



PART V STATEMENT | SHD PLANNING APPLICATION

PROPOSED DEVELOPMENT AT DUNSHAUGHLIN WEST / PHASE 2 SHD
FOR CASTLETHORN CONSTRUCTION ULC

Project: Dunshaughlin Phase 2
Location: Dunshaughlin, Co. Meath
Client: Castlethorn Construction ULC
Doc. Title: Part V Statement | SHD Pre-Application
Doc. No.: 1217a-omp-xx-xx-pp-a-9009_partVStatementShdPlanningApplication

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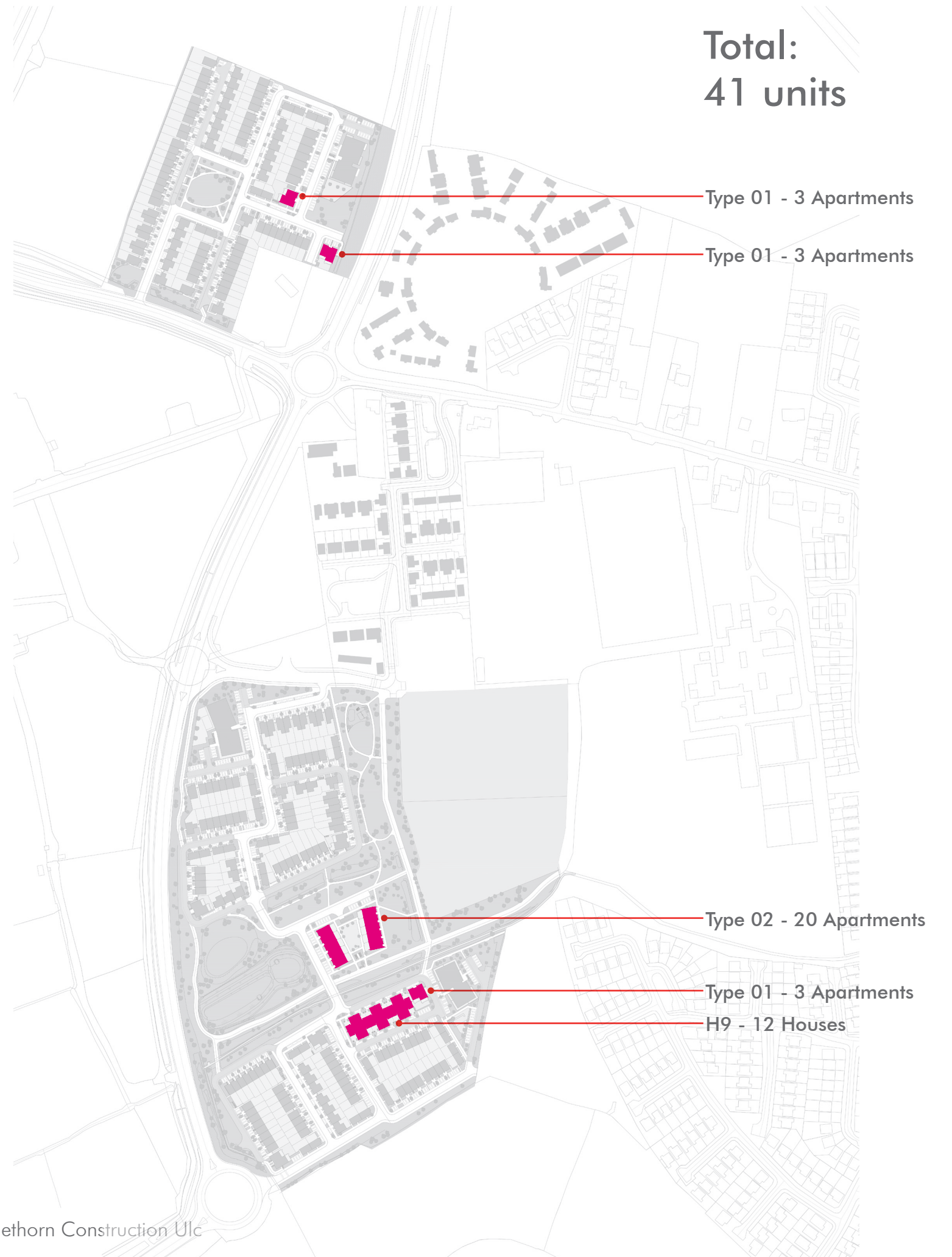
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INTRODUCTION

The Part V proposal has been developed following discussion with Meath County Council. Units are proposed to be provided on-site across both sites and 41 no. units have been identified as Part V units, comprising:

- 13 no. 2 bed duplexes
- 16 no. 3 bed duplexes
- 6 no. 2 bed houses
- 6 no. 3 bed houses

Part of the proposal centres on an L-shaped terraced bungalow and dormer typology with private patio to front, set behind a fence and pedestrian gate. The identified location would benefit from its close proximity to the pedestrian links and River Skane landscape amenity.



TYPE 01 - DUPLEXES

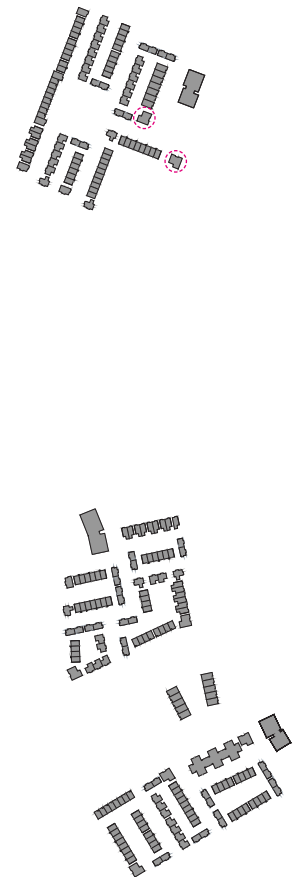
CHARACTER AREA 6

2 no. blocks of Type 01 Duplexes
6 no. units in total

6 no. Allocated car parking spaces
3 no. visitor car parking spaces

CONSISTING:

4 no. GF+1st floor units
2no, 1st+2nd floor units



TYPE 01 - DUPLEXES

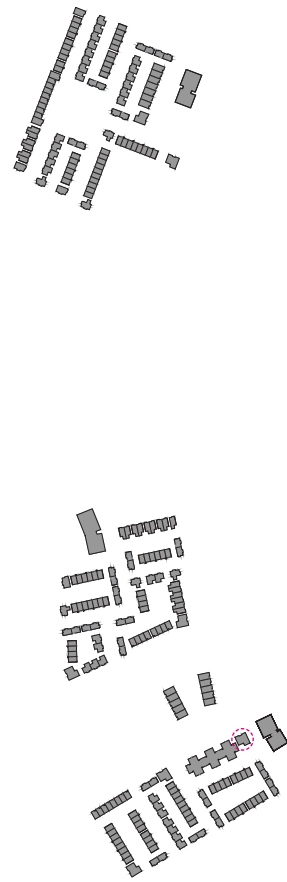
CHARACTER AREA 4

1 no. block of Type 01 Duplexes
3 no. units in total

3 no. Allocated car parking spaces
1 no. visitor car parking spaces

CONSISTING:

