

Cookstown Road, Enniskerry Co. Wicklow

Housing Quality Assessment

February 2021



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19010_MOLA_Housing Quality Assessment

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1.0 Policy Overview

1.1 Introduction

This Housing Quality Assessment has been prepared to support a pre-application submission with ABP regarding the proposed development by Cairn Homes Properties Limited for development of lands located in Cookstown, Enniskerry, Co. Wicklow.

This report assesses the residential element of the proposed development.

1.2 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, March 2018

The 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, March 2018 were issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). These Guidelines build on the content of the 2015 apartment guidance, much of which remains valid, particularly with regard to design quality safeguards such as internal space standards for 1-, 2- and 3-bedroom apartments, internal storage and amenity space.

These Guidelines update previous guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland taking account of the Housing Agency National Statement on Housing Demand and Supply, the Government's action programme on housing and homelessness Rebuilding Ireland and Project Ireland 2040 and the National Planning Framework, published since the 2015 guidelines.

The 2018 Guidelines specify planning policy requirements for:

- Internal space standards for different apartment types.
- Dual aspect ratios.
- Floor to ceiling height.
- Apartments to stair/lift core ratios.
- Storage spaces.
- Amenity spaces including balconies/patios.
- Room dimensions for certain rooms.

1.3 Quality Housing for Sustainable Communities

In February 2007, the Department of the Environment, Heritage and Local Government published a statement on housing policy, Delivering Homes Sustaining Communities¹, which set out the fundamentals of the Government's vision for housing in the coming years. The integrated package of policy initiatives identified a wide range of measures to promote better homes, better neighbourhoods and better urban spaces.

These design guidelines are intended to assist in the implementation of those policies, and that of the Department of the Environment, Heritage and Local Governments National Spatial Strategy 2002- 2020 and the National Development Plan 2007 - 2013.

The purpose of these Guidelines is to assist in achieving the objectives for Delivering Homes, Sustaining Communities contained in the Government Statement on Housing Policy which focuses on creating sustainable communities that are socially inclusive.



This is achieved by:

promoting high standards in the design and construction and in provision of residential amenity and services in new housing schemes;

encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;

pointing the way to cost effective options for housing design that go beyond minimum codes and standards;

promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes;

encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;

pointing the way to cost effective options for housing design that go beyond minimum codes and standards;

promoting higher standards of environmental performance and durability in housing construction;

seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment; and providing homes and communities that may be easily managed and maintained.

2.0 Statement of Compliance

2.1 Apartment Standards

Apartment Floor Areas

Specific Planning Policy 3 states the minimum apartment floor areas;

Studio Apartment (1 person) – 37 sq.m
1 Bed Apartment (2 persons) – 45 sq.m
2 Bed Apartment (3 persons) – 63 sq.m
2 Bed Apartment (4 persons) – 73 sq.m
3 Bed Apartment (5 persons) – 90 sq.m

Section 3.8a of the guidelines states;

‘The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10%’

The proposed scheme consists of 60no. apartment/duplex units and 104no. houses. All of the apartment units are oversized.

The exact unit areas are set out in the attached apartment schedules (Appendix A).

Aspect

Specific Planning Policy 4(i) states;

‘A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.’

Of the proposed 60no. apartment units, all of them achieve dual aspect and in many cases triple aspect, thus providing cross ventilation and better access to natural daylight.

Floor to Ceiling Height

Specific Planning Policy Requirement 5 states;

‘Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use.’

Floor to ceiling height affect the internal amenities of apartments in terms of sunlight / daylight, storage space and ventilation. Currently the guidelines promote floor to ceiling heights of 2.4m as a minimum. The proposed apartment/duplex blocks maintain a minimum ceiling height of 2.7/2.8m at ground floor and 2.65m on upper floors, which exceeds the requirements of the guidelines.

Lift and Stair Cores

Specific Planning Policy Requirement 6 states;

‘A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , subject to overall design quality and compliance with building regulations.’

The proposed development does not require lifts and common stair cores. All units have own door access.

Internal Storage

Appendix 1 states the minimum apartment storage area requirements;

1 Bed Apartment / studio – 3 sq.m
2 Bed Apartment (3 persons) – 5 sq.m
2 Bed Apartment (4 persons) – 6 sq.m
3 Bed Apartment – 9 sq.m

This storage requirement has been provided to all units.

Private Amenity Space

Appendix 1 states the minimum private amenity space area requirements;

Studio – 4 sq.m
1 Bed Apartment – 5 sq.m
2 Bed Apartment (3 persons) – 6 sq.m
2 Bed Apartment (4 persons) – 7 sq.m
3 Bed Apartment – 9 sq.m

All units within the proposed development meet or exceed the minimum private amenity requirements. Private amenity space is provided to ground floor units as an adjoining terrace area and by the way of large terraces for upper floor units. The balconies all provide the required minimum depth of at least 1.5m. They are accessed off the living areas, and in some cases, the private amenity space is also accessed from a bedroom as per sections 3.35 - 3.39 of the guidelines.

Security Considerations

Section 3.40 - 3.42 provides guidance on security considerations. Windows have been included to all façades of the residential blocks to provide passive surveillance of the surrounding streets and spaces. All entrance points are clearly indicated and overlooked by adjoining dwellings. All ground floor units have a privacy strip/terrace between them and the public footpath.

2.0 Statement of Compliance

2.1 Apartment Standards

Access and Services

The proposed development complies with the requirements of Part M of the building regulations. Within apartments, services are planned to stack vertically, where possible, to limit any cross over to adjacent units.

Refuse Storage

Waste storage is provided for the individual blocks by the provision of a separate bin store. The refuse stores provide adequate storage space to satisfy the three bin system for the collection of mixed dry recyclables, organic waste and residual waste.

Communal Amenity Space for Apartments

The communal amenity space requirements are stated in the Appendix 1 of Guidelines;

- 1 Bed Apartment – 5 sq.m
- 2 Bed Apartment (3 persons) – 6 sq.m
- 2 Bed Apartment (4 persons) – 7 sq.m
- 3 Bed Apartment – 9 sq.m

The scheme provides above the required area adjacent to the individual apartment/duplex blocks.

Children's Play

Children's natural play areas are indicated within the new linear park, overlooked by the adjacent houses.

Car Parking

On-street parking with perpendicular and parallel parking is proposed for the apartment units and will be overlooked by surrounding dwellings. The number of car parking spaces provided for the scheme, not including the houses, are shown on the adjacent schedule.

Communal Amenity Space Requirement

Apartment/Duplex Unit Type	No. of Units	No. per Unit	Hectares Requirement	Hectares Provided
Block A1, A2, B1 & B2				
2 Bed	16	0.0007	0.0112	0.021
3 Bed	16	0.0009	0.0144	0.025
Total Residential	32		0.0256	0.046
Total Hectares			0.0256	0.046
Block C & D				
2 Bed	12	0.0007	0.0084	
3 Bed	12	0.0009	0.0108	
Total Residential	24		0.0192	
Total Hectares			0.0192	0.06
Block A, B, C & D Total			0.0448	0.106

Car Parking Requirement

Apartment/Duplex Unit Type	No. of Units	No. per Unit	Spaces Required	Spaces Provided
Block A1	8	1.5	12	12
Block A2	8	1.5	12	12
Block B1 (Part V)	8	1	8	8
Block B2 (Part V)	4	1	4	4
Block B2	4	1.5	6	6
Block C	12	1.5	18	18
Block D	12	1.5	18	18
Unit Types F & F1 (Part V)	4	1	4	4
Creche			20	11
EV spaces (10% of total provided)			9.5	10
Total No. of Spaces			111.5	103

Bicycle Parking

The development includes provision for secure cycle storage for the apartment units that only have external balcony areas. A bicycle space per bedroom is provided, with 48 no. at Duplex block A1, A2, B1 & B2 and 40 no. at Duplex C & D (see schedule below). The ground floor units have private gardens for bicycle parking and therefore do not require secure cycle storage.

The creche is provided with 12 cycle spaces.

In addition, external sheffield stands will be located throughout the scheme, providing 40 no. spaces for use by visitors.

Secure Bicycle Parking

Apartment/Duplex Unit Type	No. of Units	No. of Bedrooms	Spaces Required	Spaces Provided
Block A1, A2, B1 & B2				
3 Bed units	16	3	48	48
Total No. of Spaces			48	48
Block C & D				
3 Bed units	12	3	36	40
Total No. of Spaces			36	40
Creche				12
Total No. of Spaces				100

Visitor Bicycle Parking Requirement

Apartment/Duplex Unit Type	No. of Units	No. per Unit	Spaces Required	Spaces Provided
Block A1, A2, B1 & B2	16	0.5 units	8	20
Block C & D	12	0.5 units	6	20
Total No. of Spaces			14	40
Public Park				10

2.0 Statement of Compliance

2.2 Housing Standards

House Floor Areas

The 'Quality Housing for Sustainable Communities', Best Practice Guidelines for Delivering Homes Sustaining Communities (February 2007) state the minimum guidelines for floor areas, such as;

3 Bed/5 persons 3 storey House - 102 sq.m

4 Bed/7 persons 3 storey House - 120 sq.m

We are providing 104 no., all of which have a floor area exceeding these guidelines. A detailed breakdown setting out the compliance of each house is contained within Appendix A of this document.

Private Open Space

As per WCC guidelines, each housing unit should be provided with an area of private open space at a rate of 0.64sqm of private open space per sqm of floor area'. All housing units have rear gardens which comply with this requirement. Minimum garden sizes are included in Appendix A of this report.

Private gardens are secure and the internal street and paths are well lit to make residents feel safe.

Children's Play

Children's natural play areas are indicated within the new linear park, overlooked by the adjacent houses.

Refuse Storage

Houses will side passages have room in their rear garden for bin storage.

Integrated bin storage areas are provided to the front of each mid-terrace house.

Parking

Parking is provided at the front of the houses, within the curtilage of the houses. A maximum of 2no. car parking spaces can be provided per house.

Bicycle Parking

Bicycle parking will be available in the rear gardens of the houses.

APPENDIX A

RESIDENTIAL SCHEDULES

Appendix A

Accommodation Schedule

House/ Apartment Type	Unit Type	Description	Gross Unit Area (Sq.M)	Unit Area (Sq.Ft)	Number of Units in Scheme	Total Type Area (Sq.M)	Floor-to-Ceiling (minimum achieved)	Living Areas					Area by Bedroom					Storage		Storage		Parking		Amenity		Aspect/Orientation				
								# Bedrooms	# Bedspaces	# Bathrooms	# Ensuites	# Storeys	Agg Living Area SQ M	Living Room Sq M	Kitchen/ Dining Sq M	Bed 1 SQ M	Bed 2 SQ M	Bed 3 SQ M	Bed 4 SQ M	Study SQ M	Total Bed SQ M	Internal Storage required SQ M	Internal Storage achieved SQ M	No of Car Parking Spaces	Car Space Location	Private Amenity required SQ.m	Private Amenity achieved SQ.m	Apartment Aspect	Apartment Aspect	
0																														
House	A	Semi Detached	140.53	1,512.65	26	3653.78	2585	4	6	1	1	2	48.03	18.86	29.17	13.56	12.23	10.20	8.74		44.73	9.00	9.00	2	On-Curtilage	89.9	89.99	Dual	Varies	
House	B	Semi Detached / End of Terrace	118.87	1,279.50	32	3803.84	2436	3	5	1	1	2	39.61	18.21	21.40	16.40	12.58	8.26			37.24	9.00	9.00	2	On-Curtilage	76	77.00	Dual	Varies	
House	B1	Semi Detached - Side Entry	118.89	1,279.72	2	237.78	2436	3	5	1	1	2	44.66	24.45	20.21	15.90	12.59	8.26			36.75	9.00	9.00	2	On-Curtilage	76	76.64	Triple	Varies	
House	B2	Mid Terrace	119.84	1,289.95	15	1797.6	2436	3	5	1	1	2	40.00	18.41	21.59	16.50	12.59	8.43			37.52	9.00	9.00	2	On-Curtilage	76.7	76.82	Dual	Varies	
House	D	Semi Detached	143.60	1,545.70	2	287.2	2550	4	6	1	1	2	55.13	21.85	33.28	14.13	12.66	11.50	7.71		46.00	9.00	9.00	2	On-Curtilage	91.9	127.14	Triple	N & S	
House	E	Semi Detached	180.24	1,940.09	20	3604.8	2453	4	7	1	1	2	64.93	24.35	40.58	16.69	11.38	10.69	10.65	7.54	56.95	9.00	9.30	2	On-Curtilage	115.35	115.95	Dual	Varies	
House	E1	Semi Detached - Side Entry	181.78	1,956.66	8	1454.24	2453	4	8	1	1	2	65.55	24.43	41.12	16.69	11.38	13.12	17.36		58.55	9.00	10.70	2	On-Curtilage	116.34	116.52	Triple	Varies	
105 14839.24																														
Apartment	F	Ground Floor	56.84	611.82	2	113.68	3110	1	2	1	0	1	27.94								13.95	3.00	4.40	1	Off-Curtilage	36.38	43.20	Dual	N & S	
Apartment	F1	Upper Floor	84.56	910.20	2	169.12	2550	1	2	1	0	1	33.40								11.80	3.00	7.08	1	Off-Curtilage	54.12	54.40	Triple	N & S	
4 282.8																														
Duplex Apartment	A	Mid Terrace	83.93	903.41	4	335.72	2698	2	4	1	1	1	30.41	30.41	30.41	13.00	11.45				24.45	6.00	6.00	Varies	Off-Curtilage	7.00	25.59	Dual	N & S	
Duplex House	A	Mid Terrace	116.19	1,250.66	4	464.76	2400	3	5	1	1	2	41.79	41.79	41.79	13.00	11.48	7.62			32.10	9.00	9.00	Varies	Off-Curtilage	9.00	22.39	Dual	N & S	
Duplex Apartment	A	End of Terrace	83.72	901.15	3	251.16	2698	2	4	1	1	1	30.27	30.27	30.27	13.00	11.38				24.38	6.00	6.00	Varies	Off-Curtilage	7.00	30.41	Dual	N & S	
Duplex House	A	End of Terrace	119.00	1,280.90	3	357	2400	3	5	1	1	2	43.20	43.20	43.20	13.67	11.99	7.62			33.28	9.00	9.00	Varies	Off-Curtilage	9.00	23.09	Triple	N & S	
Duplex Apartment	A	End of Terrace Corner	84.96	914.50	1	84.96	2698	2	4	1	1	1	31.51	31.51	31.51	13.00	11.38				24.38	6.00	6.00	Varies	Off-Curtilage	7.00	40.00	Triple	N & S	
Duplex House	A	End of Terrace Corner	120.40	1,295.97	1	120.4	2400	3	5	1	1	2	44.59	44.59	44.59	13.67	11.99	7.62			33.28	9.00	9.00	Varies	Off-Curtilage	9.00	23.08	Triple	N & S	
Duplex Apartment	B	Mid Terrace	83.93	903.41	4	335.72	2698	2	4	1	1	1	30.41	30.41	30.41	13.00	11.45				24.45	6.00	6.00	Varies	Off-Curtilage	7.00	20.64	Dual	N & S	
Duplex House	B	Mid Terrace	116.19	1,250.66	4	464.76	2400	3	5	1	1	2	41.79	41.79	41.79	13.00	11.48	7.62			32.10	9.00	9.00	Varies	Off-Curtilage	9.00	22.39	Dual	N & S	
Duplex Apartment	B	End of Terrace	83.72	901.15	3	251.16	2698	2	4	1	1	1	30.27	30.27	30.27	13.00	11.38				24.38	6.00	6.00	Varies	Off-Curtilage	7.00	25.69	Dual	N & S	
Duplex House	B	End of Terrace	119.00	1,280.90	3	357	2400	3	5	1	1	2	43.20	43.20	43.20	13.67	11.99	7.62			33.28	9.00	9.00	Varies	Off-Curtilage	9.00	23.09	Triple	N & S	
Duplex Apartment	B	End of Terrace Corner	84.96	914.50	1	84.96	2698	2	4	1	1	1	31.51	31.51	31.51	13.00	11.38				24.38	6.00	6.00	Varies	Off-Curtilage	7.00	34.70	Triple	N & S	
Duplex House	B	End of Terrace Corner	120.40	1,295.97	1	120.4	2400	3	5	1	1	2	44.59	44.59	44.59	13.67	11.99	7.62			33.28	9.00	9.00	Varies	Off-Curtilage	9.00	23.08	Triple	N & S	
Duplex Apartment	C	Mid Terrace	81.73	879.73	4	326.92	2700	2	4	1	1	1	32.78	32.78	32.78	14.24	12.01				26.25	6.00	6.03	1.5	Off-Curtilage	7.00	78.66	Dual	E & W	
Duplex House	C	Mid Terrace	117.50	1,264.76	4	470	2400	3	5	1	1	2	40.19	40.19	40.19	13.89	12.58	7.22			33.69	9.00	9.00	1.5	Off-Curtilage	9.00	19.76	Dual	E & W	
Duplex Apartment	C	End of Terrace	79.29	853.47	2	158.58	2700	2	4	1	1	1	31.57	31.57	31.57	13.35	12.01				25.36	6.00	6.03	1.5	Off-Curtilage	7.00	93.60	Triple	E & W	
Duplex House	C	End of Terrace	117.47	1,264.44	2	234.94	2400	3	5	1	1	2	40.19	40.19	40.19	13.87	12.56	7.22			33.65	9.00	9.00	1.5	Off-Curtilage	9.00	19.93	Triple	E & W	
Duplex Apartment	D	Mid Terrace	81.73	879.73	4	326.92	2700	2	4	1	1	1	32.78	32.78	32.78	14.24	12.01				26.25	6.00	6.03	1.5	Off-Curtilage	7.00	78.69	Dual	E & W	
Duplex House	D	Mid Terrace	117.50	1,264.76	4	470	2400	3	5	1	1	2	40.19	40.19	40.19	13.89	12.58	7.22			33.69	9.00	9.00	1.5	Off-Curtilage	9.00	19.76	Dual	E & W	
Duplex Apartment	D	End of Terrace	79.29	853.47	2	158.58	2700	2	4	1	1	1	31.57	31.57	31.57	13.35	12.01				25.36	6.00	6.03	1.5	Off-Curtilage	7.00	78.44	Triple	E & W	
Duplex House	D	End of Terrace	117.47	1,264.44	2	234.94	2400	3	5	1	1	2	40.19	40.19	40.19	13.87	12.56	7.22			33.65	9.00	9.00	1.5	Off-Curtilage	9.00	19.93	Triple	E & W	
56 5608.88																														
Unit Totals					165	20730.92																								
Ground Floor Area First Floor Area																														
Creche			509.60	5,485.28	1	509.6	2500	319.1	190.5															28.2	11	Off-Curtilage		103	Multiple	All
Overall Area Total 21523.32																														

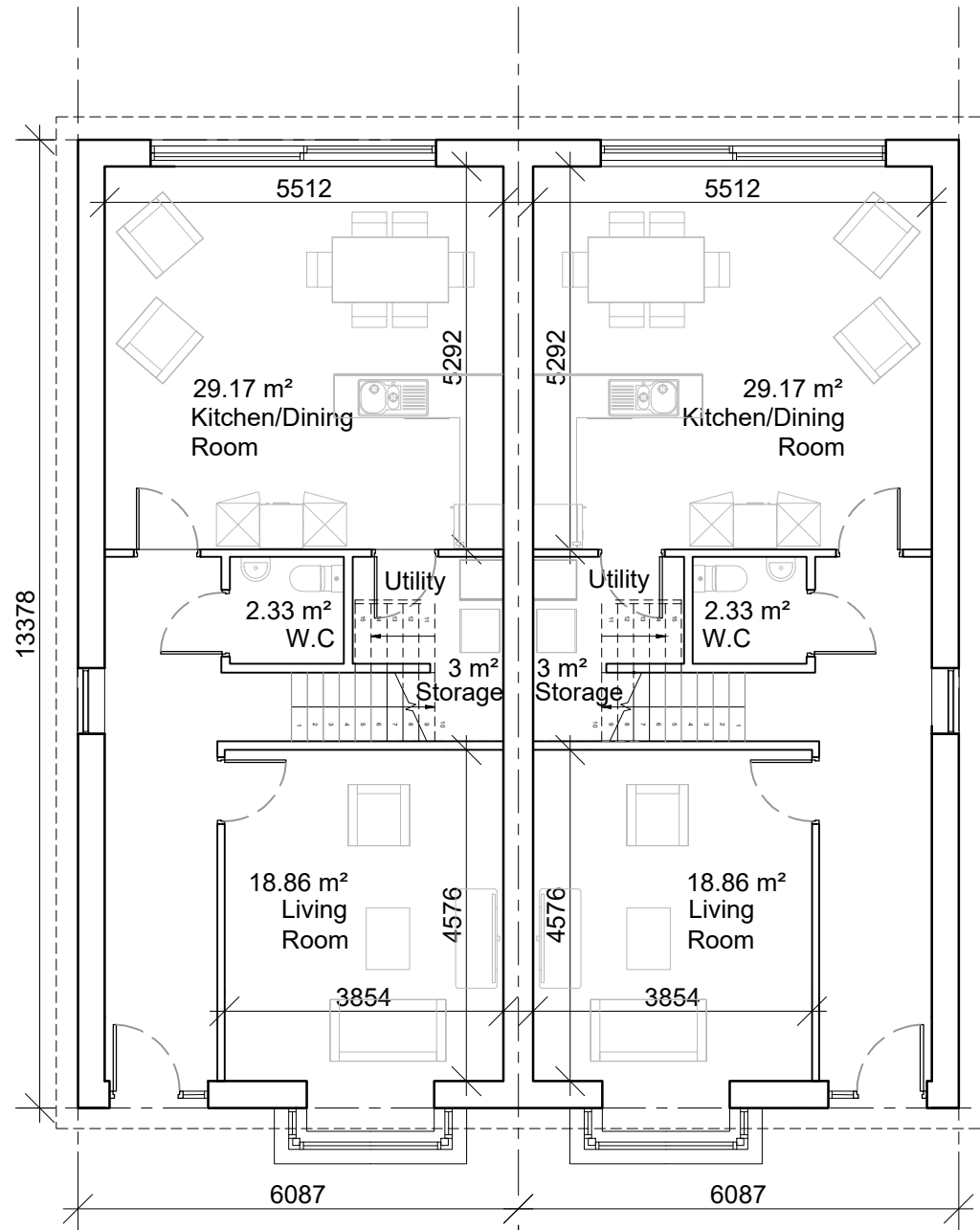
Garden Area Schedule

House/ Apartment Type	Unit Type	Description	Gross Unit Area (Sq.M)	Number of Units in Scheme	# Bedrooms	Garden area per bedroom (required)	Garden area per bedroom Quantity in compliance	Garden area 0.64 per unit area required	Garden area 0.64 per unit area achieved (worst case)	Quantity in compliance
House	A	Semi Detached	140.53	26	4	60-75	ALL	89.9	89.99	ALL
House	B	Semi Detached / End of Terrace	118.87	32	3	60-75	ALL	76	77	ALL
House	B1	Semi Detached / End of Terrace - Side Entry	118.89	2	3	60-75	ALL	76	76.64	ALL
House	B2	Mid Terrace	119.84	15	3	60-75	ALL	76.70	76.82	ALL
House	D	Semi Detached	143.60	2	4	60-75	ALL	91.9	127.14	ALL
House	E	Semi Detached	180.24	20	4	60-75	ALL	115.35	115.95	ALL
House	E1	Semi Detached - Side Entry	181.78	8	4	60-75	ALL	116.34	116.52	ALL
House	F	Maisonette	56.84	2	1	60-75	ALL	36.38	43.2	ALL
House	F1	Maisonette	84.56	2	1	60-75	ALL	54.12	54.4	ALL
					109	109				109
										100%

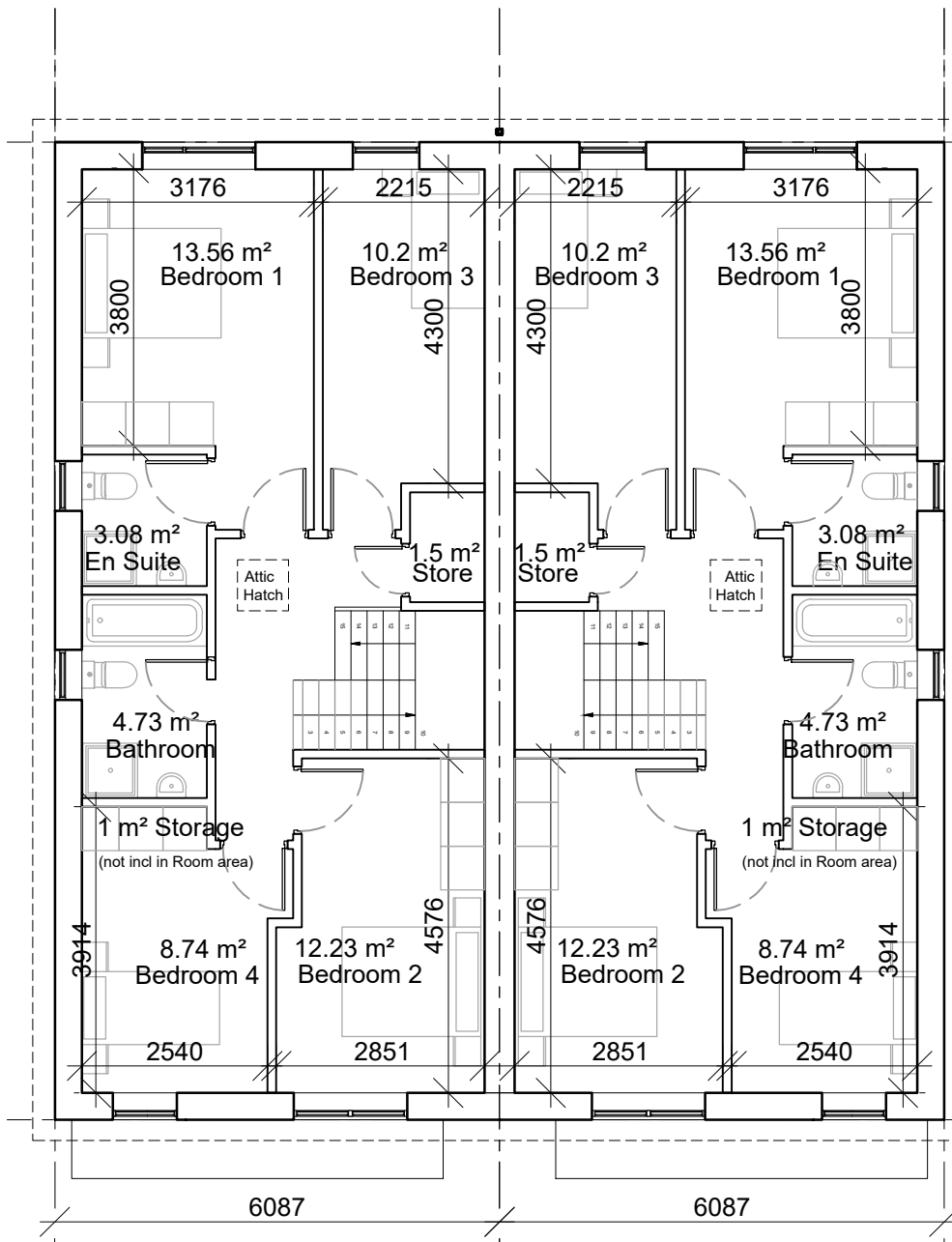
APPENDIX B

HOUSE & DUPLEX LAYOUTS

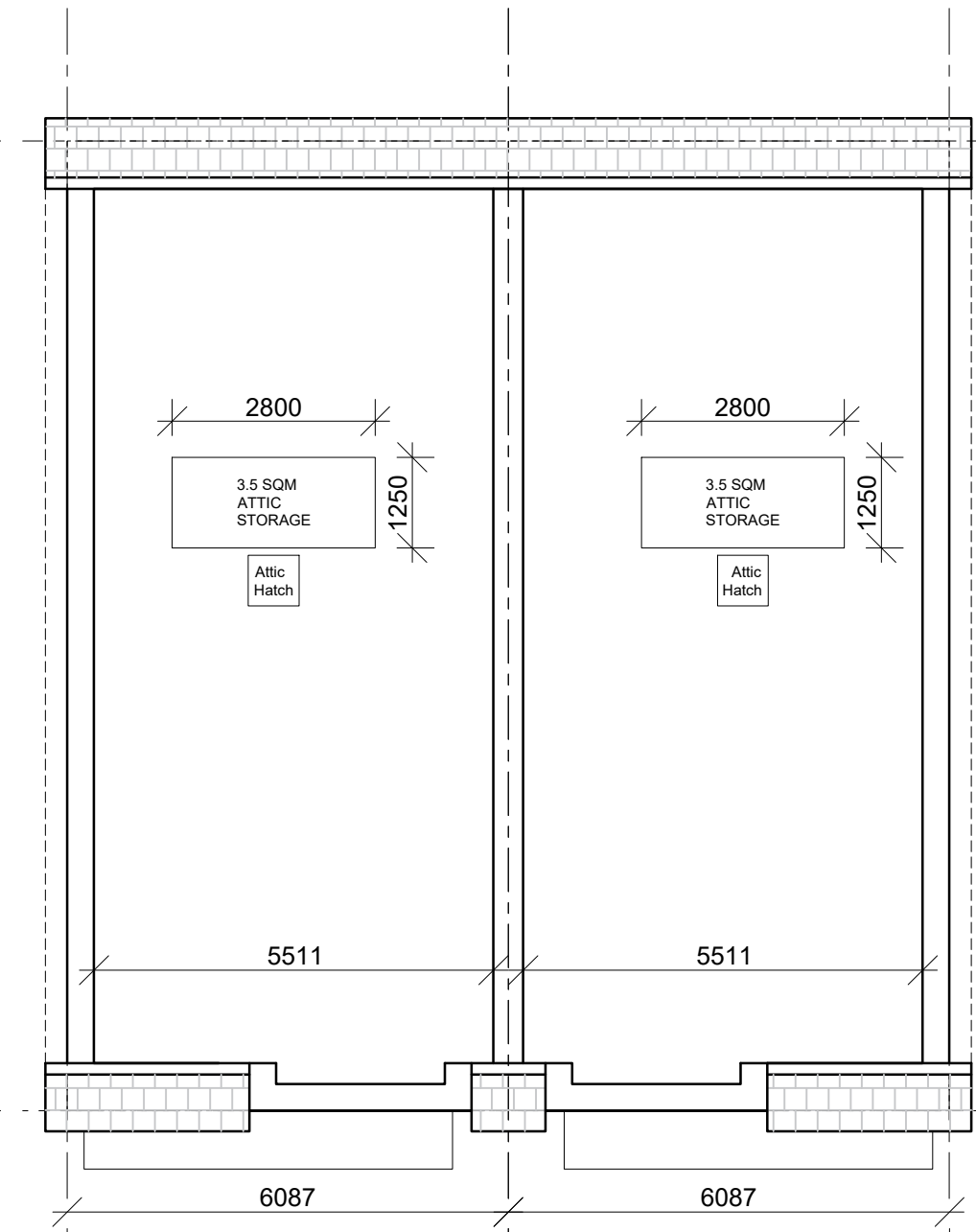
HOUSE TYPE A - FLOOR PLANS @ 1.100



1 Ground Floor Plan
0400 1.100

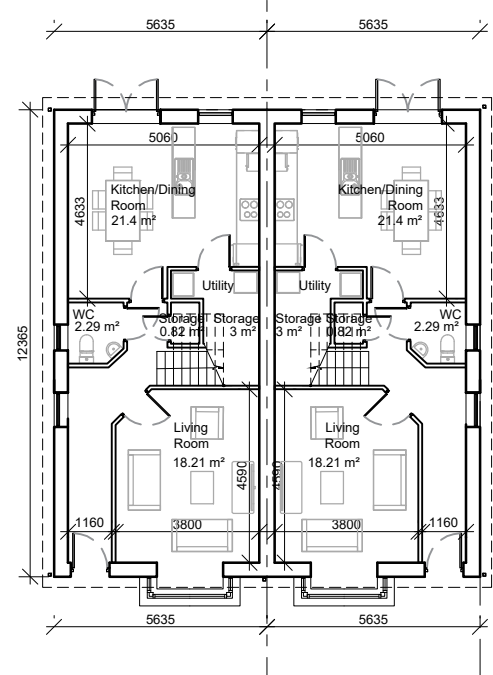


2 First Floor Plan
0400 1.100

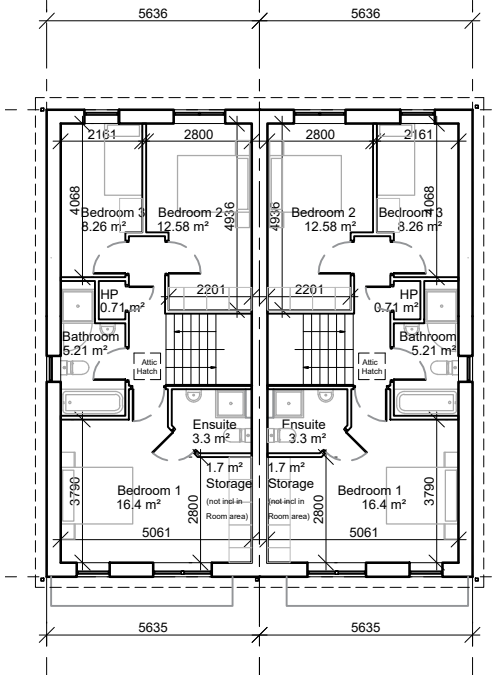


3 Attic Floor Plan
0400 1.100

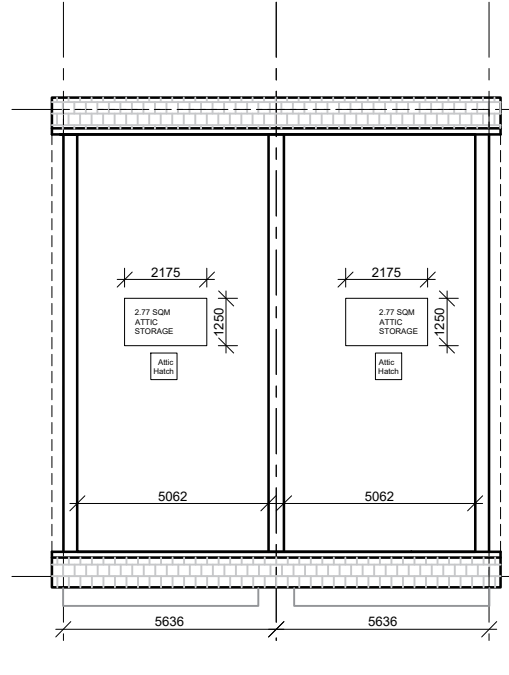
HOUSE TYPE B LOCATIONS



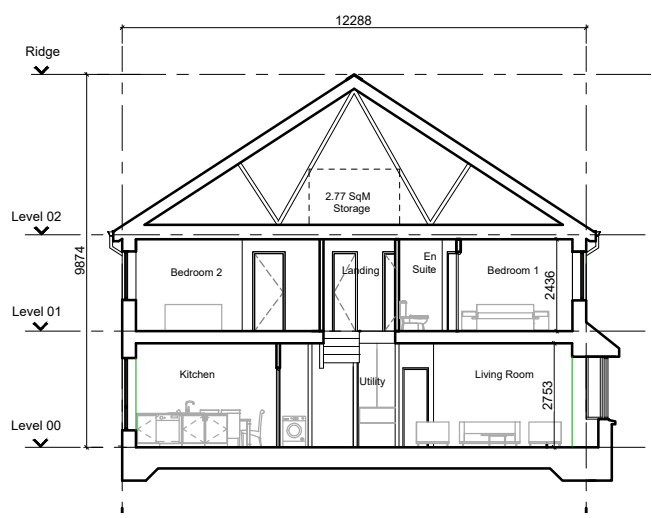
1 Ground Floor Plan
0402



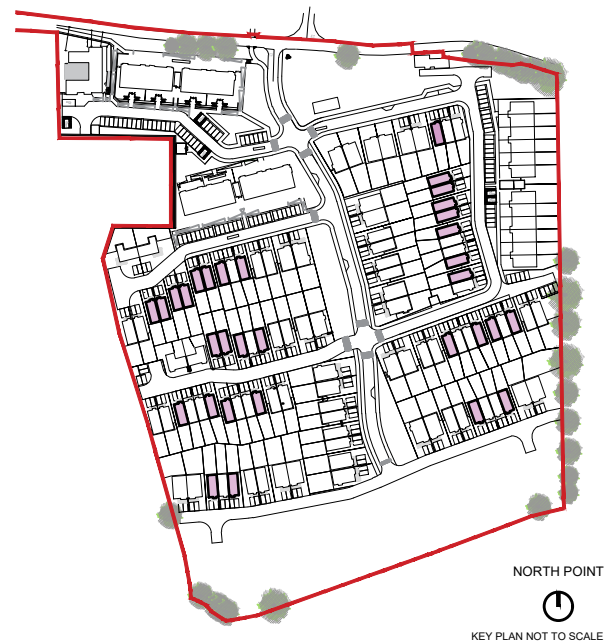
2 First Floor Plan
0402



3 Attic Floor Plan
0402



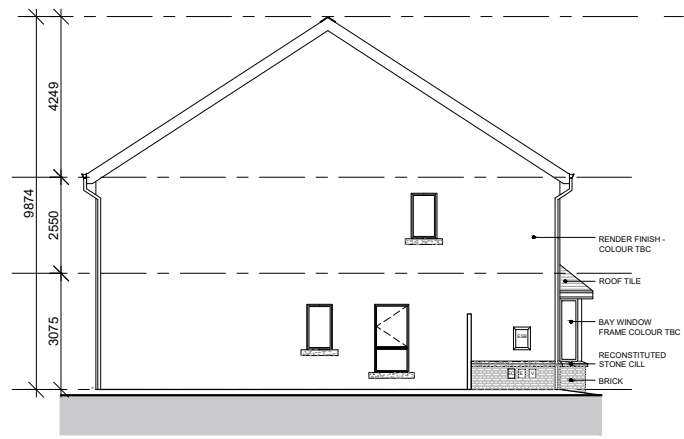
4 Section
0402



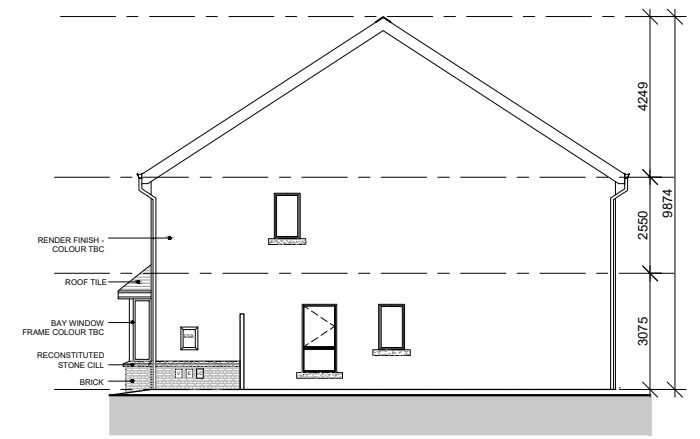
5 Front Elevation
0402



6 Rear Elevation
0402



7 Side Elevation
0402



8 Side Elevation
0402

NOTES / LEGEND

NORTH POINTS AND LEVELS TO BE REFERENCED FROM SITE PLAN

GROUND FLOOR AREA: 60.04m²
FIRST FLOOR AREA: 58.82m²
TOTAL FLOOR AREA: 118.87m²

2.77 Sqm storage located in attic space. Access and flooring to attic.

Rev.	Date:	Description:	By:

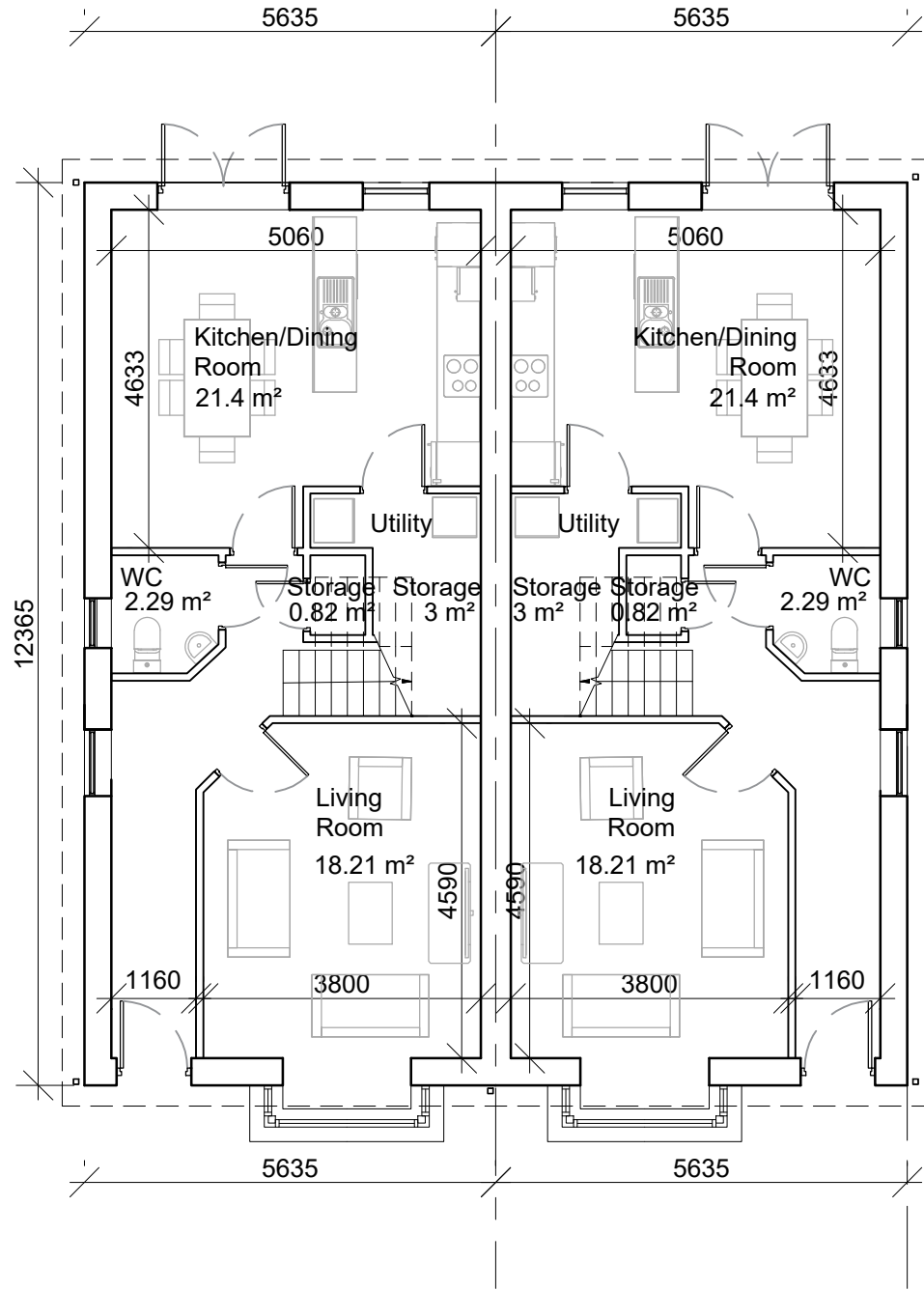
MOLA 2 Donnybrook Road, Donnybrook, Dublin 4, Ireland. Telephone +353 1 218 3800 www.molaarchitecture.com

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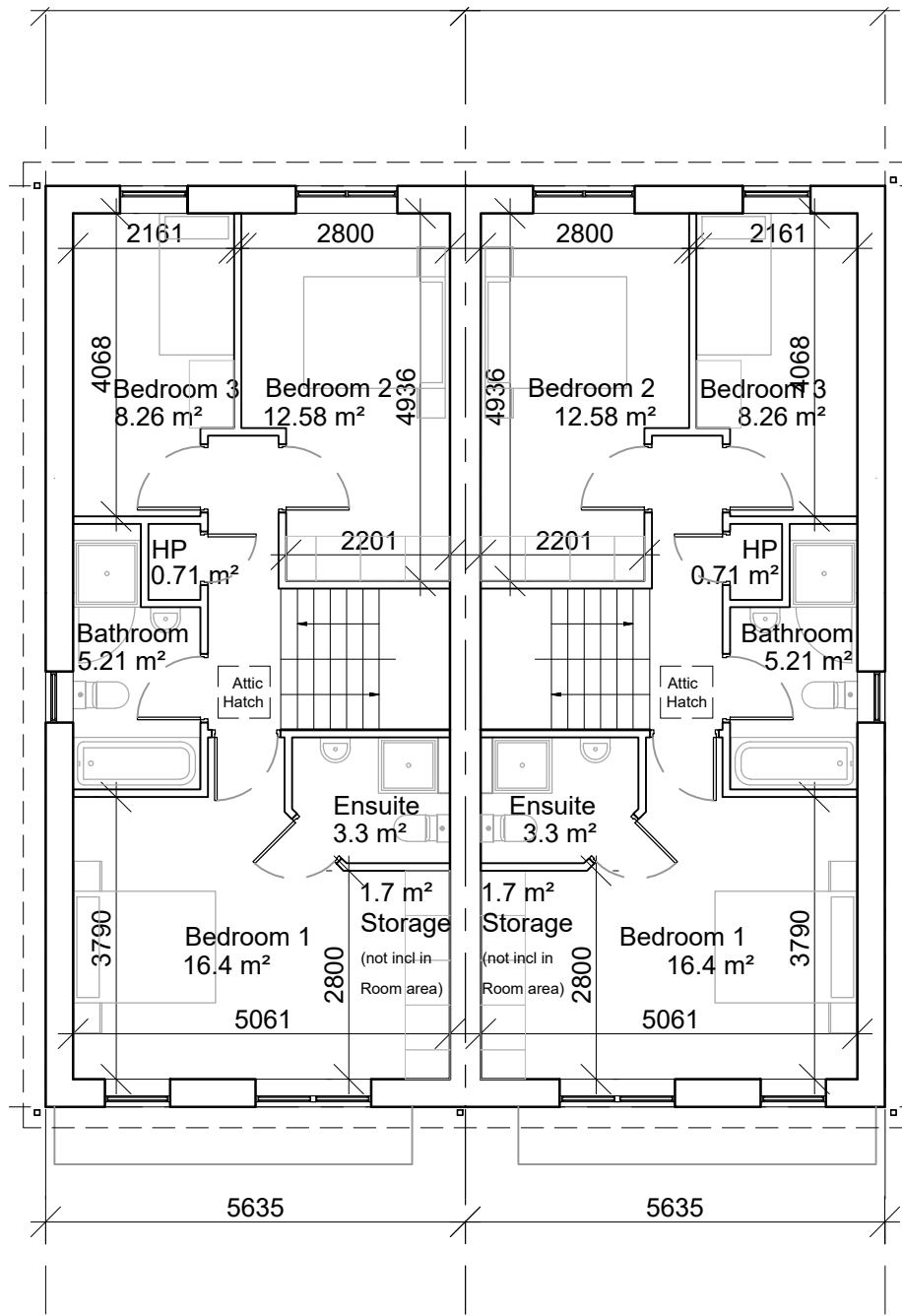
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Stage:	PLANNING
Client:	Calm Homes Properties Ltd.
Project:	Cookstown Road Enniskerry
Drawing:	House Type B
Date:	Feb 2021
Scale:	1:200 at A3
Sheet:	3
Int. Job No.:	19010
Drawing No.:	19010_MOLA_A00_00_DR_A_XX_A00_0402_S0
Status:	SO
Revision:	00

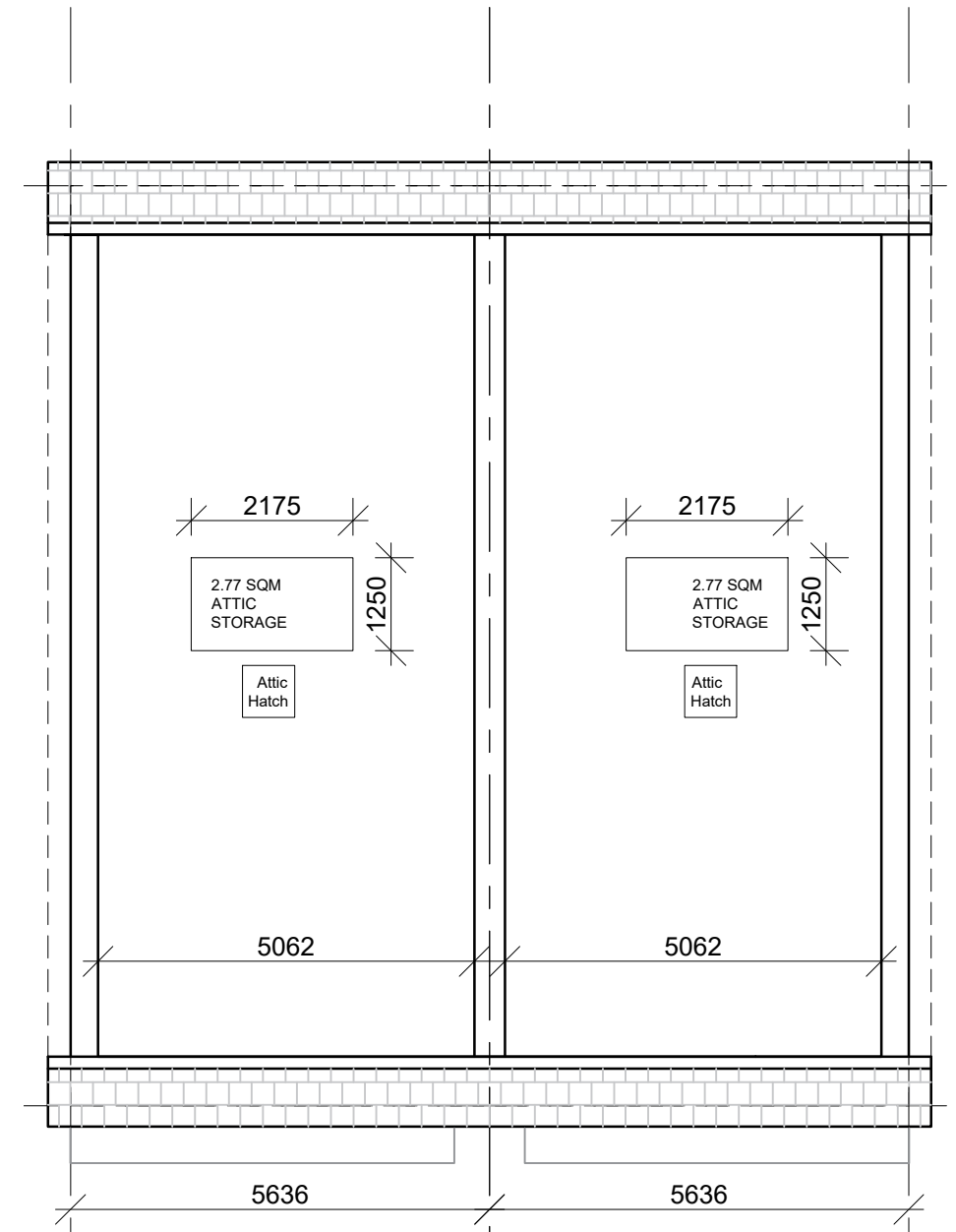
HOUSE TYPE B - FLOOR PLANS @ 1.100



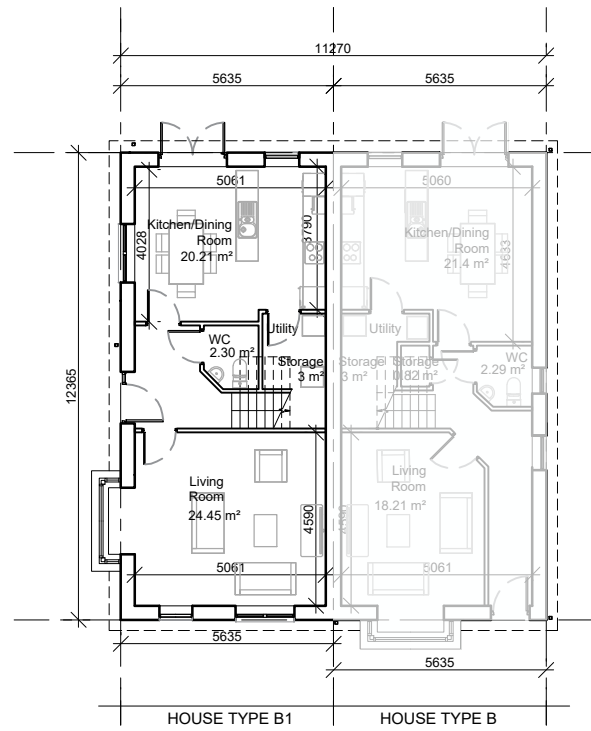
1 Ground Floor Plan
0402 1.100



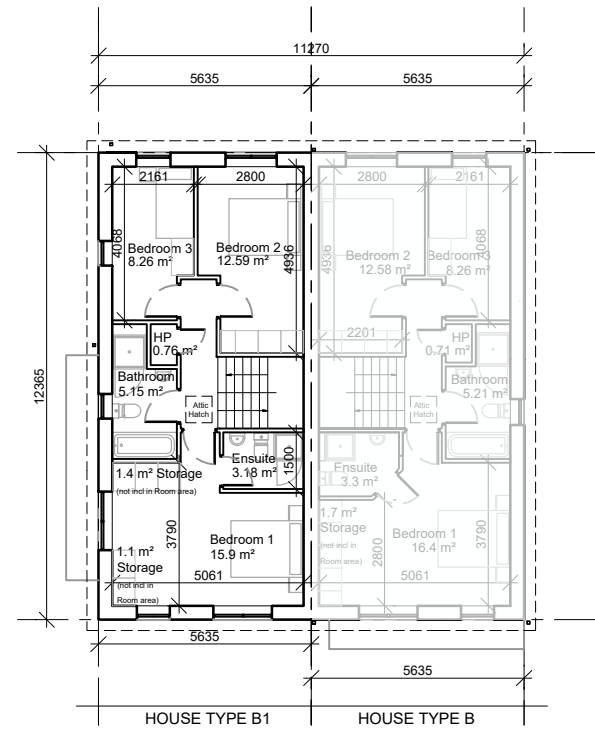
2 First Floor Plan
0402 1.100



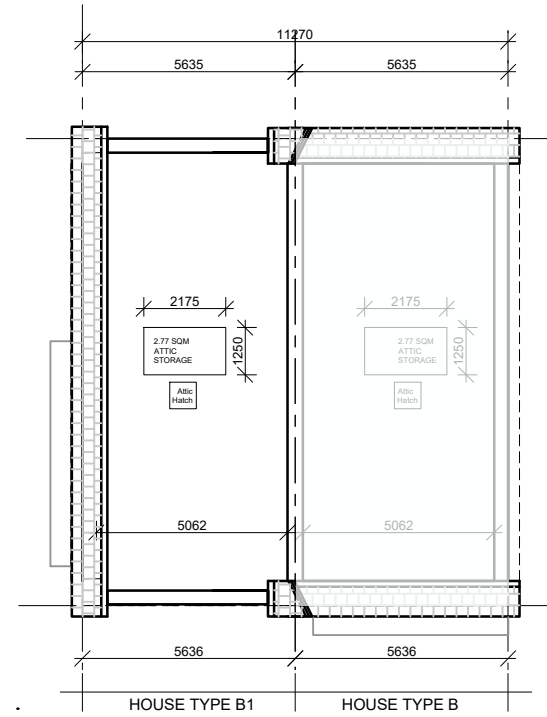
3 Attic Floor Plan
0402 1.100



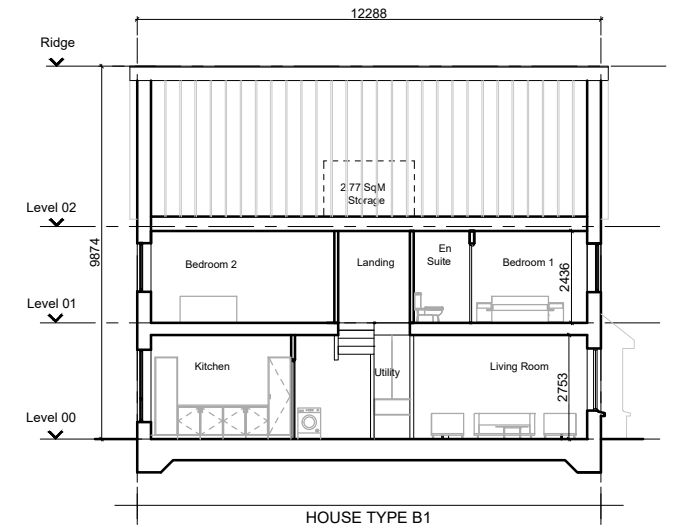
1 Ground Floor Plan
0403



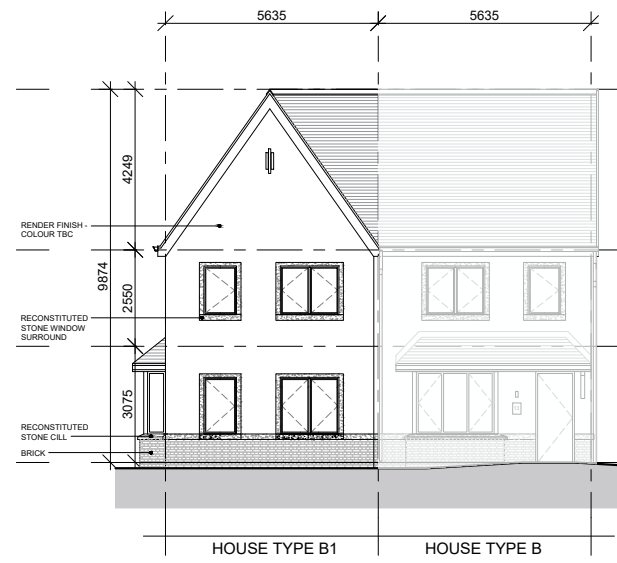
2 First Floor Plan
0403



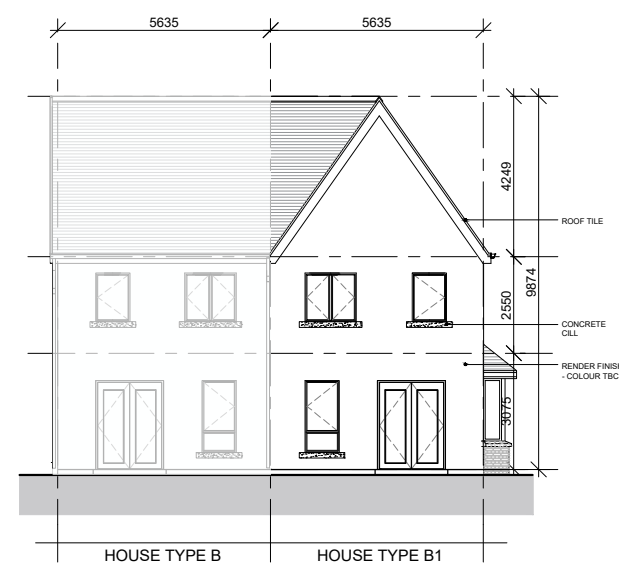
3 Attic Floor Plan
0403



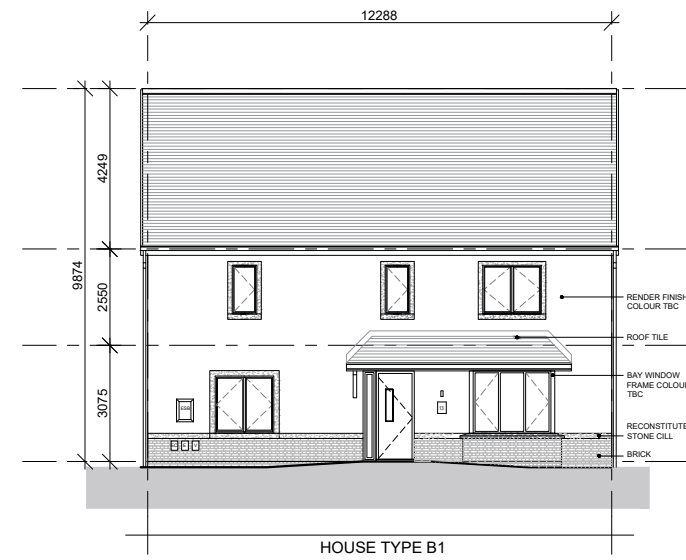
4 Section
0403



5 Front Elevation
0403



6 Rear Elevation
0403



7 Side Elevation
0403

HOUSE TYPE B1 LOCATIONS



NORTH POINT
KEY PLAN NOT TO SCALE

NOTES / LEGEND

NORTH POINTS AND LEVELS TO BE REFERENCED FROM SITE PLAN

GROUND FLOOR AREA: 60.06m²
FIRST FLOOR AREA: 58.83m²
TOTAL FLOOR AREA: 118.89m²

2.77 Sqm storage located in attic space. Access and flooring to attic.

Key Plan:

Rev: Date: Description: By:

Rev:	Date:	Description:	By:

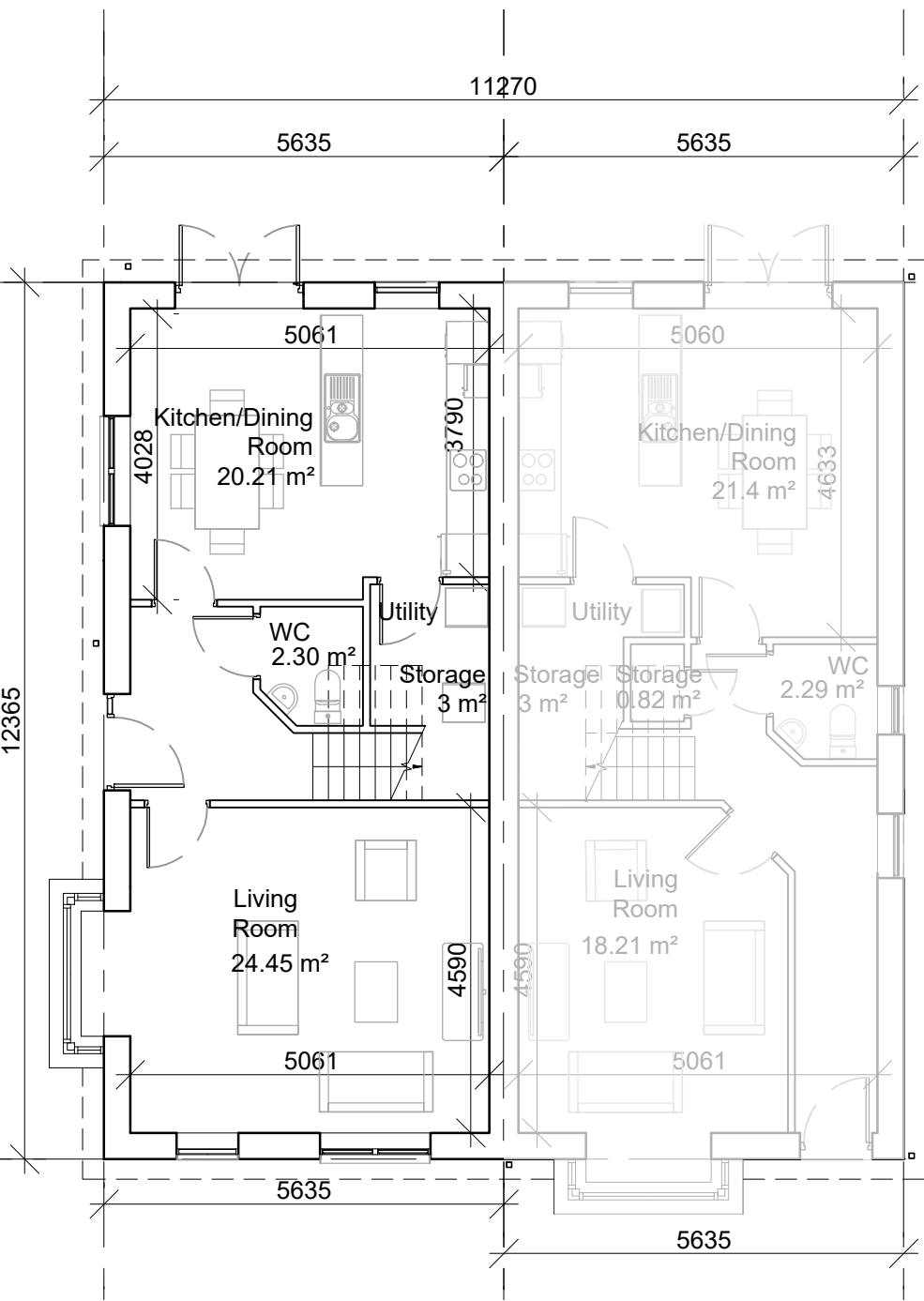
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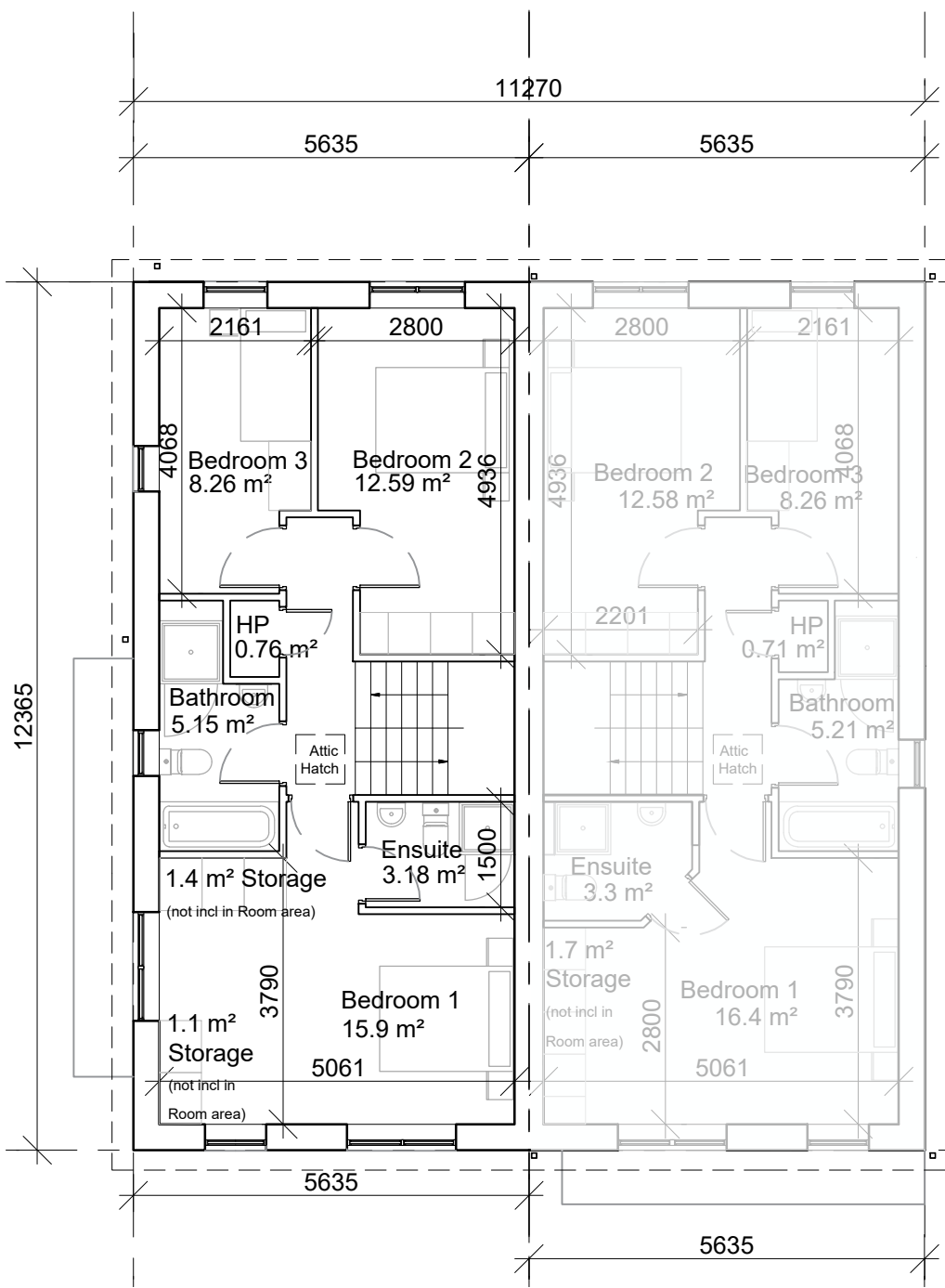
Stage: **PLANNING**

Client: Cairn Homes Properties Ltd.
Project: Cookstown Road Enniskerry
Drawing: House Type B B1
Date: Feb 2021 Scale: 1:200 at A3 Stage: 3 Int. Job No: 19010
Drawing No: 19010_MOLA_A00_00_DR_A_XX_A00_0403 Status: Revision: 00

