

WHITESTOWN WAY LRD



Client



Architecture



Landscape



Planning Consultant



Project Management



Services & Sustainability



Acoustic Consultancy



Fire Safety & Access Engineers



Daylighting Analysis



Architectural Visualisations



Structure & Civil Engineering



Arborist Consultant



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01: Introduction

- 1.1 Executive Summary
- 1.2 Development Description
- 1.3 Applicant

1.1 Executive Summary

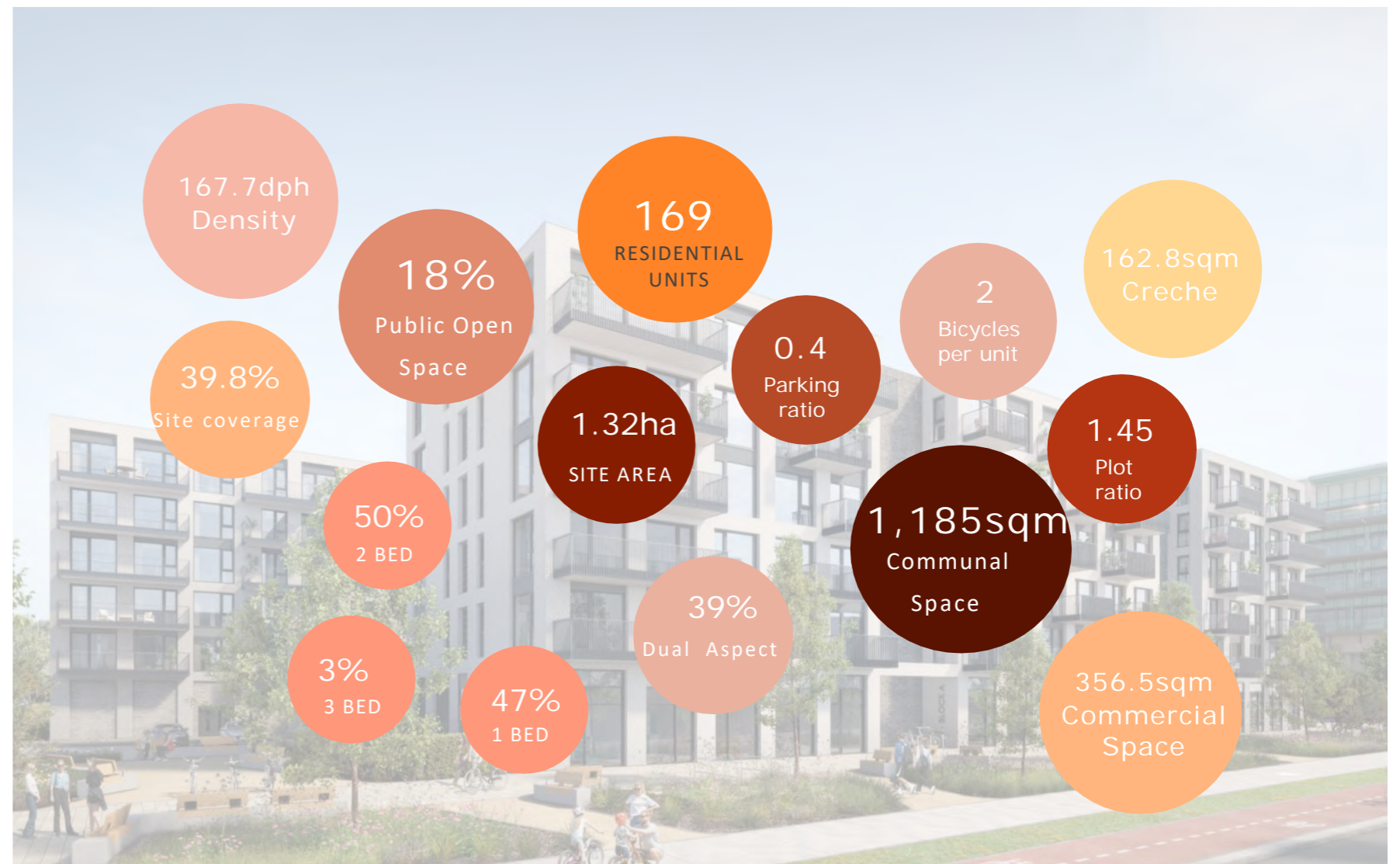
The Proposal is for a mixed use mainly residential development with commercial units and a creche at Ground Floor, podium parking and a variety of residential units. The buildings are laid out in two blocks with an East-West orientation joined by a podium at First Floor over the car park and plant area. The Eastern Block addresses Whitestown Way with an active frontage including commercial uses and a Creche with a South facing play area..

The proposal is underpinned by a comprehensive analysis of the site and surrounding context, with due regard given to both opportunities and constraints. The design has been guided by the provision of high levels of daylight and sunlight, clear and accessible movement throughout the scheme, the creation of a pedestrian-focused and welcoming environment, and a carefully considered massing strategy that relates to the surrounding context while optimising the development potential of the site.

The communal courtyard planting and residential amenity areas provide an effective visual and acoustic buffer between the adjoining road and the internal courtyard spaces. Generous separation distances between the proposed buildings ensure the retention of visible sky and daylight to neighbouring residential properties, while also supporting high-quality daylight provision within the proposed habitable rooms. Building height is designed as an appropriate response to environmental considerations and the surrounding context.

Scope of Architectural Design Report

The Architectural Design report will address the specific requirements for the development of the lands within the context of the opportunities and constraints offered by the subject site at Whitestown Way. The report presents and details the design of the development, including the mix of dwellings, building heights, access and egress, public open space, landscaping and relationship to the wider context



1.2 Development Description

ARP 4.2 Sustainable Communities (Ireland) Fund intends to apply for permission for the development of a 'Large-Scale Residential Development' (LRD) at a site of approximately 1.32 Ha principally located at Whitestown Way, Dublin 24. The site is generally bound to the East by Whitestown Way; to the south by Riverside Business Park; to the West by Whitestown Road / Whitestown Industrial Estate, undeveloped lands, and the Vita Actives premises; and to the north by, the Vita Actives premises and The Arena mixed-used development. It also extends to include part of Whitestown Way for junction, road infrastructure, and landscape works.

The proposed development principally comprises, the construction of a mixed-use development in 2 No. blocks (Block A to the East and Block B to the West) with a gross floor area of 14,976.5 sq. m (excluding under-croft car parking area of 1,975.8 sq. m) and ranging in height from 1 No. storey to 6 No. storeys. The blocks are connected via a single-storey under-croft/podium level. The development includes: 169 No. residential units (80 No. 1-bed, 85 No. 2-bed and 4 No. 3-bed); 2 No. class 1 / class 2 commercial units (totalling 356.5 sq. m); and a crèche (162.8 sq. m) with external play area.

The development also comprises: new street at the site's southern side and junction with Whitestown Way to the East; 77 No. car parking spaces, with 66 No. within the under-croft car parking area and 11 No. on-street; 2 No. set-down bays; cycle parking; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; sub-station; plant/operational rooms; bin stores; public lighting; green roofs; rooftop plant, PV arrays, lift overruns, telecommunications infrastructure and automatic opening vents; and all associated works above and below ground.



Photomontage View of Block B.

1.3 Applicant

ARP 4.2 Sustainable Communities (Ireland) Fund has a proven track record in delivering new residential communities that perform now and into the future. They have extensive experience in the Tallaght / Citywest area developing several sites within the immediate vicinity of the subject site. This application shows a continued commitment to delivering high quality homes in the SDCC area delivered schemes including:

Two Oaks

The Two Oaks development on Scholarstown Road is a high-density, sustainable residential scheme that consolidates the urban edge of Knocklyon. The project comprises 590 units through a mix of apartments and duplexes, between the surrounding suburban context and the foothills. Structured around compact growth principles, The scheme features a central green spine that enhances biodiversity and provides shared open space. Integrated amenities, including a crèche, retail units, and multi-modal transport links, enable a self-sustaining neighbourhood that reduces car dependency and promotes active travel.

Citywest Drive

The Citywest Drive development in Dublin 24 occupies 2.9 hectares and delivers 290 apartments ranging from 1- to 3-bedrooms. The scheme features context-sensitive, architecturally distinctive buildings, high-quality landscaped courtyards, communal play areas, and a pedestrian route linking homes with retail units, a childcare facility, and nearby public transport. Designed with the benefit of consultation with South Dublin County Council and An Bord Pleanála, the development emphasizes community, inclusivity, sustainability, and long-term adaptability through accessible homes, efficient layouts, and future-proofed infrastructure.



Views of Two Oaks.



Views of Citywest Drive.



1.3 Applicant (Continued)

Airton Road

The applicant has delivered a major residential-led regeneration of the former Gallaher cigarette factory site on Airton Road in Tallaght, Dublin 24. The development comprises 502 residential units across six blocks ranging from four to eight storeys, with a mix of tenure types including a substantial Cost Rental element: managed by Respond Housing Association for its largest cost rental scheme to date. The scheme is designed to foster a strong sense of community and place, with high-quality landscaping, generous communal open spaces, and streetscapes that enhance connectivity and visual amenity. Apartments are finished to a high standard using durable, sustainable materials, while A-rated energy-efficient systems ensure long-term environmental performance.



Views of Airton Road.



White Pines

The White Pines development has been delivered in multiple phases. Phase 01 (North) was completed in March 2019 with 175 residential units, followed by Phase 02 (South) in June 2020 with 106 units. Phase 03 (Neighbourhood Centre), completed in 2022, provides 1,688 sq.m of retail space, including a Tesco store, and a 591 sq.m three-floor childcare facility (Safari Crèche) with an external play area.



Views of White Pines.



02: Site Context and Analysis

- 2.1 Site Location & Context
- 2.2 Historical Context
- 2.3 Existing Public Transport
- 2.3 Amenities – Surrounding Area
- 2.4 Photographic Survey and Analysis
- 2.5 Planning Context

2.1 Site Location & Context



Site Location Map



Existing aerial view.



Aerial View Over Whitestown Way.



Aerial View Looking North Over The Site.

2.1 Site Location & Context



Location and Context Map

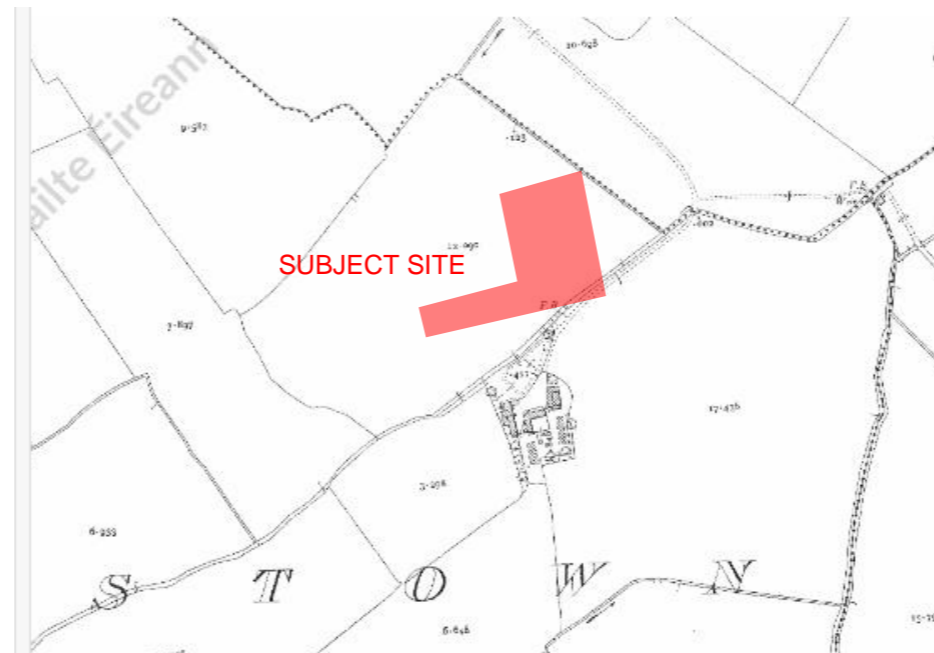
2.2 Historical Context

The Tallaght–Whitestown corridor is defined by a deep industrial and residential evolution, transitioning from a medieval outpost to a 20th-century urban hub. Key to this development was the Whitestown Stream, which powered 19th-century paper mills at Old Bawn, and the Dublin and Blessington Steam Tramway (1888–1932), whose roadside alignment along the N81/Blessington Road catalysed the village’s growth as a trade link.

Tallaght’s evolution from a semi-rural village on Dublin’s outskirts into one of Ireland’s largest urban centres is closely tied to the planning of the Dublin “new towns” and, crucially, to the construction of The Square shopping centre. Its opening in October 1990 marked a turning point in Tallaght’s identity, economy, and spatial development.

The Square’s opening provided the missing heart of the new town, sparking subsequent waves of civic, cultural, educational, and infrastructural development. Over the following decades, Tallaght transformed into the dynamic, diverse, and thriving urban settlement it is today. The creation of a strong, mixed-use urban core around The Square set Tallaght apart from earlier dormitory-style suburbs, helping it mature into a major self-sustaining urban settlement.

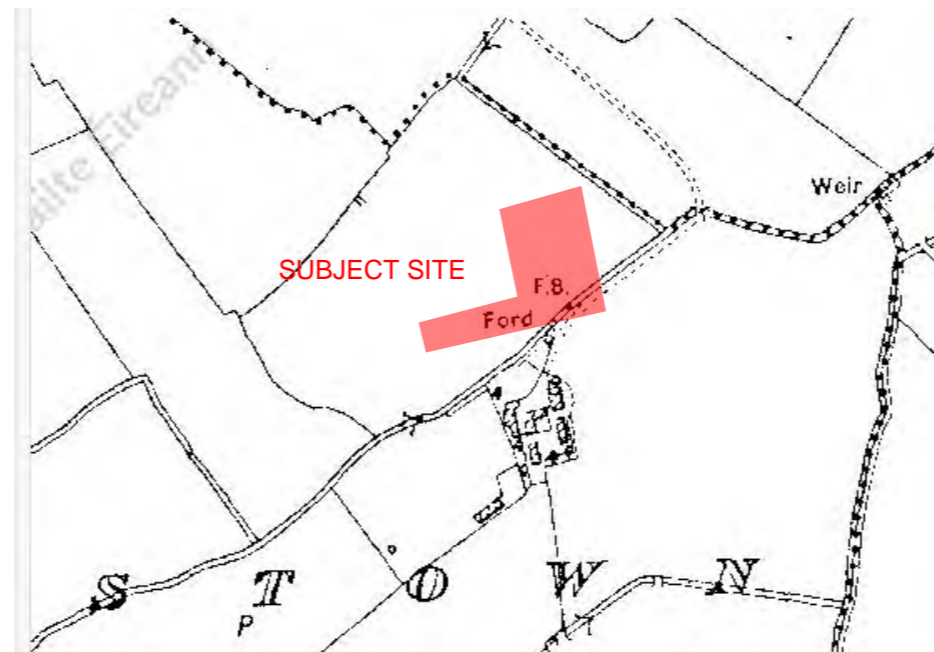
Today, the area is governed by REGEN zoning under the South Dublin County Development Plan.



25 Inch



6 Inch First Edition Black & White



6 Inch Last Edition Black & White



6 Inch First Edition Colour

2.3 Existing Public Transport

The site benefits from a high level of public transport accessibility and is within walking distance of Belgard Square **Luas stop**. The area is further served by a number of Dublin Bus routes which include F1, 27, 56A, 65, 65A, 77A & 82, operating along Whitestown Way, the N81 and within the wider Tallaght Town Centre area.

The main frontage of the site stretches along Whitestown Way with a pedestrian/ cycle link proposed at the North end of the site linking to Whitestown Road and a potential future link to the South of the site.

Full details of the site's public and active transport infrastructure and servicing are presented in the enclosed Planning Report and Traffic and Transport Assessment.



2.3 Amenities - Surrounding Area

There are a number of prominent landmarks within the vicinity of the site which are of local and regional importance. The amenities combine to create the unique context within which the site sits. Additionally, they provide the community and future residents of the proposed development with a range of benefits, including shopping, dining, healthcare, open space, sports and recreation.

Beneficially, these key amenities are all proximate to the site, meaning residents will be able to avail of them quickly and easily via active modes of transport.

1 The Square, Tallaght Town Centre

The Square Tallaght shopping centre, opened in 1990. The centre comprises 53,000 m² of retail space, spread across three levels, and has c.163 stores. Its development marked a significant milestone in the town centre regeneration.

2. Tallaght Stadium

Tallaght stadium is a purpose built, 8,000 seat, state of the art football stadium located in the Sean Walsh memorial park at Whitestown Way just off the N81 in the heart of Tallaght.

The stadium was built by South Dublin County Council, and the anchor tenants are Shamrock Rovers Football Club.

3. Sean Walsh Park

Sean Walsh park is located in the heart of Tallaght along the N81, often considered 'the green lung' of Tallaght. Ornamental formal gardens lie side by side with attractive water features such as ponds and waterfalls, while extensive tree planting provides shaded areas for relaxation. Pedestrian paths around the ponds offer pleasant walks and opportunities for passive recreation. Over 11 km of pathways are provided throughout the park for exploration, walking, and jogging.

4. Dublin Mountains Way

The Dublin mountains way trail starting point is from the park on the opposite side of Whitestown Way. It is a flagship project of the Dublin mountains partnership. It is a 42.6 km national way marked linear trail which crosses the Dublin mountains from Shankill in the East to Tallaght in the West and vice-versa.



Location Plan to Surrounding Amenities



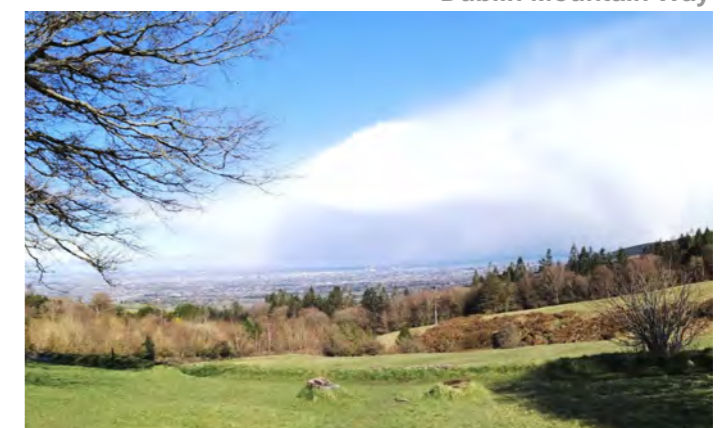
The Square, Tallaght



Sean Walsh Park



Tallaght Stadium



Dublin Mountain Way

2.4 Photographic Survey & Analysis



Aerial View to North

2.4 Photographic Survey & Analysis



Aerial View to South West

2.4 Photographic Survey & Analysis



2.4 Photographic Survey & Analysis



Whitestown Way – Road View Looking South

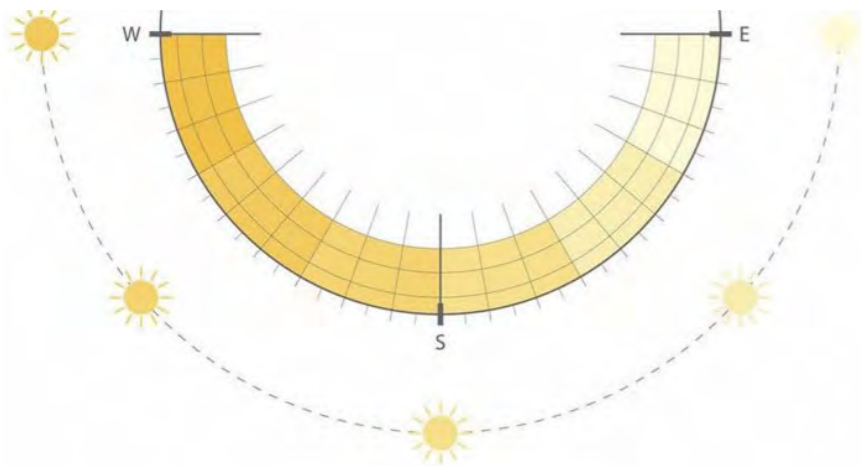


2.5 Planning Context – Urban Context



1. Orientation

The Proposed buildings are oriented in a predominantly East-West Orientation



2. Urban Grain

The surrounding urban fabric is a mix of single industrial to 8 storey mixed use developments

Commercial / Retail	Orange
Mixed Use – Hotel	Blue
Educational	Grey
Residential Houses	Dark Blue
Duplex/Apartments	Red
Sport	Green



3. Building Edges

Building edges create a strong urban edge to the North and South and active frontage to Whitestown way



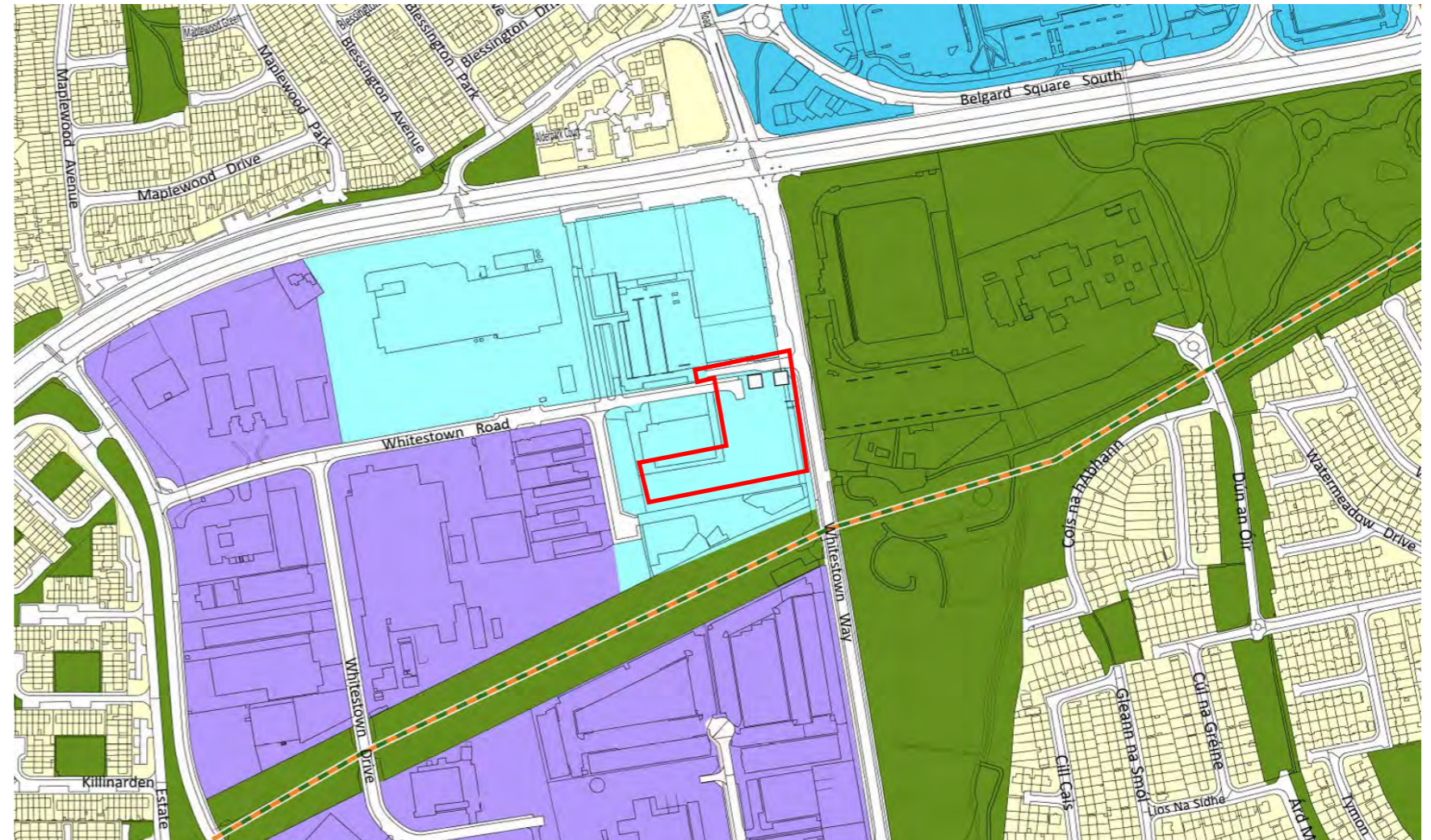
2.5 Planning Context – Zoning

The application site is zoned by the *South Dublin County Development Plan 2022–2028* as 'REGEN', with an objective "To facilitate enterprise and / or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery."

REGEN-zoned lands are SDCC's primary landbank for sustainable development, as well as focused renewal and regeneration projects. These lands benefit from their position within the existing built-envelope of SDCC and the wider Dublin agglomeration. These locations are prioritised in accordance with policy in the *National Planning Framework (NPF)* and *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* for compact, infill development.















The subject site specifically benefits from its adjacency to the established Tallaght Village and Shopping Centre, where a range of retail options, services, amenities and transport options are available. This aligns with the Development Plan's Policy QDP5 emphasis on the achievement of '10-minute settlements' and the NPF's National Policy Objective 10, which focus on the delivery of "...Transport Orientated Development (TOD) at scale at suitable locations..."

Full documentation and assessment of the relevant statutory planning policy is provided in the Planning Report which accompanies this application.



Extract From SDCC Development Plan 2022-2028

Use Zoning Objectives

	Objective RES	To protect and/or improve residential amenity		Objective LC	To protect, improve and provide for the future development of Local Centres
	Objective RES-N	To provide for new residential communities in accordance with approved area plans		Objective RW	To provide for and consolidate retail warehousing
	Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.		Objective EE	To provide for enterprise and employment related uses
	Objective TC	To protect, improve and provide for the future development of Town Centres		Objective OS	To preserve and provide for open space and recreational amenities
	Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre		Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
	Objective DC	To protect, improve and provide for the future development of District Centres		Objective RU	To protect and improve rural amenity and to provide for the development of agriculture
	Objective VC	To protect, improve and provide for the future development of Village Centres		SRR	To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan

2.5 Planning Context – Tallaght Town Centre LAP

The site falls within the boundary of the Centre area of the LAP and indicates a potential for a 4-6 Storey residential use fronting Whitestown Way.

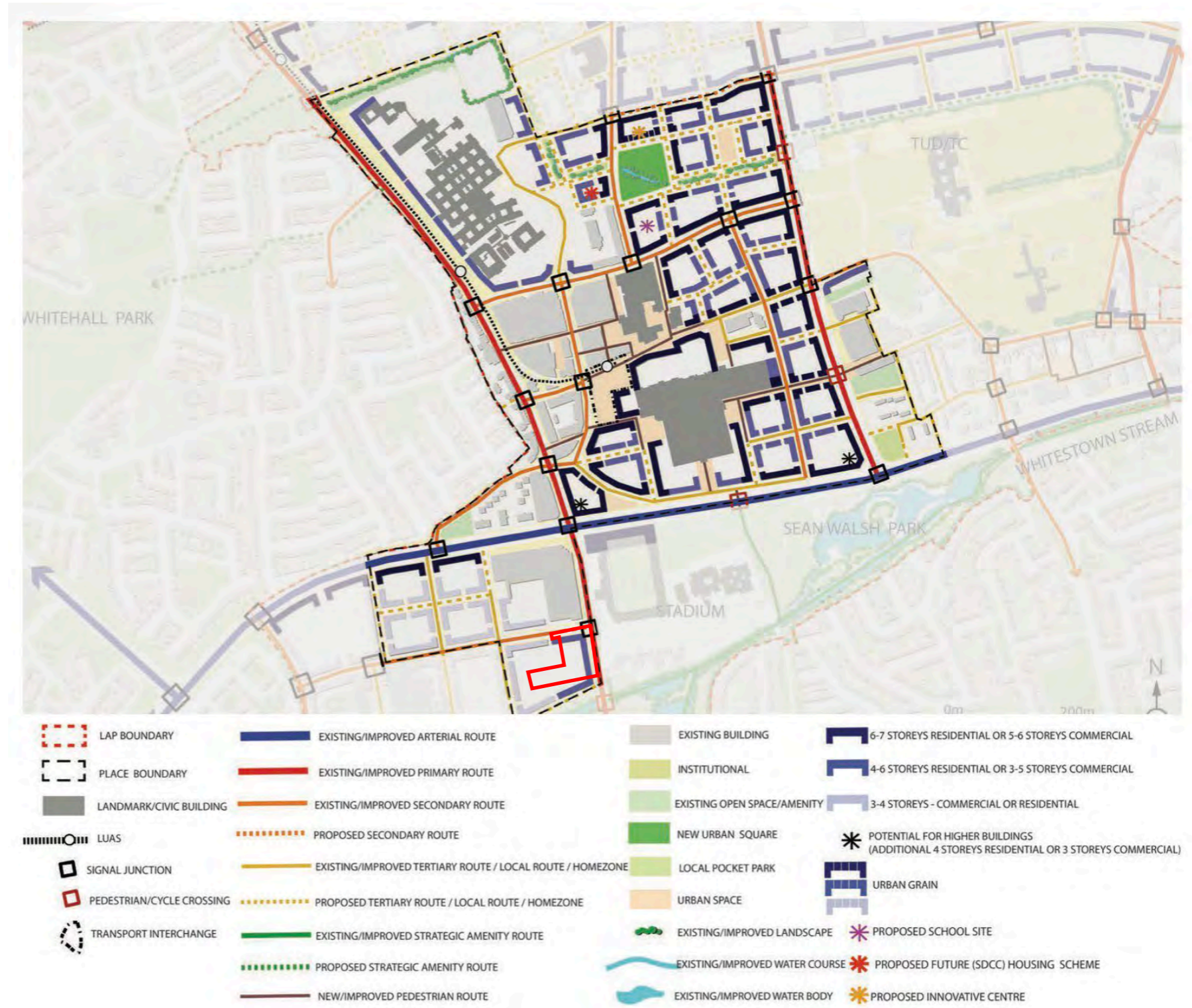
While the objectives are being met in terms of connectivity and permeability some site-specific adjustments in relation to future linkages are proposed and are explained in greater detail in the main body of this report.

The proposed development does not inhibit the future potential for development on any neighbouring sites.

The proposal meets the requirements of the LAP which indicated:

- Intensifying land use in line with zoning
- Supporting local services, retail and community facilities
- Delivering a more vibrant, populated urban district adjacent to Tallaght Stadium

This ensures Whitestown evolves as a connected, vibrant, and well-designed urban neighbourhood within Tallaght Town Centre.



Extract From SDCC Local Area Plan

2.5 Planning Context – Tallaght Town Centre LAP

At a more granular, local level, the application site is within the extent of the *Tallaght Town Centre Local Area Plan (2020, as extended)* (LAP). The LAP is a highly prescriptive plan intended to guide the types, uses, scales and design of developments proposed within its jurisdiction.

The site is within ‘The Centre’ (TC) neighbourhood area, and amongst the principles espoused by the LAP for it are the following:

- Robust, mixed-use urban frontage to the East onto Whitestown Way.
- Definition of the urban grain.
- Heights of 4–6 No. storeys for residential and 3–5 No. for commercial uses.
- Plot ratio of 1.5:1 – 2.0:1, with additional flexibility of up to 20% (i.e. 2.4:1).

Notable objectives for The Centre neighbourhood include the following, which have been considered to guide the design evolution of the proposed development:

- **TC1:** “Continue the transformation of the centre with an increase in existing residential, commercial, retail, civic, services and cultural uses and functions.”
- **TC4:** “Improve the condition of existing streets to encourage walking and cycling.”
- **TC7:** “Improve interface with all existing and proposed routes and open spaces.”
- **TC10:** “Improve and enhance the public realm.”

Building Height:

The proposed building height is 6 storeys in line with the LAP. Ground-floor amenities, overlooking, and daylight and sunlight impacts have been carefully assessed.

