Ballykeeran Gardens, Cornamaddy

Response to Request for Further Information

LRD Amendment Application (LRD Permission 318736-23, WMCC App Ref: 26/60435)



Howells

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Document Outline

This document has been prepared by Howells and provides a detailed response to the following items of the Request for Further Information (RFI) issued in respect of planning application WMCC Ref: 26/60435.

RFI Item No. 1

Further to submissions received from the Westmeath National Roads Office (WNRO) and Transport Infrastructure Ireland (TII), concerns have been raised regarding the potential for the proposed development to impact upon and prejudice the future upgrade of the N55. Accordingly, the applicant is requested to liaise with the WNRO and submit a revised site layout which provides sufficient scope for the future N55 upgrade and omits or repositions any development that may conflict with the Preferred Route Corridor.

RFI Item No. 4

The revised crèche proposal is not considered satisfactory in terms of either siting or architectural treatment. While capacity remains unchanged at 58 childcare spaces, the relocation of the building from the north-western portion of the site has significantly reduced its prominence within the development. Furthermore, the revised design closely replicates the scale, form and appearance of the adjoining semi-detached housing and fails to provide an appropriate architectural identity for a purpose-built childcare facility.

You are requested to submit revised proposals to significantly revise the siting and design of the crèche, including consideration of its relocation to the previously proposed north-western position, as raised at pre-planning stage. The revised building should provide a distinctive, dual-aspect architectural response which positively addresses the main approach road, strengthens the entrance to this phase of the wider large scale residential scheme and contributes to the legibility and character of the overall development.

RFI Item No. 5

The applicant is requested to submit a revised site layout plan providing for an appropriate and direct access connection from the internal road network to the third-party lands located along the eastern boundary of the application site. As currently proposed, the layout would appear to enclose and effectively landlock these lands, thereby unduly constraining their future development potential.

While the proposed controlled access arrangement is noted, it is considered that the development should revert to the approach permitted under the parent permission, whereby adequate frontage and direct access to the internal road network was provided. Revised proposals shall ensure that the future development potential of the adjoining lands is not prejudiced and shall have due regard to the requirements set out under Item No. 2 above.

List of Supporting Drawings

SUPPORTING DRAWINGS

Drawing Number	Produced By	Drawing Name	Revision	Revision Description
2650-HWS-P1-ZZ-D-A-10022_P02	Howells	Site Layout - Proposed	P02	Submitted in Response to RFI
2650-HWS-CR-XX-D-A-20010_P02	Howells	Proposed Creche	P02	Submitted in Response to RFI

1.0 Response to RFI Item No. 1

1.1 Introduction

RFI Item No. 1

Further to submissions received from the Westmeath National Roads Office (WNRO) and Transport Infrastructure Ireland (TII), concerns have been raised regarding the potential for the proposed development to impact upon and prejudice the future upgrade of the N55. Accordingly, the applicant is requested to liaise with the WNRO and submit a revised site layout which provides sufficient scope for the future N55 upgrade and omits or repositions any development that may conflict with the Preferred Route Corridor.

1.2 Proposed RFI Amendment

1.2.1 SUBMITTED SITE LAYOUT

In response to the Further Information Item 1 by WMCC, the Westmeath National Roads Office (WNRO) were contacted to discuss the appropriate action to allow for the future upgrade of the N55. It was concluded from this discussion that the works to the southeast of the site would need to allow for an offset of 5 meters from the inside of the public footpath along the road for these works.

The below plan demonstrates the 5-meter allowance overlayed onto the submitted site layout where the homezone, accessible parking, and communal space sit within this area.



Fig. 01 Extract of submited Phase 1 layout.

1.2.2 PROPOSED RFI AMENDMENT:

The revised site layout (Figure 02), in response to Item no. 1, provides sufficient scope to upgrade the N55 and avoids conflict with the Preferred Route Corridor. This has been achieved by removing a triplex, consisting of 3no. 1 bed apartments, to reduce the footprint of the block and repositioning the apartments further to the west of the site.

