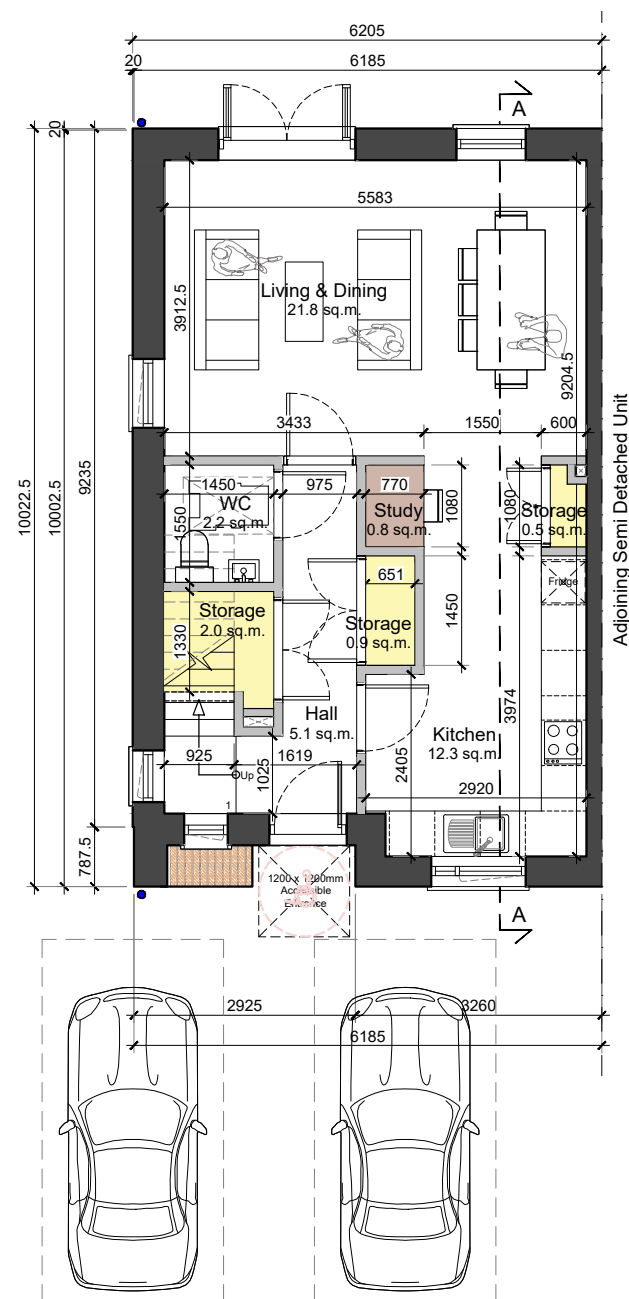
Type B1 - Aggregate Living Area	
Name	Area
Living & Dining	21.8
Kitchen	12.1
Study Area	0.8
Living Room	19.0
Study Area	2.8
Grand total	56.5

Type B1 - Internal Storage	
Name	Area
Internal Storage	7.0
Grand total	7.0



03 PROPOSED DESIGN

Typical House Types - Type C1 - 3 Bed Semi Detached

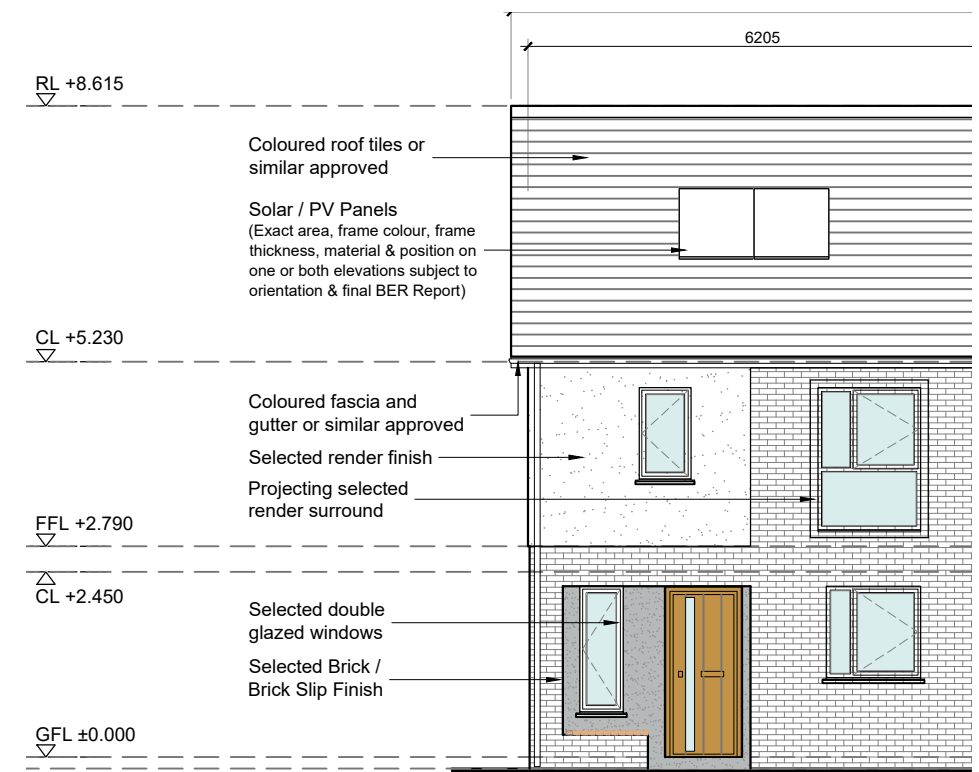
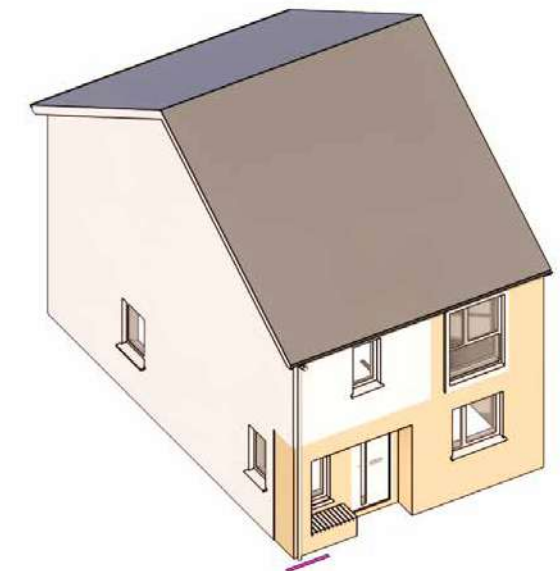


Type C1 - Area Schedule (GIA)		
Name	Area	
Ground Floor	49.7 m²	
First Floor	51.4 m²	
Grand total	101.1 m²	

Type C1 - Aggregate Living Area		
Name	Area	
Living & Dining Room	21.8 m²	
Kitchen	12.3 m²	
Study Area	0.8 m²	
Grand total	34.9 m²	

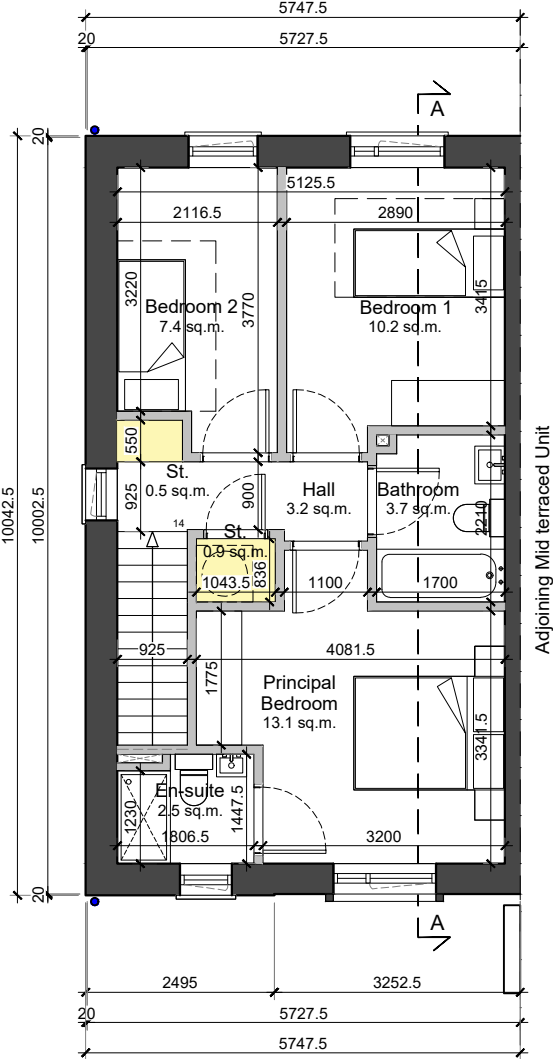
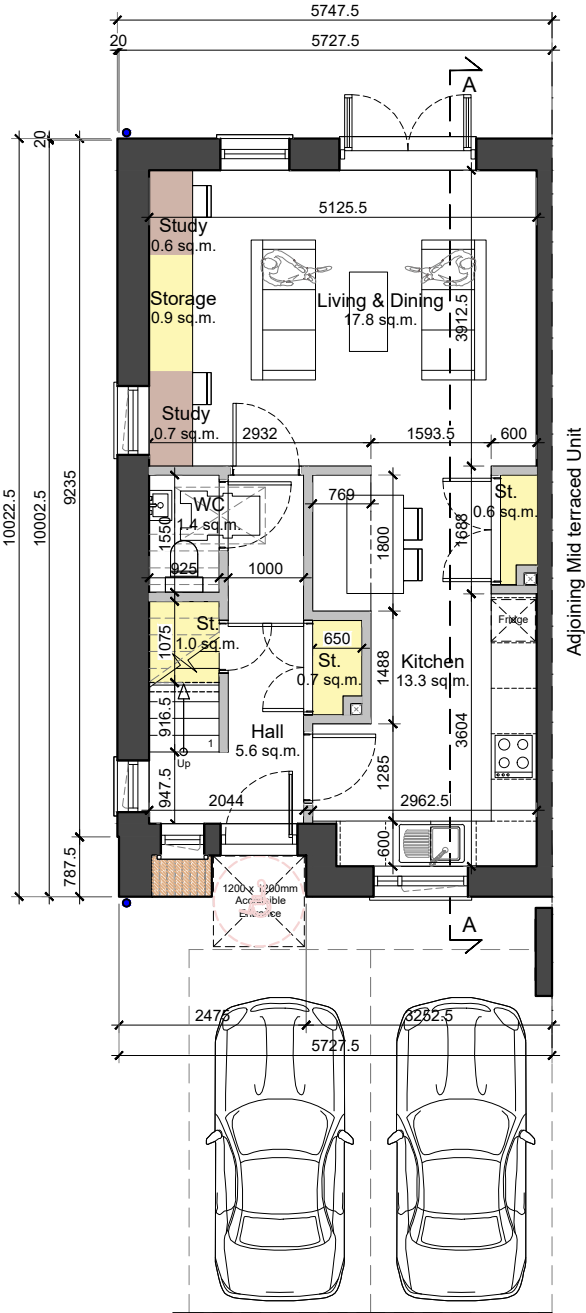
Type C1 - Aggregate Bedroom		
Bedrooms	Area	
Principal Bedroom	13.4 m²	
Bedroom 1	12.1 m²	
Bedroom 2	7.3 m²	
Grand total	32.8 m²	