2 no. GF+1st floor units
1 no. 1st+2nd floor units



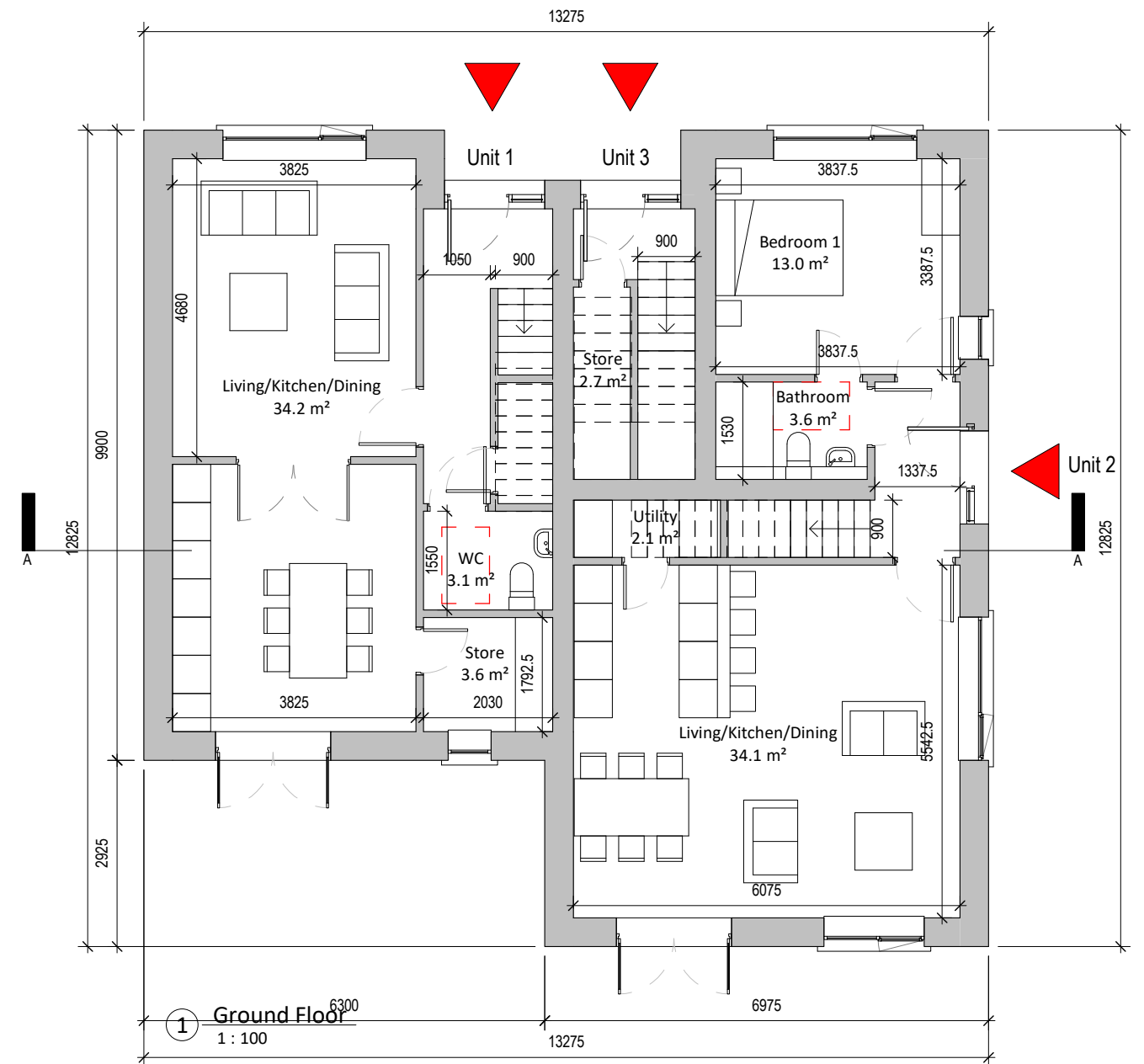
TYPE 01 - DUPLEXES

FLOOR PLANS

UNIT 1:
 GF 52.2sqm
 1st 53.9sqm
 Total: 106.1sqm

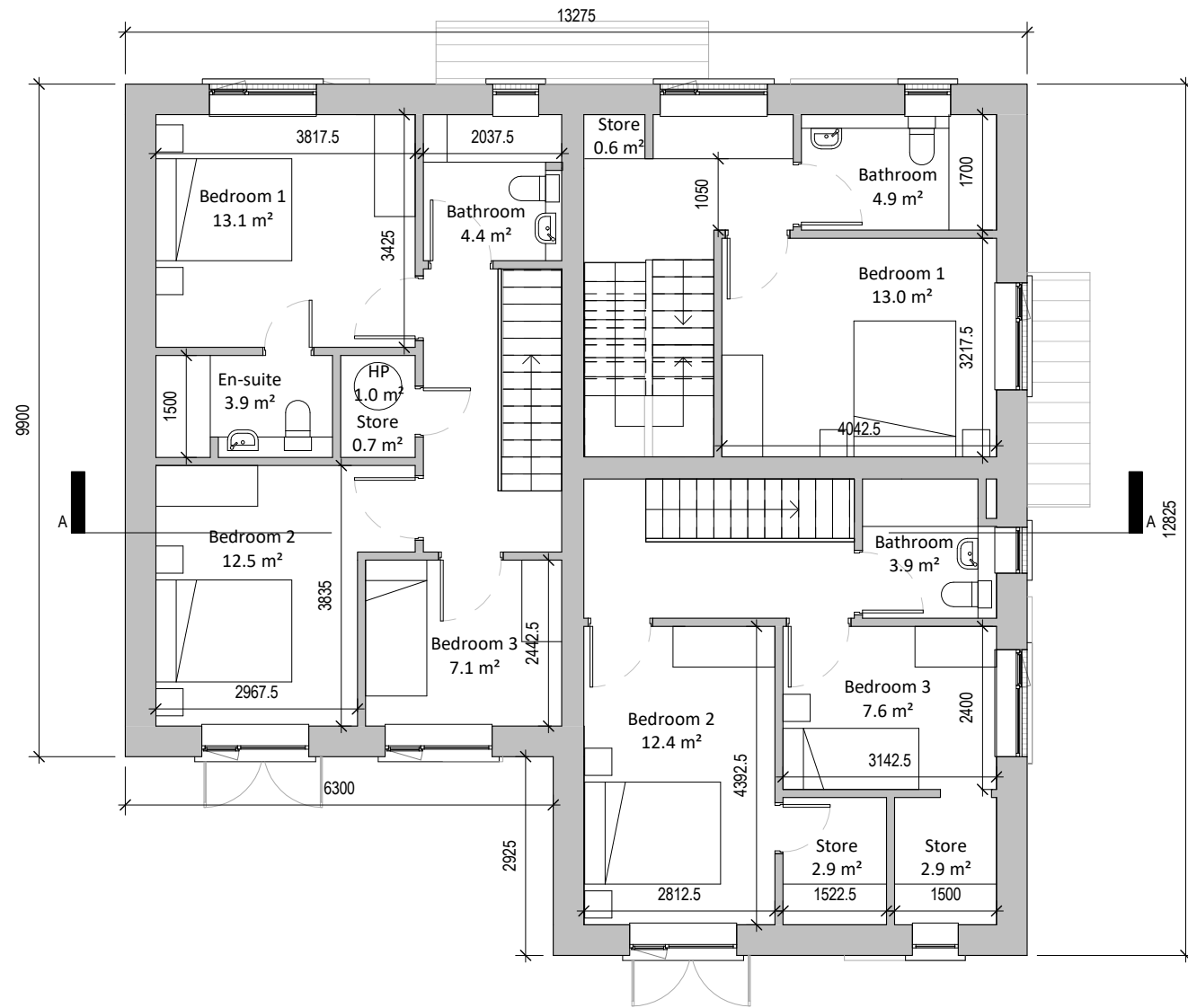
UNIT 2:
 GF 60.4sqm
 1st 39.8sqm
 Total: 100.1sqm

