

Lackenroe SHD, Glounthaune, Co Cork

Housing Quality Assessment

Proposed Residential Development at Lackenroe & Johnstown (townlands),
Glounthaune, Co Cork



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1.0 Project Description and Policy Overview

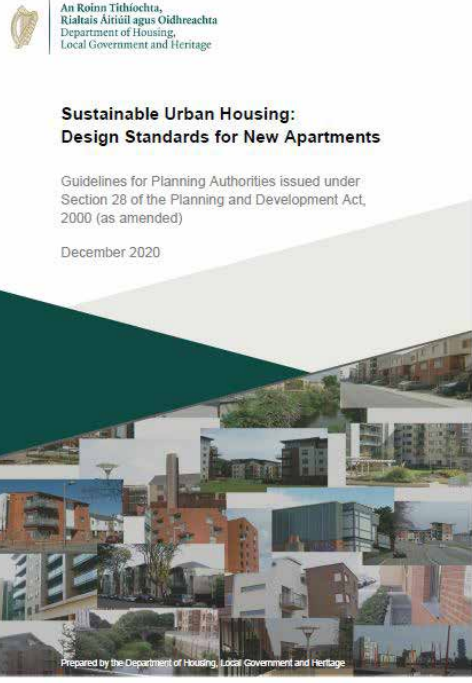
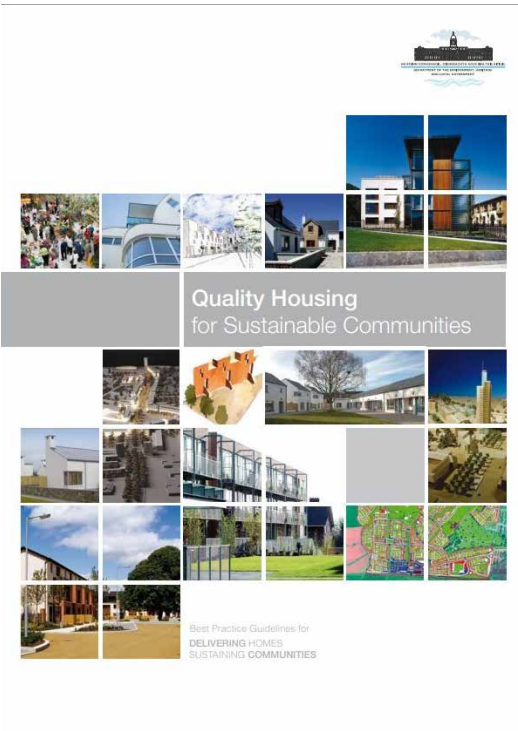
Deady Gahan Architects have been appointed to produce this Housing Quality Assessment to accompany the Strategic Housing Development (SHD) planning application to An Board Pleanála for the proposed development of 289 no residential units (287no + 2 no replacement dwellings) a 67 child crèche, 1no community unit, 1no commercial unit and all associate site works at Lackenroe and Johnstown (townlands), Glounthaune, Co Cork.

This report demonstrates the proposed residential houses and apartments against the provisions of:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)
- Cork County Development Plan 2014-2020



Proposed Site Layout



2.0 Summary Schedule

SCHEDULE OF ACCOMMODATION			
UNIT TYPE		AREA	No. of UNITS
A 3 & 4 BED DETACHED (5,6 & 7 PERSON)	A1 (4 bed - 7 person)	172.0 m ² / 1851 ff ²	4
	A2 (4 bed - 7 person)	170.0 m ² / 1830 ff ²	1
	A3 (3 bed with study - 6 person)	142.4 m ² / 1532 ff ²	1
	A4 (3 bed bungalow - 5 person) 2no Replacement Dwellings	122.3 m ² / 1316 ff ²	2
	TOTAL		8
B 4 BED SEMI-DETACHED (7 PERSON)	B1	144.6 m ² / 1556 ff ²	25
	B2	143.4 m ² / 1543 ff ²	14
	B3	144.6 m ² / 1556 ff ²	5
	TOTAL		44
C 4 BED TOWNHOUSE (7 PERSON)	C1	128.3 m ² / 1381 ff ²	10
	C2	128.3 m ² / 1381 ff ²	2
	TOTAL		12
D 3 BED SEMI DETACHED (5 & 6 PERSON)	D3	114.2 m ² / 1229 ff ²	8
	D5	122.0 m ² / 1313 ff ²	8
	D6	116.8 m ² / 1257 ff ²	6
	TOTAL		22
E 3 BED TOWNHOUSE (5 PERSON)	E1	104.7 m ² / 1126 ff ²	23
	E2	106.2 m ² / 1143 ff ²	12
	E3	103.2 m ² / 1110 ff ²	9
	E4	106.7 m ² / 1149 ff ²	4
	E8	104.7 m ² / 1126 ff ²	1
	TOTAL		49
F 2 BED TOWNHOUSE (4 PERSON)	F1	84.0 m ² / 904 ff ²	66
	TOTAL		66
TOTAL NO. OF HOUSES		201 (69.6%)	