Type C1 - Internal Storage		
Name	Area	
Internal Storage	5.3 m²	
Grand total	5.3 m²	



03 PROPOSED DESIGN

Typical House Types - Type D1 - 3 Bed End of Terrace

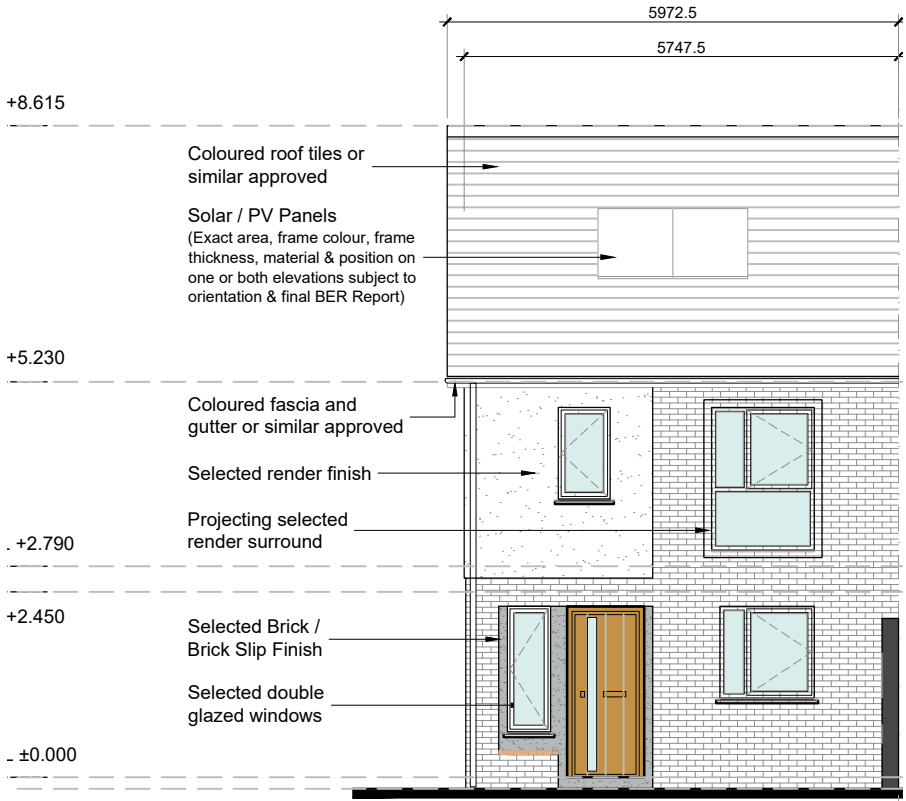
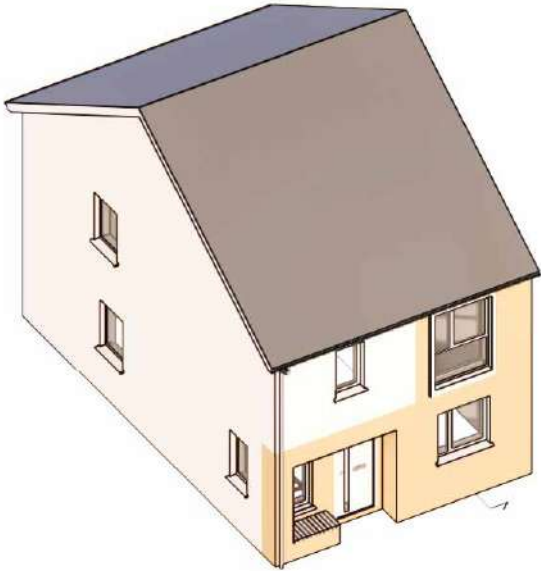


Type D1 - Area Schedule (GIA)	
Name	Area
Ground Floor	45.7 m²
First Floor	47.1 m²
Grand total	92.8 m²

Type D1 - Aggregate Living Area	
Name	Area
Living & Dining	17.8 m²
Study Area	0.6 m²
Study Area	0.7 m²
Kitchen	13.2 m²
Grand total	32.3 m²

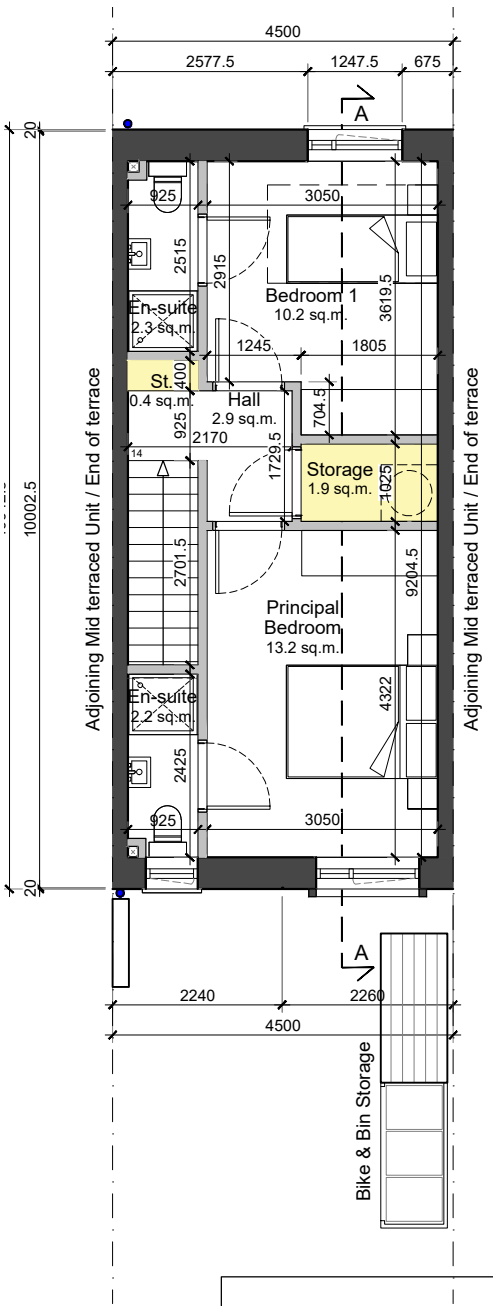
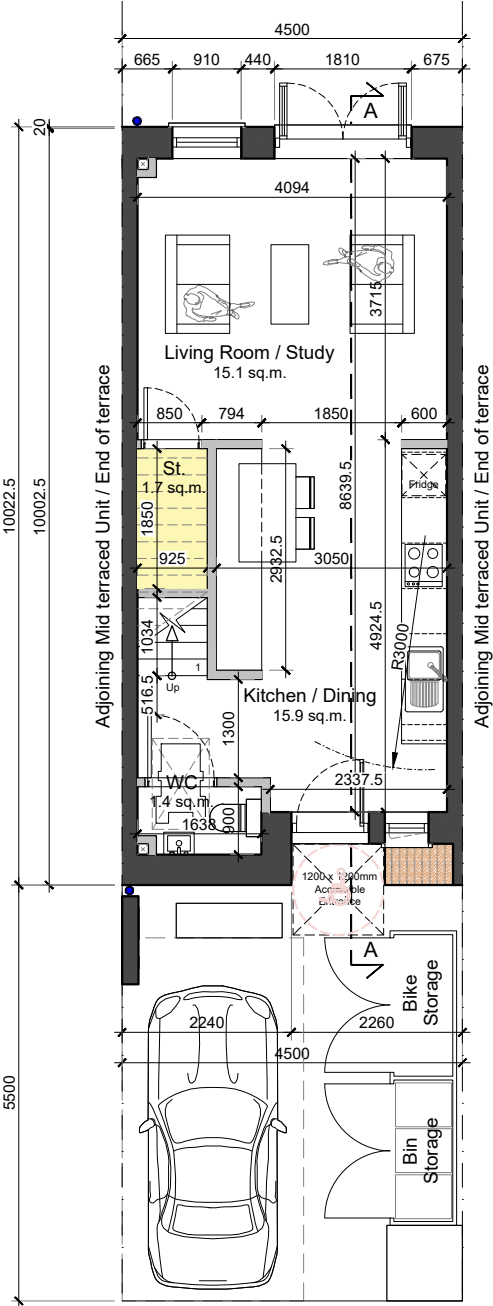
Type D1 - Aggregate Bedroom	
Bedrooms	Area
Principal Bedroom	13.1 m²
Bedroom 1	10.2 m²
Bedroom 2	7.4 m²
Grand total	30.7 m²

