

5.5 Universal Design

There are several Policies and Objectives covering Universal Design (UD) that are set out in the DCC Development Plan 2022- 2028, these include:

Inclusive Design & Universal Access

To promote and support the principles of universal design ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES.

Residential Size and Mix-

A site and/or floor plans that clearly identify proposed units that:

- Are designed and located having regard to the needs of older people and/or persons with a disability.
- Are designed having regard to the concept of lifetime adaptable and/or multigenerational homes.
- A statement outlining how the scheme has been

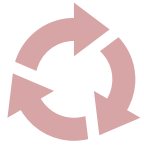
designed for the needs of older people and / or persons with a disability and / or lifetime homes

Universal Design Statement

In response to the above policies and objectives,selected units would be designed as UD enabled units, with the seven principles of Universal Design applied and will incorporate Ten Universal Design features.



06 | Design Checklist - Key Indicators of Quality Urban Design and Placemaking



1. Sustainable and Efficient Movement



(i) Will the plan or development proposal establish a highly permeable and legible network of streets and spaces within the site that optimises movement for sustainable modes of transport (walking, cycling and public transport)?

The urban design assessment as outlined in the opening chapters of this Design Statement emphasises that the site layout strategy is determined a network of connections and routes that prioritise pedestrian movement, as well as cycling.

(iii) Are streets designed (including the retrofitting of existing streets adjacent to or on-route to the site, where appropriate) in accordance with DMURS to calm traffic and enable the safe and comfortable movement of vulnerable users?

Whilst the proposed development does not incorporate any internal streets or new site access junctions, at all interfaces with the adjoining car parks circulation aisle the objectives of DMURS have sought to be incorporated into the scheme design in parallel with respecting the design guidance for car parks detailed in the IStructE design recommendations for car parks. It is noted that the development primarily consists of a residential block with two small ground floor retail units, and the requirement to respect the accessibility and circulation requirements of the existing adjoining surface car park which is required to remain unchanged. Key parameters that have been incorporated from DMURS include prioritisation of pedestrians, Kerb radii, footpath widths, and car parking sizes.

(ii) Have opportunities to improve connections with and between established communities been identified and responded to with particular regard to strategic connections between homes, shops, employment opportunities, public transport, local services and amenities?

The site layout strategy seeks to maximise connectivity with the surrounding built environment and transportation networks. The proposals include active travel connections which deliver convenient, attractive, and safe linkages to a comprehensive range of facilities as available locally across the established communities, in addition to both bus and Luas public transport, local services, and amenities.

(iv) Has the quantum of parking been minimised (in accordance with SPPR4 where relevant) and designed and located in a way that seeks to reduce the demand for private car use, promote sustainable modes of transport and ensure that the public realm is not dominated by parked vehicles?

The quantum of car parking has been minimised in response to the subject development site's excellent public transport accessibility levels and promotion of travel by active modes of travel including cycling. The subject site is located just off the South Circular Road which has multiple bus connections. Subsequently, car parking has been minimised to reduce the demand for private car use and promote sustainable travel.

Please refer to the Traffic and Transportation information for further detail.



2. Mix of Land Uses (Vibrant Centres and Communities)



(i) Is the mix and intensity of land uses appropriate to the site and its location and have land uses been distributed in a complementary manner that optimises access to public transport, amenities and local services via walking or cycling?

The proposed uses accord with the land use zoning objective.

(iii) Will the plan or development proposal supplement and/or support the regeneration and revitalisation of an existing centre or neighbourhood, including the adaption and re-use of the existing building stock in order to reduce vacancy and dereliction (where applicable) and promote town centre living (where applicable)?

The project does not involve regeneration of existing structures, but revitalises the existing neighbourhood by replacing industrial warehouses with residential and community uses, and provides by way of public open space access to the new canalside park and amenities.

(ii) Have a diverse and varied range of housing types been provided to meet local and projected needs (having regard to the Housing Need Demand Assessment), supplemented by an innovative range of housing typologies that support greater housing affordability and choice?

Each of the proposed dwellings meets or exceeds the minimum standards for residential unit size. The development provides a mix of Studio, 1, and 2 bedroom apartments that have been configured to provide flexibility for the future resident, giving them the ability to adapt to unpredictable future life events and circumstances. The building has been designed using a 'corner living concept' that enables dwellings to have greater access to sunlight. This design approach also allows for homes to be more energy-efficient and equipped for future environmental and climatic challenges. Adaptable building types and internal layouts have been provided to accommodate a change in user mix and tenure.

(iv) Is the regeneration and revitalisation of an existing centre or neighbourhood supported by the enhancement of the public realm so as to create a more liveable environment, attract investment and encourage a greater number of visitors (where applicable)?

The open public space provides a strong connection between SCR and the new canalside public amenity. The new public realm is enhanced by community spaces that address the open space and provide amenities for residents and visitors alike.



3. Green and Blue Infrastructure (Open Space, Landscape and Heritage)



(i) Has the plan or development proposal positively responded to natural features and landscape character, with particular regard to biodiversity, vistas and landmarks and the setting of protected structures, conservation areas and historic landscapes?

The site is an industrial infill site located inbetween the historic contexts of South Circular Road, the Canal and Our Lady of Dolours Church. These were of primary consideration when developing the design proposalsfor the scheme, and informed the layout, form and materiality. The proposed landscape design will increase the biodiversity and landscape value of the open spaces on the site.

(iii) Are public open spaces universally accessible and designed to cater for a range of active and passive recreational uses (taking account of the function of other spaces within the network)?

The proposed open space is universally accessible and designed to cater for a range of active, passive and social uses appropriate to the scale of the overall site and development context.

