

ARCHITECTURAL DESIGN STATEMENT

(Rev. B—March 2022)

FOR

GREAT CONNELL SHD

NEWBRIDGE

FOR

ASTON LTD.



©

Prepared By

O' FLYNN ARCHITECTS

**Lower Eyre St.,
Newbridge,
Co. Kildare.**

telephone/email: 045 433400 & info@oflynnarchitects.ie

CONTENTS:

A. Introduction and Brief Scheme Description

B. Context and Site Analysis

Site Constraints and Opportunities
Design Iterations

C. Response to An Bord Pleanála's Opinion

D. Assessment of the 12 Criteria in the DEHLG's *The Urban Design Manual* (2009):

- 1 Context
- 2 Connections
- 3 Inclusivity
- 4 Variety
- 5 Efficiency
- 6 Distinctiveness
- 7 Layout
- 8 Public Realm
- 9 Adaptability
- 10 Privacy and Amenity
- 11 Parking
- 12 Detailed Design

E. Site Statistics

F. Housing Mix, Schedule of Accommodation and Housing Quality Assessment

A. Introduction and Brief Scheme Description

This Architectural Design Statement has been prepared in support of a full planning application.

Aston Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at Great Connell, Newbridge, County Kildare.

This subject site comprises the lands surrounding and including the dwellings of 'Greatconnell' and 'Valencia Lodge', Great Connell, Newbridge, Co. Kildare, Eircodes: W12 TW29 and W12 V382.

The development will consist of the demolition of existing site structures (2,622.3 sqm) and the construction of 569 no. residential units, a Neighbourhood Centre with 11 no. units (commercial floor area 2,141 sqm) and a childcare facility (886 sqm), a circa 350 metre section of distributor road, and all ancillary and associated works on a site of 27.64 ha. The proposed development comprises:

1. Demolition of existing site structures (total 2,622.3 sqm) comprising; 'Greatconnell' a two-storey dwelling of 331.9 sqm with detached single storey garage and outhouses of 48 sqm; 'Valencia Lodge' a single storey dwelling of 135.6 sqm with a single storey garage of 17.8 sqm; two no. single storey sheds of 1,440 sqm and 595 sqm, and a three-sided shed of 54 sqm.
2. Construction of 569 no. new residential dwellings (325 no. houses and 244 no. apartments) comprising:
 - 64 no. two-bed houses; 173 no. three-bed houses; and 88 no. four-bed houses (ranging in height from 2 to 3 storeys).
 - Apartment Block A (Part 3 and 4 Storeys): 5 no. one-bed apartments; 14 no. two-bed apartments; and 3 no. three-bed apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 112.4 sqm.
 - Apartment Block B (Part 3 and 4 Storeys): 5 no. one-bed apartments; 14 no. two-bed apartments; and 3 no. three-bed apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 112.4 sqm.
 - Apartment Block C (Part 3 and 4 Storeys): 4 no. one-bed apartments; 19 no. two-bed apartments and 4 no. three-bed apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 87 sqm.
 - 13 no. apartments above the proposed Neighbourhood Centre comprising; 4 no. own-door two-bed apartments; 3 no. shared-access one-bed apartments; and 6 no. shared-access two-bed apartments. These proposed units have private balconies or terraces.
 - 160 no. own-door apartments in 2- and 3- storey buildings comprising; 16 no.

-
- one-bed apartments; 78 no. two-bed apartments, 66 no. three-bed duplex apartments. These units will have private amenity areas in the form of terraces, balconies and/or rear gardens.
3. Provision of Neighbourhood Centre (ranging in height between 2 and 4 storeys) with 11 no. commercial units comprising: a convenience shop of 909 sqm (unit 1); 3 no. doctor/dentist/physio units of 120 sqm, 120 sqm and 90 sqm (units 6, 7, and 8, respectively); a café of 125 sqm (unit 4); a restaurant of 213 sqm (unit 9); and 5 no. shop/convenience services units of 112 sqm, 49 sqm, 171 sqm, 100sqm and 100 sqm (units 2, 3, 5, 10 and 11, respectively). The proposed Neighbourhood Centre includes an external roof terrace of 176 sqm.
 4. Provision of a childcare facility (886 sqm) within the Neighbourhood Centre with capacity for in the order of 154 no. children.
 5. Provision of 1,008 no. car parking spaces comprising 650 no. spaces for the proposed houses; 312 no. spaces for the proposed apartments; and 46 no. spaces to serve the Neighbourhood Centre.
 6. Provision of 732 bicycle parking spaces comprising 536 no. secure residential spaces, 134 no. residential visitor spaces, and 62 no. spaces to serve the Neighbourhood Centre.
 7. A series of 18 no. public open spaces and pocket parks are proposed throughout the residential development (2.613 ha net area).
 8. Provision of a 8.31 ha amenity area adjoining the River Liffey.
 9. Vehicular access to the proposed development from Great Connell Road via a circa 350 metre section of the Newbridge South Orbital Relief Road (NSORR), including footpaths and cyclepaths. It is proposed to upgrade the existing Great Connell Roundabout to a signalised junction, and provide footpaths and cyclepaths within the subject site along the Great Connell Road.
 10. Proposed development facilitates future potential pedestrian, cycle and vehicular links to adjoining residential development and undeveloped lands.
 11. All enabling and site development works, landscaping, boundary treatments, lighting, services and connections, including connection to permitted wastewater pumping station, waste management, ESB substations, compensatory flood storage and all other ancillary works above and below ground on a site of 27.64 ha.
 12. A 7 year permission is sought.

The proposed development is situated in the eastern environs of Newbridge town on what is currently a large greenfield site consisting of agricultural land that also contains several water courses. There are also several existing buildings on site that it is proposed to demolish.

The scheme takes account of a new link road—the Newbridge Southern Orbital Ring Road (NSORR)—that is ultimately to run from the existing Great Connell roundabout (which it is proposed to signalise as part of this proposed development) at the north-

eastern end of the site, over the River Liffey and to connect to the Athgarvan Road to the south-west. As part of the development works, c. 350 m of the NSORR is proposed to be constructed from the new signalised junction that is to replace the Great Connell roundabout. C. 250 m of the NSORR to the south-west of the River Liffey is to also be constructed as part of a new SHD residential scheme granted under An Bord Pleanála ref. no.: ABP-302141-18. This scheme is currently under construction.

Aston Ltd. has also commenced the planning process with Kildare County Council to deliver the final extent of road and bridge connection for the NSORR under a separate planning application (Section 247 KCC Pre-planning Consultation Reference: PP5299).

The proposed SHD development has taken account of the advice and input of Kildare County Council through the formal pre-planning process and by way of ongoing correspondence with the relevant individual departments in the local authority.

The purpose of this design report is to describe the proposed development in detail; explain the design rationale; and to demonstrate its adherence to the latest relevant urban design principles and standards.

B. Context and Site Analysis

The proposal detailed in this application seeks to create a built environment for a new community that promotes high-quality urban design, place making, environmental responsibility, social equity, and economic viability.

Located to the east of Newbridge, the relatively regular and level site of approximately 27.635 hectares presents an ideal location for a new residential development in the area. The lands are located in the transition between the suburban development of the town to the north and the rural hinterland to the south, however, once the new NSORR links the scheme to the SHD development under construction to the south-west, the urban fabric of Newbridge in this location will be further consolidated.

The southern end of the site borders lands zoned new residential and there is existing planting and hedgerows along this boundary separating these lands. The south-western end borders the River Liffey where there is extensive tree planting adjacent to the river. The western / north-western end borders zoned amenity land that is currently used as agricultural land. The northern end borders an existing residential development that is primarily separated from the proposed site by a capped block wall. A portion of the boundary in this location, adjacent to an existing watercourse, consists of a timber post and rail fence boundary treatment with infill hedgerow. The housing in this area is predominantly two storey in nature. The eastern end borders an existing public road—the Great Connell Road—and is generally separated by hedgerows and some tree planting along this boundary (apart from a portion of this site frontage that contains the existing single storey bungalow which is fronted by concrete post and rail fencing). On the other side of the Great Connell Road along this boundary, the lands are zoned '*Industrial and Warehousing*' and there are several larger industrial type buildings (with ancillary office use) in this area, particularly off the Great Connell Road roundabout.

Within the site there is minimal existing hedgerow or planting. To the north there are a number of existing buildings that it is proposed to demolish—two no. dwellings and assorted agricultural scale type buildings. These existing buildings are all accessed off the Great Connell Road. There are also several watercourses within the site that feed back into the River Liffey.

The bulk of the lands are located within '*New Residential*' zoned lands—C12 and C13—in the *Newbridge Local Area Plan 2013-2019* (LAP). The remainder of the lands are located within the '*Open Space & Amenity*' zoning. Refer to Fig. 2 and Architect's drawing PA-010—*Site Layout Showing Land Use Zoning Objectives* for further detail.

For the 'New Residential' zoning the LAP notes the following:

To provide for new residential development.

This zoning provides for new residential development and associated ancillary services. Permission may also be granted for home based economic activity within this zone subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space.

For the C13 zoned lands specifically, the LAP notes the following:

C13—*The provision of a small, high quality designed Neighbourhood Centre to serve the local population will be acceptable as part of the overall development of these lands.*

For the 'Open Space & Amenity' zoning the LAP notes the following:

To protect and provide for open space, amenity and recreational provision.

The aim of this land use zoning objective is to protect recreation, open space and amenity areas, to maintain and improve amenity lands, to preserve private open space and to provide recreational facilities. Existing agricultural uses in open space areas will continue to be permitted and reasonable development proposals in relation to this issue will be considered on their merits.

The LAP also has an objective to create a relief road to link with the lands on the opposite bank of the River Liffey via a future bridge to relieve pressure on the town centre. The proposed relief road bisects the development lands and is to also provide access to the proposed development. The LAP requires that development is maintained at a distance of 80 m from the banks of the Liffey. This setback means that a sizeable portion of the subject site adjacent to the Liffey—c. 8.31 hectares—is reserved for public open space and the intention is to create an ecological park here along with other appropriate uses that is all detailed in the landscaping documentation that is submitted with the application (i.e. uses will include riverside walks, seating areas, exercise stations and kickabout areas etc.).



Fig. 1: Application site shown outlined in red in the context of the town of Newbridge.

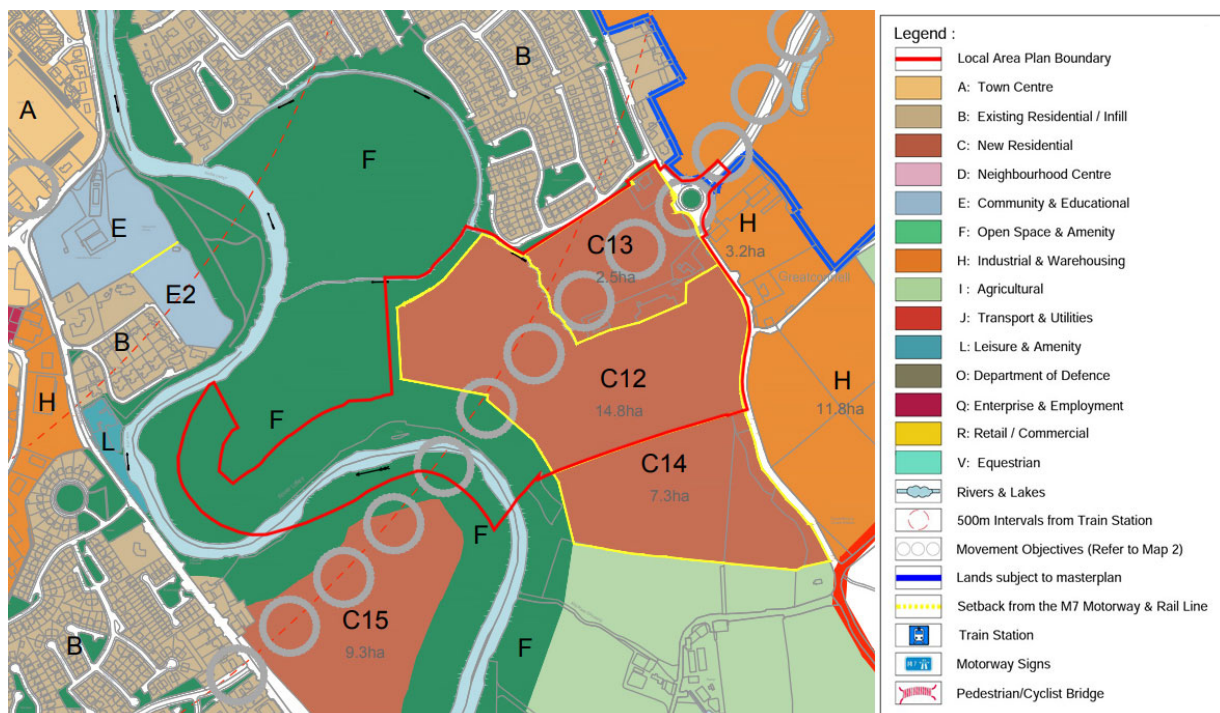


Fig. 2: Application site shown outlined in red on an extract of the land use zoning map for Newbridge (Newbridge LAP 2013-2019).

The list is not exhaustive, but the proposed scheme also takes into consideration the following policy documents:

1. *Kildare County Development Plan 2013–2019 (CDP)*;
2. *Newbridge Local Area Plan 2016–2022 (extended to 21 December 2021) (LAP)*;
3. Department of Housing, Planning and Local Government's *Sustainable Urban Housing: Design Standards for New Apartments—Guidelines for Planning Authorities (2020)*;
4. Department of Housing, Planning and Local Government's *Urban Development and Building Heights—Guidelines for Planning Authorities (December 2018)*;
5. Department of the Environment, Community and Local Government's *Design Manual for Urban Roads and Streets (2019)*;
6. Department of the Environment, Heritage and Local Government's *Sustainable Residential Development in Urban Areas—Guidelines for Planning Authorities (May 2009)*;
7. Department of the Environment, Heritage and Local Government's *Quality Housing for Sustainable Communities—Best Practice Guidelines for Delivering Homes Sustaining Communities (2007)*; and
8. Department of the Environment, Community and Local Government's *Urban Design Manual (May 2009)*.

Site Constraints and Opportunities

Due to the variety of development and land uses neighbouring the site certain opportunities and constraints are presented regarding layout, however, the scheme design is informed by its context with the varied surrounding development and seeks to deliver a sensitive design approach by respecting the amenity of adjacent land uses and the existing site conditions. The scheme endeavours to maximise the potential inherent in the site and its enviable location adjacent to the River Liffey.

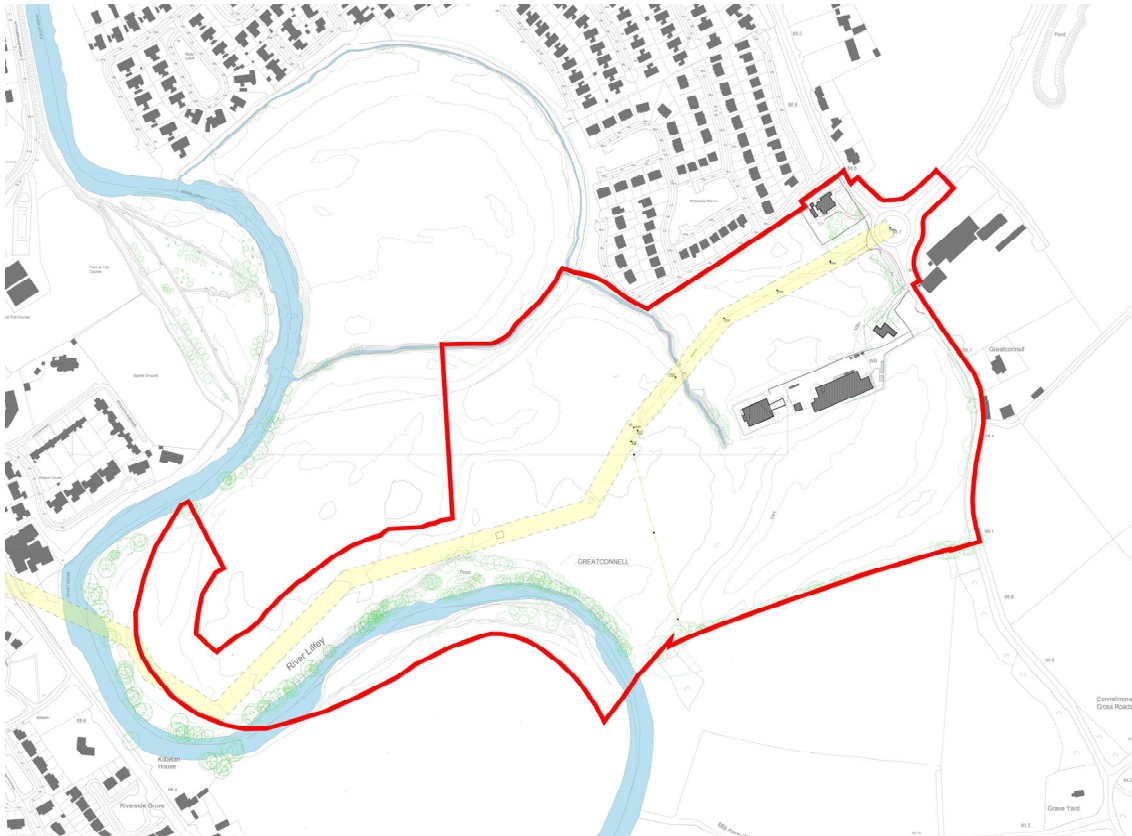


Fig. 3: Application site shown outlined in red in the context of the geophysical survey carried out for the site (Irish Water wayleave traversing the site shaded yellow).

An existing Irish Water foul sewer and associated 20 metre wide wayleave traverses the site from south-west to north-east and from an early stage the design team sought to efficiently accommodate this sewer line into the development within the context of also facilitating the new NSORR that will have to pass through the site and link in with the alignment and section of relief road to be constructed for the adjacent SHD permitted to the south-west across the Liffey.

The design team sought to align the route of the proposed NSORR as closely as possible with the Irish Water wayleave so that undevelopable and unattractive left-over pieces of land are avoided (see Fig. 4 for more detail).

New development must be cognisant of the new relief road and its alignment, and

the developmental constraints presented by the Irish Water sewer and associated wayleave. The design of this new road has also considered the design principles outlined in DMURS. The development needs to treat this new road as a street rather than a distributor road to create an attractive urban environment for pedestrians and cyclists to navigate through.

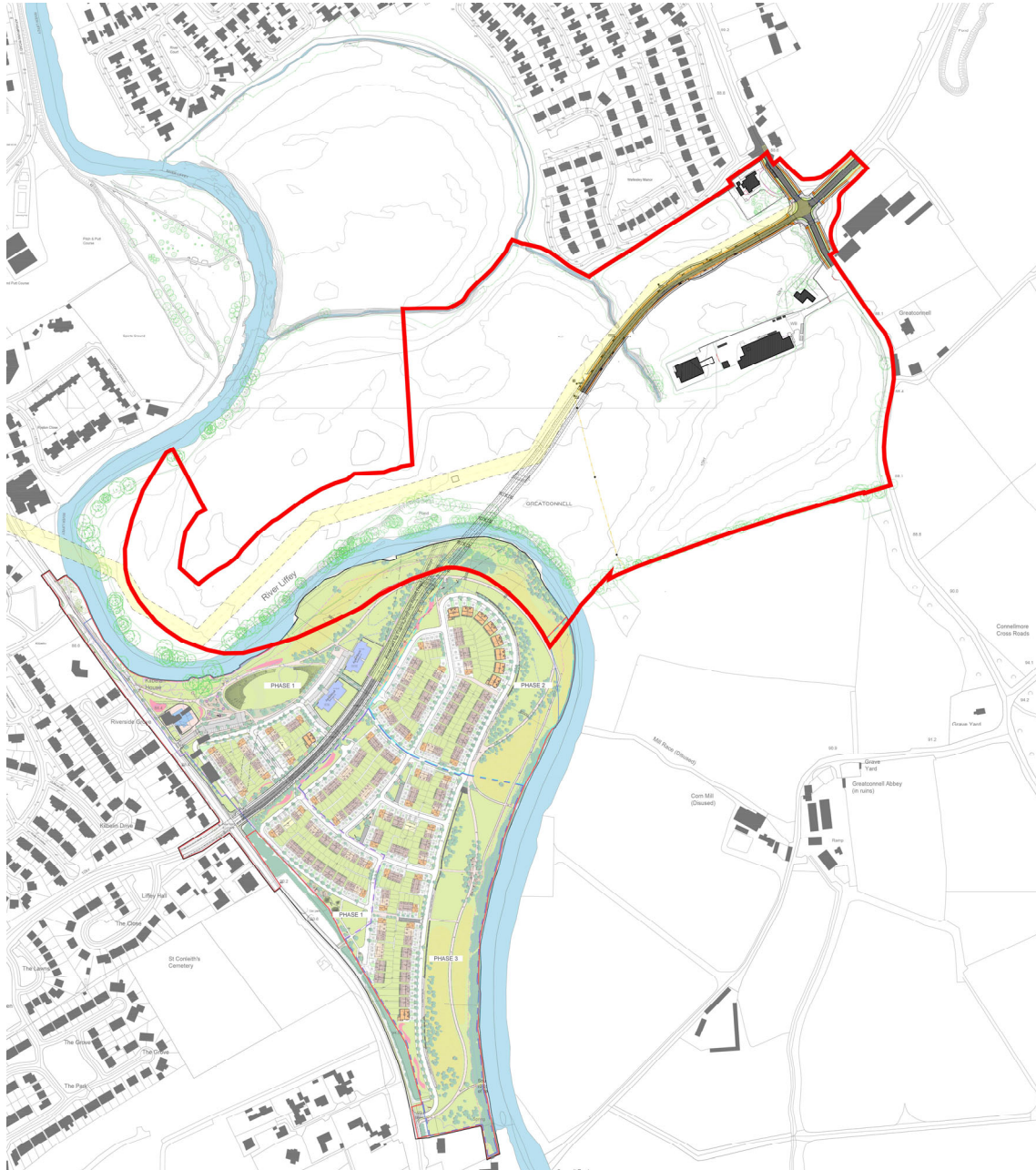


Fig. 4: Application site shown outlined in red in the context of the geophysical survey carried out for the site (Irish Water wayleave shaded yellow); the permitted SHD granted to the south-west; the proposed route of the NSORR; and the replacement of the Great Connell Roundabout with a new signalised junction.

The other primary constraints and form-givers of the site relate to the River Liffey and its associated secondary watercourses that are located within the development site. The distinctive amenity value of these should be maximised.

Due consideration also has to be given to the existing built environment around and near the site: this predominantly consists of existing two storey housing to the north; the permitted two storey housing scheme to the south-west across the Liffey (this also contains some three storey housing and three storey apartment blocks and, as noted, is currently being constructed); and the existing larger scale industrial and associated office buildings to the north-east.

The design response should also accommodate existing trees and hedge rows within and around the development wherever feasible with appropriate mitigation measures where it is considered necessary to remove existing planting.

Suitable responses to the nature of specific boundary conditions and a sympathetic approach to dealing with the various site constraints will aid the impression of the development having evolved naturally as part of its surroundings.

Design Iterations

Iteration 1

This was the first scheme layout prepared for the site and was an early look at positioning housing blocks to take advantage of the River Liffey and its amenity value. The positioning of the Neighbourhood Centre and Creche was also chosen to be located close to the existing housing to the north so as to adequately serve both the new and existing communities. Possible connection points to neighbouring lands were also explored.



Fig. 5: Iteration 1

Iteration 2

This next main iteration was issued for the initial pre-planning meeting with the local authority. Feedback on the layout proposal mainly noted the following:

- Urban edge treatment along the new relief road and the Great Connell Road needed to be developed to provide a more continuous streetscape (particularly when turning the corner at the roundabout).
- Unit layout and massing needed to be refined.
- Design, detailing, proportioning and usability of public open spaces needed to be developed.



Fig. 6: Iteration 2

Iteration 3

This next main iteration was issued for the formal S. 247 pre-planning meeting with the local authority.

The urban edge treatment along the NSORR and the Great Connell Road, and at the junction of these two routes, was developed so that the streetscape would be improved. The aim was to enhance the sense of enclosure and continuity of the street for it to be a more pleasant urban environment for pedestrians and cyclist to navigate through. The intention for this new road is that it will feel like an urban street and not a distributor road that caters primarily to car users. Roads within the scheme parallel to the NSORR and Great Connell Road were removed and buildings were brought forward closer to the street edge to help achieve this.

This version of the scheme design sought to better articulate the open space areas and refine the housing blocks also. This iteration sought to achieve a better balance and hierarchy to the open space areas to improve their usability. The existing watercourses, and their riparian zones, within the site are better incorporated into the open space provision and layout also.

Permeability and connectivity to adjacent lands was also improved throughout the scheme. Potential vehicular and pedestrian linkage points are now possible to the existing residential lands to the north; the amenity lands to the south-west, west, and north-west; vehicular, pedestrian and cyclist routes are provided to potentially serve the new residential zoned lands to the south; and a proposed footpath and cycle path is now shown to the full boundary extent of the site along the Great Connell Road.

Feedback on this scheme layout was generally positive with further clarity and detail on the open space areas sought, along with further detail on the boundary treatment proposals.



Fig. 7: Iteration 3—scheme layout issued for the S.247 meeting with KCC.

Iteration 4

After the S. 247 meeting with KCC, this version of the scheme design sought to further develop the boundary treatment proposals for the site and to develop the design and detail of the open space areas.



Fig. 8: Iteration 4—scheme layout issued for the pre-application tripartite meeting with ABP.

Iteration 5—Current Scheme Layout

After the pre-application tripartite meeting with ABP and KCC, this final version of the scheme design sought to further incorporate the existing trees and hedgerows on the site while also further developing the design of the communal and public open spaces throughout the site.