UNIT 3:
 GF 8.1sqm
 1st 30.5sqm
 2nd 56.7sqm
 Total: 95.4sqm

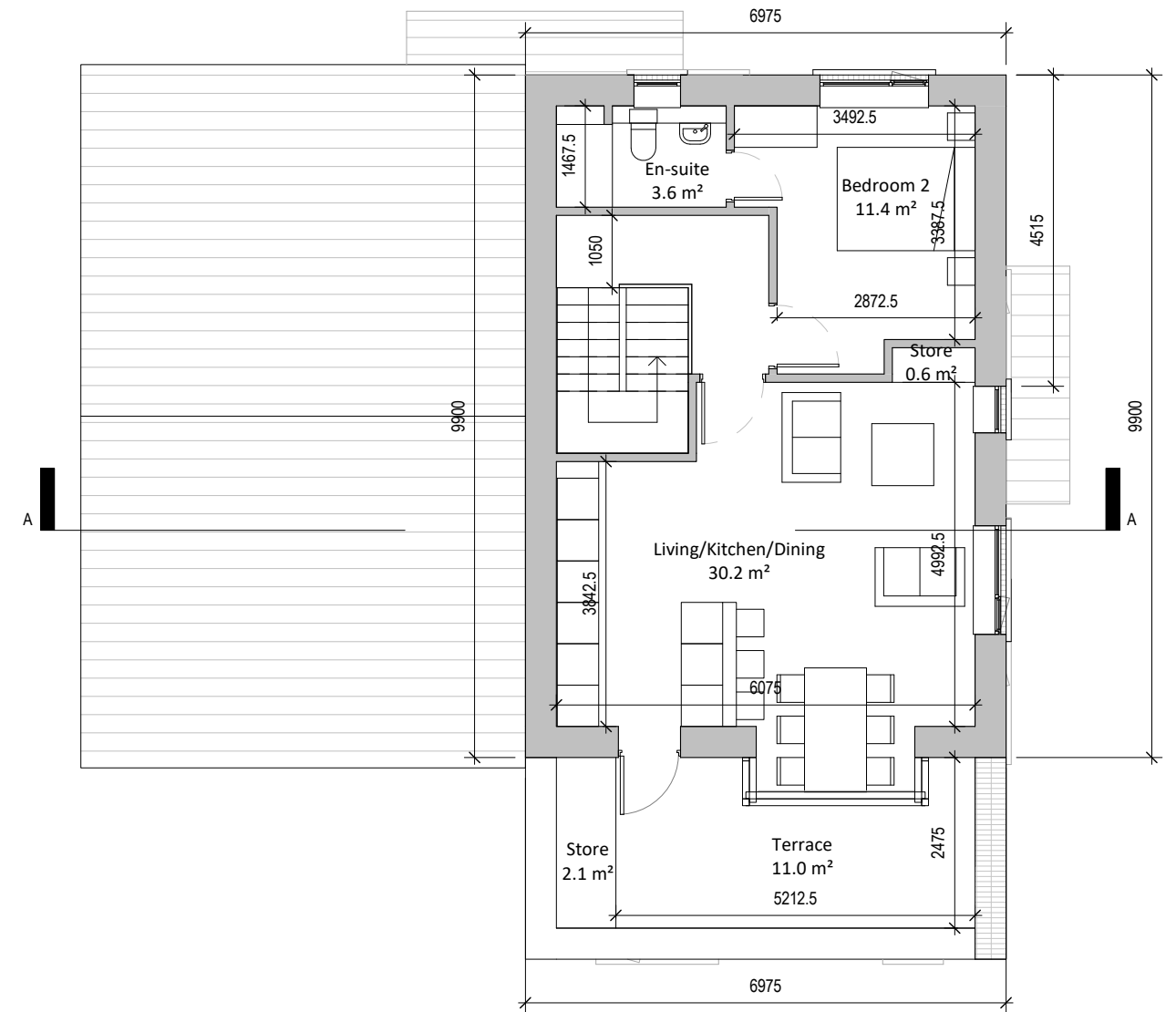


TYPE 01 - DUPLEXES

FLOOR PLANS



② First Floor
1 : 100



① Second Floor
1 : 100

TYPE 01 - DUPLEXES

ELEVATIONS



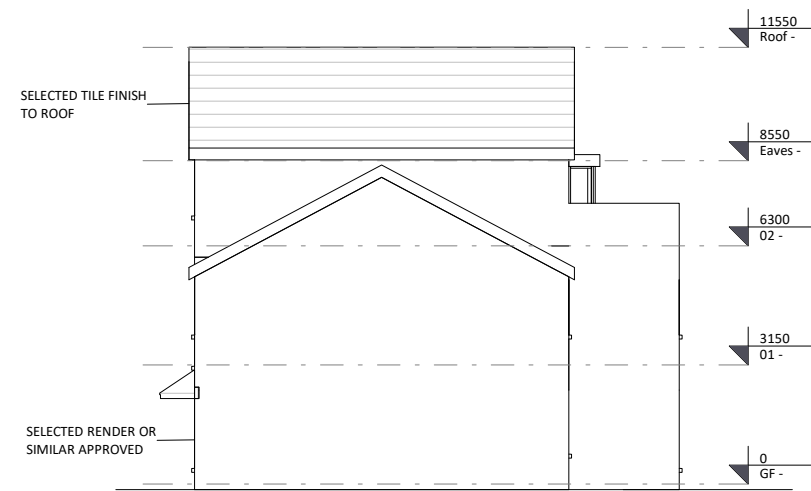
① Front Elevation
1 : 100



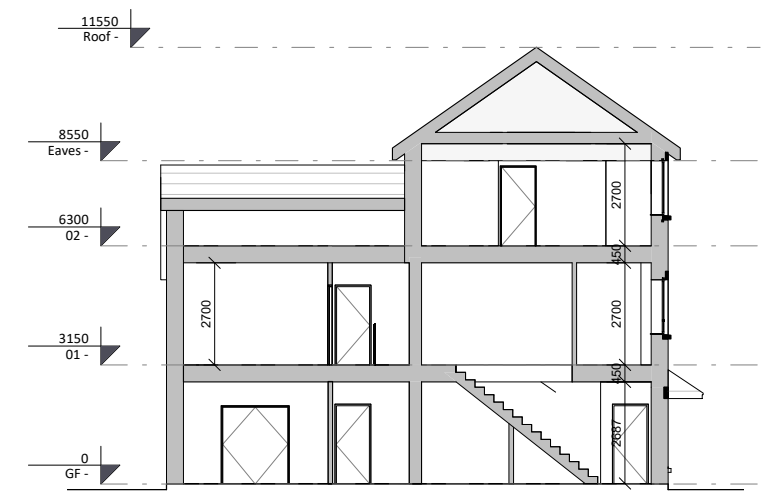
② Side Elevation 01
1 : 100



③ Rear Elevation
1 : 200



④ Side Elevation 02
1 : 200



⑤ Section AA
1 : 200

TYPE 02 - DUPLEXES

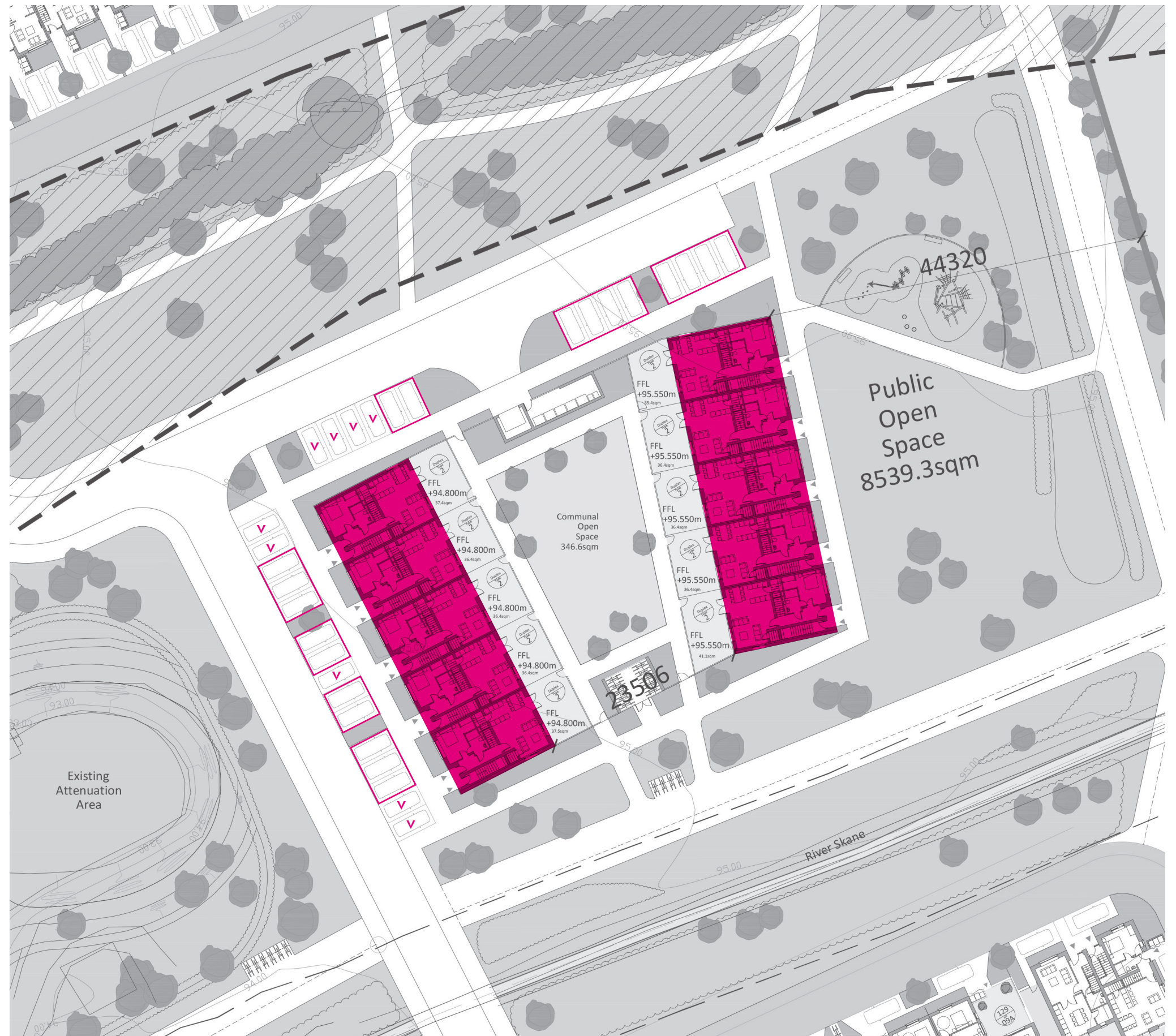
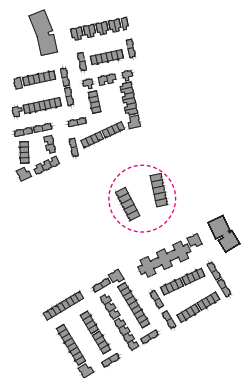
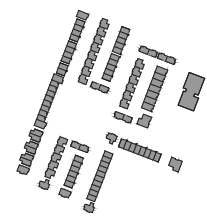
CHARACTER AREA 4

2 no. blocks of Type 02 Duplexes
20 no. units in total

20 no. Allocated car parking spaces
9 no. visitor car parking spaces

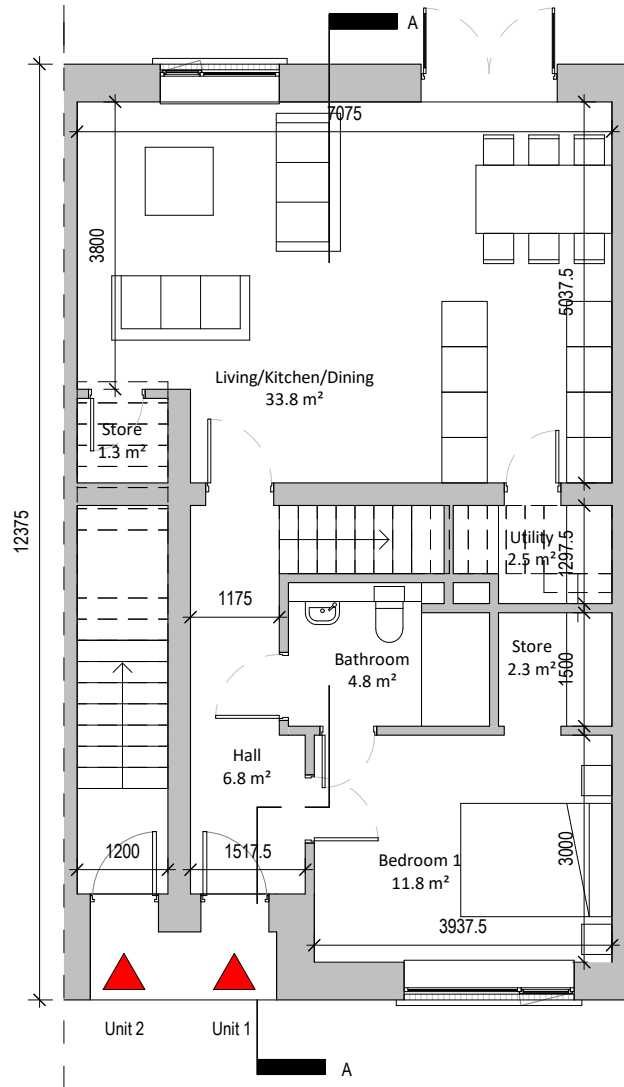
CONSISTING:

10 no. GF+1st floor units
10no, 1st+2nd floor units

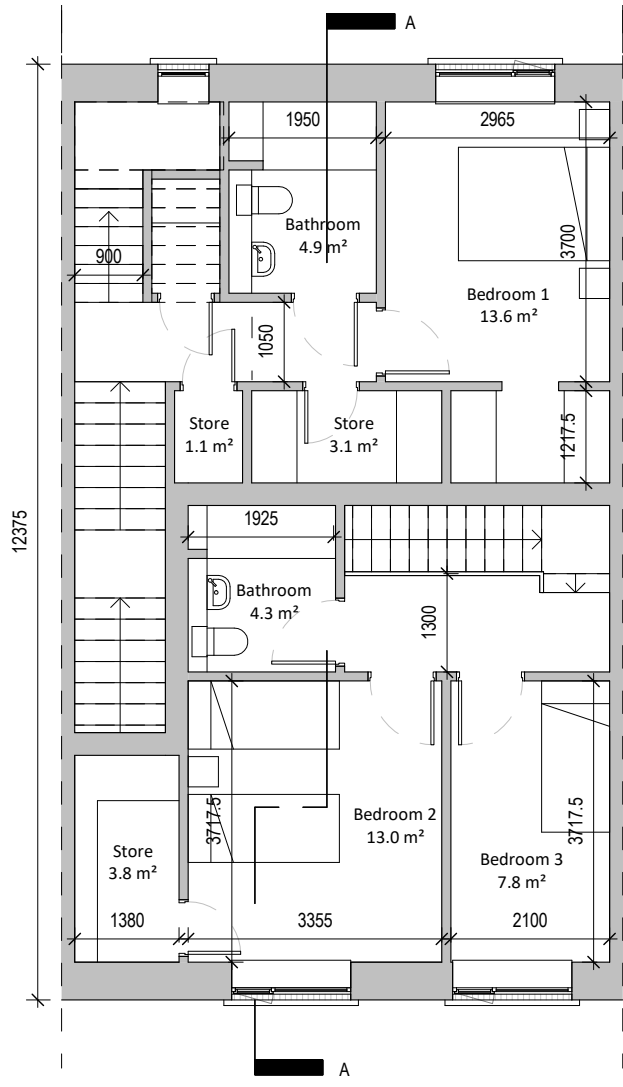


TYPE 02 - DUPLEXES

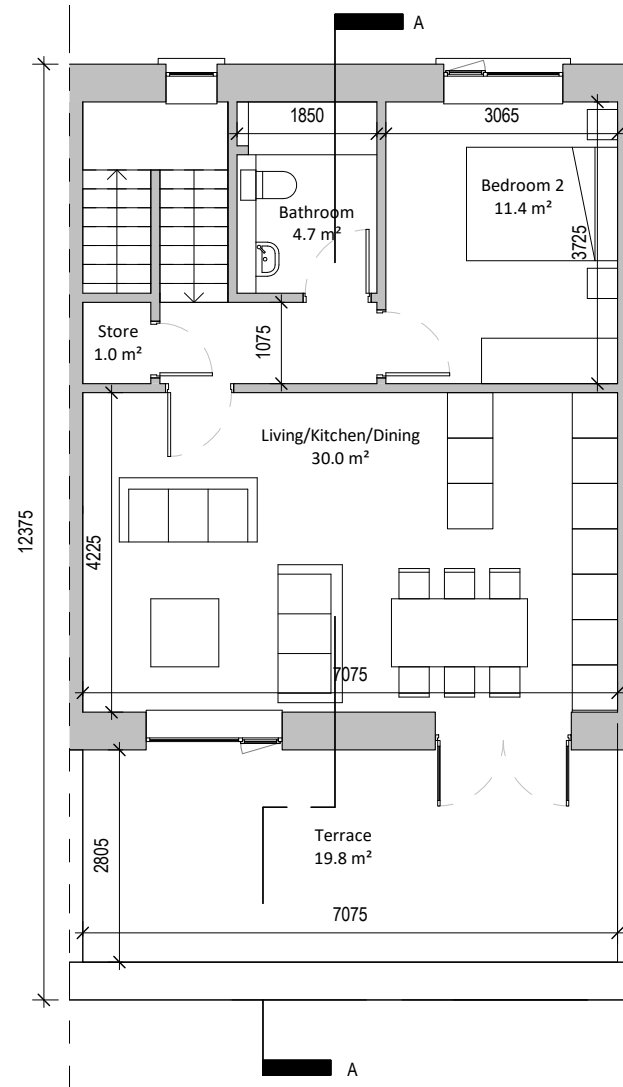
FLOOR PLANS & ELEVATIONS



① Ground floor - Mid Terrace
1 : 100



② First floor - Mid Terrace
1 : 100



③ Second Floor - Mid Terrace
1 : 100



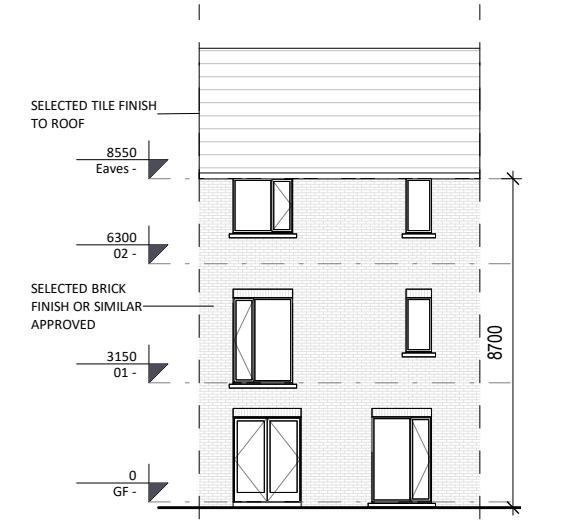
④ Front Elevation - Mid Terrace
1 : 100

UNIT 1:
GF 69.5sqm
1st 37.8sqm
Total: 107.3sqm

UNIT 2:
GF 6.2sqm
1st 35.6sqm
2nd 57.1sqm
Total: 98.9sqm



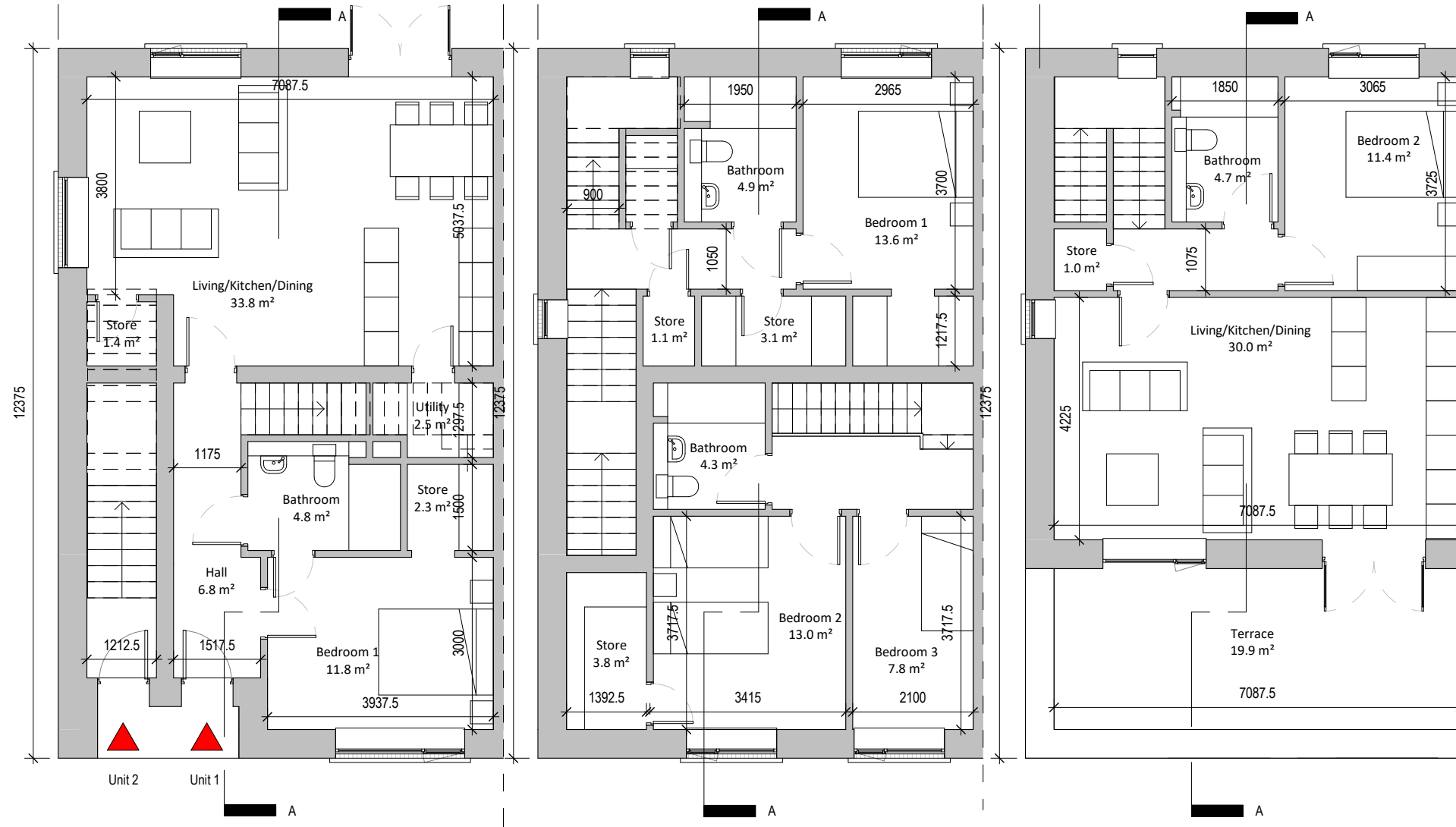
⑥ Section AA - Mid Terrace