(ii) Have a complementary and interconnected range of open spaces, corridors and planted/landscaped areas been provided, that create and conserve ecological links and promotes active travel and healthier lifestyles?

The existing site is of very low biodiversity value, but the proposed landscape design will increase the biodiversity and landscape value of the proposed public and communal open spaces on the site and provide a new landscaped canalside park.

Please refer to the Landscape information for further detail.

(iv) Does the plan or development proposal include integrated nature-based solutions for the management of urban drainage to promote biodiversity, urban greening, improved water quality and flood mitigation?

The proposed landscape design includes for nature-based elements to enhance and promote biodiversity and for integration with sustainable urban drainage proposals.



4. Responsive Built Form



(i) Does the layout, orientation and scale of development support the formation of a coherent and legible urban structure in terms of block layouts and building heights with particular regard to the location of gateways and landmarks, the hierarchy of streets and spaces and access to daylight and sunlight?

The proposed scheme is a considered response to the existing surrounding context. The massing steps away from the terraced dwellings to the north and west, rising toward the south and the canal, where more distant proximities allow for increased heights. The primary site entrance enhances existing historic and landscape features to create an integrated but legible gateway.

(iii) Does the layout, scale and design features of new development respond to prevailing development patterns (where relevant), integrate well within its context and provide appropriate transitions with adjacent buildings and established communities so as to safeguard their amenities to a reasonable extent?

The scale and layout of the proposed scheme attempts to navigate the interfaces and transitions with adjacent buildings as sensitively as possible in order to integrate the development into its context. Design features reflect, reference or interpret details and character found in the existing context. The massing and form has been determined so to not unduly impact the amenity of neighbouring dwellings, while creating a sustainable, distinctive development that benefits the existing community.

(ii) Do buildings address streets and spaces in a manner that will ensure they clearly define public and private spaces, generate activity, maximise passive surveillance and provide an attractive and animated interface?

East-West orthogonal blocks define communal and public open spaces between them that achieve high levels of sunlight by their south facing orientation. All public realm is overlooked by surrounding dwellings or community spaces at ground floor. The new public space connecting SCR to the canal is animated by community uses and attractive landscaping, identifying it as open and publicly accessible, and attracting footfall and pedestrian activity.

(iv) Has a coherent architectural and urban design strategy been presented that will ensure the development is sustainable, distinctive, complements the urban structure and promotes a strong sense of identity?

The site layout strategy, by way of consideration of the existing context and focusing on connectivity, development pattern and character, aims to complement the existing urban structure and identity. Responding to the conditions along each boundary, the scheme does not dominate, but enhances and strengthens the local character.

07 | Part V Proposal

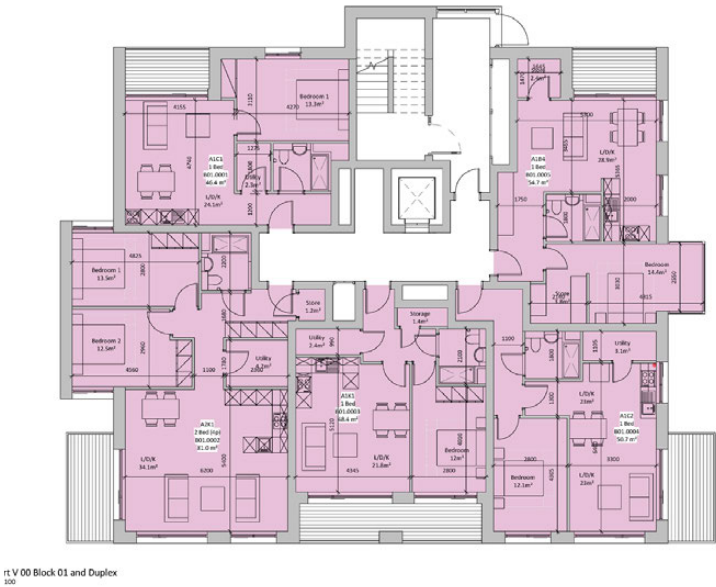
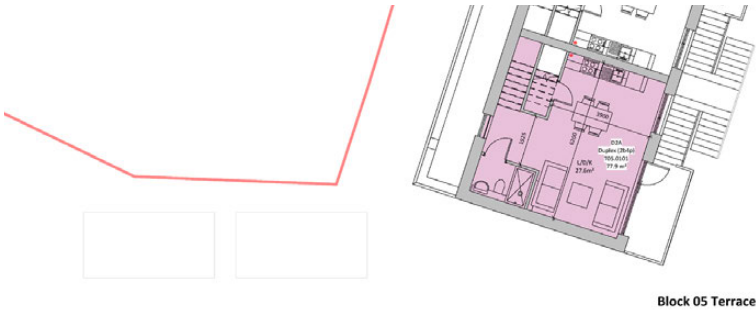
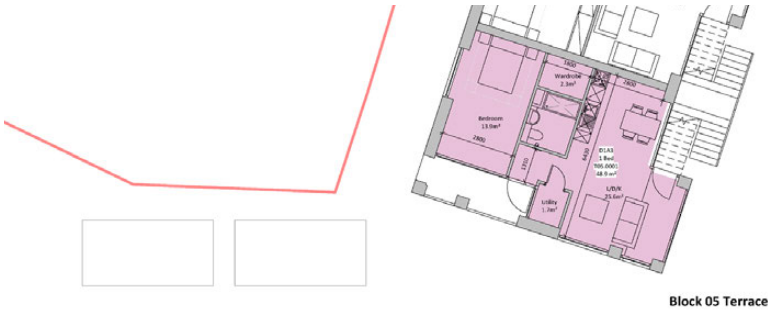
The Part V provision is subject to discussion and final agreement between the Local Authority and the Applicant.