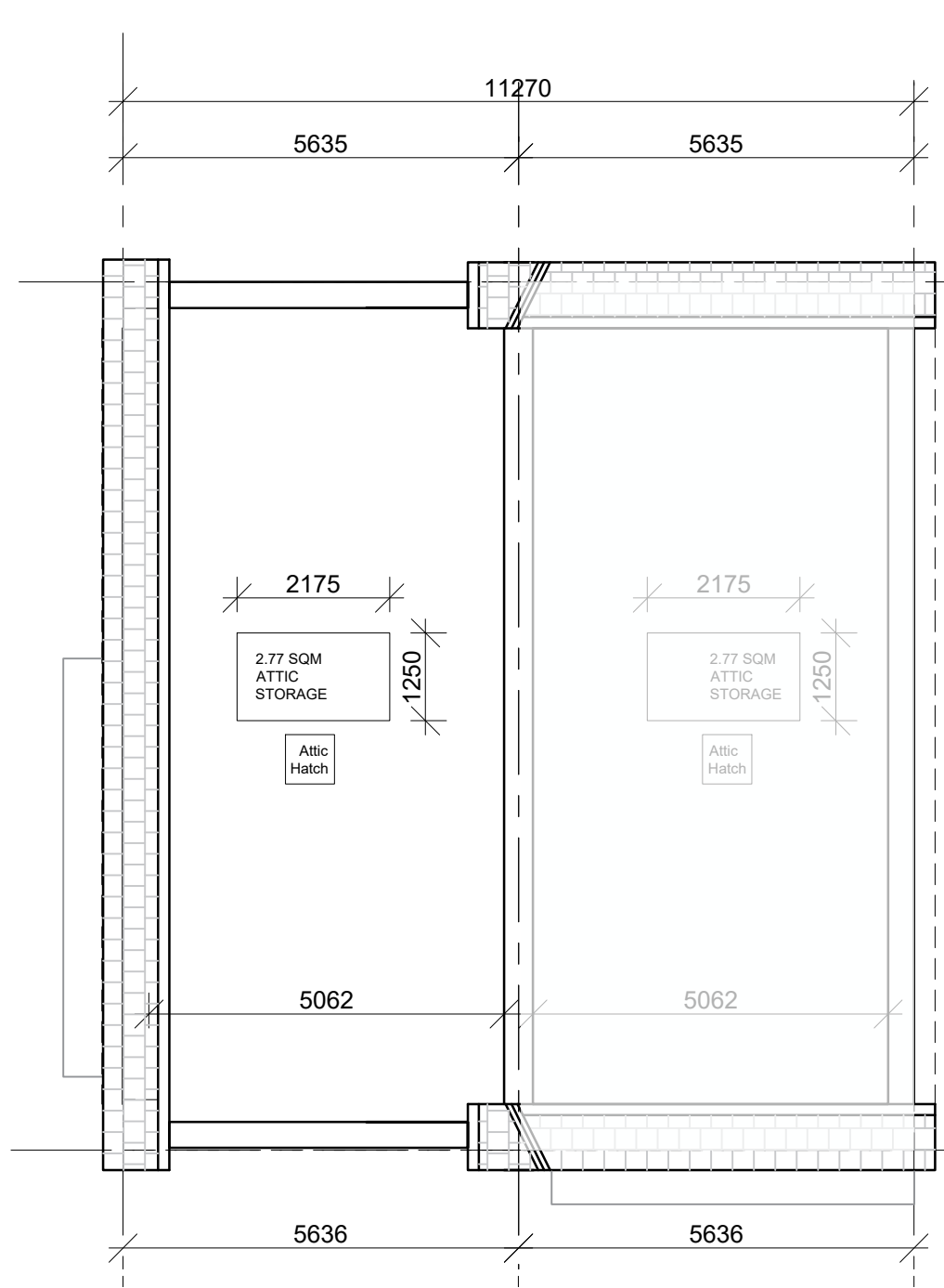
HOUSE TYPE B_B1 - FLOOR PLANS @ 1.100



1 Ground Floor Plan
0403 1.100

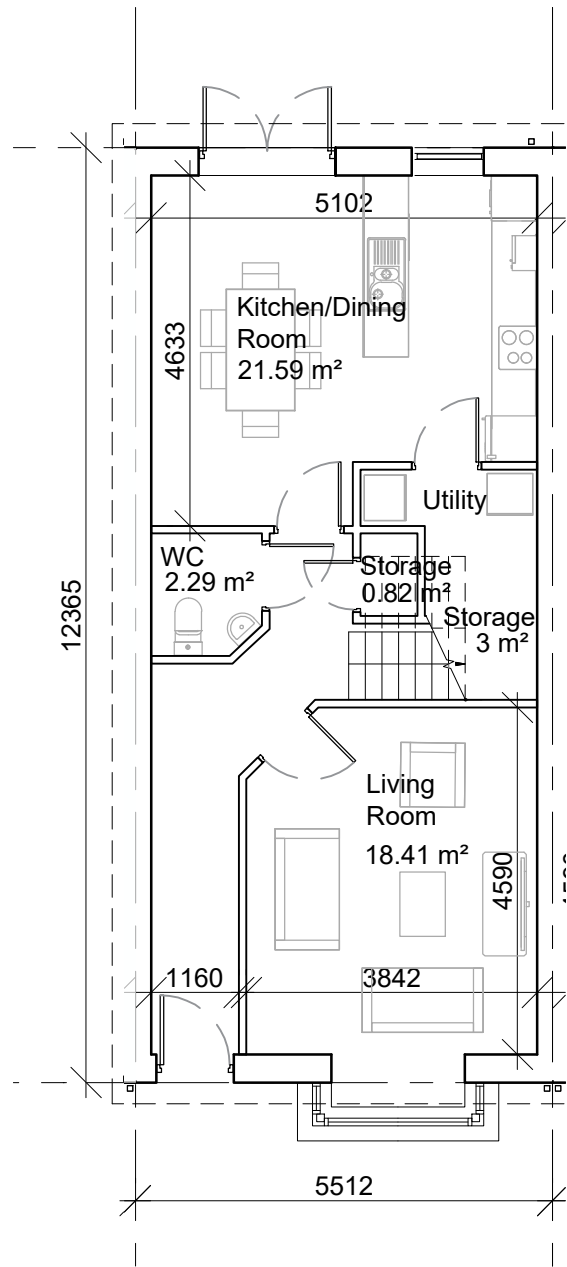


2 First Floor Plan
0403 1.100

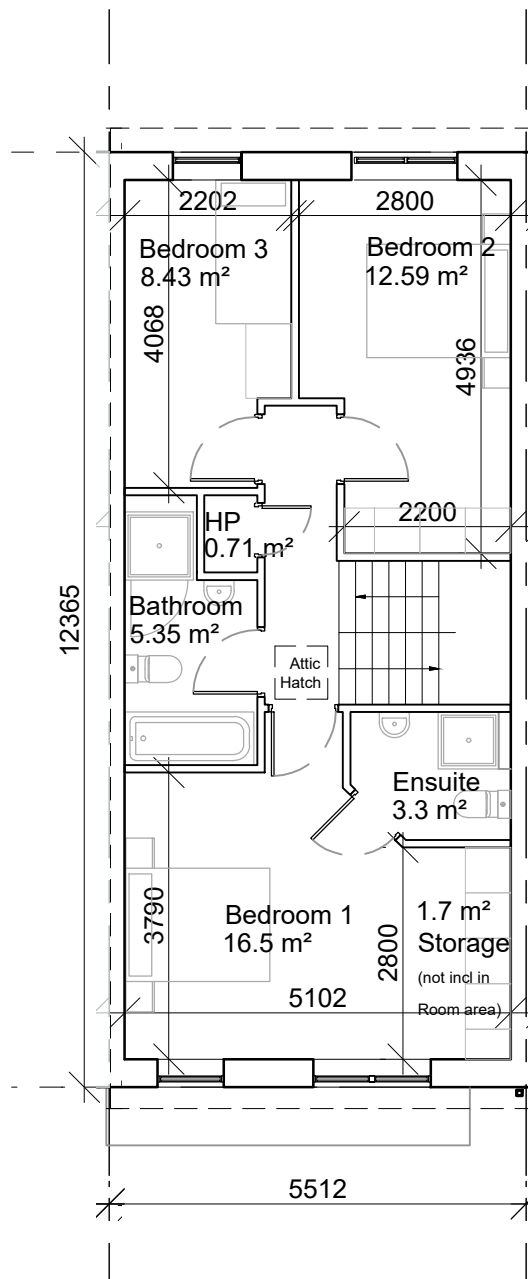


3 Attic Floor Plan
0403 1.100

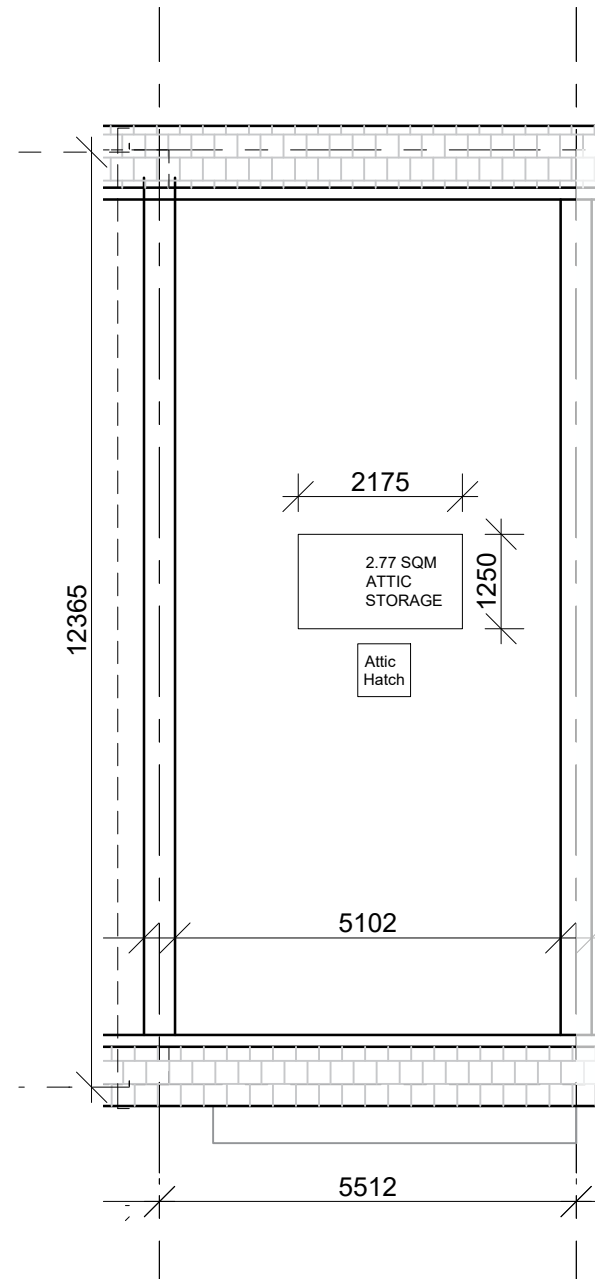
HOUSE TYPE B2 - FLOOR PLANS @ 1.100



1 Ground Floor Plan
0404 1.100



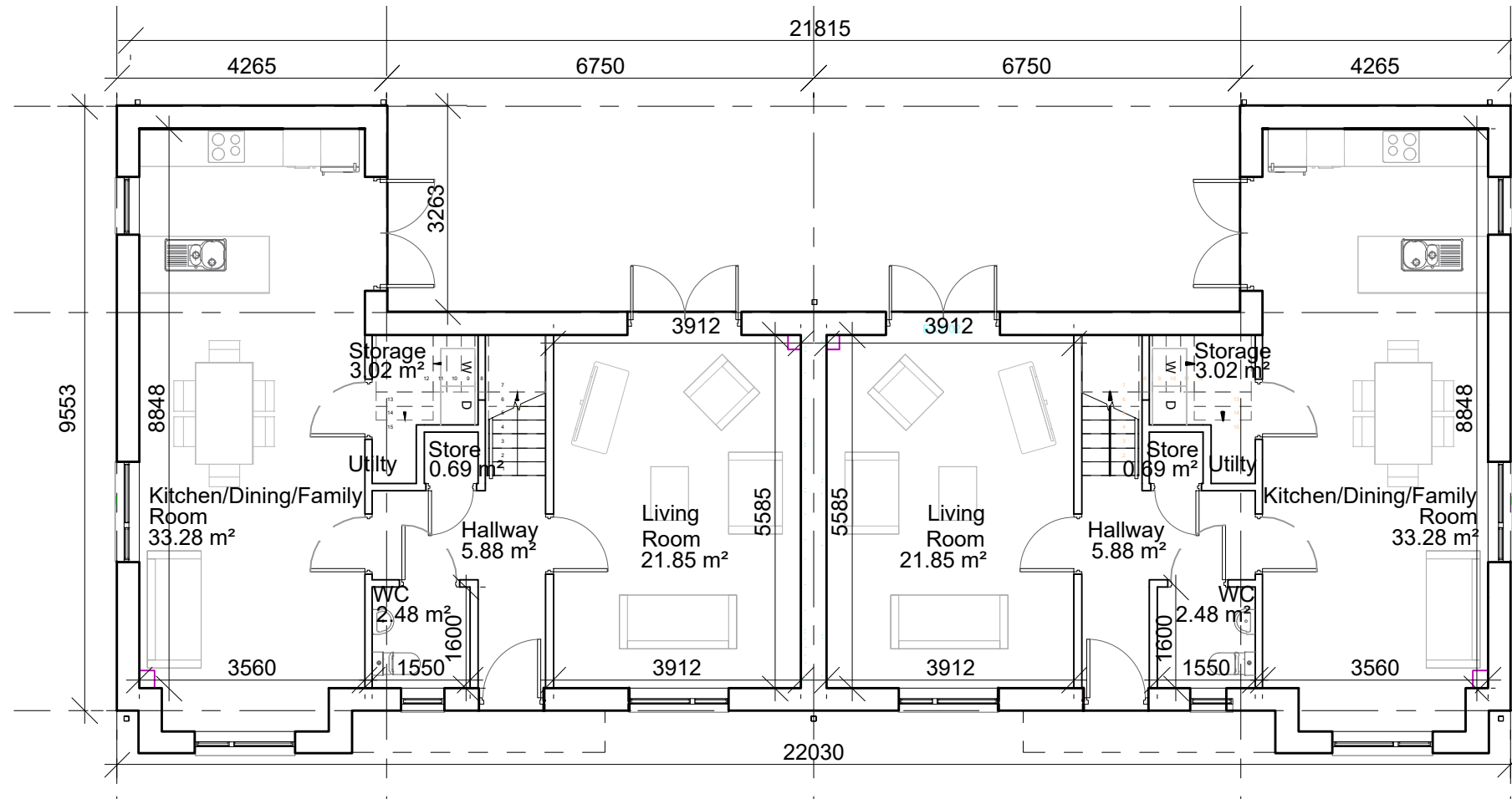
2 First Floor Plan
0404 1.100



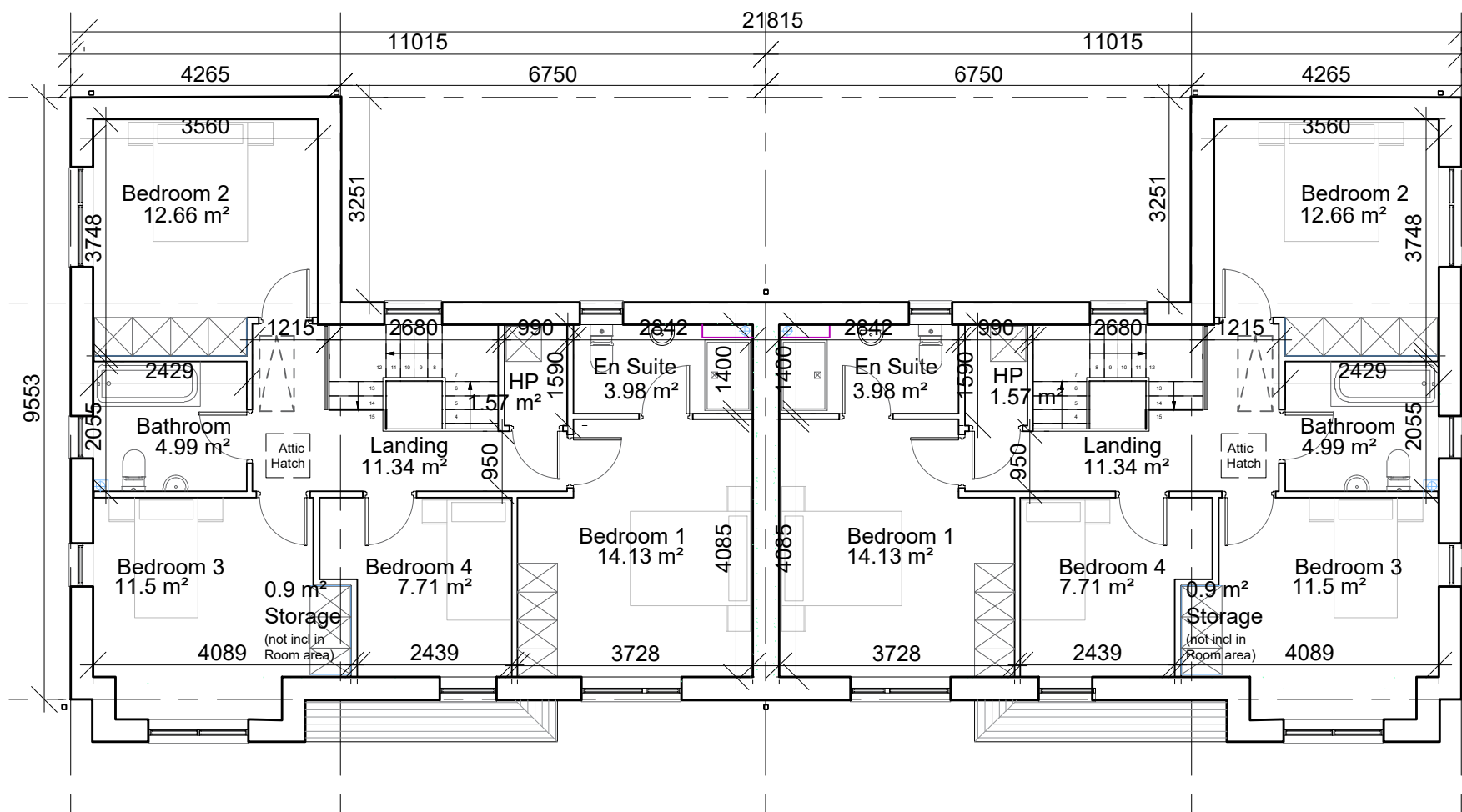
3 Attic Floor Plan
0404 1.100

HOUSE TYPE D - FLOOR PLANS @ 1.100

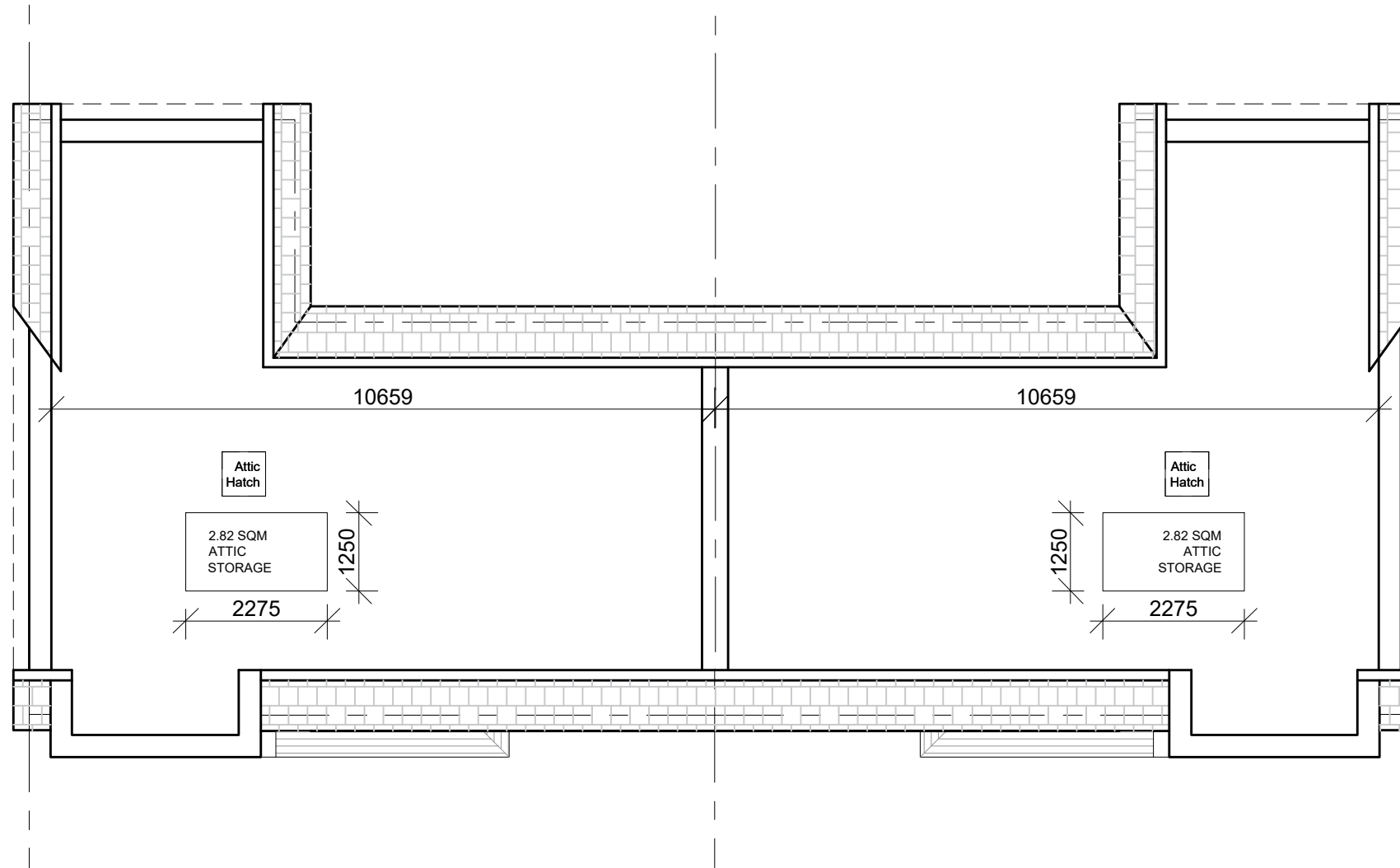
1 Ground Floor Plan
0405 1.100



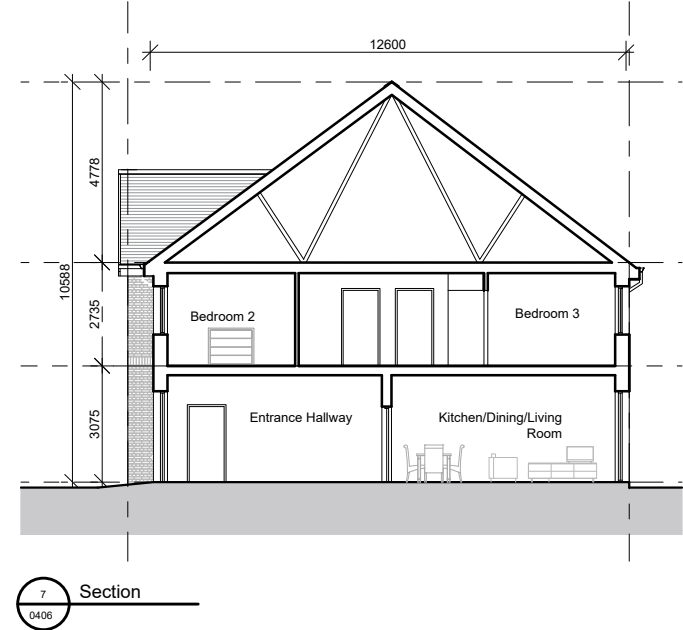
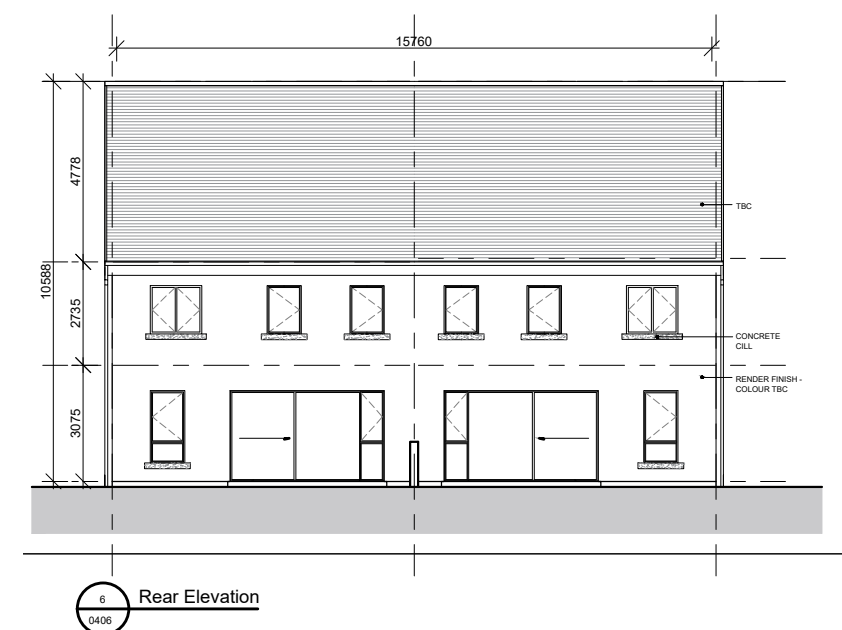
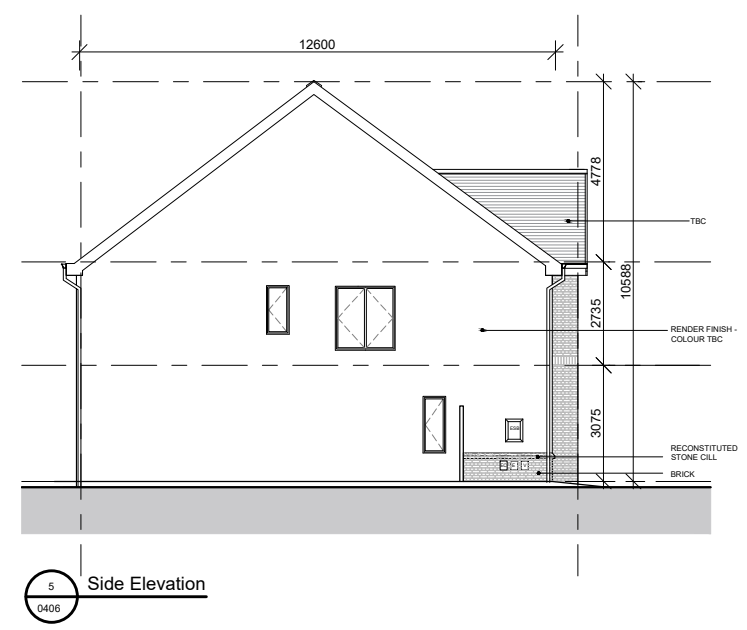
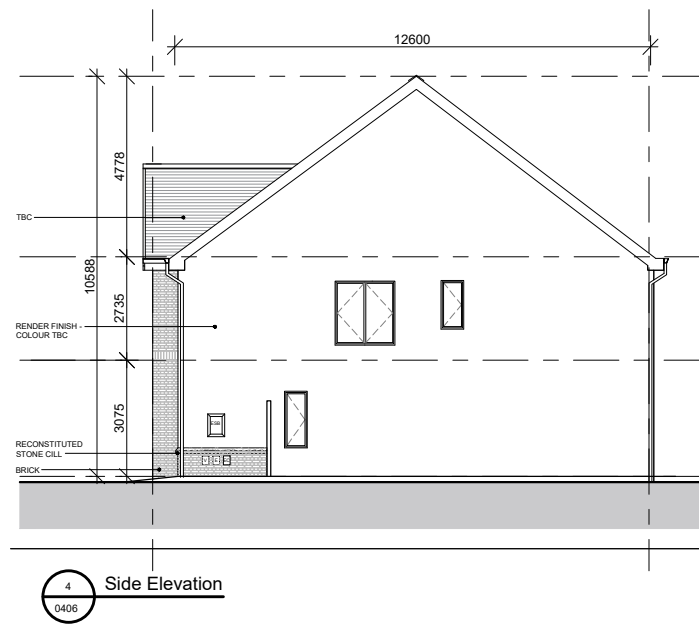
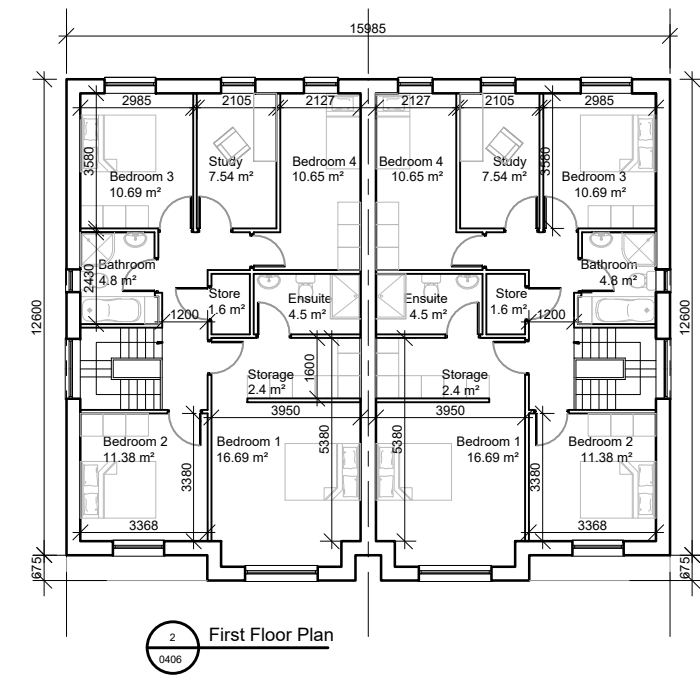
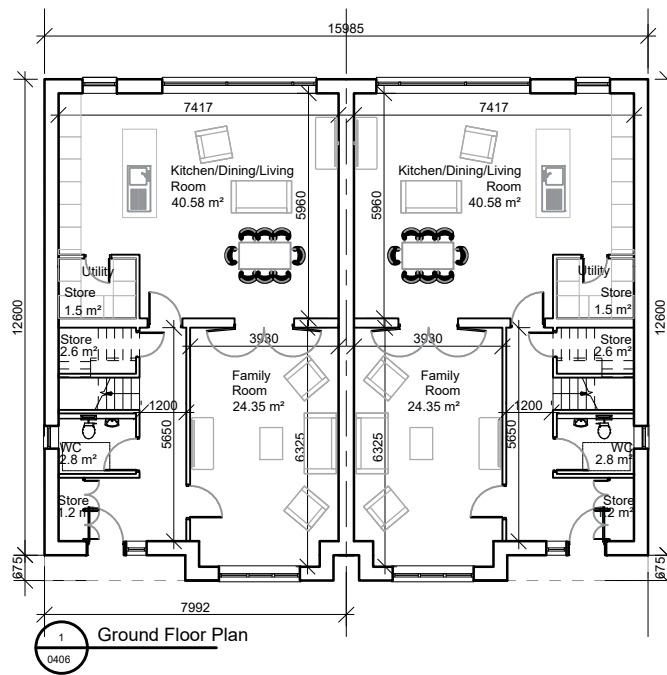
2 First Floor Plan
0405 1.100



HOUSE TYPE D -
FLOOR PLANS
@ 1.100



3 Attic Floor Plan
0405 1.100



NOTES / LEGEND

NORTH POINTS AND LEVELS TO BE REFERENCED FROM SITE PLAN

GROUND FLOOR AREA: 90.12m²
 FIRST FLOOR AREA: 90.12m²
 TOTAL FLOOR AREA: 180.24m²

Key Plan:	Rev:	Date:	Description:	By:

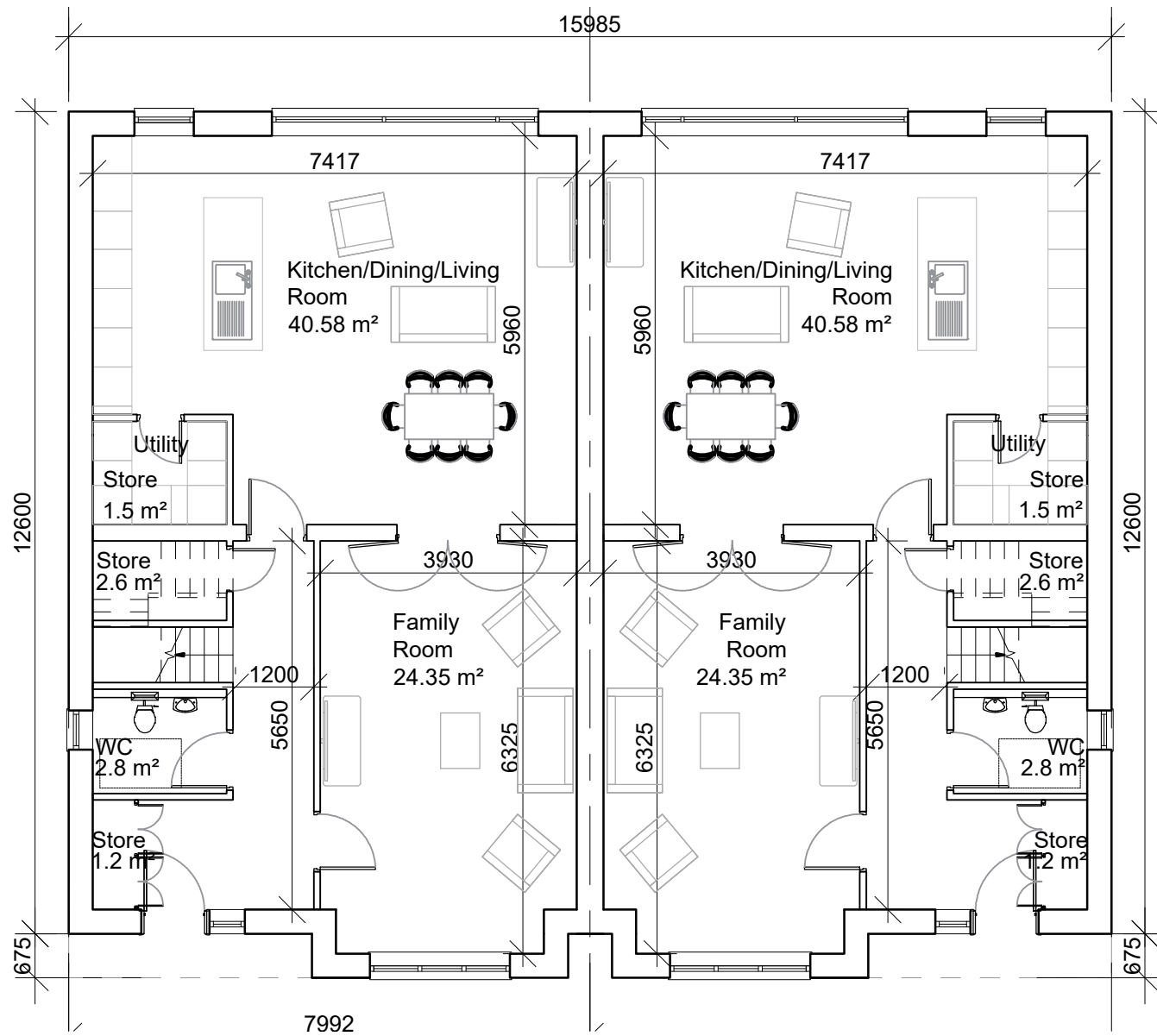
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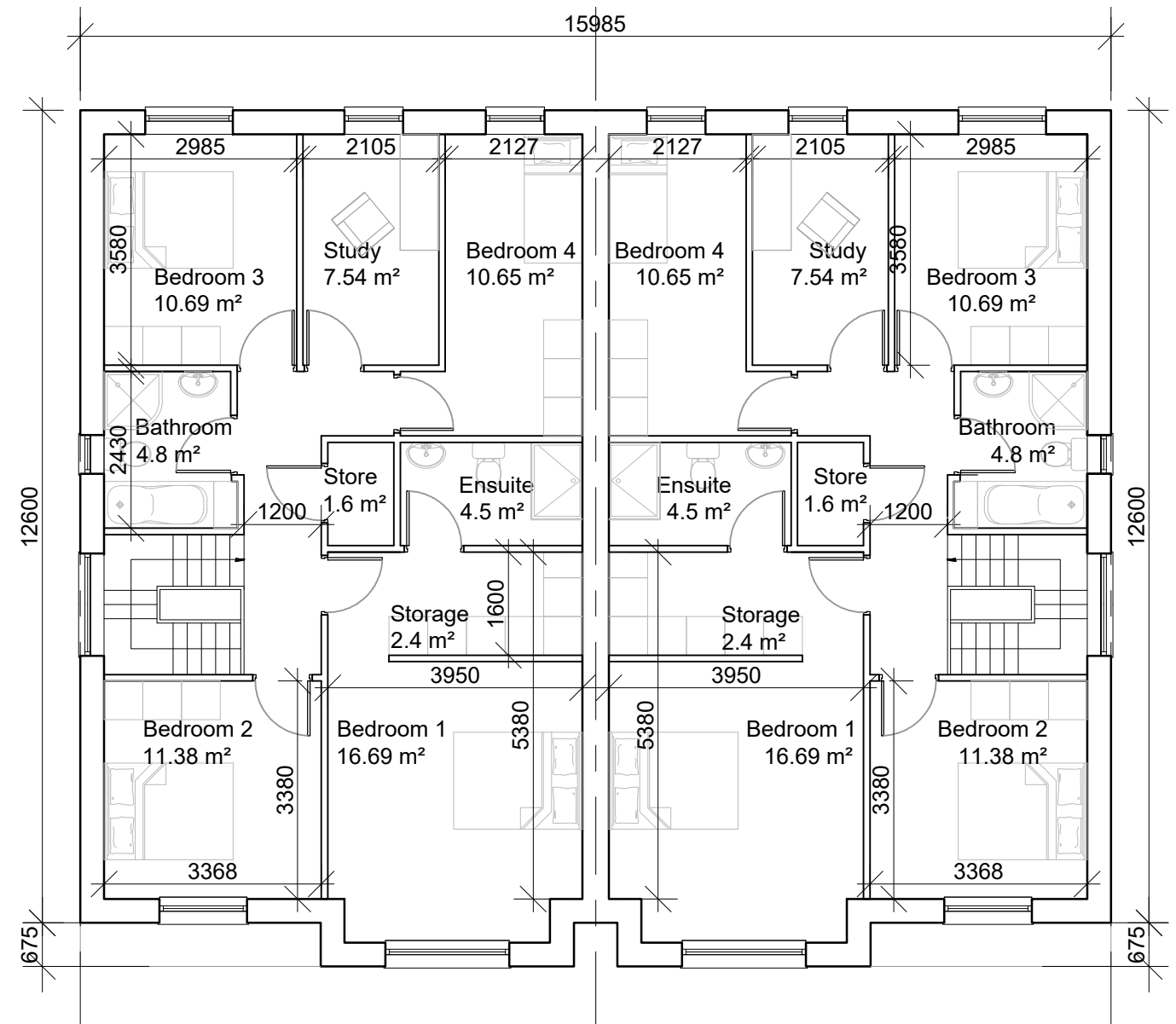
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Stage:	PLANNING
Client:	Calm Homes Properties Ltd.
Project:	Cookstown Road Enniskerry
Drawing:	House Type E
Date:	Feb 2021
Scale:	1:200 at A3
Sheet:	3
Int. Job No.:	19010
Drawing No.:	19010_MOLA_A00_00_DR_A_XX_A00_0406_S0
Status:	SO
Revision:	00

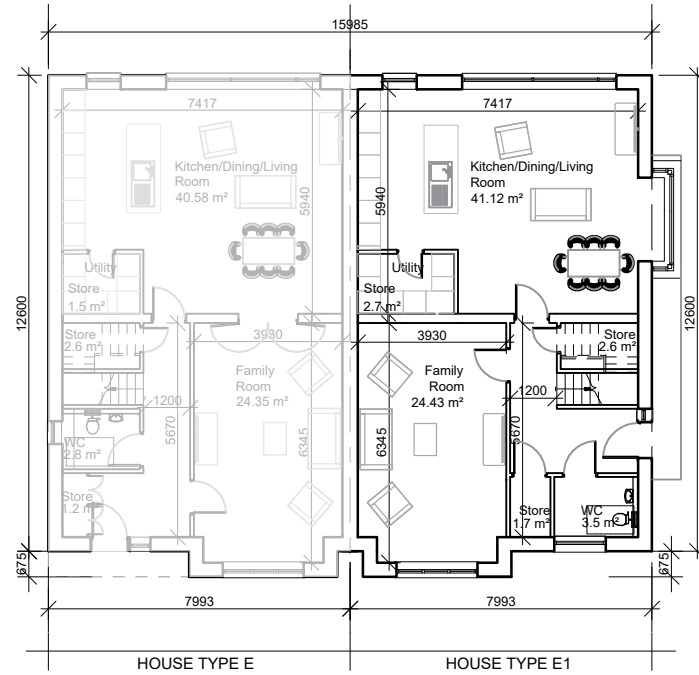
HOUSE TYPE E - FLOOR PLANS @ 1.100



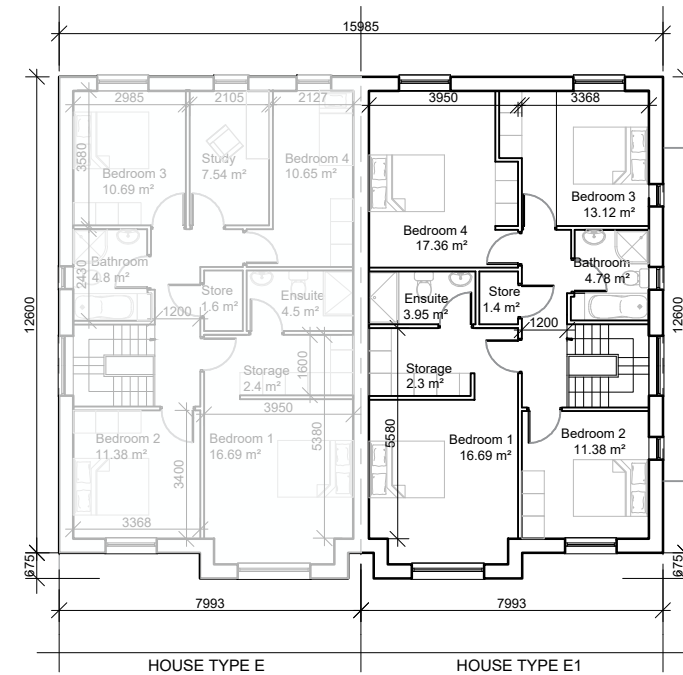
1 Ground Floor Plan
0406 1.100



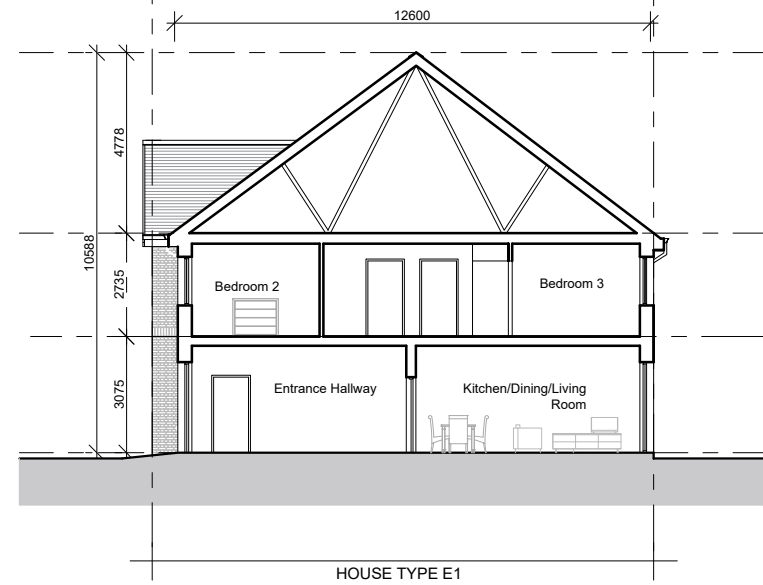
2 First Floor Plan
0406 1.100



1 Ground Floor Plan
0407



2 First Floor Plan
0407



3 Section
0407



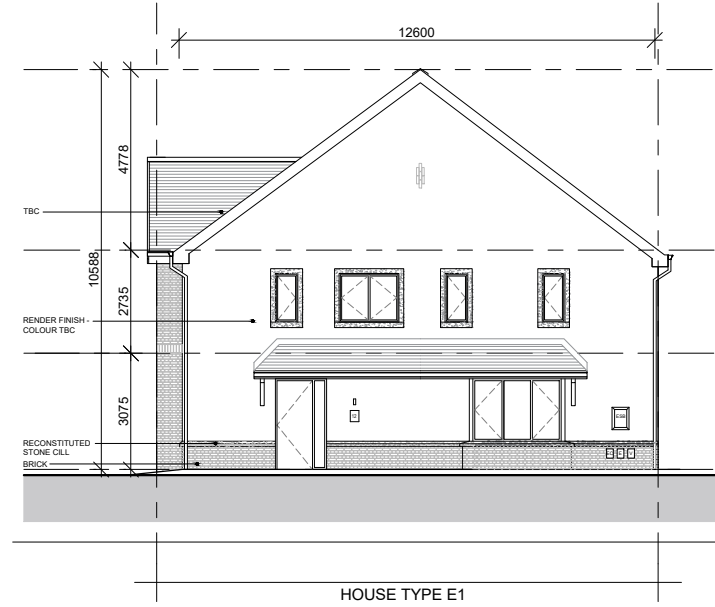
NORTH POINT
KEY PLAN NOT TO SCALE



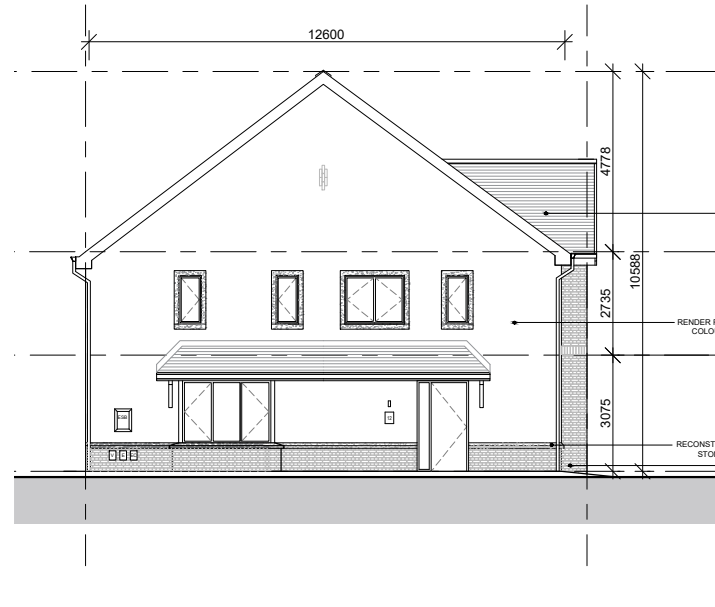
4 Front Elevation
0407



5 Rear Elevation
0407



6 Side Elevation
0407



6 Side Elevation
0407

NOTES / LEGEND

NORTH POINTS AND LEVELS TO BE REFERENCED FROM SITE PLAN

GROUND FLOOR AREA: 91.66m²
FIRST FLOOR AREA: 90.12m²
TOTAL FLOOR AREA: 181.78m²

Key Plan:

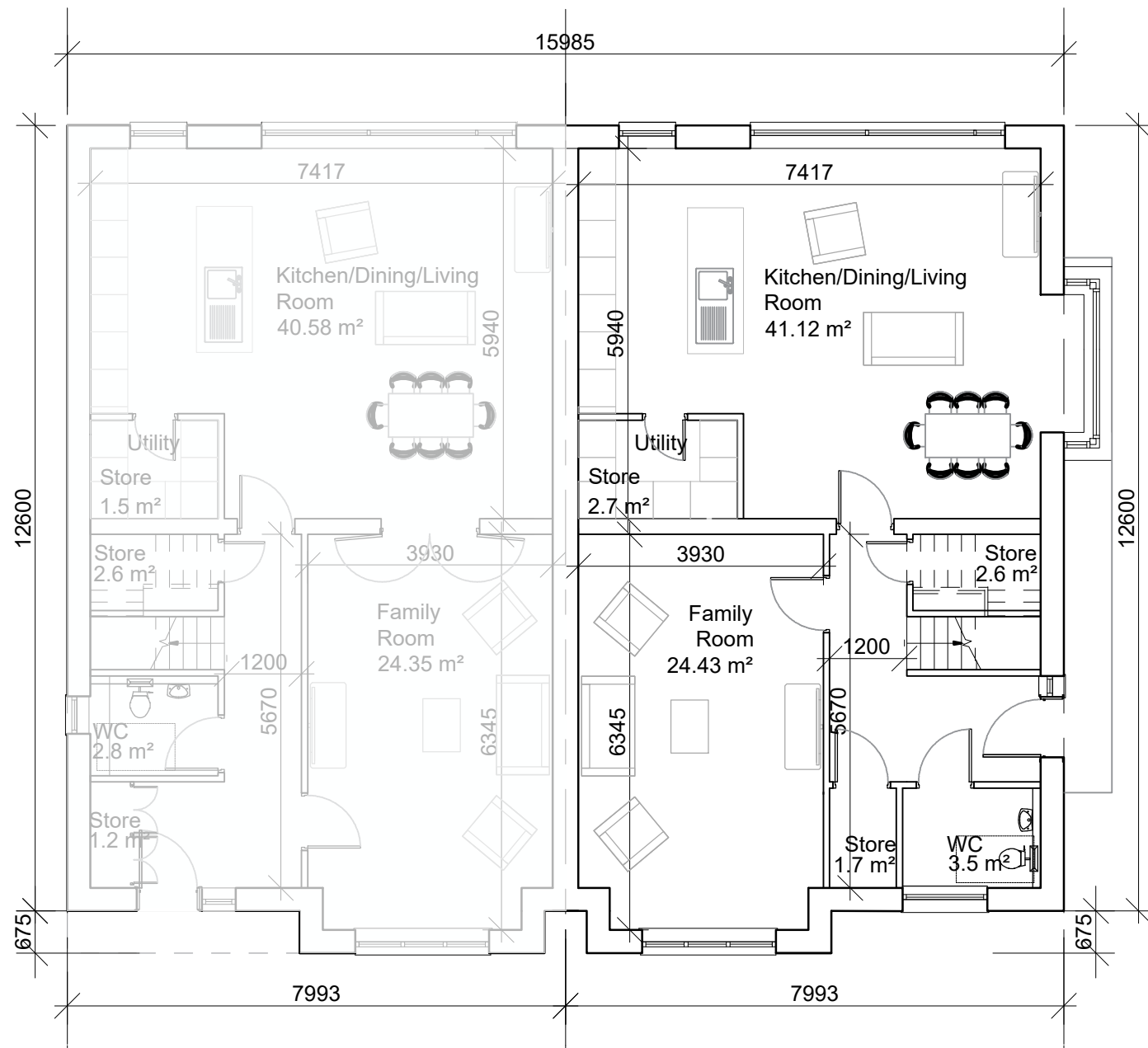
Rev.	Date:	Description:	By:

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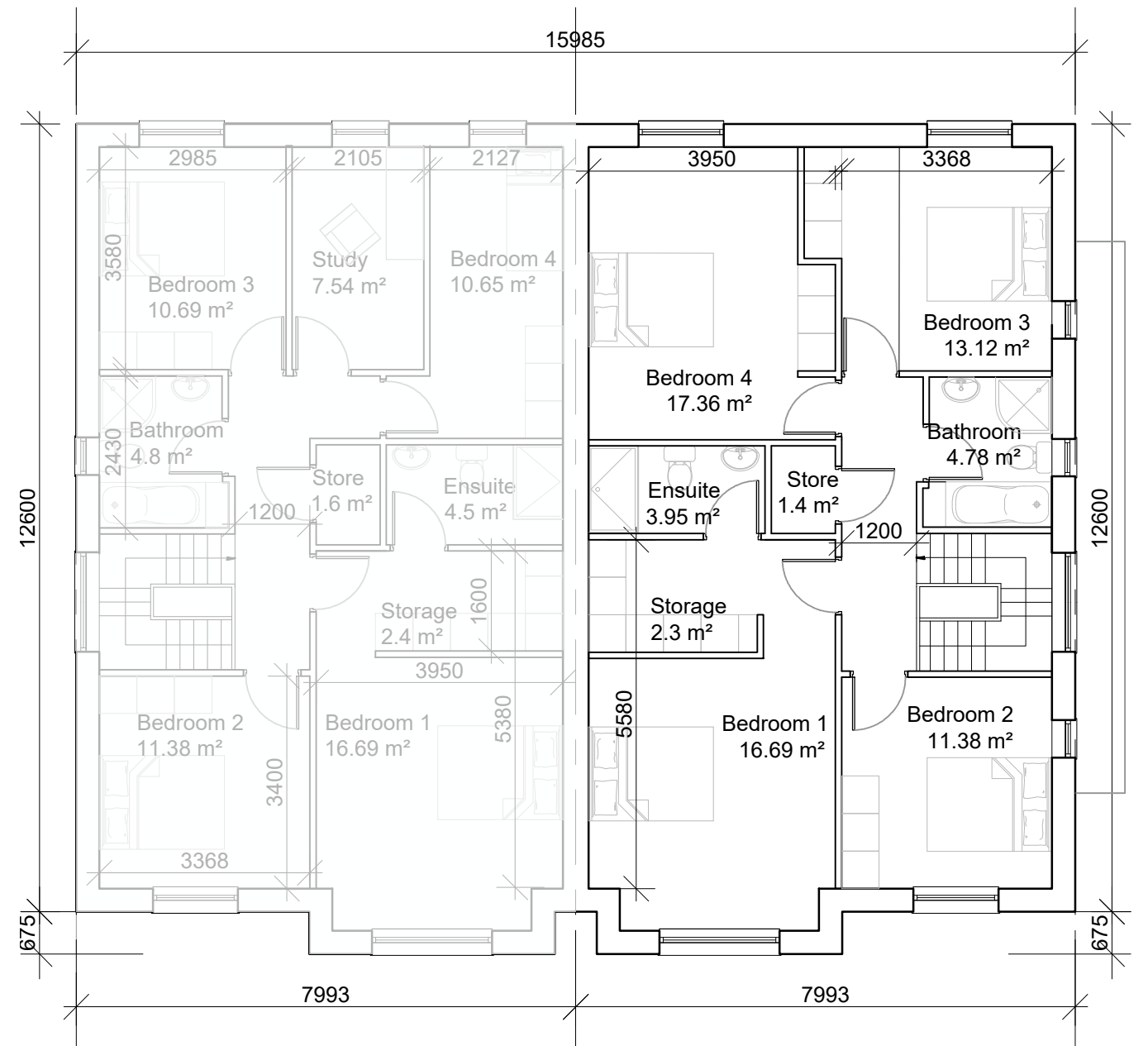
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Stage:	PLANNING
Client:	Calm Homes Properties Ltd.
Project:	Cookstown Road Enniskerry
Drawing:	House Type E E1
Date:	Feb 2021
Scale:	1:200 at A3
Sheet:	3
Int. Job No.:	19010
Drawing No.:	19010_MOLA_A00_00_DR_A_XX_A00_0407_S0
Status:	SO
Revision:	00

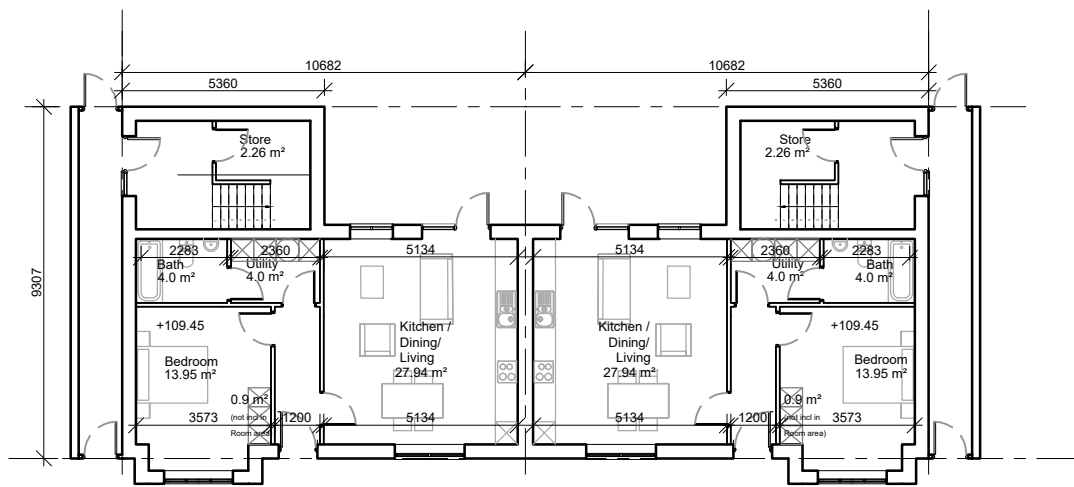
HOUSE TYPE E-E1 - FLOOR PLANS @ 1.100



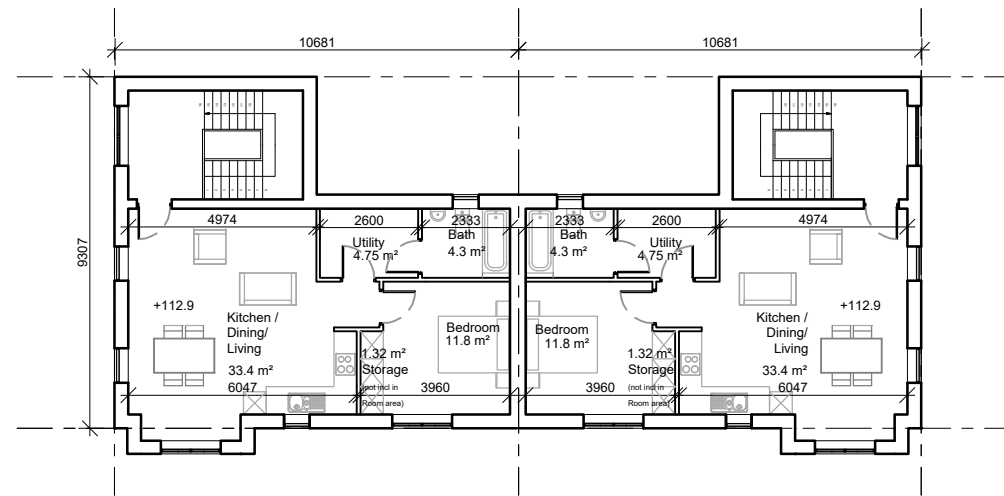
1 Ground Floor Plan
0407 1.100



2 First Floor Plan
0407 1.100



1 Ground Floor Plan - Type F
0408 NORTH POINT



2 First Floor Plan - Type F1
0408 NORTH POINT



3 Front Elevation
0408



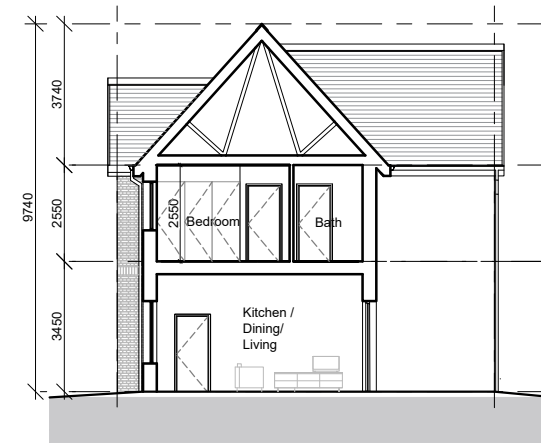
4 Rear Elevation
0408



5 Side Elevation
0408

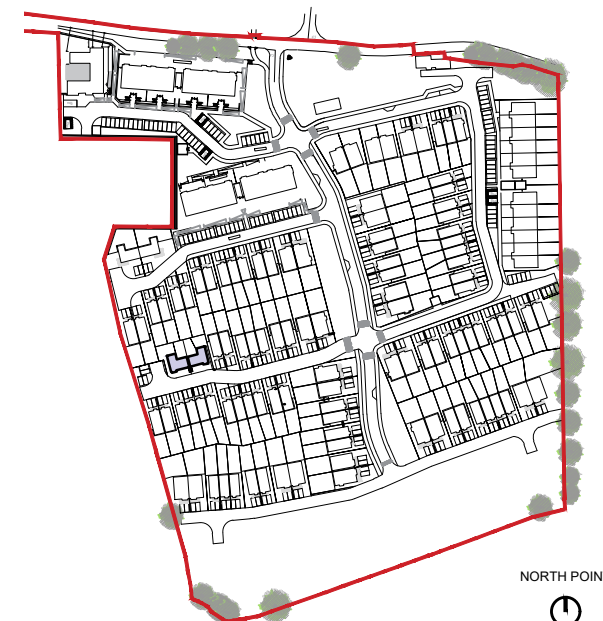


6 Side Elevation
0408



7 Section
0408

HOUSE TYPE F LOCATIONS



NORTH POINT
KEY PLAN NOT TO SCALE

NOTES / LEGEND

NORTH POINTS AND LEVELS TO BE REFERENCED FROM SITE PLAN

GROUND FLOOR UNIT 1: 56.84m²
GROUND FLOOR UNIT 2: 56.84m²
FIRST FLOOR UNIT 1 (INCL STAIRS): 84.56m²
FIRST FLOOR UNIT 2 (INCL STAIRS): 84.56m²

Rev.	Date	Description	By:

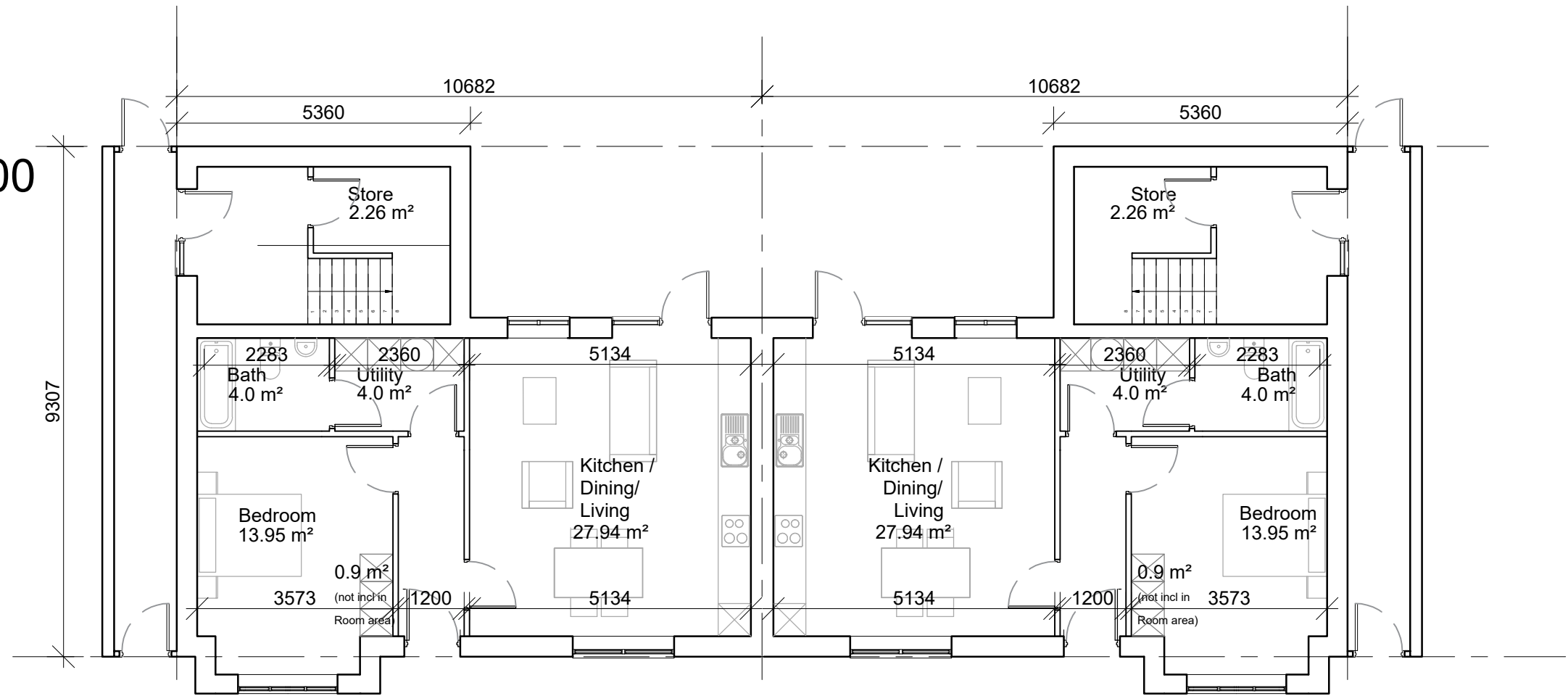
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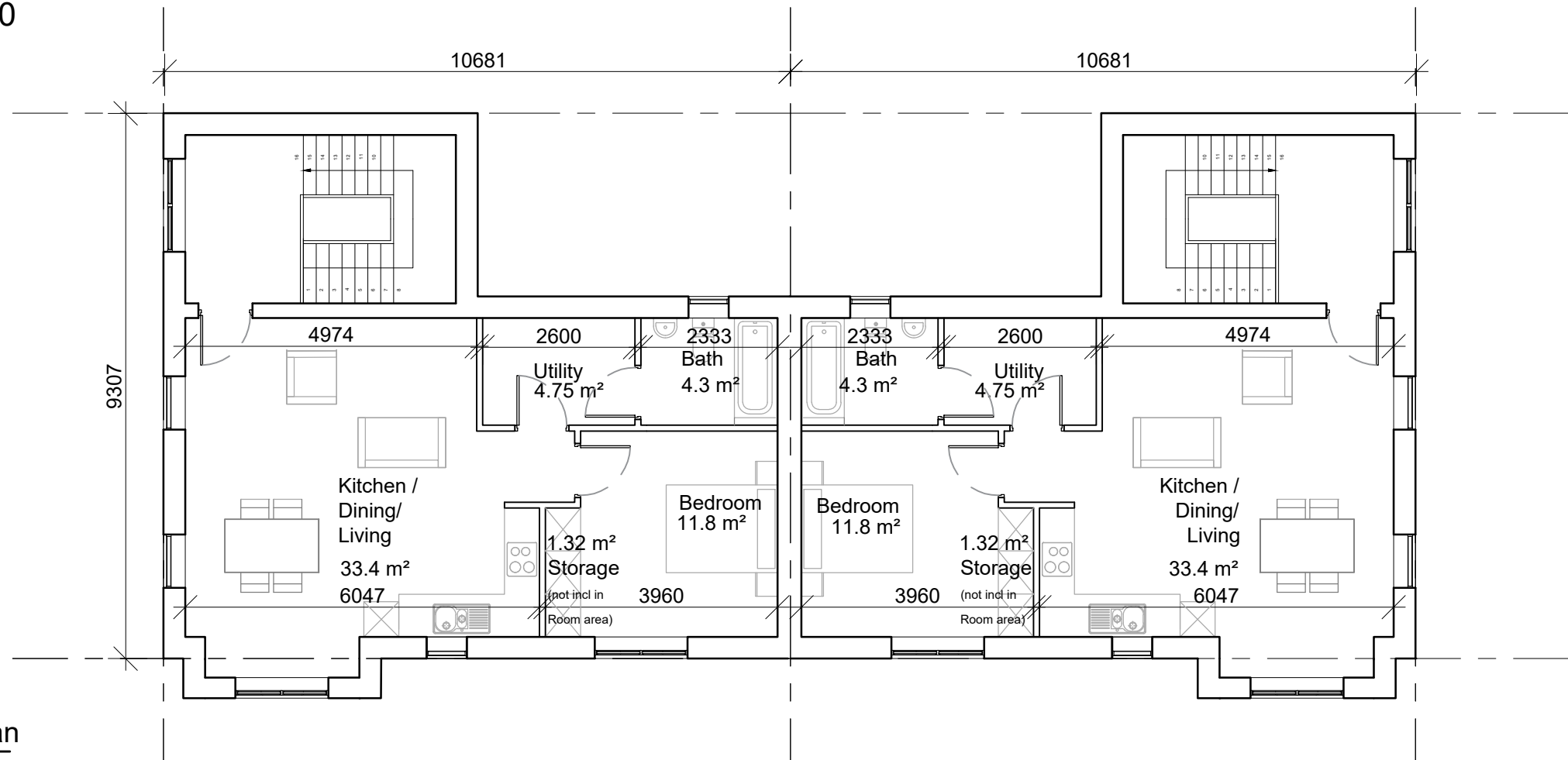
Stage:	PLANNING
Client:	Cairn Homes Properties Ltd.
Project:	Cookstown Road Enniskerry
Drawing:	House Type F F1
Date:	Feb 2021
Scale:	1:200 at A3
Sheet:	3
Int. Job No.:	19010
Drawing No.:	19010_MOLA_A00_00_DR_A_XX_A00_0408_S0
Status:	SO
Revision:	00

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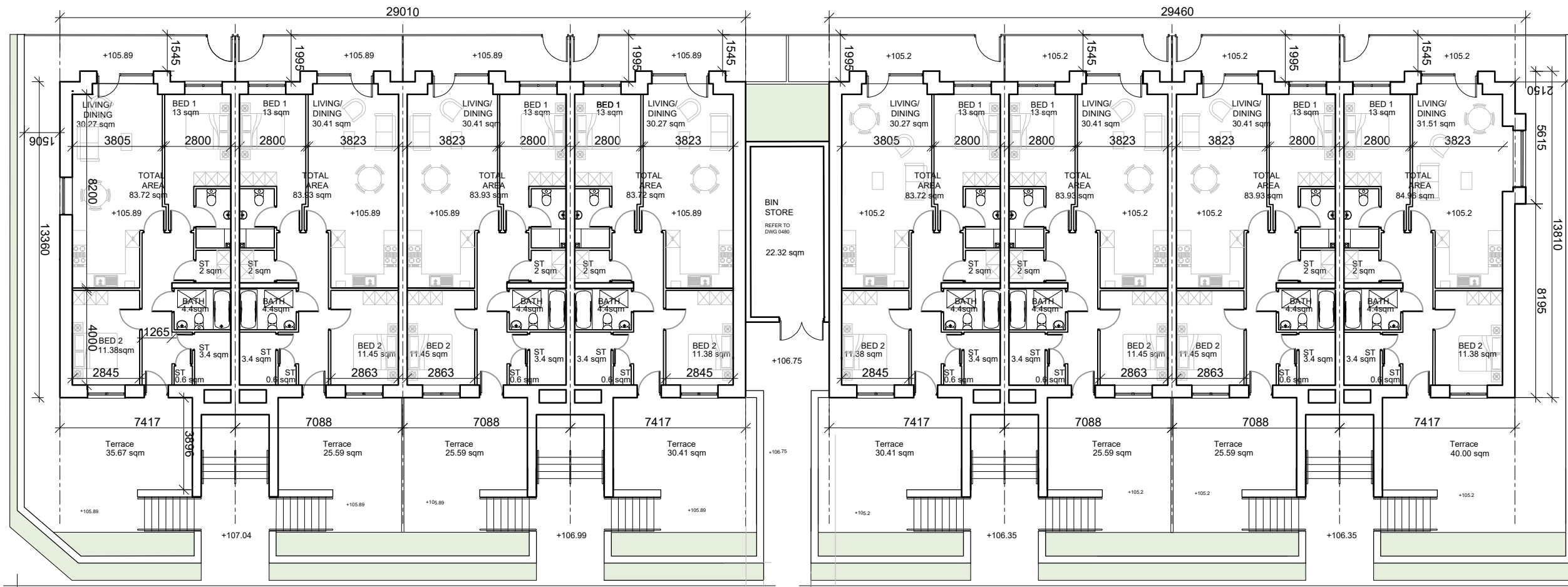
HOUSE TYPE F-F1 FLOOR PLANS @ 1.100



1 Ground Floor Plan
0408 1.100



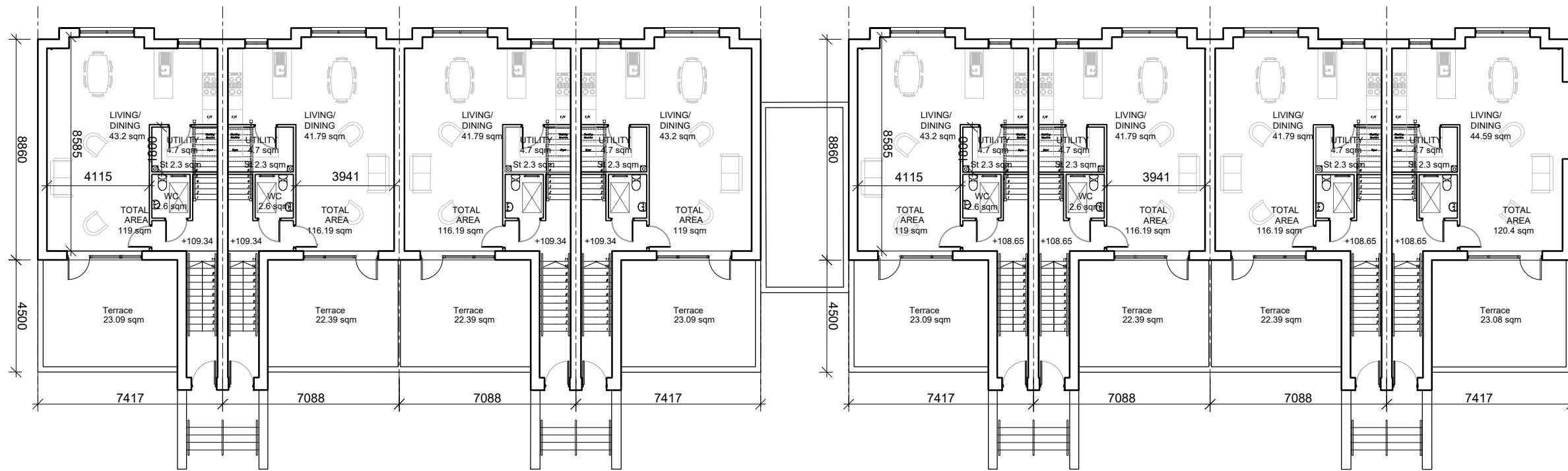
2 First Floor Plan
0408 1.100



1 Ground Floor Plan NORTH POINT

DUPLEX BLOCK A2

DUPLEX BLOCK A1

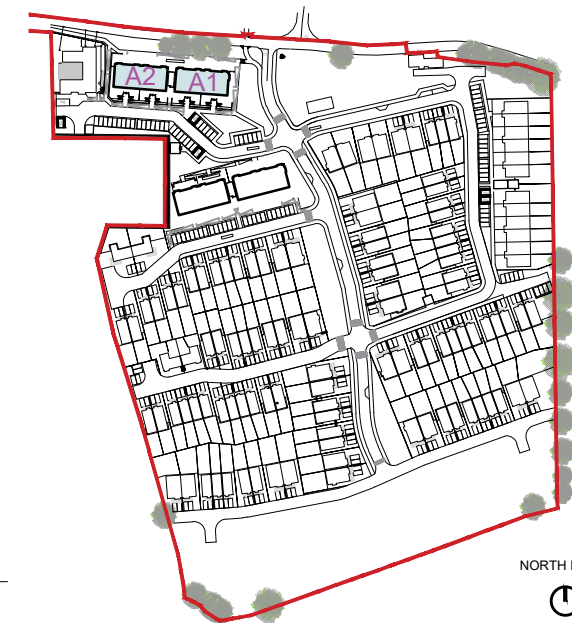


2 First Floor Plan NORTH POINT

DUPLEX BLOCK A2

DUPLEX BLOCK A1

DUPLEX TYPE A LOCATION



NORTH POINT
KEY PLAN NOT TO SCALE

NOTES / LEGEND

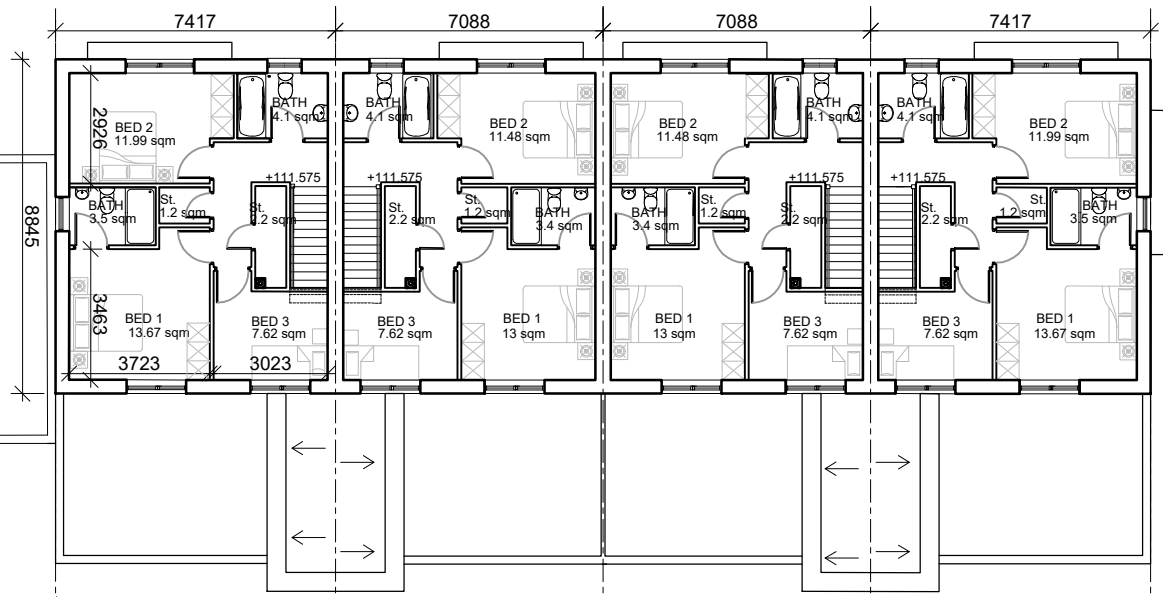
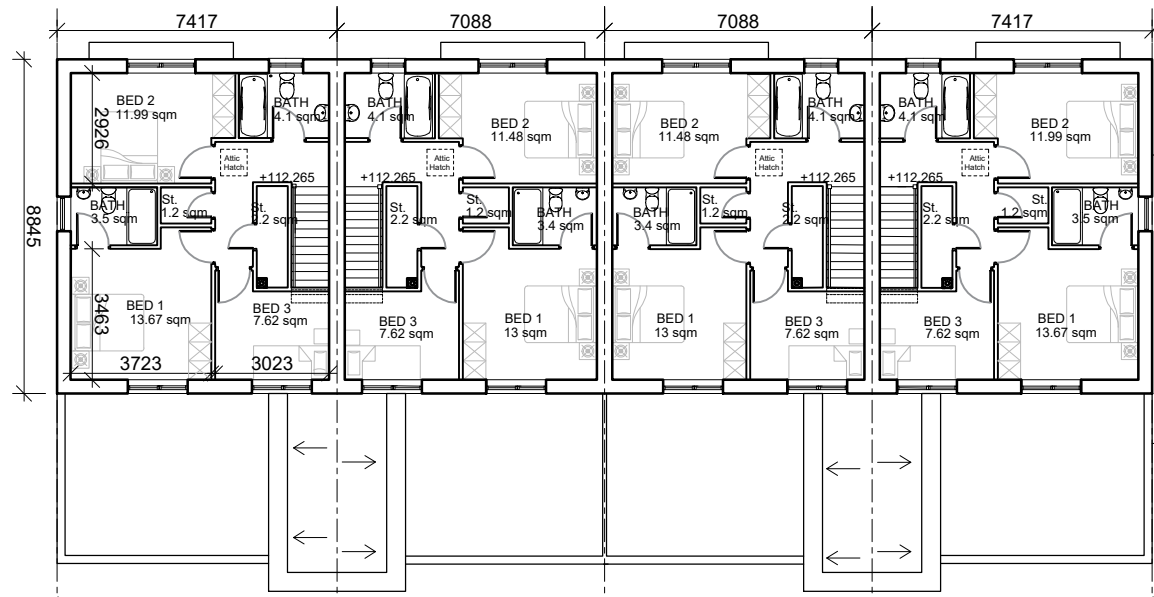
- GROUND FLOOR EAST END TERRACE UNIT TOTAL AREA 84.96 SQM
- GROUND FLOOR MID TERRACE UNIT TOTAL AREA 83.93 SQM
- GROUND FLOOR WEST END TERRACE UNIT TOTAL AREA 83.72 SQM
- UPPER FLOOR EAST END TERRACE UNIT TOTAL AREA 120.40 SQM
- UPPER FLOOR MID TERRACE UNIT TOTAL AREA 116.19 SQM
- UPPER FLOOR WEST END TERRACE UNIT TOTAL AREA 119.00 SQM

3.3 Sqm storage of each upper floor unit located in attic space. Access and flooring to attic.

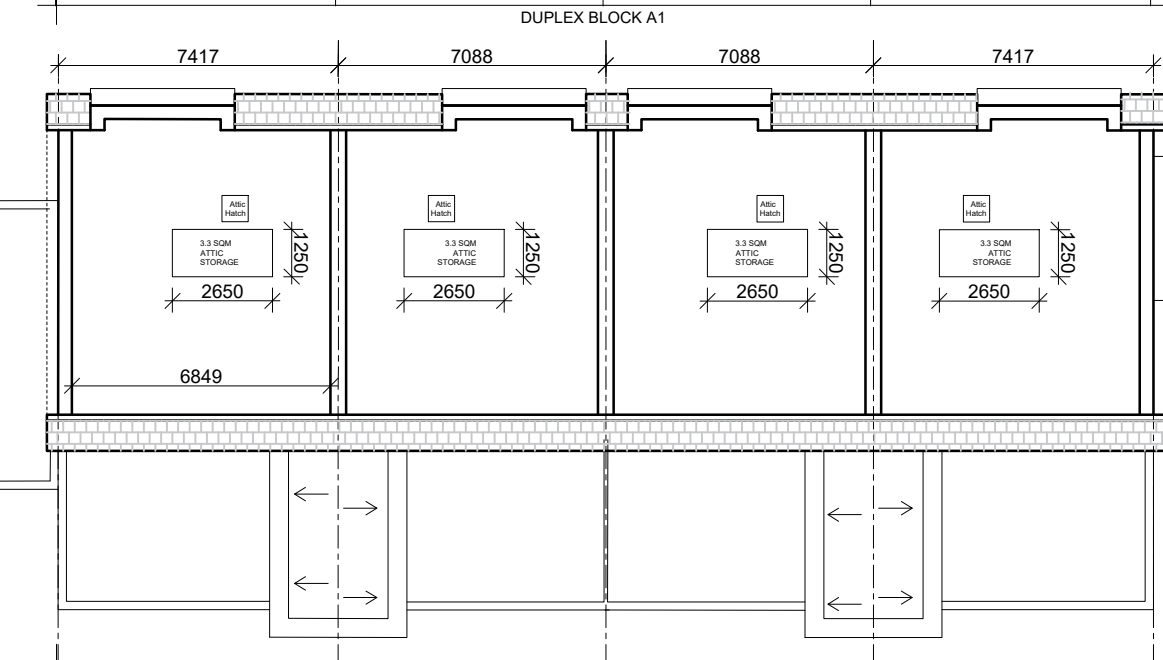
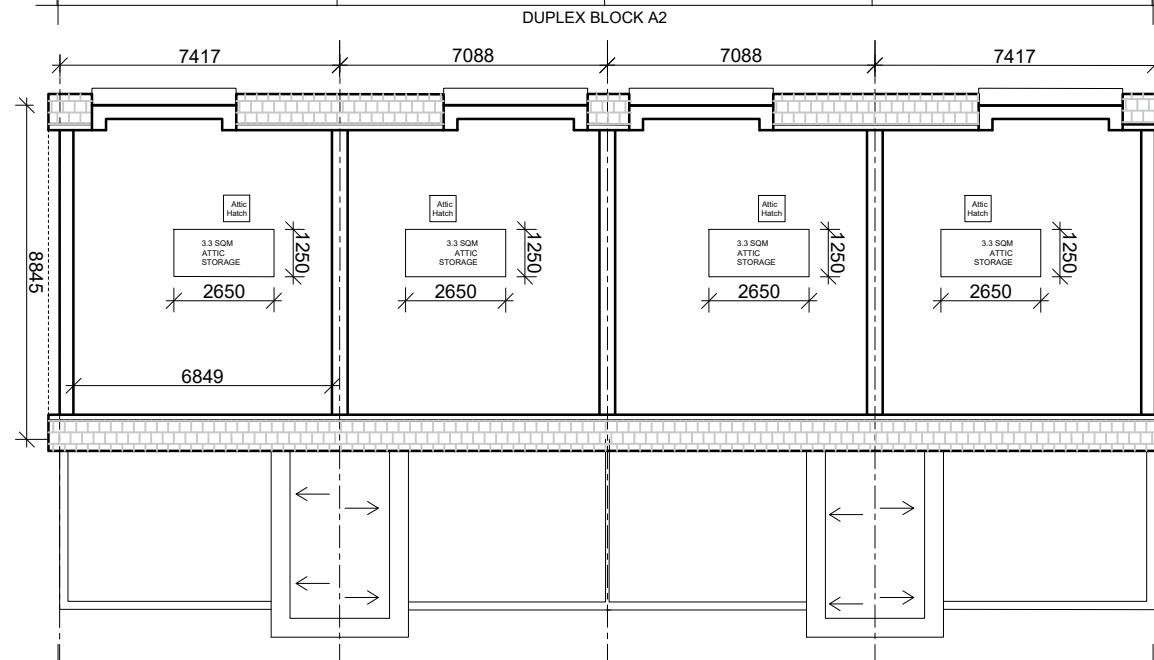
Rev.	Date	Description	By

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Stage	Client	Project	Date	Scale	Sheet	Int. Job No.
PLANNING	Calm Homes Properties Ltd.	Cookstown Road Enniskerry	Feb 2021	1:200 at A3	3	19010
				1:100 at A1		



