



ARCHITECTURAL & URBAN DESIGN REPORT

Ratoath South SHD

21088 - RKD - ZZ - ZZ - RP - A - 3000

Issue:P1

May 2022, Beo Properties Ltd.

RKD











EXECUTIVE SUMMARY

This design statement has been prepared by RKD Architects on behalf of Beo Properties Ltd. to outline the concepts behind the design proposal for lands between the existing built-up area of Ratoath, the R155, and the new Ratoath Outer Relief Road just to the south of the town.

The scheme provides an innovative development of 452 new homes arranged in a block neighbourhood model that is designed to create an inclusive and sustainable community, promote active transport, and offer an alternative way of living to the traditional cul-de-sac housing estate.

The layout allows for connections back to the existing built area of Ratoath, to adjacent sites, and to any future development in the lands to the south. The development will also include a significant portion of the Ratoath Outer Relief Road, a key infrastructure project in the area.

PROJECT TEAM

- **Developer** - Beo Properties Ltd.
- **Project Manager** - Floton Consulting
- **Planning Consultant** - KPMG Future Analytics
- **Masterplan Architects / Lead Consultants** - RKD Architects
- **Landscape Architects** - Brady Shipman Martin
- **Civil, Structural, Transportation** - O'Connor Sutton Cronin
- **Mechanical & Electrical** - BBSC Limited
- **Visual Consultants** - Digital Dimensions
- **Fire Safety Consultants** - McCrae Consulting Ltd
- **Ecologist** - Altamar Limited



Heller Street Park and Residences, Six Degrees Architects



Vallastaden Housing Development in Linköping, Sweden, Nordregio



Primary Structure, Wanås Foundation 2011, Jacob Dahlgren



Weespergilde, Breesma Roos Architects, Netherlands



Render of The Homestead, Metropolitan Workshop



Fleur-de-Lis Christchurch Development, UK



Apartment Buildings, Vauban, Freiburg



Weespergilde, Braaksma & Roos Architectenbureau

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01

INTRODUCTION + VISION

01 Introduction + Vision

i. Project Description

Beo Properties Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site (c.14.166 ha), on existing agricultural lands located immediately to the south of the existing built area of Ratoath in County Meath. The site is generally bound to the north by Glascarn Lane, the rear of houses at Glascarn Lane, further existing residential dwellings and a permitted strategic housing development (Reg Ref: TA17/305196); to the east and south by existing agricultural fields and by Glascarn Lane; and to the west by Fairyhouse Road (R155), the rear of houses at Fairyhouse Road, the Carraig Na Gabhna and Cairn Court developments, and existing agricultural fields. The subject site is located on lands within the following town lands (in part): Legagunia, Commons, Jamestown, Glascarn and Newtown.

The proposed development will principally consist of the construction of 452 no. residential units and all associated ancillary accommodation, open space and site and development works. The total gross floorspace (GFA) of the overall development is c.55,714.4 (c.59,177 with ancillary uses included) of which c.54,175 is residential and c.1,539.4 is non-residential uses. The proposed development will principally consist of the 150 no. semi-detached and terraced dwelling houses (3-bed - with option to convert attic in 89 no. units, thereby creating 4-bed houses), 182 no. maisonettes (15 no. 1-bed & 167 no. 3-bed) and 120 no. apartments (100 no. 2-bed and 20 no. 3-bed)(with balconies/terraces across all elevations), with heights ranging from 2-3 storey terraced houses and 3-4-storey duplex buildings (1 storey ground floor units and 2 storey first and second floor units; 2 storey ground and first floor units and 2 storey second and third floor units) and 6-storey apartment blocks. The scheme provides the following house types (as detailed in the application pack materials):61 no. A1 (with the option to provide as A2 given similar appearance), 28 no. A2 (with the

option to provide as A1 given similar appearance), 30 no. B1, 31 no. B2, 42 no. M1, 42 no. M2, 34 no. M3, 34 no. M4, 15 no. M5, 15 no. M6, 60 no. D1, 20 no. D2, 20 no. D3, 20 no. D4. The scheme is presented across 12 neighbourhoods (A-H & J-M), each with its own designated central communal open space, car and cycle parking (746 no. car parking spaces and 816 no. cycle parking space).

Planning permission is also sought for a second phase of the Ratoath Outer Relief Road (RORR) (c. 22,825 sq. m), that will run along the southern boundary of the application site. The section of the RORR proposed as part of this development runs from a new signalised junction on the R155, east for approximately 1100m, to the end of the site boundary. The proposed roadway will provide access for the site in the form of two priority controlled junctions. A series of pedestrian and cycle connections are provided to site from the Fairyhouse Road (R155), Glascarn Lane and the new RORR as well as a pedestrian link to Carraig Na Gabhna. The site provides permeability through its internal road and shared surface networks, including pedestrian and cycle paths (implementing a segregated pedestrian and cycle path proposed along the RORR) but also within the site. A greenway will be provided across the site that will connect the R155 Fairyhouse Road with Garraig Na Gabhna road and Glascarn Lane. This greenway will provide pedestrian/cyclist connection to the newly proposed pedestrian/cyclist infrastructure along the RORR. All associated site development and infrastructural works, services provision, foul and surface water drainage, an extension to the foul water network, surface water and watermain along the RORR required to facilitate the development, access roads/ footpaths, lighting, landscaping and boundary treatment works and all ancillary works necessary to facilitate the development is provided.

The proposed development also includes 2.247 ha of landscaped public open space which includes a civic plaza (0.513 ha), greenway spine (1.087 ha) and parklands (0.301 ha); solar PV Panels in various locations; and public lighting. All associated site development works above and below ground including hard and soft landscaping, roads/footpaths/ cycle paths, play areas, boundary treatments, SuDs, pumping station, EV charging points, green roofs, ESB substations and services to facilitate the development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Meath County Development Plan 2021-2027.

For full Statutory Description please refer to KPMG-FA Planning Report.



01 Introduction + Vision

ii. Project Vision

The proposal is to create an innovative development of new homes on the lands between the existing built-up area of Ratoath and the proposed Outer Relief Road.

The scheme will provide a vibrant new neighbourhood based on the principles of sustainability, permeability, walkability and shared public spaces.

The site layout is considered in the context of the national and international equine centres of Fairyhouse Racecourse and Tattersalls. The lands to the south are part of a masterplan area for potential future development that will strengthen links between Ratoath town and these centres. The proposed site plan allows for future connections to these lands and towards the equine centres. It also allows for connections to neighbouring sites, including the Jamestown SHD currently under construction to the east.

A key concept in ensuring the delivery of a sustainable development on this site is the integration of the existing ecology and field pattern. The new model of town living proposed takes the form of clustered courtyards that are inspired by the site's history as rural farm land.

The residential clusters are shaped by the existing field patterns, retaining existing hedgerows where possible to preserve wild life habitats. New ecological corridors and sustainable drainage systems are incorporated in the design to enhance the ecosystem of the site.

The design and materiality of the homes are inspired by the site history, traditional homestead and farm yard architecture.

The proposal includes a range of amenity spaces, home sizes and typologies to meet the needs of a

wide range of residents. These include a mixture of house, duplex maisonette and apartment units. The variety of units will accommodate a diverse mix of inhabitants varying in age, life stage, mobility and family unit size.

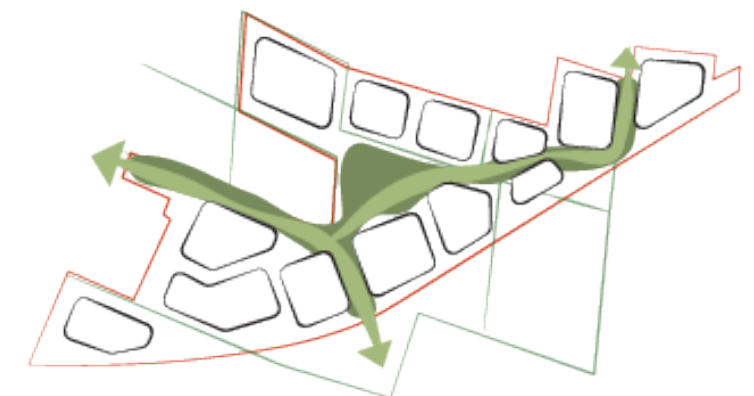
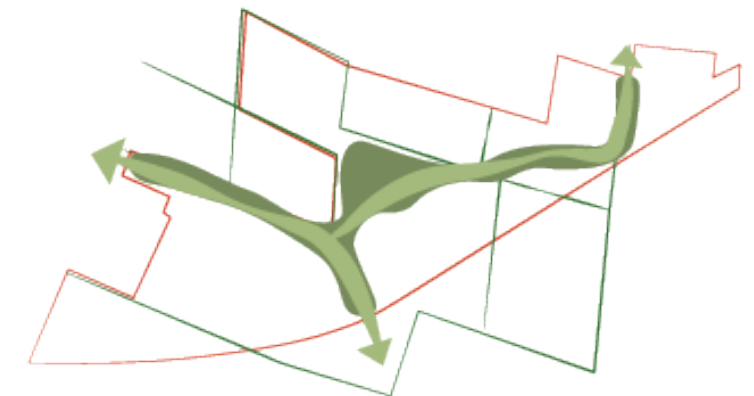
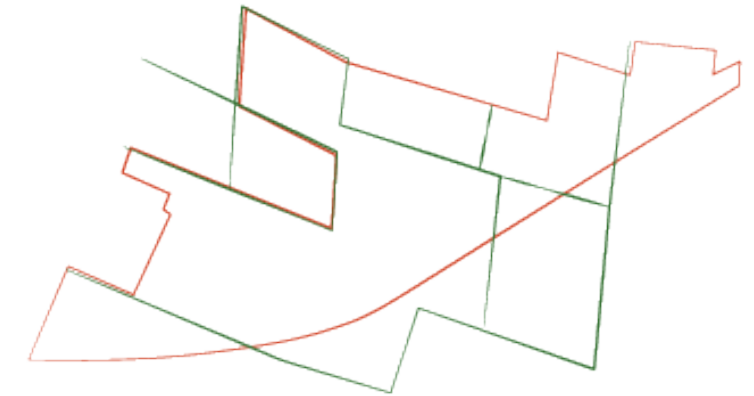
The neighbourhood model will provide each block with a communal court space to be shared by the residents and encourage social interaction. These communal courts will have distinct characters and functions to encourage the inhabitants to move between them.

The character of each cluster will be further enhanced by a variety of materials applied across the development. Each cluster will be distinct, creating a sense of place and ownership amongst the residents whilst enabling easy wayfinding across the site.

The clusters will be linked together by a network of shared public open spaces and routes that give precedence to pedestrians and cyclists. This network will tie back to Ratoath Town with potential for future extension to nearby amenities such as Ratoath College and the aforementioned Fairyhouse Racecourse and Tattersalls.

The focal point of the public open space network is a large green park adjacent to a civic plaza and local commercial/retail units. A crèche is also proposed to provide childcare for the new population of the area.

The development proposes an alternative model of living to the dendritic street patterns of more traditional housing estate layouts. It aims to set a sustainable precedent for the future of Ratoath.





Concept sketch of development

01 Sustainable Residential Development

iii. Best Practice Urban Design Manual

The proposed development follows the key principles of the Best Practice Urban Design Manual from the Department of Housing, Local Government and Heritage. Below is a summary of the key design responses to each topic from the manual. More detail on each of these criteria responses is set out throughout this document.

CRITERIA	COMMENT	DESIGN RESPONSE
01 Context	How does the development respond to its surroundings?	<ul style="list-style-type: none"> The proposed development is envisaged as a natural extension of the existing built area of Ratoath. It sits adjacent to existing residential neighbourhoods and land zoned for future residential, commercial and enterprise use. Its delivery will enable the creation of a new live/work destination in the town. The layout of the development takes into consideration the history of the site by incorporating the existing field patterns, retaining perimeter hedgerows and enabling a new ecological corridor within the green spine running through the site. The approach to building height and density considers adjacent properties and places higher buildings at prominent locations. The architecture and the landscaping is inspired by the site's history as farm land. Strong connections and a network of public open space invites the local population to engage with newly created public amenity. The layout ensures that future connections to neighbouring lands is considered.
02 Connections	How well is the new neighbourhood / site connected?	<ul style="list-style-type: none"> The proposed development offers good levels of site connectivity and permeability while prioritising pedestrians and cyclists. A key part of the proposal is the inclusion of the second phase of the Ratoath Outer Relief Road (RORR), facilitating greater connectivity for all of Ratoath. Vehicular access to the site is provided by two junctions with the RORR. Within the site there is a clear hierarchy of streets with a main loop road allowing for a future bus route. Neighborhood access is via local streets, with lower speed limits, and shared-surface homezones which are designed to form part of the public space. A strong dedicated pedestrian/bicycle route runs through the site's public space network with connections to R155, Glascarn Lane and Carraig Na Gabhna. Potential future connections are considered to Ratoath College, neighbouring Jamestown SHD, the existing bridle path towards Fairyhouse Racecourse and the lands south of the site. <p><i>Note: Refer to the separate Roads/DMURS and Landscape Design submissions by OCSC and BSM</i></p>
03 Inclusivity	How easily can people use and access the development?	<ul style="list-style-type: none"> The proposed development offers a wide range of housing typologies and amenity spaces to accommodate a variety of needs. All external spaces, except for private gardens, are permeable and open to the public. This includes the communal courtyards and the layout of the blocks ensures passive surveillance of these spaces. All public space is designed for accessibility and 5% of units are designed to comply with the Universal Design Guidelines. 45 Part V units (10% of the total) are to be provided within the development.
04 Variety	How does the development promote a good mix of activities?	<ul style="list-style-type: none"> The proposed development promotes a variety of uses across the site including; a great range of dwelling typologies, a creche and a number of local commercial/retail units. The public open space allows for a range of activities along three key areas: a green spine, a central green park and a civic plaza. Within these areas there are a mix of playgrounds, kick-about areas, outdoor gyms and social meeting points. The retail/commercial units are located at the central park and civic plaza which are within easy walking distance of all neighbourhoods. Each courtyard also features a communal shared space with a unique design to suit the needs of the residents.
05 Efficiency	How does the development make appropriate use of resources, including land?	<ul style="list-style-type: none"> The proposed development offers an alternative model to traditional housing estates that achieves a higher density whilst ensuring high quality amenity spaces. The total dwelling number of 452 gives a Net-density of 42.3 dwellings/ha, in excess of the 35 dwellings/hectare set out for a 'self-sustaining town' in the MCC Development Plan. The layout and landscaping of the proposed development incorporates 10m buffer zones to existing perimeter hedgerows and sustainable urban drainage features that also form part of the public open space. All dwellings are dual aspect at minimum and the typologies are designed to optimise daylight in their related orientations. The site layout avoids north-facing units to promote energy efficiency and wall thicknesses allow for a thermal envelope that can exceed NZEB requirements.
06 Distinctiveness	How do the proposals create a Sense of Place?	<ul style="list-style-type: none"> Each neighbourhood cluster has a distinctive character provided by its material palette and the landscaping of its communal courtyard. Each cluster consists of a variety of typologies offering a varied roofscape, dynamic street character and sense of place. Height of buildings is used to highlight prominent entrances to the site and entry points of the communal courtyards. The proposed central green park and civic plaza provides a focal point for the development and its residents. Clear view lines are created to these points from each entrance of the site. The development will stand as an alternative model of living to the more traditional dendritically laid out housing estates.

CRITERIA	COMMENT	DESIGN RESPONSE
07 Layout	How does the proposal create people-friendly streets and spaces?	<ul style="list-style-type: none"> The proposed development offers a clearly defined, safe and accessible network of streets and public open space. The layout accords with the principles of DMURS, providing active street frontage, permeability and traffic calming. A major concept for the site is a greenway spine for pedestrians and cyclists that provides routes for residents to Ratoath Town via the R155, Jamestown SHD, Glascarn Lane and future development to the south. A hierarchy of street types is provided consisting of a 30km/hr site access road with distinctive footpaths, 15km/hr neighbourhood access roads with footpaths and 15km/hr shared surface 'home zones', all designed to prioritise pedestrians and cyclists. Traffic speeds are controlled by bends and surface treatment. <p><i>Note: Refer to the separate Roads/DMURS and Landscape Design submissions by OCSC and BSM</i></p>
08 Public Realm	How safe, secure and enjoyable are the public areas?	<ul style="list-style-type: none"> Open space across the site takes three distinct forms – public open spaces as formed by the greenway and park areas, communal courts that are permeable but also enclosed within neighbourhood block layouts, private gardens and terrace spaces on unit curtilage. The layout provides 17.8% of public open space and an additional 9.9% communal open space, in excess of the required amount by MCC Development Plan. The four-sided nature of the neighbourhood blocks ensures that all public open spaces and communal open spaces are fronted by dwellings, ensuring passive surveillance. There are multiple children's play areas located in both communal open spaces and public open spaces. <p><i>Note: Refer to the separate Landscape Design submission by BSM</i></p>
09 Adaptability	How will the buildings cope with change?	<ul style="list-style-type: none"> The proposed development is based on principles aligned to UN's Sustainable Development Goals as well as the ambitions of Ireland 2040 and the Climate Action Plan. The site layout considers orientation and structural flexibility to optimise performance. Typologies and block layout with loose-fit design allow for adaptation and subdivision Building envelope and landscaping are designed for resilience to future climate change impacts. Approximately 60% of the house units feature an attic space that can be extended into.
10 Privacy/Amenity	How do the buildings provide a high quality amenity?	<ul style="list-style-type: none"> All units, including all apartments, enjoy dual aspect as a minimum. Private open space requirements as set by the Development Plan and Apartment Guidelines are met and exceeded by the various typologies. 22m minimum direct rear setbacks are respected throughout the development and shared streets offer a minimum of 18m between units. Storage requirements as set out in the Development Plan are met in all units. Landscaping is used to ensure privacy and acoustic buffer for private open space at ground floor level. <p><i>Note: Refer to the separate Landscape Design submission by BSM</i></p>
11 Car Parking	How will the parking be secure and attractive?	<ul style="list-style-type: none"> Parking is provided through a mix of on-curtilage and clusters to minimise impact on streetscapes and enable dwellings to front the RORR. Parking for apartments and maisonettes is located in under-croft or external clusters buffered by vegetation. These are primarily located at the gable-ends of blocks and also facilitate visitor parking The parking areas form part of the public realm which is reflected by the use of the same materials as the pedestrian zones. Secure bicycle storage is provided within communal courtyards, availing of passive supervision and adding to the activation of these spaces. <p><i>Note: Refer to the separate Roads/DMURS submission by OCSC</i></p>
12 Detailed Design	How well thought through is the building and landscape design?	<ul style="list-style-type: none"> The scheme has been carefully considered in both macro and micro scale to deliver a legible and coherent new neighbourhood for Ratoath. The individual units are of highest quality offering a great variety of living environments serving various needs. The architectural approach is informed by local context and a strong sense of identity. The building facade palette is modern and durable, with variations of form and colour offering visual identity and distinctiveness between clusters. The design allows for optimal building performance to produce nearly zero energy buildings with PV panels. The landscaping makes use of the existing natural features of the site, is respectful to the local ecosystem and provides a high quality public realm with clear wayfinding and wide range of activities for both residents and visitors. <p><i>Note: Refer to Housing Quality Assessment and Architectural Drawings by RKD, and the separate Landscape Design submission by BSM</i></p>



Aerial view of scheme from RORR



View of the Main Access Road and Green Way to be taking in charge by Meath County Council



02

POLICY CONTEXT

02 Policy Context

i. Meath County Development Plan 2021-2027



The Meath County Development Plan 2021-2027 and the related Ratoath Local Area Plan sets out a clear set of policies and objectives to be addressed through the design of this development. The following paragraphs summarise the response to these.

Ratoath Local Area Plan

The following residential development principles described in the most recent Ratoath Local Area Plan will be addressed:

- A high-quality living environment.
- Neighbourhoods rather than traditional housing estates, and that the requirements for daily living will be within easy reach of homes.
- A range of residential types which vary in both size and type.
- An overall scheme design which can accommodate a broad population profile including elderly inhabitants, differently-abled inhabitants, single-person households, couples and households with children.

- Sufficient community facilities to serve the needs of residents.

- A strong emphasis on a mix of uses, house types and layouts that facilitate streetscapes and open spaces that have natural supervision.

- Innovative scheme designs which contribute to the aesthetic value of Ratoath.

Settlement and Housing Strategy

The objectives of the settlement and housing strategy relate to the creation and support of;

- Attractive residential developments with a range of housing options and appropriate provision of functional public and private open space.
- Sustainable communities that encourage and facilitate walking, cycling and general physical activity through the design of permeable interconnecting spaces.
- A mix of housing types and sizes to meet the needs of different categories of households.
- Accommodation for older people and for people with disabilities that would allow for independent and semi-independent living.
- New residential developments on zoned lands in excess of 20 residential units that provide a minimum of 5% universally designed units.

These objectives are met in the proposed development and are explained through the concepts outlined in the Project Vision.

The Strategic Vision of the Development Plan is as follows:

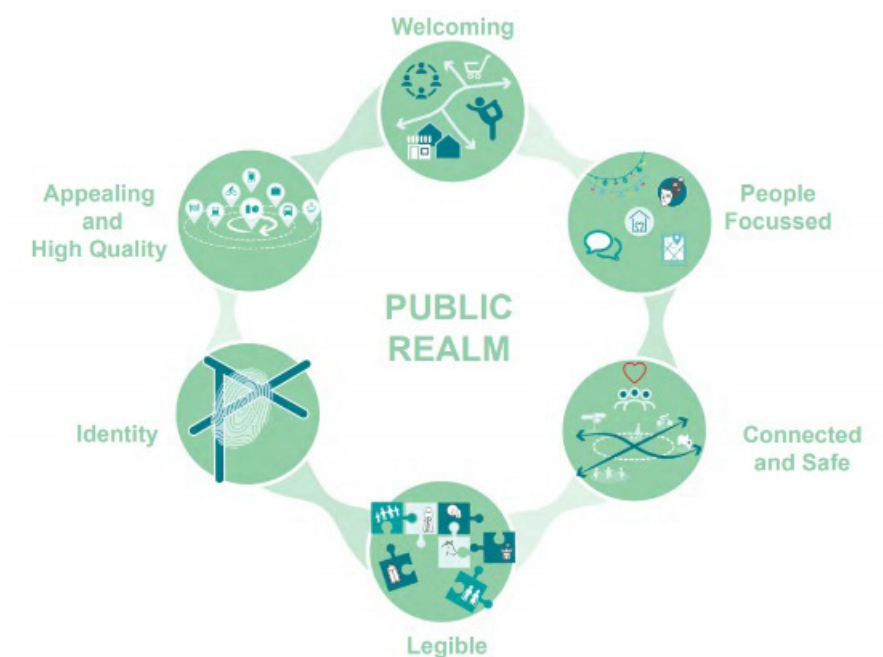
'To improve the quality of life of all citizens in Meath by creating an environment that supports a vibrant growing economy and a well-connected place to live, learn and do business'.