DUPLIX APARTMENTS (OWN DOOR)			
UNIT TYPE		AREA	No. of UNITS
J 1 BED GF APARTMENT (2 PERSON)	J1	53.3 m ² / 574 ff ²	4
	J2	53.3 m ² / 574 ff ²	10
	J3	53.3 m ² / 574 ff ²	3
	J4	53.3 m ² / 574 ff ²	10
	TOTAL		27
K 2 BED DUPLIX APARTMENT (4 PERSON)	K1	85.7 m ² / 922 ff ²	4
	K2	85.7 m ² / 922 ff ²	10
	K3	85.7 m ² / 922 ff ²	3
	K4	85.7 m ² / 922 ff ²	10
	TOTAL		27
L 2 BED GF APARTMENT (3 PERSON)	L1	72.5 m ² / 780 ff ²	5
	TOTAL		5
M 3 BED DUPLIX APARTMENT (5 PERSON)	M1	105.7 m ² / 1138 ff ²	5
	TOTAL		5

APARTMENTS (BLOCK)			
1 BED APTS.	(2 PERSON)	46.1 m ² /496 ff ² - 50.8 m ² /547 ff ²	14
	TOTAL		14
2 BED APTS.	(4 PERSON)	74.7 m ² /804 ff ² - 89.2 m ² /960 ff ²	7
	TOTAL		7
3 BED APTS.	(5 PERSON)	93.7 m ² /1009 ff ² - 100.1 m ² /1077 ff ²	3
	TOTAL		3
COMMERCIAL UNIT/COMMUNITY FACILITY AT GROUND FLOOR LEVEL OF THE APARTMENT BLOCK			
1NO COMMUNITY UNIT - 102.1 m ² (GROSS INTERNAL AREA)/ 113.6 m ² (GROSS AREA)			
1NO COMMERCIAL UNIT - 69.2 m ² (GROSS INTERNAL AREA)/ 77.8 m ² (GROSS AREA)			
TOTAL NO. OF APARTMENTS		88 (30.4%)	
TOTAL NO. OF UNITS		289	
CRÈCHE	GROSS INTERNAL AREA:	GROSS AREA:	67-child
	489.3 m ² /5266 ff ²	551.4 m ² /5935 ff ²	
TOTAL SITE AREA (RED BOUNDARY)		13.87 HA 34.27 ACRES	
NET DEVELOPABLE AREA (ORANGE BOUNDARY)		8.7 HA 21.49 ACRES	
DENSITY OF NET DEVELOPABLE AREA (287 units) This excludes the 2no replacement dwellings on the lands north of 'The Terrace'		33 UNITS/HA (287/8.7 HA)	
USABLE OPEN SPACE (WITHIN NET DEVELOPABLE AREA)		12%	
CAR PARK SPACES		Houses, Apts & Commercial/Community Units - no. 473 Crèche - no. 11	
TOTAL		484	

3.0 Housing Quality Assessment - Houses

For the housing element, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Quality Housing for Sustainable Communities (2007)” and the “Cork County Development Plan 2014-2020”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”.

Please see schedule below showing house typologies proposed within the development against the relative legislation.

The private open spaces vary around the development and comply with the following standards from the Cork County Development Plan:

- Minimum 48 sq.m. for 1 or 2 bed houses
- Minimum 60 sq.m. for 3+ bed houses

Table 5.1: Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5

Extract from Quality Housing for Sustainable Communities (2007)

SCHEDULE - Houses Typologies - Legislation



Character Area 1- Houses

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
1	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	87.9
2	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	87.9
3	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	87.7
4	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	87.7
5	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.3
6	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	83.9
7	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	83.0
8	B3	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	161.0
9	B3	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	62.9
10	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	85.9
11	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.0
12	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.0
13	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.0
14	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.0
15	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.0
16	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	78.4
17	D6	3 Bed Semi-Detached	6	100.0	116.8	37.0	43.6	14.7	14.2	11.6	/	36.0	40.5	6.0	6.30	Yes	60.0	83.5
18	D6	3 Bed Semi-Detached	6	100.0	116.8	37.0	43.6	14.7	14.2	11.6	/	36.0	40.5	6.0	6.30	Yes	60.0	82.9
19	D6	3 Bed Semi-Detached	6	100.0	116.8	37.0	43.6	14.7	14.2	11.6	/	36.0	40.5	6.0	6.30	Yes	60.0	79.7
20	D6	3 Bed Semi-Detached	6	100.0	116.8	37.0	43.6	14.7	14.2	11.6	/	36.0	40.5	6.0	6.30	Yes	60.0	79.3
21	D6	3 Bed Semi-Detached	6	100.0	116.8	37.0	43.6	14.7	14.2	11.6	/	36.0	40.5	6.0	6.30	Yes	60.0	75.0
22	D6	3 Bed Semi-Detached	6	100.0	116.8	37.0	43.6	14.7	14.2	11.6	/	36.0	40.5	6.0	6.30	Yes	60.0	181.3
23	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	234.0
24	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	80.9
25	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	80.9
26	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	80.9
27	A1	4 Bed Detached	7	110.0	172.0	40.0	67.7	15.5	14.6	11.5	7.4	43.0	49.0	6.0	14.20	Yes	60.0	107.1
28	A1	4 Bed Detached	7	110.0	172.0	40.0	67.7	15.5	14.6	11.5	7.4	43.0	49.0	6.0	14.20	Yes	60.0	105.7
29	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	99.2
30	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	102.0
31	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	102.0
32	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	102.0
33	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	102.0
34	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	108.9
35	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	102.0
36	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	102.0
37	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	102.0
38	B3	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	72.5
39	A1	4 Bed Detached	7	110.0	172.0	40.0	67.7	15.5	14.6	11.5	7.4	43.0	49.0	6.0	14.20	Yes	60.0	88.2
40	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	83.6
41	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.0
42	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.8
43	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	97.4
44	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.2
45	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.2
46	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.2
47	B2	4 Bed Semi-Detached	7	110.0	143.4	40.0	58.2	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.2
48	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	86.2
49	B3	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	60.0
50	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	175.7
51	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	87.6
52	B1	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	87.6
53	B3	4 Bed Semi-Detached	7	110.0	144.6	40.0	59.4	14.0	12.4	12.2	7.1	43.0	45.7	6.0	6.80	Yes	60.0	61.5
54	A1	4 Bed Detached	7	110.0	172.0	40.0	67.7	15.5	14.6	11.5	7.4	43.0	49.0	6.0	14.20	Yes	60.0	107.3
55	A2	4 Bed Detached	7	110.0	170.0	40.0	65.7	15.5	14.6	11.5	7.4	43.0	49.0	6.0	14.20	Yes	60.0	184.7

