

## RESIDENTIAL QUALITY AUDIT

LONGVIEW STRATEGIC RESIDENTIAL HOUSING DEVELOPMENT

AT: LAHARDANE & BALLINCOLLY, CORK.

FOR: LONGVIEW ESTATES LIMITED



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## 1.0 INTRODUCTION:

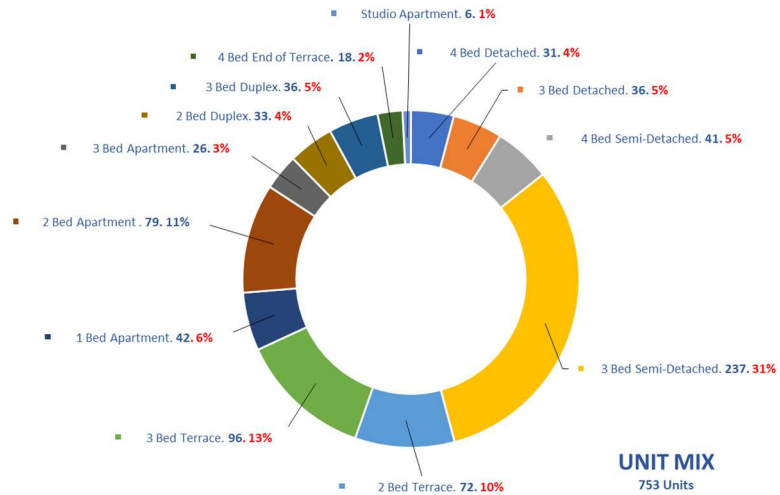
This report demonstrates the compliance of the proposed Longview mixed residential development with the following guidelines:

### Dwelling Houses:

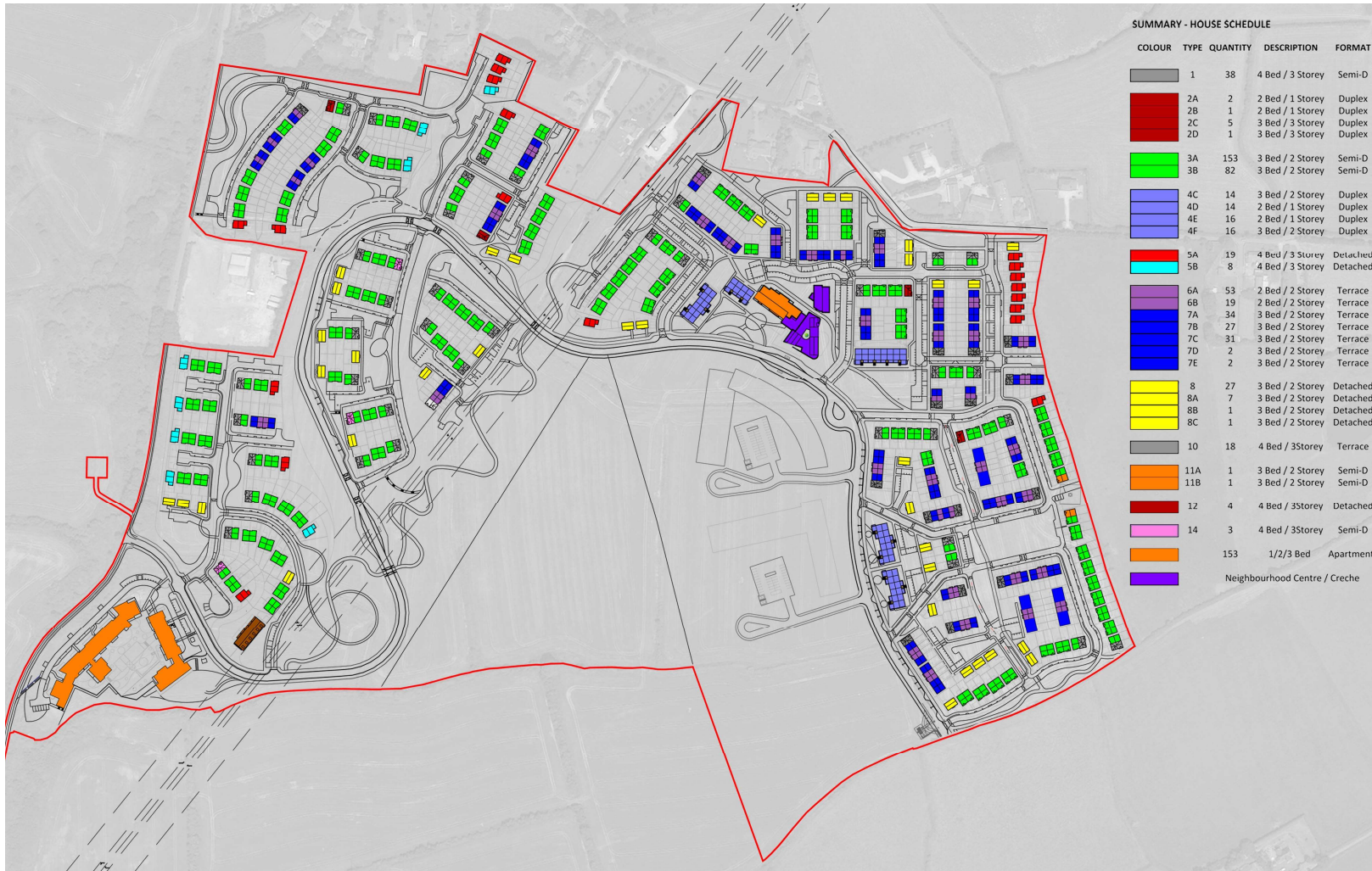
- Quality Housing for Sustainable Communities Guidelines DEHLG (2007).

### Apartments & Duplex Apartments:

- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).



Note: The Horgan Carroll Architects Design Statement includes a schedule of residential units and general areas including commercial space.




**SITE LAYOUT PLAN – HOUSING MIX**

**1.1 HOUSING MIX**

**2.0 HOUSING 2.1 HOUSING TYPOLOGY – Summary of house types & compliance matrix:**

| Project:                | Multi Unit Development Ballyvolane | <b>horgan<br/>carroll</b><br>ARCHITECTS |                 | 3 Water's Edge,<br>Midleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horganroll.ie |                                |                                       |                                    |   |  |                                     |  |  |  |  |                                 |       |                            |                              |                              |  |
|-------------------------|------------------------------------|---|-----------------|---|--------------------------------|---------------------------------------|------------------------------------|---|--|-------------------------------------|--|--|--|--|---------------------------------|-------|----------------------------|------------------------------|------------------------------|--|
| Drawing Issue Register: | 1                                  |   |                 |   |                                |                                       |                                    |   |  |                                     |  |  |  |  |                                 |       |                            |                              |                              |  |
| Project Ref:            | 17-002-P                           | Issued by:                              |                 | PH  |                                |                                       |                                    | Date:                                   |  |                                     |  | 10.11.19   |  |  |                                 |       |                            |                              |                              |  |
| House Type              | Storey                             | Description                             | No. of Bedrooms | No. of Bedspaces  | Overall Area (m <sup>2</sup> ) | Ceiling Height (Refranchising Living) | PH                                 |   |  |                                     | Date:  |  |  |  | Storage Space (m <sup>2</sup> ) | NOTE: |                            |                              |                              |  |
|                         |                                    |   |                 |   |                                |                                       | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Area Required/Achieved | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Main Bedroom (Minimum required Area m <sup>2</sup> ) | Double Bedroom (Minimum required Area m <sup>2</sup> ) | Double Bedroom (Minimum required Area m <sup>2</sup> ) | Single Bedroom (Minimum required Area m <sup>2</sup> ) |                                 |       | Minimum Width Main Bedroom | Minimum Width Double Bedroom | Minimum Width Double Bedroom | Minimum Width Single Bedroom   |
|                         |                                    | 3 Bed (5P), 2 Storey                    | 3               | 4   | 92                             |                                       | 34                                 | 13                                      | 3.0                                      | 32                                  | 13   | 11.4   | 11.4   | 7.1  | 2.8                             | 2.8   | 2.8                        | 2.1                          | 0                            | Dwelling house private garden areas scheduled within the Architectural Design Statement - Schedule of Units & Areas. |
|                         |                                    | 2 Bed (4P), 2 Storey                    | 2               | 3   | 80                             |                                       | 30                                 | 13                                      | 3.6                                      | 25                                  | 13   | 11.4   |  |  | 2.8                             | 2.8   |                            |                              | 4                            |  |
|                         |                                    | 4 Bedroom (7P)                          | 4               |   | 120                            |                                       | 40                                 | 15                                      | 3.8                                      | 43                                  | 13   | 11.4   | 11.4   | 7.1  | 2.8                             | 2.8   | 2.8                        | 2.1                          | 6                            |  |

| Dwelling Houses - Demonstration of Compliance with: Quality Housing for Sustainable Communities Guidelines DEHLG (2007) |   |                                       |   |   |        |      |       |       |      |       |       |       |       |      |      |      |      |      |       |                                       |
|---|---|---------------------------------------|---|---|--------|------|-------|-------|------|-------|-------|-------|-------|------|------|------|------|------|-------|---------------------------------------|
| 1   | 3 | 4 Bed (7P) Semi-Detached              | 4 | 5 | 145.20 | 2.70 | 45.11 | 22.40 | 3.80 | 50.28 | 15.35 | 14.69 | 13.12 | 7.12 | 3.60 | 3.30 | 2.80 | 2.50 | 7.95  |                                       |
| 3A-Option 1   | 2 | 3 Bed (5P), Semi-Detached             | 3 | 4 | 110.40 | 2.70 | 36.57 | 15.27 | 3.80 | 34.90 | 14.78 | 12.47 |       | 7.70 | 3.65 | 3.20 |      | 2.60 | 6.50  |                                       |
| 3A-Option 2   | 2 | 3 Bed (5P), Semi-Detached             | 3 | 4 | 110.40 | 2.70 | 36.57 | 15.27 | 3.80 | 35.50 | 13.84 | 13.95 |       | 7.70 | 3.20 | 3.65 |      | 2.60 | 6.40  |                                       |
| 3B-Option 1   | 2 | 3 Bed (5P), Semi-Detached             | 3 | 4 | 110.40 | 2.70 | 36.57 | 15.27 | 3.80 | 34.90 | 14.78 | 12.47 |       | 7.70 | 3.65 | 3.20 |      | 2.60 | 6.50  |                                       |
| 3B-Option 2   | 2 | 3 Bed (5P), Semi-Detached             | 3 | 4 | 110.40 | 2.70 | 36.57 | 15.27 | 3.80 | 35.50 | 13.84 | 13.95 |       | 7.70 | 3.20 | 3.65 |      | 2.60 | 6.40  |                                       |
| 6A-Chimney  | 3 | 4 Bed (7P) Detached                   | 4 | 5 | 168.69 | 2.70 | 50.21 | 18.84 | 4.20 | 53.18 | 18.07 | 14.10 | 12.61 | 8.39 | 2.90 | 3.60 | 4.20 | 2.90 | 12.35 |                                       |
| 6B-Without  | 3 | 4 Bed (7P) Detached                   | 4 | 5 | 168.69 | 2.70 | 50.21 | 18.84 | 4.20 | 53.18 | 18.07 | 14.10 | 12.61 | 8.39 | 2.90 | 3.60 | 4.20 | 2.90 | 12.35 |                                       |
| 6A-Chimney  | 3 | 4 Bed (7P) Detached                   | 4 | 5 | 168.69 | 2.70 | 50.21 | 18.84 | 4.20 | 53.18 | 18.07 | 14.10 | 12.61 | 8.39 | 2.90 | 3.60 | 4.20 | 2.90 | 12.35 | Corner window                         |
| 6B-Without  | 3 | 4 Bed (7P) Detached                   | 4 | 5 | 168.69 | 2.70 | 50.21 | 18.84 | 4.20 | 53.18 | 18.07 | 14.10 | 12.61 | 8.39 | 2.90 | 3.60 | 4.20 | 2.90 | 12.35 | Corner window                         |
| 6A  | 2 | 2 Bed (4P), Mid Terrace               | 2 | 3 | 87.66  | 2.70 | 30.10 | 17.18 | 3.65 | 25.10 | 13.60 | 11.50 |       |      | 2.90 | 2.80 |      |      | 4.21  | *Includes 1.02m <sup>2</sup> Services |
| 6B - Part V   | 2 | 2 Bed (4P), Mid Terrace               | 2 | 3 | 87.66  | 2.70 | 30.10 | 17.18 | 3.65 | 26.56 | 14.54 | 12.02 |       |      | 2.90 | 2.80 |      |      | 4.21  | *Includes 1.02m <sup>2</sup> Services |
| 7A,7B,7C  | 2 | 3 Bed (5P), Semi-Detached/Mid Terrace | 3 | 4 | 107.10 | 2.70 | 35.56 | 14.44 | 3.80 | 33.90 | 13.80 | 12.48 |       | 7.61 | 3.80 | 3.20 |      | 2.65 | 6.80  |                                       |
| 8   | 2 | 3 Bed (5P), Detached                  | 3 | 4 | 129.76 | 2.70 | 48.00 | 24.00 | 3.80 | 34.80 | 13.96 | 11.50 |       | 9.40 | 3.70 | 3.40 |      | 2.80 | 5.58  |                                       |
| 8A  | 2 | 3 Bed (5P), Detached                  | 3 | 4 | 129.76 | 2.70 | 47.24 | 23.94 | 3.80 | 36.52 | 17.36 | 11.47 |       | 7.69 | 3.80 | 3.30 |      | 2.55 | 9.16  |                                       |
| 8B  | 2 | 3 Bed (5P), Detached                  | 3 | 4 | 129.76 | 2.70 | 48.00 | 24.00 | 3.80 | 34.80 | 13.96 | 11.50 |       | 9.40 | 3.70 | 3.40 |      | 2.80 | 6.51  |                                       |
| 8C  | 2 | 3 Bed (5P), Detached                  | 3 | 4 | 129.76 | 2.70 | 48.00 | 24.00 | 3.80 | 34.80 | 13.96 | 11.50 |       | 9.40 | 3.70 | 3.40 |      | 2.80 | 5.96  |                                       |
| 8D  | 2 | 3 Bed (5P), Detached                  | 3 | 4 | 129.76 | 2.70 | 48.00 | 24.00 | 3.80 | 34.80 | 13.96 | 11.50 |       | 9.40 | 3.70 | 3.40 |      | 2.80 | 5.96  |                                       |
| 8E  | 2 | 3 Bed (5P), Detached                  | 3 | 4 | 129.76 | 2.70 | 48.00 | 24.00 | 3.80 | 34.80 | 13.96 | 11.50 |       | 9.40 | 3.70 | 3.40 |      | 2.80 | 5.58  |                                       |
| 8F  | 2 | 3 Bed (5P), Detached                  | 3 | 4 | 129.76 | 2.70 | 48.00 | 24.00 | 3.80 | 34.80 | 13.96 | 11.50 |       | 9.40 | 3.70 | 3.40 |      | 2.80 | 6.51  |                                       |

| Project:                |        | Multi Unit Development Ballyvolane |                 |  |                                | 3 Water's Edge,<br>Middleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |                                    |   |  |                                     |  |   |  |   |                            |                              |                              |                              |                                 |      |
|-------------------------|--------|------------------------------------|-----------------|---|--------------------------------|---|------------------------------------|---|--|-------------------------------------|--|---|--|---|----------------------------|------------------------------|------------------------------|------------------------------|---------------------------------|------|
| Drawing Issue Register: |        | 1                                  |                 |   |                                |   |                                    |   |  |                                     |  |   |  |   |                            |                              |                              |                              |                                 |      |
| Project Ref:            |        | 17-002-P                           |                 | Issued by:  |                                | PH  |                                    | Date:                                   |  | 10.11.19                            |  |   |  |   |                            |                              |                              |                              |                                 |      |
| House Type              | Storey | Description                        | No. of Bedrooms | No. of Bedspaces  | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/Living)  | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Area Required/achieved | Main Living Room Width Required/achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Main Bedroom (Minimum required Area m <sup>2</sup> ) | Double Bedrooms (Minimum required Area m <sup>2</sup> ) | Double Bedroom (Minimum required Area m <sup>2</sup> ) | Single Bedrooms (Minimum required Area m <sup>2</sup> ) | Minimum Width Main Bedroom | Minimum Width Double Bedroom | Minimum Width Double Bedroom | Minimum Width Single Bedroom | Storage Space (m <sup>2</sup> ) | NOTE |
|                         |        |                                    |                 |   |                                |   |                                    |   |  |                                     |  |   |  |   |                            |                              |                              |                              |                                 |      |
|                         |        | 2 Bed (4P), 2 Storey               | 2               | 3   | 80                             | 30  | 13                                 | 3.6                                     | 25                                       | 13                                  | 11.4   |   | 2.8  | 2.8   |                            |                              |                              | 4                            |                                 |      |
|                         |        | 4 Bedroom (7P)                     | 4               |   | 120                            | 40  | 15                                 | 3.8                                     | 43                                       | 13                                  | 11.4   | 11.4  | 7.1  | 2.8   | 2.8                        | 2.8                          | 2.1                          | 6                            |                                 |      |

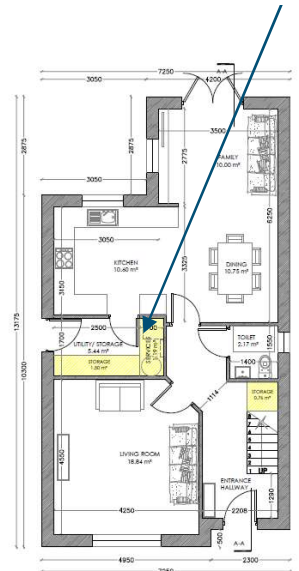
| Dwelling Houses - Demonstration of Compliance with: Quality Housing for Sustainable Communities Guidelines DEHLG (2007) |        |                           |                 |                  |                                |  |                                    |   |  |                                     |  |   |  |   |                            |                              |                              |                              |                                 |  |
|---|--------|---------------------------|-----------------|------------------|--------------------------------|--|------------------------------------|---|--|-------------------------------------|--|---|--|---|----------------------------|------------------------------|------------------------------|------------------------------|---------------------------------|--|
| Ref   | Storey | Description               | No. of Bedrooms | No. of Bedspaces | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Area Required/achieved | Main Living Room Width Required/achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Main Bedroom (Minimum required Area m <sup>2</sup> ) | Double Bedrooms (Minimum required Area m <sup>2</sup> ) | Double Bedroom (Minimum required Area m <sup>2</sup> ) | Single Bedrooms (Minimum required Area m <sup>2</sup> ) | Minimum Width Main Bedroom | Minimum Width Double Bedroom | Minimum Width Double Bedroom | Minimum Width Single Bedroom | Storage Space (m <sup>2</sup> ) | NOTE                                   |
| 8G  | 2      | 3 Bed (5P), Detached      | 3               | 4                | 129.76                         | 2.70                                   | 48.00                              | 24.00                                   | 3.80                                     | 34.80                               | 13.96  | 11.50   |  | 9.40  | 3.70                       | 3.40                         |                              | 2.80                         | 6.51                            |  |
| 8H  | 2      | 3 Bed (5P), Detached      | 3               | 4                | 129.76                         | 2.70                                   | 48.00                              | 24.00                                   | 3.80                                     | 34.80                               | 13.96  | 11.50   |  | 9.40  | 3.70                       | 3.40                         |                              | 2.80                         | 5.96                            |  |
| 10 A-D  | 3      | 4 Bed (7P) Semi-Detached  | 4               | 5                | 141.00                         | 2.70                                   | 43.30                              | 22.04                                   | 3.80                                     | 47.45                               | 13.76  | 13.12   | 13.46  | 7.11  | 2.80                       | 2.80                         | 2.80                         | 2.10                         | 8.48                            | End of terrace                         |
| 10C.1   | 3      | 4 Bed (7P) Semi-Detached  | 4               | 5                | 141.00                         | 2.70                                   | 43.30                              | 22.04                                   | 3.80                                     | 47.45                               | 13.76  | 13.12   | 13.46  | 7.11  | 2.80                       | 2.80                         | 2.80                         | 2.10                         | 8.48                            | End of terrace corner window detail    |
| 11A-Option 1  | 2      | 3 Bed (5P), Semi-Detached | 3               | 4                | 110.40                         | 2.70                                   | 36.57                              | 15.27                                   | 3.80                                     | 34.90                               | 14.78  | 12.47   |  | 7.70  | 3.65                       | 3.20                         |                              | 2.60                         | 6.13                            | Gable Windows - Horizontal front eaves |
| 11A-Option 2  | 2      | 3 Bed (5P), Semi-Detached | 3               | 4                | 110.40                         | 2.70                                   | 36.57                              | 15.27                                   | 3.80                                     | 35.50                               | 13.84  | 13.95   |  | 7.70  | 3.20                       | 3.65                         |                              | 2.60                         | 6.13                            | Gable Windows - Horizontal front eaves |
| 11B-Option 1  | 2      | 3 Bed (5P), Semi-Detached | 3               | 4                | 110.40                         | 2.70                                   | 36.57                              | 15.27                                   | 3.80                                     | 34.90                               | 14.78  | 12.47   |  | 7.70  | 3.65                       | 3.20                         |                              | 2.60                         | 6.06                            | Gable Windows - Gable front eaves      |
| 11B-Option 2  | 2      | 3 Bed (5P), Semi-Detached | 3               | 4                | 110.40                         | 2.70                                   | 36.57                              | 15.27                                   | 3.80                                     | 35.50                               | 13.84  | 13.95   |  | 7.70  | 3.20                       | 3.65                         |                              | 2.60                         | 6.13                            | Gable Windows - Gable front eaves      |
| 12  | 3      | 4 Bed (7P) Detached       | 4               | 5                | 141.00                         | 2.70                                   | 43.03                              | 22.04                                   | 3.80                                     | 47.45                               | 13.76  | 13.12   | 13.46  | 7.11  | 2.80                       | 2.80                         | 2.80                         | 2.10                         | 8.48                            | Detached                               |
| 14  | 3      | 4 Bed (7P) Semi-Detached  | 4               | 5                | 146.50                         | 2.70                                   | 44.34                              | 22.04                                   | 3.80                                     | 50.28                               | 15.35  | 13.12   | 14.69  | 7.12  | 3.60                       | 3.30                         | 2.80                         | 2.10                         | 8.48                            | Bay Window                             |

### 2.1.1 HOUSING EXAMPLE: House Type 5A



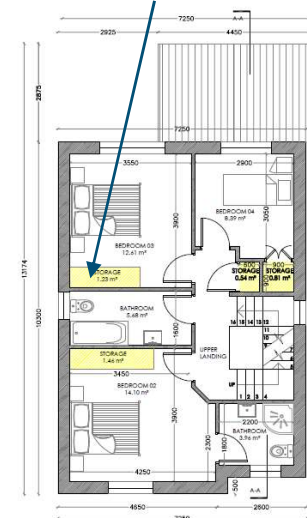
HOUSE TYPE 5A.1 – 4 BEDROOM DETACHED HOUSE – RED BRICK FINISH

All houses & Apartments are provided with the minimum storage space requirements with an additional space for Mechanical & Heating services.