1 : 200



⑤ Rear Elevation - Mid Terrace
1 : 200

TYPE 02 - DUPLEXES

FLOOR PLANS & ELEVATIONS



① Ground floor - End Terrace L
1 : 100

② First floor - End Terrace L
1 : 100

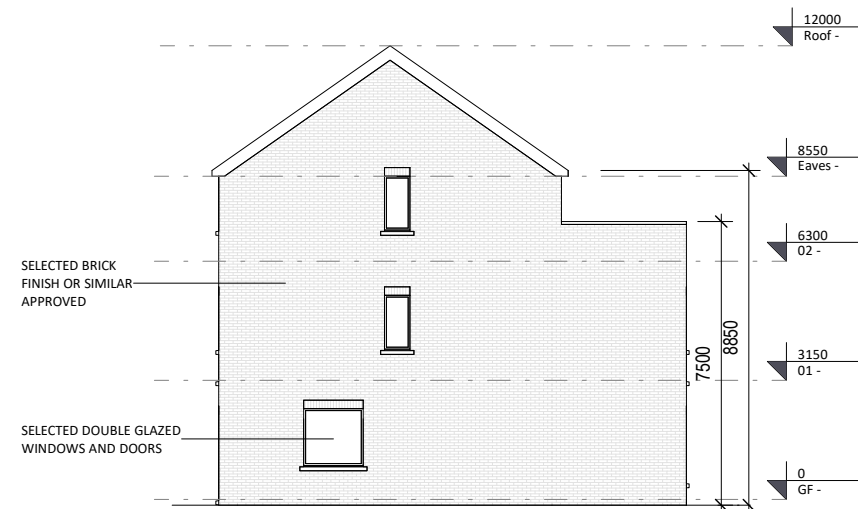
③ Second Floor - End Terrace L
1 : 100

UNIT 1:
GF 69.5sqm
1st 37.8sqm
Total: 107.3sqm

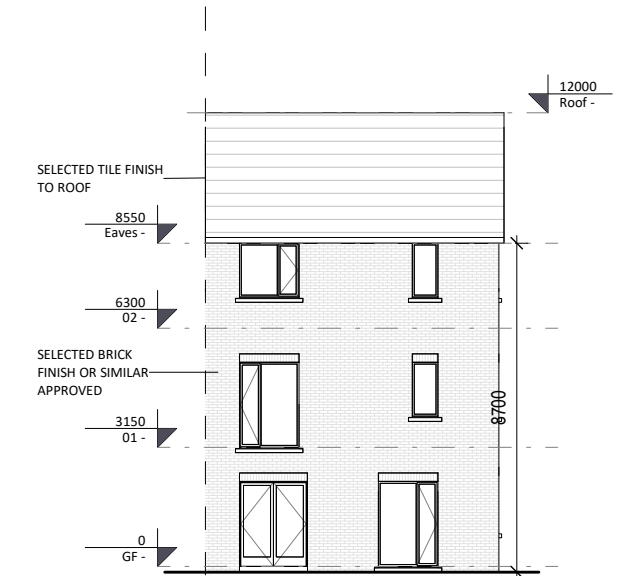
UNIT 2:
GF 6.2sqm
1st 35.6sqm
2nd 57.1sqm
Total: 98.9sqm



④ Front Elevation - End Terrace L
1 : 100



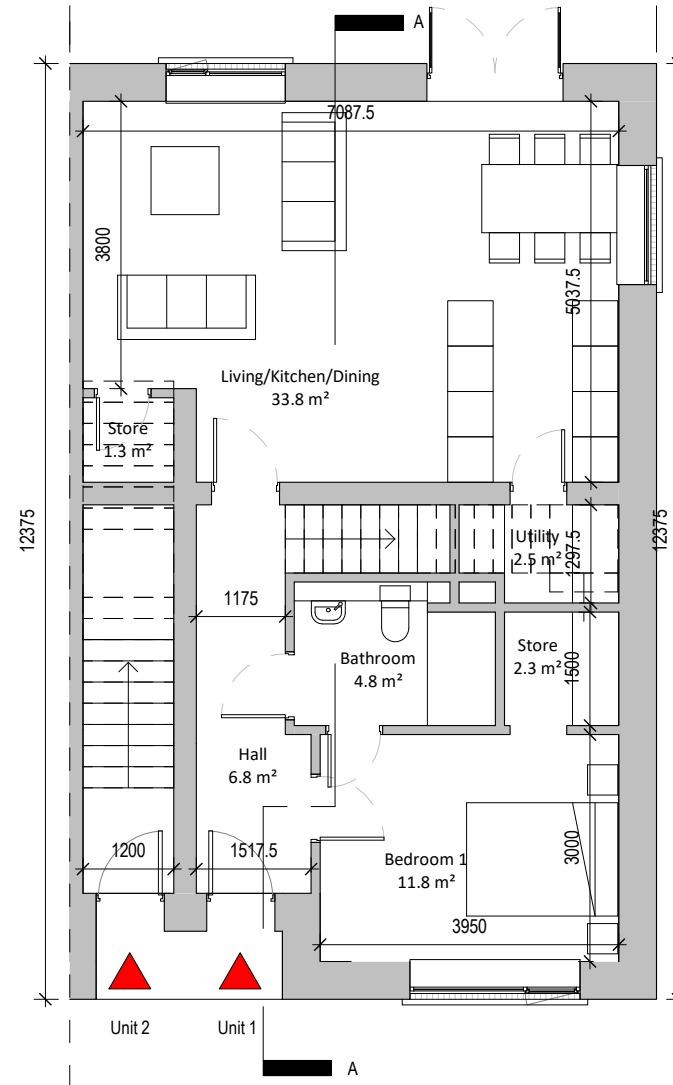
⑥ Gable Elevation - End Terrace L
1 : 200