Character Area 2- Houses

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
56	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	98.8
57	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
58	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
59	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
60	F1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	98.1
61	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	98.1
62	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
63	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
64	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
65	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
66	E4	3 Bed Townhouse	5	92.0	106.7	34.0	40.6	13.4	11.9	9.4	/	32.0	34.7	5.0	5.80	Yes	60.0	78.6
67	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	96.1
68	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
69	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
70	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
71	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
72	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	91.1
73	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	117.1
74	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
75	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
76	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
77	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	113.8
78	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	113.8
79	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
80	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
81	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
82	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
83	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	111.4
84	E4	3 Bed Townhouse	5	92.0	106.7	34.0	40.6	13.4	11.9	9.4	/	32.0	34.7	5.0	5.80	Yes	60.0	96.8
85	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.1
86	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
87	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
88	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
89	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	106.8
90	C1	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	147.2
91	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	59.0
92	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	61.9
93	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	61.9
94	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	59.0
95	C1	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	93.5
96	C1	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	92.3
97	E3	3 Bed Townhouse	5	92.0	103.2	34.0	34.0	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	69.0
98	E3	3 Bed Townhouse	5	92.0	103.2	34.0	34.0	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	69.2
99	C1	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	88.6
100	C1	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	88.9
101	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	54.7
102	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	57.4
103	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	57.4
104	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	54.6
105	C2	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	80.4
106	D5	3 Bed Semi-Detached	6	100.0	122.0	37.0	47.1	13.7	11.4	11.6	/	36.0	36.7	6.0	6.00	Yes	60.0	61.6
107	D3	3 Bed Semi-Detached	5	92.0	114.2	34.0	40.3	13.0	11.5	9.0	/	32.0	33.5	5.0	11.20	Yes	60.0	75.6
108	D3	3 Bed Semi-Detached	5	92.0	114.2	34.0	40.3	13.0	11.5	9.0	/	32.0	33.5	5.0	11.20	Yes	60.0	75.6
109	D5	3 Bed Semi-Detached	6	100.0	122.0	37.0	47.1	13.7	11.4	11.6	/	36.0	36.7	6.0	6.00	Yes	60.0	61.1
110	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	96.1
111	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
112	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
113	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	96.1
114	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	96.1
115	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
116	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
117	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	56.6
118	E4	3 Bed Townhouse	5	92.0	106.7	34.0	40.6	13.4	11.9	9.4	/	32.0	34.7	5.0	5.80	Yes	60.0	75.5

Character Area 2- Houses

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
119	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	95.7
120	E3	3 Bed Townhouse	5	92.0	103.2	34.0	34.0	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	71.9
121	E3	3 Bed Townhouse	5	92.0	103.2	34.0	34.0	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	71.9
122	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	99.9
123	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	100.1
124	E3	3 Bed Townhouse	5	92.0	103.2	34.0	34.0	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	71.9
125	E3	3 Bed Townhouse	5	92.0	103.2	34.0	34.0	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	71.9
126	E8	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	74.5
127	D3	3 Bed Semi-Detached	5	92.0	114.2	34.0	40.3	13.0	11.5	9.0	/	32.0	33.5	5.0	11.20	Yes	60.0	71.0
128	D5	3 Bed Semi-Detached	6	100.0	122.0	37.0	47.1	13.7	11.4	11.6	/	36.0	36.7	6.0	6.00	Yes	60.0	63.1
129	F1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	114.4
130	E3	3 Bed Townhouse	5	92.0	103.2	34.0	34.0	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	84.4
131	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	115.1
132	F1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	119.8
133	E3	3 Bed Townhouse	5	92.0	103.2	34.0	34.0	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	84.4
134	E3	3 Bed Townhouse	5	92.0	103.2	34.0	34.0	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	84.1
135	E4	3 Bed Townhouse	5	92.0	106.7	34.0	40.6	13.4	11.9	9.4	/	32.0	34.7	5.0	5.80	Yes	60.0	92.7
136	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	124.0
137	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
138	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
139	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
140	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	111.5
141	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	111.5
142	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
143	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	66.9
144	E1	3 Bed Townhouse	5	92.0	104.7	34.0	35.5	14.9	12.8	7.1	/	32.0	34.8	5.0	6.00	Yes	60.0	111.5