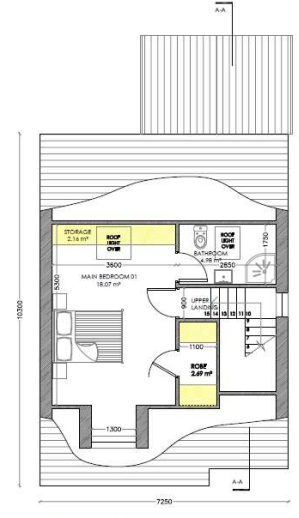
GROUND FLOOR PLAN 71.79 m² / 772.74 ft²  
FIRST FLOOR PLAN 61.73 m² / 664.45 ft²  
SECOND FLOOR PLAN 36.17 m² / 378.56 ft²  
TOTAL 168.69 m² / 1815.76 ft²

Designated storage space shaded yellow and excluded from Room area calculations



9645  
Roof Ridge Level

Proposed First Floor Plan



Proposed Second Floor Plan



HOUSE TYPE 5A.2 – 4 BEDROOM DETACHED HOUSE – Natural stone door surround



HOUSE TYPE 5A.3 – 4 BEDROOM DETACHED HOUSE – Plaster door surround



HOUSE TYPE 5A.4 – 4 BEDROOM DETACHED HOUSE – Buff brick door surround

Individual house Type drawings include a table setting out compliance with minimum guideline standards.

| SPACE PROVISION: DOEHLG Guidelines compliance                 |                              |                               |                            |                             |              |
|---|------------------------------|-------------------------------|----------------------------|-----------------------------|--------------|
| HOUSE TYPE 05A & 05B DWELLING TYPE: 4 BED / 7 PERSON 3 STOREY |                              |                               |                            |                             |              |
| GUIDELINE   | TARGET GROSS FLOOR AREA (m²) | MINIMUM MAIN LIVING ROOM (m²) | AGGREGATE LIVING AREA (m²) | AGGREGATE BEDROOM AREA (m²) | STORAGE (m²) |
| ACHIEVED  | <b>168.69</b>                | <b>18.84</b>                  | <b>50.21</b>               | <b>53.18</b>                | <b>12.35</b> |

| ROOM STANDARDS: DOEHLG Guidelines compliance |                      |                 |              |              |             |
|--|----------------------|-----------------|--------------|--------------|-------------|
| BEDROOM TYPE                                 | DOEHLG GUIDELINE (m) | MAIN BEDROOM 01 | BEDROOM 02   | BEDROOM 03   | BEDROOM 04  |
| SINGLE BEDROOM                               | 7.1                  | -               | -            | -            | <b>8.39</b> |
| DOUBLE BEDROOM                               | 11.4                 | -               | <b>14.10</b> | <b>12.61</b> | -           |
| MAIN BEDROOM                                 | 13                   | <b>18.07</b>    | -            | -            | -           |

| LIVING ROOM WIDTHS : DOEHLG Guidelines compliance |                      |                   |
|---|----------------------|-------------------|
| HOUSE TYPE  | DOEHLG GUIDELINE (m) | STANDARD ACHIEVED |
| 1 BED APARTHOUSE                                  | 3.3                  | -                 |
| 2 BEDROOM HOUSE                                   | 3.6                  | -                 |
| 3 BEDROOM HOUSE OR MORE                           | 3.8                  | <b>4.2</b>        |

| BEDROOM WIDTHS: DOEHLG Guidelines compliance |                      |                 |            |            |            |
|--|----------------------|-----------------|------------|------------|------------|
| BEDROOM TYPE                                 | DOEHLG GUIDELINE (m) | MAIN BEDROOM 01 | BEDROOM 02 | BEDROOM 03 | BEDROOM 04 |
| SINGLE BEDROOM                               | 2.1                  | -               | -          | -          | <b>2.9</b> |
| DOUBLE BEDROOM                               | 2.8                  | <b>3.6</b>      | <b>4.2</b> | <b>3.5</b> | -          |

## 2.1.2 HOUSING EXAMPLE: House Type 5B



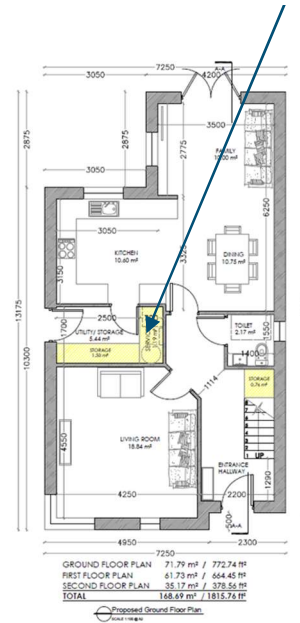
HOUSE TYPE 5B.1 – 4 BEDROOM DETACHED HOUSE – RED BRICK FINISH

HOUSE TYPE 5B.2 – 4 BEDROOM DETACHED HOUSE – Natural stone door surround

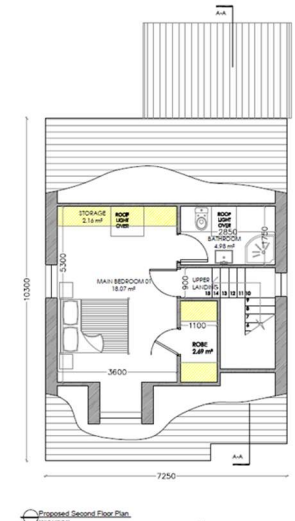
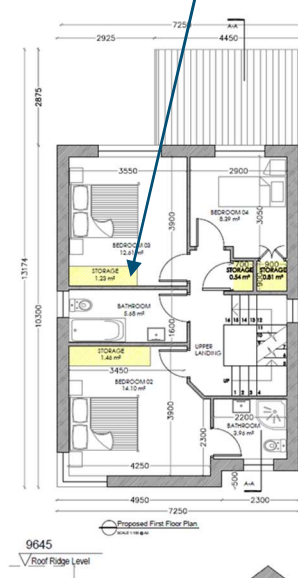
HOUSE TYPE 5B.3 – 4 BEDROOM DETACHED HOUSE – Plaster door surround



All houses & Apartments are provided with the minimum storage space requirements with an additional space for Mechanical & Heating services.



Designated storage space shaded yellow and excluded from Room area calculations



Individual house Type drawings include a table setting out compliance with minimum guideline standards.

| SPACE PROVISION: DOEHLG Guidelines compliance     |                              |  |                            |                             |              |
|---|------------------------------|--|----------------------------|-----------------------------|--------------|
| HOUSE TYPE 05A & 05B                              |                              | DWELLING TYPE: 4 BED / 7 PERSON 3 STOREY |                            |                             |              |
| GUIDELINE   | TARGET GROSS FLOOR AREA (m²) | MINIMUM MAIN LIVING ROOM (m²)            | AGGREGATE LIVING AREA (m²) | AGGREGATE BEDROOM AREA (m²) | STORAGE (m²) |
| ACHIEVED  | 168.89                       | 18.84                                    | 50.21                      | 53.18                       | 12.35        |
| ROOM STANDARDS: DOEHLG Guidelines compliance      |                              |  |                            |                             |              |
| BEDROOM TYPE                                      | DOEHLG GUIDELINE (m²)        | MINIMUM MAIN BEDROOM 01                  | BEDROOM 02                 | BEDROOM 03                  | BEDROOM 04   |
| SINGLE BEDROOM                                    | 7.1                          | -  | -                          | -                           | 8.39         |
| DOUBLE BEDROOM                                    | 11.4                         | -  | 14.10                      | 12.61                       | -            |
| MAIN BEDROOM                                      | 13                           | 18.07                                    | -                          | -                           | -            |
| LIVING ROOM WIDTHS : DOEHLG Guidelines compliance |                              |  |                            |                             |              |
| HOUSE TYPE  | DOEHLG GUIDELINE (m)         | STANDARD ACHIEVED                        |                            |                             |              |
| 1 BED APTHOUSE                                    | 3.3                          | -  |                            |                             |              |
| 2 BEDROOM HOUSE                                   | 3.6                          | -  |                            |                             |              |
| 3 BEDROOM HOUSE OR MORE                           | 3.8                          | 4.2                                      |                            |                             |              |
| BEDROOM WIDTHS: DOEHLG Guidelines compliance      |                              |  |                            |                             |              |
| BEDROOM TYPE                                      | DOEHLG GUIDELINE (m)         | MINIMUM MAIN BEDROOM 01                  | BEDROOM 02                 | BEDROOM 03                  | BEDROOM 04   |
| SINGLE BEDROOM                                    | 2.1                          | -  | -                          | -                           | 2.9          |
| DOUBLE BEDROOM                                    | 2.8                          | 3.6                                      | 4.2                        | 3.5                         | -            |

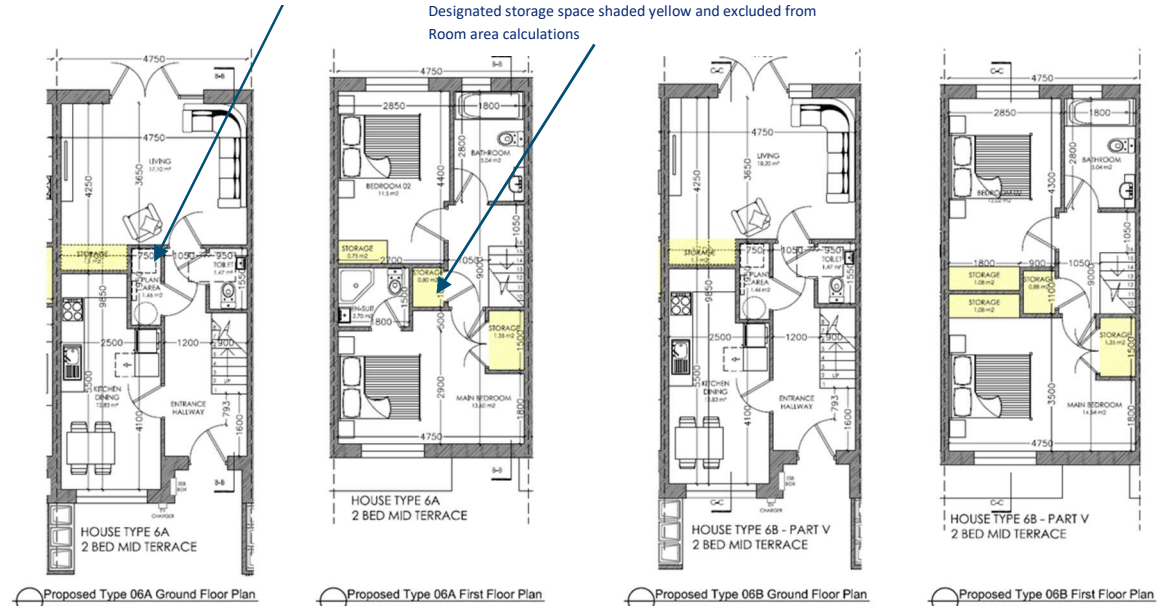


### 2.1.3 HOUSING EXAMPLE: House Type 6A & 6B

All houses & Apartments are provided with the minimum storage space requirements with an additional space for Mechanical & Heating services.



HOUSE TYPE 6A & 6B – 2 BEDROOM MID-TERRACE HOUSE – BUFF BRICK FINISH TO BAY



HOUSE TYPE 6.1 & 6.2 – 2 BEDROOM MID-TERRACE HOUSE – Red brick ground floor bay.

HOUSE TYPE 6a & 6b – 2 BEDROOM MID TERRACE HOUSE – Buff brick ground floor bay



Individual house Type drawings include a table setting out compliance with minimum guideline standards.

| SPACE PROVISION: DOEHLG Guidelines compliance          |                                |                                 |                              |                               |                |
|--|--------------------------------|---------------------------------|------------------------------|-------------------------------|----------------|
| HOUSE TYPE 6A DWELLING TYPE: 2 BED / 4 PERSON 2 STOREY |                                |                                 |                              |                               |                |
| GUIDELINE  | TARGET GROSS FLOOR AREA (sqft) | MINIMUM MAIN LIVING ROOM (sqft) | AGGREGATE LIVING AREA (sqft) | AGGREGATE BEDROOM AREA (sqft) | STORAGE (sqft) |
| ACHIEVED   | 87.66                          | 17.18                           | 30.01                        | 25.10                         | 4.0            |

| ROOM STANDARDS: DOEHLG Guidelines compliance |                         |                |                 |                 |
|--|-------------------------|----------------|-----------------|-----------------|
| BEDROOM TYPE                                 | DOEHLG GUIDELINE (sqft) | MINIMUM (sqft) | ACHIEVED (sqft) | STANDARD (sqft) |
| SINGLE BEDROOM                               | 7.1                     | -              | -               | -               |
| DOUBLE BEDROOM                               | 11.4                    | -              | 11.50           | -               |
| MAIN BEDROOM                                 | 13                      | -              | 13.60           | -               |

| LIVING ROOM WIDTHS : DOEHLG Guidelines compliance |                      |          |          |          |
|---|----------------------|----------|----------|----------|
| HOUSE TYPE  | DOEHLG GUIDELINE (m) | STANDARD | ACHIEVED | STANDARD |
| 1 BED APARTMENT                                   | 3.3                  | -        | -        | -        |
| 2 BEDROOM HOUSE                                   | 3.6                  | -        | 3.6      | -        |
| 3 BEDROOM HOUSE OR MORE                           | 3.8                  | -        | -        | -        |

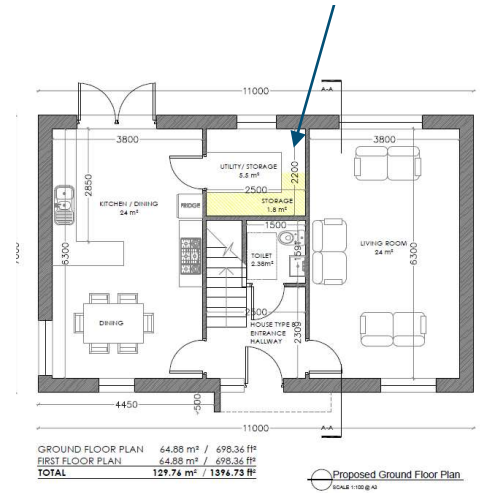
| BEDROOM WIDTHS: DOEHLG Guidelines compliance |                      |             |              |              |
|--|----------------------|-------------|--------------|--------------|
| BEDROOM TYPE                                 | DOEHLG GUIDELINE (m) | MINIMUM (m) | ACHIEVED (m) | STANDARD (m) |
| SINGLE BEDROOM                               | 2.1                  | -           | -            | -            |
| DOUBLE BEDROOM                               | 2.8                  | -           | 2.9          | 2.8          |

## 2.1.4 HOUSING EXAMPLE: House Type 8

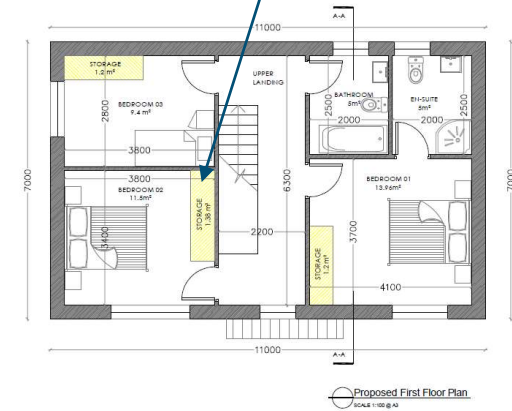


HOUSE TYPE 8.3 – 3 BEDROOM DETACHED HOUSE – BUFF BRICK FINISH

All houses & Apartments are provided with the minimum storage space requirements with an additional space for Mechanical & Heating services.



Designated storage space shaded yellow and excluded from Room area calculations



HOUSE TYPE 8.2 – 3 BEDROOM DETACHED HOUSE – Red brick door surround



HOUSE TYPE 8.1 – 3 BEDROOM DETACHED HOUSE – Natural stone door surround



Individual house Type drawings include a table setting out compliance with minimum guideline standards.

| SPACE PROVISION: DOEHLG Guidelines compliance     |   |  |   |  |                           |
|---|---|--|---|--|---------------------------|
| HOUSE TYPE 08                                     |   | DWELLING TYPE: 3 BED / 5 PERSON 2 STOREY   |   |  |                           |
|   | 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> ) |
| GUIDELINE   | 92  | 13   | 34                                      | 32                                       | 5                         |
| ACHIEVED  | <b>129.76</b>                             | <b>24</b>                                  | <b>48</b>                               | <b>34.8</b>                              | <b>5.58</b>               |
| ROOM STANDARDS: DOEHLG Guidelines compliance      |   |  |   |  |                           |
| BEDROOM TYPE                                      | DOEHLG GUIDELINE (m <sup>2</sup> )        | MAIN BEDROOM 01                            | BEDROOM 02                              | BEDROOM 03                               | BEDROOM 04                |
| SINGLE BEDROOM                                    | 7.1                                       | -  | -                                       | <b>9.4</b>                               | -                         |
| DOUBLE BEDROOM                                    | 11.4                                      | -  | <b>11.5</b>                             | -  | -                         |
| MAIN BEDROOM                                      | 13  | <b>13.96</b>                               | -                                       | -  | -                         |
| LIVING ROOM WIDTHS : DOEHLG Guidelines compliance |   |  |   |  |                           |
| HOUSE TYPE  | DOEHLG GUIDELINE (m)                      | STANDARD ACHIEVED                          |   |  |                           |
| 1 BED APPT/HOUSE                                  | 3.3                                       | -  |   |  |                           |
| 2 BEDROOM HOUSE                                   | 3.6                                       | -  |   |  |                           |
| 3 BEDROOM HOUSE OR MORE                           | 3.8                                       | <b>3.8</b>                                 |   |  |                           |
| BEDROOM WIDTHS: DOEHLG Guidelines compliance      |   |  |   |  |                           |
| BEDROOM TYPE                                      | DOEHLG GUIDELINE (m)                      | MAIN BEDROOM 01                            | BEDROOM 02                              | BEDROOM 03                               | BEDROOM 04                |
| SINGLE BEDROOM                                    | 2.1                                       | -  | -                                       | <b>2.8</b>                               | -                         |
| DOUBLE BEDROOM                                    | 2.8                                       | <b>3.7</b>                                 | <b>3.4</b>                              | -  | -                         |

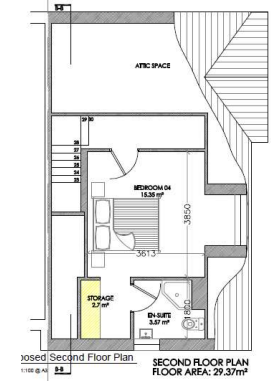
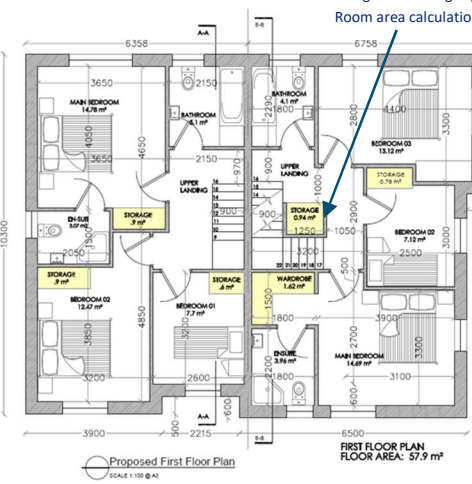
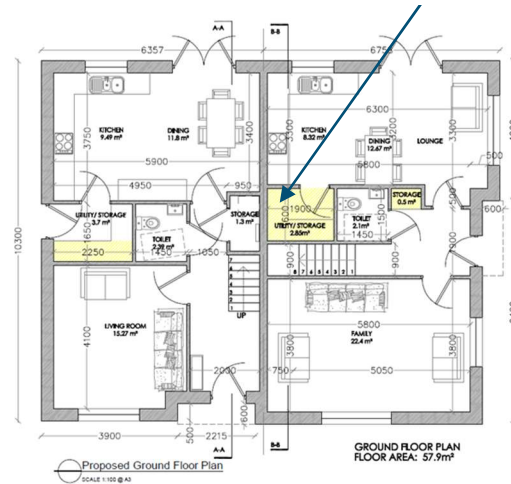
## 2.1.5 HOUSING EXAMPLE: House Type 1

All houses & Apartments are provided with the minimum storage space requirements with an additional space for Mechanical & Heating services.