1 NORTH POINT
 1 Second Floor Plan
 0451



2 NORTH POINT
 2 Attic Floor Plan
 0451



3 NORTH POINT
 3 South Facing Elevation
 0451

NOTES / LEGEND

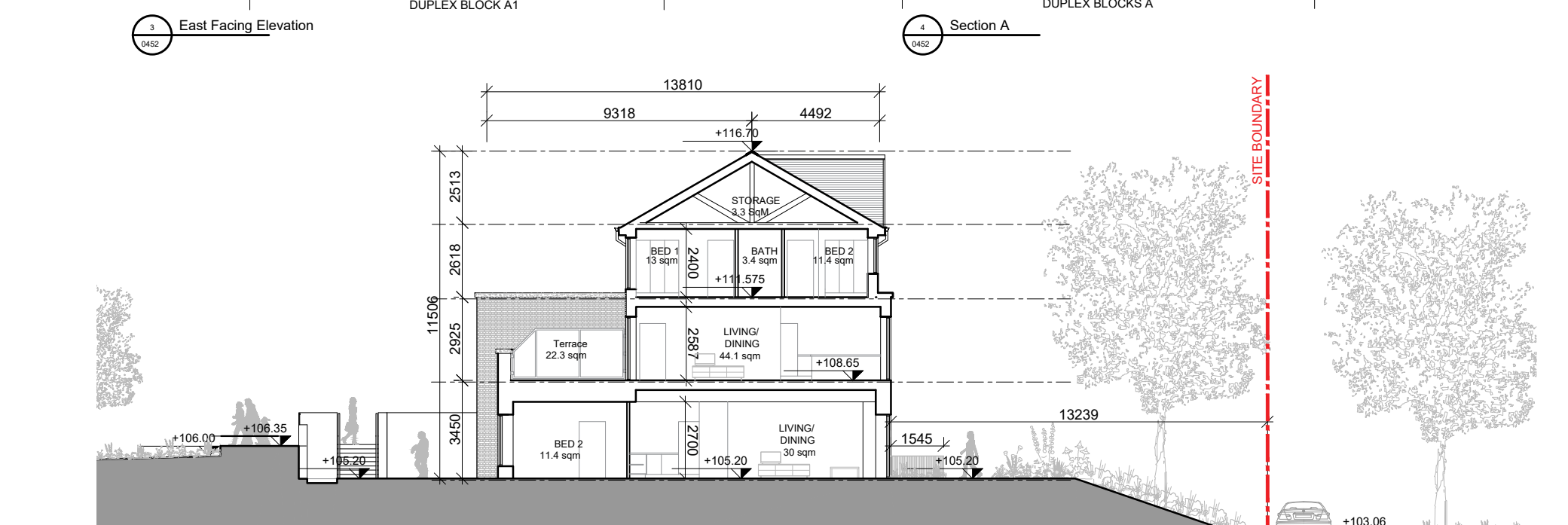
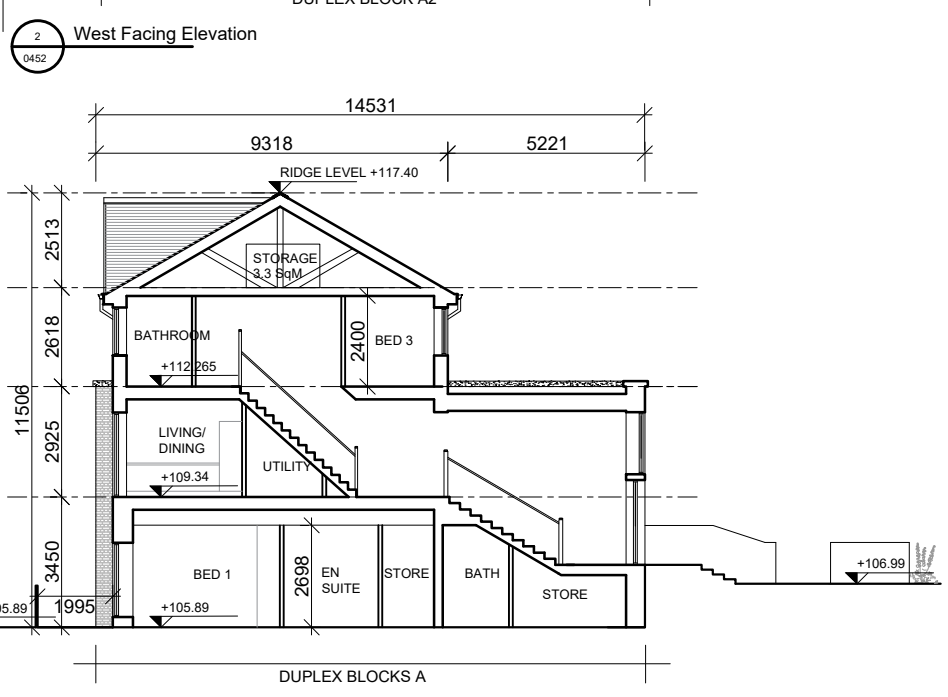
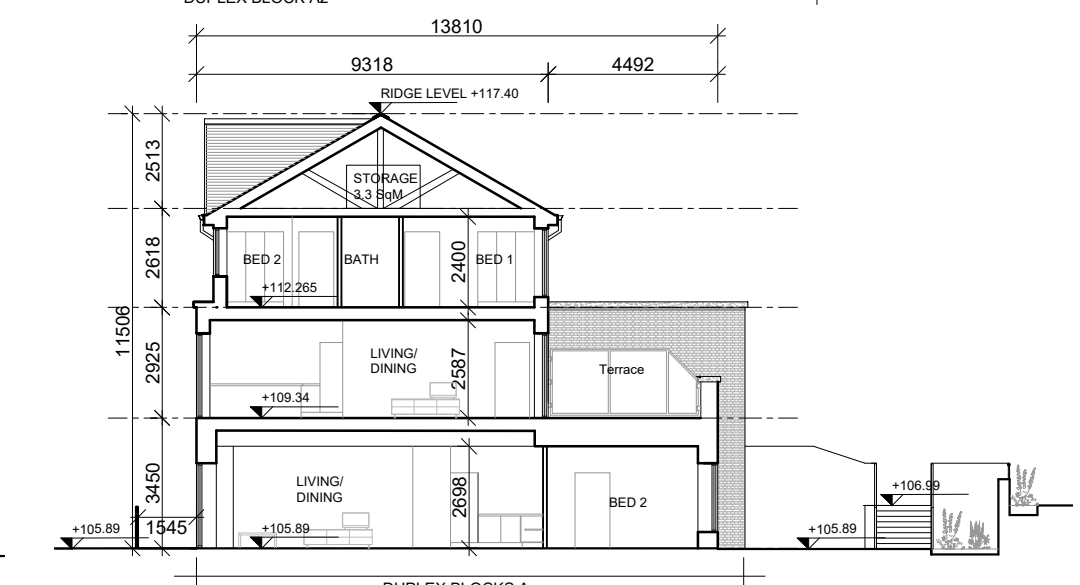
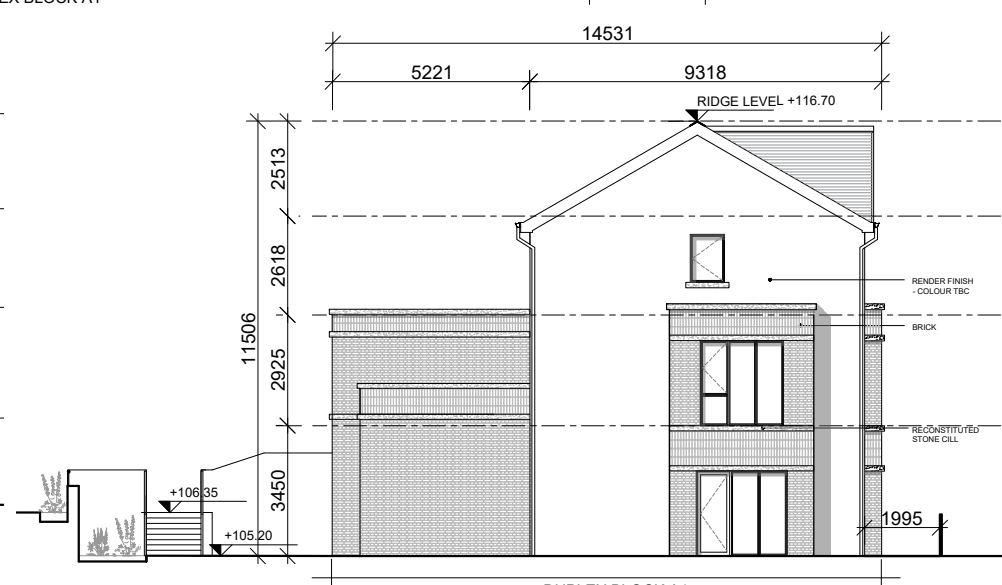
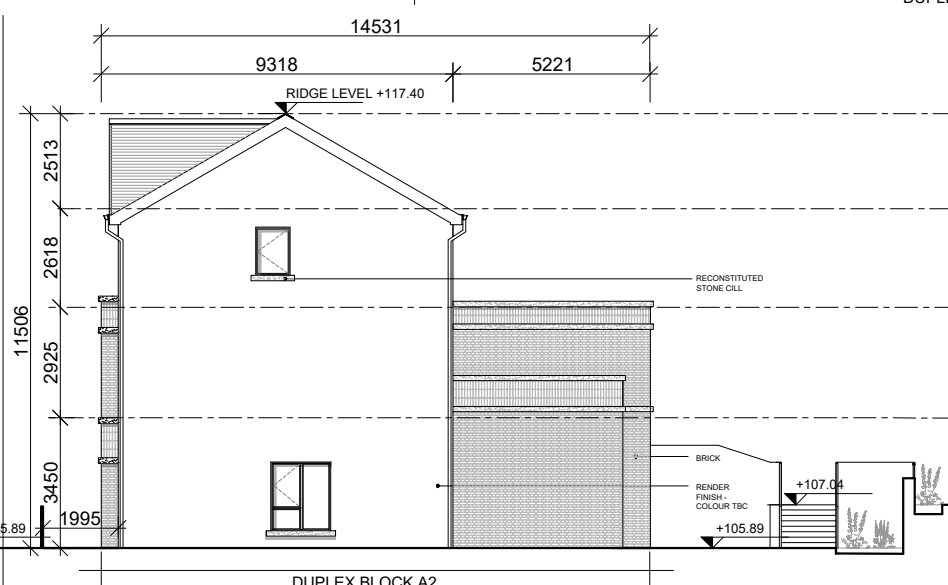
3.3 Sqm storage of each upper floor unit located in attic space. Access and flooring to attic.

Rev.	Date	Description	By

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Client: **PLANNING**
 Cairn Homes Properties Ltd.
 Project: **Cookstown Road Enniskerry**
 Drawing: **Duplex A- Second Floor Plan, Attic Floor Plan & South Elevation**
 Date: **Feb 2021** Scale: **1:200 at A3** Stage: **3** Job No: **19010**
 Drawing No: **19010_MOLA_A00_00_DR_A_XX_A00_0451** Status: **S0** Revision: **00**

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5 Section B

6 Section C

NOTES / LEGEND

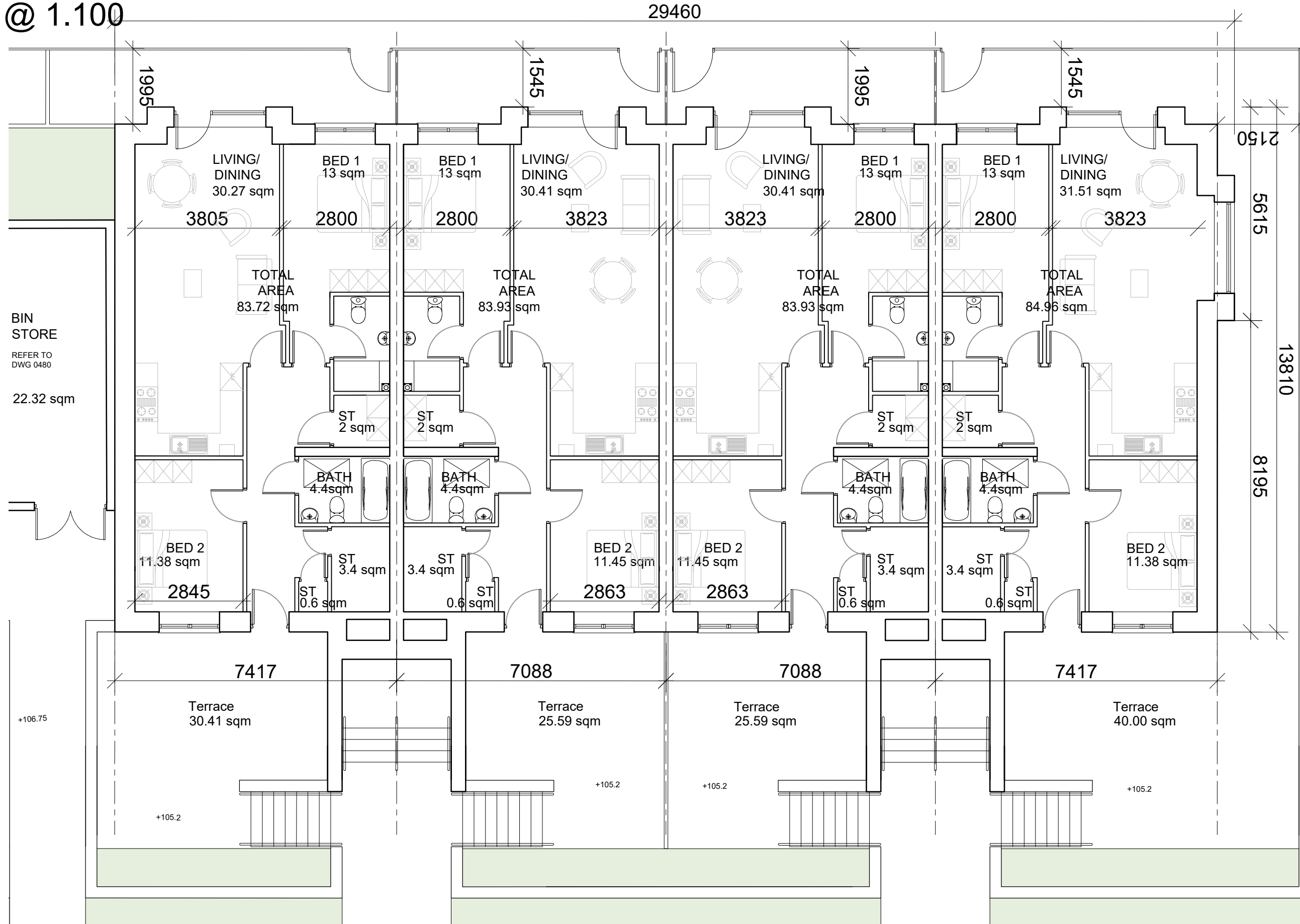
3.3 Sqm storage of each upper floor unit located in attic space. Access and flooring to attic.

Rev.	Date	Description	By

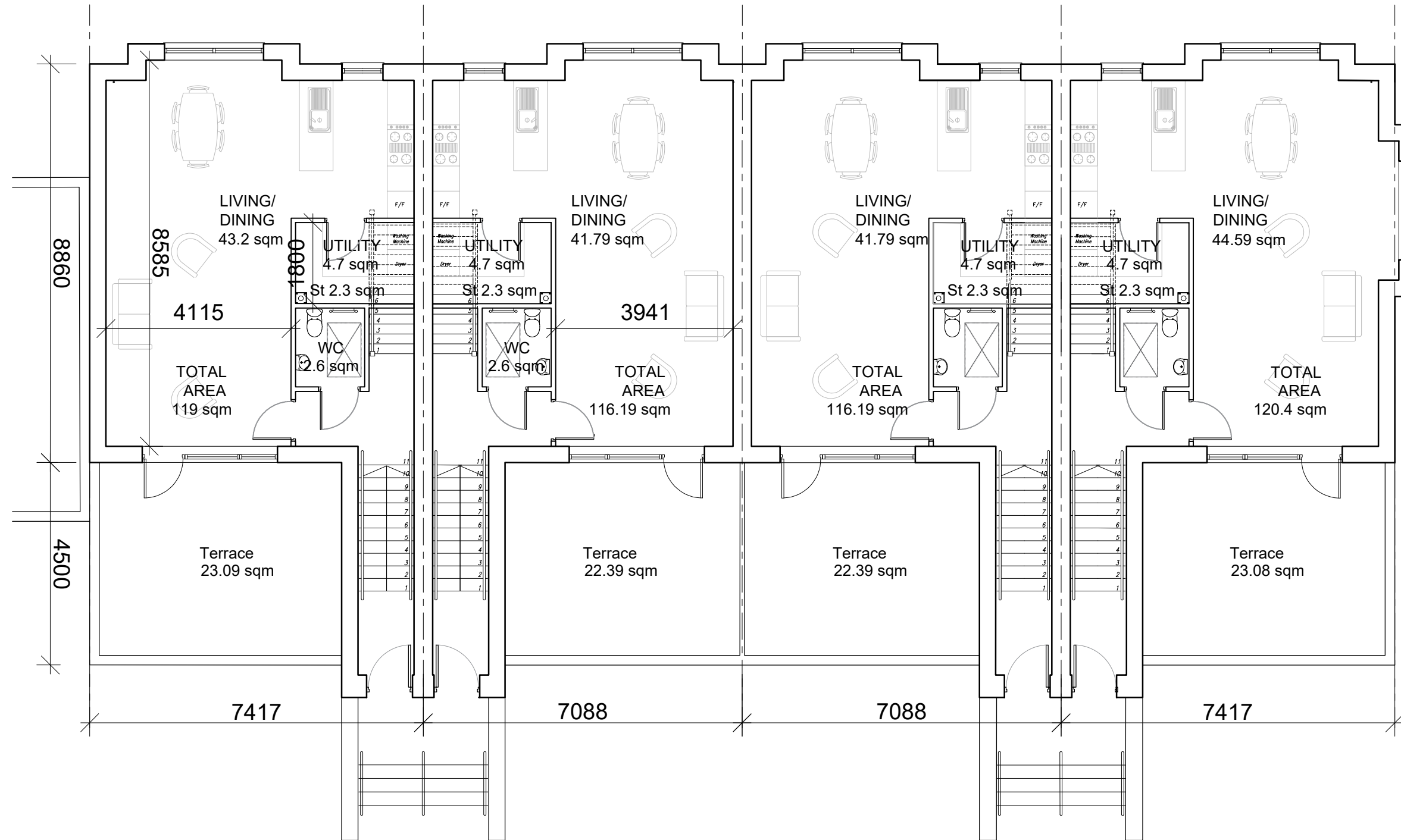
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 Dublin 4, Ireland
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Client: **PLANNING**
 Cairn Homes Properties Ltd.
 Project: **PLANNING**
 Cookstown Road Enniskerry
 Drawing: **Duplex A- North, East & West Elevations & Sections**
 Date: **Feb 2021** Scale: 1:200 at A3 Stage: 3
 Drawing No.: **19010_MOLA_A00_00_DR_A_XX_A00_0452_S0** Status: Revision: **00**

