

# Port Road, Killarney, Co. Kerry

## Housing Quality Assessment

Proposed Residential Development at Port Road, Killarney, Co. Kerry



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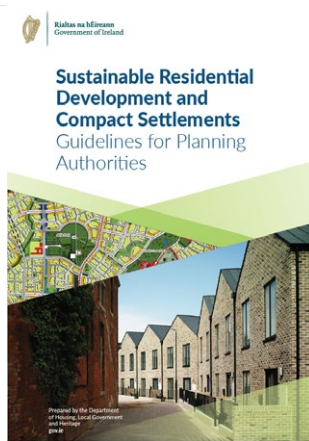
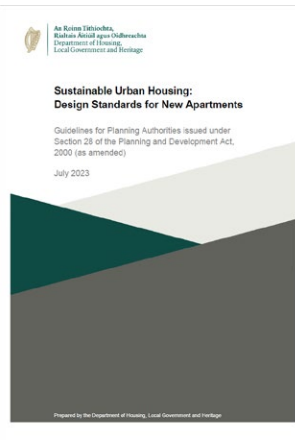
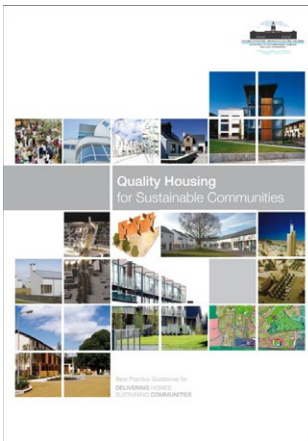
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# 1.0 Project Description and Policy Overview

Deady Gahan Architects have been appointed by Portal Asset Holdings Ltd. to produce this Housing Quality Assessment to accompany the Large Scale Residential Development (LRD) planning application to Kerry County Council for the proposed development of 224 no. residential units, a 46 child crèche and all associate site works at Port Road, Killarney, Co. Kerry.

This report demonstrates the proposed residential houses and apartments against the provisions of:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)
- Kerry County Development Plan 2022-2028
- Sustainable Residential Development and Compact Settlements. Guidelines for Planning Authorities (2024)



Proposed Site Layout

## 2.0 Summary Schedule

SCHEDULE OF ACCOMMODATION			
HOUSING			
UNIT TYPE	AREA	No. of UNITS	
<b>A</b> 4 BED SEMI-DETACHED (7 PERSON)	A1/A1(m)	140.3 m <sup>2</sup> / 1,510 ft <sup>2</sup>	16
	A2/A2(m)	140.3 m <sup>2</sup> / 1,510 ft <sup>2</sup>	12
	A3	141.7 m <sup>2</sup> / 1,525 ft <sup>2</sup>	1
	A4	141.7 m <sup>2</sup> / 1,525 ft <sup>2</sup>	1
	<b>TOTAL</b>		<b>30</b>
<b>B</b> 3 BED SEMI-DETACHED (5 & 6 PERSON)	B1/B1(m) (6 person)	122.0 m <sup>2</sup> / 1,313 ft <sup>2</sup>	5
	B2/B2(m) (5 person)	114.2 m <sup>2</sup> / 1,229 ft <sup>2</sup>	5
	<b>TOTAL</b>		<b>10</b>
<b>C</b> 3 BED TOWNHOUSE (5 PERSON)	C1	108.2 m <sup>2</sup> / 1,165 ft <sup>2</sup>	1
	C2/C2(m)	104.4 m <sup>2</sup> / 1,124 ft <sup>2</sup>	15
	C3/C3(m)	101.6 m <sup>2</sup> / 1,094 ft <sup>2</sup>	12
	<b>TOTAL</b>		<b>28</b>
<b>D</b> 2 BED TOWNHOUSE (4 PERSON)	D1/D1(m)	84.0 m <sup>2</sup> / 904 ft <sup>2</sup>	8
	<b>TOTAL</b>		<b>8</b>
<b>TOTAL NO. OF HOUSES</b>		<b>76 (33.9%)</b>	

DUPLIX / APARTMENTS (OWN DOOR)			
UNIT TYPE	AREA	No. of UNITS	
<b>Block 01</b>	E1 - 2 Bed GF Apt. (3 person)	72.5 m <sup>2</sup> / 780 ft <sup>2</sup>	2
	E2 - 3 Bed Duplex Apt. (5 person)	109.4 m <sup>2</sup> / 1178 ft <sup>2</sup>	2
	E3 - 2 Bed GF Apt. (3 person)	72.3 m <sup>2</sup> / 778 ft <sup>2</sup>	2
	E4 - 3 Bed Duplex Apt. (5 person)	106.2 m <sup>2</sup> / 1143 ft <sup>2</sup>	2
	<b>TOTAL</b>		<b>8</b>
<b>Block 02</b>	F3 - 2 Bed GF Apt. (3 person)	72.5 m <sup>2</sup> / 780 ft <sup>2</sup>	2
	F4 - 3 Bed Duplex Apt. (5 person)	105.7 m <sup>2</sup> / 1138 ft <sup>2</sup>	2
	<b>TOTAL</b>		<b>4</b>
<b>Block 03</b>	G1 - 2 Bed GF Apt. (3 person)	66.0 m <sup>2</sup> / 710.4 ft <sup>2</sup>	4
	G2 - 3 Bed Duplex Apt. (5 person)	98.8 m <sup>2</sup> / 1063 ft <sup>2</sup>	4
	G3 - 1 Bed GF Apt. (2 person)	56.4 m <sup>2</sup> / 607 ft <sup>2</sup>	4
	G4 - 2 Bed Duplex Apt. (4 person)	82.6 m <sup>2</sup> / 889 ft <sup>2</sup>	4
	G5 - 2 Bed GF Apt. (3 person)	66.0 m <sup>2</sup> / 710.4 ft <sup>2</sup>	2
	G6 - 3 Bed Duplex Apt. (5 person)	98.8 m <sup>2</sup> / 1063 ft <sup>2</sup>	2
<b>TOTAL</b>		<b>20</b>	
<b>Block 04</b>	H1 - 1 Bed GF Apt. (2 person)	53.3 m <sup>2</sup> / 574 ft <sup>2</sup>	8
	H2 - 2 Bed Duplex Apt. (4 person)	85.7 m <sup>2</sup> / 922 ft <sup>2</sup>	8
	H3 - 1 Bed GF Apt. (2 person)	53.3 m <sup>2</sup> / 574 ft <sup>2</sup>	2
	H4 - 2 Bed Duplex Apt. (4 person)	85.7 m <sup>2</sup> / 922 ft <sup>2</sup>	2
	<b>TOTAL</b>		<b>20</b>