Character Area 3- Houses

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
145	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	60.7
146	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.7
147	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.7
148	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	108.9
149	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	108.9
150	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.7
151	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.7
152	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.8
153	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	129.5
154	D5	3 Bed Semi-Detached	6	100.0	122.0	37.0	47.1	13.7	11.4	11.6	/	36.0	36.7	6.0	6.00	Yes	60.0	65.7
155	D3	3 Bed Semi-Detached	5	92.0	114.2	34.0	40.3	13.0	11.5	9.0	/	32.0	33.5	5.0	11.20	Yes	60.0	79.2
178	D5	3 Bed Semi-Detached	6	100.0	122.0	37.0	47.1	13.7	11.4	11.6	/	36.0	36.7	6.0	6.00	Yes	60.0	63.2
179	D3	3 Bed Semi-Detached	5	92.0	114.2	34.0	40.3	13.0	11.5	9.0	/	32.0	33.5	5.0	11.20	Yes	60.0	72.7
180	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	106.6
181	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	62.6
182	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	62.6
183	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	62.6
184	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	105.9
185	D5	3 Bed Semi-Detached	6	100.0	122.0	37.0	47.1	13.7	11.4	11.6	/	36.0	36.7	6.0	6.00	Yes	60.0	66.8
186	D3	3 Bed Semi-Detached	5	92.0	114.2	34.0	40.3	13.0	11.5	9.0	/	32.0	33.5	5.0	11.20	Yes	60.0	76.4

Character Area 3- Houses

Unit No.	Unit Type	Description	BED SPACES	MIN.	UNIT AREA	MIN.	Agg. LIVING	BED 1	BED 2	BED 3	BED	MIN.	Agg. BED	STORAGE	STORAGE	Dual Aspect	MIN.	Private Amenity	Private Amenity
				UNIT AREA M ²	AREA M ²	Agg. LIVING AREA M ²	Agg. BED AREA M ²					Private Amenity Space M ²							
205	D3	3 Bed Semi-Detached	5	92.0	114.2	34.0	40.3	13.0	11.5	9.0	/	32.0	33.5	5.0	11.20	Yes	60.0	80.7	
206	D5	3 Bed Semi-Detached	6	100.0	122.0	37.0	47.1	13.7	11.4	11.6	/	36.0	36.7	6.0	6.00	Yes	60.0	73.5	
207	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	103.8	
208	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	61.8	
209	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	61.8	
210	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	105.9	
211	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	106.1	
212	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	61.8	
213	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	61.8	
214	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	103.8	
215	D5	3 Bed Semi-Detached	6	100.0	122.0	37.0	47.1	13.7	11.4	11.6	/	36.0	36.7	6.0	6.00	Yes	60.0	68.1	
216	D3	3 Bed Semi-Detached	5	92.0	114.2	34.0	40.3	13.0	11.5	9.0	/	32.0	33.5	5.0	11.20	Yes	60.0	75.9	
241	C2	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	73.8	
242	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	60.7	
243	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.5	
244	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.5	
245	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	60.7	
246	C1	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	102.6	
247	C1	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	102.6	
248	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	60.7	
249	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.5	
250	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.5	
251	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	60.7	
252	C1	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	100.0	
253	C1	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	102.6	
254	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	60.7	
255	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.5	
256	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	63.5	
257	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	60.7	
258	C1	4 Bed Townhouse	7	110.0	128.3	40.0	42.6	14.1	11.6	11.6	7.6	43.0	44.9	6.0	8.90	Yes	60.0	98.5	

Character Area 4- Houses

Unit No.	Unit Type	Description	BED SPACES	MIN.	UNIT AREA	MIN.	Agg. LIVING	BED 1	BED 2	BED 3	BED	MIN.	Agg. BED	STORAGE	STORAGE	Dual Aspect	MIN.	Private Amenity	Private Amenity
				UNIT AREA M ²	AREA M ²	Agg. LIVING AREA M ²	Agg. BED AREA M ²					Private Amenity Space M ²							
259	A4	3 Bed Bungalow	5	82.0	122.3	34.0	48.6	13.0	12.3	10.2	/	32.0	35.5	5.0	9.60	Yes	60.0	315.8	
260	A4	3 Bed Bungalow	5	82.0	122.3	34.0	48.6	13.0	12.3	10.2	/	32.0	35.5	5.0	9.60	Yes	60.0	271.6	
261	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	83.2	
262	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	48.4	
263	F1	2 Bed Townhouse	4	80.0	84.0	30.0	31.7	14.6	11.7	/	/	25.0	26.3	4.0	4.00	Yes	48.0	48.0	
264	E2	3 Bed Townhouse	5	92.0	106.2	34.0	35.5	16.3	12.8	7.1	/	32.0	36.2	5.0	6.00	Yes	60.0	60.0	
265	A3	3 Bed Detached	6	100.0	142.4	37.0	42.8	14.2	11.9	11.4	/	36.0	37.5	6.0	8.80	Yes	60.0	60.0	