Plot Ratio and Density:

The relationship between plot ratio, height and built form has been carefully considered to establish an appropriate development intensity, scale, and massing. A quality-led urban design approach underpins the delivery of sustainable urban densities and a high-quality urban environment.

Policy Area	Relevant LAP Policies		Implication for Whitestown
Urban Form & Land Use	Compact, Mixed-Use Development-Design-Led Planning	UF1-UF4 Mixed-use, higher-density development with strong urban design. Sustainable Transport Links	The proposed development along Whitestown Way provides quality, mixed-use buildings meets the criteria set out in the: LAP for scale and density The form of the buildings responds to the urban fabric with appropriate setbacks and a new urban edge to Whitestown Way. The design is modern with clean lines and high quality finishes;
Movement & Connectivity	Public: Transport & Cycling Street Upgrades	(LUAS, Bus, Cycling).	Improved pedestrian & cycle routes connecting to Town Centre / Stadium The new pedestrian and cycleway to the North opens up access to Whitestown Rd and the wider LAP area
Public Realm & Green Spaces	Quality Public Realm .Green / Blue Infrastructure	UF6/UF7 Enhanced Streetscape & Green Networks.	The Whitestown Way will be significantly improved by this development with provision of public realm on the street," landscaping & open spaces. The pedestrian and cycle link to the North improves permeability and the new public open space provides benefits for wellbeing and biodiversity
Residential & Community	Housing Mix & Quality .Community Facilities	Diverse Housing Types & Local Amenities.	Creation of new homes in Whitestown with high quality public realm, communal open space and additional uses to activate the street edge The housing mix is appropriate to the site given the existing: stock of 3-bedroom suburban housing in the area
Regeneration & Economy	Regeneration & Jobs Height & Density	Mixed-Use Regeneration & Increased Density.	This development will create employment both during and after construction. . . It utilises a greenfield site as a high-density active use with good quality public and private space The proposed materials are robust high-quality brick and aluminium requiring little maintenance and ensuring longevity.

03: Design Evolution

3.1 Design Principles

3.2 Design Evolution

3.1 Design Principles

The proposed development is guided by a clear set of design principles that respond to the infill context of Whitestown Way while delivering a high-quality, sustainable residential environment.

Mixed-Use Integration

- Deliver a primarily residential scheme with active ground-floor commercial units and a purpose-designed crèche.
- Create a vibrant street interface along Whitestown Way through active frontage uses and a south-facing crèche play area.

Site-Led Design Approach

- Base the proposal on a comprehensive analysis of the site and its surrounding context.
- Respond sensitively to identified opportunities and constraints to inform layout, scale, and function.

Massing and Urban Form

- Organise development in two East–West oriented blocks connected by a first-floor podium over parking and plant areas.
- Establish a coherent massing strategy that optimises site potential while respecting the surrounding urban fabric.

Daylight and Sunlight

- Prioritise high levels of daylight and sunlight for both proposed dwellings and neighbouring properties.
- Ensure generous separation distances to maintain visible sky and enhance internal environmental quality.

Movement and Accessibility

- Provide clear, legible, and accessible circulation routes throughout the scheme.
- Promote ease of movement with a strong emphasis on pedestrian priority and permeability.

Public Realm and Placemaking

- Create a welcoming, pedestrian-focused environment with high-quality external spaces.
- Activate street edges and enhance the overall streetscape experience.

Residential Amenity

- Incorporate communal courtyard planting and amenity spaces to support resident wellbeing.
- Use landscape design to establish visual and acoustic buffering from adjacent roadways.

Environmental Response

- Set building heights in response to environmental factors and surrounding context.
- Integrate passive design measures to support comfort, outlook, and sustainable living conditions.



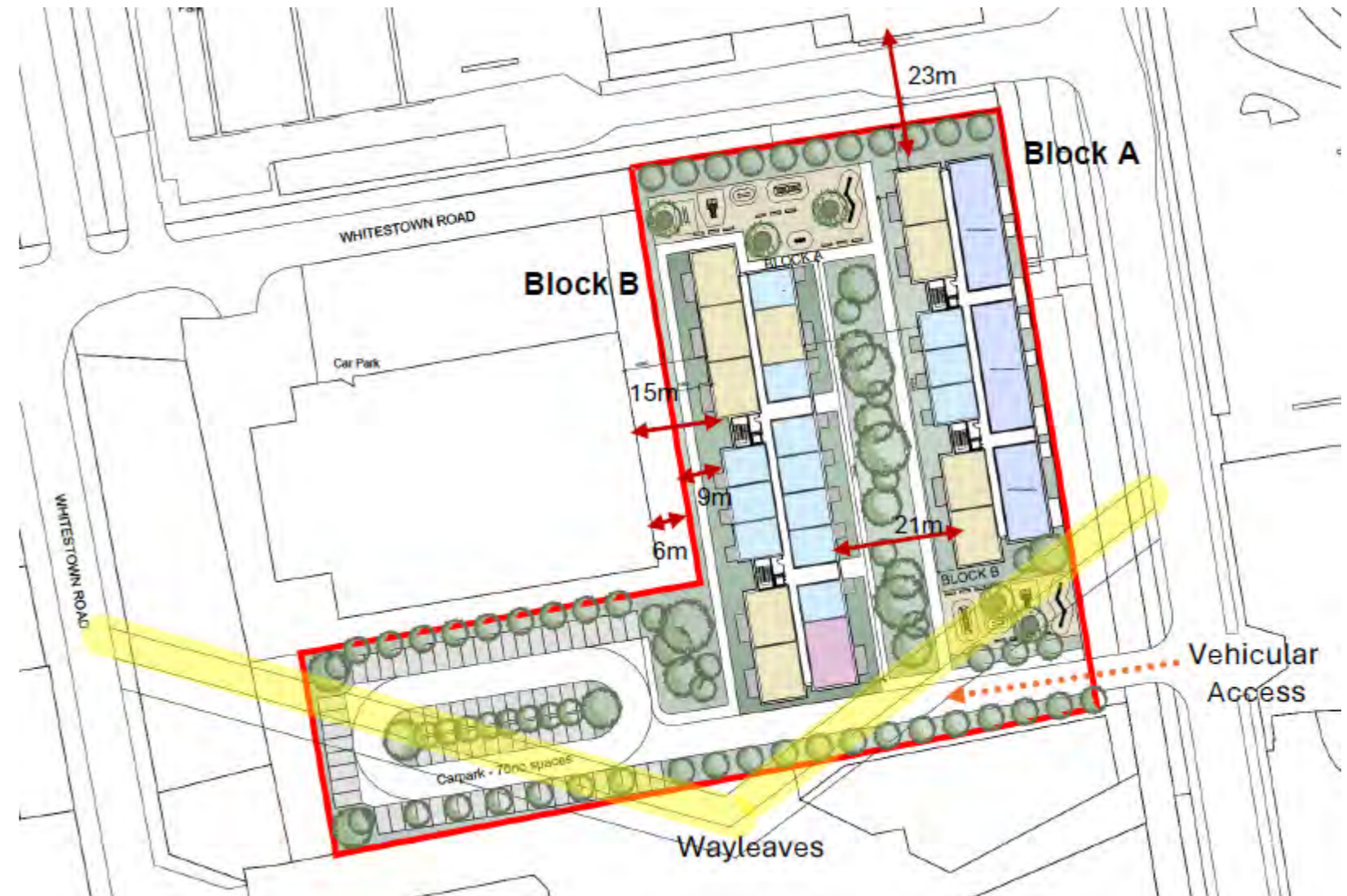
CGI View to Block A & B

3.2 Design Evolution S247 Meeting No.1

The team presented the initial proposals in October 2025. The proposed mixed use development of apartments and commercial space included a parking area to the South West of the site with a vehicular link to Whitestown Road to the North in line with the requirements of the LAP.

The 2 blocks were presented with an East West orientation and an active frontage to Whitestown Way creating an area of public realm along the street with public and communal spaces to the North and South as well as between the blocks at Ground Floor.

Discussions at the meeting centred around height, massing and connections including the suggestion of a Southern route to avoid clashing with the Arena car park entrance.



First 247 Meeting with SCDD. Link Road to North, Car park to South



3D View of Proposal, 7 Storeys

3.2 Design Evolution S247-Meeting No. 2

The LAP calls for an access route to the North however, given the clash with the existing entrance to the Arena car park and following discussions with SDCC at the first meeting, we proposed a route to the South with a potential future link to Whitestown Road and a pedestrian and cycle link to the North to promote permeability.

This proposal also provided for undercroft parking and a large area of public open space to the South West of the site.

The route to the North was developed as a cycle and pedestrian route. Communal open space for the apartments was proposed at podium level over the car park.

The covered carpark also presented the opportunity for accommodating plant areas, cycle parking and bin storage with direct access to the 4no. Circulation cores.

The 7 storey proposal was discussed further at the meeting particularly in relation to the Arena building to the North.

Following the meeting the building was revised to 6 Storeys with further design development around unit types and public realm.



Second 247 Meeting with SDCC. Park to the South with potential future link to Whitestown Rd.



Previous Proposal for a 7 Storey Building to Whitestown Way.

3.2 Design Evolution – S32C LRD Meeting

At Stage 2 we had developed the undercroft car park with the public open space and the access route to the South of the site.

The building heights of 6 storeys were maintained and the elevation treatment and design was developed.

The route to the North has been retained as emergency access with pedestrian and cycle access proposed.

The commercial unit to the South on Whitestown Way is proposed as the crèche with a secure external play area.

Since the stage 2 meeting we developed the design to introduce contrasting brick to the setback cores

New unit types were incorporated in the design including UD units and 4no. 3bed 4 person units to further improve the mix and variety of typologies and promoting inclusivity and a more diverse demographic.

Improvements were introduced to the North and elevation to enhance the public realm and create a safe and inclusive environment, more detail on these enhancements can be found in the response section of this report



Second 247 Meeting with SDCC. Park to the South with potential future link to Whitestown Rd.



Previous Proposal for a 7 Storey Building to Whitestown Way.



New Typologies



04: Proposed Design

- 4.1 Massing strategy Building Heights Rationale
- 4.2 Placemaking - Public & Private Open Space
- 4.3 Access - Key Design Principles
- 4.4 Car and Bicycle Parking
- 4.5 Unit Typologies
- 4.6 Dual Aspect Units
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4.1 Massing Strategy Building Heights Rationale

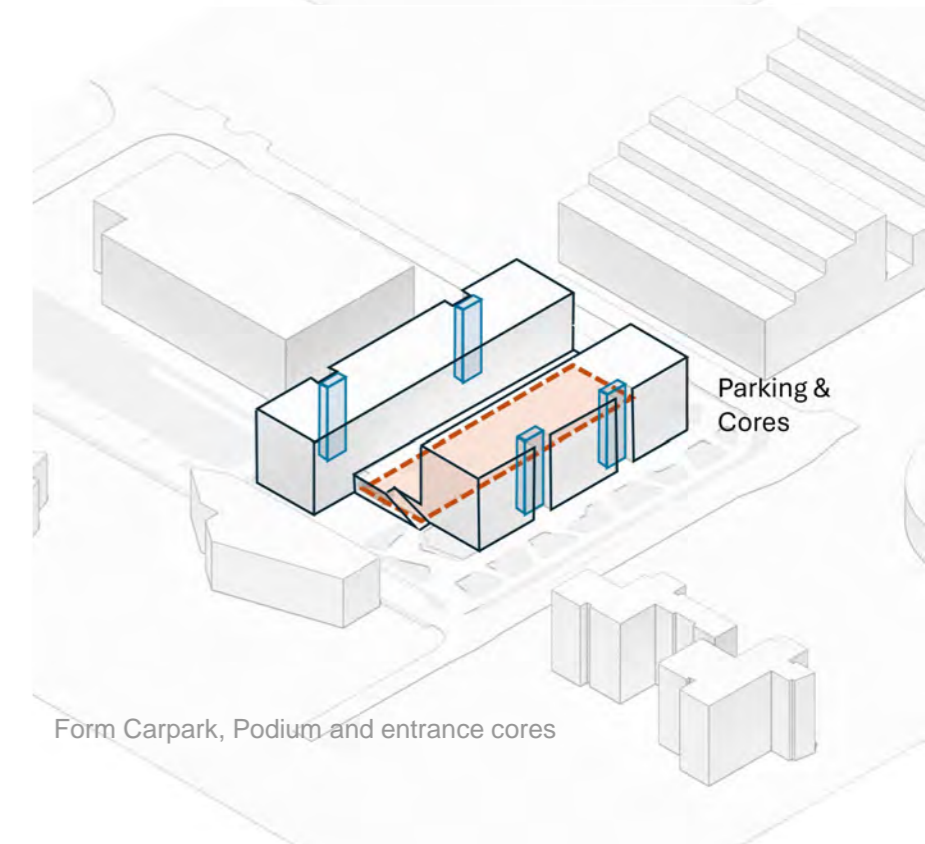
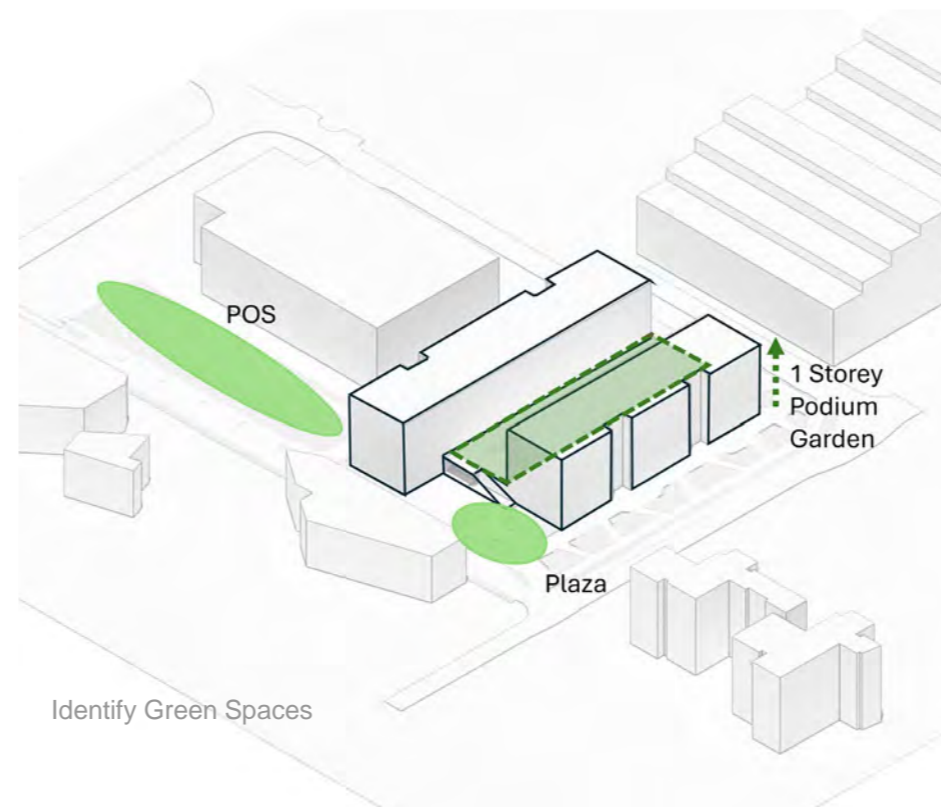
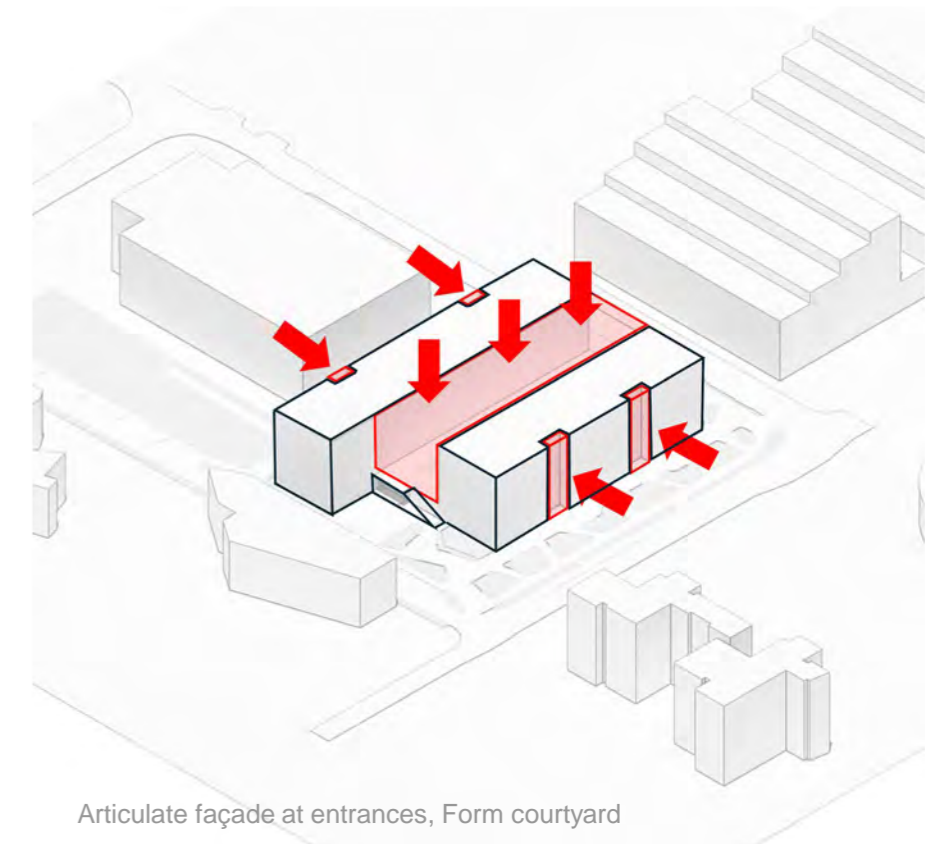
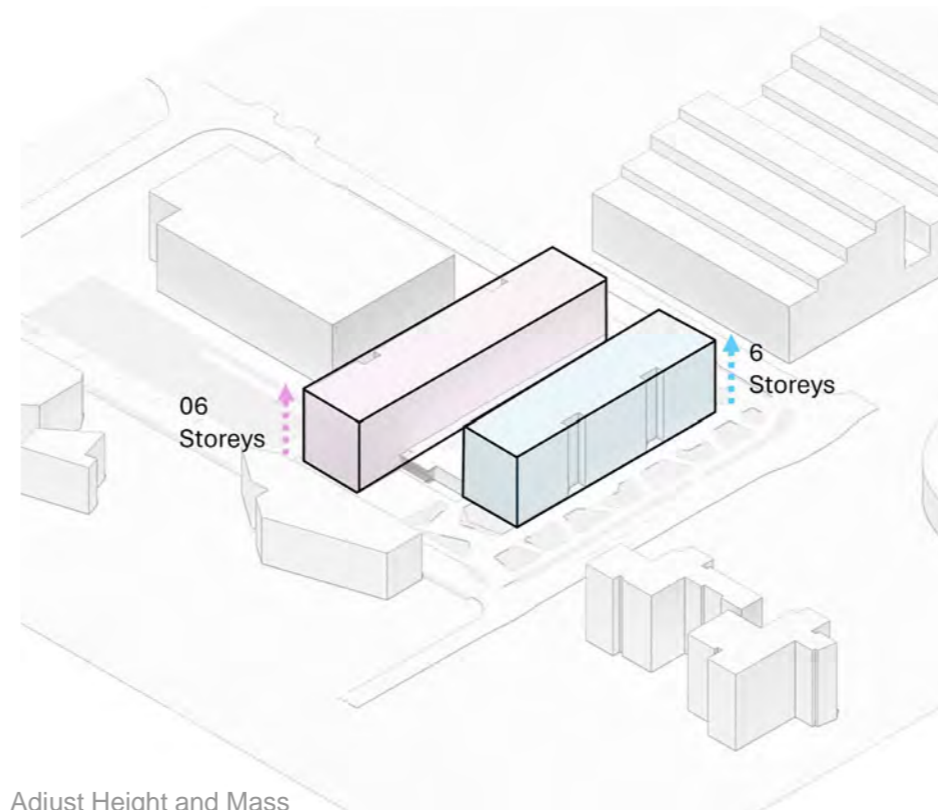
The proposal forms a six-storey mixed use development arranged as two linear blocks, carefully sited alongside an existing eight-storey building to the North. The massing has been deliberately articulated to respond to the surrounding urban context, manage scale transitions, and optimise daylight, permeability, and amenity.

A plaza space at the site entrance strengthens connectivity with the surrounding neighbourhood and provides a clear and welcoming arrival sequence.

Parking and building cores are efficiently consolidated within the footprint of the development, minimising disruption to active frontages and landscaped areas. Vertical circulation cores are clearly expressed yet discreetly integrated into the massing, supporting legibility while avoiding unnecessary dominance on external elevations., collectively, the massing strategy achieves a balanced response that transitions appropriately between different building heights, breaks down scale through articulation and separation of volumes, enhances daylight, openness, and residential amenity, integrates landscape and public realm as key structuring elements.

The result is a development that is contextually sensitive, human-scaled, and legible, while delivering the required residential density in a considered and sustainable manner.

The proposal responds to its overall natural and built environment and makes a positive contribution to the urban and streetscape.



4.1 Massing Strategy Building Heights Rationale

The elevation at Ground Floor to Whitestown Way incorporates a creche, two residential entrance lobbies and two commercial units providing a varied and active frontage to the new proposed area of public realm along Whitestown Way.

The entrances & cores are purposely deeply inset to the perimeter of the building to break the massing of the residential blocks A&B when viewed from street level. This results in a modulating facade whilst maintaining a considered and rational floor plan. This design enables and signifies easy legibility of the scheme of service and served and cements a sense of arrival.

Ground Floor apartments to the West side of the proposed development have been arranged around public and private open spaces to both serve as an amenity and ensure good passive surveillance. All apartments at this level have floor to ceiling heights of 2.7m minimum.

To the South, the Creche, vehicular entrance and new apartments provide activity around the access to the new public open space which is in turn overlooked by the East side of Block B.

The first floor Podium is approx. 4.5m from finished ground level – the massing is consistent, thereby creating a piano nobile datum throughout the entirety of the scheme this motif mirrors the neighbouring Arena mixed use development, however, whereas the arena is double height to accommodate much larger commercial/retail use.

The two six-storey blocks are positioned parallel to the neighbouring eight-storey structure, establishing a coherent urban grain while deliberately stepping down in height to mediate scale farther for the primary N81 road.

This graduation in height reduces perceived bulk when viewed from the public realm and ensures the new development sits comfortably alongside the taller building without competing with its prominence. Rather than a single volume, the mass is divided using setbacks and contrasting brick colours. This approach: reduces overall visual impact and apparent length of the building.



Proposed View on Whitestown Way



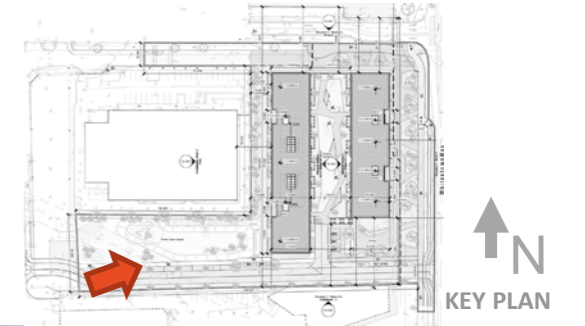
Proposed Aerial View from the South



Proposed Elevational View along Whitestown Way

4.2 Place Making – Public Open Space

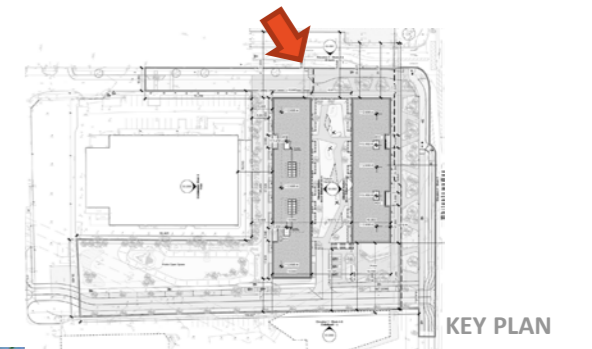
Public Amenity Space



CGI View to Block B

4.2 Place Making - Communal Space

Internal Amenity Space



Courtyard Visualisation

4.2 Place Making - Separation Distances

The proposed development complies with Compact Settlement Guidelines, incorporating appropriate setbacks and separation distances, including an 8 m setback to the western boundary and 18.6 m across the internal courtyard, ensuring privacy, daylight, and amenity. No oversailing occurs onto public lands or future connection routes.

The six-storey scheme supports compact growth by efficiently utilising a serviced urban site, reducing pressure on greenfield land and maximising existing infrastructure. Its massing balances density with liveability, using two blocks arranged around a central courtyard and articulated forms to avoid excessive bulk.

The design responds well to its context, creating an active frontage along Whitestown Way while sensitively addressing the adjoining industrial use to the west. Height transitions, including stepping in relation to a nearby eight-storey building, ensure a coherent urban form and appropriate integration with surrounding development.

Overall, the proposed development meets the Compact Settlement Guidelines by delivering appropriately scaled, high-density housing in a manner that is context-sensitive, amenity-led, and sustainable. The careful consideration of massing, separation distances, and communal space demonstrates a commitment to quality compact growth, ensuring the development contributes positively to the urban environment while making efficient use of land and infrastructure.



Proposed Scheme in context

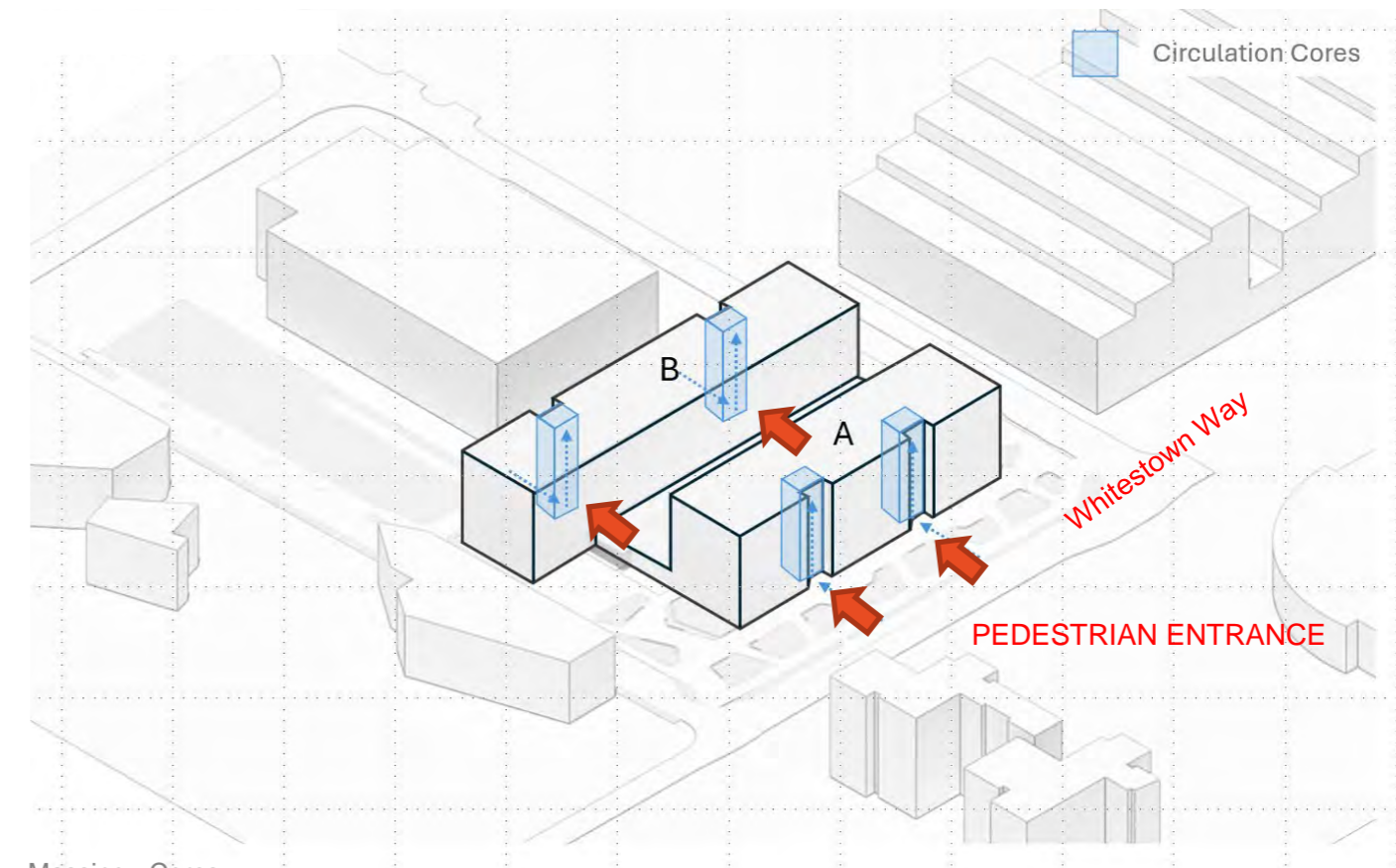
4.3 Access - Key Design Principles

The access strategy provides clear separation between pedestrian and vehicular movement, ensuring safety, legibility, and ease of access. Pedestrian access is taken directly from Whitestown Way with clearly defined entrances to Blocks A and B, leading to principal circulation cores and providing active frontage and passive surveillance.

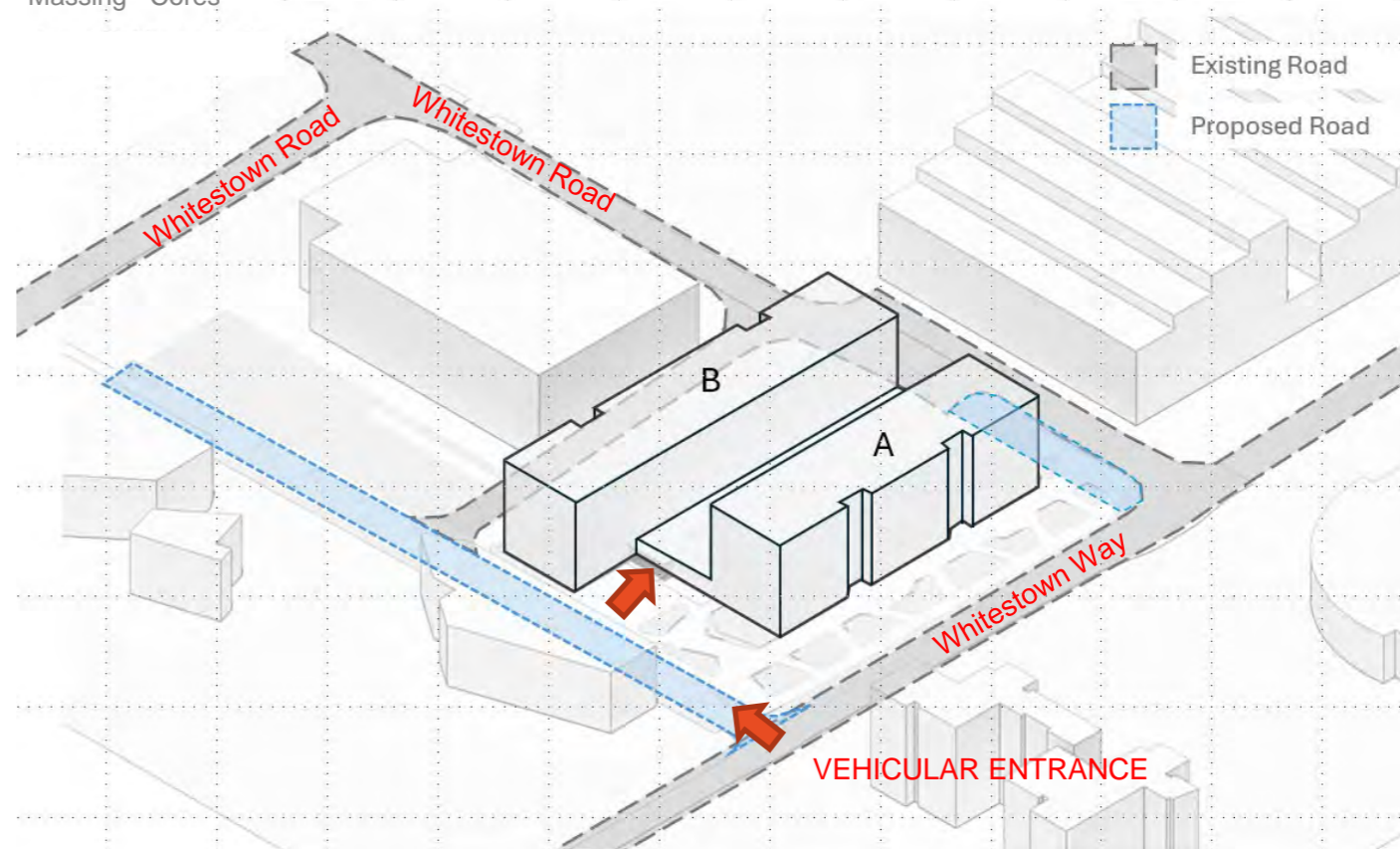
Vehicular access is also from Whitestown Way via a controlled entry point, serving undercroft parking and arranged to minimise conflict with pedestrians. Internal circulation is contained within the site, reducing visual and noise impacts.

