



**HOUSING QUALITY ASSESSMENT
& GENERAL & CHILDCARE DATA**

RESIDENTIAL DEVELOPMENT

at

BELMOUNT NAVAN

for

COINDALE LTD

Summary Residential Schedule of Accommodation - Overall

	Houses	Apartments	Duplexes	Corner Blocks	Total	
1-bed	0	46	0	16	62	11.4%
2-bed	18	152	15	24	209	38.4%
3-Bed	207	0	15	16	238	43.8%
4-Bed	35	0	0	0	35	6.4%
Total	260	198	30	56	544	
	48%	36%	6%	10%		

Site Area (Gross)	15.1	Ha
Net Development Area for density calculation (excluding OS zoning, protected tree stand and road to school site)	12.23	Ha
Density	44.5	Dwellings/Ha

Net Development Area for Open Space calculation (excluding OS zoning and road to school site but including protected tree stand)	13.35	Ha
Total Public Open Space REQUIRED within Net Development Area	2.0 (15%)	Ha
Total Public Open Space PROVIDED within Net Development Area	2.0 (15%)	Ha
Total Public Open Space PROVIDED within Application Red Line	2.65	Ha

Total Communal Open Space for Multi-unit buildings REQUIRED	1926	m ²
Total Communal Open Space for Multi-unit buildings PROVIDED	4873	m ²

Total Gross RESIDENTIAL Floor Area of Development	52449.6	m ²
Total Gross Floor Area of CRECHES	638	m ²
TOTAL Gross Floor Area of Development	53087.6	m ²

Plot Ratio (TOTAL Gross Floor Area of Development / Net Development Area)	0.43
Building Heights	2 to 6 storeys
Total number of car parking spaces	875
Total number of bicycle parking spaces	581

TFA all non-houses

1-bed	3058.3
2-bed	15708.08
3-Bed	3595.8
	22362.18

Belmont Development, Navan
Coindale Ltd.
Housing Quality Assessment

The houses are designed to meet and exceed current standards under "Quality Housing for Sustainable Communities", DoEHLG, 2007.

Detailed Residential Schedule of Accommodation – Housetypes

Housetype	No. of Units	No. Bedrooms	No. Bed Spaces	Floor Area (m ²)		Total Floor Area (m ²)	Aggregate Living Area (m ²)		Living Room Width (m)		Double Bedroom Area			Single Bedroom Area			Aggregate Bedroom Area (m ²)		Storage area (m ²)		Car spaces per type	Total car spaces
				Reqd. Min.	Provided		Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.		
E2	22	3	5	92	110.4	2428.8	34	41	3.8	3.8	11.4	14.2	11.8	7.1	7.2	-	32	33.2	4	5	2	44
F1	10	4	6	110	145	1450	40	46.9	3.8	3.9	11.4	15.1	12.6	7.1	10.7	9.3	36	47.7	6	6.8	2	20
F2	2	4	6	110	144	288	40	39.3	3.8	3.9	11.4	14	17.7	7.1	10.7	9.4	36	51.8	6	6.9	2	4
F3	3	4	6	110	145.2	435.6	40	39.5	3.8	3.9	11.4	14.2	12.7	7.1	10.9	9.4	36	47.2	6	6.9	2	6
N1	39	3	5	92	111.5	4348.5	34	41.4	3.8	3.8	11.4	14.3	11.4	7.1	7.2	-	32	32.9	5	5.5	2	78
N2	83	3	5	92	114.3	9486.9	34	41.9	3.8	3.8	11.4	15.3	11.4	7.1	7.5	-	32	34.2	5	5.5	2	166
N3	9	3	5	92	120.5	1084.5	34	44.7	3.8	3.8	11.4	15.6	11.9	7.1	8.2	-	32	35.7	5	5	2	18
N4	18	4	6	92	132.7	2388.6	34	51.9	3.8	3.8	11.4	14.5	12.5	7.1	8.5	7.6	32	35.5	6	6	2	36
N5	39	3	5	92	120.6	4703.4	34	43.3	3.8	3.8	11.4	14.4	12	7.1	8.4	-	32	34.8	5	6.3	2	78
N7	18	2	4	80	84	1512	30	30.2	3.8	3.6	11.4	13	12.2	7.1	-	-	25	25.2	4	4	1	18
N8	5	4	6	110	129.7	648.5	40	49.2	3.8	3.8	11.4	14	12.8	7.1	7.4	7.2	36	41.4	6	6	2	10
N8A	1	4	6	110	130.4	130.4	40	49.5	3.8	3.8	11.4	14	12.8	7.1	7.4	7.3	36	41.5	6	6	2	2
N8B	1	4	6	110	130.4	130.4	40	49.5	3.8	3.8	11.4	13.6	14.1	7.1	7.3	7.1	36	42.1	6	6	2	2
L1	10	4	6	110	135.2	1352	40	49.6	3.8	4	11.4	15.2	11.9	7.1	7.3	8.4	36	42.8	6	6	2	20
Total	260					30387.6																502