Type D1 - Internal Storage	
Name	Area
Internal Storage	4.6 m²
Grand total	4.6 m²



03 PROPOSED DESIGN

Typical House Types - Type E1 - 2 Bed Mid Terrace

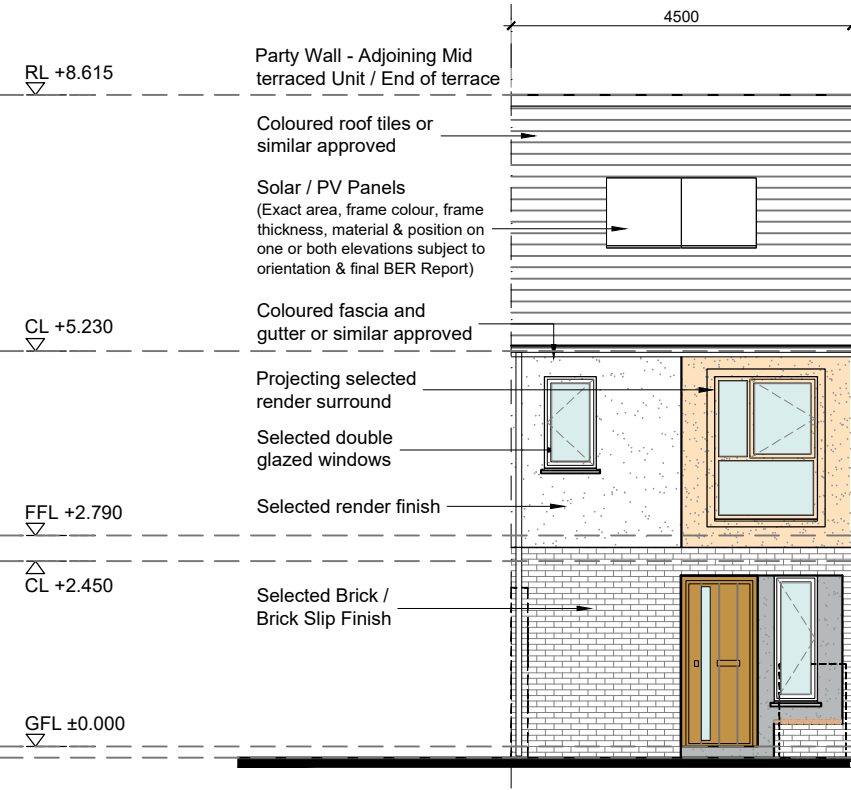


Type E1 - Area Schedule (GIA)	
Name	Area
Ground Floor	36.2 m²
First Floor	37.6 m²
Grand total	73.8 m²

Type E1 - Aggregate Living Area	
Name	Area
Living Room / Study	15.1 m²
Kitchen & Dining	15.9 m²
Grand total	31.0 m²

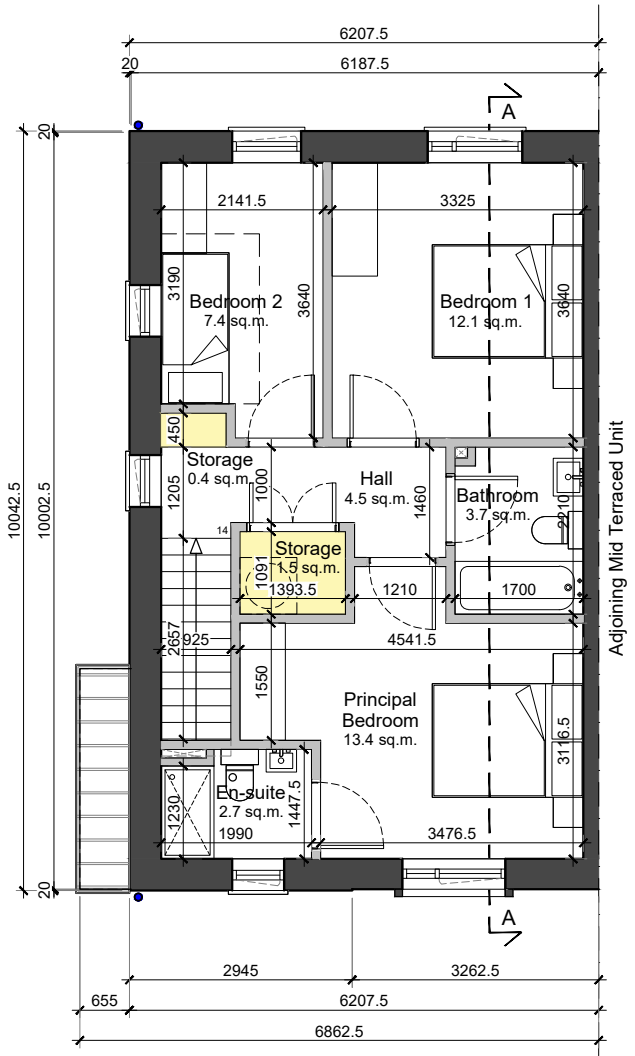
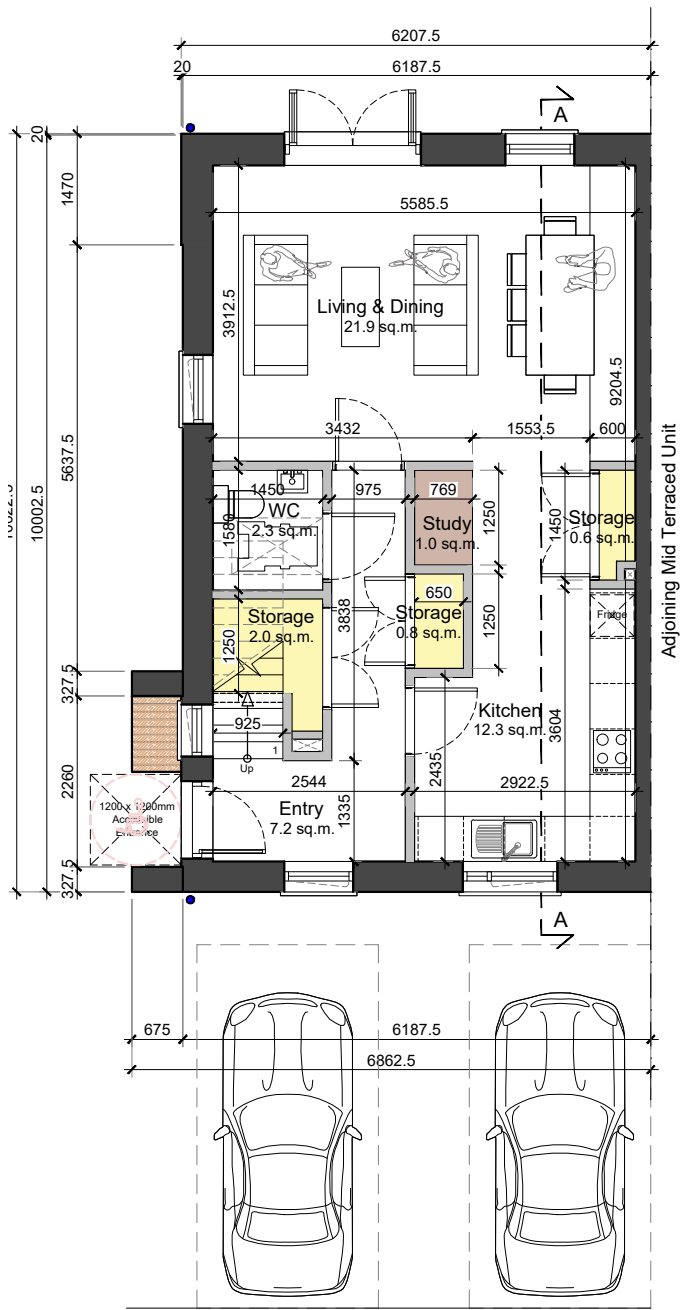
Type E1 - Aggregate Bedroom	
Bedrooms	Area
Principal Bedroom	13.2 m²
Bedroom 1	10.2 m²
Grand total	23.4 m²