The proposal is to accommodate 14no. 1 bed and 10no. 2 bed units within Block 01 of the proposed development, by way of Block 01 and 1 no. 1Bed apartment in T05- shown on the right.

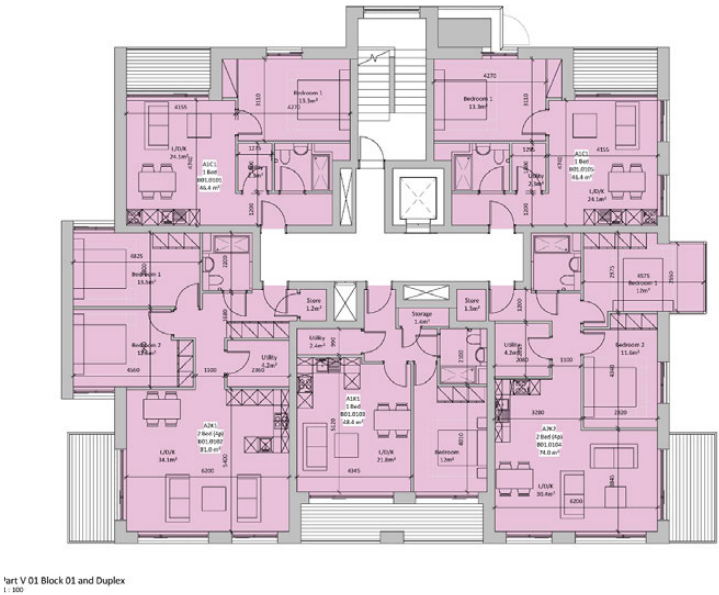
The Part V proposal is highlighted in PINK on the keyplan below. Please refer to Part V drawing from Architect’s Planning Pack for the location of each unit within the proposed scheme, and the HQA for a detailed breakdown of proposed areas.

15 no. 1 bed
10 no. 2 bed

Total: 25no.



B01 & Duplex- Ground Floor Plan



B01 & Duplex- First Floor Plan



B01 within Site Layout

B01 23 Units					
B01.0001	AT	Part V	A1C1	1 Bed	
B01.0002	AT	Part V	A2K1	2 Bed (4p)	
B01.0003	AT	Part V	A1K1	1 Bed	
B01.0004	AT	Part V	A1C2	1 Bed	
B01.0005	AT	Part V	A1B4	1 Bed	
B01.0101	AT	Part V	A1C1	1 Bed	
B01.0102	AT	Part V	A2K1	2 Bed (4p)	
B01.0103	AT	Part V	A1K1	1 Bed	
B01.0104	AT	Part V	A2K2	2 Bed (4p)	
B01.0105	AT	Part V	A1C1	1 Bed	
B01.0201	AT	Part V	A1C1	1 Bed	
B01.0202	AT	Part V	A2K1	2 Bed (4p)	
B01.0203	AT	Part V	A1K1	1 Bed	
B01.0204	AT	Part V	A2K2	2 Bed (4p)	
B01.0205	AT	Part V	A1C1	1 Bed	
B01.0301	AT	Part V	A1C1	1 Bed	
B01.0302	AT	Part V	A2K1	2 Bed (4p)	
B01.0303	AT	Part V	A1K1	1 Bed	
B01.0304	AT	Part V	A2K2	2 Bed (4p)	
B01.0305	AT	Part V	A1C1	1 Bed	
B01.0401	AT	Part V	A2H2	2 Bed (3p)	
B01.0402	AT	Part V	A1C3	1 Bed	
B01.0403	AT	Part V	A1C1	1 Bed	

T05 16 Units				
T05.0001	AT	Part V	D1A3	1 Bed
T05.0002	AT		D1A	1 Bed
T05.0003	AT		D1A	1 Bed
T05.0004	AT		D1A	1 Bed
T05.0005	AT		D1A	1 Bed
T05.0006	AT		D1A	1 Bed
T05.0007	AT		D1A	1 Bed
T05.0008	AT		D1A	1 Bed
T05.0101	AT	Part V	D2A	Duplex (2b4p)
T05.0102	AT		D2B	Duplex (2b4p)
T05.0103	AT		D2A	Duplex (2b4p)
T05.0104	AT		D2B	Duplex (2b4p)
T05.0105	AT		D2A	Duplex (2b4p)
T05.0106	AT		D2B	Duplex (2b4p)
T05.0107	AT		D2A	Duplex (2b4p)
T05.0108	AT		D2B	Duplex (2b4p)

08 | Schedules

8.1 Schedule of Accomodation

	Units	Net Site Area	Gross Site Area	Density u/Ha	Dual Aspect Apartments
Site Zone: Developable Area	250	1.09 ha	1.13 ha	229 u/Ha	44%

Block Name: Block 01						Aspects			GIA Areas					
	1 Bed	2 Bed (3p)	2 Bed (4p)	Duplex (2b4p)	Studio	Units	Dual Aspect	Dual Aspect %	Units NIA	Residential	Non Resi	Common	Other	GIA
00	4		1			5	3	60%	281.11	366.1				366.1
01	3		2			5	3	60%	296.11	368.3				368.3
02	3		2			5	3	60%	296.07	368				368
03	3		2			5	3	60%	296.07	368				368
04	2	1				3	1	33%	173.93	222.7				222.7
Units	15	1	7			23	13	57%	1536.97	1693.1				1693.1
Unit Mix	65%	4%	30%											