Cumulative TFA by no. of beds

2-bed	1512
3-Bed	22052.1
4-Bed	6823.5
	30387.6

Belmont Development, Navan
Coindale Ltd.
Housing Quality Assessment

Summary Residential Schedule of Accommodation - Apartments

	1-bed	2-bed	Total	% Dual Or Triple Aspect	No. with area 10% larger than minimum	% with area 10% larger than minimum	Gross Floor Area (m2)	Communal Open Space (m ²)		Total car spaces	Long Term Cycle Spaces	Short Term Cycle Spaces
								Reqd. Min	Provided			
Block A	11	49	60	52%	35	58%	5429	398	1240	170*	109	30
Block B	12	54	66	52%	38	58%	5966	438			120	33
Block C	15	17	32	50%	10	31%	2819	194			49	16
Block D	7	13	20	65%	14	70%	1747	126	1242	24	20	10
Block E	1	19	20	80%	12	60%	1892	138		24	20	10
Total	46	152	198	60%	109	55%	17853	1294	2482	218	318	99
	23%	77%										

* includes for crèche in Block C

**Belmont Development, Navan
Coindale Ltd.
Housing Quality Assessment**

The apartments are designed to meet and exceed current standards under "Sustainable Urban Housing: Design Standards for New Apartments", DoHPLG 2018.

Detailed Residential Schedule of Accommodation - Apartments

	Unit No.	Level	Floor Area (m ²)		No. Bedrooms	No. Bed Spaces	Aspect	Orientation	Aggregate Living Area (m ²)		Living/Dining Width (m)		Aggregate Bedroom Area (m ²)		Storage area (m ²)		Private Open Space (m ²)		
			Reqd. Min.	Provided					Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	
Block A																			
	A-001	00 – GF	73	83.1	2	4	Dual	West Southwest / North Northwest	30	30.25	3.6	3.6	24.4	24.6	6	6.03	7	7	
	A-002	00 – GF	73	76.4	2	4	Dual	East Northeast / North Northwest	30	30.93	3.6	3.6	24.4	24.8	6	6.14	7	7	
	A-003	00 – GF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5	
	A-004	00 – GF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7	
	A-005	00 – GF	73	82.2	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7	
	A-006	00 – GF	45	49.8	1	2	Single	West Southwest	23	23.07	3.3	3.6	11.4	11.4	3	3.95	5	5	
	A-007	00 – GF	45	49.8	1	2	Single	West Southwest	23	23.07	3.3	3.6	11.4	11.4	3	3.95	5	5	
	A-008	00 – GF	73	82.2	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7	
	A-009	00 – GF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7	
	A-010	00 – GF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5	
	A-011	00 – GF	73	82.4	2	4	Dual	East Northeast / South Southeast	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7	
	A-012	00 – GF	73	78	2	4	Dual	West Southwest / South Southeast	30	30.18	3.6	3.6	24.4	24.65	6	6.91	7	7	
	A-101	01 – FF	73	83.1	2	4	Dual	West Southwest / North Northwest	30	30.25	3.6	3.6	24.4	24.6	6	6.03	7	7	
	A-102	01 – FF	73	76.4	2	4	Dual	East Northeast / North Northwest	30	30.93	3.6	3.6	24.4	24.8	6	6.14	7	7	
	A-103	01 – FF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5	
	A-104	01 – FF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7	
	A-105	01 – FF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7	
	A-106	01 – FF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7	
	A-107	01 – FF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7	
	A-108	01 – FF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7	
	A-109	01 – FF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7	
	A-110	01 – FF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5	
	A-111	01 – FF	73	82.4	2	4	Dual	East Northeast / South Southeast	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7	
	A-112	01 – FF	73	78	2	4	Dual	West Southwest / South Southeast	30	30.18	3.6	3.6	24.4	24.65	6	6.91	7	7	
	A-201	02 – SF	73	83.1	2	4	Dual	West Southwest / North Northwest	30	30.25	3.6	3.6	24.4	24.6	6	6.03	7	7	
	A-202	02 – SF	73	76.4	2	4	Dual	East Northeast / North Northwest	30	30.93	3.6	3.6	24.4	24.8	6	6.14	7	7	
	A-203	02 – SF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5	
	A-204	02 – SF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7	
	A-205	02 – SF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7	
	A-206	02 – SF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7	
	A-207	02 – SF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7	
	A-208	02 – SF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7	
	A-209	02 – SF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7	
	A-210	02 – SF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5	
	A-211	02 – SF	73	82.4	2	4	Dual	East Northeast / South Southeast	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7	
	A-212	02 – SF	73	78	2	4	Dual	West Southwest / South Southeast	30	30.18	3.6	3.6	24.4	24.65	6	6.91	7	7	
	A-301	03 – TF	73	83.1	2	4	Dual	West Southwest / North Northwest	30	30.25	3.6	3.6	24.4	24.6	6	6.03	7	7	
	A-302	03 – TF	73	76.4	2	4	Dual	East Northeast / North Northwest	30	30.93	3.6	3.6	24.4	24.8	6	6.14	7	7	
	A-303	03 – TF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5	
	A-304	03 – TF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7	
	A-305	03 – TF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7	
	A-306	03 – TF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7	
	A-307	03 – TF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7	

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Housing Quality Assessment

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Detailed Residential Schedule of Accommodation - Apartments