The layout ensures direct access to circulation cores from the forecourt, supporting efficient movement and compliance with safety and accessibility standards.

Overall, the scheme delivers safe, clear, and well-integrated access, with a strong distinction between public and private realms in line with best practice urban design.



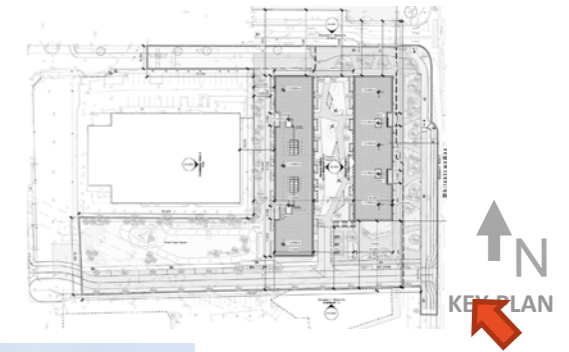
Massing - Cores



Massing - Roads

4.3 Access - Key Design Principles

STREET EDGE AND PUBLIC OPEN SPACE



CGI View to Block A & B

4.4 Car and Bicycle Parking

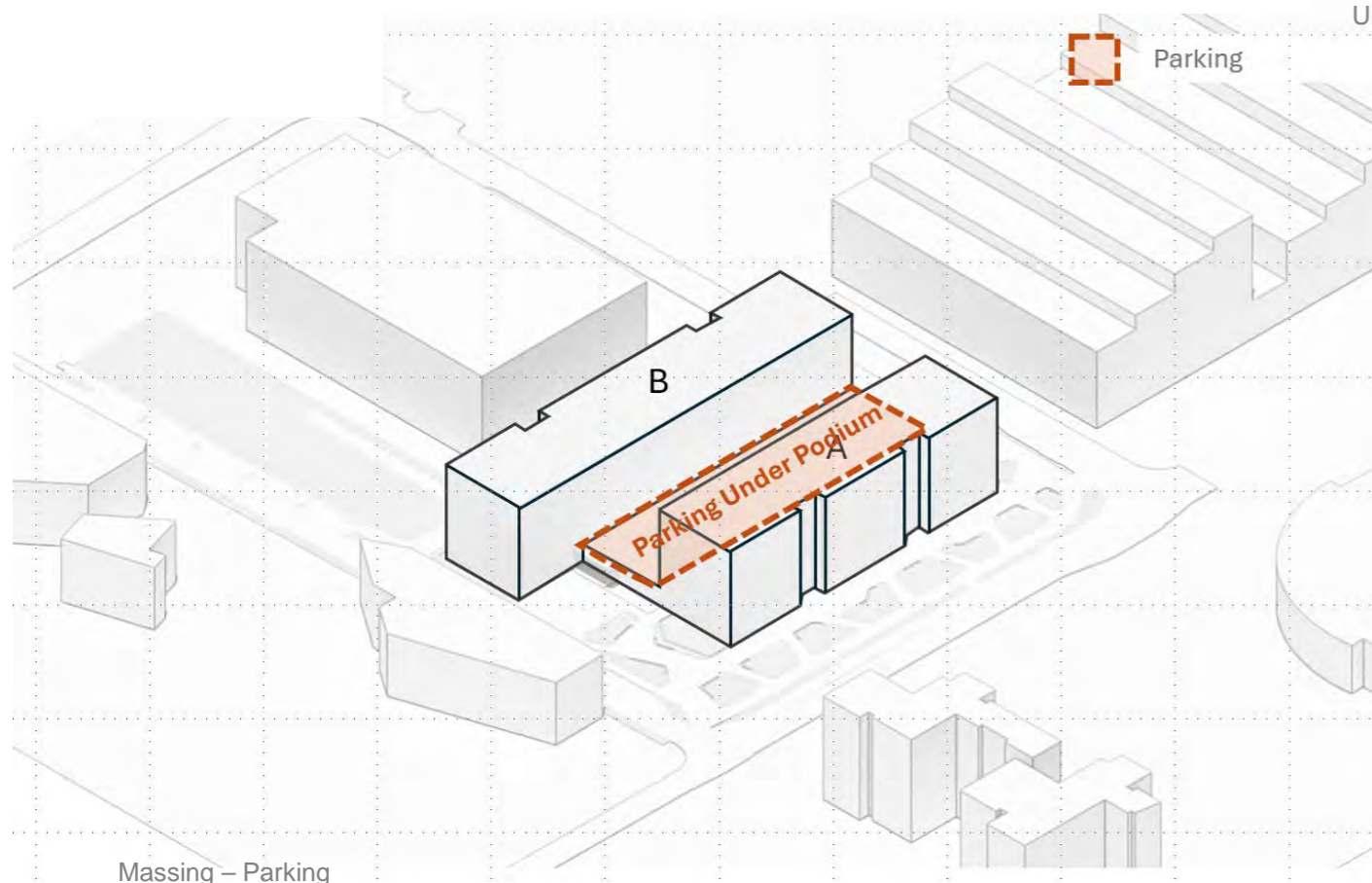
Car parking spaces are provided under podium level with additional parking along the new public open space to the South and a set down area for the creche, including electric vehicle charging points,

Short term bicycle parking for visitors and secure long term parking for residents are provided together with cargo bike spaces.

The undercroft car parking provides efficient, secure parking while minimising visual and environmental impact at ground level. By locating parking beneath the building footprint, the design prioritises active frontages, landscape quality, and pedestrian-friendly spaces, enhancing the overall residential environment. This approach also supports a more compact urban form, improves site permeability, and aligns with sustainable transport and placemaking objectives, while maintaining necessary parking provision in a discreet and integrated manner.



Undercroft Axonometric View



Massing - Parking

Car Parking - Non Residential				
Unit	Use	Floor Area	Standard	Space
A-L00-07	Crèche	162.82	0.5 per classroom	1.5
A-L00-08	Retail	193.9	1 per 25 sq m	7.8
A-L00-09	Retail	162.6	1 per 25 sq m	6.5
Total		521.1		15.8

Please note - parking located outside undercroft on surface plus set down area excluded.

Car Parking - Location	Residential Spaces	Non-Residential Spaces	Total
Undercroft	66	0	66
On Street at Undercroft	3	0	3
On Street at New Street	0	8	8
Total	69	8	77

With 69 No. spaces dedicated to the 169 No. residential units, we have a residential car parking ratio of 0.41.

Motorbike Parking
5 No. Spaces allocated to undercroft

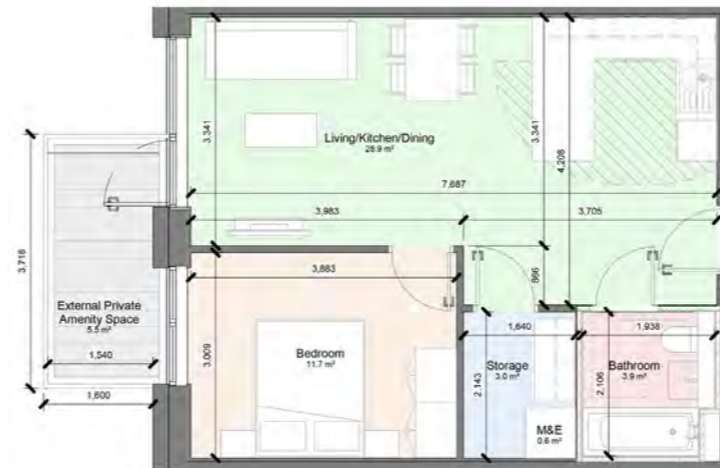
Parking Figures

4.5 Unit Typologies

We have proposed a mix of one, two and three bedroom unit types in line with the 2025 Apartment Guidelines.

Units are designed to be high quality taking into account best practice principles in terms of accessibility daylight storage allocation etc.

The layouts have generally been standardised in order to improve the efficiency of construction and to reduce complexity. Layouts have been carefully considered in relation to access, use and fire safety.



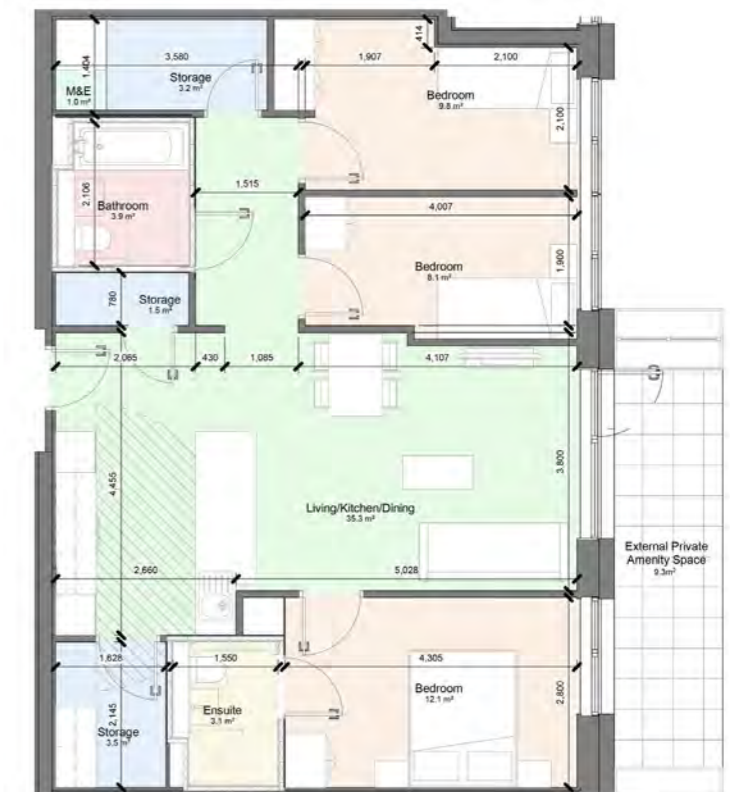
Apartment Type 01



Apartment Type 02



Apartment Type 03



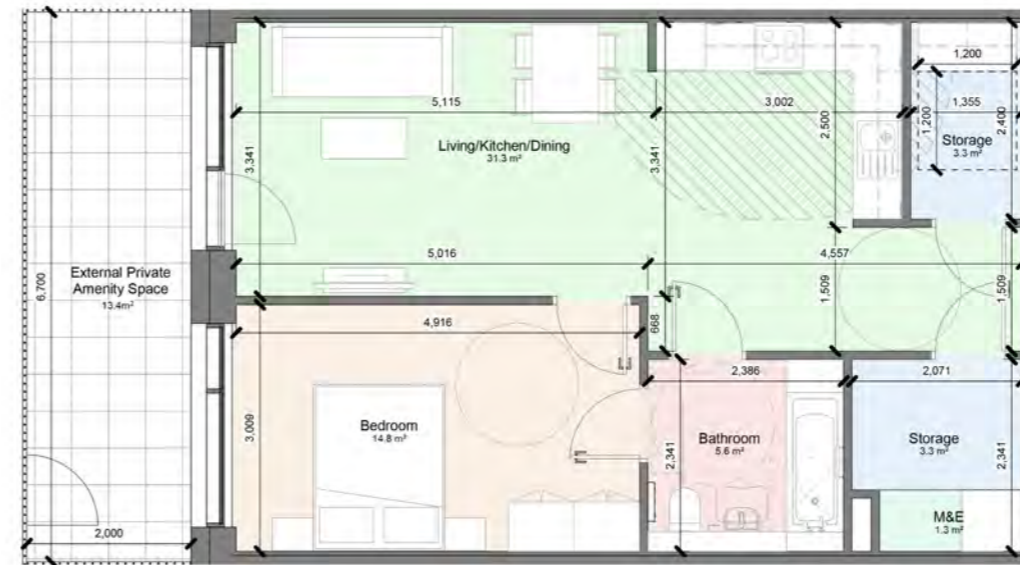
Apartment Type 04

4.5 Unit Typologies

We have proposed 5no. Universal Design. These have been provided at Ground Floor Level with own door access.

These units are designed to provide step-free access, generous circulation space, and layouts that can accommodate changing mobility needs without requiring significant alteration. By embedding Universal Design principles from the outset, the development supports independent living, enhances long-term usability, and aligns with best practice and regulatory guidance, contributing to a more resilient and socially sustainable residential environment.

Universal Design Guidelines For Homes in Ireland have been referenced in the design process.



Apartment Type 01 UD



Apartment Type 02 UD

4.6 Dual Aspect Units

39% of Units are designed as Dual aspect with no single aspect North Facing Units in the proposed development.

The blocks face predominantly East West and the team has worked with the Daylight Sunlight consultant to achieve a high percentage of passing units for the density and scale of the proposal



Dual Aspect Apartment – Typical Floor

4.7 Inclusive and Accessible

Clearly defined universal access routes and access points promote permeability and legibility in a safe and coherent manner. Consideration of the wider context beyond the red line boundary has informed the location of key access points, ensuring the proposal is future-proofed within the broader urban framework.

In line with the Universal Design Guidelines for Homes in Ireland the majority of the units in the proposed development have been designed for accessibility with at least 10% meeting UD standard requirements.

All amenity spaces including balconies are designed to have level access with generous corridor widths within the building to promote accessibility in the circulation areas.

Policy QDP7: High Quality Design – Adaptability and Inclusivity

QDP7 Objective 8:

To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – 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. (See also Chapter 8: *Community Infrastructure and Open Space*).

QDP7 Objective 9:

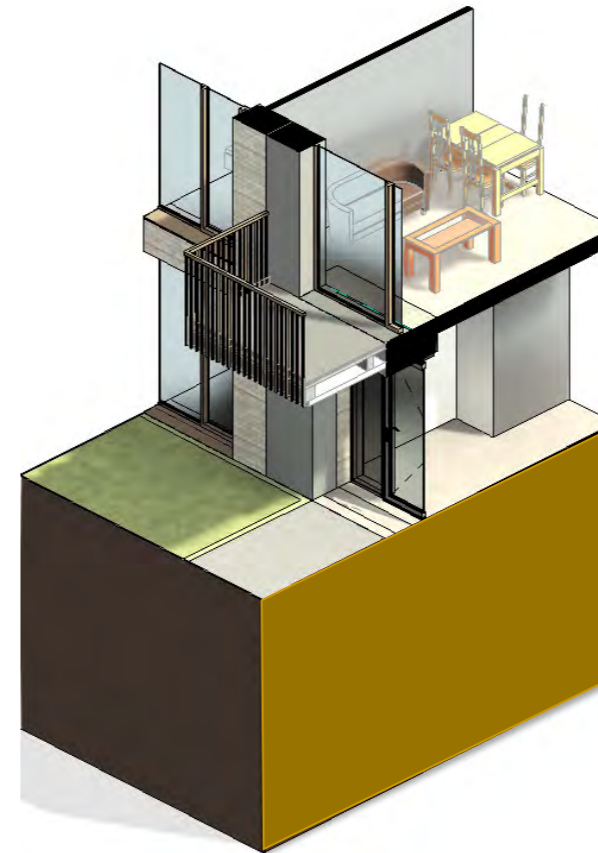
To promote and support the provision of quality housing with long-term adaptability in residential and mixed-use developments, having regard to the principles and guidance in relation to adaptability as set out in South Dublin County's Height and Density Guide (Appendix 10) and the *Urban Design Manual – A Best Practice Guide* (2009) and the guidance on Lifetime Homes as set out in the *Quality Housing and Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities* (2007).

QDP7 Objective 10:

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 users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES.

QDP7 Objective 11:

To encourage and foster the creation of attractive mixed-use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities, and which are socially mixed in order to achieve a socially inclusive county.



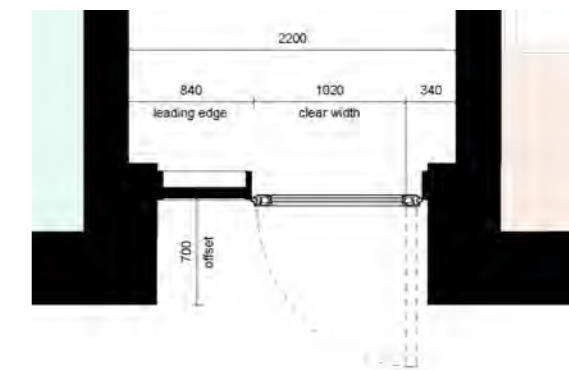
Apartment Block A – Entrance Axo



Typical Entrance - Elevation



Apartment Type 02



Typical Entrance – Plan

4.8 Materiality - Architectural Proposed Form & Material Articulation – Local Context Typologies

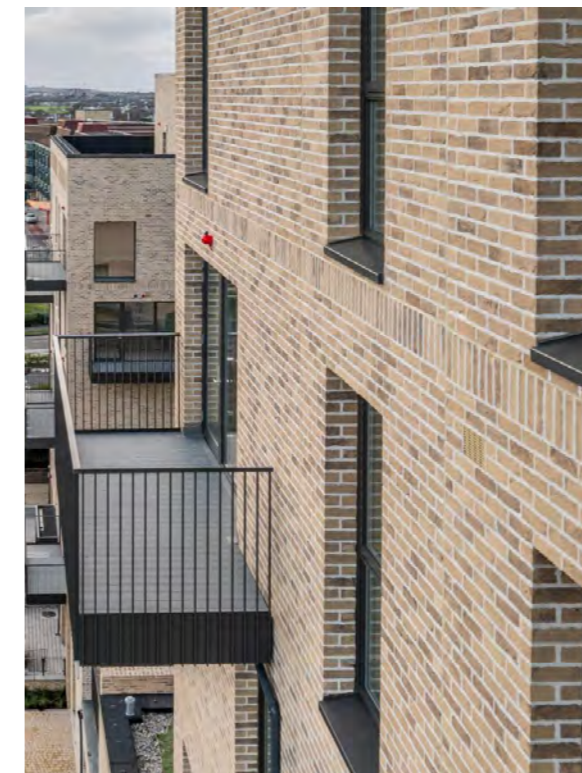
Cookstown Gateway, D24 A4AN, Tallaght, Dublin

Brick and render clad apartment scheme, predominantly light buff with dark and white colored render windows and balconies dark rail color, Soffit of balconies light render finish.



Innovation Square, D24 E63C, Tallaght, Dublin

Brick clad apartment scheme, predominantly light buff with dark colored windows and balconies.



4.8 Materiality - Building Design, Form and Materials

An ensemble of rich materiality and tonal variation derived from precedent developments is applied in the scheme.

Both aesthetics and durability played a central role in the design process, with the element of durability directly linked to ensure a maintenance free and robust materials to last the lifetime of the building.

A variety of high quality materials with a rich materiality, and feature façade with selected brick and dark renders to breakdown the mass in different volumes.

This approach has been applied to the buildings and landscape design in order to ensure that the development ages well.



CGI View to Block B



Exemplar Brick and Render Apartments – FOLD Dolphins Barn – RA+U

4.8 Materiality - Architectural Proposed Form & Material Articulation



CGI View Whitestown Way



Grey Monocouche render to window heads



Brick: Platinum White Brick with recessed white Ultra mortar jointing in a stretcher bond.



Brick:
Grey Brick with dark grey mortar to setbacks



Window, Doors, Balconies, Powder coated Aluminium systems with RAL 7021 finish.

4.9 Part V

The proposed Part V units are located in Block B at Ground First and Second Floor Level.

The Unit mix is 53% 1 bed and 47% 2 Bed Units with 10 Dual aspect Units in the Part V allocation.

Please refer to Part V drawing
 WTW-02-SW-LOO-DR-RAU-AR-1050 Proposed Ground Floor Plan Part V, WTW-02-SW-L01-DR-RAU-AR-1051 Proposed First Floor Plan Part V, WTW-02-SW-L02-DR-RAU-AR-1052 Proposed Second Floor Plan Part V and Thornton O'Connor Town Planning's *Planning Report and Statement of Consistency*

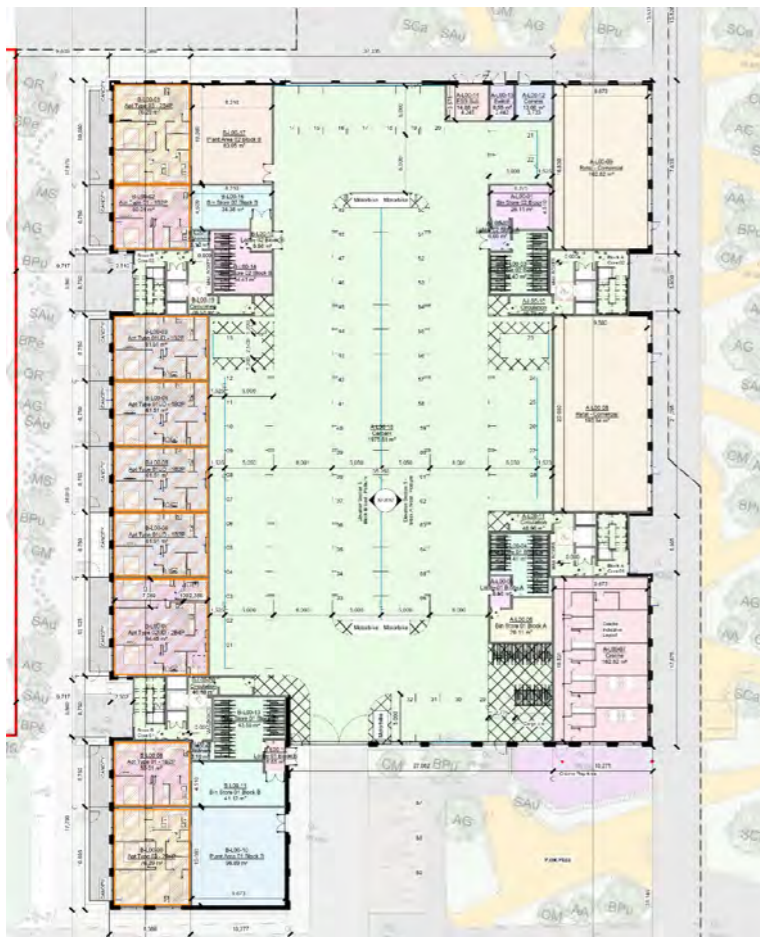
Accommodation Schedule Part V

Typical Apartment Areas		Total
Type 1 - 1 Bed 1B2P	50.0 sqm	14
Type 1UD - 1 Bed 1B2P	61.51 sqm	4
Type 2 - 2 Bed 2B4P	75.1 sqm	6
Type 2UD - 2 Bed 2B4P	94.45 sqm	1
Type 3 - 2 Bed 2B4P	76.3 sqm	7
Type 4 - 3 Bed 3B4P	85.8 sqm	2

Level	Block B						
	Part V						
	Type 1 - 1 Bed 1B2P	Type 1UD - 1 Bed 1B2P	Type 2 - 2 Bed 2B4P	Type 2UD - 2 Bed 2B4P	Type 3 - 2 Bed 2B4P	Type 4 - 3 Bed 3B4P	Dual
Ground Floor Level	2	4		1	2		3
First Floor Level	10			2		4	2
Second Floor Level	2		4			1	1
Third Floor Level							
Fifth Floor Level							
Sixth Floor Level							
Subtotal	14	4	6	1	7	2	10
Total	Total						34

	Type 1 - 1 Bed 1B2P	Type 1UD - 1 Bed 1B2P	Type 2 - 2 Bed 2B4P	Type 2UD - 2 Bed 2B4P	Type 3 - 2 Bed 2B4P	Type 4 - 3 Bed 3B4P
Total Part V	41.18%	11.76%	17.65%	2.94%	20.59%	5.88%

Schedule Part V



Ground Floor Plan - Part V



First Floor Plan - Part V



Second Floor Plan - Part V

05: Qualitative Design Consideration

- 5.1 South Dublin County Development Plan 2022–2028 – Plan Approach
- 5.2 Sustainable Residential Development and Compact Settlements
- 5.3 Summary

5.1 South Dublin County Development Plan 2022–2028 – Plan Approach

In preparing this planning application and report we have followed the principles set out in the South Dublin Development Plan 2022-2028 as well as taking into account Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2025) and Universal Design Guidelines for Homes in Ireland.

This report sets out how we have addressed the requirements set out in the guideline documents.

01 Context

Consider existing natural, cultural and built heritage features and green infrastructure elements as well as social, economic and environmental factors that impact on an area.

The core of the urban design strategy is the regeneration of the existing site to introduce vibrant new uses. This development will provide a high-quality residential-led development.

The proposed development is sited near public transport and in close proximity to parks and local shops and service. It responds in a positive manner to its surroundings and will contribute towards delivering successful and sustainable neighbourhoods within South Dublin County.



5.1 South Dublin County Development Plan 2022–2028 – Plan Approach

02 Healthy Placemaking

Promote good urban design, which seeks to create public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate social interaction.

Healthy placemaking seeks to protect and enhance the unique identity and character of places and to facilitate improvements to human wellbeing and the quality of life that comes from the interaction of people and their environment.

Placemaking is underpinned by good urban design, which seeks to create public spaces that are vibrant, distinctive, safe, and accessible and which promote and facilitate social interaction. Healthy placemaking requires the delivery of the eight key principles in a holistic manner improving both social and physical infrastructure.

The provision of high quality and inclusive urban design measures are key to the delivery of successful and sustainable neighbourhoods within South Dublin County creating healthy, attractive and accessible places to live, work, visit, socialise and invest in.

The scheme provides new areas of public realm and public open space designed to a high standard in compliance with best practise for placemaking.

03 Connected Neighbourhoods

Promote public transport and other transport facilities that mitigate dependence on cars, promote safe walking and cycling, while assisting with internal movements within neighbourhoods.

Movement and Circulation - The proposed development is located on Whitestown way directly opposite Tallaght stadium, Sean Walsh Park to the East and the mixed use Arena development to the North. To the West is the Tallaght and Whitestown Business Parks.

Pedestrian movement and access within the public realm of the proposed development has been carefully considered.

The building has been set back from all boundaries to enhance the interface between pedestrians and the activities at street level and within the buildings providing additional opportunities for the public realm to be activated and inhabited.

The bike and pedestrian connection to Whitestown road and the proposed future road connection to the south has been carefully considered and is indicated in the drawings accompanying this application.

The landscaping proposals, as designed in conjunction with the landscape consultants, give consideration to how the building is approached and entered. Hard landscaping materials will be of a highest quality.

As required by the South Dublin Development Plan and in accordance with the sustainability agenda of the project, bicycle parking spaces are located at Ground Floor level.

Access for residents will be from the West and East to shared lift and stair cores. Communal open spaces is accessible from the southern plaza and also from the 4 no. cores in development.

The public cycle parking spaces are provided with a suitable locking rail.

Management structures will be put in place to deal with refuse disposal, landscape / building maintenance and on site security issues. To this end the management company will be responsible for the removal of refuse in accordance with the operational waste management plan submitted with the application.

5.1 South Dublin County Development Plan 2022–2028 – Plan Approach

04 Thriving Economy

Ease of access to and availability of good jobs and a good quality of life for the community at large.

Commercial Spaces

The arrangement of the blocks provides appropriate setbacks from Whitestown Way, allowing for landscaped public realm and active frontage zones. These are further supported by the inclusion of commercial uses at street level, strengthening the vibrancy of the public realm.

The fine urban grain and the placement of the crèche, and commercial units have been carefully considered. The crèche benefits from direct access to dedicated play areas, safe pedestrian connections, and suitable vehicular drop-off points. The layout clearly distinguishes between public and private realms.

The crèche and commercial premises are arranged to deliver active street frontages, enhance natural surveillance, and support both pedestrian and vehicular movement, contributing to a safe, inclusive, and dynamic urban environment.

Retail:

The proposed development comprises two commercial units located at Ground Floor level along the North to Block A, fronting Whitestown Way and adjacent to the mixed-use Arena development. Unit 1 has a gross floor area of 162.62 m² and Unit 2 has a gross floor area of 193.94 m². The units are designed to provide flexible commercial accommodation suitable for a range of active uses such as shops, cafés, or services.

The retail units feature full floor-to-ceiling glazing, articulated with brick piers, delivering a high-quality contemporary frontage that activates the public realm and enhances visual connection between internal use and the street. The design approach supports active frontages and 'live' edges that contribute to a vibrant pedestrian environment in accordance with SDCC's objectives for high quality, attractive street frontages and healthy placemaking.

The glazed shopfronts will provide unobstructed views into the units, facilitate natural surveillance, and reinforce the role of Ground Floor activity in supporting pedestrian movement and local economic vibrancy. Materials and finishes, including robust brickwork elements, are selected to respond positively to the existing and emerging context, complementing the character of the Arena development and contributing to the wider streetscape quality.

The proposed retail spaces will support the provision of neighbourhood-serving commercial uses, contributing to SDCC's strategic aim of creating sustainable, mixed-use communities with vibrant streets, active public frontages, and a diversity of uses that enhance local services and amenities.

Creche:

The proposed development comprises a purpose-built 45-place childcare facility (crèche) located at Ground Floor level within a mixed-use residential development of 169 apartment units. The crèche will be accessed directly from the proposed North route, providing a clear, accessible entrance distinct from the residential access points.

Internally, the facility will be laid out to include four childcare rooms, a central reception area, and associated back-of-house facilities such as staff areas, storage, and sanitary accommodation, designed to meet best practice operational requirements.

An enclosed external play area is provided to the south of the block, adjacent to the proposed plaza. This space is designed to be secure and age-appropriate, with direct access from the childcare rooms, facilitating safe supervision and convenient use by children attending the crèche.

The siting and design of the crèche support active street frontage and sustainable placemaking, in line with the Development Plan's emphasis on high-quality community infrastructure within neighbourhoods. The provision of the childcare facility within the residential scheme responds to Policy COS7 of the South Dublin County Development Plan 2022–2028, which seeks to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County. The policy also recognises the need for such facilities in tandem with new residential development, with regard to safeguarding residential amenity and traffic management considerations.

The crèche will contribute to the delivery of essential social infrastructure envisaged by SDCC's development strategy and will enhance the overall sustainability, inclusivity, and liveability of the development.

5.1 South Dublin County Development Plan 2022–2028 – Plan Approach

05 Inclusive and Accessible

High quality services, community infrastructure and open spaces accessible to all.

In line with the Universal Design Guidelines for Homes in Ireland at least 10% of the units meet UD guidelines.

All amenity spaces including balconies are designed to have level access with generous corridor widths within the building to promote accessibility in the circulation areas. We have also met the requirements for accessible parking spaces.

High Quality, useable throughout the proposal. See accompanying Landscape Masterplan prepared by Mitchell and Associates.