"To continue to support the creation of socio-economically progressive vibrant, dynamic, and healthy communities throughout the County and ensure that future growth is based on the principles of sustainable development that delivers a high quality living and working environment that meets the needs of all residents, in accordance with National and Regional Guidance."

"To promote the sustainable consolidation of Ratoath, accommodating, significant expansion of employment opportunities, whilst consolidating growth of the town and reinforcing the town centre."

In this context, the plan will promote and support employment growth and expansion of the international equestrian hub in support of the town centre; and will promote sustainable movement through the completion of the Ratoath Outer Relief Road"

To facilitate the sustainable growth of the towns and villages throughout the County by promoting consolidation and compact development in an attractive setting that provides a suitable mix of housing and supporting amenities and ensuring co-ordinated investment in infrastructure that will support economic competitiveness and create a high quality living and working environment.



Economic and Employment Strategy

Ratoath operates primarily as a commuter settlement and reducing the volume of commuting from Ratoath and expanding the employment base is one of the key challenges facing the town.

While the proposed development of this site is primarily concerned with the provision of residential units, a wider masterplan is being developed in tandem which aims to create a destination for employment, visitation and tourism in the lands between this site and Fairyhouse Racecourse.

The Meath County Development Plan 2021-2027 Economic and Employment Strategy includes objectives concerning:

- The development of Ratoath as an employment hub
- The development of an equestrian hub at Ratoath that maximises the internationally recognised equine facilities at Tattersalls and Fairyhouse and the support of their continued expansion to ensure that these centres remain viable for long-term employment and economic activity.

Due to its location, the incorporation of routes through this SHD site represents a key opportunity to forge physical links between the existing town and future employment-generating development to the south as well as with Fairyhouse Racecourse and the Tattersalls International Equestrian facilities.

Movement Strategy

The development of this site will enable the delivery of a significant portion of the key strategic road, the Ratoath Outer Relief Road.



Image from event in Ratoath Town



Existing rural landscape with hedgerows in Ratoath

It will also provide new pedestrian and bicycle routes which link to the proposed Ratoath Pedestrian and Bicycle network, whilst enabling a new type of living with less car presence on the streets and pedestrian priority across the site.

Rural Development Strategy

In accordance with Rural Development Objectives the site concept will promote the preservation of trees and hedgerows.

Also, the provision of communal neighbourhood spaces could provide the opportunity to develop allotments proximate to residential areas.

The wider masterplan will encourage and support the development of the equine industry in the locality.

Climate Change Strategy:

The proposed development integrates the key objectives of the national Climate Action Plan and National Development Plan: Ireland 2040 to ensure any future development is low-carbon throughout the entirety of its life-cycle through efficient design, the use of sustainable materials and renewable energy.

The drainage and landscape strategy also considers the impact of climate change and is designed to mitigate any future risks due to flooding.

Community Building Strategy:

The development will provide a wide mix of typologies with a minimum of 5% designed in accordance with the Universal Design Guidelines.

All development will focus on creating attractive, inclusive and safe environments for people with a diverse range of needs to play, interact or relax.

03

MASTERPLAN CONCEPT

03 Masterplan Concept

i. Introduction

This proposed development takes into consideration an overall framework plan for the lands south of the Ratoath South SHD that are zoned for employment, visitor and tourist facilities and include the Fairyhouse Racecourse and Tattersalls complex. The concept for this wider framework plan integrates connections to neighbouring sites such as existing residential estates, the Jamestown SHD and other residential zoned land.

The design concept for this wider framework plan envisages the creation of a strong network of public amenity spaces and ecological corridors connecting Ratoath Town to Fairyhouse and Tattersalls. This network defines a series of neighbourhood clusters of varying size that can provide a wide range of functions, with the SHD clusters focused on housing.

With due regard to this concept, the masterplan of the Ratoath South SHD site is laid out according to five key objectives:

- i. Connecting people & places
- ii. Preserving & enhancing local ecosystems
- iii. Healthy & thriving communities
- iv. A new type of neighbourhood-living
- v. Sustainable & resilient neighbourhoods

Two fields to the north west, zoned as new residential but not under ownership of Beo Properties, have been carefully considered as part of the overall site layout to ensure the potential for future integration. These are indicated, separate from the rest of the site in the diagram on the following page.

Legend

SHD Site Boundary

Proposed Connections

Potential Connections



03 Masterplan Concept

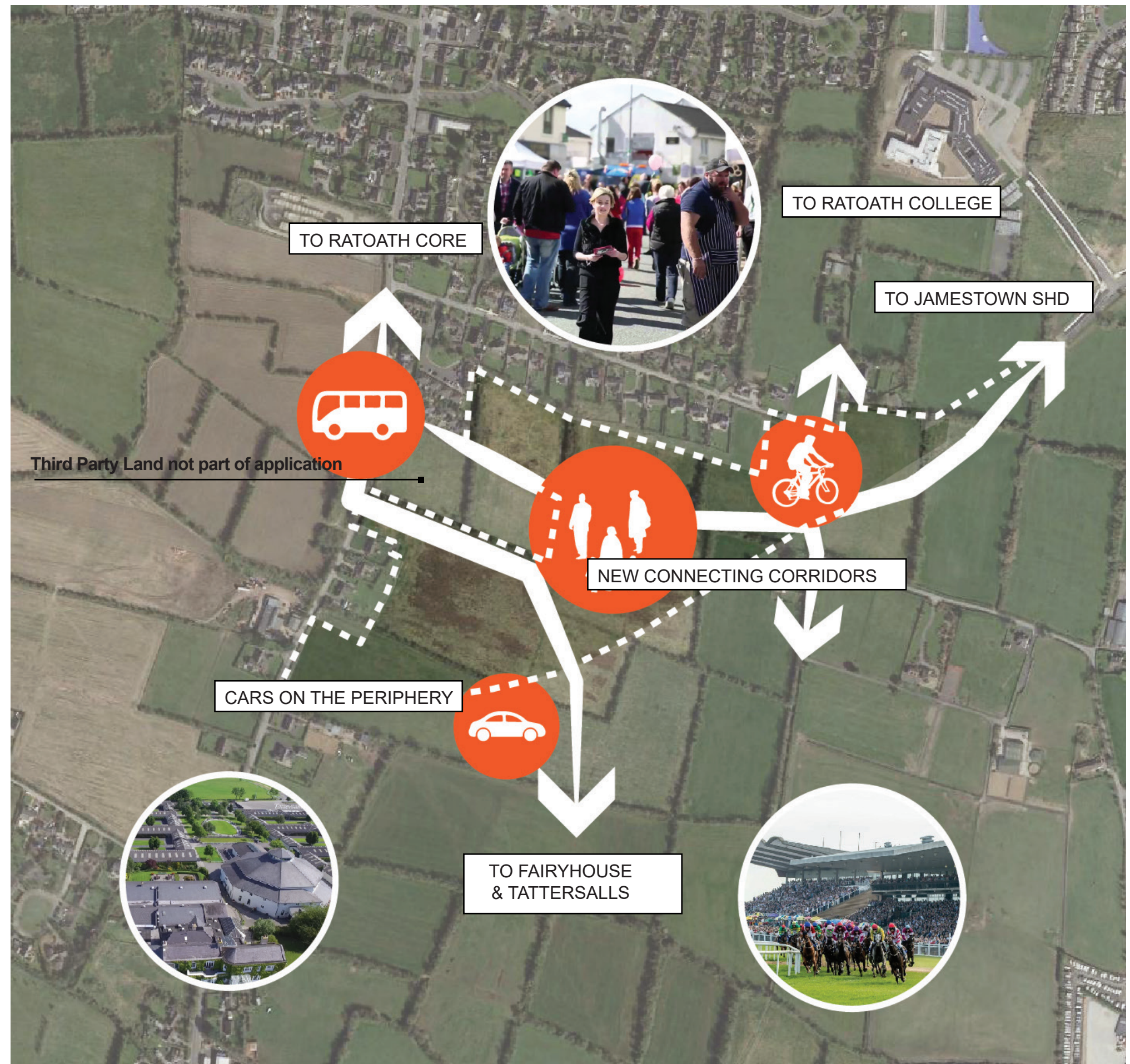
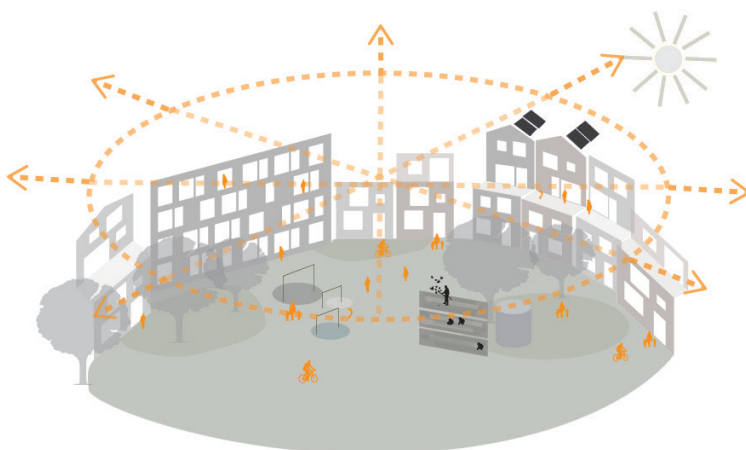
ii. Connecting People & Places

The scheme occupies a key site as regards the connection between Ratoath Town and the lands zoned for future employment, visitor and tourist facilities to the south. It maintains the connection to Ratoath Town in order that the future masterplan can become an extension of the town, complementing its existing amenities and qualities.

To achieve this the concept of a greenway for cyclists and pedestrians was devised and overlaid onto the existing field pattern. The result is a spine of public open space that connects the R155 in the west to Glascarn Lane in the northeast, and provides a branch south that can link with future development across the Outer Relief Road.

This will provide an attractive route for inhabitants across the site to use in travelling to Ratoath Town centre, Ratoath College or the Jamestown Sports Campus. In the future it could form part of an extended greenway to Fairyhouse Racecourse and Tattersalls.

Complementing this greenway, will be an access road off the new Outer Relief Road that will serve as the main vehicular route through the site and could provide a convenient route for a public bus to serve the development in the future. This will form a junction with the RORR at a location that will offer the opportunity to provide access into the zoned lands to the south.



03 Masterplan Concept

iii. Preserving & Enhancing Local Ecosystems

The defining natural feature of the existing site is the rural grain of fields as delineated by hedgerows and streams. These act as the habitats and routes for local wildlife as well as the drainage system for the site.

The initial concept for the layout of the site was to retain the perimeter hedgerows as much as is practical. Retained hedgerows are provided a 10m minimum buffer from their centreline to development. These zones will form ecological corridors that protect the biodiversity across the site.

Pedestrian / cycle paths, drainage streams / swales are integrated into these zones to create a network of connectivity that ties the development together.

This existing field pattern has informed the shape of the neighbourhood blocks so that they will appear to have evolved naturally out of their surroundings, taking advantage of the natural ecology to create a unique layout in the area.

The fauna on site is typical of agricultural landscapes in the Irish Eastern and Midlands Region. Several principal species have been identified and retaining the existing hedgerows will help to preserve the biodiversity of the area.



03 Masterplan Concept

iv. Healthy & Thriving Communities

The use of shared surface streets and the separation of cars and people via the greenway and hedgerow trails encourage walking and cycling through the development. The permeable nature of the neighbourhood blocks mean that often the shortest distance from A to B will be by foot, not car.

The layout aligns routes with desire lines to create a permeable interconnected series of spaces that are easy and logical to navigate around. Provision of children's play spaces and communal exercise equipment will further promote active lifestyles.

The integration of the natural ecological features will ensure an awareness of, and connection with, nature as people move through the site. Landscaped areas will provide amenity and biodiversity and incorporate sustainable urban drainage systems.

New homes meet the requirements of a range of people and households at different life stages making for diverse communities. Loose-fit design will allow for adaptation and subdivision and 5% of units have been designed to meet the Universal Design Guidelines. A range of public, communal and/or private amenity spaces and facilities will provide for children of different ages, parents and the elderly.



03 Masterplan Concept

v. A New Type of Neighbourhood-Living

The layout of the site is informed by the pattern of existing fields and hedgerows which has lead to the design of blocks of approximately 0.5-1.5ha.

The result is a series of clustered dwellings that form neighbourhoods built around central shared courtyards which encourages social interaction between the inhabitants.

The units vary in size and type to suit a range of inhabitants while these central spaces will be porous enough to promote visitation between adjacent neighbourhoods.

These neighbourhoods will be dense enough to provide enclosure and continuous frontages to streets and public open spaces, but also diverse enough in typology to stand in contrast to the long homogenous streets and cul-de-sacs of traditional housing estates.

The quality of the shared surface streets and public spaces create an environment where pedestrians take priority and children can play safely.



03 Masterplan Concept

vi. Sustainable & Resilient Neighbourhoods

All dwellings and neighbourhoods on the site are developed based on the principles of energy efficiency, low carbon construction, circular design principles and nature based solutions to drainage and climate change impact.

The strong integration of hedgerows and ecological corridors enables sustainable drainage and provides a healthy microclimate for the different development clusters, resilient to future climate change.

Each cluster of dwellings is laid out to optimise energy use and will promote local production of renewable energy.

The overall layout of the site supports sustainable mobility by encouraging pedestrian and cyclist movement over cars.

A strong focus on inclusive, healthy and comfortable buildings and places protects the health and wellbeing of the users and builds resilience for potential disruptions.



04

SHD PROPOSAL

04 SHD Proposal

i. Overview

The proposed development comprises a total of 452 new homes which are located in 12 neighbourhoods (A-M), each with its own central communal court space that host a variety of community and recreational functions.

The boundaries of these neighbourhoods are porous to encourage activation and movement between neighbourhoods and throughout the site.

A main access road loops from two points on the new Outer Relief Road and enables easy approach to the centre of the development where a park and civic plaza provide a focal point and heart for the scheme, as well as a location for necessary recreational and commercial facilities.

The neighbourhoods and the park are linked together by a network of public open space which integrate pedestrian, cycle and drainage routes within buffer spaces along existing hedgerows.

The wider spaces form a greenway spine that connects the development to the R155, the potential future development to the south of the RORR and to Glascarn Lane and the Jamestown SHD in the northeast, where a route could be created to Ratoath College and the town.

The design of buildings and landscape have been carefully considered to provide a proposal focused on sustainability and adaptability to protect the health and wellbeing of the future community.



The view of a proposed new shared external courtyard from a private balcony.



Overall plan of SHD proposal

04 SHD Proposal

ii. Site Context

Regional Context

The proposed development is located in Ratoath which is a well-connected town to the Northwest of Dublin City, approximately a 40-50 minutes by car or the 103 Bus Éireann bus from Dublin City Centre.

Locally the town is just 5km from Ashbourne, the second largest town in Co. Meath and 25km from the largest, Navan. Dublin Airport is within 25km and served directly by the 109A Bus Éireann bus.






The population of the Ratoath was 9,533 at the census in 2016 and is projected to rise to 11,033 by 2026.

Ratoath is currently recognised as a 'self-sustaining' town in the Meath County Development Plan. It has a high level of population growth but a weak employment base, resulting in a reliance on other areas for employment.

Part of the proposal is the delivery of significant portion of the Ratoath Outer Relief Road which will ultimately serve these commuters, whilst the development itself will provide new housing in close proximity to potential future bus lines.

The Core Housing Strategy 2020-2026 gives an allocation of 803 additional units for Ratoath, of which 72 are already committed to in the town. The proposal in this application would provide the opportunity for another 452 dwellings.

Legend

-  Roads
-  Rail
-  Bus Éireann
-  Distance Radius
-  Airport



04 SHD Proposal

ii. Site Context

Economic Activity

The equine racing and breeding industry is one of the defining economic activities in the area.

County Meath is a nationally important centre for equine activity with 3 major racing venues at Fairyhouse, Navan & Bellewstown and a further nationally important even hosted annually at Laytown.

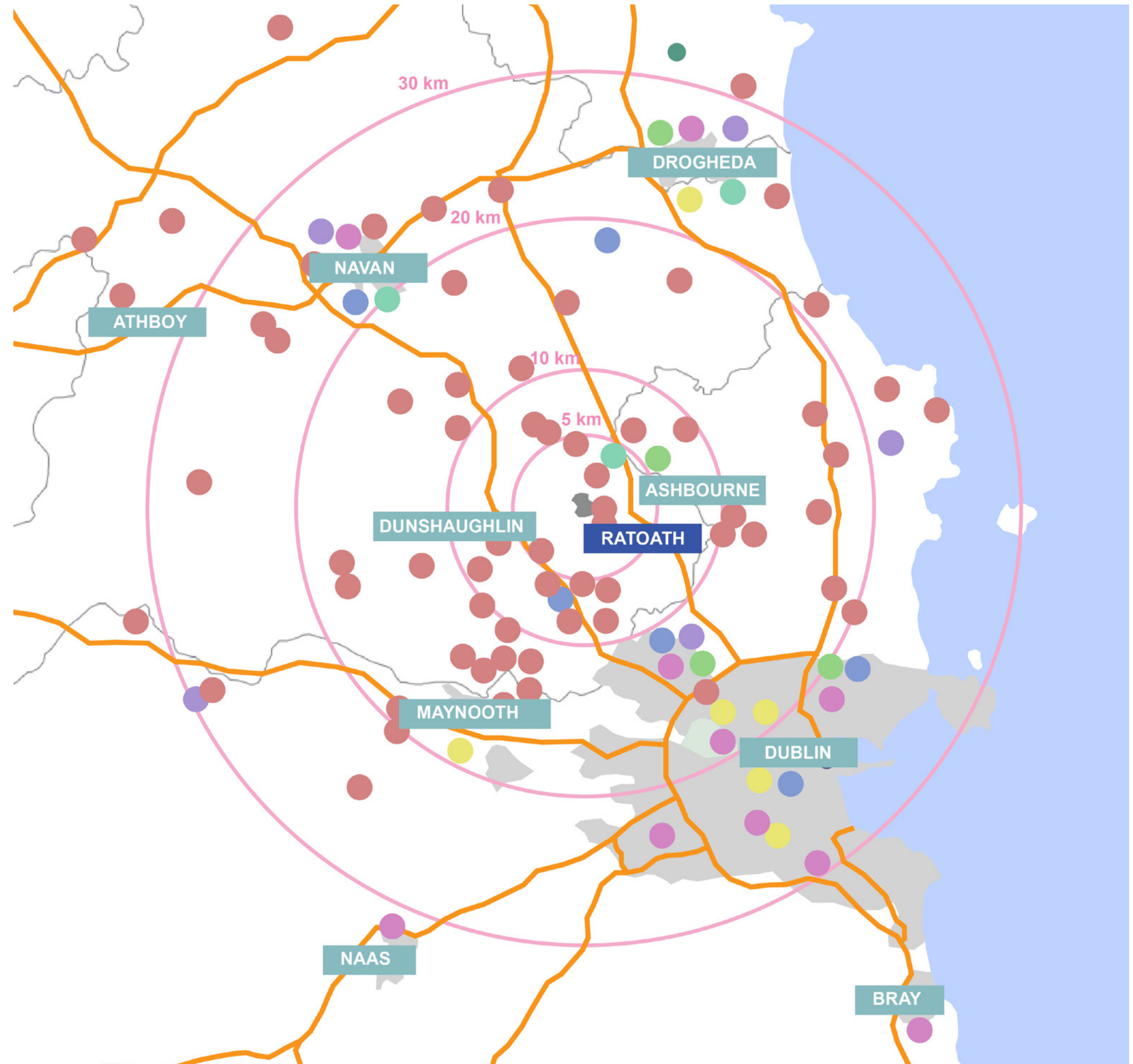
Ratoath is a hub for the equine industry even within Co. Meath. Fairyhouse Racecourse is located in close proximity to the proposed development. The racecourse is home to the Irish Grand National and Easter Festival. Tattersalls is also an internationally recognised facility.

In 2016, Ratoath provided 922 jobs whilst the number of resident workers totalled 4,260.

The location of the proposed development is situated adjacent to an area identified as a key strategic employment site. It has the opportunity to become a new type of live/work destination for Ratoath.

Legend

- Equine Activity
- Business Park
- Shopping Centre
- Food Production
- 3rd Level Education
- Hospital
- Manufacturing



04 SHD Proposal

ii. Site Context

Local Context

The site of the proposed development is located immediately to the south of the existing built area of Ratoath and forms a natural extension of the town in close proximity to land zoned White Lands.

The site is less than 2km south of the town centre, where the majority of key amenities are located, and only 1km from the key attractions Fairyhouse Racecourse and Tattersalls. It has two bus stations within 750m with services to Ratoath Town and Dublin.

The site is currently connected back to town via the R155 and its development will enhance this connection through the provision of a significant portion the Ratoath Outer Relief Road and the extension of the town’s pedestrian and bicycle network into the site. This connection could also act as the beginning of a route along the existing Bridle Path to the east of the site that has the potential to link down to Fairyhouse Racecourse.