APARTMENTS (BLOCKS J, K & L)			
<b>1 BED APARTMENTS</b>	(2 PERSON)	49.5 - 54.5 m <sup>2</sup> / 533 - 587 ft <sup>2</sup>	16
<b>2 BED APARTMENTS</b>	(4 PERSON)	74.7 - 82.4 m <sup>2</sup> / 804 - 887 ft <sup>2</sup>	80
<b>TOTAL NO. OF APARTMENTS</b>		<b>148 (66.1%)</b>	
<b>TOTAL NO. OF UNITS</b>		<b>224</b>	
<b>CRÈCHE</b>	<b>GROSS INTERNAL AREA:</b> 334.0 m <sup>2</sup> / 3,595 ft <sup>2</sup>	<b>GROSS AREA:</b> 383.3 m <sup>2</sup> / 4,125 ft <sup>2</sup>	46-child
<b>TOTAL SITE AREA (RED BOUNDARY)</b>		61,945 sq.m.   6,1945 HA   15.3 ACRES	
<b>NET DEVELOPABLE AREA (ORANGE BOUNDARY)</b>		47,500 sq.m.   4,75 HA   11.7 ACRES	
<b>DENSITY OF NET DEVELOPABLE AREA (224 units)</b>		47.1 UNITS/HA (224/4.75 HA)	
<b>USABLE OPEN SPACE</b>		15%	



### 3.0 Housing Quality Assessment - Houses

For the housing element, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Quality Housing for Sustainable Communities (2007)”, the “Kerry County Development Plan 2022-2028”, and the “Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024)”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”.

Please see schedule below showing house typologies proposed within the development against the relative legislation.

The size and depth for private amenity spaces are dictated by the Compact Growth Guidelines issued in 2024, the depth of the gardens are reduced from 11m to 8m and the minimum area requirements are as follows;

- Minimum 30 sq.m. for 2 bed houses
- Minimum 40 sq.m. for 3 bed houses.
- Minimum 50 sq.m. for 4 bed houses.

Table 5.1: Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET GROSS FLOOR AREA (m <sup>2</sup> )	MINIMUM - MAIN LIVING ROOM (m <sup>2</sup> )	AGGREGATE LIVING AREA (m <sup>2</sup> )	AGGREGATE BEDROOM AREA (m <sup>2</sup> )	STORAGE (m <sup>2</sup> )
<b>Family Dwellings - 3 or more persons</b>					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
<b>3 Bed Dwellings</b>					
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
<b>3 Bed Dwellings (Alternative)</b>					
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
<b>3 Bed Dwellings (Alternative 2)</b>					
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
<b>2 Bed Dwellings</b>					
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
<b>2 Bed Dwellings (Alternative)</b>					
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5

Extract from Quality Housing for Sustainable Communities (2007)

SCHEDULE - Houses Typologies - Legislation





## Housing (Semi-Detached & Townhouses)

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
1	A4	4 Bed semi detached	7	110.0	141.7	40.0	59.2	13.0	11.5	11.4	8.0	43.0	43.9	6.0	6.10	Yes	50.0	75.0
2	A1(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	100.5
3	A1	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.0
4	A1(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.0
5	A2	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.0
6	A2(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.0
7	A1	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.0
8	A1(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.0
9	A2	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.0
10	A2(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.0
11	A1	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	79.4
12	A1(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	81.1
13	B1(m)	3 Bed semi detached	6	100.0	122.0	37.0	47.1	13.7	11.6	11.4	/	36.0	36.7	5.0	6.00	Yes	40.0	60.4
14	B2(m)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	10.80	Yes	40.0	71.2
15	B2	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	10.80	Yes	40.0	71.6
16	B1	3 Bed semi detached	6	100.0	122.0	37.0	47.1	13.7	11.6	11.4	/	36.0	36.7	5.0	6.00	Yes	40.0	60.7
17	A1	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.7
18	A1(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.8
19	A2	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.9
20	A2(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.7
21	A2	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.7
22	A2(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.7
23	A1	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	80.7
24	A1(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	78.4
25	B2(m)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	10.80	Yes	40.0	114.2
26	B1(m)	3 Bed semi detached	6	100.0	122.0	37.0	47.1	13.7	11.6	11.4	/	36.0	36.7	5.0	6.00	Yes	40.0	109.7
27	A3	4 Bed semi detached	7	110.0	141.7	40.0	61.0	13.0	11.5	11.4	8.0	43.0	43.9	6.0	6.10	Yes	50.0	65.0
28	A1(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	88.9
29	A2	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	90.0
30	A2(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	89.8
31	A1	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	90.1
32	A1(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	91.1
33	A2	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	91.2
34	A2(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	90.0
35	A1	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	88.5
36	A1(m)	4 Bed semi detached	7	110.0	140.3	40.0	56.5	13.5	11.4	11.4	9.3	43.0	45.6	6.0	6.90	Yes	50.0	89.5
37	C2	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	93.3
38	C3(m)	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	67.5
39	D1	2 bed townhouse	4	80.0	84.0	30.0	31.6	13.5	11.5	/	/	25.0	25.0	4.0	4.00	Yes	30.0	56.5
40	D1(m)	2 bed townhouse	4	80.0	84.0	30.0	31.6	13.5	11.5	/	/	25.0	25.0	4.0	4.00	Yes	30.0	56.5



## Housing (Semi-Detached & Townhouses)

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. AGG. LIVING AREA M <sup>2</sup>	AGG. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. AGG. BED AREA M <sup>2</sup>	AGG. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
41	C3	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	67.5
42	C2(m)	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	92.2
43	C2	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	92.2
44	C3	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	67.6
45	C3(m)	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	67.6
46	C2(m)	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	70.3
47	C2	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	177.0
48	C3	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	69.5
49	C3(m)	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	69.5
50	C2(m)	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	94.6
51	C2	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	94.3
52	D1(m)	2 bed townhouse	4	80.0	84.0	30.0	31.6	13.5	11.5	/	/	25.0	25.0	4.0	4.00	Yes	30.0	57.5
53	D1	2 bed townhouse	4	80.0	84.0	30.0	31.6	13.5	11.5	/	/	25.0	25.0	4.0	4.00	Yes	30.0	57.1
54	D1(m)	2 bed townhouse	4	80.0	84.0	30.0	31.6	13.5	11.5	/	/	25.0	25.0	4.0	4.00	Yes	30.0	57.4
55	D1	2 bed townhouse	4	80.0	84.0	30.0	31.6	13.5	11.5	/	/	25.0	25.0	4.0	4.00	Yes	30.0	58.1
56	C2(m)	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	93.5
57	C2	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	92.6
58	C3	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	68.2
59	C3(m)	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	65.7
60	C1	3 bed townhouse	5	92.0	108.2	34.0	40.6	13.4	13.4	9.4	/	32.0	36.2	5.0	5.80	Yes	40.0	62.9
61	C2	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	71.3
62	D1	2 bed townhouse	4	80.0	84.0	30.0	31.6	13.5	11.5	/	/	25.0	25.0	4.0	4.00	Yes	30.0	57.4
63	D1(m)	2 bed townhouse	4	80.0	84.0	30.0	31.6	13.5	11.5	/	/	25.0	25.0	4.0	4.00	Yes	30.0	57.4
64	C2(m)	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	93.4
65	C2	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	93.4
66	C3	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	68.6
67	C3(m)	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	68.6
68	C2(m)	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	71.6
69	B1	3 Bed semi detached	6	100.0	122.0	37.0	47.1	13.7	11.6	11.4	/	36.0	36.7	5.0	6.00	Yes	40.0	60.3
70	B2	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	10.80	Yes	40.0	72.3
71	C2	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	102.9
72	C3	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	76.0
73	C3(m)	3 bed townhouse	5	92.0	101.6	34.0	34.2	14.5	12.4	7.1	/	32.0	34.0	5.0	5.00	Yes	40.0	76.0
74	C2(m)	3 Bed townhouse	5	92.0	104.4	34.0	34.7	16.0	12.4	7.1	/	32.0	35.5	5.0	5.40	Yes	40.0	102.9
75	B2(m)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	10.80	Yes	40.0	72.3
76	B1(m)	3 Bed semi detached	6	100.0	122.0	37.0	47.1	13.7	11.6	11.4	/	36.0	36.7	5.0	6.00	Yes	40.0	60.3