Block Name: Block 02						Aspects			GIA Areas					
	1 Bed	2 Bed (3p)	2 Bed (4p)	Duplex (2b4p)	Studio	Units	Dual Aspect	Dual Aspect %	Units NIA	Residential	Non Resi	Common	Other	GIA
G2	2	2	2		6	12	2	17%	592.78	815.1	51.3			866.4
01	7		5			12	3	25%	724.11	891.3				891.3
02	10		3			13	3	23%	721.8	895.4				895.4
03	10		3			13	3	23%	721.8	895.4				895.4
04	10		3			13	3	23%	721.8	895.4				895.4
05	7	1	2			10	4	40%	562.09	732.4				732.4
Units	46	3	18		6	73	18	25%	4044.38	5125	51.3			5176.3
Unit Mix	63%	4%	25%		8%									

Block Name: Block 03						Aspects			GIA Areas					
	1 Bed	2 Bed (3p)	2 Bed (4p)	Duplex (2b4p)	Studio	Units	Dual Aspect	Dual Aspect %	Units NIA	Residential	Non Resi	Common	Other	GIA
G2	7	2	1		1	11	2	18%	597.31	785.8	260.3			1046.1
01	8	2	5			15	7	47%	904.52	1108.8				1108.8
02	8	2	5			15	7	47%	904.44	1108.8				1108.8
03	8	2	5			15	7	47%	904.44	1108.8				1108.8
04	8	2	5			15	7	47%	904.44	1108.8				1108.8
05	7		3			10	4	40%	563.51	714.3				714.3
06	4		2			6	3	50%	354.5	426.4				426.4
Units	50	10	26		1	87	37	43%	5133.16	6361.7	260.3			6622
Unit Mix	57%	11%	30%		1%									

Block Name: Block 04 (Contains: B04A, B04B)						Aspects			GIA Areas					
	1 Bed	2 Bed (3p)	2 Bed (4p)	Duplex (2b4p)	Studio	Units	Dual Aspect	Dual Aspect %	Units NIA	Residential	Non Resi	Common	Other	GIA
00	5				5	10	4	40%	400.45	576.7				576.7
01	7	1	1			9	5	56%	481.28	606.7				606.7
02	7	1	1			9	5	56%	481.28	606.7				606.7
03	7	1	1			9	5	56%	481.29	606.7				606.7
04	7	1	1			9	5	56%	481.28	606.7				606.7
05	4	1				5	3	60%	262.77	315.3				315.3
Units	37	5	4		5	51	27	53%	2588.35	3318.8				3318.8
Unit Mix	73%	10%	8%		10%									

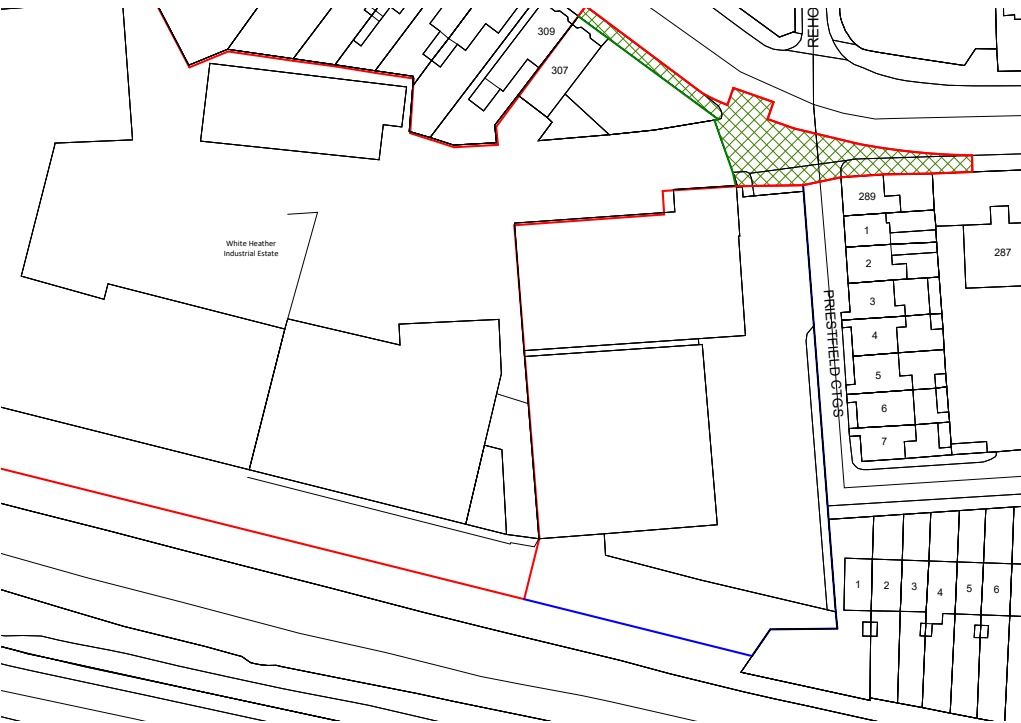
Block Name: Terrace 5						Aspects			GIA Areas					
	1 Bed	2 Bed (3p)	2 Bed (4p)	Duplex (2b4p)	Studio	Units	Dual Aspect	Dual Aspect %	Units NIA	Residential	Non Resi	Common	Other	GIA
00	8					8	8	100%	385.5	394.8				394.8
01				8		8	8	100%	292.8	303.2				303.2
02									332.6	351.1				351.1
Units	8			8		16	16	100%	1199.06	1049.1				1049.1
Unit Mix	50%			50%										

