



Proposed SHD on lands at former Greenpark Racecourse, Limerick City

Housing Quality Assessment Report

Issued for SHD Planning Application To An Bord Pleanala - Stage 3

September 2021





1 - Executive Summary

This Housing Quality Assessment report forms part of a Strategic Housing Development (SHD) application for the proposed residential development at Greenpark, Limerick.

This report assesses the proposed build to sell residential apartments against the provisions of the 'Sustainable Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities'. It also assess compliance for the Duplex, Apartments and other components of the development in relation to statutory requirements. The housing is designed to fully comply with Quality Housing for Sustainable Communities, December 2007.

The purpose of this report is to demonstrate compliance with these criteria under the headings below.

Contents

1. Executive Summary
2. Policy Overview
3. Introduction / Proposed Development
4. Compliance with Sustainable Urban Housing Design Standards for New Apartments
 - 4.1. Apartment Mix
 - 4.2. Apartment Design
 - 4.3. Duplex Design
 - 4.4. Dual Aspect Ratios
 - 4.5. Daylight Analysis
 - 4.6. Lift and Stair cores
 - 4.7. Internal Storage
 - 4.8. Private Amenity Space
 - 4.9. Child care Facilities
5. Appendix A - Housing Quality Assessment Tables



PREPARED BY

Architects
Reddy Architecture + Urbanism
Dartry Mills, Dartry Road, Dublin 6

Planning Consultants:
Tom Phillips + Associates
80 Harcourt Street, Dublin 2

Civil & Structural Engineers:
Punch Consulting Engineers
Address 97 Henry Street, Limerick

Services Engineers:
WoodsPS – Building Services Engineers
Abbey House, 19 Grove Island, Corbally, Limerick,

Landscape Architects
Murray & Associates Landscape Architecture
The Seapoint Building, 44/45 Clontarf Road, Dublin 3

Traffic and Transportation
Punch Consulting
Address 97 Henry Street, Limerick

Archaeology:
ÆGIS ARCHAEOLOGY LIMITED
32 Nicholas Street King's Island Limerick V94 V6F7

Flood Risk Assessment:
RPS | Consulting UK & Ireland
Elmwood House, 74 Boucher Road, Belfast

Ecology & Hydroecology
Ecology Ireland

Arboriculture
Arbor Care

Construction Environmental Management & Soils /
Geology
Gavin & Doherty Geosolutions

Client
VOYAGE PROPERTY LTD.
Ashbourne Business Park, Dock Road Limerick

Housing Quality Assessment

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018' against the proposed apartment elements of the development.

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

- Apartment Floor Areas / Mix
- Dual Aspect Ratios
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations
- Communal Facilities

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended).

Qualitative aspects such as the Residential Conceptual Design approach are covered within the accompanying Architectural Design Statement.

It is noted all apartments fully comply with all the criteria in the Design Standards for New Apartments and the qualitative aspects are exceeded.

Description of Development:

Voyage Property Limited intend to apply to An Bord Pleanála (the Board) for permission for a strategic housing development with a total application site area of c.10.5 ha (with a substantive residential site development area of c.7.9 ha), on lands at the former Greenpark Racecourse, Dock Road, Limerick, principally bounded by existing undeveloped lands to the north, south and west and the adjoining Log na gCapall Housing Estate and Greenpark Avenue to the east. The application site includes the proposed access road (374m in length, including two lanes for vehicles, a roundabout, cycle lanes and pedestrian footpath) which connects to Dock Road at the north-western corner of the former Greenpark Racecourse lands and runs adjacent to the Limerick Greyhound Stadium.

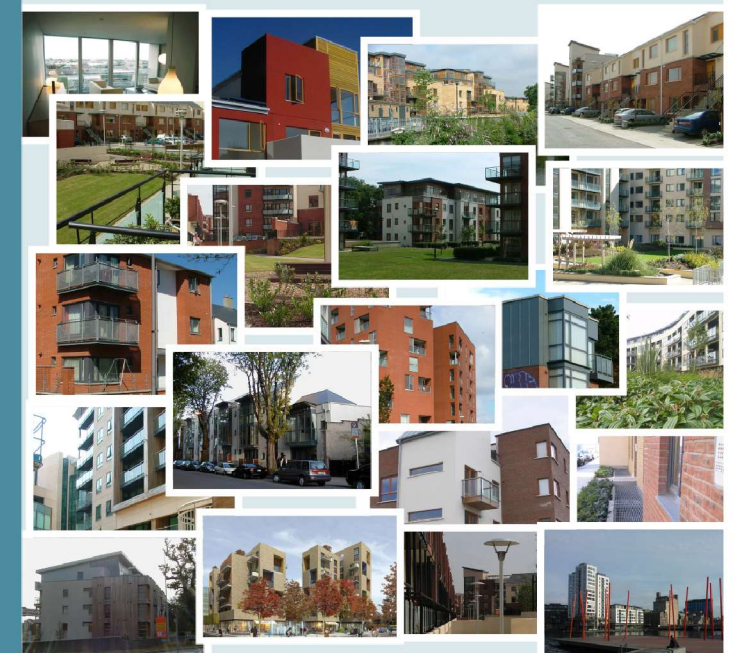
The development with a total gross floor area of c. 36, 879 sq m will consist of the provision of 371 no. residential units comprising 157 no. two storey houses (consisting of 10 no. 4 bedroom units, 110 no. 3 bedroom units and 37 no. 2 bedroom units); 76 no. three storey duplex units (consisting of 14 no. 3 bedroom units, 38 no. 2 bedroom units and 24 no. 1 bedroom units) and 138 no. apartments (consisting of 92 no. 2 bedroom units and 46 no. 1 bedroom units arranged in 3 no. blocks ranging between 4 and 5 storeys together with communal amenity space) and a two storey childcare facility (550 sq m), including all private, communal and public open space provision (including balconies and terraces to be provided on to front and rear elevations, private rear gardens and related play areas); surface car parking (510 no. spaces in total, including accessible spaces); car sharing provision; electric vehicle charging points; bicycle parking (long and short stay spaces including secure stands); storage areas; internal roads and pathways; hard and soft landscaping and boundary treatments; piped infrastructural services and connections; plant; revised entrances and tie-in arrangements to adjoining roads, including emergency access via Log na gCapall and Greenpark Avenue and pedestrian and cyclist access via Log na gCapall; waste management provision; solar panels; attenuation tank and related SUDS measures; signage; public lighting; bulk earthworks; and all site development and excavation works above and below ground. Vehicular access to the site will be from Dock Road, via the proposed access road.

28



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

Planning Guidelines



Department of Housing, Planning and Local Government
March 2018

3 - Introduction / Proposed Development

Introduction

A mix of housing, duplex and apartment typologies are proposed within the development, providing a range of different tenure mixes providing variety. The apartments are designed to comply with Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities. Department of Housing, Planning and Local Government Dec 2020 and comply with the 2007 guidelines, as required by the Limerick City Development Plan 2010-2016.

The mix of housing typologies proposed include two bed, three bed and four bed houses along with multi-unit typologies such as own door one, two and three bed apartments. Providing a mix of unit typologies for the whole community is essential to providing a balanced and sustainable community.

The design and scale of the development is fully cognisant of the context. We propose 371 dwellings made up of housing, duplex own door apartment and 3 number apartment buildings providing a total of 138 apartments. We propose 371 dwellings made up of housing, duplex own door apartment and three apartment buildings. The proposed mix is 157 houses, 76 duplex and 138 apartments. There are 157 houses made up of 37 two bed houses, 110 three bedroom houses and 10 four bedroom houses.

There are 76 duplex own door apartments made up of a mix of 24 one bedroom, 38 two bedroom and 14 three bedroom apartment duplex typologies. There are 138 apartments made up of 46 one bedroom apartments and 92 two bedroom apartments. The apartment buildings range from 4-5 storeys high with semi-private garden space and shared curtilage parking to the west. A nett density of 47 dwellings per hectare has balanced the requirements of sustainable development and takes into account the receiving environment.



4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.1 - Apartment Mix

The mix of residential units within the entire scheme is outlined in the table to the right and in 'Appendix A - Housing Quality Assessment Schedule'.

The proposed mix complies with 'Specific Planning Policy Requirement 1

It is noted under the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' Specific Planning Policy Requirement 1, for proposals considered apartment developments:

(i) *Apartment developments may include up to 50% one bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).*

The table on the right shows the breakdown of apartment types and demonstrates compliance with SPPR 1.

- There are no more than 50% one beds and over 50% two beds. (46 one beds and 92 two beds of varying sizes)
- The one and two bedroom apartments are designed to exceed minimum standards with all the apartments more than 10% over minimum size standards.
- There is a significant quantity of Residential Amenity spaces including shared dining and living spaces to cater for the proposed residents.

Project Information: Housing Development, Green Park, Limerick							
	Number of Units	Combined Floor Area of Units	Number of Units + 10%	Number of Bedrooms	Number of Bed Spaces	Number of Dual Aspect Units	Amount of Communal Space Required
BLOCK A-	47	3409	47	79	158	27	299
BLOCK B-	39	2843	39	66	132	23	249
BLOCK C-	52	3759	41	85	170	36	326
Totals:	138	10012 m²	127	230	460	86	874 m²
Percentages:			92%			62%	

Apartment standards designed to meet or exceed 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020'

GREENPARK SHD, LIMERICK SCHEDULE of ACCOMMODATION and AREAS												Sept 2021
House type	semi-D 4 bed	semi-D 3 bed	end-of-terrace 3 bed	mid-terrace 2 bed	1bed duplex (A)	2bed duplex (B)	2bed duplex (C)	3bed duplex (D)	Apartment 1 bed	Apartment 2 bed	total	
Quantity	10	76	34	37	24	24	14	14	46	92	371	

	Site Area (m2)	Site Area (Ha)			
Site Red Line Boundary Area	105,105	10.5			
			Units/HA	Public Open space	Openspace %
SHD Development Area	78,955	7.9	47	11,511	14.6%

UNIT NUMBERS	No. Units	No. of floors	
2 bed	37	2	
3 bed	110	2	
4 bed	10	2	
Duplex	24	3	1bed duplex (A)
Duplex	24	3	2bed duplex (B)
Duplex	14	3	2bed duplex (C)
Duplex	14	3	3bed duplex (D)
Apartment A	47	5	
Apartment B	39	4	
Apartment C	52	4	
Creche	1	2	

TOTAL: Houses	157
TOTAL: Duplex	76
TOTAL: Apartments	138
TOTAL UNITS	371

UNIT AREAS	semi-D 4 bed	semi-D 3 bed	end-of-terrace 3 bed	mid-terrace 2 bed	1bed duplex (A)	2bed duplex (B)	2bed duplex (C)	3bed duplex (D)	Apartment A, B & C	Creche	total
m2/unit	138	104.5	104.5	90	53.5	94.1	73.6	117.6			
m2 TOTAL	1380	7942	3553	3330	1284	2258	1030	1646	13905	550	36879

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.2 - Apartment Design

Apartments and multi-residential unit development design is constantly evolving, learning from best practice around the globe. New forms of homes are emerging that take into account the emerging demographic household types and tenures.