Subsequently, the proposed road serving the future development has been relocated towards the eastern boundary, responding to the RFI Item no.5 addressed in Section 3.3 of this document.



Fig. 02 Extract of the proposed amendment to the Phase 1 layout in response to RFI item no. 1.

2.0 Response to RFI Item No. 4

2.1 Introduction

RFI item no.4:

The revised crèche proposal is not considered satisfactory in terms of either siting or architectural treatment. While capacity remains unchanged at 58 childcare spaces, the relocation of the building from the north-western portion of the site has significantly reduced its prominence within the development. Furthermore, the revised design closely replicates the scale, form and appearance of the adjoining semi-detached housing and fails to provide an appropriate architectural identity for a purpose-built childcare facility.

You are requested to submit revised proposals to significantly revise the siting and design of the crèche, including consideration of its relocation to the previously proposed north-western position, as raised at pre-planning stage. The revised building should provide a distinctive, dual-aspect architectural response which positively addresses the main approach road, strengthens the entrance to this phase of the wider large scale residential scheme and contributes to the legibility and character of the overall development.

Response Structure:

The response to item no.4 begins with addressing the location of the creche and is then followed by the response to the creche design.

2.2 Creche Site Layout As Submitted

2.2.1 PROPOSED CRECHE LOCATION

The proposed relocation of the Creche to the northwest of Phase 1 was determined following the removal of the apartment block from the permitted Phase 1 layout, shown in Figure 03. The layout in the permitted scheme locates the creche to the north of the site and the apartment block to the south of it.

The location of the creche in the submitted layout sought to improve its relationship with the public open space to the south, positioning the frontage of the creche opposite the play area across the main spine road. This provided a functional relationship between the childcare facility and amenity space.

The submitted layout omitted the apartment block and replaced with semi-detached and detached houses. This approach intended to create a soft neighbourhood feel upon entering the development, keeping consistent scale and massing with the westersn side of the site.

The below figures are diagrammed to illustrate the kew view points and elevations for the permitted and proposed scheme.