## 4.0 Housing Quality Assessment - Duplex Units + Ground Floor Apartments

For the duplex units and ground floor apartments, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”.

Please see schedule below showing duplex units and apartment typologies proposed within the development against the relative legislation.

As outlined in the Design Standards for New Apartments (paragraph 3.8), the majority of all apartments shall exceed the minimum floor area standard by a minimum of 10% which the proposed scheme achieves.

All of the duplex units and apartments are either dual or triple-aspect (Design Standards for New Apartments, paragraph 3.17).



Extract from Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)

### Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

\* Figures in brackets refer to 1995 guidelines

\*\* Permissible in limited circumstances

### Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

\* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres

\*\* Note: Combined living/dining/bedspace, also includes circulation

\*\*\* Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

### Minimum bedroom floor areas/widths\*\*\*

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

\* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements

\*\* Note: Combined living/dining/bedspace

### Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

### Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

### Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

SCHEDULE - Duplex Units + Ground Floor Apartments - Legislation



### Duplex Apartment Block 01

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
77	E1	2 bed G.F. apartment	3	63.0	72.5	28.0	29.0	13.2	8.7	/	/	20.1	21.9	5.0	5.40	Yes	6.0	25.5
78	E2	3 bed duplex apartment	5	90.0	109.4	34.0	36.9	14.2	12.7	8.7	/	31.5	35.6	9.0	9.1	Yes	9.0	11.9
79	E3	2 bed G.F. apartment	3	63.0	72.3	28.0	28.0	13.0	8.6	/	/	20.1	21.6	5.0	6.4	Yes	6.0	15.6
80	E4	3 bed duplex apartment	5	90.0	106.2	28.0	34.6	13.5	12.2	7.4	/	31.5	33.1	9.0	11.20	Yes	9.0	20.0
81	E3(m)	2 bed G.F. apartment	3	63.0	72.3	28.0	28.0	13.0	8.6	/	/	20.1	21.6	5.0	6.4	Yes	6.0	15.6
82	E4(m)	3 bed duplex apartment	5	90.0	106.2	28.0	34.6	13.5	12.2	7.4	/	31.5	33.1	9.0	11.20	Yes	9.0	20.0
83	E1(m)	2 bed G.F. apartment	3	63.0	72.5	28.0	29.0	13.2	8.7	/	/	20.1	21.9	5.0	5.40	Yes	6.0	25.5
84	E2(m)	3 bed duplex apartment	5	90.0	109.4	34.0	36.9	14.2	12.7	8.7	/	31.5	35.6	9.0	9.1	Yes	9.0	11.9

### Duplex Apartment Block 02

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
105	F3	2 bed duplex apartment	3	63.0	72.5	28.0	29.5	13.2	8.7	/	/	20.1	21.9	5.0	6.10	Yes	6.0	16.6
106	F4	3 bed duplex apartment	5	90.0	105.7	34.0	38.3	13.8	12.2	7.9	/	31.5	33.9	9.0	9.4	Yes	9.0	16.3
107	F3(m)	2 bed duplex apartment	3	63.0	72.5	28.0	29.5	13.2	8.7	/	/	20.1	21.9	5.0	6.10	Yes	6.0	16.6
108	F4(m)	3 bed duplex apartment	5	90.0	105.7	34.0	38.3	13.8	12.2	7.9	/	31.5	33.9	9.0	9.4	Yes	9.0	16.3