Legend

Fitness

Medical Centre

Food Shopping

Pre School

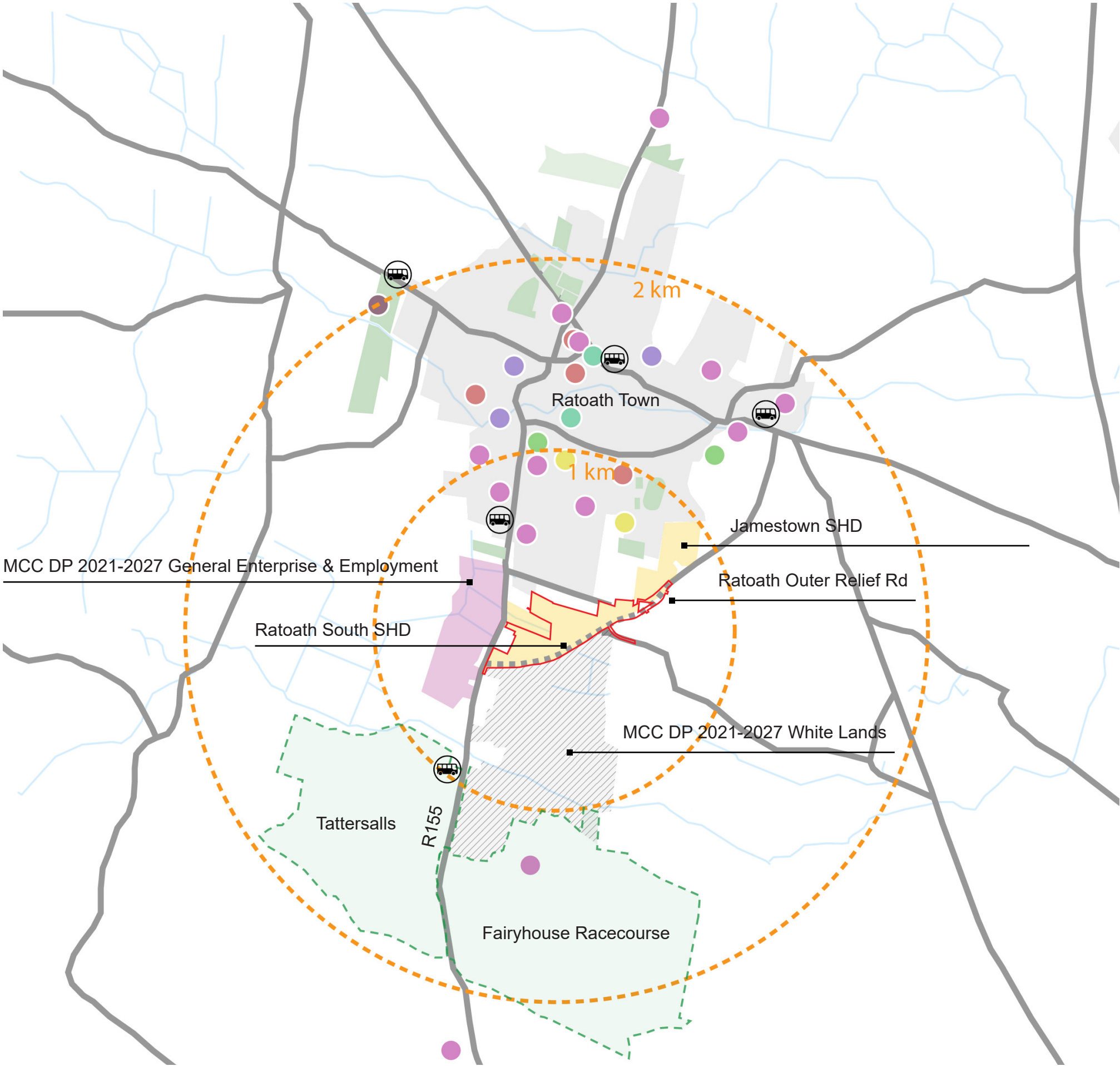
Secondary School

Primary School

GAA

.....

Proposed Outer Relief Road



04 SHD Proposal

ii. Site Context

Existing Amenity

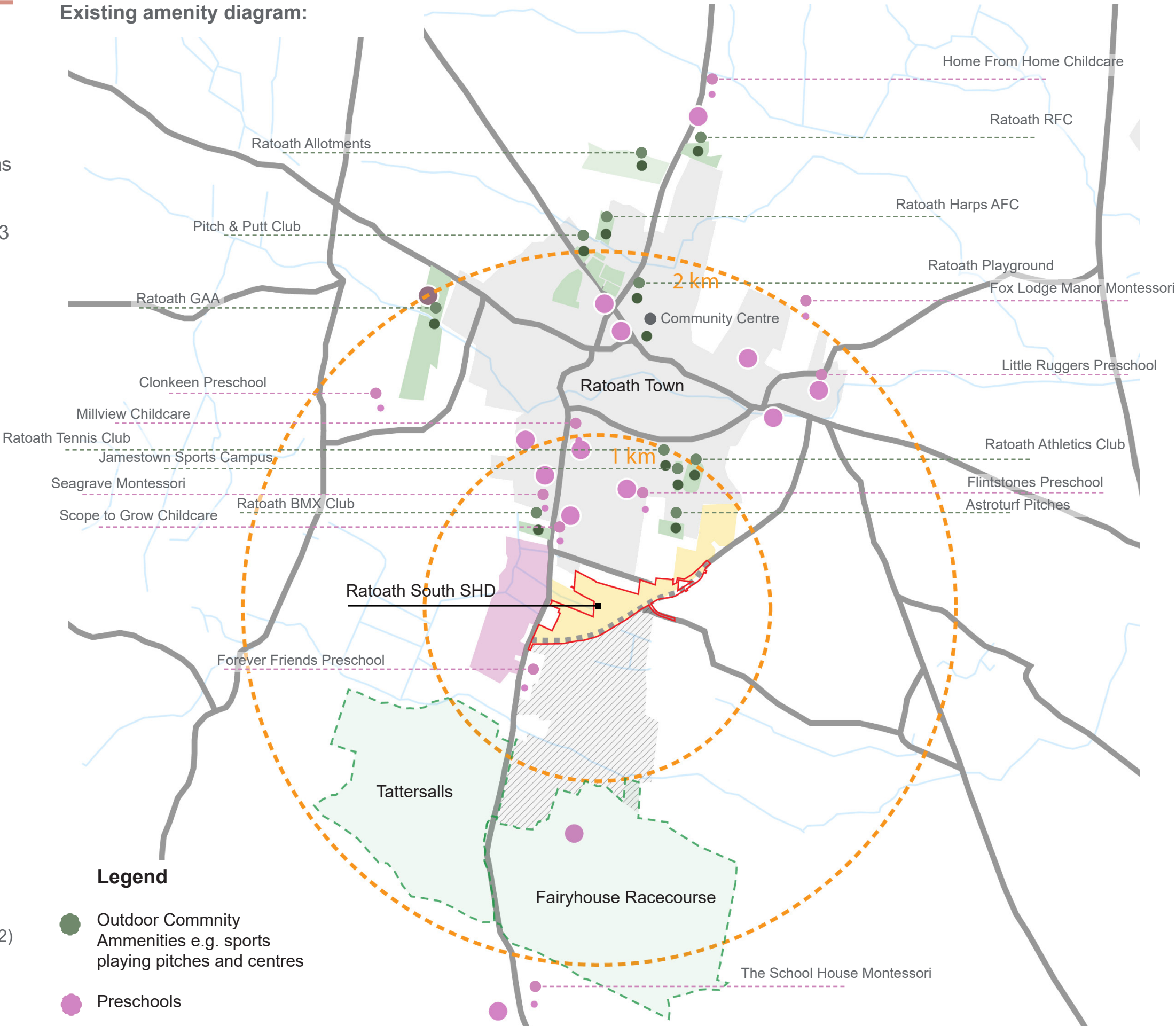
The proposed development aims to contribute meaningfully to the existing amenities of Ratoath. A draft analysis concludes that there is currently ca. 2.2 ha of playing fields per 1,000 people (based on 9,533 population) - well above the 1.6 ha per 1,000 people as required by the Meath County Development Plan.

The estimated population growth for the town is 11,033 by 2026. Currently the amount of playing fields would be able to serve ca. 13,000 people. The proposed development therefore looks at other options to enhance the current amenities of the town.

- Ratoath GAA
 - 3 pitches
- Ratoath Harps AFC
 - 3 full size pitches
 - 3 training pitches
 - 1 small astro
- Ratoath Pitch and Putt
 - 18 holes
- Leigh Valley
 - 1 GAA pitch
- Ratoath RFC
 - 1 pitch Curragha Road
 - 1 pitch at Jamestown Campus
- Ratoath Tennis Club
 - 4 courts at Jamestown Campus
- Ratoath Jamestown Astro
 - 3 pitches at Jamestown Campus
- Ratoath College
 - 1 pitch
- Ratoath Athletics Club
 - Running track at Jamestown Campus
- Ratoath BMX Track

- Other Community Amenities
- 1 Community allotment (16 acre site with plot sizes of 160m2)
 - 1 public Playground
 - 1 Community Centre
 - 10 preschools in Ratoath and the Wider Area

Existing amenity diagram:



04 SHD Proposal

ii. Site Context

Site History

The area of the development is old agricultural land that up until the 1990's mainly consisted of farms on vast estates.

In the last 30 years Ratoath Village has grown rapidly and the area has established itself as a hub for equine activity with the development of Fairyhouse Racecourse and Tattersalls. The site is now surrounded by low-rise residential development as an extension of the town with much of the agricultural land zoned for new residential or enterprise.

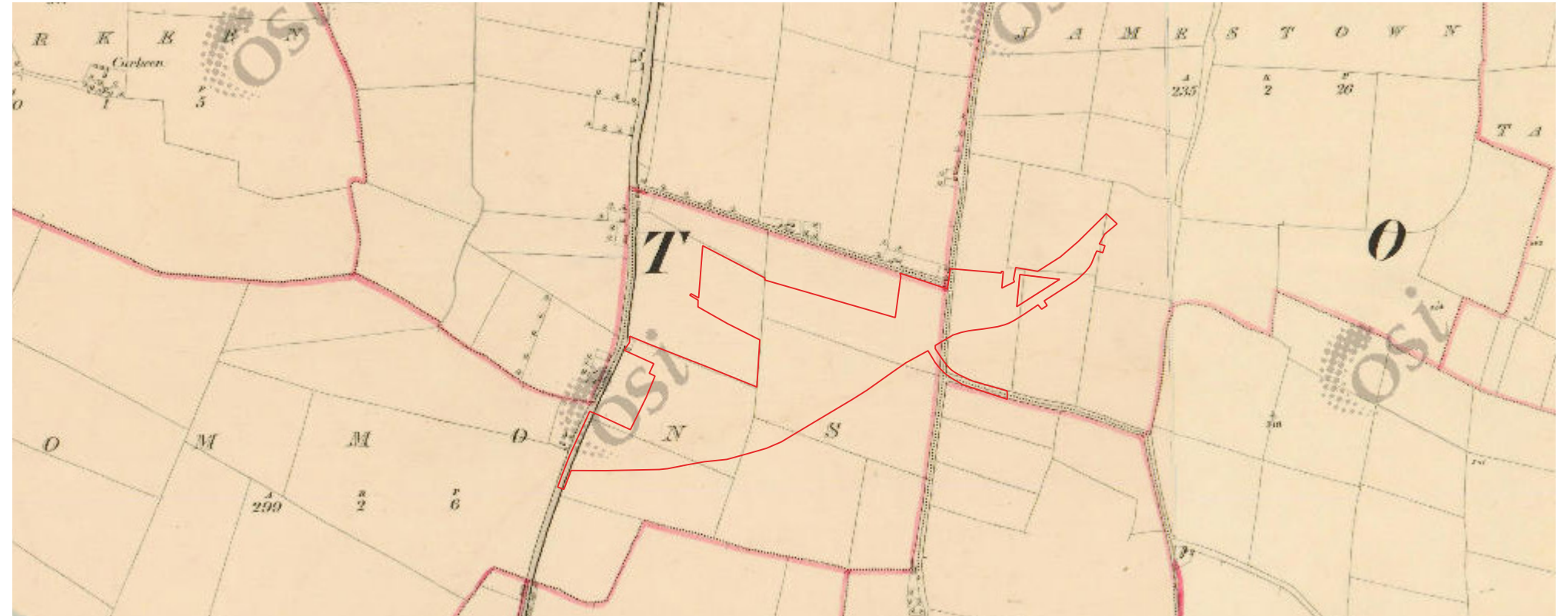
The remains of the site history is evident in the field patterns and hedgerows which date back to the 1800's.

The proposed development uses this remaining history and ecological value to inform its site layout and architectural expression.

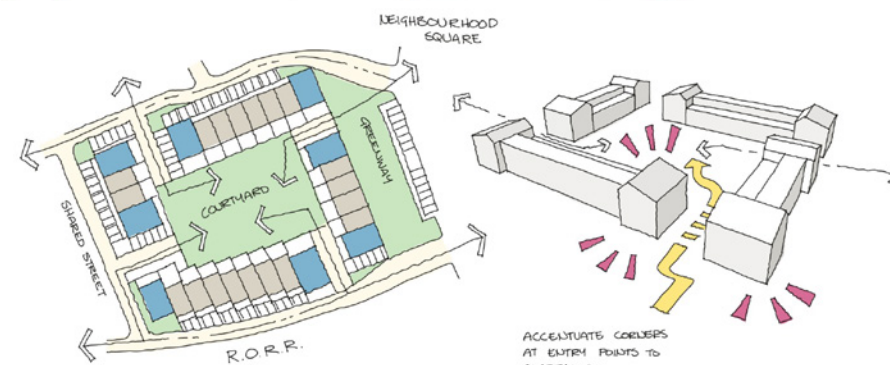
The existing field pattern has informed the shape of the neighbourhood blocks with a nod to the architectural aesthetics of traditional homesteads.

The buildings distinctive massing and materiality take inspiration from traditional 'farm aesthetics' whilst adding a modern touch to tie in with the neighbouring buildings.

Early concept of capturing the site history in layout and architecture



Early concept of capturing the site history in layout and architecture



Farm in co.Meath



Homestead in co.Meath

04 SHD Proposal

ii. Site Context

Existing Condition

The site of the SHD proposal is relatively flat and consists of previous grazing fields for cows.

The main features are the existing perimeter hedgerows and an existing bridle path to the east of the site, connecting Glascarn Lane down to Fairyhouse Racecourse.

Two drainage ditches run along the existing hedgerows and have been preserved in the layout of the proposed development.

The fauna in the area is of limited ecological interest, and there are no protected species recorded on site. (For further detail please refer to Altamar Ecology Report).

The proposed development will maintain the perimeter hedgerows and create a new green connection through the site linking to neighbouring fields.

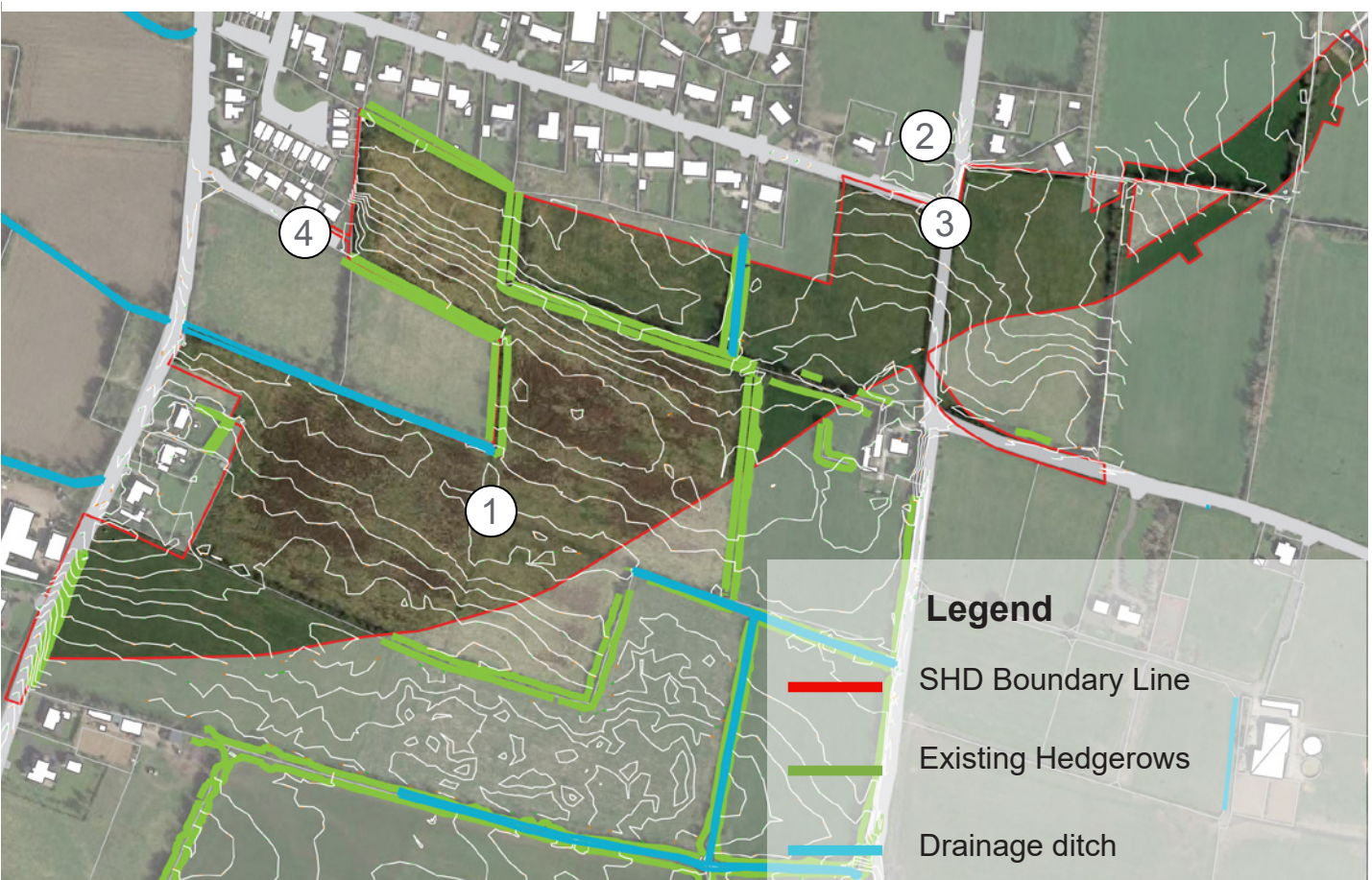
The surrounding development is predominantly low-rise 1-2 storey detached housing with rear gardens facing the site.

The proposed development takes the existing context into consideration and allows for adequate set backs to the existing dwellings whilst also ensuring the height strategy respects existing access to daylight and views.

10m buffer of retained hedgerows:



Existing ecology & topography diagram:



04 SHD Proposal

iii. Site Permeability & Connectivity

ABP Opinion Item 1: Permeability & Connectivity

Further consideration and/or justification of the documents as they relate to the movement of pedestrians and cyclists from the subject site into Rathoath Village and surrounding area.

The submitted documentation should demonstrate clear pedestrian and cycle connectivity and the timescale, phasing and delivery of any infrastructure associated with the proposed pedestrian and cycle connectivity, including any third-party consents required for the works. For the cycle facilities that are proposed, the specific compliance with the particular requirements of the National Cycle Manual should be demonstrated by the documents.

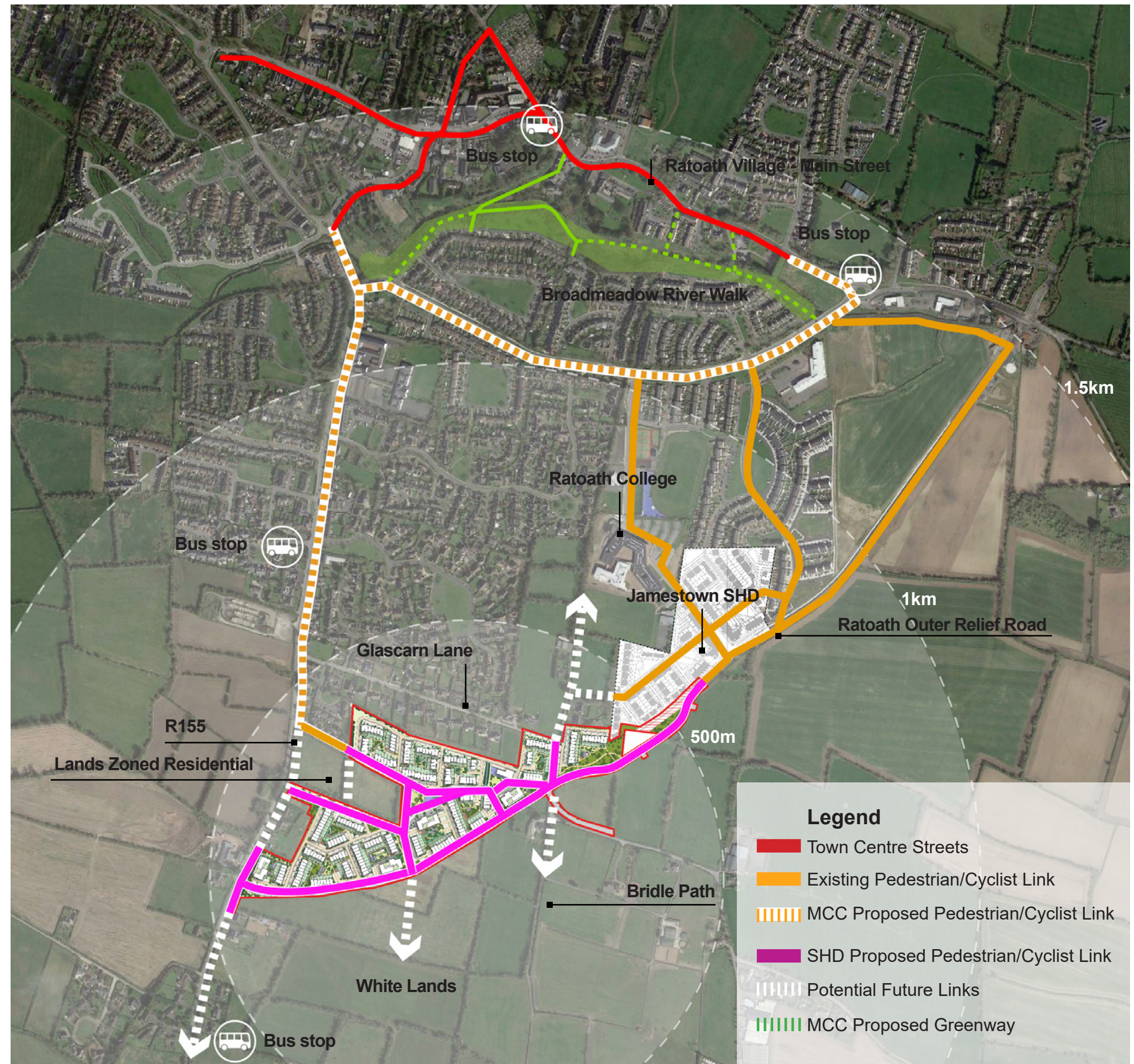
Movement of pedestrians and cyclists from the subject site into Rathoath Village and surrounding area:

The proposed development will deliver a significant part of the Rathoath Outer Relief Road connecting vehicles, cyclists and pedestrians with strong links back to Rathoath Village.

A key pedestrian and cyclist spine through the site will establish connections to R155 at two locations where MCC currently has a Part 8 Application for extended pedestrian and cycle network of the town.

The proposed pedestrian and cycle network also enables connections to Jamestown SHD and Glascarn Lane where future connections can be made to Rathoath Village and Rathoath College.

The network allows for future connections to neighbouring lands zoned for residential development, the existing bridle path leading towards Fairyhouse Racecourse and the lands to the south currently zoned White Lands.



New pedestrian, bicycle and vehicle site entrances from existing roads:

The proposed development will provide one main vehicular junction with the existing R155 which will serve the RORR back to Jamestown SHD. It will incorporate new cycle and footpaths (1).

A pedestrian and bicycle entrance will be provided from R155 connecting to the central green spine of the site (2), and another pedestrian and bicycle entrance will be provided at Carraig Na Gabhna (3) allowing for connectivity to R155 and the new bicycle/pedestrian infrastructure along R155 proposed by MCC that will form an extension of the Ratoath Cycle and Pedestrian Network.