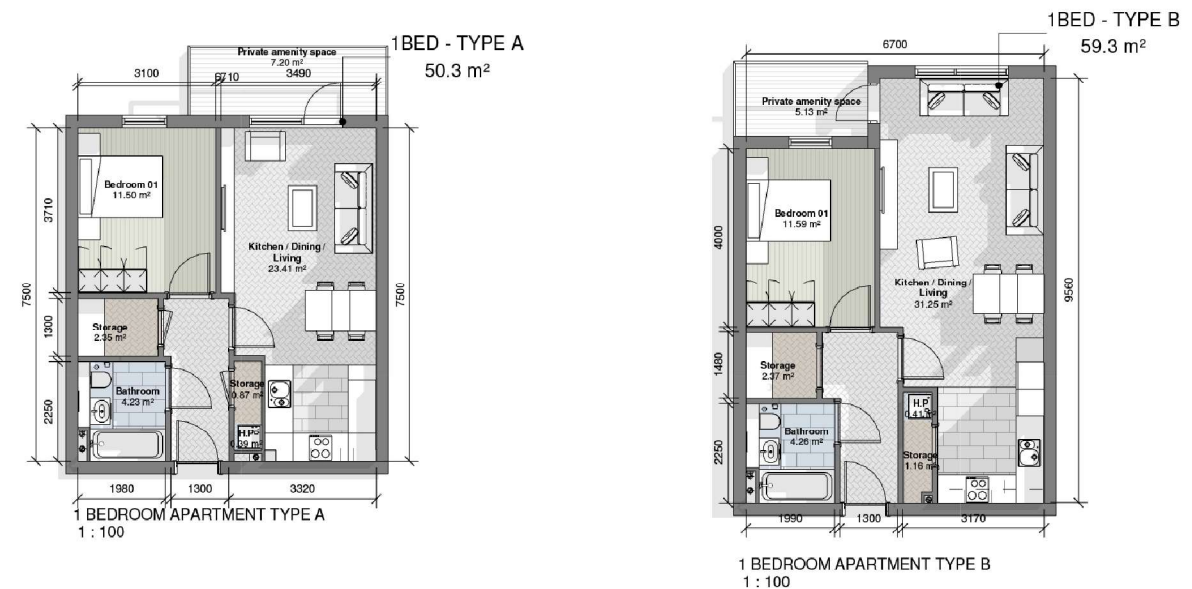
The proposed development at Greepark will have a good spread of typologies to cater for all ages and tenures. There are two, three and four bed house typologies along with Duplex own door typologies to provide one, two and three bedroom apartments along with the Apartment building providing 138 apartments in three blocks

Under the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' Specific Planning Policy Requirement 3, the following minimum apartment floor areas are required: The apartments are designed to exceed minimum floor area standards with on average around 15% over the minimum sizes.

One bedroom apartments are in excess of the minimum standard of 45sqm - generally between 53sqm and 60sqm, while the two bedroom apartments (required to be a minimum of 73sqm) are generally between 81sqm – 88sqm.

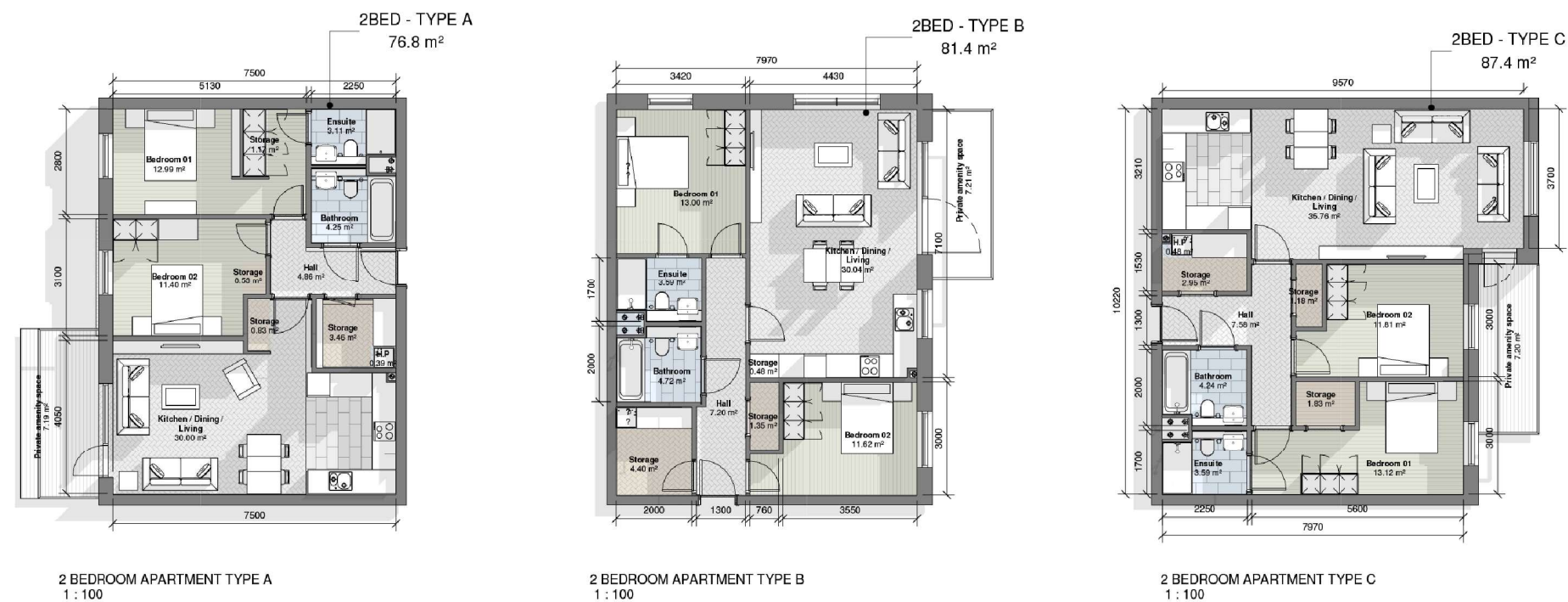
Please refer to 'Appendix A - Housing Quality Assessment Schedule' which gives a full breakdown of unit design areas.

