

GREAT CONNELL SHD

NEWBRIDGE

FOR

ASTON LTD.

PART V PROPOSAL



©

Prepared By

O' FLYNN ARCHITECTS

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

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



The Senior Administrative Officer,
Planning Department,
Kildare County Council,

8 April 2022

Dear Sir/Madam,

Re: The proposal is for a Residential Development on a site of at Great Connell Newbridge Co Kildare. The proposal consists of the development of 569 dwellings.

PART V PROPOSAL FOR PLANNING APPLICATION VALIDATION

We are instructed by our client to submit the following proposal as part of the above application for compliance with the provisions of Part V of the Planning and Development Act 2000 (as amended) and the Planning & Development Regulations, 2001 (as amended).

The revised provisions for compliance with Part V under Section 96 of the Act are as follows:

- I. The transfer, to the Planning Authority of the ownership of part(s) of the land (20%) subject of the application, to be reserved for the provision of social housing.
- II. the building and transfer, on completion, to the ownership of the Planning Authority, or to the ownership of persons nominated by the, of houses on the land which is subject to the application for permission of such number and description as may be specified in the agreement,
- III. the transfer to the ownership of the Planning Authority, or to the ownership of persons nominated by the Authority, of houses on any other land within the functional area of the Planning Authority of such number and description as may be specified in the agreement
- IV. the grant to the Planning Authority of a lease under the Housing Acts 1966 to 2014 of houses on the land which is subject to the application for permission, or on any other land within the functional area of the Planning Authority, of such number and description as may be specified in the agreement
- V. a combination of a transfer of land and one or more of the options listed above, or a combination of 2 or more of any of the others.

Article 22(2)(e) of the Regulations outlines the details to be included as part of any residential planning application subject to Section 96 of the Act. It states the following:

"in the case of an application for permission for the development of houses or of houses and other development, to which section 96 of the Act applies, details as to how the applicant proposes to comply with a condition referred to in sub-section (2) of that section to which the permission, if granted, would be subject, including-

- (i) *details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and*
- (ii) *details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an*

appropriate share of any common development works as required to comply with the provisions in Part V of the Act"

In relation to Article 22(2)(e)(i) of the regulations above we note that the applicant proposes the building and transfer of **114 no.** units on the site to satisfy the current Part V legislation.

These units are identified on the attached site plan.

In relation to (ii) above the applicant has calculated the cost of each of these unit based on the following attributable costs:

- Land Costs (including Land price, stamp duty & Cost of acquisition),
- Design & planning fees (including architecture, engineering, landscaping, planning, QS, surveys, planning application fees, levies, fire, archaeology, Homebond, etc.)
- Construction & Infrastructure costs (including for share of common development works, services connections, etc.)
- Finance Costs
- Marketing and sales costs
- Other costs (e.g. audit, project management, contingencies)
- Profit
- Cash Flow (banks loans, etc.)

Based on the above attributable costs our client has estimated the average cost of each unit will be as per table below:

Element	1 bed shared access apartment	1 bed own door apartment	2 bed shared access apartment	2 bed own door apartment	2 bed house	3 bed shared access apartment	3 bed own door duplex apartment	3 bed own door apartment	3 bed house	4 bed house	Total
<i>Number of Units</i>	<i>14</i>	<i>16</i>	<i>6</i>	<i>24</i>	<i>12</i>	<i>2</i>	<i>22</i>	<i>2</i>	<i>14</i>	<i>2</i>	<i>114</i>
<i>Floor Area</i>	<i>46.8</i>	<i>Ave 46.8</i>	<i>82</i>	<i>81.2</i>	<i>89.2</i>	<i>114</i>	<i>112.8</i>	<i>112.8</i>	<i>117.6</i>	<i>146.2</i>	<i>9789.2</i>
Total Including vat	€213,820	€235,889	€339,412	€298,858	€281,882	€433,881	€360,569	€360,569	€342,398	€404,880	
<i>Cost /sqm (incl vat)</i>	€4,569	€5,040	€4,139	€3,681	€3,160	€3,806	€3,197	€3,197	€2,912	€2,769	
<i>Cost / sqm (Excl abnormal & Site)</i>	€4,244	€4,715	€3,954	€3,493	€2,990	€3,673	€3,062	€3,062	€2,782	€2,665	

Full details of the calculations will be assessed with the Housing Department of Kildare Co Council following a grant of permission and associated Part V condition.