06 Public Realm

A real sense of place, positive purpose and local distinctiveness, where buildings are not only attractive but also safe and useful with lots of green and open spaces for people to spend time, relax and play.

The public realm the design has been carefully considered and this proposal provides an appropriate setting for the new building.

This proposal will vastly improve the public realm and provide a series of new spaces for the public to inhabit. These spaces are provided around the perimeter of the site and include spaces for walking, sitting, enjoying a coffee or just passing through.

The edges of the site are activated and the residential development overhead provides passive surveillance.

The spaces have been designed to be welcoming and inviting, public realm areas will be well lit and designed with robust materials to be easily maintained.

The elevation to Whitestown Way provides an active edge with vastly improved urban realm.

The proposed development reinvigorates an underutilised greenfield site, transforming it into a vibrant and sustainable urban quarter anchored by a new publicly accessible open space. This intervention brings new life to a previously dormant by delivering a high-quality public realm that encourages social interaction, strengthens local connections, and provides an attractive setting for everyday activity.

A defining element of the scheme is the introduction of an active urban edge along Whitestown Way. Ground-floor uses, including a crèche, are positioned to enhance natural surveillance, increase footfall, and create a lively, safe, and engaging streetscape throughout the day and evening.

The redevelopment of this greenfield land optimises land use while contributing positively to sustainable urban regeneration. The design responds carefully to existing site constraints and opportunities, incorporating new pedestrian routes, green infrastructure, and biodiversity enhancements. Collectively, these measures establish a resilient and forward-looking development that not only revitalises the site but also contributes meaningfully to the wider urban context.

5.1 South Dublin County Development Plan 2022–2028 – Plan Approach

07 Built Form and Mix

Promotes a mix of uses with appropriate increases in density and building heights in the right locations maximising the existing transport network and Existing infrastructure.

Height and Massing:

Determining the correct planning approach around appropriate building heights and massing was a result of consultation with SDCC and an design iterative process whereby the visual impact and impact of the scheme on the wider site setting was tested.

Height transition between the proposed and neighbouring building was an important consideration.

Master plan Context:

The proposal has been considered both in its existing context and in a potential future context where the adjoining industrial site becomes a development site.

There are many other possibilities however this demonstrates that we are providing context for future development.

The setting of the building does not detract from the potential for redevelopment in the immediate context.

08 Design and Materials

High quality design, materials and finishes and good quality landscaping with robust maintenance protocols for all large residential, commercial and employment developments.

The proposed development uses high quality finishes throughout, including extensive use of brickwork and coloured render.

The landscaping has been designed to integrate with the architecture and allows pedestrian access to practically every part of the site. The core design principles of Legibility, Variety and Proportion have been utilised to select appropriate materials for this sensitive site.

The elements of the proposal are composed in an arrangement that complements the existing adjacent buildings and provide a new modern face to the Whitestown Way site.

High quality materials are proposed throughout with a combination of different tones of brick and metal balconies.

This street will be activated by the new use and the footfall from the proposed development.

We believe that the proposal meets the requirements set out in Chapter 5 of the SDCC

Development Plan 2022-2028:

- Appropriateness to building function;
- Robustness, durability and ease of maintenance;
- Thermal/Insulation performance;
- Sourcing: local, regional, or international;
- Life cycle costs;
- Contextual appropriateness;
- The need for quality design and placemaking.

5.2 Sustainable Residential Development and Compact Settlements

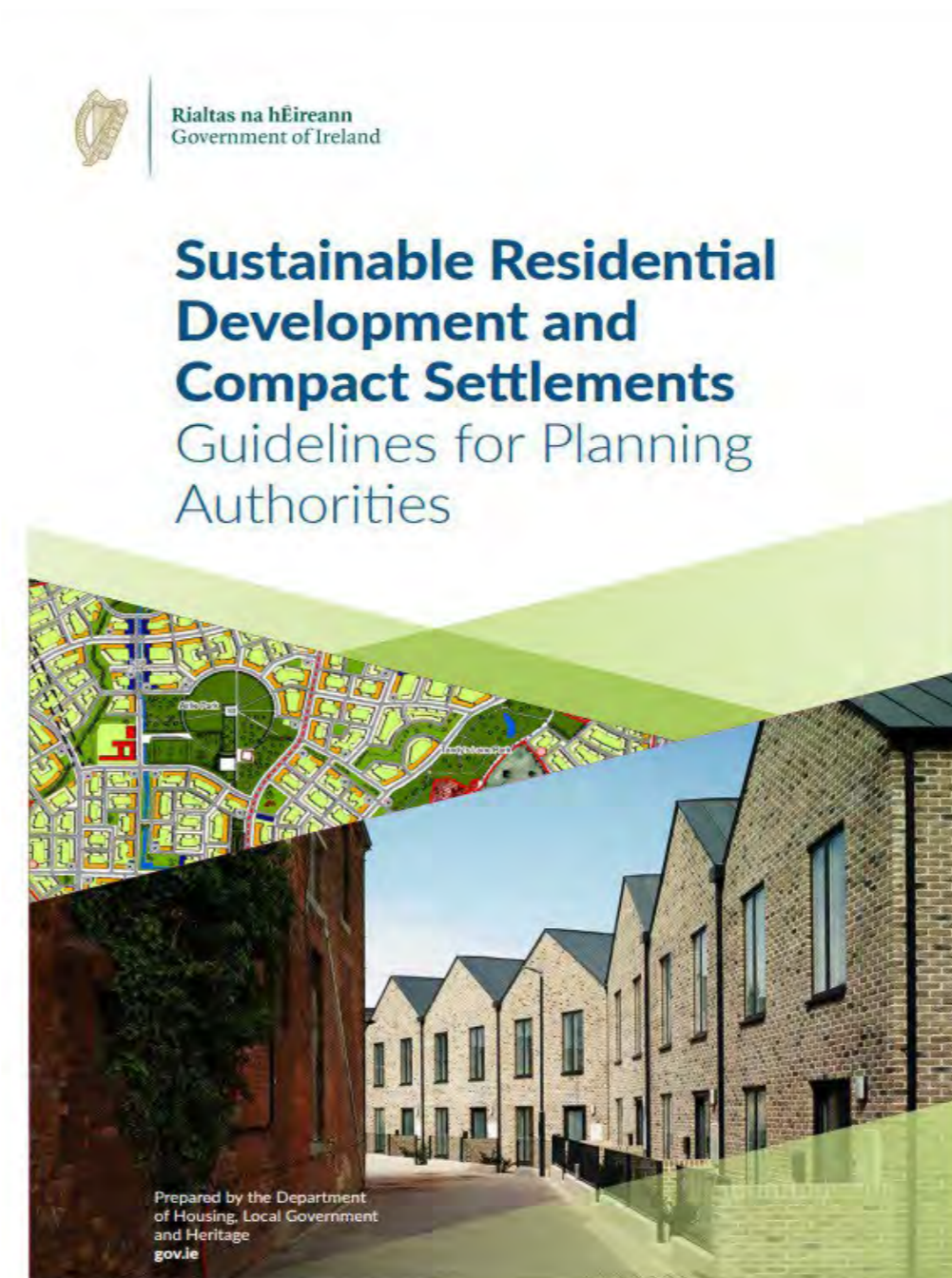
01 Key Points for Housing Standards

The Guidelines seek to provide greater flexibility in respect to housing standards, with the following a summary of the specific planning policy requirements (SPPRs). The key provisions from the guidelines in relation to SPPRs on key development standards for housing to encourage more compact housing solutions are retained, and include:

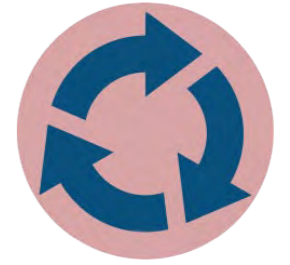
SPPR 1 – Separation Distances: A minimum separation distance of 16 metres (previously 22 metres) with provision for further reductions in certain circumstances.

SPPR 3 – Car Parking: In areas of high accessibility, car-parking provision should be minimised, substantially reduced or wholly eliminated, while in areas of medium accessibility, car-parking provision should be substantially reduced.

SPPR 4 – Cycle Parking and Storage: In the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied (with visitor parking to be also provided).



5.2 Sustainable Residential Development and Compact Settlements



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 internal street layout within the site adopts a loose grid pattern (reticulated street hierarchy), designed to prioritise pedestrian and cyclist movement. The use of raised tables and material differentiation in road surfaces helps define shared spaces and naturally calms cyclist traffic, and the minimal vehicular traffic that will be giving access to the site. These design features enhance accessibility and safety but also encourage sustainable modes of transport.

All Blocks are provided with on grade secure bicycle storage, located internally, for individual ease of access from all blocks including the street.

A pedestrian footpath, complete with a dedicated hard stand area and drop kerb, is provided (refer to the Landscape Architect's documentation for full specifications). The proposed development is directly connected to the existing pedestrian network.

- (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 development benefits from its close proximity to the mixed-use centre of Tallaght Village, located approximately a ten-minute walk from the site, providing convenient access to a range of local services and amenities.

The site is well-served by public transport, offering excellent connectivity to key destinations. Public transport options within a 5 to 10-minute walk include multiple bus services and the Red Line Luas (Tram). These services provide direct links to Dublin City Centre, DCU Glasnevin Campus, Trinity College, and other key amenities.

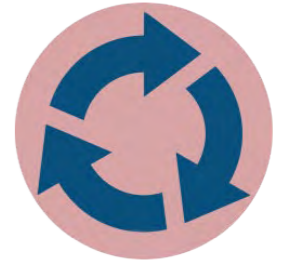
The site benefits from close proximity to a range of high-quality sporting and recreational amenities. Directly opposite the development is the Arena, while Gyms are within a 5min walking distance. Nearby facilities also include a range of high quality sports facilities within a 10 minute cycle.

The area is well catered for in respects to supermarkets, restaurants and Café's.

The development is supported by a network of dedicated pedestrian routes that radiate outward from the site, ensuring safe and legible access to key local and regional amenities. These include direct connections the town centre—of which benefit from ongoing government investment and enhancement initiatives aimed at promoting active travel and recreational use.

In addition, the site is well-positioned in relation to major cultural, gaming, and entertainment venues, including the Arena and other nationally and internationally recognised event destinations.

5.2 Sustainable Residential Development and Compact Settlements



- (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?

The proposed development has been designed to maximise the integration of dedicated footpaths throughout the site, to foster a universally accessible pedestrian environment, promoting inclusivity and supporting a variety of adaptable public and semi-public settings.

Pedestrian routes also contribute to a strong sense of permeability across the site, enhancing legibility and connectivity.

Traffic throughout the development site is managed through a clearly defined and controlled access strategy. A dedicated entry point is provided exclusively for authorised vehicles, including emergency and service access, ensuring operational control and safety. The shared surface of the access route works to calm traffic and the controlled access strategy ensures a reduction in congestion and increased efficiency, allowing those who need vehicular access to the site for accessibility the space and ability to do so. This also benefits pedestrian and cyclists by reducing the amount of vehicular traffic present on site.

The design is guided by the principles of DMURS (Design Manual for Urban Roads and Streets), which inform and enhance both personal and traffic safety across the site. A clear hierarchy of spaces is established, creating defined transitions between public, semi-public, and private realms. These transitions are reinforced through the thoughtful use of landscape design, surface materials, and the integration of parking within the broader landscape strategy. These elements collectively contribute to a safe, legible, and attractive public realm.

- (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?

Three accessible car parking spaces have been provided on surface level with the main entrance to the building and within direct visual line. Two further accessible spaces internally and 2 parallel accessible spaces at the public open space.

The development will provide facilities for the charging of battery-operated vehicles. (coded/metered slow charging 220-240V, 13A single phase).

Accessible electric car charging bay will be clearly demarcated with appropriate signage.

Secure bicycle parking is provided for every Bedroom with visitor bike parking in public areas, in form of Sheffield stands, Two Tier stand and Double stacked stands.

5.2 Sustainable Residential Development and Compact Settlements



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 mix and intensity of land use is shared amongst the two blocks. The proposed land use distribution is designed to enhance and complement the built environment of Tallaght Village while responding to the needs of both the existing community and the incoming population. The strategy prioritises a balanced mix of uses that contribute to local amenity, support social cohesion, and strengthen the site's integration with its urban context.

The development comprises two blocks with a shared and balanced intensity of land uses, which supports efficient use of the site without overdevelopment. The provision of a communal courtyard enhances residential amenity and supports higher-density living in a well-considered manner.

Land uses are distributed in a complementary way that encourages social interaction and shared use of space, while maintaining clear and accessible connections throughout the site. The arrangement of buildings and communal spaces supports walkability and cycling by creating an active, permeable environment that is well suited to accessing nearby public transport, amenities, and local services. Overall, the development optimises accessibility and promotes sustainable travel choices through its layout, scale, and integrated communal facilities.

The development of the land use strategy has been informed through ongoing collaboration with South Dublin Council, including engagement through Section 247 and pre-planning meetings. This iterative design process has ensured alignment with local policy objectives and a responsive approach to site-specific opportunities and constraints.

- (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?

The proposed residential development provides housing types that respond positively to local and projected housing needs, having regard to the Housing Need and Demand Assessment. The scheme contributes meaningfully to the ongoing regeneration and diversification of Tallaght by delivering a mix of unit sizes and types that cater for a broad demographic, including singles, couples and older residents.

The development supports both local and national planning objectives through the provision of high-quality, purpose-built residential accommodation designed to meet contemporary living standards. In addition, the scheme incorporates innovative housing typologies that promote efficient use of space and support greater housing affordability and choice, while maintaining a high level of residential amenity. Collectively, this approach ensures a flexible and inclusive housing offer that responds to evolving needs and strengthens the long-term sustainability of the area.

The mix of one, two and three bedroom apartments responds directly to the housing need in the area.

5.2 Sustainable Residential Development and Compact Settlements



2. Mix of land uses (vibrant centres and communities)

- (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 proposed development represents the regeneration of a long-neglected and dilapidated site that has remained underutilised. The site's current condition contributes little to the surrounding urban fabric and presents an opportunity for meaningful revitalisation.

This proposal brings the site back into productive use through a well-considered design that enhances local character, improves safety and amenity, and aligns with wider regeneration objectives set out in local planning policy.

The proposed development maximises the number of opportunities for resident activities and wellbeing within the site.

Likewise, the placement of the public precinct at the front of the site creates a desirable pedestrian routes punctuated by public spaces.

The proposed development promotes enhanced permeability through a network of clearly defined pedestrian routes, improving site connectivity and contributing to the overall legibility of the scheme. These routes support active travel and align with sustainable movement objectives by encouraging walking and ease of access across the site.

- (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 proposal encompasses the existing natural characteristics of the site with new public open spaces are to be provided.

These are carefully developed with design team to take account of:

- Microclimate: sun path and prevailing weather Location and type of services (e.g. waste, water and drains, streetlights),
- Legible Pedestrian entry points to the site, Location of existing footpaths / cycle facilities, Location and type of landscape and boundaries, Adjoining land uses and building types,
- Form and massing of existing buildings, Over-looking and over-shadowing potential,
- Terrain and falls across the site aspect and views

The proposed development has been designed to meet the latest standards in terms of energy efficiency. The internal walls within the apartment are designed to be predominantly non-structural. All dwellings are designed to maximise daylight admittance, and the buildings fabric is highly insulated, meeting or exceeding the requirements of the current Part L of the Building Regulations

The inclusion of high-quality public realm elements across the two blocks will contribute to a lively, integrated environment that enhances the overall functionality and social value of the development.

5.2 Sustainable Residential Development and Compact Settlements



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?

Natural Features- The site plan has been designed to be site responsive to the natural topography.

The proposed accommodation has been carefully designed with a considered and sympathetic approach to scale, height, and massing. The development respects the existing urban neighbourhood character by adopting a compact and efficient form. The blocks are strategically positioned to obtain a sufficient amount of daylight and sunlight.

The strong built form and clearly defined street edge contribute visual interest and help establish a legible and engaging streetscape that complements the surrounding landscape and urban context.

The proposed development uses high quality finishes throughout, including extensive use of brick and contrasting brick tying into the local material palette.

The landscaping has been designed to integrate with the architecture and allows permeable pedestrian access to the entire site.

- (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 landscape design has been carefully integrated with the architectural form to ensure a coordinated and contextually responsive outcome. The landscaping not only complements the built form but also provides a considered counterpoint—introducing softness, permeability, and visual interest across the site.

The design is underpinned by placemaking principles, with a focus on creating designated areas that accommodate a range of uses and activities. These spaces are intended to support both passive and active engagement, encouraging resident interaction and contributing to the overall amenity and functionality of the development. The landscape strategy also enhances legibility and accessibility throughout the site, supporting a high-quality, human-scaled environment.

The landscape strategy supports biodiversity initiatives through the considered selection of native and locally appropriate species. This includes, but is not limited to, the use of indigenous trees, plants, and hedgerows, applied where feasible and in accordance with best practice principles.

The planting palette has been developed to enhance ecological value, support pollinators, and contribute to local habitat connectivity. This approach aligns with broader sustainability objectives and demonstrates a commitment to improving environmental outcomes as part of the development.

The landscape strategy supports multi-function settings—active, reflective and importance of wellbeing.

SuDS landscape features have been incorporated.

5.2 Sustainable Residential Development and Compact Settlements

- (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 design and layout apply Part M principles enabling universal access for all throughout the public realm areas.

The communal open spaces provide amenities for occupants across a variety of ages (refer Landscape Architect's Report for details).

The proposed site layout incorporates a communal space that enhances the public realm. The provision the communal enhances residential amenity and supports higher-density living in a well-considered manner.

The design supports active frontage, improved accessibility, and a welcoming interface with the surrounding urban fabric, while also contributing to placemaking and community interaction within the development.

This location strikes a good balance between being well trafficked, benefiting from passive surveillance,

This enhances how the development is connected to the broader Tallaght environs and is further augmented by avoiding the use of visual and physical barriers at the entries into the scheme. Creating visual permeability through the site.

Universal Design units have been included on the proposed development.

- (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?

Where feasible, soft landscape areas within the proposed scheme will be utilised for Nature Based Solutions (NBS) for Sustainable Drainage Systems (SuDS).

The proposal incorporates sustainable design features including sedum-planted, lightweight green roofs. These green roofs contribute to improved insulation, biodiversity, and rainwater attenuation, supporting the overall environmental performance of the development.

Additionally, the parking bay will be finished with permeable paving to assist with sustainable drainage, reduce surface water runoff, and promote groundwater recharge. These measures align with best practice principles in sustainable urban drainage systems (SuDS) and contribute to the resilience of the site's landscape strategy.

The Landscape Architect has proposed a planting palette designed to support local pollinators, taking guidance from the All-Ireland Pollinator Plan.

Refer to the landscape Architect Design Report and Civil Engineer's drainage proposals for further details on site strategy for SuDS and NBS



5.2 Sustainable Residential Development and Compact Settlements

- (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?

Determining the correct planning approach around appropriate building heights and massing was a result of consultation with SDCC and an design iterative process whereby the visual impact and impact of the scheme on the wider site setting was tested. Height transition between the proposed and neighbouring building was an important consideration.

The proposal has been considered both in its existing context and in a potential future context where the adjoining industrial site becomes a development site.

There are many other possibilities however this demonstrates that we are providing context for future development.

The setting of the building does not detract from the potential for redevelopment in the immediate context.

Daylight sunlight has been maximised through building orientation and layout of rooms and balconies.

- (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?

The proposed mixed-use development has been designed to promote strong levels of passive surveillance in accordance with best practice urban design principles and national planning guidance. The arrangement of overhead residential apartments above active ground-floor commercial units ensures continuous natural overlooking of public and semi-public spaces, contributing positively to safety, legibility, and quality of the public realm.

The residential apartments at upper levels are oriented to overlook the surrounding streets, access routes, and communal areas. Habitable rooms and balconies are strategically positioned to provide clear views over these spaces, facilitating natural supervision throughout the day and evening. This approach supports the creation of a safe and secure environment by discouraging antisocial behaviour and promoting passive control of shared areas without reliance on formal or intrusive security measures.



5.2 Sustainable Residential Development and Compact Settlements

- (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?

In terms of scale and massing, the development has been calibrated to align with the character of adjacent buildings. This approach ensures a balanced relationship with adjoining developments and avoids abrupt changes in scale.

The architectural design adopts a contemporary language that draws on the materiality, proportions, and detailing found within the surrounding area, contributing to a cohesive streetscape while maintaining a distinct identity.

Key elevations and frontages are activated with appropriate fenestration, entrances, and articulation to reinforce passive surveillance and a high-quality public realm.

- (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 proposed development demonstrates a strong commitment to high-quality design and placemaking by integrating built form, landscaping, and communal spaces in a way that enhances both the site and its contribution to the broader neighbourhood character. The design establishes a clear architectural language with a well-articulated façade, defined entry points, and active frontages that promote interaction with the public realm.

Materiality, scale, and form have been carefully considered to ensure the development responds sympathetically to its context while offering a contemporary and engaging built environment. Communal open spaces and landscaped areas have been incorporated to support resident wellbeing, foster social interaction, and create a strong sense of place.

The proposed materials and finishes will be sympathetic to the natural surroundings and will be high quality, robust and low maintenance. The project considers this approach to be integral to the success of the development.

The elevational treatment will be a simple palette of materials. The elevation proposal indicates that the bulk of the elevation will be brick, enhanced with accent selected contrast brick throughout. All Bedrooms have been carefully sited to minimise overlooking. Passive surveillance has also been considered in the proposed layouts.



5.2 Sustainable Residential Development



The proposed scheme provides permeability and is inclusive and secure with plenty of activity around the edges of the site and passive surveillance from the apartments.



The proposed built form responds to the site in various ways. The buildings create a communal courtyard on the podium at first floor level and a public open space is created to the South West of the site. The feature corners addresses the Whitestown Way and provide a high quality built form with robust materials and a well considered layout.



We have introduced a variety of uses in this proposal. We are proposing a creche at Ground Floor as well as retail units and a public space to the South of the site as well as improved public realm to Whitestown Way. Ground Floor. The most significant new use however is the proposed 169 no. Apartments providing much needed accommodation in this sought after location. These uses complement the setting working in harmony with the existing shopping centre and the surrounding small businesses, schools and suburban housing



This proposal will provide high quality public realm on all sides of the site.

A landscaped resident's area at first floor above the car park is also proposed.

In terms of biodiversity the proposal will vastly improve the site when compared with the current situation.

6.3 Summary

The proposed design described in this report engages with the requirements and recommendations of the Local Area Plan, South Dublin Development Plan and the Sustainable Residential Development Compact Settlement Guidelines as well as the Design Standards for Apartments, Guidelines for Planning Authorities 2025.

The planning and design of the scheme has been further informed by the advice, comments and recommendations made during the consultation meeting with South Dublin Council Planning Department. A number of adjustments have been incorporated into the design in response to the issues raised at the S247 PPC and the LRD Meeting.

Whitestown Way is designated for residential-led regeneration with mixed-use. The proposal supports local employment, services and urban vibrancy.

The proposed development contributes to regeneration along Whitestown Way and improves local urban character which will attract supporting uses.

The proposal demonstrates LAP-compliant density, public realm improvements and age-friendly design.

The supporting documentation indicates that the LAP criteria especially around height alignment, permeability, public realm activation, green infrastructure and design quality are carefully considered elements of the proposed scheme.

The proposed building will enhance the character of the area whilst also providing employment opportunities in the area both during construction and at the operational stage.

The proposed development transforms an underutilised greenfield site into a vibrant, sustainable urban quarter centred around a new publicly accessible open space. The project reactivates this previously dormant area by introducing a high-quality public realm that supports social interaction, enhances local connectivity, and provides an inviting setting for daily use.

A key feature of the proposal is the creation of an active urban edge that addresses Whitestown Way. Ground-floor uses including a creche are strategically arranged to promote natural surveillance, encourage footfall, and generate a lively, safe, and engaging streetscape throughout the day and evening. Transparent frontages and frequent entrances further strengthen the relationship between indoor and outdoor spaces, supporting a seamless and inclusive public realm.



CGI View from Whitestown Way

The redevelopment of the greenfield site maximises land efficiency while contributing to sustainable urban regeneration. Existing site constraints and opportunities have been carefully considered to integrate new pedestrian routes, support green infrastructure, and enhance biodiversity. Together, these measures establish a resilient development that not only revitalises the site but also enriches the wider urban fabric.

The connectivity to the wider setting is an important aspect of the proposal as well as the creation of a public space within the development.

06: Development Schedule

- 6.1 HQA
- 6.2 Overall Schedule of Accommodation

6.2 Overall Schedule of Accommodation

Accommodation Schedule

rev08 - 15/05/2026

Typical Apartment Areas		Total
Type 1 - 1 Bed 1B2P	50.0 sqm	76
Type 1UD - 1 Bed 1B2P	61.51 sqm	4
Type 2 - 2 Bed 2B4P	75.1 sqm	42
Type 2UD - 2 Bed 2B4P	94.45 sqm	1
Type 3 - 2 Bed 2B2P	76.3 sqm	42
Type 4 - 3 Bed 3B4P	85.8 sqm	4

Level	Block A						Block B							
	Type 1 - 1 Bed 1B2P	Type 2 - 2 Bed 2B4P	Type 3 - 2 Bed 2B4P	Type 4 - 3 Bed 3B4P	Part V	Dual	Type 1 - 1 Bed 1B2P	Type 1UD - 1 Bed 1B2P	Type 2 - 2 Bed 2B4P	Type 2UD - 2 Bed 2B4P	Type 3 - 2 Bed 2B4P	Type 4 - 3 Bed 3B4P	Part V	Dual
Ground Floor Level	0	0	0	0	0	0	2	4	0	1	2	0	9	3
First Floor Level	8	0	4	2	0	6	10	0	2	0	4	2	18	6
Second Floor Level	6	4	4	0	0	6	8	0	6	0	4	0	7	6
Third Floor Level	6	4	4	0	0	6	8	0	6	0	4	0	0	6
Fifth Floor Level	6	4	4	0	0	6	8	0	6	0	4	0	0	6
Sixth Floor Level	6	4	4	0	0	6	8	0	6	0	4	0	0	6
Subtotal	32	16	20	2	0	30	44	4	26	1	22	2	34	33
Total						70								99

Mix Count	80	85	4
Mix Ratio	47% 1 Bed	50% 2 Bed	3% 3 Bed

Total Units	169
Total Dual	66
Total Part V	34

39%

20%

Bike Parking	Long Stay	Short Stay	Total
Required			
Residential	266 (incl. 4 cargo)	89 (incl. 4 cargo)	355.0
Non-Residential	4.0	11.0	15.0
Total	270.0	100.0	370.0

Car Parking - Non Residential	Unit	Use	Floor Area	Standard	Space
A-L00-07		Crèche	162.82	0.5 per classroom	1.5
A-L00-08		Retail	193.9	1 per 25 sq m	7.8
A-L00-09		Retail	162.6	1 per 25 sq m	6.5
Total			521.1		15.8

Please note - parking located outside undercroft on surface plus set down area excluded.

Car Parking - Location	Residential Spaces	Non-Residential Spaces	Total
Undercroft	66	0	66
On Street at Undercroft	3	0	3
On Street at New Street	0	8	8
Total	69	8	77

With 69 No. spaces dedicated to the 169 No. residential units, we have a residential car parking ratio of 0.41.

Motorbike Parking
5 No. Spaces allocated to undercroft

Public Open Space	2444sqm	18.4% of site area	1500sqm Required
Communal Open Space	1185 sqm	Exceeds minimum requirement by 162 sq m or 15.8%	1023sqm Required

Site Development Area	1.32 hectares
Site Ownership Area	1.04 hectares
Site Coverage	39.80%
Plot Ratio	1.45

07: Appendix A Response to LRD Stage 2 Opinion

7.1 Built Form and Layout

7.2 Daylight Sunlight

7.3 Residential Accommodation

7.4 Childcare Provision

7.1 Built Form and Layout

The applicant is requested to submit contextual elevations clearly illustrating the relationship between the podium level and the ground-floor communal areas, with particular emphasis on how these spaces interface with both the proposed blocks and the surrounding public realm.

Please refer to drawing number: WTW-02-XX-XXX-DR-RAU-AR-2003

Furthermore, a comprehensive assessment of the design and positioning of upper-floor balconies should be submitted, addressing any potential impacts on residential amenity, including overlooking of private amenity spaces. Where necessary, appropriate mitigation measures should be identified to safeguard privacy and ensure a high standard of residential amenity.

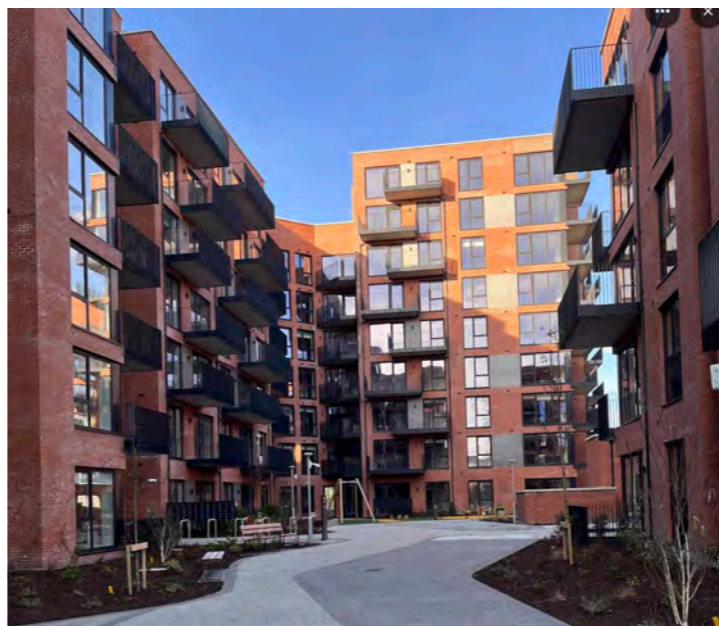
The arrangement of offset balconies forms a central element of the design strategy. Balconies are deliberately staggered horizontally to prevent direct sightlines between opposing or adjacent apartments, reducing the potential for overlooking while retaining high-quality private amenity space. This offset configuration, combined with appropriate separation distances, ensures a strong level of visual privacy for residents. The approach allows generous external space to be provided without reliance on continuous projecting balconies, resulting in a more articulated façade, improved sense of individual dwelling definition, and a carefully balanced relationship between private and communal living within a dense urban infill context.

The layout of the balconies reflects the thinking of Herman Hertzberger particularly in relation to staggered residential balconies which is rooted in his broader architectural theory of “inbetween spaces” and the idea that housing should support both individual privacy and collective social life rather than treating them as opposites.