	Unit No.	Level	Floor Area (m ²)		No. Bedrooms	No. Bed Spaces	Aspect	Orientation	Aggregate Living Area (m ²)		Living/Dining Width (m)		Aggregate Bedroom Area (m ²)		Storage area (m ²)		Private Open Space (m ²)	
			Reqd. Min.	Provided					Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided
	A-308	03 – TF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	A-309	03 – TF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	A-310	03 – TF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	A-311	03 – TF	73	82.4	2	4	Dual	East Northeast / South Southeast	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	A-312	03 – TF	73	78	2	4	Dual	West Southwest / South Southeast	30	30.18	3.6	3.6	24.4	24.65	6	6.91	7	7
	A-401	04 – PH	73	93.3	2	4	Triple	ENE / NNW / WSW	30	31.7	3.6	4.38	24.4	28.89	6	7.95	7	56
	A-402	04 – PH	73	85.2	2	4	Single	East North East	30	31.7	3.6	5.42	24.4	26.1	6	6.15	7	37
	A-403	04 – PH	73	96.8	2	4	Dual	West Southwest / East Northeast	30	36.85	3.6	3.67	24.4	27.88	6	6.7	7	54
	A-404	04 – FF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7
	A-405	04 – FF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	A-406	04 – FF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	A-407	04 – FF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	A-408	04 – FF	73	82.4	2	4	Dual	East Northeast / South Southeast	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	A-409	04 – FF	73	78	2	4	Dual	West Southwest / South Southeast	30	30.18	3.6	3.6	24.4	24.65	6	6.91	7	7
	A-501	05 – PH	73	96.8	2	4	Dual	West Southwest / East Northeast	30	36.85	3.6	3.67	24.4	27.88	6	6.7	7	54
	A-502	05 – PH	73	85.2	2	4	Single	East North East	30	31.7	3.6	5.42	24.4	26.1	6	6.15	7	37
	A-503	05 – PH	73	95.7	2	4	Triple	ENE / SSE / WSW	30	34.11	3.6	4.43	24.4	27.57	6	8.2	7	54
Sub-total	60				109												398	648
Block B																		
	B-001	00 – GF	73	80.17	2	4	Dual	West Southwest / North Northwest	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	B-002	00 – GF	73	80.8	2	4	Dual	East Northeast / North Northwest	30	31.2	3.6	3.6	24.4	25.6	6	6.14	7	7
	B-003	00 – GF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	B-004	00 – GF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	B-005	00 – GF	73	82.2	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	B-006	00 – GF	45	49.8	1	2	Single	West Southwest	23	23.07	3.3	3.6	11.4	11.4	3	3.95	5	5
	B-007	00 – GF	45	49.8	1	2	Single	West Southwest	23	23.07	3.3	3.6	11.4	11.4	3	3.95	5	5
	B-008	00 – GF	73	82.2	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	B-009	00 – GF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	B-010	00 – GF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	B-011	00 – GF	73	82.45	2	4	Dual	East Northeast / South Southeast	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	B-012	00 – GF	73	78	2	4	Dual	West Southwest / South Southeast	30	30.18	3.6	3.6	24.4	24.65	6	6.91	7	7
	B-101	01 – FF	73	80.1	2	4	Dual	West Southwest / North Northwest	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	B-102	01 – FF	73	80.8	2	4	Dual	East Northeast / North Northwest	30	31.2	3.6	3.6	24.4	25.6	6	6.14	7	7
	B-103	01 – FF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	B-104	01 – FF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	B-105	01 – FF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	B-106	01 – FF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7
	B-107	01 – FF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7
	B-108	01 – FF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	B-109	01 – FF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	B-110	01 – FF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	B-111	01 – FF	73	82.4	2	4	Dual	East Northeast / South Southeast	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	B-112	01 – FF	73	78	2	4	Dual	West Southwest / South Southeast	30	30.18	3.6	3.6	24.4	24.65	6	6.91	7	7

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Housing Quality Assessment

The apartments are designed to meet and exceed current standards under "Sustainable Urban Housing: Design Standards for New Apartments", DoHPLG 2018.