From Glascarn Lane there will be a new entrance for neighbourhood access with pedestrian/bicycle priority allowing for a future extension of the existing bridle path between Ratoath Village and Fairyhouse Racecourse.

In addition to these new entrances from existing roads, there will be two main entrances to the site along the RORR and multiple pedestrian and bicycle connections along the RORR.



01 R155 to the RORR



02 R155 to the Green Spine



03 Carraig Na Gabhna to the Site



04 Glascarn Lane to the Site



04 SHD Proposal

iii. Site Permeability & Connectivity

Pedestrian and Bicycle Connectivity

The proposed development accommodates an pedestrian and bicycle network along safe, dedicated routes that run through the blocks and along the greenway spine. This will provide a circulation route with vegetation and activation of space along the way.

The cycle network is developed based on the requirements of the National Cycle Manual including a central 3m wide cycleway and pedestrian path through the site that is off-road and remote from vehicular traffic. This central route offers high comfort levels and serves both commuter and leisure functions by connecting to the R155, Glascarn Lane and the RORR to access town.

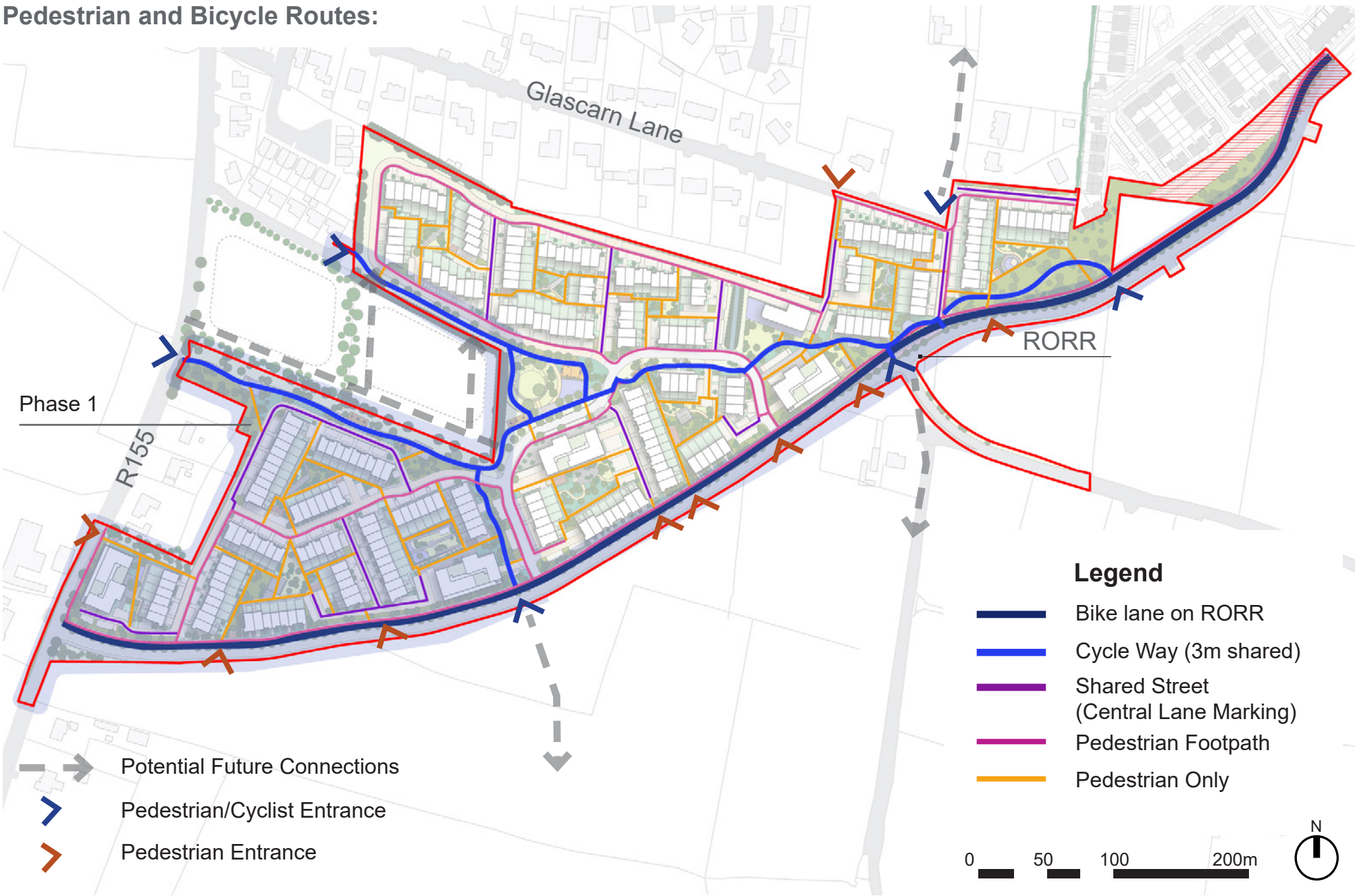
There is potential for future connections to the White Lands to the south via a junction across the RORR, and towards Fairyhouse Racecourse via the existing bridle path. From Glascarn Lane there could be links forged to Jamestown SHD, Ratoath Town and Ratoath College should land become available.

Timescale & Delivery of Pedestrian and Bicycle Network:

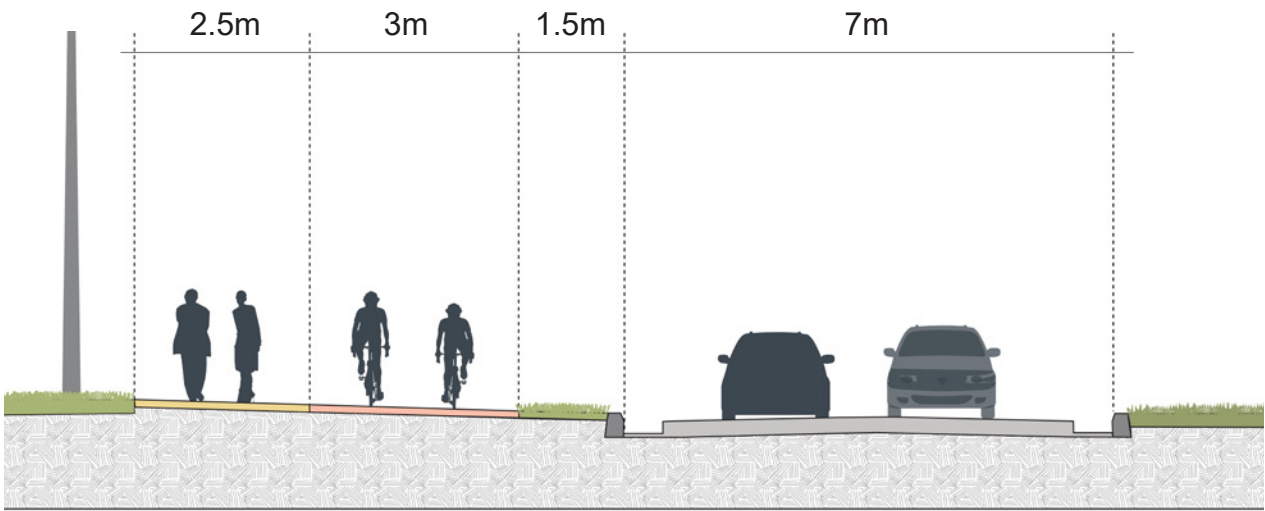
The first phase of the development will deliver three new cycle entrance points to the site and three pedestrian entrances with connections to both R155 and the RORR.

This will allow cyclist and pedestrian connection to Jamestown SHD and Ratoath College from day one, and tie in with MCC’s proposed extension to the pedestrian and bicycle infrastructure of Ratoath Village.

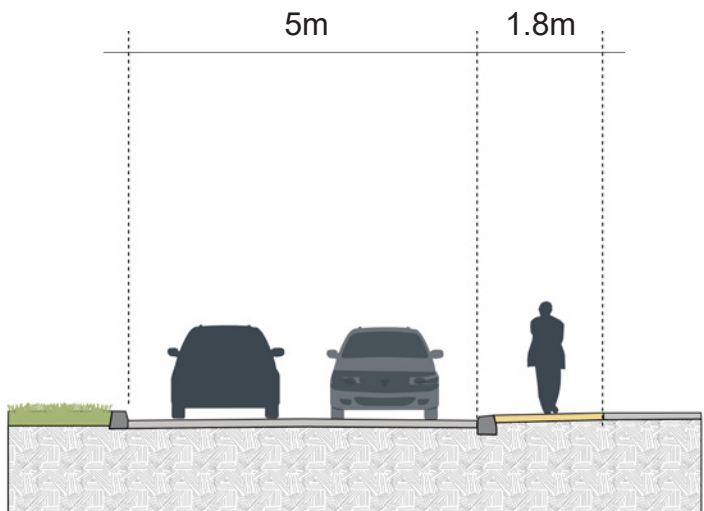
Pedestrian and Bicycle Routes:



Pedestrian/Bicycle Lane on RORR



Pedestrian Footpath



Compliance with National Cycle Manual:

Key objectives of The National Cycle Manual:

Provide for two abreast where possible for safety, visibility and attractiveness

There are three types of bicycle routes within the development, all providing for two abreast cycling.

- **Greenway Spine:** 3m wide Cycle Way shared with pedestrians
- **RORR:** 3m wide bike path next to 2.5m footpath separated from vehicles with 1.5m soft margin
- **Shared Streets:** 5m wide road with lane separator and bicycle marking

Provide consistency of linkage

The central cycle way of the proposed development provides a safe, continuous route throughout the site with a maximum of two road crossings regardless of route and connects to the continuous bicycle path along the RORR.

Design junctions where cyclists are safely integrated with the main traffic flow

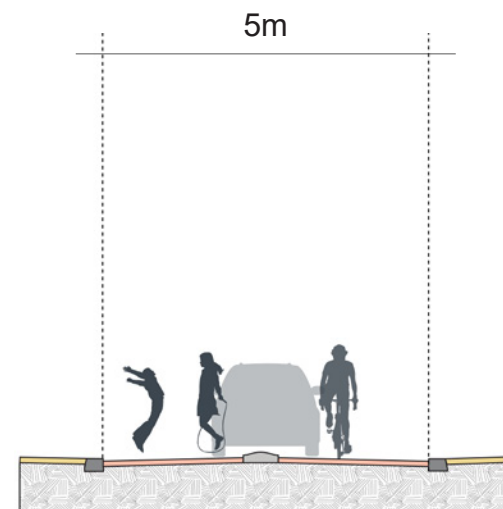
The provision of junctions are designed in accordance with the National Cycle Manual (refer to OCSC drawing set for details). Cyclists yield before traversing unto a shared facility with pedestrians, after which ramps, and tactile paving provide guidance to cross the respective junctions in a safe and cognisance manner. Stop lines also ensure vehicles are either stationary or traveling slowly through the various junctions.

All neighbourhoods include safe storage for bicycles with direct access to one of the three types of dedicated bicycle routes.

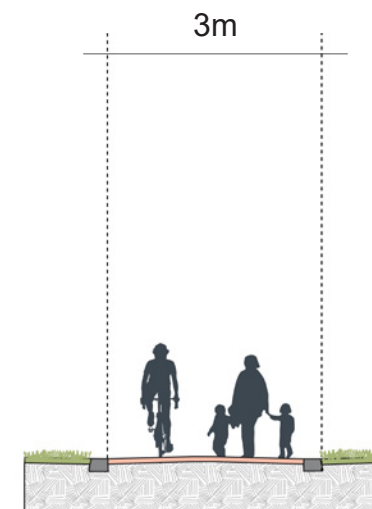
Visualisation of Shared Street



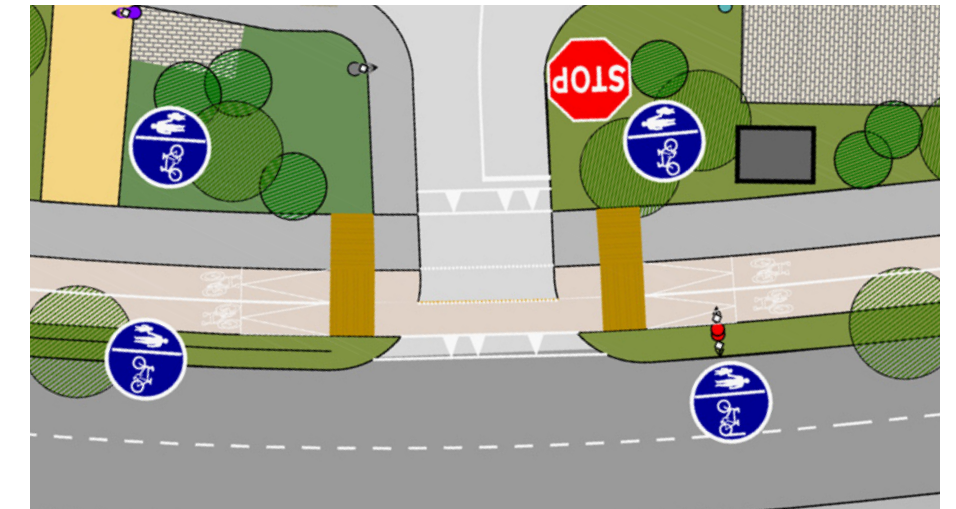
Shared Street



Cycle Way



Safe Junction Design RORR



04 SHD Proposal

iii. Site Permeability & Connectivity

Road Hierarchy

The main vehicular access is via two entry points off the new Ratoath Outer Relief Road which are joined by a looped 30km/hr road through the centre of the scheme past the civic plaza and central park.

The central road offers a potential route for a public bus to travel and it could stop at the centre of the scheme within easy walking distance of all neighbourhoods.

In addition to this main road, a network of 15km/hr neighbourhood access roads and shared surface streets provide the access to all of the blocks.

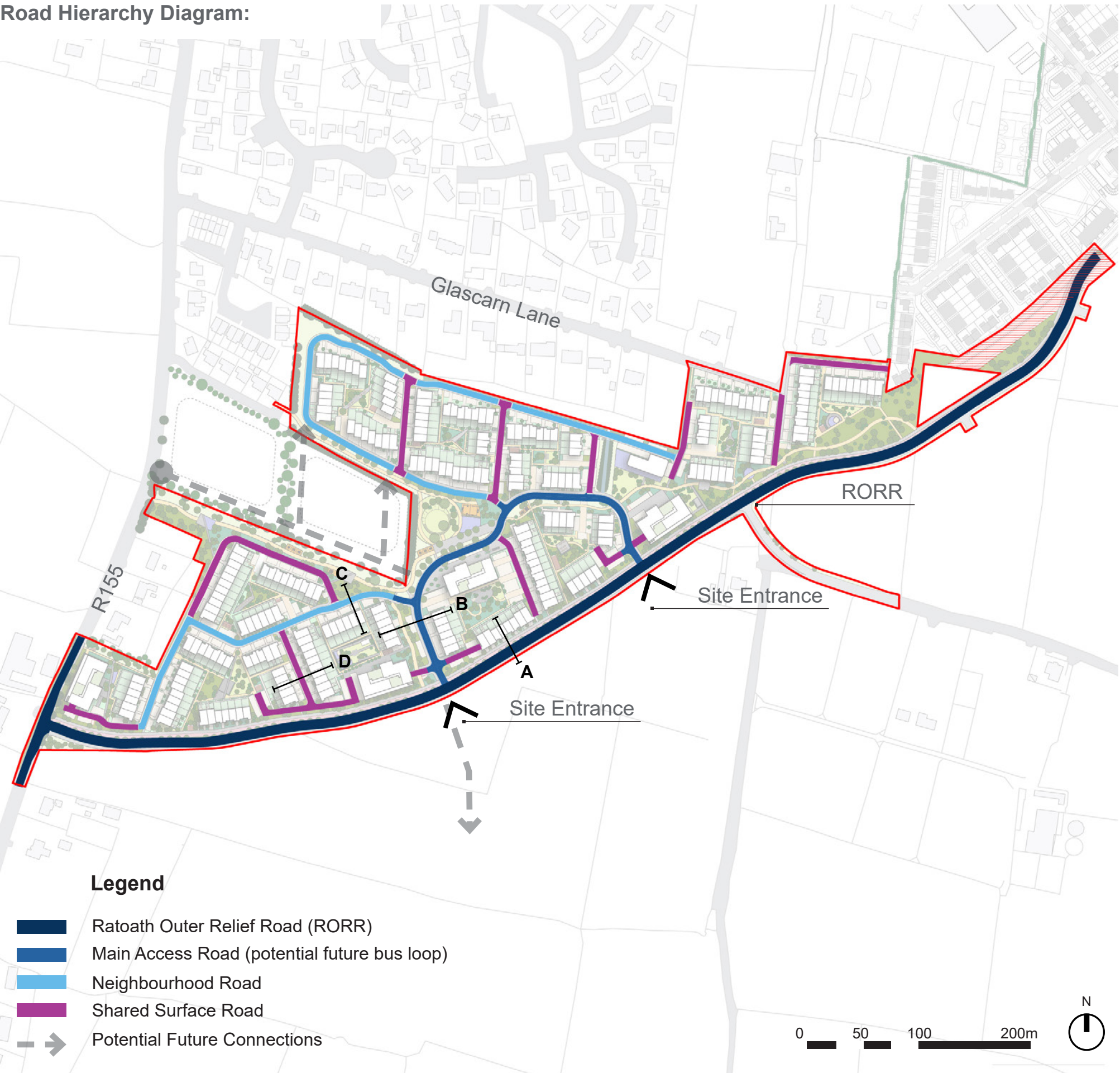
The neighbourhood roads provide seperate footpaths whilst the shared surface streets are pedestrian/bicycle priority roads with lane marking and bicycle symbols indicating for vehicles to give way.

These shared surface streets will be of sufficient width to allow for waste lorry and fire tender access.

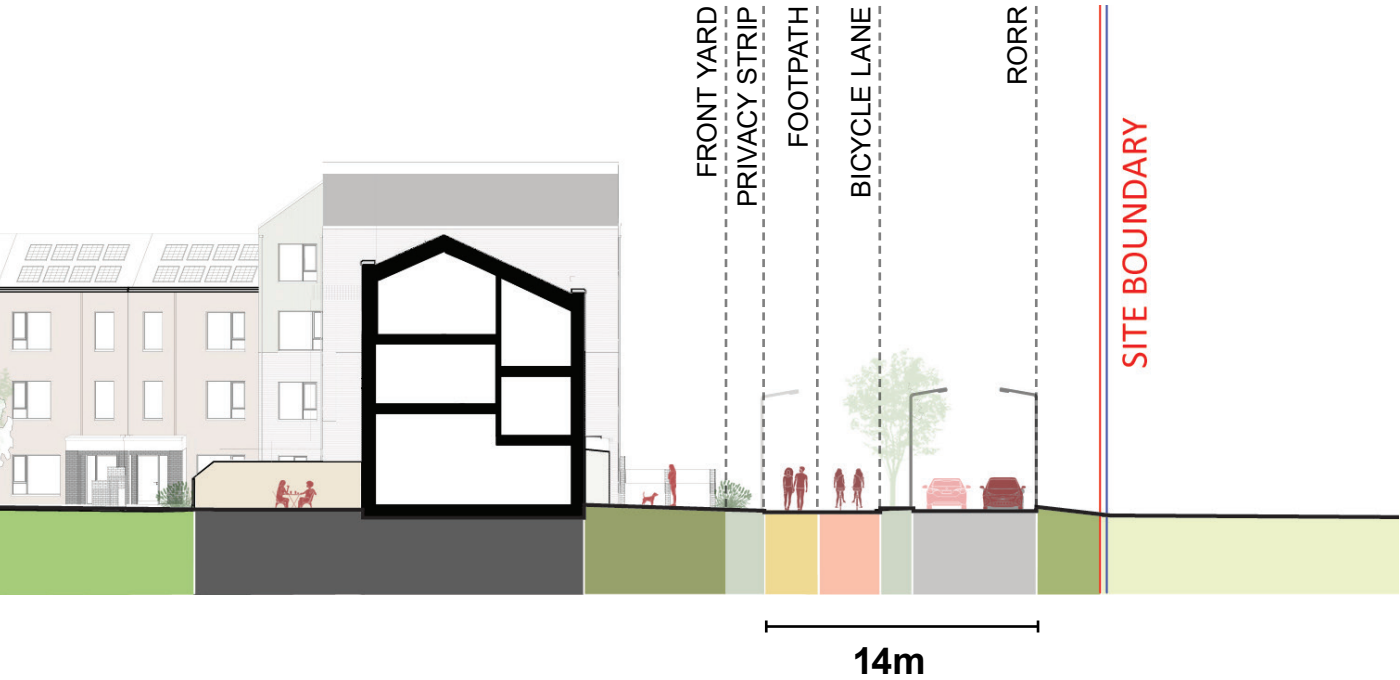
Traffic speeds are controlled using bends and surface treatments, as per DMURS guidelines.