Yours sincerely



Michael Walsh
Walsh Associates

[illegible]

Part V Proposal

Directors:

Pádraigh O'Flynn B.Sc.Arch B.Arch MRIAI
Damian O'Flynn DIP.PM RIAI (Arch. Tech.)
Company Secretary: Damian O'Flynn.

Damian O'Flynn Associates Ltd
Registered in the Republic of Ireland No. 345226
VAT Registration Number: IE 6365226 R



Total number of residential units:

569

20% of 569 = 113.8, say 114 Part V units to be provided broken down as follows:

Proposed unit type	Number	Total	%	Overall %
1 bed shared access apartment	14		12.28	
1 bed own door apartment	16		14.04	
Total 1 bed		30		26.32
2 bed shared access apartment	6		5.26	
2 bed own door apartment	24		21.05	
2 bed house	12		10.53	
Total 2 bed		42		36.84
3 bed shared access apartment	2		1.755	
3 bed own door apartment	2		1.755	
3 bed own door duplex apartment	22		19.30	
3 bed house	14		12.28	
Total 3 bed		40		35.09
4 bed house	2		1.75	
Total 4 bed		2		1.75
Total number of units		114		100%

Directors:

Pádraigh O'Flynn B.Sc.Arch B.Arch MRIAI
Damian O'Flynn DIP.PM RIAI (Arch. Tech.)
Company Secretary: Damian O'Flynn.

Damian O'Flynn Associates Ltd
Registered in the Republic of Ireland No. 345226
VAT Registration Number: IE 6365226 R



Type	Number of units	Unit number
1 bed shared access apartments	14	A3, A4, B3, B4, C2 (@ ground floor) A10, B10, N1 (@ first floor) A16, B16, N4 (@ second floor) A21, B21, N7 (@ third floor)
1 bed own door apartments (in a 2 storey block, 1 unit on each storey) Type E1 / E2	16	Type E1 153, 155, 184, 212, 227, 431, 456, 458 (@ ground floor) Type E2 154, 156, 185, 213, 228, 432, 457, 459 (@ first floor)
2 bed shared access apartments	6	C5 (@ ground floor) A9, B9, N2 (@ first floor) A15, B15 (@ second floor)
2 bed own door ground floor apartments (under 3 bed duplex)	23	5, 7, 242, 244, 262, 264, 280, 282, 359, 361, 367, 369, 377, 379, 393, 395, 521, 523, 533, 535, 545, 547, 553 (@ ground floor)
2 bed own door first floor apartments (over 2 bed apartment)	1	554 (@ first floor)
2 bed house Type D	12	34, 35, 87, 88, 109, 110, 194, 195, 402, 409, 416, 417.
3 bed shared access apartment	2	A7, B7 (@ first floor)
3 bed own door apartment (ground floor units in a shared access apartment block)	2	A1, B1 (@ ground floor)
3 bed own door duplex apartment on first and second floor (over 2 bed ground floor apartment)	22	6, 8, 243, 244, 263, 265, 281, 283, 360, 362, 368, 370, 378, 380, 394, 396, 522, 524, 534, 536, 546, 548
3 bed house Types B1, C, G & J	14	226 (B1) 159, 160, 447, 448 (C) 26, 27, 39, 56, 143, 234, 481 (G) 113, 114, (J)
4 bed house Type F	2	40, 441
Total number of units	114	

Directors:

Pádraigh O'Flynn B.Sc.Arch B.Arch MRIAI
Damian O'Flynn DIP.PM RIAI (Arch. Tech.)
Company Secretary: Damian O'Flynn.

Damian O'Flynn Associates Ltd
Registered in the Republic of Ireland No. 345226
VAT Registration Number: IE 6365226 R



Apartment Units

Directors:

Pádraigh O'Flynn B.Sc.Arch B.Arch MRIAI
Damian O'Flynn DIP.PM RIAI (Arch. Tech.)
Company Secretary: Damian O'Flynn.

Damian O'Flynn Associates Ltd
Registered in the Republic of Ireland No. 345226
VAT Registration Number: IE 6365226 R



Unit Number A3 (1 no.)

1 bed shared access apartment @ ground floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	57.3						
Living area	23	28	3.3	4.0				
Aggregate Living area	23	28	3.3	4.0				
Bedroom 1 (double)	11.4	14.9	2.8	3.2				
Aggregate bedroom area	11.4	14.9	2.8	3.2				
Storage					3	3.7		
Private amenity space							5	6

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number A4 (1 no.)