Designated storage space shaded yellow and excluded from Room area calculations



HOUSE TYPE 1A – 4 BEDROOM SEMI-DETACHED HOUSE – RED BRICK FINISH



HOUSE TYPE 1.B – 4 BEDROOM SEMI-DETACHED HOUSE – PLASTER ONLY



HOUSE TYPE 1.A – 4 BEDROOM SEMI-DETACHED HOUSE – Side elevation – red brick & plaster



Individual house Type drawings include a table setting out compliance with minimum guideline standards.

| SPACE PROVISION: DOEHLG Guidelines compliance          |   |  |   |  |                           |
|--|---|--|---|--|---------------------------|
| HOUSE TYPE 01 DWELLING TYPE: 4 BED / 7 PERSON 3 STOREY |   |  |   |  |                           |
|  | 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> ) |
| GUIDELINE  | 120                                       | 15   | 40                                      | 43                                       | 6                         |
| ACHIEVED   | <b>145.2</b>                              | <b>22.4</b>                                | <b>45.11</b>                            | <b>50.28</b>                             | <b>7.95</b>               |

| ROOM STANDARDS: DOEHLG Guidelines compliance |                                    |                 |             |              |              |
|--|------------------------------------|-----------------|-------------|--------------|--------------|
| BEDROOM TYPE                                 | DOEHLG GUIDELINE (m <sup>2</sup> ) | MAIN BEDROOM 01 | BEDROOM 02  | BEDROOM 03   | BEDROOM 04   |
| SINGLE BEDROOM                               | 7.1                                | -               | <b>7.12</b> | -            | -            |
| DOUBLE BEDROOM                               | 11.4                               | -               | -           | <b>13.12</b> | <b>15.35</b> |
| MAIN BEDROOM                                 | 13                                 | <b>14.69</b>    | -           | -            | -            |

| LIVING ROOM WIDTHS : DOEHLG Guidelines compliance |                      |            |          |
|---|----------------------|------------|----------|
| HOUSE TYPE  | DOEHLG GUIDELINE (m) | STANDARD   | ACHIEVED |
| 1 BED APT/HOUSE                                   | 3.3                  | -          | -        |
| 2 BEDROOM HOUSE                                   | 3.6                  | -          | -        |
| 3 BEDROOM HOUSE OR MORE                           | 3.8                  | <b>3.8</b> | -        |

| BEDROOM WIDTHS: DOEHLG Guidelines compliance |                      |                 |            |            |            |
|--|----------------------|-----------------|------------|------------|------------|
| BEDROOM TYPE                                 | DOEHLG GUIDELINE (m) | MAIN BEDROOM 01 | BEDROOM 02 | BEDROOM 03 | BEDROOM 04 |
| SINGLE BEDROOM                               | 2.1                  | -               | <b>2.5</b> | -          | -          |
| DOUBLE BEDROOM                               | 2.8                  | <b>3.3</b>      | -          | <b>2.8</b> | <b>3.6</b> |

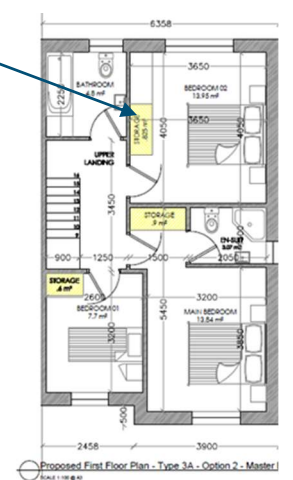
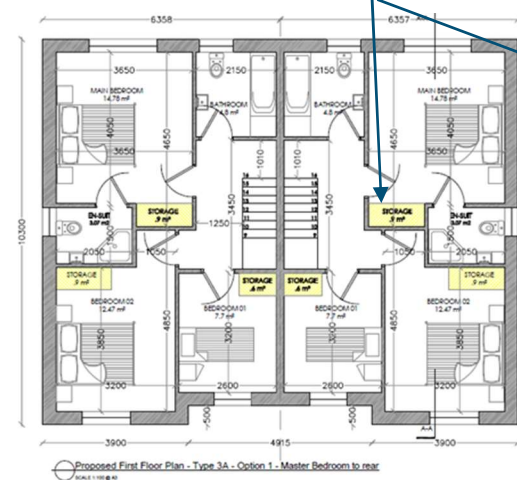
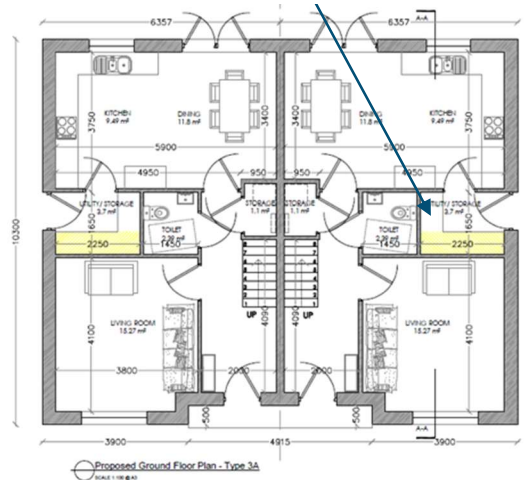
**2.1.6 HOUSING EXAMPLE: House Type 3A**



HOUSE TYPE 3A.1 – 3 BEDROOM SEMI-DETACHED HOUSE – BUFF BRICK DOOR SURROUND

All houses & Apartments are provided with the minimum storage space requirements with an additional space for Mechanical & Heating services.

Designated storage space shaded yellow and excluded from Room area calculations



HOUSE TYPE 3A.3 – 4 BEDROOM SEMI-DETACHED HOUSE – Side elevation – red brick & plaster



HOUSE TYPE 3A.2 – 3 BEDROOM SEMI-DETACHED HOUSE – PLASTER ONLY

**SPACE PROVISION: DOEHLG Guidelines compliance**

| HOUSE TYPE 03A - Option 1                 |   | DWELLING TYPE: 3 BED / 5 PERSON 2 STOREY    |   |  |                           |
|---|---|---|---|--|---------------------------|
| TARGET GROSS FLOOR AREA (m <sup>2</sup> ) | MINIMUM MAINT LIVING ROOM (m <sup>2</sup> ) | MINIMUM MAINT 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> ) |
| GUIDELINE                                 | 92  | 13  | 34                                      | 32                                       | 5                         |
| ACHIEVED                                  | <b>110.4</b>                                | <b>15.27</b>                                | <b>36.57</b>                            | <b>34.9</b>                              | <b>6.13</b>               |

**ROOM STANDARDS: DOEHLG Guidelines compliance**

| BEDROOM TYPE   | DOEHLG GUIDELINE (m) | MAINT BEDROOM 01 | BEDROOM 02   | BEDROOM 03 | BEDROOM 04 |
|----------------|----------------------|------------------|--------------|------------|------------|
| SINGLE BEDROOM | 7.1                  | -                | -            | <b>7.7</b> | -          |
| DOUBLE BEDROOM | 11.4                 | -                | <b>12.47</b> | -          | -          |
| MAINT BEDROOM  | 13                   | <b>14.78</b>     | -            | -          | -          |

**LIVING ROOM WIDTHS : DOEHLG Guidelines compliance**

| HOUSE TYPE              | DOEHLG GUIDELINE (m) | STANDARD ACHIEVED |
|-------------------------|----------------------|-------------------|
| 1 BED APARTHOUSE        | 3.3                  | -                 |
| 2 BEDROOM HOUSE         | 3.6                  | -                 |
| 3 BEDROOM HOUSE OR MORE | 3.8                  | <b>3.8</b>        |

**BEDROOM WIDTHS: DOEHLG Guidelines compliance**

| BEDROOM TYPE   | DOEHLG GUIDELINE (m) | MAINT BEDROOM 01 | BEDROOM 02 | BEDROOM 03 | BEDROOM 04 |
|----------------|----------------------|------------------|------------|------------|------------|
| SINGLE BEDROOM | 2.1                  | -                | -          | <b>2.6</b> | -          |
| DOUBLE BEDROOM | 2.8                  | <b>3.65</b>      | <b>3.2</b> | -          | -          |

**SPACE PROVISION: DOEHLG Guidelines compliance**

| HOUSE TYPE 03A - Option 2                 |   | DWELLING TYPE: 3 BED / 5 PERSON 2 STOREY    |   |  |                           |
|---|---|---|---|--|---------------------------|
| TARGET GROSS FLOOR AREA (m <sup>2</sup> ) | MINIMUM MAINT LIVING ROOM (m <sup>2</sup> ) | MINIMUM MAINT 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> ) |
| GUIDELINE                                 | 92  | 13  | 34                                      | 32                                       | 5                         |
| ACHIEVED                                  | <b>110.4</b>                                | <b>15.27</b>                                | <b>36.57</b>                            | <b>35.5</b>                              | <b>6.06</b>               |

**ROOM STANDARDS: DOEHLG Guidelines compliance**

| BEDROOM TYPE   | DOEHLG GUIDELINE (m) | MAINT BEDROOM 01 | BEDROOM 02   | BEDROOM 03 | BEDROOM 04 |
|----------------|----------------------|------------------|--------------|------------|------------|
| SINGLE BEDROOM | 7.1                  | -                | -            | <b>7.7</b> | -          |
| DOUBLE BEDROOM | 11.4                 | -                | <b>13.95</b> | -          | -          |
| MAINT BEDROOM  | 13                   | <b>13.84</b>     | -            | -          | -          |

**LIVING ROOM WIDTHS : DOEHLG Guidelines compliance**

| HOUSE TYPE              | DOEHLG GUIDELINE (m) | STANDARD ACHIEVED |
|-------------------------|----------------------|-------------------|
| 1 BED APARTHOUSE        | 3.3                  | -                 |
| 2 BEDROOM HOUSE         | 3.6                  | -                 |
| 3 BEDROOM HOUSE OR MORE | 3.8                  | <b>3.8</b>        |

**BEDROOM WIDTHS: DOEHLG Guidelines compliance**

| BEDROOM TYPE   | DOEHLG GUIDELINE (m) | MAINT BEDROOM 01 | BEDROOM 02  | BEDROOM 03 | BEDROOM 04 |
|----------------|----------------------|------------------|-------------|------------|------------|
| SINGLE BEDROOM | 2.1                  | -                | -           | <b>2.6</b> | -          |
| DOUBLE BEDROOM | 2.8                  | <b>3.2</b>       | <b>3.65</b> | -          | -          |

Individual house Type drawings include a table setting out compliance with minimum guideline standards.

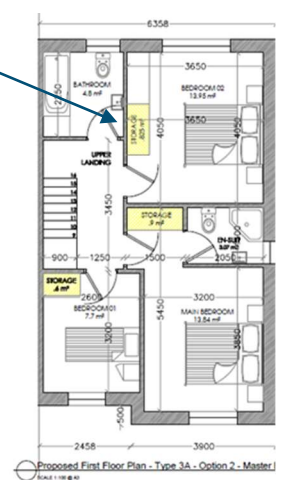
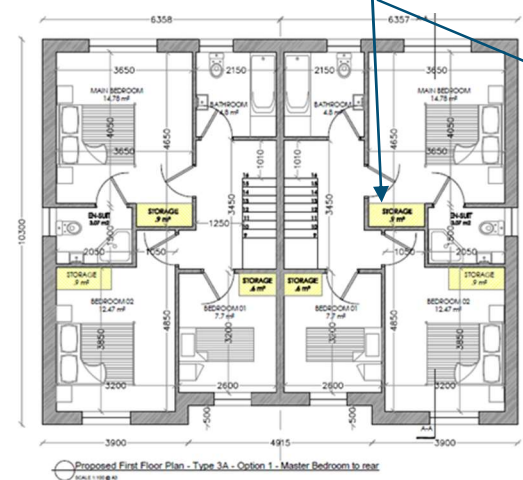
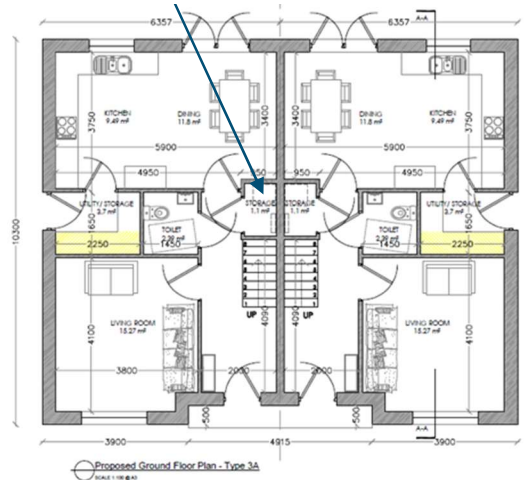
### 2.1.7 HOUSING EXAMPLE: House Type 3B



HOUSE TYPE 3B.1 – 3 BEDROOM SEMI-DETACHED HOUSE – BUFF BRICK GABLE

All houses & Apartments are provided with the minimum storage space requirements with an additional space for Mechanical & Heating services.

Designated storage space shaded yellow and excluded from Room area calculations



HOUSE TYPE 3B.4 – 3 BEDROOM SEMI-DETACHED HOUSE – Buff brick & plaster



HOUSE TYPE 3B.3 – 3 BEDROOM SEMI-DETACHED HOUSE – PLASTER ONLY

SPACE PROVISION: DOEHLG Guidelines compliance

HOUSE TYPE 03A - Option 1 DWELLING TYPE: 3 BED / 5 PERSON 2 STOREY

|           | TARGET GROSS FLOOR AREA (m²) | MINIMUM MAINT. LIVING ROOM (m²) | AGGREGATE LIVING AREA (m²) | AGGREGATE BEDROOM AREA (m²) | STORAGE (m²) |
|-----------|------------------------------|---------------------------------|----------------------------|-----------------------------|--------------|
| GUIDELINE | 92                           | 13                              | 34                         | 32                          | 5            |
| ACHIEVED  | <b>110.4</b>                 | <b>15.27</b>                    | <b>36.57</b>               | <b>34.9</b>                 | <b>6.13</b>  |

ROOM STANDARDS: DOEHLG Guidelines compliance

| BEDROOM TYPE   | DOEHLG GUIDELINE (m²) | MAINT. ACHIEVED | BEDROOM 02 | BEDROOM 03 | BEDROOM 04 |
|----------------|-----------------------|-----------------|------------|------------|------------|
| SINGLE BEDROOM | 7.1                   | -               | 12.47      | -          | 7.7        |
| DOUBLE BEDROOM | 11.4                  | -               | -          | -          | -          |
| MAINT. BEDROOM | 13                    | 14.78           | -          | -          | -          |

LIVING ROOM WIDTHS: DOEHLG Guidelines compliance

| HOUSE TYPE               | DOEHLG GUIDELINE (m) | STANDARD ACHIEVED |
|--------------------------|----------------------|-------------------|
| 1 BED APPT/HOUSE         | 3.3                  | -                 |
| 2 BEDROOM HOUSE          | 3.6                  | -                 |
| 3 BEDROOM HOUSE OR HOUSE | 3.8                  | 3.8               |

BEDROOM WIDTHS: DOEHLG Guidelines compliance

| BEDROOM TYPE   | DOEHLG GUIDELINE (m) | MAINT. BEDROOM 01 | BEDROOM 02 | BEDROOM 03 | BEDROOM 04 |
|----------------|----------------------|-------------------|------------|------------|------------|
| SINGLE BEDROOM | 2.1                  | -                 | -          | 2.6        | -          |
| DOUBLE BEDROOM | 2.8                  | 3.65              | 3.2        | -          | -          |

SPACE PROVISION: DOEHLG Guidelines compliance

HOUSE TYPE 03A - Option 2 DWELLING TYPE: 3 BED / 5 PERSON 2 STOREY

|           | TARGET GROSS FLOOR AREA (m²) | MINIMUM MAINT. LIVING ROOM (m²) | AGGREGATE LIVING AREA (m²) | AGGREGATE BEDROOM AREA (m²) | STORAGE (m²) |
|-----------|------------------------------|---------------------------------|----------------------------|-----------------------------|--------------|
| GUIDELINE | 92                           | 13                              | 34                         | 32                          | 5            |
| ACHIEVED  | <b>110.4</b>                 | <b>15.27</b>                    | <b>36.57</b>               | <b>35.5</b>                 | <b>6.06</b>  |

ROOM STANDARDS: DOEHLG Guidelines compliance

| BEDROOM TYPE   | DOEHLG GUIDELINE (m²) | MAINT. BEDROOM 01 | BEDROOM 02 | BEDROOM 03 | BEDROOM 04 |
|----------------|-----------------------|-------------------|------------|------------|------------|
| SINGLE BEDROOM | 7.1                   | -                 | 13.95      | -          | 7.7        |
| DOUBLE BEDROOM | 11.4                  | -                 | -          | -          | -          |
| MAINT. BEDROOM | 13                    | 13.84             | -          | -          | -          |

LIVING ROOM WIDTHS: DOEHLG Guidelines compliance

| HOUSE TYPE               | DOEHLG GUIDELINE (m) | STANDARD ACHIEVED |
|--------------------------|----------------------|-------------------|
| 1 BED APPT/HOUSE         | 3.3                  | -                 |
| 2 BEDROOM HOUSE          | 3.6                  | -                 |
| 3 BEDROOM HOUSE OR HOUSE | 3.8                  | 3.8               |

BEDROOM WIDTHS: DOEHLG Guidelines compliance

| BEDROOM TYPE   | DOEHLG GUIDELINE (m) | MAINT. BEDROOM 01 | BEDROOM 02 | BEDROOM 03 | BEDROOM 04 |
|----------------|----------------------|-------------------|------------|------------|------------|
| SINGLE BEDROOM | 2.1                  | -                 | -          | 2.6        | -          |
| DOUBLE BEDROOM | 2.8                  | 3.2               | 3.65       | -          | -          |

Individual house Type drawings include a table setting out compliance with minimum guideline standards.

**3.0 DUPLEX APARTMENTS TYPOLOGY – Schedule of types & compliance matrix:**

| Project:  |             | Multi Unit Development Ballyvolane |                       |                 | 3 Water's Edge, Middleton, Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
|---|-------------|------------------------------------|-----------------------|-----------------|---|--------------------------------|---|------------------------------------|--|-------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|---|-------------|-----------|
| Drawing Issue Register:   |             | 1                                  | ARCHITECTS            |                 |   |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
| Project Ref:  |             | 17-002-P                           | Issued by:            | PH/PC           | Date:   | 10.11.19                       |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
| <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |             |                                    |                       |                 |   |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
| Apartment No.   | Floor Level | Apartment Type                     | Apartment Description | No. of Bedrooms | No. of Bedspaces  | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity/ Balcony/ Garden(m <sup>2</sup> ) | Orientation | Aspect    |
|   |             |                                    | Studio                | 1               |   | 37                             |   | 30                                 | 4  | 30                                  | 30   |  |  |                              |                              |                            | 3                               | 4   |             | Min Split |
|   |             |                                    | 1 bedroom             | 1               | 1   | 45                             |   | 23                                 | 3.3                                      | 11.4                                | 11.4   |  |  |                              |                              |                            | 3                               | 5   |             | 33% Dual  |
|   |             |                                    | 2 bedroom (3P)        | 2               | 2   | 63                             |   | 28                                 | 3.6                                      | 20.1                                | 13   | 7.1  |  |                              |                              |                            | 5                               | 6   |             | to 67%    |
|   |             |                                    | 2 bedroom (4P)        | 2               | 3   | 73                             |   | 30                                 | 3.6                                      | 24.4                                | 13   | 11.4   |  |                              |                              |                            | 6                               | 7   |             | Single    |
|   |             |                                    | 3 bedroom             | 3               | 4   | 90                             |   | 34                                 | 3.8                                      | 31.5                                | 13   | 11.4   | 7.1  |                              |                              |                            | 9                               | 9   |             | Aspect    |
|   |             |                                    | General               |                 |   |                                | 2.70                                    |                                    |  |                                     |  |  |  | 2.1                          | 2.8                          | 2.8                        |                                 |   |             |           |

**N1 Duplex Apartment Block 1 - Lower Ground & Ground Floor**

|      |    |    |                |   |   |        |      |      |      |       |       |       |      |      |      |      |      |       |       |        |
|------|----|----|----------------|---|---|--------|------|------|------|-------|-------|-------|------|------|------|------|------|-------|-------|--------|
| 1.67 | LG | 2A | 2 bedroom (3P) | 2 | 2 | 76.40  | 2.70 | 28.2 | 3.75 | 21.90 | 14.33 | 7.57  |      | 2.15 | 2.80 |      | 5.03 | 17.20 | West  | Single |
| 1.68 | LG | 2A | 2 bedroom (3P) | 2 | 2 | 76.40  | 2.70 | 28.2 | 3.75 | 21.90 | 14.33 | 7.57  |      | 2.15 | 2.80 |      | 5.03 | 20.00 | West  | Single |
| 1.69 | LG | 2B | 2 bedroom (4P) | 2 | 2 | 77.80  | 2.70 | 30.2 | 3.65 | 24.63 | 13.13 | 11.50 |      | 2.85 | 3.06 |      | 6.00 | 20.00 | West  | Dual   |
| 1.70 | Gd | 2C | 3 bedroom      | 3 | 4 | 129.00 | 2.70 | 37.3 | 4.50 | 40.50 | 14.45 | 16.45 | 9.9  | 2.45 | 3.70 | 3.46 | 9.07 | 7.84  | West  | Dual   |
| 1.71 | Gd | 2C | 3 bedroom      | 3 | 4 | 129.00 | 2.70 | 37.3 | 4.50 | 40.50 | 14.45 | 16.45 | 9.9  | 2.45 | 3.70 | 3.46 | 9.07 | 7.84  | West  | Dual   |
| 1.72 | Gd | 2C | 3 bedroom      | 3 | 4 | 129.00 | 2.70 | 37.3 | 4.50 | 40.50 | 14.45 | 16.45 | 9.9  | 2.45 | 3.70 | 3.46 | 9.07 | 7.84  | West  | Dual   |
| 1.73 | Gd | 2C | 3 bedroom      | 3 | 4 | 129.00 | 2.70 | 37.3 | 4.50 | 40.50 | 14.45 | 16.45 | 9.9  | 2.45 | 3.70 | 3.46 | 9.07 | 7.84  | West  | Dual   |
| 1.74 | Gd | 2C | 3 bedroom      | 3 | 4 | 129.00 | 2.70 | 37.3 | 4.50 | 40.50 | 14.45 | 16.45 | 9.9  | 2.45 | 3.70 | 3.46 | 9.07 | 7.84  | West  | Dual   |
| 1.75 | Gd | 2D | 3 bedroom      | 3 | 4 | 141.20 | 2.70 | 41.0 | 3.95 | 53.12 | 15.21 | 19.60 | 12.6 | 3.20 | 3.69 | 3.46 | 9.21 | 7.84  | South | Triple |

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**N2 Duplex Apartment Block 1**

|      |     |    |                |   |   |        |      |      |      |       |       |       |     |      |      |      |       |       |       |        |
|------|-----|----|----------------|---|---|--------|------|------|------|-------|-------|-------|-----|------|------|------|-------|-------|-------|--------|
| 2.1  | Gd  | 4D | 2 bedroom (4P) | 2 | 2 | 75.03  | 2.70 | 30.1 | 3.70 | 25.14 | 13.52 | 11.62 |     | 2.80 | 2.80 |      | 6.56  | 13.00 | South | Triple |
| 2.2  | 1st | 4C | 3 bedroom      | 3 | 4 | 110.86 | 2.70 | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 | 2.25 | 3.80 | 3.35 | 10.20 | 18.18 | South | Triple |
| 2.3  | Gd  | 4E | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.4  | 1st | 4F | 3 bedroom      | 3 | 4 | 110.86 | 2.70 | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.5  | Gd  | 4E | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.6  | 1st | 4F | 3 bedroom      | 3 | 4 | 110.86 | 2.70 | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.7  | Gd  | 4E | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.8  | 1st | 4F | 3 bedroom      | 3 | 4 | 110.86 | 2.70 | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.9  | Gd  | 4E | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.10 | 1st | 4F | 3 bedroom      | 3 | 4 | 110.86 | 2.70 | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.11 | Gd  | 4D | 2 bedroom (4P) | 2 | 2 | 75.03  | 2.70 | 30.1 | 3.70 | 25.14 | 13.52 | 11.62 |     | 2.80 | 2.80 |      | 6.56  | 13.00 | South | Triple |
| 2.12 | 1st | 4C | 3 bedroom      | 3 | 4 | 110.86 | 2.70 | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 | 2.25 | 3.80 | 3.35 | 10.20 | 18.18 | South | Triple |