4.0 Housing Quality Assessment - Duplex Units + Ground Floor Apartments

For the duplex units and ground floor apartments, 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 (2020)”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”.

Please see schedule below showing duplex units and apartment typologies proposed within the development against the relative legislation.

As outlined in the Design Standards for New Apartments (paragraph 3.8), the majority of all apartments shall exceed the minimum floor area standard by a minimum of 10% which the proposed scheme achieves.

All of the duplex units and apartments are either dual or triple-aspect (Design Standards for New Apartments, paragraph 3.17).



Extract from Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)

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)*

* Figures in brackets refer to 1995 guidelines

** Permissible in limited circumstances

Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres

** Note: Combined living/dining/bedspace, also includes circulation

*** Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

Minimum bedroom floor areas/widths***

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements

** Note: Combined living/dining/bedspace

Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

SCHEDULE - Duplex Units + Ground Floor Apartments - Legislation

Character Area 3- Duplex / Apartments

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	BED	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
156	L1	2 Bed Ground Floor Apt.	3	63.0	72.5	28.0	29.5	13.2	8.7	/	/	20.1	21.9	5.0	6.10	Yes	6.0	80.6
157	M1	3 Bed Duplex Apartment	5	90.0	105.7	34.0	38.3	13.8	12.2	7.9	/	31.5	33.9	9.0	9.40	Yes	9.0	16.5
158	J2	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	65.1
159	K2	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
160	J4	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	65.1
161	K4	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
162	J4	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	65.1
163	K4	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
164	J1	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	95.4
165	K1	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.4
166	J1	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	46.4
167	K1	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.4
168	J4	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	65.1
169	K4	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
170	J4	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	65.1
171	K4	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
172	J2	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	65.1
173	K2	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
174	J2	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	65.1
175	K2	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
176	J3	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	157.1
177	K3	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.4
187	L1	2 Bed Ground Floor Apt.	3	63.0	72.5	28.0	29.5	13.2	8.7	/	/	20.1	21.9	5.0	6.10	Yes	6.0	68.3
188	M1	3 Bed Duplex Apartment	5	90.0	105.7	34.0	38.3	13.8	12.2	7.9	/	31.5	33.9	9.0	9.40	Yes	9.0	16.5
189	J2	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	55.2
190	K2	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
191	J2	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	55.2
192	K2	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
193	J2	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	55.2
194	K2	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
195	J1	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	83.8
196	K1	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.4
197	J3	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	84.6
198	K3	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.4
199	J4	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	55.2
200	K4	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
201	J4	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	55.2
202	K4	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
203	L1	2 Bed Ground Floor Apt.	3	63.0	72.5	28.0	29.5	13.2	8.7	/	/	20.1	21.9	5.0	6.10	Yes	6.0	68.5
204	M1	3 Bed Duplex Apartment	5	90.0	105.7	34.0	38.3	13.8	12.2	7.9	/	31.5	33.9	9.0	9.40	Yes	9.0	16.5
217	L1	2 Bed Ground Floor Apt.	3	63.0	72.5	28.0	29.5	13.2	8.7	/	/	20.1	21.9	5.0	6.10	Yes	6.0	69.8
218	M1	3 Bed Duplex Apartment	5	90.0	105.7	34.0	38.3	13.8	12.2	7.9	/	31.5	33.9	9.0	9.40	Yes	9.0	16.5
219	J2	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	56.4
220	K2	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
221	J4	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	56.4
222	K4	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
223	J4	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	56.4
224	K4	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
225	J1	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	85.9
226	K1	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.4
227	J3	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	85.9
228	K3	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.4
229	J2	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	56.4
230	K2	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
231	J2	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	56.4
232	K2	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
233	J4	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	56.4
234	K4	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
235	J4	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	56.4
236	K4	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
237	J2	1 Bed Ground Floor Apt.	2	45.0	53.3	23.0	24.0	11.4	/	/	/	11.4	11.4	3.0	3.90	Yes	5.0	56.4
238	K2	2 Bed Duplex Apartment	4	73.0	85.7	30.0	31.0	14.3	11.4	/	/	24.4	25.7	6.0	6.20	Yes	7.0	8.2
239	L1	2 Bed Ground Floor Apt.	3	63.0	72.5	28.0	29.5	13.2	8.7	/	/	20.1	21.9	5.0	6.10	Yes	6.0	69.9
240	M1	3 Bed Duplex Apartment	5	90.0	105.7	34.0	38.3	13.8	12.2	7.9	/	31.5	33.9	9.0	9.40	Yes	9.0	16.5

5.0 Housing Quality Assessment - Apartment Block

For the apartments (24no located in the apartment block overlooking Johnstown Close/Glounthaune Village), 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 (2020)*”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”. Please see schedule below showing apartment units typologies proposed within the development against the relative legislation.