Detailed Residential Schedule of Accommodation - Apartments

	Unit No.	Level	Floor Area (m ²)		No. Bedrooms	No. Bed Spaces	Aspect	Orientation	Aggregate Living Area (m ²)		Living/Dining Width (m)		Aggregate Bedroom Area (m ²)		Storage area (m ²)		Private Open Space (m ²)	
			Reqd. Min.	Provided					Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided
	B-201	02 – SF	73	80.17	2	4	Dual	West Southwest / North Northwest	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	B-202	02 – SF	73	80.8	2	4	Dual	East Northeast / North Northwest	30	31.2	3.6	3.6	24.4	25.6	6	6.14	7	7
	B-203	02 – SF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	B-204	02 – SF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	B-205	02 – SF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	B-206	02 – SF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7
	B-207	02 – SF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7
	B-208	02 – SF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	B-209	02 – SF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	B-210	02 – SF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	B-211	02 – SF	73	82.45	2	4	Dual	East Northeast / South Southeast	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	B-212	02 – SF	73	78	2	4	Dual	West Southwest / South Southeast	30	30.18	3.6	3.6	24.4	24.65	6	6.91	7	7
	B-301	03 – TF	73	80.17	2	4	Dual	West Southwest / North Northwest	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	B-302	03 – TF	73	80.8	2	4	Dual	East Northeast / North Northwest	30	31.2	3.6	3.6	24.4	25.6	6	6.14	7	7
	B-303	03 – TF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	B-304	03 – TF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	B-305	03 – TF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	B-306	03 – TF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7
	B-307	03 – TF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7
	B-308	03 – TF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	B-309	03 – TF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	B-310	03 – TF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	B-311	03 – TF	73	82.45	2	4	Dual	East Northeast / South Southeast	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	B-312	03 – TF	73	78	2	4	Dual	West Southwest / South Southeast	30	30.18	3.6	3.6	24.4	24.65	6	6.91	7	7
	B-401	04 – FF	73	80.17	2	4	Dual	West Southwest / North Northwest	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	B-402	04 – FF	73	80.8	2	4	Dual	East Northeast / North Northwest	30	31.2	3.6	3.6	24.4	25.6	6	6.14	7	7
	B-403	04 – FF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	B-404	04 – FF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	B-405	04 – FF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	B-406	04 – FF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7
	B-407	04 – FF	73	78.2	2	4	Single	West Southwest	30	30	3.6	3.6	24.4	24.5	6	6.05	7	7
	B-408	04 – FF	73	82.5	2	4	Dual	West Southwest / East Northeast	30	30	3.6	3.67	24.4	25.4	6	6.21	7	7
	B-409	04 – FF	73	78.2	2	4	Single	East North East	30	30.8	3.6	3.6	24.4	24.75	6	6.1	7	7
	B-410	04 – FF	45	49.5	1	2	Single	East North East	23	24.4	3.3	3.32	11.4	11.6	3	3	5	5
	B-411	04 – FF	73	82.45	2	4	Dual	East Northeast / South Southeast	30	30.25	3.6	3.6	24.4	24.61	6	6.03	7	7
	B-412	04 – FF	73	78	2	4	Dual	West Southwest / South Southeast	30	30.18	3.6	3.6	24.4	24.65	6	6.91	7	7
	B-501	05 – PH	73	93.3	2	4	Triple	ENE / NNW / WSW	30	31.7	3.6	4.38	24.4	28.89	6	7.95	7	56
	B-502	05 – PH	73	85.2	2	4	Single	East North East	30	31.7	3.6	5.42	24.4	26.1	6	6.15	7	37
	B-503	05 – PH	73	96.8	2	4	Dual	West Southwest / East Northeast	30	36.85	3.6	3.67	24.4	27.88	6	6.7	7	54
	B-504	05 – PH	73	96.8	2	4	Dual	West Southwest / East Northeast	30	36.85	3.6	3.67	24.4	27.88	6	6.7	7	54
	B-505	05 – PH	73	85.2	2	4	Single	East North East	30	31.7	3.6	5.42	24.4	26.1	6	6.15	7	37
	B-506	05 – PH	73	95.7	2	4	Triple	ENE / SSE / WSW	30	34.11	3.6	4.43	24.4	27.57	6	8.2	7	54
Sub-total	66				120												438	688

Belmont Development, Navan

Coindale Ltd.

Housing Quality Assessment

The apartments are designed to meet and exceed current standards under "Sustainable Urban Housing: Design Standards for New Apartments", DoHPLG 2018.