1084.2

| Project:  |             | <b>Multi Unit Development Ballyvolane</b> | <b>horgan carroll</b><br>ARCHITECTS |   | 3 Water's Edge,<br>Middleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |  |                 |                  |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |   |        |
|---|-------------|---|-------------------------------------|---|---|--|-----------------|------------------|--------------------------------|---|------------------------------------|--|-------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|---|---|--------|
| Drawing Issue Register:   |             | <b>1</b>                                  |                                     |   |   |  |                 |                  |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |   |        |
| Project Ref:  |             | <b>17-002-P</b>                           | Issued by:                          |   | <b>PH/PC</b>  |  |                 |                  | Date: <b>10.11.19</b>          |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |   |        |
| <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |             |   |                                     |   |   |  |                 |                  |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |   |        |
| Apartment No.   | Floor Level | Apartment Type                            | Apartment Description               |   |   |  | No. of Bedrooms | No. of Bedspaces | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden (m <sup>2</sup> )* | Orientation   | Aspect |
|   |             | Studio                                    | 1                                   |   | 37  |  |                 |                  |                                | 30                                      | 4                                  | 30                                       | 30                                  |  |  |  |                              |                              | 3                          | 4                               |   | Min Split<br>33% Dual<br>to 67%<br>Single<br>Aspect |        |
|   |             | 1 bedroom                                 | 1                                   | 1 | 45  |  |                 |                  |                                | 23                                      | 3.3                                | 11.4                                     | 11.4                                |  |  |  |                              |                              | 3                          | 5                               |   |   |        |
|   |             | 2 bedroom (3P)                            | 2                                   | 2 | 63  |  |                 |                  |                                | 28                                      | 3.6                                | 20.1                                     | 13                                  | 7.1  |  |  |                              |                              | 5                          | 6                               |   |   |        |
|   |             | 2 bedroom (4P)                            | 2                                   | 3 | 73  |  |                 |                  |                                | 30                                      | 3.6                                | 24.4                                     | 13                                  | 11.4   |  |  |                              |                              | 6                          | 7                               |   |   |        |
|   |             | 3 bedroom                                 | 3                                   | 4 | 90  |  |                 |                  |                                | 34                                      | 3.8                                | 31.5                                     | 13                                  | 11.4   | 7.1  |  |                              |                              | 9                          | 9                               |   |   |        |
|   |             | General                                   |                                     |   |   |  |                 |                  | 2.70                           |   |                                    |  |                                     |  |  | 2.1  | 2.8                          | 2.8                          |                            |                                 |   |   |        |

| N2 Duplex Apartment Block 2 |     |    |                |   |   |        |      |  |  |      |      |       |       |       |     |  |  |      |      |      |       |       |       |        |
|-----------------------------|-----|----|----------------|---|---|--------|------|--|--|------|------|-------|-------|-------|-----|--|--|------|------|------|-------|-------|-------|--------|
| 2.68                        | Gd  | 4D | 2 bedroom (4P) | 2 | 2 | 75.03  | 2.70 |  |  | 30.1 | 3.70 | 25.14 | 13.52 | 11.62 |     |  |  | 2.80 | 2.80 |      | 6.56  | 13.00 | South | Triple |
| 2.69                        | 1st | 4C | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 18.18 | South | Triple |
| 2.70                        | Gd  | 4E | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  |  | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.71                        | 1st | 4F | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.72                        | Gd  | 4E | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  |  | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.73                        | 1st | 4F | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.74                        | Gd  | 4D | 2 bedroom (4P) | 2 | 2 | 75.03  | 2.70 |  |  | 30.1 | 3.70 | 25.14 | 13.52 | 11.62 |     |  |  | 2.80 | 2.80 |      | 6.56  | 13.00 | South | Triple |
| 2.75                        | 1st | 4C | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 18.18 | South | Triple |
| <b>727.98</b>               |     |    |                |   |   |        |      |  |  |      |      |       |       |       |     |  |  |      |      |      |       |       |       |        |

| N2 Duplex Apartment Block 3 |     |      |                |   |   |        |      |  |  |      |      |       |       |       |     |  |  |      |      |      |       |       |       |        |
|-----------------------------|-----|------|----------------|---|---|--------|------|--|--|------|------|-------|-------|-------|-----|--|--|------|------|------|-------|-------|-------|--------|
| 2.141                       | Gd  | 4D   | 2 bedroom (4P) | 2 | 2 | 75.03  | 2.70 |  |  | 30.1 | 3.70 | 25.14 | 13.52 | 11.62 |     |  |  | 2.80 | 2.80 |      | 6.56  | 10.60 | South | Triple |
| 2.142                       | 1st | 4C.1 | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 18.18 | South | Triple |
| 2.143                       | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  |  | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.144                       | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.145                       | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  |  | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.146                       | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.147                       | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  |  | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.148                       | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.149                       | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  |  | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.150                       | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.151                       | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  |  | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.152                       | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.153                       | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  |  | 2.35 | 3.15 |      | 5.52  | 8.50  | South | Dual   |
| 2.154                       | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 11.00 | South | Dual   |
| 2.155                       | Gd  | 4D   | 2 bedroom (4P) | 2 | 2 | 75.03  | 2.70 |  |  | 30.1 | 3.70 | 25.14 | 13.52 | 11.62 |     |  |  | 2.80 | 2.80 |      | 6.56  | 10.60 | South | Triple |
| 2.156                       | 1st | 4C.2 | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  |  | 2.25 | 3.80 | 3.35 | 10.20 | 18.18 | South | Triple |
| <b>1440.4</b>               |     |      |                |   |   |        |      |  |  |      |      |       |       |       |     |  |  |      |      |      |       |       |       |        |

|                         |  |   |                                     |  |
|-------------------------|--|---|-------------------------------------|--|
| Project:                |  | <b>Multi Unit Development Ballyvolane</b> | <b>horgan carroll</b><br>ARCHITECTS | 3 Water's Edge,<br>Midleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |
| Drawing Issue Register: |  | <b>1</b>                                  |                                     |  |
| Project Ref:            |  | <b>17-002-P</b>                           | Issued by: <b>PH/PC</b>             | Date: <b>10.11.19</b>  |

**Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).**

| Apartment No. | Floor Level | Apartment Type | Apartment Description | No. of Bedrooms | No. of Bedspaces | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/Living) |  | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved |     | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom |  | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden (m <sup>2</sup> ) | Orientation | Aspect  |
|---------------|-------------|----------------|-----------------------|-----------------|------------------|--------------------------------|--|--|------------------------------------|--|-------------------------------------|--|--|--|-----|------------------------------|------------------------------|----------------------------|--|---------------------------------|--|-------------|---|
|               |             |                |                       |                 |                  |                                |  |  |                                    |  |                                     |  |  |  |     |                              |                              |                            |  |                                 |  |             |   |
|               |             |                | Studio                | 1               |                  | 37                             |  |  | 30                                 | 4  | 30                                  | 30   |  |  |     |                              |                              |                            |  | 3                               | 4  |             | Min Split<br>33% Dual<br>to 67%<br>Single<br>Aspect |
|               |             |                | 1 bedroom             | 1               | 1                | 45                             |  |  | 23                                 | 3.3                                      | 11.4                                | 11.4   |  |  |     |                              |                              |                            |  | 3                               | 5  |             |   |
|               |             |                | 2 bedroom (3P)        | 2               | 2                | 63                             |  |  | 28                                 | 3.6                                      | 20.1                                | 13   | 7.1  |  |     |                              |                              |                            |  | 5                               | 6  |             |   |
|               |             |                | 2 bedroom (4P)        | 2               | 3                | 73                             |  |  | 30                                 | 3.6                                      | 24.4                                | 13   | 11.4   |  |     |                              |                              |                            |  | 6                               | 7  |             |   |
|               |             |                | 3 bedroom             | 3               | 4                | 90                             |  |  | 34                                 | 3.8                                      | 31.5                                | 13   | 11.4   | 7.1  |     |                              |                              |                            |  | 9                               | 9  |             |   |
|               |             |                | General               |                 |                  |                                | 2.70                                   |  |                                    |  |                                     |  |  |  | 2.1 | 2.8                          | 2.8                          |                            |  |                                 |  |             |   |

**N5 Duplex Apartment Block 1 (Left)**

|      |     |      |                |   |   |        |      |  |      |      |       |       |       |     |  |      |      |      |  |       |       |       |        |
|------|-----|------|----------------|---|---|--------|------|--|------|------|-------|-------|-------|-----|--|------|------|------|--|-------|-------|-------|--------|
| 5.69 | Gd  | 4D   | 2 bedroom (4P) | 2 | 2 | 75.03  | 2.70 |  | 30.1 | 3.70 | 25.14 | 13.52 | 11.62 |     |  | 2.80 | 2.80 |      |  | 6.56  | 13.00 | South | Triple |
| 5.70 | 1st | 4C.1 | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 18.18 | South | Triple |
| 5.71 | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  | 2.35 | 3.15 |      |  | 5.52  | 8.50  | South | Dual   |
| 5.72 | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 11.00 | South | Dual   |
| 5.73 | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  | 2.35 | 3.15 |      |  | 5.52  | 8.50  | South | Dual   |
| 5.74 | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 11.00 | South | Dual   |
| 5.75 | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  | 2.35 | 3.15 |      |  | 5.52  | 8.50  | South | Dual   |
| 5.76 | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 11.00 | South | Dual   |
| 5.77 | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  | 2.35 | 3.15 |      |  | 5.52  | 8.50  | South | Dual   |
| 5.78 | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 11.00 | South | Dual   |
| 5.79 | Gd  | 4D   | 2 bedroom (4P) | 2 | 2 | 75.03  | 2.70 |  | 30.1 | 3.70 | 25.14 | 13.52 | 11.62 |     |  | 2.80 | 2.80 |      |  | 6.56  | 13.00 | South | Triple |
| 5.80 | 1st | 4C   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 18.18 | South | Triple |

1084.2

**N5 Duplex Apartment Block 2 (Right)**

|      |     |      |                |   |   |        |      |  |      |      |       |       |       |     |  |      |      |      |  |       |       |       |        |
|------|-----|------|----------------|---|---|--------|------|--|------|------|-------|-------|-------|-----|--|------|------|------|--|-------|-------|-------|--------|
| 5.81 | Gd  | 4D   | 2 bedroom (4P) | 2 | 2 | 75.03  | 2.70 |  | 30.1 | 3.70 | 25.14 | 13.52 | 11.62 |     |  | 2.80 | 2.80 |      |  | 6.56  | 13.00 | South | Triple |
| 5.82 | 1st | 4C.1 | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 18.18 | South | Triple |
| 5.83 | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  | 2.35 | 3.15 |      |  | 5.52  | 8.50  | South | Dual   |
| 5.84 | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 11.00 | South | Dual   |
| 5.85 | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  | 2.35 | 3.15 |      |  | 5.52  | 8.50  | South | Dual   |
| 5.86 | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 11.00 | South | Dual   |
| 5.87 | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  | 2.35 | 3.15 |      |  | 5.52  | 8.50  | South | Dual   |
| 5.88 | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 11.00 | South | Dual   |
| 5.89 | Gd  | 4E   | 2 bedroom (3P) | 2 | 2 | 67.24  | 2.70 |  | 28.3 | 4.25 | 20.70 | 13.13 | 7.57  |     |  | 2.35 | 3.15 |      |  | 5.52  | 8.50  | South | Dual   |
| 5.90 | 1st | 4F   | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 11.00 | South | Dual   |
| 5.91 | Gd  | 4D   | 2 bedroom (4P) | 2 | 2 | 75.03  | 2.70 |  | 30.1 | 3.70 | 25.14 | 13.52 | 11.62 |     |  | 2.80 | 2.80 |      |  | 6.56  | 13.00 | South | Triple |
| 5.92 | 1st | 4C.1 | 3 bedroom      | 3 | 4 | 110.86 | 2.70 |  | 34.5 | 3.80 | 34.28 | 13.77 | 12.73 | 7.8 |  | 2.25 | 3.80 | 3.35 |  | 10.20 | 18.18 | South | Triple |

1084.2



| Project:  |             | <b>Multi Unit Development Ballyvolane</b> |                       |                 |                  |                                |   |                                    |  |                                     |  |  | 3 Water's Edge,<br>Midleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |                              |                              |                            |                                 |   |             |   |
|---|-------------|---|-----------------------|-----------------|------------------|--------------------------------|---|------------------------------------|--|-------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|---|-------------|---|
| Drawing Issue Register:   |             | <b>1</b>                                  |                       |                 |                  |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |   |
| Project Ref:  |             | <b>17-002-P</b>                           | Issued by:            |                 |                  |                                |   | <b>PH/PC</b>                       |  |                                     |  |  | Date: <b>10.11.19</b>  |                              |                              |                            |                                 |   |             |   |
| <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |             |   |                       |                 |                  |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |   |
| Apartment No.   | Floor Level | Apartment Type                            | Apartment Description | No. of Bedrooms | No. of Bedspaces | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved   | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden(m <sup>2</sup> ) | Orientation | Aspect  |
|   |             |   | Studio                | 1               |                  | 37                             |   | 30                                 | 4  | 30                                  | 30   |  |  |                              |                              |                            | 3                               | 4   |             | Min Split<br>33% Dual<br>to 67%<br>Single<br>Aspect |
|   |             |   | 1 bedroom             | 1               | 1                | 45                             |   | 23                                 | 3.3                                      | 11.4                                | 11.4   |  |  |                              |                              |                            | 3                               | 5   |             |   |
|   |             |   | 2 bedroom (3P)        | 2               | 2                | 63                             |   | 28                                 | 3.6                                      | 20.1                                | 13   | 7.1  |  |                              |                              |                            | 5                               | 6   |             |   |
|   |             |   | 2 bedroom (4P)        | 2               | 3                | 73                             |   | 30                                 | 3.6                                      | 24.4                                | 13   | 11.4   |  |                              |                              |                            | 6                               | 7   |             |   |
|   |             |   | 3 bedroom             | 3               | 4                | 90                             |   | 34                                 | 3.8                                      | 31.5                                | 13   | 11.4   | 7.1  |                              |                              |                            | 9                               | 9   |             |   |
|   |             |   | General               |                 |                  |                                | 2.70                                    |                                    |  |                                     |  |  |  | 2.1                          | 2.8                          | 2.8                        |                                 |   |             |   |

**TOTAL**

**6,437.3**



INDICATES APARTMENT NUMBER IN EXCESS OF MINIMUM AREA GUIDELINES (MIN 10% EXCESS)

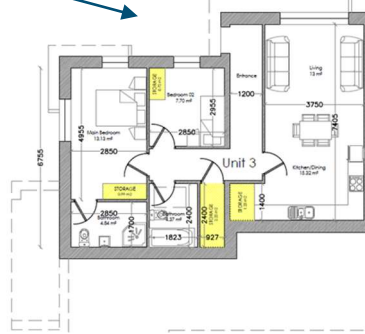
DUAL ASPECT APARTMENT - 5 no. (18.5% SINGLE & 81.5% DUAL)

\*

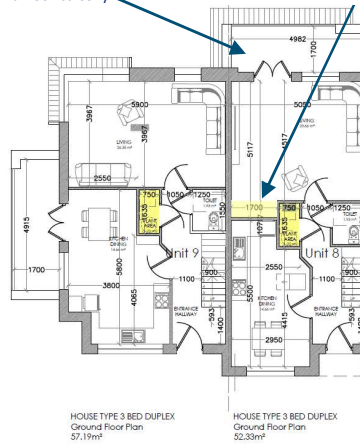
All Balconies/ Gardens/ Private Amenity Space are a minimum 1.50m in depth.

### 3.1 EXAMPLE DUPLEX APART'S: N1 67-75

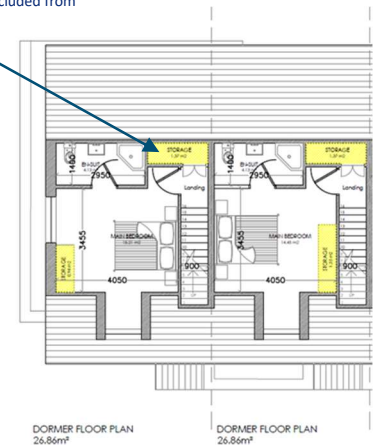
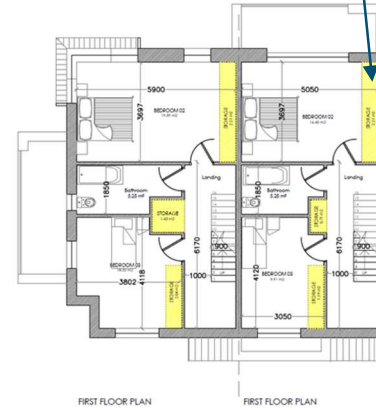
1.50mm buffer planting separating the ground floor apartment private amenity space from the public realm.



Upper ground floor balcony  
All houses & Apartments are provided with the minimum storage space requirements with an additional space for Mechanical & Heating services.



Designated storage space shaded yellow and excluded from Room area calculations



Lower Ground Floor Apartment 69 (2B) & Upper Ground Duplex units 70 (2B) & 71 (2C)

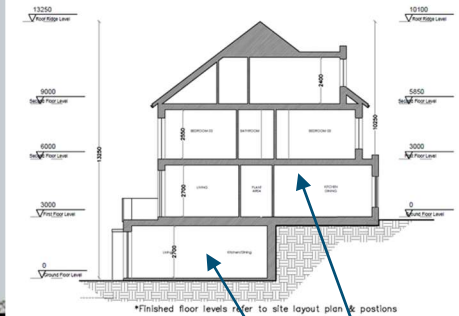


Upper ground floor balcony

Attic bedroom dormer windows overlooking the Greenway amenity route.



Upper Ground floor duplex entrance level.



Lower Ground Floor Apartment Upper Gd. Duplex Unit

### 3.1.1 DUPLEX APART'S: 4D,4E& 4F.

All houses & Apartments are provided with the minimum storage space requirements with an additional space for Mechanical & Heating services. Designated storage space shaded yellow and excluded from room calculations

Individual house Type drawings include a table setting out compliance with minimum guideline standards.

| SPACE PROVISION: Design Standards for New Apartments March 2018 |                                     |                              |               |      |
|---|-------------------------------------|------------------------------|---------------|------|
| HOUSE TYPE QID  | DWELLING TYPE: 2 BED / 4 PERSON APT |                              |               |      |
| TARGET GROSS FLOOR AREA (sqm)                                   | AGGREGATE DWELLING AREA (sqm)       | AGGREGATE BEDROOM AREA (sqm) | STORAGE (sqm) |      |
| GOVERNED  | 75                                  | 30                           | 24.4          | 6    |
| ACHIEVED  | 75.03                               | 30.05                        | 25.14         | 6.56 |

| ROOM STANDARDS: Design Standards for New Apartments March 2018 |                |                       |               |               |
|--|----------------|-----------------------|---------------|---------------|
| BEDROOM TYPE   | GOVERNED (sqm) | MAXIMUM BEDROOM (sqm) | BEDROOM (sqm) | BEDROOM (sqm) |
| SINGLE BEDROOM   | 7.1            | -                     | -             | -             |
| DOUBLE BEDROOM   | 11.4           | -                     | 11.42         | -             |
| MAXIMUM BEDROOM  | 13             | 13.52                 | -             | -             |

| LIVING ROOM WIDTHS : Design Standards for New Apartments March 2018 |              |                       |                           |   |
|---|--------------|-----------------------|---------------------------|---|
| HOUSE TYPE  | GOVERNED (m) | STANDARD ACHIEVED (m) | Private Amenity Space (m) |   |
| 1 BED APARTMENT   | 3.3          | -                     | -                         | - |
| 2 BED APARTMENT   | 3.6          | 3.7                   | 10.36                     | - |
| 3 BEDROOM HOUSE   | 3.8          | -                     | -                         | - |

| BEDROOM WIDTHS: Design Standards for New Apartments March 2018 |              |                     |             |             |
|--|--------------|---------------------|-------------|-------------|
| BEDROOM TYPE   | GOVERNED (m) | MAXIMUM BEDROOM (m) | BEDROOM (m) | BEDROOM (m) |
| SINGLE BEDROOM   | 2.1          | -                   | -           | -           |
| DOUBLE BEDROOM   | 2.8          | 2.8                 | 2.8         | -           |

| SPACE PROVISION: DOEHLG Guidelines compliance |  |                              |               |       |
|---|--|------------------------------|---------------|-------|
| HOUSE TYPE QID/F                              | DWELLING TYPE: 3 BED / 5 PERSON 2 STOREY |                              |               |       |
| TARGET GROSS FLOOR AREA (sqm)                 | AGGREGATE DWELLING AREA (sqm)            | AGGREGATE BEDROOM AREA (sqm) | STORAGE (sqm) |       |
| GOVERNED                                      | 90                                       | 34                           | 31.5          | 9     |
| ACHIEVED                                      | 110.86                                   | 34.54                        | 34.28         | 10.20 |

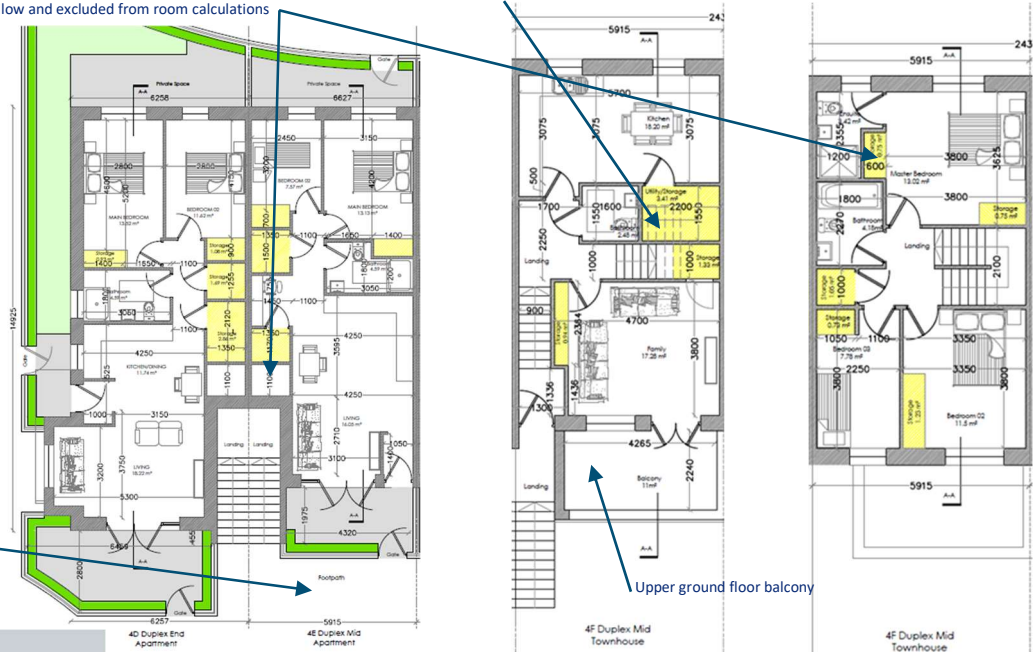
| ROOM STANDARDS: DOEHLG Guidelines compliance |                |                       |               |               |
|--|----------------|-----------------------|---------------|---------------|
| BEDROOM TYPE                                 | GOVERNED (sqm) | MAXIMUM BEDROOM (sqm) | BEDROOM (sqm) | BEDROOM (sqm) |
| SINGLE BEDROOM                               | 7.1            | -                     | -             | 7.78          |
| DOUBLE BEDROOM                               | 11.4           | -                     | 12.73         | -             |
| MAXIMUM BEDROOM                              | 13             | 13.77                 | -             | -             |

| LIVING ROOM WIDTHS : DOEHLG Guidelines compliance |              |                       |                           |   |
|---|--------------|-----------------------|---------------------------|---|
| HOUSE TYPE  | GOVERNED (m) | STANDARD ACHIEVED (m) | Private Amenity Space (m) |   |
| 1 BED APARTMENT                                   | 3.3          | -                     | -                         | - |
| 2 BEDROOM HOUSE                                   | 3.6          | -                     | -                         | - |
| 3 BEDROOM HOUSE                                   | 3.8          | 3.8                   | -                         | - |

| BEDROOM WIDTHS: DOEHLG Guidelines compliance |              |                     |             |             |
|--|--------------|---------------------|-------------|-------------|
| BEDROOM TYPE                                 | GOVERNED (m) | MAXIMUM BEDROOM (m) | BEDROOM (m) | BEDROOM (m) |
| SINGLE BEDROOM                               | 2.1          | -                   | -           | 2.25        |
| DOUBLE BEDROOM                               | 2.8          | 3.8                 | 3.35        | -           |



Lower Ground Floor Apartment 69 & Upper Ground Duplex units 69 & 70.