	1 Bed	2 Bed (3p)	2 Bed (4p)	Duplex (2b4p)	Studio	Units	GIA
Total	156	19	55	8	12	250	17,859.3

09 | Future Masterplan

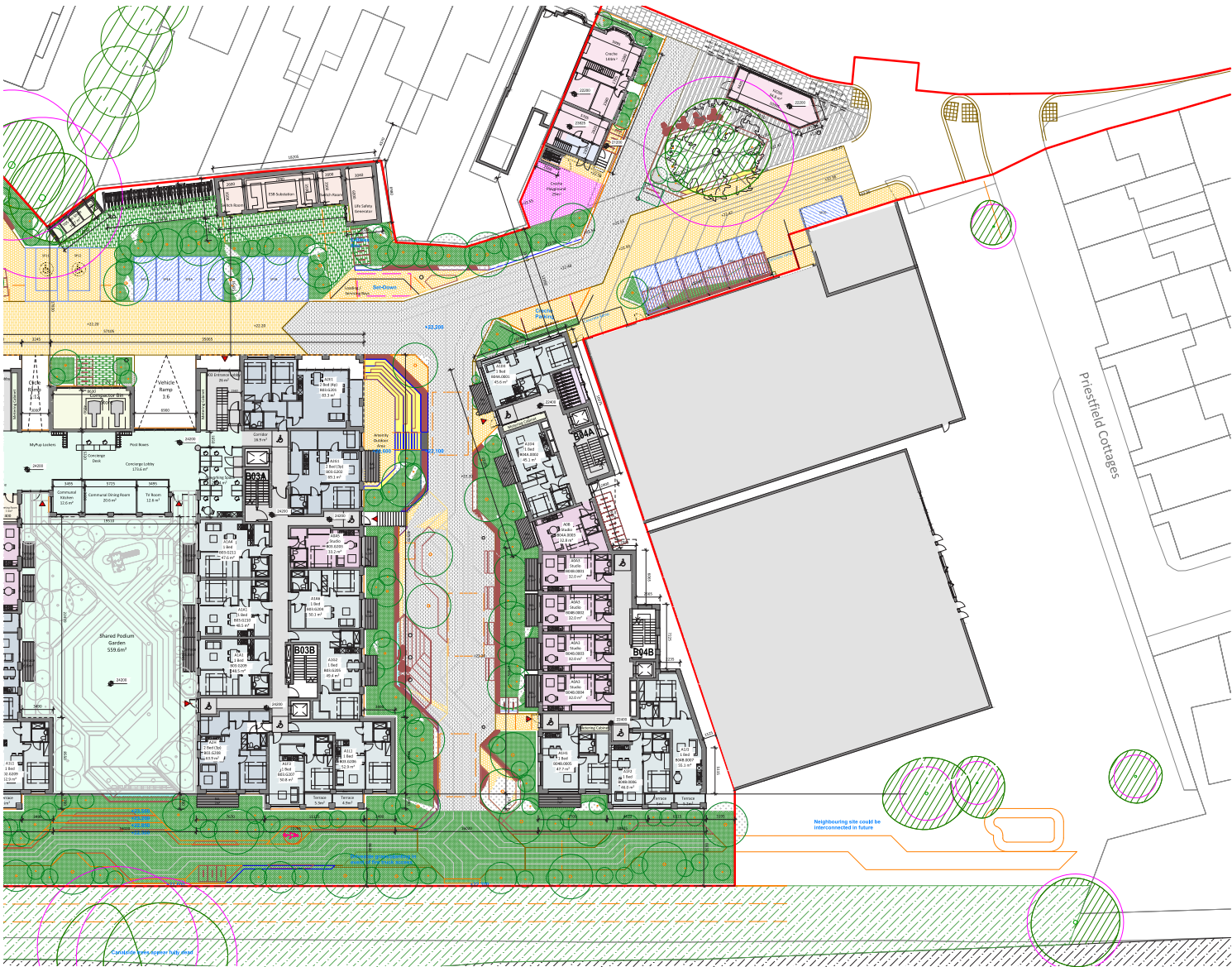
9.1 Ownership Boundaries and Existing Warehouses

Due to established lease agreements, the warehouses immediately in the east of the site are not included within the scope of this application, but are within the ownership of the Applicant.



9.2 Indicative Future Layout - Current

The proposed layout for Block 04 takes into account the intended redevelopment of the warehouse lands, and the resulting configuration of this end of the site.