1 bed shared access apartment @ ground floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	46.8						
Living area	23	23	3.3	4.0				
Aggregate Living area	23	23	3.3	4.0				
Bedroom 1 (double)	11.4	11.8	2.8	3.2				
Aggregate bedroom area	11.4	11.8	2.8	3.2				
Storage					3	3		
Private amenity space							5	5.7

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number B3 (1 no.)

1 bed shared access apartment @ ground floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	57.3						
Living area	23	28	3.3	4.0				
Aggregate Living area	23	28	3.3	4.0				
Bedroom 1 (double)	11.4	14.9	2.8	3.2				
Aggregate bedroom area	11.4	14.9	2.8	3.2				
Storage					3	3.7		
Private amenity space							5	6

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number B4 (1 no.)

1 bed shared access apartment @ ground floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	46.8						
Living area	23	23	3.3	4.0				
Aggregate Living area	23	23	3.3	4.0				
Bedroom 1 (double)	11.4	11.8	2.8	3.2				
Aggregate bedroom area	11.4	11.8	2.8	3.2				
Storage					3	3		
Private amenity space							5	5.7

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number C2 (1 no.)

1 bed shared access apartment @ ground floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	56.5						
Living area	23	24.0	3.3	4.5				
Aggregate Living area	23	24.0	3.3	4.2				
Bedroom 1 (double)	11.4	13.3	2.8	3.365				
Aggregate bedroom area	11.4	13.3	2.8	3.365				
Storage					3	6.5		
Private amenity space							5	5.1

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number A10 & B10 (2 no.)

1 bed shared access apartment @ first floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	46.8						
Living area	23	23	3.3	3.3				
Aggregate Living area	23	23	3.3	3.3				
Bedroom 1 (double)	11.4	11.8	3.3	3.3				
Aggregate bedroom area	11.4	11.8	3.3	3.3				
Storage					3	3		
Private amenity space							5	5.7

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number N1 (1 no.)

1 bed shared access apartment @ first floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	54						
Living area	23	24	3.3	3.63				
Aggregate Living area	23	24	3.3	3.63				
Bedroom 1 (double)	11.4	11.8	2.8	3.2				
Aggregate bedroom area	11.4	11.8	2.8	3.2				
Storage					3	3.7		
Private amenity space							5	6.6

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number A16 & B16 (2 no.)

1 bed shared access apartment @ second floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	46.8						
Living area	23	23	3.3	3.3				
Aggregate Living area	23	23	3.3	3.3				
Bedroom 1 (double)	11.4	11.8	2.8	3.2				
Aggregate bedroom area	11.4	11.8	2.8	3.2				
Storage					3	3		
Private amenity space							5	5.7

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number N4 (1 no.)

1 bed shared access apartment @ second floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	54						
Living area	23	24	3.3	3.63				
Aggregate Living area	23	24	3.3	3.63				
Bedroom 1 (double)	11.4	11.8	2.8	3.2				
Aggregate bedroom area	11.4	11.8	2.8	3.2				
Storage					3	3.7		
Private amenity space							5	7.4

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number A21 & B21 (2 no.)

A 21 & B 21 1 bed shared access apartment @ third floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	46.8						
Living area	23	23	3.3	3.3				
Aggregate Living area	23	23	3.3	3.3				
Bedroom 1 (double)	11.4	11.8	3.3	3.3				
Aggregate bedroom area	11.4	11.8	3.3	3.3				
Storage					3	3		
Private amenity space							5	5.7

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number N7 (1 no.)

1 bed shared access apartment @ third floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	54						
Living area	23	24	3.3	3.63				
Aggregate Living area	23	24	3.3	3.63				
Bedroom 1 (double)	11.4	11.8	2.8	3.2				
Aggregate bedroom area	11.4	11.8	2.8	3.2				
Storage					3	3.7		
Private amenity space							5	7.4

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Numbers 153, 155, 184, 212, 227, 431, 456, 458 (8 no.)