Type E1 - Internal Storage	
Name	Area
Internal Storage	4.0 m²
Grand total	4.0 m²



03 PROPOSED DESIGN

Typical House Types - Type F1 - 3 Bed End of Terrace Side Entry

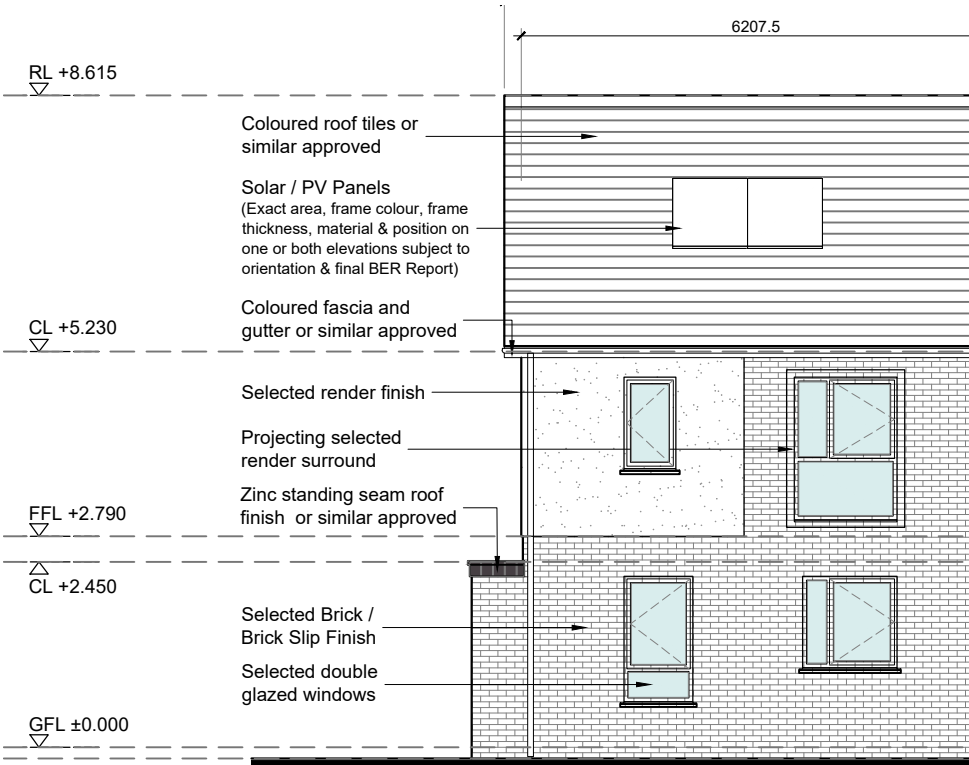
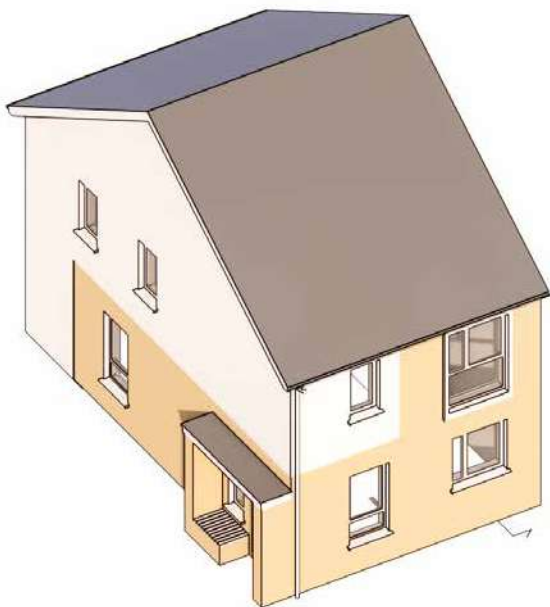


Type F1 - Area Schedule (GIA)		
Name	Area	
Ground Floor	51.4 m²	
First Floor	51.4 m²	
Grand total	102.8 m²	

Type F1 - Aggregate Living Area		
Name	Area	
Living Room & Dining	21.9 m²	
Kitchen	12.3 m²	
Study Area	1.0 m²	
Grand total	35.2 m²	

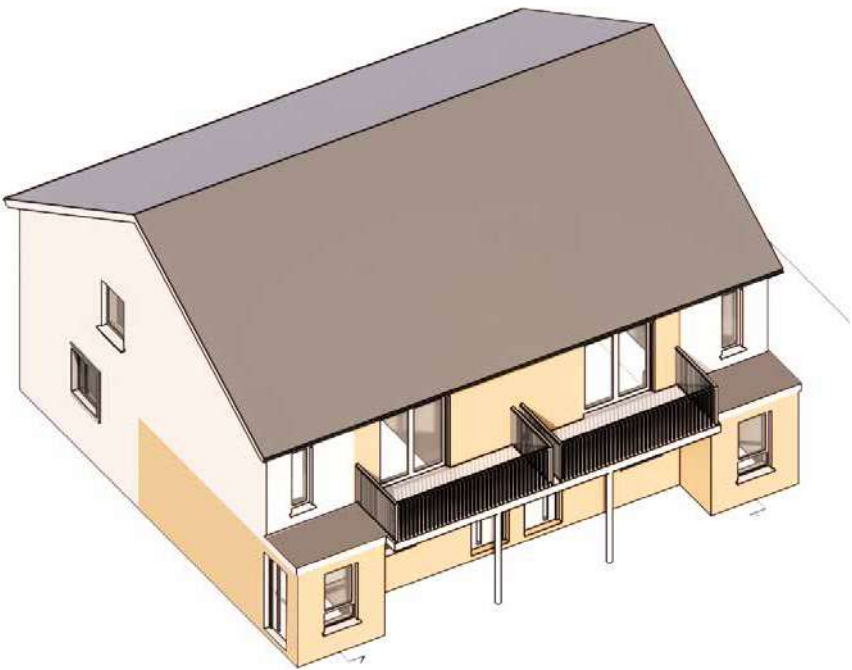
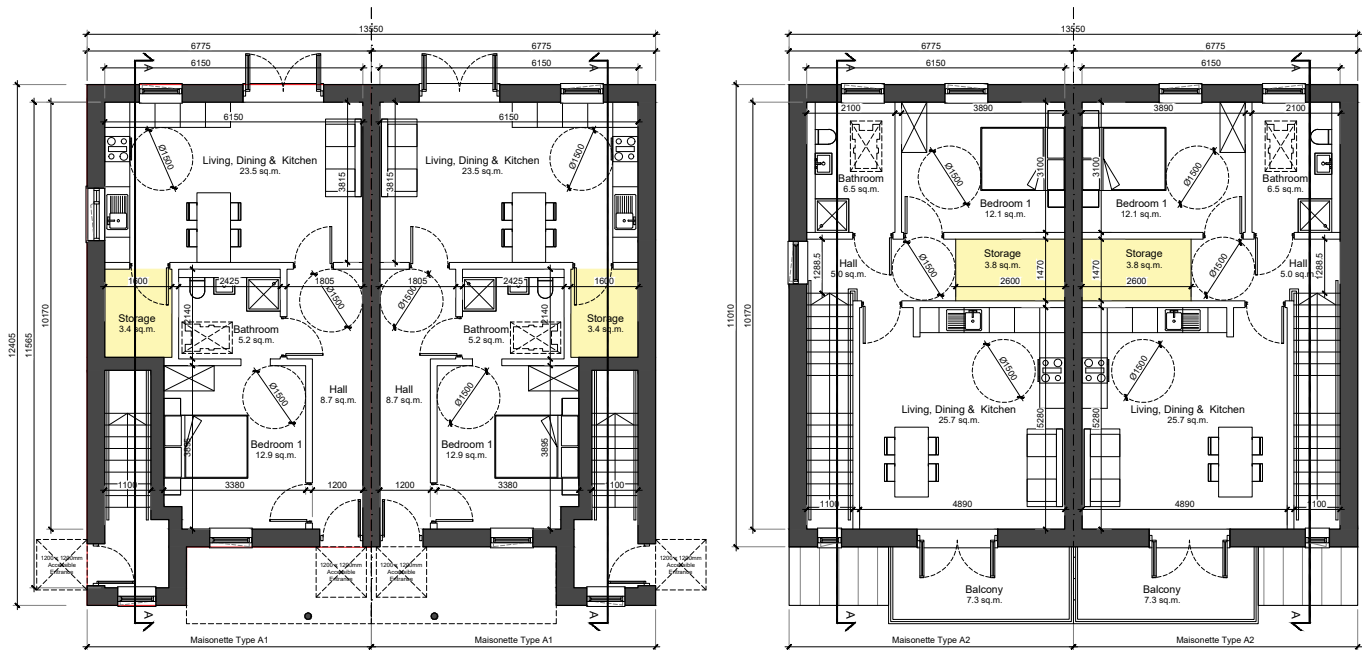
Type F 1 - Aggregate Bedroom		
Bedrooms	Area	
Principal Bedroom	13.4 m²	
Bedroom 1	12.1 m²	
Bedroom 2	7.4 m²	
Grand total	32.9 m²	

Type F1 - Internal Storage		
Name	Area	
Internal Storage	5.3 m²	
Grand total	5.3 m²	