Detailed Residential Schedule of Accommodation - Apartments

	Unit No.	Level	Floor Area (m ²)		No. Bedrooms	No. Bed Spaces	Aspect	Orientation	Aggregate Living Area (m ²)		Living/Dining Width (m)		Aggregate Bedroom Area (m ²)		Storage area (m ²)		Private Open Space (m ²)	
			Reqd. Min.	Provided					Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided
Block C																		
	C-001	00 – GF	45	48.3	1	2	Single	Northeast	23	23.5	3.3	3.75	11.4	11.7	3	3	5	5.4
	C-002	00 – GF	45	48.3	1	2	Single	Northeast	23	23.5	3.3	3.75	11.4	11.7	3	3	5	5.4
	C-003	00 – GF	73	80.2	2	4	Dual	Northeast / Southeast	30	31.8	3.6	4.5	24.4	25.2	6	6	7	7
	C-004	00 – GF	73	82.5	2	4	Dual	Southeast / Southwest	30	30.3	3.6	3.6	24.4	24.61	6	6	7	7
	C-005	00 – GF	45	49.2	1	2	Single	Southwest	23	23.5	3.3	3.5	11.4	13.14	3	3	5	5
	C-101	01 – FF	45	49.2	1	2	Single	Southwest	23	23.5	3.3	3.5	11.4	13.14	3	3	5	5
	C-102	01 – FF	73	82.4	2	4	Dual	Southwest / Northwest	30	30.3	3.6	3.6	24.4	24.61	6	6	7	7
	C-103	01 – FF	73	80.2	2	4	Dual	Northwest / Northeast	30	31.8	3.6	4.5	24.4	25.2	6	6	7	7
	C-104	01 – FF	45	48.3	1	2	Single	Northeast	23	23.5	3.3	3.75	11.4	11.7	3	3	5	5.4
	C-105	01 – FF	45	48.3	1	2	Single	Northeast	23	23.5	3.3	3.75	11.4	11.7	3	3	5	5.4
	C-106	01 – FF	73	80.2	2	4	Dual	Northwest / Northeast	30	31.8	3.6	4.5	24.4	25.2	6	6	7	7
	C-107	01 – FF	73	82.5	2	4	Dual	Southwest / Northwest	30	30.3	3.6	3.6	24.4	24.61	6	6	7	7
	C-108	01 – FF	45	49.2	1	2	Single	Southwest	23	23.5	3.3	3.5	11.4	13.14	3	3	5	5
	C-201	02 – SF	45	49.2	1	2	Single	Southwest	23	23.5	3.3	3.5	11.4	13.14	3	3	5	5
	C-202	02 – SF	73	82.4	2	4	Dual	Southwest / Northwest	30	30.3	3.6	3.6	24.4	24.61	6	6	7	7
	C-203	02 – SF	73	80.2	2	4	Dual	Northwest / Northeast	30	31.8	3.6	4.5	24.4	25.2	6	6	7	7
	C-204	02 – SF	45	48.3	1	2	Single	Northeast	23	23.5	3.3	3.75	11.4	11.7	3	3	5	5.4
	C-205	02 – SF	45	48.3	1	2	Single	Northeast	23	23.5	3.3	3.75	11.4	11.7	3	3	5	5.4
	C-206	02 – SF	73	80.2	2	4	Dual	Northwest / Northeast	30	31.8	3.6	4.5	24.4	25.2	6	6	7	7
	C-207	02 – SF	73	82.5	2	4	Dual	Southwest / Northwest	30	30.3	3.6	3.6	24.4	24.61	6	6	7	7
	C-208	02 – SF	45	49.2	1	2	Single	Southwest	23	23.5	3.3	3.5	11.4	13.14	3	3	5	5
	C-301	03 – TF	45	49.2	1	2	Single	Southwest	23	23.5	3.3	3.5	11.4	13.14	3	3	5	5
	C-302	03 – TF	73	82.4	2	4	Dual	Southwest / Northwest	30	30.3	3.6	3.6	24.4	24.61	6	6	7	7
	C-303	03 – TF	73	80.2	2	4	Dual	Northwest / Northeast	30	31.8	3.6	4.5	24.4	25.2	6	6	7	7
	C-304	03 – TF	45	48.3	1	2	Single	Northeast	23	23.5	3.3	3.75	11.4	11.7	3	3	5	5.4
	C-305	03 – TF	45	48.3	1	2	Single	Northeast	23	23.5	3.3	3.75	11.4	11.7	3	3	5	5.4
	C-306	03 – TF	73	80.2	2	4	Dual	Northwest / Northeast	30	31.8	3.6	4.5	24.4	25.2	6	6	7	7
	C-307	03 – TF	73	82.5	2	4	Dual	Southwest / Northwest	30	30.3	3.6	3.6	24.4	24.61	6	6	7	7
	C-308	03 – TF	45	49.2	1	2	Single	Southwest	23	23.5	3.3	3.5	11.4	13.14	3	3	5	5
	C-401	04 – PH	73	109	2	4	Triple	NE / NW / SW	30	42.56	3.6	3.8	24.4	30.3	6	7.36	7	92
	C-402	04 – PH	73	98.3	2	4	Single	Northeast	30	34	3.6	4.43	24.4	28.4	6	7.76	7	7
	C-403	04 – PH	73	109	2	4	Triple	NE / SE / SW	30	42.56	3.6	3.8	24.4	30.3	6	7.36	7	92
Sub-total	32			2185.7		49											194	367.2
Block D																		
	D-001	00 – GF	73	80.5	2	4	Dual	North / West	30	30.4	3.6	5.4	24.4	24.8	6	6	7	7.9
	D-002	00 – GF	73	80	2	4	Dual	East / North	30	30.5	3.6	4.1	24.4	25.3	6	6.2	7	7.3
	D-003	00 – GF	73	84	2	4	Dual	North / South	30	30.2	3.6	3.6	24.4	25.2	6	6.4	7	7
	D-004	00 – GF	45	53	1	2	Single	South	23	23.2	3.3	3.8	11.4	11.4	3	3	5	5.1
	D-005	00 – GF	73	80.5	2	4	Dual	East / South	30	30.4	3.6	5.4	24.4	24.8	6	6	7	7.9
	D-006	01 – FF	73	80.5	2	4	Dual	North / West	30	30.4	3.6	5.4	24.4	24.8	6	6	7	7.9

Belmont Development, Navan

Coindale Ltd.

Housing Quality Assessment

The apartments are designed to meet and exceed current standards under "Sustainable Urban Housing: Design Standards for New Apartments", DoHPLG 2018.