## Duplex Apartment Block 03

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
85	G5	2 bed duplex apartment	3	63.0	66.0	28.0	29.5	13.2	10.0	/	/	20.1	23.2	5.0	8.3	Yes	6.0	25.5
86	G6	3 bed duplex apartment	5	90.0	98.8	34.0	34.7	13.2	11.4	7.5	/	31.5	32.1	9.0	9.3	Yes	9.0	13.6
87	G1(m)	2 bed duplex apartment	3	63.0	66.0	28.0	29.5	13.2	10.0	/	/	20.1	23.2	5.0	8.3	Yes	6.0	16.9
88	G2(m)	3 bed duplex apartment	5	90.0	98.8	34.0	34.7	13.2	11.4	7.5	/	31.5	32.1	9.0	9.30	Yes	9.0	13.6
89	G1	2 bed duplex apartment	3	63.0	66.0	28.0	29.5	13.2	10.0	/	/	20.1	23.2	5.0	8.3	Yes	6.0	16.9
90	G2	3 bed duplex apartment	5	90.0	98.8	34.0	34.7	13.2	11.4	7.5	/	31.5	32.1	9.0	9.30	Yes	9.0	13.6
91	G3(m)	1 bed duplex apartment	2	45.0	56.4	23.0	28.4	14.0	/	/	/	11.4	14.0	3.0	8.0	Yes	5.0	14.2
92	G4(m)	2 bed duplex apartment	4	73.0	82.6	30.0	30.1	13.6	11.4	/	/	24.4	25.0	6.0	6.30	Yes	7.0	12.5
93	G3	1 bed duplex apartment	2	45.0	56.4	23.0	28.4	14.0	/	/	/	11.4	14.0	3.0	8.0	Yes	5.0	14.2
94	G4	2 bed duplex apartment	4	73.0	82.6	30.0	30.1	13.6	11.4	/	/	24.4	25.0	6.0	6.30	Yes	7.0	12.5
95	G3(m)	1 bed duplex apartment	2	45.0	56.4	23.0	28.4	14.0	/	/	/	11.4	14.0	3.0	8.0	Yes	5.0	14.2
96	G4(m)	2 bed duplex apartment	4	73.0	82.6	30.0	30.1	13.6	11.4	/	/	24.4	25.0	6.0	6.30	Yes	7.0	12.5
97	G3	1 bed duplex apartment	2	45.0	56.4	23.0	28.4	14.0	/	/	/	11.4	14.0	3.0	8.0	Yes	5.0	14.2
98	G4	2 bed duplex apartment	4	73.0	82.6	30.0	30.1	13.6	11.4	/	/	24.4	25.0	6.0	6.30	Yes	7.0	12.5
99	G1(m)	2 bed duplex apartment	3	63.0	66.0	28.0	29.5	13.2	10.0	/	/	20.1	23.2	5.0	8.3	Yes	6.0	16.9
100	G2(m)	3 bed duplex apartment	5	90.0	98.8	34.0	34.7	13.2	11.4	7.5	/	31.5	32.1	9.0	9.30	Yes	9.0	13.6
101	G1	2 bed duplex apartment	3	63.0	66.0	28.0	29.5	13.2	10.0	/	/	20.1	23.2	5.0	8.3	Yes	6.0	16.9
102	G2	3 bed duplex apartment	5	90.0	98.8	34.0	34.7	13.2	11.4	7.5	/	31.5	32.1	9.0	9.30	Yes	9.0	13.6
103	G5(m)	2 bed duplex apartment	3	63.0	66.0	28.0	29.5	13.2	10.0	/	/	20.1	23.2	5.0	8.3	Yes	6.0	25.5
104	G6(m)	3 bed duplex apartment	5	90.0	98.8	34.0	34.7	13.2	11.4	7.5	/	31.5	32.1	9.0	9.3	Yes	9.0	13.6

## Duplex Apartment Block 04

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
109	H3(m)	1 bed duplex apartment	2	45.0	53.3	23.0	25.7	13.2	/	/	/	11.4	13.2	3.0	3.90	Yes	5.0	6.1
110	H4(m)	2 bed duplex apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.2	Yes	7.0	8.2
111	H1(m)	1 bed duplex apartment	2	45.0	53.3	23.0	25.7	13.2	/	/	/	11.4	13.2	3.0	3.90	Yes	5.0	6.2
112	H2(m)	2 bed duplex apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.2	Yes	7.0	8.2
113	H1	1 bed duplex apartment	2	45.0	53.3	23.0	25.7	13.2	/	/	/	11.4	13.2	3.0	3.90	Yes	5.0	6.2
114	H2	2 bed duplex apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.2	Yes	7.0	8.2
115	H1(m)	1 bed duplex apartment	2	45.0	53.3	23.0	25.7	13.2	/	/	/	11.4	13.2	3.0	3.90	Yes	5.0	6.2
116	H2(m)	2 bed duplex apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.2	Yes	7.0	8.2
117	H1	1 bed duplex apartment	2	45.0	53.3	23.0	25.7	13.2	/	/	/	11.4	13.2	3.0	3.90	Yes	5.0	6.2
118	H2	2 bed duplex apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.2	Yes	7.0	8.2
119	H1(m)	1 bed duplex apartment	2	45.0	53.3	23.0	25.7	13.2	/	/	/	11.4	13.2	3.0	3.90	Yes	5.0	6.2
120	H2(m)	2 bed duplex apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.2	Yes	7.0	8.2
121	H1	1 bed duplex apartment	2	45.0	53.3	23.0	25.7	13.2	/	/	/	11.4	13.2	3.0	3.90	Yes	5.0	6.2
122	H2	2 bed duplex apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.2	Yes	7.0	8.2
123	H1(m)	1 bed duplex apartment	2	45.0	53.3	23.0	25.7	13.2	/	/	/	11.4	13.2	3.0	3.90	Yes	5.0	6.2
124	H2(m)	2 bed duplex apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.2	Yes	7.0	8.2
125	H1	1 bed duplex apartment	2	45.0	53.3	23.0	25.7	13.2	/	/	/	11.4	13.2	3.0	3.90	Yes	5.0	6.2
126	H2	2 bed duplex apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.2	Yes	7.0	8.2
127	H3	1 bed duplex apartment	2	45.0	53.3	23.0	25.7	13.2	/	/	/	11.4	13.2	3.0	3.90	Yes	5.0	6.1
128	H4	2 bed duplex apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.2	Yes	7.0	8.2



## 5.0 Housing Quality Assessment - Apartment Blocks

For the apartments (96no in Blocks J, K and L), this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “*Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)*”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”.

Please see schedule below showing apartment units typologies proposed within the development against the relative legislation.

The floor to ceiling height is kept at 2.7m as outlined in the Design Standards for New Apartments (paragraph 3.22).

As outlined in the Design Standards for New Apartments (paragraph 3.8), the majority of all apartments shall exceed the minimum floor area standard by a minimum of 10%: 52 of the 96 (54%) proposed units exceed the minimum standards by 10%, meeting this requirement.

The majority of the apartments are dual-aspect (52no of the 96no - 54%) with the single aspect units located in different areas around the Blocks overlooking the central urban plaza and the surrounding environment. (Design Standards for New Apartments, paragraph 3.17).



Extract from Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)

### Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

\* Figures in brackets refer to 1995 guidelines

\*\* Permissible in limited circumstances

### Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

\* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres

\*\* Note: Combined living/dining/bedspace, also includes circulation

\*\*\* Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

### Minimum bedroom floor areas/widths\*\*\*

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

\* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements

\*\* Note: Combined living/dining/bedspace

### Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

### Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

### Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

SCHEDULE - Apartment Blocks - Legislation



## Apartment Block (Block J)

Unit No.	Apt No.	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
<b>GROUND FLOOR</b>																		
129	1	2 bed apartment	4	73.0	80.3	30.0	31.8	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	7.0
130	2	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	Yes	7.0	9.1
131	3	2 bed apartment	4	73.0	74.7	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.3	Yes	7.0	9.1
132	4	2 bed apartment	4	73.0	74.9	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.50	No	7.0	8.4
133	5	2 bed apartment	4	73.0	74.9	30.0	30.2	13.0	11.4	/	/	24.4	24.4	6.0	6.30	No	7.0	7.2
134	6	2 bed apartment	4	73.0	80.3	30.0	30.5	14.2	11.6	/	/	24.4	25.8	6.0	7.50	Yes	7.0	8.1
135	7	2 bed apartment	4	73.0	81.0	30.0	30.0	13.4	11.5	/	/	24.4	24.9	6.0	8.8	Yes	7.0	7.9
136	8	2 bed apartment	4	73.0	80.3	30.0	33.2	13.8	12.1	/	/	24.4	25.9	6.0	6.0	No	7.0	7.2
<b>FIRST FLOOR</b>																		
137	9	2 bed apartment	4	73.0	80.3	30.0	31.8	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	7.0
138	10	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	Yes	7.0	9.1
139	11	2 bed apartment	4	73.0	74.7	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.3	Yes	7.0	9.1
140	12	2 bed apartment	4	73.0	74.9	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.50	No	7.0	8.4
141	13	2 bed apartment	4	73.0	74.9	30.0	30.2	13.0	11.4	/	/	24.4	24.4	6.0	6.30	No	7.0	7.2
142	14	2 bed apartment	4	73.0	80.3	30.0	30.5	14.2	11.6	/	/	24.4	25.8	6.0	7.50	Yes	7.0	8.1
143	15	2 bed apartment	4	73.0	81.0	30.0	30.0	13.4	11.5	/	/	24.4	24.9	6.0	8.8	Yes	7.0	7.9
144	16	2 bed apartment	4	73.0	80.3	30.0	33.2	13.8	12.1	/	/	24.4	25.9	6.0	6.0	No	7.0	7.2
<b>SECOND FLOOR</b>																		
145	17	2 bed apartment	4	73.0	80.3	30.0	31.8	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	7.0
146	18	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	Yes	7.0	9.1
147	19	2 bed apartment	4	73.0	74.7	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.3	Yes	7.0	9.1
148	20	2 bed apartment	4	73.0	74.9	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.50	No	7.0	8.4
149	21	2 bed apartment	4	73.0	74.9	30.0	30.2	13.0	11.4	/	/	24.4	24.4	6.0	6.30	No	7.0	7.2
150	22	2 bed apartment	4	73.0	80.3	30.0	30.5	14.2	11.6	/	/	24.4	25.8	6.0	7.50	Yes	7.0	8.1
151	23	2 bed apartment	4	73.0	81.0	30.0	30.0	13.4	11.5	/	/	24.4	24.9	6.0	8.8	Yes	7.0	7.9
152	24	2 bed apartment	4	73.0	80.3	30.0	33.2	13.8	12.1	/	/	24.4	25.9	6.0	6.0	No	7.0	7.2
<b>THIRD FLOOR</b>																		
153	25	2 bed apartment	4	73.0	80.3	30.0	31.8	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	7.0
154	26	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	Yes	7.0	9.1
155	27	2 bed apartment	4	73.0	74.7	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.3	Yes	7.0	9.1
156	28	2 bed apartment	4	73.0	74.9	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.50	No	7.0	8.4
157	29	2 bed apartment	4	73.0	74.9	30.0	30.2	13.0	11.4	/	/	24.4	24.4	6.0	6.30	No	7.0	7.2
158	30	2 bed apartment	4	73.0	80.3	30.0	30.5	14.2	11.6	/	/	24.4	25.8	6.0	7.50	Yes	7.0	8.1
159	31	2 bed apartment	4	73.0	81.0	30.0	30.0	13.4	11.5	/	/	24.4	24.9	6.0	8.8	Yes	7.0	7.9
160	32	2 bed apartment	4	73.0	80.3	30.0	33.2	13.8	12.1	/	/	24.4	25.9	6.0	6.0	No	7.0	7.2

## Apartment Block (Block K)

Unit No.	Apt No.	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
<b>GROUND FLOOR</b>																		
161	33	1 bed apartment	2	45.0	52.1	23.0	27.0	12.1	/	/	/	11.4	12.1	3.0	3.00	No	5.0	8.7
162	34	2 bed apartment	4	73.0	80.3	30.0	32.2	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	7.0
163	35	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	9.1
164	36	1 bed apartment	2	45.0	49.5	23.0	23.7	12.3	/	/	/	11.4	12.3	3.0	3.50	No	5.0	7.0
165	37	1 bed apartment	2	45.0	54.5	23.0	23.6	16.3	/	/	/	11.4	16.3	3.0	3.60	No	5.0	7.8
166	38	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	Yes	7.0	9.1
167	39	2 bed apartment	4	73.0	80.3	30.0	32.2	13.4	11.5	/	/	24.4	24.9	6.0	6.3	Yes	7.0	7.0
168	40	1 bed apartment	2	45.0	49.5	23.0	23.7	12.3	/	/	/	11.4	12.3	3.0	3.5	No	5.0	6.6
<b>FIRST FLOOR</b>																		
169	41	1 bed apartment	2	45.0	52.1	23.0	27.0	12.1	/	/	/	11.4	12.1	3.0	3.00	No	5.0	8.7
170	42	2 bed apartment	4	73.0	80.3	30.0	32.2	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	7.0
171	43	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	9.1
172	44	1 bed apartment	2	45.0	49.5	23.0	23.7	12.3	/	/	/	11.4	12.3	3.0	3.50	No	5.0	7.0
173	45	1 bed apartment	2	45.0	54.5	23.0	23.6	16.3	/	/	/	11.4	16.3	3.0	3.60	No	5.0	7.8
174	46	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	Yes	7.0	9.1
175	47	2 bed apartment	4	73.0	80.3	30.0	32.2	13.4	11.5	/	/	24.4	24.9	6.0	6.3	Yes	7.0	7.0
176	48	1 bed apartment	2	45.0	49.5	23.0	23.7	12.3	/	/	/	11.4	12.3	3.0	3.5	No	5.0	6.6
<b>SECOND FLOOR</b>																		
177	49	1 bed apartment	2	45.0	52.1	23.0	27.0	12.1	/	/	/	11.4	12.1	3.0	3.00	No	5.0	8.7
178	50	2 bed apartment	4	73.0	80.3	30.0	32.2	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	7.0
179	51	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	9.1
180	52	1 bed apartment	2	45.0	49.5	23.0	23.7	12.3	/	/	/	11.4	12.3	3.0	3.50	No	5.0	7.0
181	53	1 bed apartment	2	45.0	54.5	23.0	23.6	16.3	/	/	/	11.4	16.3	3.0	3.60	No	5.0	7.8
182	54	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	Yes	7.0	9.1
183	55	2 bed apartment	4	73.0	80.3	30.0	32.2	13.4	11.5	/	/	24.4	24.9	6.0	6.3	Yes	7.0	7.0
184	56	1 bed apartment	2	45.0	49.5	23.0	23.7	12.3	/	/	/	11.4	12.3	3.0	3.5	No	5.0	6.6
<b>THIRD FLOOR</b>																		
185	57	1 bed apartment	2	45.0	52.1	23.0	27.0	12.1	/	/	/	11.4	12.1	3.0	3.00	No	5.0	8.7
186	58	2 bed apartment	4	73.0	80.3	30.0	32.2	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	7.0
187	59	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	9.1
188	60	1 bed apartment	2	45.0	49.5	23.0	23.7	12.3	/	/	/	11.4	12.3	3.0	3.50	No	5.0	7.0
189	61	1 bed apartment	2	45.0	54.5	23.0	23.6	16.3	/	/	/	11.4	16.3	3.0	3.60	No	5.0	7.8
190	62	2 bed apartment	4	73.0	75.4	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	Yes	7.0	9.1
191	63	2 bed apartment	4	73.0	80.3	30.0	32.2	13.4	11.5	/	/	24.4	24.9	6.0	6.3	Yes	7.0	7.0
192	64	1 bed apartment	2	45.0	49.5	23.0	23.7	12.3	/	/	/	11.4	12.3	3.0	3.5	No	5.0	6.6