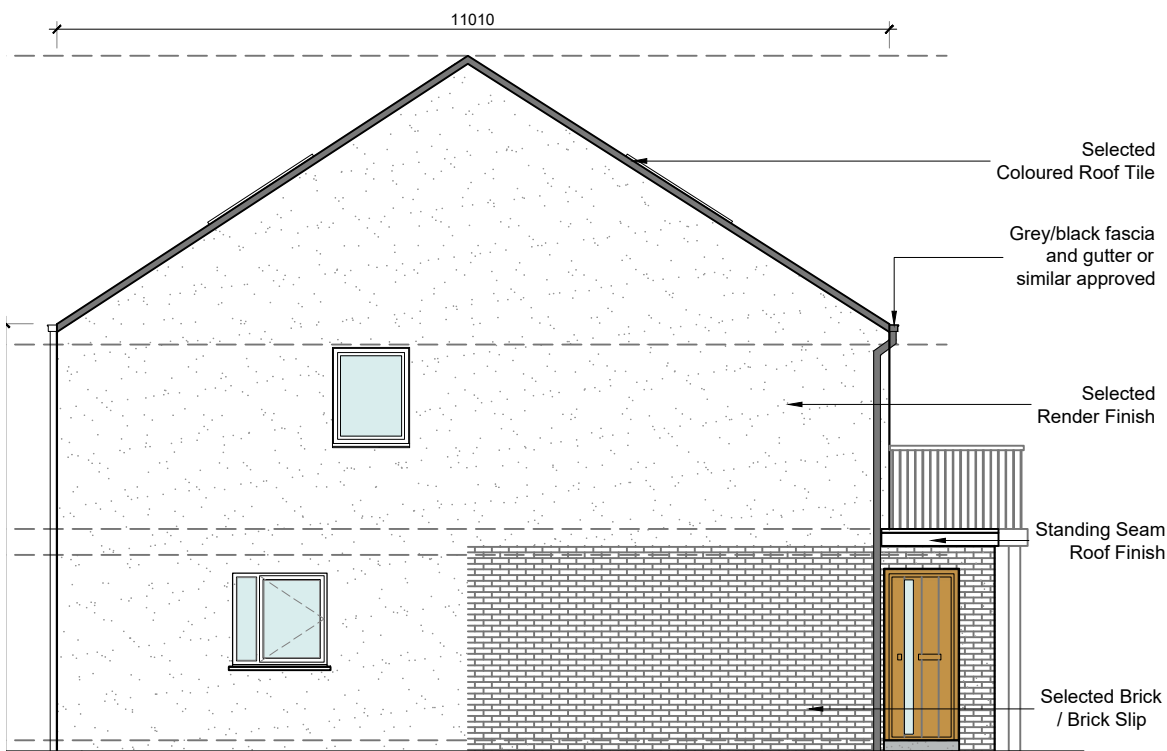
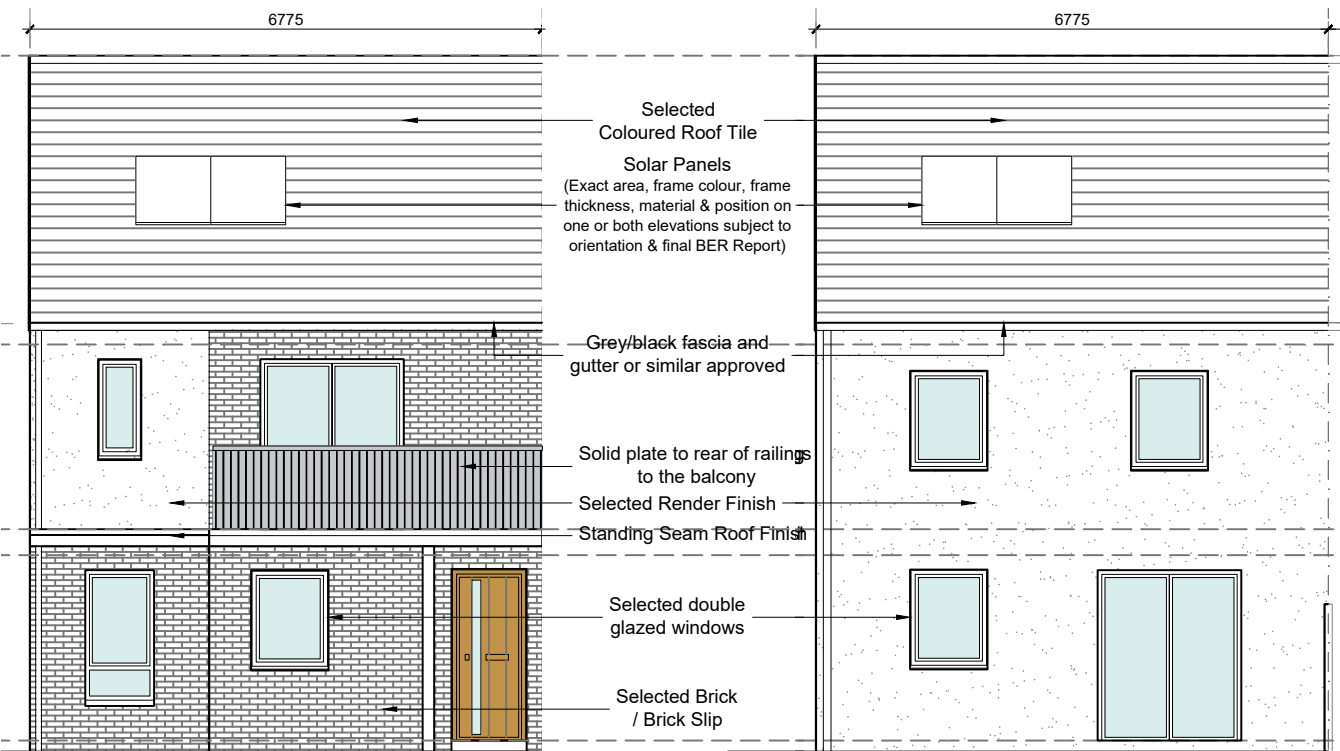


03 PROPOSED DESIGN

Typical House Types - Maisonette A1 & A2 - Side Elevation Window Variation

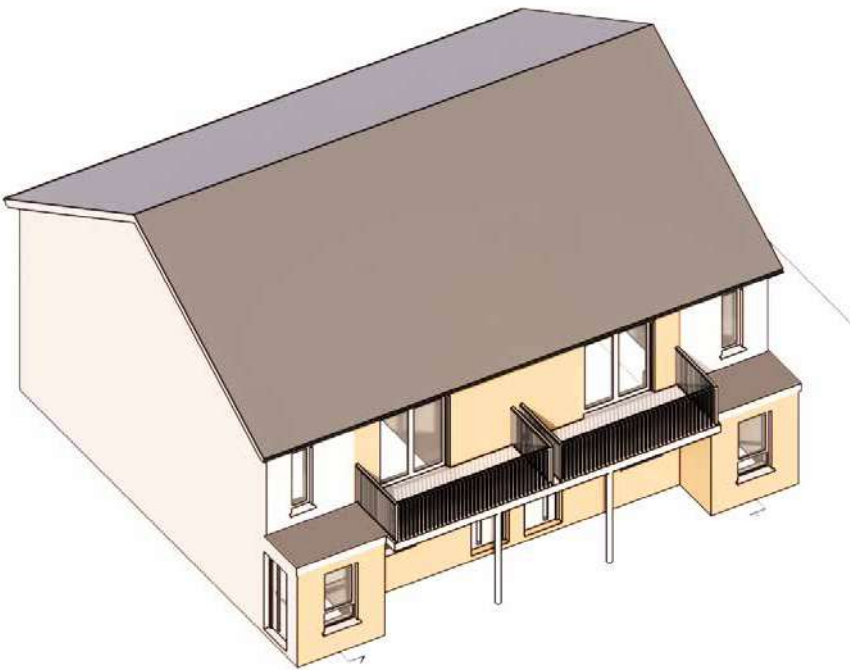
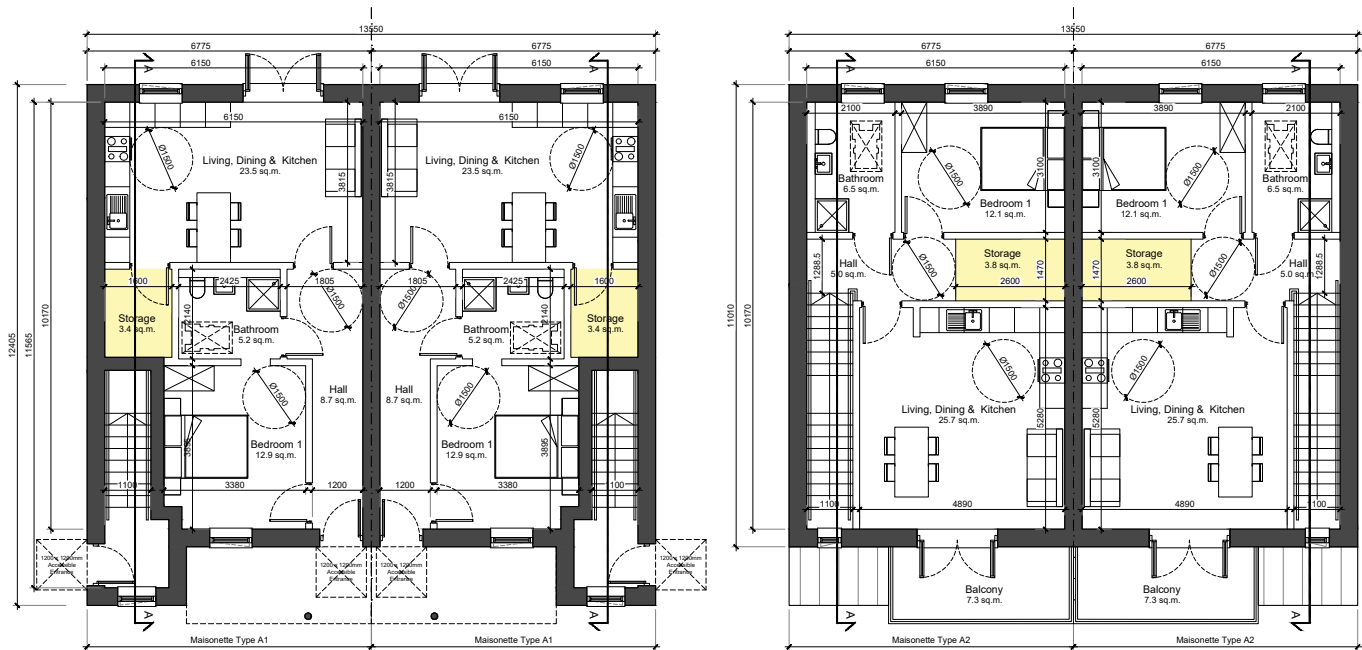