The following covers the main amendments to the layout that were carried out in this iteration:

- On foot of previous comments made by the KCC Parks Section, and the tree survey that was carried out, the scheme has been updated to retain the existing hedge line to the south of the site. No dwellings now back on to this boundary. Housing is oriented to face on to this boundary to better incorporate this existing site feature into the scheme design. These amendments to the layout also allow better access and connectivity in this area of the site to the River Park to the west.
- As a result of the above amendments, throughout the whole site, no areas of land, hedgerows, trees, drainage ditches or utility cabinets will be inaccessible or unable to be maintained. No areas of 'no man's land' between this and possible future developments will be created.
- It is also proposed to retain existing trees and hedgerows along the Great Connell Road to incorporate this existing landscaping into the scheme design and particularly into new open space F; and to offer an appropriate transition from the town of Newbridge to the more rural hinterland to the south.
- Open space areas within the development site have also been reconfigured and updated to incorporate existing trees, hedgerows and site features (i.e. open space 6—incorporates existing copper beech and sycamore trees; and open space 10—better incorporates the existing water course with a more suitable setback for the houses and better passive supervision of this area from the dwellings as well).
- Other open spaces have also been updated to reduce the impact and extent of car parking (i.e. open spaces 3,4,5,9 and 11).
- Additional open space has now been provided to the south-east of the development (open space F). In addition, as a result of the revised housing layout in this area, houses now have better access and connectivity to the larger nearby open space areas 2 and 3 within the scheme.
- It is considered that the scheme now demonstrates that the open space provision is consolidated into a clear hierarchy that provide a range of active and passive recreational activity options (within central parks, local square / civic square, river park, communal courtyards etc.).
- The overall area of open space within the scheme has now been increased from the previous allocation (the reduction in housing nos. from 606 to 569 has helped in this regard).
- All open spaces are passively supervised. Various plans, site sections (showing existing and proposed topography), and CGIs etc. have

-
- been prepared to help demonstrate that the orientation of housing in the vicinity of open space is orientated to facilitate passive supervision.
- Boundary treatment proposals have been progressed as requested.
 - As can be seen on the landscaping documentation, the River Park will provide a variety of quality public amenity facilities (robust landscaped pedestrian routes with swales, exercise stations, kickabout area, retention of existing trees and hedgerows etc.).
 - Further to this, the proposed extent of the River Park has also now been extended to incorporate more of the riparian zone along the Liffey. This will provide a significant and valuable amenity space for the future and existing residents and the locality in general.
 - All play areas have now been designed to provide a variety of natural play opportunities with universal access. Movable parts have now been omitted.

Please refer to documentation prepared by TBS Ltd. Landscape Architects that provides further detail on these specific landscaping / open space & boundary treatment items. Please also refer to the detailed response to An Bord Pleanála's Opinion in the next section for further clarification on the amendments to the scheme design and layout.



Fig. 9: Iteration 5—Scheme layout issued for the SHD application.

C. Response to An Bord Pleanála's Opinion:

The response to the Opinion of ABP in terms of architectural related items are set out as follows (ABP items coloured blue):

3. Open Space

Further consideration and/or justification of the documents as they relate to the proposed development strategy for the site in particular the design of the communal and public open space throughout the site and along the River Liffey. Particular regard should be had 12 criteria set out in the Urban Design Manual which accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). Plans and particulars should clearly indicate the delivery of high quality design of the open space which demonstrates useable and functional areas for all sectors of the community and a wide range of age groups. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

The principal amendments to the scheme layout have been summarised in the previous section under the heading 'Iteration 5—Current Scheme Layout'. In relation to the latest design proposal for the communal and public open space throughout the site and along the River Liffey, please refer to the documentation prepared by TBS Ltd. Landscape Architects. This documentation, along with relevant architectural drawings and CGIs prepared for the scheme, clearly indicates the delivery of high quality design of the open space which also demonstrates useable and functional areas for all sectors of the community and a wide range of age groups. The remainder of this Architectural Design Statement Report has also been laid out in a manner that follows the 12 criteria set out in the Urban Design Manual and the relevant sections should be referred to in response to this item. The Landscape Development Report prepared by the Landscape Architect also partly addresses items 8 (*Public Realm*) and item 12 (*Detailed Design*) and should be read in conjunction with these sections in this report.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

2. Justification for the size of the Creche, compliance with the national guidelines, Childcare Facilities- Guidelines for Planning Authorities (2001), and an analysis of the childcare provision in the vicinity where justification for the reduced size for the childcare facility is proposed.

The Creche has been amended to comply with national guidelines and

Childcare Facilities- Guidelines for Planning Authorities (2001). One childcare facility is generally required to cater for 20 places in developments of 75 houses, in accordance with DEHLG Guidelines. Based on the updated residential unit nos. of 569; 152 child spaces are now required with 154 being provided. Please refer to the architectural Neighbourhood Centre and Creche drawings—PA-150 to PA-154—for further detail and clarity on this item; while the Social Infrastructure Audit prepared by Future Analytics Consulting Ltd. also addresses capacity in the area.

4. Response to issues raised in Appendix B of Planning Authority Report, which includes the internal reports of the Drainage Dept. relating to the SUDS hierarchy, and the Park Department relating, inter alia, design approach and landscaping etc.

A detailed review was undertaken of the Parks Department's report in relation to the design approach and landscaping. A variety of amendments to the scheme layout and open space provision were subsequently carried out to address the issues raised. The tree survey that was carried out for the site was a starting point in reconfiguring specific parts of the site to better integrate the existing site features and landscaping. The principal amendments to the scheme layout are summarised below and these bulleted points have been considered to specifically respond to the main issues raised by the Parks Department. Please note that these points have already been summarised in the previous section under the heading '*Iteration 5—Current Scheme Layout*' but are reproduced here for clarity. Email correspondence was also initiated with Ms. Carmel O'Grady of the Parks Department setting out the changes that have been made. It is considered that matters raised in the Parks report have now been addressed. Please refer to the specific response document prepared by TBS Ltd. Landscape Architects, and associated Landscape Development Report and drawings referenced therein, that provides further detail on the specific landscaping / open space items.

The following principal points and amendments to the scheme design have been made to address the various comments and recommendations that were made by the Parks Department:

- In relation to Arboricultural Works, a tree survey plan and schedule has been completed and the vast majority of trees and hedging will be retained on site with relevant root protection areas accounted for. An Arboricultural Impact Assessment is included with the application along with other necessary Arboricultural items requested (Tree Constraints Plan, Tree Protection Plan etc.).
- On foot of previous comments made by the KCC Parks Section, and the tree survey that was carried out, the scheme has been updated to retain the existing hedge line to the south of the site. No dwellings now back on to this boundary. Housing is oriented to face on to this boundary to better incorporate this existing site feature into the scheme design. These amendments to the layout also allow better access and connectivity in this area of the site to the River Park to the west.

-
- As a result of the above amendments, throughout the whole site, no areas of land, hedgerows, trees, drainage ditches or utility cabinets will be inaccessible or unable to be maintained. No areas of 'no man's land' between this and possible future developments will be created.
 - It is also proposed to retain existing trees and hedgerows along the Great Connell Road to incorporate this existing landscaping into the scheme design and particularly into new open space F; and to offer an appropriate transition from the town of Newbridge to the more rural hinterland to the south.
 - Open space areas within the development site have also been reconfigured and updated to incorporate existing trees, hedgerows and site features (i.e. open space 6—incorporates existing copper beech and sycamore trees; and open space 10—better incorporates the existing water course with a more suitable setback for the houses and better passive supervision of this area from the dwellings as well).
 - Other open spaces have also been updated to reduce the impact and extent of car parking (i.e. open spaces 3,4,5,9 and 11).
 - Additional open space has now been provided to the south-east of the development (open space F). In addition, as a result of the revised housing layout in this area, houses now have better access and connectivity to the larger nearby open space areas 2 and 3 within the scheme.
 - It is considered that the scheme now demonstrates that the open space provision is consolidated into a clear hierarchy that provide a range of active and passive recreational activity options (within central parks, local square / civic square, river park, communal courtyards etc.).
 - The overall area of open space within the scheme has now been increased from the previous allocation (the reduction in housing nos. from 606 to 569 has helped in this regard).
 - All open spaces are passively supervised. Various plans, site sections (showing existing and proposed topography), and CGIs etc. have been prepared to help demonstrate that the orientation of housing in the vicinity of open space is orientated to facilitate passive supervision.
 - Boundary treatment proposals have been progressed as requested.
 - As can be seen on the landscaping documentation, the River Park will provide a variety of quality public amenity facilities (robust landscaped pedestrian routes with swales, exercise stations, kickabout area, retention of existing trees and hedgerows etc.).
 - Further to this, the proposed extent of the River Park has also now been extended to incorporate more of the riparian zone along the Liffey. This will provide a significant and valuable amenity space for the future and existing residents and the locality in general.
 - All play areas have now been designed to provide a variety of natural play opportunities with universal access. Movable parts have now been omitted.



Fig. 10: View from the Liffey riparian zone looking east / north-east along the southern boundary of the site showing the retention of the hedge line with proposed housing now directly fronting on to this boundary.

5. A zoning map which includes the land use zoning on the site with an overlay of the proposed development and all associated infrastructure works.

A zoning map drawing showing land use zoning objectives—drawing no. PA-010—has been submitted as part of the application to address this item. For clarity, this drawing includes an overlay of the proposed development, and all associated infrastructure works (please refer to Fig. 11).

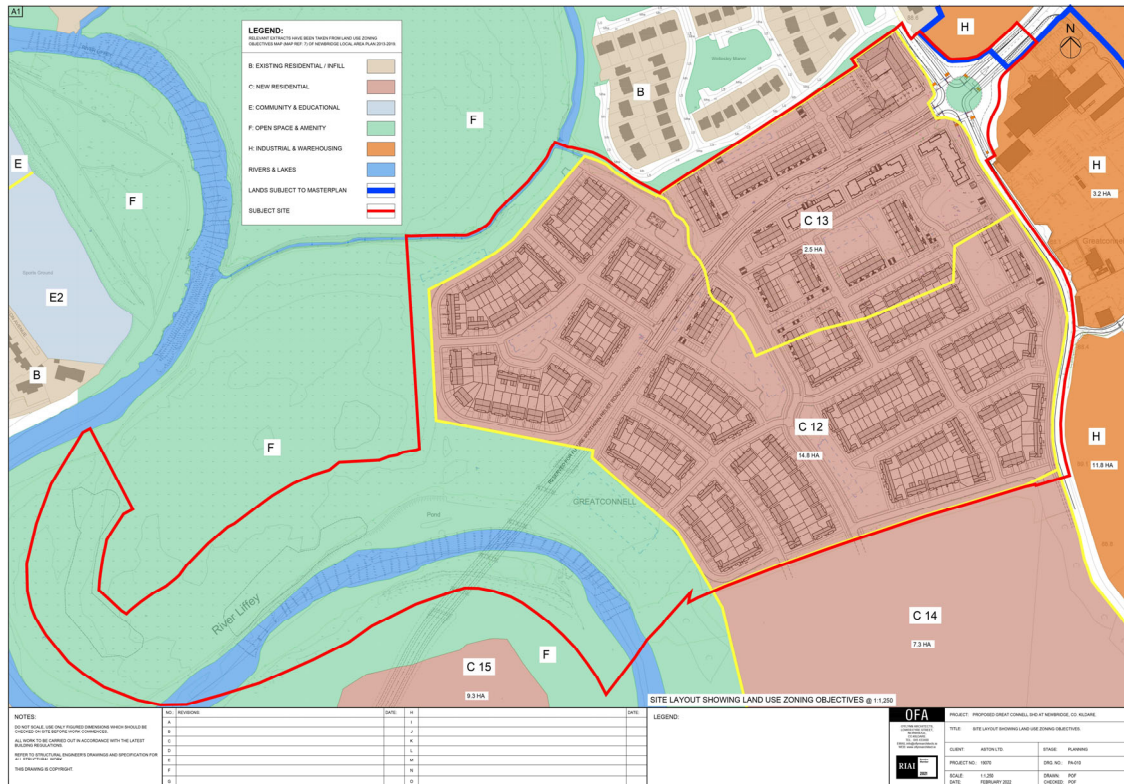


Fig. 11: Drawing showing the land use zoning objectives with an overlay of the proposed development (drawing no. PA-011).

6. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority, and the phased delivery of such public open spaces.

A taking in charge drawing showing the areas that are to be taken in charge—drawing no. PA-009—has been submitted as part of the application to address this item. An associated phasing drawing —PA-008— that shows the phased delivery of the public open spaces has also been submitted as part of the application to address this item.

D. 12 criteria in DEHLG's *The Urban Design Manual* (2009) addressed:

The Criteria

01	CONTEXT How does the development respond to its surroundings?	NEIGHBOURHOOD
02	CONNECTIONS How well connected is the new neighbourhood?	
03	INCLUSIVITY How easily can people use and access the development?	
04	VARIETY How does the development promote a good mix of activities?	
05	EFFICIENCY How does the development make appropriate use of resources, including land?	SITE
06	DISTINCTIVENESS How do the proposals create a sense of place?	
07	LAYOUT How does the proposal create people friendly streets and spaces?	
08	PUBLIC REALM How safe, secure and enjoyable are the public areas?	
09	ADAPTABILITY How will the buildings cope with change?	HOME
10	PRIVACY AND AMENITY How does the scheme provide a decent standard of amenity?	
11	PARKING How will the parking be secure and attractive?	
12	DETAILED DESIGN How well thought through is the building and landscape design?	

This section assesses the scheme against the twelve criteria detailed in the DEHLG *Urban Design Manual*. These twelve criteria introduce the core principles of good urban design & sustainable residential development.

1. Context

How does the development respond to its surroundings?

The context of the site has been carefully considered with its unique constraints and opportunities informing the design such as:

NSORR—A principal driver of the design concept parameters, the alignment of the route of the new link road creates two distinct development parcels of land with the larger parcel of land to the south-east and the smaller to the north-west. The challenge here is to present a lively urban edge and streetscape that creates an attractive environment for pedestrians and cyclists.

Creating appropriate urban edges—

To further develop the above point, the urban treatment at the junction where the new link road meets the Great Connell Road is also important in creating an inviting and cohesive urban treatment as you turn the corner and enter the scheme from this junction. This presents an opportunity for appropriate height and scale at this location. The appropriate urban treatment along the Great Connell Road as you transition out to the rural hinterland also needs due consideration so as to positively address the public road.

Irish Water sewer and associated wayleave—

This important piece of infrastructure effectively sterilises a 10m wide strip of land either side of the sewer across the full extent of the site in a south-west to north-easterly direction and the challenge here was to ensure that the scheme was not compromised as a result with left-over pieces of poorly designed undevelopable land throughout the site.

River Liffey—

The River Liffey, and its associated water courses within the site, offer the potential for attractive views and amenity spaces that will help give the scheme a unique sense of place and character.

Existing hedgerows and trees—

The tree survey and Arborist input identifies some hedgerows and trees of reasonable value; these have been integrated into the scheme design and amenity spaces where possible.

Appropriate density—

While the existing housing to the north has a relatively low density, the SHD scheme approved to the south-west across the Liffey has a density of c. 37/38 units per hectare and it was considered that this gives a more appropriate density target for the efficient development of the lands.

Response to Context

A balance was sought when designing the scheme to ensure the existing amenity, scale and height of neighbouring properties was respected whilst also ensuring an efficient development density—in line with the above—was achieved for the proposal. Please refer to Fig. 15 for detail on the scale of the existing and proposed development.

As a result, the proposed higher density and ordered urban core of the scheme is located near the Great Connell roundabout where existing larger scale buildings are located in the industrial lands across the road.



Fig. 12: Murphy International industrial buildings and offices shown shaded to the left with proposed 3/4 storey apartment buildings on the opposite side of the Great Connell Road.

At this location, three/four storey apartment blocks (own door and shared access) to the south of the relief road are positioned to positively address this new link road and the Great Connell Road. To the north of the relief road own door apartment blocks and the Neighbourhood Centre building anchor the scheme and help it to knit into the receiving environment. The elevation of the Neighbourhood Centre that fronts onto the Great Connell Road steps up from two storeys where it is immediately adjacent to the existing Wellesley Manor development to four storeys as you turn the corner and enter the scheme. Similarly, the own door apartment block that is positioned perpendicular to the boundary with Wellesley Manor steps up from two to three storeys as you transition from this boundary and, along with the other two own door apartment blocks at this location, presents a predominantly three storey frontage directly to the link road.



Fig. 13: Existing two storey dwelling in Wellesley Manor shown shaded to the left with proposed 2/3 storey duplex block to the right that shows the step up from two to three storeys as you transition away from the boundary with Wellesley Manor.

From this urban core, the building types scale down to primarily two storey housing blocks—with some single and three storey portions—with the various distinct housing blocks reacting to the particular boundary conditions around the site—i.e. the boundary with Wellesley Manor as noted and the sinuous arcs of housing responding to the curvature of, and having a direct relationship to, the Liffey, its associated

watercourses, and the SHD scheme across the River. The housing near the southern boundary of mature trees and hedging has been articulated to directly front this boundary to better incorporate this existing site feature into the scheme design.

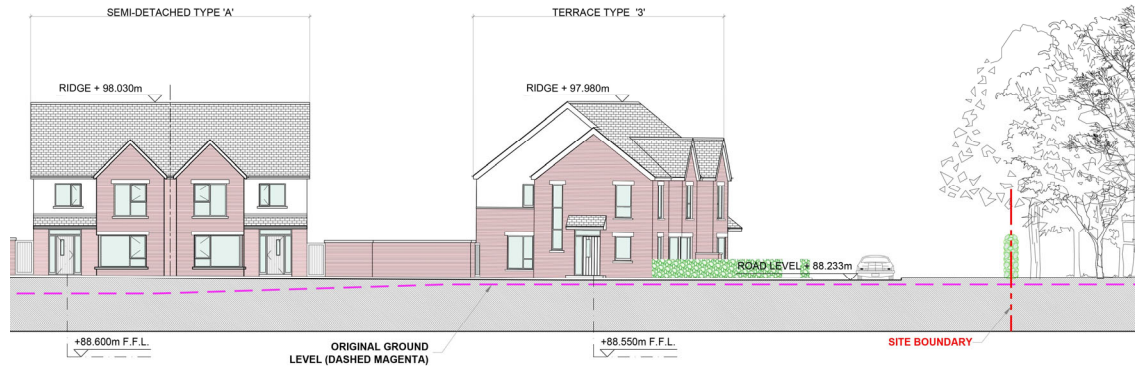


Fig. 14: Part site section / contiguous elevation that shows the relationship of the proposed housing to the existing boundary to the south of the site where there are mature trees and hedging.

Throughout the whole site, no areas of land, hedgerows, trees, drainage ditches or utility cabinets will be inaccessible or unable to be maintained. No areas of 'no man's land' between this and possible future developments will be created.

Within the site the blocks of housing have been carefully articulated around a variety of different public open spaces that will offer a range of different uses as developed on further in the landscaping documentation.

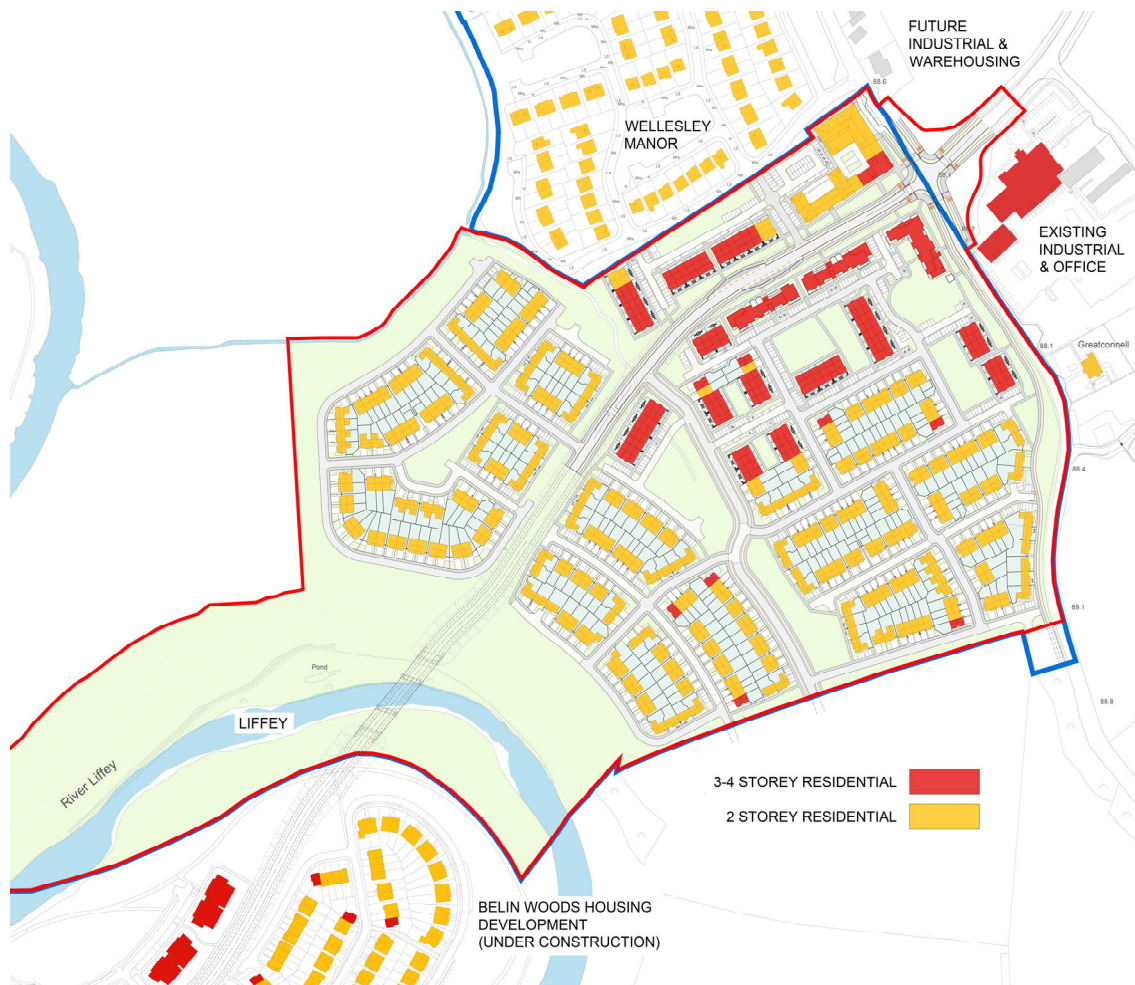


Fig. 15: Key map identifying the heights of existing buildings and those within the proposed scheme.

A thorough appreciation of the overall site context was the starting point for designing a distinctive place to live. This site demands a proposal of an exceptionally high design standard that acknowledges the important features which form its character, and which works with 'constraints' rather than seeking to remove them. The existing site has not been treated as a 'constraint', but rather as a generator and form-giver that has prompted appropriate and insightful responses.

The site's context and relationship to the neighbouring development all around it drove the design response from the start. The intention from the outset was to utilise appropriate increases in density and height that respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users.

Form, architecture, and landscaping have been informed by the development's place and time. It is considered that the development positively contributes to the character and identity of the neighbourhood and that appropriate responses have been made to the nature of each specific boundary condition around the site.

The massing of the apartment blocks and Neighbourhood Centre have been informed by the consideration of how the amenity of others will be affected with the intensity in massing stepping up and down to respect the scale of existing and proposed buildings nearby and to provide visual interest onto the street (avoiding imposing poorly defined monolithic blocks). Adjacent urban development forms such as the higher buildings in the industrial and warehousing zoning have been exploited to create a more intensive development pattern where appropriate.

The heights incorporated in the proposed development have been informed by the site context and, while the proposed apartment buildings and Neighbourhood Centre building are not unduly high (generally 3/4 storeys), the following extracts from the DHPLG's *Urban Development and Building Heights—Guidelines for Planning Authorities* (December 2018) should be noted:

- 1.20 *A key objective of the NPF is therefore to see that greatly increased levels of residential development in our urban centres and significant increases in the building heights and overall density of development is not only facilitated but actively sought out and brought forward by our planning processes and particularly so at local authority and An Bord Pleanála levels.*
- 1.21 *Increasing prevailing building heights therefore has a critical role to play in addressing the delivery of more compact growth in our urban areas, particularly our cities and large towns through enhancing both the scale and density of development and our planning process must actively address how this objective will be secured.*
- 2.5 *Furthermore, while taller buildings will bring much needed additional housing and economic development to well-located urban areas, they can also assist in reinforcing and contributing to a sense of place within a city or town centre, such as indicating the main centres of activity, important street junctions, public spaces and transport interchanges. In this manner, increased building height is a key factor in assisting modern placemaking and improving the overall quality of our urban environments.*

Proposed roofs are flat (green roofs) for the shared access apartment buildings with pitched roofs proposed for the lower density 2 and 3 storey housing; own door apartment blocks; and 2 storey elements of the Neighbourhood Centre. The use of green flat roofs provides a sustainable and contemporary compositional element whilst also facilitating a more sympathetic stepped building height—as opposed to the use of pitched roofs which would be inappropriate for the taller type of development proposed and would result in more obtrusive overall building heights in these locations.

It is considered that the proposed development positively contributes to the existing

environment by creating an appropriate urban response and treatment to the public areas and streets adjacent to the site.

Proposed new tree planting is also to be extensive and well planned. Native trees and shrub planting as specified in the Landscape Architect's documents are to be included. The intention is to not only create an attractive urban environment for residents, but also to encourage biodiversity.

Throughout the scheme internally, generous tree and other shrub planting areas are also proposed. This is not constrained to the defined public open spaces at ground level, but also to the ancillary incidental spaces and shared semi-private roof garden spaces. It is also proposed to retain substantial quantities of existing tree and hedge planting around, and within, the site. Please refer to the Arborist's and Landscape Architect's documentation for further detail on the planting that is to be retained and on the landscaping proposal.



Fig. 16: Aerial CGI View of the proposed scheme looking north-east from the future bridge location over the River Liffey.

2. Connections

How well connected is the new neighbourhood?

The proposed development provides for attractive cycle, pedestrian, and vehicular access into and through the site (refer to Figs. 17, 18 & 19). As per guidance in *The Design Manual for Urban Roads and Streets* shared surface streets are proposed in locations where movement priorities will be low and there is a high place value in promoting more liveable streets.

Separate pedestrian footpaths into the site have also been provided for throughout the site and from the existing public roads/footpaths allowing for a high level of permeability and connectivity. All shared access apartment blocks and the Neighbourhood Centre have public main entrances to the front and rear also (i.e., from the public road side and from within the scheme) to ensure ease of circulation for all residents to and from public streets, car parking, bicycle parking, refuse and amenity areas.

2m wide dedicated pedestrian and cycle paths are proposed along the complete site frontage to the Great Connell Road and it is also proposed to upgrade the Great Connell Roundabout to a signalised junction that will incorporate improved and safer crossing points for vulnerable road users in all directions. The new relief road will also have 2m wide dedicated pedestrian and cycle paths on both sides and it is also proposed to have 2m wide dedicated pedestrian and cycle paths on both sides of the road serving the bulk of the scheme to the south of the NSORR. This also offers the potential in the future to connect into and serve the C14 zoned lands to the south of the site with pedestrian and cyclist linkages.

The scheme design also allows for potential vehicular, pedestrian and cyclist connections to the lands around the site: i.e. to the Wellesley Manor housing development to the north, the open space and amenity lands to the south-west, west and north-west; and to the zoned C14 lands to the south as mentioned.

The site is also located within walking distance of the large variety of services, facilities and amenities in Newbridge and is connected by several public footpaths to the town centre (Fig. 17 outlines the existing pedestrian and cyclist routes into Newbridge Town from the site).

All these routes will have adequate lighting. The permeability of the area will be emphasised by the absence of any boundary gates with appropriate desire lines being catered for. All the routes and links will be passively supervised by dwellings to ensure safe use of these routes.

Aston Ltd. has also commenced the planning process with Kildare County Council to deliver the final extent of road and bridge connection for the NSORR under a separate planning application (Section 247 KCC Pre-planning Consultation Reference: PP5299). The opening of this section of road and bridge will offer increased vehicular, pedestrian and

cyclist connectivity to the town centre (refer to Figs. 18 & 19).