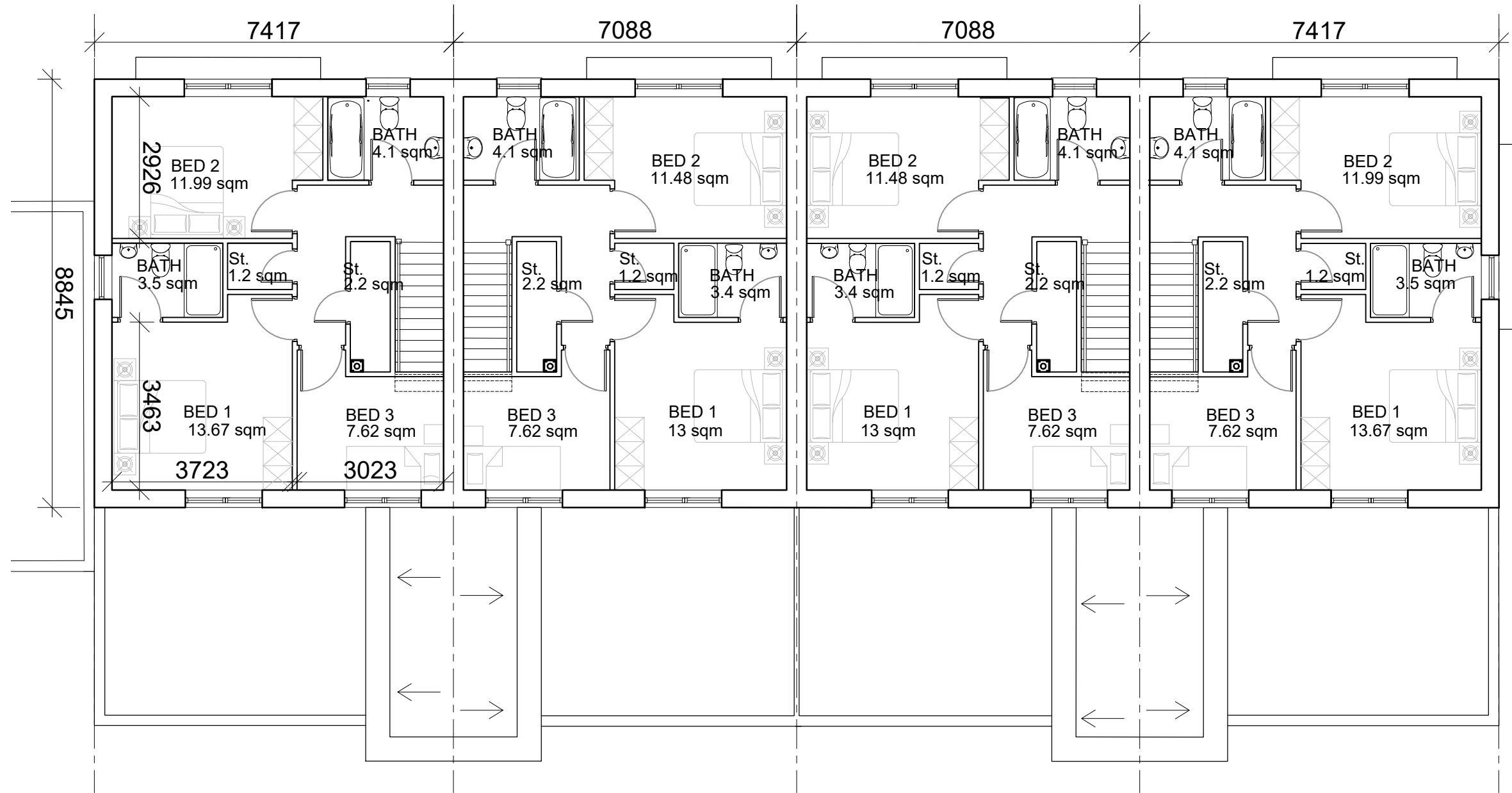
DUPLEX A1 FLOOR PLANS @ 1.100



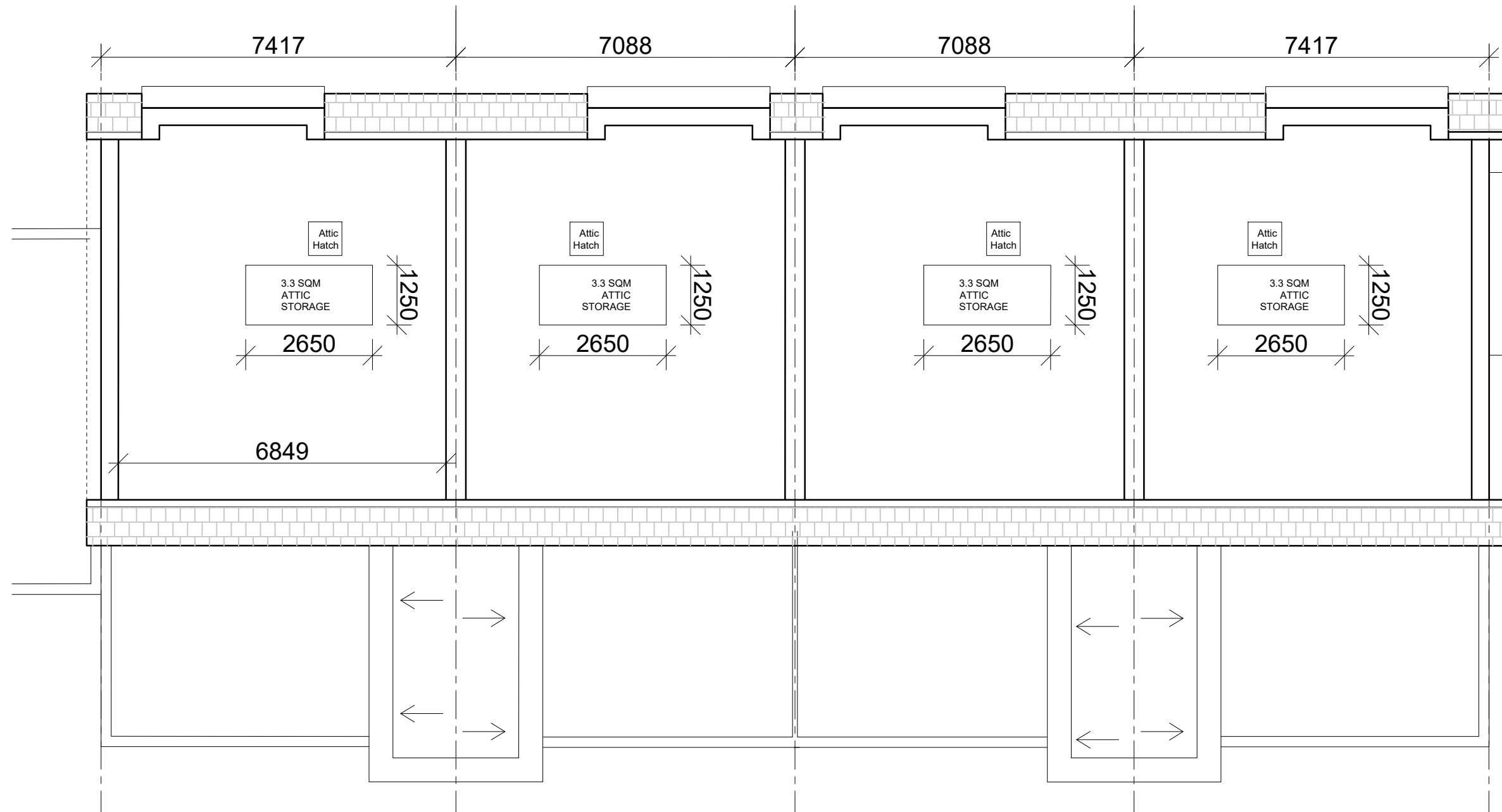
DUPLEX A1 FLOOR PLANS @ 1.100



DUPLEX A1 FLOOR PLANS @ 1.100

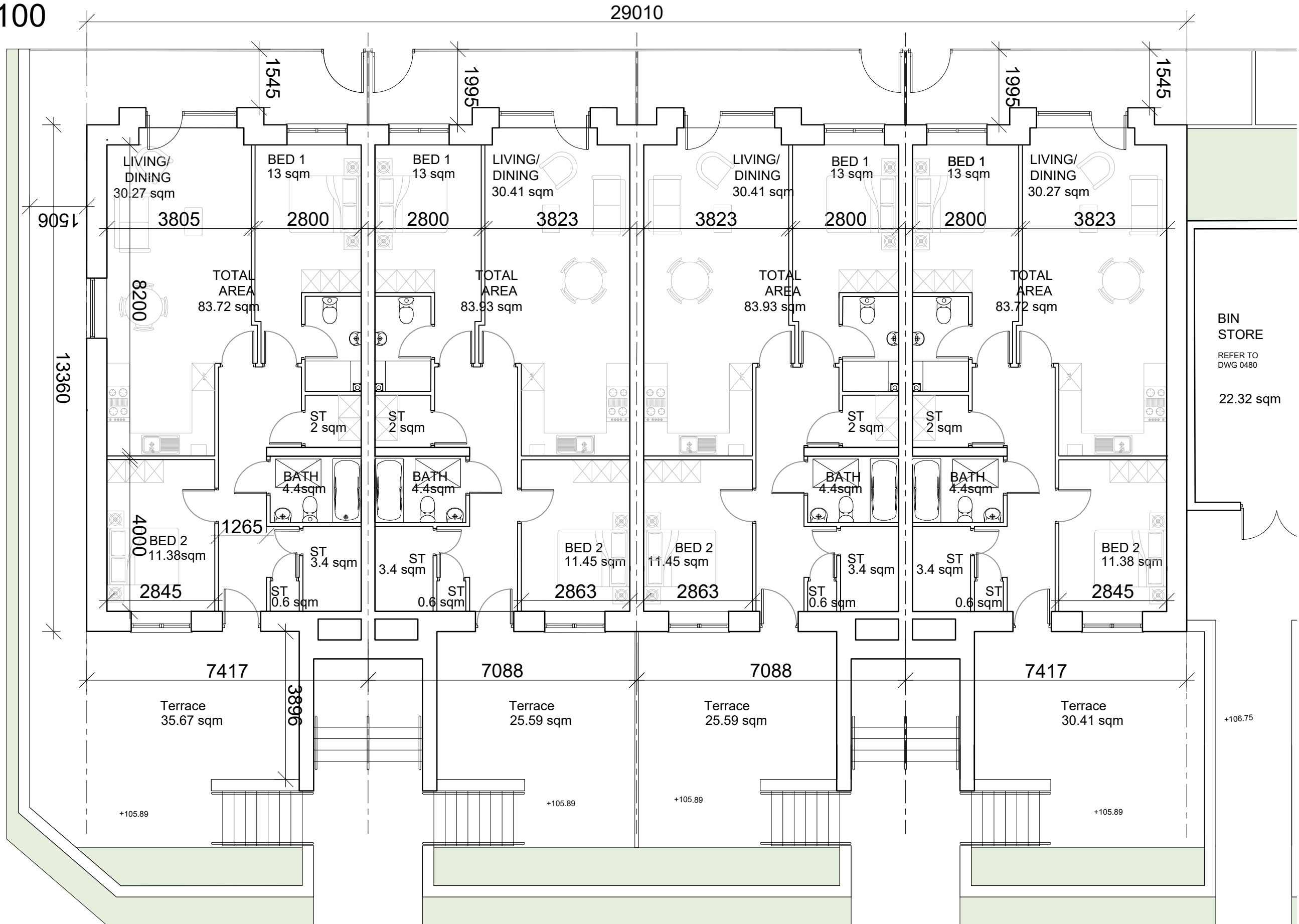


DUPLEX A1
FLOOR PLANS
@ 1.100



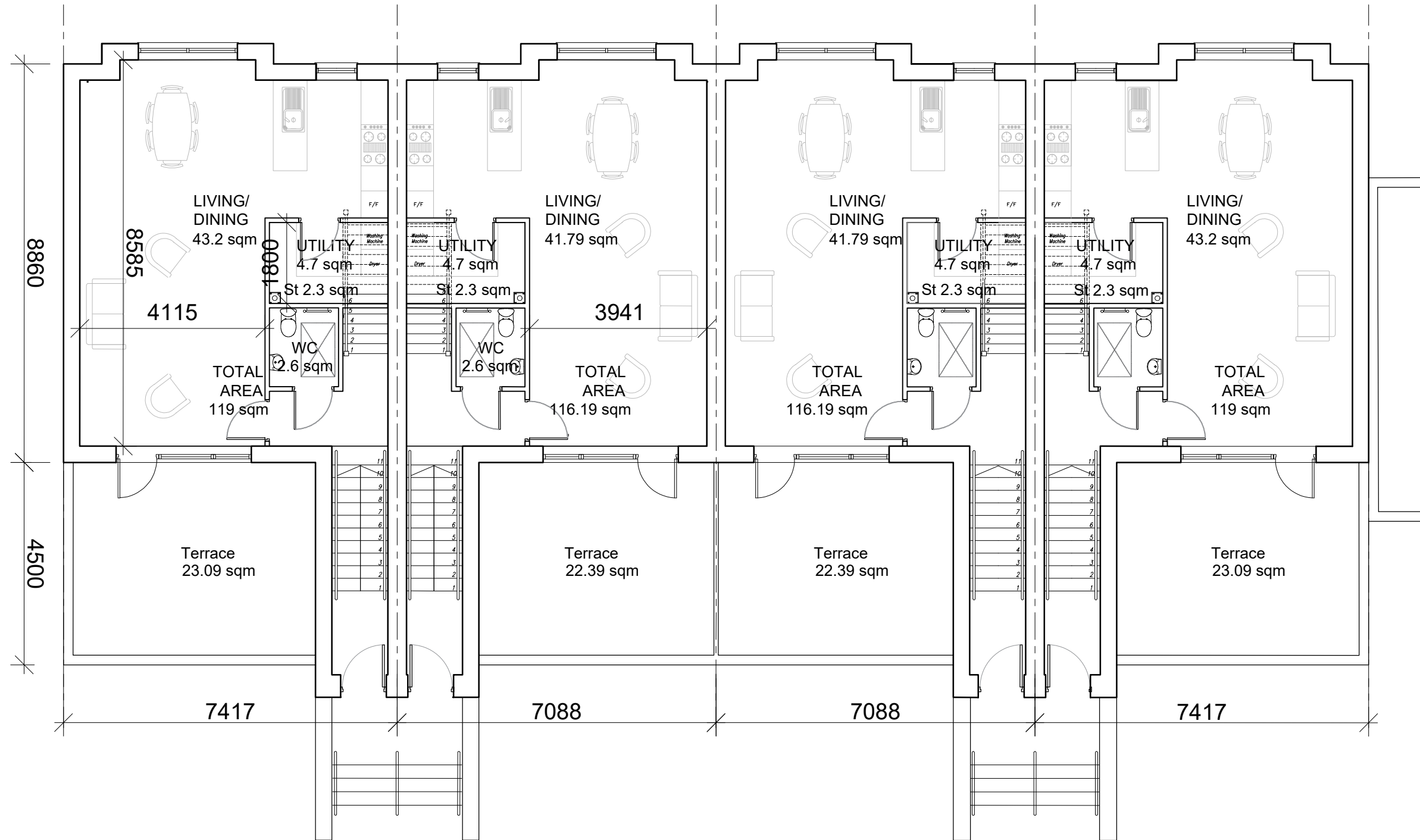
4 Attic Floor Plan
0451 1.100

DUPLEX A2 FLOOR PLANS @ 1.100

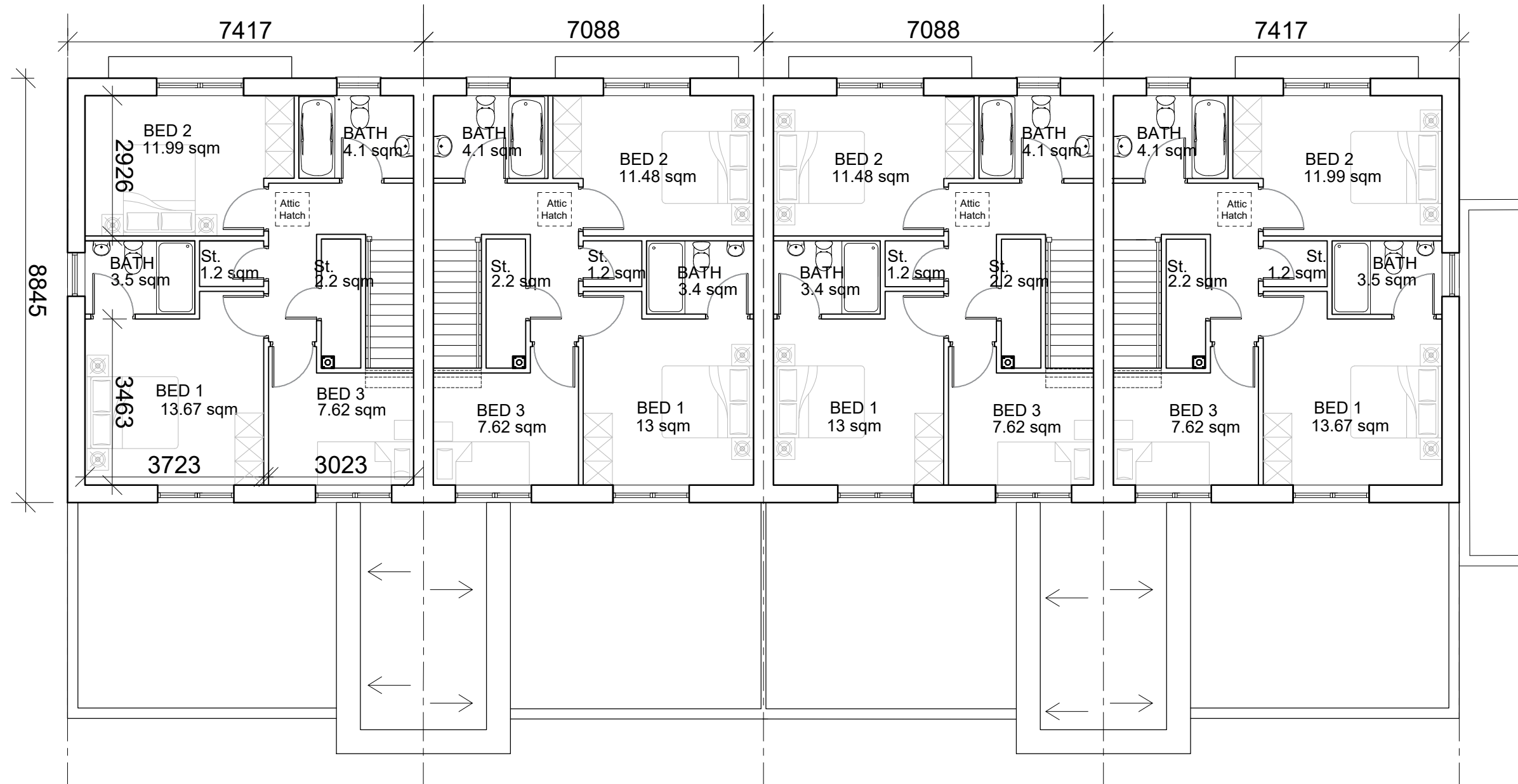


BIN STORE
REFER TO DWG 0480
22.32 sqm

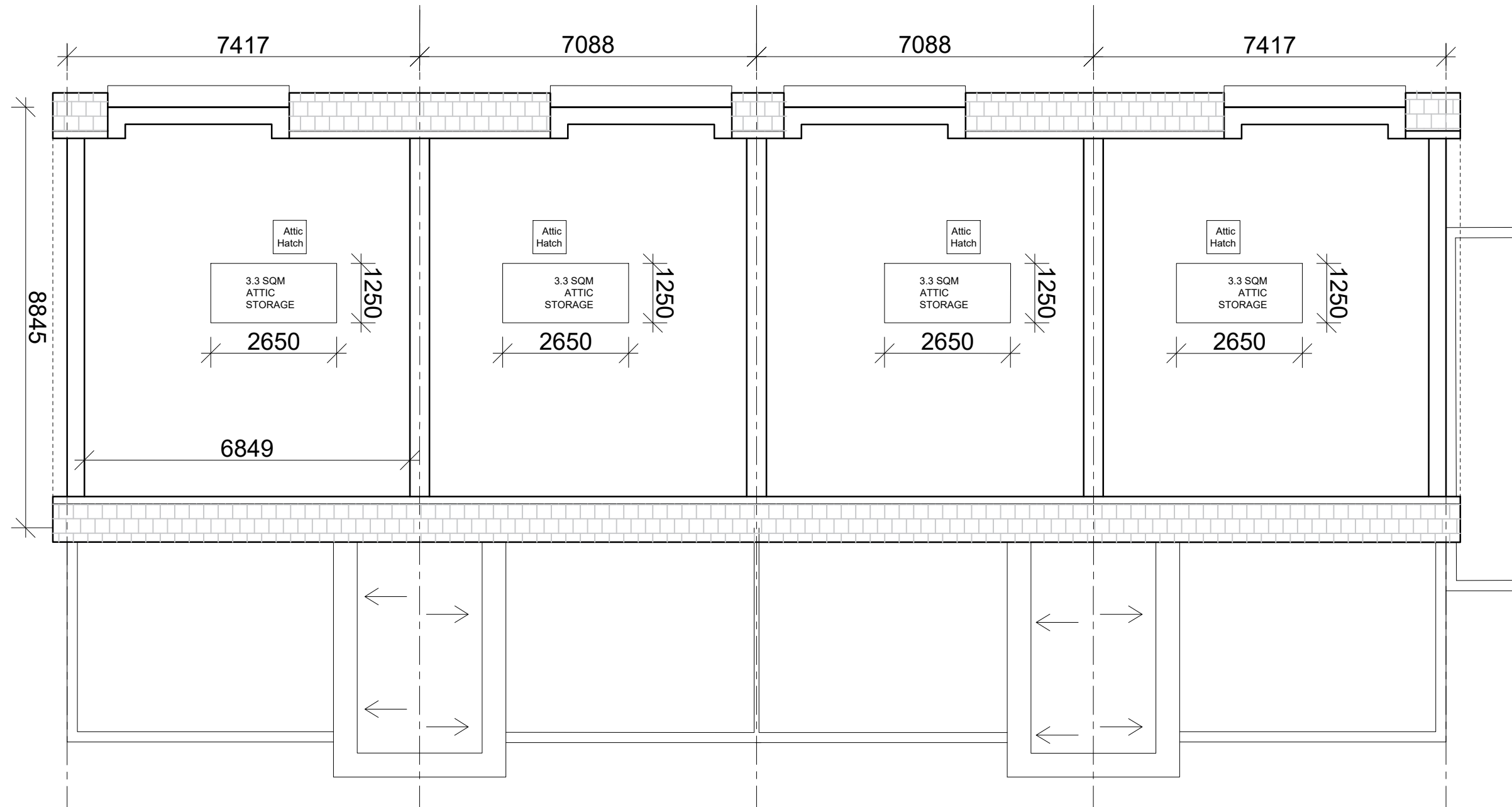
DUPLEX A2
 FLOOR PLANS
 @ 1.100



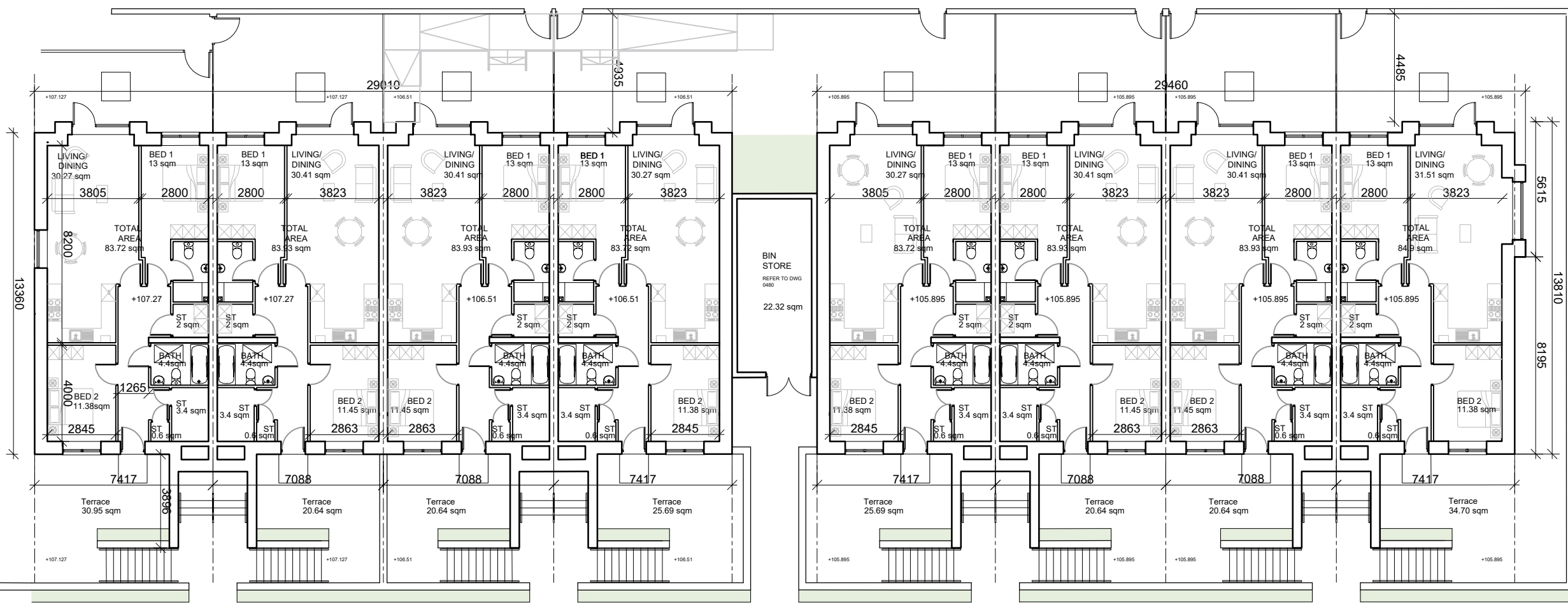
DUPLEX A2
FLOOR PLANS
@ 1.100



DUPLEX A2
FLOOR PLANS
@ 1.100



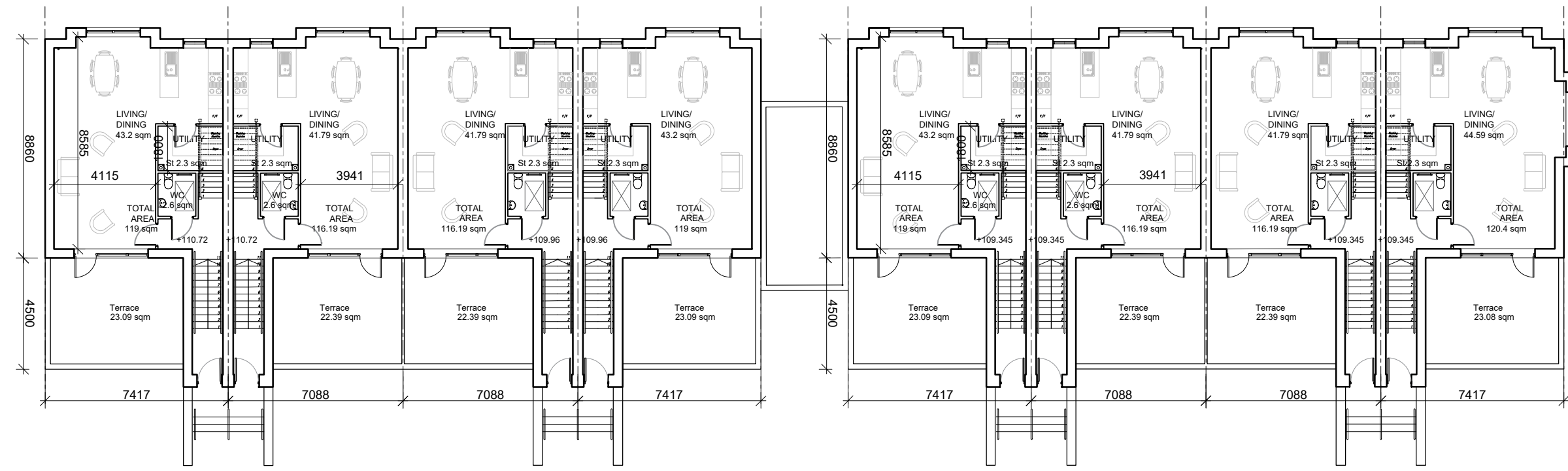
4 Attic Floor Plan
0450 1.100



DUPLEX BLOCK B2

DUPLEX BLOCK B1

1 Ground Floor Plan NORTH POINT

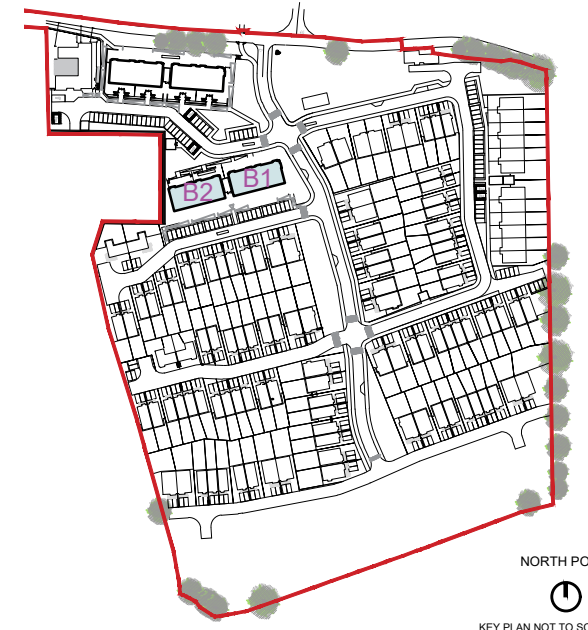


DUPLEX BLOCK B2

DUPLEX BLOCK B1

2 First Floor Plan NORTH POINT

DUPLEX TYPE B LOCATIONS



NORTH POINT
KEY PLAN NOT TO SCALE

NOTES / LEGEND

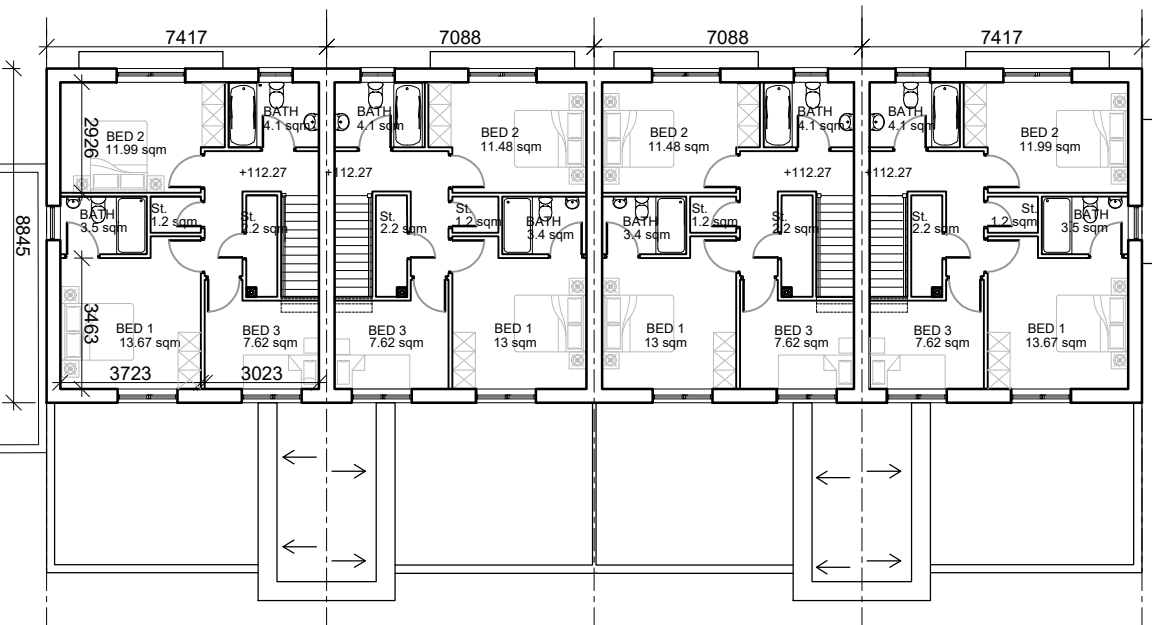
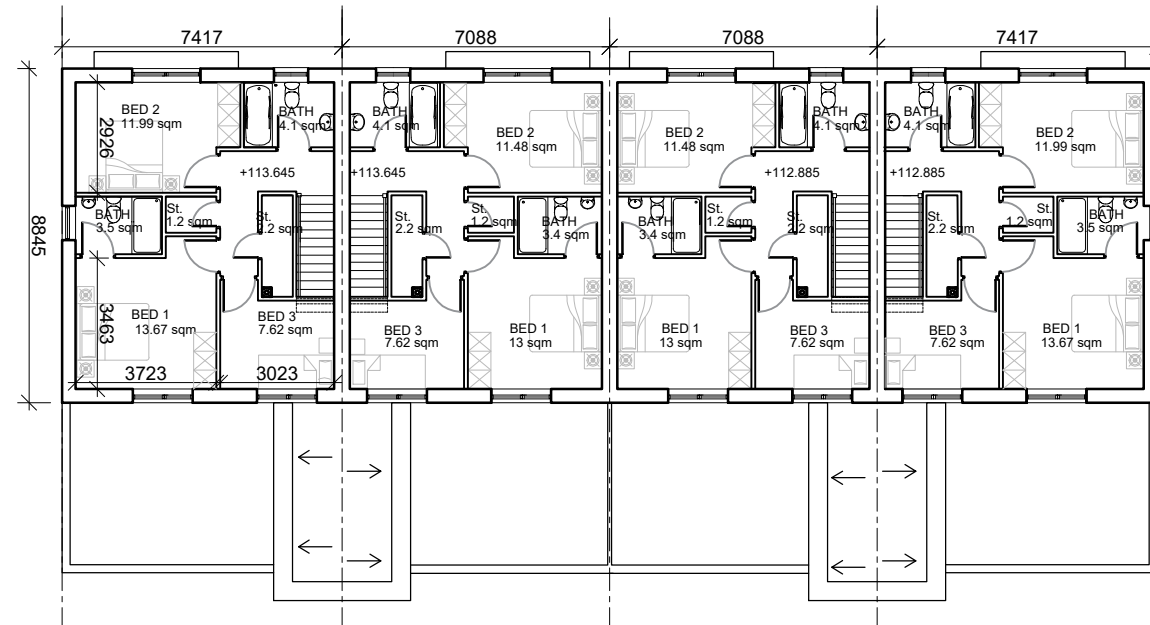
GROUND FLOOR EAST END TERRACE UNIT TOTAL AREA 84.96 SQM
 GROUND FLOOR MID TERRACE UNIT TOTAL AREA 83.93 SQM
 GROUND FLOOR WEST END TERRACE UNIT TOTAL AREA 83.72 SQM
 UPPER FLOOR EAST END TERRACE UNIT TOTAL AREA 120.40 SQM
 UPPER FLOOR MID TERRACE UNIT TOTAL AREA 116.19 SQM
 UPPER FLOOR WEST END TERRACE UNIT TOTAL AREA 119 SQM

3.3 Sqm storage of each upper floor unit located in attic space. Access and flooring to attic.

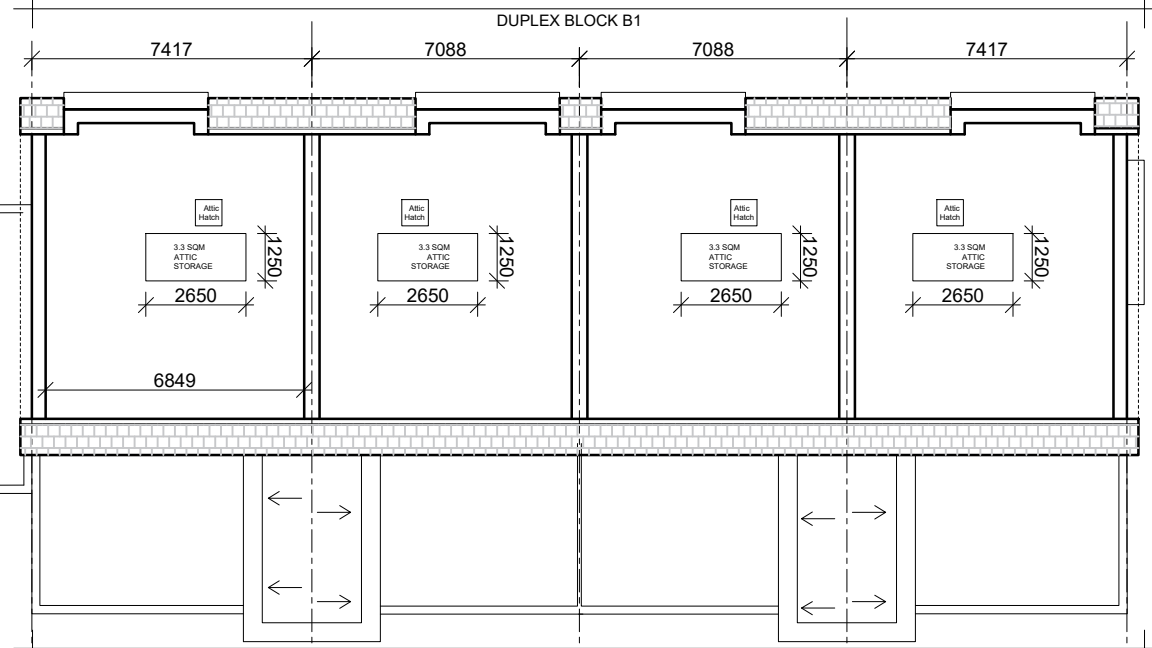
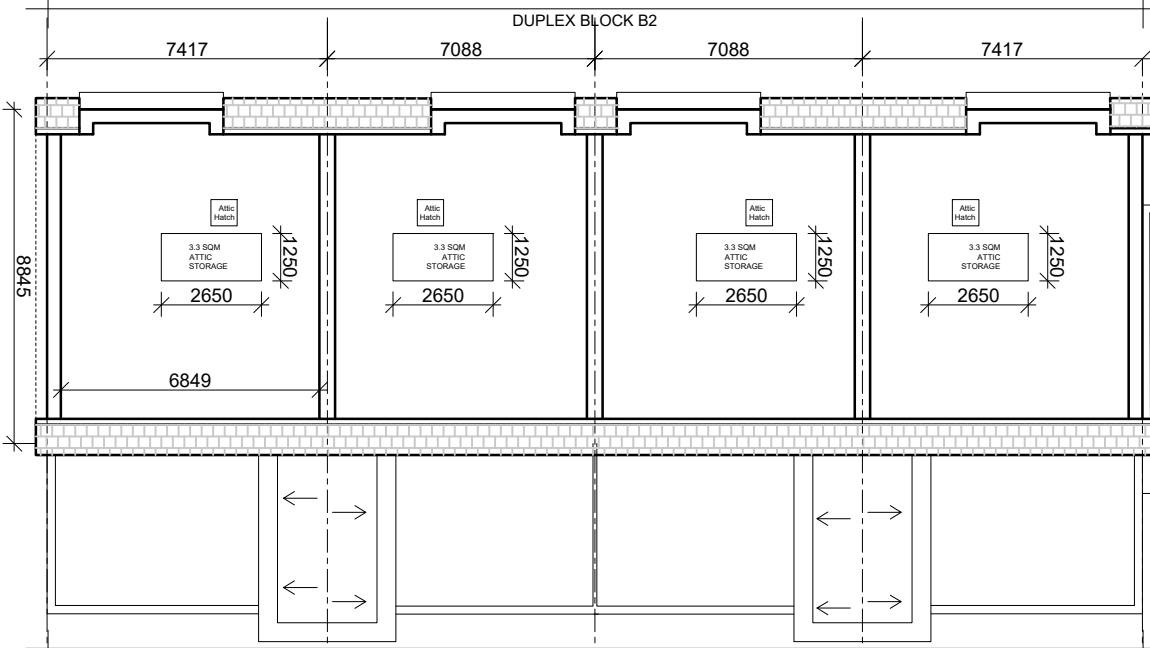
Rev.	Date	Description	By

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Stage	Client	Project	Drawing	Date	Scale	Sheet	Int. Job No.
PLANNING	Cairn Homes Properties Ltd.	Cookstown Road Enniskerry	Duplex B - Ground & First Floor Plans	Feb 2021	1:100 at A1	3	19010



1 NORTH POINT
Second Floor Plan
0454



2 NORTH POINT
Attic Floor Plan
0454



3 South Facing Elevation
0454

NOTES / LEGEND

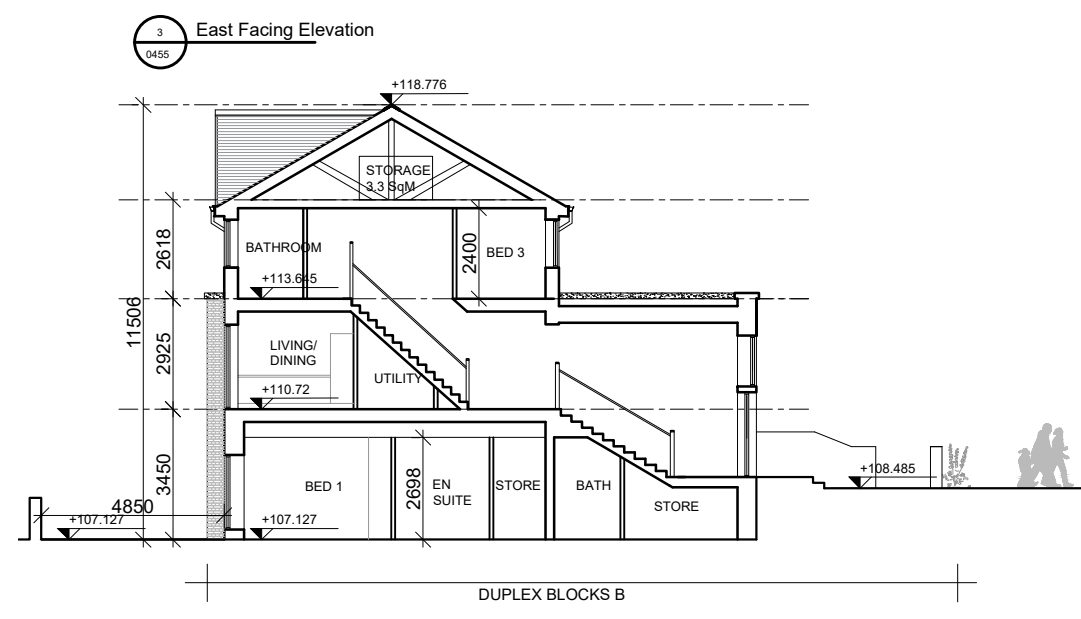
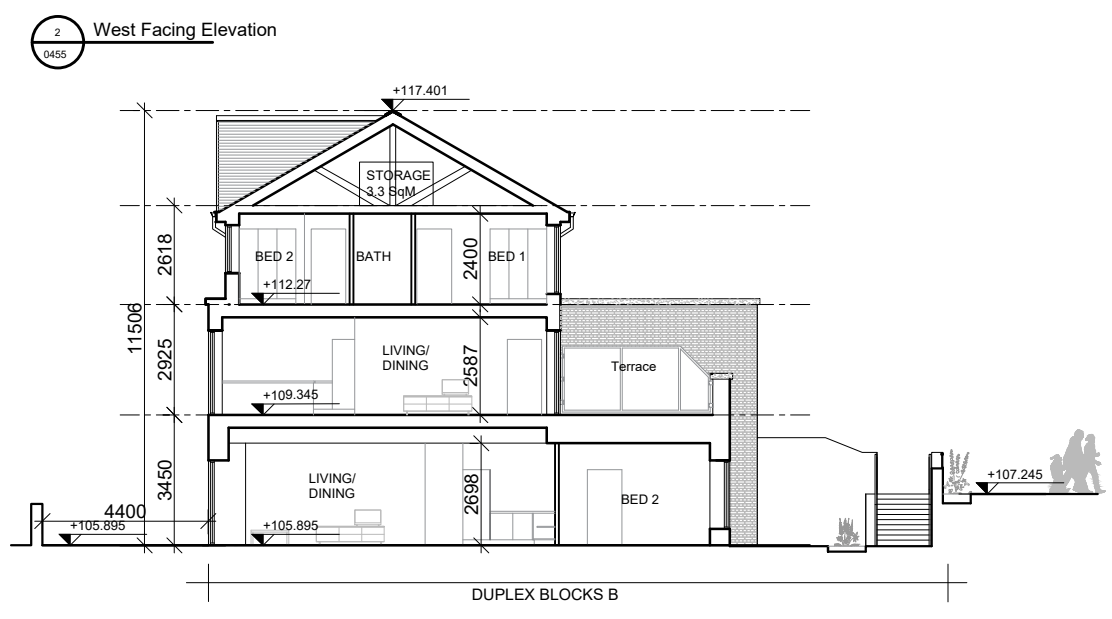
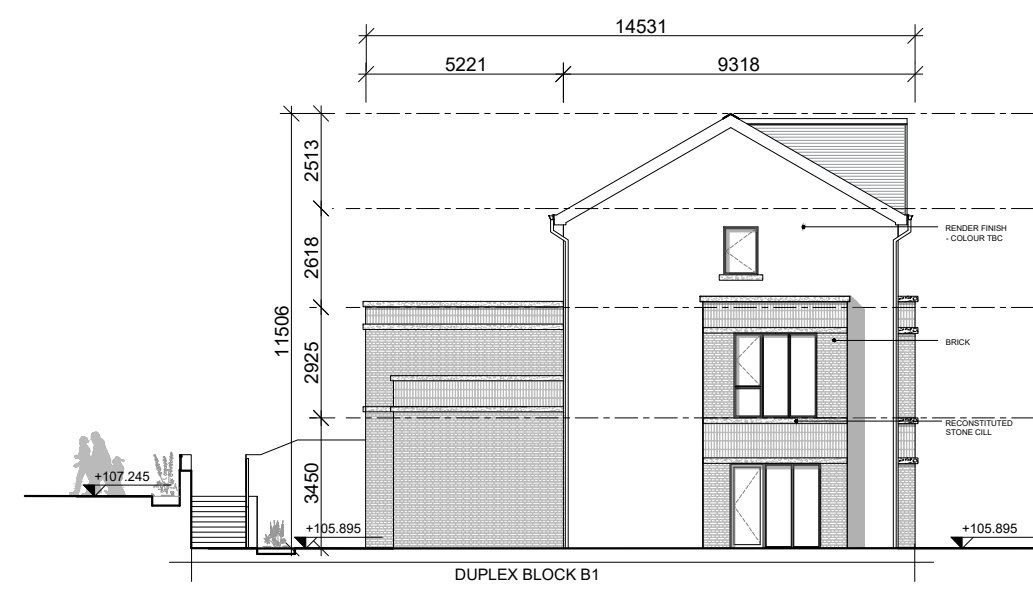
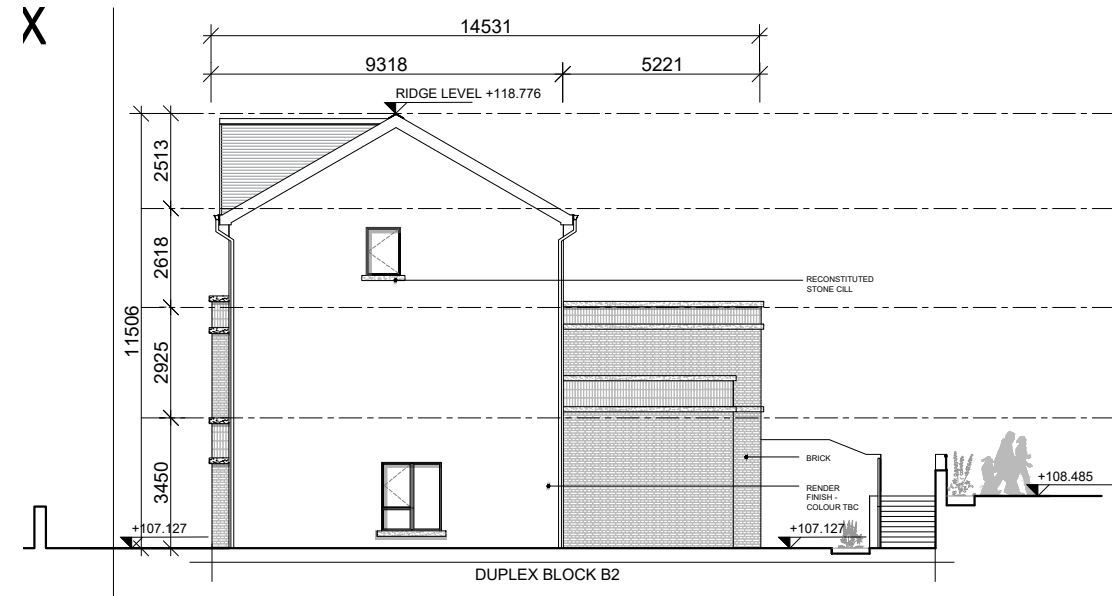
3.3 Sqm storage of each upper floor unit located in attic space. Access and flooring to attic.

Rev.	Date	Description	By

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Dublin 4, Ireland
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Stage: **PLANNING**
Client: **Calm Homes Properties Ltd.**
Project: **Cookstown Road Enniskerry**
Drawing: **Duplex B - Second Floor Plan, Attic Floor Plan & South Elevation**
Date: **Feb 2021** Scale: **1:200 at A3** Stage: **3** Rev. No: **19010**
Drawing No: **19010_MOLA_A00_00_DR_A_XX_A00_0454_S0** Status: **S0** Revision: **00**

Notes
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NOTES / LEGEND

3.3 Sqm storage of each upper floor unit located in attic space. Access and flooring to attic.

Key Plan:

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Stage: **PLANNING**

Client: **Calm Homes Properties Ltd.**

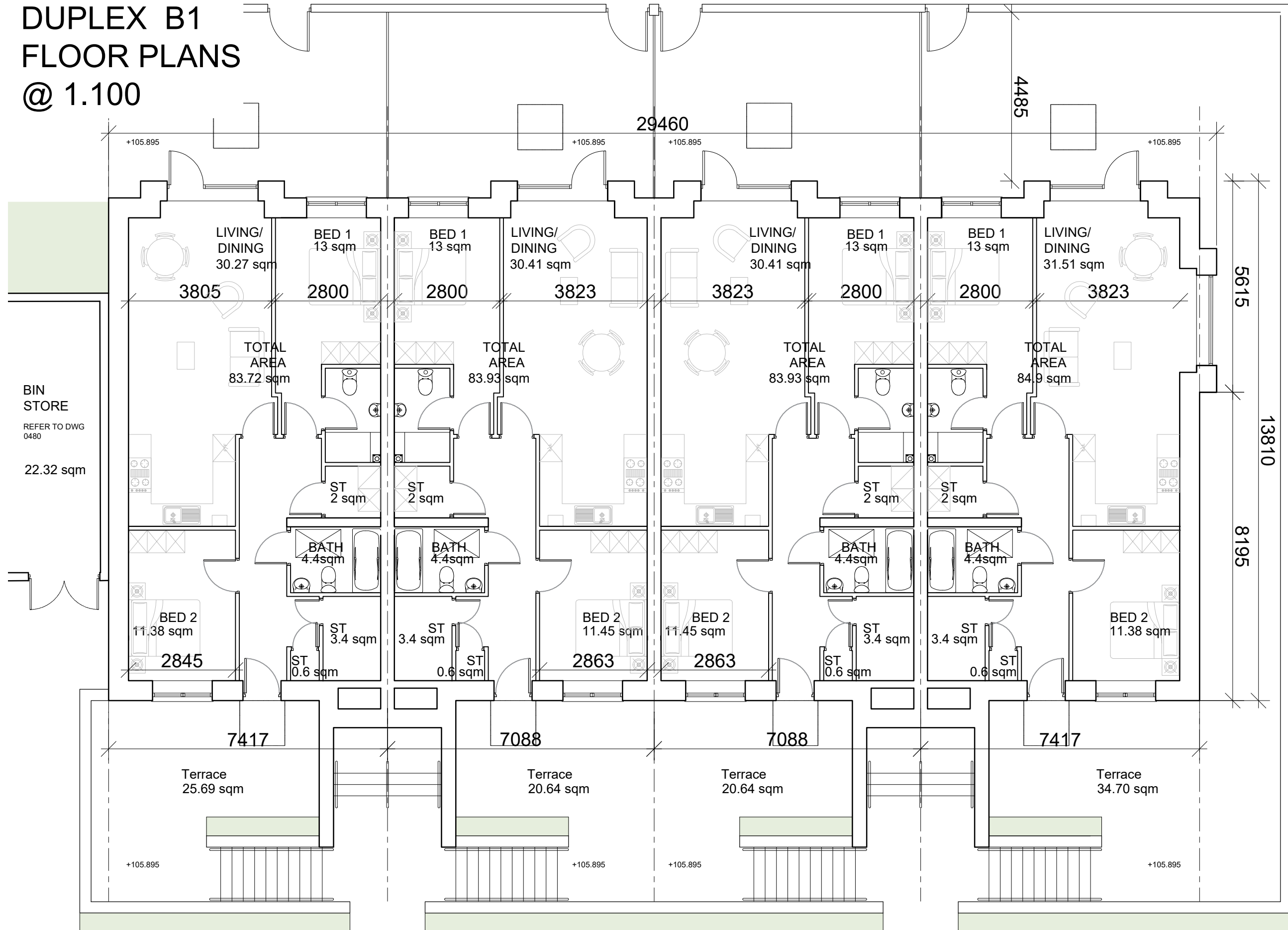
Project: **Cookstown Road Enniskerry**

Drawing: **Duplex B - North, East & West Elevations & Sections**

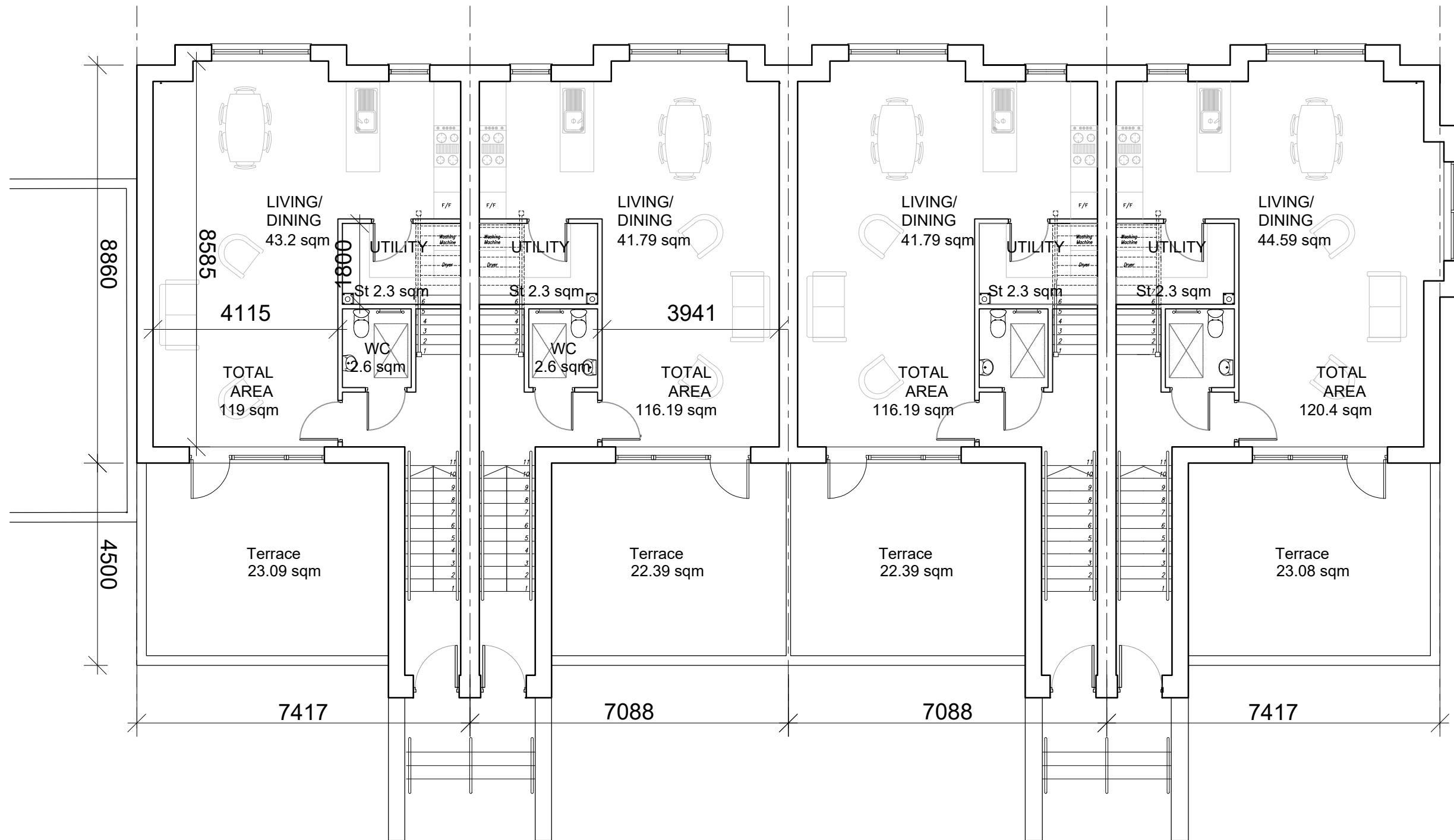
Date: **Feb 2021** Scale: **1:200 at A3** Stage: **3** Job No: **19010**

Drawing No: **19010_MOLA_A00_00_DR_A_XX_A00_0455_S0** Status: **S0** Revision: **00**