## Apartment Block (Block L)

Unit No.	Apt No.	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
<b>GROUND FLOOR</b>																		
193	65	2 bed apartment	4	73.0	76.1	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	No	7.0	8.7
194	66	2 bed apartment	4	73.0	82.4	30.0	30.0	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	10.2
195	67	2 bed apartment	4	73.0	76.9	30.0	30.0	13.1	11.6	/	/	24.4	24.7	6.0	6.2	Yes	7.0	7.0
196	68	2 bed apartment	4	73.0	76.0	30.0	30.1	13.1	11.6	/	/	24.4	24.7	6.0	6.60	No	7.0	8.7
197	69	2 bed apartment	4	73.0	76.9	30.0	30.0	13.1	11.5	/	/	24.4	24.6	6.0	6.20	No	7.0	8.6
198	70	2 bed apartment	4	73.0	80.3	30.0	31.4	13.3	11.7	/	/	24.4	25.0	6.0	7.40	Yes	7.0	7.0
199	71	2 bed apartment	4	73.0	80.8	30.0	32.1	13.4	11.7	/	/	24.4	25.1	6.0	6.3	Yes	7.0	7.0
200	72	2 bed apartment	4	73.0	75.8	30.0	30.0	13.1	11.6	/	/	24.4	24.7	6.0	6.6	No	7.0	8.6
<b>FIRST FLOOR</b>																		
201	73	2 bed apartment	4	73.0	76.1	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	No	7.0	8.7
202	74	2 bed apartment	4	73.0	82.4	30.0	30.0	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	10.2
203	75	2 bed apartment	4	73.0	76.9	30.0	30.0	13.1	11.6	/	/	24.4	24.7	6.0	6.2	Yes	7.0	7.0
204	76	2 bed apartment	4	73.0	76.0	30.0	30.1	13.1	11.6	/	/	24.4	24.7	6.0	6.60	No	7.0	8.7
205	77	2 bed apartment	4	73.0	76.9	30.0	30.0	13.1	11.5	/	/	24.4	24.6	6.0	6.20	No	7.0	8.6
206	78	2 bed apartment	4	73.0	80.3	30.0	31.4	13.3	11.7	/	/	24.4	25.0	6.0	7.40	Yes	7.0	7.0
207	79	2 bed apartment	4	73.0	80.8	30.0	32.1	13.4	11.7	/	/	24.4	25.1	6.0	6.3	Yes	7.0	7.0
208	80	2 bed apartment	4	73.0	75.8	30.0	30.0	13.1	11.6	/	/	24.4	24.7	6.0	6.6	No	7.0	8.6
<b>SECOND FLOOR</b>																		
209	81	2 bed apartment	4	73.0	76.1	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	No	7.0	8.7
210	82	2 bed apartment	4	73.0	82.4	30.0	30.0	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	10.2
211	83	2 bed apartment	4	73.0	76.9	30.0	30.0	13.1	11.6	/	/	24.4	24.7	6.0	6.2	Yes	7.0	7.0
212	84	2 bed apartment	4	73.0	76.0	30.0	30.1	13.1	11.6	/	/	24.4	24.7	6.0	6.60	No	7.0	8.7
213	85	2 bed apartment	4	73.0	76.9	30.0	30.0	13.1	11.5	/	/	24.4	24.6	6.0	6.20	No	7.0	8.6
214	86	2 bed apartment	4	73.0	80.3	30.0	31.4	13.3	11.7	/	/	24.4	25.0	6.0	7.40	Yes	7.0	7.0
215	86	2 bed apartment	4	73.0	80.8	30.0	32.1	13.4	11.7	/	/	24.4	25.1	6.0	6.3	Yes	7.0	7.0
216	88	2 bed apartment	4	73.0	75.8	30.0	30.0	13.1	11.6	/	/	24.4	24.7	6.0	6.6	No	7.0	8.6
<b>THIRD FLOOR</b>																		
217	89	2 bed apartment	4	73.0	76.1	30.0	30.0	13.0	11.4	/	/	24.4	24.4	6.0	6.00	No	7.0	8.7
218	90	2 bed apartment	4	73.0	82.4	30.0	30.0	13.4	11.5	/	/	24.4	24.9	6.0	6.30	Yes	7.0	10.2
219	91	2 bed apartment	4	73.0	76.9	30.0	30.0	13.1	11.6	/	/	24.4	24.7	6.0	6.2	Yes	7.0	7.0
220	92	2 bed apartment	4	73.0	76.0	30.0	30.1	13.1	11.6	/	/	24.4	24.7	6.0	6.60	No	7.0	8.7
221	93	2 bed apartment	4	73.0	76.9	30.0	30.0	13.1	11.5	/	/	24.4	24.6	6.0	6.20	No	7.0	8.6
222	94	2 bed apartment	4	73.0	80.3	30.0	31.4	13.3	11.7	/	/	24.4	25.0	6.0	7.40	Yes	7.0	7.0
223	95	2 bed apartment	4	73.0	80.8	30.0	32.1	13.4	11.7	/	/	24.4	25.1	6.0	6.3	Yes	7.0	7.0
224	96	2 bed apartment	4	73.0	75.8	30.0	30.0	13.1	11.6	/	/	24.4	24.7	6.0	6.6	No	7.0	8.6



## 6.0 Car and Motorbike Parking

VEHICLE PARKING SPACES IN AREA A - RESIDENTIAL (HOUSING)			
Unit Types	No. of Units	Parking x Units	Total Parking
4 bed semi-detached	30no.	2no. Parking spaces per unit	60no.
3 bed semi-detached	10no.	2no. Parking spaces per unit	20no.
3 bed townhouse	28no.	2no. Parking spaces per unit	56no.
2 bed townhouse	8no.	1no. Parking space per unit	8no.
<b>TOTAL NUMBER OF PRIVATE PARKING SPACES</b>			<b>144no.</b>
Visitors Parking			8no.
<b>TOTAL NUMBER OF PARKING SPACES</b>			<b>152no.</b>