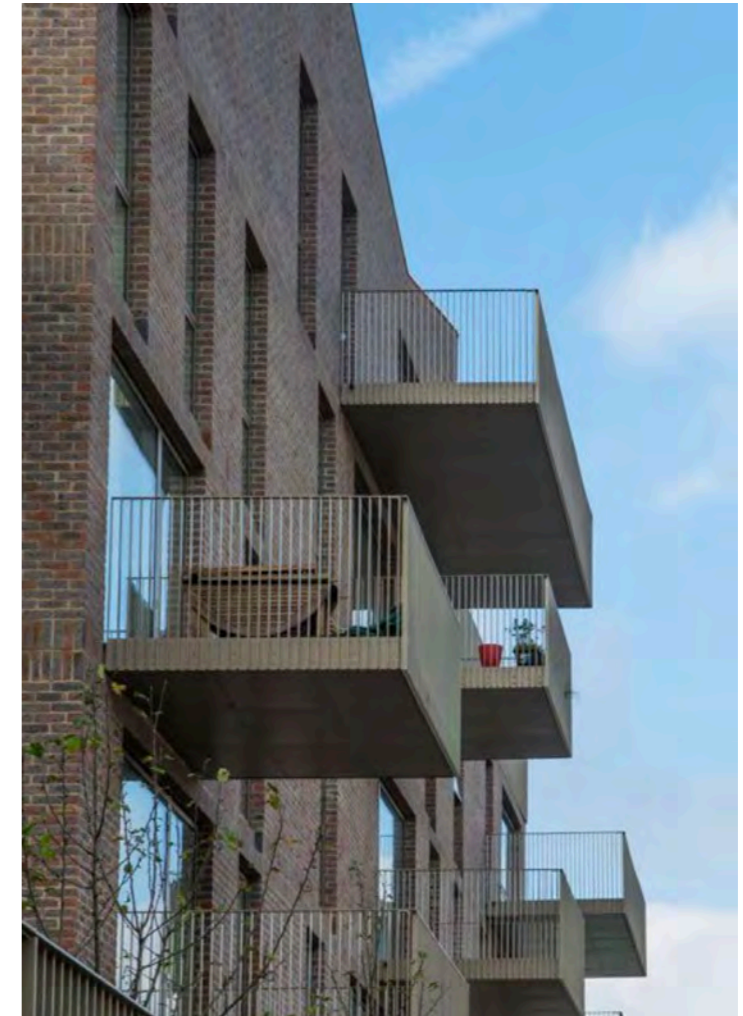
Hertzberger argued that traditional modernist housing often failed because it produced either fully private interiors or overly exposed communal spaces, with little mediation between the two. In response, he promoted gradual transitions between public and private realms. Staggered balconies are one of the clearest architectural expressions of this idea. By offsetting balconies horizontally or vertically, each dwelling gains an identifiable, semi-private outdoor space that is neither completely isolated nor directly overlooked. This reduces face-to-face confrontation and visual intrusion while still allowing residents to perceive the presence of others, supporting a sense of community without discomfort.



View from Communal Open, Block A rear Elevation



Airton Plaza Tallaght



The award winning Brentford Lock West development designed by Duggan Morris Architects



7.1 Built Form and Layout

There is particular concern noted on the northern elevations of Block A, B and the linking podium level, at pedestrian level, street activation here should be provided. Detailed specifications relating to materials and finishes for these elements should also be provided.

The design measures incorporated into the development have been carefully considered to enhance the quality of the streetscape, improve the pedestrian experience, and contribute positively to the character of both the northern and southern access routes. These routes are treated not solely as movement corridors but as important public spaces that support legibility, safety, and placemaking.

The development presents active, well-articulated frontages along both access routes, reinforcing a strong and coherent street edge. At ground level, commercial units and clearly defined building entrances introduce activity, visual interest, and transparency, avoiding blank façades and inactive edges. High-quality materials, consistent building lines, and appropriately scaled architectural detailing contribute to a well-defined and attractive streetscape that responds positively to the existing urban context.

Street-level design elements, including active glazing, canopies, signage zones, and landscape treatments, add variation and human-scale detail. These measures collectively contribute to a vibrant and visually engaging street environment, enhancing the overall character and identity of both routes. Pedestrian comfort and safety are prioritised through a legible and welcoming street layout. Clearly defined footpaths, continuous building frontage, and passive surveillance from both ground-floor units and overhead apartments create a sense of enclosure and security for pedestrians. Natural overlooking of the access routes encourages greater pedestrian use and increases perceived safety, particularly during quieter periods.

Active uses along the northern and southern routes generate activity throughout the day, supporting vitality and walkability. Entrances are clearly identifiable and directly accessible from the public realm, reinforcing ease of movement and intuitive wayfinding. The design promotes permeability while ensuring that pedestrian routes feel safe, overlooked, and well integrated into the wider network.



Active Frontage to North Elevation with passive surveillance from balconies above



Whitestown Way North Corner Active Frontage

7.1 Built Form and Layout

While both access routes are unified through consistent design principles, each is allowed to respond to its specific context and roles within the surrounding area. Active frontages and residential overlooking along both routes ensure a consistent level of animation and passive surveillance, reinforcing their function as safe and attractive pedestrian corridors.

The northern access route benefits from a strong urban edge, supporting movement and activity, while the southern route is similarly enhanced through careful frontage treatment and engagement with the public realm. In both cases, the design contributes positively to the character of the routes by introducing activity, improving visual quality, and reinforcing their role as integral parts of the wider streetscape. Overall, the combination of active ground-floor uses, overlooking residential accommodation, high-quality materials, and a pedestrian-focused layout ensures that both access routes are animated, safe, and legible. These measures enhance the streetscape, improve the pedestrian experience, and support the creation of a cohesive and distinctive urban environment, consistent with national and local urban design objectives.



Southern Façade Interface with Whitestown Way



Aerial CGI of Scheme in context



Whitestown Way View of Southern Element of Scheme

7.1 Built Form and Layout

The submission of high-quality CGI visuals is recommended to illustrate how the proposed development would integrate within the existing urban context, particularly at street level. The applicant is encouraged to incorporate strong architectural treatment and visual interest in the design of the undercroft/podium façade between Blocks A and B, ensuring that blank or inactive elevations are avoided. Thoughtful design interventions in this regard would enhance the streetscape, improve the pedestrian experience, and contribute positively to the character of the northern and southern access routes. The development should demonstrate robust passive surveillance of all public and communal areas, supported by appropriate design and mitigation measures.

The undercroft and podium façade between Blocks A and B has been carefully articulated to avoid the formation of blank or inactive elevations and to ensure a positive interface with the surrounding public realm. A combination of material variation, façade articulation, and active visual engagement has been employed to introduce interest, animation, and human scale at lower levels.

Recessed brick panels in a contrasting colour are proposed along the podium façade to break down the overall massing and introduce depth, shadow, and textural variation. These recesses provide a clear visual rhythm, relieving the potential monotony of a continuous plane and ensuring that the façade reads as visually engaging when experienced at pedestrian level. The contrasting brick tone further reinforces this articulation, clearly differentiating expressed elements of the podium and enhancing legibility within the streetscape.

In addition, the design deliberately turns the corner with glazing at key locations along the undercroft façade. This corner glazing softens the transition between Blocks A and B, avoids the perception of a solid edge at a critical junction point, and improves visual permeability. The use of glazing introduces transparency and allows passive surveillance of adjoining routes, reinforcing safety and activity while visually connecting internal spaces with the public realm.

Together, these measures ensure that the podium level is animated, articulated, and responsive to its context. The combination of recessed contrasting brickwork and corner glazing provides variation, visual interest, and human scale, successfully mitigating the potential impact of a long podium façade and avoiding inactive or featureless elevations. This approach contributes positively to the quality of the streetscape and aligns with best-practice urban design principles as promoted by national and local planning policy.



North Façade Interface with link to Whitestown Way



Whitestown Way North Corner interface

7.1 Built Form and Layout

The development should demonstrate robust passive surveillance of all public and communal areas, supported by appropriate design and mitigation measures.

The proposed mixed-use development has been designed to promote strong levels of passive surveillance in accordance with best practice urban design principles and national planning guidance. The arrangement of overhead residential apartments above active ground-floor commercial units ensures continuous natural overlooking of public and semi-public spaces, contributing positively to safety, legibility, and quality of the public realm.

The residential apartments at upper levels are oriented to overlook the surrounding streets, access routes, and communal areas. Habitable rooms and balconies are strategically positioned to provide clear views over these spaces, facilitating natural supervision throughout the day and evening. This approach supports the creation of a safe and secure environment by discouraging antisocial behaviour and promoting passive control of shared areas without reliance on formal or intrusive security measures.

Residential occupation outside standard commercial hours ensures that surveillance is maintained during evenings, nights, and weekends, aligning with the principles set out in the *Urban Design Manual – A Best Practice Guide* and Crime Prevention Through Environmental Design (CPTED).

Active commercial uses at ground level contribute significantly to passive surveillance during daytime and early evening hours. The provision of glazed shopfronts and active frontages along public streets enhances visual interaction between internal spaces and the public realm. Staff presence, customer activity, and frequent movement in and out of units collectively increase levels of natural observation of footpaths, entrances, and adjacent public spaces.

This active ground-floor treatment supports a lively streetscape, improves pedestrian comfort, and reinforces the sense of security through activity and visibility, consistent with the objectives of sustainable urban development policies within Irish Development Plans.

The combination of overhead residential accommodation and ground-floor commercial activity provides a layered and continuous surveillance strategy. Commercial units are most active during business hours, while residential units provide oversight during quieter periods, ensuring that public areas are overlooked at all times. This complementary relationship supports a safe, vibrant, and well-managed urban environment.

Overall, the development's layout and mix of uses reflect a considered design response that prioritises passive surveillance, enhances the quality of the public realm, and complies with national and local planning policy objectives relating to urban design, safety, and placemaking.



North Façade Interface with link to Whitestown Way



Communal Landscaped Podium

7.2 Daylight and Sunlight

The final design proposed should aim to achieve 100% compliance to ensure all future residents benefit from accommodation that meets minimum target levels. A comprehensive Sunlight and Daylight and Assessment submitted as part of same. In addition, shadow analysis of the existing environment and proposed development should also be submitted.

Please refer to report by 3DDB

7.3 Residential Accommodation

Demonstrate full compliance with the County Development Plan and any relevant national guidelines, on foot of any alterations to the scheme implemented as a result of this opinion report.

No alterations on foot of the opinion report have affected compliance



7.4 Childcare Provision

Demonstrate that the proposed facility is capable of accommodating the childcare spaces required. The onus to ascertain the requirements of Tusla in this regard is on the applicant. The applicant should engage with the South Dublin Childcare Committee with regard to same.

Please refer to planners report.

The proposed development comprises a purpose-built 45-place childcare facility (crèche) located at Ground Floor level within a mixed-use residential development of 169 apartment units. The crèche will be accessed directly from the Whitestown Way frontage, providing a clear, accessible entrance distinct from the residential access points. Internally, the facility will be laid out to include four childcare rooms, a central reception area, and associated back-of-house facilities such as staff areas, storage, and sanitary accommodation, designed to meet best practice operational requirements.

An enclosed external play area is provided to the south of the block, adjacent to the proposed plaza. This space is designed to be secure and age-appropriate, with direct access from the childcare rooms, facilitating safe supervision and convenient use by children attending the crèche.

The siting and design of the crèche support active street frontage and sustainable placemaking, in line with the Development Plan's emphasis on high-quality community infrastructure within neighbourhoods. The provision of the childcare facility within the residential scheme responds to Policy COS7 of the South Dublin County Development Plan 2022–2028, which seeks to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County. The policy also recognises the need for such facilities in tandem with new residential development, with regard to safeguarding residential amenity and traffic management considerations.

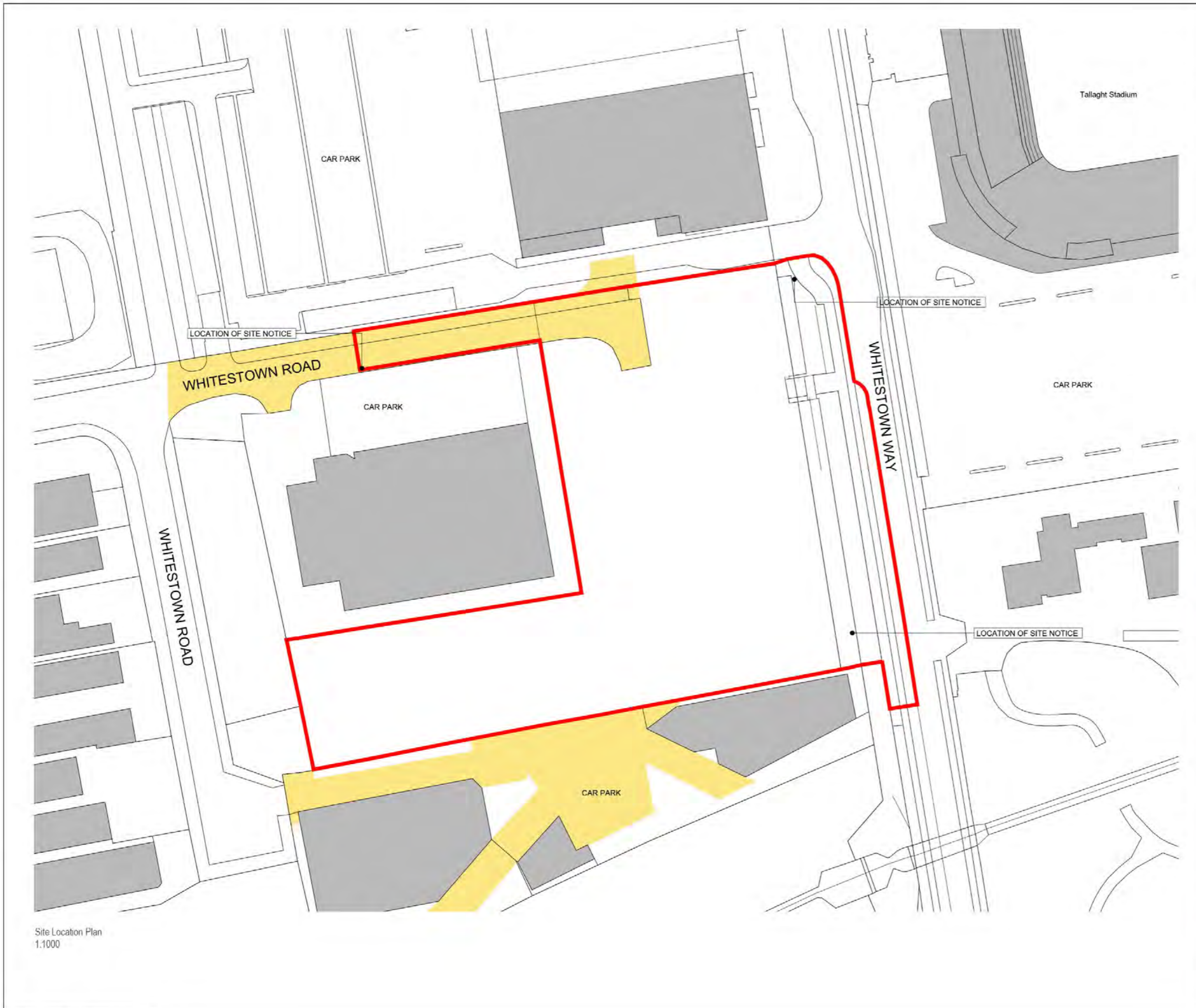
The crèche will contribute to the delivery of essential social infrastructure envisaged by SDCC's development strategy and will enhance the overall sustainability, inclusivity, and liveability of the development.



Creche elevation and play area

08: Appendix B

8.1 A3 Set of Planning Applications Drawings

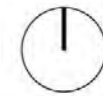


Site Location Plan
1:1000

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
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Licence Number:
CYAL50476173 Taille Éireann
- Surveying



- Boundary line - Site subject to application 1.32 h (13,200 msq)
- Wayleave

Issues & Revisions

Rev.	Date	Drwn	Details of Issue / Revision
P3-S-1	15/05/26	PJC	Planning



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Dublin 6,
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W: www.reddyarchitecture.com
E: info@reddyarchitecture.com

Client Details:
ARP 4.2 Sustainable Communities (Ireland) Fund

Project Details:
Residential - Mixed Use Development
Whitestown Way

Drawing Title:
Site Location Plan

Job No. 25-1022	Sheet Size A1	Scale @A3 1:1000
Issue Date: 15/05/26	Drawn By: PJC	Reviewed By: PJC

Status P3	Purpose of Issue Planning
--------------	------------------------------

Project - System - Spatial Zone - Level - Type - Originator - Role - Number	Revision
WTW-02-SW-XXX-DR-RAU-AR-0001	P3-S-1



Notes:

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Drawing Notes:

- Boundary line site subject to application 1.32 h (13,200 m sq)
- Site in ownership of applicant 1.04 h (10,440 m sq)
- Area subject to letter of consent application 28 h (2830 m sq)
- Area in ownership of applicant and forming part of application 1.04 h (10,440 m sq)
- Part V Apartment - 20% 34 No. Units
- Plot in Ownership by DCC - Area Subject to letter of Consent

Rev	Date	Drawn	Checked	Issue / Revision
1	15/05/26	PJC		Issue for Planning
				Details of Issue / Revision
				Issues & Revisions

Client Details

redby+u

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Client Details

ARP 4.2 Sustainable Communities (Ireland) Fund

Project Details

Residential - Mixed Use Development
Whitestown Way, Tallaght

Drawing Title

Proposed Site Plan

Job No.	Sheet Size	Scale (A1)
25-1022	A1_Landscape	1:500

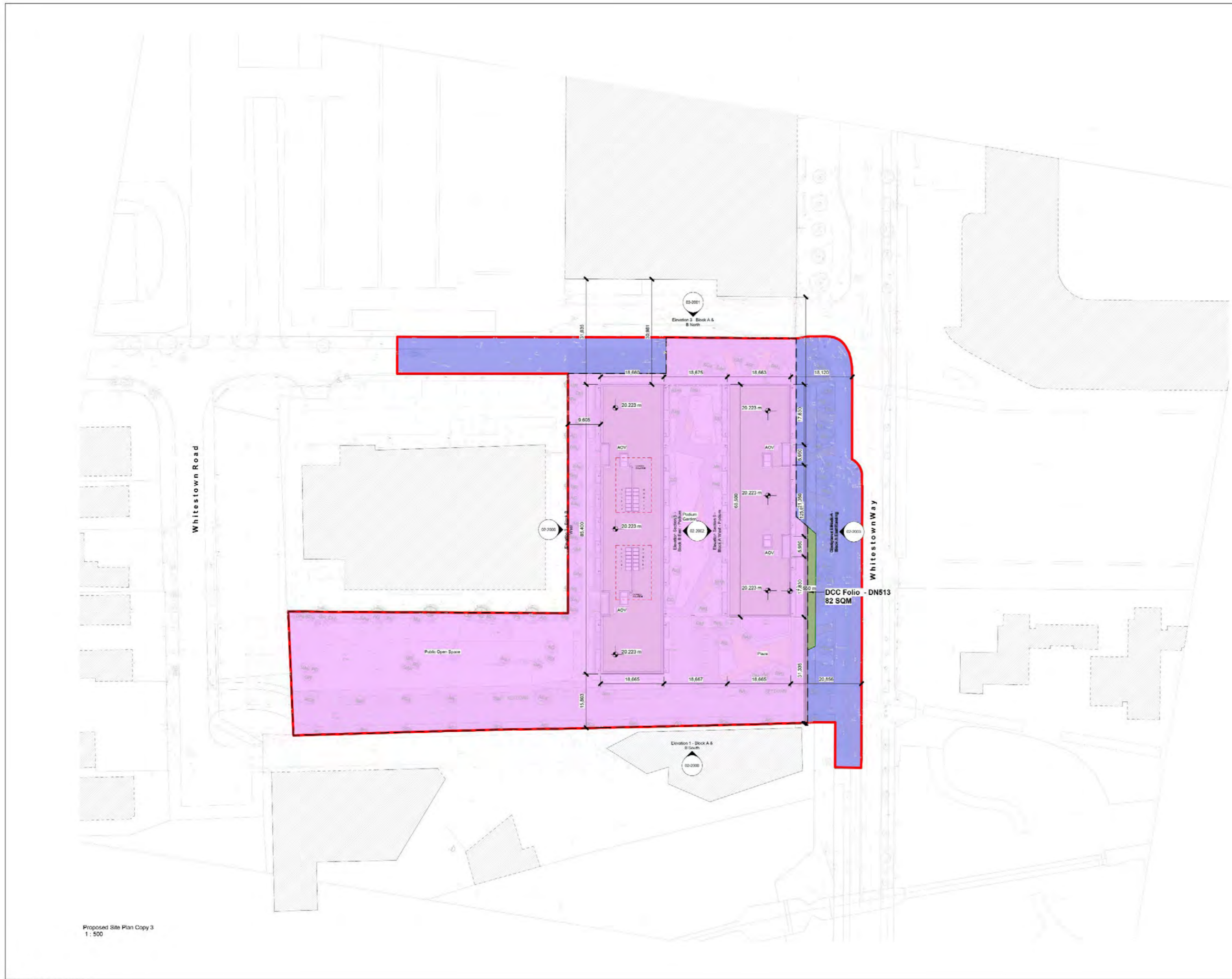
Issue Date	Drawn By	Reviewed By
15/05/26	PJC	LW

Status	Purpose of Issue
P3	Planning

Project System - Spatial Zone - Level - Type	Originator	Role	Number	Revision
WTW-02-SW-XXX-DR-RAU-AR-0002				P3-S-1

Proposed Site Plan
1:500

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Proposed Site Plan Copy 3
1 : 500

Notes:

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- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
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Drawing Notes:

- Boundary line site subject to application 1.32 h (13,200 m sq)
- Site in ownership of applicant 1.04 h (10,440 m sq)
- Area of site owned by / in charge of South Dublin County Council. 27 h (2748 m sq)
- Area in ownership of applicant and forming part of application 1.04 h (10,440 m sq)
- Part V Apartment - 20% 34 No. Units
- Area of site owned by / in charge of Dublin City Council - Area subject to letter of consent

Rev	Date	Drawn	Details of Issue / Revision
1	15/05/26	PJC	Issue for Planning
			Details of Issue / Revision
			Issues & Revisions

Client Details

redby+u

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E: info@redbyarchitecture.com

Client Details
ARP 4.2 Sustainable Communities (Ireland) Fund

Project Details
Residential - Mixed Use Development
Whitestown Way, Tallaght

Drawing Title
Proposed Site Plan - Applicant - SDCC & DCC Ownership

Job No.	Sheet Size	Scale (A1)
25-1022	A1_Landscape	1 : 500

Issue Date	Drawn By	Reviewed By
15/05/26	PJC	LW

Status	Purpose of Issue
P3	Planning

Project System - Spatial Zone - Level - Type - Originator - Role - Number	Revision
WTW-02-SW-XXX-DR-RAU-AR-0003	P3-S-1

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Existing Site Plan
1:500

Notes:

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- This drawing to be read in conjunction with the Architect's Specification.
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Drawing Notes:

- Boundary line site subject to application 1.32 h (13,200 m sq)
- Site in ownership of applicant 1.04 h (10,440 m sq)

Rev	Date	Drawn	Checked	Issue / Revision
1	15/05/26	PJC		Issue for Planning

Client Details

ARP 4.2 Sustainable Communities (Ireland) Fund

Project Details

Residential - Mixed Use Development
Whitestown Way, Tallaght

Drawing Title

Existing Site Plan

Job No:	25-1022	Drawn By:	A1_Landscape	Scale (A1):	1:500
Issue Date:	15/05/26	Drawn By:	PJC	Reviewed By:	LW

Status:	P3	Purpose of Issue:	Planning
---------	----	-------------------	----------

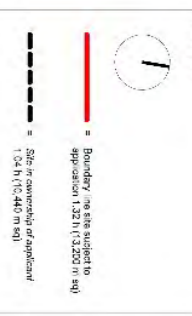
Project System	Space Zone	Level	Type	Originator	Role	Number	Revision
WTW-02-SW-XXX-DR-RAU-AR-004							P3-S-1

reddy a+u

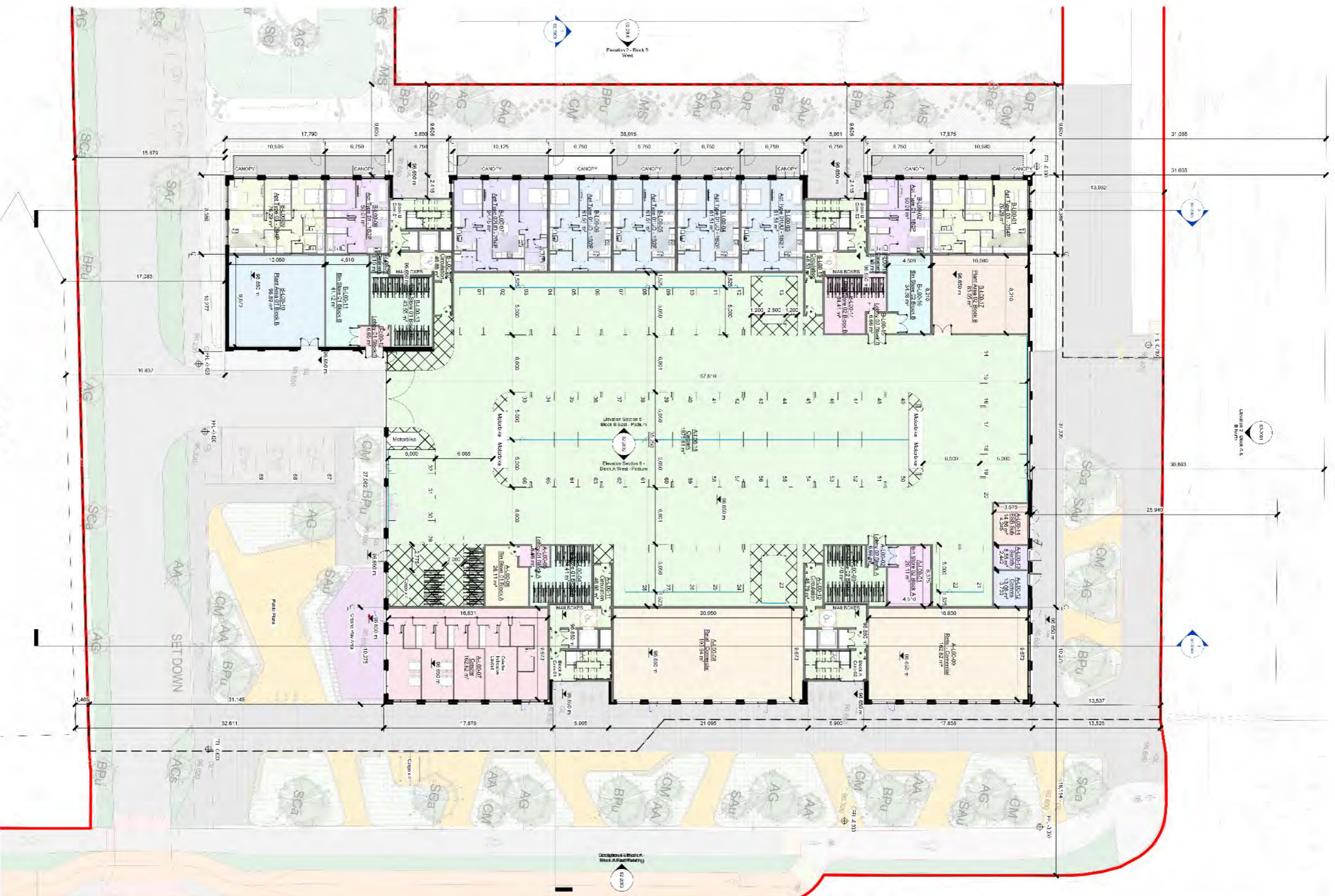
Darby Mills,
Darby Road,
Dublin 9,
D04 Y9L3
T: +353 (0)1 495 2000
W: www.reddyarchitects.com
E: info@reddyarchitects.com

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Notes:
 Do not cut from this drawing. The final drawings to be issued will be the final drawings to be issued.
 Any changes to the drawings will be the responsibility of the Applicant.
 The drawings are not to be used for any other purpose without the written permission of the Applicant.



- Apt Type 01 - 1B2P
- Apt Type 01UD - 1B2P
- Apt Type 02 - 2B4P
- Apt Type 02UD - 2B4P
- Apt Type 03 - 2B4P
- Apt Type 04 - 3B4P
- Bike Store 01 Block A
- Bike Store 01 Block B
- Bike Store 02 Block A
- Bike Store 02 Block B
- Bin Store 01 Block A
- Bin Store 01 Block B
- Bin Store 02 Block A
- Bin Store 02 Block B
- Carpark
- Cleaners
- Comms
- Creche
- ESB Sub
- Lobby 01 Block A
- Lobby 01 Block B
- Lobby 02 Block A
- Lobby 02 Block B
- Plant Area 01 Block B
- Plant Area 02 Block B
- Retail - Commercial
- Switch



L00 - Proposed Ground Floor Plan
1:200



NO.	DATE	BY	REVISION
1	25-10-22	AS	ISSUE FOR TENDER

Prepared by: [Signature]
Checked by: [Signature]
Approved by: [Signature]

Project Name: Residential - Mixed Use Development
Address: Whitestown Way, Tallaght

Scale: 1:200

Client: ARP 4.2 Sustainable Communities (Ireland) Fund



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NO.	DATE	BY	REVISION
1	25-10-22	AS	ISSUE FOR TENDER

Project Name: Residential - Mixed Use Development
Address: Whitestown Way, Tallaght

Scale: 1:200

Client: ARP 4.2 Sustainable Communities (Ireland) Fund



L01 - Proposed First Floor Plan
1:200



- Notes:**
- Red line: Boundary line, also related to easement 1.52 x 115.000 m eq.
 - Dashed line: Site in ownership of applicant 1.04 x 100.000 m eq.

