

Architect's Report

Proposed Residential Development at Donacarney

Prepared on behalf of
Meath County Council



comhairle chontae na mí
meath county council

Prepared by

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Report Date: 15 November 2021



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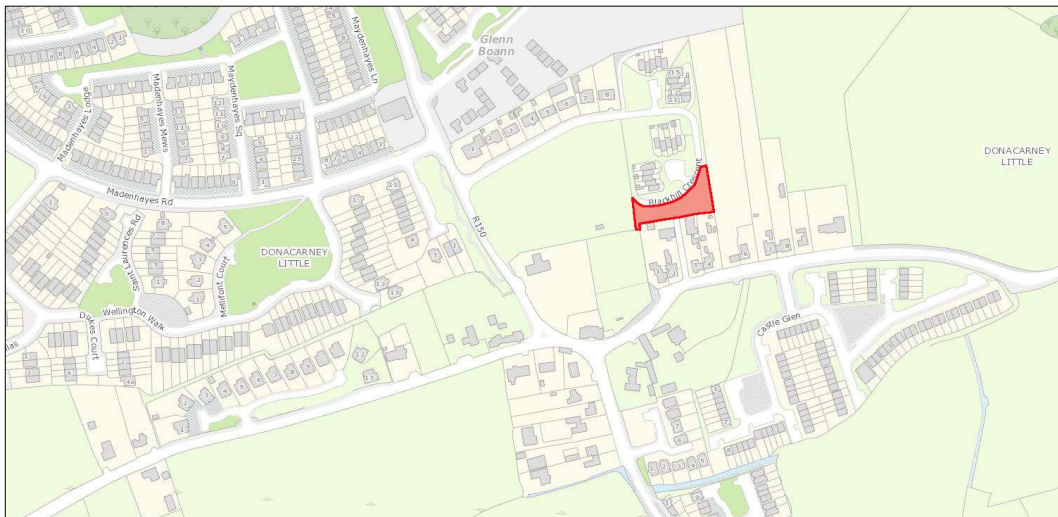
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1.0 Introduction

This report has been prepared by Sheridan Woods on behalf of Meath County Council and relates to a proposed residential development for Meath County Council Housing Department. This report outlines the site context, development policy context, and the proposed development in that context.

2.0 Context

Donacarney is a small village / settlement in East Meath, located close to the border with Co. Louth and east of Drogheda south-eastern suburbs. The village / settlement is positioned between Mornington to the northeast and Bettystown to the southeast. It is centred on a crossroads with a brick National School erected in 1873 and ruins of a smithy, both still existent, also estate cottages still evident located adjacent to the east. The modern development of Donacarney has comprised the construction of suburban housing estates, developed from the 1970s to the present day and includes the recent construction of a new boys and girls national school, Réalt Na Mara located to the south of the settlement and Star of the Sea Catholic Church.



EXTRACT FROM ARCHAEOLOGY.IE VIEW - SITE OUTLINED IN RED

3.0 Site Description

The site comprises 0.1647 acres it is in the townland of Donacarney Little and is located to the rear of the estate cottages accessed from the R150 via Blackhill Crescent, the site also benefits from a pedestrian connection to an access road serving modern bungalows and connecting between 2 & 3 Donacarney Cottages to the L5614 / Garra Road.