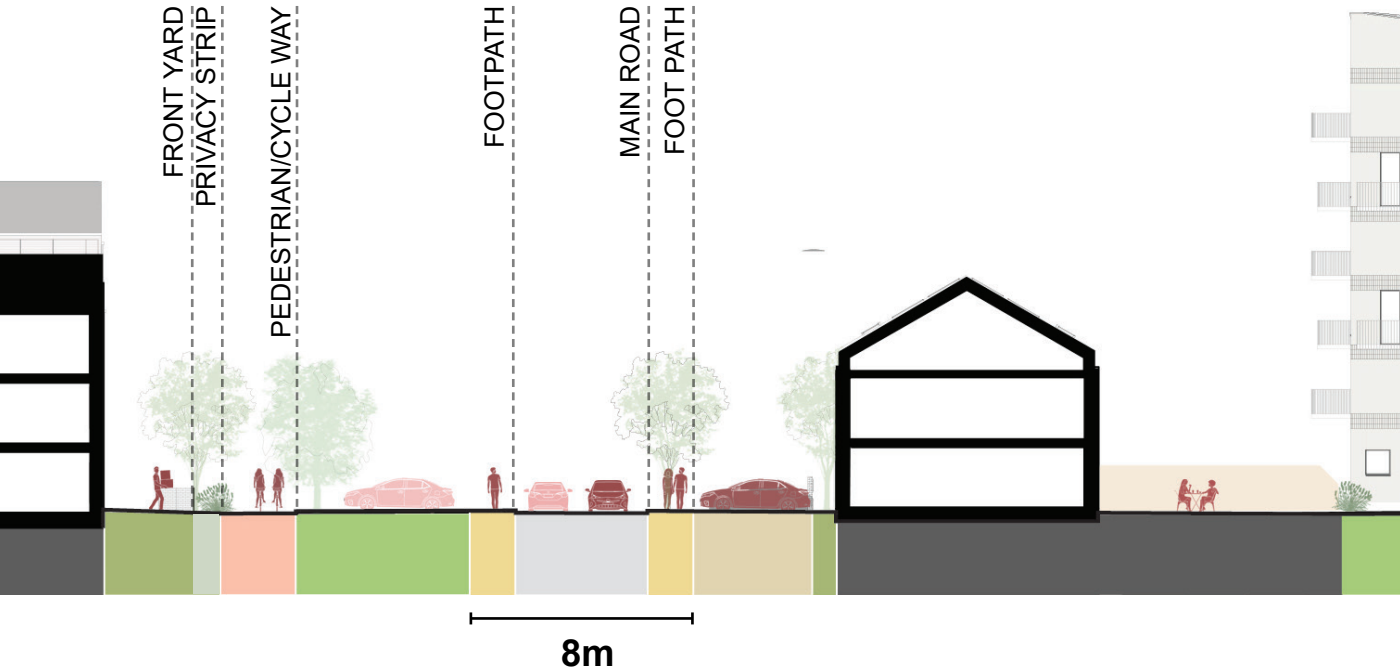
Road Hierarchy Diagram:



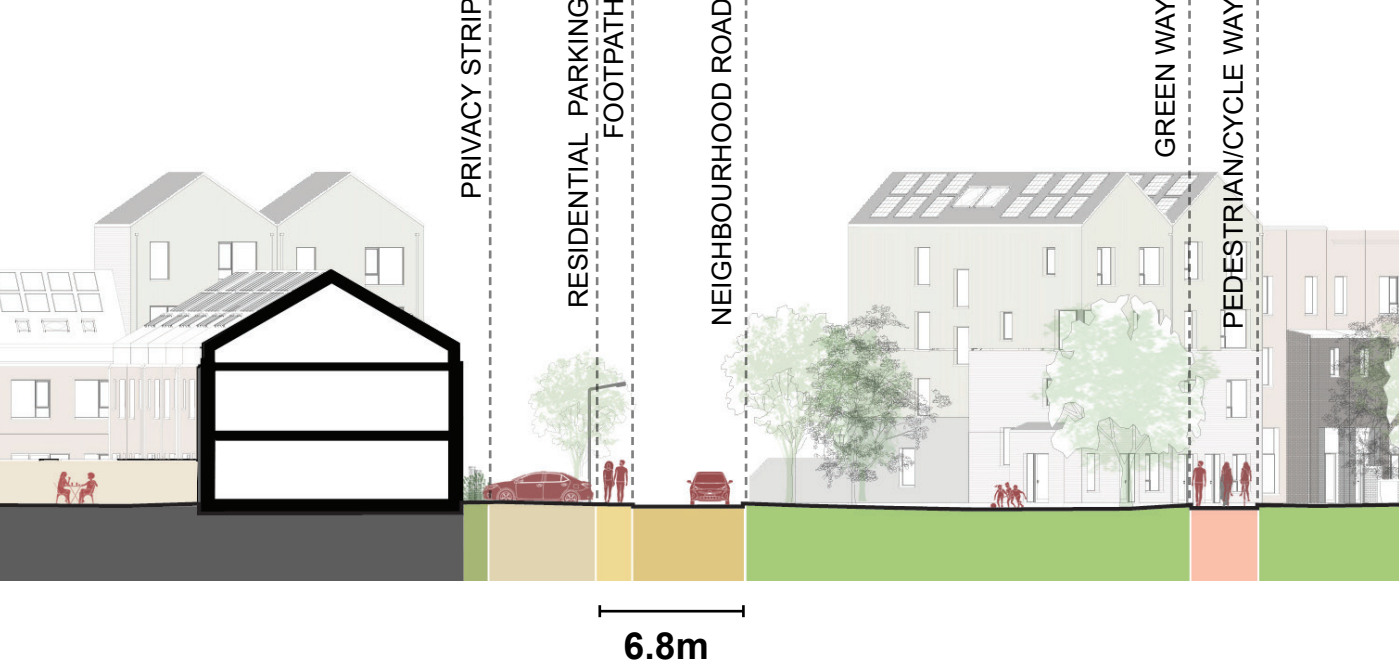
A) Section through RORR



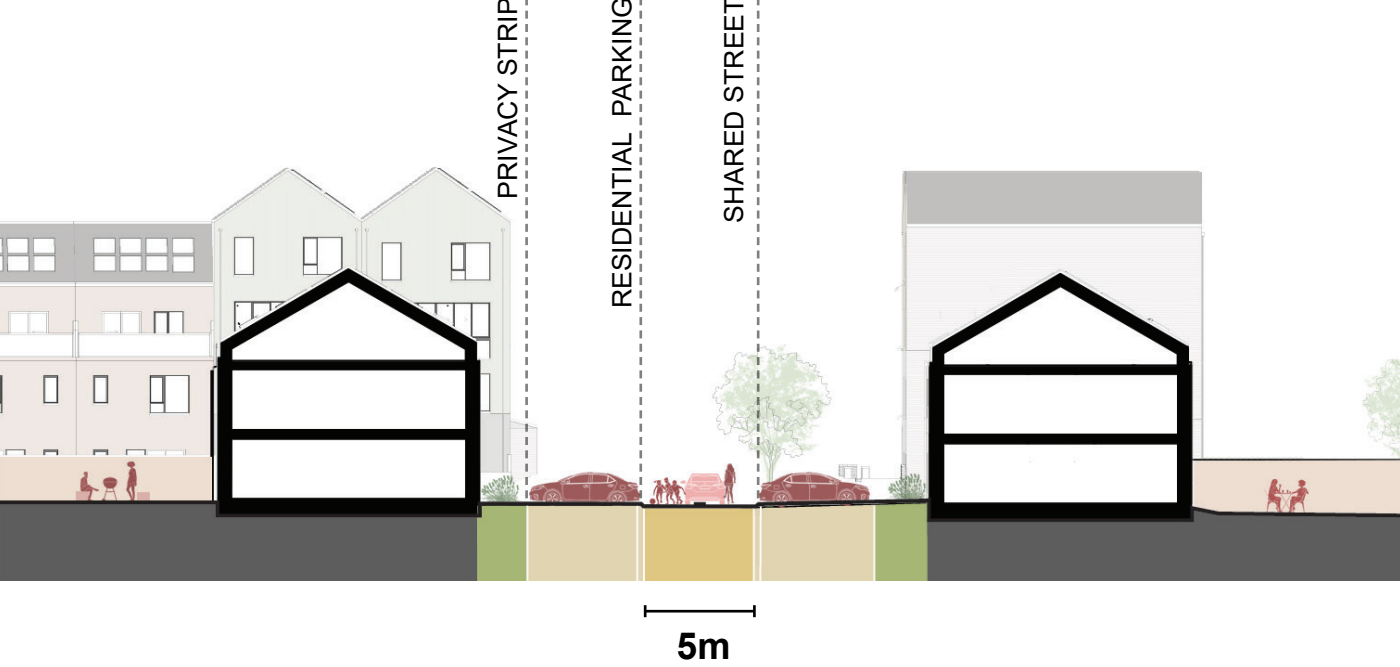
B) Section through Main Access Road



C) Section through Neighbourhood Access



D) Section through Shared Surface Street



04 SHD Proposal

iv. Parking

Car Parking & Bicycle Parking Strategy

Car parking is provided through a mix of on-curtilage parking, undercroft parking and parking clusters. This is to minimise the visual impact of parking on the public realm and allow dwellings to front the RORR without having parking accessed directly off it.

The proposed parking strategy for the site is based on a combination of the Development Plan and the Design Standards for New Apartments 2020, the rational for which is explored in greater detail in OCSC’s report and drawings.

The parking provided is based on:

- 2 spaces for every house.
- 1.25 spaces for each apartment (1 per unit and 1 visitor per 4 units).
- 1.25 spaces per duplex maisonette (1 per unit and 1 visitor per 4 units).

In total 746 parking spaces are provided.

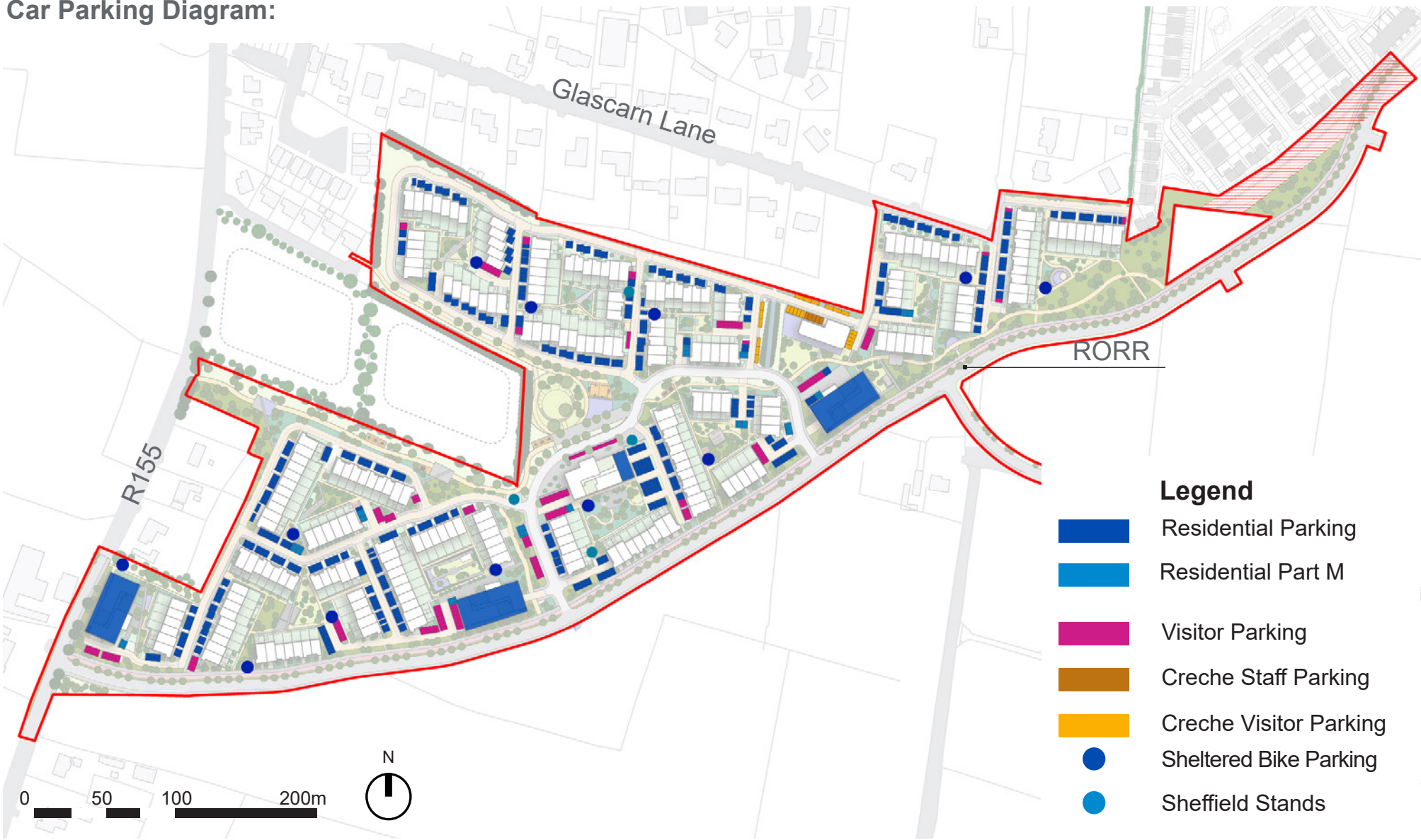
Houses will be provided with one EV-charger whilst Maisonette’s and Apartments will be provided with Community charger.

A number of spaces will also be provided along the main access road to serve the commercial amenities at the linear plaza and the creche has its own dedicated parking for staff.

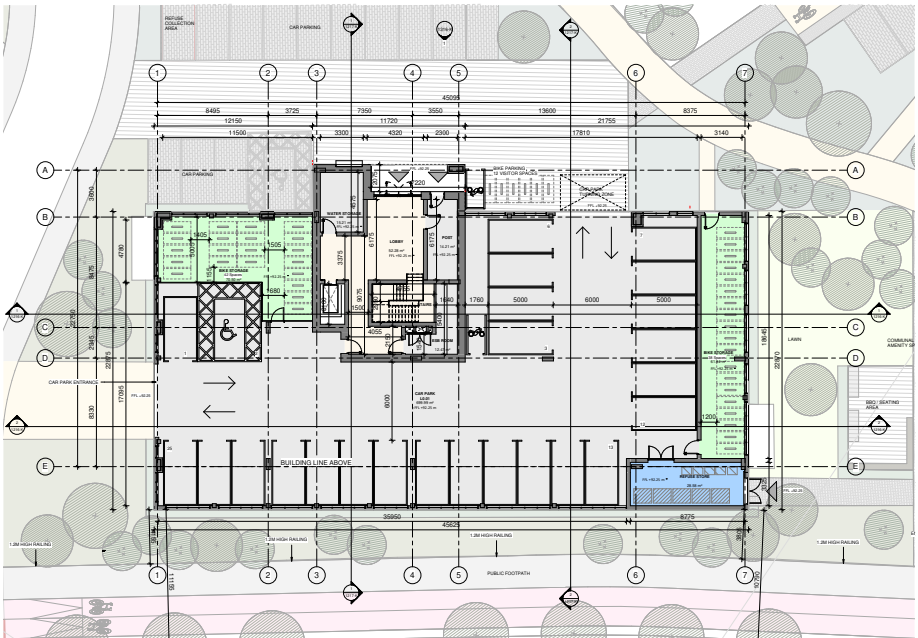
A quantum of parking will be provided at the gable ends of buildings where the communal courts are accessed. These are partially hidden by planting , bin storage or bike parking at the interior end. The communal courtyards are kept free of cars.

Bicycle parking is provided for through a combination of sheltered secure stands in the courtyards, undercroft storage, on-curtilage parking (in private gardens) and outdoor stands for visitors. In total there are 816 bicycle parking spaces provided.

Car Parking Diagram:



Example Apartment Undercroft Parking:





View of proposed main street with on street parking

04 SHD Proposal

v. Design Strategy, Site Layout & Public Realm

ABP Opinion Item 2: Design Strategy

Further consideration and/or justification of the documents as they relate to the design approach of the proposed development and the need for a high quality, strong urban edge which integrates effectively along the proposed Rathoath Outer Relief Road (RORR). The further consideration/ justification should address the open space strategy, inter alia the need passive surveillance and functionality of open space (in particular the proposed communal courtyard spaces) and the future management and maintenance of all open space areas. 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) and the requirement for good design and the inclusion of a sense of place.

The Design Strategy for the proposed development takes careful consideration of creating a high quality, safe and functional public realm.

The below key items will be addressed individually in the sub-chapters Design Strategy, Site Layout + Public Realm and Distinctiveness + Sense of Place over the following pages;

- **Design approach of the proposed development**
- **High quality, strong urban edge**
- **Open space strategy**
- **Passive surveillance and functionality**
- **Future management & maintenance**



View of a typical Shared Surface Street highlighting the high quality public realm created between buildings

04 SHD Proposal

v. Design Strategy, Site Layout & Public Realm

Design Approach

The design approach for the proposed development is to create an innovative housing model that is an alternative to traditional housing estates.

The blocks are formed around courtyards with a mix of housing typologies. The courtyards are permeable semi-private amenity spaces that are connected to the public green network. This public space network links the different neighbourhood blocks and takes people through the site in an environment free from cars.

Access roads and shared streets are kept to the perimeter of the blocks. This ensures that the shared courtyards are car free and safe for pedestrians and children to play.

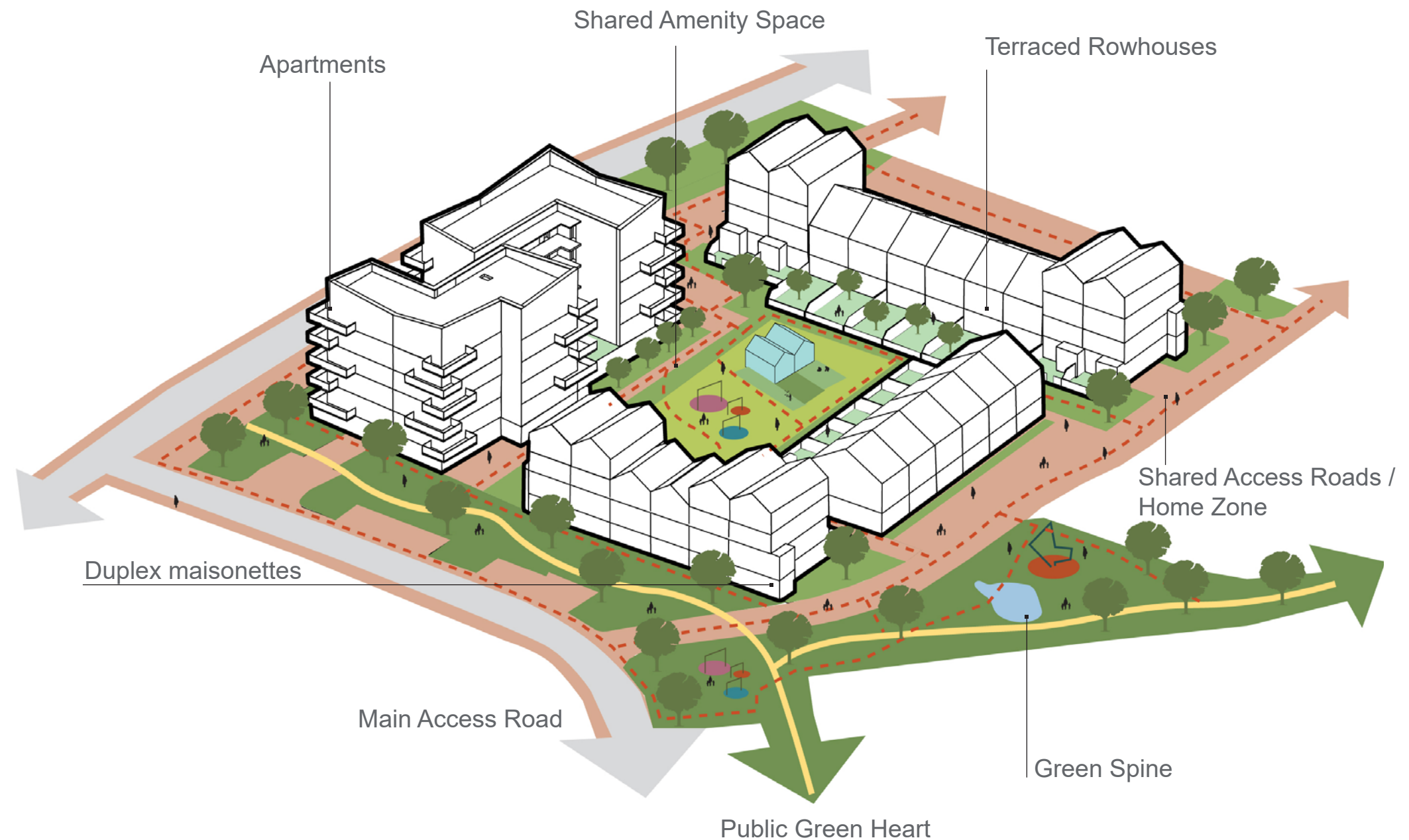
The rear gardens are directly connected to the courtyards and are divided with a waist high wall rather than high boundary. This allows residents to have a visual connection between their private space and the shared semi-private courtyards.

In this new type of town living, pedestrians, people and ecology take precedence over private vehicles.

Typical Design Approach for Housing Estate



Design Approach for Proposed Development



04 SHD Proposal

v. Design Strategy, Site Layout & Public Realm

Open Space Strategy

The open space strategy is to create a continuous green network throughout the site. The network will connect to the town at new junctions with the existing road networks. There are six key connection points: the R155 to the west, the neighbouring estate to the north west, Glascarn Lane to the north east, the existing bridle path to the east, Jamestown SHD to the east and the junction of the main site access road to the RORR.

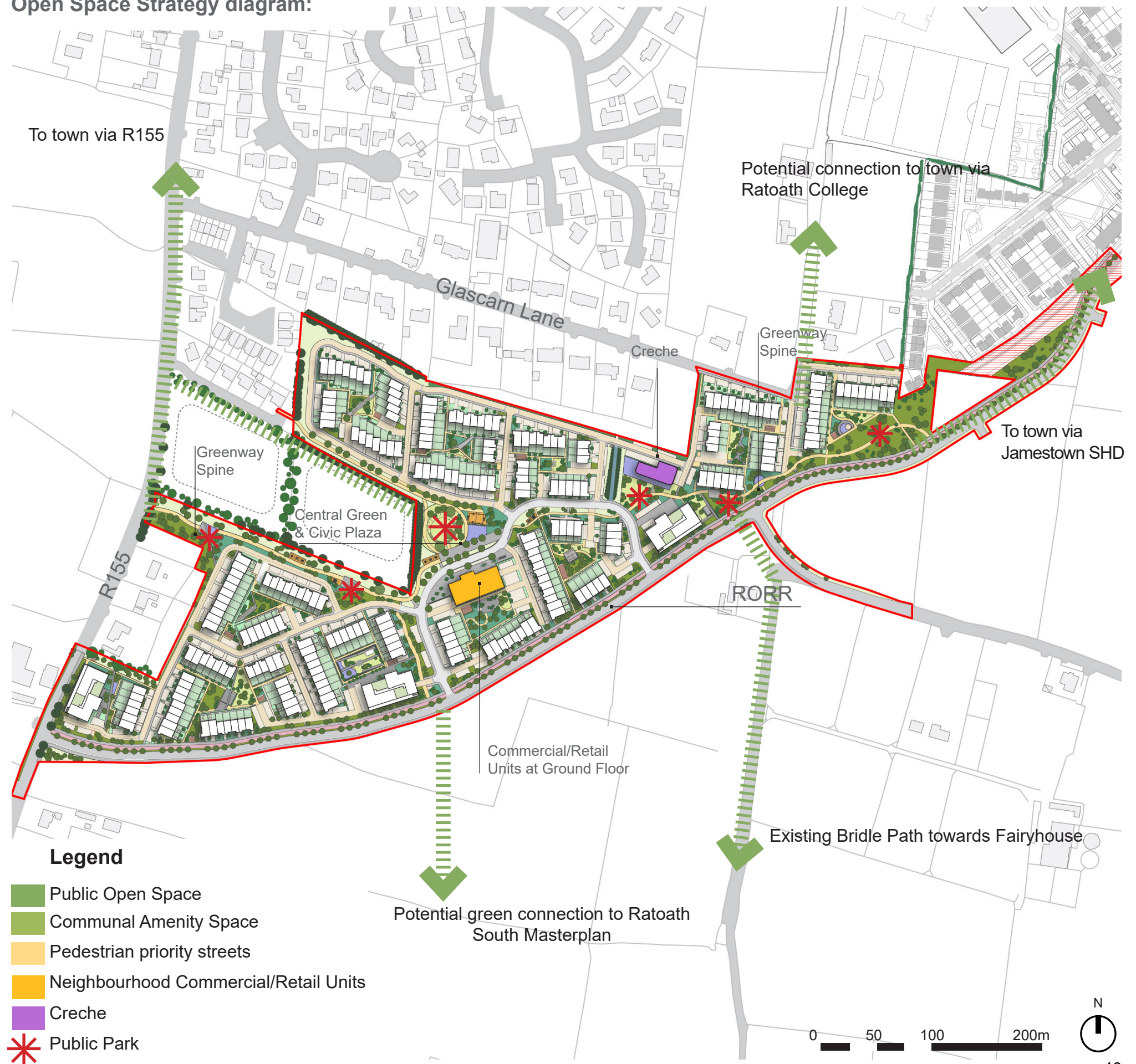
The green network will be a place for pedestrians and cyclists to move throughout the site and enjoy the open space and natural features. The proposed network will also provide an ecological corridor for the natural flora and fauna species of the area. The natural soft landscaping will provide a sustainable drainage network that connects into the drainage ditches within the existing hedgerows.