- Apt Type 01 - 1B2P
- Apt Type 01UD - 1B2P
- Apt Type 02 - 2B4P
- Apt Type 02UD - 2B4P
- Apt Type 03 - 3B4P
- Apt Type 04 - 3B4P
- Bike Store 01 Block A
- Bike Store 01 Block B
- Bike Store 02 Block A
- Bike Store 02 Block B
- Bin Store 01 Block A
- Bin Store 01 Block B
- Bin Store 02 Block A
- Bin Store 02 Block B
- Carpark
- Circulation
- Cleaners
- Comms
- Creche
- ESB Sub
- Lobby 01 Block A
- Lobby 01 Block B
- Lobby 02 Block A
- Lobby 02 Block B
- Plant Area 01 Block B
- Plant Area 02 Block B
- Retail - Commercial
- Switch

redclay Q+U

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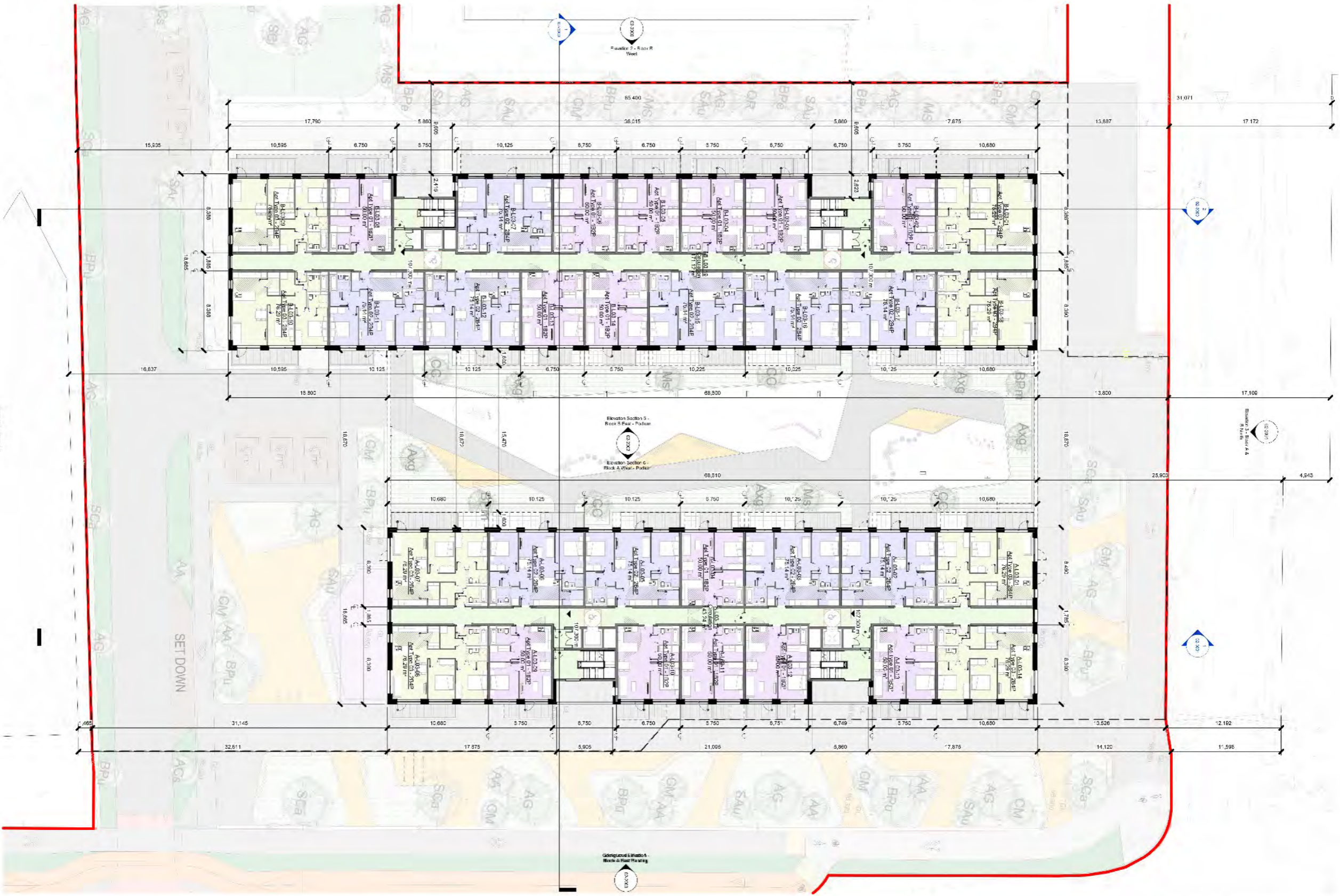
APP 4.2 Sustainable Communities (Ireland) Fund

Project Name:
 Residential - Mixed Use Development
 Whitestown Way, Tallaght

Project Title:
 Proposed First Floor Plan

Client:
 SWISSSEC
 25-1022
 15/05/28
 P3

Project Code:
 WTM-02-SW-L01-DR-R4U-AR-1001



L03 - Proposed Third Floor Plan
1 : 200



- Notes:**
- Do not cut from this drawing. Use for dimensions at all times.
 - Verify dimensions of site and report any discrepancies to the Architect.
 - Reservable (R) dimensions shown with R.A. prefix. Squares (S) in the drawing's schedule and any 2D/3D models are subject to the architect's permission.
- Drawing Notes:**
- Boundary line after subject to application 1:200 (1:1000 in set)
 - Site in development of approved 1:200 (1:1000 in set)

- Apt Type 01 - 1B2P
- Apt Type 01UD - 1B2P
- Apt Type 02 - 2B4P
- Apt Type 02UD - 2B4P
- Apt Type 03 - 2B4P
- Apt Type 04 - 3B4P
- Bike Store 01 Block A
- Bike Store 01 Block B
- Bike Store 02 Block A
- Bike Store 02 Block B
- Bin Store 01 Block A
- Bin Store 01 Block B
- Bin Store 02 Block A
- Bin Store 02 Block B
- Carpark
- Circulation
- Cleaners
- Comms
- Creche
- ESB Sub
- Lobby 01 Block A
- Lobby 01 Block B
- Lobby 02 Block A
- Lobby 02 Block B
- Plant Area 01 Block B
- Plant Area 02 Block B
- Retail - Commercial
- Switch

Legend

Code	Symbol	Description
1	10000000	10000000
2	20000000	20000000
3	30000000	30000000
4	40000000	40000000
5	50000000	50000000
6	60000000	60000000
7	70000000	70000000
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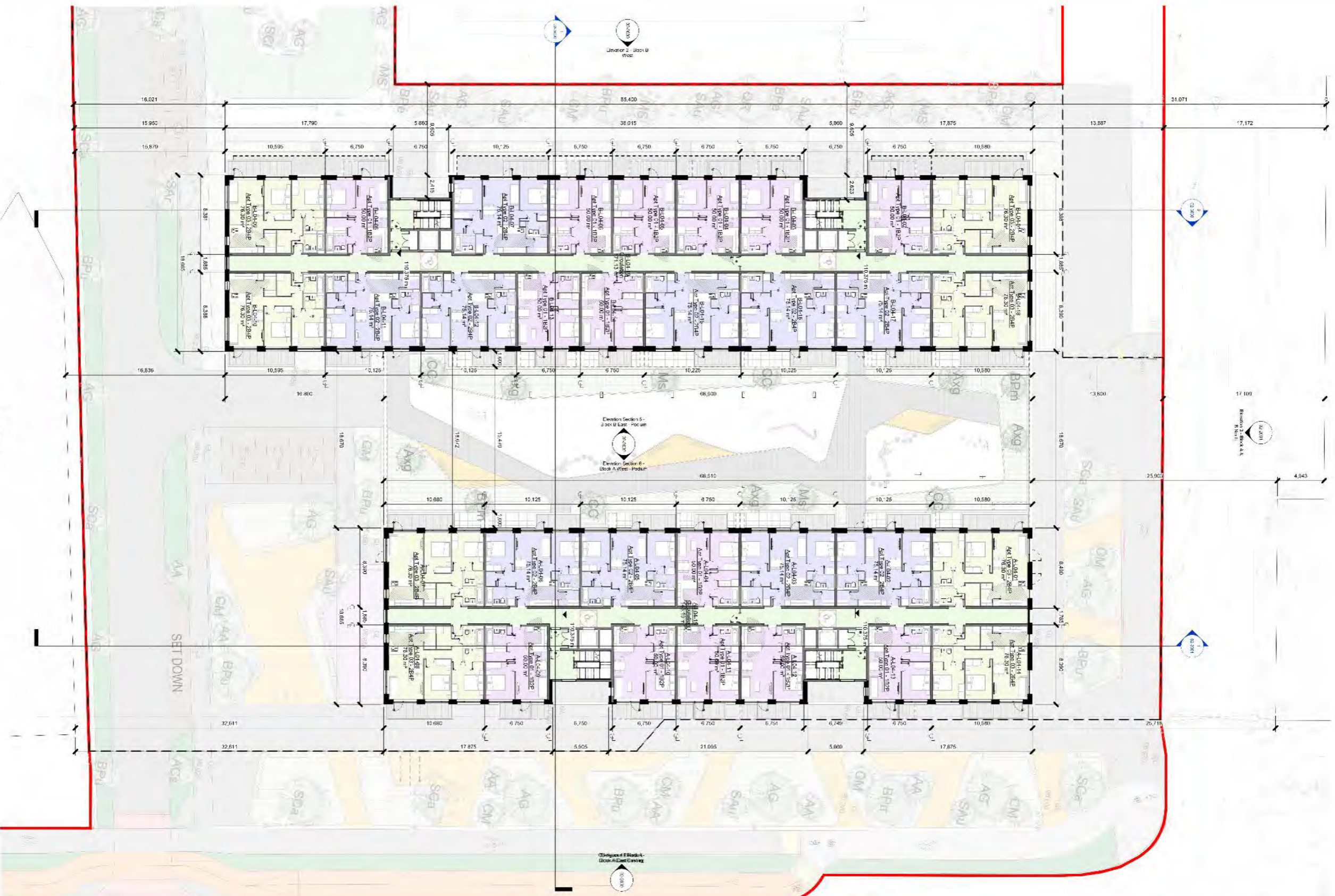
ARP 4.2 Sustainable Communities (Ireland) Fund

Project Title:
Residential - Mixed Use Development
Whitestown Way, Tallaght

Planning Title:
Proposed Third Floor Plan

Client: SWIFT SIK
Project Name: A1 Portal
Drawn By: PJC
Reviewed By: LW

Scale: 1:200
Project Number: WTM-02-SW-03-DR-04U-AR-1003
Revision: P3-S-1



LD4 - Proposed Fourth Floor Plan
1:200



- Notes:**
- Do not cut from this drawing. Use for reference only.
 - Check dimensions on site and report any discrepancies to the Architect.
 - Reservatory (1) 20000L, 20000R, and 20000C are for the proposed water treatment plant.
 - Do not start a project until you have received all the necessary permissions.
- Drawing Notes:**
- Boundary: 1:200 (1:1000 m eq)
 - Site in ownership of applicant: 1:200 (1:1000 m eq)

- Apt Type 01 - 1B2P
- Apt Type 01UD - 1B2P
- Apt Type 02 - 2B4P
- Apt Type 02UD - 2B4P
- Apt Type 03 - 3B4P
- Apt Type 04 - 3B4P
- Bike Store 01 Block A
- Bike Store 01 Block B
- Bike Store 02 Block A
- Bike Store 02 Block B
- Bin Store 01 Block A
- Bin Store 01 Block B
- Bin Store 02 Block A
- Bin Store 02 Block B
- Carpark
- Circulation
- Cleaners
- Comms
- Creche
- ESB Sub
- Lobby 01 Block A
- Lobby 01 Block B
- Lobby 02 Block A
- Lobby 02 Block B
- Plant Area 01 Block B
- Plant Area 02 Block B
- Retail - Commercial
- Switch

100% SUSTAINABLE COMMUNITIES (IRELAND) FUND

 100% Sustainable Communities (Ireland) Fund
 100% Sustainable Communities (Ireland) Fund
 100% Sustainable Communities (Ireland) Fund
 100% Sustainable Communities (Ireland) Fund

Project Title: Residential - Mixed Use Development
Whitestown Way, Tallaght

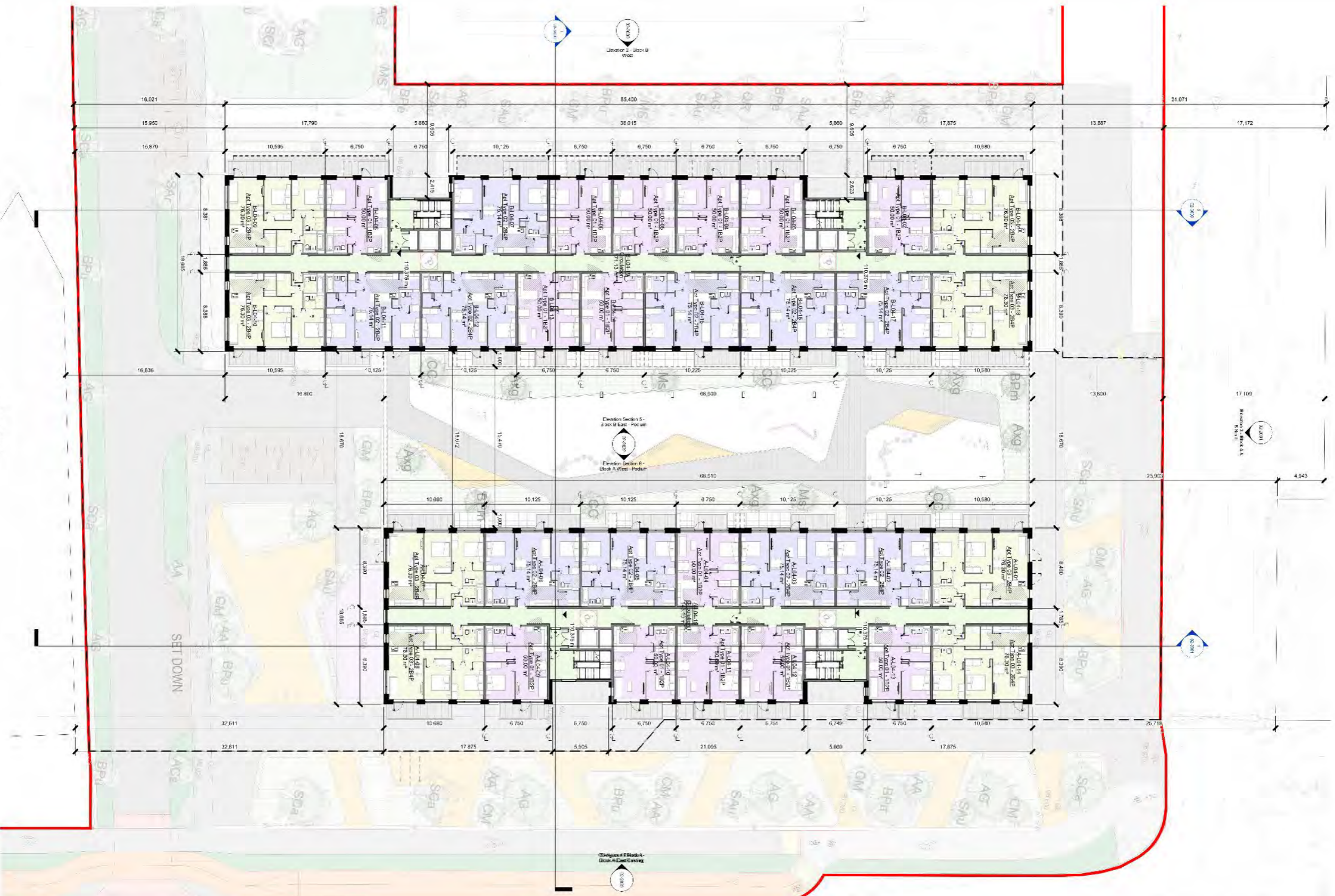
Project File: Proposed Fourth Floor Plan

Client: SWP/SSC
Architect: A1 Portal
Drawn by: JJC
Reviewed by: LW

Scale: 1:200
Project No.: WTM-02-SW-L04-DR-04U-AR-1004

Notes:

- Do not cut from this drawing. Use for reference only.
- Check dimensions on site and report any discrepancies to the Architect.
- Reservatory (1) 20000L, 20000R, and 20000C are for the proposed water treatment plant.
- Do not start a project until you have received all the necessary permissions.



LD4 - Proposed Fourth Floor Plan
1 : 200



- Notes:**
- Do not cut from this drawing. Use for reference only.
 - Check dimensions on site and report any discrepancies to the Architect.
 - Reservable (R) spaces are reserved for future use and are not guaranteed.
 - The drawing is a proposed plan and is not to be used for construction without the architect's permission.
- Drawing Notes:**
- Boundary: 19.45m (63ft 8in)
 - Application: 1.321 N (13.202 m sq)
 - Site in ownership of applicant: 1.024 N (10.447 m sq)

- Apt Type 01 - 1B2P
- Apt Type 01UD - 1B2P
- Apt Type 02 - 2B4P
- Apt Type 02UD - 2B4P
- Apt Type 03 - 2B4P
- Apt Type 04 - 3B4P
- Bike Store 01 Block A
- Bike Store 01 Block B
- Bike Store 02 Block A
- Bike Store 02 Block B
- Bin Store 01 Block A
- Bin Store 01 Block B
- Bin Store 02 Block A
- Bin Store 02 Block B
- Carpark
- Circulation
- Cleaners
- Comms
- Creche
- ESB Sub
- Lobby 01 Block A
- Lobby 01 Block B
- Lobby 02 Block A
- Lobby 02 Block B
- Plant Area 01 Block B
- Plant Area 02 Block B
- Retail - Commercial
- Switch

redclay Q+U

150528
15/05/28
P3

Architect: redclay Q+U
150528
15/05/28
P3

Project Name:
ARP 4.2 Sustainable Communities (Ireland) Fund

Project Type:
Residential - Mixed Use Development
Whitestown Way, Tallaght

Client:
Sustainable Communities (Ireland) Fund

Project Title:
Proposed Fourth Floor Plan

Scale:
1:200

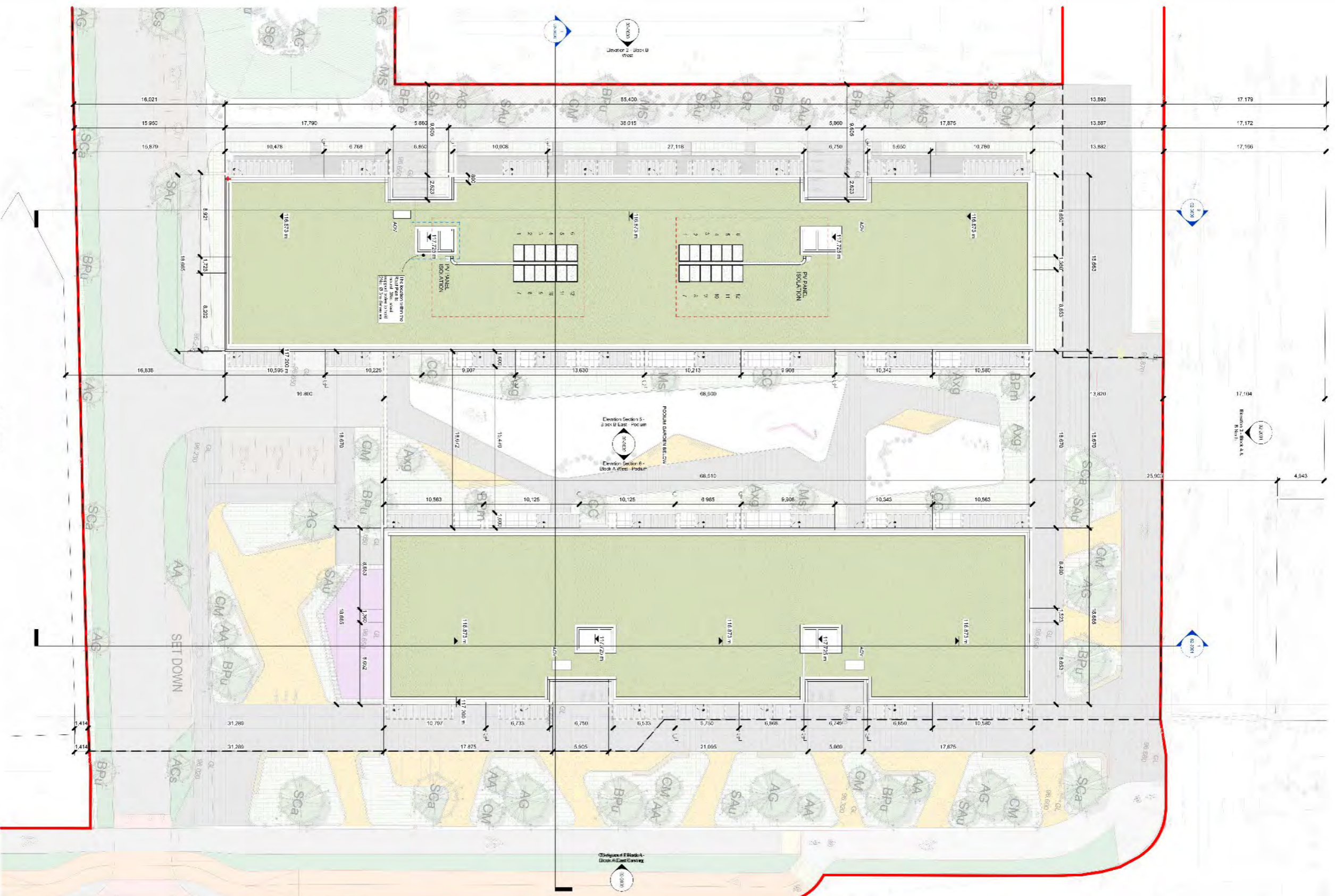
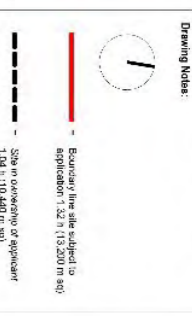
Drawn By:
PJC

Reviewed By:
LW

Project Code:
WTM-02-SW-04-DR-04U-AR-1004

Version:
P3-S-1

Notes:
 Do not cut from this drawing. Use for reference only at owner's discretion.
 All dimensions are in meters unless otherwise indicated.
 All dimensions are to the centerline of the road unless otherwise indicated.
 All dimensions are to the centerline of the road unless otherwise indicated.
 All dimensions are to the centerline of the road unless otherwise indicated.



L06 - Roof Eaves
 1 : 200



Rev	Date	Description	Author	Checked
1	15/05/28	Final Design	JJC	LW

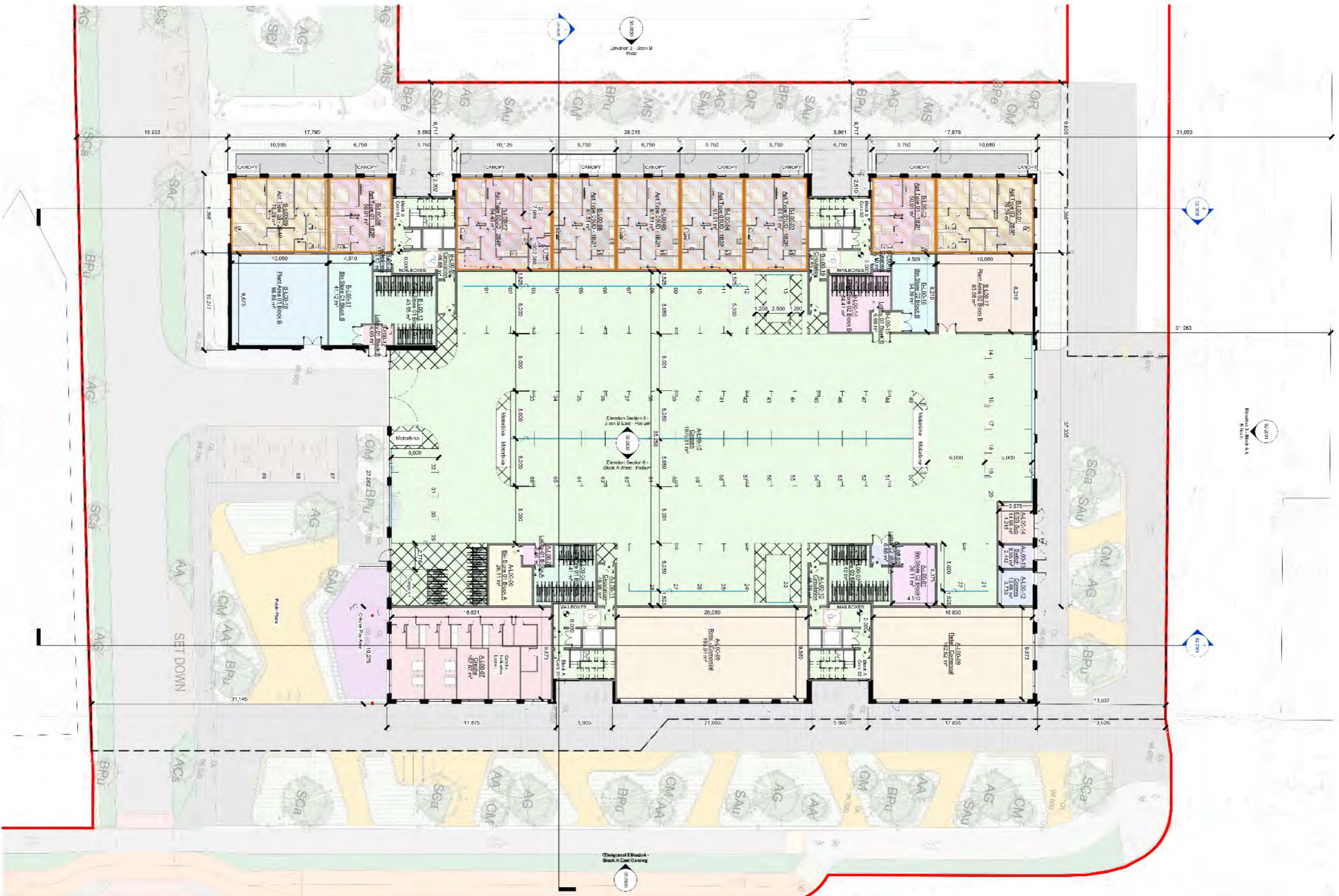
redclay O+U
 15/05/28
 15/05/28
 15/05/28

ARP 4.2 Sustainable Communities (Ireland) Fund

Project Title:
 Residential - Mixed Use Development
 Whitestown Way, Tallaght

Planning
 P3

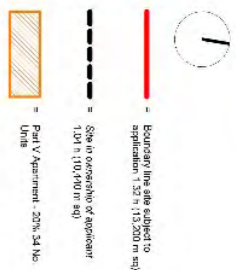
WTM-02-SW-RF-DR-04U-AR-1006
 P3-S-1



Proposed Ground Floor Plan Part V
1:200



Notes:
Do not cut over the drawing. Use the grid dimensions as a guide.
Verify dimensions of site and report any discrepancies to the Architect.
The Architect is not responsible for the accuracy of the information provided.
The drawing is a contract document and is not to be used without the Architect's permission.



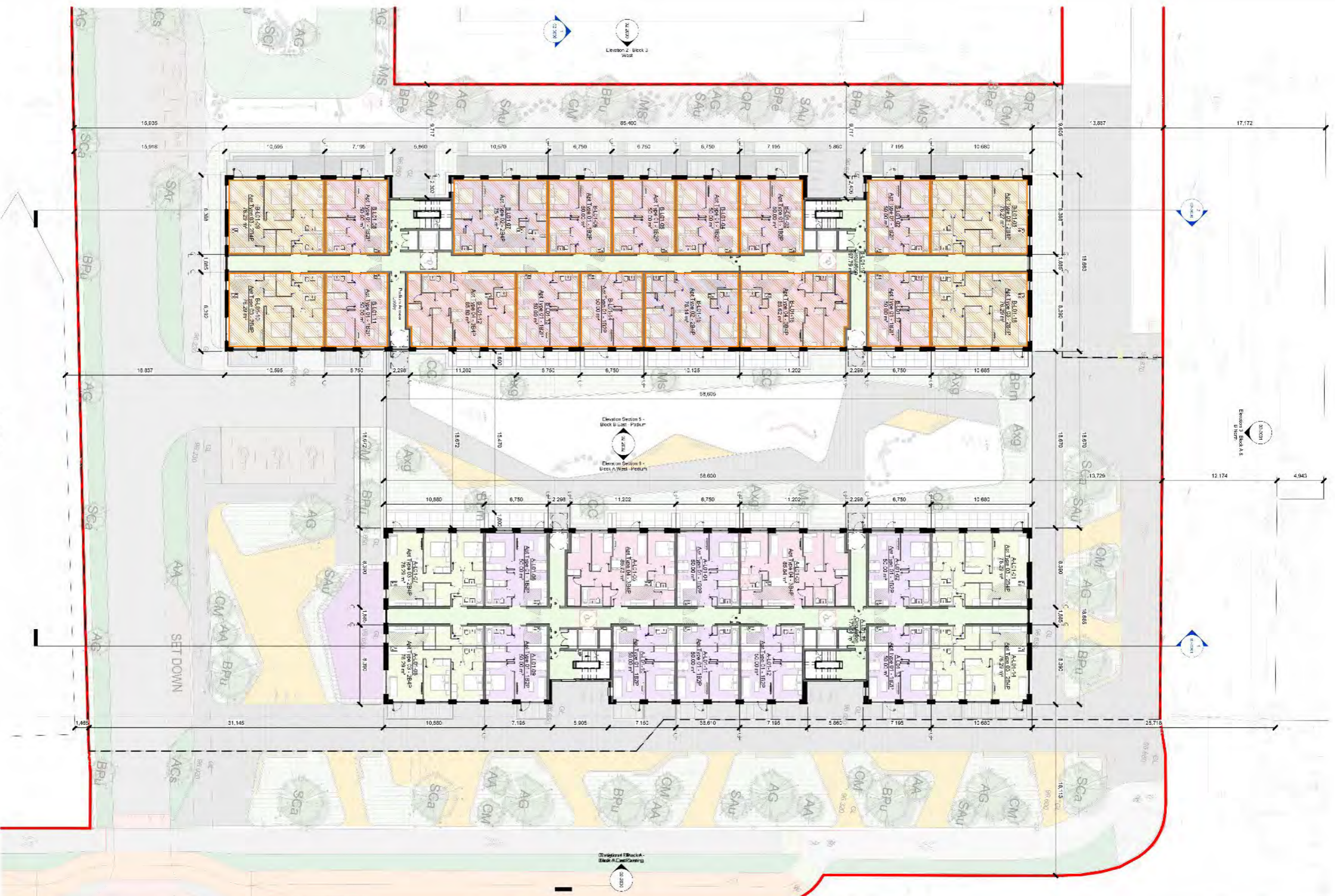
- Apt Type 01 - 1B2P
- Apt Type 01UD - 1B2P
- Apt Type 02 - 2B4P
- Apt Type 02UD - 2B4P
- Apt Type 03 - 2B4P
- Apt Type 04 - 3B4P
- Bike Store 01 Block A
- Bike Store 01 Block B
- Bike Store 02 Block A
- Bike Store 02 Block B
- Bin Store 01 Block A
- Bin Store 01 Block B
- Bin Store 02 Block A
- Bin Store 02 Block B
- Carpark
- Cleaners
- Comms
- Creche
- ESB Sub
- Lobby 01 Block A
- Lobby 01 Block B
- Lobby 02 Block A
- Lobby 02 Block B
- Plant Area 01 Block B
- Plant Area 02 Block B
- Retail - Commercial
- Switch

Rev	Date	By	Checked/Approved	Notes
1	15/05/2024	EC	EC	Issue for construction

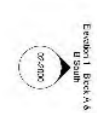
Prepared by: **reddy+u**

ARP 4.2 Sustainable Communities (Ireland) Fund
 Project Title: Residential - Mixed Use Development
 Whitestown Way, Tallaght

Category	Item	Value
Planning	Site Plan	15,000
	Sectional Drawings	15,000
	Technical Drawings	15,000
	Final Approval	15,000
Other	Professional Fees	15,000
	Other	15,000
Total		75,000



L01 - Proposed First Floor Plan Part V
1 : 200



- Notes:**
- Redesign: line style added to replanment 1:50 @ 115,000 m sq
 - Site in ownership of applicant 1:50 @ 110,000 m sq
 - Part V Apartment: 20% of No. Units