VEHICLE PARKING SPACES IN AREA B - RESIDENTIAL (APARTMENTS/DUPLEX UNITS)			
Unit Types	No. of Units	Parking x Units	Total Parking
3 bed duplex apartment	12no.	1no. Parking space per unit	12no.
2 bed GF apartment	12no.	1no. Parking space per unit	12no.
2 bed duplex apartment	12no.	1no. Parking space per unit	12no.
1 bed GF apartment	12no.	1no. Parking space per unit	12no.
<b>TOTAL NUMBER OF PRIVATE PARKING SPACES</b>			<b>52no.</b>
EV Parking			10no.
Disabled Parking			1no.
<b>TOTAL NUMBER OF PARKING SPACES</b>			<b>63no.</b>







VEHICLE PARKING SPACES IN AREA C - RESIDENTIAL (STEP DOWN APARTMENTS)			
Unit Types	No. of Units	Parking x Units	Total Parking
2 bed apartment	80no.	0.8no. Parking spaces per unit	64no.
1 bed apartment	16no.	0.8no. Parking spaces per unit	12no.
<b>TOTAL NUMBER OF PRIVATE PARKING SPACES</b>			<b>76no.</b>
EV Parking			16no.
Disabled Parking			5no.
<b>TOTAL NUMBER OF PARKING SPACES</b>			<b>97no.</b>

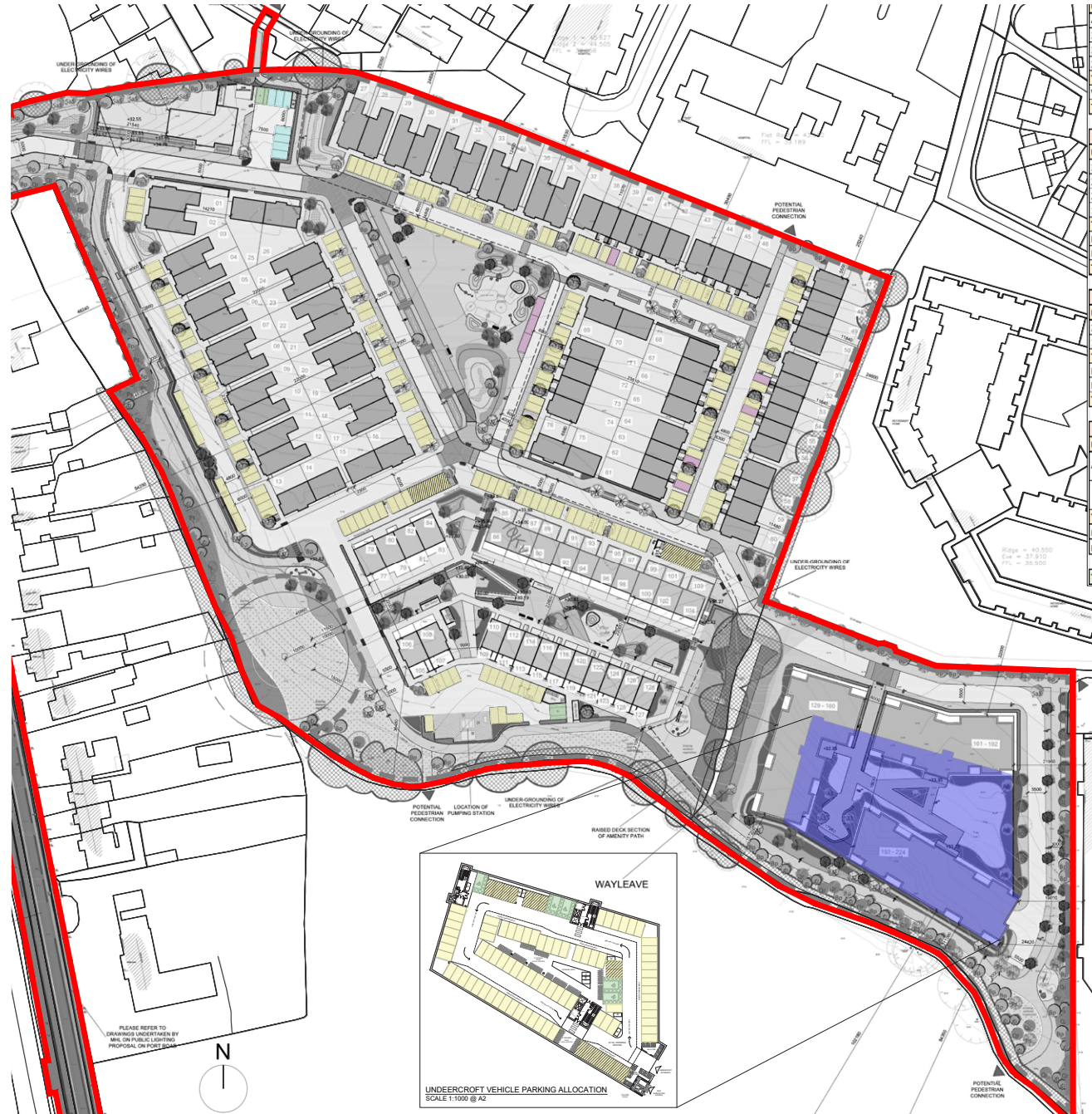
VEHICLE PARKING SPACES IN AREA D - 46 CHILD CRÉCHE			
Unit Types	Users	Parking Allocation	Total Parking
46no. Crèche	staff	1no. Parking space per 3no. Staff members	4no.
	visitors	1no. Parking space per 10no. Children plus	4no.
<b>TOTAL NUMBER OF PARKING SPACES</b>			<b>8no.</b>

N.B. There are a total of 26 E.V. parking spaces indicated throughout the site which are not allocated parking spaces

N.B. There are 5no. Motorcycle parking spaces in the apartment basement car park and 1no. in the creche car park