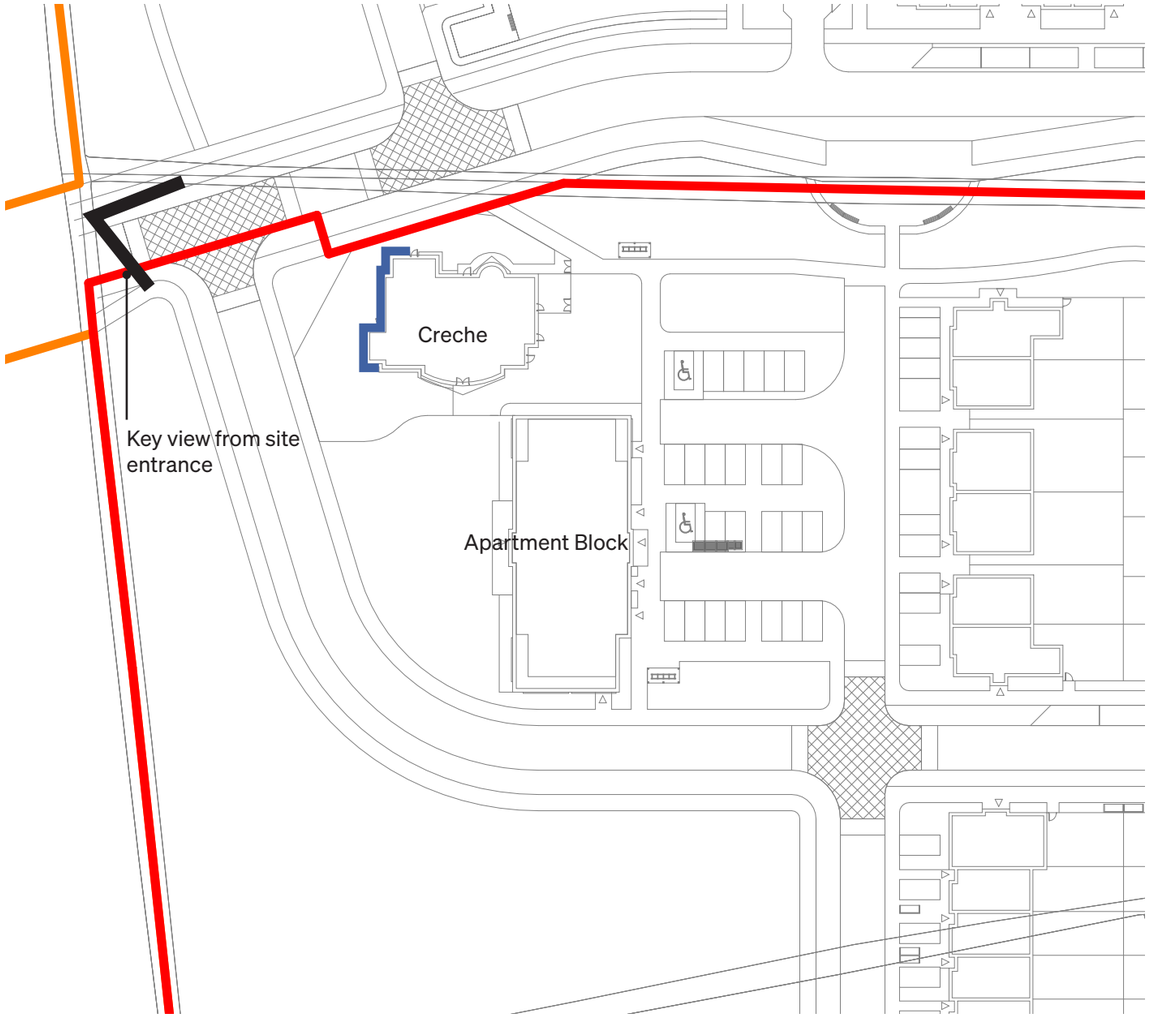


Fig. 03 Extract of permitted Phase 1 layout.



Fig. 04 Extract of submitted Phase 1 layout.

2.3 Proposed RFI Amendment

2.3.1 PROPOSED RFI AMENDMENT:

In response to RFI item no. 4, the creche has been repositioned to the northwest of the site, consistent with the permitted development as recommended by WMCC.

The relocation of the creche maintains the strong urban frontage into the development, reinforcing the importance and prominence of the creche to the wider scheme. In making this revision, the creche sits at a key corner of the development and separated from the neighbouring houses with the outdoor play space and green pockets, creating a strong entry point into the development. This also allows for the creche to be set apart from the neighbouring properties for an identifiable childcare facility, providing a varied and rich urban layout as a continuation of the varied streetscapes of Phase 1.

To relocate the creche, the houses have been moved to the south and follow the geometry of the main spine road. The green pedestrian route from the submitted layout is retained to provide a safe and accessible landscaped route to the green space at the north and west of the site.



Fig. 05 Extract of proposed amendment to the site layout in response to RFI item no. 4.

2.4 Creche Development

2.4.1 CRECHE DESIGN RFI ITEM NO.4:

This section of the document responds to the RFI item no. 4, for the request of a redesign of the creche as described below:

The revised building should provide a distinctive, dual-aspect architectural response which positively addresses the main approach road, strengthens the entrance to this phase of the wider large scale residential scheme and contributes to the legibility and character of the overall development.

2.4.2 DESIGN DEVELOPMENT

In the redesign of the creche, the form and facade features of the building have been kept similar to the house types for a cohesive approach. This ensures that the building style is consistent with the wider development with a similar architectural language.

To create the prominent site entrance, Figures 07 and 08 are examples of important community amenities located on key corner boundaries in Westmeath. The dual aspect frontages are achieved with roof gables, a strong rendered facade, and a material facade features. These elements include bold coloured window sills and block work features.