1 BED APARTMENT TYPOLOGIES



Minimum overall apartment floor areas

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



4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.3 - Duplex Design

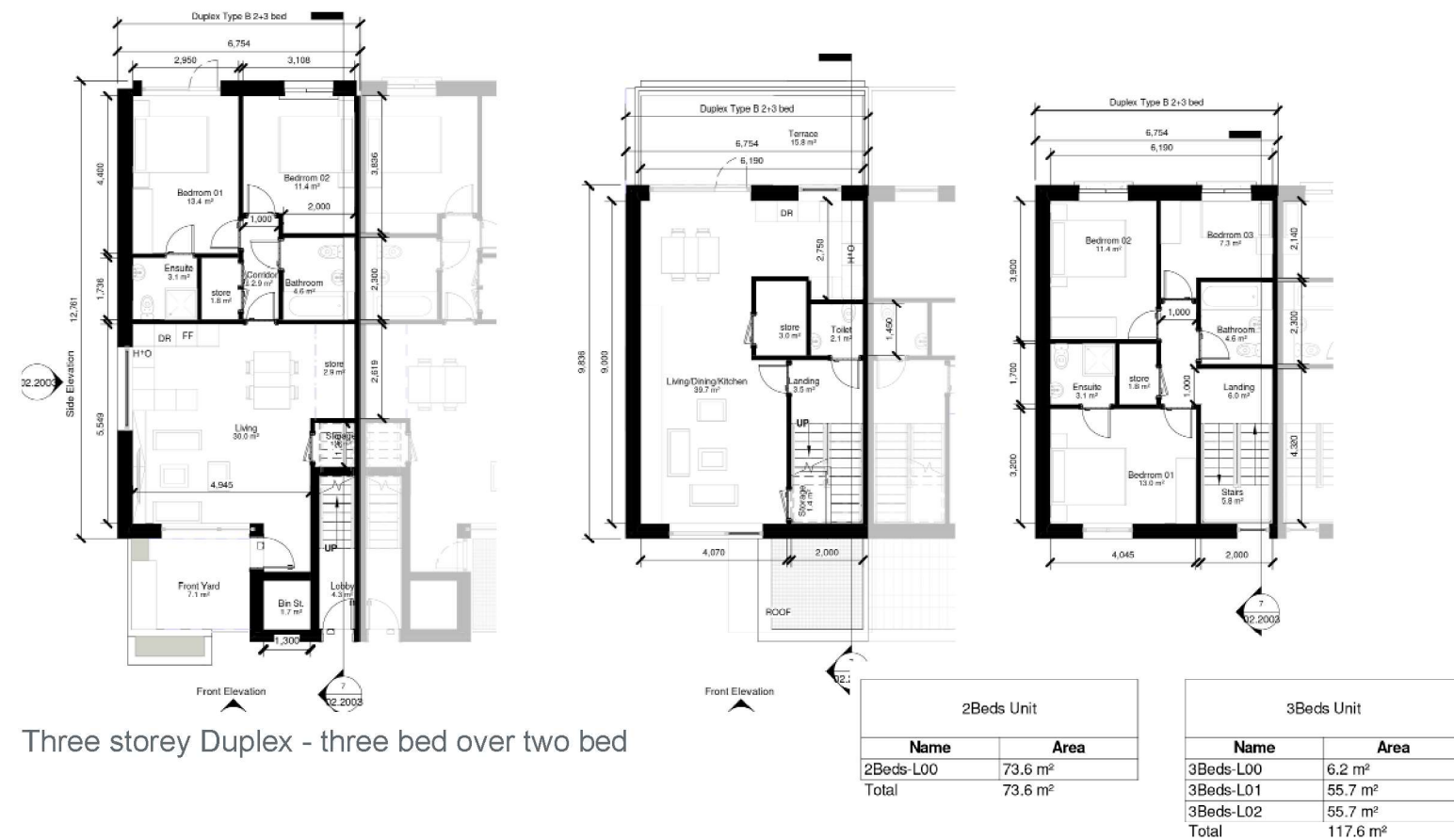
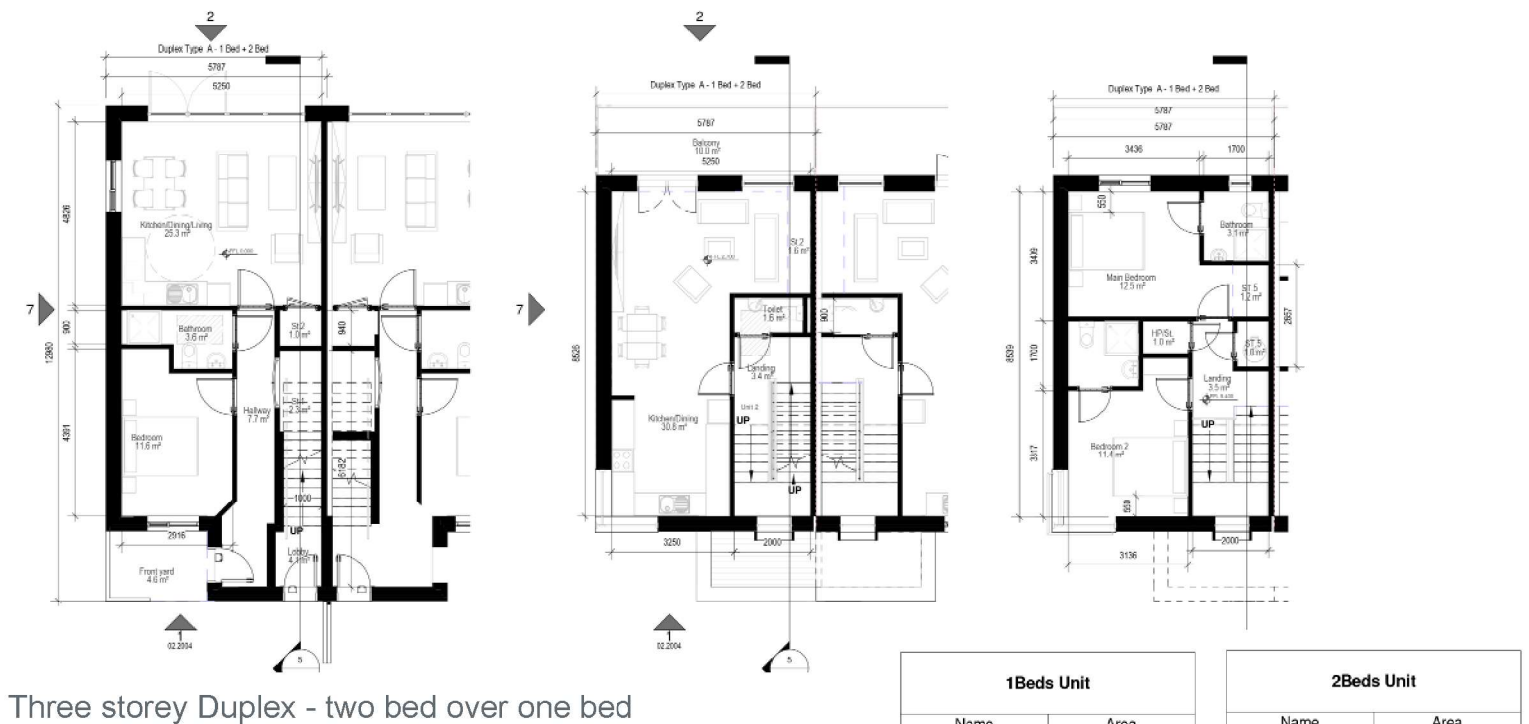
The Duplex units are designed to be fully compliant with the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities'. The apartments are designed to exceed minimum floor area standards with on average around 15% over the minimum sizes.

The Duplex units proposed are either two bedroom apartment over one bedroom apartments (53sqm one bed / 94sqm two bed) or Three bedroom over two bedroom (73sqm two bed / 117sqm three bed)

One bedroom Duplex units are in excess of the minimum standard of 45sqm - 53sqm two bedroom units range from 73sqm to 94sqm, while the three bedroom duplex units are 117sqm well in excess of 90sqm for three bedroom apartments.

Please refer to 'Appendix A - Housing Quality Assessment Schedule' which gives a full breakdown of unit design areas.

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



4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.4 - Dual Aspect - providing dual aspect to >50% of Residences

Snapshot of Guidance

The 2018 Apartment Guidelines advise that the amount of daylight reaching an apartment significantly affects the amenity of the occupants. Dual-aspect apartments, as well as maximising the availability of daylight, also provide for cross ventilation and views in more than one direction. Ultimately, the daylighting and orientation of living spaces is the most important objective and in the design this ethos is upheld.

It is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible sites (that are more restricted) and a minimum of 50% dual aspect where there is a greater freedom in design terms, such as in larger apartment developments on greenfield or standalone brownfield regeneration sites where requirements like street frontage are less onerous. We have achieved over 62% of apartments will full dual aspect and many apartments enjoy views over parkland.

It is noted that North facing single aspect apartments may be allowed where considered overlook a significant amenity such as the public park. There is only one north facing single aspect apartment at ground floor of Block C but this overlooks the public park and is mitigated by higher floor to ceiling height.. It is noted this apartment achieves excellent daylighting of 7.1% Average Daylight Factor. for kitchen living dining areas.

We have carefully reviewed the amount of daylight reaching the apartment building and have optimised how the orientation will affect the amenity of the occupants. The Dual aspect ratio is 62% with multiple windows in corner windows to ensure really good daylighting for these units. The aspect and orientation of the apartment block facades all are designed to achieve the optimum daylight and given their setting in a parkland setting all the apartments will be of the highest quality.

The apartments have windows opening to dual directions i.e. living rooms rather than bedrooms. It is noted that all the Duplex apartments are fully dual and in part triple aspect. This means effectively the Dual Aspect Ratio for all apartments (duplex and apartments) for the entire development is close overall to 76% of all units



The Daylight reports from ARC Environmental consultants note how we are exceeding daylight thresholds for all apartments and the size and location of windows ensure the apartments, along with Dual Aspect ratios, are attaining really good daylight levels. It is noted the daylight levels achieve more than exceed minimum standards.

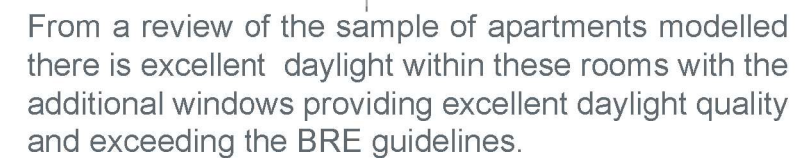
Single aspect apartments where provided are generally afforded good views and excellent daylight as can be seen from the sample of daylight studies.

Equally a review of the shadow analysis shows that the impact of the building on the amenity spaces of surrounding dwellings will be negligible.