Detailed Residential Schedule of Accommodation - Apartments

	Unit No.	Level	Floor Area (m ²)		No. Bedrooms	No. Bed Spaces	Aspect	Orientation	Aggregate Living Area (m ²)		Living/Dining Width (m)		Aggregate Bedroom Area (m ²)		Storage area (m ²)		Private Open Space (m ²)	
			Reqd. Min.	Provided					Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided
	D-007	01 – FF	73	80	2	4	Dual	East / North	30	30.5	3.6	4.1	24.4	25.3	6	6.2	7	7.3
	D-008	01 – FF	73	84	2	4	Dual	North / South	30	30.2	3.6	3.6	24.4	25.2	6	6.4	7	7
	D-009	01 – FF	45	53	1	2	Single	South	23	23.2	3.3	3.8	11.4	11.4	3	3	5	5.1
	D-010	01 – FF	73	80.5	2	4	Dual	East / South	30	30.4	3.6	5.4	24.4	24.8	6	6	7	7.9
	D-011	01 – FF	45	49.4	1	2	Single	West	23	23.3	3.3	3.4	11.4	11.4	3	3	5	5.1
	D-012	02 – SF	73	80.5	2	4	Dual	North / West	30	30.4	3.6	5.4	24.4	24.8	6	6	7	7.9
	D-013	02 – SF	73	80	2	4	Dual	East / North	30	30.5	3.6	4.1	24.4	25.3	6	6.2	7	7.3
	D-014	02 – SF	73	84	2	4	Dual	North / South	30	30.2	3.6	3.6	24.4	25.2	6	6.4	7	7
	D-015	02 – SF	45	53	1	2	Single	South	23	23.2	3.3	3.8	11.4	11.4	3	3	5	5.1
	D-016	02 – SF	73	80.5	2	4	Dual	East / South	30	30.4	3.6	5.4	24.4	24.8	6	6	7	7.9
	D-017	02 – SF	45	49.4	1	2	Single	West	23	23.3	3.3	3.4	11.4	11.4	3	3	5	5.1
	D-018	03 – TF	45	53	1	2	Single	South	23	23.2	3.3	3.8	11.4	11.4	3	3	5	5.1
	D-019	03 – TF	73	80.5	2	4	Dual	East / South	30	30.4	3.6	5.4	24.4	30.4	6	6	7	7.9
	D-020	03 – TF	45	49.4	1	2	Single	West	23	23.3	3.3	3.4	11.4	11.4	3	3	5	5.1
Sub-total	20		1415.7		33												126	133.9

Block E																		
	Unit No.	Level	Floor Area (m ²)		No. Bedrooms	No. Bed Spaces	Aspect	Orientation	Aggregate Living Area (m ²)		Living/Dining Width (m)		Aggregate Bedroom Area (m ²)		Storage area (m ²)		Private Open Space (m ²)	
			Reqd. Min.	Provided					Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided
	E-001	00 – GF	73	80	2	4	Dual	North / West	30	30.3	3.6	4	24.4	25	6	6	7	7
	E-002	00 – GF	73	76	2	4	Dual	East / North	30	30.3	3.6	3.57	24.4	25.3	6	6	7	7
	E-003	00 – GF	73	83	2	4	Dual	East / South	30	30.5	3.6	4.1	24.4	26.6	6	6	7	7
	E-004	00 – GF	73	83	2	4	Dual	West / South	30	30	3.6	4.1	24.4	26.6	6	6	7	7
	E-005	00 – GF	45	58	1	2	Single	West	23	28	3.3	3.5	11.4	13.1	3	4.5	5	7
	E-006	01 – FF	73	80	2	4	Dual	North / West	30	30.3	3.6	4	24.4	25	6	6	7	7
	E-007	01 – FF	73	76	2	4	Dual	East / North	30	30.3	3.6	3.57	24.4	25.3	6	6	7	7
	E-008	01 – FF	73	83	2	4	Dual	East / South	30	30.5	3.6	4.1	24.4	26.6	6	6	7	7
	E-009	01 – FF	73	83	2	4	Dual	West / South	30	30	3.6	4.1	24.4	26.6	6	6	7	7
	E-010	01 – FF	73	80.4	2	4	Single	West	30	30.3	3.6	3.55	24.4	25.9	6	6	7	7
	E-011	02 – SF	73	80	2	4	Dual	North / West	30	30.3	3.6	4	24.4	25	6	6	7	7
	E-012	02 – SF	73	76	2	4	Dual	East / North	30	30.3	3.6	3.57	24.4	25.3	6	6	7	7
	E-013	02 – SF	73	83	2	4	Dual	East / South	30	30.5	3.6	4.1	24.4	26.6	6	6	7	7
	E-014	02 – SF	73	83	2	4	Dual	West / South	30	30	3.6	4.1	24.4	26.6	6	6	7	7
	E-015	02 – SF	73	80.4	2	4	Single	West	30	30.3	3.6	3.55	24.4	25.9	6	6	7	7
	E-016	03 – TF	73	80	2	4	Dual	North / West	30	30.3	3.6	4	24.4	25	6	6	7	7
	E-017	03 – TF	73	76	2	4	Dual	East / North	30	30.3	3.6	3.57	24.4	25.3	6	6	7	7
	E-018	03 – TF	73	83	2	4	Dual	East / South	30	30.5	3.6	4.1	24.4	26.6	6	6	7	7
	E-019	03 – TF	73	83	2	4	Dual	West / South	30	30	3.6	4.1	24.4	26.6	6	6	7	7
	E-020	03 – TF	73	80.4	2	4	Single	West	30	30.3	3.6	3.55	24.4	25.9	6	6	7	7
Sub-total	20		1587.2		39												138	140