The proposed scheme will also have an appropriate density for its location—c. 35.6 units per hectare—to aid support of the supply of efficient public transport. Bus stop locations are proposed to serve the scheme as part of the NSORR development.

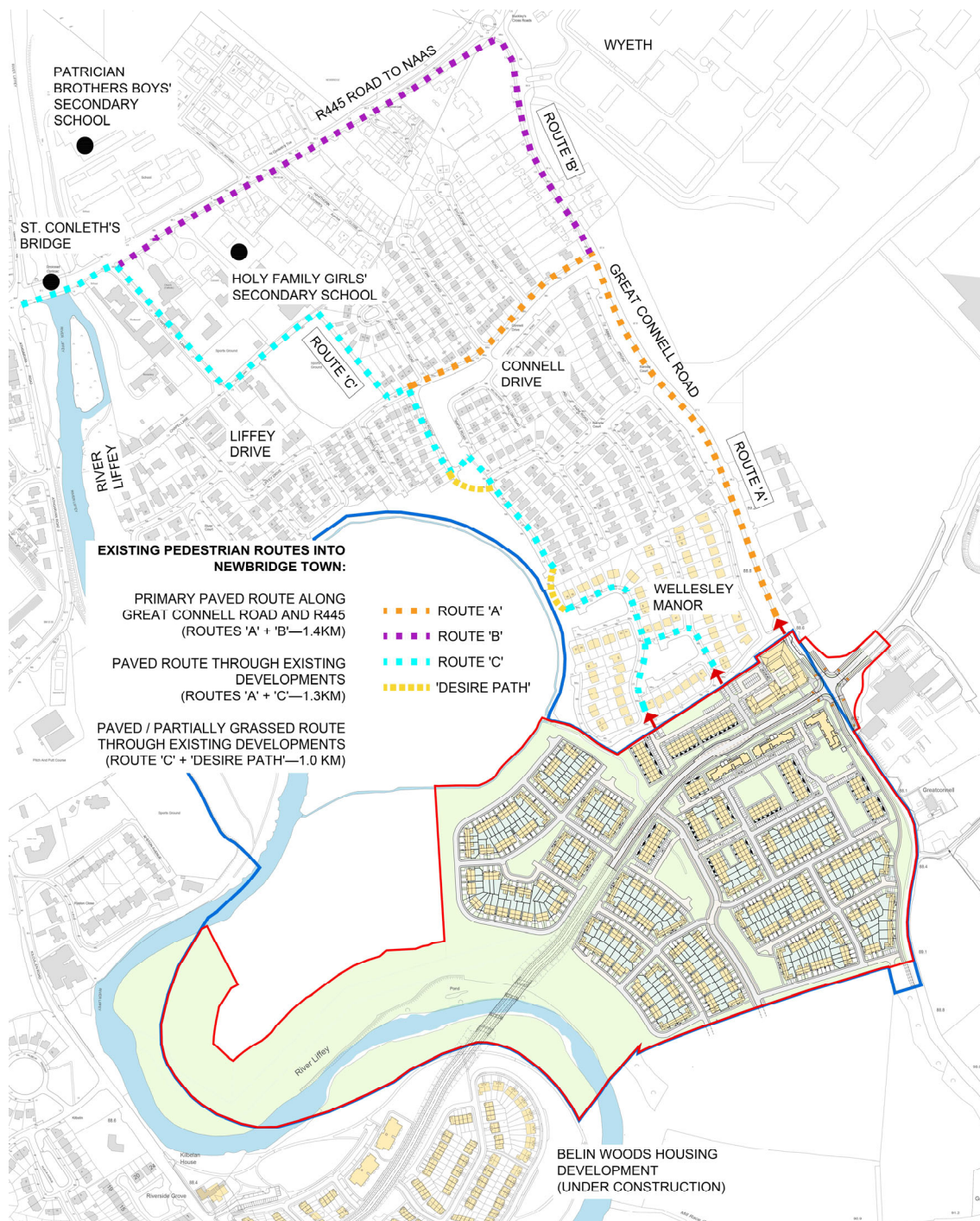


Fig. 17: Key map showing the existing pedestrian and cycling routes from the site into Newbridge Town.

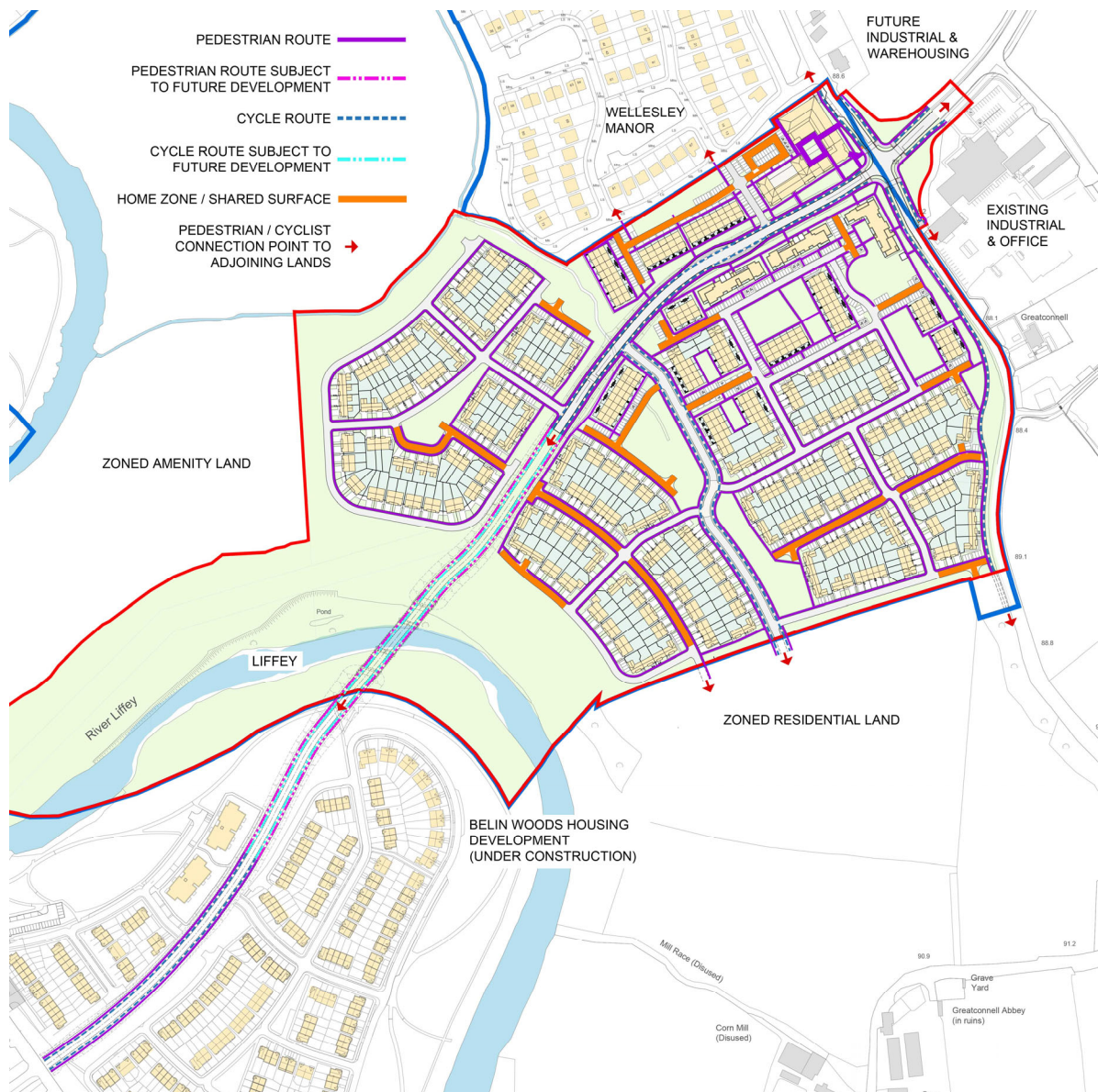


Fig. 18: Key map showing the proposed pedestrian and cyclist routes for the scheme and the potential pedestrian and cyclist connections to surrounding lands.

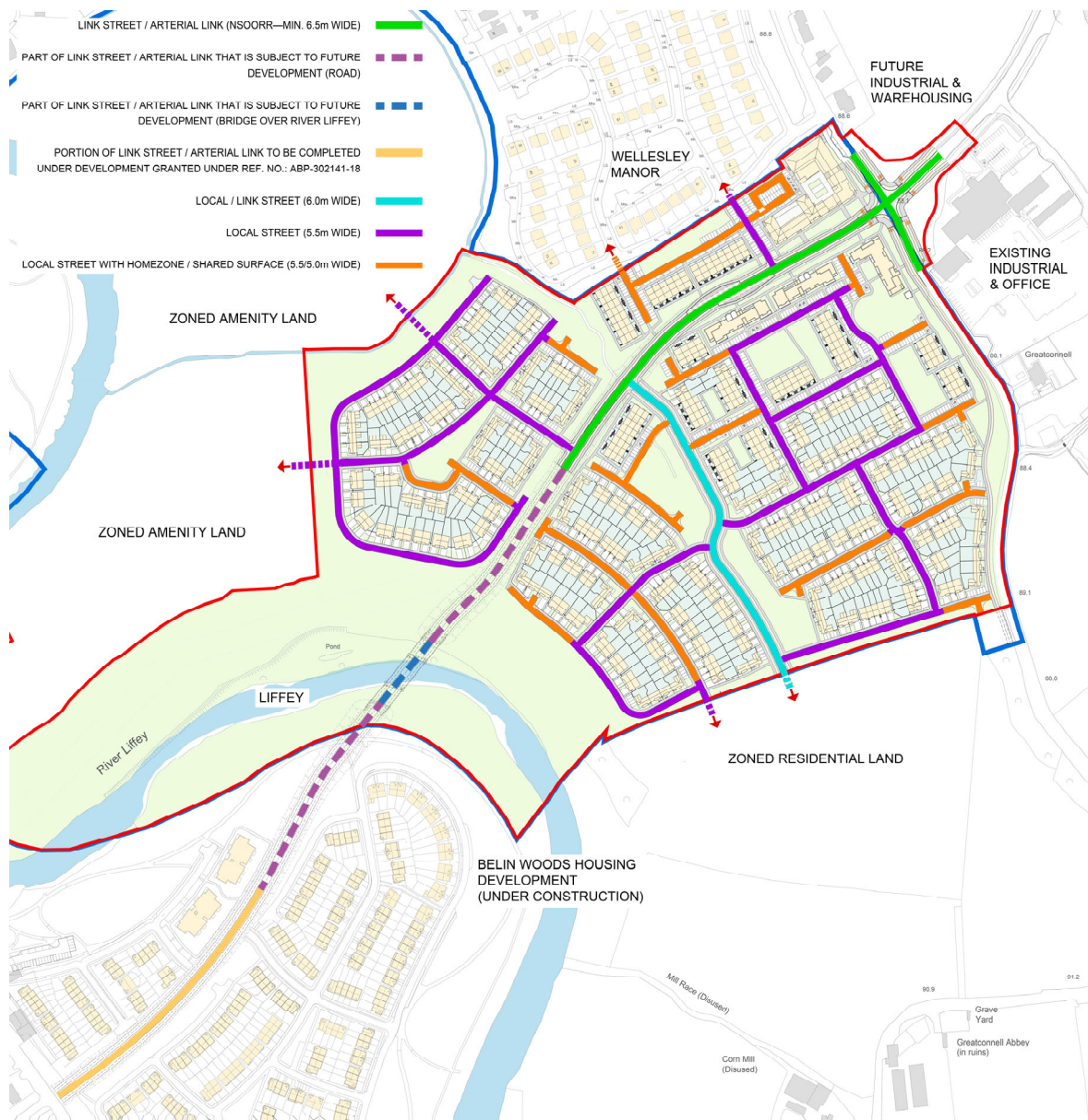




Fig. 20: CGI view from the proposed new signalised junction (to replace the Great Connell roundabout) looking towards the Neighbourhood Centre and down the NSORR.

3. Inclusivity

How easily can people use and access the development?

The scheme has been designed with an approach that will allow all people to use space in the same way and on equal terms. The proposed development has been designed with due regard to the principles of DMURS (permeable block sizes for pedestrian movement to maximise accessibility with mid-block pedestrian links in the larger Neighbourhood Centre and residential blocks etc.), universal design, including the 'Building for Everyone' publications. All homes will have level access and inaccessible areas have been eliminated as far as possible. The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility.



Fig. 21: Image on the left from DMURS showing optimal block dimensions. Image on the right showing one of the proposed blocks (that contains a variety of terrace and own door apartment type units) with mid-block shared priority access to a communal court / open space to the interior of the perimeter block. This mid-block access ensures block dimensions are reasonable and that a walkable neighbourhood is facilitated. All housing blocks within the development are treated similarly in terms of block size to ensure a permeable walkable neighbourhood is provided.

All apartment units have been designed to satisfy the requirements of Part M of the Building Regulations and room sizes and widths are generously proportioned to satisfy, at a minimum, the requirements of the DHPLG's *Sustainable Urban Housing: Design Standards for New Apartments—Guidelines for Planning Authorities* (2020) and *The Kildare County Development Plan 2017–2023*.

All housing units have been designed to satisfy the requirements of Part M of the Building Regulations and room sizes and widths are generously proportioned to satisfy, at a minimum, the guidance in the DEHLG's *Quality Housing for Sustainable Communities—Best Practice Guidelines for Delivering Homes Sustaining Communities* (2007); and *The Kildare County Development Plan 2017–2023*.

Please refer to the floor area breakdown schedule for each unit type on the relevant dwelling type drawings and the *Housing Mix, Schedule of Accommodation*, and *Housing Quality Assessment* documents enclosed at the back of this report for further detail.

Within the overall no. of 244 own door and shared access apartments being provided, a large variety of different unit types are proposed to cater for families of different sizes: 2 person one bed apartments; 3 and 4 person two bed apartments; and 5 and 6 person three bed apartment types are all provided for with an overall mix of:

- 17 no. 1 bedroom shared access apartments
- 53 no. 2 bedroom shared access apartments
- 10 no. 3 bedroom shared access apartments
- 16 no. 1 bedroom own door apartments
- 82 no. 2 bedroom own door apartments
- 66 no. 3 bedroom own door apartments

Within the overall no. of 325 houses being provided, a diverse range of two and three storey semi-detached and terraced housing types are proposed: 4 person two bed houses; 5 and 6 person three bed houses; and 7 and 8 person four bed houses are all provided for with an overall mix of:

- 64 no. 2 bedroom houses
- 173 no. 3 bedroom houses
- 88 no. 4 bedroom houses

The various housing types should help create an appropriate social mix and facilitate a balanced community that will be able to support a variety of household sizes and people through all stages of their lives.

The overall site design and layout will enable easy access by all. There will be a variety of easily accessible interconnected areas of public, semi-private and private open spaces. The overall scheme design avoids unnecessary physical and visual barriers and all housing presents a positive aspect to passers-by.

As noted previously, future connections to adjacent lands, both developed and subject to future development, have been proposed. The network of roads, paths and cycle routes ensure full permeability throughout the scheme. A Mobility Management Plan, and Traffic and Transport Assessment has been included with the application as well and these documents clearly demonstrate the existing and future pedestrian, cyclist, and bus linkages and the promotion of sustainable, less car based, travel patterns.

A Universal Access Statement has also been included with the application.

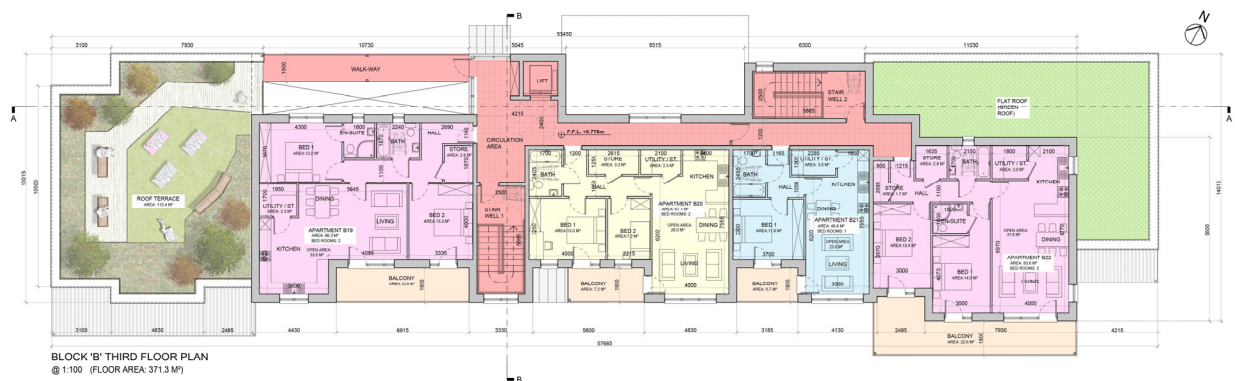


Fig. 22: Third floor plan of apartment block 'B' showing the variety of apartment types and the communal roof garden for all apartment residents.

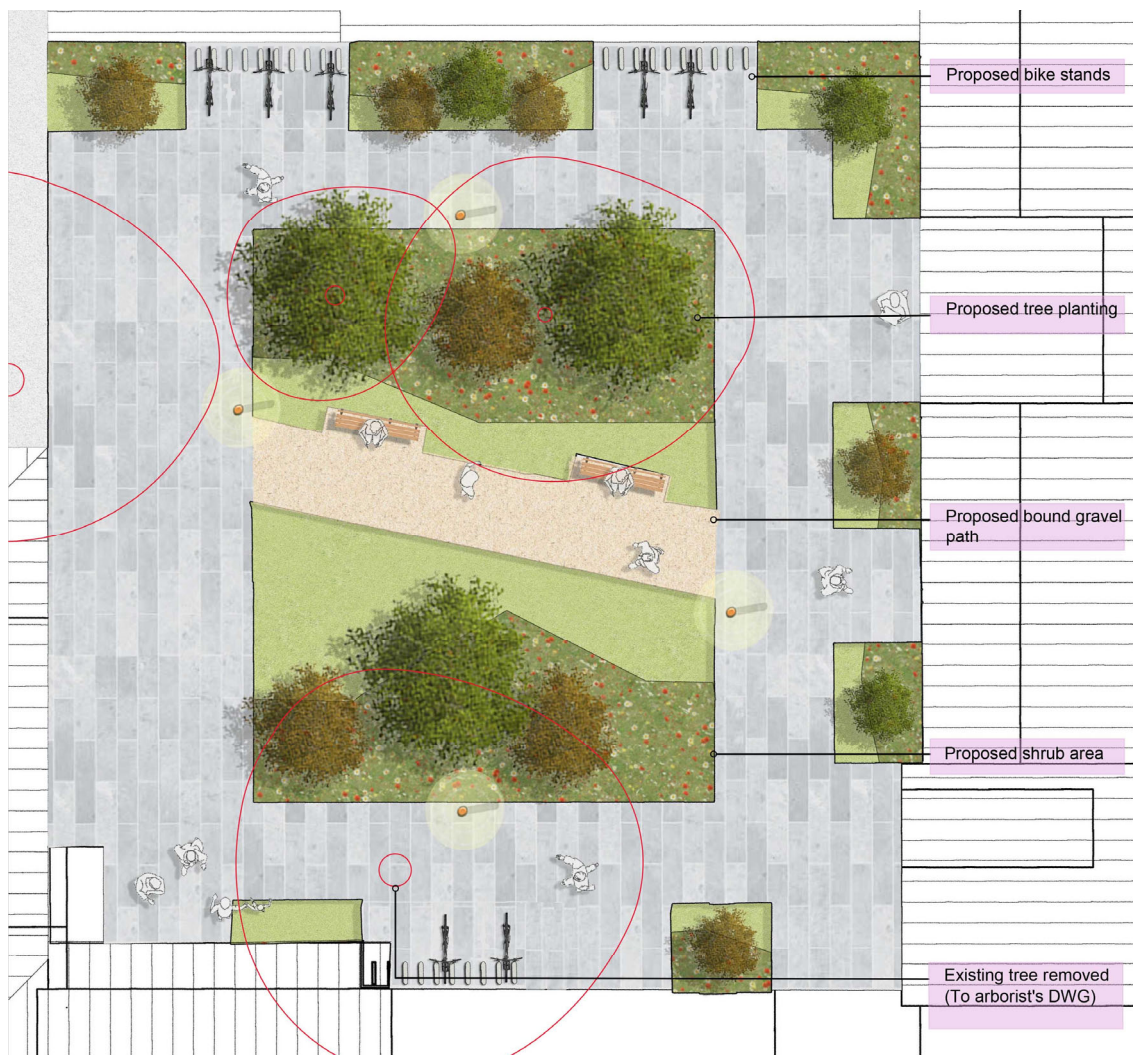


Fig. 23: Plan view of the proposed Neighbourhood Centre courtyard space.

4. Variety

How does the development promote a good mix of activities?

As noted above, there will be a variety of apartment and housing types and tenures catered for in the development. A wide selection of principal house types in a variety of different configurations are provided. These housing types will provide accommodation for a wide range of people from differing social and economic groups and will add to the housing choice available in the area. As a mixed tenure development, the affordable units will be 'tenure blind' meaning that they will be physically indistinguishable from those built for sale or rent at market prices.

Additional community, amenity and commercial space is also being provided within the proposed development along with a proposed Creche. These uses will all be accommodated in a Neighbourhood Centre building that has been carefully located to serve the existing community and local population in this area as much as the residents of the new scheme. Its measured positioning and accessible location should also help serve the future development of the adjacent Industrial & Warehousing zoned lands in close proximity on the other side of the Great Connell Road.

The activities generated by the Neighbourhood Centre development should contribute to the quality of life in the locality and the neighbouring uses and activities are considered compatible with each other. It is considered that the nature of these additional amenities will hugely benefit this location where some existing local services are lacking (i.e. Creche, Convenience Retailer, Café, Doctor / Dentist / Physio, Restaurant etc.).

Sustainable travel patterns are facilitated due to the site's location within walking distance to existing and proposed key services. These patterns will be further enhanced when the construction of the full extent of the NSORR is complete (i.e. remainder of road and bridge).

It is also considered that the house type designs are flexible and adaptable (due to their layout and well-proportioned and considered accommodation) and would permit people to work or start an appropriate business from home.

Please refer to the *Housing Mix; Schedule of Accommodation; and Housing Quality Assessment* documents enclosed at the rear this report for further detail on the various housing types.



Fig. 24: Earlier developed CGI View looking at some of the proposed different house types within the scheme.



Fig. 25: Earlier developed CGI View from the Great Connell Road looking towards the Neighbourhood Centre with the inviting mid-block pedestrian linkage point.



Fig. 26: Verified View from the Great Connell Road near the entrance to Wellesley Manor looking towards the Neighbourhood Centre (part of the existing Murphy International industrial development is visible to the left).

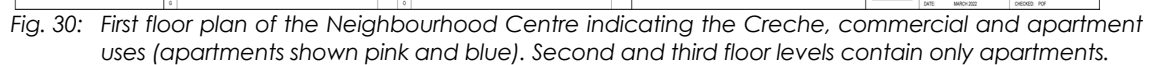


Fig. 27: CGI View from the NSORR looking back towards the newly proposed signalised junction in the background with views of some of the various proposed building types (and bus stops)—i.e. the two storey Creche element of the Neighbourhood Centre in the background to the left that steps up to four storeys on the corner; the two/three storey own door apartment blocks to the left; and the three/four storey shared access apartment blocks to the right.



Fig. 28: CGI View from within the Neighbourhood Centre block showing the courtyard space that is enclosed by the various building uses.





5. Efficiency

How does the development make appropriate use of resources, including land?

The proposed scheme provides a total of 569 much needed dwelling units in this location.

At a macro level, the proposed development constitutes an efficient use of the development land which is zoned for residential use. The proposed development consolidates the urban fabric of Newbridge in this location, takes advantage of the surrounding amenities and proximity to major transportation nodes. The proposed development is appropriate to the zoning and the settlement strategy of the County Development Plan, which in turn is guided by regional and national development strategy.

The proposed net density on the site is c. 35.6 units per hectare and it is considered that this is an appropriate density at this location considering all relevant site parameters and qualitative requirements that need to be satisfied.

Table 4.2 in *The Kildare County Development Plan 2017-2023* notes an indicative net density range of 30-50 units per ha for Outer Suburban / Greenfield sites in large towns (population greater than 5,000).

Table 10 in the Newbridge LAP allows for 605 residential units for the C12 and C13 'New Residential' zoned lands based on a density figure of 35 units per ha.

The DEHLG's *Sustainable Residential Development in Urban Areas—Guidelines for Planning Authorities* (May 2009) notes the following regarding density for Outer Suburban / Greenfield sites:

5.11 *...the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally.*

It is considered that the proposed density is appropriate for this type of development in this location and allows for a productive and economical use of the land. The site has been designed in such a way that there will be appropriate accessibility to public transport and new bus stops—bus stop locations are proposed to serve the scheme as part of the NSORR development. Good pedestrian and cycle links are provided for connection to all other amenities in Newbridge too. This accessibility should help minimise the use of cars. The Neighbourhood Centre is located close to both existing and proposed development which, again, should reduce dependency on car use.

Landscaped areas have been designed to provide useable amenity space and biodiversity; and protect buildings and spaces from the elements. As detailed on the engineering and landscaping drawings, Sustainable Urban Drainage Systems will be incorporated too. Public, semi-private and private open spaces have been laid out to

exploit the best solar orientation as well.

The houses are generally designed in a deep plan format which allow for an efficient and sustainable use of land while also providing for an efficient thermal envelope.

The individual apartment and housing units will be built to the latest building standards (with a minimum A2/A3 BER rating throughout), utilising renewable energy (air-to-water heat pumps or similar), high levels of insulation, airtight construction, and mechanical ventilation (hrv or dcV) etc. They have also been laid out to exploit the best solar orientation. All homes are at least dual aspect ensuring good access to the sun throughout the day. As noted previously, all units have been designed to satisfy, at a minimum, the guidance in the DHPLG's *Sustainable Urban Housing: Design Standards for New Apartments—Guidelines for Planning Authorities (2020)*; DEHLG's *Quality Housing for Sustainable Communities—Best Practice Guidelines for Delivering Homes Sustaining Communities (2007)*; and *The Kildare County Development Plan 2017–2023*. Apart from providing a comfortable internal environment, the above measures will ensure reduced energy costs over the lifetime of these homes.

It should be noted that all habitable rooms within the entire development will exceed the recommended daylight and sunlight standards—an assessment has been completed by 3D Design Bureau to check actual values against recommended target values of daylight and sunlight as set out in the 2011 BRE guidelines "*Site Layout Planning for Daylight and Sunlight*".

Appropriate refuse and recycling facilities have been catered for: each apartment block will be provided with suitably screened areas where materials can be sorted and stored prior to collection for recycling.



Fig. 31: Verified View from in front of Murphy International Head Offices looking back towards the newly proposed signalised junction and the higher density component of the scheme that helps provide an attractive urban edge and streetscape.