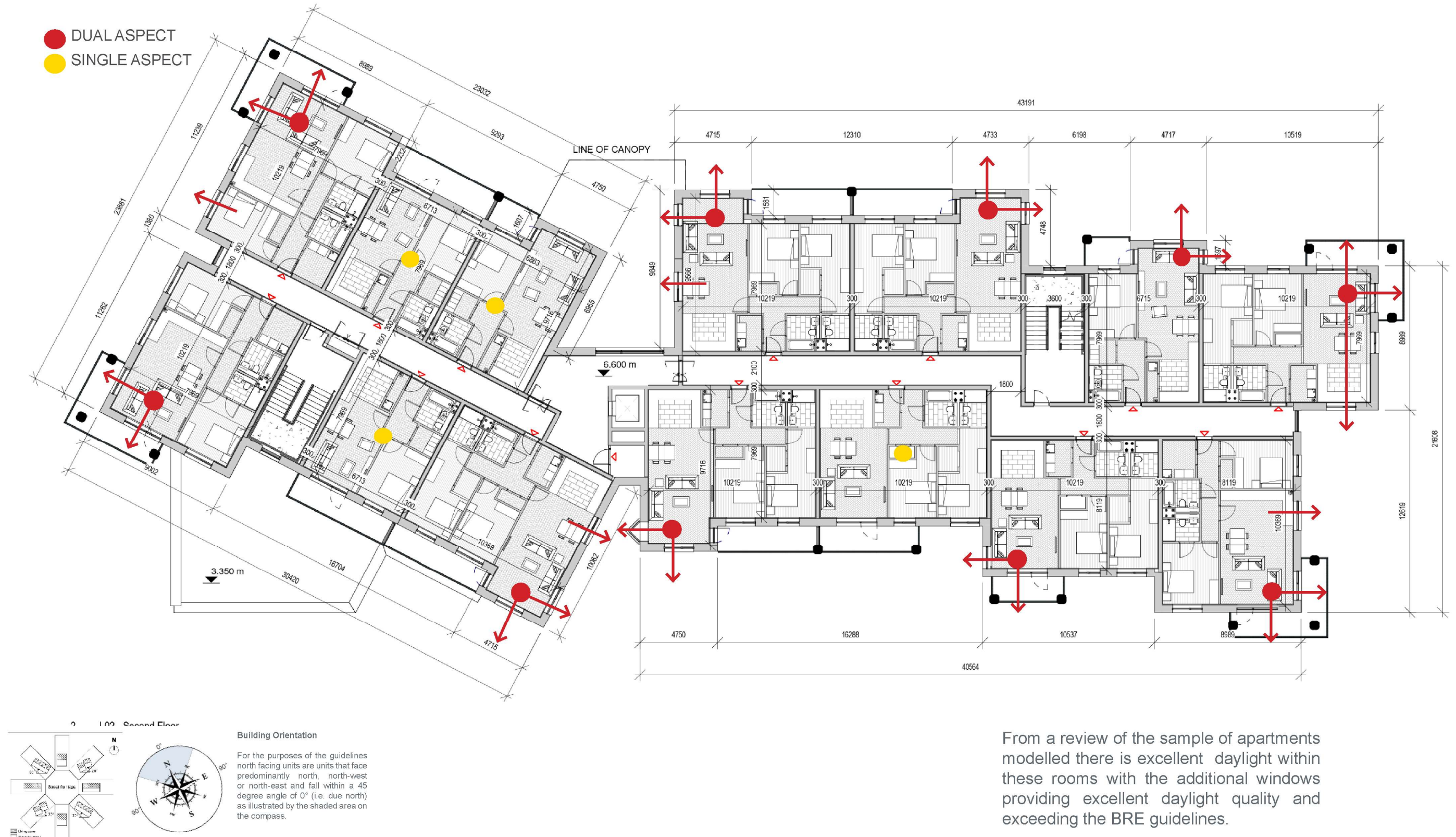
•

4.4 - Dual Aspect - Typical Floor: Block A & B



4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.4 - Dual Aspect - Typical Floor: Block C



4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.5 - Daylight Analysis

MICROCLIMATE - Daylight

ARC Architectural Consultants Ltd has been retained by the Applicant to prepare this assessment of daylight access within the proposed development on lands at the former Greenpark Racecourse, Limerick. Please note that the assessment of the impact of the proposed development on daylight access to the surrounding area is set out in the Environmental Impact Assessment Report submitted with the application.

ARC's analysis indicates that all sample study rooms within the proposed development will achieve levels of daylight access at or above the minimum Average Daylight Factor recommended by the British Standard for bedrooms (1% Average Daylight Factor), living rooms (i.e. 1.5% Average Daylight Factor), for kitchens (i.e. 2% Average Daylight Factor) or for mixed function living rooms and kitchens (i.e. 2% Average Daylight Factor) as appropriate. All sample study rooms within the proposed development are predicted to achieve a level of daylight in excess of that recommended by the British Standard for a predominantly daylit appearance (i.e. 2% Average Daylight Factor). Given that worst case analysis units were included in the assessment sample, ARC's analysis would suggest that all units within the proposed development are likely to achieve Average Daylight Factors in excess of the minimum standards outlined in the BRE Guide.

Table 2.1: Predicted daylight access to sample rooms within the proposed development

Location	Floor	Room Type	Predicted Average Daylight Factor	Achieves recommended minimum?
Southern Apartment Block				
L0-A01	Floor 00	Kitchen / living / dining room	3.33%	Yes
L0-A02	Floor 00	Kitchen / living / dining room	3.96%	Yes
L0-A03	Floor 00	Kitchen / living / dining room	3.83%	Yes
L0-A04	Floor 00	Kitchen / living / dining room	4.67%	Yes
L0-A04 Bed	Floor 00	Bedroom	4.02%	Yes
L0-A05	Floor 00	Kitchen / living / dining room	1.08%	Yes
L0-A06	Floor 00	Kitchen / living / dining room	8.28%	Yes
L0-A06 Bed	Floor 00	Bedroom	4.04%	Yes
L0-A07	Floor 00	Kitchen / living / dining room	3.67%	Yes
L0-A08	Floor 00	Kitchen / living / dining room	4.51%	Yes
L0-A09	Floor 00	Kitchen / living / dining room	7.16%	Yes
L0-A10	Floor 00	Kitchen / living / dining room	5.36%	Yes
Southern Apartment Blocks				
L0-B01	Floor 00	Kitchen / living / dining room	5.30%	Yes
L0-B02	Floor 00	Kitchen / living / dining room	3.78%	Yes
L0-B02 Bed	Floor 00	Bedroom	3.88%	Yes
L0-B03	Floor 00	Kitchen / living / dining room	5.10%	Yes
L0-B04	Floor 00	Kitchen / living / dining room	5.43%	Yes
L0-B05	Floor 00	Kitchen / living / dining room	4.47%	Yes
L0-B06	Floor 00	Kitchen / living / dining room	4.41%	Yes
L0-B07	Floor 00	Kitchen / living / dining room	4.88%	Yes
L0-B09	Floor 00	Kitchen / living / dining room	8.15%	Yes
L0-B10	Floor 00	Kitchen / living / dining room	6.30%	Yes
L0-L01	Floor 00	Kitchen / living / dining room	4.82%	Yes
L0-L02	Floor 00	Kitchen / living / dining room	4.93%	Yes
L0-L03	Floor 00	Kitchen / living / dining room	4.53%	Yes
L0-L03 Bed	Floor 00	Bedroom	4.31%	Yes
L0-L04	Floor 00	Kitchen / living / dining room	5.05%	Yes
L0-L05	Floor 00	Kitchen / living / dining room	5.29%	Yes
L0-L06	Floor 00	Kitchen / living / dining room	3.81%	Yes
L0-L07	Floor 00	Kitchen / living / dining room	5.25%	Yes



Figure 2: Indicative diagram based on floor plan prepared by Reddy Architecture + Urbanism showing location of sample rooms in the proposed apartment block at the south of the site analysed as part of this assessment of daylight access – annotated in yellow by ARC



Figure 3: Indicative diagram based on floor plan prepared by Reddy Architecture + Urbanism showing location of sample rooms in the proposed apartment blocks at the north of the site analysed as part of this assessment of daylight access – annotated in yellow by ARC

ARC Architects

4.5 - Daylight Analysis

MICROCLIMATE - Overshadowing impact

Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities sets out the requirements for quantum of communal amenity space associated with developments of new apartments. The Apartment Guidelines do not prescribe requirements on the issue of sunlight access to proposed open spaces and does require that planning authorities have regard to quantitative performance approaches to sunlight provision in amenity spaces set out in the Building Research Establishment's Site layout planning for daylight and sunlight: a guide to good practice (the BRE Guide).

However, notwithstanding this, ARC referenced Section 3 of the Building Research Establishment's Site layout planning for daylight and sunlight: a guide to good practice sets out design advice and recommendations for site layout planning to ensure good sunlight access suggests that, for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours sunlight on 21st March.

As part of this analysis, ARC assessed the likely proportion of the proposed communal open spaces serving the proposed residential development (please see Figure 4) predicted to receive sunlight access on 21st March.

Table 3.1: Approximate areas of proposed communal open space in sunshine on 21st March

Time	Open Space 01 (814 sq m)	Open Space 02 (1,974 sq m)	Open Space 03 (5,5510 sq m)	Open Space 04 (1,204 sq m)
0900	76%	88%	86%	81%
1000	97%	99%	82%	76%
1100	100%	100%	84%	79%
1200	100%	100%	81%	82%
1300	100%	100%	84%	81%
1400	100%	100%	78%	77%
1500	100%	100%	67%	75%
1600	94%	98%	67%	77%
1700	74%	70%	57%	74%

Please note that, in the interests of presenting a worst case scenario, the assessment model includes the planned nursing home development on the adjoining site in the ownership of the Applicant to the east (LCC Reg. Ref. 21/1222) and the permitted development at Greenpark Avenue, South Circular Road of 30 no. residential dwellings and associated development (LCC Reg. Ref. 17/1190; ABP Ref. ABP-302015-18). The results of ARC's analysis are set out in Table 3.1 below.

As suggested by the results set out in Table 3.1, the proposed communal open spaces are predicted to receive levels of sunlight considerably in excess of the level recommended by the

BRE Guide for amenity spaces. ARC's analysis, therefore, indicates that the proposed communal open spaces will appear adequately sunlit throughout the year within the meaning of the BRE Guide. More than this, the communal open spaces are predicted to receive a high level of sunlight access throughout the day and throughout the year, with most spaces receiving some sunshine even at mid winter. ARC's analysis indicates that the proposed communal open spaces will afford residents a place within the proposed development where residents can go to sit and enjoy the sunshine on a sunny day for a significant portion of the day and throughout the year.



Indicative diagram showing location of amenity areas / open spaces analysed as part of this assessment of sunlight access within the proposed development.

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.6 - Lift and Stair cores: BLOCK A & B



TYPICAL PLAN SHOWING NUMBER OF CORES

• • • • •

The development is designed to have two stair cores and one lift core to serve the building. There are 52 apartments over 4 floors in total.