29
52

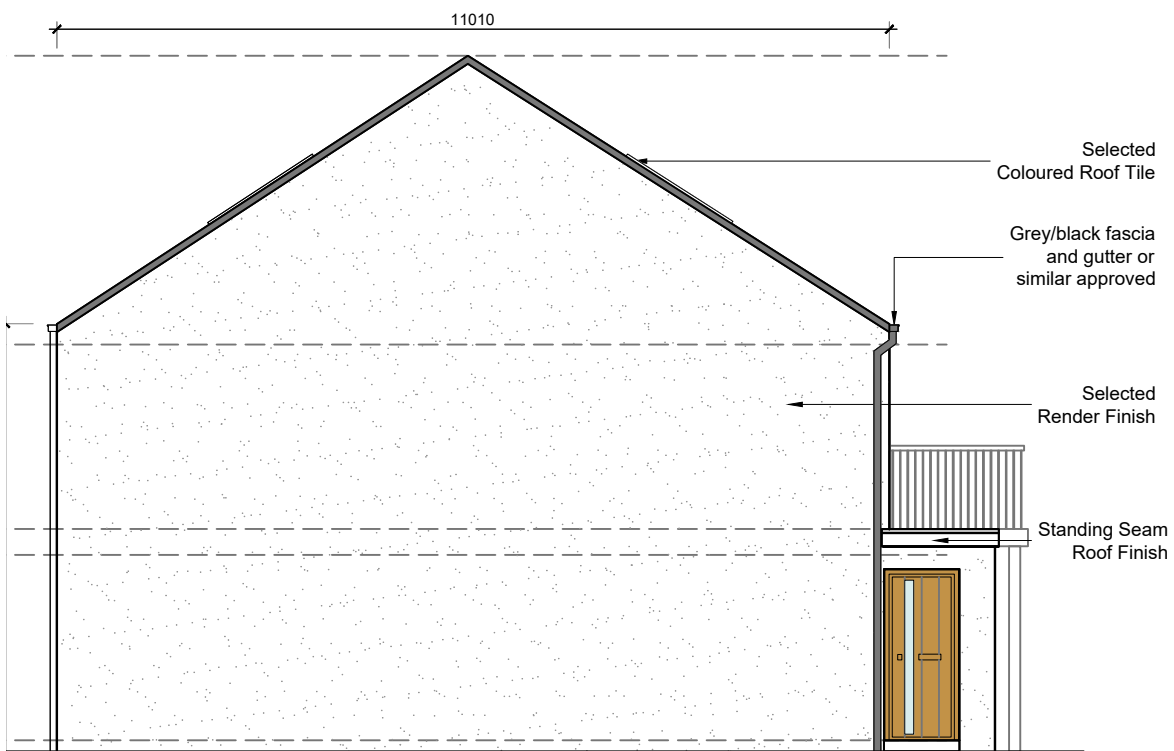
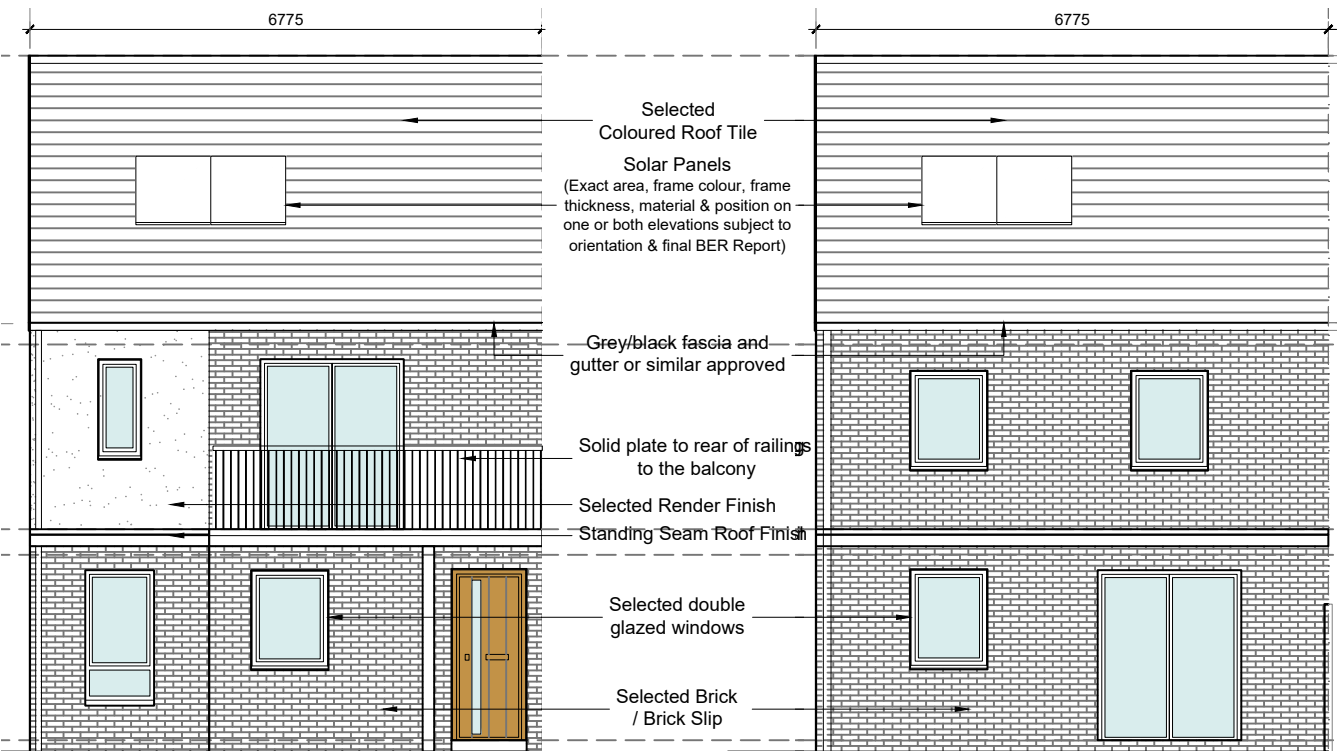


03 PROPOSED DESIGN

Typical House Types - Maisonette A1 & A2 - Rear Elevation Brick Facade Variation



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03 PROPOSED DESIGN

Maisonette Communal Gardens & Private Amenity Space

It is proposed that the bulk of the rear maisonette garden will become a communal garden for exclusive use of the adjacent units. This will be managed and maintained by the OMC and will provide all residents with access to a generous open space with dedicated space for play, seating and storage.

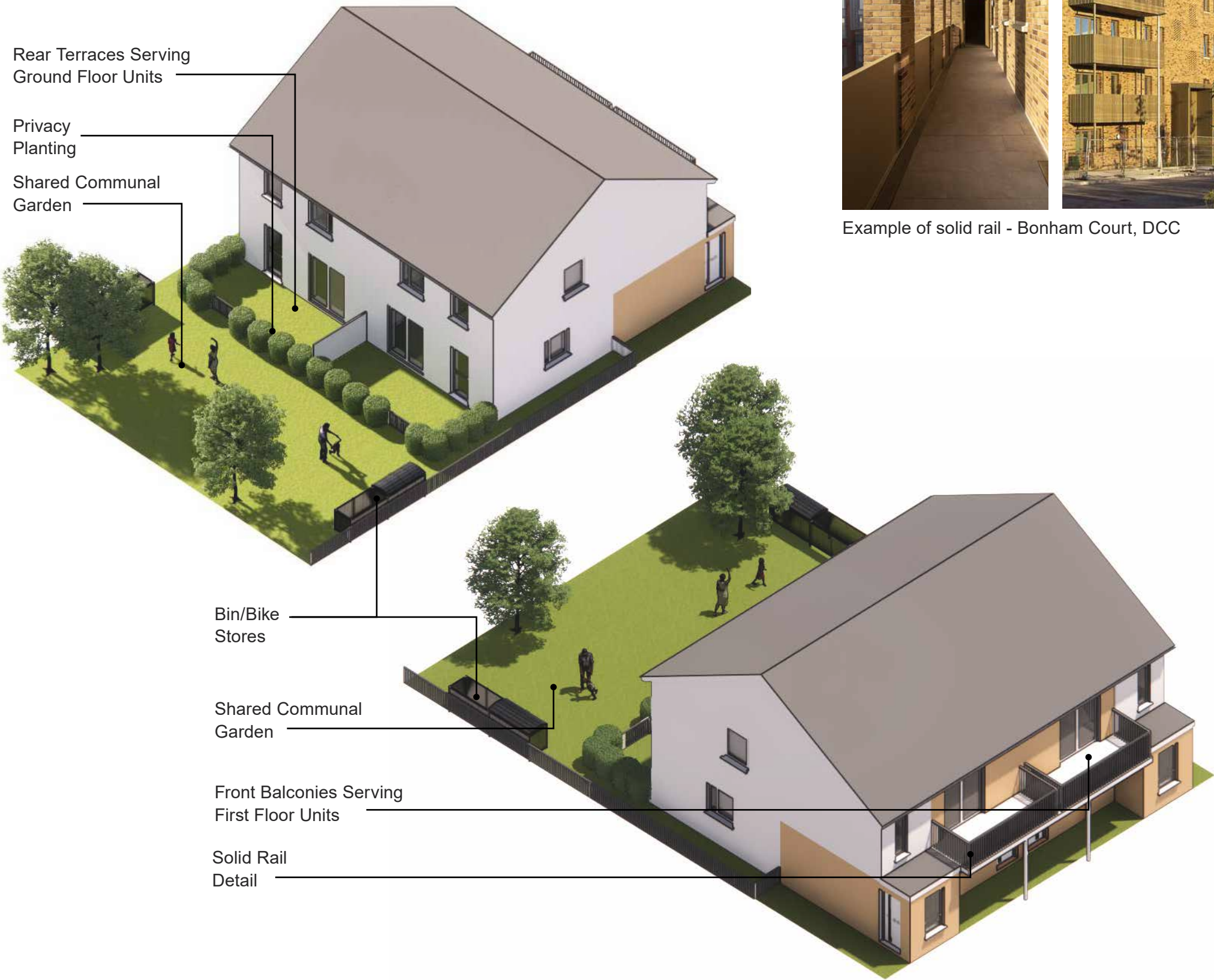
The size of the communal gardens is far in excess of the requirements for communal open space within the Sustainable Urban Housing Design Standards for New Apartments as detailed in the overall area schedule and table on this page. Secure Bicycle stores and shared bin stores will be provided in robust units to the communal open space, making efficient use of open space.

Additionally, the guidelines require that each 1 bedroom unit is provided with 5 sqm of private amenity space at least 1.5m deep. To satisfy this requirement we have taken dual approaches for the ground and upper level units.

Ground level units will have a private terrace which are adjacent to the communal garden, but which benefit from planted screening and boundary rails. A solid gossip wall will be provided between the units to further enhance privacy. The terrace will be directly connected to the main living space. These will measure approximately 20 sqm and 3m deep.

Upper level units will have front facing balconies which also relate directly to their living space. These balconies will have a metal railing fitted with a solid rear panel to ensure privacy is protected in this space. These will measure approximately 7.3 sqm and 1.75m deep.