6. Distinctiveness

How do the proposals create a sense of place?

There are discernible focal points to the component parts of the scheme either side of the NSORR. The primary areas of public open spaces as you enter each part of the scheme either side of the NSORR—open spaces 2 and 3 to the south and open space 9 to the north—have been arranged as an orienting element at the centre of each parcel of land with a variety of different interconnected open spaces elsewhere throughout the site offering a range of uses.

It is considered that the proposal successfully exploits views into and out of the site as well, whether it is views towards the River Liffey and other associated water courses, inviting views along the NSORR and Great Connell Road, views towards the various open spaces, and connecting views towards and through the various housing areas to locations beyond. As you enter the main portion of the site to the south, at the vehicular entrance off the NSORR, glimpses are offered through to the enclosed and sheltered primary open spaces beyond.

All public open space at ground level is enclosed, sheltered and overlooked by housing and apartments. The semi-private apartment roof garden areas are more private in nature. Each area has been laid out at a suitable size to provide a good sense of place that responds to the human scale.

The scheme has been designed so that all apartment units have living spaces and balconies arranged around, or facing onto, streets or shared public open space areas creating lively facades and supervision to these public areas. Also, the majority of the units' living spaces and private balcony/garden/terrace spaces face south providing attractive and useable living and private open spaces. The public open space at ground level and the apartment blocks' semi-private roof gardens are orientated likewise ensuring a pleasant environment when the sun is out. The surrounding site conditions have helped inform the housing layout so that each of the public and semi-private open space areas has its own unique character.



Fig. 32: Earlier developed CGI View near the main vehicular entrance off the NSORR to the south offering a glimpse through to the inviting open space beyond.



Fig. 33: Earlier developed CGI View near the main vehicular entrance off the NSORR to the housing to the north. The houses are articulated to present a variety of active street frontages that 'turn the corner' with your view directed to the amenity lands beyond.



Fig. 34: CGI view near open space 6 looking towards apartment block 'C' and open space 5 in the distance—the various buildings frame the view and enclose the open space. Car parking spaces are also suitable screened so as to mitigate against the often 'hard' appearance of parked cars.

The coherent and rhythmic urban edge of apartment blocks 'A', 'B' and 'C'; the Neighbourhood Centre building; and the various own door apartment blocks help focus all activity towards the various streets they front.

Each pocket of public and semi-private open space is its own discrete and unique area, but all spaces are visually and physically interconnected and offer visual variety throughout.

It is considered that the scheme is a positive addition to the identity of the locality and that the features described above make the primary routes around and through the site attractive for all users.

The place will exploit unique recognisable landscape features (particularly the high amenity value of the River Liffey) and will also utilise different 'Character Areas' within the scheme design that will incorporate a consistent but varied design language throughout. This will be achieved by using different elevational treatments, roof profiles, material types and colours, and window proportions.



Fig. 35: Key map showing the different proposed Character Areas within the scheme.



Fig. 36: CGI View of housing in Character Area 1 (looking from the new signalised junction).



Fig. 37: CGI View of housing in Character Area 2 (looking from near open space 3 at the southern boundary of the site).



Fig. 38: CGI View of housing in Character Area 3 (looking from the Liffey Riparian Zone).



Fig. 39: CGI View of housing in Character Area 4 (looking from near open space 9).



Fig. 40: CGI View of housing looking onto open space 2. Housing in Character Area 1 is shown to the left with housing in Character Area 2 to the right.



Fig. 41: CGI View of housing looking onto open space 10. Housing in Character Area 1 is shown to the left with housing in Character Area 4 to the right.



Fig. 42: Earlier developed CGI View from near the main vehicular entrances either side of the NSORR looking back in the direction of the newly proposed signalised junction to replace the Great Connell Roundabout. Housing in Character Area 4 is shown to the left with housing in Character Area 3 to the right.

7. Layout

How does the proposal create people friendly streets and spaces?

The layout aligns routes with desire lines to create a permeable interconnected series of pedestrian routes that are easy and logical to navigate around as they are visually connected.

The positioning of the housing and apartment blocks on the site is such that their arrangement helps enclose and overlook the public open spaces and streets in the scheme, creating active frontages with living spaces and front doors directly serving the street/road. This will help encourage a feeling of safety and security within and around the scheme.

The short cul-de-sac type roads serving particular housing zones will allow for less busy car use in these areas and greater potential for shared use by pedestrians, cyclists and drivers. As per guidance in *The Design Manual for Urban Roads and Streets* shared surface streets are proposed in these areas as movement priorities will be low and there is a high place value in promoting more liveable streets.

Traffic speeds will be controlled by design and layout rather than by speed humps: long straight roads are avoided due to the curvature of the roads and the nature of the short cul-de-sac type roads will also not encourage speeding due to their limited length.



Fig. 43: CGI View from the River Liffey Riparian/Amenity Zone to the south of the site showing the arc and curvature of the road and housing following the course of the river. This curvature helps create a sense of place and character whilst also allowing for subtle control of vehicular speed by design.



Fig. 44: Earlier developed CGI View within Character Area 2 showing the varied alignment of the road and housing. This alignment, along with the varied building type frontages, helps create a sense of place and character whilst also allowing for subtle control of vehicular speed by design.



Fig. 45: Earlier developed CGI View of a shared surface street in Character Area 3. The short cul-de-sac type roads in these particular housing zones will allow for less busy car use and greater potential for shared use by pedestrians, cyclists and drivers.

A clear hierarchy of open spaces and pocket parks will be provided—refer to landscaping details prepared by the Landscape Architects TBS Ltd.—and will be easily accessible by foot and bicycle.

Character Areas will help create a sense of place and orientation and all corner sites within the scheme have dual frontage type designs as you turn the corner to ensure active frontage and passive supervision is maintained at these critical junctures.



Fig. 46: Character Area 1—contiguous/contextual elevation from the NSORR showing the Neighbourhood Centre building.



Fig. 47: Character Area 1—contiguous/contextual elevation from the Great Connell Road showing the Neighbourhood Centre building.



Fig. 48: Character Area 1—contiguous/contextual elevation from within the scheme showing the Neighbourhood Centre building (Creche in foreground).



Fig. 49: Character Area 1—Elevations of apartment block C showing the elevation to the Great Connell Road (left) and NSORR (right).



Fig. 50: Character Area 2—Elevations of house types A2 & B showing the dual frontage elevations.



Fig. 51: Character Area 3—Elevations of house types F & G showing the dual frontage elevations.



Fig. 52: Character Area 4—Elevations of house types J, J1 & J2 showing the dual frontage elevations.



Fig. 53: Earlier developed CGI showing the block layout of duplex block Types 4A and 4B placing public spaces in front of the building lines as squares or greens, and semi-private space to the back as communal courts as indicated.

8. Public Realm

How safe, secure and enjoyable are the public areas?

The public space and realm is enclosed and overlooked by surrounding housing and apartments so that this amenity will be owned by the residents and be safe to use. The public realm has been considered as a useable integrated element in the design of the development. High levels of natural surveillance will be provided. Play areas will be sited where they will be overlooked and safe.



Fig. 54: Key map showing how the dwellings overlook the amenity areas within the scheme and the variety of open spaces provided.



Fig. 55: CGI View across open space 2 offering a glimpse through the mid-block linkage point to open space 6 beyond to the east/north-east. Play areas are sited where they are overlooked and safe.



Fig. 56: CGI View looking across open space 6 at some of the apartment type buildings within the scheme. Play areas are sited where they are overlooked and safe



Fig. 57: CGI View from the Great Connell Road showing open space 'F' in the foreground and open space 5 in the background. Existing trees and hedging are evident along with the clear definition between public, semi-private, and private space.

There is a clear definition between public, semi-private, and private space. Please refer to landscaping documentation and boundary treatment documentation prepared by TBS Landscape Architects for further detail on all boundary treatment proposals.

Proposed 1.2-1.5m high native hedging is proposed along the Great Connell Road and this will complement the existing hedgerows and trees that are to be retained in this area. It will also offer a softer boundary treatment as you transition from Newbridge to the rural hinterland beyond the site to the south.

For safety reasons, it is proposed to fence around the stream to the north-west of the site, but the amenity value of this natural water course will be enhanced by planting native hedge row along the extent of fencing.

A proposed boundary treatment at ground floor level to the private amenity spaces of the shared access and own door apartment blocks of capped low brick walls / railing and hedging to the public facing sides, with an appropriate set-back of the buildings from the public paths/roads, will allow for safe, private, and secure use of these 'defensible' private garden/terrace spaces. They will have adequate demarcation from the public zone with the setbacks having planted buffer spaces as necessary. All balconies for the shared access apartment blocks are recessed also to afford greater privacy and shelter from the elements and are generally oriented towards generous areas of open space within the scheme with sanitary accommodation, circulation space, and some bedrooms generally facing the NSORR and Great Connell Road. The apartments of the mixed-use Neighbourhood Centre

are potentially in a vulnerable location due to their proximity to the Great Connell Road and the NSORR and proposed community / amenity / retail uses but a low brick wall enclosing the balcony spaces at this location at first floor level (rather than a glazed guarding) allows for additional privacy as well as no ground floor apartments being proposed for this block. The first and second floor own door duplex units also have private terrace spaces at first floor level that are bounded by brick walls of suitable height to ensure sufficient privacy.

Regarding the housing units, rear gardens will be bounded by walls/fences of sufficient height (c 1.8-2m) to prevent people from looking in. Front garden/drive areas have a lower level of privacy and have low level masonry walls / hedging to reflect this (c. 0.9m high). This also helps provide a good level of passive surveillance over the nearby public realm.

Within each distinct housing area, it is considered that the provision of these semi-private garden/drive areas in front of each house, in conjunction with an appropriate set-back from the public path, provides appropriate 'defensible' private space that has adequate demarcation from the public zone.

Shared parking areas near the apartment blocks have an open-plan type arrangement that is also passively supervised by residential and community / amenity / commercial units ensuring their safe use.

Roads and parking have been considered as an integral element in the design of the public realm. The car is regarded as a natural part of the streetscape with appropriate landscaping design to ensure pedestrian-friendly, attractive roads/streets where speeds are minimised by the nature of the road, building, and spatial layout of the site helping create people-friendly open spaces.

In accordance with guidance in *DMURS* for parking and shared surface streets:

Shared surface streets are proposed in certain locations as movement priorities will be low and there is a high place value in promoting more liveable streets. To reduce the visual impact of parking, the number of parking spaces per bay is generally limited to three parallel spaces and six perpendicular spaces. Perpendicular car spaces are generally restricted to one side of the street to encourage a greater sense of enclosure and ensure parking does not dominate the streetscape. To reinforce narrower carriageways, each parking bay is finished with permeable paving so that it is clearly distinguishable from the main carriageway. Kerb build-outs are provided to separate each bank of parking and to enable space for the planting of street trees and shrubs (to help mitigate against the often 'hard' appearance of parked cars and to provide visual interest) and other street facilities (i.e. bicycle storage). Kerb build-outs are also provided on the approach to junctions to facilitate visibility splays and ensure a clear line of sight between vehicles and pedestrian crossings.

9. Adaptability

How will the buildings cope with change?

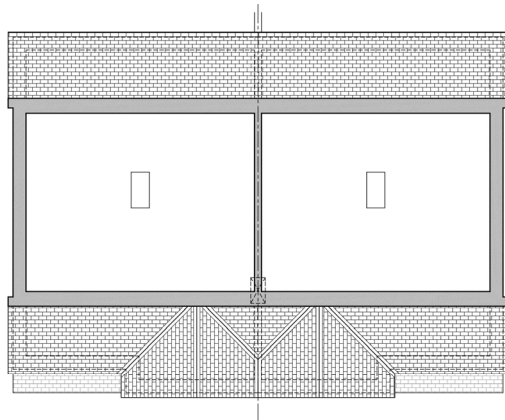
Generous space standards (room sizes and widths are well-proportioned so as to satisfy, at a minimum, the requirements of the DHPLG's *Sustainable Urban Housing: Design Standards for New Apartments—Guidelines for Planning Authorities (2020)*; DEHLG's *Quality Housing for Sustainable Communities—Best Practice Guidelines for Delivering Homes Sustaining Communities (2007)*; and *The Kildare County Development Plan 2017–2023* and an intelligent arrangement of space will allow the properties to be adapted in different ways. The structure of the individual units and their loose fit design allows for appropriate adaptation and sub-division.

Homes can be easily extended or reconfigured without ruining their character.

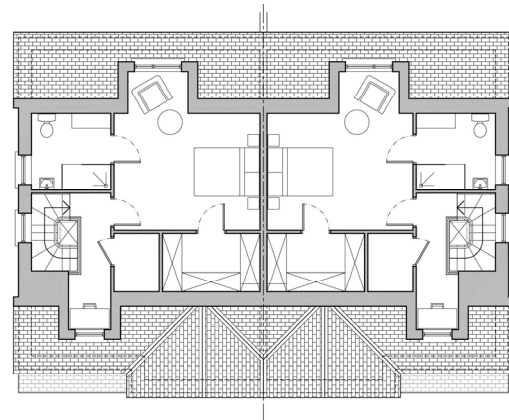
The roof pitches throughout—37.5 degrees—facilitate future conversion of the attic spaces of the deep plan house types to habitable accommodation. A number of the house types—specifically house types A, A1, A2, A3, B and B1—have been designed to factor in this future conversion with minimal disruption to the existing internal layout. Two storey four bed house types A, A1, A2 & A3 can become three storey five bed house types and two storey three bed house types B & B1 can become three storey four bed house types. Refer to Figs. 58 & 59 showing these potential attic conversion options for house types A & B.

As noted previously, the individual units will be built to the latest building standards (A2/A3 BER rating as a minimum throughout), utilising renewable energy (air-to-water heat pumps or similar), high levels of insulation, air tight construction, and mechanical ventilation (hrv or dcv) etc. They have also been laid out to exploit the best solar orientation. In particular, all homes are at least dual aspect ensuring good access to the sun in these living spaces throughout the day. Apart from providing a comfortable internal environment, the above measures will ensure reduced energy costs over the lifetime of these homes and that these homes will be suitably equipped for challenges anticipated from a changing climate.

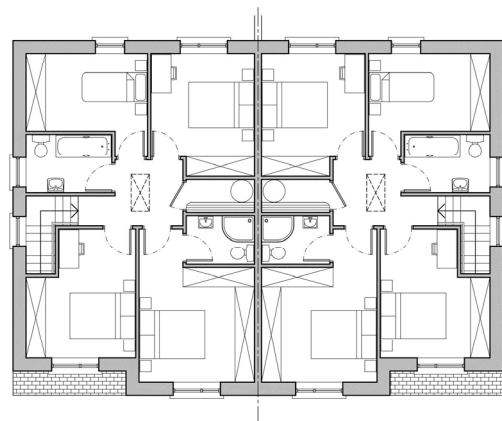
Most private garden and amenity spaces are also generously proportioned with many having areas well in excess of the minimum standards noted in the County Development Plan and national guidelines. This allows the potential for adding sheds in these garden spaces that could offer greater flexibility with the general storage provision for these units without compromising private amenity.



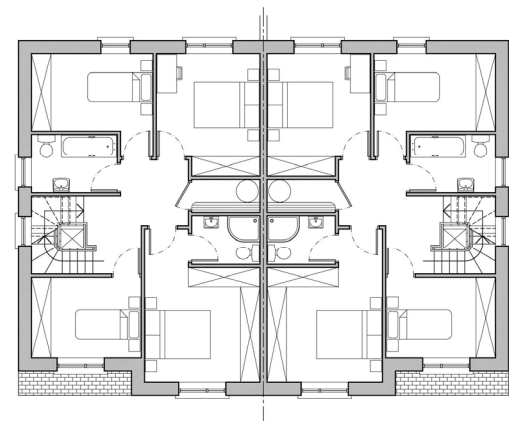
ATTIC STORAGE PLAN



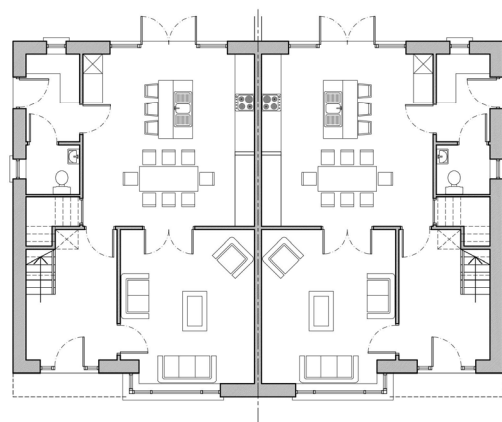
SECOND FLOOR PLAN



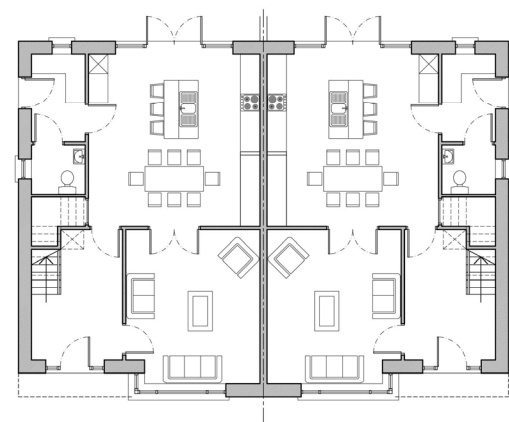
FIRST FLOOR PLAN



FIRST FLOOR PLAN

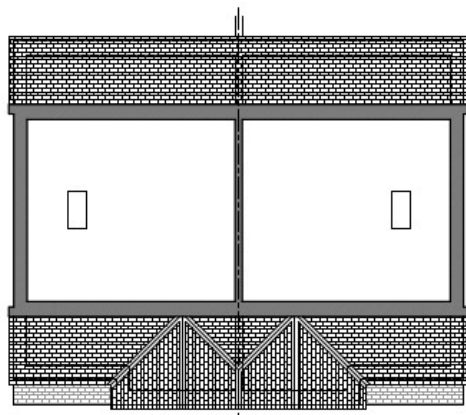


GROUND FLOOR PLAN

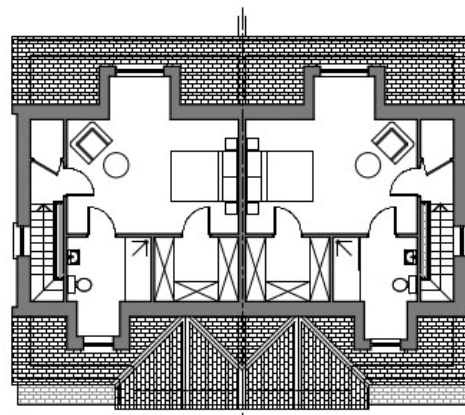


GROUND FLOOR PLAN

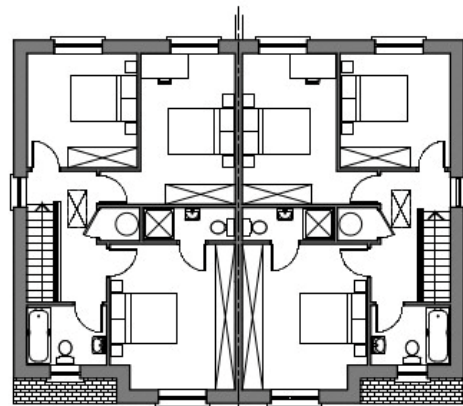
Fig. 58: 2 storey 4 bed dwelling type A (unconverted attic) to the left and 3 storey 5 bed dwelling type to the right (type A with converted attic incorporating stairs access added at first floor)



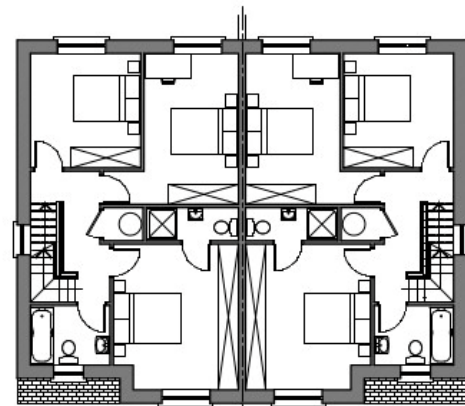
ATTIC STORAGE PLAN



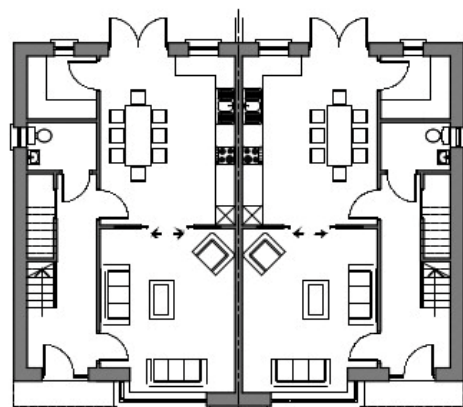
SECOND FLOOR PLAN



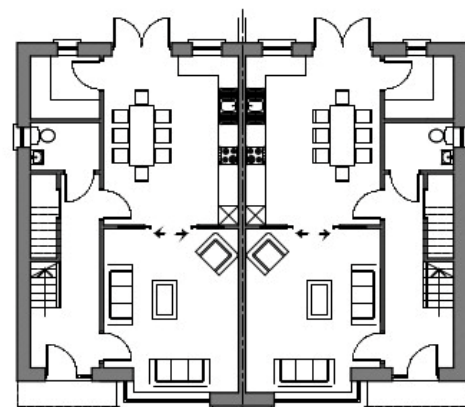
FIRST FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



GROUND FLOOR PLAN

Fig. 59: 2 storey 3 bed dwelling type B (unconverted attic) to the left and 3 storey 4 bed dwelling type to the right (type B with converted attic incorporating stairs access added at first floor)

10. Privacy and Amenity

How does the scheme provide a decent standard of amenity?

Every home has access to a generous area of useable private outdoor space that is located immediately adjacent to the main living spaces in the home: whether it is balcony and terrace spaces for apartments or private gardens for housing.



Fig. 60: Key map identifying the public and private open spaces within the scheme.

All apartments have at least dual aspect, with many also enjoying triple aspect.

All apartments will have sound transmission issues prevented by appropriate acoustic insulation and will comply with the latest Technical Guidance Document Part E of the Building Regulations (where sound testing is also a requirement to ensure standards are being satisfied). The Noise Consultant has made recommendations in relation to the type of glass required to mitigate noise impacts in the units—internal noise criteria will be achieved using a standard thermal glazing with a R_w value of 30 dB in

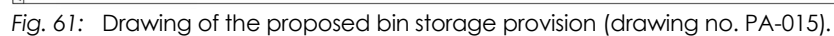
bedrooms and living/dining rooms on façades overlooking the NSORR and Great Connell Road, as well as facades within 90 degrees and on bedrooms within 80m of Great Connell Road.

The provision of semi-private 'defensible' garden/terrace areas in front of each apartment at ground floor and to some housing, in conjunction with an appropriate set-back (landscaped where necessary) from the public path/road, provides sufficient separation from passing pedestrians so that windows to habitable areas cannot be easily looked into. In addition, as noted previously, all shared access apartment balconies are recessed to afford greater privacy and shelter from the elements. The apartments of the mixed-use Neighbourhood Centre are potentially in a vulnerable location due to their proximity to the Great Connell Road and the NSORR and proposed community / amenity / retail uses but a low brick wall enclosing the balcony spaces at this location at first floor level (rather than a glazed guarding) allows for additional privacy as well as no ground floor apartments being proposed for this block.

Please refer to landscaping documentation and boundary treatment documentation prepared by TBS Landscape Architects for further detail on all boundary treatment proposals.

Also, residential units that look onto each other are at suitable separation distances and angles to ensure unwelcome views in are avoided.

Appropriate recycling and storage facilities have been catered for: each apartment will be provided with storage/utility rooms to satisfy the criteria in the DHPLG's *Sustainable Urban Housing: Design Standards for New Apartments—Guidelines for Planning Authorities (2020)* and *The Kildare County Development Plan 2017–2023*; and access to adequate recycling facilities (each apartment block will be provided with suitably screened areas where materials can be sorted and stored prior to collection for recycling). Own door apartments and terrace housing will also have appropriate storage locations for refuse bins. Details of all bin storage proposals are shown on the relevant architectural drawings.



11. Parking

How will the parking be secure and attractive?

All parking required for the scheme will be within easy reach of all homes. Designated disabled car spaces, in particular, are located close to the main pedestrian accesses of each apartment block and the Neighbourhood Centre.

All parked cars are overlooked by residential and community / amenity / commercial units, pedestrians, and traffic. The proposed parking arrangements, with intermittent landscaping and street tree/shrub planting, ensure cars will not be allowed to dominate the public realm.

In accordance with guidance in *DMURS* for parking:

To reduce the visual impact of parking, the number of parking spaces per bay is generally limited to three parallel spaces and six perpendicular spaces. Perpendicular car spaces are generally restricted to one side of the street to encourage a greater sense of enclosure and ensure parking does not dominate the streetscape. To reinforce narrower carriageways, each parking bay is finished with permeable paving so that it is clearly distinguishable from the main carriageway. Kerb build-outs are provided to separate each bank of parking and to enable space for the planting of street trees and shrubs (to help mitigate against the often 'hard' appearance of parked cars and to provide visual interest) and other street facilities (i.e. bicycle storage). Kerb build-outs are also provided on the approach to junctions to facilitate visibility splays and ensure a clear line of sight between vehicles and pedestrian crossings.

The material used for parking will consist of suitably designed paving to satisfy Sustainable Urban Drainage Systems criteria (refer to engineer's drawings and details).

Subsequent to the tri-partite meeting with KCC and An Bord Pleanála, open spaces have also been updated to reduce the impact and extent of car parking (i.e. open spaces 3,4,5,9 and 11).

Parking for the Neighbourhood Centre and Creche is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces in this urban location. The car parking provision for the Neighbourhood Centre and Creche is below the max. provision outlined in the *County Development Plan* (which also notes that the max. provision should not be viewed as a target) but it is considered that this is justifiable taking into consideration the sustainable modes of transport facilitated in the area; the potential for linked trips; the nature of the uses of the site and likely durations of stays; the walkable proximity to both the proposed and existing housing in the locality and the nearby industrial and warehousing zoning (with associated ample car parking); and the abundant pedestrian and cyclist linkages to the proposed and existing developments. EV charging spaces have been allocated also, along with a car sharing space.

Adequate secure facilities will be provided for shared bicycle storage within close proximity to the primary access points of each apartment block; the Neighbourhood Centre uses and the Creche. Details of all bicycle storage proposals are shown on drawings submitted for the planning application. Similarly, a drawing showing the proposed parking provision has been submitted to show that all apartments and houses have been allocated sufficient designated parking (and visitor parking) that is overlooked and either within curtilage or close to the buildings' entrance and complies with the requirements in the *County Development Plan* and the *Design Standards for New Apartments 2020* (Refer to Fig. 61).

For the apartments, considering its location, the car parking requirement has been taken to be 1 car space per unit and 1 visitor space per 4 units (i.e. 1.25 spaces per unit) as this is a general requirement noted in *Design Standards for New Apartments 2020*. It should also be noted that the adjacent SHD scheme permitted under ref. no.: ABP-302141-18 contains 48 apartments in two identical blocks where the parking provision is noted in the Statement of Consistency as 1 space per unit and 7 visitor spaces (i.e. 1.146 spaces per unit).