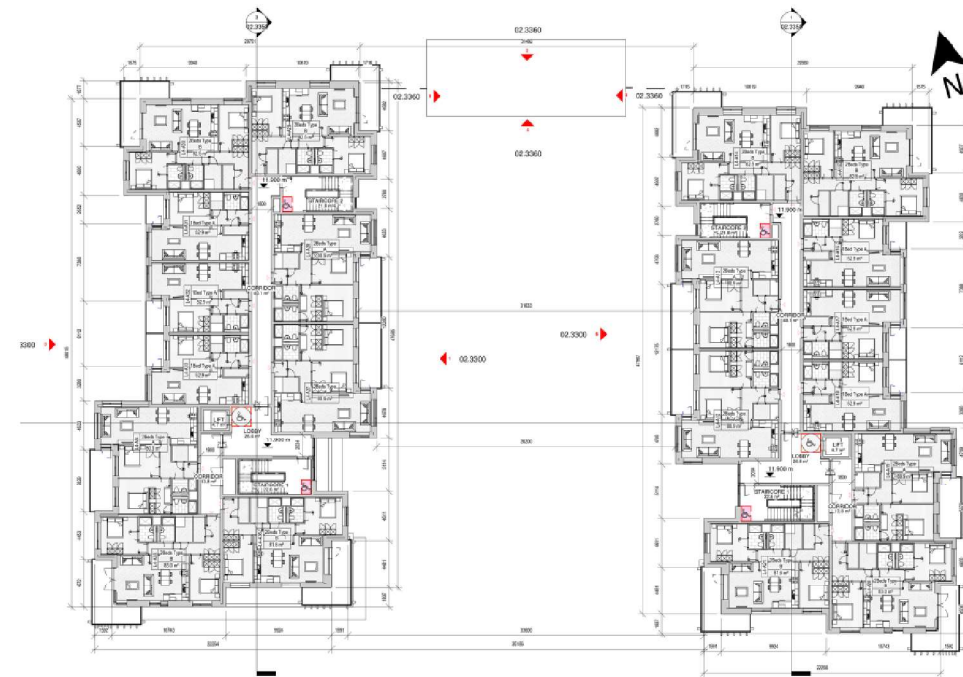
4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.7 - Unit Internal Storage: Block A & B

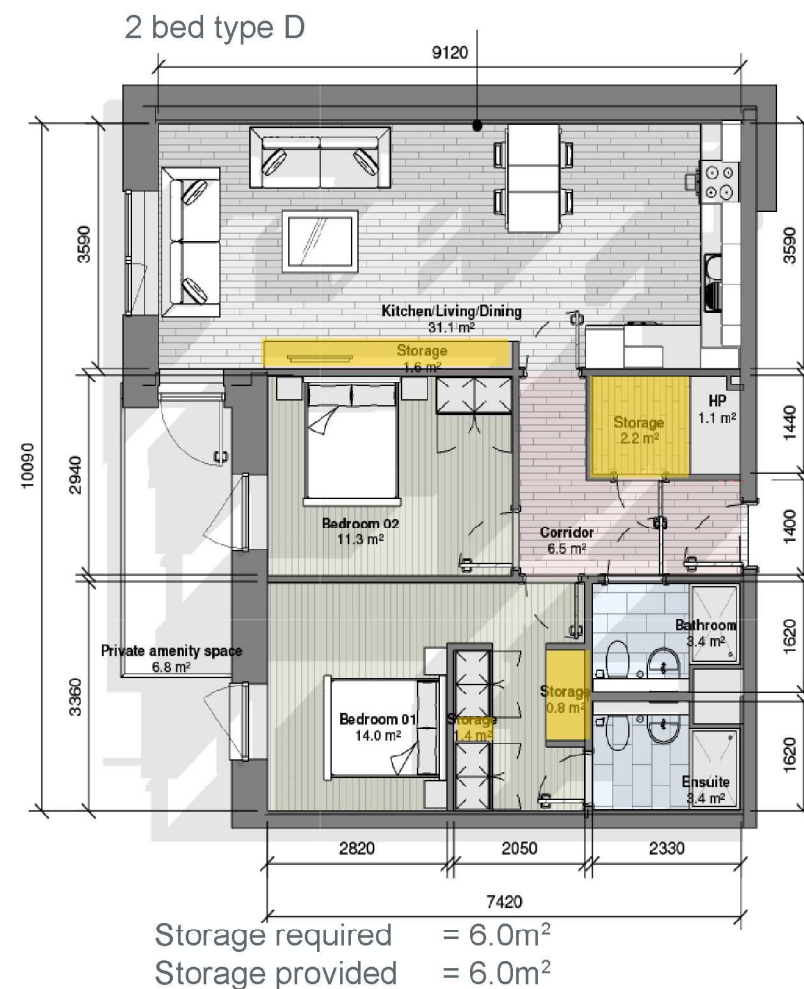
All storage requirements are provided entirely within the apartments and do not rely on provision of shared storage areas.

The storage provided is in addition to kitchen presses and bedroom furniture, and likewise to minimum aggregate living/ dining/kitchen or bedroom floor areas. Individual storage rooms within an apartment do not exceed 3.5 square metres as per the requirement of 'Sustainable Urban Housing: Design Standards for New Apartments'.

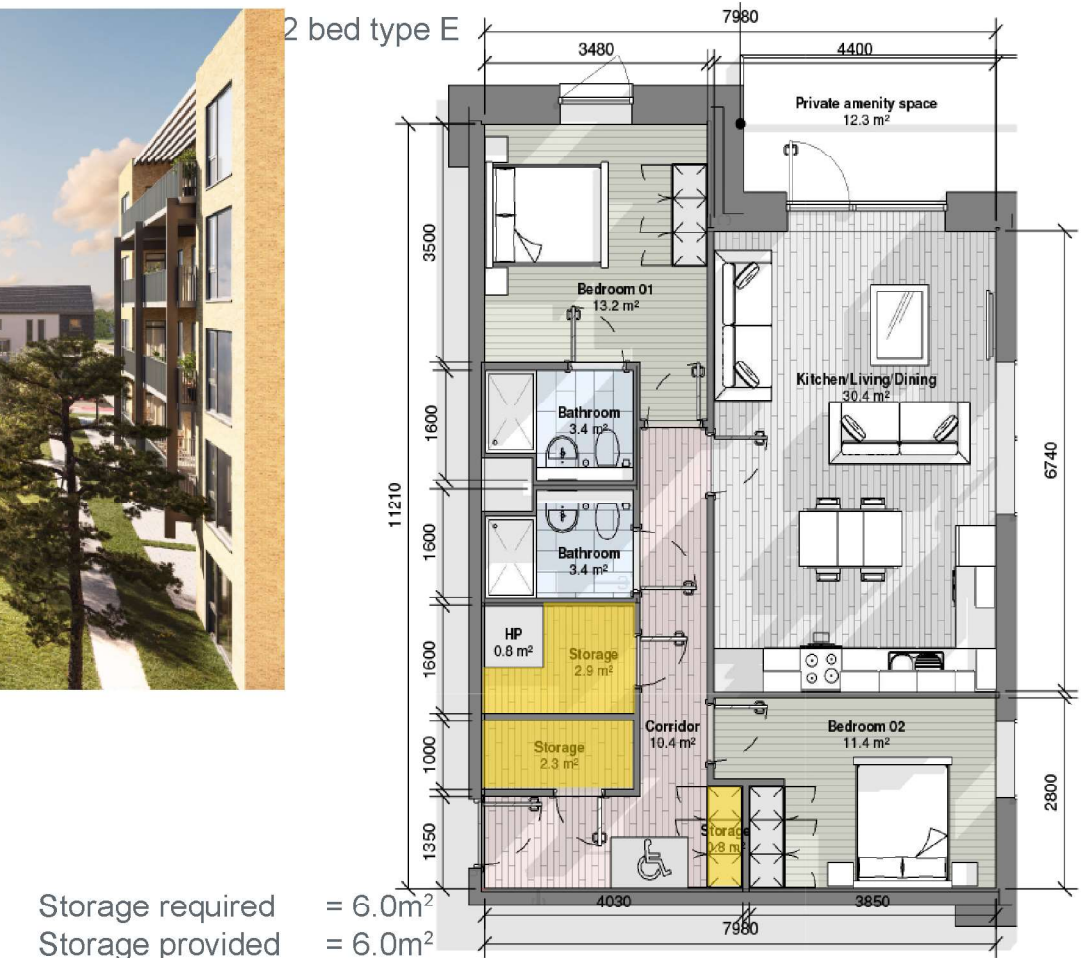
Please refer to Appendix A 'Housing Quality Assessment schedules which gives a full breakdown of unit storage spaces.



1 bed type A



2 bed type E



4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

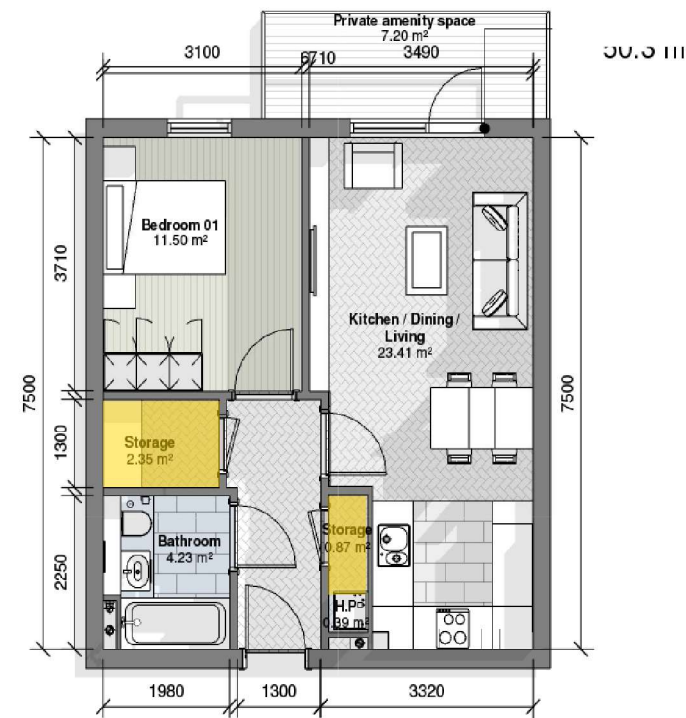
4.7 - Unit Internal Storage: Block C

All storage requirements are provided entirely within the apartments and do not rely on provision of shared storage areas.

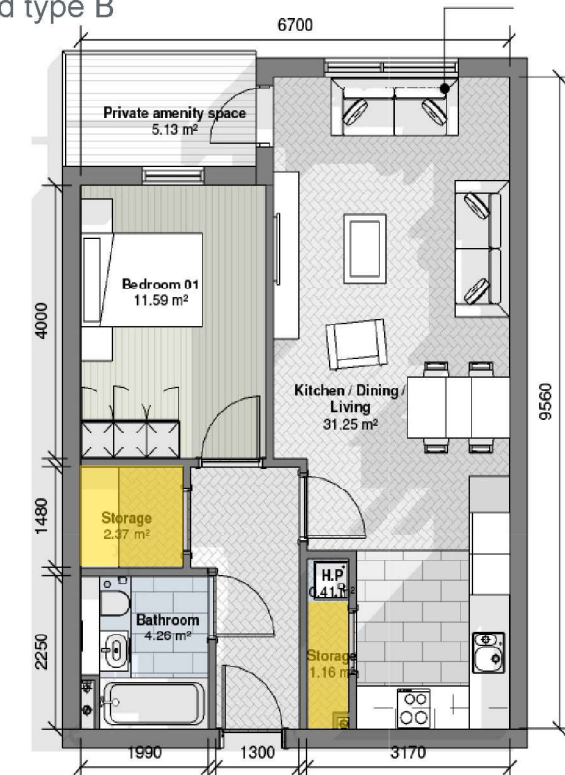
The storage provided is in addition to kitchen presses and bedroom furniture, and likewise to minimum aggregate living/ dining/kitchen or bedroom floor areas. Individual storage rooms within an apartment do not exceed 3.5 square metres as per the requirement of 'Sustainable Urban Housing: Design Standards for New Apartments'.