Type E1, 1 no. 1 bed own door apartment @ ground floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	55						
Living area	23	25.3	3.3	4.28				
Aggregate Living area	23	25.3	3.3	4.28				
Bedroom 1 (double)	11.4	12.9	2.8	3.0				
Aggregate bedroom area	11.4	12.9	2.8	3.0				
Storage					3	4.4		
Private amenity space								Avg 45m2

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Numbers 154, 156, 185, 213, 228, 432, 457, 459 (8 no.)

Type E2, 1 no. 1 bed own door apartment @ ground floor (2 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	45	65.3						
Living area	23	25.3	3.3	4.28				
Aggregate Living area	23	25.3	3.3	4.28				
Bedroom 1 (double)	11.4	12.9	2.8	3.02				
Aggregate bedroom area	11.4	12.9	2.8	3.02				
Storage					3	7		
Private amenity space								Avg 46.5m2

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number C5 (1 no.)

Type C5, 1 no. 2 bed shared access apartment @ ground floor (3 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	63	68.2						
Living area	28	28.2	3.6	3.6				
Aggregate Living area	28	28.2	3.6	3.6				
Bedroom 1 (main)	13	13	2.8	3				
Bedroom 2	7.1	7.9	2.1	2.25				
Aggregate bedroom area	20.1	20.9						
Storage					5	5		
Private amenity space							7	12

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number A9 & B9 (2 no.)

Type A9 & B9, 1 no. 2 bed shared access apartment @ first floor (3 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	63	67.1						
Living area	20.1	20.2	3.6	4				
Aggregate Living area	20.1	20.2	3.6	4				
Bedroom 1 (main)	13	13	2.8	3.2				
Bedroom 2	7.1	7.2	2.1	2.2				
Aggregate bedroom area	20.1	20.2						
Storage					5	5.6		
Private amenity space							7	7.2

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number N2 (1 no.)

Type N2, 1 no. 2 bed shared access apartment @ first floor (4 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	73	82						
Living area	30	32	3.6	4				
Aggregate Living area	30	32	3.6	4				
Bedroom 1 (main)	13	13.8	2.8	3.1				
Bedroom 2	11.4	11.5	2.8	3.0				
Aggregate bedroom area	24.4	25.3						
Storage					6	6.6		
Private amenity space							7	14.6

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number A15 & B15 (2 no.)

Type A15 & B15, 1 no. 2 bed shared access apartment @ second floor (3 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	63	67.1						
Living area	28	28	3.6	4				
Aggregate Living area	28	28	3.6	4				
Bedroom 1 (main)	13	13	2.8	3.2				
Bedroom 2	7.1	7.2	2.1	2.2				
Aggregate bedroom area	20.1	20.2						
Storage					5	5.6		
Private amenity space							7	7.2

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Numbers 5, 7 242, 244, 262, 264, 280, 282, 359, 361, 367, 369, 377, 379, 393, 395, 521, 523, 533, 535, 545, 547, 553 (13 no.)

Type: 2 bed own door ground floor apartment (under 3 bed duplex) (4 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	81.2	73						
Living / Dining area	31.4	30	3.6	4.7				
Aggregate Living area	31.4	30	3.6	4.7				
Bedroom 1 (double)	11.4	12.3	2.8	3.1				
Bedroom 2 (main)	13	13.2	2.8	3				
Aggregate bedroom area	24.4	25.5						
Storage					6	6.7		
Private amenity space							7	27.2 (min)

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number 554

Type: 2 bed own door first floor apartment (over 2 bed apartment) (4 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	73	74						
Living area	30	30	3.6	4.7				
Aggregate Living area	30	30	3.6	4.7				
Bedroom 1 (main)	13	13	2.8	2.9				
Bedroom 2	11.4	11.4	2.8	3				
Aggregate bedroom area	24.4	24.4						
Storage					6	6		
Private amenity space							7	7.6

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number A7 & B7 (2 no.)

Type: 3 bed shared access apartment @ second floor (6 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	90	114						
Living area	34	36.8	3.8	4				
Aggregate Living area	34	36.8	3.8	4				
Bedroom 1 (main)	13	14.8	2.8	3.7				
Bedroom 2 (double)	11.4	13.5	2.8	3.0				
Bedroom 3 (double)	11.4	11.4	2.8	3.0				
Aggregate bedroom area	31.5	39.7						
Storage					9	9.2		
Private amenity space							9	23.6

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Number A1 & B1 (2 no.)