9.3 Indicative Future Layout - Proposed Masterplan

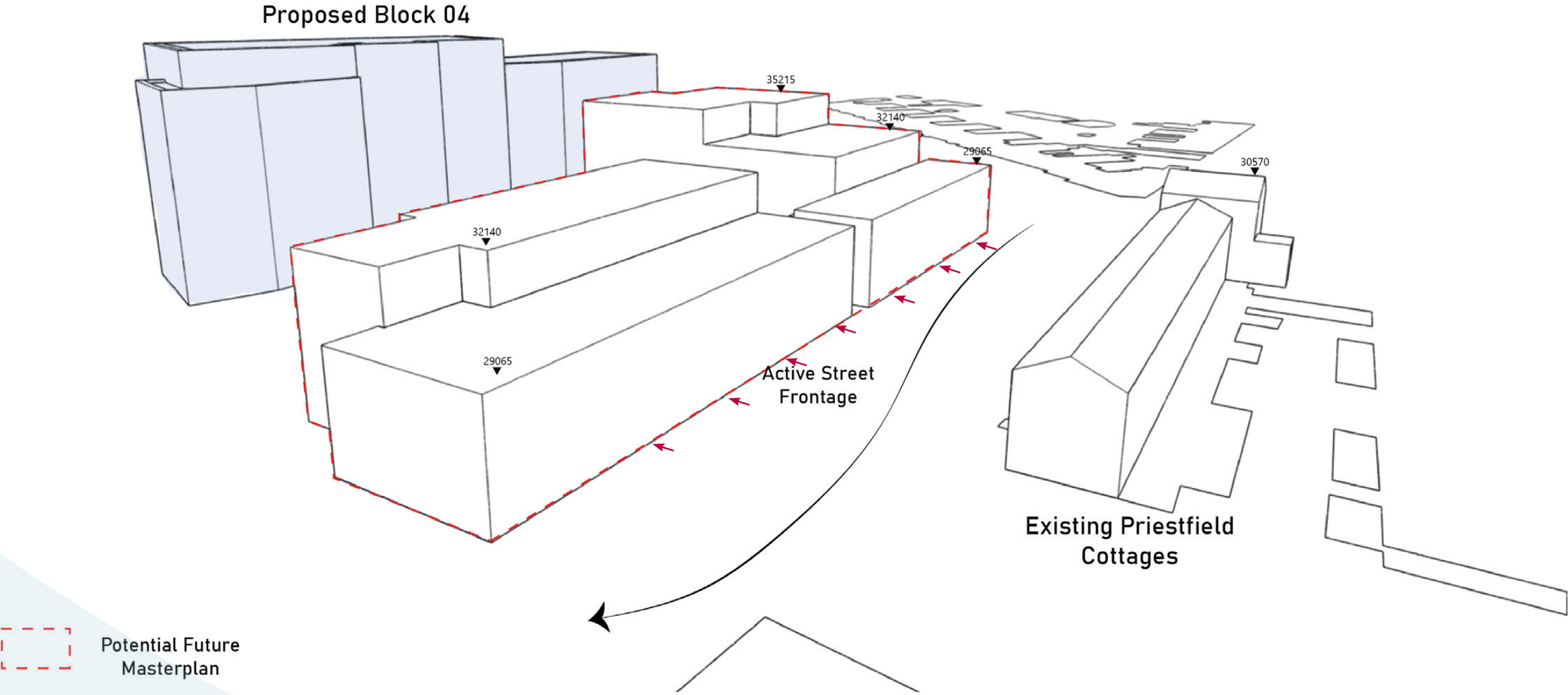
Following the relationship established by Blocks 02 03 and 04 - Block 04A would present a similar massing to the canal. Three dwelling houses to match the scale of Priestfield Cottages would

frame the entrance to the street and enhance the existing character, perpendicular to the new block that would present a coherent and active facade to the new proposed public plaza and main site entrance.

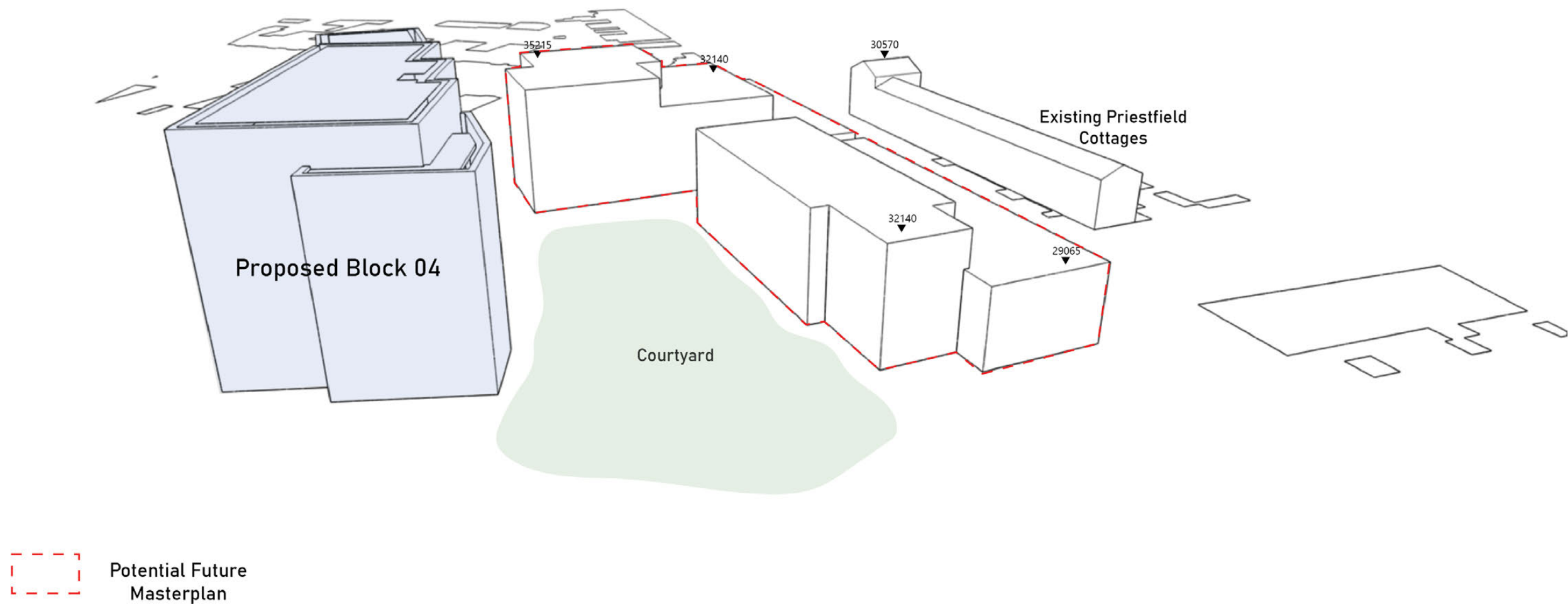
These proposals remain subject to existing lease agreements and are included to demonstrate that Block 04 has been designed to take the potential future development of the site into account.