Please refer to Appendix A 'Housing Quality Assessment schedules which gives a full breakdown of unit storage spaces.

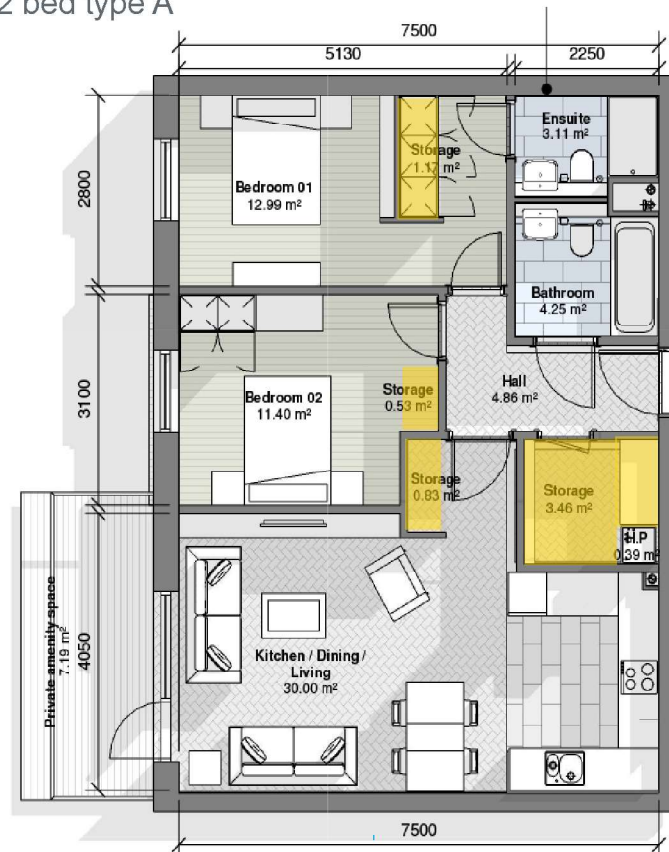
1 bed type A



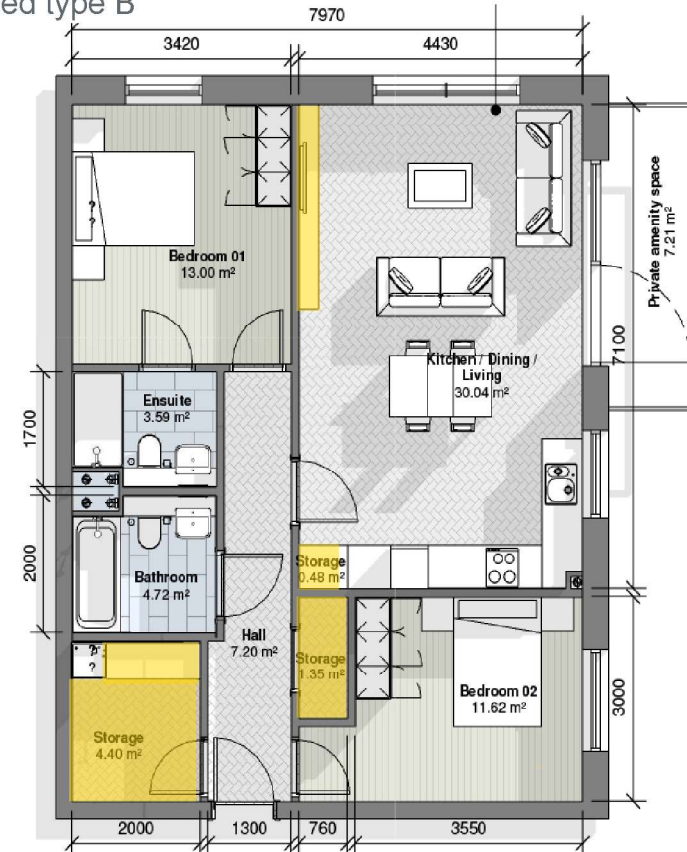
1 bed type B



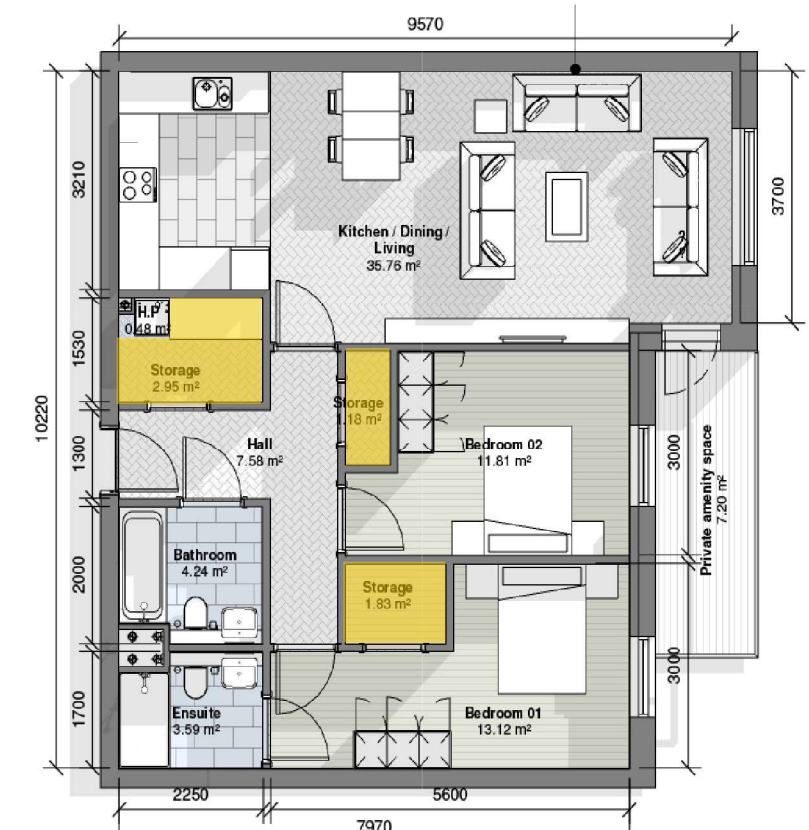
2 bed type A



2 bed type B



2 bed type C



4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.8 - Private Amenity Space

Private open space is provided by means of private balconies, garden space to the rear and through shared resident amenity space is an amenity space available for all residents. The private amenity external space at ground level will incorporate appropriate boundary treatment to ensure privacy and security from the public realm. The garden space is south facing and will have excellent sunlight to these amenity spaces due to the orientation. Balconies all have a functional relationship with the main living areas of the apartment. Wind and privacy screens are provided on balconies to provide shelter and to minimise direct over looking.

Private amenity spaces are designed to comply with Appendix 1. Balconies will have a minimum depth of 1.8 metres and meet the minimum floor area requirement under the guidelines. A combination of bolt-on balconies and inset balconies are provided to give visual interest.

All private amenity spaces in the development comply or exceed the minimum required floor areas for private amenity spaces, as set out in 'Appendix 1 - Design Standards for New Apartments':

- One Bed Apartment: 5sqm
- Two Bed (4 person) Apartment: 7sqm



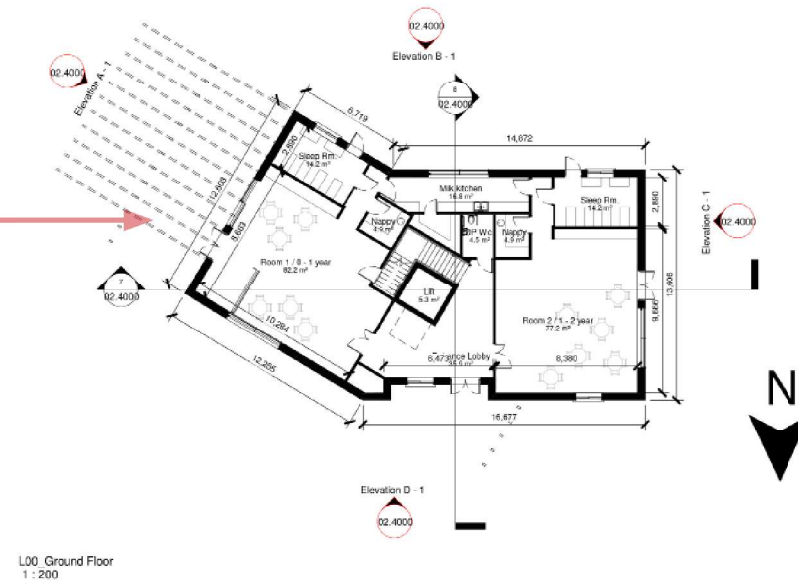
4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.8 - Childcare Facilities