Total	198		18307.8		350												1294	1977.1
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Cumulative TFA by no. of beds

1 Bed 2288.7
2 Bed 12417.68

Belmont Development, Navan
 Coindale Ltd.
 Housing Quality Assessment

Summary Residential Schedule of Accommodation - Corner Blocks

Block type	1-bed	2-bed	3-bed	Total	% Dual Aspect	No. with area 10% larger than minimum	% with area 10% larger than minimum	Gross Floor Area (m2)	Total car spaces	Long Term Cycle Spaces	Short Term Cycle Spaces
CB5A, CB5B, CN5C, CB5D, CB5E, CB5F, CB5G, CB5H	8	16	16	40	100%	40	100%	505	80	48	32
CB8A, CB8B	8	8	0	16	100%	8	50%	710	20	16	8
Total	16	24	16	56	100%	48	86%	1215	100	64	40

The apartments are designed to meet and exceed current standards under "Sustainable Urban Housing: Design Standards for New Apartments", DoHPLG 2018.

Detailed Residential Schedule of Accommodation – Corner Blocks

Block type	Level	Unit Type	No. Bedrooms	No. Bed Spaces	No. of Units Per Block	Floor Area (m ²)		Aspect	Aggregate Living Area (m ²)		Living/Dining Width (m)		Double Bedroom Area		Single Bedroom Area		Aggregate Bedroom Area (m ²)		Storage area (m ²)		Private Open Space (m ²)		Total car spaces	Long Term Cycle Spaces	Short Term Cycle Spaces		
						Reqd. Min.	Provided		Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided				Reqd. Min.	Provided
CB5A, CB5B, CN5C, CB5D, CB5E, CB5F, CB5G, CB5H	GF	Maisonette	3	5	2	90	114.7	229.4	Dual	34(32.3)*	39.7	3.8(3.61)*	6.1	10.83*	13.2	11.8	6.745*	7.1	31.5	32.1	9	9.3	9	10.2			
	GF	Maisonette	2	4	1	73	87	87	Dual	30(28.5)*	31.9	3.6(3.42)*	3.6	10.83*	14.2	11.4	6.745*	-	24.4	25.6	6	6	7	10.2			
	SF	Simplex	2	4	1	73	89.9	89.9	Dual	30(28.5)*	33	3.6(3.42)*	5.5	10.83*	13.2	11.4	6.745*	-	24.4	24.6	6	6.7	7	8.9			
	SF	Simplex	1	2	1	45	50.1	50.1	Dual	23(21.85)*	24.8	3.3(3.135)*	3.3	10.83*	11.5	-	6.745*	-	-	-	3	3.1	5	5			
Sub-Total					5		341.7	456.4																10	6	4	
No. of Blocks	8																										
Total					40		2733.6	3651.2																80	48	32	

CB8A, CB8B	GF	Maisonette	2	4	2	73	91.1	182.2	Dual	30(28.5)*	32	3.6(3.42)*	3.7	10.83*	13.1	12.3	6.745*	-	24.4	25.4	6	6	7	7			
	GF	Maisonette	2	4	2	73	92	184	Dual	30(28.5)*	34.6	3.6(3.42)*	5.3	10.83*	14.4	12.6	6.745*	-	24.4	27	6	6.3	7	7.2			
	SF	Simplex	1	2	2	45	46.2	92.4	Dual	23(21.85)*	22.2	3.3(3.135)*	4.7	10.83*	11.8	-	6.745*	-	-	-	3	3.3	5	5.4			
	SF	Simplex	1	2	1	45	46	46	Dual	23(21.85)*	22.1	3.3(3.135)*	3.9	10.83*	11.3	-	6.745*	-	-	-	3	3	5	5.4			
	SF	Simplex	1	2	1	45	46	46	Dual	23(21.85)*	21.9	3.3(3.135)*	3.9	10.83*	11.4	-	6.745*	-	-	-	3	3	5	5.4			
Sub-Total					8		321.3	550.6																10	8	4	
No. of Blocks	2																										
Total					16		642.6	1101.2																20	16	8	

* Minimum room areas and widths in brackets and marked with an asterisk are the 5% variation permitted under the apartment guidelines

Cumulative TFA by no. of beds

1 bed	769.6
2 bed	2147.6
3 bed	1835.2

Communal Open Space (m ²)					
Block no.	Reqd. Min	Provided	Block no.	Reqd. Min	Provided
CB5A	37	154	CB8A	48	54
CB5B	37	143	CB8B	48	56
CB5C	37	176			
CB5D	37	157			
CB5E	37	266			
CB5F	37	219			
CB5G	37	400			
CB5H	37	429			
Total	296	1944		96	110

Belmont Development, Navan
Coindale Ltd.
Housing Quality Assessment

Summary Residential Schedule of Accommodation – Duplexes

Block type	1-bed	2-bed	3-bed	Total	% Dual Aspect	No. with area 10% larger than minimum	% with area 10% larger than minimum	Gross Floor Area (m2)	Communal Open Space (m ²)		Total car spaces	Long Term Cycle Spaces	Short Term Cycle Spaces
									Reqd. Min	Provided			
Duplex Block 1	0	6	6	12	100%	6	50%	1180	96	96	18	12	6
Duplex Block 2	0	5	5	10	100%	5	50%	1008	80	241	13	10	6
Duplexes in Block D	0	4	4	8	100%	4	50%	806	64	accounted for in Block D	9	8	4
Total	0	15	15	30	100%	15	50%	2994	240	337	40	30	16

Belmont Development, Navan

Coindale Ltd.