- Apt Type 01 - 1B2P
- Apt Type 01UD - 1B2P
- Apt Type 02 - 2B4P
- Apt Type 02UD - 2B4P
- Apt Type 03 - 2B4P
- Apt Type 04 - 3B4P
- Bike Store 01 Block A
- Bike Store 01 Block B
- Bike Store 02 Block A
- Bike Store 02 Block B
- Bin Store 01 Block A
- Bin Store 01 Block B
- Bin Store 02 Block A
- Bin Store 02 Block B
- Carpark
- Circulation
- Cleaners
- Comms
- Creche
- ESB Sub
- Lobby 01 Block A
- Lobby 01 Block B
- Lobby 02 Block A
- Lobby 02 Block B
- Plant Area 01 Block B
- Plant Area 02 Block B
- Retail - Commercial
- Switch

redclay Q+U

150528
15/05/28
PJC
LW

150528
15/05/28
PJC
LW

ARP 4.2 Sustainable Communities (Ireland) Fund

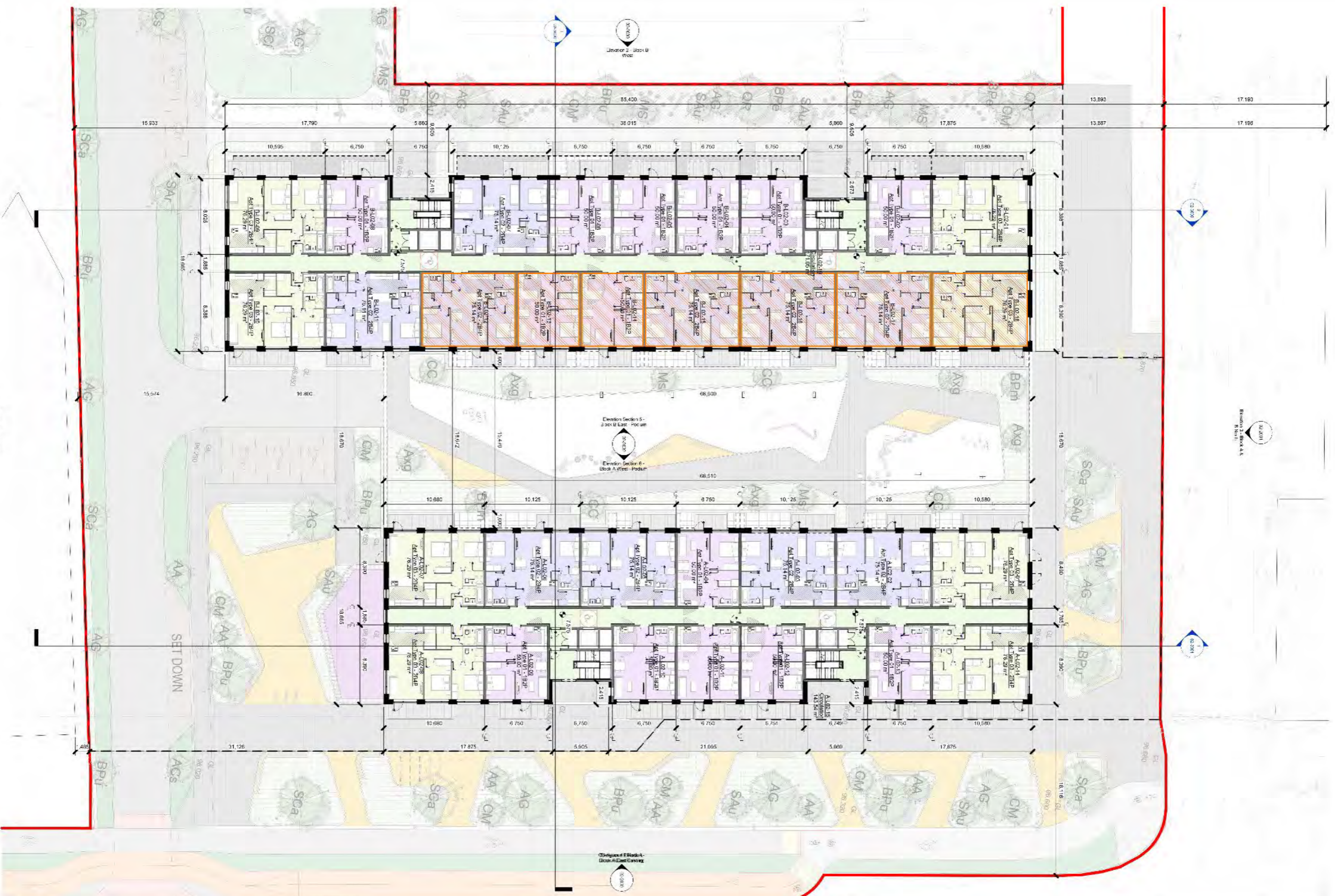
Project Title:
Residential - Mixed Use Development
Whitestown Way, Tallaght

Project No:
WTM-02-SW-L01-DR-RAU-AR-1051

Client:
SWISSSEC
25-1022
AI Portal
15/05/28
PJC
LW

Scale:
As Indicated

Project:
Planning



L22 - Proposed Second Floor Plan Part V
1:200



- Notes:**
- Do not cut from this drawing. Use for reference only.
 - Any dimensions or site and report any discrepancies to the Architect.
 - The drawing is a proposed design and is not intended to be a final design.
 - The drawing is a proposed design and is not intended to be a final design.
- Drawing Notes:**
- Boundary - 1:200 (1:200 m eq)
 - Size of opening of apartment - 1:200 (1:200 m eq)
 - Part V/Apartment - 20% 34 No. Units

- Apt Type 01 - 1B2P
- Apt Type 01UD - 1B2P
- Apt Type 02 - 2B4P
- Apt Type 02UD - 2B4P
- Apt Type 03 - 3B4P
- Apt Type 04 - 3B4P
- Bike Store 01 Block A
- Bike Store 01 Block B
- Bike Store 02 Block A
- Bike Store 02 Block B
- Bin Store 01 Block A
- Bin Store 01 Block B
- Bin Store 02 Block A
- Bin Store 02 Block B
- Carpark
- Circulation
- Cleaners
- Comms
- Creche
- ESB Sub
- Lobby 01 Block A
- Lobby 01 Block B
- Lobby 02 Block A
- Lobby 02 Block B
- Plant Area 01 Block B
- Plant Area 02 Block B
- Retail - Commercial
- Switch

redclay Q+U

Architects

1500528
PJC
LW

1500528
PJC
LW

Project Name:
Residential - Mixed Use Development
Whitestown Way, Tallaght

Project Title:
Proposed Second Floor Plan Part V

Client:
SWISSSEC
25-1022
15/05/28

Architect:
redclay Q+U
1500528
PJC
LW

Project No.:
WTM-02-SW-02-DR-RAU-AR-1052

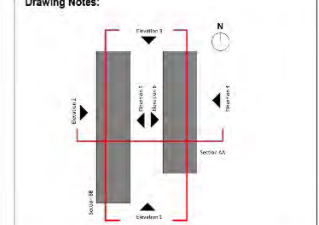


Elevation 1 - Block A & B South
1 : 200



Elevation 2 - Block B West
1 : 200

Notes:
 - Do not scale from this drawing. Use figured dimensions in all cases.
 - Verify dimensions on site and report any discrepancies to the Architect immediately.
 - This drawing is to be read in conjunction with the Architect's Specification.
 - © This drawing is copyright and may only be reproduced with the Architect's permission.



- 1 Grey speckled brick in stretcher bond with soldier coursing to cores
- 2 Selected white Brick with recessed white mortar joining in a stretcher bond
- 3 Infill Sections: Render to RAL 7043 colour.
- 4 Windows, Doors, Balconies, Curtain Walling: Powder coated Aluminum systems with RAL 7021 finish.

Rev.	Date	Drawn	Issue for Planning	Details of Issue / Revision
1	15/05/2026	PJC	Issue for Planning	

Client Details:
ARP 4.2 Sustainable Communities (Ireland) Fund

Project Details:
Residential - Mixed Use Development
Whitestown Way, Tallaght

Drawing Title:
GA Elevation 1 & 2 - Block A & B South. GA
Elevation 2 - Block B West

Job No: 25-1022	Sheet Size: A1_Landscape	Scale @A1: As indicated
Issue Date: 15/05/26	Drawn By: PJC	Reviewed By: LW
Status: P3	Purpose of Issue: Planning	
Project - System - Spatial Zone - Level - Type - Originator - Role - Number		
WTW-02-XX-XXX-DR-RAU-AR-2000		P3-S-1



Elevation 3 - Block A & B North
1 : 200



Elevation 4 - Block A East
1 : 200

Notes:

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Drawing Notes:

- 1 Grey speckled brick in stretcher bond with soldier coursing to cores
- 2 Selected white brick with recessed white mortar joining in a stretcher bond
- 3 Infill Sections: Render to RAL 7043 colour.
- 4 Windows, Doors, Balconies, Curtain Walling: Powder coated Aluminium systems with RAL 7021 finish.

Rev.	Date	Drawn	Issue for Planning	Details of Issue / Revision
1	15/05/26	PJC	Issue for Planning	

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 E info@reddyarchitecture.com

Client Details
ARP 4.2 Sustainable Communities (Ireland) Fund

Project Details
**Residential - Mixed Use Development
 Whitestown Way, Tallaght**

Drawing Title
**GA Elevation 3 & 4 - Block A & B North, GA
 Elevation 4 - Block A East**

Job No:	25-1022	Sheet Size:	A1_Landscape	Scale @A1:	As indicated
Issue Date:	15/05/26	Drawn By:	PJC	Reviewed By:	LW
Status:	P3	Purpose of Issue:	Planning		
Project - System - Spatio Zone - Level - Type - Originator - Role - Number	WTW-02-XX-XXX-DR-RAU-AR-2001 P3-S-1				



Elevation Section 5 - Block B East - Podium
1 : 200



Elevation Section 6 - Block A West - Podium
1 : 200

Notes:

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Drawing Notes:

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- 2 Selected white brick with recessed white mortar joining in a stretcher bond
- 3 Infill Sections: Render to RAL 7043 colour.
- 4 Windows, Doors, Balconies, Curtain Walling: Powder coated Aluminium systems with RAL 7021 finish.

Rev.	Date	Drawn	Issue / Revision
1	10/05/2020	PJC	Issue for Planning

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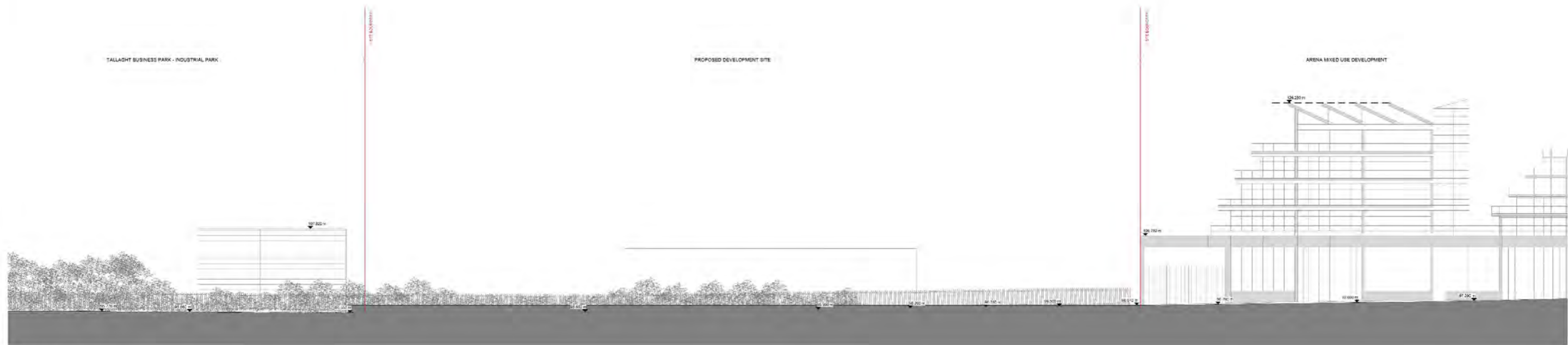
Client Details
ARP 4.2 Sustainable Communities (Ireland) Fund

Project Details
**Residential - Mixed Use Development
 Whitestown Way, Tallaght**

Drawing Title
**GA Elevation 5 & 6 - Block B East - Podium, GA
 Elevation 6 - Block A West - Podium**

Job No:	Sheet Size:	Scale (B1):
25-1022	A1_Landscape	As indicated
Issue Date:	Drawn By:	Reviewed By:
15/05/26	PJC	LW
Status:	Purpose of Issue	
P3	Planning	
Project - System - Species Zone - Level - Type - Originator - Role - Number	Revision	
WTW-02-XX-XXX-DR-RAU-AR-2002	P3-S-1	

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Contiguous Elevation - Block A East Existing
1:200



Contiguous Elevation - Block A East Planning
1:200

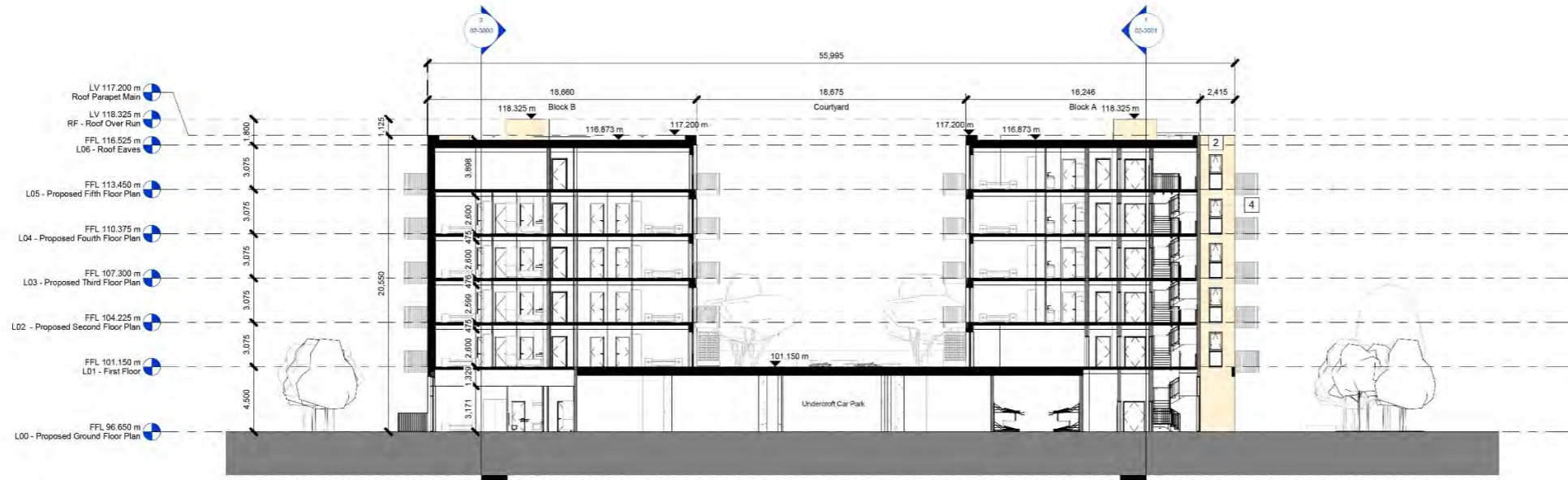
Notes:
 1. Do not scale drawings to fit. All dimensions are in millimeters.
 2. All dimensions are in millimeters unless otherwise stated.
 3. All dimensions are in millimeters unless otherwise stated.
 4. All dimensions are in millimeters unless otherwise stated.
 5. All dimensions are in millimeters unless otherwise stated.

Drawing Notes:



1. Light grey
 2. Dark grey
 3. White
 4. Dark grey
 5. Dark grey
 6. Dark grey
 7. Dark grey

		ARP 4.2 Sustainable Communities (Ireland) Fund	
Project Name: Residential - Mixed Use Development Whitestown Way, Tallaght	Client: ARP 4.2 Sustainable Communities (Ireland) Fund	Project No.: 25-1022	Project No.: 154526
Project No.: 25-1022	Project No.: 154526	Project No.: 154526	Project No.: 154526
Project No.: 154526	Project No.: 154526	Project No.: 154526	Project No.: 154526



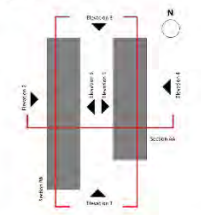
GA Section AA
1 : 200



GA Section BB
1 : 200

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Drawing Notes:



- 1 Grey speckled brick in stretcher bond with soldier coursing to cores
- 2 Selected white brick with recessed white mortar joining in a stretcher bond
- 3 Infill Sections: Render to RAL 7043 colour.
- 4 Windows, Doors, Balconies, Curtain Walling: Powder coated Aluminium systems with RAL 7021 finish.

Rev.	Date	Drawn	Details of Issue / Revision
1	16/05/2026	PJC	Issue for Planning

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Client Details:
ARP 4.2 Sustainable Communities (Ireland) Fund

Project Details:
**Residential - Mixed Use Development
 Whitestown Way, Tallaght**

Drawing Title:
GA Section AA - GA Section BB

Job No: 25-1022	Sheet Size: A1_Landscape	Scale (GA): As indicated
Issue Date: 15/05/26	Drawn By: PJC	Approved By: LW
Status: P3	Purpose of Issue: Planning	
Project - System - Spatial Zone - Lanes - Type - Originator - Role Number - Revision: WTW-02-XX-XXX-DR-AU-AR-3000 P3-S-1		

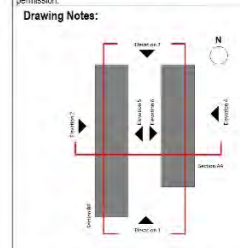
LV 118.325 m
 RF - Roof Over Run
 LV 117.200 m
 Roof Parapet Man
 L06 - Roof Eaves
 FFL 113.450 m
 L05 - Proposed Fifth Floor Plan
 FFL 110.375 m
 L04 - Proposed Fourth Floor Plan
 FFL 107.300 m
 L03 - Proposed Third Floor Plan
 FFL 104.225 m
 L02 - Proposed Second Floor Plan
 FFL 101.150 m
 L01 - First Floor
 FFL 96.650 m
 L00 - Proposed Ground Floor Plan



GA Section CC
1: 200

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- 2 Selected white brick with recessed white mortar joining in a stretcher bond
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- 4 Windows, Doors, Balconies, Curtain Walling: Powder coated Aluminium systems with RAL 7021 finish.

Rev.	Date	Drawn	Details of Issue / Revision
1	16/05/2026	PJC	Issue for Planning

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Client Details:
ARP 4.2 Sustainable Communities (Ireland) Fund

Project Details:
**Residential - Mixed Use Development
Whitestown Way, Tallaght**

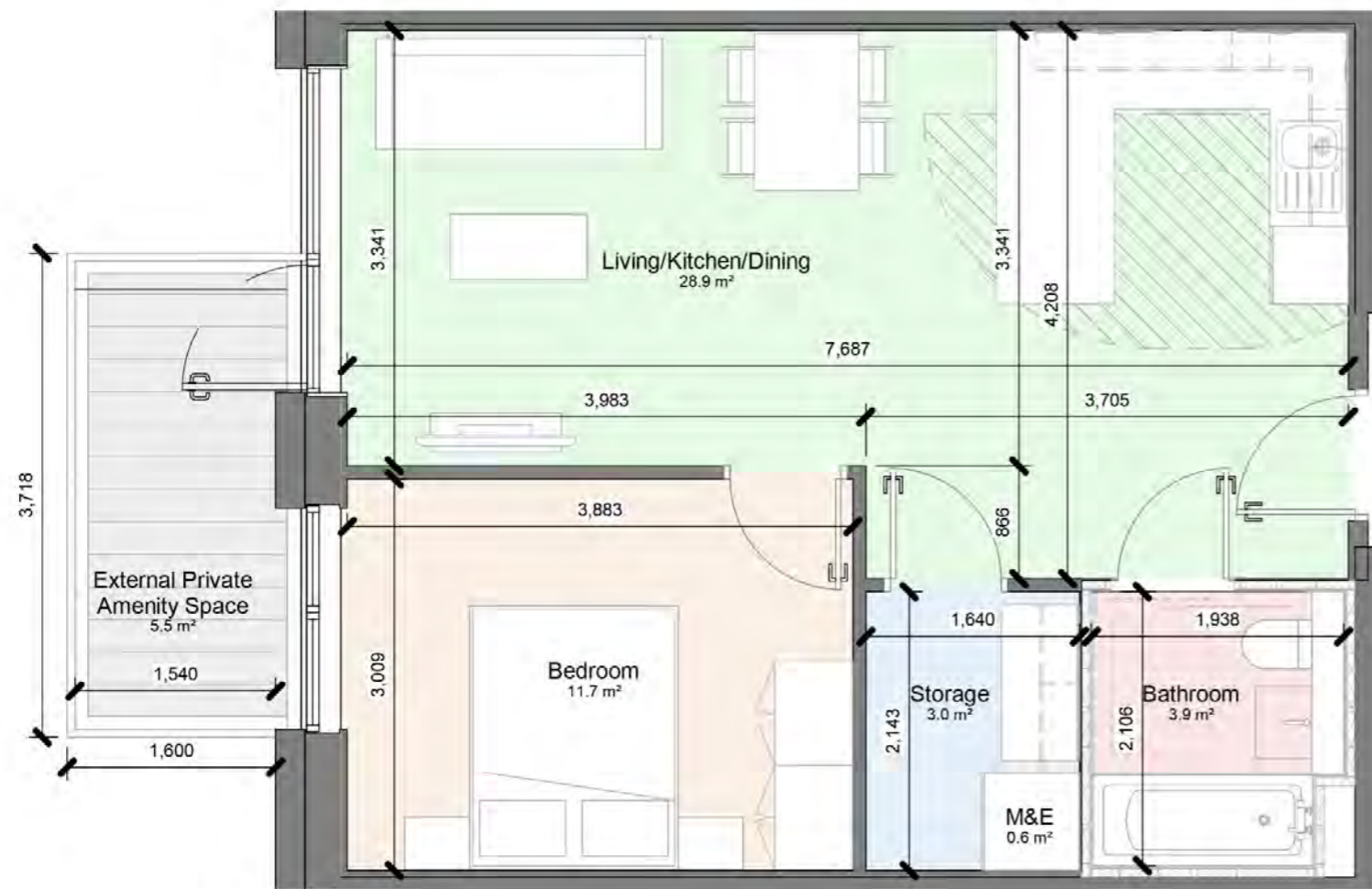
Drawing Title:
GA Section CC

Job No:	25-1022	Sheet Size:	A1_Landscape	Scale (A1):	As indicated
Issue Date:	15/05/26	Drawn By:	PJC	Reviewed By:	LW
Status:	P3	Purpose of Issue:	Planning		
Project:	System:	Spacial Zone:	Level:	Type:	Originator:
WTW-02-XX-XXX-DR-AU-AR-3001					P3-S-1

Apt Type 01 - 1B2P	
Name	Area

Bathroom	3.9 m ²
Bedroom	11.7 m ²
Living/Kitchen/Dining	28.9 m ²
M&E	0.6 m ²
Storage	3.0 m ²

Total Apartment Area = 50m²



Apt Type 01 - 1B2P
1 : 50

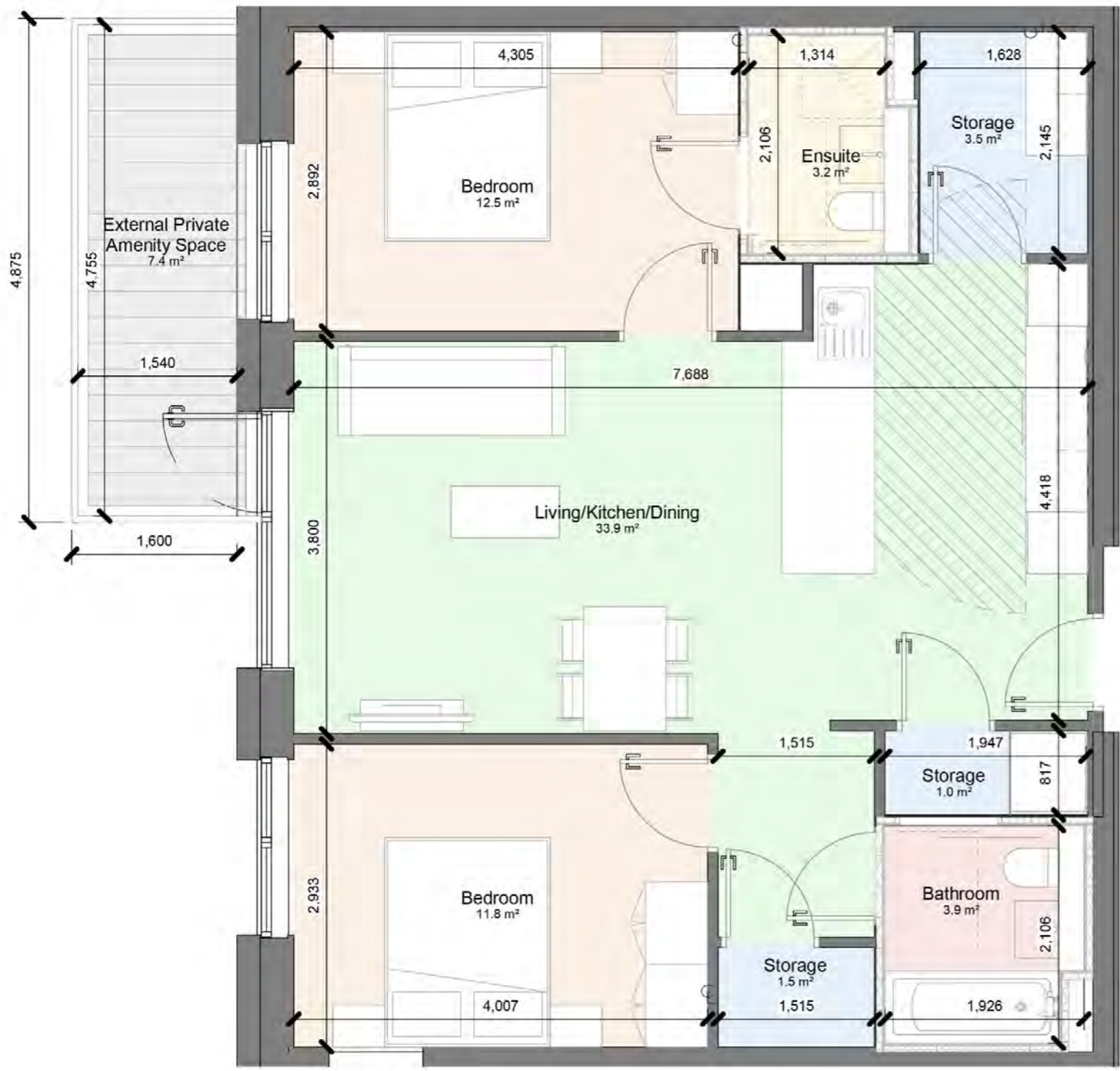
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Project Details:
Residential - Mixed Use Development
Whitestown Way, Tallaght

Drawing Title:
Apt Type 01 - 1B2P

Job No:	Sheet Size:	Scale @A3:	Status:	Purpose of Issue:
25-1022	A3_Landscape	1 : 50	P3	For Information
Issue Date:	Drawn By:	Reviewed By:	Project - System - Spatial Zone - Level - Type - Originator - Role - Number	
15/05/26	SD	LW	WTW-SW-ZZZ-DR-RAU-AR-4001	
				Revision
				P1-S-1



Apt Type 02 - 2B4P	
Name	Area

Bathroom	3.9 m ²
Bedroom	12.5 m ²
Bedroom	11.8 m ²
Ensuite	3.2 m ²
Living/Kitchen/Dining	33.9 m ²
M&E	0.6 m ²
Storage	1.0 m ²
Storage	3.5 m ²
Storage	1.5 m ²

Total Apartment Area = 75.1m²

Apt Type 02 - 2B4P
1 : 50

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Project Details:
 Residential - Mixed Use Development
 Whitestown Way, Tallaght

Drawing Title:
 Apt Type 02 - 2B4P

Client Details:
 ARP 4.2 Sustainable Communities (Ireland) Fund

Job No:	25-1022	Sheet Size:	A3_Landscape	Scale @A3:	1 : 50
Issue Date:	15/05/26	Drawn By:	SD	Reviewed By:	LW

Status:	P3	Purpose of Issue:	For Information
Project - System - Spatial Zone - Level - Type - Originator - Role - Number:			Revision
WTW-SW-ZZZ-DR-RAU-AR-4003			P1-S-1



Apt Type 03 - 2B4P	
Name	Area
Bathroom	3.9 m ²
Bedroom	11.8 m ²
Bedroom	13.1 m ²
Ensuite	3.1 m ²
Living/Kitchen/Dining	34.6 m ²
M&E	0.6 m ²
Storage	2.9 m ²
Storage	3.1 m ²

Total Apartment Area = 76.3m²

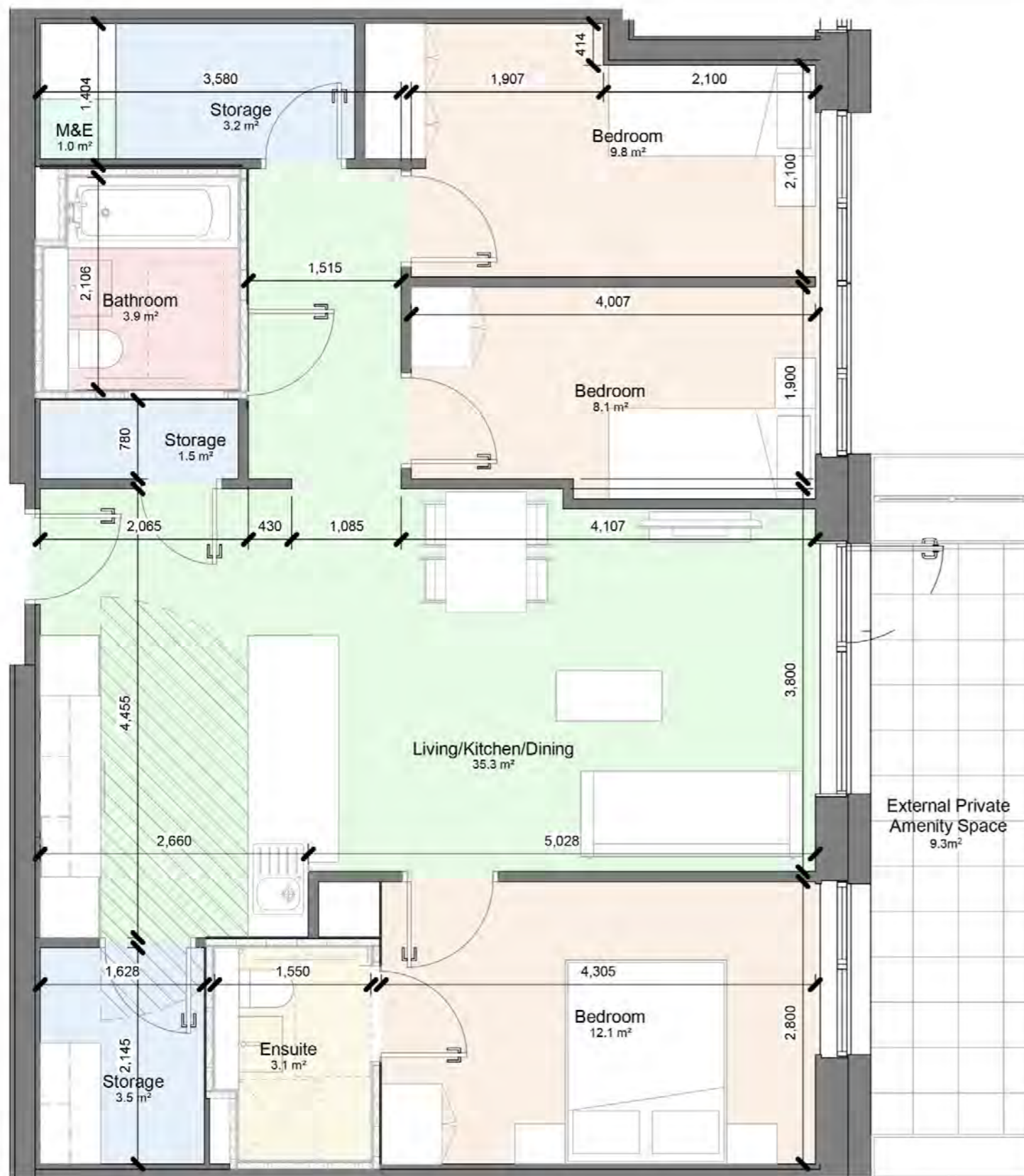
Apt Type 03 - 2B4P
1 : 50

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Project Details: Residential - Mixed Use Development Whitestown Way, Tallaght			Drawing Title: Apt Type 03 - 2B4P	
Job No: 25-1022	Sheet Size: A3_Landscape	Scale @A3: 1 : 50	Status: P3	Purpose of Issue: For Information
Issue Date: 15/05/26	Drawn By: SD	Reviewed By: LW	Project - System - Spatial Zone - Level - Type - Originator - Role - Number WTW-SW-ZZZ-DR-RAU-AR-4005	
Client Details: ARP 4.2 Sustainable Communities (Ireland) Fund			Revision: P1-S-1	



Apt Type 04 - 3B4P	
Name	Area
Bathroom	3.9 m ²
Bedroom	12.1 m ²
Bedroom	9.8 m ²
Bedroom	8.1 m ²
Ensuite	3.1 m ²
Living/Kitchen/Dining	35.3 m ²
M&E	1.0 m ²
Storage	3.2 m ²
Storage	3.5 m ²
Storage	1.5 m ²

Total Apartment Area = 85.8m²

Apt Type 04 - 3B4P
1 : 50

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Project Details:
Residential - Mixed Use Development
Whitestown Way, Tallaght