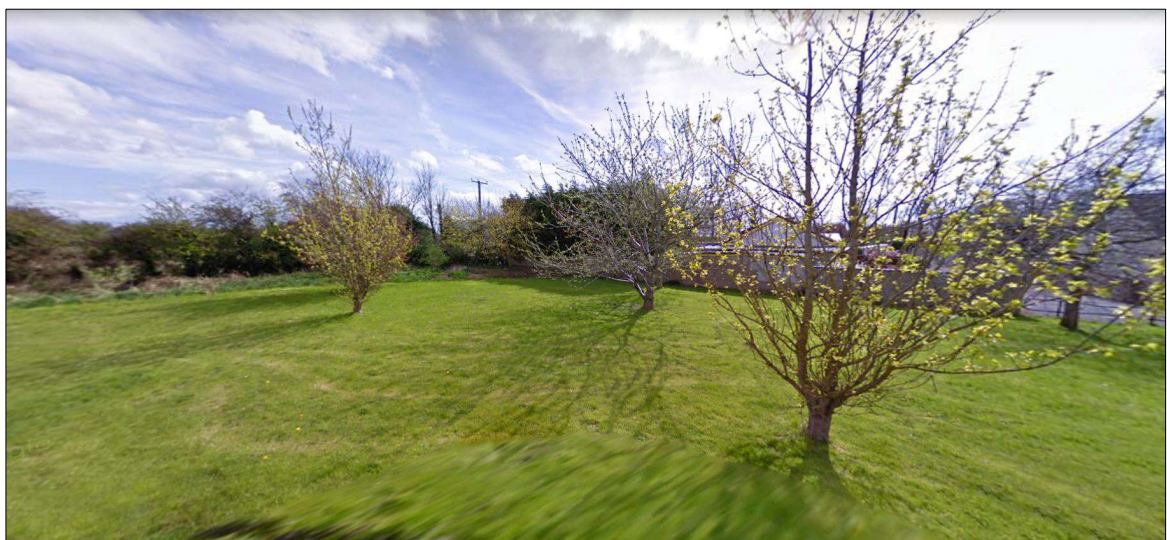
*AERIAL VIEW OF DONACARNEY - SITE OUTLINED IN RED
(IMAGE FROM GOOGLE EARTH)*

The site is bounded to the south by side boundaries of the two modern bungalows facing the access road and to the west by a hedgerow with the adjacent field. The eastern boundary is less well defined with a short informal pedestrian route across the line of a former hedgerow to adjacent open space / playing fields serving Blackhills Crescent, the northern boundary is defined by the access road to Blackhill Crescent serving the car parking bays to No.s 1-10 and continuing as a single carriageway to the rear pedestrian access to No.s 1-5 Blackhill Crescent.

4.0 Site Photos



LOOKING EAST TOWARDS SITE FROM BLACKHILL CRESCENT (IMAGE FROM GOOGLE EARTH)



LOOKING SOUTH TOWARDS SITE FROM BLACKHILL CRESCENT – VIEW 1 (IMAGE FROM GOOGLE EARTH)