There are 10m wide protection zones to the preserved hedgerows. These zones create linear green open spaces that link in with the green network. There is a central green park at the heart of the development that is a node to all of the green routes across the site with view lines to site entrances. The storm water attenuation is integrated into the central green space.

The shared surface streets supplement the open space, as they are designed to give pedestrians priority over cars.

Public amenities including the crèche and small commercial/retail spaces are located adjacent to the central green. The public plaza and green space create a central public realm as a connecting node at the heart of the scheme.

Open Space Strategy diagram:





View of the proposed greenway looking west from the intersection of the civic plaza

04 SHD Proposal
v. Design Strategy, Site Layout & Public Realm

Public Open Space: 2.25 ha (20.4% of site area)

The public open space exceeds the 15% required by the Meath County Development Plan.

A large portion of this is made up of the central green park at the heart of the site and the greenway spine. These space will include a variety of functions and include playspaces and outdoor exercise equipment to aid with their activation.

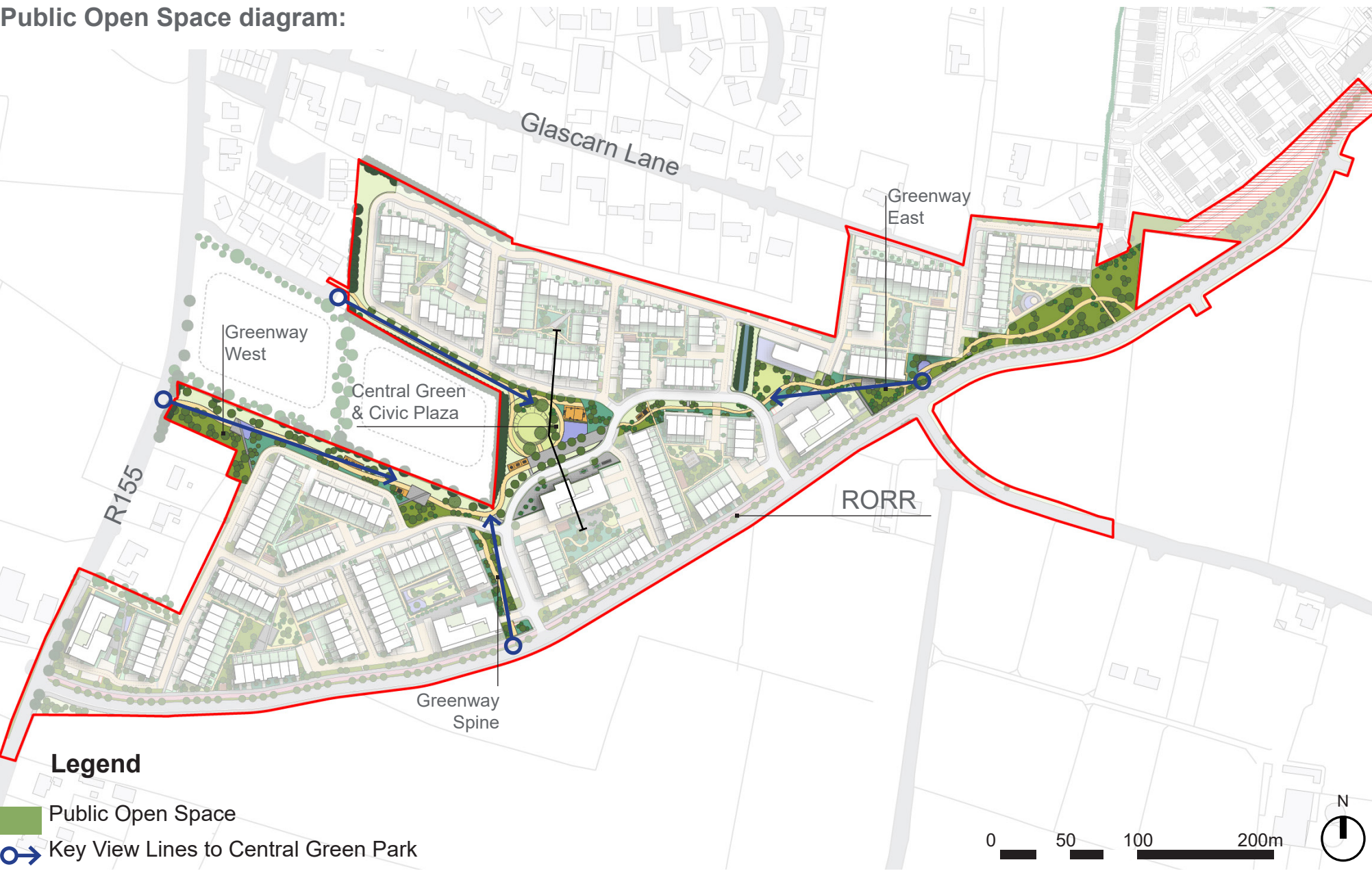
The greenway provides viewlines from the site entrances and guides visitors to the central heart.

There is a central plaza adjacent to the central green. There are several small retail units proposed at the base of the apartment buildings in Block H.

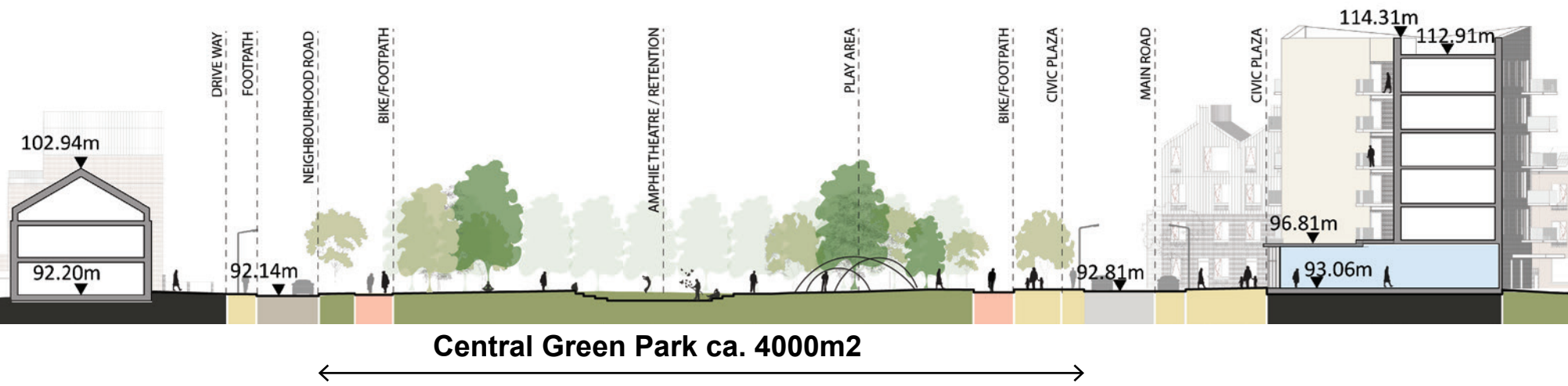
The 4-sided nature of the neighbourhood blocks will ensure that public open space is overlooked by buildings ensuring an element of supervision and safety for the residents using it.



Public Open Space diagram:



Section through the Central Green Park:





Aerial view of the proposed Central Green Park and Civic Plaza looking east

04 SHD Proposal
v. Design Strategy, Site Layout & Public Realm

Communal Amenity Space: 1.06ha /9.6%

In addition to the public open space proposed each neighbourhood has a central shared space which fulfills and exceeds the shared space requirements for the apartment blocks and maisonettes of those neighbourhoods.

The function of these communal courts is to provide space for shared amenities such as external social areas, communal gardens, children’s play areas, allotments, bicycle storage, refuse and recycling storage, and attenuation.

Blocks with apartments will have a management company and provide playgrounds as part of their communal courtyards. These playgrounds can also be used by other residents of the development thanks to the permeable nature of the blocks.

Different amenities of different courtyards are intended to enable more interaction between neighbours across the entirety of the site.

The rear gardens face onto these communal spaces ensuring a degree of ownership and supervision by the local inhabitants.

Rear boundary walls of gardens will ensure a clear distinction between public and private. Plot dividing walls will be 1.8m to ensure privacy whilst the rear walls are set at 1.1m to ensure supervision and help create a more sociable atmosphere within the neighbourhood.

Children, too young to head outside of the block on their own, can play together in the communal space within easy view of parents sitting comfortably in their own garden or home.

The distance between rear windows across the court and placement of planting/structures will ensure privacy is maintained.

Communal Amenity Space:



Communal Amenity Space Examples (refer to BSM’s Landscape Report for further details)



Block F - Social



Block C - Play



Block L - Relax



Aerial view of a proposed new shared courtyard that are permeable for the public, yet provide a semi-private feel due to overlooking by residents. All courtyards have their own character encouraging movement throughout the site.

04 SHD Proposal

v. Design Strategy, Site Layout & Public Realm

Passive Surveillance

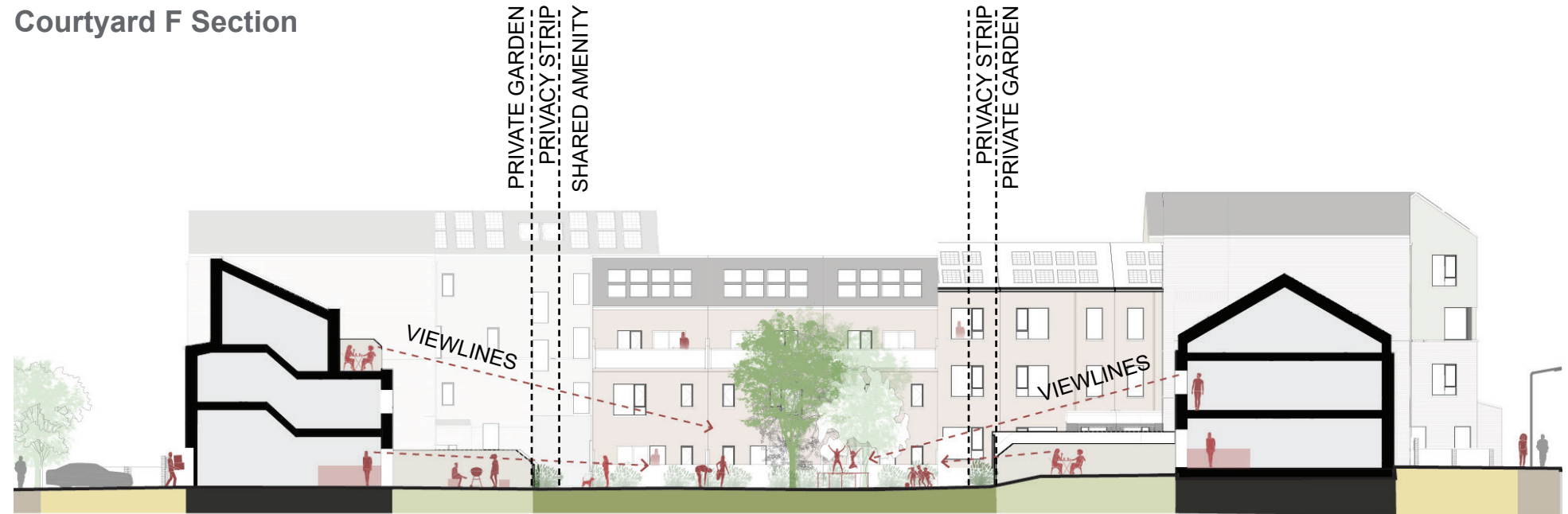
A key aspect of the proposed development is the fluidity between public open space, semi-private open space and private open space.

To ensure that all of the spaces remain safe and free from anti-social behaviour, they all are all overlooked by neighbouring dwellings providing passive surveillance and supervision.

To achieve this key strategies have been applied:

- All public open space including hedgerows are overlooked by neighbouring dwellings from all sides.
- Maisonettes with windows to their gable walls are located at the corners of blocks to avoid blank gable ends.
- There are no 'dead zones' - existing hedgerows are activated with footpaths and bicycle routes
- Rear garden walls facing the semi-private courtyards are 1.1m instead of 1.8 m to allow surveillance of this space from both ground and upper floors
- Courtyard landscaping has a balanced amount of lush trees as to not block the views or create 'dark corners'
- Secure bike storage is located in the semi-private courtyards and overlooked by neighbours
- Under-croft parking is well lit and provides clear views out to the courtyard and public space around them

Courtyard F Section



Courtyard C Passive Surveillance



Gable End Conditions of Public Space

Shared Street



Green Spine



Ratoath Outer Relief Road



04 SHD Proposal

v. Design Strategy, Site Layout & Public Realm

RORR Interface & Urban Edge

The proposed development will deliver a significant part of the Ratoath Outer Relief Road (RORR) which connects the site to R155 and Neighbouring Jamestown SHD.

The RORR itself is a distributor road with a 3m wide bicycle land and 2.5m wide footpath along the development side of the road.

The proposed urban edge strategy for this development is an open frontage which allows permeability and views into the central areas of the development. This is important due to the central green spine connecting back to the RORR at two key locations.

The green spine also continues along the RORR at the east of the site to connect with a future extension of the bridle path and Glascarn Lane, as well as Jamestown SHD. To accommodate this the dwellings at this location have been set back from the road.

At all other locations the dwellings along the RORR have been brought forward to have a direct interface with the road, contributing to a more active urban edge, and safer road conditions.

Apartment buildings are placed to mark the two main entrances to the site, the urban edge facing the R155 and the central public space.

Multiple options of the RORR interface balancing adequate parking for residents within walkable distance to their front door, and car free courtyards were studied. The options are explained on the following pages.

The final outcome was an approach of clustered parking along the edge of neighbourhood blocks which allows for viewlines into the central spaces at these 'openings' whilst the street maintain a strong interface and a high quality urban edge.





04 SHD Proposal

v. Design Strategy, Site Layout & Public Realm

RORR Interface & Urban Edge

The Ratoath Outer Relief Road is designed to be DMURs compliant. Any development along it should engage with the road, providing frontage and therefore encouraging a low-speed, more people friendly environment.

A series of options were explored to find the optimum layout of the dwellings fronting onto the RORR.

Some challenges to this design and layout include: access, privacy, security and defensible space to dwellings. Parking access directly off the RORR and a double road between the RORR were options that were deemed not preferable. Parking in the shared courtyards was also not preferable as it detracts from the usability and quality of the space.

The preferred solution has houses and maisonettes facing onto the RORR with pockets of parking at the ends of terraces. This layout provides an urban edge, ensures access by car from within the scheme rather than off the RORR, and ensures that there is no parking or vehicle access to the shared courtyard spaces.

Road Interface Study



Preferred option with parking located in edge clusters within short distance to front doors, allowing pockets of min. 30m frontage to RORR aligned to MCC Development Plan.



Option with parking onto the RORR - provides dangerous condition for drivers.



Option with internal access road - double road condition and poor RORR interface



Houses and apartments face the road with a corner maisonettes typology providing active gable ends. The frontage is broken up and fragmented to allow long view-lines into the semi-private courtyards and central heart of the site.



View from the RORR showing preferred option with houses and maisonettes facing the road.

04 SHD Proposal

v. Design Strategy, Site Layout & Public Realm

Streetscapes

Within the proposed development there are four types of streetscapes contributing to the wayfinding and public realm



Site Access - Urban

The streetscape along the main access road takes on an urban character with formal landscaping and public seating. It allows for long view lines to the key destinations of the site including the two entrances, the central green park and plaza, and the creche.

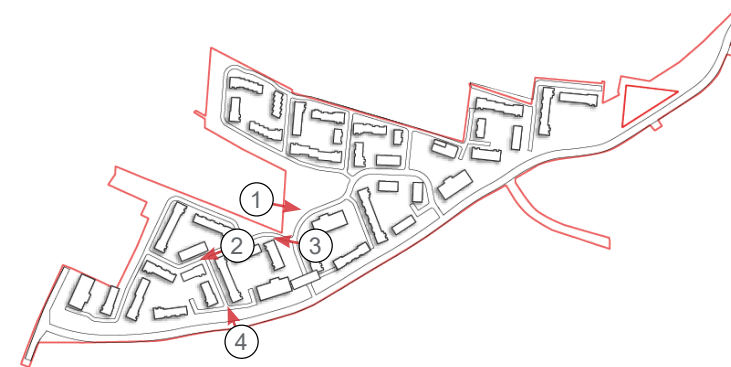
This road is wider and lined with the more prominent buildings including the apartment blocks and maisonettes.



Neighbourhood - Suburban

The streetscape along the neighbourhood access roads has a suburban character with tree lined streets and curtilage parking. The roads have bends to promote traffic calming.

The landscaping assists in softening the edges of the blocks and the duplex corner maisonettes highlights the different block entrances and activates the gable ends facing the street scape.



Dwelling - Home Zone

The streetscape along the shared access roads has a clear home zone character where the street becomes an extension of the public realm. The roads are marked with bicycle symbols to highlight the priority of pedestrians and cyclists.

The buildings are lower and the landscaping and location of bin storage assist in buffering the curtilage parking.



Greenway - Leisure

The character of the pedestrian/bicycle path along the greenway is that of a nature experience. It provides a safe route along the existing hedgerows and new public open space, separate from car traffic. Neighbouring dwellings provide passive surveillance and a sense of safety,

The paths are surrounded by soft landscaping and vegetation which opens up in pockets to public amenities such as playgrounds, seating and outdoor gyms.

04 SHD Proposal

iv. Design Strategy, Site Layout & Public Realm

Future Management and Maintenance

There is an intention for a management strategy to take place post construction to ensure that the ongoing maintenance required for the scheme is achieved. This is explained in full in a letter of intent from the client, Beo Properties Ltd, which is attached in full to the appendix of this report.

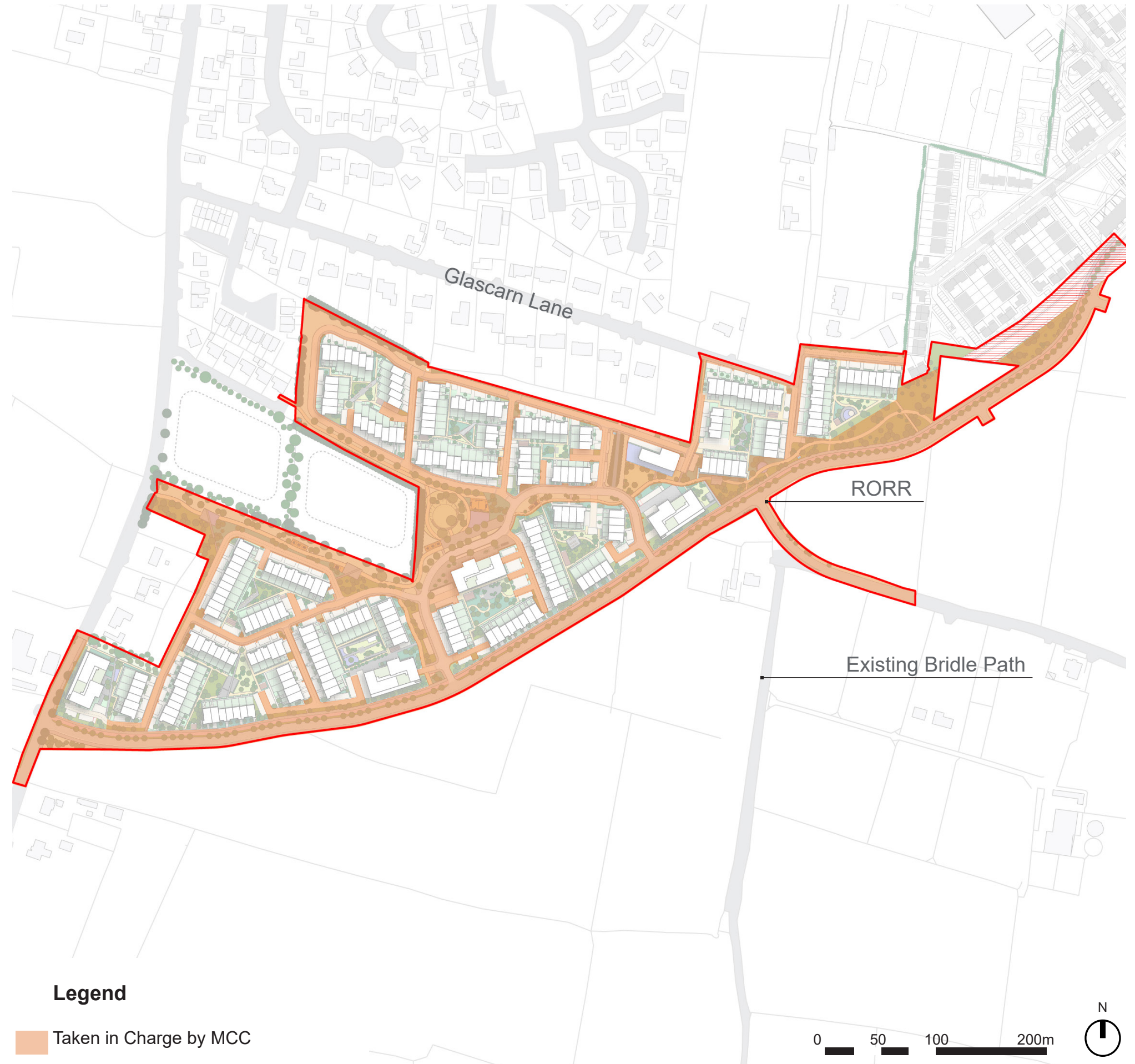
“It is our intention that this letter shall set out the management strategy for the scheme post construction in order to demonstrate to the Council as to how once operational, the mechanics of the property management and the public realm maintenance will work both in practice and for the development to be maintained to the highest standards, in line with the planning application for this scheme, this letter to be read in-conjunction with reports submitted, the Multi Units Development Act of 2011 (MUD Act) and the Companies Act 2014.