The floor to ceiling height is kept at 2.7m as outlined in the Design Standards for New Apartments (paragraph 3.22).

As outlined in the Design Standards for New Apartments (paragraph 3.8), the majority of all apartments shall exceed the minimum floor area standard by a minimum of 10% which the proposed scheme achieves.

The majority of the apartments are dual-aspect (15no of the 24no - 63%) with the single aspect units located on the southern side of the building overlooking Johnstown Close/Glounthaune Village.(Design Standards for New Apartments, paragraph 3.17).



Extract from Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)

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)*

* Figures in brackets refer to 1995 guidelines

** Permissible in limited circumstances

Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres

** Note: Combined living/dining/bedspace, also includes circulation

*** Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

Minimum bedroom floor areas/widths***

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements

** Note: Combined living/dining/bedspace

Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

SCHEDULE - Apartment Block - Legislation

Character Area 4- Apartment Block

Apartment Block																	
Unit No.	Apt. No.	Description	BED SPACES	MIN. UNIT AREA M ²	UNIT AREA M ²	MIN. Agg. LIVING AREA M ²	Agg. LIVING AREA M ²	BED 1	BED 2	BED 3	MIN. Agg. BED AREA M ²	Agg. BED AREA M ²	MIN. STORAGE M ²	STORAGE M ²	Dual Aspect	MIN. Private Amenity Space M ²	Private Amenity Space M ²
GROUND FLOOR																	
266	1	2 Bed Apartment	4	73.0	87.2	30.0	41.4	13.5	12.9	/	24.4	26.4	6.0	6.0	Yes	7.0	23.8
267	2	1 Bed Apartment	2	45.0	47.3	23.0	23.3	11.9	/	/	11.4	11.9	3.0	3.0	No	5.0	13.4
268	3	1 Bed Apartment	2	45.0	47.3	23.0	23.3	11.9	/	/	11.4	11.9	3.0	3.0	Yes	5.0	5.6
269	4	1 Bed Apartment	2	45.0	50.4	23.0	23.9	11.4	/	/	11.4	11.4	3.0	3.1	Yes	5.0	10.6
FIRST FLOOR																	
270	5	2 Bed Apartment	4	73.0	80.3	30.0	32.9	13.2	11.8	/	24.4	25.0	6.0	7.6	Yes	7.0	20.5
271	6	1 Bed Apartment	2	45.0	47.3	23.0	23.3	11.9	/	/	11.4	11.9	3.0	3.1	Yes	5.0	5.6
272	7	3 Bed Apartment	5	90.0	100.1	34.0	37.0	13.4	11.5	8.1	31.5	33.0	9.0	9.2	Yes	9.0	10.6
273	8	1 Bed Apartment	2	45.0	50.8	23.0	25.3	12.1	/	/	11.4	12.1	3.0	3.5	No	5.0	6.5
274	9	1 Bed Apartment	2	45.0	47.6	23.0	23.0	12.4	/	/	11.4	12.4	3.0	3.0	No	5.0	8.0
275	10	1 Bed Apartment	2	45.0	49.5	23.0	23.7	12.1	/	/	11.4	12.1	3.0	3.5	No	5.0	6.5
276	11	2 Bed Apartment	4	73.0	81.5	30.0	30.2	13.4	11.5	/	24.4	24.9	6.0	7.4	Yes	7.0	7.9
SECOND FLOOR																	
277	12	2 Bed Apartment	4	73.0	80.3	30.0	32.9	13.2	11.8	/	24.4	25.0	6.0	7.6	Yes	7.0	20.5
278	13	1 Bed Apartment	2	45.0	47.3	23.0	23.3	11.9	/	/	11.4	11.9	3.0	3.1	Yes	5.0	5.6
279	14	3 Bed Apartment	5	90.0	100.1	34.0	37.0	13.4	11.5	8.1	31.5	33.0	9.0	9.2	Yes	9.0	10.6
280	15	1 Bed Apartment	2	45.0	50.8	23.0	25.3	12.1	/	/	11.4	12.1	3.0	3.5	No	5.0	6.5
281	16	1 Bed Apartment	2	45.0	47.6	23.0	23.0	12.4	/	/	11.4	12.4	3.0	3.0	No	5.0	8.0
282	17	1 Bed Apartment	2	45.0	49.5	23.0	23.7	12.1	/	/	11.4	12.1	3.0	3.5	No	5.0	6.5
283	18	2 Bed Apartment	4	73.0	81.5	30.0	30.2	13.4	11.5	/	24.4	24.9	6.0	7.4	Yes	7.0	7.9
THIRD FLOOR																	
284	19	2 Bed Apartment	4	73.0	89.2	30.0	41.8	13.2	11.8	/	24.4	25.0	6.0	7.6	Yes	7.0	9.8
285	20	1 Bed Apartment	2	45.0	47.3	23.0	23.3	11.9	/	/	11.4	11.9	3.0	3.1	Yes	5.0	5.6
286	21	3 Bed Apartment	5	90.0	93.7	34.0	36.0	13.5	12.5	7.5	31.5	33.5	9.0	9.1	Yes	9.0	33.9
287	22	1 Bed Apartment	2	45.0	46.1	23.0	23.0	11.4	/	/	11.4	11.4	3.0	3.0	No	5.0	16.1
288	23	1 Bed Apartment	2	45.0	46.1	23.0	23.0	11.4	/	/	11.4	11.4	3.0	3.0	No	5.0	16.7
289	24	2 Bed Apartment	4	73.0	74.7	30.0	30.0	13.5	11.6	/	24.4	25.1	6.0	6.0	Yes	7.0	14.7