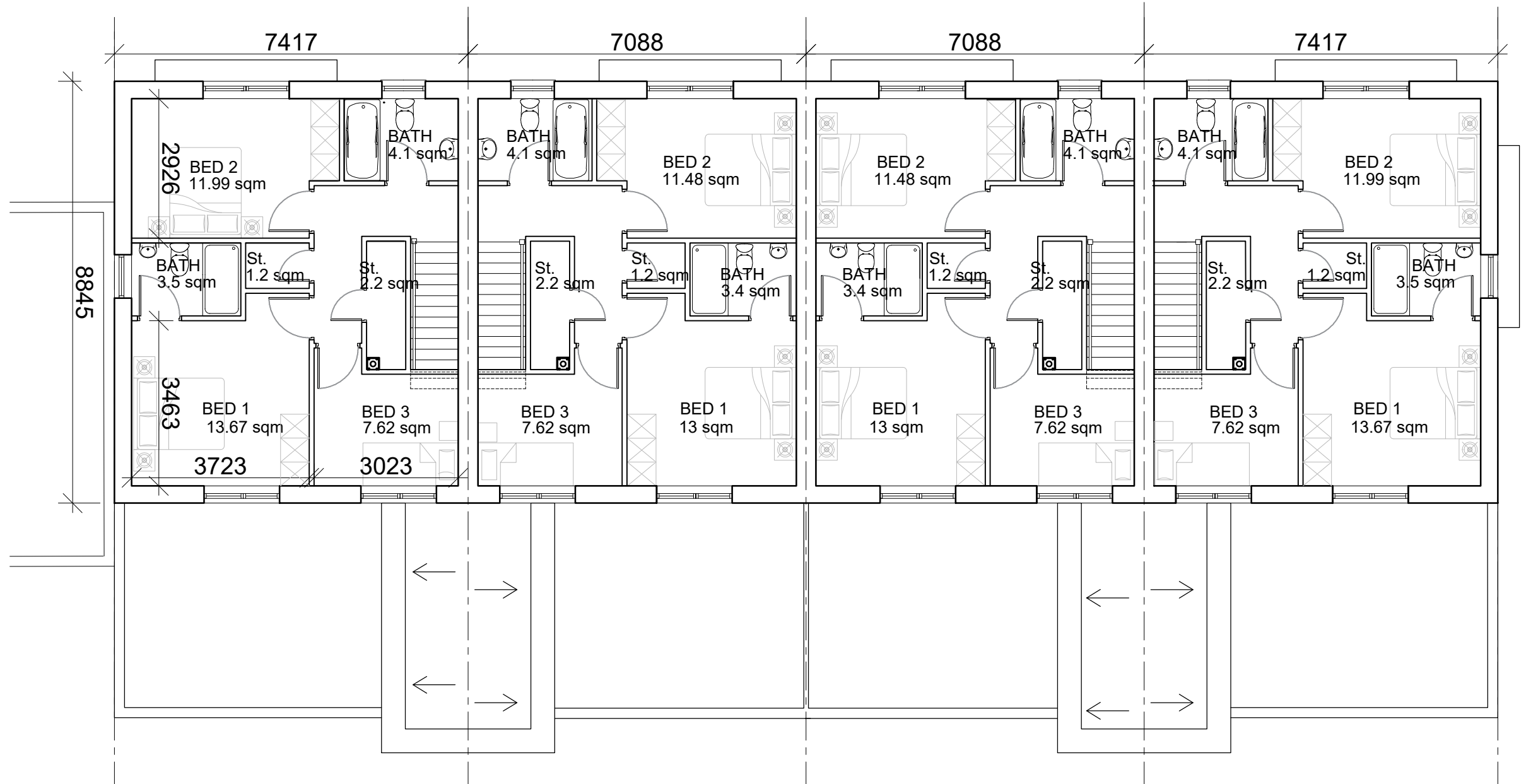
DUPLEX B1 FLOOR PLANS @ 1.100



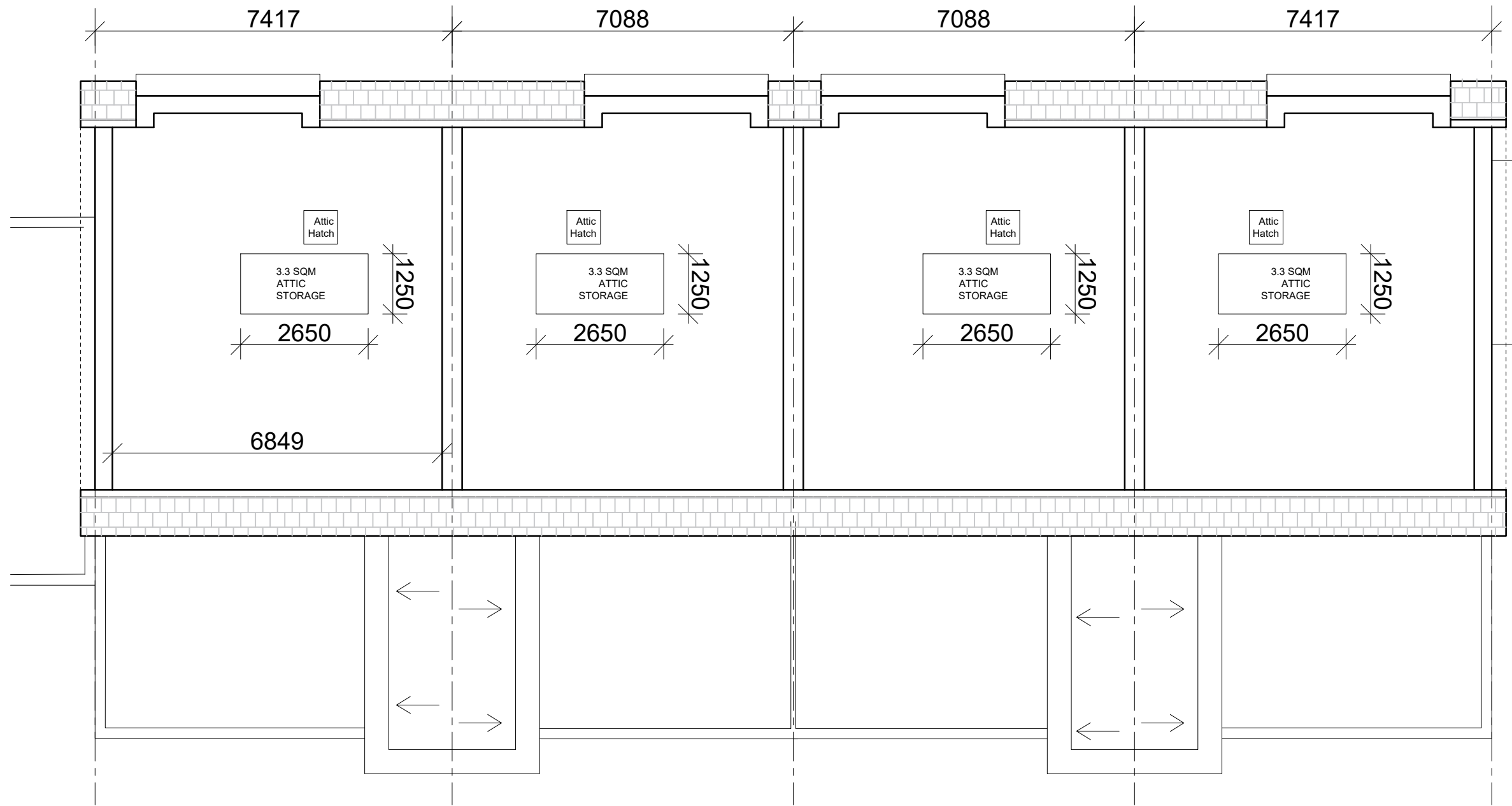
DUPLEX B1 FLOOR PLANS @ 1.100



DUPLEX B1
FLOOR PLANS
@ 1.100

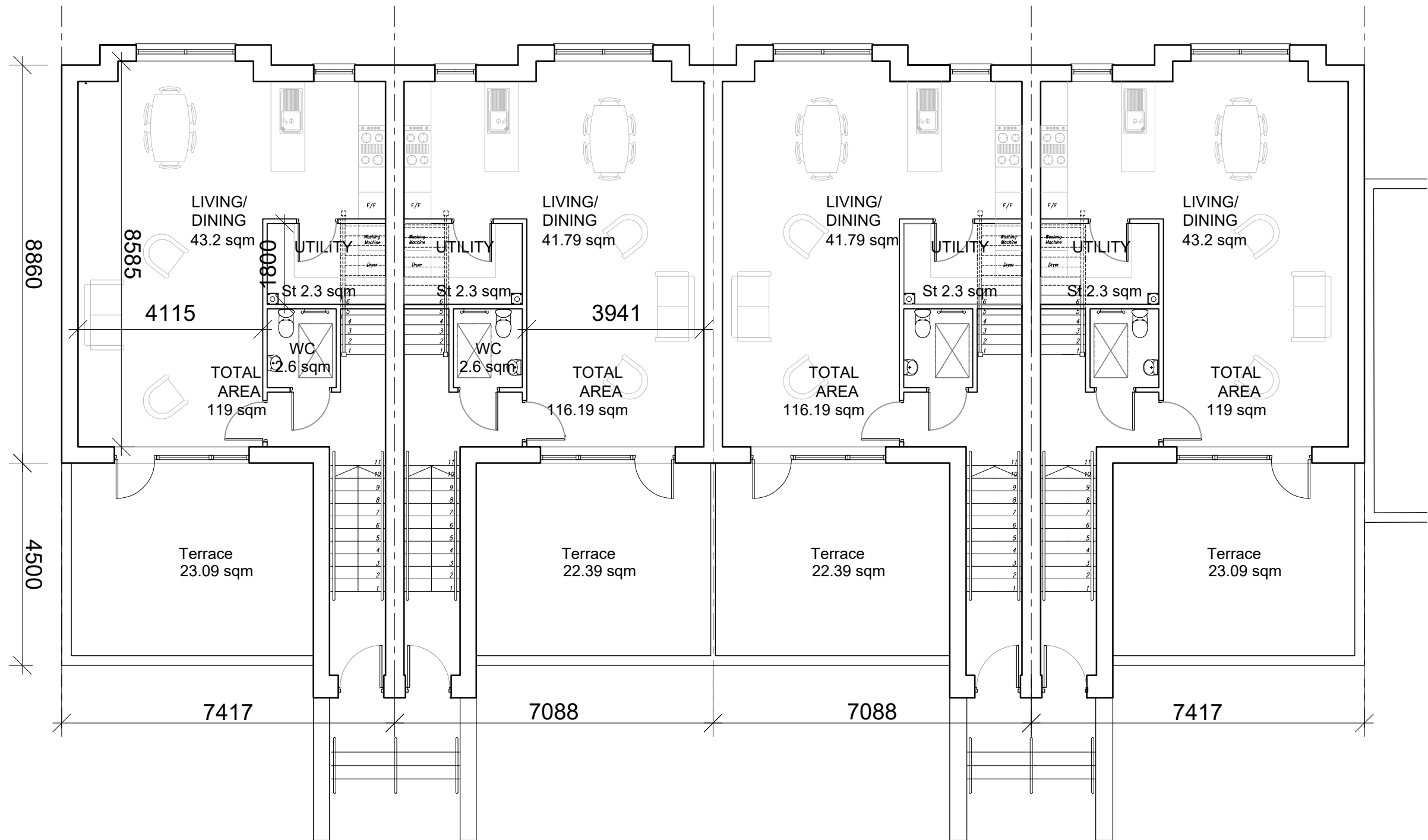


DUPLEX B1
FLOOR PLANS
@ 1.100

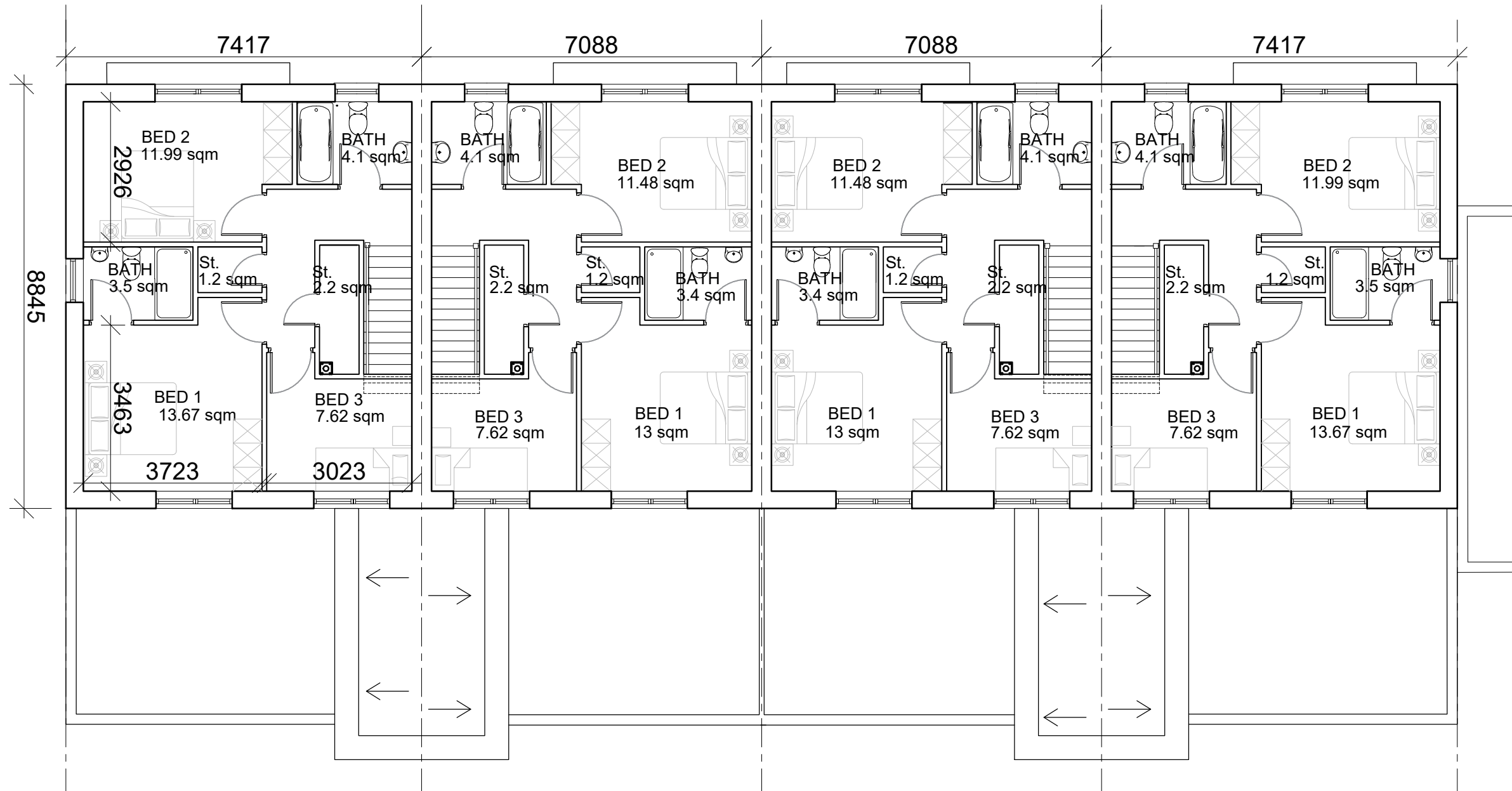


4 Attic Floor Plan
0454 1.100

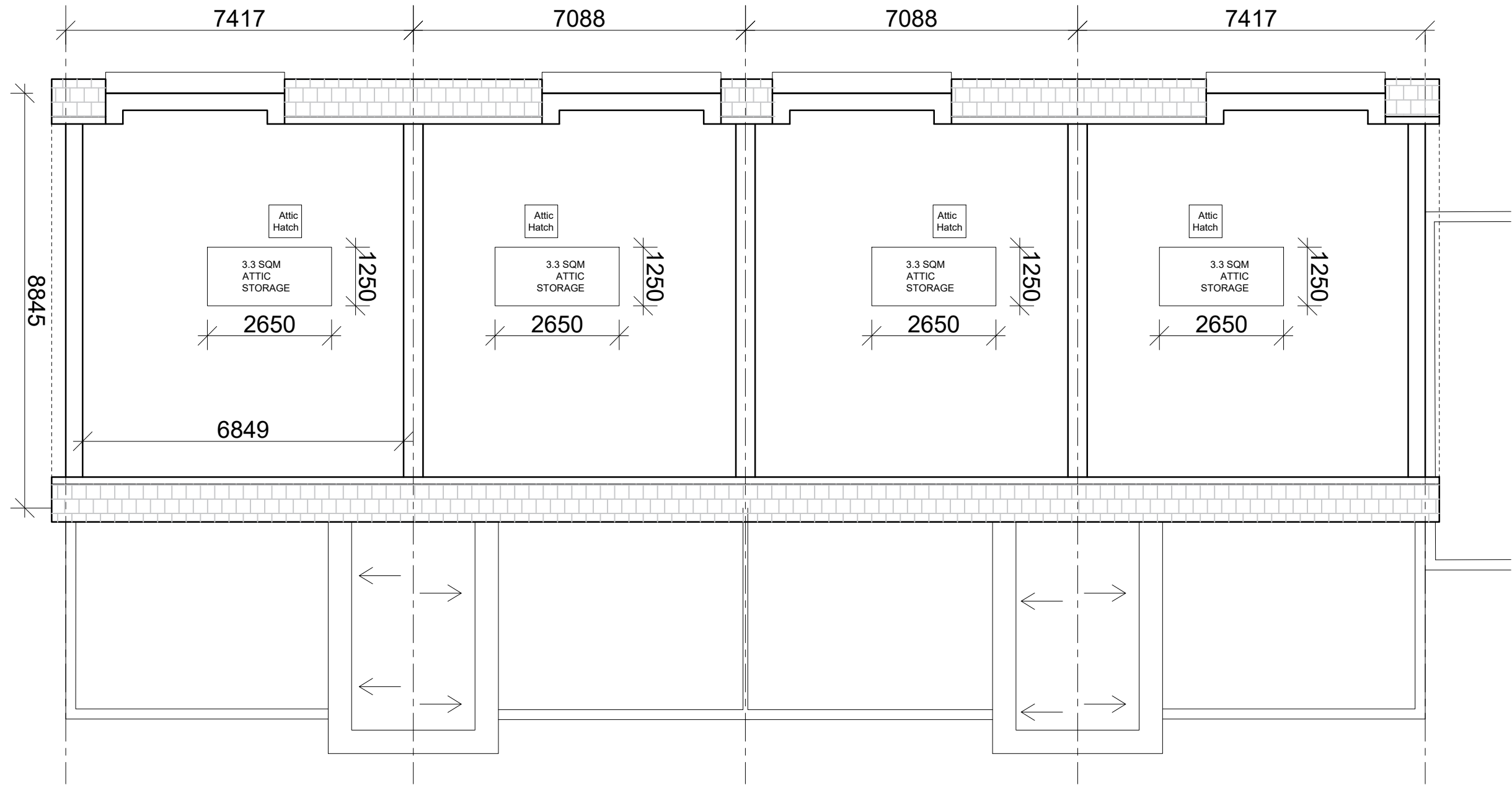
DUPLEX B2 FLOOR PLANS @ 1.100






DUPLEX B2
 FLOOR PLANS
 @ 1.100

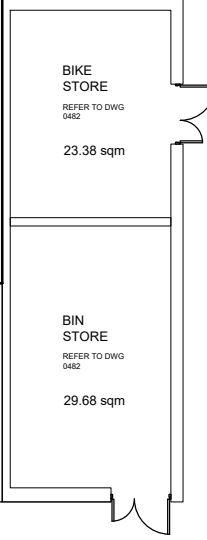
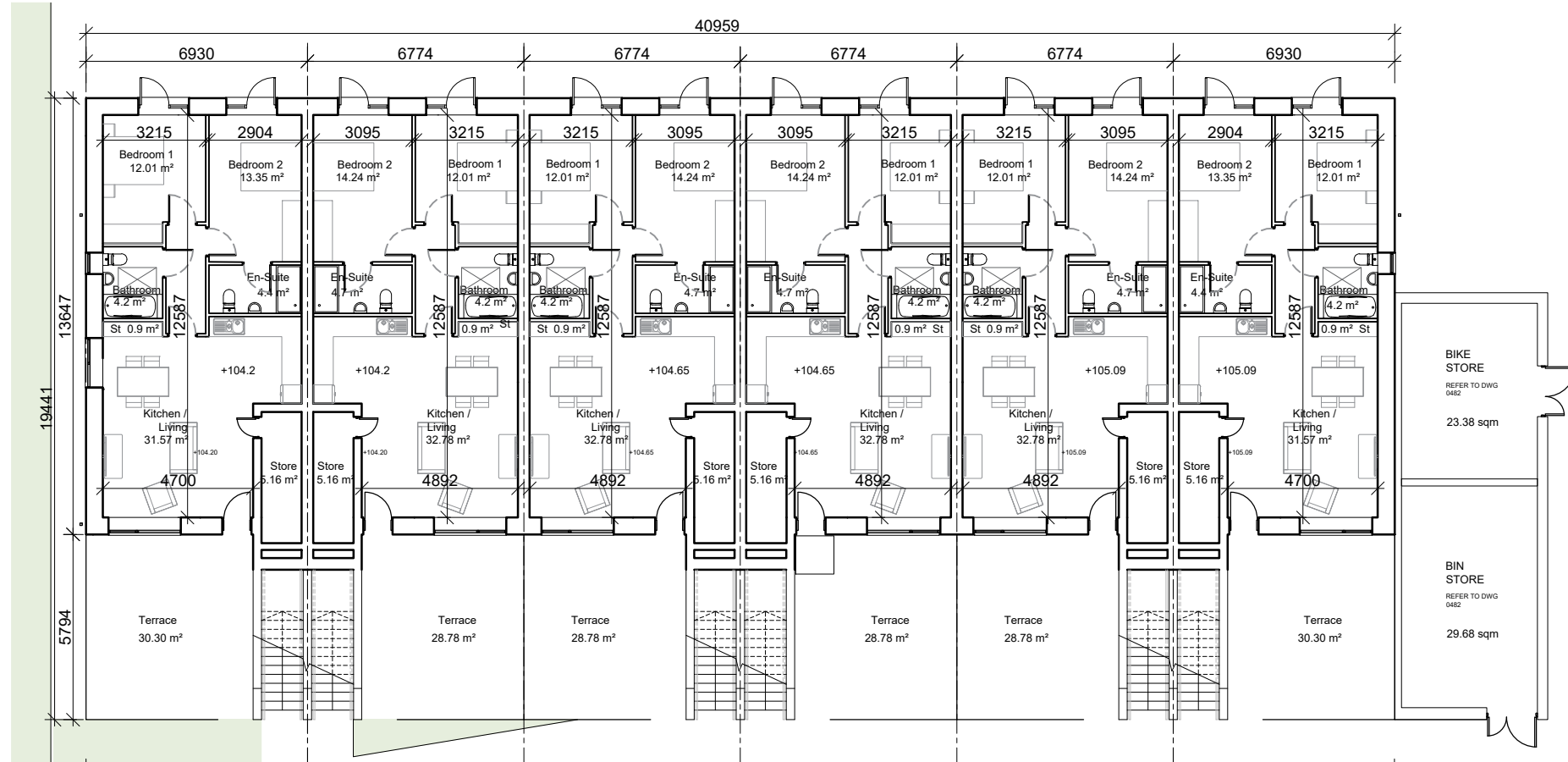





DUPLEX B2
FLOOR PLANS
@ 1.100

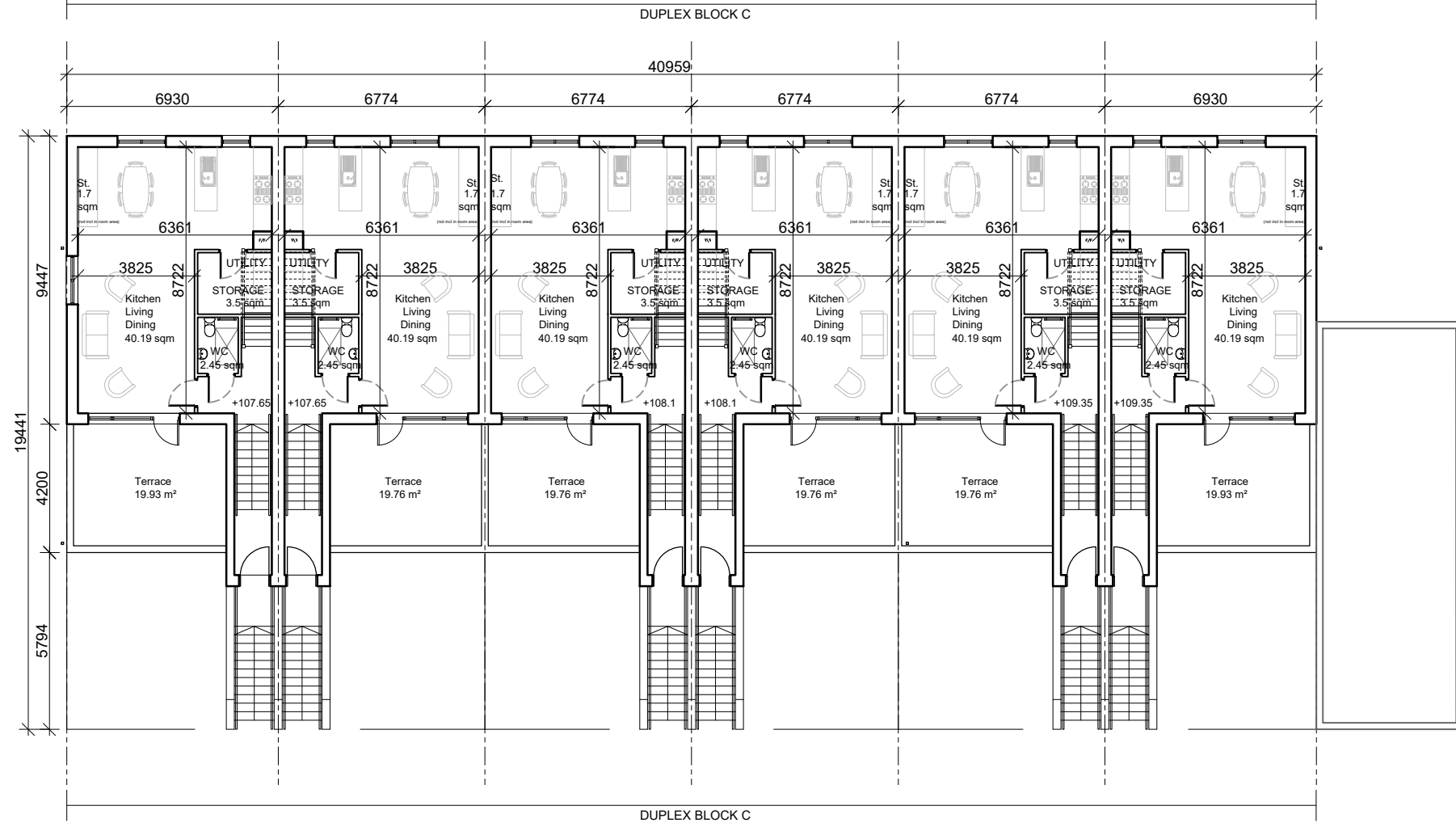


4 Attic Floor Plan
0453 1.100

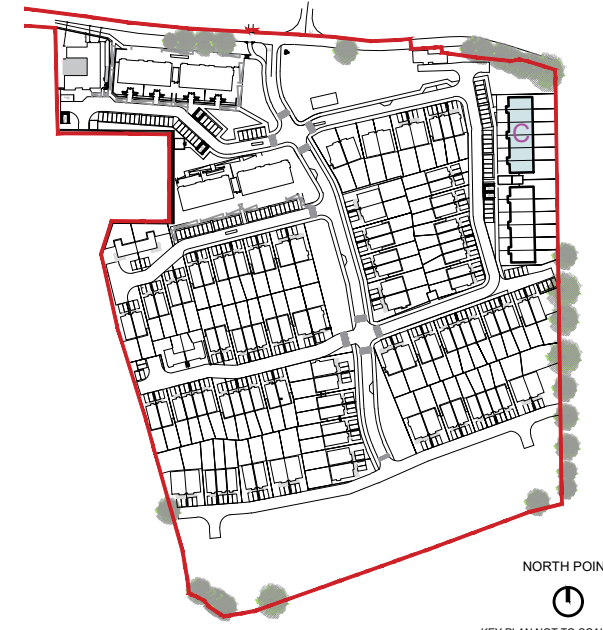
 NORTH POINT
 1 Ground Floor Plan
 0456



 NORTH POINT
 2 First Floor Plan
 0456



DUPLEX TYPE C LOCATION



 NORTH POINT
 KEY PLAN NOT TO SCALE

NOTES / LEGEND

1.3 Sqm storage of each upper floor unit located in attic space. Access and flooring to attic.

GROUND FLOOR END TERRACE UNIT TOTAL AREA 79.29 SQM
 GROUND FLOOR MID TERRACE UNIT TOTAL AREA 81.73 SQM
 UPPER FLOOR END TERRACE UNIT TOTAL AREA 117.47 SQM
 UPPER FLOOR MID TERRACE UNIT TOTAL AREA 117.50 SQM

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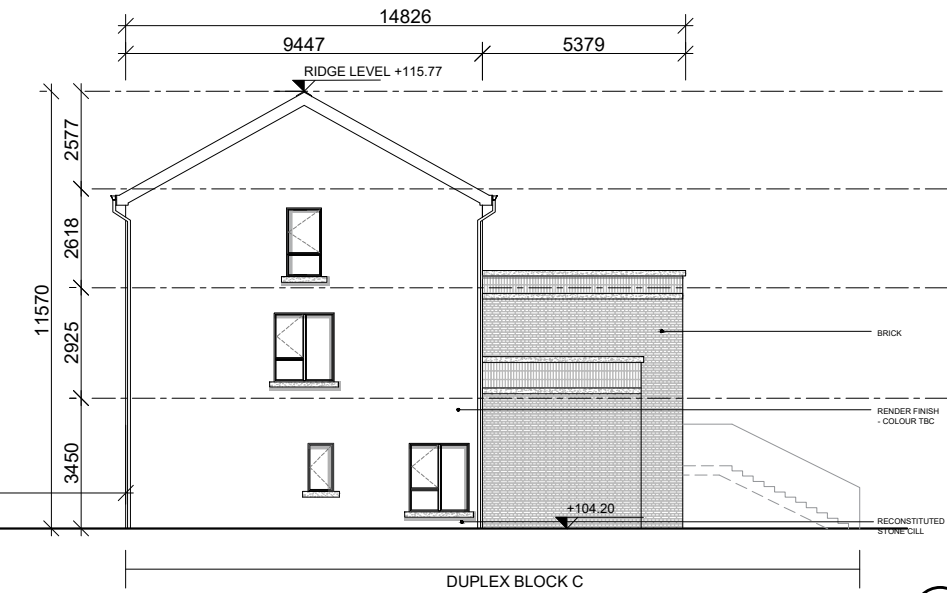
Stage:		PLANNING	
Client:	Cairn Homes Properties Ltd.	Project:	Cookstown Road Enniskerry
Drawing:	Duplex C- Ground & First Floor Plan	Date:	Feb 2021
Scale:	1:200 at A3	Sheet:	1910
Scale:	1:100 at A1	3	1910
Drawing No.:	19010_MOLA_A00_00_DR_A_XX_A00_0456	Status:	SO
Revision:	00		

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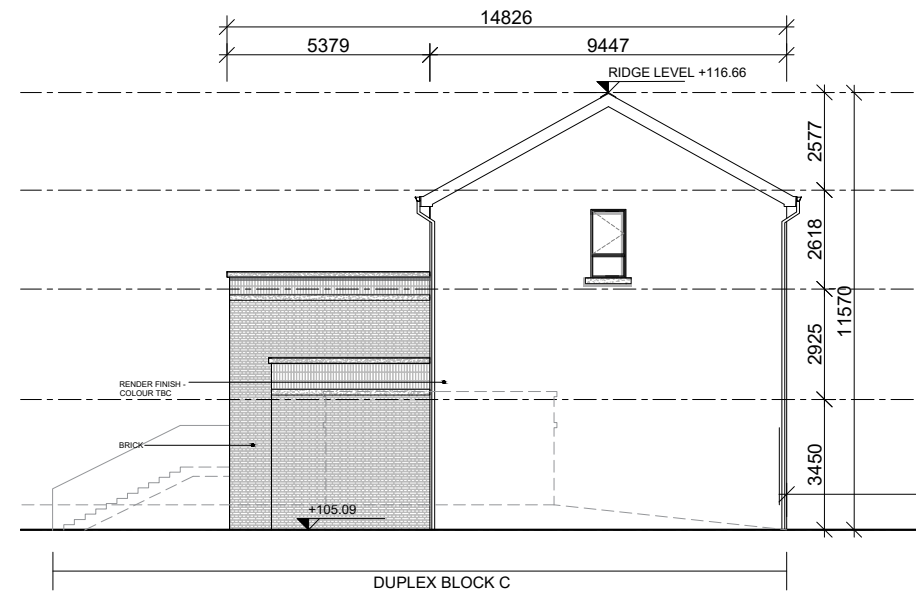
1 East Facing Elevation
0458



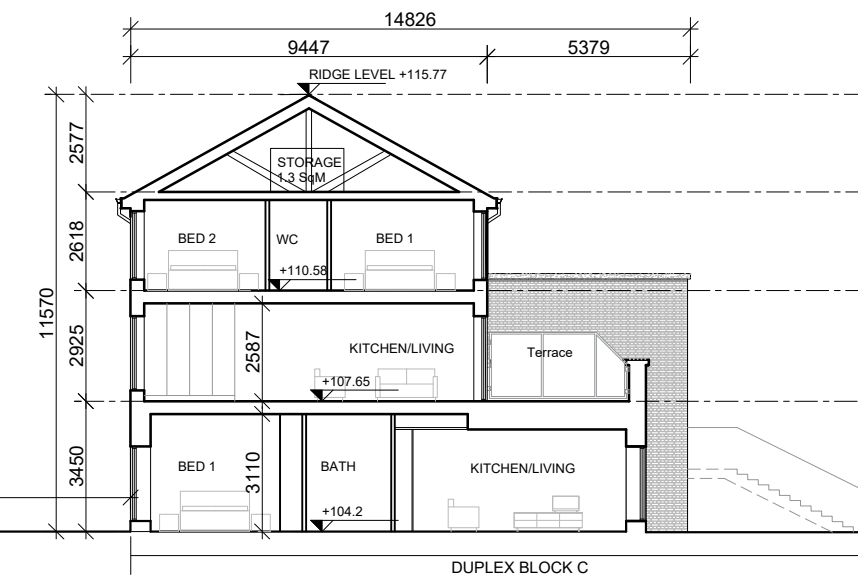
2 North Facing Elevation
0458



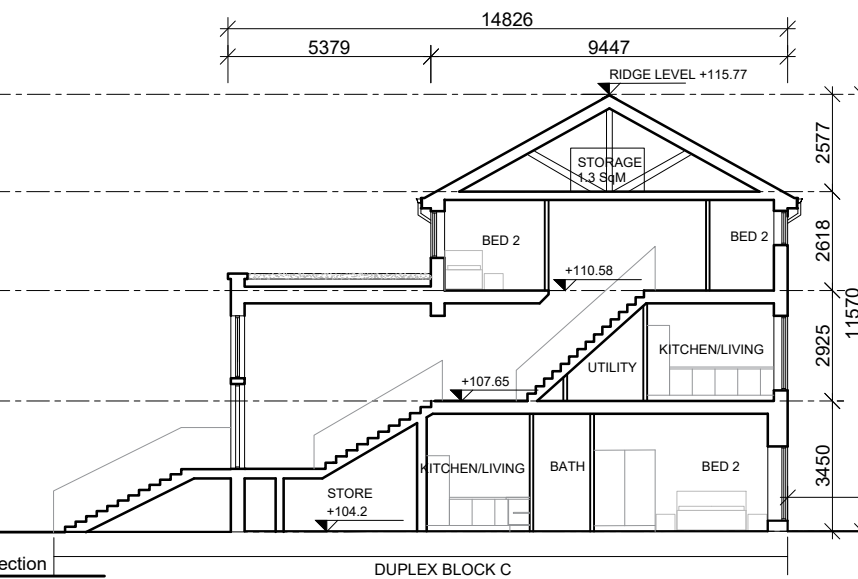
3 South Facing Elevation
0458



4 Section
0458



5 Section
0458



NOTES / LEGEND

NORTH POINTS AND LEVELS TO BE REFERENCED FROM SITE PLAN

1.3 Sqm storage of each upper floor unit located in attic space. Access and flooring to attic.

Key Plan:

Rev: Date: Description: By:

Rev:	Date:	Description:	By:

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Stage:

PLANNING

Client: Cairn Homes Properties Ltd.

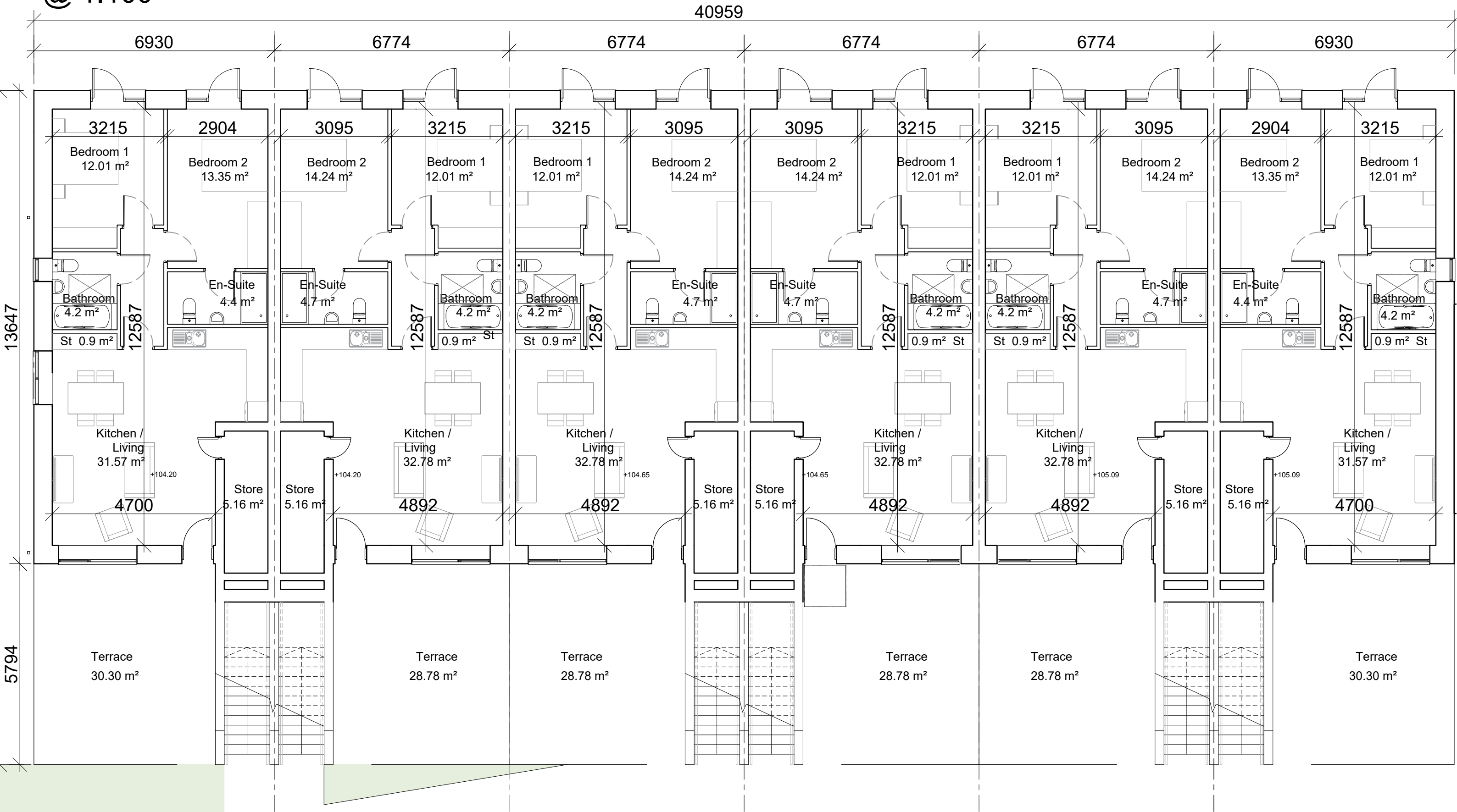
Project: Cookstown Road Enniskerry

Drawing: Duplex C - East, South & North Elevations & Sections

Date: Dec 2020 Scale: 1:200 at A3 Stage: 3 Job No: 19010

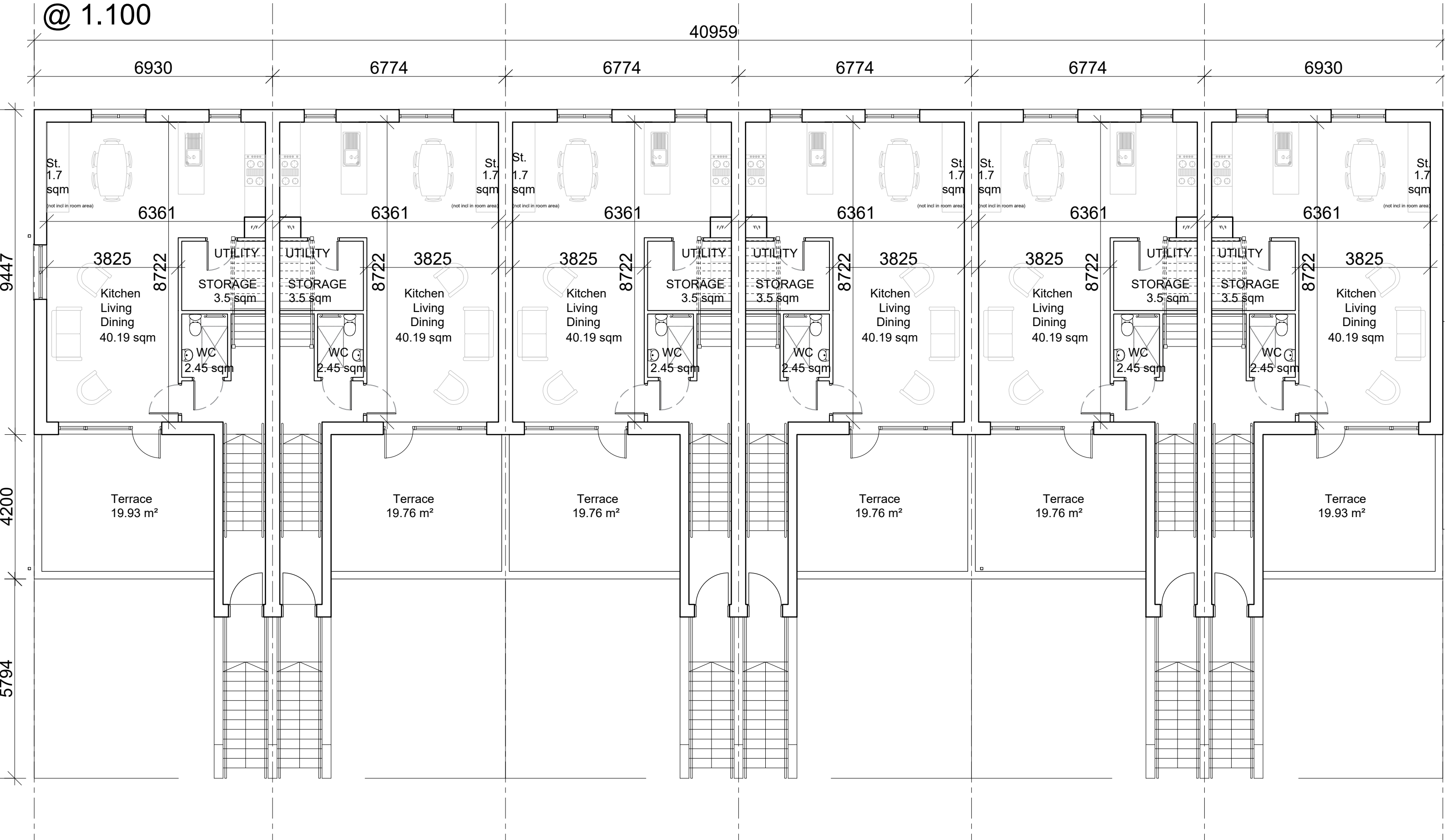
Drawing No: 19010 MOLA A00_00_DR A_XX A00_0458 SO Status: Revision: 00