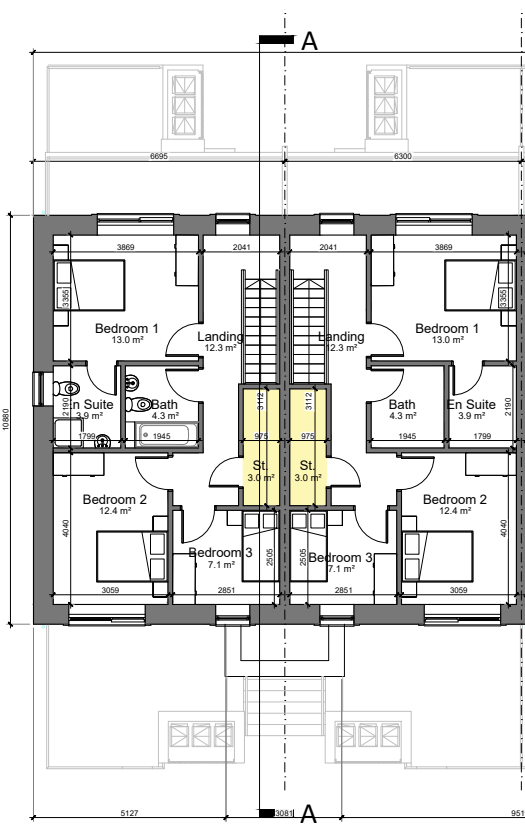
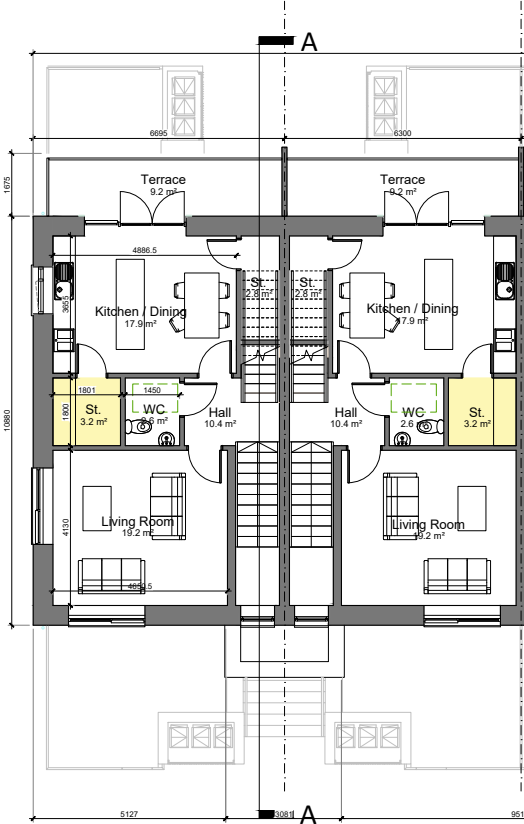
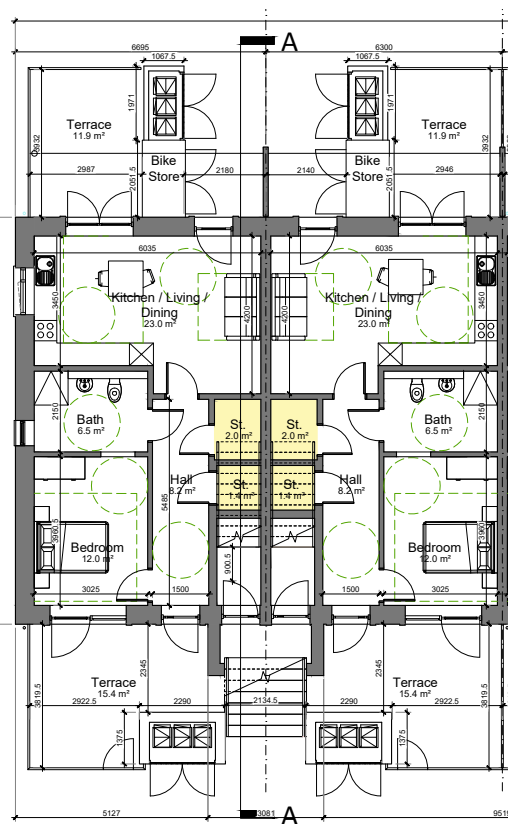
We believe that these proposals provide plentiful, practical private amenity spaces as well as usable communal space for each of the maisonette units.



Example of solid rail - Bonham Court, DCC

03 PROPOSED DESIGN

Typical House Types - Duplexes DX1 & DX2



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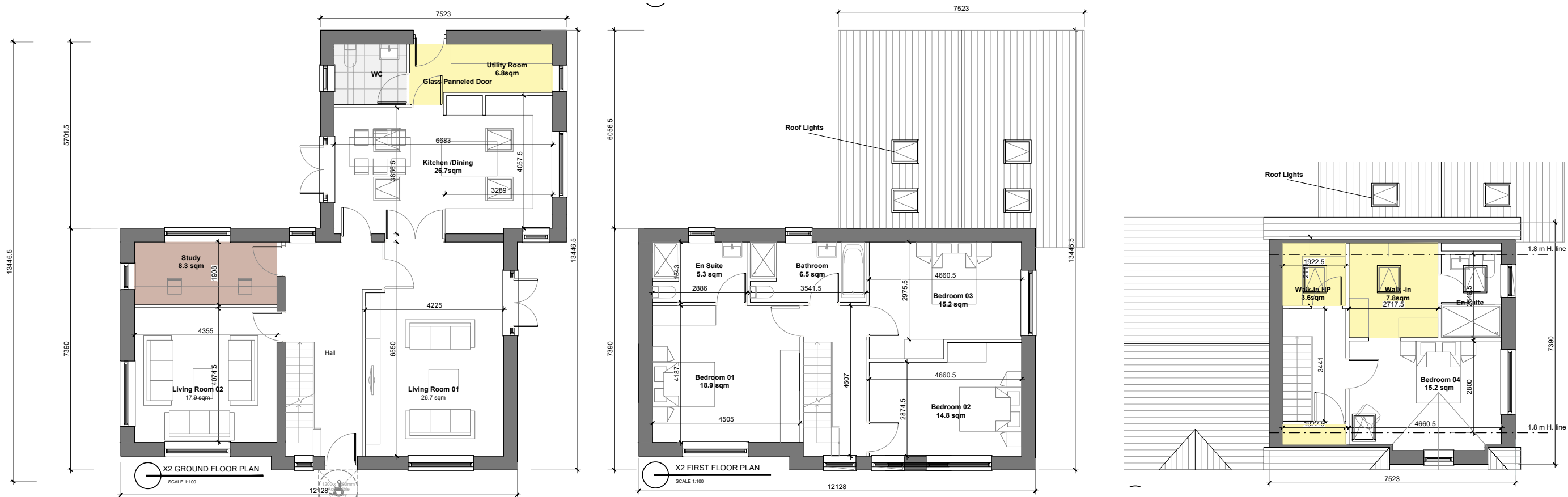
Typical House Types - Detached House X1



Architectural elevation drawing of a two-story house. The drawing includes dimensions for width (4455, 13628, 7673, 1500) and height (2435, 2450, 2445, 1895, 9900). It also shows level markers (SFL +5.565, CL +5.225, FFL +2.79, CL +2.45, RL +9.905, CL +8.01) and material specifications (BLACK / GREY CONCRETE ROOF-TILES, BLACK / GREY FASCIA AND GUTTER, RED BRICK). A note states: "SOLAR PANELS (Exact area, frame colour, frame thickness, material & position on one or both elevations subject to orientation & final BER Report)". A small figure of a person is shown at the bottom right for scale.

03 PROPOSED DESIGN

Typical House Types - Detached House X1



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Type X2 - Area Schedule (GIA)		
Name		Area
Ground Floor		111.8 m ²
First Floor		72.0 m ²
Second Floor		41.6 m ²
Grand total		225.4 m ²

Type X2 - Aggregate Living Area		
Name		Area
Kitchen / Dining		26.7 m ²
Utility Room		6.8 m ²
Living Room 01		26.7 m ²
Study Area		8.3 m ²
Living Room 02		17.9 m ²
Grand total		56.5 m ²

Type X2 - Aggregate Bedroom		
Bedrooms		Area
Bedroom 01		18.9 m ²
Bedroom 02		14.8 m ²
Bedroom 03		15.7 m ²
Bedroom 04		15.2 m ²
Grand total		64.6 m ²

Type X2 - Internal Storage		
Name		Area
Internal Storage		12.7 m ²
Grand total		12.7 m ²