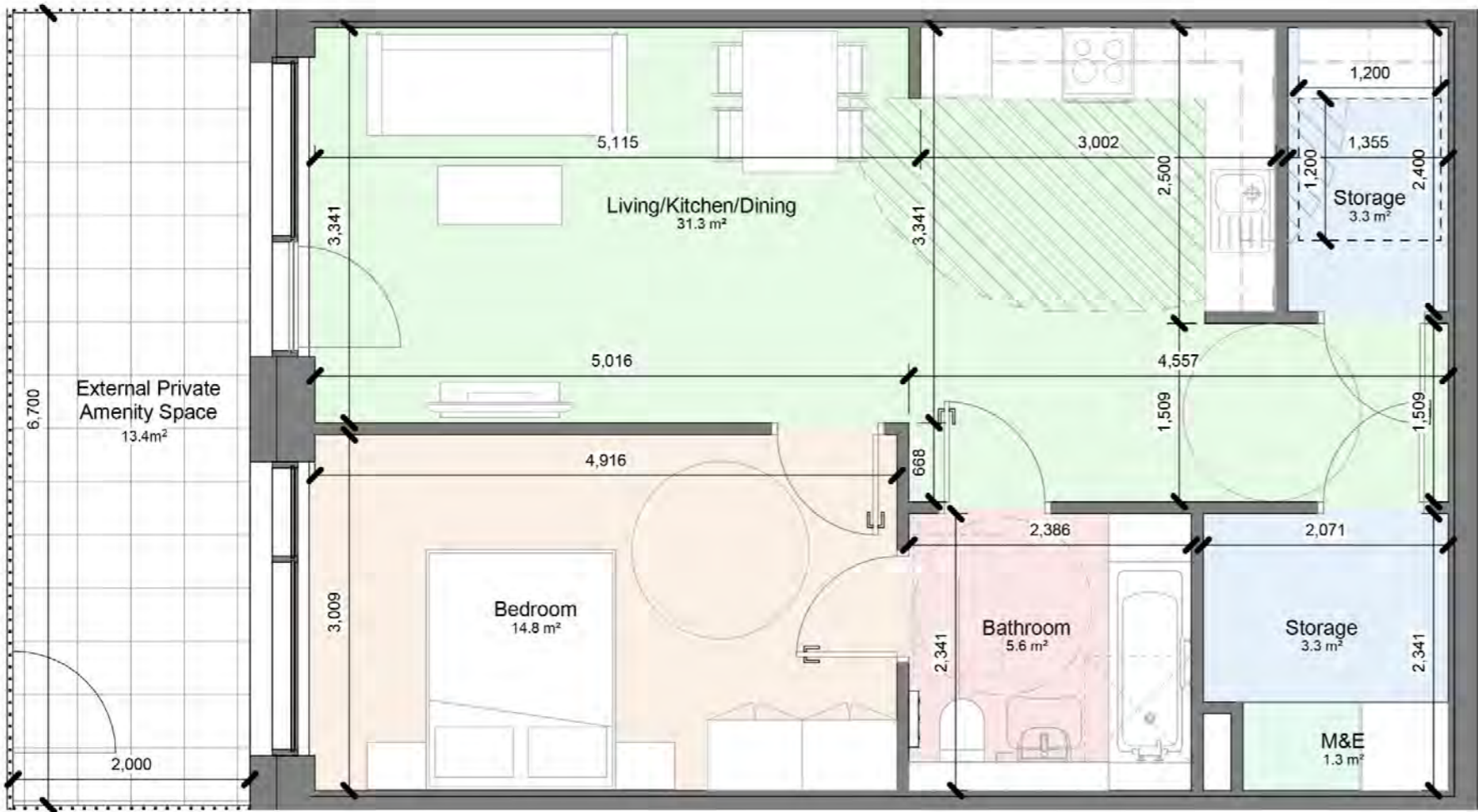
Drawing Title:
Apt Type 04 - 3B4P

Job No: 25-1022	Sheet Size: A3_Landscape	Scale @A3: 1 : 50	Status: P3	Purpose of Issue: For Information
Issue Date: 15/05/26	Drawn By: SD	Reviewed By: LW	Project - System - Spatial Zone - Level - Type - Originator - Role - Number WTW-SW-ZZZ-DR-RAU-AR-4006	
Client Details: ARP 4.2 Sustainable Communities (Ireland) Fund			Revision: P1-S-1	

Apt Type 01 - 1B2P UD	
Name	Area

Bathroom	5.6 m ²
Bedroom	14.8 m ²
Living/Kitchen/Dining	31.3 m ²
M&E	1.3 m ²
Storage	3.3 m ²
Storage	3.3 m ²

Total Apartment Area = 61.51m²



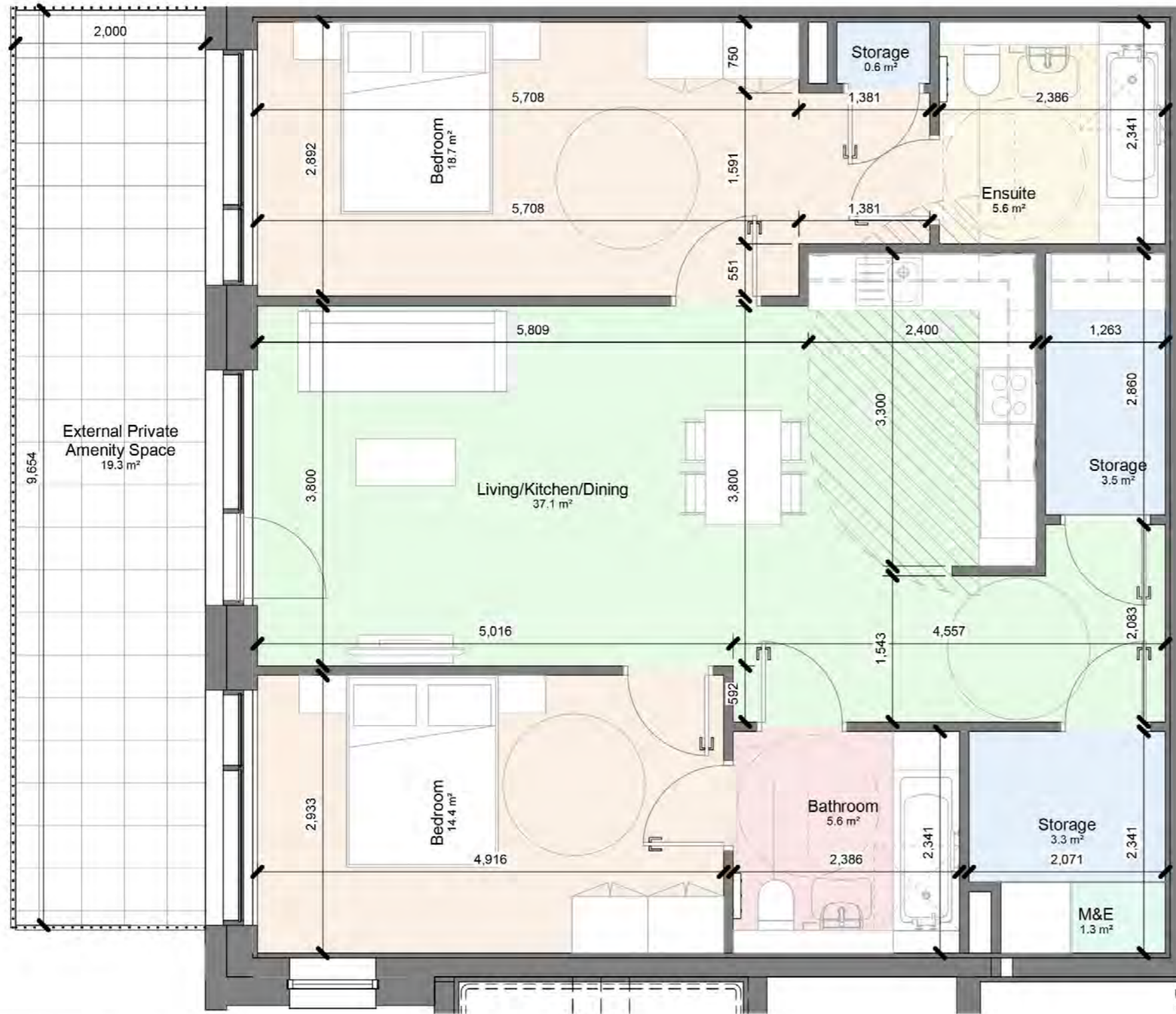
Apt Type 01 UD - 1B2P
1 : 50

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Project Details: Residential - Mixed Use Development Whitestown Way, Tallaght		
Job No: 25-1022	Sheet Size: A3_Landscape	Scale @A3: 1 : 50
Issue Date: 15/05/26	Drawn By: SD	Reviewed By: LW

Drawing Title: Apt Type 01 UD - 1B2P	
Status: P3	Purpose of Issue: For Information
Project - System - Spatial Zone - Level - Type - Originator - Role - Number WTW-ZZZ-DR-RAU-AR-4002	
Revision: P1-S-1	



Apt Type 02 - 2B4P UD	
Name	Area
Bathroom	5.6 m ²
Bedroom	14.4 m ²
Bedroom	18.7 m ²
Ensuite	5.6 m ²
Living/Kitchen/Dining	37.1 m ²
M&E	1.3 m ²
Storage	3.3 m ²
Storage	3.5 m ²
Storage	0.6 m ²

Total Apartment Area = 94.45m²

Apt Type 02 UD - 2B4P
1 : 50

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 E: info@reddyarchitecture.com

Project Details:
 Residential - Mixed Use Development
 Whitestown Way, Tallaght

Job No:	Sheet Size:	Scale @A3:
25-1022	A3_Landscape	1 : 50
Issue Date:	Drawn By:	Reviewed By:
15/05/26	SD	LW

Drawing Title:
 Apt Type 02 UD - 2B4P

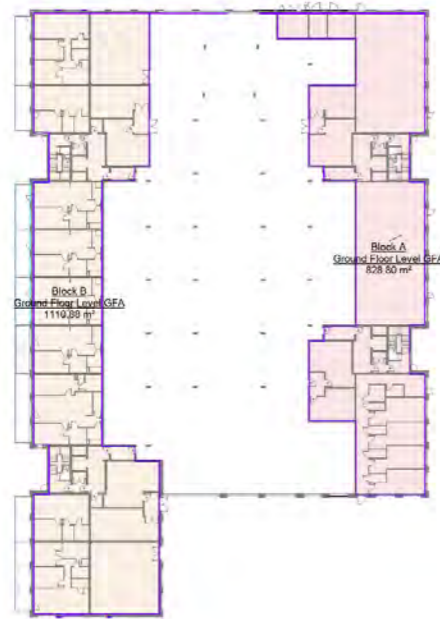
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P3	For Information
Project - System - Spatial Zone - Level - Type - Originator - Role - Number	
WTW-SW-ZZZ-DR-RAU-AR-4004	
Revision:	P1-S-1

Schedule of Areas				
Client:	ARP 4.2 Sustainable Communities (Ireland) Fund			
Project:	Residential - Mixed Use Development			
Location:	Whitestown Way, Tallaght, Dublin 24			
Drawing Series:	Planning			
Revision:	P3-S-1			
Date:	15/05/2026			
Level	Name	Room Number	Net Area m ²	Gross Area m ²
L00 - Ground Floor	Bin Store 02 Block A	A-L00-01	26.1	
L00 - Ground Floor	Lobby 02 Block A	A-L00-02	6.7	
L00 - Ground Floor	Bike Store 02 Block A	A-L00-03	34.4	
L00 - Ground Floor	Bike Store 01 Block A	A-L00-04	34.4	
L00 - Ground Floor	Lobby 01 Block A	A-L00-05	6.7	
L00 - Ground Floor	Bin Store 01 Block A	A-L00-06	26.1	
L00 - Ground Floor	Creche	A-L00-07	162.8	
L00 - Ground Floor	Retal - Comercial	A-L00-08	193.9	
L00 - Ground Floor	Retal - Comercial	A-L00-09	162.6	
L00 - Ground Floor	Circulation	A-L00-10	46.8	
L00 - Ground Floor	Circulation	A-L00-11	47	
L00 - Ground Floor	Comms	A-L00-12	13.1	
L00 - Ground Floor	Switch	A-L00-13	8.5	
L00 - Ground Floor	ESB Sub	A-L00-14	14.9	
L00 - Ground Floor	Carpark	A-L00-15	1975.8	
L00 - Ground Floor	Apt Type 03 - 2B4P	B-L00-01	76.3	
L00 - Ground Floor	Apt Type 01 - 1B2P	B-L00-02	50	
L00 - Ground Floor	Apt Type 01UD - 1B2P	B-L00-03	61.5	
L00 - Ground Floor	Apt Type 01UD - 1B2P	B-L00-04	61.5	
L00 - Ground Floor	Apt Type 01UD - 1B2P	B-L00-05	61.5	
L00 - Ground Floor	Apt Type 01UD - 1B2P	B-L00-06	61.5	
L00 - Ground Floor	Apt Type 02UD - 2B4P	B-L00-07	94.4	
L00 - Ground Floor	Apt Type 01 - 1B2P	B-L00-08	50	
L00 - Ground Floor	Apt Type 03 - 2B4P	B-L00-09	76.3	
L00 - Ground Floor	Plant Area 01 Block B	B-L00-10	96.9	
L00 - Ground Floor	Bin Store 01 Block B	B-L00-11	41.1	
L00 - Ground Floor	Lobby 01 Block B	B-L00-12	6.7	
L00 - Ground Floor	Bike Store 01 Block B	B-L00-13	43.5	
L00 - Ground Floor	Bike Store 02 Block B	B-L00-14	34.4	
L00 - Ground Floor	Lobby 02 Block B	B-L00-15	6.7	
L00 - Ground Floor	Bin Store 02 Block B	B-L00-16	34.4	
L00 - Ground Floor	Plant Area 02 Block B	B-L00-17	83	
L00 - Ground Floor	Cleaners	B-L00-18	3.1	
L00 - Ground Floor	Circulation	B-L00-19	46.5	
L00 - Ground Floor	Circulation	B-L00-20	46.9	
L00 - Ground Floor	Cleaners	B-L00-21	3.1	
L00 - Ground Floor - Inc Carpark			3799.1	
L00 - Ground Floor Ex Carpark			1823.3	1939.7
L01 - First Floor	Apt Type 03 - 2B4P	A-L01-01	76.3	
L01 - First Floor	Apt Type 01 - 1B2P	A-L01-02	50	
L01 - First Floor	Apt Type 04 - 3B4P	A-L01-03	85.8	
L01 - First Floor	Apt Type 01 - 1B2P	A-L01-04	50	
L01 - First Floor	Apt Type 04 - 3B4P	A-L01-05	85.7	
L01 - First Floor	Apt Type 01 - 1B2P	A-L01-06	50	
L01 - First Floor	Apt Type 03 - 2B4P	A-L01-07	76.3	
L01 - First Floor	Apt Type 03 - 2B4P	A-L01-08	76.3	
L01 - First Floor	Apt Type 01 - 1B2P	A-L01-09	50	
L01 - First Floor	Apt Type 01 - 1B2P	A-L01-10	50	
L01 - First Floor	Apt Type 01 - 1B2P	A-L01-11	50	
L01 - First Floor	Apt Type 01 - 1B2P	A-L01-12	50	
L01 - First Floor	Apt Type 01 - 1B2P	A-L01-13	50	
L01 - First Floor	Apt Type 03 - 2B4P	A-L01-14	76.3	
L01 - First Floor	Circulation	A-L01-15	173	
L01 - First Floor	Apt Type 03 - 2B4P	B-L01-01	76.3	
L01 - First Floor	Apt Type 01 - 1B2P	B-L01-02	50	
L01 - First Floor	Apt Type 01 - 1B2P	B-L01-03	50	
L01 - First Floor	Apt Type 01 - 1B2P	B-L01-04	50	
L01 - First Floor	Apt Type 01 - 1B2P	B-L01-05	50	
L01 - First Floor	Apt Type 01 - 1B2P	B-L01-06	50	
L01 - First Floor	Apt Type 02 - 2B4P	B-L01-07	75.1	
L01 - First Floor	Apt Type 01 - 1B2P	B-L01-08	50	
L01 - First Floor	Apt Type 03 - 2B4P	B-L01-09	76.3	
L01 - First Floor	Apt Type 03 - 2B4P	B-L01-10	76.3	
L01 - First Floor	Apt Type 01 - 1B2P	B-L01-11	50	
L01 - First Floor	Apt Type 04 - 3B4P	B-L01-12	85.8	
L01 - First Floor	Apt Type 01 - 1B2P	B-L01-13	50	
L01 - First Floor	Apt Type 01 - 1B2P	B-L01-14	50	
L01 - First Floor	Apt Type 02 - 2B4P	B-L01-15	75.1	
L01 - First Floor	Apt Type 04 - 3B4P	B-L01-16	85.6	
L01 - First Floor	Apt Type 01 - 1B2P	B-L01-17	50	



L01 - First Floor	Apt Type 03 - 2B4P	B-L01-18	76.3	
L01 - First Floor	Circulation	B-L01-19	197.8	
L01 - First Floor - Total			2374.3	2607.5
L02 - Second Floor	Apt Type 03 - 2B4P	A-L02-01	76.3	
L02 - Second Floor	Apt Type 02 - 2B4P	A-L02-02	75.1	
L02 - Second Floor	Apt Type 02 - 2B4P	A-L02-03	75.1	
L02 - Second Floor	Apt Type 01 - 1B2P	A-L02-04	50	
L02 - Second Floor	Apt Type 02 - 2B4P	A-L02-05	75.1	
L02 - Second Floor	Apt Type 02 - 2B4P	A-L02-06	75.1	
L02 - Second Floor	Apt Type 03 - 2B4P	A-L02-07	76.3	
L02 - Second Floor	Apt Type 03 - 2B4P	A-L02-08	76.3	
L02 - Second Floor	Apt Type 01 - 1B2P	A-L02-09	50	
L02 - Second Floor	Apt Type 01 - 1B2P	A-L02-10	50	
L02 - Second Floor	Apt Type 01 - 1B2P	A-L02-11	50	
L02 - Second Floor	Apt Type 01 - 1B2P	A-L02-12	50	
L02 - Second Floor	Apt Type 01 - 1B2P	A-L02-13	50	
L02 - Second Floor	Apt Type 03 - 2B4P	A-L02-14	76.3	
L02 - Second Floor	Circulation	A-L02-15	143.5	
L02 - Second Floor	Apt Type 03 - 2B4P	B-L02-01	76.3	
L02 - Second Floor	Apt Type 01 - 1B2P	B-L02-02	50	
L02 - Second Floor	Apt Type 01 - 1B2P	B-L02-03	50	
L02 - Second Floor	Apt Type 01 - 1B2P	B-L02-04	50	
L02 - Second Floor	Apt Type 01 - 1B2P	B-L02-05	50	
L02 - Second Floor	Apt Type 01 - 1B2P	B-L02-06	50	
L02 - Second Floor	Apt Type 02 - 2B4P	B-L02-07	75.1	
L02 - Second Floor	Apt Type 01 - 1B2P	B-L02-08	50	
L02 - Second Floor	Apt Type 03 - 2B4P	B-L02-09	76.3	
L02 - Second Floor	Apt Type 03 - 2B4P	B-L02-10	76.3	
L02 - Second Floor	Apt Type 02 - 2B4P	B-L02-11	75.1	
L02 - Second Floor	Apt Type 02 - 2B4P	B-L02-12	75.1	
L02 - Second Floor	Apt Type 01 - 1B2P	B-L02-13	50	
L02 - Second Floor	Apt Type 01 - 1B2P	B-L02-14	50	
L02 - Second Floor	Apt Type 02 - 2B4P	B-L02-15	75.1	
L02 - Second Floor	Apt Type 02 - 2B4P	B-L02-16	75.1	
L02 - Second Floor	Apt Type 02 - 2B4P	B-L02-17	75.1	
L02 - Second Floor	Apt Type 03 - 2B4P	B-L02-18	76.3	
L02 - Second Floor	Circulation	B-L02-19	171	
L02 - Second Floor - Total			2375.9	2607.4
L03 - Third Floor	Apt Type 03 - 2B4P	A-L03-01	76.3	
L03 - Third Floor	Apt Type 02 - 2B4P	A-L03-02	75.1	
L03 - Third Floor	Apt Type 02 - 2B4P	A-L03-03	75.1	
L03 - Third Floor	Apt Type 01 - 1B2P	A-L03-04	50	
L03 - Third Floor	Apt Type 02 - 2B4P	A-L03-05	75.1	
L03 - Third Floor	Apt Type 02 - 2B4P	A-L03-06	75.1	
L03 - Third Floor	Apt Type 03 - 2B4P	A-L03-07	76.3	
L03 - Third Floor	Apt Type 03 - 2B4P	A-L03-08	76.3	
L03 - Third Floor	Apt Type 01 - 1B2P	A-L03-09	50	
L03 - Third Floor	Apt Type 01 - 1B2P	A-L03-10	50	
L03 - Third Floor	Apt Type 01 - 1B2P	A-L03-11	50	
L03 - Third Floor	Apt Type 01 - 1B2P	A-L03-12	50	
L03 - Third Floor	Apt Type 01 - 1B2P	A-L03-13	50	
L03 - Third Floor	Apt Type 03 - 2B4P	A-L03-14	76.3	
L03 - Third Floor	Circulation	A-L03-15	143.2	
L03 - Third Floor	Apt Type 03 - 2B4P	B-L03-01	76.3	
L03 - Third Floor	Apt Type 01 - 1B2P	B-L03-02	50	
L03 - Third Floor	Apt Type 01 - 1B2P	B-L03-03	50	
L03 - Third Floor	Apt Type 01 - 1B2P	B-L03-04	50	
L03 - Third Floor	Apt Type 01 - 1B2P	B-L03-05	50	
L03 - Third Floor	Apt Type 01 - 1B2P	B-L03-06	50	
L03 - Third Floor	Apt Type 02 - 2B4P	B-L03-07	75.1	
L03 - Third Floor	Apt Type 01 - 1B2P	B-L03-08	50	
L03 - Third Floor	Apt Type 03 - 2B4P	B-L03-09	76.3	
L03 - Third Floor	Apt Type 03 - 2B4P	B-L03-10	76.3	
L03 - Third Floor	Apt Type 02 - 2B4P	B-L03-11	75.1	
L03 - Third Floor	Apt Type 02 - 2B4P	B-L03-12	75.1	
L03 - Third Floor	Apt Type 01 - 1B2P	B-L03-13	50	
L03 - Third Floor	Apt Type 01 - 1B2P	B-L03-14	50	
L03 - Third Floor	Apt Type 02 - 2B4P	B-L03-15	75.1	
L03 - Third Floor	Apt Type 02 - 2B4P	B-L03-16	75.1	
L03 - Third Floor	Apt Type 02 - 2B4P	B-L03-17	75.1	
L03 - Third Floor	Apt Type 03 - 2B4P	B-L03-18	76.3	
L03 - Third Floor	Circulation	B-L03-19	171.1	
L03 - Third Floor - Total			2375.7	2607.4
L04 - Fourth Floor	Apt Type 03 - 2B4P	A-L04-01	76.3	
L04 - Fourth Floor	Apt Type 02 - 2B4P	A-L04-02	75.1	
L04 - Fourth Floor	Apt Type 02 - 2B4P	A-L04-03	75.1	
L04 - Fourth Floor	Apt Type 01 - 1B2P	A-L04-04	50	
L04 - Fourth Floor	Apt Type 02 - 2B4P	A-L04-05	75.1	

L04 - Fourth Floor	Apt Type 02 - 2B4P	A-L04-06	75.1	
L04 - Fourth Floor	Apt Type 03 - 2B4P	A-L04-07	76.3	
L04 - Fourth Floor	Apt Type 03 - 2B4P	A-L04-08	76.3	
L04 - Fourth Floor	Apt Type 01 - 1B2P	A-L04-09	50	
L04 - Fourth Floor	Apt Type 01 - 1B2P	A-L04-10	50	
L04 - Fourth Floor	Apt Type 01 - 1B2P	A-L04-11	50	
L04 - Fourth Floor	Apt Type 01 - 1B2P	A-L04-12	50	
L04 - Fourth Floor	Apt Type 01 - 1B2P	A-L04-13	50	
L04 - Fourth Floor	Apt Type 03 - 2B4P	A-L04-14	76.3	
L04 - Fourth Floor	Circulation	A-L04-15	143.2	
L04 - Fourth Floor	Apt Type 03 - 2B4P	B-L04-01	76.3	
L04 - Fourth Floor	Apt Type 01 - 1B2P	B-L04-02	50	
L04 - Fourth Floor	Apt Type 01 - 1B2P	B-L04-03	50	
L04 - Fourth Floor	Apt Type 01 - 1B2P	B-L04-04	50	
L04 - Fourth Floor	Apt Type 01 - 1B2P	B-L04-05	50	
L04 - Fourth Floor	Apt Type 01 - 1B2P	B-L04-06	50	
L04 - Fourth Floor	Apt Type 02 - 2B4P	B-L04-07	75.1	
L04 - Fourth Floor	Apt Type 01 - 1B2P	B-L04-08	50	
L04 - Fourth Floor	Apt Type 03 - 2B4P	B-L04-09	76.3	
L04 - Fourth Floor	Apt Type 03 - 2B4P	B-L04-10	76.3	
L04 - Fourth Floor	Apt Type 02 - 2B4P	B-L04-11	75.1	
L04 - Fourth Floor	Apt Type 02 - 2B4P	B-L04-12	75.1	
L04 - Fourth Floor	Apt Type 01 - 1B2P	B-L04-13	50	
L04 - Fourth Floor	Apt Type 01 - 1B2P	B-L04-14	50	
L04 - Fourth Floor	Apt Type 02 - 2B4P	B-L04-15	75.1	
L04 - Fourth Floor	Apt Type 02 - 2B4P	B-L04-16	75.1	
L04 - Fourth Floor	Apt Type 02 - 2B4P	B-L04-17	75.1	
L04 - Fourth Floor	Apt Type 03 - 2B4P	B-L04-18	76.3	
L04 - Fourth Floor	Circulation	B-L04-19	171.1	
L04 - Fourth Floor - Total			2375.7	2607.4
L05 - Fifth Floor	Apt Type 03 - 2B4P	A-L05-01	76.3	
L05 - Fifth Floor	Apt Type 02 - 2B4P	A-L05-02	75.1	
L05 - Fifth Floor	Apt Type 02 - 2B4P	A-L05-03	75.1	
L05 - Fifth Floor	Apt Type 01 - 1B2P	A-L05-04	50	
L05 - Fifth Floor	Apt Type 02 - 2B4P	A-L05-05	75.1	
L05 - Fifth Floor	Apt Type 02 - 2B4P	A-L05-06	75.1	
L05 - Fifth Floor	Apt Type 03 - 2B4P	A-L05-07	76.3	
L05 - Fifth Floor	Apt Type 03 - 2B4P	A-L05-08	76.3	
L05 - Fifth Floor	Apt Type 01 - 1B2P	A-L05-09	50	
L05 - Fifth Floor	Apt Type 01 - 1B2P	A-L05-10	50	
L05 - Fifth Floor	Apt Type 01 - 1B2P	A-L05-11	50	
L05 - Fifth Floor	Apt Type 01 - 1B2P	A-L05-12	50	
L05 - Fifth Floor	Apt Type 01 - 1B2P	A-L05-13	50	
L05 - Fifth Floor	Apt Type 03 - 2B4P	A-L05-14	76.3	
L05 - Fifth Floor	Circulation	A-L05-15	142.2	
L05 - Fifth Floor	Apt Type 03 - 2B4P	B-L05-01	76.3	
L05 - Fifth Floor	Apt Type 01 - 1B2P	B-L05-02	50	
L05 - Fifth Floor	Apt Type 01 - 1B2P	B-L05-03	50	
L05 - Fifth Floor	Apt Type 01 - 1B2P	B-L05-04	50	
L05 - Fifth Floor	Apt Type 01 - 1B2P	B-L05-05	50	
L05 - Fifth Floor	Apt Type 01 - 1B2P	B-L05-06	50	
L05 - Fifth Floor	Apt Type 02 - 2B4P	B-L05-07	75.1	
L05 - Fifth Floor	Apt Type 01 - 1B2P	B-L05-08	49.8	
L05 - Fifth Floor	Apt Type 03 - 2B4P	B-L05-09	76.3	
L05 - Fifth Floor	Apt Type 03 - 2B4P	B-L05-10	76.3	
L05 - Fifth Floor	Apt Type 02 - 2B4P	B-L05-11	75.1	
L05 - Fifth Floor	Apt Type 02 - 2B4P	B-L05-12	75.1	
L05 - Fifth Floor	Apt Type 01 - 1B2P	B-L05-13	50	
L05 - Fifth Floor	Apt Type 01 - 1B2P	B-L05-14	50	
L05 - Fifth Floor	Apt Type 02 - 2B4P	B-L05-15	75.1	
L05 - Fifth Floor	Apt Type 02 - 2B4P	B-L05-16	75.1	
L05 - Fifth Floor	Apt Type 02 - 2B4P	B-L05-17	75.1	
L05 - Fifth Floor	Apt Type 03 - 2B4P	B-L05-18	76.3	
L05 - Fifth Floor	Circulation	B-L05-19	169.7	
L05 - Fifth Floor			2373.1	2607.4
Net Internal Area Grand Total			13698	
Gross Internal Area Grand Total				14976.8



L00 - Proposed Ground Floor Plan
1 : 500



L01 - First Floor
1 : 500



L02 - Proposed Second Floor Plan
1 : 500



L03 - Proposed Third Floor Plan
1 : 500



L04 - Proposed Fourth Floor Plan
1 : 500



L05 - Proposed Fifth Floor Plan
1 : 500

Gross Floor Area Schedule (GIFA)			
Level	Block	Name	Area
L00 - Proposed Ground Floor Plan	Block A	Ground Floor Level GFA	123.30 m ²
L00 - Proposed Ground Floor Plan	Block B	Ground Floor Level GFA	1,119.99 m ²
L01 - First Floor	Block A	First Floor Level GFA	1,155.52 m ²
L01 - First Floor	Block B	First Floor Level GFA	1,451.98 m ²
L02 - Proposed Second Floor Plan	Block A	Second Floor Level GFA	1,155.52 m ²
L02 - Proposed Second Floor Plan	Block B	Second Floor Level GFA	1,451.98 m ²
L03 - Proposed Third Floor Plan	Block A	Third Floor Level GFA	1,139.56 m ²
L03 - Proposed Third Floor Plan	Block B	Third Floor Level GFA	1,451.98 m ²
L04 - Proposed Fourth Floor Plan	Block A	Fourth Floor Level GFA	1,139.56 m ²
L04 - Proposed Fourth Floor Plan	Block B	Fourth Floor Level GFA	1,451.98 m ²
L05 - Proposed Fifth Floor Plan	Block A	Fifth Floor Level GFA	1,155.52 m ²
L05 - Proposed Fifth Floor Plan	Block B	Fifth Floor Level GFA	1,451.98 m ²
Total			14,977.0 m²

Notes:
Do not scale from this drawing. Use figured dimensions in all cases.
Verify dimensions on site and report any discrepancies to the Architect immediately.
This drawing is to be read in conjunction with the Architect's Specification.
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Drawing Notes:

Rev	Date	Drawn	Details of Issue / Revision
Issues & Revisions			

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Client Details:
ARP 4.2 Sustainable Communities (Ireland) Fund

Project Details:
**Residential - Mixed Use Development
Whitestown Way, Tallaght**

Drawing Title:
Gross Internal Area (GIFA) Plan Areas

Job No:	25-1022	Sheet No.:	A3	Scale @A1:	1 : 500
Issue Date:	15/05/26	Drawn By:	PJC	Reviewed By:	PJC
Status:	P3	Purpose of Issue:	Planning		
Project System - Spatial Zone - Level - Type - Original - Role - Number	WTW-02-XX-XXX-DR-RAU-AR-0000 P3-S-1				



Whitestown Way

Tallaght,
Dublin 24.

DESIGN STATEMENT – May 2026