The proposed creche uses these key elements from the Westmeath precedents. A neutral rendered facade is enhanced with West of Ireland gables, solider course brick window heads, and brick facade to the entrance level.

Supporting drawings:

2650-HWS-CR-XX-D-A-20010_P02 - Proposed Creche



Fig. 07 Pub in Ballykeeran on a key street intersection.



Fig. 08 Pub in Loughnavalley at road intersection.



Fig. 06 Proposed creche approach from the site entrance in response to RFI item no. 4.

2.4.3 PROPOSED AMENDMENT

The proposed creche has been carefully redesigned to create an articulated architectural identity that is distinct from the surrounding residential development. The two-storey layout has been maintained to ensure that the capacity for 58 childcare spaces remains.

The introduction of a stepped massing to the building breaks down the overall scale of the development for a distinct and identifiable form when approached from the site entrance and from the south via the main spine road. This stepped design creates two halves to the building that are connected by a glazed wall, creating a visual break for a contemporary architectural expression.

The brick façade to the entrance at the ground floor provides a visual anchor to the building, highlighting the entrance to the creche for a welcoming frontage. The materiality of the façade combines brick and rendered finishes, differentiating the creche from the surrounding houses, establishing the building as a key community amenity within the development.

These revisions provide the creche with a prominent and recognisable architectural presence, strengthening the arrival route to Phase 1.



Fig. 09 Proposed creche approach from the main spine road at south, in response to RFI item no. 4.

3.0 Response to RFI Item No.5

3.1 Introduction

RFI item no.5:

The applicant is requested to submit a revised site layout plan providing for an appropriate and direct access connection from the internal road network to the third-party lands located along the eastern boundary of the application site. As currently proposed, the layout would appear to enclose and effectively landlock these lands, thereby unduly constraining their future development potential.

While the proposed controlled access arrangement is noted, it is considered that the development should revert to the approach permitted under the parent permission, whereby adequate frontage and direct access to the internal road network was provided. Revised proposals shall ensure that the future development potential of the adjoining lands is not prejudiced and shall have due regard to the requirements set out under v above.

3.2 Design Rationale as Submitted

3.2.1 PERMITTED SITE LAYOUT

The permitted development had allowed for access into the third-party lands from the north, however, as shown in Figure 06, the retained trees would need to be removed to allow for any future access. The sketch demonstrates that the potential layout of this land would result in houses orientated towards rear gardens. This would create an undesirable urban design layout with poor street frontages.