Type: 3 bed own door apartment (Ground floor unit in a shared access apartment block) (6 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	90	114						
Living area	34	36.8	3.8	4				
Aggregate Living area	34	36.8	3.8	4				
Bedroom 1 (main)	13	14.8	2.8	3.7				
Bedroom 2 (double)	11.4	13.5	2.8	3.0				
Bedroom 3 (double)	11.4	11.4	2.8	3.0				
Aggregate bedroom area	31.5	39.7						
Storage					9	9.2		
Private amenity space							9	23.6

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Unit Numbers 6, 8, 243, 244, 263, 265, 281, 283, 360, 362, 368, 370, 378, 380, 394, 396, 522, 524, 534, 536, 546, 548 (22 no.)

Type: 3 bed own door duplex apartment on first and second floor (over 2 bed ground floor apartment) (5 person)

Accommodation	Target Floor Area (min)* M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage Provision M2	Private amenity space (min)	Private amenity space provision
Gross Floor area	90	112.8						
Living area	34	35.4	3.8	3.8				
Aggregate Living area	34	35.4	3.8	3.8				
Bedroom 1 (single)	7.1	7.9	2.1	2.55				
Bedroom 2 (double)	11.4	12.1	2.8	3				
Bedroom 3 (main)	13	13.7	2.8	3.6				
Aggregate bedroom area	31.5	33.7						
Storage					9	11.9		
Private amenity space							9	24.9 min

*Figures taken from Sustainable Urban Housing: Design Standards for New apartments published by the DoECLG

Housing Units

Directors:

Pádraigh O'Flynn B.Sc.Arch B.Arch MRIAI
Damian O'Flynn DIP.PM RIAI (Arch. Tech.)
Company Secretary: Damian O'Flynn.

Damian O'Flynn Associates Ltd
Registered in the Republic of Ireland No. 345226
VAT Registration Number: IE 6365226 R



Unit Numbers 35, 35, 87, 88, 109, 110, 194, 195, 402, 409, 416, 417 (6 no.)

Unit type D

2 bed 2 storey unit (4 person)

Accommodation	Target Floor Area (min)* M2	Target Floor Area (min)** M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage** M2	Storage Provision M2
Gross Floor area	80	85	89.2					
Living Room	13		15	3.6	4.9			
Aggregate Living area	30		33.5					
Bedroom 1 (double)	11.4		11.5	2.8	2.8			
Bedroom 2 (main)	13		15.2	2.8	2.8			
Aggregate bedroom area	25		26.7					
Storage						4	6	8.5

*Figures taken from the DHPLG Quality Housing for Sustainable Communities,

** Figures taken from the Kildare County Development Plan 2017-2023 Development Management Standards

Unit Number 226 (B1)

2 storey 3 bed unit (6 person)

Accommodation	Target Floor Area (min)* M2	Target Floor Area (min)** M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage** M2	Storage Provision M2
Gross Floor area	92	100	105					
Living Room	13		16.5	3.8	3.99			
Aggregate Living area	37		40.4					
Bedroom 1 (double)	11.4		11.4	2.8	2.9			
Bedroom 2 (double)	11.4		14.1	2.8	3.15			
Bedroom 3 (main)	13		14.7	2.8	3.375			
Aggregate bedroom area			40.2					
Storage						6	9	10.7

*Figures taken from the DHPLG Quality Housing for Sustainable Communities,

** Figures taken from the Kildare County Development Plan 2017-2023 Development Management Standards

Directors:

Pádraigh O'Flynn B.Sc.Arch B.Arch MRIAI
Damian O'Flynn DIP.PM RIAI (Arch. Tech.)
Company Secretary: Damian O'Flynn.

Damian O'Flynn Associates Ltd
Registered in the Republic of Ireland No. 345226
VAT Registration Number: IE 6365226 R



Unit Numbers 159, 160, 447, 448 (C)

2 storey 3 bed unit (5 person)

Accommodation	Target Floor Area (min)* M2	Target Floor Area (min)** M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage** M2	Storage Provision M2
Gross Floor area	92	100	105					
Living Room	13		16.5	3.8	3.99			
Aggregate Living area	34		35.7					
Bedroom 1 (single)	7.1		8.3	2.1	2.27			
Bedroom 2 (double)	11.4		11.4	2.8	3.02			
Bedroom 3 (main)	13		15.8	2.8	2.98			
Aggregate bedroom area	32		35.5					
Storage						5	9	9.3