6.0 Car and Motorbike Parking

VEHICLE PARKING SPACES IN AREA A - RESIDENTIAL (HOUSING)			
Unit Types	No. of Units	Parking x Units	Total Parking
4 bed detached	5no.	2no. Parking spaces per unit	10no
4 bed semi-detached	44no.	2no. Parking spaces per unit	88no
3 bed semi-detached	6no.	2no. Parking spaces per unit	12no
TOTAL NUMBER OF PARKING SPACES			110no

VEHICLE PARKING SPACES IN AREA B - RESIDENTIAL (HOUSING/GF APARTMENTS/DUPLEX UNITS)			
Unit Types	No. of Units	Parking x Units	Total Parking
4 bed townhouse	12no.	2no. Parking spaces per unit	24no.
3 bed semi-detached	16no.	2no. Parking spaces per unit	32no.
3 bed townhouse units	47no.	2no. Parking spaces per unit	94no.
2 bed townhouse units	64no.	1.5no. Parking spaces per unit	96no.
2 & 3 bed duplex units	32no.	1.25no. Parking spaces per unit	40no.
1 & 2 bed GF apartments	32no.	1.25no. Parking spaces per unit	40no.
Visitors Spaces	Visitors		17no.
TOTAL NUMBER OF PARKING SPACES			343no

of the 343no spaces 17no have been allocated for Disabled Parking
of the 343no spaces 34no have been allocated for Electric Vehicle Parking
N.B. There are 7no Motorcycle parking spaces provided for this area also

VEHICLE PARKING SPACES IN AREA C - 67 CHILD CRÉCHE			
Unit Types	Users	Parking Allocation	Total Parking
67no. Crèche	staff	1no. Parking space per 3no. Staff members (12no staff total)	4no
	visitors	1no. Parking space per 10no. Children plus (67no children total)	7no
TOTAL NUMBER OF PARKING SPACES			11no

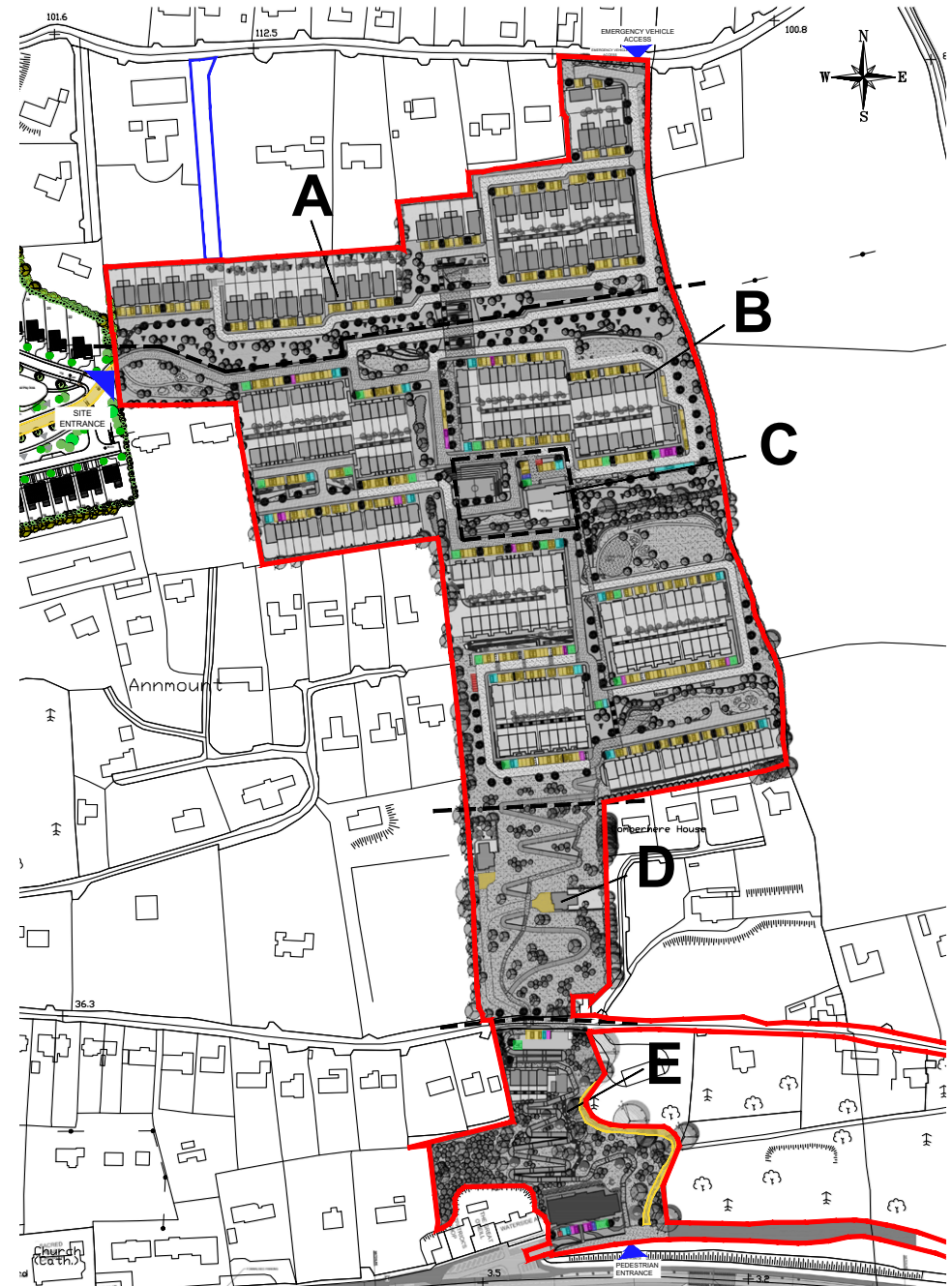
of the 11no spaces 1no has been allocated for Parent & Child Parking
of the 11no spaces 1no has been allocated for Disabled Parking
of the 11no spaces 2no have been allocated for Electric Vehicle Parking
N.B. There are 2no Motorcycle parking spaces and a drop-off area provided for the crèche also