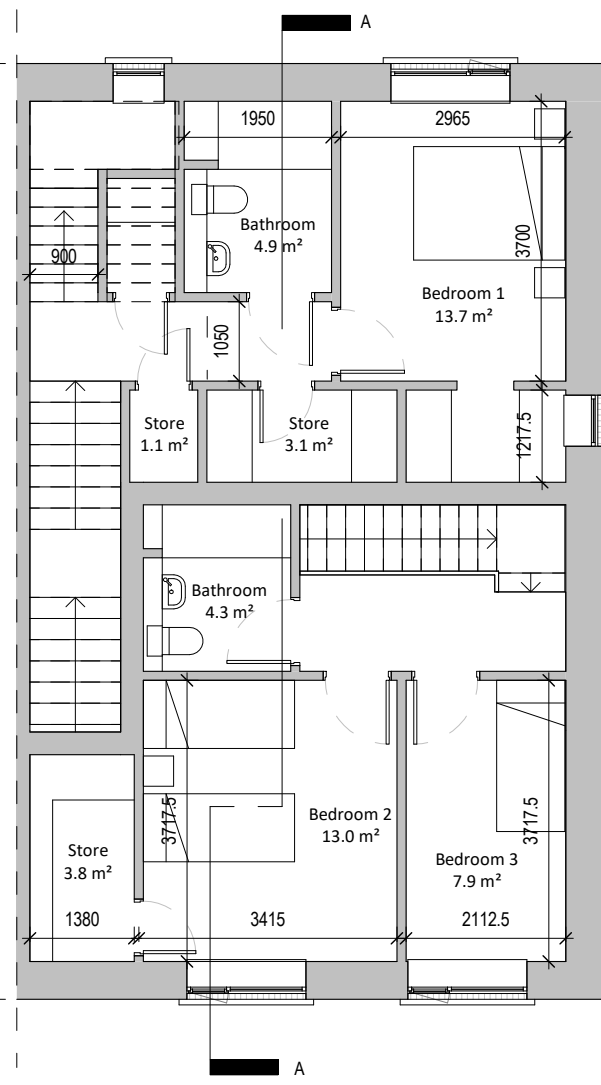
⑤ Rear Elevation - End Terrace
1 : 200

TYPE 02 - DUPLEXES

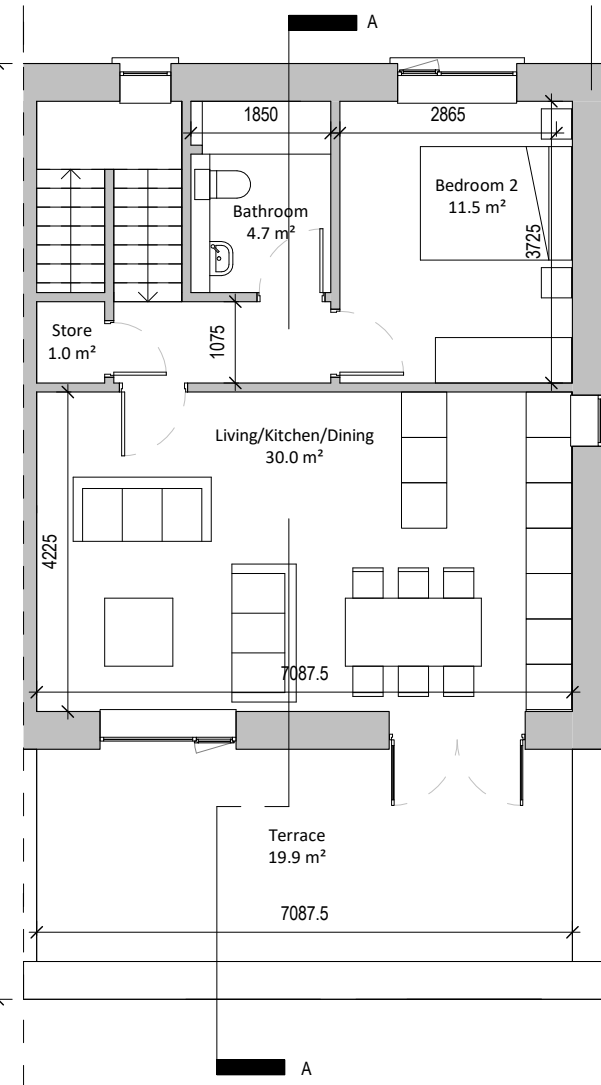
FLOOR PLANS & ELEVATIONS



① Ground floor - End Terrace R
1 : 100



② First floor - End Terrace R
1 : 100

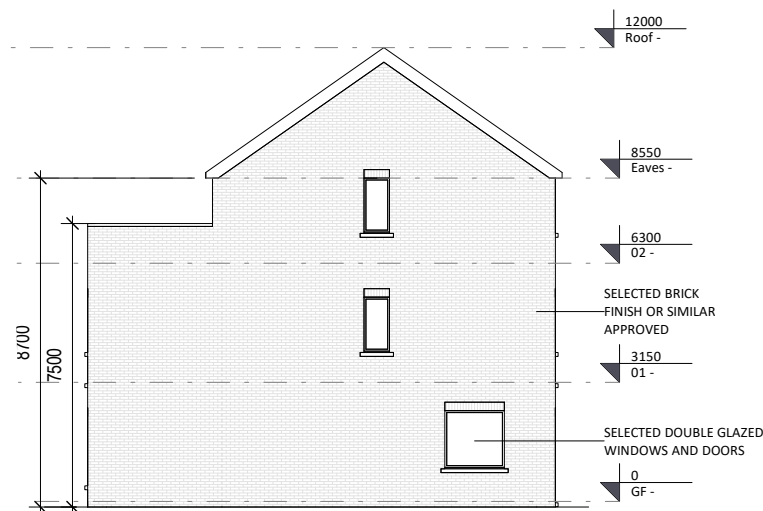


③ Second Floor - End Terrace R
1 : 100

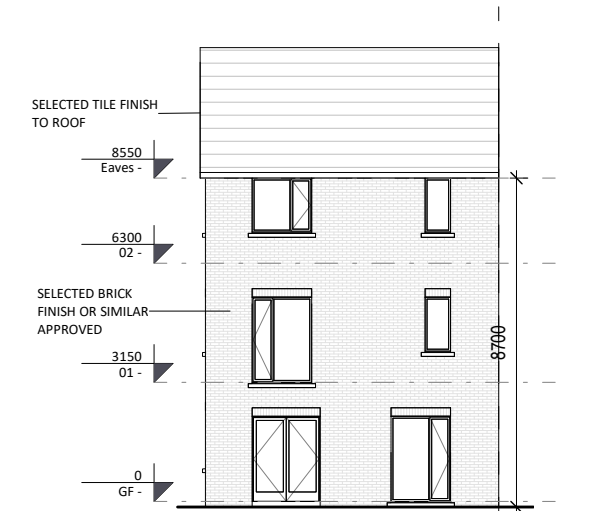


UNIT 1:
GF 69.5sqm
1st 37.8sqm
Total: 107.3sqm

UNIT 2:
GF 6.2sqm
1st 35.6sqm
2nd 57.1sqm
Total: 98.9sqm



⑥ Gable Elevation - End Terrace R
1 : 200



⑤ Rear Elevation - End Terrace
1 : 200

HOUSE 09A & 09B

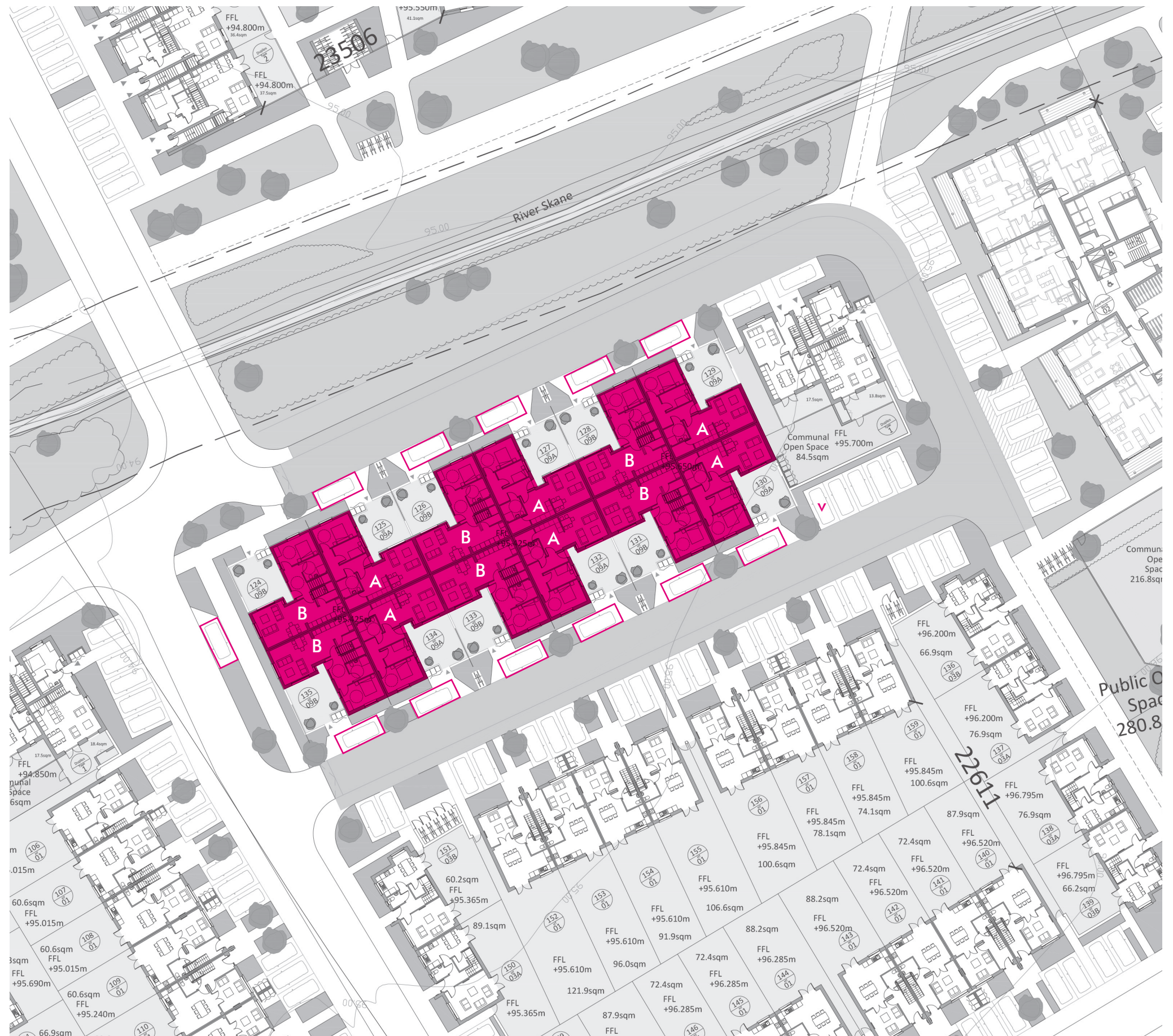
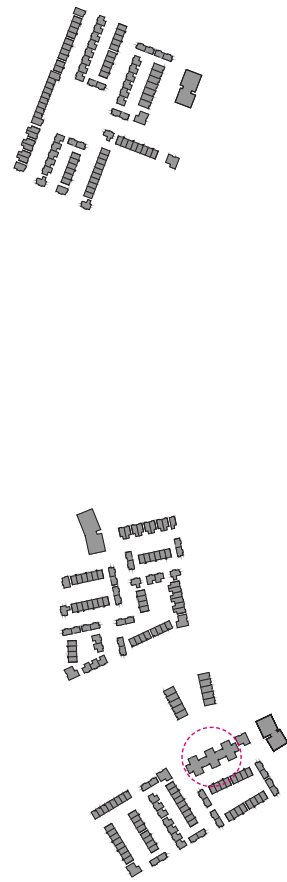
CHARACTER AREA 4