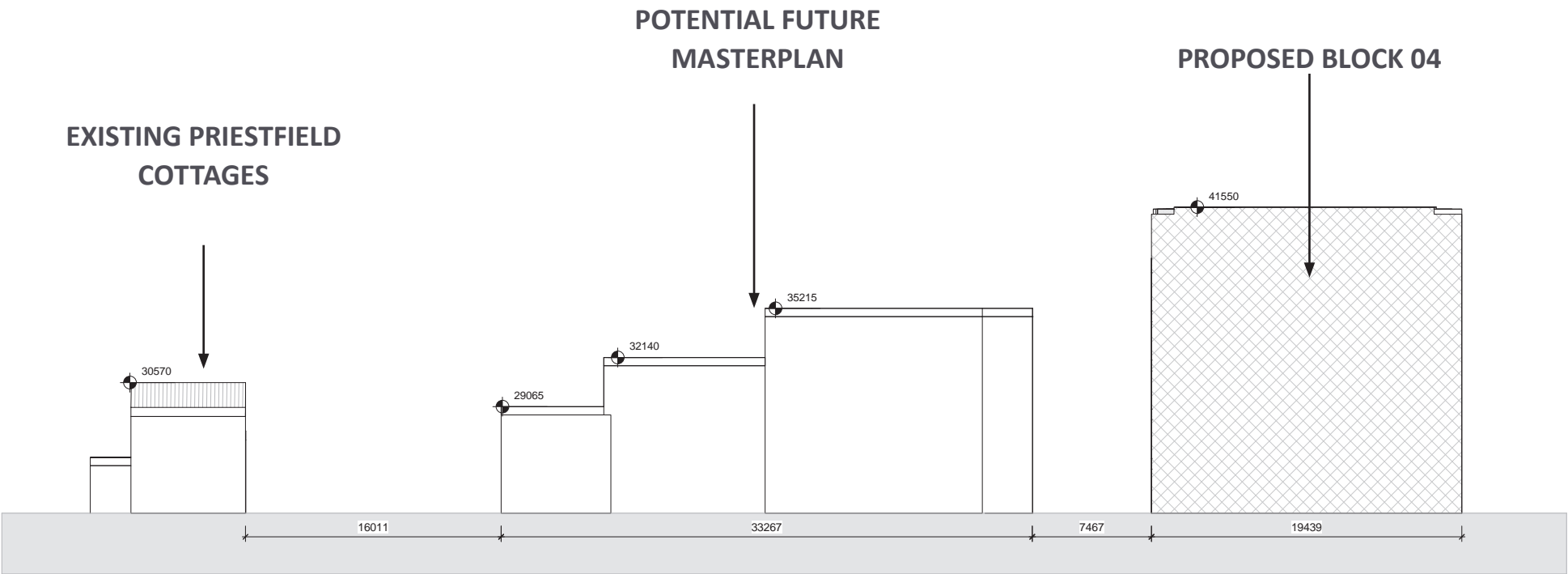
9.4 Indicative Massing



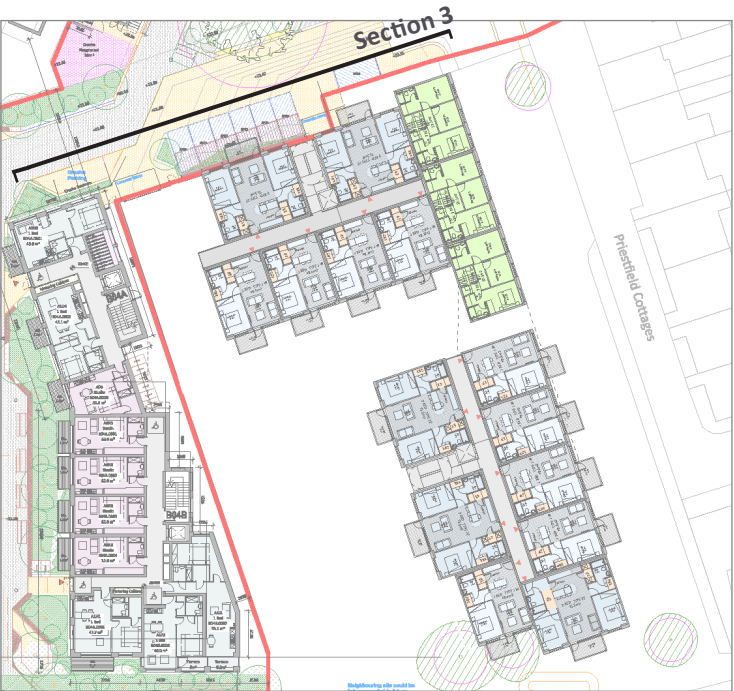
9.4 Indicative Massing



9.5 Indicative Section



Section 3
1 : 200



10 | Statement of Response

On 19th August 2025 the applicant attended a Section 247 meeting with Dublin City Council on relation to the proposed development at 307/307a White Heather Industrial Estate. Subsequent to this meeting the Local Authority provided and planning report on the proposed development. Section 10 of the report included the Recommended Opinion of the Planner and direction to produce a Statement of Response addressing the outlined items. The follow pages address each of the items details in the Planners Recommended Opinion.



Statement of Response - 10.1 Overall Height

Recommended Opinion 1.a)

1.a) The applicant is required to explore a reduced overall height of the blocks (maximum 6 storey with lower height at edges of site) with regard to the Z1 zoning of the site and Appendix 3 of the City Development Plan 2022-2028 given that the prevailing residential environment is quite low and given that this site is not within an SDRA. Serious concern with proposed 7 and 8 storey blocks remains – previous refusal reasons need to be overcome.