*Figures taken from the DHPLG Quality Housing for Sustainable Communities,

** Figures taken from the Kildare County Development Plan 2017-2023 Development Management Standards

Unit Numbers 26, 27, 39, 56, 143, 234, 481 (G)**2 storey 3 bed unit (5 person)**

Accommodation	Target Floor Area (min)* M2	Target Floor Area (min)** M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage** M2	Storage Provision M2
Gross Floor area	92	100	112.8					
Living Room	15		19.5	3.8	3.8			
Aggregate Living area	34		35.4					
Bedroom 1 (double)	11.4		11.7					
Bedroom 2 (single)	7.1		9.8					
Bedroom 3 (main)	13		13.9					
Aggregate bedroom area	32		35.4					
Storage						5	9	10.1

*Figures taken from the DHPLG Quality Housing for Sustainable Communities,

** Figures taken from the Kildare County Development Plan 2017-2023 Development Management Standards

Unit Numbers 113, 114 (J)

2 storey 3 bed unit (6 person)

Accommodation	Target Floor Area (min)* M2	Target Floor Area (min)** M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage** M2	Storage Provision M2
Gross Floor area	100	100	117.6					
Living Room	15		16.7	3.8	3.9			
Aggregate Living area	37		37.1					
Bedroom 1 (double)	11.4		12.3	2.8	2.8			
Bedroom 2 (double)	11.4		13.0	2.8	2.8			
Bedroom 3 (main)	13		17.5	2.8	3.6			
Aggregate bedroom area	36		42.8					
Storage						6	9	9.2

*Figures taken from the DHPLG Quality Housing for Sustainable Communities,

** Figures taken from the Kildare County Development Plan 2017-2023 Development Management Standards

Unit Numbers 40, 441 (F)

2 storey 4 bed unit (6 person)

Accommodation	Target Floor Area (min)* M2	Target Floor Area (min)** M2	Floor area Provision M2	Min width* M2	Width Provision M2	Storage* M2	Storage** M2	Storage Provision M2
Gross Floor area	110	110	146.2					
Living Room	15		19.5	3.8	3.8			
Aggregate Living area	40		52.5					
Bedroom 1	11.4		12.9	2.8	3.1			
Bedroom 2	7.1		8.2	2.1	2.25			
Bedroom 3	11.4		11.5	2.8	3.15			
Bedroom 4	13		13.2	2.8	3.19			
Aggregate bedroom area								
Storage						6	10	11.2

*Figures taken from the DHPLG Quality Housing for Sustainable Communities,

** Figures taken from the Kildare County Development Plan 2017-2023 Development Management Standards

A1

PART V LEGEND:

TOTAL NO. OF RESIDENTIAL UNITS = 569

20% OF 569 = 113.8, SAY 114 PART V UNITS TO BE PROVIDED BROKEN DOWN AS FOLLOWS:

1 BED SHARED ACCESS APARTMENT—14 NO.:
NO & TYPE: A3, A4, A10, A16, A21, B3, B4, B10, B16, B21, C2, N1, N4 & N7.



2 x 1 BED OWN DOOR APARTMENTS IN 2 STOREY BLOCK—1 UNIT ON EACH FLOOR—16 NO.:
NOS: 153 (E1), 154 (E2), 155 (E1), 156 (E2), 184 (E1), 185 (E2), 212 (E1), 213 (E2), 227 (E1), 228 (E2), 431 (E1), 432 (E2), 456 (E1), 457 (E2), 458 (E1), 459 (E2).



2 BED SHARED ACCESS APARTMENT—6 NO.:
NO & TYPE: A9, A15, B9, B15, C5 & N2.
TYPES: A9, B9, N2—1ST FLOOR; A15, B15—2ND FLOOR; C5—GROUND FLOOR.



2 BED OWN DOOR GROUND FLOOR APARTMENT—UNDER 3 BED DUPLEX—23 NO.:
NOS: 05, 07, 242, 244, 262, 264, 280, 282, 359, 361, 367, 369, 377, 378, 393, 395, 521, 523, 533, 535, 545, 547, 553.



2 BED OWN DOOR APARTMENT ON FIRST FLOOR—OVER 2 BED GROUND FLOOR APARTMENT—01 NO.:
NOS: 554.



2 BED HOUSE—12 NO.:
NOS: 34 (D), 35 (D), 87 (D), 88 (D), 109 (D), 110 (D), 194 (D), 195 (D), 402 (D), 409 (D), 416 (D), 417 (D).
TYPES: D.