6no. House 09A
6no. House 09B
12 no. houses in total

12 no. Allocated car parking spaces
1 no. visitor car parking spaces

CONSISTING:

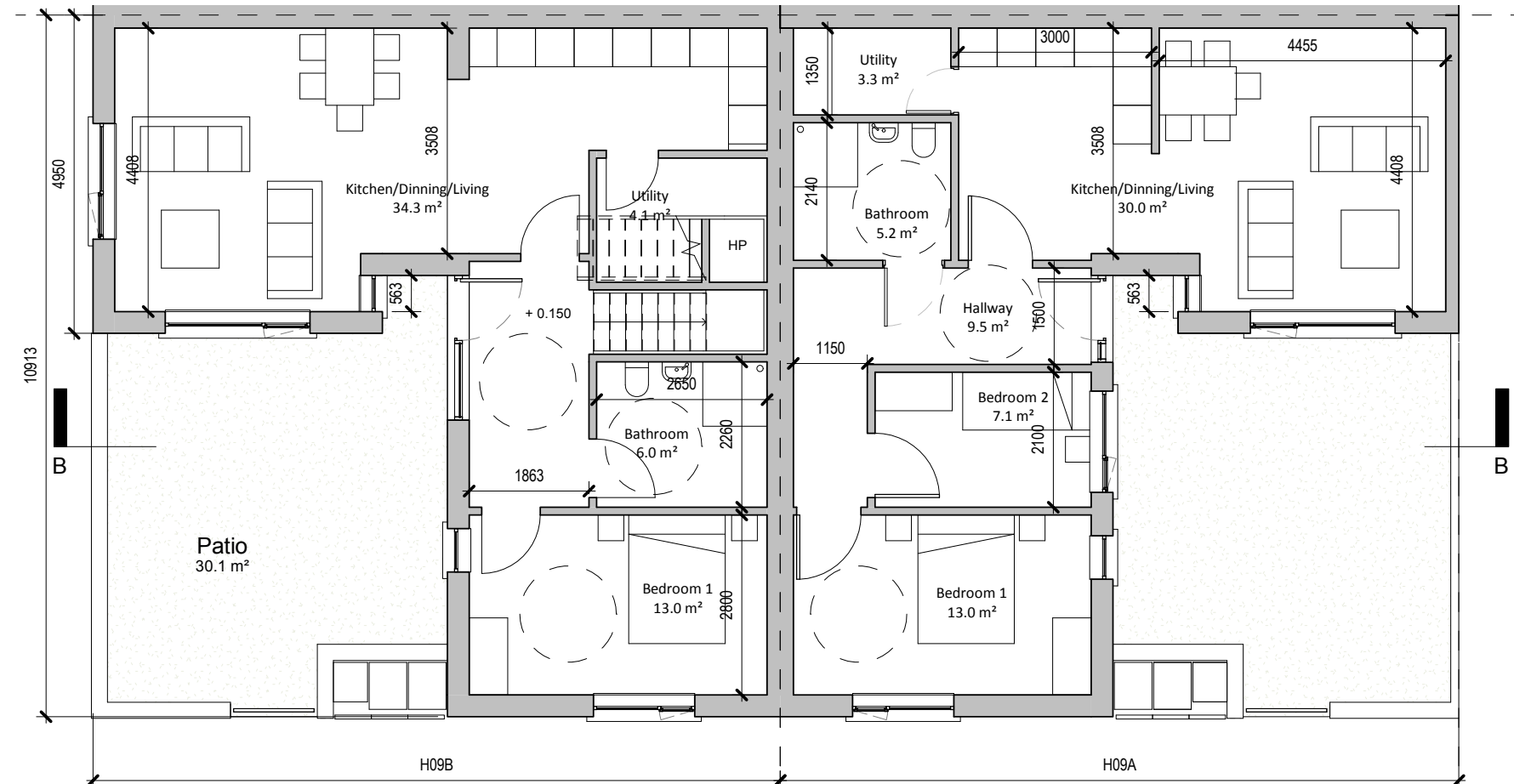
6 no. GF floor units
6 no. GF+1st floor units



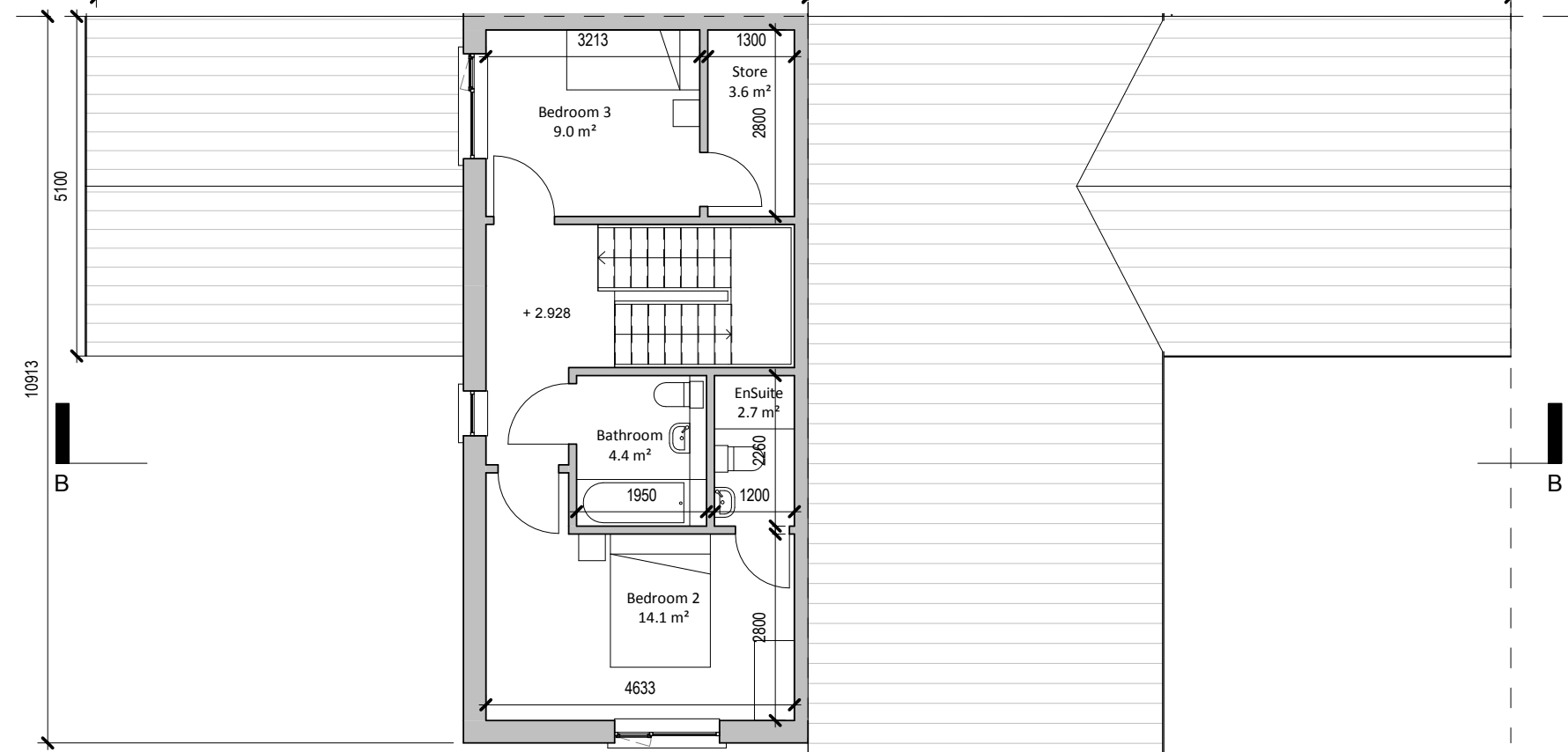
HOUSE 09A & 09B

FLOOR PLANS & ELEVATIONS

① H09B - Ground Floor - End & Mid Terrace
1 : 100



② H09B - First Floor - End & Mid Terrace
1 : 100



HOUSE 09A & 09B

ELEVATIONS



① H09B - Street Elevation 1
1 : 100



② H09B - Street Elevation 2
1 : 100

PART V SCHEDULE

TOTAL PHASE 2 PART V RESIDENTIAL UNITS	41
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PART V PHASE 2 MIX			
13	no. 2 bed duplexes	32%	of part V unit
16	no. 3 bed duplexes	39%	of part V unit
6	no. 2 bed houses	15%	of part V unit
6	no. 3 bed houses	15%	of part V unit
41		100%	

Housing Quality Assessment																						
STREET/CORE NUMBER	UNIT NUMBER	FLOOR LEVEL/STOREY	UNIT DESCRIPTION	UNIT TYPE	UNIT AREA REQUIRED (m ²)	UNIT AREA ACHIEVED (m ²)	+10% MINIMUM AREA	POTENTIAL AREA ACHIEVED (m ²)	ASPECT	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/ Living/Dining Area Required (m ²)	Kitchen/Living/ Dining Area Achieved (m ²)	Aggregate Bedroom Area Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/Terrace/ Balcony Area Required (m ²)	Garden/Terrace/ Balcony Area Achieved (m ²)