We envisage that a number of Management Companies shall be formed, One to cover the non-apartment areas of the development comprising the largest land bank, mainly housing, and One per Apartment Block, in total 5 number.

These Management Companies will resolve issued of internal courtyards, apartment services i.e. Lifts etc. and common area gardening and maintenance tasks in accordance with the Multi Units Development Act of 2011 (MUD Act). These Property Management Companies will be employed to co-ordinate and carry out the activities relating to a well-managed development as is required under the Act.

Each Dwelling owner shall be a member of the Property Management Company, and on sale of the unit the membership will transfer with the property to the new purchasers of the dwelling, the agreements for same will be attached to the deeds of the property.”

Please see appendix for full letter.





View of the Main Access Road to be taking in charge by Meath County Council

04 SHD Proposal

vi. Distinctiveness & Sense of Place

Character Areas

Designated character areas across the proposed development will enhance the sense of place, community belonging and assist with wayfinding.

Each neighbourhood block is proposed to be designed with a particular character of landscaping and architectural expression. The public spine is what ties these together.

Its character evolves across three residential zones to respond to different contexts and invite people to explore the different parts of the development.

The residential zone closest to the R155 and the Greenway has a playful landscape and street character to draw people in from the R155 and the RORR.

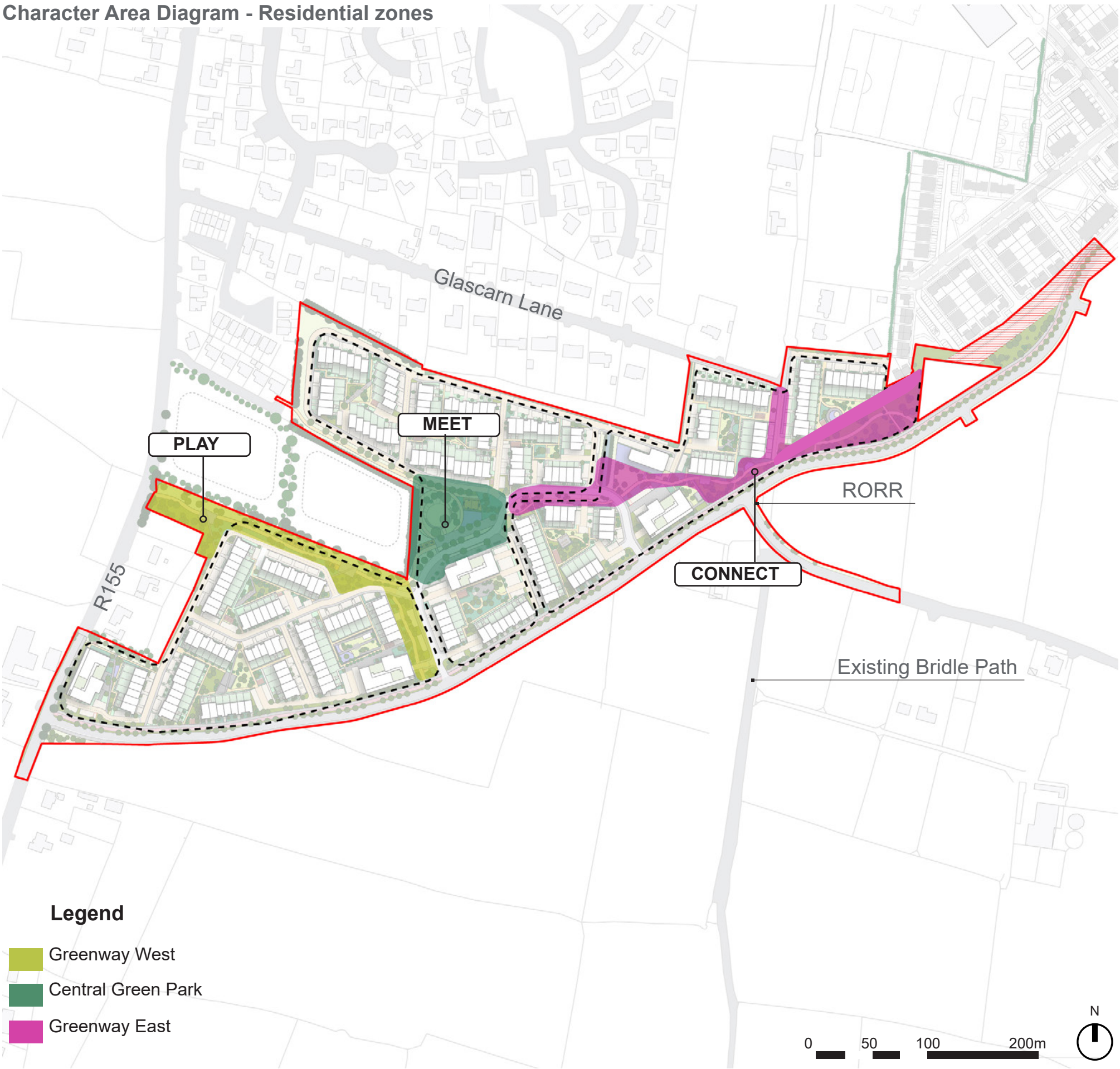
The zone at the centre of the site has a landscape and street character focused on bringing people together as this is where the heart of the proposed development is located.

The zone in the east of the proposed development has a landscape and street character focused on connections. This is an important part of the site as it links the central park to Glascarn Lane in the north (with potential future connections back to town and Ratoath College), the existing bridle path to the south across the RORR (which can facilitate links to future developments in the south) and the Jamestown SHD to the east.

The landscaping here focuses on viewlines and points of interest to connect these entrances back to the heart of the site.

Each residential zone is then subdivided into a finer level of character areas to further enhance individual expression between the neighbourhood blocks and create a sense of ownership amongst the residents.

Character Area Diagram - Residential zones



Greenway West



The Greenway runs along one of the preserved hedgerows of the site and connects the R155 to the centre of the proposed development.

It is a linear public space which varies in width from 12m to 28m. Along the way multiple destinations such as a playground, outdoor exercise equipment and a small plaza to socialise, are provided.

A dedicated pedestrian and bicycle corridor route runs through the greenway to connect across the site. The landscaping changes along the way and the street scape offers a varying architectural form and visual interest.

There is a direct viewline from the start of the greenway at the R155 to the civic plaza at the heart of the site. At the civic plaza the greenway turns right to enable a future connection and extension into the lands south of the proposed development. The greenway can also form part of public space for the adjacent fields if developed.

**Refer to Landscape Report by BSM for further details*

Central Green Park



The Central Green Park and adjacent Civic Plaza is the main public open space of the proposed development measuring ca. 4000m².

It is bounded by a retained hedgerow to the west, alongside which the pedestrian and bicycle corridor runs, Block H with commercial/retail units at ground floor to the south and Block F to the north.

The space is a versatile area with a large open green space and paved areas to serve a variety of functions such as playgrounds, kick-about areas, outdoor gyms and meeting points.

At the centre of the park is a stepped down lawn/ amphitheater which also acts as storm water retention when needed.

The park is easily accessible from all blocks and the main access road making it a natural central point for the proposed development.

Greenway East



The public space joining the central park, Glascarn Lane, Jamestown SHD and the existing bridle path runs in an irregular shape through the eastern part of the site.

The space consists of a pedestrian and bicycle corridor which opens up to two smaller pocket parks of ca. 500m² and a larger park of ca. 1500m² located at important intersections with clear viewlines to the central park, the existing bridle path and the extension of Glascarn Lane.

The landscape morphs through the space to entice people to move through it with a mix of open lawns, meadows and a retained hedgerow adjacent to the creche.

This public space also forms an important connector to the centre of the site for the blocks in the east and allows the creche to be reached directly from the main site access road by foot or bike.

04 SHD Proposal

vi. Distinctiveness & Sense of Place

Materiality & Architectural Variation

Within each of the residential zones the neighbourhood blocks are further divided into smaller character areas to enhance the sense of place for visitors and residents.

Each zone has four material palettes applied to the various blocks to assist in wayfinding between them and create a sense of ownership amongst residents.

The material palettes draw inspiration from the sites history as agricultural land and use natural tones. A mix of bricks, render and fibre cement cladding is proposed to tie in with the surrounding context and create a modern feel. These materials have also been chosen due to their durability.

All blocks follow the same rhythm of materials between typologies to create a cohesive appearance across the site.

The architecture of the duplex maisonettes located at the gable ends of the blocks adds another layer of distinctiveness by highlighting the public entrances to the communal courts and activating the street frontage to ensure there are no blank gable walls.

In addition, the landscape and amenity of the courtyards also varies within the zones with concepts focused on: play, socialising, growth and relaxation.

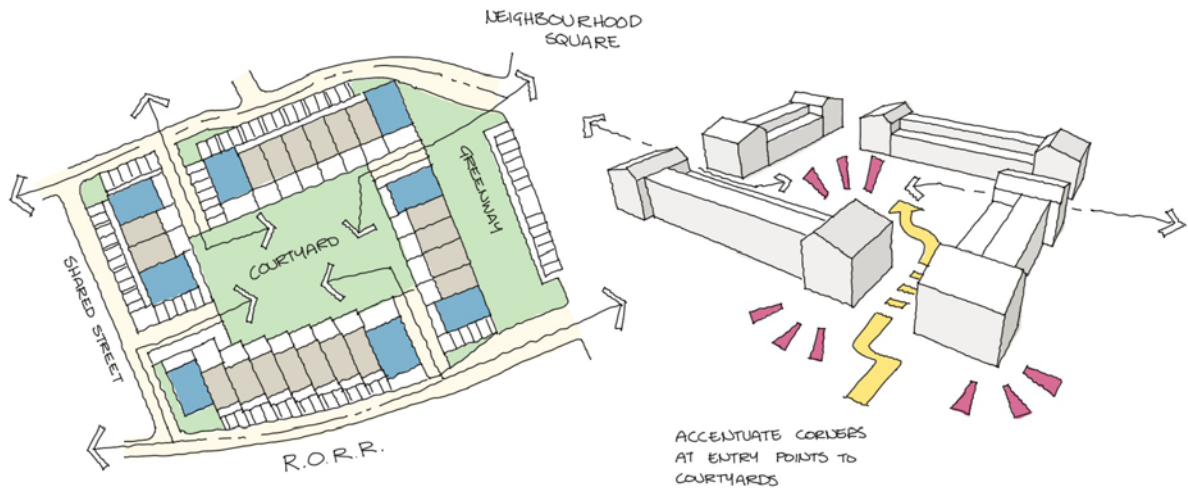
This is to promote movement between the blocks for a stronger and more inclusive community whilst ensuring a wide variety of amenity is available within easy walking distance of each block.

For further detail of the different courtyard characters please refer to BSM’s Landscape Report.