KCC Roads Department have also previously referenced in their planning report section 4.4.9 of DMURS where it states that:

- *On-street parking alone can generally cater for densities up to 35-40 dwellings per ha (net).*
- *Once densities reach 40-50 dwellings per ha (net) the street will become saturated with parking and reduced parking rates (a max of 1.5 per dwelling) and/or supplementary off-street parking will be required.*

Their report deduced that each block of apartments had a density above the 35-40 dwellings per ha range and that the parking proposals are therefore not in accordance with DMURS. However, DMURS clearly references net density and as *Sustainable Residential Development in Urban Areas- Guidelines for Planning Authorities* notes in Appendix A, net density is calculated as follows:

A net site density measure is a more refined estimate than a gross site density measure and includes only those areas which will be developed for housing and directly associated uses. These will include:

- *access roads within the site;*
- *private garden space;*
- *car parking areas;*
- *incidental open space and landscaping; and*
- *children's play areas where these are to be provided.*

It therefore excludes:

- *major and local distributor roads;*
- *primary schools, churches, local shopping etc.;*
- *open spaces serving a wider area; and*
- *significant landscape buffer strips.*

Based on the foregoing, the net density for the site has been calculated as 35.6 dwellings per ha and so the parking provision is considered compliant with DMURS guidance. It is not considered appropriate to select individual apartment blocks within the site and to try and associate a net density figure to each block this way (i.e. excluding other housing, access roads, private garden space, car parking areas, incidental open space and landscaping; and children's play areas). Further to this, considering the sustainable modes of transport that will be facilitated, it is considered that the parking provision is more than adequate.

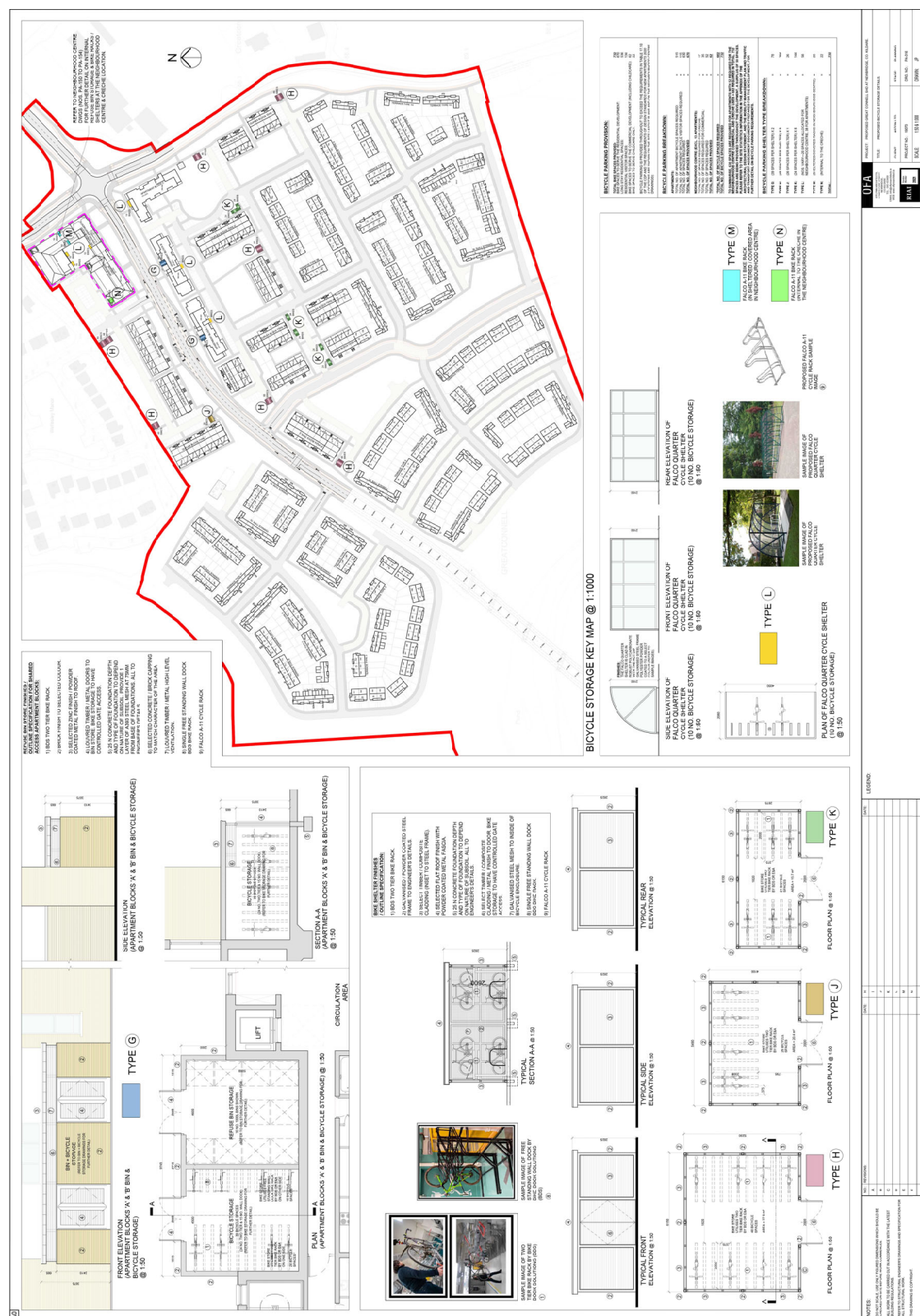
Under planning register reference 21/1248 for the proposed LIDL Regional Distribution Centre (RDC), Barola Capital DAC have been conditioned to include the opening of the Ballyfarm Road in Q2 2022—and this section of road directly links to the portion of NSORR serving the proposed SHD development. Work has also already commenced on this nearby development. A new bus route is also due to come on stream on the Ballyfarm Road that will serve the NSORR route and a proposed bus interchange has been included in planning approval for the proposed LIDL RDC (positioned 500m from the entry to the Great Connell SHD). Two further bus stops are proposed as part of this SHD development. Once this section of the NSORR is operational, it will ensure travel to and from the proposed development site is conveniently accessible.

As noted previously, Aston Ltd. has also commenced the planning process with Kildare County Council to deliver the final extent of road and bridge connection for the NSORR under a separate planning application (Section 247 KCC Pre-planning Consultation Reference: PP5299).

Once public transport services are operational along the full extent of the NSORR, the new bus stop locations are ideally placed to serve the proposed residential development Great Connell SHD, neighbouring residential developments and commercial sites along the NSORR. This includes Murphy International, Dr. Pepper (Planning Reference: 20/259), and LIDL RDC facility. This will encourage travel to and from the residential development by bus and reduce the dependence of private car travel and allow for an alternative means of access to the town centre, businesses and schools. It can also be reasonably expected that the improved public transport connectivity to the wider Great Connell area will be proposed as part of the forthcoming Newbridge Local Transport Plan.

A Mobility Management Plan and Traffic and Transport Assessment has been included with the application as well and these documents develop the above points further and clearly demonstrate the existing and future pedestrian, cyclist, and bus linkages and the promotion of sustainable, less car based, travel patterns.

Please refer to the *Site Statistics* information in Section F for further detail on the car and bicycle parking provision and breakdown for the site. The Mobility Management Plan and Traffic Impact Assessment prepared for the scheme also provide more detail in this regard.



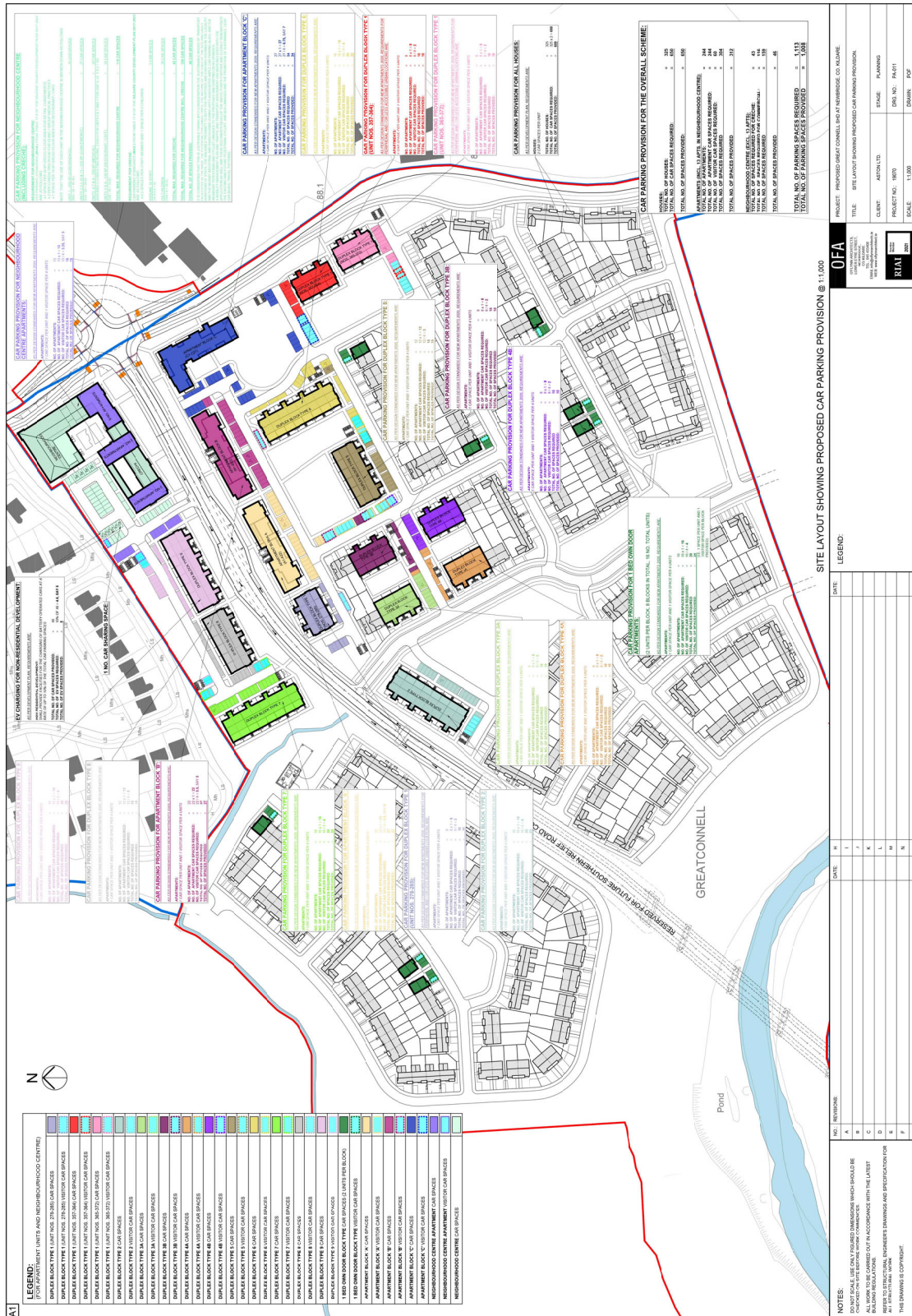


Fig. 63: Drawing of the proposed car parking provision (drawing no. PA-011).

12. Detailed Design

How well thought through is the building and landscape design?

A simple palette of external wall finishes—a select buff and red brick, and plaster—will be used throughout. It is felt that these finishes will be in keeping with, and complement, the character of the existing housing in the locality. A standing seam zinc / powder coated metal cladding finish will also be used in selected areas and will offer a contrasting contemporary elevational treatment that will also complement the architectural language of the industrial uses across the Great Connell Road. Please refer to reference images below of brick types in the nearby vicinity it is proposed to complement and be consistent with.



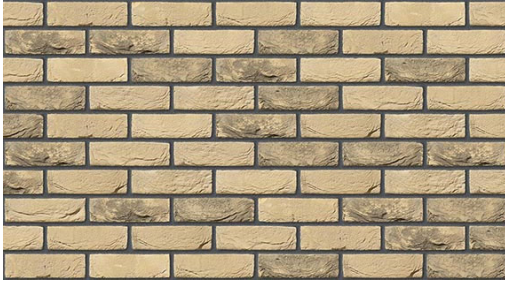
Fig. 64: Red brick finish to houses in Connell Drive. Fig. 65: Buff brick finish to houses in Wellesley Manor.



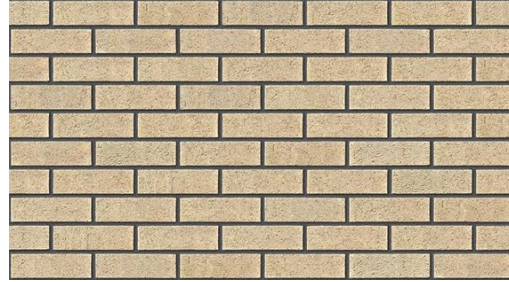
Fig. 66: Murphy head offices and industrial buildings located off the Great Connell roundabout—providing scope for larger scale buildings within the scheme design that can offer a more commercial design language.

Proposed Sample Brick Finishes:

Buff / yellow brick in Character Areas 1 & 4:

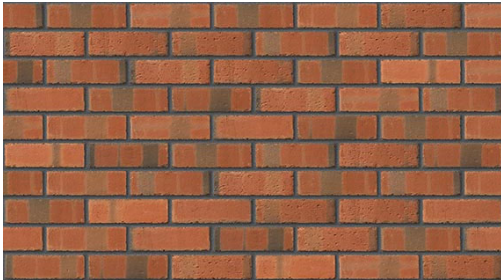


Corum-Vandersanden Brick
by Kingscourt Country Manor Bricks.

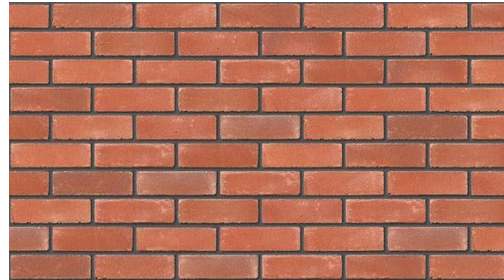


Chatsworth Grey Rustic-Forterra
by Kingscourt Country Manor Bricks.

Red brick in Character Areas 2 & 3:



Grafton-Kingscourt
by Kingscourt Country Manor Bricks.



Regency-Forterra
by Kingscourt Country Manor Bricks.

These alternative brick, plaster and metal cladding wall finishes are proposed throughout the scheme and the different Character Areas to ensure a coherent and consistent design language is followed throughout.

Galvanised and powder coated metal balcony structures are proposed for the apartments (with infill toughened and laminated glazing) while a standing seam zinc / powder coated metal clad finish is proposed for the flat canopy / balcony roofs to offer a contemporary compositional element in each respective building's design. For sustainable urban drainage, the main flat roof areas for the apartment blocks and Neighbourhood Centre will utilise green roof construction. The pitched roofs for the Neighbourhood Centre will respect the domestic pitched roof form of nearby existing and proposed housing but will also incorporate a metal clad finish to help signify the mixed-use commercial nature of this building.

Primary tiled/slatted pitched roof forms are generally proposed for the 2/3 storey housing and the 2/3 storey duplex blocks to complement the existing and proposed housing adjacent to the areas the duplex blocks are located in. Secondary roof areas for the housing are either flat or pitched depending on the Character Area the house

is located in.

This palette of building materials has been used in a contemporary manner so that the proposed buildings will offer modern built forms.

Please refer to the proposed sample views of some of the building types and finishes below for reference.



Fig. 67: Sample image of proposed finishes—buff brick and plaster to walls, tiled finish and standing seam metal clad finish to flat roof and entrance canopies.



Fig. 68: Sample image of proposed finishes—buff brick and plaster to walls, tiled finish and standing seam metal clad finish to flat roof and entrance canopies.



Fig. 69: Sample image of proposed finishes—red brick and plaster to walls, tiled finish to roofs.



Fig. 70: Sample image of proposed finishes—buff brick and plaster to walls, tiled finish and standing seam metal clad finish to flat roof and entrance canopies. The four storey apartment block shows the type of proposed balcony structures and the brick walls enclosing private open spaces at ground floor.



Fig. 71: Sample image of proposed finishes—buff brick and plaster to walls, tiled finish and standing seam metal clad finish to flat roof and entrance canopies. The four storey apartment block shows the type of proposed balcony structures and the brick walls enclosing private open spaces at ground floor and the balconies overlooking the public open spaces.

As is clear on the drawings and CGIs submitted, a principally vertical emphasis is a feature of all windows and door openings and the proportions of the window and doors are consistent throughout all building types and blocks in the scheme. This will help ensure a coherency and consistency to the appearance of the fenestration within the development and that adequate daylight/sunlight is provided throughout.

The Noise Consultant has made recommendations in relation to the type of glass required to mitigate noise impacts in the units—internal noise criteria will be achieved using a standard thermal glazing with a R_w value of 30 dB in bedrooms and living/dining rooms on façades overlooking the NSORR and Great Connell Road, as well as facades within 90 degrees and on bedrooms within 80m of Great Connell Road.

The landscape design will facilitate the use of the public spaces from the outset (please refer to the landscaping proposal and documentation prepared by the Landscape Architect TBS Ltd. for further detail on the soft and hard landscaping and on the materials used in the public spaces).

The design of the buildings and public spaces will facilitate easy and regular maintenance with very little upkeep required—i.e. plaster, brick and metal clad finish to the walls; metal clad finish to the flat canopy / balcony roofs; and pitched Neighbourhood Centre roofs (with green roof finish to the primary flat roof areas of the apartment blocks and the Neighbourhood Centre); slate / tile roof finish to pitched roofs; and galvanised powder coated balcony structures.

The individual housing blocks also have relatively simple detailing (i.e. no awkward roof profiles and connections; and accompanying awkward flashing details) which will again aid easy maintenance.

As noted previously, the design of parking areas will be suitably integrated alongside the other public spaces within the development (as per engineer's details, its construction will consist of suitably designed paving to satisfy Sustainable Urban Drainage Systems criteria). It will contribute to the amenity and provide a safe and welcoming point of arrival for car users. The car parking will also be softened with street tree planting and shrubs to help mitigate against the often 'hard' appearance of parked cars and to provide visual interest.

The siting of bin stores has been carefully considered also as previously noted.

E. Site Statistics

Site Area:

27.635 Hectares
(red line boundary)

Zoned Land Extent:

17.346 Hectares
(incl. NSORR route and Irish Water wayleave but
excl. Great Connell Road)

Net Site Area:

15.978 Hectares
(zoned land extent within site area excluding
NSORR route, Irish Water wayleave and Great
Connell Road).

Plot Ratio:

0.24*

*Gross building floor area (65,660 m²—6.566
Hectares) / Gross site area (27.635 Hectares—red
line boundary)

0.38**

**Gross building floor area (65,660 m²—6.566
Hectares) / Gross site area (17.346 Hectares—
zoned land extent)

0.41***

***Gross building floor area (65,660 m²—6.566
Hectares) / Gross site area (15.978 Hectares—net
site area)

Site Coverage:

***12.5%**

*Total area of ground covered by buildings
(34,394 m²—3.4394 Hectares) / total ground area
within the site curtilage (27.635 Hectares—red
line boundary)

****19.8%**

**Total area of ground covered by buildings
(34,394 m²—3.4394 Hectares) / total ground area
within the site curtilage (17.346 Hectares—zoned
land extent)

*****21.5%**

***Total area of ground covered by buildings
(34,394 m²—3.4394 Hectares) / total ground area
within the site curtilage (15.978 Hectares—net site
area)

Residential Density:

35.6 units per hectare

(569 no. units / 15.978 Hectares)

Distributor Road:

c. 350m

(Extent of the Newbridge South Outer Orbital Relief Road (NSORR) to be provided).

Open Space in Riparian Zone:

8.31 Hectares

(outside residential zoned land extent but within red line boundary, i.e. located in '*Amenity and Open Space*' zoning)

Area of Structures to be Demolished:

The demolition of existing buildings on the site to include the following:

- An existing two storey dwelling of 331.9 m² with associated detached single storey garage and outbuildings totalling 48 m²;
- An existing single storey dwelling of 135.6 m² with associated detached single storey garage of 17.8 m²;
- Existing single storey building 1 of 1,440 m²;
- Existing single storey building 2 of 54 m²;
- Existing single storey building 3 of 595 m²;

A. Breakdown of Public Open Spaces:

(All within zoned land extent and identified on the site layouts. Includes swales within open space areas)

Open Space 1:	446 m ²
Open Space 2:	3,121 m ²
Open Space 3:	2,756 m ²
Open Space 4:	1,753 m ²
Open Space 5:	2,235 m ²
Open Space 6:	2,657 m ²
Open Space 7:	391 m ²
Open Space 8:	391 m ²
Open Space 9:	1,827 m ²
Open Space 10:	4,369 m ²
Open Space 11:	1,191 m ²
Open Space 12:	475 m ²
Open Space A:	1,199 m ²
Open Space B:	1,536 m ²
Open Space C:	810 m ²
Open Space D:	1,746 m ²
Open Space E:	1,611 m ²
Open Space F:	1,980 m ²

Total Open Space: **30,494 m² (3.049 Hectares)**

B. Breakdown of Public Open Spaces:

(All within zoned land extent and identified on the site layouts. Excludes swales within open space areas)

Open Space 1:	446 m ²
Open Space 2:	2,422 m ²
Open Space 3:	2,283 m ²
Open Space 4:	1,466 m ²
Open Space 5:	1,995 m ²
Open Space 6:	2,133 m ²
Open Space 7:	391 m ²
Open Space 8:	391 m ²
Open Space 9:	1,238 m ²
Open Space 10:	4,202 m ²
Open Space 11:	931 m ²
Open Space 12:	475 m ²
Open Space A:	1,199 m ²
Open Space B:	1,536 m ²
Open Space C:	810 m ²
Open Space D:	1,746 m ²
Open Space E:	1,611 m ²
Open Space F:	1,980 m ²

Total Open Space: **27,255 m² (2.726 Hectares)**

C. Breakdown of Public Open Spaces:

(All within zoned land extent and identified on the site layouts. Excludes swales within open space areas and knock-on reduction to some open space areas to be less than 10m wide)

Open Space 1:	446 m ²
Open Space 2:	2,422 m ²
Open Space 3:	2,283 m ²
Open Space 4:	1,466 m ²
Open Space 5:	1,751 m ²
Open Space 6:	2,133 m ²
Open Space 7:	391 m ²
Open Space 8:	391 m ²
Open Space 9:	1,089 m ²
Open Space 10:	3,875 m ²
Open Space 11:	524 m ²
Open Space 12:	475 m ²
Open Space A:	1,199 m ²
Open Space B:	1,536 m ²
Open Space C:	810 m ²
Open Space D:	1,746 m ²
Open Space E:	1,611 m ²
Open Space F:	1,980 m ²

Total Open Space:	26,128 m² (2.613 Hectares)
--------------------------	--

Summary of Public Open Space Provision:

Refer to sections 'A' to 'C' on previous pages for the calculation of gross open space areas. '**A**' calculates open space including swales; '**B**' calculates open space excluding swales; '**C**' calculates open space excluding swales within open space areas and knock-on reduction to some open space areas to be less than 10m wide; and '**D**' calculates open space for the overall site, including open space outside the residential zoning in the amenity lands).

A. Open Space Provision:

17.6%*

*Public open space (3.049 Hectares) /
Gross site area (17.346 Hectares—zoned
land extent)

19.1%**

**Public open space (3.049 Hectares) /
Gross site area (15.978 Hectares—net site
area)

B. Open Space Provision:

15.7%*

*Public open space (2.726 Hectares) /
Total site area (17.346 Hectares—zoned
land extent)

17.1%**

**Public open space (2.726 Hectares) /
Total site area (15.978 Hectares—net site
area)

C. Open Space Provision:

15.1%*

*Public open space (2.613 Hectares) /
Total site area (17.346 Hectares—zoned
land extent)

16.4%**

**Public open space (2.613 Hectares) /
Total site area (15.978 Hectares—net site
area)

D. Open Space Provision for Overall Site:

41.1%

Public open space (11.359 Hectares—
open space within residential zoned land
extent + open space in Riparian Zone) /
Total site area (27.635 Hectares—red line
boundary)

Communal Open Spaces:

Roof terraces for each apartment block/Neighbourhood Centre are proposed in addition to the public open spaces noted previously:

Apartment Block 'A':	Roof terrace of 112.4 m ²
Apartment Block 'B':	Roof terrace of 112.4 m ²
Apartment Block 'C':	Roof terrace of 87.0 m ²
Neighbourhood Centre:	Roof terrace of 176.0 m ²

Total Communal Open Space: **Roof terraces of 487.8 m²**

Car Parking Provision:

Total car parking spaces provided:	1,008
Car parking to serve the residential development:	962
Car parking to serve the houses:	650
Car parking to serve the apartments:	312
Car parking to serve the commercial development (incl. childcare)	46

Car parking breakdown:**Houses:**

Total no. of houses:	=	325
Total no. of car spaces required:	=	650
Total no. of spaces provided:	=	650

Apartments (excl. those in Neighbourhood Centre):

Total no. of apartments:	=	244
Total no. of apartment car spaces required:	=	244
Total no. of visitor car spaces required:	=	60
Total no. of spaces required	=	304
Total no. of spaces provided	=	312

Neighbourhood Centre (excl. 13 apartments):

Total no. of spaces required for Creche:	=	43
Total no. of spaces required for commercial etc.:	=	116
Total no. of spaces required	=	159
Total no. of spaces provided	=	46

Total no. of parking spaces required	=	1,113
Total no. of parking spaces provided	=	1,008

1 Car Parking Requirements:

Requirement for Houses:

2 car spaces per unit from table 17.9 of the Kildare County Development Plan 2017-2023.

Total required for Houses	=	650 car spaces
		(325 x 2)

Requirement for Apartments:

1 car space per unit and 1 visitor space per 4 units from Design Standards for New Apartments 2020.

Note that the one bed own door apartments (2 units per block) have been provided with on-curtilage parking at a rate of 1.5 spaces per unit, i.e. 24 spaces serve these 16 units.