Duplexes

Character Area 3, Type 01	1	GF/1st	3 Bed	Duplex	90	106.1	Y	N/A	SW/NE	2700	3	5	3.8	3.83	34	34.2	31.5	32.7	9	6.0 + Attic	9	17.5
Character Area 3, Type 01	2	GF/1st	3 Bed	Duplex	90	100.1	Y	N/A	SW/SE	2700	3	5	3.8	5.54	34	34.1	31.5	33.0	9	10.1	9	13.8
Character Area 3, Type 01	3	1st/2nd	2 Bed	Duplex	73	95.4	Y	N/A	SW/SE	2700	2	4	3.6	3.84	30	30.2	24.4	24.4	6	6.0	7	11.0

Character Area 6, Type 01	1	GF/1st	3 Bed	Duplex	90	106.1	Y	N/A	N/S	2700	3	5	3.8	3.83	34	34.2	31.5	32.7	9	6.0 + Attic	9	17.0
Character Area 6, Type 01	2	GF/1st	3 Bed	Duplex	90	100.1	Y	N/A	N/E	2700	3	5	3.8	5.54	34	34.1	31.5	33.0	9	10.1	9	13.8
Character Area 6, Type 01	3	1st/2nd	2 Bed	Duplex	73	95.4	Y	N/A	N/E	2700	2	4	3.6	3.84	30	30.2	24.4	24.4	6	6.0	7	11.0
Character Area 6, Type 01	4	GF/1st	3 Bed	Duplex	90	106.1	Y	N/A	E/W	2700	3	5	3.8	3.83	34	34.2	31.5	32.7	9	6.0 + Attic	9	17.5
Character Area 6, Type 01	5	GF/1st	3 Bed	Duplex	90	100.1	Y	N/A	E/S	2700	3	5	3.8	5.54	34	34.1	31.5	33.0	9	10.1	9	13.8
Character Area 6, Type 01	6	1st/2nd	2 Bed	Duplex	73	95.4	Y	N/A	E/S	2700	2	4	3.6	3.84	30	30.2	24.4	24.4	6	6.0	7	11.0

Character Area 4, Type 02	1	GF/1st	3 Bed	Duplex	90	107.3	Y	N/A	SW/NE	2700	3	5	3.8	3.80	34	34	31.5	32.6	9	9.9	9	37.4
Character Area 4, Type 02	2	1st/2nd	2 Bed	Duplex	73	98.9	Y	N/A	SW/NE	2700	2	4	3.6	4.23	30	30	24.4	25.0	6	6.6	7	19.8
Character Area 4, Type 02	3	GF/1st	3 Bed	Duplex	90	107.3	Y	N/A	SW/NE	2700	3	5	3.8	3.80	34	34	31.5	32.6	9	9.9	9	36.4
Character Area 4, Type 02	4	1st/2nd	2 Bed	Duplex	73	98.9	Y	N/A	SW/NE	2700	2	4	3.6	4.23	30	30	24.4	25.0	6	6.6	7	19.8
Character Area 4, Type 02	5	GF/1st	3 Bed	Duplex	90	107.3	Y	N/A	SW/NE	2700	3	5	3.8	3.80	34	34	31.5	32.6	9	9.9	9	36.4
Character Area 4, Type 02	6	1st/2nd	2 Bed	Duplex	73	98.9	Y	N/A	SW/NE	2700	2	4	3.6	4.23	30	30	24.4	25.0	6	6.6	7	19.8
Character Area 4, Type 02	7	GF/1st	3 Bed	Duplex	90	107.3	Y	N/A	SW/NE	2700	3	5	3.8	3.80	34	34	31.5	32.6	9	9.9	9	36.4
Character Area 4, Type 02	8	1st/2nd	2 Bed	Duplex	73	98.9	Y	N/A	SW/NE	2700	2	4	3.6	4.23	30	30	24.4	25.0	6	6.6	7	19.8
Character Area 4, Type 02	9	GF/1st	3 Bed	Duplex	90	107.3	Y	N/A	SW/NE	2700	3	5	3.8	3.80	34	34	31.5	32.6	9	9.9	9	37.5
Character Area 4, Type 02	10	1st/2nd	2 Bed	Duplex	73	98.9	Y	N/A	SW/NE	2700	2	4	3.6	4.23	30	30	24.4	25.0	6	6.6	7	19.8
Character Area 4, Type 02	11	GF/1st	3 Bed	Duplex	90	107.3	Y	N/A	E/W	2700	3	5	3.8	3.80	34	34	31.5	32.6	9	9.9	9	35.4
Character Area 4, Type 02	12	1st/2nd	2 Bed	Duplex	73	98.9	Y	N/A	E/W	2700	2	4	3.6	4.23	30	30	24.4	25.0	6	6.6	7	19.8
Character Area 4, Type 02	13	GF/1st	3 Bed	Duplex	90	107.3	Y	N/A	E/W	2700	3	5	3.8	3.80	34	34	31.5	32.6	9	9.9	9	36.4
Character Area 4, Type 02	14	1st/2nd	2 Bed	Duplex	73	98.9	Y	N/A	E/W	2700	2	4	3.6	4.23	30	30	24.4	25.0	6	6.6	7	19.8
Character Area 4, Type 02	15	GF/1st	3 Bed	Duplex	90	107.3	Y	N/A	E/W	2700	3	5	3.8	3.80	34	34	31.5	32.6	9	9.9	9	36.4
Character Area 4, Type 02	16	1st/2nd	2 Bed	Duplex	73	98.9	Y	N/A	E/W	2700	2	4	3.6	4.23	30	30	24.4	25.0	6	6.6	7	19.8
Character Area 4, Type 02	17	GF/1st	3 Bed	Duplex	90	107.3	Y	N/A	E/W	2700	3	5	3.8	3.80	34	34	31.5	32.6	9	9.9	9	36.4
Character Area 4, Type 02	18	1st/2nd	2 Bed	Duplex	73	98.9	Y	N/A	E/W	2700	2	4	3.6	4.23	30	30	24.4	25.0	6	6.6	7	19.8
Character Area 4, Type 02	19	GF/1st	3 Bed	Duplex	90	107.3	Y	N/A	E/W	2700	3	5	3.8	3.80	34	34	31.5	32.6	9	9.9	9	41.1
Character Area 4, Type 02	20	1st/2nd	2 Bed	Duplex	73	98.9	Y	N/A	E/W	2700	2	4	3.6	4.23	30	30	24.4	25.0	6	6.6	7	19.8

Housing Quality Assessment																						
STREET/CORE NUMBER	UNIT NUMBER	FLOOR LEVEL/STOREY	UNIT DESCRIPTION	UNIT TYPE	UNIT AREA REQUIRED (m ²)	UNIT AREA ACHIEVED (m ²)	+10% MINIMUM AREA	POTENTIAL AREA ACHIEVED (m ²)	ASPECT	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/ Living/Dining Area Required (m ²)	Kitchen/Living/ Dining Area Achieved (m ²)	Aggregate Bedroom Area Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/Terrace/ Balcony Area Required (m ²)	Garden/Terrace/ Balcony Area Achieved (m ²)

HOUSES																						
Character Area 3	124	1 Storey	2 bed	HT09	63	70.8	N/A	N/A	E/W	2.425	2	3	3.6	4.4	28	30	20.1	20.1	5	3.0 + Attic	-	30.0
Character Area 3	125	1 Storey	2 bed	HT09	63	70.8	N/A	N/A	E/W	2.425	2	3	3.6	4.4	28	30	20.1	20.1	5	3.0 + Attic	-	30.0
Character Area 3	126	1 Storey	2 bed	HT09	63	70.8	N/A	N/A	E/W	2.425	2	3	3.6	4.4	28	30	20.1	20.1	5	3.0 + Attic	-	30.0
Character Area 3	127	1 Storey	2 bed	HT09	63	70.8	N/A	N/A	E/W	2.425	2	3	3.6	4.4	28	30	20.1	20.1	5	3.0 + Attic	-	30.0
Character Area 3	128	1 Storey	2 bed	HT09	63	70.8	N/A	N/A	N/S	2.425	2	3	3.6	4.4	28	30	20.1	20.1	5	3.0 + Attic	-	30.0
Character Area 3	129	1 Storey	2 bed	HT09	63	70.8	N/A	N/A	N/S	2.425	2	3	3.6	4.4	28	30	20.1	20.1	5	3.0 + Attic	-	30.0
Character Area 3	130	2 storey	3 Bed	HT09	92	118.9	N/A	N/A	N/S	2.425	3	5	3.8	4.4	34	34.3	32	36.1	5	7.7	-	30.0
Character Area 3	131	2 storey	3 Bed	HT09	92	118.9	N/A	N/A	N/S	2.425	3	5	3.8	4.4	34	34.3	32	36.1	5	7.7	-	30.0
Character Area 3	132	2 storey	3 Bed	HT09	92	118.9	N/A	N/A	N/S	2.425	3	5	3.8	4.4	34	34.3	32	36.1	5	7.7	-	30.0
Character Area 3	133	2 storey	3 Bed	HT09	92	118.9	N/A	N/A	N/S	2.425	3	5	3.8	4.4	34	34.3	32	36.1	5	7.7	-	30.0
Character Area 3	134	2 storey	3 Bed	HT09	92	118.9	N/A	N/A	N/S	2.425	3	5	3.8	4.4	34	34.3	32	36.1	5	7.7	-	30.0
Character Area 3	135	2 storey	3 Bed	HT09	92	118.9	N/A	N/A	N/S	2.425	3	5	3.8	4.4	34	34.3	32	36.1	5	7.7	-	30.0