Upper Ground floor duplex entrance level.

Lower Ground Floor Apartment

**4.0 MULTI STOREY APARTMENTS TYPOLOGY – Schedule of types & compliance matrix:**

| Project:  |             | <b>Multi Unit Development Ballyvolane</b> | <b>horgan carroll ARCHITECTS</b> |                 | 3 Water's Edge, Middleton, Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |  |             |   |
|---|-------------|---|----------------------------------|-----------------|---|--------------------------------|---|------------------------------------|--|-------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|--|-------------|---|
| Drawing Issue Register:   |             | 1   |                                  |                 |   |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |  |             |   |
| Project Ref:  |             | 17-002-P                                  | Issued by:                       | PH/PC           | Date:   | 10.11.19                       |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |  |             |   |
| <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |             |   |                                  |                 |   |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |  |             |   |
| Apartment No.   | Floor Level | Apartment Type                            | Apartment Description            | No. of Bedrooms | No. of Bedspaces  | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden (m <sup>2</sup> ) | Orientation | Aspect                                  |
|   |             |   | Studio                           | 1               |   | 37                             |   | 30                                 | 4  | 30                                  | 30   |  |  |                              |                              |                            | 3                               | 4  |             | Min Split 33% Dual to 67% Single Aspect |
|   |             |   | 1 bedroom                        | 1               | 1   | 45                             |   | 23                                 | 3.3                                      | 11.4                                | 11.4   |  |  |                              |                              |                            | 3                               | 5  |             |   |
|   |             |   | 2 bedroom (3P)                   | 2               | 2   | 63                             |   | 28                                 | 3.6                                      | 20.1                                | 13   | 7.1  |  |                              |                              |                            | 5                               | 6  |             |   |
|   |             |   | 2 bedroom (4P)                   | 2               | 3   | 73                             |   | 30                                 | 3.6                                      | 24.4                                | 13   | 11.4   |  |                              |                              |                            | 6                               | 7  |             |   |
|   |             |   | 3 bedroom                        | 3               | 4   | 90                             |   | 34                                 | 3.8                                      | 31.5                                | 13   | 11.4   | 7.1  |                              |                              |                            | 9                               | 9  |             |   |
|   |             |   | General                          |                 |   |                                | 2.7*                                    |                                    |  |                                     |  |  |  | 2.1                          | 2.8                          | 2.8                        |                                 |  |             |   |

\*Paragraph 3.22 of the Guidelines recommends a minimum 2.70 to ground floors and consideration of 3.0m to the ground floor of multi storey buildings

| N2 Apartment Block - Ground Floor |    |   |                |   |    |     |      |      |     |      |      |      |  |  |  |  |     |      |       |        |
|-----------------------------------|----|---|----------------|---|----|-----|------|------|-----|------|------|------|--|--|--|--|-----|------|-------|--------|
| 76                                | Gd | 1 | 2 bedroom (4P) | 2 | 3  | 84  | 3.00 | 31.0 | 5.0 | 25.3 | 13.5 | 11.8 |  |  |  |  | 7.0 | 22.8 | South | Dual   |
| 77                                | Gd | 2 | 1 bedroom      | 1 | 1  | 60  | 3.00 | 31.0 | 4.6 | 13.6 | 13.6 |      |  |  |  |  | 3.3 | 19.6 | West  | Dual   |
| 78                                | Gd | 3 | 2 bedroom (4P) | 2 | 3  | 85  | 3.00 | 31.0 | 4.0 | 26.1 | 13.4 | 12.7 |  |  |  |  | 6.8 | 7.4  | North | Dual   |
| 79                                | Gd | 4 | 1 bedroom      | 1 | 1  | 57  | 3.00 | 28.0 | 3.9 | 11.9 | 11.9 |      |  |  |  |  | 4.2 | 7.9  | North | Dual   |
| 80                                | Gd | 5 | 2 bedroom (4P) | 2 | 3  | 84  | 3.00 | 31.0 | 4.8 | 24.5 | 13.1 | 11.4 |  |  |  |  | 7.5 | 12.4 | South | Single |
| 81                                | Gd | 6 | 1 bedroom      | 1 | 1  | 56  | 3.00 | 25.0 | 4.0 | 13.1 | 13.1 |      |  |  |  |  | 4.7 | 14.2 | South | Single |
|                                   |    |   |                | 9 | 12 | 426 |      |      |     |      |      |      |  |  |  |  |     |      |       |        |

| N2 Apartment Block - First Floor |   |   |                |    |    |     |      |      |     |      |      |      |  |  |  |  |     |      |       |        |
|----------------------------------|---|---|----------------|----|----|-----|------|------|-----|------|------|------|--|--|--|--|-----|------|-------|--------|
| 82                               | 1 | 1 | 2 bedroom (4P) | 2  | 3  | 84  | 2.70 | 31.0 | 5.0 | 25.3 | 13.5 | 11.8 |  |  |  |  | 7.0 | 12.1 | South | Dual   |
| 83                               | 1 | 2 | 1 bedroom      | 1  | 1  | 60  | 2.70 | 31.0 | 4.6 | 13.6 | 13.6 |      |  |  |  |  | 3.3 | 9.6  | West  | Dual   |
| 84                               | 1 | 3 | 2 bedroom (4P) | 2  | 3  | 85  | 2.70 | 31.0 | 4.5 | 26.1 | 13.4 | 12.7 |  |  |  |  | 6.8 | 7.5  | North | Dual   |
| 85                               | 1 | 4 | 1 bedroom      | 1  | 1  | 57  | 2.70 | 28.0 | 3.9 | 11.9 | 11.9 |      |  |  |  |  | 4.2 | 9.2  | North | Dual   |
| 86                               | 1 | 7 | 2 bedroom (4P) | 2  | 3  | 82  | 2.70 | 32.0 | 3.8 | 24.9 | 13.1 | 11.8 |  |  |  |  | 6.5 | 8.2  | South | Dual   |
| 87                               | 1 | 5 | 2 bedroom (4P) | 2  | 3  | 84  | 2.70 | 31.0 | 4.8 | 24.5 | 13.1 | 11.4 |  |  |  |  | 7.5 | 7.1  | South | Dual   |
| 88                               | 1 | 6 | 1 bedroom      | 1  | 1  | 56  | 2.70 | 25.0 | 4.0 | 13.1 | 13.1 |      |  |  |  |  | 4.7 | 7.6  | South | Single |
|                                  |   |   |                | 11 | 15 | 508 |      |      |     |      |      |      |  |  |  |  |     |      |       |        |

| N2 Apartment Block - Second Floor |   |   |                |    |    |     |      |      |     |      |      |      |  |  |  |  |     |      |       |        |
|-----------------------------------|---|---|----------------|----|----|-----|------|------|-----|------|------|------|--|--|--|--|-----|------|-------|--------|
| 89                                | 2 | 1 | 2 bedroom (4P) | 2  | 3  | 84  | 2.70 | 31.0 | 5.0 | 25.3 | 13.5 | 11.8 |  |  |  |  | 7.0 | 12.1 | South | Dual   |
| 90                                | 2 | 2 | 1 bedroom      | 1  | 1  | 60  | 2.70 | 31.0 | 4.6 | 13.6 | 13.6 |      |  |  |  |  | 3.3 | 9.6  | West  | Dual   |
| 91                                | 2 | 3 | 2 bedroom (4P) | 2  | 3  | 85  | 2.70 | 31.0 | 4.5 | 26.1 | 13.4 | 12.7 |  |  |  |  | 6.8 | 7.5  | North | Dual   |
| 92                                | 2 | 4 | 1 bedroom      | 1  | 1  | 57  | 2.70 | 28.0 | 3.9 | 11.9 | 11.9 |      |  |  |  |  | 4.2 | 9.2  | North | Dual   |
| 93                                | 2 | 7 | 2 bedroom (4P) | 2  | 3  | 82  | 2.70 | 32.0 | 3.8 | 25.4 | 13.1 | 12.3 |  |  |  |  | 6.0 | 8.2  | South | Dual   |
| 94                                | 2 | 5 | 2 bedroom (4P) | 2  | 3  | 84  | 2.70 | 31.0 | 4.8 | 24.5 | 13.1 | 11.4 |  |  |  |  | 7.5 | 7.1  | South | Dual   |
| 95                                | 2 | 6 | 1 bedroom      | 1  | 1  | 56  | 2.70 | 25.0 | 4.0 | 13.1 | 13.1 |      |  |  |  |  | 4.7 | 7.6  | South | Single |
|                                   |   |   |                | 11 | 15 | 508 |      |      |     |      |      |      |  |  |  |  |     |      |       |        |

| Project:                |             | Multi Unit Development Ballyvolane | <b>horgan carroll</b><br>ARCHITECTS  |                 | 3 Water's Edge, Middleton, Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |                                |  |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |   |
|-------------------------|-------------|------------------------------------|--|-----------------|---|--------------------------------|--|------------------------------------|--|-------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|---|-------------|---|
| Drawing Issue Register: |             | 1                                  |  |                 | Issued by: PH/PC  |                                |  |                                    |  |                                     |  |  |  |                              |                              | Date: 10.11.19             |                                 |   |             |   |
| Project Ref:            |             | 17-002-P                           | Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018). |                 |   |                                |  |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |   |
| Apartment No.           | Floor Level | Apartment Type                     | Apartment Description  | No. of Bedrooms | No. of Bedspaces  | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden (m <sup>2</sup> )* | Orientation | Aspect  |
|                         |             |                                    | Studio   | 1               |   | 37                             |  | 30                                 | 4  | 30                                  | 30   |  |  |                              |                              |                            | 3                               | 4   |             | Min Split<br>33% Dual<br>to 67%<br>Single<br>Aspect |
|                         |             |                                    | 1 bedroom  | 1               | 1   | 45                             |  | 23                                 | 3.3                                      | 11.4                                | 11.4   |  |  |                              |                              |                            | 3                               | 5   |             |   |
|                         |             |                                    | 2 bedroom (3P)   | 2               | 2   | 63                             |  | 28                                 | 3.6                                      | 20.1                                | 13   | 7.1  |  |                              |                              |                            | 5                               | 6   |             |   |
|                         |             |                                    | 2 bedroom (4P)   | 2               | 3   | 73                             |  | 30                                 | 3.6                                      | 24.4                                | 13   | 11.4   |  |                              |                              |                            | 6                               | 7   |             |   |
|                         |             |                                    | 3 bedroom  | 3               | 4   | 90                             |  | 34                                 | 3.8                                      | 31.5                                | 13   | 11.4   | 7.1  |                              |                              |                            | 9                               | 9   |             |   |
|                         |             |                                    | General  |                 |   |                                | 2.7*                                   |                                    |  |                                     |  |  |  | 2.1                          | 2.8                          | 2.8                        |                                 |   |             |   |

\*Paragraph 3.22 of the Guidelines recommends a minimum 2.70 to ground floors and consideration of 3.0m to the ground floor of multi storey buildings

| N2 Apartment Block - Third Floor |   |   |                |    |    |     |      |      |     |      |      |      |  |  |     |     |     |      |       |        |
|----------------------------------|---|---|----------------|----|----|-----|------|------|-----|------|------|------|--|--|-----|-----|-----|------|-------|--------|
| 96                               | 3 | 1 | 2 bedroom (4P) | 2  | 3  | 84  | 2.70 | 31.0 | 5.0 | 25.3 | 13.5 | 11.8 |  |  | 3.2 | 3.3 | 7.0 | 12.1 | South | Dual   |
| 97                               | 3 | 2 | 1 bedroom      | 1  | 1  | 60  | 2.70 | 31.0 | 4.6 | 13.6 | 13.6 |      |  |  | 3.2 |     | 3.3 | 9.6  | West  | Dual   |
| 98                               | 3 | 3 | 2 bedroom (4P) | 2  | 3  | 85  | 2.70 | 31.0 | 4.5 | 26.1 | 13.4 | 12.7 |  |  | 2.9 | 3.5 | 6.8 | 7.5  | North | Dual   |
| 99                               | 3 | 4 | 1 bedroom      | 1  | 1  | 57  | 2.70 | 28.0 | 3.9 | 11.9 | 11.9 |      |  |  | 3.2 |     | 4.2 | 9.2  | North | Dual   |
| 100                              | 3 | 7 | 2 bedroom (4P) | 2  | 3  | 82  | 2.70 | 32.0 | 3.8 | 25.4 | 13.1 | 12.3 |  |  | 3.4 |     | 6.0 | 8.2  | South | Dual   |
| 101                              | 3 | 5 | 2 bedroom (4P) | 2  | 3  | 84  | 2.70 | 31.0 | 4.8 | 24.5 | 13.1 | 11.4 |  |  |     | 3.1 | 7.5 | 7.1  | South | Dual   |
| 102                              | 3 | 6 | 1 bedroom      | 1  | 1  | 56  | 2.70 | 25.0 | 4.0 | 13.1 | 13.1 |      |  |  | 3.4 |     | 4.7 | 7.6  | South | Single |
|                                  |   |   |                | 11 | 15 | 508 |      |      |     |      |      |      |  |  |     |     |     |      |       |        |

TOTAL 1950

INDICATES APARTMENT NUMBER IN EXCESS OF MINIMUM AREA GUIDELINES (MIN 10% EXCESS)

DUAL ASPECT APARTMENT - 5 no. (18.5% SINGLE & 81.5% DUAL)

\* All Balconies/ Gardens/ Private Amenity Space are a minimum 1.50m in depth.

| Project:  |             | <b>Multi Unit Development Ballyvolane</b> | <b>horgan carroll</b><br>ARCHITECTS |                 | 3 Water's Edge,<br>Middleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |  |             |           |
|---|-------------|---|-------------------------------------|-----------------|---|--------------------------------|---|------------------------------------|--|-------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|--|-------------|-----------|
| Drawing Issue Register:   |             | 1   |                                     |                 |   |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |  |             |           |
| Project Ref:  |             | 17-002-P                                  | Issued by:                          | PH/PC           | Date:   | 10.11.19                       |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |  |             |           |
| <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |             |   |                                     |                 |   |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |  |             |           |
| Apartment No.   | Floor Level | Apartment Type                            | Apartment Description               | No. of Bedrooms | No. of Bedspaces  | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden(m <sup>2</sup> )* | Orientation | Aspect    |
|   |             |   | Studio                              | 1               |   | 37                             |   | 30                                 | 4  | 30                                  | 30   |  |  |                              |                              |                            | 3                               | 4  |             | Min Split |
|   |             |   | 1 bedroom                           | 1               | 1   | 45                             |   | 23                                 | 3.3                                      | 11.4                                | 11.4   |  |  |                              |                              |                            | 3                               | 5  |             | 33% Dual  |
|   |             |   | 2 bedroom (3P)                      | 2               | 2   | 63                             |   | 28                                 | 3.6                                      | 20.1                                | 13   | 7.1  |  |                              |                              |                            | 5                               | 6  |             | to 67%    |
|   |             |   | 2 bedroom (4P)                      | 2               | 3   | 73                             |   | 30                                 | 3.6                                      | 24.4                                | 13   | 11.4   |  |                              |                              |                            | 6                               | 7  |             | Single    |
|   |             |   | 3 bedroom                           | 3               | 4   | 90                             |   | 34                                 | 3.8                                      | 31.5                                | 13   | 11.4   | 7.1  |                              |                              |                            | 9                               | 9  |             | Aspect    |
|   |             |   | General                             |                 |   |                                | 2.7*                                    |                                    |  |                                     |  |  |  | 2.1                          | 2.8                          | 2.8                        |                                 |  |             |           |

\*Paragraph 3.22 of the Guidelines recommends a minimum 2.70 to ground floors and consideration of 3.0m to the ground floor of multi storey buildings

| N6 Apartment Block A - Lower Ground Floor |    |   |           |   |   |     |      |      |     |      |      |      |     |      |      |      |     |      |     |      |
|---|----|---|-----------|---|---|-----|------|------|-----|------|------|------|-----|------|------|------|-----|------|-----|------|
| A-1                                       | -1 | 1 | 3 bedroom | 3 | 4 | 105 | 3.00 | 35.7 | 3.8 | 35.2 | 14.5 | 11.9 | 8.7 | 2.80 | 3.50 | 3.70 | 9.7 | 30.1 | S&W | Dual |
| A-2                                       | -1 | 2 | 3 bedroom | 3 | 4 | 103 | 3.00 | 36.2 | 6.9 | 33.7 | 14.8 | 11.7 | 7.2 | 2.40 | 3.10 | 3.00 | 9.1 | 36.2 | S&N | Dual |

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| N6 Apartment Block A - Ground Floor |    |    |                |   |   |     |      |      |      |      |      |      |     |      |      |      |     |      |      |        |
|-------------------------------------|----|----|----------------|---|---|-----|------|------|------|------|------|------|-----|------|------|------|-----|------|------|--------|
| A-3                                 | Gd | 3  | 3 bedroom      | 3 | 4 | 104 | 3.00 | 36.0 | 4.85 | 34.8 | 13.1 | 11.9 | 9.8 | 2.80 | 3.10 | 3.40 | 9.5 | 14.9 | S/SE | Triple |
| A-4                                 | Gd | 1  | 3 bedroom      | 3 | 4 | 105 | 3.00 | 35.7 | 3.8  | 35.2 | 14.5 | 11.9 | 8.7 | 2.80 | 3.50 | 3.70 | 9.7 | 9.0  | S/W  | Dual   |
| A-5                                 | Gd | 4  | 1 bedroom      | 1 | 1 | 53  | 3.00 | 25.5 | 3.99 | 11.8 | 11.8 |      |     |      | 3.20 |      | 3.3 | 8.2  | SE   | Single |
| A-6                                 | Gd | 2  | 3 bedroom      | 3 | 4 | 103 | 3.00 | 35.6 | 6.90 | 33.6 | 14.7 | 11.7 | 7.2 | 2.80 | 3.50 | 3.70 | 9.1 | 9.6  | S/N  | Dual   |
| A-7                                 | Gd | 5  | Studio         | 1 | 1 | 41  | 3.00 | 30.6 | 4.20 | 30.6 | 30.6 |      |     |      |      |      | 3.2 | 18.3 | N    | Single |
| A-8                                 | Gd | 6  | Studio         | 1 | 1 | 41  | 3.00 | 30.4 | 4.20 | 30.4 | 30.4 |      |     |      |      |      | 3.1 | 7.0  | N    | Single |
| A-9                                 | Gd | 7  | 2 bedroom (4P) | 2 | 3 | 84  | 3.00 | 32.9 | 5.66 | 25.0 | 13.3 | 11.7 |     |      | 3.30 | 3.00 | 6.0 | 30.7 | N    | Single |
| A-10                                | Gd | 8  | Studio         | 1 | 1 | 41  | 3.00 | 30.0 | 3.80 | 30.0 | 30.0 |      |     |      |      |      | 3.6 | 7.7  | N    | Single |
| A-11                                | Gd | 9  | 2 bedroom (4P) | 2 | 3 | 85  | 3.00 | 31.2 | 4.67 | 25.2 | 13.4 | 11.8 |     |      | 3.49 | 3.40 | 7.0 | 33.9 | N    | Single |
| A-12                                | Gd | 10 | 2 bedroom (4P) | 2 | 3 | 80  | 3.00 | 32.2 | 4.30 | 24.9 | 13.5 | 11.4 |     |      | 3.53 | 3.10 | 6.3 | 20.1 | S/N  | Dual   |
| A-13                                | Gd | 11 | 2 bedroom (4P) | 2 | 3 | 87  | 3.00 | 32.1 | 4.99 | 26.4 | 14.4 | 12.0 |     |      | 3.20 | 3.39 | 6.5 | 19.2 | N    | Dual   |

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| Project:                |             | <b>Multi Unit Development Ballyvolane</b> | <b>horgan carroll</b><br>ARCHITECTS   |                 | 3 Water's Edge,<br>Midleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |  |             |           |
|-------------------------|-------------|---|---|-----------------|--|--------------------------------|---|------------------------------------|--|-------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|--|-------------|-----------|
| Drawing Issue Register: |             | 1   |   |                 | Issued by: <b>PH/PC</b>  |                                |   |                                    |  | Date: <b>10.11.19</b>               |  |  |  |                              |                              |                            |                                 |  |             |           |
| Project Ref:            |             | 17-002-P                                  | <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |                 |  |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |  |             |           |
| Apartment No.           | Floor Level | Apartment Type                            | Apartment Description   | No. of Bedrooms | No. of Bedspaces   | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden(m <sup>2</sup> )* | Orientation | Aspect    |
|                         |             |   | Studio  | 1               |  | 37                             |   | 30                                 | 4  | 30                                  | 30   |  |  |                              |                              |                            | 3                               | 4  |             | Min Split |
|                         |             |   | 1 bedroom   | 1               | 1  | 45                             |   | 23                                 | 3.3                                      | 11.4                                | 11.4   |  |  |                              |                              |                            | 3                               | 5  |             | 33% Dual  |
|                         |             |   | 2 bedroom (3P)  | 2               | 2  | 63                             |   | 28                                 | 3.6                                      | 20.1                                | 13   | 7.1  |  |                              |                              |                            | 5                               | 6  |             | to 67%    |
|                         |             |   | 2 bedroom (4P)  | 2               | 3  | 73                             |   | 30                                 | 3.6                                      | 24.4                                | 13   | 11.4   |  |                              |                              |                            | 6                               | 7  |             | Single    |
|                         |             |   | 3 bedroom   | 3               | 4  | 90                             |   | 34                                 | 3.8                                      | 31.5                                | 13   | 11.4   | 7.1  |                              |                              |                            | 9                               | 9  |             | Aspect    |
|                         |             |   | General   |                 |  |                                | 2.7*                                    |                                    |  |                                     |  |  |  | 2.1                          | 2.8                          | 2.8                        |                                 |  |             |           |