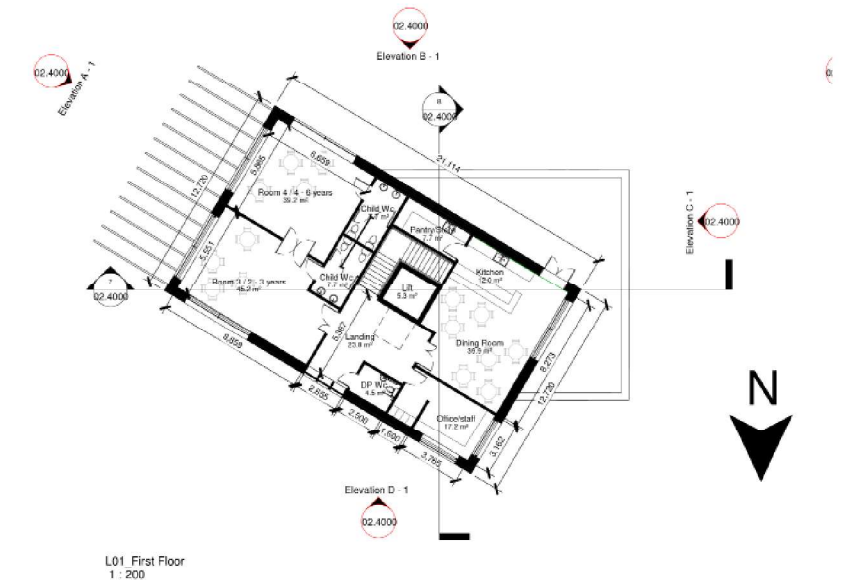


KEY PLAN

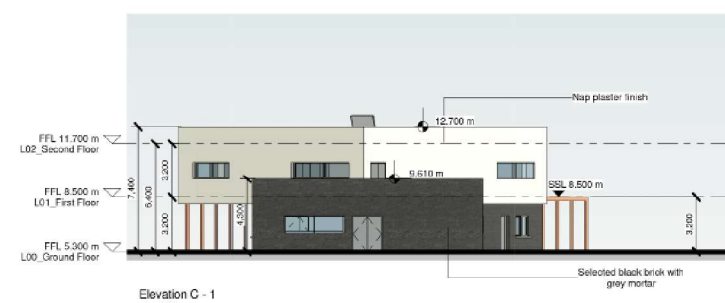
The Creche / Childcare facility is designed over two storeys at the gateway to the site adjoining the future neighbourhood centre. The building is designed to cater for pre-school with 4 dedicated classrooms with a shared activity and eating area. The area of the building is 550sqm with 12 car spaces designed to cater for the 14 staff and 65 children. The facility has been designed to cater for the development and a needs assessment of demand for the surrounding area where currently there is not a high demand in the immediate vicinity.



L00 Ground Floor
1 : 200



L01 First Floor
1 : 200



Elevation C - 1
1 : 100



Elevation B - 1
1 : 100



4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

All the apartments are designed to meet or exceed 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020'

All apartments provide the minimum storage requirements inside the apartments. Minimum private open space is achieved with all apartments designed to Build to Sell standards.

4.9 - HQA: Block A

All the housing units are designed to meet or exceed 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Quality Housing for Sustainable Communities 2007.

The HQA provided gives evidential proof on the compliance of each apartment, duplex unit or house typology where they are demonstrated to be fully compliant with the relevant standard.

BLOCK A- Housing Development, Green Park, Limerick

Level / Floor	Unit Number	Description	Type	Unit Size (m²)	Unit Size Required	Unit + 10%	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Storage Provided in Unit (m²)	Storage Required (m²)	Storage Outside Unit (m²)	Dual Aspect	Private Amenity Space Provided	Private Amenity Space Required	Communal Amenity Space Required
00 - Ground	1	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
00 - Ground	2	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
00 - Ground	3	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
00 - Ground	4	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
00 - Ground	5	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
00 - Ground	6	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	No	7.0	7	7
00 - Ground	7	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
Totals	7			485.3			11	22									53.9		
01 - First	8	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
01 - First	9	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	No	7.0	7	7
01 - First	10	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
01 - First	11	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
01 - First	12	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
01 - First	13	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
01 - First	14	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
01 - First	15	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
01 - First	16	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
01 - First	17	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
Totals	10			731.0			17	34									85.5		
02 - Second	18	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
02 - Second	19	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	No	7.0	7	7
02 - Second	20	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
02 - Second	21	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
02 - Second	22	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
02 - Second	23	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
02 - Second	24	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
02 - Second	25	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
02 - Second	26	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
02 - Second	27	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
Totals	10			731.0			17	34									85.5		
03 - Third	28	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
03 - Third	29	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	No	7.0	7	7
03 - Third	30	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
03 - Third	31	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
03 - Third	32	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
03 - Third	33	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
03 - Third	34	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
03 - Third	35	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
03 - Third	36	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
03 - Third	37	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
Totals	10			731.0			17	34									85.5		
04 - Fourth	38	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
04 - Fourth	39	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	No	7.0	7	7
04 - Fourth	40	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
04 - Fourth	41	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
04 - Fourth	42	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
04 - Fourth	43	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
04 - Fourth	44	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
04 - Fourth	45	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
04 - Fourth	46	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
04 - Fourth	47	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
Totals	10			731.0			17	34									85.5		
Totals:	47 Apartments			3409 m²		47	79	158								27		299	
Percentages:						100%										57%			

Count	Apartment Type	Ratio
0	Studio	0.0
15	1 Bed Apartment	31.9
0	2 Bed - 3 Person Apartment	0.0
32	2 Bed - 4 Person Apartment	68.1
0	3 Bed Apartment	0.0
47	TOTAL	100

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.9 - HQA: Block B

BLOCK B- Housing Development, Green Park, Limerick																			
Level / Floor	Unit Number	Description	Type	Unit Size (m²)	Unit Size Required	Unit + 10%	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Storage Provided in Unit (m³)	Storage Required (m³)	Storage Outside Unit (m³)	Dual Aspect	Private Amenity Space Provided	Private Amenity Space Required	Communal Amenity Space Required
00 - Ground	1	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
00 - Ground	2	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	No	7.0	7	7
00 - Ground	3	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
00 - Ground	4	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
00 - Ground	5	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
00 - Ground	6	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
00 - Ground	7	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
00 - Ground	8	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
00 - Ground	9	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
Totals	9			650.1			15	30									78.5		
01 - First	10	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
01 - First	11	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	No	7.0	7	7
01 - First	12	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
01 - First	13	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
01 - First	14	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
01 - First	15	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
01 - First	16	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
01 - First	17	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
01 - First	18	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
01 - First	19	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
Totals	10			731.0			17	34									85.5		
02 - Second	20	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
02 - Second	21	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	No	7.0	7	7
02 - Second	22	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
02 - Second	23	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
02 - Second	24	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
02 - Second	25	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
02 - Second	26	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
02 - Second	27	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
02 - Second	28	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
02 - Second	29	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
Totals	10			731.0			17	34									85.5		
03 - Third	30	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
03 - Third	31	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	No	7.0	7	7
03 - Third	32	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
03 - Third	33	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
03 - Third	34	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
03 - Third	35	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
03 - Third	36	1 Bed Apartment	1 Bed - C	52.9	45	Yes	1	2	11.4	11.4	26.8	23.0	3.3	3.0	0.0	No	5.1	5	5
03 - Third	37	2 Bed - 4 Person Apartment	2 Bed - D	80.9	73	Yes	2	4	25.4	24.4	31.1	30.0	6.0	6.0	0.0	Yes	7.0	7	7
03 - Third	38	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
03 - Third	39	2 Bed - 4 Person Apartment	2 Bed - E	82.4	73	Yes	2	4	24.6	24.4	30.4	30.0	6.0	6.0	0.0	Yes	12.3	7	7
Totals	10			731.0			17	34									85.5		
Totals:	39 Apartments			2843 m²		39	66	132								23		249	
Percentages:						100%										59%			

Count	Apartment Type	Ratio
0	Studio	0.0
12	1 Bed Apartment	30.8
0	2 Bed - 3 Person Apartment	0.0
27	2 Bed - 4 Person Apartment	69.2
0	3 Bed Apartment	0.0
39	TOTAL	100

Apartment standards designed to meet or exceed 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020'