VEHICLE PARKING SPACES IN AREA D - REPLACEMENT DWELLINGS - RESIDENTIAL (HOUSING)			
Unit Types	No. of Units	Parking x Units	Total Parking
3 bed detached	2no.	2no. Parking spaces per unit	4no
TOTAL NUMBER OF PARKING SPACES			4no

VEHICLE PARKING SPACES IN AREA E - SOUTHERN LANDS (HOUSING/APARTMENTS/COMMUNITY SPACE/COMMERCIAL UNIT)			
Unit Types	No. of Units/Users	Parking x Units	Total Parking
3 bed detached with study	1no.	2no. Parking spaces per unit	2no
3 bed townhouse units	2no.	1no. Parking spaces per unit	2no
2 bed townhouse units	2no.	1no. Parking spaces per unit	2no
Visitors Spaces	Visitors		1no.
Community Facility/Commercial Unit/24no. Apartments	customer/residents		9no
TOTAL NUMBER OF PARKING SPACES			16no

of the 16no spaces 1no has been allocated for Parent & Child Parking
of the 16no spaces 3no have been allocated for Disabled Parking
of the 16no spaces 3no have been allocated for Electric Vehicle Parking
N.B. There are 2no Motorcycle parking space provided for this area also

TOTAL NUMBER OF CAR PARKING SPACES (ENTIRE SITE)	484no
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6.0 Bike Parking

BIKE PARKING SCHEDULE	
Crèche	
1	12no. spaces (Covered)
Total = 12no. spaces	
GF Apartments & Upper Duplex Apartments <i>(27no 1 beds, 32no 2 beds & 5no 3 beds - 138no spaces required)</i>	
2	26no. spaces (Covered)
3	26no. spaces (Covered)
4	26no. spaces (Covered)
5	16no. spaces (Covered)
6	16no. spaces (Covered)
7	12no. spaces (Covered)
8	16no. spaces (Covered)
Total = 138no. spaces	
**In line with the standards set out in the Design Standards for New Apartments document (2020):	
Apartment Block <i>(14no 1 beds, 07no 2 beds & 03no 3 beds - 49no spaces required)</i>	
9	50no. spaces (Internal)
Bike racks located within designated bike storage room in ground floor of apartment block- see apartment block floor plans	
Community Facility & Commercial Unit	
10	06no. spaces (Covered)
TOTAL BIKE PARKING PROVIDED = 206no.	



7.0 Waste Management

The use of refuse bin stores will be minimised where possible.

In stock housing situated around the site, access to a rear-garden via a side-gate will allow for no specific refuse bin storage needed in the majority of cases. Regarding the mid-terrace units, they will have small private bins storage areas beside the entrance door and hidden by a low wall.

Ground floor apartments with direct access to rear-gardens/terrace areas will have a dedicated space for bins, while the duplex units above will have shared external bin stores. Bin stores will be built from durable materials (in keeping with the design palate) and located in appropriate areas of the development.

The apartment block will also have access to a shared communal bin store located within the building footprint at ground floor.

The dimensions of bin storage areas have been designed to satisfy the three-bin system.