\*Paragraph 3.22 of the Guidelines recommends a minimum 2.70 to ground floors and consideration of 3.0m to the ground floor of multi storey buildings

| N6 Apartment Block A - First Floor |   |    |                |   |   |     |      |      |      |      |      |      |     |      |      |      |     |      |       |        |
|------------------------------------|---|----|----------------|---|---|-----|------|------|------|------|------|------|-----|------|------|------|-----|------|-------|--------|
| A-14                               | 1 | 3  | 3 bedroom      | 3 | 4 | 104 | 2.70 | 36.0 | 4.85 | 34.8 | 13.1 | 11.9 | 9.8 | 2.80 | 3.10 | 3.40 | 9.5 | 9.0  | S/SE  | Triple |
| A-15                               | 1 | 1  | 3 bedroom      | 3 | 4 | 105 | 2.70 | 35.7 | 3.8  | 35.2 | 14.5 | 11.9 | 8.7 | 2.80 | 3.50 | 3.70 | 9.7 | 9.0  | S/W   | Dual   |
| A-16                               | 1 | 4  | 1 bedroom      | 1 | 1 | 53  | 2.70 | 25.5 | 3.99 | 11.8 | 11.8 |      |     |      | 3.20 |      | 3.3 | 9.0  | S/E   | Single |
| A-17                               | 1 | 2  | 3 bedroom      | 3 | 4 | 103 | 2.70 | 35.6 | 6.90 | 33.6 | 14.7 | 11.7 | 7.2 | 2.80 | 3.50 | 3.70 | 9.1 | 9.6  | S/N   | Dual   |
| A-18                               | 1 | 12 | 2 bedroom (4P) | 2 | 3 | 83  | 2.70 | 32.9 | 3.65 | 24.8 | 13.4 | 11.4 |     |      | 3.59 | 3.00 | 6.2 | 12.6 | S     | Single |
| A-19                               | 1 | 21 | 1 bedroom      | 1 | 1 | 52  | 2.70 | 24.6 | 4.32 | 11.8 | 11.8 |      |     |      | 3.40 |      | 3.1 | 13.6 | S     | Single |
| A-20                               | 1 | 22 | 3 bedroom      | 3 | 4 | 103 | 2.70 | 34.6 | 3.80 | 31.6 | 13.0 | 11.4 | 7.2 | 2.40 | 3.10 | 3.00 | 9.8 | 13.6 | S     | Triple |
| A-21                               | 1 | 23 | 1 bedroom      | 1 | 1 | 52  | 2.70 | 24.6 | 4.28 | 11.8 | 11.8 |      |     |      | 3.49 |      | 3.1 | 9.0  | N     | Single |
| A-22                               | 1 | 13 | 2 bedroom (4P) | 2 | 3 | 79  | 2.70 | 30.0 | 5.00 | 24.8 | 13.3 | 11.5 |     |      | 2.80 | 3.20 | 6.2 | 8.6  | S/N   | Dual   |
| A-23                               | 1 | 14 | 1 bedroom      | 1 | 1 | 54  | 2.70 | 26.2 | 4.50 | 11.8 | 11.8 |      |     |      | 3.20 |      | 3.2 | 11.0 | N     | Single |
| A-24                               | 1 | 15 | 2 bedroom (4P) | 2 | 3 | 86  | 2.70 | 33.0 | 4.61 | 25.4 | 13.6 | 11.8 |     |      | 3.30 | 3.06 | 6.4 | 14.9 | N/W   | Dual   |
| A-25                               | 1 | 16 | 2 bedroom (4P) | 2 | 3 | 80  | 2.70 | 30.2 | 4.59 | 25.6 | 13.3 | 12.2 |     |      | 3.50 | 3.19 | 6.3 | 10.7 | E/N   | Dual   |
| A-26                               | 1 | 18 | 2 bedroom (4P) | 2 | 3 | 81  | 2.70 | 30.3 | 4.35 | 25.1 | 13.0 | 12.0 |     |      | 3.10 | 3.10 | 6.4 | 10.7 | S/W   | Dual   |
| A-27                               | 1 | 17 | 2 bedroom (4P) | 2 | 3 | 86  | 2.70 | 34.8 | 4.49 | 26.6 | 14.4 | 12.1 |     |      | 3.10 | 3.45 | 6.4 | 14.9 | S/N   | Dual   |
| A-28                               | 1 | 19 | 1 bedroom      | 1 | 1 | 56  | 2.70 | 27.5 | 3.90 | 11.4 | 11.4 |      |     |      | 3.59 |      | 3.7 | 6.3  | S     | Single |
| A-29                               | 1 | 24 | 1 bedroom      | 1 | 1 | 52  | 2.70 | 24.5 | 4.20 | 11.5 | 11.5 |      |     |      | 3.59 |      | 3.1 | 12.8 | S     | Single |
| A-30                               | 1 | 10 | 2 bedroom (4P) | 2 | 3 | 80  | 2.70 | 32.2 | 4.30 | 24.9 | 13.5 | 11.4 |     |      | 3.53 | 3.10 | 6.3 | 8.4  | S/N   | Dual   |
| A-31                               | 1 | 20 | 2 bedroom (4P) | 2 | 3 | 88  | 2.70 | 32.2 | 4.77 | 26.7 | 14.5 | 12.2 |     |      | 3.63 | 3.45 | 6.2 | 19.0 | S/N/E | Triple |

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| Project:                |             | <b>Multi Unit Development Ballyvolane</b> | <b>horgan carroll</b><br>ARCHITECTS   |                 | 3 Water's Edge,<br>Midleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgan-carroll.ie |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
|-------------------------|-------------|---|---|-----------------|---|--------------------------------|---|------------------------------------|--|-------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|---|-------------|-----------|
| Drawing Issue Register: |             | <b>1</b>                                  |   |                 | Issued by: <b>PH/PC</b>   |                                |   |                                    |  | Date: <b>10.11.19</b>               |  |  |  |                              |                              |                            |                                 |   |             |           |
| Project Ref:            |             | <b>17-002-P</b>                           | <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |                 |   |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
| Apartment No.           | Floor Level | Apartment Type                            | Apartment Description   | No. of Bedrooms | No. of Bedspaces  | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden(m <sup>2</sup> ) | Orientation | Aspect    |
|                         |             |   | Studio  | 1               |   | 37                             |   | 30                                 | 4  | 30                                  | 30   |  |  |                              |                              |                            | 3                               | 4   |             | Min Split |
|                         |             |   | 1 bedroom   | 1               | 1   | 45                             |   | 23                                 | 3.3                                      | 11.4                                | 11.4   |  |  |                              |                              |                            | 3                               | 5   |             | 33% Dual  |
|                         |             |   | 2 bedroom (3P)  | 2               | 2   | 63                             |   | 28                                 | 3.6                                      | 20.1                                | 13   | 7.1  |  |                              |                              |                            | 5                               | 6   |             | to 67%    |
|                         |             |   | 2 bedroom (4P)  | 2               | 3   | 73                             |   | 30                                 | 3.6                                      | 24.4                                | 13   | 11.4   |  |                              |                              |                            | 6                               | 7   |             | Single    |
|                         |             |   | 3 bedroom   | 3               | 4   | 90                             |   | 34                                 | 3.8                                      | 31.5                                | 13   | 11.4   | 7.1  |                              |                              |                            | 9                               | 9   |             | Aspect    |
|                         |             |   | General   |                 |   |                                | 2.7*                                    |                                    |  |                                     |  |  |  | 2.1                          | 2.8                          | 2.8                        |                                 |   |             |           |

\*Paragraph 3.22 of the Guidelines recommends a minimum 2.70 to ground floors and consideration of 3.0m to the ground floor of multi storey buildings

| <b>N6 Apartment Block A - Second Floor</b> |   |           |                |   |   |     |      |      |      |      |      |      |     |      |      |      |     |      |       |        |
|--|---|-----------|----------------|---|---|-----|------|------|------|------|------|------|-----|------|------|------|-----|------|-------|--------|
| <b>A-32</b>                                | 2 | <b>3</b>  | 3 bedroom      | 3 | 4 | 104 | 2.70 | 36.0 | 4.85 | 34.8 | 13.1 | 11.9 | 9.8 | 2.80 | 3.10 | 3.40 | 9.5 | 9.0  | S/SE  | Triple |
| <b>A-33</b>                                | 2 | <b>1</b>  | 3 bedroom      | 3 | 4 | 105 | 2.70 | 35.7 | 3.8  | 35.2 | 14.5 | 11.9 | 8.7 | 2.80 | 3.50 | 3.70 | 9.7 | 9.0  | S/W   | Dual   |
| <b>A-34</b>                                | 2 | <b>4</b>  | 1 bedroom      | 1 | 1 | 53  | 2.70 | 25.5 | 3.99 | 11.8 | 11.8 |      |     |      | 3.20 |      | 3.3 | 9.0  | S/E   | Single |
| <b>A-35</b>                                | 2 | <b>2</b>  | 3 bedroom      | 3 | 4 | 103 | 2.70 | 35.6 | 6.90 | 33.6 | 14.7 | 11.7 | 7.2 | 2.80 | 3.50 | 3.70 | 9.1 | 9.6  | S/N   | Dual   |
| <b>A-36</b>                                | 2 | <b>12</b> | 2 bedroom (4P) | 2 | 3 | 83  | 2.70 | 32.9 | 3.65 | 24.8 | 13.4 | 11.4 |     |      | 3.59 | 3.00 | 6.2 | 12.6 | S     | Single |
| <b>A-37</b>                                | 2 | <b>21</b> | 1 bedroom      | 1 | 1 | 52  | 2.70 | 24.6 | 4.32 | 11.8 | 11.8 |      |     |      | 3.40 |      | 3.1 | 13.6 | S     | Single |
| <b>A-38</b>                                | 2 | <b>22</b> | 3 bedroom      | 3 | 4 | 103 | 2.70 | 34.6 | 3.80 | 31.6 | 13.0 | 11.4 | 7.2 | 2.40 | 3.10 | 3.00 | 9.8 | 13.6 | S     | Triple |
| <b>A-39</b>                                | 2 | <b>23</b> | 1 bedroom      | 1 | 1 | 52  | 2.70 | 24.6 | 4.28 | 11.8 | 11.8 |      |     |      | 3.49 |      | 3.1 | 9.0  | N     | Single |
| <b>A-40</b>                                | 2 | <b>13</b> | 2 bedroom (4P) | 2 | 3 | 79  | 2.70 | 30.0 | 5.00 | 24.8 | 13.3 | 11.5 |     |      | 2.80 | 3.20 | 6.2 | 8.6  | S/N   | Dual   |
| <b>A-41</b>                                | 2 | <b>14</b> | 1 bedroom      | 1 | 1 | 54  | 2.70 | 26.2 | 4.50 | 11.8 | 11.8 |      |     |      | 3.20 |      | 3.2 | 11.0 | N     | Single |
| <b>A-42</b>                                | 2 | <b>15</b> | 2 bedroom (4P) | 2 | 3 | 86  | 2.70 | 33.0 | 4.61 | 25.4 | 13.6 | 11.8 |     |      | 3.30 | 3.06 | 6.4 | 14.9 | N/W   | Dual   |
| <b>A-43</b>                                | 2 | <b>16</b> | 2 bedroom (4P) | 2 | 3 | 80  | 2.70 | 30.2 | 4.59 | 25.6 | 13.3 | 12.2 |     |      | 3.50 | 3.19 | 6.3 | 10.7 | E/N   | Dual   |
| <b>A-44</b>                                | 2 | <b>18</b> | 2 bedroom (4P) | 2 | 3 | 81  | 2.70 | 30.3 | 4.35 | 25.1 | 13.0 | 12.0 |     |      | 3.10 | 3.10 | 6.4 | 10.7 | S/W   | Dual   |
| <b>A-45</b>                                | 2 | <b>17</b> | 2 bedroom (4P) | 2 | 3 | 86  | 2.70 | 34.8 | 4.49 | 26.6 | 14.4 | 12.1 |     |      | 3.10 | 3.45 | 6.4 | 14.9 | S/N   | Dual   |
| <b>A-46</b>                                | 2 | <b>25</b> | 2 bedroom (4P) | 2 | 4 | 80  | 2.70 | 30.0 | 3.90 | 24.9 | 13.2 | 11.6 |     |      | 3.40 | 3.08 | 6.0 | 12.7 | S     | Single |
| <b>A-47</b>                                | 2 | <b>24</b> | 1 bedroom      | 1 | 1 | 52  | 2.70 | 24.5 | 4.20 | 11.5 | 11.5 |      |     |      | 3.59 |      | 3.1 | 12.8 | S     | Single |
| <b>A-48</b>                                | 2 | <b>10</b> | 2 bedroom (4P) | 2 | 3 | 80  | 2.70 | 32.2 | 4.30 | 24.9 | 13.5 | 11.4 |     |      | 3.53 | 3.10 | 6.3 | 8.4  | S/N   | Dual   |
| <b>A-49</b>                                | 2 | <b>20</b> | 2 bedroom (4P) | 2 | 3 | 88  | 2.70 | 32.2 | 4.77 | 26.7 | 14.5 | 12.2 |     |      | 3.63 | 3.45 | 6.2 | 19.0 | S/N/E | Triple |

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| Project:  |             | <b>Multi Unit Development Ballyvolane</b> | <b>horgan carroll</b><br>ARCHITECTS |                 | 3 Water's Edge,<br>Middleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |                                |   |    |                                    |  |                                     |  |  |  |     |                              |                              |                            |  |                                 |  |             |           |
|---|-------------|---|-------------------------------------|-----------------|---|--------------------------------|---|----|------------------------------------|--|-------------------------------------|--|--|--|-----|------------------------------|------------------------------|----------------------------|--|---------------------------------|--|-------------|-----------|
| Drawing Issue Register:   |             | <b>1</b>                                  |                                     |                 |   |                                |   |    |                                    |  |                                     |  |  |  |     |                              |                              |                            |  |                                 |  |             |           |
| Project Ref:  |             | <b>17-002-P</b>                           | Issued by: <b>PH/PC</b>             |                 | Date: <b>10.11.19</b>   |                                |   |    |                                    |  |                                     |  |  |  |     |                              |                              |                            |  |                                 |  |             |           |
| <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |             |   |                                     |                 |   |                                |   |    |                                    |  |                                     |  |  |  |     |                              |                              |                            |  |                                 |  |             |           |
| Apartment No.   | Floor Level | Apartment Type                            | Apartment Description               | No. of Bedrooms | No. of Bedspaces  | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) |    | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved |     | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom |  | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden (m <sup>2</sup> ) | Orientation | Aspect    |
|   |             |   |                                     |                 |   |                                |   |    |                                    |  |                                     |  |  |  |     |                              |                              |                            |  |                                 |  |             |           |
|   |             |   | Studio                              | 1               |   | 37                             |   | 30 | 4                                  | 30                                       | 30                                  |  |  |  |     |                              |                              |                            |  | 3                               | 4  |             | Min Split |
|   |             |   | 1 bedroom                           | 1               | 1   | 45                             |   | 23 | 3.3                                | 11.4                                     | 11.4                                |  |  |  |     |                              |                              |                            |  | 3                               | 5  |             | 33% Dual  |
|   |             |   | 2 bedroom (3P)                      | 2               | 2   | 63                             |   | 28 | 3.6                                | 20.1                                     | 13                                  | 7.1  |  |  |     |                              |                              |                            |  | 5                               | 6  |             | to 67%    |
|   |             |   | 2 bedroom (4P)                      | 2               | 3   | 73                             |   | 30 | 3.6                                | 24.4                                     | 13                                  | 11.4   |  |  |     |                              |                              |                            |  | 6                               | 7  |             | Single    |
|   |             |   | 3 bedroom                           | 3               | 4   | 90                             |   | 34 | 3.8                                | 31.5                                     | 13                                  | 11.4   | 7.1  |  |     |                              |                              |                            |  | 9                               | 9  |             | Aspect    |
|   |             |   | General                             |                 |   |                                | 2.7*                                    |    |                                    |  |                                     |  |  |  | 2.1 | 2.8                          | 2.8                          |                            |  |                                 |  |             |           |

\*Paragraph 3.22 of the Guidelines recommends a minimum 2.70 to ground floors and consideration of 3.0m to the ground floor of multi storey buildings

| N6 Apartment Block A - Third Floor |       |                |                |          |           |                        |        |             |                        |                   |            |            |            |                  |                  |                |         |                 |             |        |  |  |
|------------------------------------|-------|----------------|----------------|----------|-----------|------------------------|--------|-------------|------------------------|-------------------|------------|------------|------------|------------------|------------------|----------------|---------|-----------------|-------------|--------|--|--|
| Apt No.                            | Floor | Apartment Type | Description    | Bedrooms | Bedspaces | Area (m <sup>2</sup> ) | Height | Agg. Living | Main Living Room Width | Agg. Bedroom Area | Bed 1 Area | Bed 2 Area | Bed 3 Area | Min Width Single | Min Width Double | Min Width Twin | Storage | Private Amenity | Orientation | Aspect |  |  |
| A-50                               | 3     | 3              | 3 bedroom      | 3        | 4         | 104                    | 2.70   | 36.0        | 4.85                   | 34.8              | 13.1       | 11.9       | 9.8        | 2.80             | 3.10             | 3.40           | 9.5     | 9.0             | S/SE        | Triple |  |  |
| A-51                               | 3     | 1              | 3 bedroom      | 3        | 4         | 105                    | 2.70   | 35.7        | 3.8                    | 35.2              | 14.5       | 11.9       | 8.7        | 2.80             | 3.50             | 3.70           | 9.7     | 9.0             | S/W         | Dual   |  |  |
| A-52                               | 3     | 4              | 1 bedroom      | 1        | 1         | 53                     | 2.70   | 25.5        | 3.99                   | 11.8              | 11.8       |            |            |                  | 3.20             |                | 3.3     | 9.0             | S/E         | Single |  |  |
| A-53                               | 3     | 2              | 3 bedroom      | 3        | 4         | 103                    | 2.70   | 35.6        | 6.90                   | 33.6              | 14.7       | 11.7       | 7.2        | 2.80             | 3.50             | 3.70           | 9.1     | 9.6             | S/N         | Dual   |  |  |
| A-54                               | 3     | 12             | 2 bedroom (4P) | 2        | 3         | 83                     | 2.70   | 32.9        | 3.65                   | 24.8              | 13.4       | 11.4       |            |                  | 3.59             | 3.00           | 6.2     | 12.6            | S           | Single |  |  |
| A-55                               | 3     | 21             | 1 bedroom      | 1        | 1         | 52                     | 2.70   | 24.6        | 4.32                   | 11.8              | 11.8       |            |            |                  | 3.40             |                | 3.1     | 13.6            | S           | Single |  |  |
| A-56                               | 3     | 22             | 3 bedroom      | 3        | 4         | 103                    | 2.70   | 34.6        | 3.80                   | 31.6              | 13.0       | 11.4       | 7.2        | 2.40             | 3.10             | 3.00           | 9.8     | 13.6            | S           | Triple |  |  |
| A-57                               | 3     | 23             | 1 bedroom      | 1        | 1         | 52                     | 2.70   | 24.6        | 4.28                   | 11.8              | 11.8       |            |            |                  | 3.49             |                | 3.1     | 9.0             | N           | Single |  |  |
| A-58                               | 3     | 13             | 2 bedroom (4P) | 2        | 3         | 79                     | 2.70   | 30.0        | 5.00                   | 24.8              | 13.3       | 11.5       |            |                  | 2.80             | 3.20           | 6.2     | 8.6             | S/N         | Dual   |  |  |
| A-59                               | 3     | 14             | 1 bedroom      | 1        | 1         | 54                     | 2.70   | 26.2        | 4.50                   | 11.8              | 11.8       |            |            |                  | 3.20             |                | 3.2     | 11.0            | N           | Single |  |  |
| A-60                               | 3     | 15             | 2 bedroom (4P) | 2        | 3         | 86                     | 2.70   | 33.0        | 4.61                   | 25.4              | 13.6       | 11.8       |            |                  | 3.30             | 3.06           | 6.4     | 14.9            | N/W         | Dual   |  |  |
| A-61                               | 3     | 16             | 2 bedroom (4P) | 2        | 3         | 80                     | 2.70   | 30.2        | 4.59                   | 25.6              | 13.3       | 12.2       |            |                  | 3.50             | 3.19           | 6.3     | 10.7            | E/N         | Dual   |  |  |
| A-62                               | 3     | 18             | 2 bedroom (4P) | 2        | 3         | 81                     | 2.70   | 30.3        | 4.35                   | 25.1              | 13.0       | 12.0       |            |                  | 3.10             | 3.10           | 6.4     | 10.7            | S/W         | Dual   |  |  |
| A-63                               | 3     | 17             | 2 bedroom (4P) | 2        | 3         | 86                     | 2.70   | 34.8        | 4.49                   | 26.6              | 14.4       | 12.1       |            |                  | 3.10             | 3.45           | 6.4     | 14.9            | S/N         | Dual   |  |  |
| A-64                               | 3     | 25             | 2 bedroom (4P) | 2        | 4         | 80                     | 2.70   | 30.0        | 3.90                   | 24.9              | 13.2       | 11.6       |            |                  | 3.40             | 3.08           | 6.0     | 12.7            | S           | Single |  |  |
| A-65                               | 3     | 24             | 1 bedroom      | 1        | 1         | 52                     | 2.70   | 24.5        | 4.20                   | 11.5              | 11.5       |            |            |                  | 3.59             |                | 3.1     | 12.8            | S           | Single |  |  |
| A-66                               | 3     | 10             | 2 bedroom (4P) | 2        | 3         | 80                     | 2.70   | 32.2        | 4.30                   | 24.9              | 13.5       | 11.4       |            |                  | 3.53             | 3.10           | 6.3     | 8.4             | S/N         | Dual   |  |  |
| A-67                               | 3     | 20             | 2 bedroom (4P) | 2        | 3         | 88                     | 2.70   | 32.2        | 4.77                   | 26.7              | 14.5       | 12.2       |            |                  | 3.63             | 3.45           | 6.2     | 19.0            | S/N/E       | Triple |  |  |