Housing Quality Assessment

The apartments are designed to meet and exceed current standards under "Sustainable Urban Housing: Design Standards for New Apartments", DoHPLG 2018.

Detailed Residential Schedule of Accommodation – Duplexes

Block type	Level	Unit Type	Unit Name	No. Bedrooms	No. Bed Spaces	No. of Units Per Block	Floor Area (m ²)		Cumulative Floor Area	Aspect	Aggregate Living Area (m ²)		Living/Dining Width (m)		Double Bedroom Area			Single Bedroom Area		Aggregate Bedroom Area (m ²)		Storage area (m ²)		Private Open Space (m ²)	
							Reqd. Min.	Provided			Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.
Duplex Block 1	Lower Ground Floor	Simplex	D1B	2	4	6	73	76.3	457.8	Dual	30(28.5)*	30.3	3.6(3.42)*	3.9	10.83*	13	11.4	6.745*	-	24.4	24.4	6	6	7	8.6
	Ground Floor	Duplex	D1A	3	5	6	90	116.6	699.6	Dual	34(32.3)*	36.7	3.8(3.61)*	3.8	10.83*	15	12.2	6.745*	8.7	31.5	35.9	9	9.1	9	10.2
Total						12		192.9	1157.4														16	18.8	
Duplex Block 2	Ground Floor	Simplex	D2A	2	4	4	73	76	304	Dual	30(28.5)*	28.7	3.6(3.42)*	4.2	10.83*	12.9	11.5	6.745*	-	24.4	24.4	6	6	7	14.5
	Ground Floor	Simplex	D2C	2	4	1	73	77	77	Dual	30(28.5)*	30.1	3.6(3.42)*	4.9	10.83*	12.8	10.9	6.745*	-	24.4(23.18)*	23.7	6	6	7	10.7
	First Floor	Duplex	D2B	3	5	4	90	118	472	Dual	34(32.3)*	36.7	3.8(3.61)*	3.8	10.83*	15	12.2	6.745*	9.4	31.5	36.6	9	9.4	9	17.4
	First Floor	Duplex	D2D	3	5	1	90	117	117	Dual	23(21.85)*	36.7	3.3(3.135)*	3.8	10.83*	15	12.2	6.745*	9.4	31.5	36.6	3	9.4	5	16.2
Total						10		388	970														23	42.6	
Duplexes in Block D	Ground Floor	Simplex	D2A	2	4	4	73	76	304	Dual	30(28.5)*	28.7	3.6(3.42)*	4.2	10.83*	12.9	11.5	6.745*	-	24.4	24.4	6	6	7	30.9
	First Floor	Duplex	D2B	3	5	4	90	118	472	Dual	34(32.3)*	36.7	3.8(3.61)*	3.8	10.83*	15	12.2	6.745*	9.4	31.5	36.6	9	9.4	9	17.4
Total						8		194	776														16	48.3	

* Minimum room areas and widths in brackets and marked with an asterisk are the 5% variation permitted under the apartment guidelines

Cumulative TFA by no. of beds	
2 bed	1142.8
3 bed	1760.6

Belmount Development, Navan
Coindale Ltd.
Childcare Provision

2 no crèches are proposed to serve the whole development, comprising one detached building near the school site and one on the ground floor of Apartment Block C near Academy Street

	Gross Floor Space (m ²)
Crèche (detached building)	443
Crèche (on ground floor of apartment Block C)	195
Total	638

Total no. of 2+ bed dwellings	482
Total childcare places required as per guidelines	129

Crèche (detached building)

Full Day-Care staff ratios (2006 Regs):

Age (Years)	Staff Ratios	Child nos.	Staff nos.	Area Ratio	Area Req (m ²)	Car spaces	Long Term Cycle Spaces	Short Term Cycle Spaces
0 – 1	1:3	9	3	1:4.2	37.8			
1 – 2	1:5	20	4	1:2.8	56			
2 – 3	1:6	36	6	1:2.35	84.6			
3 – 6	1:8	24	3	1:2.3	55.2			
Total		89	16		233.6	15	8	6

Crèche (on ground floor of Apt block C)

Full Day-Care staff ratios (2006 Regs):

Age (Years)	Staff Ratios	Child nos.	Staff nos.	Area Ratio	Area Req (m ²)	Car spaces	Long Term Cycle Spaces	Short Term Cycle Spaces
0 – 1	1:3	3	1	1:4.2	12.6			
1 – 2	1:5	10	2	1:2.8	28			
2 – 3	1:6	12	2	1:2.35	28.2			
3 – 6	1:8	16	2	1:2.3	36.8			
Total		41	7		105.6	*	*	*

Total childcare places required	129
Total childcare places provided	130

* included in apartment summary