04 VISUALISATIONS



View west of entrance road

04 VISUALISATIONS



View south of Open Space C

04 VISUALISATIONS



View east to Open Space B

04 VISUALISATIONS



View south from Fox Lodge Manor

04 VISUALISATIONS



View south from Fox Lodge Manor

04 VISUALISATIONS



View west from Ratoath Childcare

04 VISUALISATIONS



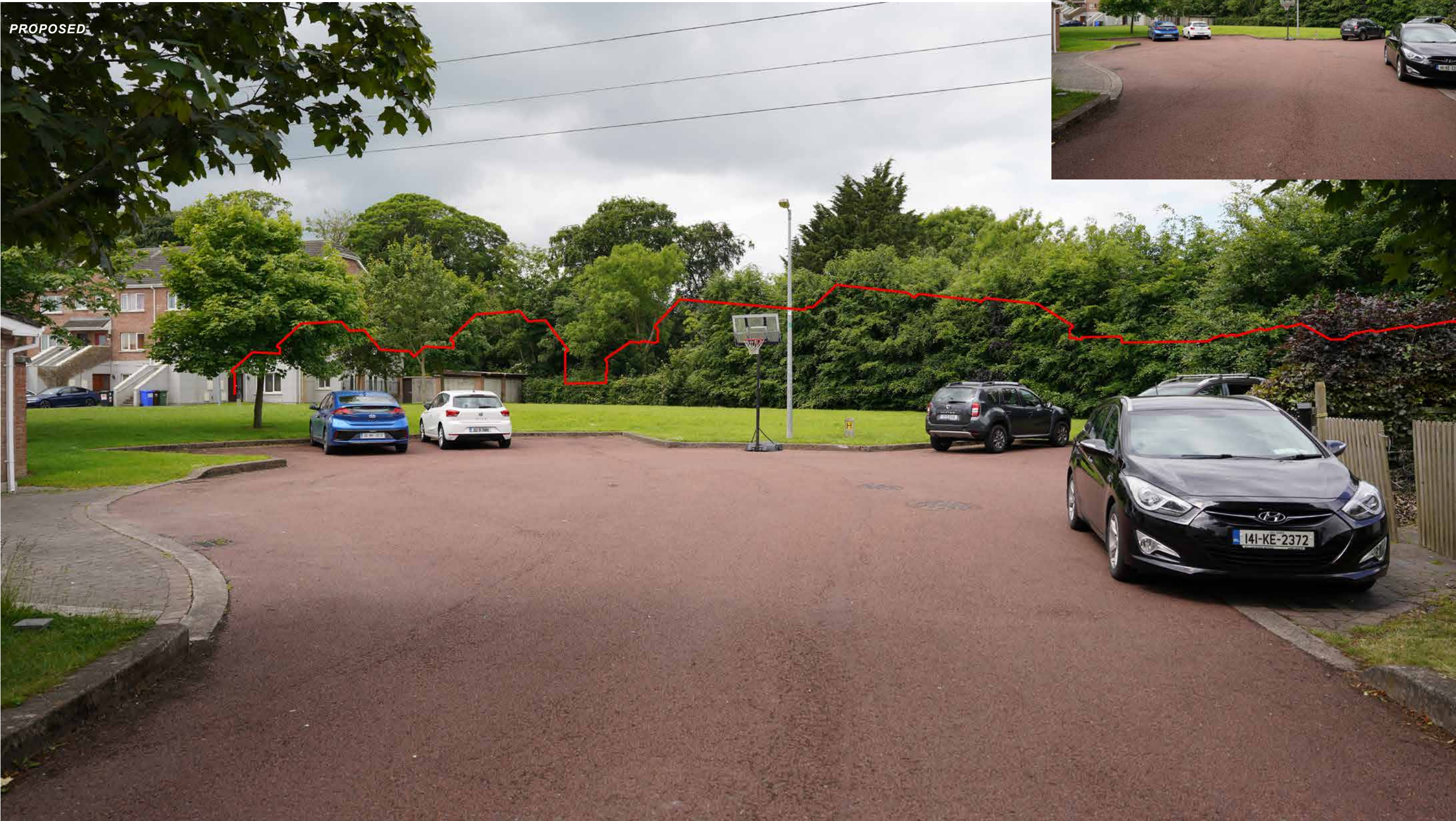
View east from R125

04 VISUALISATIONS



View west from Ballybin Road

04 VISUALISATIONS



View east from Moulden Bridge

04 VISUALISATIONS



View east from R125

04 VISUALISATIONS



View north from Jamestown Road

04 VISUALISATIONS



View north from Jamestown Park

04 VISUALISATIONS



View east from Fox Lodge Manor

04 VISUALISATIONS



View east from Fox Lodge Manor

04 VISUALISATIONS



View south from Fox Lodge Manor

04 VISUALISATIONS



View south from Fox Lodge Manor

03 PROPOSED DESIGN

Schedule of Accommodation

Type	Beds (Persons)	Description	Storeys	Internal Ground Floor Area (sqm)	Internal First Floor Area (sqm)	Internal Second Floor Area (sqm)	Internal Gross Floor Area (sqm)	Overall Gross Floor Area (sqm)	Ground Floor Gross External Area (sqm)	Overall Ground Floor Gross External Area (sqm)	Number of Units
House Type A1 - 1 Bed Maisonette	1 (2)	Maisonette	1	56.5	n/a	n/a	56.5	339	77.9	467.4	6
House Type A2 - 1 Bed Maisonette	1 (2)	Maisonette	1	6.4	58.4	n/a	64.8	388.8	0	0	6
House Type DX1 - 1 Bed Apartment	1 (2)	Maisonette	1	55.8	n/a	n/a	55.8	356.4	72.2	433.2	6
House Type DX2 - 3 Bed 5 Person Duplex	3 (5)	Maisonette	2	n/a	59.4	59.4	118.8	712.8	0	0	6
House Type E1 - 2 Bed Mid Terrace	2 (3)	Mid Terrace	2	36.2	37.6	n/a	73.8	4206.6	45.1	2570.7	57
House Type D1- 3 Bed End of Terrace	3 (4)	End of Terrace	2	45.7	47.1	n/a	92.8	2505.6	57.6	1555.2	27
House Type F1 - 3 Bed End of Terrace	3 (5)	End of Terrace	2	51.4	51.4	n/a	102.8	1336.4	64	832	13
House type C1 - 3 Bed Semi D	3(5)	Semi D	2	49.7	51.4	n/a	101.1	1213.2	62.2	746.4	12
House Type B1 - 4 Bed Semi Detached	4 (7)	Semi Detached	3	49.7	51.4	51.4	152.5	610	62	248	4
House Type F4 - 4 Bed Semi Detached	4 (7)	Semi Detached	3	51.4	51.4	51.4	154.2	308.4	64.1	128.2	2
House Type X2 - 4 Bed Detached	4 (8)	Detached	3	111.8	72	41.6	225.4	225.4	133.9	133.9	1
House Type X1 - 5 Bed Detached	5 (10)	Detached	3	111.8	72	41.6	225.4	225.4	133.9	133.9	1
Overall Total								12428		7248.9	141

Overall Site	Hectares	
Total Site Area	5.48	
Residential Net Development Area	3.66	
Infrastructure Development Area	1.82	
Public Open Space	0.62	17%
Density (Units/Ha)	38.52	
Plot Ratio	0.34	
Site Coverage	19.8%	

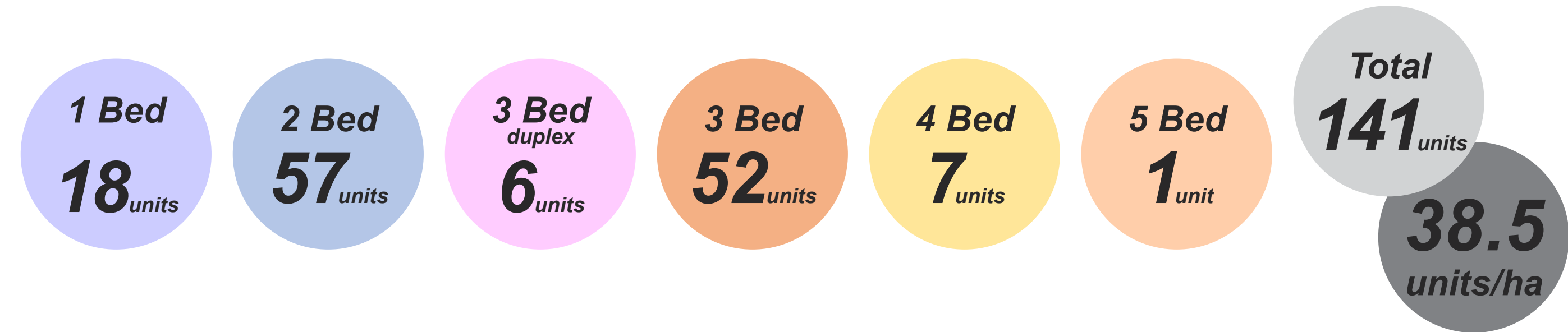
Open Space	Sqm
OS-A	1818
OS-B	1905
OS-C	1493
OS-D	950
Total	6166

Communal Amenity	Req	Provided
Communal Garden A	84	107
Communal Garden B	20	138
Communal Garden C	20	277
Communal Garden D	20	273

Breakdown	House Types	Number	%	%
1 Bed Maisonette	18	13%	13%	
2 Bed Mid Terrace	57	40%	40%	
3 Bed Maisonette	6	4%		41%
3 Bed End	40	28%		
3 Bed Semi D	12	9%		
4 Bed Semi D	6	4%		5%
4 Bed Detached	1	1%		
5 Bed Detached	1	1%	1%	
Total	141	100%	100%	

Non-Curtilage Car Parking		Provided
Allocated Non-Curtilage (DX1/DX2)		12
Non-Allocated Non-Curtilage		27
Total Non-Curtilage Parking		39
Curtilage Parking	Per Unit	Provided
A1 / A2	1	12
E1 (2 Bed)	1	57
D2 / F1 / C1 (3 Bed)	2	104
B1 / X2 (4 Bed)	2	14
X1 (5 Bed)	2	2
Total Curtilage Parking		189
Total Car Parking Spaces		228
Car Parking Ratio		1.6

Bicycle Parking	Unit Type	Req	Provided	Type of Storage
D2 / F1 / C1 (3 Bed)	N/A	N/A	N/A	Secure storage available in private rear gardens with side access
B1 / X2 (4 Bed)	N/A	N/A	N/A	
X1 (5 Bed)	N/A	N/A	N/A	
E1 (2 Bed)	2 per unit	2 per unit		Secure & covered Bike store provided to front of house
	114	114		
DX1	1 per bedroom	2 per unit		Secure & covered Bike store provided to rear terrace
	6	12		
DX2	1 per bedroom	1 per bedroom		Secure & covered bike store provided to shared communal garden, accessible only to resident of the adjacent units
	18	18		
A1	N/A	1 per bedroom		
	6	6		
A2	1 per bedroom	1 per bedroom		
	6	6		
Visitor Parking	1 per 2 apartments			Located in Open Spaces through the scheme
	12	54		
Total Bicycle Parking Spaces Provided	210			NB Excludes private rear gardens with side access



The Tree House,
17 Richview Office Park
Clonskeagh, Dublin
(+353 1) 668 9888
@jfa.ie
www.jfa.ie