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| Project:  |             | <b>Multi Unit Development Ballyvolane</b> |                       |                 |                  |                                |   |                                    |  |                                     |  |  |  | 3 Water's Edge,<br>Midleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |                              |                            |                                 |   |             |           |
|---|-------------|---|-----------------------|-----------------|------------------|--------------------------------|---|------------------------------------|--|-------------------------------------|--|--|--|--|------------------------------|----------------------------|---------------------------------|---|-------------|-----------|
| Drawing Issue Register:   |             | <b>1</b>                                  |                       |                 |                  |                                |   |                                    |  |                                     |  |  |  |  |                              |                            |                                 |   |             |           |
| Project Ref:  |             | <b>17-002-P</b>                           | Issued by:            |                 |                  | <b>PH/PC</b>                   |   |                                    | Date:                                    |                                     |  | <b>10.11.19</b>                                |  |  |                              |                            |                                 |   |             |           |
| <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |             |   |                       |                 |                  |                                |   |                                    |  |                                     |  |  |  |  |                              |                            |                                 |   |             |           |
| Apartment No.   | Floor Level | Apartment Type                            | Apartment Description | No. of Bedrooms | No. of Bedspaces | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom   | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden(m <sup>2</sup> ) | Orientation | Aspect    |
|   |             |   | Studio                | 1               |                  | 37                             |   | 30                                 | 4  | 30                                  | 30   |  |  |  |                              |                            | 3                               | 4   |             | Min Split |
|   |             |   | 1 bedroom             | 1               | 1                | 45                             |   | 23                                 | 3.3                                      | 11.4                                | 11.4   |  |  |  |                              |                            | 3                               | 5   |             | 33% Dual  |
|   |             |   | 2 bedroom (3P)        | 2               | 2                | 63                             |   | 28                                 | 3.6                                      | 20.1                                | 13   | 7.1  |  |  |                              |                            | 5                               | 6   |             | to 67%    |
|   |             |   | 2 bedroom (4P)        | 2               | 3                | 73                             |   | 30                                 | 3.6                                      | 24.4                                | 13   | 11.4   |  |  |                              |                            | 6                               | 7   |             | Single    |
|   |             |   | 3 bedroom             | 3               | 4                | 90                             |   | 34                                 | 3.8                                      | 31.5                                | 13   | 11.4   | 7.1  |  |                              |                            | 9                               | 9   |             | Aspect    |
|   |             |   | General               |                 |                  |                                | 2.7*                                    |                                    |  |                                     |  |  |  | 2.1  | 2.8                          | 2.8                        |                                 |   |             |           |

\*Paragraph 3.22 of the Guidelines recommends a minimum 2.70 to ground floors and consideration of 3.0m to the ground floor of multi storey buildings

| N6 Apartment Block A - Fourth Floor |             |                |                       |                 |                  |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |        |  |
|-------------------------------------|-------------|----------------|-----------------------|-----------------|------------------|--------------------------------|---|------------------------------------|--|-------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|---|-------------|--------|--|
| Apartment No.                       | Floor Level | Apartment Type | Apartment Description | No. of Bedrooms | No. of Bedspaces | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden(m <sup>2</sup> ) | Orientation | Aspect |  |
| A-68                                | 3           | 2              | 3 bedroom             | 3               | 4                | 103                            | 2.70                                    | 35.6                               | 6.90                                     | 33.6                                | 14.7   | 11.7   | 7.2  | 2.80                         | 3.50                         | 3.70                       | 9.1                             | 9.6   | S/N         | Dual   |  |
| A-69                                | 3           | 12             | 2 bedroom (4P)        | 2               | 3                | 83                             | 2.70                                    | 32.9                               | 3.65                                     | 24.8                                | 13.4   | 11.4   |  |                              | 3.59                         | 3.00                       | 6.2                             | 12.6  | S           | Single |  |
| A-70                                | 3           | 21             | 1 bedroom             | 1               | 1                | 52                             | 2.70                                    | 24.6                               | 4.32                                     | 11.8                                | 11.8   |  |  |                              | 3.40                         |                            | 3.1                             | 13.6  | S           | Single |  |
| A-71                                | 3           | 21             | 3 bedroom             | 3               | 4                | 103                            | 2.70                                    | 34.6                               | 3.80                                     | 31.6                                | 13.0   | 11.4   | 7.2  | 2.40                         | 3.10                         | 3.00                       | 9.8                             | 13.6  | S           | Triple |  |
| A-72                                | 3           | 23             | 1 bedroom             | 1               | 1                | 52                             | 2.70                                    | 24.6                               | 4.28                                     | 11.8                                | 11.8   |  |  |                              | 3.49                         |                            | 3.1                             | 9.0   | N           | Single |  |
| A-73                                | 3           | 13             | 2 bedroom (4P)        | 2               | 3                | 79                             | 2.70                                    | 30.0                               | 5.00                                     | 24.8                                | 13.3   | 11.5   |  |                              | 2.80                         | 3.20                       | 6.2                             | 8.6   | S/N         | Dual   |  |
| A-74                                | 3           | 14             | 1 bedroom             | 1               | 1                | 54                             | 2.70                                    | 26.2                               | 4.50                                     | 11.8                                | 11.8   |  |  |                              | 3.20                         |                            | 3.2                             | 11.0  | N           | Single |  |
| A-75                                | 3           | 15             | 2 bedroom (4P)        | 2               | 3                | 86                             | 2.70                                    | 33.0                               | 4.61                                     | 25.4                                | 13.6   | 11.8   |  |                              | 3.30                         | 3.06                       | 6.4                             | 14.9  | N/W         | Dual   |  |
| A-76                                | 3           | 16             | 2 bedroom (4P)        | 2               | 3                | 80                             | 2.70                                    | 30.2                               | 4.59                                     | 25.6                                | 13.3   | 12.2   |  |                              | 3.50                         | 3.19                       | 6.3                             | 10.7  | E/N         | Dual   |  |
| A-77                                | 3           | 18             | 2 bedroom (4P)        | 2               | 3                | 81                             | 2.70                                    | 30.3                               | 4.35                                     | 25.1                                | 13.0   | 12.0   |  |                              | 3.10                         | 3.10                       | 6.4                             | 10.7  | S/W         | Dual   |  |
| A-78                                | 3           | 17             | 2 bedroom (4P)        | 2               | 3                | 86                             | 2.70                                    | 34.8                               | 4.49                                     | 26.6                                | 14.4   | 12.1   |  |                              | 3.10                         | 3.45                       | 6.4                             | 14.9  | S/N         | Dual   |  |
| A-79                                | 3           | 25             | 2 bedroom (4P)        | 2               | 4                | 80                             | 2.70                                    | 30.0                               | 3.90                                     | 24.9                                | 13.2   | 11.6   |  |                              | 3.40                         | 3.08                       | 6.0                             | 12.7  | S           | Single |  |
| A-80                                | 3           | 24             | 1 bedroom             | 1               | 1                | 52                             | 2.70                                    | 24.5                               | 4.20                                     | 11.5                                | 11.5   |  |  |                              | 3.59                         |                            | 3.1                             | 12.8  | S           | Single |  |
| A-81                                | 3           | 10             | 2 bedroom (4P)        | 2               | 3                | 80                             | 2.70                                    | 32.2                               | 4.30                                     | 24.9                                | 13.5   | 11.4   |  |                              | 3.53                         | 3.10                       | 6.3                             | 8.4   | S/N         | Dual   |  |
| A-82                                | 3           | 20             | 2 bedroom (4P)        | 2               | 3                | 88                             | 2.70                                    | 32.2                               | 4.77                                     | 26.7                                | 14.5   | 12.2   |  |                              | 3.63                         | 3.45                       | 6.2                             | 19.0  | S/N/E       | Triple |  |

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| Project:  |             | <b>Multi Unit Development Ballyvolane</b> | <b>horgan carroll</b><br>ARCHITECTS |                 | 3 Water's Edge,<br>Midleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgan Carroll.ie |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
|---|-------------|---|-------------------------------------|-----------------|---|--------------------------------|---|------------------------------------|--|-------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|---|-------------|-----------|
| Drawing Issue Register:   |             | <b>1</b>                                  |                                     |                 |   |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
| Project Ref:  |             | <b>17-002-P</b>                           | Issued by:                          | <b>PH/PC</b>    | Date:   | <b>10.11.19</b>                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
| <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |             |   |                                     |                 |   |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
| Apartment No.   | Floor Level | Apartment Type                            | Apartment Description               | No. of Bedrooms | No. of Bedspaces  | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden(m <sup>2</sup> ) | Orientation | Aspect    |
|   |             |   | Studio                              | 1               |   | 37                             |   | 30                                 | 4  | 30                                  | 30   |  |  |                              |                              |                            | 3                               | 4   |             | Min Split |
|   |             |   | 1 bedroom                           | 1               | 1   | 45                             |   | 23                                 | 3.3                                      | 11.4                                | 11.4   |  |  |                              |                              |                            | 3                               | 5   |             | 33% Dual  |
|   |             |   | 2 bedroom (3P)                      | 2               | 2   | 63                             |   | 28                                 | 3.6                                      | 20.1                                | 13   | 7.1  |  |                              |                              |                            | 5                               | 6   |             | to 67%    |
|   |             |   | 2 bedroom (4P)                      | 2               | 3   | 73                             |   | 30                                 | 3.6                                      | 24.4                                | 13   | 11.4   |  |                              |                              |                            | 6                               | 7   |             | Single    |
|   |             |   | 3 bedroom                           | 3               | 4   | 90                             |   | 34                                 | 3.8                                      | 31.5                                | 13   | 11.4   | 7.1  |                              |                              |                            | 9                               | 9   |             | Aspect    |
|   |             |   | General                             |                 |   |                                | 2.7*                                    |                                    |  |                                     |  |  |  | 2.1                          | 2.8                          | 2.8                        |                                 |   |             |           |

\*Paragraph 3.22 of the Guidelines recommends a minimum 2.70 to ground floors and consideration of 3.0m to the ground floor of multi storey buildings

| N6 Apartment Block B - Ground Floor |    |    |        |   |   |    |      |      |      |      |      |  |  |  |  |  |     |  |     |      |     |      |
|-------------------------------------|----|----|--------|---|---|----|------|------|------|------|------|--|--|--|--|--|-----|--|-----|------|-----|------|
| B-1                                 | Gd | 26 | Studio | 1 | 1 | 44 | 3.00 | 33.0 | 4.20 | 33.0 | 33.0 |  |  |  |  |  | 3.0 |  | 3.0 | 18.5 | N&E | Dual |

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| N6 Apartment Block B - Ground Level / First Floor |    |    |                |   |   |    |      |      |      |      |      |      |  |  |  |  |     |     |     |      |       |        |
|---|----|----|----------------|---|---|----|------|------|------|------|------|------|--|--|--|--|-----|-----|-----|------|-------|--------|
| B-2   | Gd | 32 | Studio         | 1 | 1 | 43 | 3.00 | 32.8 | 4.58 | 32.8 | 32.8 |      |  |  |  |  | 3.0 |     | 3.0 | 16.6 | E     | Single |
| B-3   | Gd | 31 | Studio         | 1 | 1 | 43 | 3.00 | 32.8 | 4.58 | 32.8 | 32.8 |      |  |  |  |  | 3.0 |     | 3.0 | 16.7 | E     | Single |
| B-4   | 1  | 29 | 2 bedroom (4P) | 2 | 3 | 76 | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |  |  |  |  | 2.9 | 3.2 | 6.0 | 9.0  | E&W   | Dual   |
| B-5   | 1  | 30 | 1 bedroom      | 1 | 1 | 57 | 3.00 | 27.4 | 3.94 | 11.9 | 11.9 |      |  |  |  |  | 3.6 |     | 3.5 | 9.0  | W     | Single |
| B-6   | 1  | 27 | 2 bedroom (4P) | 2 | 3 | 76 | 3.00 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |  |  |  |  | 2.9 | 3.2 | 6.0 | 9.0  | E,W&N | Triple |

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| N6 Apartment Block B - Second Floor |    |    |                |   |   |     |      |      |      |      |      |      |     |  |  |  |     |     |     |      |       |        |      |
|-------------------------------------|----|----|----------------|---|---|-----|------|------|------|------|------|------|-----|--|--|--|-----|-----|-----|------|-------|--------|------|
| B-7                                 | 2  | 29 | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  |  | 2.9 | 3.2 | 6.0 | 9.0  | E,W&N | Triple |      |
| B-8                                 | Gd | 28 | 2 bedroom (4P) | 2 | 3 | 79  | 2.70 | 30.1 | 4.26 | 24.7 | 13.1 | 11.6 |     |  |  |  | 3.6 | 3.2 | 6.1 | 9.0  | W     | Single |      |
| B-9                                 | Gd | 29 | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  |  | 2.9 | 3.2 | 6.0 | 9.0  | E&W   | Dual   |      |
| B-10                                | 2  | 27 | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  |  | 3.2 | 2.9 | 6.0 | 9.4  | E&W   | Dual   |      |
| B-11                                | 2  | 33 | 1 bedroom      | 1 | 1 | 57  | 2.70 | 27.4 | 4.54 | 11.9 | 11.9 |      |     |  |  |  | 3.7 |     | 3.5 | 8.8  | W     | Single |      |
| B-12                                | 2  | 29 | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  |  | 2.9 | 3.2 | 6.0 | 9.0  | E&W   | Dual   |      |
| B-13                                | 2  | 34 | 1 bedroom      | 1 | 1 | 58  | 2.70 | 30.2 | 5.00 | 11.4 | 11.4 |      |     |  |  |  | 3.1 |     | 3.0 | 10.2 | W&N   | Dual   |      |
| B-14                                | 2  | 35 | 3 bedroom      | 3 | 4 | 101 | 2.70 | 34.4 | 4.50 | 33.5 | 13.9 | 11.7 | 7.9 |  |  |  | 2.4 | 3.1 | 3.3 | 9.0  | 9.0   | W&N    | Dual |

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| Project:  |             | <b>Multi Unit Development Ballyvolane</b> | <b>horgan carroll</b><br>ARCHITECTS |                 | 3 Water's Edge,<br>Midleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |                                |   |                                     |  |                                      |  |  |  |                              |                              |                            |                                 |  |             |   |
|---|-------------|---|-------------------------------------|-----------------|--|--------------------------------|---|-------------------------------------|--|--------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|--|-------------|---|
| Drawing Issue Register:   |             | <b>1</b>                                  |                                     |                 |  |                                |   |                                     |  |                                      |  |  |  |                              |                              |                            |                                 |  |             |   |
| Project Ref:  |             | <b>17-002-P</b>                           | Issued by:                          |                 | <b>PH/PC</b>   |                                |   | Date: <b>10.11.19</b>               |  |                                      |  |  |  |                              |                              |                            |                                 |  |             |   |
| <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |             |   |                                     |                 |  |                                |   |                                     |  |                                      |  |  |  |                              |                              |                            |                                 |  |             |   |
| Apartment No.   | Floor Level | Apartment Type                            | Apartment Description               | No. of Bedrooms | No. of Bedspaces   | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Aggs. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Aggs. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden (m <sup>2</sup> ) | Orientation | Aspect  |
|   |             |   | Studio                              | 1               |  | 37                             |   | 30                                  | 4  | 30                                   | 30   |  |  |                              |                              |                            | 3                               | 4  |             | Min Split<br>33% Dual<br>to 67%<br>Single<br>Aspect |
|   |             |   | 1 bedroom                           | 1               | 1  | 45                             |   | 23                                  | 3.3                                      | 11.4                                 | 11.4   |  |  |                              |                              |                            | 3                               | 5  |             |   |
|   |             |   | 2 bedroom (3P)                      | 2               | 2  | 63                             |   | 28                                  | 3.6                                      | 20.1                                 | 13   | 7.1  |  |                              |                              |                            | 5                               | 6  |             |   |
|   |             |   | 2 bedroom (4P)                      | 2               | 3  | 73                             |   | 30                                  | 3.6                                      | 24.4                                 | 13   | 11.4   |  |                              |                              |                            | 6                               | 7  |             |   |
|   |             |   | 3 bedroom                           | 3               | 4  | 90                             |   | 34                                  | 3.8                                      | 31.5                                 | 13   | 11.4   | 7.1  |                              |                              |                            | 9                               | 9  |             |   |
|   |             |   | General                             |                 |  |                                | 2.7*                                    |                                     |  |                                      |  |  |  | 2.1                          | 2.8                          | 2.8                        |                                 |  |             |   |

\*Paragraph 3.22 of the Guidelines recommends a minimum 2.70 to ground floors and consideration of 3.0m to the ground floor of multi storey buildings

| N6 Apartment Block B - Third Floor |    |           |                |   |   |     |      |      |      |      |      |      |     |  |  |     |     |     |     |      |       |        |
|------------------------------------|----|-----------|----------------|---|---|-----|------|------|------|------|------|------|-----|--|--|-----|-----|-----|-----|------|-------|--------|
| <b>B-15</b>                        | 3  | <b>27</b> | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  | 3.2 | 2.9 |     | 6.0 | 9.4  | E,W&N | Dual   |
| <b>B-16</b>                        | 3  | <b>28</b> | 2 bedroom (4P) | 2 | 3 | 79  | 2.70 | 30.1 | 4.26 | 24.8 | 13.1 | 11.6 |     |  |  | 3.6 | 3.2 |     | 6.1 | 9.0  | W     | Single |
| <b>B-17</b>                        | 3  | <b>29</b> | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  | 2.9 | 3.2 |     | 6.0 | 9.0  | E&W   | Dual   |
| <b>B-18</b>                        | 3  | <b>27</b> | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  | 3.2 | 2.9 |     | 6.0 | 9.4  | E&W   | Dual   |
| <b>B-19</b>                        | 3  | <b>39</b> | 2 bedroom (4P) | 2 | 3 | 79  | 3    | 30.1 | 4.3  | 24.8 | 13.1 | 11.6 |     |  |  | 3.6 | 3.2 |     | 6.1 | 8.8  | W     | Single |
| <b>B-20</b>                        | 3  | <b>29</b> | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  | 2.9 | 3.2 |     | 6.0 | 9.0  | E&W   | Dual   |
| <b>B-21</b>                        | 3  | <b>34</b> | 1 bedroom      | 1 | 1 | 58  | 2.70 | 30.2 | 5.00 | 11.4 | 11.4 |      |     |  |  | 3.1 |     |     | 3.0 | 10.2 | W&N   | Dual   |
| <b>B-22</b>                        | Gd | <b>37</b> | 1 bedroom      | 1 | 1 | 52  | 2.70 | 25.4 | 4.40 | 11.5 | 11.5 |      |     |  |  | 3.4 |     |     | 3.0 | 24.8 | S&N   | Dual   |
| <b>B-23</b>                        | Gd | <b>38</b> | 2 bedroom (4P) | 2 | 3 | 78  | 2.70 | 30.0 | 4.90 | 24.9 | 13.7 | 11.2 |     |  |  | 3.3 | 3.3 |     | 6.0 | 23.8 | S     | Single |
| <b>B-24</b>                        | 3  | <b>35</b> | 3 bedroom      | 3 | 4 | 101 | 2.70 | 34.4 | 4.50 | 33.5 | 13.9 | 11.7 | 7.9 |  |  | 2.4 | 3.1 | 3.3 | 9.0 | 9.0  | W&N   | Dual   |
| <b>B-25</b>                        | Gd | <b>36</b> | 3 bedroom      | 3 | 4 | 100 | 2.70 | 34.4 | 4.50 | 33.5 | 13.9 | 11.7 | 7.9 |  |  | 2.4 | 3.2 | 3.3 | 9.2 | 43.0 | S&W   | Dual   |

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| N6 Apartment Block B - Fourth Floor |   |           |                |   |   |     |      |      |      |      |      |      |     |  |  |     |     |     |     |      |       |        |
|-------------------------------------|---|-----------|----------------|---|---|-----|------|------|------|------|------|------|-----|--|--|-----|-----|-----|-----|------|-------|--------|
| <b>B-26</b>                         | 4 | <b>27</b> | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  | 3.2 | 2.9 |     | 6.0 | 9.4  | E,W&N | Dual   |
| <b>B-27</b>                         | 4 | <b>28</b> | 2 bedroom (4P) | 2 | 3 | 79  | 2.70 | 30.1 | 4.26 | 24.8 | 13.1 | 11.6 |     |  |  | 3.6 | 3.2 |     | 6.1 | 9.0  | W     | Single |
| <b>B-28</b>                         | 4 | <b>29</b> | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  | 2.9 | 3.2 |     | 6.0 | 9.0  | E&W   | Dual   |
| <b>B-29</b>                         | 4 | <b>27</b> | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  | 3.2 | 2.9 |     | 6.0 | 9.4  | E&W   | Dual   |
| <b>B-30</b>                         | 4 | <b>39</b> | 2 bedroom (4P) | 2 | 3 | 79  | 3    | 30.1 | 4.3  | 24.8 | 13.1 | 11.6 |     |  |  | 3.6 | 3.2 |     | 6.1 | 8.8  | W     | Single |
| <b>B-31</b>                         | 4 | <b>29</b> | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |  | 2.9 | 3.2 |     | 6.0 | 9.0  | E&W   | Dual   |
| <b>B-32</b>                         | 4 | <b>34</b> | 1 bedroom      | 1 | 1 | 58  | 2.70 | 30.2 | 5.00 | 11.4 | 11.4 |      |     |  |  | 3.1 |     |     | 3.0 | 10.2 | W&N   | Dual   |
| <b>B-33</b>                         | 4 | <b>38</b> | 1 bedroom      | 1 | 1 | 52  | 2.70 | 25.4 | 4.40 | 11.5 | 11.5 |      |     |  |  | 3.4 |     |     | 3.0 | 14.1 | S&N   | Dual   |
| <b>B-34</b>                         | 4 | <b>37</b> | 2 bedroom (4P) | 2 | 3 | 78  | 2.70 | 30.0 | 4.90 | 24.9 | 13.7 | 11.2 |     |  |  | 3.3 | 3.3 |     | 6.0 | 10.7 | S     | Single |
| <b>B-35</b>                         | 4 | <b>35</b> | 3 bedroom      | 3 | 4 | 101 | 2.70 | 34.4 | 4.50 | 33.5 | 13.9 | 11.7 | 7.9 |  |  | 2.4 | 3.1 | 3.3 | 9.0 | 9.0  | W&N   | Dual   |
| <b>B-36</b>                         | 4 | <b>36</b> | 3 bedroom      | 3 | 4 | 100 | 2.70 | 34.4 | 4.50 | 33.5 | 13.9 | 11.7 | 7.9 |  |  | 2.4 | 3.2 | 3.3 | 9.2 | 15.7 | S&W   | Dual   |