Apartments:

Duplex Block 1 (unit nos. 278-285)	(8 units)	=	8 (+2 visitor)
Duplex Block 1 (unit nos. 357-364)	(8 units)	=	8 (+2 visitor)
Duplex Block 1 (unit nos. 365-372)	(8 units)	=	8 (+2 visitor)
Duplex Block 2	(16 units)	=	16 (+4 visitor)
Duplex Block 3A	(8 units)	=	8 (+2 visitor)
Duplex Block 3B	(8 units)	=	8 (+2 visitor)
Duplex Block 4A	(8 units)	=	8 (+2 visitor)
Duplex Block 4B	(8 units)	=	8 (+2 visitor)
Duplex Block 5	(12 units)	=	12 (+3 visitor)
Duplex Block 6	(16 units)	=	16 (+4 visitor)
Duplex Block 7	(16 units)	=	16 (+4 visitor)
Duplex Block 8	(12 units)	=	12 (+3 visitor)
Duplex Block 9	(16 units)	=	16 (+4 visitor)
Apartment Block 'A'	(22 units)	=	22 (+5 visitor)
Apartment Block 'B'	(22 units)	=	22 (+5 visitor)
Apartment Block 'C'	(27 units)	=	27 (+7 visitor)
1 Bed Own Door Units	(16 units)	=	16 (+4 visitor)
Neighbourhood Centre Apts.	(13 units)	=	13 (+3 visitor)
No. required for apartments		=	244
Visitor spaces required for apartments		=	60
Total required for Apartments		=	304 car spaces

***Requirement for Neighbourhood Centre:**

Car parking standards (**max.**) from table 17.9 of the Kildare County Development Plan 2017-2023 are as follows:

- 1 space per 20 m² gross floor area for retail convenience.
- 2 per consulting room for Clinic / Group Medical Practices.
- 1 space per 10 m² gross floor area for Restaurant / Cafe.

Note that the use of each unit in the Neighbourhood Centre is broken down as follows:

Unit 1—909 m² (Convenience): = 45 car spaces
(909 / 20 = 45.45)

Units 2,3,5,10 & 11—532 m² (Convenience) = 27 car spaces
(532 / 20 = 26.6)

Units 6,7 & 8—330 m² (Medical) = 10 car spaces
(assumed 5 consulting rooms, 2 each for units 6 & 7 and 1 for unit 8, i.e. 5 x 2 = 10)

Units 4 & 9—338 m² (Restaurant / Café) = 34 car spaces
(338 / 10 = 33.8)

Total max. required for Neighbourhood Centre = 116 car spaces

***Requirement for Creche:**

Car parking standards (**max.**) from table 17.9 of the Kildare County Development Plan 2017-2023 are as follows:

- 0.5 spaces per staff member and 1 space per 4 children.

Assume 10 staff: = 5 car spaces
(10 x 0.5 = 5)

154 children: = 38 car spaces
(154 / 4 = 38.5)

Total max. required for Creche: = 43 car spaces

***Total max. required for Neighbourhood Centre incl. Creche = 159 car spaces**

***Please note the following in relation to the parking provision for the Neighbourhood Centre location (excludes 13 apartments—4 own door and 9 shared access):**

As per guidance in par. 17.7.6 in the County Development Plan:

...the number of spaces provided should not exceed the maximum provision set out below. Additionally, the maximum provision of parking should not be viewed as a target. Lower rates of parking may be appropriate at certain sites. In determining this, the Council will have regard to

- The proximity of the site to public transport.*
- The proximity of the site to the town centre and services that fulfil day-to-day needs;*
- The potential for linked trips (where multiple needs are fulfilled in one journey);*
- The nature of the uses of the site and likely durations of stays;*
- The nature of surrounding uses and potential for dual use of parking spaces depending on peak hours of demand; – Proximity to public car-parking areas;*
- The need to protect the vibrancy of town centres and regenerate vacant / underused buildings;*
- Any modal shift demonstrated through a Traffic and Mobility Assessment; and*
- The suitability of a contribution in lieu of parking in accordance with the Development Contribution Scheme, as part of a grant of planning permission.*

The Neighbourhood Centre has a reduced car parking provision when based on the max. figures in table 17.9 of the CDP.

As noted previously, the Neighbourhood Centre (including Creche), using CDP **max.** figures, requires 159 car spaces. The current no. of overall car spaces being provided in this area is **46**.

It is considered that this is justifiable taking into consideration the sustainable modes of transport facilitated in the area; the potential for linked trips; the nature of the uses of the site and likely durations of stays; the walkable proximity to both the proposed and existing housing in the locality and the nearby industrial and warehousing zoning (with associated ample car parking also); and the abundant pedestrian and cyclist linkages to the proposed and existing developments.

Under planning register reference 21/1248 for the proposed LIDL Regional Distribution Centre (RDC), Barola Capital DAC have been conditioned to include the opening of the Ballyfarm Road in Q2 2022—and this section of road directly links to the portion of NSORR serving the proposed SHD development. Work has also already commenced on this nearby development. A new bus route is also due to come on stream on the Ballyfarm Road that will serve the NSORR route and a proposed bus interchange has been included in planning approval for the proposed LIDL RDC (positioned 500m from the entry to the Great Connell SHD). Two further bus stops are proposed as part of this SHD development. Once this section of the NSORR is operational, it will ensure travel to and from the proposed development site is conveniently accessible.

As noted previously, Aston Ltd. has also commenced the planning process with Kildare County Council to deliver the final extent of road and bridge connection for

the NSORR under a separate planning application (Section 247 KCC Pre-planning Consultation Reference: PP5299).

Once public transport services are operational along the full extent of the NSORR, the new bus stop locations are ideally placed to serve the proposed residential development Great Connell SHD, neighbouring residential developments and commercial sites along the NSORR. This includes Murphy International, Dr. Pepper (Planning Reference: 20/259), and LIDL RDC facility. This will encourage travel to and from the residential development by bus and reduce the dependence of private car travel and allow for an alternative means of access to the town centre, businesses and schools. It can also be reasonably expected that the improved public transport connectivity to the wider Great Connell area will be proposed as part of the forthcoming Newbridge Local Transport Plan.

A Mobility Management Plan and Traffic and Transport Assessment has been included with the application as well and these documents develop the above points further and clearly demonstrate the existing and future pedestrian, cyclist, and bus linkages and the promotion of sustainable, less car based, travel patterns.

Bicycle Parking Provision:

Total bike spaces provided:	732
Bike spaces to serve the residential development:	670
Long stay residential spaces:	536
Residential visitor spaces:	134
Bike spaces to serve the commercial development (including childcare):	62
Bike spaces to serve childcare only:	22

Bicycle parking is provided throughout to exceed the requirements in table 17.10 of the CDP and the requirements of *Design Standards for New Apartments 2020* (locations are shown on the site layout plans, the Neighbourhood Centre drawings, and the dedicated bicycle storage drawing—no. PA-016):

Bicycle Parking Breakdown:

Apartments:

Total no. of apartment bicycle spaces required:	=	515
Total no. of apartment bicycle visitor spaces required:	=	115
Total no. of spaces required	=	630
Total no. of spaces provided	=	670

Neighbourhood Centre (excl. 13 apartments):

Total no. of spaces required for Creche:	=	17
Total no. of spaces required for commercial:	=	35
Total no. of spaces required	=	52
Total no. of spaces provided	=	62

<u>2Total no. of bicycle spaces required</u>	=	682
---	----------	------------

<u>Total no. of bicycle spaces provided</u>	=	732
--	----------	------------

To summarise, 630 spaces are required for apartments with 52 required for the Neighbourhood Centre commercial and Creche uses = 682 required in total. 732 spaces are being provided throughout the development, a surplus of 50 spaces.

2Bicycle Parking Requirements:

Requirement for Apartments:

Design Standards for New Apartments 2020:

General minimum standard of 1 cycle storage space per bedroom shall be applied. For studio units, at least 1 cycle storage space shall be provided. Visitor cycle parking shall also be provided at a standard of 1 space per 2 residential units.

***Apartments:**

Duplex Block 1 (unit nos. 278-285)	(4x2 bed + 4x3 bed)	=	20 (+4 visitor)
Duplex Block 1 (unit nos. 357-364)	(4x2 bed + 4x3 bed)	=	20 (+4 visitor)
Duplex Block 1 (unit nos. 365-372)	(4x2 bed + 4x3 bed)	=	20 (+4 visitor)
Duplex Block 2	(10x2 bed + 6x3 bed)	=	38 (+8 visitor)
Duplex Block 3A	(4x2 bed + 4x3 bed)	=	20 (+4 visitor)
Duplex Block 3B	(4x2 bed + 4x3 bed)	=	20 (+4 visitor)
Duplex Block 4A	(4x2 bed + 4x3 bed)	=	20 (+4 visitor)
Duplex Block 4B	(4x2 bed + 4x3 bed)	=	20 (+4 visitor)
Duplex Block 5	(6x2 bed + 6x3 bed)	=	30 (+6 visitor)
Duplex Block 6	(8x2 bed + 8x3 bed)	=	40 (+8 visitor)
Duplex Block 7	(10x2 bed + 6x3 bed)	=	38 (+8 visitor)
Duplex Block 8	(6x2 bed + 6x3 bed)	=	30 (+6 visitor)
Duplex Block 9	(10x2 bed + 6x3 bed)	=	38 (+8 visitor)
Apartment Block 'A'	(5x1 bed + 14x2 bed + 3x3 bed)	=	42 (+11 visitor)
Apartment Block 'B'	(5x1 bed + 14x2 bed + 3x3 bed)	=	42 (+11 visitor)
Apartment Block 'C'	(4x1 bed + 19x2 bed + 4x3 bed)	=	54 (+14 visitor)
Neighbourhood Centre	(10x2 bed + 3x1 bed)	=	23 (+7 visitor)
<u>No. required for apartments</u>		=	<u>515</u>
<u>Visitor spaces required for apartments</u>		=	<u>115</u>
<u>Total required for Apartments</u>		=	<u>630 bike spaces</u>

*Note that 16 no. 1 bed own door apartments have not been included in calculations as these units have private garden spaces typical of houses.

Requirement for Neighbourhood Centre:

Bicycle parking standards from table 17.10 of the **Kildare County Development Plan 2017-2023** are as follows:

Retail:

- <100 m² gross floor area: 1 space per 20 m² gross floor area or 1 space per car parking space, whichever is greater.
- >100 m² gross floor area: 1 space per 40 m² gross floor area or 1 space per 2 car parking spaces, whichever is greater.
- >500 m² gross floor area: 1 space per 10 car parking spaces or 1 space per 100 m² gross floor area, whichever is greater.

Restaurant / Cafe:

- 1 space per 30 m² dining / public floor space.

Clinic / Group Medical Practice:

- 1 space per 5 staff + 0.5 space per consulting room.

Note that the use of each unit in the Neighbourhood Centre is broken down as follows:

Unit 1—909 m² (Convenience): = 9 bike spaces
(909 / 100 = 9.09)

Units 2,3,5,10 & 11—532 m² (Convenience) = 14 bike spaces
(using max. car parking space requirement of 27 spaces, i.e. 27 / 2 = 13.5)

Units 6,7 & 8—330 m² (Medical) = 5 bike spaces
(assumed 5 consulting rooms & 10 staff, i.e. 10/5 + 5 x 0.5 = 4.5)

Units 4 & 9—338 m² (Restaurant / Café) = 7 bike spaces
(Internal layouts to be finalised but based on current indicative layout of Unit 4 (Café) c. 65% of the floor space is public, so 65% of 338=220 / 30 = 7.33)

Total required for Neighbourhood Centre = **35 bike spaces**

Requirement for Creche:

Bicycle parking standards from table 17.10 of the **Kildare County Development Plan 2017-2023** are as follows:

- Creche: 1 space per 5 staff + 1 space per 10 children required.

Assume 10 staff: = 2 bike spaces
(10 / 5 = 2)

154 children: = 15 bike spaces
(154 / 10 = 15.4)

Total required for Creche: = **17 bike spaces**

Total required for Neighbourhood Centre incl. Creche = **52 bike spaces**

F. Housing Mix, Schedule of Accommodation & Housing Quality Assessment

Residential mix and breakdown:

<u>House Type</u>	<u>Total</u>	<u>(and %)</u>
2 bed house (2 storey mid terrace)	64	(11.2%)
Total no. of 2 bed houses	64	(11.2%)
3 bed house (2 storey mid terrace)	41	(7.2%)
3 bed house (2 storey end terrace)	64	(11.2%)
3 bed house (2 storey semi-detached)	68	(12.0%)
Total no. of 3 bed houses	173	(30.4%)
4 bed house (2 storey end terrace)	32	(5.6%)
4 bed house (2 storey semi-detached)	48	(8.5%)
4 bed house (3 storey end terrace)	08	(1.4%)
Total no. of 4 bed houses	88	(15.5%)
Total no. of houses	325	(57.1%)

<u>Apartment Type</u>	<u>Total</u>	<u>(and %)</u>
1 bed own door apartment	16	(2.8%)
2 bed own door apartment under 3 bed duplex	66	(11.6%)
2 bed own door apartment	16	(2.8%)
3 bed own door duplex apartment (2 storey)	66	(11.6%)
Total no. of own door apartments	164	(28.8%)
1 bed shared access apartment	17	(3.0%)
2 bed shared access apartment	53	(9.3%)
3 bed shared access apartment	10	(1.8%)
Total no. of shared access apartments	80	(14.1%)
Total no. of apartments	244	(42.9%)

<u>Combined unit mix (apartments & houses)</u>	<u>Total</u>	<u>(and %)</u>
1 bed unit	33	(5.8%)
2 bed unit	199	(35.0%)
3 bed unit	249	(43.7%)
4 bed unit	88	(15.5%)
Total no. units	569	(100%)

Retail:

Total ground floor area:	1,294 m ²
Total first floor area:	847 m ²
Total retail floor area:	<u>2,141 m²</u>

Area Breakdown for Individual Retail Units:

Unit 1:	909 m ²
ground floor—convenience retailer	
Unit 2:	112 m ²
ground floor—shop (convenience services)	
Unit 3:	49 m ²
ground floor—shop (convenience services)	
Unit 4:	125 m ²
ground floor—café	
Unit 5:	171 m ²
ground & first floor—shop (convenience services)	
Unit 6:	120 m ²
first floor—doctor / dentist / physio	
Unit 7:	120 m ²
first floor—doctor / dentist / physio	
Unit 8:	90 m ²
first floor—doctor / dentist / physio	
Unit 9:	213 m ²
first floor—restaurant	
Unit 10:	100 m ²
first floor—shop (convenience services)	
Unit 11:	100 m ²
first floor—shop (convenience services)	

Creche:

Total ground floor area:	671 m ²
Total First Floor Area:	215 m ²
Total Creche Floor Area:	886 m²

Breakdown of Children's Rooms **Child Nos.:**

Children's room 1—34 m ² —1-2 yr. olds (2.80m ² per child)	12
Children's room 2—74 m ² —2-6 yr. olds (2.30m ² per child)	32
Children's room 3—31 m ² —1-2 yr. olds (2.80m ² per child)	11
Children's room 4—53 m ² —0-1 yr. olds (3.50m ² per child)	15
Children's room 5—75 m ² —2-6 yr. olds (2.30m ² per child)	33
Children's room 6—33 m ² —1-2 yr. olds (2.80m ² per child)	12
Children's room 7—48 m ² —2-6 yr. olds (2.30m ² per child)	21
Children's room 8—42 m ² —2-6 yr. olds (2.30m ² per child)	18

Total child nos. catered for: **154***

*Note that the above combined children's room areas amount to an overall figure of 390m² and using the min. figure of 2.32m² clear floor space per child from **Childcare Facilities Guidelines for Planning Authorities 2001**, 168 children would be catered for. Final child nos. & ages catered for will be subject to local demand.

Ref: 2019-070	Great Connell SHD @ Newbridge, Co. Kildare			Date	Mar-22
	Character areas	Area (m2)	Quantity	Mix	%
HOUSES				64	11.2
2 BEDS					
HOUSE TYPE D: 2 storey 2 bed mid terrace. Unit nos. as follows:					
30, 31, 34, 35, 77, 78, 87, 88 91, 92,	3	89.2	10		
105, 106, 109, 110, 117, 118, 121, 122, 123, 132, 139, 140, 149, 150, 167, 168, 173, 174, 177, 178, 186, 187, 194, 195, 206, 207, 215, 216, 221, 222, 230, 231,	2	89.2	32		
402, 409, 416, 417, 424, 425, 433, 434, 437, 438, 439, 451, 470, 471, 472, 484, 507	4	89.2	17		
HOUSE TYPE H: 2 storey 2 bed mid terrace. Unit nos. as follows					
128, 129,	2	97.4	2		
235,	1	97.4	1		
443, 480,	4	97.4	2		
3 BEDS				173	30.4
HOUSE TYPE B: 2 storey 3 bed semi detached. Unit nos. as follows:					
17, 18, 23, 24	3	122.8	4		
137, 190, 191, 192, 197, 198	2	122	6		
487, 488, 489, 492, 493, 494, 495, 496, 497, 498, 499, 502, 503, 504	4	122	14		
HOUSE TYPE B: 2 storey 3 bed mid terrace. Unit nos. as follows					
239, 256, 259, 275,	1	122.8	4		
475, 476,	4	122	2		
HOUSE TYPE B: 2 storey 3 bed end terrace. Unit nos. as follows:					
131, 179	2	122.8	2		
238	1	122.8	1		
276	1	122	1		
452	4	122.8	1		
474, 477, 485, 506	4	122	4		
HOUSE TYPE B1: 2 storey 3 bed semi detached. Unit nos. as follows:					
152, 157, 211, 226	2	121.6	4		
HOUSE TYPE B1: 2 storey 3 bed mid terrace. Unit nos. as follows:					
454, 455, 460, 461,	4	121.6	4		
HOUSE TYPE B1: 2 storey 3 bed end terrace. Unit nos. as follows:					
29, 32, 33, 36, 79, 89, 93,	3	121.6	7		
116, 138, 141, 188, 193, 196, 214, 229,	2	121.6	8		
435, 453, 462, 469, 475	4	121.6	5		
HOUSE TYPE C: 2 storey 3 bed semi detached. Unit nos. as follows:					
41, 42, 45, 46, 58, 59, 62, 63,82, 83, 94, 95, 100, 101,	3	105	14		
170, 171, 203, 204, 209, 210, 218, 219, 224, 225,	2	105	10		
HOUSE TYPE C: 2 storey 3 bed end terrace. Unit nos. as follows:					
158, 161	2	105	2		
446, 449	4	105	2		
HOUSE TYPE C: 2 storey 3 bed mid terrace. Unit nos. as follows:					
159, 160	2	105	2		
447, 448	4	105	2		
HOUSE TYPE C1: 2 storey 3 bed end terrace. Unit nos. as follows					
104, 107, 108, 111, 120, 124, 166, 169, 172, 175, 205, 208, 220, 223	2	105	14		
401, 403, 408, 410, 415, 418, 423, 426, 436, 440	4	105	10		
HOUSE TYPE G: 2 storey 3 bed semi detached. Unit nos. as follows:					
48, 56, 74, 103	3	112.8	4		
163, 164, 200, 201	2	112.8	4		
HOUSE TYPE G: 2 storey 3 bed end terrace. Unit nos. as follows:					
53	3	112.8	1		
144, 145	2	112.8	2		
HOUSE TYPE G: 2 storey 3 bed mid terrace. Unit nos. as follows:					
26, 27, 38, 39, 54, 65, 66,	3	112.8	7		
143, 146,	2	112.8	2		
234, 236,	1	112.8	2		
405, 406, 412, 413, 420, 421, 428, 429, 442, 444, 479, 481	4	112.8	12		
HOUSE TYPE J: 2 storey 3 bed semi detached. Unit nos. as follows:					
125, 126	2	117.6	2		
463, 464, 509, 510, 511, 512	4	117.6	6		
HOUSE TYPE J: 2 storey 3 bed end terrace. Unit nos. as follows:					
115	2	117.6	1		
HOUSE TYPE J: 2 storey 3 bed mid terrace. Unit nos. as follows:					
113, 114	2	117.6	2		
466, 467	4	117.6	2		
HOUSE TYPE J: 2 storey 3 bed mid terrace. Unit nos. as follows:					
112	2	122	1		
468	4	122	1		
HOUSE TYPE J2: 2 storey 3 bed end terrace dual. Unit nos. as follows:					
465	4	118.8	1		
4 BEDS					

HOUSE TYPE A: 2 storey 4 bed semi detached. Unit nos. as follows:				88	15.5		
134, 135, 180, 181, 182, 183	2	136.4	6				
29, 32, 33, 36, 79, 89, 93,	3	137.4	24				
490, 491, 500, 501	4	136.4	4				
HOUSE TYPE A1: 2 storey 4 bed semi detached (dual). Unit nos as follows:							
29, 32, 33, 36, 79, 89, 93,	3	161.3	2				
HOUSE TYPE A2: 2 storey 4 bed semi detached (dual). Unit nos. as follows:							
136, 189	2	139.4	2				
486, 505	4	139.4	2				
HOUSE TYPE A2: 2 storey 4 bed End Terrace. Unit nos. as follows:							
133, 148, 176	2	140.4	3				
450, 483, 508	4	140.4	3				
HOUSE TYPE A3: 2 storey 4 bed End Terrace. Unit no. as follows:							
151	2	137	1				
HOUSE TYPE F: 2 storey 4 bed semi detached (dual). Unit nos. as follows:							
47, 57, 75, 102	3	146.2	4				
162, 165, 199, 202	2	146.2	4				
HOUSE TYPE F: 2 storey 4 bed end terrace (dual). Unit nos. as follows:							
25, 28, 37, 40, 55, 64, 67	3	146.2	7				
127, 130, 142, 147	2	146.2	4				
233, 237	1	146.2	2				
404, 407, 411, 414, 419, 422, 427, 430, 441, 445, 478, 482,	4	146.2	12				
HOUSE TYPE L: 3 storey 4 bed end terrace. Unit nos. as follows:							
76, 86, 90	3	163.8	3				
119, 217, 232	2	163.8	3				
257, 258	1	163.8	2				
APARTMENTS (OWN DOOR)						16	2.8
1 BED APARTMENT OWN DOOR ACCESS							
E1: 1 bed own door Ground floor: Nos. 153, 155, 184, 212	2	55	4				
E2: 1 bed own door First floor: Nos. 154, 156, 185, 213	2	65.3	4				
E1: 1 bed own door Ground floor: Nos. 227, 431, 456, 458	4	55	4				
E2: 1 bed own door First floor: Nos. 228, 432, 457, 459	4	65.3	4				
2 BED APARTMENTS OWN DOOR ACCESS				82	14.4		
BLOCK TYPE 1							
Ground floor (Under duplex) Nos. 278, 284, 357, 363, 365, 371	1	82.2	6				
Ground floor (Under duplex) Nos. 280, 282, 359, 361, 367, 369	1	81.2	6				
BLOCK TYPE 2							
Ground floor: Nos. 1, 15	3	82.2	2				
Ground floor: Nos. 3, 5, 7, 9, 11, 13,	3	81.2	6				
First floor: No. 14	3	74	1				
First floor: No. 16	3	75.1	1				
BLOCK TYPE 3A							
First and Second floor: No. 255	1	113.8	1				
First and Second floor: Nos. 249 251 253	1	112.8	3				
BLOCK TYPE 3B							
First and Second floor: No. 261	1	113.8	1				
First and Second floor: Nos. 263 265 267	1	112.8	3				
BLOCK TYPE 4A							
First and Second floor: No. 241	1	113.8	1				
First and Second floor: Nos. 243 245 247	1	112.8	3				
BLOCK TYPE 4B							
First and Second floor: No. 275	1	113.8	1				
First and Second floor: Nos. 269 271 273	1	112.8	3				
BLOCK TYPE 5							
First and Second floor: Nos. 374, 384	1	113.8	2				
First and Second floor: Nos. 376, 378, 380, 382	1	112.8	4				
BLOCK TYPE 6							
First and Second floor: Nos. 386, 400	1	113.8	2				
First and Second floor: Nos. 388 390 392 394 396 398	1	112.8	6				
BLOCK TYPE 7							
First and Second floor: No. 514	1	113.8	1				
First and Second floor: Nos. 516 518 520 522 524	1	112.8	5				
BLOCK TYPE 8							
First and Second floor: No. 540	1	113.8	1				
First and Second floor: Nos. 530 532 534 536 538	1	112.8	5				
BLOCK TYPE 9							
First and Second floor: Nos. 542, 544, 546, 548, 550, 552	1	112.8	6				
APARTMENTS OVER CRECHE							
C1, C2: First floor: Nos. 557, 558	1	107.7	2				
C3: First floor: No. 559	1	102.2	1				
C4: First floor: No. 560	1	105.9	1				
3 BED DUPLEX OWN DOOR ACCESS							
BLOCK TYPE 1							
First and Second floors: 279, 281, 283, 358, 360, 362, 366, 368, 370	1	112.8	9				
First and Second floors: 285, 364, 372	1	113.8	3				
BLOCK TYPE 2							
First and second floor: No. 2	3	112.8	1				

First and Second floor: Nos. 4 6 8 10 12		3	113.8	5	66	11.6		
BLOCK TYPE 3A								
First and Second floor: No. 255		1	112.8	1				
First and Second floor: Nos. 249 251 253		1	113.8	3				
BLOCK TYPE 3B								
First and Second floor: No. 261		1	112.8	1				
First and Second floor: Nos. 263 265 267		1	113.8	3				
BLOCK TYPE 4A								
First and Second floor: No. 241		1	112.8	1				
First and Second floor: Nos. 243 245 247		1	113.8	3				
BLOCK TYPE 4B								
First and Second floor: No. 275		1	112.8	1				
First and Second floor: Nos. 269 271 273		1	113.8	3				
BLOCK TYPE 5								
First and Second floor: Nos. 374, 384		1	113.8	2				
First and Second floor: Nos. 376, 378, 380, 382		1	112.8	4				
BLOCK TYPE 6								
First and Second floor: Nos. 386, 400		1	113.8	2				
First and Second floor: Nos. 388 390 392 394 396 398		1	113.8	6				
BLOCK TYPE 7								
First and Second floor: No. 514		1	113.8	1				
First and Second floor: Nos. 516 518 520 522 524		1	112.8	5				
BLOCK TYPE 8								
First and Second floor: No. 540		1	113.8	1				
First and Second floor: Nos. 530 532 534 536 538		1	112.8	5				
BLOCK TYPE 9								
First and Second floor: Nos. 542, 544, 546,548, 550, 552		1	112.8	6				
APARTMENTS (SHARED ACCESS)							17	3
ONE BED APARTMENTS SHARED ACCESS								
BLOCK A								
Ground floor: A3: No. 288		1	57.3	1				
Ground floor: A4: No. 289		1	46.8	1				
First floor: A10 No. 295		1	46.8	1				
Second floor: A16: No. 301		1	46.8	1				
Third floor: A21: No. 306		1	46.8	1				
BLOCK B								
Ground floor: B3: No. 310		1	57.3	1				
Ground floor: B4: No. 311		1	46.8	1				
First floor: B 10: No. 317		1	46.8	1				
Second floor: B16:No. 323		1	46.8	1				
Third floor: B21: No. 328		1	46.8	1				
BLOCK C								
Ground floor:C2, no. 331		1	56.5	1				
First floor: C9: No. 338		1	56.5	1				
Second floor: C16: No. 345		1	56.5	1				
Third floor: C23: No. 352		1	56.5	1				
Apartments over creche								
First floor: N1: No. 563		1	54	1				
Second floor: N4: No. 566		1	54	1				
Third floor: N7: No. 569		1	54	1				
2 BED APARTMENTS SHARED ACCESS					53	9.3		
BLOCK A								
Ground floor: A2: No. 287		1	86.3	1				
Ground floor A5: No. 290		1	80.3	1				
Ground floor A6: No. 291		1	81.3	1				
First Floor: A8: No. 293,		1	86.3	1				
First Floor : A9 No. 294		1	67.1	1				
First floor: A11: No. 296		1	80.3	1				
First floor: A12 No. 297		1	81.3	1				
Second floor: A14 No. 299		1	86.3	1				
Second floor: A15 No. 300		1	67.1	1				
Second floor: A 17 No. 302		1	80.3	1				
Second floor A18: No. 303		1	81.3	1				
Third floor: A19: No. 304		1	86.3	1				
Third floor: A20: No. 305		1	67.1	1				
Third floor: A22 No. 307		1	83.6	1				
BLOCK B								
Ground floor: B2: No. 309		1	86.3	1				
Ground floor B5: No. 312		1	80.3	1				
Ground floor B6: No. 313		1	81.3	1				
First Floor: B8: No. 315,		1	86.3	1				
First Floor : B9 No. 316		1	67.1	1				
First floor: B11: No. 318		1	80.3	1				
First floor: B12 No. 319		1	81.3	1				
Second floor: B14 No. 321		1	86.3	1				
Second floor: B15 No. 322		1	67.1	1				
Second floor: B17 No. 324		1	80.3	1				
Second floor B18: No. 325		1	81.3	1				
Third floor: B19: No. 326		1	86.3	1				