The updated proposal reduces the number of storeys in Blocks 02 and 04 to 6, Block 03 remains at 7 storeys to the centre of the site. The east façade of the uppermost floor of block 04 have been recessed to furthers reduce its impact on properties to the east and the west façade of the uppermost floor Block 01 has been recessed to reduce its impact to the west of the site. The uppermost floor of Block 03 has been recessed to the north to reduce its impact on the surrounding area.

Taken together these design developments soften the relationship between the relationship between the proposed development and the surrounding built environment.



The profile of the proposed development as it faces onto Grand Canal, stepping from a high point in the middle of the site to levels at the edges.

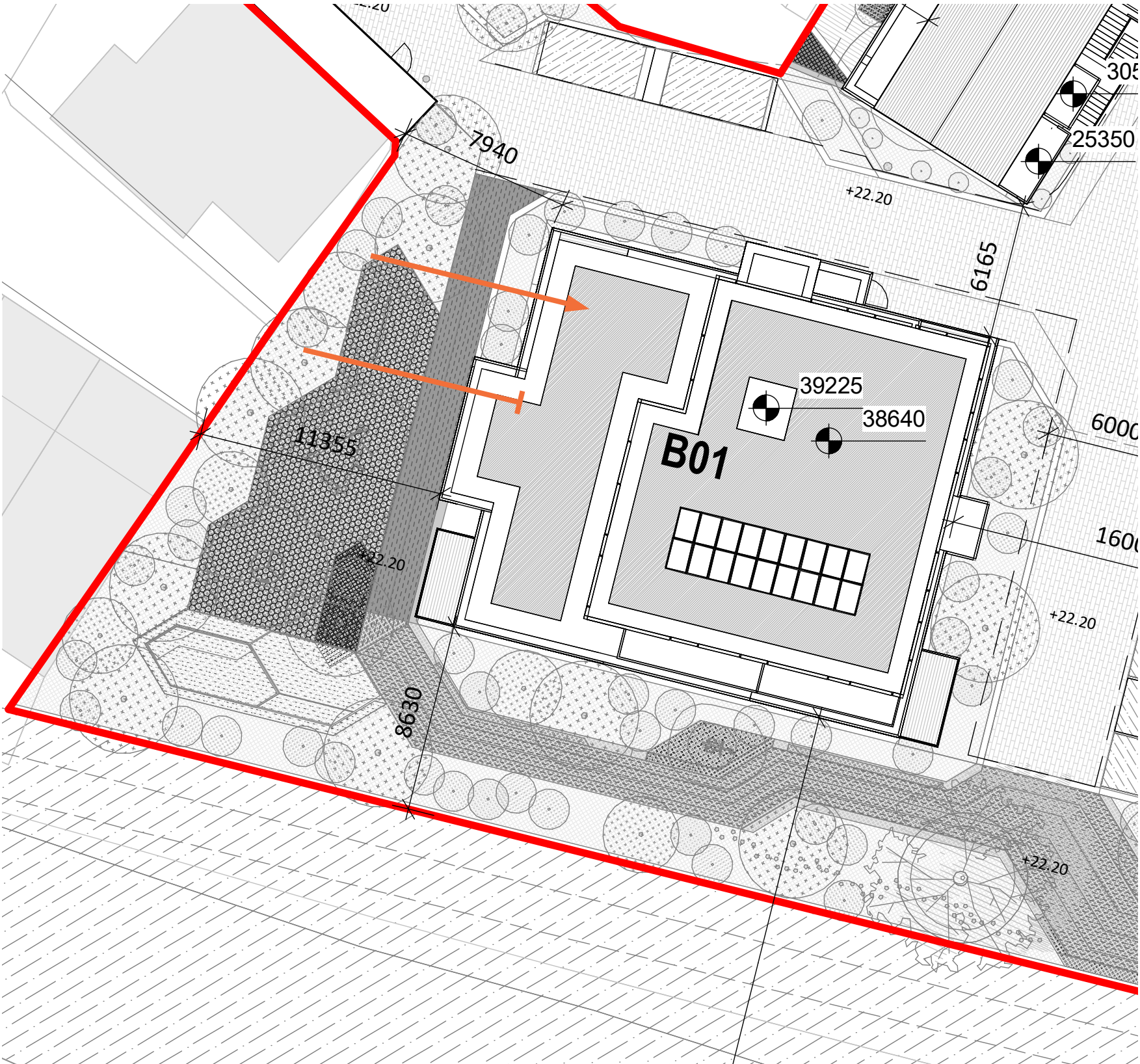
Statement of Response - 10.2 Distance from Boundaries

Recommended Opinion 1.b)

- 1.b) Distances from the proposed duplex units and apartment blocks to existing site boundaries and existing properties should all be clearly shown on the plans & the applicant is requested to explore increased setbacks from common boundaries to ensure protection of residential amenities.

Distances from the proposed buildings to the existing site boundaries have been included on the drawings to improve the legibility of the proposed development.

Block 01 has been redesigned to the that its façade i no set back from the boundary line at the point it lies closes to the existing boundary wall. This enhances the residential amenity for the neighbouring property and allows for improved communal amenity space in the proposed development.



Statement of Response - 10.3 Entrance Kiosk Design

Recommended Opinion 1.c)

- 1.c) Trees identified as in good condition in the Tree Survey including 6141/B shall be retained & the proposed kiosk relocated /reduced or omitted to ensure these trees at the entrance of the site can be retained and protected through construction phase.

The Kiosk to at the entrance to the proposed development has been reduced in size to ensure these trees can be retained and protected through construction phase.



S247 Kiosk Design



Updated Design with Reduced Kiosk Footprint