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| Project:  |             | <b>Multi Unit Development Ballyvolane</b> | <b>horgan carroll</b><br>ARCHITECTS |                 | 3 Water's Edge,<br>Midleton,<br>Co. Cork<br>Phone: +353214630110<br>Email: info@horgancarroll.ie |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
|---|-------------|---|-------------------------------------|-----------------|--|--------------------------------|---|------------------------------------|--|-------------------------------------|--|--|--|------------------------------|------------------------------|----------------------------|---------------------------------|---|-------------|-----------|
| Drawing Issue Register:   |             | <b>1</b>                                  |                                     |                 |  |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
| Project Ref:  |             | <b>17-002-P</b>                           | Issued by:                          | <b>PH/PC</b>    | Date:  | <b>10.11.19</b>                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
| <b>Demonstration of: Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018).</b> |             |   |                                     |                 |  |                                |   |                                    |  |                                     |  |  |  |                              |                              |                            |                                 |   |             |           |
| Apartment No.   | Floor Level | Apartment Type                            | Apartment Description               | No. of Bedrooms | No. of Bedspaces   | Overall Area (m <sup>2</sup> ) | Ceiling Height (Kitchen/Dining/ Living) | Agg. Living Area (m <sup>2</sup> ) | Main Living Room Width Required/Achieved | Agg. Bedroom Area (m <sup>2</sup> ) | Bed 1 Area (m <sup>2</sup> ) Required/Achieved | Bed 2 Area (m <sup>2</sup> ) Required/Achieved | Bed 3 Area (m <sup>2</sup> ) Required/Achieved | Minimum Width Single Bedroom | Minimum Width Double Bedroom | Minimum Width Twin Bedroom | Storage Space (m <sup>2</sup> ) | Private Amenity / Balcony / Garden(m <sup>2</sup> ) | Orientation | Aspect    |
|   |             |   | Studio                              | 1               |  | 37                             |   | 30                                 | 4  | 30                                  | 30   |  |  |                              |                              |                            | 3                               | 4   |             | Min Split |
|   |             |   | 1 bedroom                           | 1               | 1  | 45                             |   | 23                                 | 3.3                                      | 11.4                                | 11.4   |  |  |                              |                              |                            | 3                               | 5   |             | 33% Dual  |
|   |             |   | 2 bedroom (3P)                      | 2               | 2  | 63                             |   | 28                                 | 3.6                                      | 20.1                                | 13   | 7.1  |  |                              |                              |                            | 5                               | 6   |             | to 67%    |
|   |             |   | 2 bedroom (4P)                      | 2               | 3  | 73                             |   | 30                                 | 3.6                                      | 24.4                                | 13   | 11.4   |  |                              |                              |                            | 6                               | 7   |             | Single    |
|   |             |   | 3 bedroom                           | 3               | 4  | 90                             |   | 34                                 | 3.8                                      | 31.5                                | 13   | 11.4   | 7.1  |                              |                              |                            | 9                               | 9   |             | Aspect    |
|   |             |   | General                             |                 |  |                                | 2.7*                                    |                                    |  |                                     |  |  |  | 2.1                          | 2.8                          | 2.8                        |                                 |   |             |           |

\*Paragraph 3.22 of the Guidelines recommends a minimum 2.70 to ground floors and consideration of 3.0m to the ground floor of multi storey buildings

| N6 Apartment Block B - Fifth Floor |   |           |                |   |   |     |      |  |      |      |      |      |      |     |  |     |     |     |  |     |      |     |        |
|------------------------------------|---|-----------|----------------|---|---|-----|------|--|------|------|------|------|------|-----|--|-----|-----|-----|--|-----|------|-----|--------|
| <b>B-37</b>                        | 5 | <b>27</b> | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 |  | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |     | 3.2 | 2.9 |  | 6.0 | 9.4  | E&W | Dual   |
| <b>B-38</b>                        | 5 | <b>29</b> | 2 bedroom (4P) | 2 | 3 | 79  | 3    |  | 30.1 | 4.3  | 24.8 | 13.1 | 11.6 |     |  |     | 3.6 | 3.2 |  | 6.1 | 8.8  | W   | Single |
| <b>B-39</b>                        | 5 | <b>29</b> | 2 bedroom (4P) | 2 | 3 | 76  | 2.70 |  | 31.9 | 5.00 | 24.4 | 13.0 | 11.4 |     |  |     | 2.9 | 3.2 |  | 6.0 | 9.0  | E&W | Dual   |
| <b>B-40</b>                        | 5 | <b>34</b> | 1 bedroom      | 1 | 1 | 58  | 2.70 |  | 30.2 | 5.00 | 11.4 | 11.4 |      |     |  |     | 3.1 |     |  | 3.0 | 10.2 | W&N | Dual   |
| <b>B-41</b>                        | 5 | <b>38</b> | 1 bedroom      | 1 | 1 | 52  | 2.70 |  | 25.4 | 4.40 | 11.5 | 11.5 |      |     |  |     | 3.4 |     |  | 3.0 | 14.1 | S&N | Dual   |
| <b>B-42</b>                        | 5 | <b>37</b> | 2 bedroom (4P) | 2 | 3 | 78  | 2.70 |  | 30.0 | 4.90 | 24.9 | 13.7 | 11.2 |     |  |     | 3.3 | 3.3 |  | ]   | 10.7 | S   | Single |
| <b>B-43</b>                        | 5 | <b>35</b> | 3 bedroom      | 3 | 4 | 101 | 2.70 |  | 34.4 | 4.50 | 33.5 | 13.9 | 11.7 | 7.9 |  | 2.4 | 3.1 | 3.3 |  | 9.0 | 9.0  | W&N | Dual   |
| <b>B-44</b>                        | 5 | <b>36</b> | 3 bedroom      | 3 | 4 | 100 | 2.70 |  | 34.4 | 4.50 | 33.5 | 13.9 | 11.7 | 7.9 |  | 2.4 | 3.2 | 3.3 |  | 9.2 | 15.7 | S&W | Dual   |

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Total m2 9604

**INDICATES APARTMENT NUMBER IN EXCESS OF MINIMUM AREA GUIDELINES (MIN 10% EXCESS)**  
**DUAL ASPECT APARTMENT - 5 no. (18.5% SINGLE & 81.5% DUAL)**  
 \* All Balconies/ Gardens/ Private Amenity Space are a minimum 1.50m in depth.

## 5.0 COMPLIANCE APARTMENT GUIDELINES – SAFEGUARDING HIGHER STANDARDS - Paragraph 3.8 – 3.15

Tables 5.1 - 5.5 below demonstrate compliance with the safeguarding standards set out in the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities including: 27 No. Apartments at Neighbourhood 2 (Table 5.1), 126 No. Apartments at Neighbourhood 6 (Table 5.2) & 69 No. Duplex Apartments at Neighbourhoods 2 & 5 (Table 5.3), Maximum permissible number of 2 Bedroom – 3 Person Apartments (Table 5.4) and Dual Aspect Ratios (Table 5.5):

| N2 - 27 No. Apartments - Apartment Guidelines - Safeguarding Higher Standards - 3.8 - 3.15 |                      |                           |                 |
|--|----------------------|---------------------------|-----------------|
| Unit Mix   | Number of Apartments | Cumulative Min Floor Area | m2              |
| Studio units   |                      |                           |                 |
| 44% 1-bed units  | 12                   | 12 x 45 m2 =              | 540.00          |
| 2-bed units (3P)   |                      |                           |                 |
| 56% 2-bed units (4P)   | 15                   | 15 x 73m2 =               | 1,095.00        |
| 3-bed units  |                      |                           |                 |
| <b>Total 100%</b>  | <b>27</b>            | <b>Total m2</b>           | <b>1,635.00</b> |
| 1-beds + 10% min area  | 10                   | 10 x 4.5 m2 =             | 45.00           |
| 2-beds + 10% min area  | 4                    | 4 x 7.3m2 =               | 29.20           |
| 3-beds + 10% min area  |                      |                           |                 |
| <b>Total + 10% of majority</b>   | <b>14</b>            | <b>Total m2</b>           | <b>74.20</b>    |
| <b>Total Required Minimum Floor Area</b>   |                      | <b>1,650 + 74.20 =</b>    | <b>1,709.20</b> |

| Allocation of +10% of Majority by Unit Type |           |                |                 |
|---|-----------|----------------|-----------------|
| Studio units                                |           |                |                 |
| 44% 1-bed units                             | 2         | 2 x 45 m2 =    | 90.00           |
|   | 10        | 10 x 49.5 m2 = | 495.00          |
| 2-bed units (3P)                            |           |                |                 |
| 56% 2-bed units (4P)                        | 11        | 11 x 73m2=     | 803.00          |
|   | 4         | 4 x 80.3m2=    | 321.20          |
| 3-bed units                                 |           |                |                 |
| <b>Total 100%</b>                           | <b>27</b> |                | <b>1,709.20</b> |
| <b>Proposed Floor Area:</b>                 |           |                | <b>1,950.00</b> |

TABLE 5.1

| N6 - 126 Apartments - Apartment Guidelines - Safeguarding Higher Standards - 3.8 - 3.15 |                      |                           |                 |
|---|----------------------|---------------------------|-----------------|
| Unit Mix  | Number of Apartments | Cumulative Min Floor Area | m2              |
| 5% Studio units   | 6                    | 6 x 37m2 =                | 222.00          |
| 24% 1-bed units   | 30                   | 30 x 45m2 =               | 1,350.00        |
| 51% 2-bed units   | 64                   | 64 x 73m2 =               | 4,672.00        |
| 20% 3-bed units   | 26                   | 26 x 90m2 =               | 2,340.00        |
| <b>Total 100%</b>   | <b>126</b>           | <b>Total m2</b>           | <b>8,584.00</b> |
| 1-beds + 10% min area   | 30                   | 30 x 4.5m2 =              | 135.00          |
| 2-beds + 10% min area   | 17                   | 17 x 7.3m2 =              | 124.10          |
| 3-beds + 10% min area   | 17                   | 17 x 9m2                  | 153.00          |
| <b>Total + 10% of majority</b>  | <b>64</b>            | <b>Total m2</b>           | <b>412.10</b>   |
| <b>Total Required Minimum Floor Area</b>  |                      | <b>8584m2 + 412.1m2 =</b> | <b>8,996.10</b> |

| Allocation of +10% of Majority by Unit Type |            |               |                 |
|---|------------|---------------|-----------------|
| 5% Studio units                             | 6          | 6 x 37m2 =    | 222.00          |
| 24% 1-bed units                             | 30         | 30 x 49.5m2 = | 1,485.00        |
| 51% 2-bed units                             | 47         | 47 x 73m2=    | 3,431.00        |
|   | 17         | 17 x 80.3m2=  | 1,365.10        |
| 20% 3-bed units                             | 17         | 17 x 99m2=    | 1,683.00        |
|   | 9          | 9 x 90m2=     | 810.00          |
| <b>Total 100%</b>                           | <b>126</b> |               | <b>8,996.10</b> |
| <b>Proposed Floor Area:</b>                 |            |               | <b>9,604.00</b> |

TABLE 5.2

**N6 - 71 Duplex Apartments - Apartment Guidelines - Safeguarding Higher Standards - 3.8 - 3.15**

| Unit Mix                                 | Number of Apartments | Cumulative Min Floor Area | m2              |
|--|----------------------|---------------------------|-----------------|
| Studio units                             |                      |                           |                 |
| 1-Bed units                              |                      |                           |                 |
| 31% 2-Bed Units (3P)                     | 22                   | 22 x 63m2 =               | 1,386.00        |
| 17% 2-bed units (4P)                     | 11                   | 11 x 73m2 =               | 803.00          |
| 52% 3-bed units                          | 36                   | 36 x 90m2 =               | 3,240.00        |
| <b>Total 100%</b>                        | <b>69</b>            | <b>Total m2</b>           | <b>5,429.00</b> |
| 2-beds (3P) + 10% min area               | 22                   | 22 x 6.3m2 =              | 138.60          |
| 2-beds (4P) + 10% min area               | 11                   | 11 x 7.3m2 =              | 80.30           |
| 3-beds + 10% min area                    | 3                    | 3 x 9 m2 =                | 27.00           |
| <b>Total + 10% of majority</b>           | <b>36</b>            | <b>Total m2</b>           | <b>245.90</b>   |
| <b>Total Required Minimum Floor Area</b> |                      | <b>5,592m2 + 253m2 =</b>  | <b>5,674.90</b> |

**Allocation of +10% of Majority by Unit Type**

|                             |           |              |                 |
|-----------------------------|-----------|--------------|-----------------|
| Studio units                |           |              |                 |
| 1-bed units                 |           |              |                 |
| 31% 2-bed units (3P)        | 0         |              | 0.00            |
|                             | 22        | 22 x 69.3 m2 | 1,524.60        |
| 17% 2-bed units (4P)        | 0         |              |                 |
|                             | 11        | 11 x 80.3 m2 | 883.30          |
| 52% 3-bed units             | 33        | 33 x 90 m2=  | 2,970.00        |
|                             | 3         | 3 x 99 m2 =  | 297.00          |
| <b>Total 100%</b>           | <b>69</b> |              | <b>5,674.90</b> |
| <b>Proposed Floor Area:</b> |           |              | <b>6,437.30</b> |

**TABLE 5.3**

All Apartments, Duplex Apartments and Dwelling Houses have been designed to comply With: "Quality Housing for Sustainable Communities Guidelines DEHLG (2007)" – dwelling houses and "Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (March 2018)" – Apartments & Duplex Apartments.

**The Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities**

**TABLE 5.4**

**SAFEGUARDING HIGHER STANDARDS - Paragraph 3.7**

| Unit Mix                    | Number of Apartments | % of Apartments |
|-----------------------------|----------------------|-----------------|
| Studio units                | 6                    | 3               |
| 1-Bed units                 | 42                   | 19              |
| 2-Bed Units (3P)*           | 22                   | 10              |
| 2-bed units (4P)            | 90                   | 41              |
| 3-bed units                 | 62                   | 28              |
| <b>Total No. Apartments</b> | <b>222</b>           | <b>100</b>      |

Paragraph 3.7 of The Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities require that "3 Person, two bedroom" units account for a maximum 10% of apartments within a scheme. Table 5.4 above demonstrates compliance, whereby 22 apartment units or 10% of the proposed apartments total are 2 Bed-3 Person units.

**TABLE 5.5**

**DUAL ASPECT RATIOS - Apartment Guidelines - Safeguarding Higher Standards - 3.8 - 3.15 & 3.17**

| Unit Mix                     | Number of Apartments | % of Apartments |
|------------------------------|----------------------|-----------------|
| Dual Aspect Apartments       | 168                  | 76              |
| Single Aspect Apartments     | 54                   | 24              |
| % of 3 Bed Apts. Dual Aspect | 62                   | 100             |
| <b>Total No. Apartments</b>  | <b>222</b>           | <b>100</b>      |

Table 5.5 demonstrates compliance with paragraph 3.17 of The Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities. Section 3.17 of the guidelines require that a minimum of 33% of units in more central, accessible locations and some intermediate locations are dual aspect. A 50% minimum for larger, greenfield or standalone brownfield sites is required.

76% of the proposed apartments are dual aspect with a proportion triple aspect. The majority of kitchen/ dining/ living rooms are orientated to the south, south east or south west. Units otherwise orientated are designed to address the streetscape or public open spaces/ amenity areas.

Paragraph 3.17 notes "Ideally, any 3 bedroom apartments should be dual aspect. All proposed 3 bedroom apartments are at a minimum dual aspect in nature."

**5.1 CAR PARKING PROVISION:**

Table 5.4 below sets out the car parking standards applicable to the scheme by both Cork County Council and Cork City Council. It is noted that the Cork County standards are a minimum and that the Cork City Council standards are a maximum allowance.

In summary the proposed car parking provision is 59 spaces (or 4%) less than the Cork County Council minimum requirement and 172 spaces (or 11%) below the maximum allowance when considered under the Cork City Council Development Plan. MHL & Associates Consulting Engineers traffic report sets out in detail the envisaged modal shift. Car parking provision is considered to encourage public transport use. Neighbourhoods 2 & 5 incorporate the Neighbourhood Centre, higher density areas and centrally located bus stop, that provide car parking of 84% & 91% respectively, of the maximum allowance under the Cork City Council Development Plan in response to the availability of public transport, bicycle and pedestrian connectivity.


Storage space for 591 bicycles is to be provided to serve the proposed apartments (excluding houses). Pedestrian and bicycle priority amenity routes provide approx. 3.75 km of off-road circuits within the development site and offer connectivity to Ballyvolane District Centre and onwards towards the city centre.

| APPLICABLE CAR PARKING STANDARDS   |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       |                       |      |
|--|-----------------------------|-------------------|------|-----------------------------|------|------------|------|------------------|------|------------|------|------------|-------|-----------------------|------|
|  |                             | County            | City | County                      | City | County     | City | County           | City | County     | City | County     | City  | County                | City |
|  |                             | 3 & 4 BED HSE.    |      | 2 BED HSE.                  |      | 1 BED APT. |      | 2 BED APT DUPLEX |      | 2 BED APT. |      | 3 BED APT. |       | SUMMARY               |      |
| CORK COUNTY COUNCIL  | Car Parking Spaces per unit | CORK CITY COUNCIL |      | Car Parking Spaces per unit |      |            |      |                  |      |            |      |            |       | Car Parking provision |      |
| Dwelling House   | 2                           | 918               | 1033 | 144                         | 90   | 48         |      |                  |      | 112        |      | 62         |       | 918                   | 1033 |
|  |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | 144                   | 90   |
|  |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | 217.5                 | 200  |
| Apartment  | 1.25                        |                   |      |                             |      | 60         | 60   | 0                | 0    | 140        | 140  | 77.5       | 139.5 | 60                    | 140  |
|  |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | 217.5                 | 200  |
|  |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | 60                    | 140  |
| <b>TOTAL RESIDENTIAL</b>   |                             | 918               | 1033 | 144                         | 90   | 60         | 60   | 0                | 0    | 140        | 140  | 78         | 140   | 1340                  | 1462 |
| Creche   |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | 6                     | 17   |
| 3 Staff  | 1                           |                   |      |                             |      |            |      |                  |      |            |      |            |       | 10                    | 17   |
| 10 children  | 1                           |                   |      |                             |      |            |      |                  |      |            |      |            |       | 4                     | 4    |
| Community Room   |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | 4                     | 4    |
| 50 sq.m.   | 1                           |                   |      |                             |      |            |      |                  |      |            |      |            |       | 8                     | 4    |
| Medical Practice   |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | 4                     | 4    |
| Consulting Room  | 2                           |                   |      |                             |      |            |      |                  |      |            |      |            |       | 2                     | 2    |
| Doctor / Consultant  | 1                           |                   |      |                             |      |            |      |                  |      |            |      |            |       | 15                    | 15   |
| 3 Nursing / Ancillary staff  | 1                           |                   |      |                             |      |            |      |                  |      |            |      |            |       |                       |      |
| Convenience Retail   |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | 15                    | 15   |
| 20 sq.m.   | 1                           |                   |      |                             |      |            |      |                  |      |            |      |            |       |                       |      |
|  |                             | 918               | 1033 | 144                         | 90   | 60         | 60   | 0                | 0    | 140        | 140  | 77.5       | 139.5 | 1339.5                | 1462 |
|  |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | 49                    | 40   |
|  |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | 1389                  | 1502 |
|  |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | 59                    | 172  |
|  |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       | Min                   | Max  |
|  |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       |                       |      |
| CORK COUNTY NOTE:  |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       |                       |      |
| Enviorns, parking requirements will not be exceeded. <b>Note 4. A reduction in the car parking requirement may be acceptable where the planning authority are satisfied that good public transport links are already available and/or a Transport Mobility Plan for the development demonstrates that a high percentage of Modal Shift in favour of the more sustainable modes will be achieved through the development.</b> |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       |                       |      |
| CORK CITY COUNCIL:   |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       |                       |      |
| Cork city council standards are maximums.  |                             |                   |      |                             |      |            |      |                  |      |            |      |            |       |                       |      |

Table 5.4



Table 5.5 below sets out the proposed parking provision on a Neighbourhood by Neighbourhood basis.

| LONGVIEW<br>CAR PARKING SUMMARY |                                | Cork County Council Car Parking Standards Residential<br>2      2      1.25      1.25      1.25 |             |            |             |             | Cork City Council Car Parking Standards Residential<br>2.25      1.25      1.25      1.25      2.25 |             |            |                  |                |  Issue: Planning |                  |           |  |  |
|---------------------------------|--------------------------------|---|-------------|------------|-------------|-------------|---|-------------|------------|------------------|----------------|--|------------------|-----------|--|--|
| Neighbourhood                   | Proposed Car Parking Provision | HOUSING MIX   |             |            |             |             | TOTAL   | COUNTY Req. | Balance    | % of requirement | CORK CITY Req. | Balance  | % of requirement |           |  |  |
|                                 |                                | 3&4 Bed House   | 2 Bed House | 1 Bed Apt. | 2 Bed* Apt. | 3 Bed* Apt. |   |             |            |                  |                |  |                  |           |  |  |
| Neighbourhood 1                 | 143                            | 64  | 2           | 0          | 3           | 6           | 75  | 143         | 0          | 100              | 164            | -21  | 87               |           |  |  |
| Housing                         |                                | 126   | 29          | 12         | 33          | 18          | 218   | 389         |            |                  | 417            |  |                  |           |  |  |
| Creche                          |                                |   |             |            |             |             |   | 16          |            |                  | 17             |  |                  |           |  |  |
| Community Room                  |                                |   |             |            |             |             |   | 4           |            |                  | 4              |  |                  |           |  |  |
| Medical Practice                |                                |   |             |            |             |             |   | 14          |            |                  | 4              |  |                  |           |  |  |
| Convenience Retail              |                                |   |             |            |             |             |   | 15          |            |                  | 15             |  |                  |           |  |  |
| Neighbourhood 2*                | 393                            |   |             |            |             |             |   | 438         | -45        | 90               | 457            | -64  | 86               |           |  |  |
| Neighbourhood 3                 | 133                            | 61  | 2           | 0          | 0           | 0           | 63  | 126         | 7          | 106              | 140            | -7   | 95               |           |  |  |
| Neighbourhood 4                 | 174                            | 84  | 9           | 0          | 0           | 0           | 93  | 186         | -12        | 94               | 200            | -26  | 87               |           |  |  |
| Neighbourhood 5*                | 327                            | 124   | 30          | 0          | 12          | 12          | 178   | 338         | -11        | 97               | 359            | -32  | 91               |           |  |  |
| Neighbourhood 6                 | 160                            | 0   | 0           | 36         | 64          | 26          | 126   | 158         | 2          | 102              | 184            | -24  | 87               |           |  |  |
| <b>TOTAL</b>                    | <b>1330</b>                    | <b>459</b>  | <b>72</b>   | <b>48</b>  | <b>112</b>  | <b>62</b>   | <b>753</b>  | <b>1389</b> | <b>-59</b> | <b>96</b>        | <b>1502</b>    | <b>-</b>   | <b>172</b>       | <b>89</b> |  |  |

\* Duplex units included within Apartment mix  
\* N2 & N5 include a centrally located bus stop.

Table 5.5