Third floor: B20: No. 327	1	67.1	1		
Third floor: B22 No. 329	1	82.1	1		
BLOCK C					
Ground floor: C1: No. 330	1	82.4	1		
Ground floor: C3: no. 332	1	82.8	1		
Ground floor: C5: No. 334	1	68.2	1		
Ground floor: C6: No. 335	1	83.6	1		
Ground floor: C7: No. 336	1	85.9	1		
First floor: C8: No. 337	1	84.4	1		
First floor: C10: No. 339	1	82.8	1		
First floor: C12, C13: Nos. 341, 342	1	83.6	2		
First floor: C14: No. 343	1	85.9	1		
First floor: C15: No. 344	1	84.4	1		
Second floor: C17: No. 346	1	82.8	1		
Second floor: C19, C20 Nos. 348, 349	1	83.6	2		
Second floor: C21: No. 350	1	85.9	1		
Second floor: C22: No. 351	1	84.4	1		
Third floor: C24: No. 353	1	82.8	1		
Third floor: C26, C27: Nos. 355, 356	1	83.6	2		
APARTMENTS OVER CRECHE					
First floor: N3 No. 561	1	89	1		
First floor: N2: No. 562	1	82	1		
Second floor: N6: No. 564	1	89	1		
Second floor: N5: No. 565	1	82	1		
Third floor: N9: No. 567	1	89	1		
Third floor: N8: No. 568	1	92	1		
3 BED APARTMENTS SHARED ACCESS				10	1.8
BLOCK A					
Ground floor: A1: No. 286	1	144	1		
First floor: A7 No. 292	1	144	1		
Second floor: A13: No. 298	1	144	1		
BLOCK B					
Ground floor: B1: No. 308	1	144	1		
First floor: B7 No. 314	1	144	1		
Second floor: B13: No. 320	1	144	1		
BLOCK C					
Ground Floor: C4: No. 333	1	102.3	1		
First Floor: C11: No. 340	1	102.3	1		
Second Floor: C18: No. 347	1	102.3	1		
Third Floor: C25: No. 354	1	102.3	1		
Total number of apartments				244	
% of apartments					42.9
Total number of houses				325	
% of houses					57.1
Total number and percentage of apartments and houses				569	100

Great Connell SHD @ Newbridge Co. Kildare

Schedule of Accommodation and Housing Quality Assessment

Ref: 2019-070

Date

March

2022

HOUSING

Unit no.	Type	Description	Character Area	Bed spaces	Unit area M2	Min area required M2 (Note 1)	Min area required M2 (Note 2)	Agg Living area M2	Bed 1	Bed 2	Bed 3	Bed 4	Bed 5	Agg bed area M2	Storage M2	Attic Storage M2	Min storage required M2 (Note 1)	Min storage required m2 (Note 2)	Garden Private Open space M2
17	B	2 storey 3 bed semi detached	3	6	122.8	100	100	40.4	11.4	14.1	15.4			40.9	10.7	3.5	9	6	88
18	B	2 storey 3 bed semi detached	3	6	122.8	100	100	40.4	11.4	14.1	15.4			40.9	10.7	3.5	9	6	87
19	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	95
20	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	95
21	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	95
22	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	95
23	B	2 storey 3 bed semi detached	3	6	122.8	100	100	40.4	11.4	14.1	15.4			40.9	10.7	3.5	9	6	87
24	B	2 storey 3 bed semi detached	3	6	122.8	100	100	40.4	11.4	14.1	15.4			40.9	10.7	3.5	9	6	65
25	F	2 storey 4 bed end terrace dual	3	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	99
26	G	2 storey 3 bed mid terrace	3	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	79
27	G	2 storey 3 bed mid terrace	3	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	86
28	F	2 storey 4 bed end terrace dual	3	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	90
29	B1	2 storey 3 bed end terrace	3	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	101
30	D	2 storey 2 bed mid terrace	3	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
31	D	2 storey 2 bed mid terrace	3	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
32	B1	2 storey 3 bed end terrace	3	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	95
33	B1	2 storey 3 bed end terrace	3	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	95
34	D	2 storey 2 bed mid terrace	3	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
35	D	2 storey 2 bed mid terrace	3	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
36	B1	2 storey 3 bed end terrace	3	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	95
37	F	2 storey 4 bed end terrace dual	3	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	83
38	G	2 storey 3 bed mid terrace	3	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	82

39	G	2 storey 3 bed mid terrace	3	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	83
40	F	2 storey 4 bed end terrace dual	3	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	95
41	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	76
42	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	76
43	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	94
44	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	94
45	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	76
46	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	76
47	F	2 storey 4 bed semi detached dual	3	7	146.2	110	110	52.5	12.9	8.2	10.2	13.9		45.2	11.5		10	6	87
48	G	2 storey 3 bed semi detached	3	5	112.8	110	110	52.5	12.9	8.2	10.2	13.9		45.2	11.5		10	6	89
49	A1	2 storey 4 bed semi detached dual	3	7	161.3	110	110	65.2	9.8	11.5	12	14.2		47.5	15.5	3.5	10	6	115
50	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	103
51	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	103
52	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	103
53	G	2 storey 3 bed end terrace	3	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	138
54	G	2 storey 3 bed mid terrace	3	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	112
55	F	2 storey 4 bed end terrace dual	3	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.5	3.5	10	6	80
56	G	2 storey 3 bed semi detached	3	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	88
57	F	2 storey 4 bed semi detached dual	3	7	146.2	110	110	52.5	12.9	8.2	10.2	13.9		45.2	11.5		10	6	79
58	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	76
59	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	76
60	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	94
61	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	94
62	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	76
63	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	76
64	F	2 storey 4 bed end terrace dual	3	7	146.2	110	110	52.5	12.9	8.2	10.2	13.9		45.2	11.5	3.5	10	6	79
65	G	2 storey 3 bed mid terrace	3	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	75
66	G	2 storey 3 bed mid terrace	3	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	88
67	F	2 storey 4 bed end terrace dual	3	7	146.2	110	110	52.5	12.9	8.2	10.2	13.9		45.2	11.5	3.5	10	6	92
68	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	103

69	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	103
70	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	103
71	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	103
72	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	103
73	A1	2 storey 4 bed semi detached dual	3	7	161.3	110	110	65.2	9.8	11.5	12	14.2		47.5	15.5	3.5	10	6	115
74	G	2 storey 3 bed semi detached	3	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	89
75	F	2 storey 4 bed semi detached dual	3	7	146.2	110	110	52.5	12.9	8.2	10.2	13.9		45.2	11.5	3.5	10	6	87
76	L	3 storey 4 bed end terrace	3	8	163.8	110	120	42.3	17.2	14.3	11.4	11.8		54.7	10		10	6	91
77	D	2 storey 2 bed mid terrace	3	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	57
78	D	2 storey 2 bed mid terrace	3	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	57
79	B1	2 storey 3 bed end terrace	3	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	96
80	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	102
81	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	102
82	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	82
83	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	82
84	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	102
85	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	97
86	L	3 storey 4 bed end terrace	3	8	163.8	110	120	42.3	17.2	14.3	11.4	11.8		54.7	10		10	6	77
87	D	2 storey 2 bed mid terrace	3	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	55
88	D	2 storey 2 bed mid terrace	3	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	57
89	B1	2 storey 3 bed end terrace	3	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	91
90	L	3 storey 4 bed end terrace	3	8	163.8	110	120	42.3	17.2	14.3	11.4	11.8		54.7	10		10	6	118
91	D	2 storey 2 bed mid terrace	3	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	55
92	D	2 storey 2 bed mid terrace	3	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	55
93	B1	2 storey 3 bed end terrace	3	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	86
94	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	77
95	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	77
96	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	95
97	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	95
98	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	95
99	A	2 storey 4 bed semi detached	3	7	137.4	110	110	47.5	9.8	11.5	12	14.2		47.4	12.1	3.5	10	6	95

100	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	77
101	C	2 storey 3 bed semi detached	3	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	77
102	F	2 storey 4 bed semi detached dual	3	7	146.2	110	110	52.5	12.9	8.2	10.2	13.9		45.2	11.5	3.5	10	6	79
103	G	2 storey 3 bed semi detached	3	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	87
104	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	109
105	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
106	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	58
107	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	84
108	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	88
109	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	66
110	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	68
111	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	93
112	J1	2 storey 3 bed end terrace (dual)	2	6	122	100	100	39.9	12.3	13	17.5			42.6	9.2	3.5	9	6	61
113	J	2 storey 3 bed mid terrace	2	6	117.6	100	100	37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	62
114	J	2 storey 3 bed mid terrace	2	6	117.6	100	100	37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	62
115	J	2 storey 3 bed end terrace	2	6	117.6	100	100	37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	94
116	B1	2 storey 3 bed end terrace	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	98
117	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	62
118	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	62
119	L	3 storey 4 bed end terrace	2	8	163.8	110	120	42.3	17.2	14.3	11.4	11.8		54.7	10		10	6	85
120	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	90
121	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	62
122	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	59
123	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
124	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	73
125	J	2 storey 3 bed semi detached	2	6	117.6	100		37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	104
126	J	2 storey 3 bed semi detached	2	6	117.6	100		37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	100
127	F	2 storey 4 bed end terrace dual	2	7	146.2	110	110	52.5	12.9	8.2	1.5	13.2		45.8	11.2	3.5	10	6	77
128	H	2 storey 2 bed mid terrace	2	4	97.4	85	80	31.2	13.6	13.7				27.3	10.6	3.5	6	4	63
129	H	2 storey 2 bed mid terrace	2	4	97.4	85	80	31.2	13.6	13.7				27.3	10.6	3.5	6	4	74
130	F	2 storey 4 bed end terrace dual	2	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	90

131	B	2 storey 3 bed end terrace	2	6	122.8	100	100	40.4	11.4	14.1	15.4			40.9	10.7	3.5	9	6	102
132	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
133	A2	2 storey 4 bed end terrace dual	2	7	140.4	110	110	40.2	9	12.8	14	18.8		54.6	13.1	3.5	10	6	77
134	A	2 storey 4 bed semi detached	2	7	136.4	110	110	47	9.8	11.5	12	13.6		47	12.1	3.5	10	6	106
135	A	2 storey 4 bed semi detached	2	7	136.4	110	110	47	9.8	11.5	12	13.6		47	12.1	3.5	10	6	127
136	A2	2 storey 4 bed semi detached dual	2	7	139.4	110	110	40.1	9	12.8	14	18.4		54.2	13.1	3.5	10	6	82
137	B	2 storey 3 bed semi detached	2	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	78
138	B1	2 storey 3 bed end terrace	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	83
139	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
140	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
141	B1	2 storey 3 bed end terrace	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	79
142	F	2 storey 4 bed end terrace dual	2	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	106
143	G	2 storey 3 bed mid terrace	2	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	108
144	G	2 storey 3 bed end terrace	2	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	117
145	G	2 storey 3 bed end terrace	2	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	132
146	G	2 storey 3 bed mid terrace	2	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	115
147	F	2 storey 4 bed end terrace dual	2	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	97
148	A2	2 storey 4 bed end terrace dual	2	7	140.4	110	110	40.2	9	12.8	14	18.8		54.6	13.1	3.5	10	6	87
149	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
150	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
151	A3	2 storey 4 bed end terrace	2	7	137	110	110	47	9.8	11.5	12	14		47.3	12.1	3.5	10	6	96
152	B1	2 storey 3 bed semi detached	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	88
157	B1	2 storey 3 bed semi detached	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	88
158	C	2 storey 3 bed end terrace	2	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	78
189	C	2 storey 3 bed mid terrace	2	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	61
160	C	2 storey 3 bed mid terrace	2	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	61
161	C	2 storey 3 bed end terrace	2	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	78
162	F	2 storey 4 bed semi detached dual	2	7	146.2	110	110	52.5	12.9	8.2	10.2	13.9		45.2	11.5	3.5	10	6	77
163	G	2 storey 3 bed semi detached	2	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	88
164	G	2 storey 3 bed semi detached	2	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	88

165	F	2 storey 4 bed semi detached dual	2	7	146.2	110	110	52.5	12.9	8.2	10.2	13.9		45.2	11.5	3.5	10	6	77
166	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
167	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	61
168	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	61
169	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
170	C	2 storey 3 bed semi detached	2	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	78
171	C	2 storey 3 bed semi detached	2	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	78
172	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
173	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	61
174	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	61
175	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
176	A2	2 storey 4 bed end terrace dual	2	7	140.4	110	110	40.2	9	12.8	14	18.8		54.6	13.1	3.5	10	6	88
177	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	57
178	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	57
179	B	2 storey 3 bed end terrace	2	6	122.8	100	100	40.4	11.4	14.1	15.4			40.9	10.7	3.5	9	6	87
180	A	2 storey 4 bed semi detached	2	7	136.4	110	110	47	9.8	11.5	12	13.6		47	12.1	3.5	10	6	123
181	A	2 storey 4 bed semi detached	2	7	136.4	110	110	47	9.8	11.5	12	13.6		47	12.1	3.5	10	6	97
182	A	2 storey 4 bed semi detached	2	7	136.4	110	110	47	9.8	11.5	12	13.6		47	12.1	3.5	10	6	97
183	A	2 storey 4 bed semi detached	2	7	136.4	110	110	47	9.8	11.5	12	13.6		47	12.1	3.5	10	6	97
186	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
187	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
188	B1	2 storey 3 bed end terrace	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	91
189	A2	2 storey 4 bed semi detached dual	2	7	139.4	110	110	40.1	9	12.8	14	18.4		54.2	13.1	3.5	10	6	87
190	B	2 storey 3 bed semi detached	2	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	88
191	B	2 storey 3 bed semi detached	2	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	88
192	B	2 storey 3 bed semi detached	2	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	88
193	B1	2 storey 3 bed end terrace	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	88
194	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
195	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
196	B1	2 storey 3 bed end terrace	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	88
197	B	2 storey 3 bed semi detached	2	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	88

198	B	2 storey 3 bed semi detached	2	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	88
199	F	2 storey 4 bed semi detached dual	2	7	146.2	110	110	52.5	12.9	8.2	10.2	13.9		45.2	11.5	3.5	10	6	101
200	G	2 storey 3 bed semi detached	2	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	97
201	G	2 storey 3 bed semi detached	2	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	131
202	F	2 storey 4 bed semi detached dual	2	7	146.2	110	110	52.5	12.9	8.2	10.2	13.9		45.2	11.5	3.5	10	6	136
203	C	2 storey 3 bed semi detached	2	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	78
204	C	2 storey 3 bed semi detached	2	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	78
205	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
206	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
207	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
208	C1	2 storey 3 bed end terrace	2	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	56
209	C	2 storey 3 bed semi detached	2	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	78
210	C	2 storey 3 bed semi detached	2	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	78
211	B1	2 storey 3 bed semi detached	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	88
214	B1	2 storey 3 bed end terrace	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	86
215	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
216	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
217	L	3 storey 4 bed end terrace	2	8	163.8	110	120	42.3	17.2	14.3	11.4	11.8		54.7	10		10	6	82
218	C	2 storey 3 bed semi detached	2	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	78
219	C	2 storey 3 bed semi detached	2	5	105	100	92	35.7	8.3	11.4	15.8			35.5	9.3	3.5	9	5	78
220	C1	2 storey 3 bed end terrace	2	5	105	92	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
221	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
222	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
223	C1	2 storey 3 bed end terrace	2	5	105	92	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
224	C	2 storey 3 bed semi detached	2	5	105	100	92	35.7	8.3	11.4				35.5	9.3	3.5	9	5	78
225	C	2 storey 3 bed semi detached	2	5	105	100	92	35.7	8.3	11.4				35.5	9.3	3.5	9	5	78
226	B1	2 storey 3 bed semi detached	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	88
229	B1	2 storey 3 bed end terrace	2	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	88
230	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
231	D	2 storey 2 bed mid terrace	2	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
232	L	3 storey 4 bed end terrace	2	8	163.8	110	120	42.3	17.2	14.3	11.4	11.8		54.7	10		10	6	82

233	F	2 storey 4 bed end terrace dual	1	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	82
234	G	2 storey 3 bed mid terrace	1	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	80
235	H	2 storey 2 bed mid terrace	1	4	97.4	85	80	31.2	13.6	13.7				31.2	10.1	3.5	6	4	79
236	G	2 storey 3 bed mid terrace	1	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	82
237	F	2 storey 4 bed end terrace dual	1	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	80
238	B	2 storey 3 bed end terrace	1	6	122.8	110	110	40.4	11.4	14.1	15.4			40.9	10.7	3.5	10	6	111
239	B	2 storey 3 bed mid terrace	1	6	122.8	110	110	40.4	11.4	14.1	15.4			40.9	10.7	3.5	10	6	90
256	B	2 storey 3 bed mid terrace	1	6	122.8	110	110	40.4	11.4	14.1	15.4			40.9	10.7	3.5	10	6	90
257	L	3 storey 4 bed end terrace	1	8	163.8	120	110	42.3	17.2	14.3	11.4	18.8		54.7	10		10	6	94
258	L	3 storey 4 bed end terrace	1	8	163.8	120	110	42.3	17.2	14.3	11.4	18.8		54.7	10		10	6	94
259	B	2 storey 3 bed mid terrace	1	6	122.8	110	110	40.4	11.4	14.1	15.4			40.9	10.7	3.5	10	6	90
275	B	2 storey 3 bed mid terrace	1	6	122.8	275	110	40.4	11.4	14.1	15.4			40.9	10.7	3.5	10	6	90
276	B	2 storey 3 bed end terrace	1	6	122.8	276	100	40.4	11.4	14.1	14.9			40.4	10.7	3.5	9	6	111
401	C1	2 storey 3 bed end terrace	4	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	56
402	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
403	C1	2 storey 3 bed end terrace	4	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	78
404	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.5	3.5	10	6	80
405	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	76
406	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	76
407	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.5	3.5	10	6	80
408	C1	2 storey 3 bed end terrace	4	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	78
409	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
410	C1	2 storey 3 bed end terrace	4	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	56
411	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.5	3.5	10	6	80
412	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	76
413	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	76
414	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.5	3.5	10	6	80
415	C1	2 storey 3 bed end terrace	4	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	78
416	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
417	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
418	C1	2 storey 3 bed end terrace	4	5	105	100	92	35.7	16.5	8.3	11.4			35.5	9.3	3.5	9	5	78

419	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.5	3.5	10	6	80
420	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	76
421	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	76
422	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.5	3.5	10	6	80
423	C1	2 storey 3 bed end terrace	4	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
424	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
425	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
426	C1	2 storey 3 bed end terrace	4	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
427	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.5	3.5	10	6	80
428	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	76
429	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	76
430	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.5	3.5	10	6	80
433	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
434	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
435	B1	2 storey 3 bed end terrace	4	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	88
436	C1	2 storey 3 bed end terrace	4	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
437	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
438	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
439	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56
440	C1	2 storey 3 bed end terrace	4	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	73
441	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	80
442	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	75
443	H	2 storey 2 bed mid terrace	4	4	97.4	85	80	31.2	13.6	13.7				31.2	10.1	3.5	6	4	80
444	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	82
445	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	78
446	C	2 storey 3 bed end terrace	4	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
447	C	2 storey 3 bed mid terrace	4	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	61
448	C	2 storey 3 bed mid terrace	4	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	61
449	C	2 storey 3 bed end terrace	4	5	105	100	92	35.7	15.8	8.3	11.4			35.5	9.3	3.5	9	5	78
450	A2	2 storey 4 bed end terrace dual	4	7	140.4	110	110	40.2	9	12.8	14	18.8		54.6	13.1	3.5	10	6	104
451	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	56

452	B	2 storey 3 bed end terrace	4	6	122.8	100	100	40.4	11.4	14.1	15.4			40.9	10.7	3.5	9	6	88
453	B1	2 storey 3 bed end terrace	4	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	70
454	B1	2 storey 3 bed mid terrace	4	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	69
455	B1	2 storey 3 bed mid terrace	4	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	69
460	B1	2 storey 3 bed mid terrace	4	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	70
461	B1	2 storey 3 bed mid terrace	4	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	70
462	B1	2 storey 3 bed end terrace	4	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	88
463	J	2 storey 3 bed semi detached	4	6	117.6	100	100	37.7	12.3	13	15.8			41.1	9.2	3.5	9	6	64
464	J	2 storey 3 bed semi detached	4	6	117.6	100	100	37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	80
465	J2	2 storey 3 bed end terrace dual	4	6	118.8	100	100	37.1	13.5	13	15.8			42.3	9.2	3.5	9	6	71
466	J	2 storey 3 bed mid terrace	4	6	117.6	100	100	37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	64
467	J	2 storey 3 bed mid terrace	4	6	117.6	100	100	37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	64
468	J1	2 storey 3 bed end terrace dual	4	6	122	100	100	39.9	12.3	13	17.5			42.8	9.2	3.5	9	6	61
469	B1	2 storey 3 bed end terrace	4	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	101
470	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	57
471	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	57
472	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	57
473	B1	2 storey 3 bed end terrace	4	6	121.6	100	100	39.7	11.4	14.1	14.7			40.2	10.7	3.5	9	6	98
474	B	2 storey 3 bed end terrace	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	9.2	3.5	9	6	99
475	B	2 storey 3 bed mid terrace	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	9.2	3.5	9	6	74
476	B	2 storey 3 bed mid terrace	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	9.2	3.5	9	6	74
477	B	2 storey 3 bed end terrace	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	9.2	3.5	9	6	108
478	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	83
479	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	96
480	H	2 storey 2 bed mid terrace	4	4	97.4	85	80	31.2	13.6	13.7				31.2	10.1	3.5	6	4	83
481	G	2 storey 3 bed mid terrace	4	5	112.8	100	92	36.2	11.7	9.8	15			36.5	10.1	3.5	9	5	78
482	F	2 storey 4 bed end terrace dual	4	7	146.2	110	110	52.5	12.9	8.2	11.5	13.2		45.8	11.2	3.5	10	6	88
483	A2	2 storey 4 bed end terrace dual	4	7	140.4	110	110	40.2	9	12.8	14	18.8		54.6	13.1	3.5	10	6	119
484	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	88
485	B	2 storey 3 bed end terrace	4	6	122	100	100	40.4	11.4	14.1	15.4			40.9	10.7	3.5	9	6	116
486	A2	2 storey 4 bed semi detached dual	4	7	139.4	110	110	40.1	9	12.8	14	14.4		54.2	13.1	3.5	10	6	78

487	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	77
488	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	77
489	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	81
490	A	2 storey 4 bed semi detached	4	7	136.4	110	110	47	9.8	11.5	12	13.6		47	12.1	3.5	10	6	83
491	A	2 storey 4 bed semi detached	4	7	136.4	110	110	47	9.8	11.5	12	13.6		47	12.1	3.5	10	6	105
492	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	99
493	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	88
494	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	88
495	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	88
496	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	88
497	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	88
498	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	118
499	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	85
500	A	2 storey 4 bed semi detached	4	7	136.4	110	110	47	9.8	11.5	12	13.6		47	12.1	3.5	10	6	85
501	A	2 storey 4 bed semi detached	4	7	136.4	110	110	47	9.8	11.5	12	13.6		47	12.1	3.5	10	6	77
502	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	83
503	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	77
504	B	2 storey 3 bed semi detached	4	6	122	100	100	39.9	11.4	14.1	14.9			40.4	10.7	3.5	9	6	77
505	A2	2 storey 4 bed semi detached dual	4	7	139.4	110	110	40.1	9	12.8	14	14.4		54.2	13.1	3.5	10	6	78
506	B	2 storey 3 bed end terrace	4	6	122	100	100	40.4	11.4	14.1	15.4			40.9	10.7	3.5	9	6	125
507	D	2 storey 2 bed mid terrace	4	4	89.2	85	80	33.5	11.5	15.2				26.7	8.5	3.5	6	4	88
508	A2	2 storey 4 bed end terrace dual	4	7	140.4	110	110	40.2	9	12.8	14	14.4		54.6	13.1	3.5	10	6	146
509	J	2 storey 3 bed semi detached	4	6	117.6	100	100	37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	90
510	J	2 storey 3 bed semi detached	4	6	117.6	100	100	37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	84
511	J	2 storey 3 bed semi detached	4	6	117.6	100	100	37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	91
512	J	2 storey 3 bed semi detached	4	6	117.6	100	100	37.1	12.3	13	15.8			41.1	9.2	3.5	9	6	84
Total Housing area (M2)					381866														

Note 1:

Figures taken from the Kildare County Development Plan 2017-2023.