DUPLEX C FLOOR PLANS @ 1.100

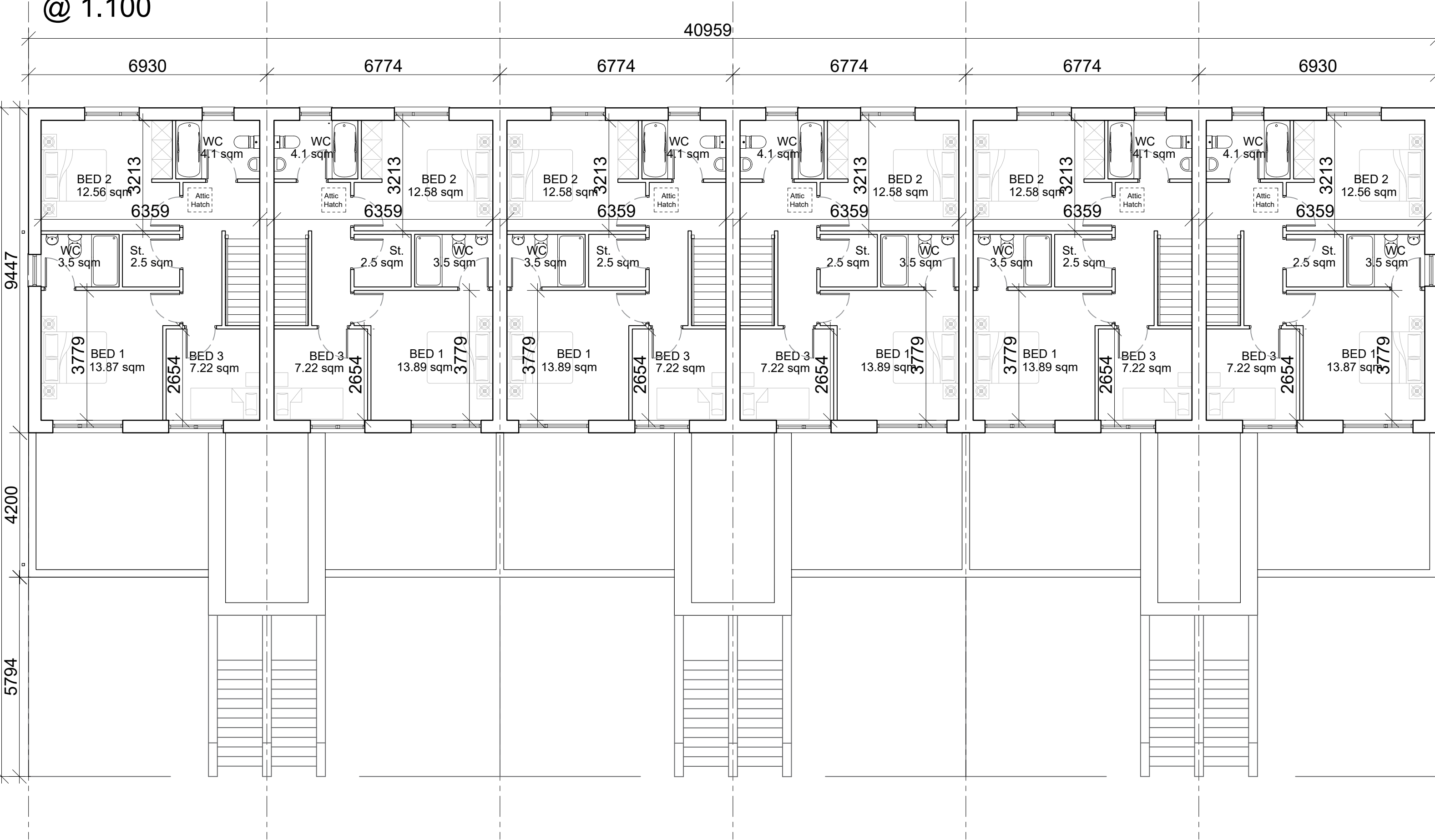


DUPLEX C FLOOR PLANS

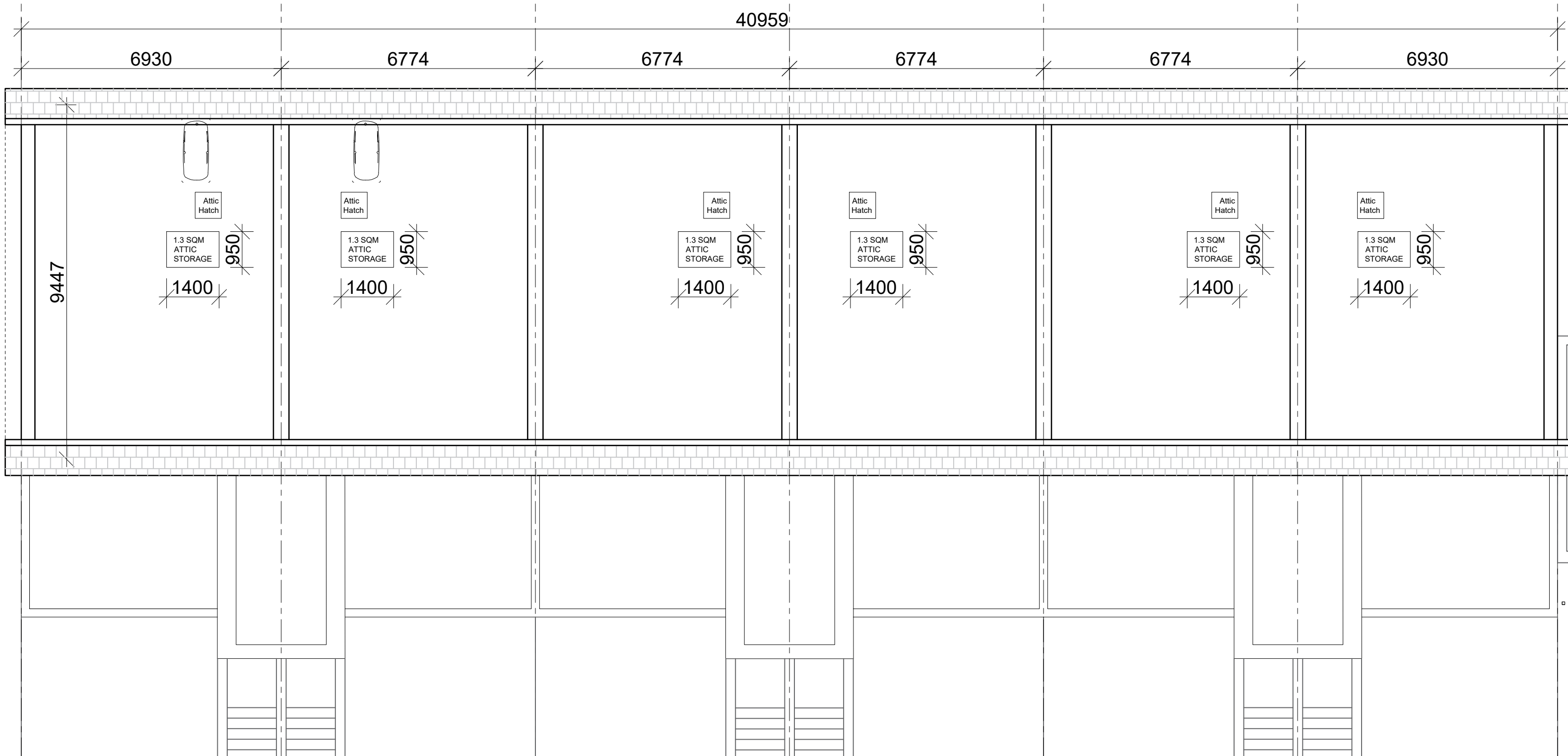
@ 1.100

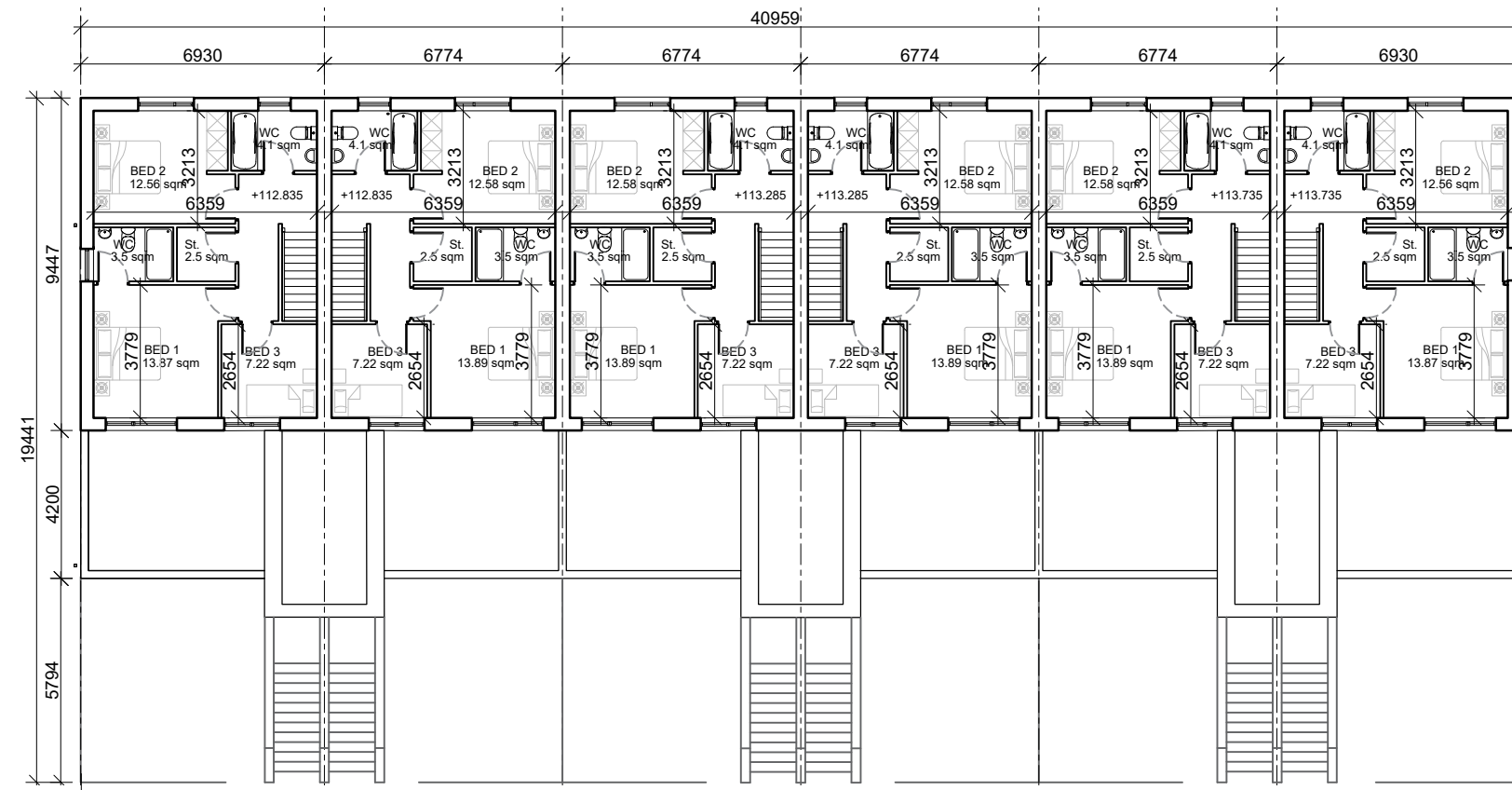


DUPLEX C FLOOR PLANS @ 1.100

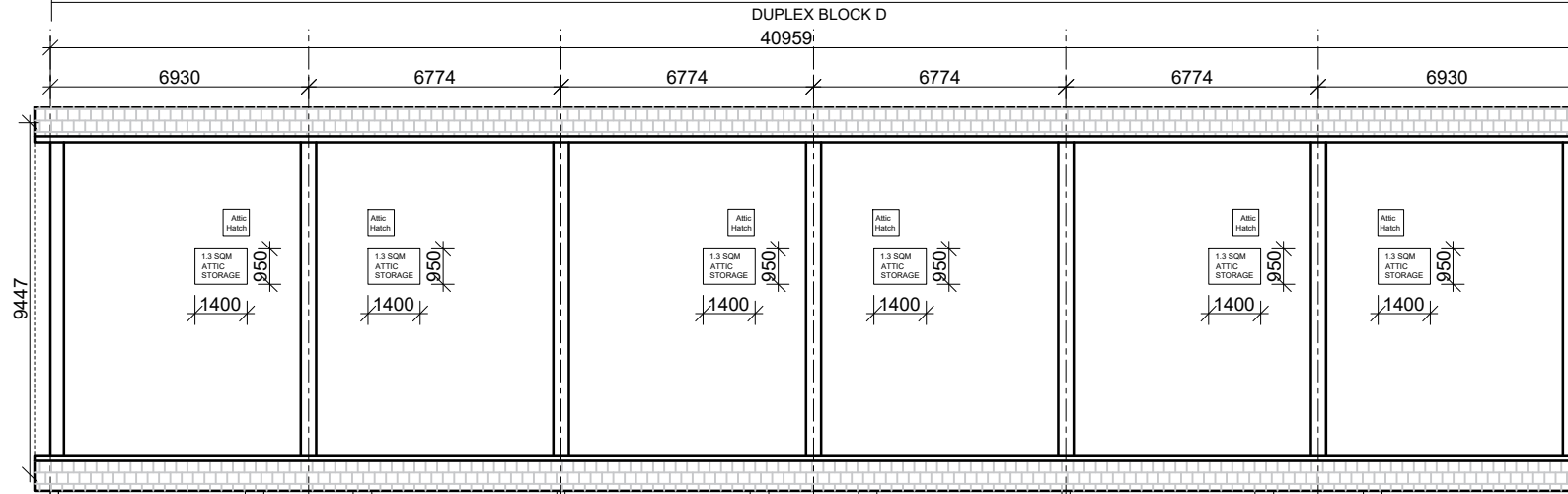


DUPLEX C FLOOR PLANS @ 1.100





1 NORTH POINT
Second Floor Plan
0460



2 NORTH POINT
Attic Floor Plan
0460



3 West Facing Elevation
0460

NOTES / LEGEND
NORTH POINTS AND LEVELS TO BE REFERENCED FROM SITE PLAN

1.3 sqm storage of each upper floor unit located in attic space. Access and flooring to attic.

Rev.	Date:	Description:	By:

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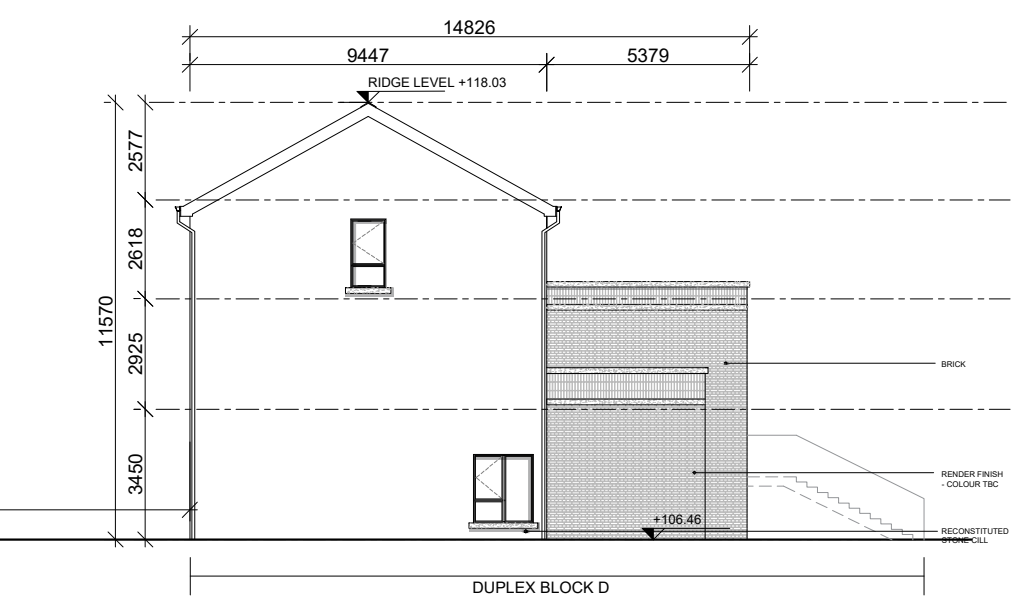
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Stage:	PLANNING
Client:	Calm Homes Properties Ltd.
Project:	Cookstown Road Enniskerry
Drawing:	Duplex D - Second Floor Plan, Attic Floor Plan & West Elevation
Date:	Dec 2020
Scale:	1:200 at A3
Sheet:	3
Job No.:	19010
Drawing No.:	19010_MOLA_A00_00_DR_A_XX_A00_0460_S0
Status:	SO
Revision:	00

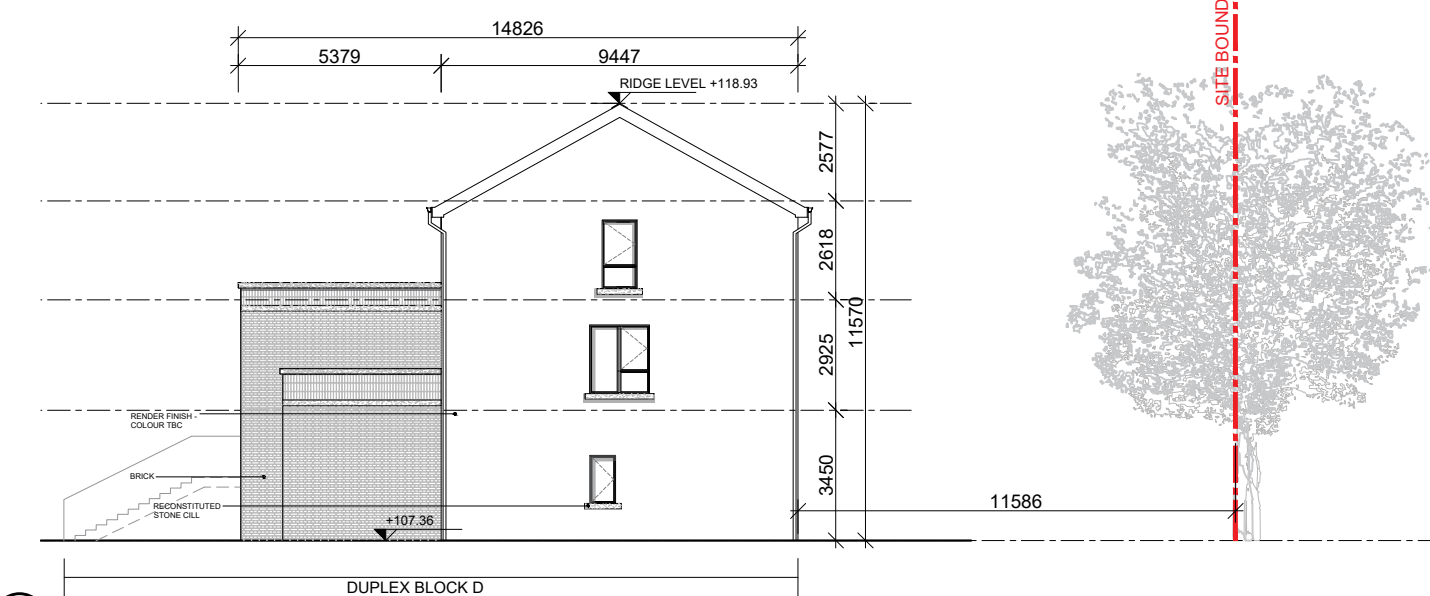
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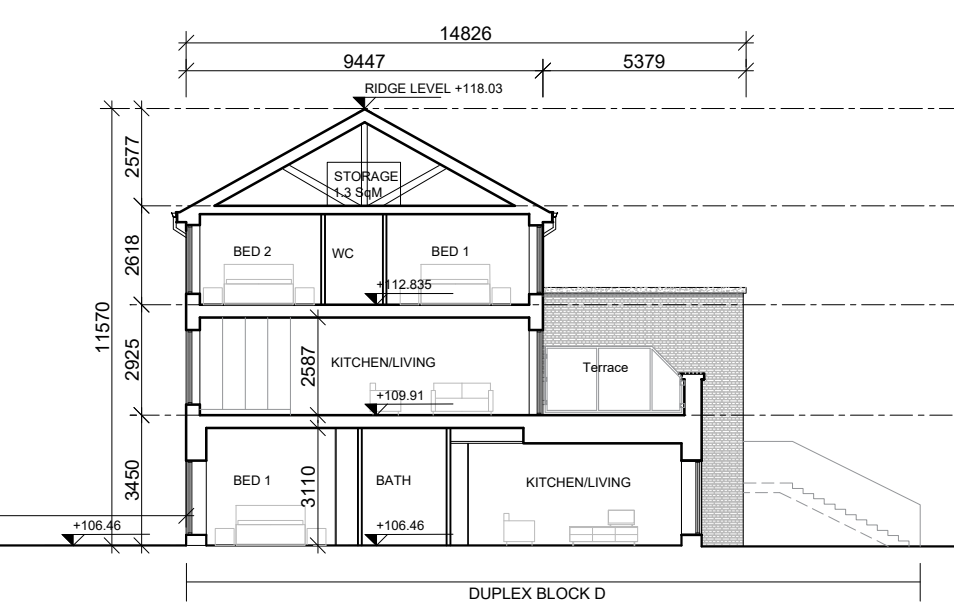
1 East Facing Elevation
0461



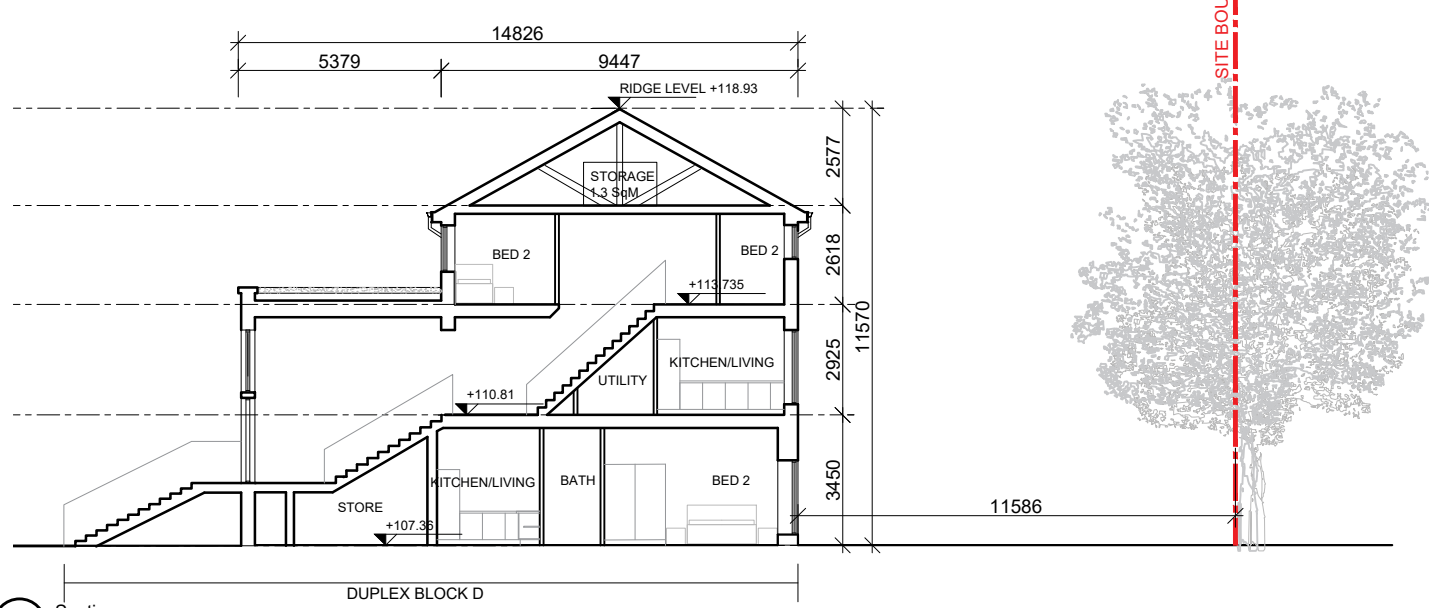
2 North Facing Elevation
0461



3 South Facing Elevation
0461



4 Section
0461



5 Section
0461

NOTES / LEGEND

NORTH POINTS AND LEVELS TO BE REFERENCED FROM SITE PLAN

1.3 Sqm storage of each upper floor unit located in attic space. Access and flooring to attic.

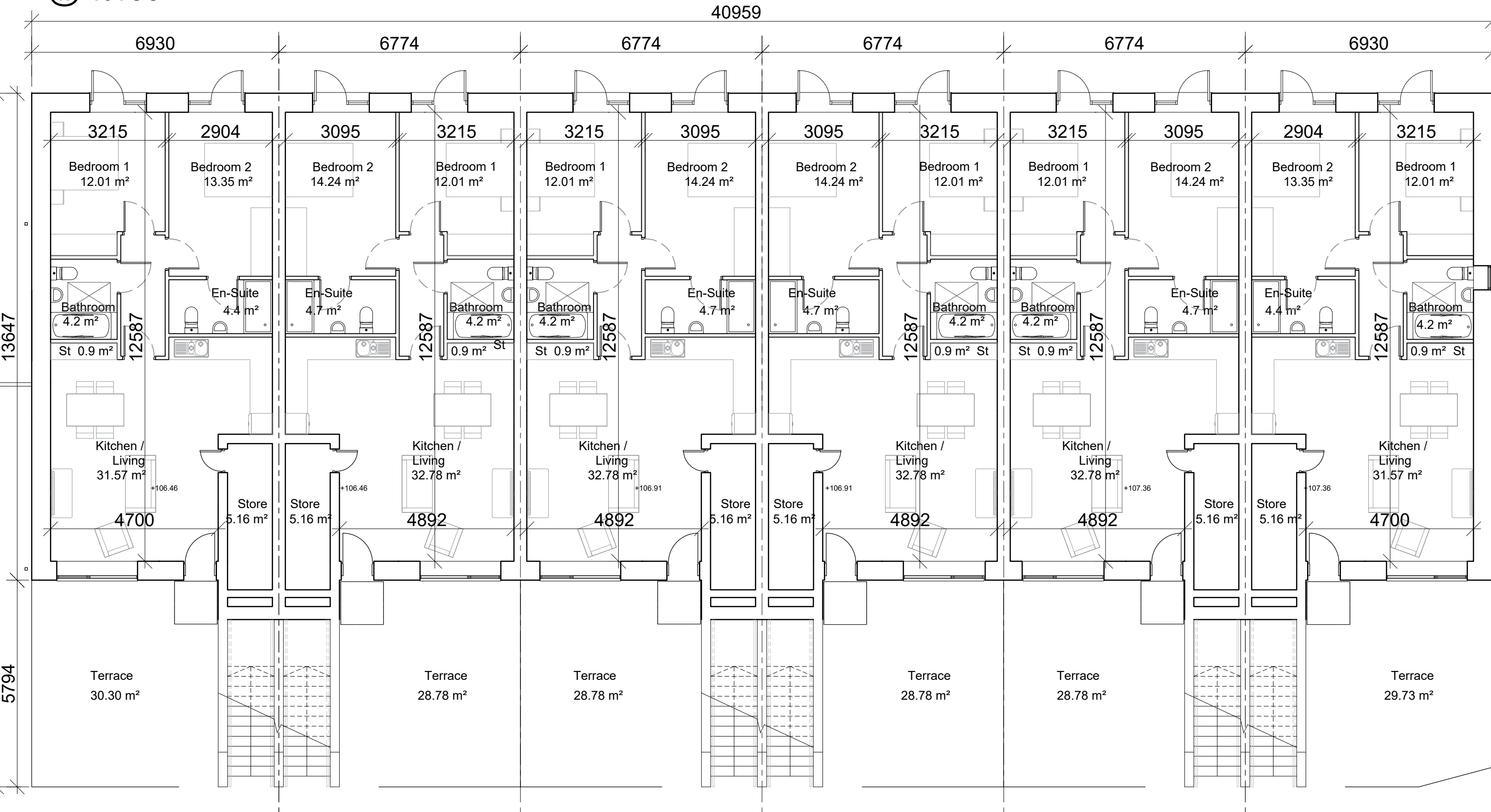
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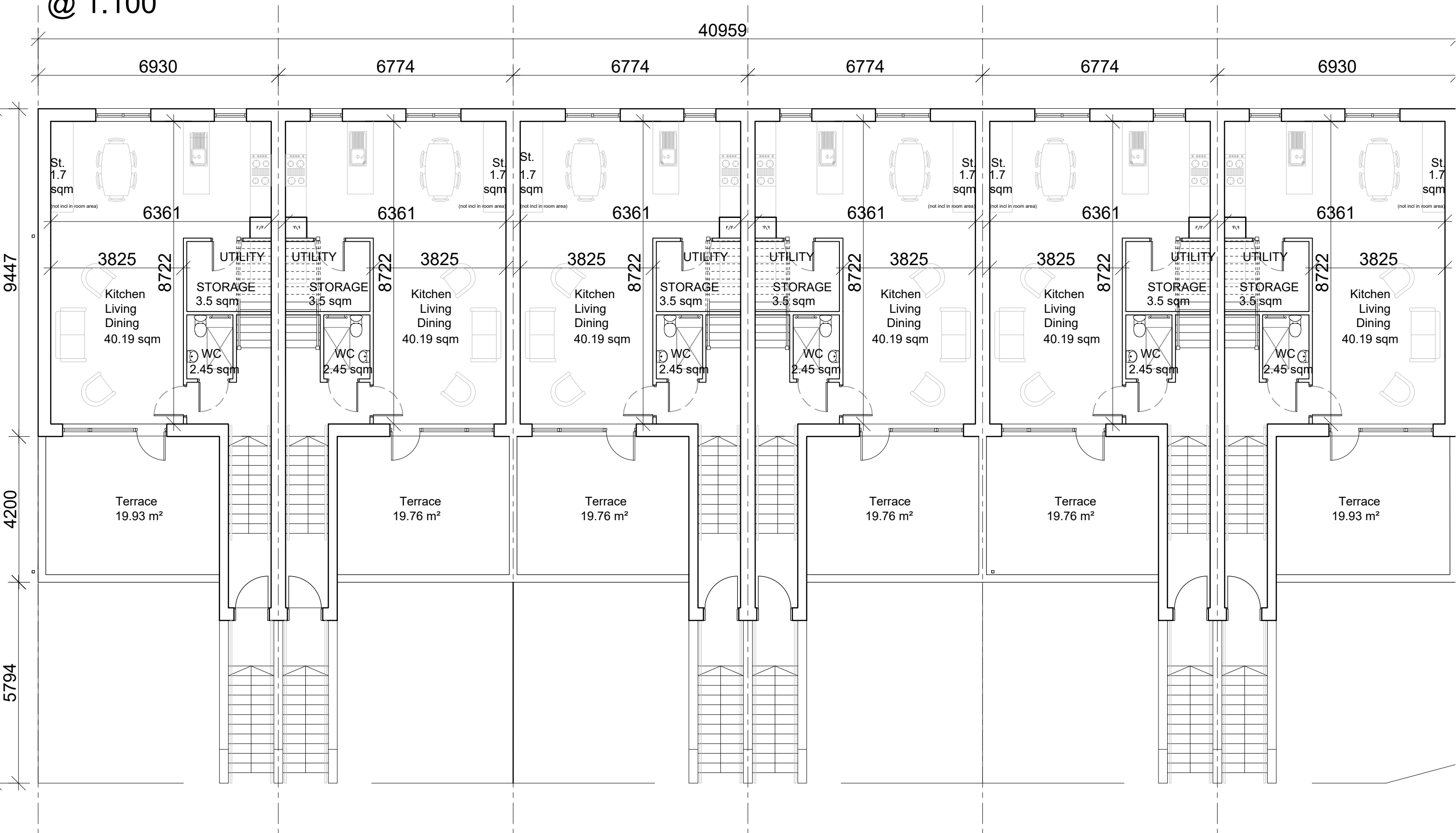
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Stage:	PLANNING
Client:	Calm Homes Properties Ltd.
Project:	Cookstown Road Enniskerry
Drawing:	Duplex D - East, South & North Elevations & Sections
Date:	Dec 2020
Scale:	1:200 at A3
Sheet:	3
Job No.:	19010
Drawing No.:	19010_MOLA_A00_00_DR_A_XX_A00_0461_S0
Status:	SO
Revision:	00

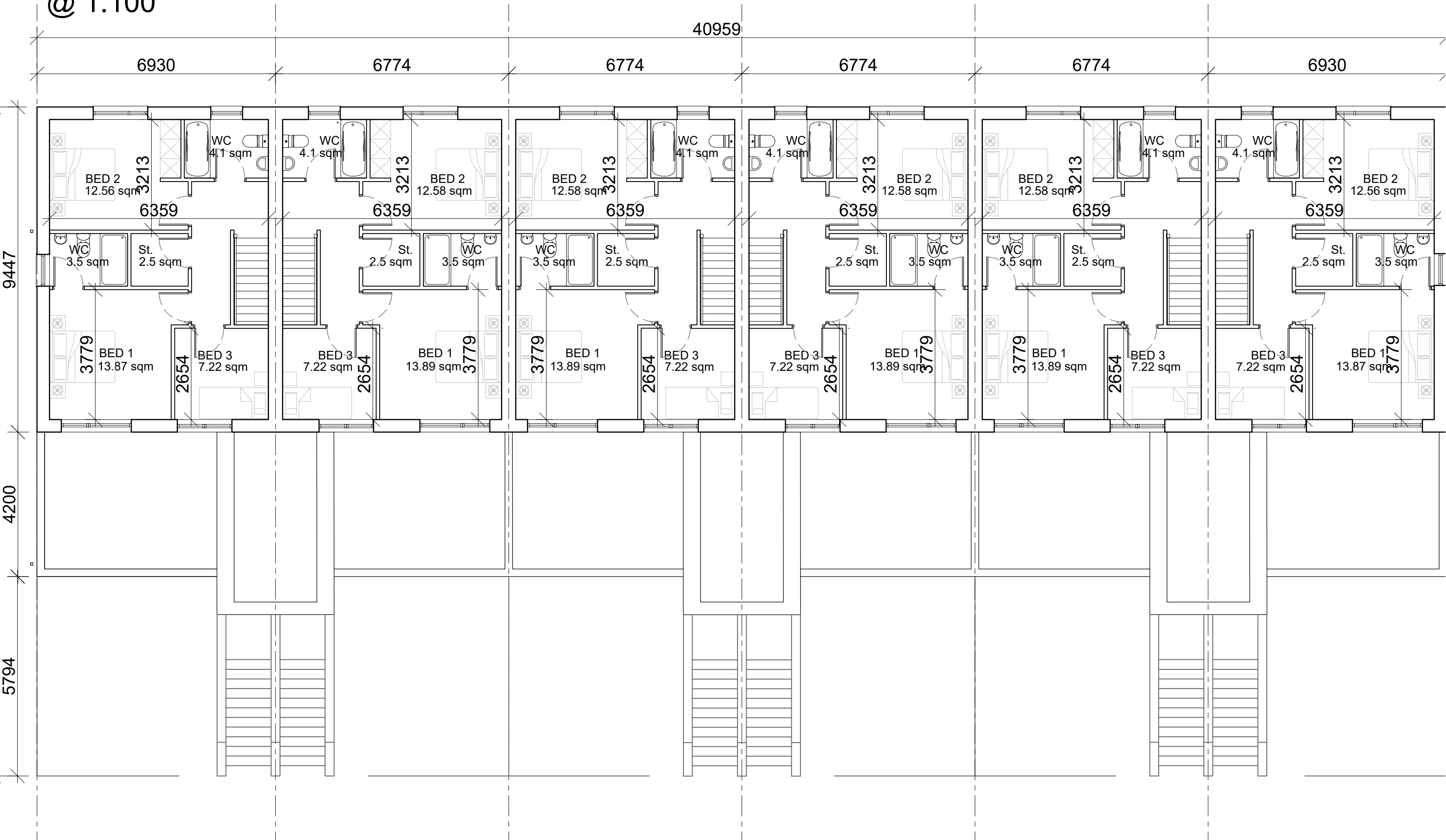
DUPLEX D FLOOR PLANS @ 1.100



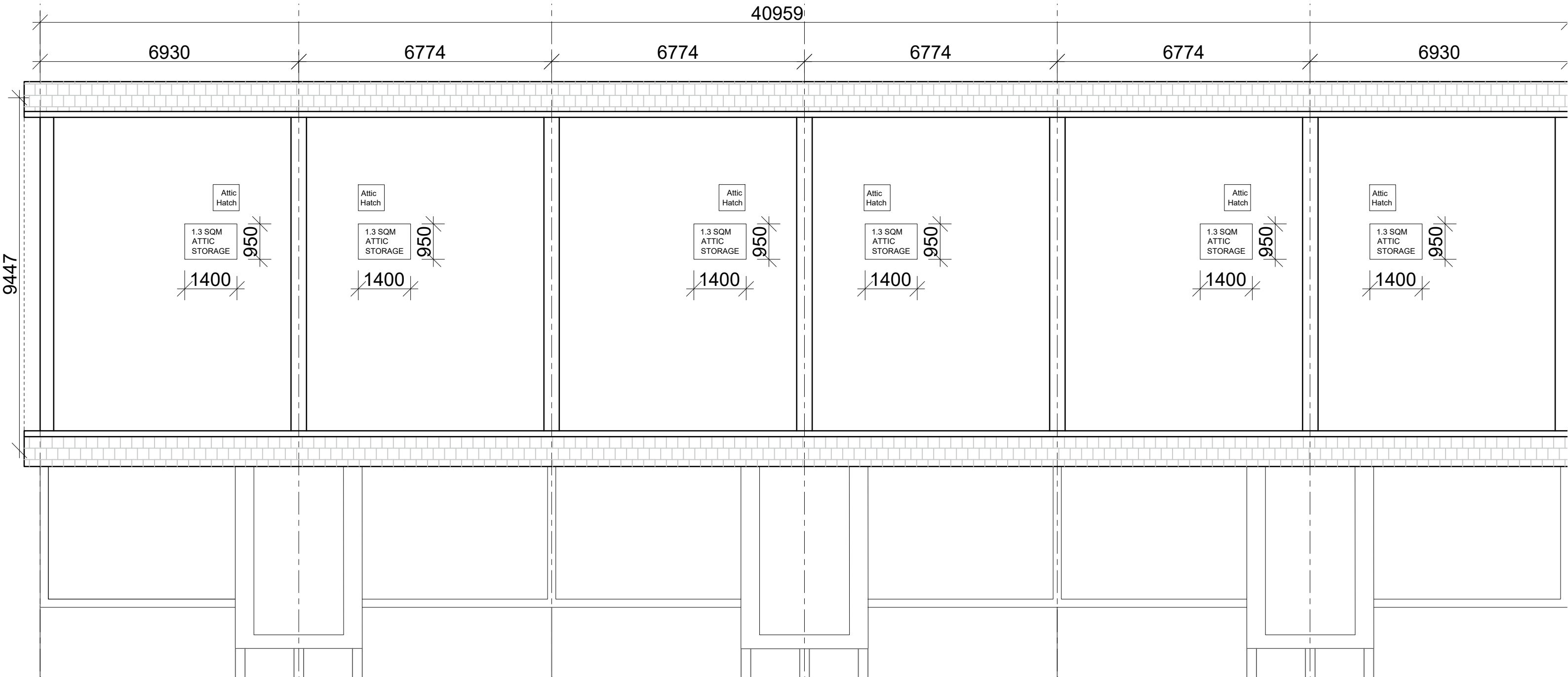
DUPLEX D FLOOR PLANS @ 1.100



DUPLEX D FLOOR PLANS @ 1.100



DUPLEX D
FLOOR PLANS
@ 1.100



2 Attic Floor Plan
0459 1.100

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