3 BED SHARED ACCESS APARTMENT—2 NO.:
NOS: A7, B7—1ST FLOOR.



3 BED OWN DOOR APARTMENT (GROUND FLOOR UNIT IN SHARED ACCESS APARTMENT BLOCK)—2 NO.:
NOS: A1, B1—GROUND FLOOR.



3 BED OWN DOOR DUPLEX APARTMENT ON FIRST & SECOND FLOOR—OVER 2 BED GROUND FLOOR APARTMENT—22 NO.:
NOS: 06, 08, 243, 244, 263, 265, 281, 283, 360, 362, 368, 370, 378, 380, 394, 396, 522, 524, 534, 536, 546, 548.



3 BED HOUSE—14 NO.:
NOS: 26 (G), 27 (G), 39 (G), 56 (G), 113 (J), 114 (J), 143 (G), 159 (C), 160 (C), 226 (B1), 234 (G), 447 (C), 448 (C), 481 (G).
TYPES: C, B1, G, J.



4 BED HOUSE—4 NO.:
NOS: 40 (F), 441 (F).
TYPES: F.



PROPOSED UNIT MIX

TOTAL (AND %)

1 BED SHARED ACCESS APARTMENT 14 (12.28%)
1 BED OWN DOOR APARTMENT 16 (14.04%)
TOTAL 1 BED 30 (26.32%)

2 BED SHARED ACCESS APARTMENT 06 (05.26%)
2 BED OWN DOOR APARTMENT 24 (21.05%)
2 BED HOUSE 12 (10.53%)
TOTAL 2 BED 42 (36.84%)

3 BED SHARED ACCESS APARTMENT 02 (01.755%)
3 BED OWN DOOR APARTMENT 02 (01.755%)
3 BED OWN DOOR DUPLEX APARTMENT 22 (19.30%)
3 BED HOUSE 14 (12.28%)
TOTAL 3 BED 40 (35.09%)

4 BED HOUSE 02 (1.75%)

TOTAL NO. UNITS 114 (100%)

LEGEND:

3 STOREY 4 BED HOUSE (8 PERSON):



2 STOREY 4 BED HOUSE (7 PERSON):



2 STOREY 3 BED HOUSE (6 PERSON):



2 STOREY 3 BED HOUSE (5 PERSON):



2 STOREY 2 BED HOUSE (4 PERSON):



1 BED OWN DOOR APARTMENT UNIT (2 PERSON) IN 2 STOREY BLOCK—1 UNIT ON EACH FLOOR:



3/4 STOREY 1 1/3 BED APARTMENT BLOCK:



3 STOREY 2 BED (4 PERSON) & 3 BED (5 PERSON) DUPLEX BLOCK—2 BED ON GROUND FLOOR & 3 BED ON 1ST & 2ND FLOOR:



2 STOREY 2 BED (4 PERSON) BLOCK—1 UNIT ON EACH FLOOR—ADJOINING 3 STOREY DUPLEX BLOCK:



3 STOREY 2 BED (4 PERSON) & 3 BED (5 PERSON) DUPLEX BLOCK ADJOINING TERRACED HOUSING:



CHILDCARE FACILITY:



NEIGHBOURHOOD CENTRE:



NOTES:

DO NOT SCALE. USE ONLY FIGURED DIMENSIONS WHICH SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS.

REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION FOR ALL STRUCTURAL WORK.

THIS DRAWING IS COPYRIGHT.

NO. REVISIONS:

DATE:

H

DATE:

LEGEND:

OFA

OFLYNN ARCHITECTS,
LOWER DYRE STREET,
NEWBRIDGE,
CO. KILDARE.
TEL: 045 433400
EMAIL: info@oflynnarchitects.ie
WEB: www.oflynnarchitects.ie

RIA
2021

PROJECT: PROPOSED GREAT CONNELL SHD AT NEWBRIDGE, CO. KILDARE.

TITLE: SITE LAYOUT SHOWING PROPOSED PART V UNITS.

CLIENT: ASTON LTD.

STAGE: PLANNING

PROJECT NO.: 19070

DRG. NO.: PA-200

SCALE: 1:1,000
DATE: MARCH 2022

DRAWN: POF
CHECKED: POF

SITE LAYOUT SHOWING PROPOSED PART V UNITS @ 1:1,000