Note 2:

Figures taken from the "Quality Housing for Sustainable Communities" published by The Department of the Environment, Health & Local Government (DoEHLG)

Great Connell SHD @ Newbridge, Co. Kildare

Schedule of Accommodation and Housing Quality Assessment

Ref: 2019-070

Date

Mar-22

OWN DOOR ACCESS APARTMENTS / DUPLEX UNITS

Unit no.	Type	Description	Character Area	Bed spaces	Unit area M2	Agg Living area M2	Bed 1	Bed 2	Bed 3	Bed 4	Agg bed area M2	Storage M2	Minimum storage required (See note 1)	Private amenity space M2	Communal Amenity space	Aspect	Orientation (Single aspect apartments only)	Minimum area required (See note 1)	Exceeds min floor area %
Duplex units																			
1	Duplex block type 2	2 bed ground floor apartment	3	4	82.2	32.4	12.3	13.2			25.5	6.7	6	28.2	>7	DUAL		73	12.6
2	Duplex block type 2	3 bed duplex apartment	3	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4
3	Duplex block type 2	2 bed ground floor apartment	3	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
4	Duplex block type 2	3 bed duplex apartment	3	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
5	Duplex block type 2	2 bed ground floor apartment	3	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
6	Duplex block type 2	3 bed duplex apartment	3	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	29.9	>9	DUAL		90	25.3
7	Duplex block type 2	2 bed ground floor apartment	3	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
8	Duplex block type 2	3 bed duplex apartment	3	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
9	Duplex block type 2	2 bed ground floor apartment	3	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
10	Duplex block type 2	3 bed duplex apartment	3	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
11	Duplex block type 2	2 bed ground floor apartment	3	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
12	Duplex block type 2	3 bed duplex apartment	3	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
13	Duplex block type 2	2 bed ground floor apartment	3	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
14	Duplex block type 2	2 bed first floor apartment	3	4	74	29	13	11.4			24.4	6	6	7.6	>7	DUAL		73	1.35
15	Duplex block type 2	2 bed ground floor apartment	3	4	82.2	32.4	12	13.2			25.2	7	6	28.2	>7	DUAL		73	12.6
16	Duplex block type 2	2 bed first floor apartment	3	4	75.1	30	13	11.4			24.4	6	6	8.3	>7	DUAL		73	2.9
240	Duplex block type 4 A	2 bed ground floor apartment	1	4	82.2	34	11.6	15.6			27.2	6.2	6	28.5	>7	DUAL		73	12.6
241	Duplex block type 4 A	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4
242	Duplex block type 4 A	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	27.5	>7	DUAL		73	11.2
243	Duplex block type 4 A	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
244	Duplex block type 4 A	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	27.5	>7	DUAL		73	11.2
245	Duplex block type 4 A	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3

246	Duplex block type 4 A	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	27.9	>7	DUAL		73	11.2
247	Duplex block type 4 A	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	25.3
248	Duplex block type 3A	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	27.9	>7	DUAL		73	11.2
249	Duplex block type 3A	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		25.7	11.9	9	25.7	>9	DUAL		90	25.3
250	Duplex block type 3A	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	27.5	>7	DUAL		73	11.2
251	Duplex block type 3A	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		24.9	11.9	9	24.9	>9	DUAL		90	25.3
252	Duplex block type 3A	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	27.5	>7	DUAL		73	11.2
253	Duplex block type 3A	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		24.9	11.9	9	24.9	>9	DUAL		90	25.3
254	Duplex block type 3A	2 bed ground floor apartment	1	4	82.2	34	11.6	15.6			27.2	6.2	6	28.5	>7	DUAL		73	12.6
255	Duplex block type 3A	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		25.7	11.9	9	25.7	>9	DUAL		90	26.4
260	Duplex block type 3B	2 bed ground floor apartment	1	4	82.2	32.4	12.3	13.2			25.5	6.7	6	28.2	>7	DUAL		73	12.6
261	Duplex block type 3B	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4
262	Duplex block type 3B	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	27.2	>7	DUAL		73	11.2
263	Duplex block type 3B	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
264	Duplex block type 3B	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	27.2	>7	DUAL		73	11.2
265	Duplex block type 3B	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
266	Duplex block type 3B	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	27.6	>7	DUAL		73	11.2
267	Duplex block type 3B	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	25.3
268	Duplex block type 4B	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	27.6	>7	DUAL		73	11.2
269	Duplex block type 4B	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	25.3
270	Duplex block type 4B	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	27.2	>7	DUAL		73	11.2
271	Duplex block type 4B	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
272	Duplex block type 4B	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	27.2	>7	DUAL		73	11.2
273	Duplex block type 4B	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
274	Duplex block type 4B	2 bed ground floor apartment	1	4	82.2	34	11.6	15.6			27.2	6.2	6	28.2	>7	DUAL		73	12.6
275	Duplex block type 4B	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4
278	Duplex block type 1	2 bed ground floor apartment	1	4	82.2	32.4	12.3	13.2			25.5	6.7	6	28.2	>7	DUAL		73	12.6
279	Duplex block type 1	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	25.3
280	Duplex block type 1	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	27.2	>7	DUAL		73	11.2
281	Duplex block type 1	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
282	Duplex block type 1	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	27.2	>7	DUAL		73	11.2

283	Duplex block type 1	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
284	Duplex block type 1	2 bed ground floor apartment	1	4	82.2	32.4	12.3	13.2			25.5	6.7	6	28.2	>7	DUAL		73	12.6
285	Duplex block type 1	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4
357	Duplex block type 1	2 bed ground floor apartment	1	4	82.2	32.4	12.3	13.2			25.5	6.7	6	28.2	>7	DUAL		73	12.6
358	Duplex block type 1	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	25.3
359	Duplex block type 1	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	27.2	>7	DUAL		73	11.2
360	Duplex block type 1	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
361	Duplex block type 1	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	27.2	>7	DUAL		73	11.2
362	Duplex block type 1	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
363	Duplex block type 1	2 bed ground floor apartment	1	4	82.2	32.4	12.3	13.2			25.5	6.7	6	28.2	>7	DUAL		73	12.6
364	Duplex block type 1	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4
365	Duplex block type 1	2 bed ground floor apartment	1	4	82.2	32.4	12.3	13.2			25.5	6.7	6	28.2	>7	DUAL		73	12.6
366	Duplex block type 1	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	25.3
367	Duplex block type 1	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	27.2	>7	DUAL		73	11.2
368	Duplex block type 1	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
369	Duplex block type 1	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	27.2	>7	DUAL		73	11.2
370	Duplex block type 1	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
371	Duplex block type 1	2 bed ground floor apartment	1	4	82.2	32.4	12.3	13.2			25.5	6.7	6	28.2	>7	DUAL		73	12.6
372	Duplex block type 1	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4
373	Duplex block type 5	2 bed ground floor apartment	1	4	82.2	34	11.6	15.6			27.2	6.2	6	24.8	>7	DUAL		73	12.6
374	Duplex block type 5	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4
375	Duplex block type 5	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	23.9	>7	DUAL		73	11.2
376	Duplex block type 5	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
377	Duplex block type 5	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	23.9	>7	DUAL		73	11.2
378	Duplex block type 5	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
379	Duplex block type 5	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	23.9	>7	DUAL		73	11.2
380	Duplex block type 5	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
381	Duplex block type 5	2 bed ground floor apartment	1	4	81.2	33	11.6	15.6			27.2	6.2	6	23.9	>7	DUAL		73	11.2
382	Duplex block type 5	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
383	Duplex block type 5	2 bed ground floor apartment	1	4	82.2	34	11.6	15.6			27.2	6.2	6	24.8	>7	DUAL		73	12.6
384	Duplex block type 5	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4

385	Duplex block type 6	2 bed ground floor apartment	1	4	82.2	32.4	12.3	13.2			25.5	6.7	6	32.4	>7	DUAL		73	12.6
386	Duplex block type 6	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4
387	Duplex block type 6	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	31.4	>7	DUAL		73	11.2
388	Duplex block type 6	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
389	Duplex block type 6	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	31.4	>7	DUAL		73	11.2
390	Duplex block type 6	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
391	Duplex block type 6	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	31.4	>7	DUAL		73	11.2
392	Duplex block type 6	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
393	Duplex block type 6	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	31.4	>7	DUAL		73	11.2
394	Duplex block type 6	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
395	Duplex block type 6	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	31.4	>7	DUAL		73	11.2
396	Duplex block type 6	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
397	Duplex block type 6	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.5	6.7	6	31.4	>7	DUAL		73	11.2
398	Duplex block type 6	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
399	Duplex block type 6	2 bed ground floor apartment	1	4	82.2	32.4	12.3	13.2			25.5	6.7	6	32.4	>7	DUAL		73	12.6
400	Duplex block type 6	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4
513	Duplex block type 7	2 bed ground floor apartment	1	4	82.2	32.4	12.3	13.2			25.5	6.7	6	28.2	>7	DUAL		73	12.6
514	Duplex block type 7	3 bed duplex apartment	1	5	113.8	36.4	7.9	12.1	13.7		33.7	11.9	9	25.7	>9	DUAL		90	26.4
515	Duplex block type 7	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
516	Duplex block type 7	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
517	Duplex block type 7	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
518	Duplex block type 7	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
519	Duplex block type 7	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
520	Duplex block type 7	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
521	Duplex block type 7	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
522	Duplex block type 7	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	25.3
523	Duplex block type 7	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
524	Duplex block type 7	3 bed duplex apartment	1	5	112.8	35.4	7.9	12.1	13.7		33.7	11.9	9	24.9	>9	DUAL		90	26.4
525	Duplex block type 7	2 bed ground floor apartment	1	4	81.2	31.4	12.3	13.2			25.2	6.7	6	27.2	>7	DUAL		73	11.2
526	Duplex block type 7	2 bed first floor apartment	1	4	74	29	13	11.4			24.4	6	6	7.8	>7	DUAL		73	1.35
527	Duplex block type 7	2 bed ground floor apartment	1	4	82.2	32.4	12.3	13.2			25.5	6.7	6	28.2	>7	DUAL		73	11.2

Total Area Own door access apartment / duplex units (m2)	13772.4
--	---------

Apartments over creche																			
557 C1	Apartment over creche (C1)	2 bed first floor apartment	1	4	107.7	31.6	17.2	15.3			32.5	7	6	8.9	>7	DUAL		73	47.53
558 C2	Apartment over creche (C2)	2 bed first floor apartment	1	4	107.7	31.6	17.2	15.3			32.5	7	6	8.9	>7	DUAL		73	47.53
559 C3	Apartment over creche (C3)	2 bed first floor apartment	1	4	102.2	31	15.5	13.2			28.7	6.3	6	12.1	>7	DUAL		73	40
560 C4	Apartment over creche (C4)	2 bed first floor apartment	1	4	105.9	31.6	17.2	14.3			31.5	7	6	8.9	>7	DUAL		73	45.6
Total Area (Apartments over creche) M2				423.5															

Own Door Access Apartments																			
153	E1	1 bed own door ground floor semi detached	2	2	55	24.8	12.9				12.9	4.4	3	45		DUAL		45	22.2
154	E2	1 bed own door first floor semi detached	2	2	65.3	25.3	12.9				12.9	7	3	48		DUAL		45	45.1
155	E1	1 bed own door ground floor semi detached	2	2	55	24.8	12.9				12.9	4.4	3	45		DUAL		45	22.2
156	E2	1 bed own door first floor semi detached	2	2	65.3	25.3	12.9				12.9	7	3	48		DUAL		45	45.1
184	E1	1 bed own door ground floor end terrace	2	2	55	24.8	12.9				12.9	4.4	3	50		DUAL		45	22.2
185	E2	1 bed own door first floor end terrace	2	2	65.3	25.3	12.9				12.9	7	3	46		DUAL		45	45.1
212	E1	1 bed own door ground floor semi detached	2	2	55	24.8	12.9				12.9	4.4	3	51		DUAL		45	22.2
213	E2	1 bed own door first floor semi detached	2	2	65.3	25.3	12.9				12.9	7	3	47		DUAL		45	45.1
227	E1	1 bed own door ground floor semi detached	4	2	55	24.8	12.9				12.9	4.4	3	51		DUAL		45	22.2
228	E2	1 bed own door first floor semi detached	4	2	65.3	25.3	12.9				12.9	7	3	47		DUAL		45	45.1
431	E1	1 bed own door ground floor end terrace	4	2	55	24.8	12.9				12.9	4.4	3	39		DUAL		45	22.2
432	E2	1 bed own door first floor end terrace	4	2	65.3	25.3	12.9				12.9	7	3	37		DUAL		45	45.1
456	E1	1 bed own door ground floor end terrace	4	2	55	24.8	12.9				12.9	4.4	3	48		DUAL		45	22.2
457	E2	1 bed own door first floor end terrace	4	2	65.3	25.3	12.9				12.9	7	3	40		DUAL		45	45.1
458	E1	1 bed own door ground floor end terrace	4	2	55	24.8	12.9				12.9	4.4	3	48		DUAL		45	22.2
459	E2	1 bed own door first floor end terrace	4	2	65.3	25.3	12.9				12.9	7	3	40		DUAL		45	45.1
Total Area M2				962.4															

Note 1: Figures taken from "Sustainable Urban Housing: Design Standards for new apartments" Published by the DoECLG

Great Connell SHD @ Newbridge, Co. Kildare

Schedule of Accommodation and Housing Quality Assessment

Ref: 2019-070

Date: March 22

SHARED ACCESS APARTMENTS

Unit no.	Type	Description	Character Area	Bed spaces	Unit area M2	Agg Living area M2	Bed 1	Bed 2	Bed 3	Agg bed area M2	Storage M2	Minimum storage required (M2) See note 1	Private amenity space M2	Communal Amenity space	Aspect	Orientation (Single aspect apartments only)	Minimum area required (M2) See note 1	Exceeds min floor area %
Block A																		
286 (A1)	Apartment Block A	3 bed ground floor apartment	1	6	114	36.8	14.8	13.5	11.4	39.7	9.2	9	23.6	>9	DUAL		90	26.6
287 (A2)	Apartment Block A	2 bed ground floor apartment	1	4	86.3	33.6	13.2	13.3		26.5	6.1	6	10.9	>7	DUAL		73	18.2
288 (A3)	Apartment Block A	1 bed ground floor apartment	1	2	57.3	28	14.9			14.9	3.7	3	6	>5	DUAL		45	27.3
289 (A4)	Apartment Block A	1 bed ground floor apartment	1	2	46.8	23	11.8			11.8	3	3	5.7	>5	DUAL		45	4
290 (A5)	Apartment Block A	2 bed ground floor apartment	1	4	80.3	30	14	12.9		26.9	6	6	22.6	>7	DUAL		73	10
291 (A6)	Apartment Block A	2 bed ground floor apartment	1	4	81.3	31.2	13.1	11.4		24.5	6	6	7.6	>7	DUAL		73	11.3
292 (A7)	Apartment Block A	3 bed first floor apartment	1	6	114	36.8	14.8	13.5	11.4	39.7	9.2	9	23.6	>9	DUAL		90	26.6
293 (A8)	Apartment Block A	2 bed first floor apartment	1	4	86.3	33.6	13.2	13.3		26.5	6.1	6	10.9	>7	DUAL		73	18.2
294 (A9)	Apartment Block A	2 bed first floor apartment	1	3	67.1	28	13	7.2		20.2	5.6	5	7.2	>6	DUAL		63	6.5
295 (A10)	Apartment Block A	1 bed first floor apartment	1	2	46.8	23	11.8			11.8	3	3	5.7	>5	DUAL		45	4
296 (A11)	Apartment Block A	2 bed first floor apartment	1	4	80.3	30	14	12.9		26.9	6	6	22.6	>7	DUAL		73	10
297 (A12)	Apartment Block A	2 bed first floor apartment	1	4	81.3	31.2	13.1	11.4		24.5	6	6	7.6	>7	DUAL		73	11.3
298 (A13)	Apartment Block A	3 bed second floor apartment	1	6	114	36.8	14.8	13.5	11.4	39.7	9.2	9	23.6	>9	DUAL		90	26.6
299 (A14)	Apartment Block A	2 bed second floor apartment	1	4	86.3	33.6	13.2	13.3		26.5	6.1	6	10.9	>7	DUAL		73	18.2
300 (A15)	Apartment Block A	2 bed second floor apartment	1	3	67.1	28	13	7.2		20.2	5.6	5	7.2	>6	DUAL		63	6.5
301 (A16)	Apartment Block A	1 bed second floor apartment	1	2	46.8	23	11.8			11.8	3	3	5.7	>5	DUAL		45	4
302 (A17)	Apartment Block A	2 bed second floor apartment	1	4	80.3	30	14	12.9		26.9	6	6	22.6	>7	DUAL		73	10
303 (A18)	Apartment Block A	2 bed second floor apartment	1	4	81.3	31.2	13.1	11.4		24.5	6	6	7.6	>7	DUAL		73	11.3
304 (A19)	Apartment Block A	2 bed third floor apartment	1	4	86.3	33.6	13.2	13.3		26.5	6.1	6	10.9	>7	DUAL		73	18.2
305 (A20)	Apartment Block A	2 bed third floor apartment	1	3	67.1	28	13	7.2		20.2	5.6	5	7.2	>7	DUAL		63	9.5
306 (A21)	Apartment Block A	1 bed third floor apartment	1	2	46.8	23	11.8			11.8	3	3	5.7	>5	DUAL		45	4

307 (A22)	Apartment Block A	2 bed third floor apartment	1	4	83.6	31.6	14	13.4		27.4	7.5	6	22.6	>7	DUAL		73	14.5
Total Net Area (Block A) M2				1701.4														
Ground floor circulation			87.6	m2														
First floor circulation			93.8	m2														
Second floor circulation			93.8	m2														
Third floor circulation			93.8	m2														
Total circulation			369	m2														
Total Gross Area (M2)				2070.4														

Block B																		
B1 308	Apartment Block B	3 bed ground floor apartment	1	6	114	36.8	14.8	13.5	11.4	39.7	9.2	9	23.6	>9	DUAL		90	26.6
B2 309	Apartment Block B	2 bed ground floor apartment	1	4	86.3	33.6	13.2	13.3		26.5	6.1	6	10.9	>7	DUAL		73	18.2
B3 310	Apartment Block B	1 bed ground floor apartment	1	2	57.3	28	14.9			14.9	3.7	3	6	>5	DUAL		45	27.3
B4 311	Apartment Block B	1 bed ground floor apartment	1	2	46.8	23	11.8			11.8	3	3	5.7	>5	DUAL		45	4
B5 312	Apartment Block B	2 bed ground floor apartment	1	4	80.3	30	14	12.9		26.9	6	6	22.6	>7	DUAL		73	10
B6 313	Apartment Block B	2 bed ground floor apartment	1	4	81.3	31.2	13.1	11.4		24.5	6	6	7.6	>7	DUAL		73	11.3
B7 314	Apartment Block B	3 bed first floor apartment	1	6	114	36.8	14.8	13.5	11.4	39.7	9.2	9	23.6	>9	DUAL		90	26.6
B8 315	Apartment Block B	2 bed first floor apartment	1	4	86.3	33.6	13.2	13.3		26.5	6.1	6	10.9	>7	DUAL		73	18.2
B9 316	Apartment Block B	2 bed first floor apartment	1	3	67.1	28	13	7.2		20.2	5.6	5	7.2	>6	DUAL		63	6.5
B10 317	Apartment Block B	1 bed first floor apartment	1	2	46.8	23	11.8			11.8	3	3	5.7	>5	DUAL		45	4
B11 318	Apartment Block B	2 bed first floor apartment	1	4	80.3	30	14	12.9		26.9	6	6	22.6	>7	DUAL		73	10
B12 319	Apartment Block B	2 bed first floor apartment	1	4	81.3	31.2	13.1	11.4		24.5	6	6	7.6	>7	DUAL		73	11.3
B13 320	Apartment Block B	3 bed second floor apartment	1	6	114	36.8	14.8	13.5	11.4	39.7	9.2	9	23.6	>9	DUAL		90	26.6
B14 321	Apartment Block B	2 bed second floor apartment	1	4	86.3	33.6	13.2	13.3		26.5	6.1	6	10.9	>7	DUAL		73	18.2
B15 322	Apartment Block B	2 bed second floor apartment	1	3	67.1	28	13	7.2		20.2	5.6	5	7.2	>6	DUAL		63	6.5
B16 323	Apartment Block B	1 bed second floor apartment	1	2	46.8	23	11.8			11.8	3	3	5.7	>5	DUAL		45	4
B17 324	Apartment Block B	2 bed second floor apartment	1	4	80.3	30	14	12.9		26.9	6	6	22.6	>7	DUAL		73	10
B18 325	Apartment Block B	2 bed second floor apartment	1	4	81.3	31.2	13.1	11.4		24.5	6	6	7.6	>7	DUAL		73	11.3
B19 326	Apartment Block B	2 bed third floor apartment	1	4	86.3	33.6	13.2	13.3		26.5	6.1	6	10.9	>7	DUAL		73	18.2
B20 327	Apartment Block B	2 bed third floor apartment	1	3	67.1	28	13	7.2		20.2	5.6	5	7.2	>7	DUAL		63	9.5
B21 328	Apartment Block B	1 bed third floor apartment	1	2	46.8	23	11.8			11.8	3	3	5.7	>5	DUAL		45	4

B22 C29	Apartment Block B	2 bed third floor apartment	1	4	83.6	31.6	14	13.4		27.4	7.5	6	22.6	>7	DUAL		73	14.5
Total Net Area (Block B) M2				1701.4														
Ground floor circulation			87.6	m2														
First floor circulation			93.8	m2														
Second floor circulation			93.8	m2														
Third floor circulation			93.8	m2														
Total circulation			369	m2														
Total Gross Area (M2)				2070.4														

Block C																		
330 C1	Block C	2 bed ground floor apt	1	4	82.4	31.2	13.2	14		27.2	6.2	6	11.2	>7	DUAL		73	12.87
331 C2	Block C	1 bed ground floor apt	1	2	56.5	24	13.3			13.3	6.5	3	5.1	>5	DUAL		45	25.5
332 C3	Block C	2 bed ground floor apt	1	4	82.8	30.4	13.5	11.9		25.4	6.1	6	10.3	>5	DUAL		73	13.42
333 C4	Block C	3 bed ground floor apt	1	6	102.3	36.5	13.9	11.4	7.6	32.9	9.3	9	20.3	>9	DUAL		90	13.66
334 C5	Block C	2 bed ground floor apt	1	3	68.2	28.2	13	7.9		20.9	5	5	12	>6	DUAL		63	8.25
335 C6	Block C	2 bed ground floor apt	1	4	83.6	30.8	15.7	12.9		28.6	6.3	6	9.8	>7	DUAL		73	14.52
336 C7	Block C	2 bed ground floor apt	1	4	85.9	33.5	13.9	12.6		26.5	6	6	14.2	>7	DUAL		73	17.67
337 C8	Block C	2 bed first floor apt	1	4	84.4	32.7	13.2	11.7		24.9	7.9	6	10.1	>7	DUAL		73	15.61
338 C9	Block C	1 bed first floor apt	1	2	56.5	24	13.3			13.3	6.5	3	5.6	>5	DUAL		45	25.5
339 C10	Block C	2 bed first floor apt	1	4	82.8	30.4	13.5	11.9		25.4	6.1	6	12.2	>5	DUAL		73	13.42
340 C11	Block C	3 bed first floor apt	1	6	102.3	36.5	13.9	11.4	7.6	32.9	9.3	9	22.4	>9	DUAL		90	13.66
341 C12	Block C	2 bed first floor apt	1	4	83.6	30.8	15.7	12.9		28.6	6.3	6	11	>7	DUAL		73	14.52
342 C13	Block C	2 bed first floor apt	1	4	83.6	30.8	15.7	12.9		28.6	6.3	6	11	>7	DUAL		73	15.52
343 C14	Block C	2 bed first floor apt	1	4	85.9	33.5	13.9	12.6		26.5	6	6	16.8	>7	DUAL		73	17.67
344 C15	Block C	2 bed second floor apt	1	4	84.4	32.7	13.2	11.7		24.9	7.9	6	10.1	>7	DUAL		73	15.61
345 C16	Block C	1 bed second floor apt	1	2	56.5	24	13.3			13.3	6.5	3	5.6	>5	DUAL		45	25.5
346 C17	Block C	2 bed second floor apt	1	4	82.8	30.4	13.5	11.9		25.4	6.1	6	12.2	>5	DUAL		73	13.42
347 C18	Block C	3 bed second floor apt	1	6	102.3	36.5	13.9	11.4	7.6	32.9	9.3	9	22.4	>9	DUAL		90	13.66
348 C19	Block C	2 bed second floor apt	1	4	83.6	30.8	15.7	12.9		28.6	6.3	6	11	>7	DUAL		73	14.52
349 C20	Block C	2 bed second floor apt	1	4	83.6	30.8	15.7	12.9		28.6	6.3	6	11	>7	DUAL		73	14.52
350 C21	Block C	2 bed second floor apt	1	4	85.9	33.5	13.9	12.6		26.5	6	6	16.8	>7	DUAL		73	17.67

351 C22	Block C	2 bed third floor apt	1	4	84.4	32.7	13.2	11.7		24.9	7.9	6	10.1	>7	DUAL		73	15.61
352 C23	Block C	1 bed third floor apt	1	2	56.5	24	13.3			13.3	6.5	3	5.6	>5	DUAL		45	25.5
353 C24	Block C	2 bed third floor apt	1	4	82.8	30.4	13.5	11.9		25.4	6.1	6	12.2	>5	DUAL		73	13.42
354 C25	Block C	3 bed third floor apt	1	6	102.3	36.5	13.9	11.4	7.6	32.9	9.3	9	22.4	>9	DUAL		90	13.66
355 C26	Block C	2 bed third floor apt	1	4	83.6	30.8	15.7	12.9		28.6	6.3	6	11	>7	DUAL		73	14.52
356 C27	Block C	2 bed third floor apt	1	4	83.6	30.8	15.7	12.9		28.6	6.3	6	11	>7	DUAL		73	14.52
Total Net Area (Block C) M2					2213.1													
Ground floor circulation			114.5	m2														
First floor circulation			95.3	m2														
Second floor circulation			95.3	m2														
Third floor circulation			95.3	m2														
Total circulation			400.4	m2														
Gross floor area M2					2613.5													

Apartments over creche																		
Unit no.	Type	Description	Character Area	Bed spaces	Unit area M2	Agg Living area M2	Bed 1	Bed 2	Bed 3	Agg bed area M2	Storage M2	Minimum storage required (M2) See note 1	Private amenity space M2	Communal Amenity space	Aspect	Orientation (Single aspect apartments only)	Minimum area required (M2) See note 1	Exceeds min floor area %
N3 561	Apartment over creche (N3)	2 bed first floor apartment	1	4	89	33.6	15	13.1		28.1	6.1	6	16.1	>7	DUAL		73	21.9
N2 562	Apartment over creche (N2)	2 bed first floor apartment	1	4	82	32	13.8	11.5		25.3	6.6	6	14.6	>7	DUAL		73	12.32
N1 563	Apartment over crèche (N1)	1 bed first floor apartment	1	2	54	24	11.8			11.8	3.7	3	6.6	>5	DUAL		45	20
N6 564	Apartment over creche (N6)	2 bed second floor apartment	1	4	89	33.6	15	13.1		28.1	6.1	6	18.4	>7	DUAL		73	21.9
N5 565	Apartment over creche (N5)	2 bed second floor apartment	1	4	82	32	13.8	11.5		25.3	6.6	6	16.6	>7	DUAL		73	12.32
N4 566	Apartment over creche (N4)	1 bed second floor apartment	1	2	54	24	11.8			11.8	3.7	3	7.4	>5	DUAL		45	20
N9 567	Apartment over creche (N9)	2 bed third floor apartment	1	4	89	33.6	15	13.1		28.1	6.1	6	18.4	>7	DUAL		73	21.9
N8 568	Apartment over creche (N8)	2 bed third floor apartment	1	4	82	32	13.8	11.5		25.3	6.6	6	16.6	>7	DUAL		73	12.32
N7 569	Apartment over creche (N7)	1 bed third apartment	1	2	54	24	11.8			11.8	3.7	3	7.4	>5	DUAL		45	20
Total Net Area (Apartments Over creche)					675													

Note 1: Figures taken from "Sustainable Urban Housing: Design Standards for new apartments" Published by the DoECLG