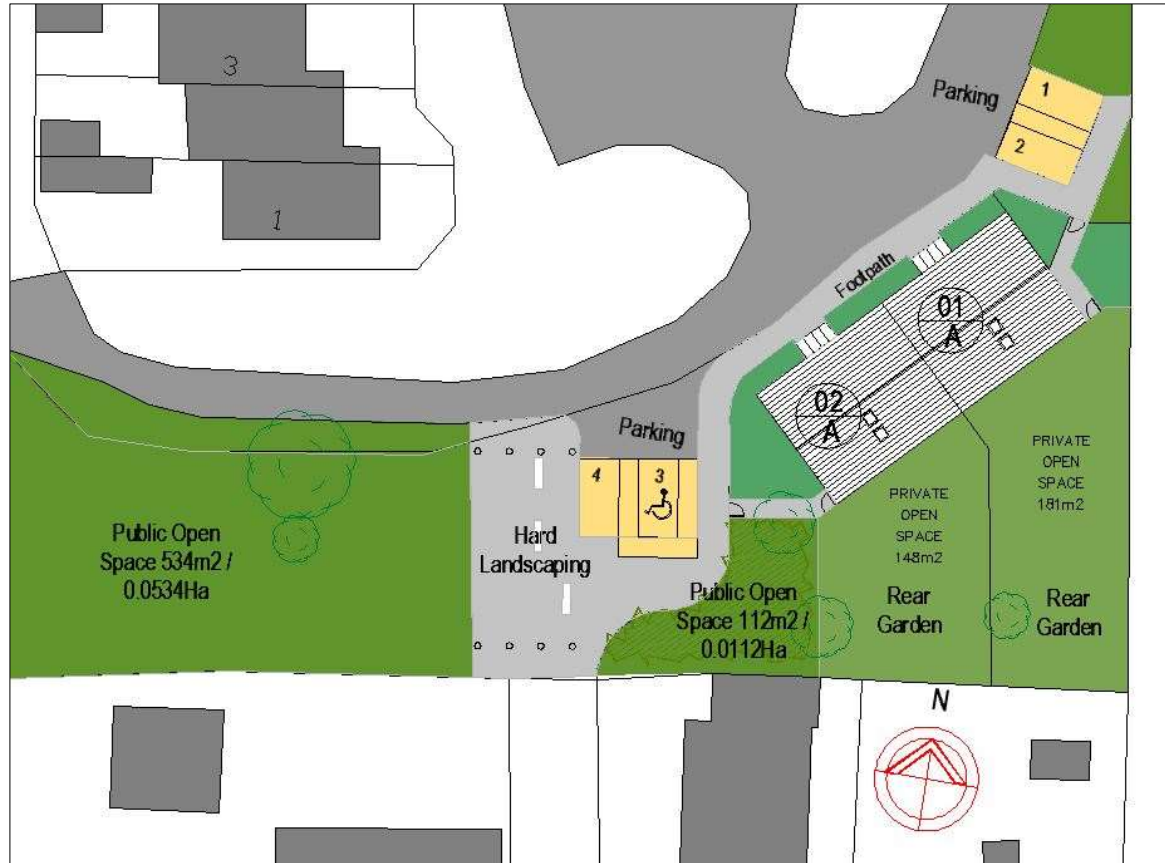


LOOKING SOUTH TOWARDS SITE FROM BLACKHILL CRESCENT – VIEW 2 (IMAGE FROM GOOGLE EARTH)

5.0 Description of Proposed Development

The proposed development consists of 2 no. 2 Bedroom semi-detached bungalows, with 4 no. car parking spaces, the dwellings are located along the existing access road serving Blackhill Crescent opposite the turning circle/ parking bays to No. 1-10 Blackhill Crescent.

Proposed Site Plan



The proposed dwellings face north-west and benefit from a short front and wide side gardens bounded by low walls with metal railings, the rear gardens are bounded by screen walls. The dwellings also benefit from triple aspect, front and rear windows and door along with gable windows overlooking the side garden.

The proposed dwellings will also provide passive surveillance of the existing access road, proposed new parking spaces to the north and west of the dwellings and the pedestrian link to Donacarney Cottages. The existing pedestrian tarmac footpath linking to Donacarney Cottages will be upgraded with a new hard and soft landscaped area with associated street furniture including the provision of public seating.

Signed

Kevin Woods Dip Arch Sc, B. Arch Sc MSc Urban Design FRIAI
SHERIDAN WOODS

15 November 2021

Housing Quality Assessment:

Re: Proposed Residential Development at Donacarney

Date: September 2021

Ref: Assessment of Proposed Development in the context of the *Sustainable Urban Housing: Design Standards for New Housing* (March 2018)

Unit No.	Unit Description	Floor Level	Unit Area Required	Unit Area Achieved	Aspect	Ceiling Height Ground	Ceiling Height First	No. Bedrooms	No. Bedspaces	Double Bedroom Area Required	Double Bedroom Area Achieved (sqm) Bed 1	Double Bedroom Area Achieved (sqm) Bed 2	Single Bedroom Area Required (sqm)	Single Bedroom Area Achieved (sqm)	Aggregate Bedroom Area required (sqm)	Aggregate Bedroom Area Achieved (sqm)	Main Living Room Width Required (sqm)	Main Living Room Width Achieved (sqm)	Kitchen/Living/Dining Area Required (sqm)	Kitchen/Living/Dining Area Achieved (sqm)	Aggregate Storage Area Required (sqm)	Aggregate Storage Area Achieved (sqm)	Garden/Terrace/Balcony Area Required (sqm)	Garden/Terrace/Balcony Area Achieved (sqm)	
	HOUSE TYPE A																								
01	Type A- 2 Bed (4 Person)	-	70	71	N/E/W	2.7	-	2	4	11.4	13.6	11.4	7.1	-	25	25	3.6	3.851	30	29.7	4	4.1	55	181	
02	Type A- 2 Bed (4 Person)	-	70	71	S/E/W	2.7	-	2	4	11.4	13.6	11.4	7.1	-	25	25	3.6	3.851	30	29.7	4	4.1	55	148	