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.9 - HQA: Block C

BLOCK C- Housing Development, Green Park, Limerick

Level / Floor	Unit Number	Description	Type	Unit Size (m²)	Unit Size Required	Unit + 10%	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Storage Provided in Unit (m³)	Storage Required (m³)	Storage Outside Unit (m³)	Dual Aspect	Private Amenity Space Provided	Private Amenity Space Required	Communal Amenity Space Required
00 - Ground	1	1 Bed Apartment	1 Bed - B (Block C)	59.3	45	Yes	1	2	11.6	11.4	31.3	23.0	3.5	3.0	0.0	Yes	5.1	5	5
00 - Ground	2	2 Bed - 4 Person Apartment	2 Bed - A (Block C)	76.8	73	No	2	4	24.5	24.4	30.4	30.0	6.0	6.0	0.0	Yes	7.2	7	7
00 - Ground	3	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
00 - Ground	4	2 Bed - 4 Person Apartment	2 Bed - A (Block C)	76.8	73	No	2	4	24.5	24.4	30.4	30.0	6.0	6.0	0.0	Yes	7.2	7	7
00 - Ground	5	1 Bed Apartment	1 Bed - A (Block C)	50.3	45	Yes	1	2	12.0	11.4	24.9	23.0	3.5	3.0	0.0	No	7.2	5	5
00 - Ground	6	1 Bed Apartment	1 Bed - A (Block C)	50.3	45	Yes	1	2	12.0	11.4	24.9	23.0	3.5	3.0	0.0	No	7.2	5	5
00 - Ground	7	1 Bed Apartment	1 Bed - B (Block C)	59.3	45	Yes	1	2	11.6	11.4	31.3	23.0	3.5	3.0	0.0	No	5.1	5	5
00 - Ground	8	1 Bed Apartment	1 Bed - B (Block C)	59.3	45	Yes	1	2	11.6	11.4	31.3	23.0	3.5	3.0	0.0	Yes	5.1	5	5
00 - Ground	9	1 Bed Apartment	1 Bed - A (Block C)	50.3	45	Yes	1	2	12.0	11.4	24.9	23.0	3.5	3.0	0.0	No	7.2	5	5
00 - Ground	10	1 Bed Apartment	1 Bed - B (Block C)	59.3	45	Yes	1	2	11.6	11.4	31.3	23.0	3.5	3.0	0.0	Yes	5.1	5	5
Totals	10			629.1			13	26									63.7		
01 - First	11	1 Bed Apartment	1 Bed - B (Block C)	59.3	45	Yes	1	2	11.6	11.4	31.3	23.0	3.5	3.0	0.0	Yes	5.1	5	5
01 - First	12	2 Bed - 4 Person Apartment	2 Bed - A (Block C)	76.8	73	No	2	4	24.5	24.4	30.4	30.0	6.0	6.0	0.0	Yes	7.2	7	7
01 - First	13	2 Bed - 4 Person Apartment	2 Bed - B (Block C)	81.4	73	Yes	2	4	24.6	24.4	30.1	30.0	6.0	6.0	0.0	Yes	7.2	7	7
01 - First	14	2 Bed - 4 Person Apartment	2 Bed - A (Block C)	76.8	73	No	2	4	24.5	24.4	30.4	30.0	6.0	6.0	0.0	Yes	7.2	7	7
01 - First	15	2 Bed - 4 Person Apartment	2 Bed - A (Block C)	76.8	73	No	2	4	24.5	24.4	30.4	30.0	6.0	6.0	0.0	No	7.2	7	7
01 - First	16	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
01 - First	17	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
01 - First	18	1 Bed Apartment	1 Bed - A (Block C)	50.3	45	Yes	1	2	12.0	11.4	24.9	23.0	3.5	3.0	0.0	No	7.2	5	5
01 - First	19	2 Bed - 4 Person Apartment	2 Bed - B (Block C)	81.4	73	Yes	2	4	24.6	24.4	30.1	30.0	6.0	6.0	0.0	Yes	7.2	7	7
01 - First	20	2 Bed - 4 Person Apartment	2 Bed - B (Block C)	81.4	73	Yes	2	4	24.6	24.4	30.1	30.0	6.0	6.0	0.0	Yes	7.2	7	7
01 - First	21	1 Bed Apartment	1 Bed - A (Block C)	50.3	45	Yes	1	2	12.0	11.4	24.9	23.0	3.5	3.0	0.0	No	7.2	5	5
01 - First	22	1 Bed Apartment	1 Bed - B (Block C)	59.3	45	Yes	1	2	11.6	11.4	31.3	23.0	3.5	3.0	0.0	No	5.1	5	5
01 - First	23	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
01 - First	24	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
Totals	14			1043.4			24	48									96.7		
02 - Second	25	1 Bed Apartment	1 Bed - B (Block C)	59.3	45	Yes	1	2	11.6	11.4	31.3	23.0	3.5	3.0	0.0	Yes	5.1	5	5
02 - Second	26	2 Bed - 4 Person Apartment	2 Bed - A (Block C)	76.8	73	No	2	4	24.5	24.4	30.4	30.0	6.0	6.0	0.0	Yes	7.2	7	7
02 - Second	27	2 Bed - 4 Person Apartment	2 Bed - B (Block C)	81.4	73	Yes	2	4	24.6	24.4	30.1	30.0	6.0	6.0	0.0	Yes	7.2	7	7
02 - Second	28	2 Bed - 4 Person Apartment	2 Bed - A (Block C)	76.8	73	No	2	4	24.5	24.4	30.4	30.0	6.0	6.0	0.0	Yes	7.2	7	7
02 - Second	29	2 Bed - 4 Person Apartment	2 Bed - A (Block C)	76.8	73	No	2	4	24.5	24.4	30.4	30.0	6.0	6.0	0.0	No	7.2	7	7
02 - Second	30	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
02 - Second	31	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
02 - Second	32	1 Bed Apartment	1 Bed - A (Block C)	50.3	45	Yes	1	2	12.0	11.4	24.9	23.0	3.5	3.0	0.0	No	7.2	5	5
02 - Second	33	2 Bed - 4 Person Apartment	2 Bed - B (Block C)	81.4	73	Yes	2	4	24.6	24.4	30.1	30.0	6.0	6.0	0.0	Yes	7.2	7	7
02 - Second	34	2 Bed - 4 Person Apartment	2 Bed - B (Block C)	81.4	73	Yes	2	4	24.6	24.4	30.1	30.0	6.0	6.0	0.0	Yes	7.2	7	7
02 - Second	35	1 Bed Apartment	1 Bed - A (Block C)	50.3	45	Yes	1	2	12.0	11.4	24.9	23.0	3.5	3.0	0.0	No	7.2	5	5
02 - Second	36	1 Bed Apartment	1 Bed - B (Block C)	59.3	45	Yes	1	2	11.6	11.4	31.3	23.0	3.5	3.0	0.0	No	5.1	5	5
02 - Second	37	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
02 - Second	38	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
Totals	14			1043.4			24	48									96.7		
03 - Third	39	1 Bed Apartment	1 Bed - B (Block C)	59.3	45	Yes	1	2	11.6	11.4	31.3	23.0	3.5	3.0	0.0	Yes	5.1	5	5
03 - Third	40	2 Bed - 4 Person Apartment	2 Bed - A (Block C)	76.8	73	No	2	4	24.5	24.4	30.4	30.0	6.0	6.0	0.0	Yes	7.2	7	7
03 - Third	41	2 Bed - 4 Person Apartment	2 Bed - B (Block C)	81.4	73	Yes	2	4	24.6	24.4	30.1	30.0	6.0	6.0	0.0	Yes	7.2	7	7
03 - Third	42	2 Bed - 4 Person Apartment	2 Bed - A (Block C)	76.8	73	No	2	4	24.5	24.4	30.4	30.0	6.0	6.0	0.0	Yes	7.2	7	7
03 - Third	43	2 Bed - 4 Person Apartment	2 Bed - A (Block C)	76.8	73	No	2	4	24.5	24.4	30.4	30.0	6.0	6.0	0.0	No	7.2	7	7
03 - Third	44	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
03 - Third	45	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
03 - Third	46	1 Bed Apartment	1 Bed - A (Block C)	50.3	45	Yes	1	2	12.0	11.4	24.9	23.0	3.5	3.0	0.0	No	7.2	5	5
03 - Third	47	2 Bed - 4 Person Apartment	2 Bed - B (Block C)	81.4	73	Yes	2	4	24.6	24.4	30.1	30.0	6.0	6.0	0.0	Yes	7.2	7	7
03 - Third	48	2 Bed - 4 Person Apartment	2 Bed - B (Block C)	81.4	73	Yes	2	4	24.6	24.4	30.1	30.0	6.0	6.0	0.0	Yes	7.2	7	7
03 - Third	49	1 Bed Apartment	1 Bed - A (Block C)	50.3	45	Yes	1	2	12.0	11.4	24.9	23.0	3.5	3.0	0.0	No	7.2	5	5
03 - Third	50	1 Bed Apartment	1 Bed - B (Block C)	59.3	45	Yes	1	2	11.6	11.4	31.3	23.0	3.5	3.0	0.0	No	5.1	5	5
03 - Third	51	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
03 - Third	52	2 Bed - 4 Person Apartment	2 Bed - C (Block C)	87.4	73	Yes	2	4	24.9	24.4	35.8	30.0	6.0	6.0	0.0	Yes	7.2	7	7
Totals	14			1043.4			24	48									96.7		
Totals:	52 Apartments			3759 m²		41	85	170								36		326	
Percentages:						79%										69%			

Count	Apartment Type	Ratio
0	Studio	0.0
19	1 Bed Apartment	36.5
0	2 Bed - 3 Person Apartment	0.0
33	2 Bed - 4 Person Apartment	63.5
0	3 Bed Apartment	0.0
52	TOTAL	100

Apartment standards designed to meet or exceed 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020'

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.10 - HQA: Duplex Apartments

Housing Development, Green Park, Limerick																		
Level / Floor	Count	Description	Type	Unit Size (m²)	Unit Size Required	Unit + 10%	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Storage Provided in Unit (m²)	Storage Required (m²)	Storage Outside Unit (m²)	Dual Aspect	Private Amenity Space Provided	Private Amenity Space Required
L00	24	1 Bed Apartment	1 Bed Duplex (A)	53.4	45	Yes	1	2	11.6	11.4	25.3	23.0	3.3	3.0	0.0	Yes	50.0	5
L01 + L02	24	2 Bed - 4 Person Apartment	2 Bed Duplex (B)	94.1	73	Yes	2	4	24.4	24.4	30.8	30.0	6.0	6.0	0.0	Yes	10.0	7
Totals	48			3540.0			72										1440.0	
L00	14	2 Bed - 4 Person Apartment	2 Bed Duplex (C)	73.6	73	No	2	4	24.8	24.4	30.0	30.0	6.1	6.0	0.0	Yes	50.0	7
L01 + L02	14	3 Bed Apartment	2 Bed Duplex (D)	117.6	90	Yes	3	5	31.7	31.5	39.7	34.0	9.0	9.0	0.0	Yes	10.0	9
Totals	28			2676.8			70										840.0	
Totals:	76 Units			6217 m²		62	142									76	2280 m²	
Percentages:						82%										100%		

4.11 - HQA: Housing

HOUSING STANDARDS DESIGNED TO MEET OR EXCEED 'QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES, BEST PRACTICE GUIDELINES FOR QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES 2007

Unit Count	Floors	Type	Unit Size (m²)	Unit Size Required	Unit + 10%	Number of Bedrooms	Bed Spaces	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Storage Provided in Unit (m²)	Storage Required (m²)	Main Living Area (m²)	Minimum Main Living Area (m²)
110	2	House Type A - 3 Bed 5P	104.51	92.0	Yes	3	5	32.3	32	34.0	34	5.0	5	13.8	13
10	2	House Type B - 4 Bed 6P	138.48	110.0	Yes	4	7	43.1	43	54.3	40	6.0	6	17.3	15
37	2	House Type C - 2 Bed 4P	89.84	80.0	Yes	2	4	25	25	32.2	30	4.0	4	17.0	13
Totals:	157 Units		16205 m²			444									

4 - Compliance with Sustainable Urban Housing Design Standards for New Apartments

4.9 - HQA: Apartment Totals

Project Information:		Housing Development, Green Park, Limerick					
	Number of Units	Combined Floor Area of Units	Number of Units + 10%	Number of Bedrooms	Number of Bed Spaces	Number of Dual Aspect Units	Amount of Communal Space Required
BLOCK A-	47	3409	47	79	158	27	299
BLOCK B-	39	2843	39	66	132	23	249
BLOCK C-	52	3759	41	85	170	36	326
Totals:	138	10012 m ²	127	230	460	86	874 m ²
Percentages:			92%			62%	

Apartment standards designed to meet or exceed 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020'