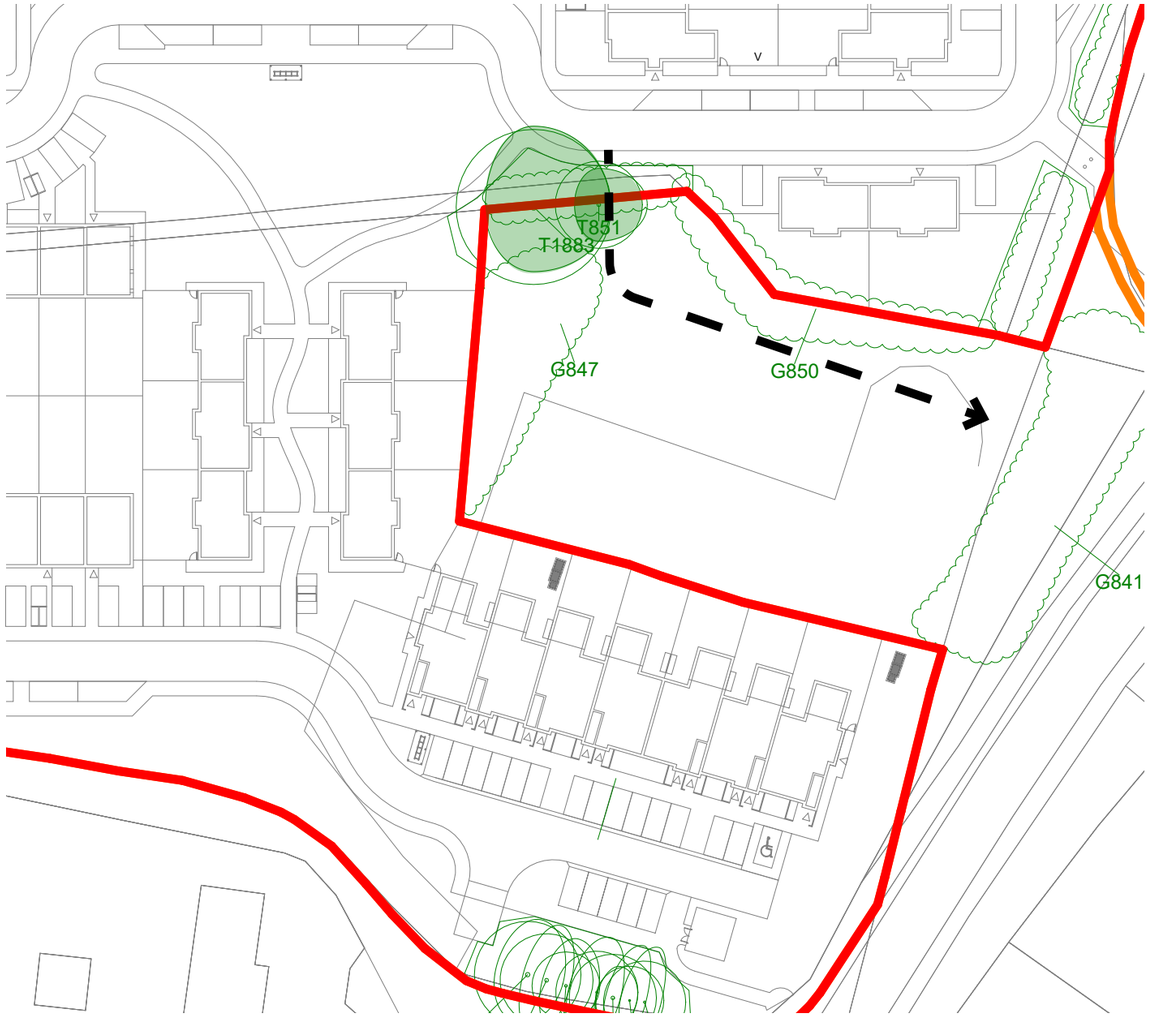


Fig. 10 Annotated extract of the permitted site layout showing retained trees and sketched layout of the third-party land.

3.2.2 SUBMITTED SITE LAYOUT

The submitted layout retained the existing tree north of the third party lands, as shown in the submitted tree protection plan (Drawing no. 220530-P-22-A Tree Protection Plan - Phase 1), with surrounding dwellings positioned out of the RPA. To prevent future removal of the tree, the access road had been positioned to the south of the third-party lands alongside the own door apartments. This allowed for an uninterrupted route towards the neighbouring lands.



Fig. 11 Extract of proposed Phase 1 layout as submitted.

3.3 Proposed FI Amendment

3.3.1 PROPOSED RFI AMENDMENT:

In response to the request for further information item no.5, the revised site layout relocates the road to the third-party lands towards the eastern site boundary to provide an improved access to the third-party lands. This revision is outlined in Section 1.2 of this document in response to RFI item no.1.

The revised access to the neighbouring land provides an active route with landscaped park space and street facing apartments. This creates a welcoming and open entrance to a potential residential development with continuous active frontage and avoiding views to rear gardens. The amended layout achieves a desirable cul-de-sac streetscape consistent with the Phase 1 development.