<b>TOTAL NUMBER OF CAR PARKING SPACES (ENTIRE SITE)</b>	<b>320no.</b>
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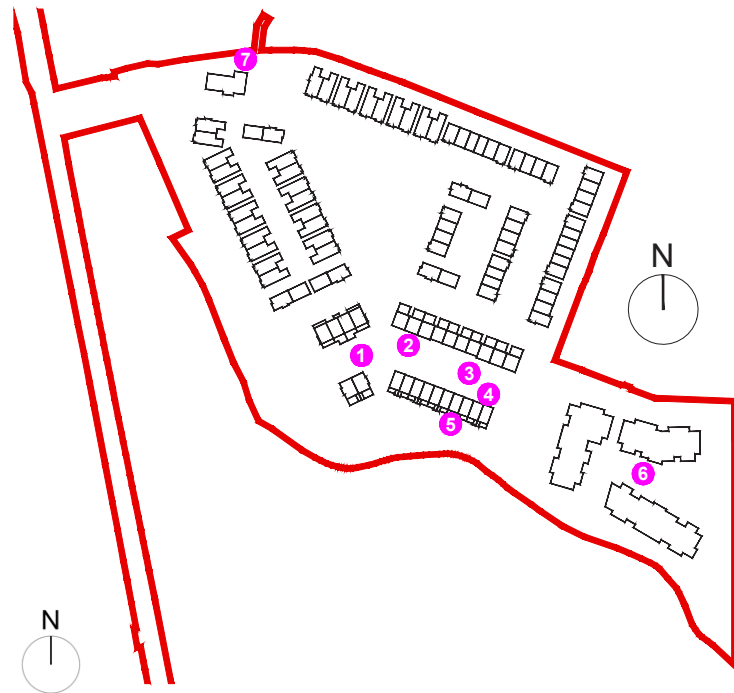
Proposed Vehicle Parking Location	
	Standard Parking Spaces
	Visitors Parking Spaces
	Disabled Parking Spaces
	Creche Parking Spaces
	Apartment Blocks Undercroft Parking
	EV Parking Spaces





## 6.0 Bike Parking

<b>BIKE PARKING SCHEDULE</b>	
<p><b>GF Apartments &amp; Upper Duplex Apartments</b>                      (14no. 1 beds, 26no. 2 beds &amp; 12no. 3 beds within Blocks 1/2/3/4) - 77no. bike spaces required</p> <p><i>*Ground Floor Apartments that have direct access to their allocated private amenity space can utilise this for bike storage</i></p> <ul style="list-style-type: none"> <li>1 20no. spaces (Covered)</li> <li>2 20no. spaces (Covered)</li> <li>3 20no. spaces (Covered)</li> <li>4 20no. spaces (Covered)</li> <li>5 20no. spaces (Covered)</li> </ul> <p>Total = 100no. spaces</p> <p><i>**Exceeds standards set out in the Design Standards for New Apartments document (2023)</i></p>	
<p><b>Apartments (Blocks J, K &amp; L)</b>                      (80no. 2 bed apts. &amp; 16no. 1 bed apts.)                      -224no. bike spaces required</p> <ul style="list-style-type: none"> <li>6 230no. spaces (Covered)</li> </ul> <p>Total = 230no. spaces</p> <p><i>**Exceeds standards set out in the Design Standards for New Apartments document (2023)</i></p>	
<p><b>Creche</b></p> <ul style="list-style-type: none"> <li>7 20no. spaces (Covered)</li> </ul>	
<p><b>TOTAL BIKE PARKING PROVIDED = 350no.</b></p>	



## 7.0 Waste Management

The use of refuse bin stores will be minimised where possible.

In stock housing situated around the site, access to a rear-garden via a side-gate will allow for no specific refuse bin storage needed in the majority of cases. Regarding the mid-terrace units, they will have small private bins storage areas beside the entrance door and hidden by a low wall.

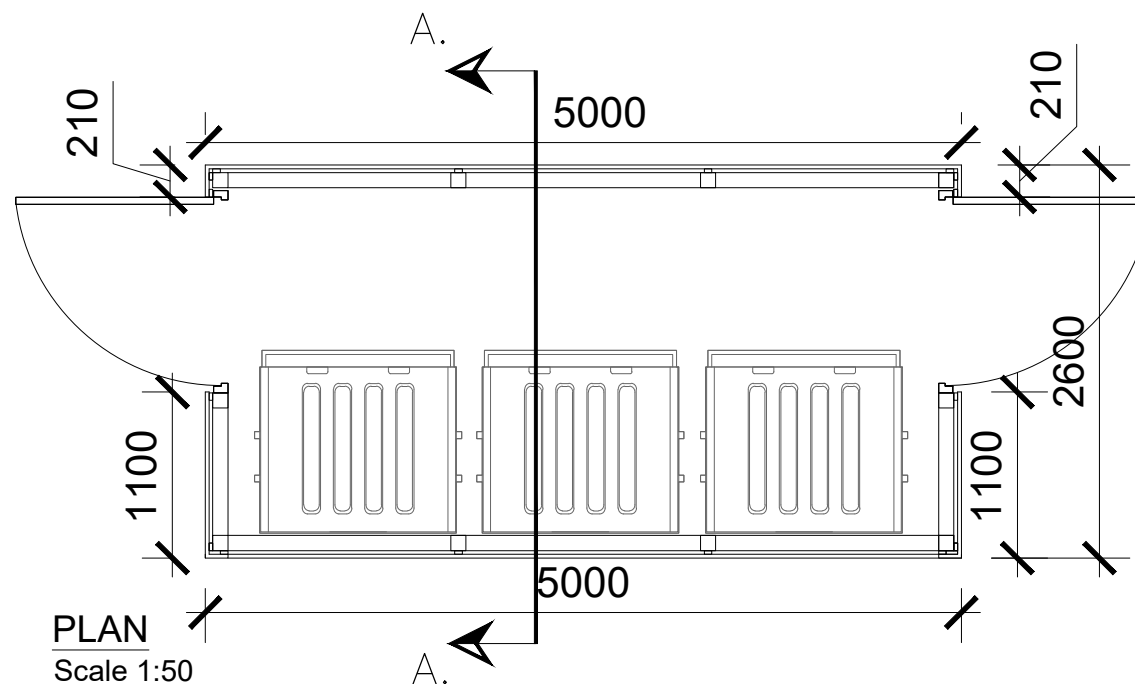
Ground floor apartments and the duplex units above will have shared external bin stores. Bin stores will be built from durable materials (in keeping with the design palate) and located in appropriate areas of the development.

The apartment block will also have access to a shared communal bin store.

The dimensions of bin storage areas have been designed to satisfy the three-bin system.



**BIN STORE**  
SAMPLE IMAGE (SLATTED TIMBER FINISH)



**PROPOSED BIN STORE TYPE A**

## 8.0 Site Coverage and Plot Ratio

### Site Coverage:

Total Ground Covered by Building Structures: 10,639 sq.m.

Total Site Area: 61,945 sq.m.

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Site Coverage = 17.2%

Total Ground Covered by Building Structures: 10,639 sq.m.

Site Area Developable: 47,500 sq.m.

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Site Coverage = 22.4%

### Plot Ratio

Total Gross Floor Area: 21,968 sq.m.

Total Site Area: 61,945 sq.m.

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Plot Ratio = 0.35

Total Gross Floor Area: 21,968 sq.m.

Site Area (Developable): 47,500 sq.m.

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Plot Ratio = 0.46

\*Note: 'Total Ground Covered by Building Structures' and 'Total Gross Floor Area' calculations refer to creche and residential aspects of scheme and omit ancillary outbuildings and parking etc.