<u>Supporting drawings:</u>

2650-HWS-P1-ZZ-D-A-10022_P02 - Site Layout - Proposed

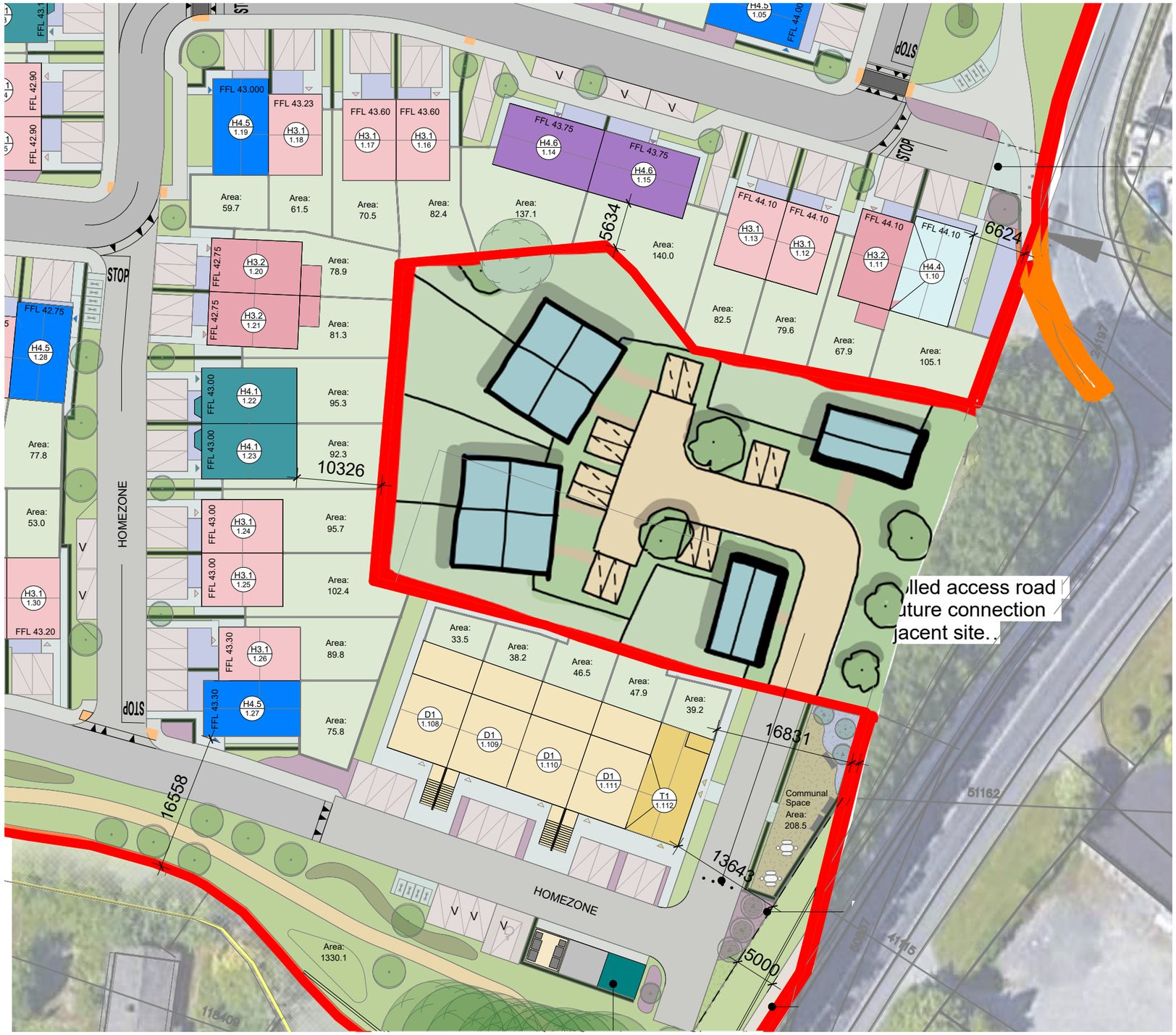


Fig. 12 Extract of proposed Phase 1 amended layout in response to RFI item no. 5, with sketch.

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