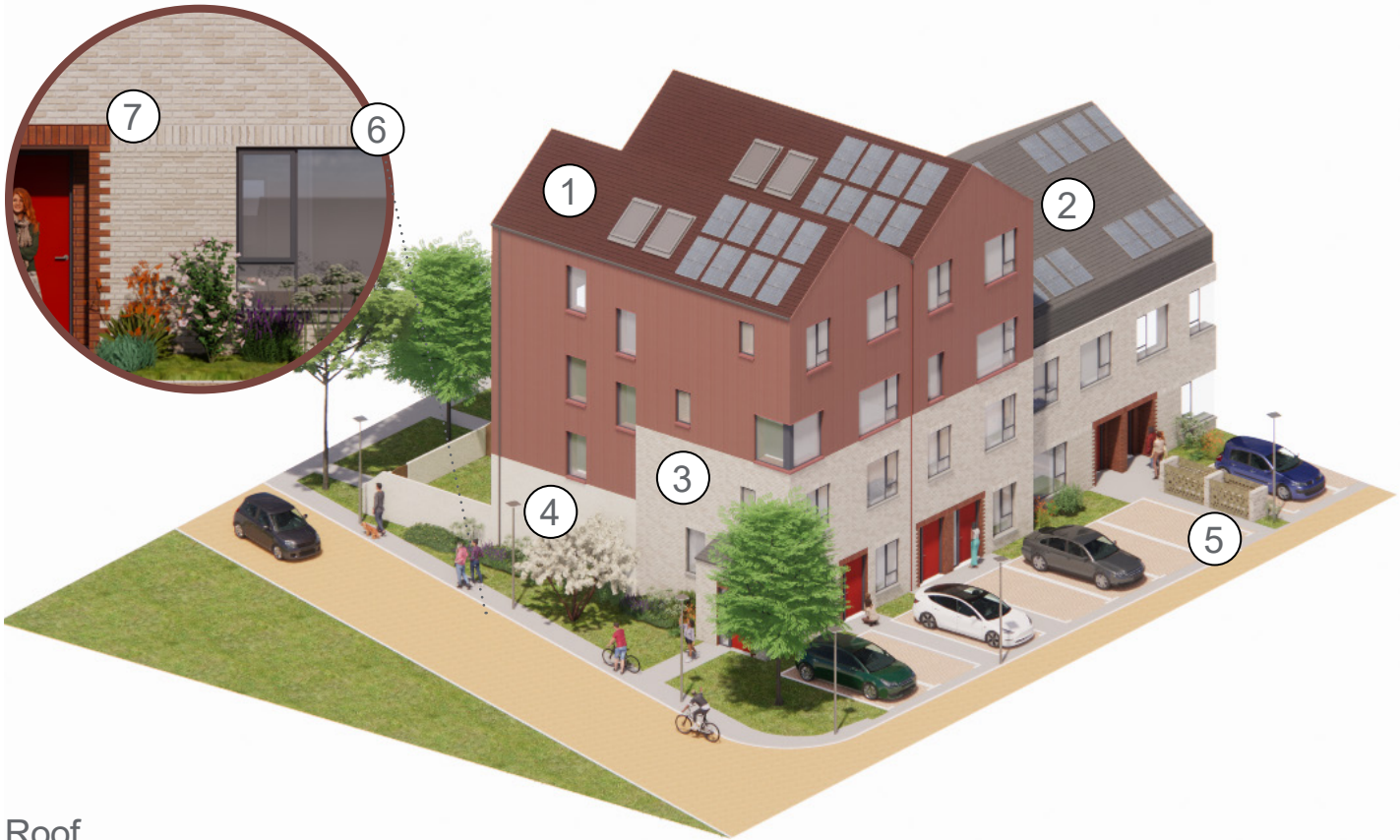
Character Area Diagram - Neighbourhoods



Initial Concept Sketches - Distinctive entrance to each block



Material Palette A



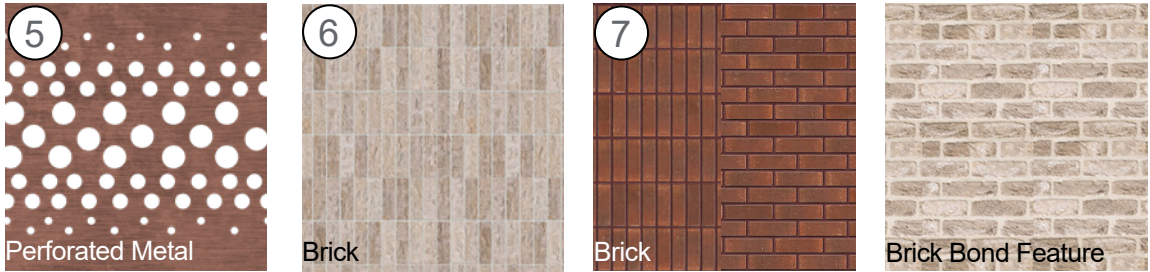
Roof



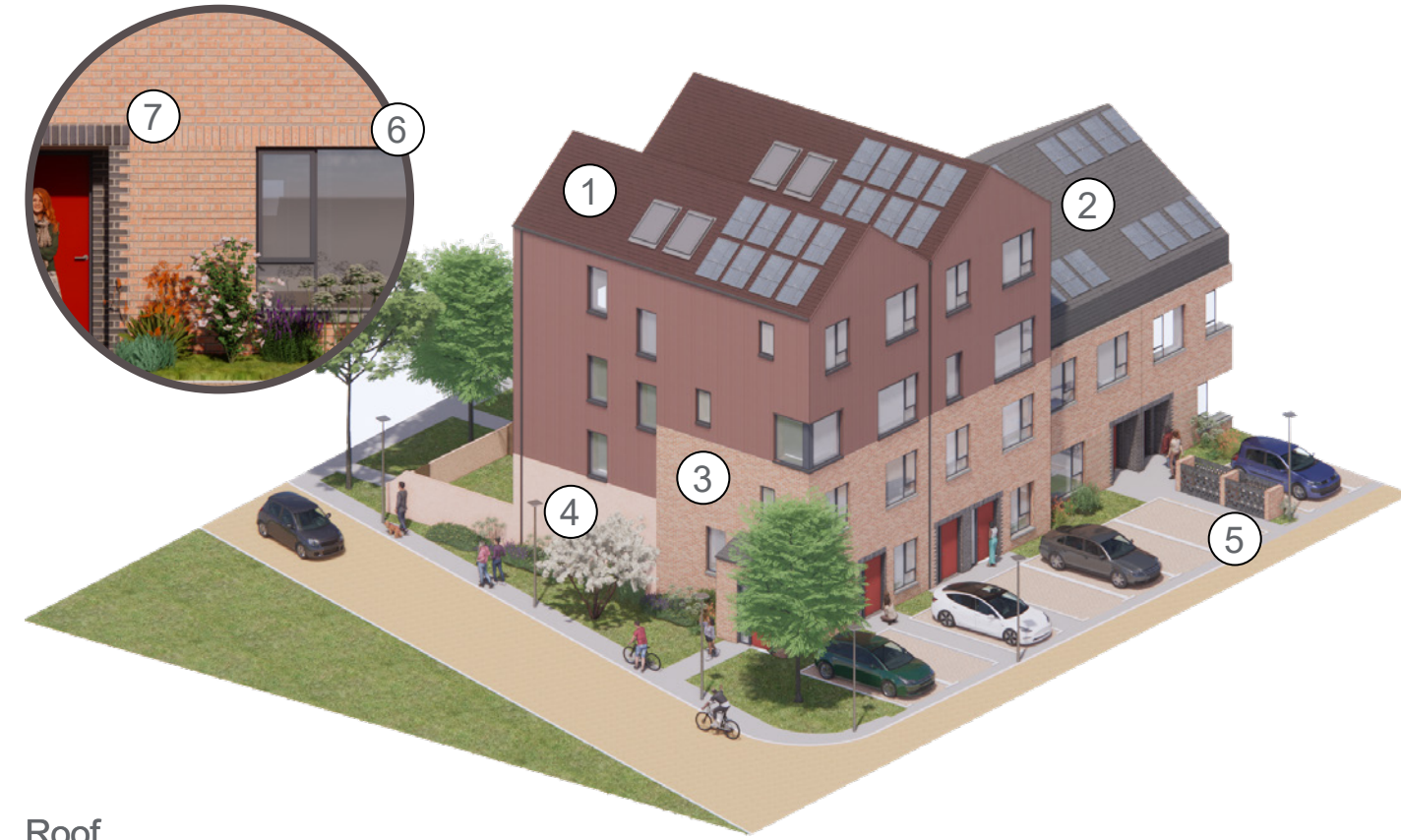
Walls



Detailing



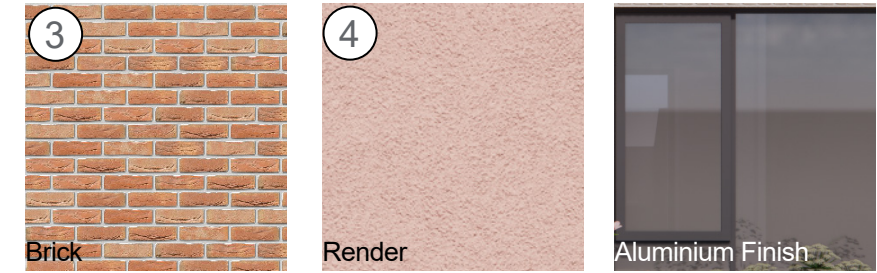
Material Palette B



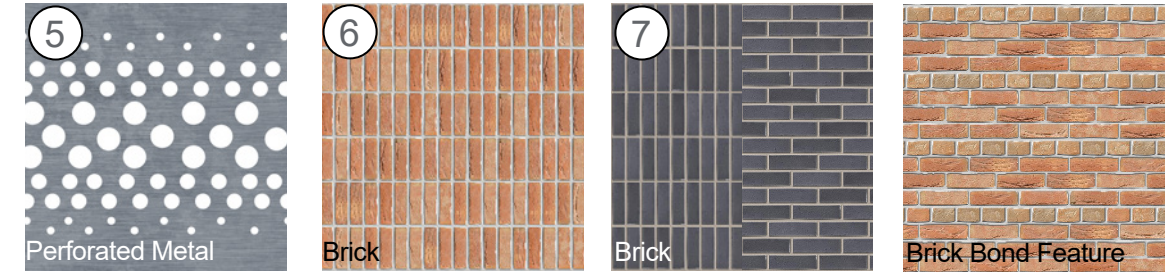
Roof



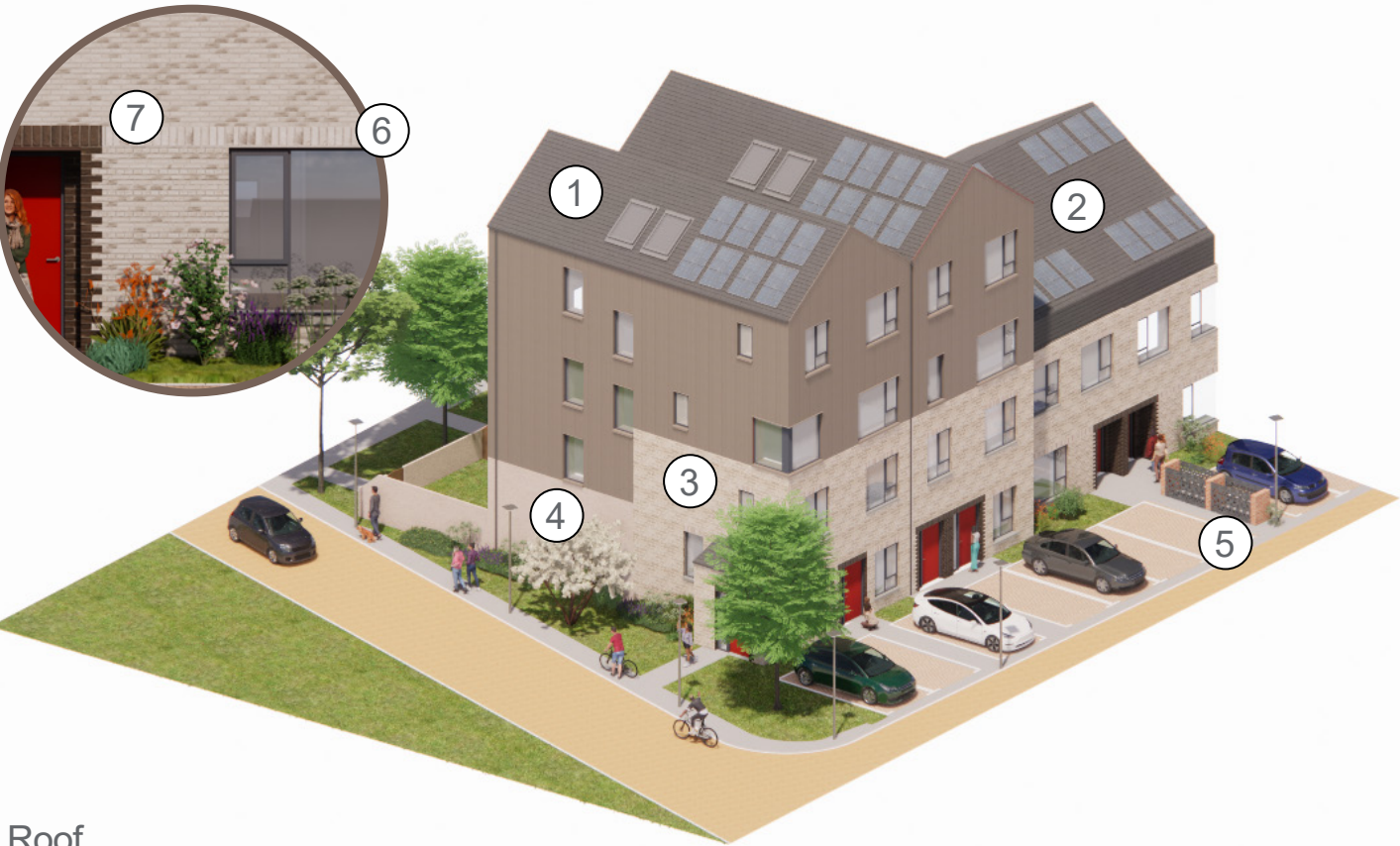
Walls



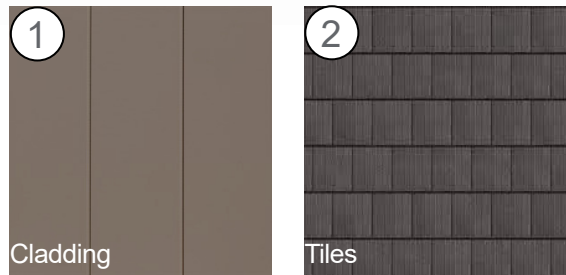
Detailing



Material Palette C



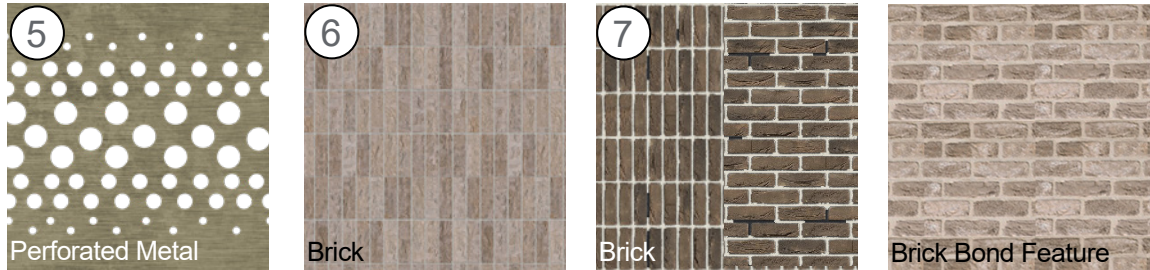
Roof



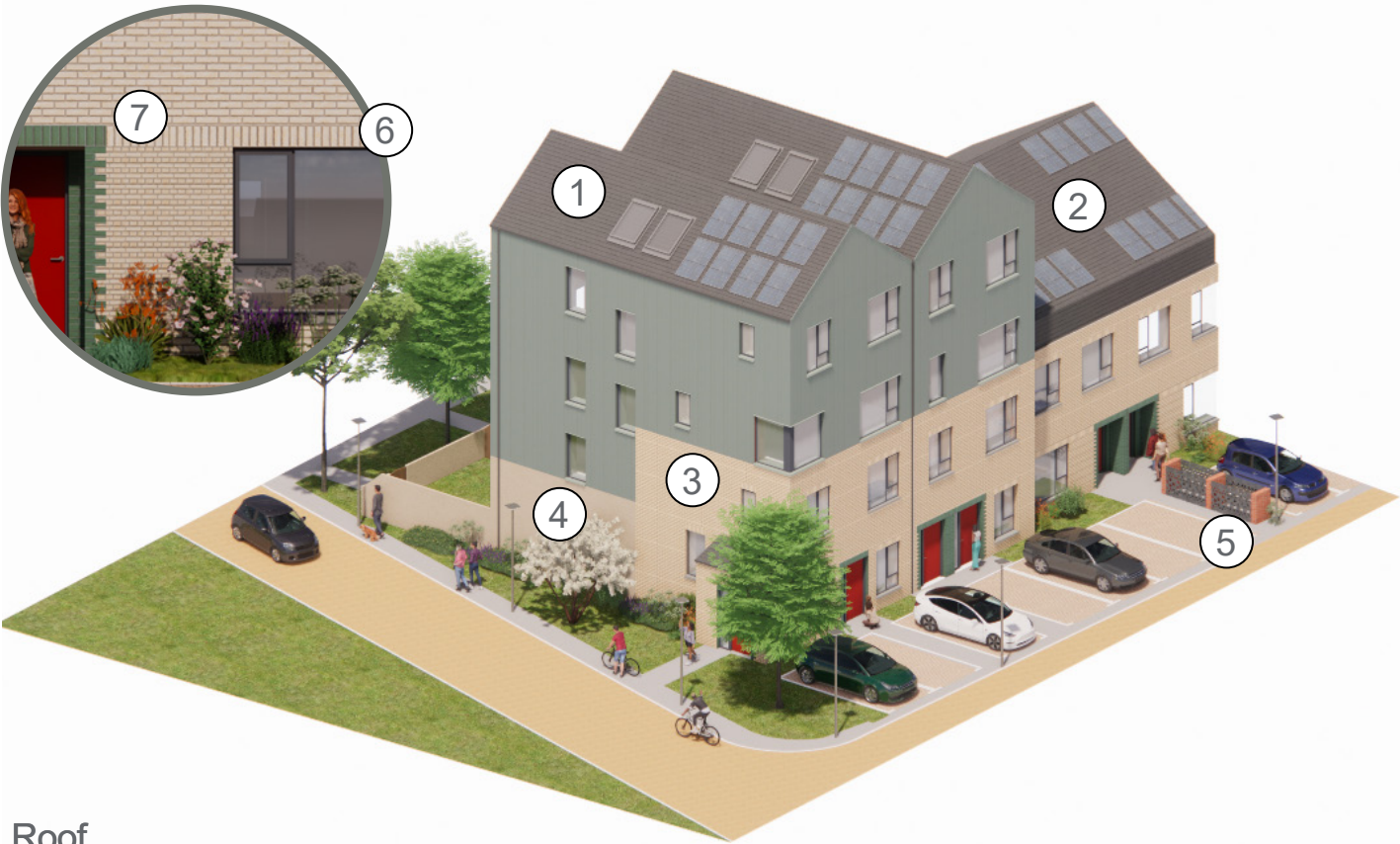
Walls



Detailing



Material Palette D



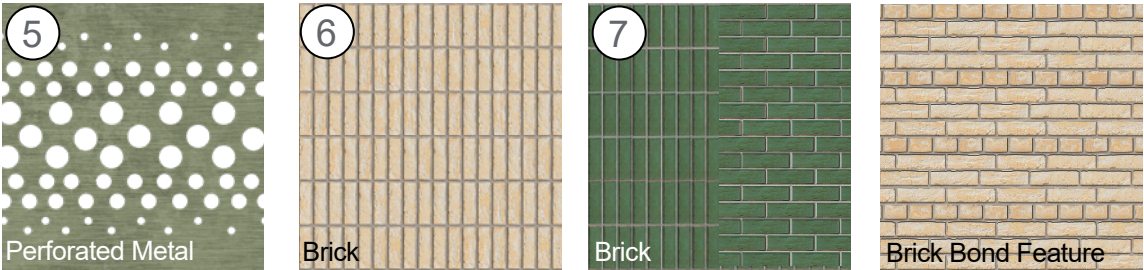
Roof



Walls



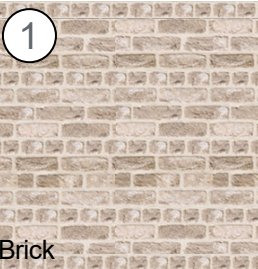
Detailing



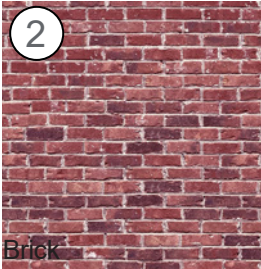
Apartment Building



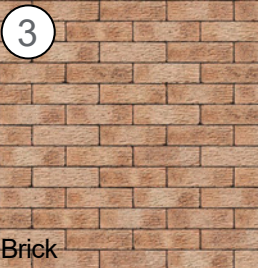
Walls



Brick



Brick



Brick

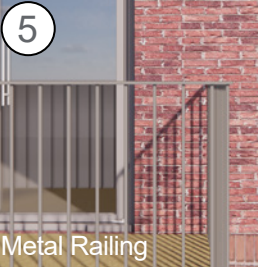


Render

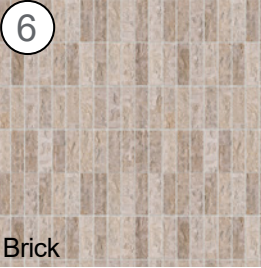


Aluminium Finish

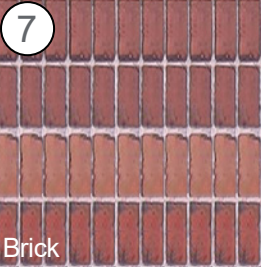
Detailing



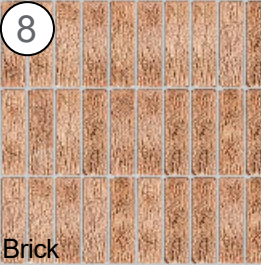
Metal Railing



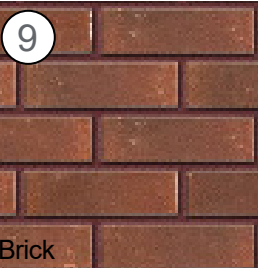
Brick



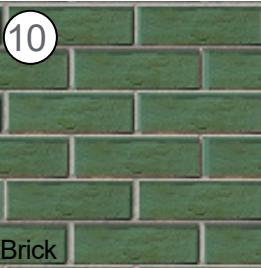
Brick



Brick



Brick



Brick



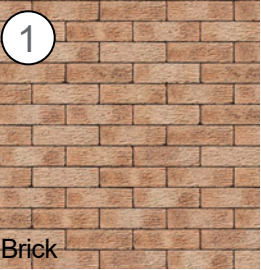
Brick



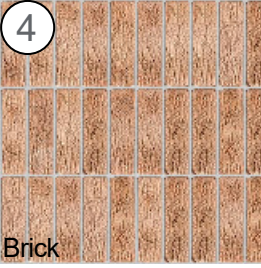
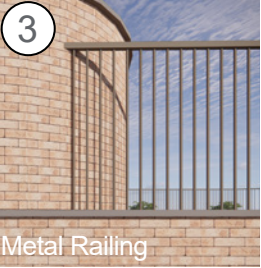
Creche



Walls



Detailing





Aerial view of the different material pallets creating distinctiveness between the different neighbourhoods

04 SHD Proposal

vi. Distinctiveness & Sense of Place

Building Heights

Residential building heights across the site range from 2 and 3-storey terraced houses through 4-storey duplex buildings and 6 storey apartment blocks.

Key issues in relation to building heights which have been considered include:

Site Context & Boundaries:

- In order to be sensitive to this condition, runs of lower units are placed adjacent to boundaries with higher typologies limited to prominent locations at the corners of blocks.
- Maisonette gable ends, in which stair cores and service rooms are located internally, are faced towards boundaries to ensure privacy is not hindered.
- The proposed apartment blocks are located at prominent locations close to the R155 and the RORR where there is no overlooking issue.

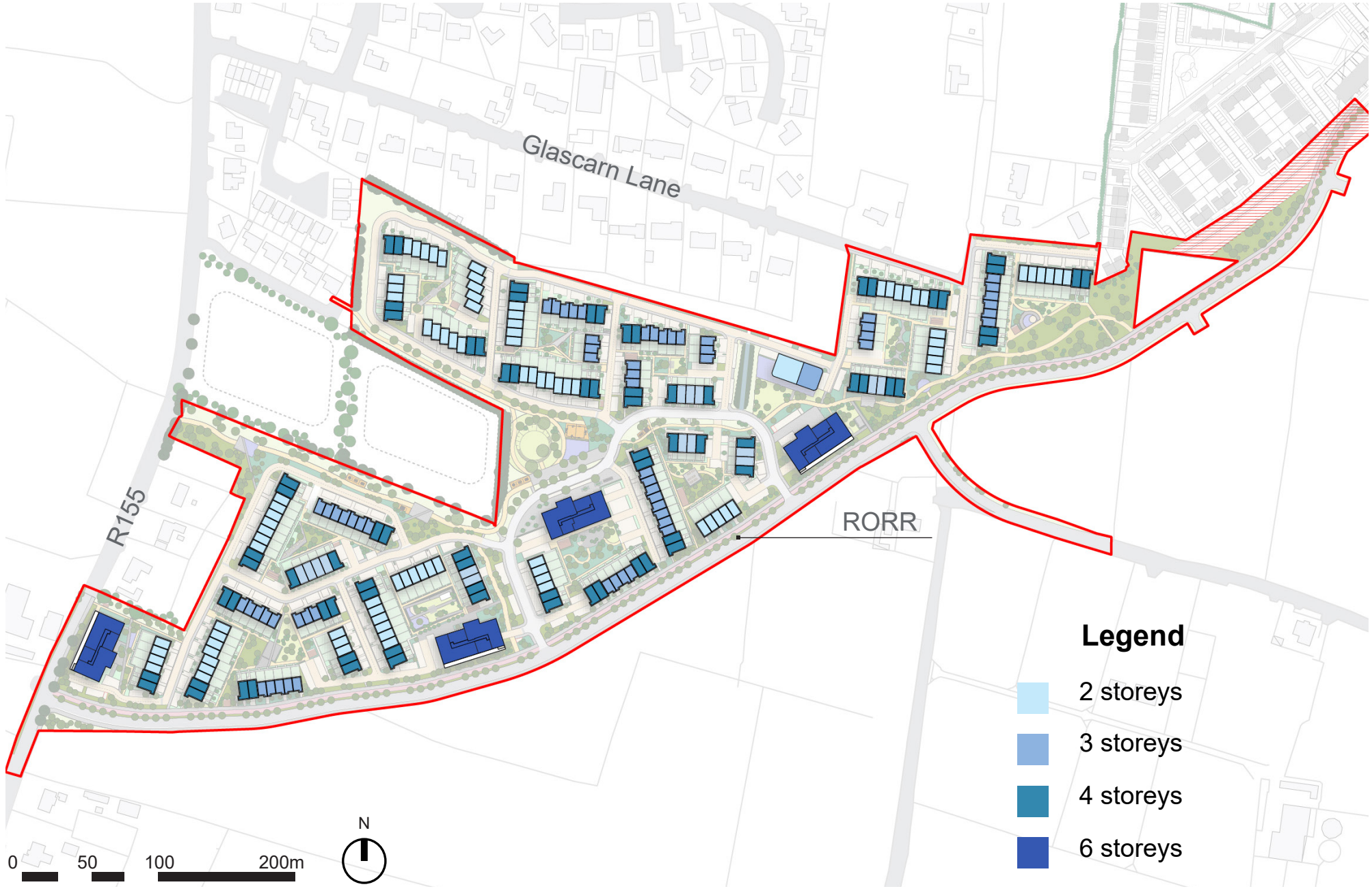
Placemaking & Visual Interest:

- The mix of typologies, their varying height and roofscape creates an interesting streetscape.
- The taller duplex maisonettes have been placed at the gable ends of the blocks to mark entrances to the courtyard and a visual distinction.
- The apartment blocks are located at key entrances and the central green park to highlight points of interest.

Daylight: (See Daylight Report for full summary)

- The varying heights of the blocks with lower runs of terraces and height at strategic locations ensure good daylight penetration to courtyards, public space and dwellings.
- Directly opposing windows are separated by 22m minimum to avoid overshadowing and ensure privacy.

Building height diagram and shadow analysis at 1pm on March 21



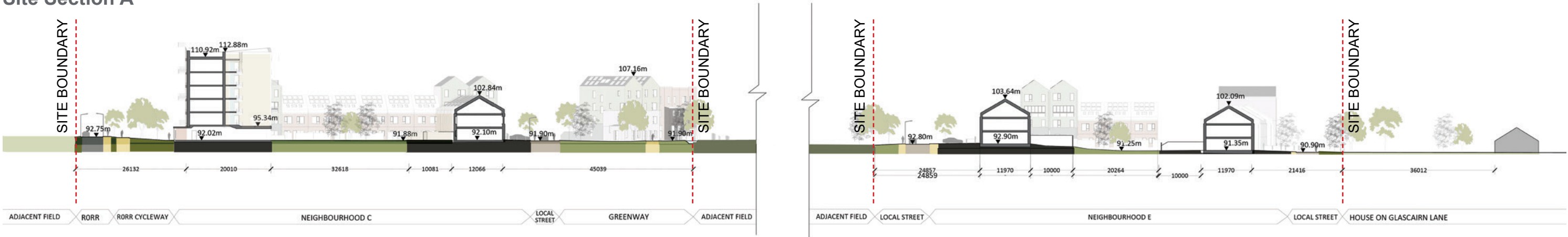
Summer Solstice

Equinox

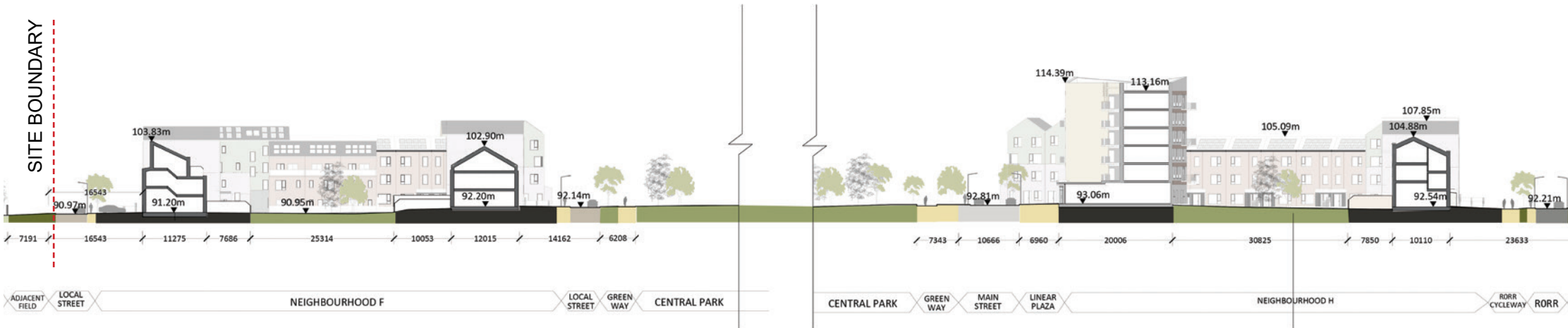
Winter Solstice



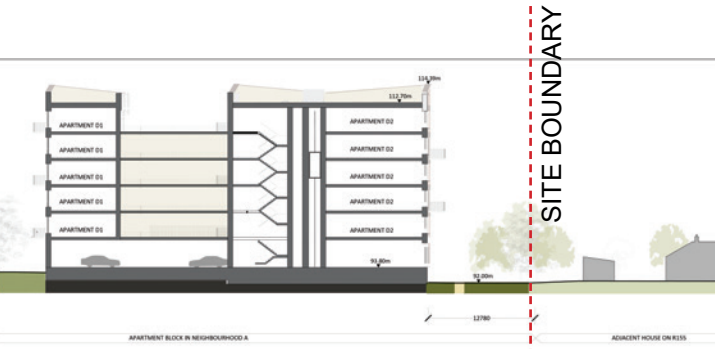
Site Section A



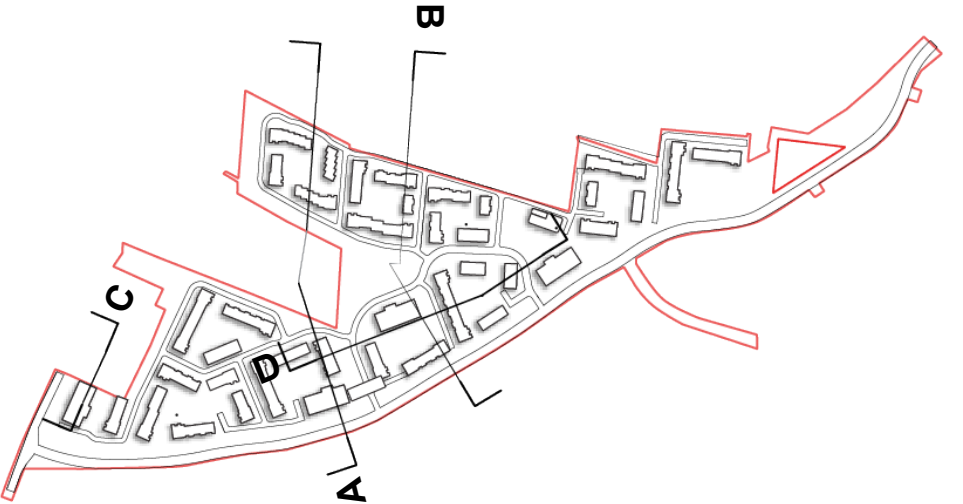
Site Section B



Site Section C



Site Section D



Refer to RKD's Drawing Set for full set of sections

04 SHD Proposal
vii. Inclusivity & Mix

Typology Mix

The proposed development offers a variety of units across the site to encourage an inclusive and varied community. It consists of:

- 33% terraced houses (3-beds)
- 40% duplex maisonettes (1-beds and 3-beds)
- 27% apartment (2-beds and 3-beds)

A minimum of 5% of the dwellings across the site have been designed to comply with the Universal Design Guidelines. These are divided between 1-Bed ground floor maisonettes and 2-bed apartments.

Each of the neighbourhood blocks has a mix of typologies to encourage a diverse mix of inhabitants.

The apartment buildings, which are the tallest typology at 5+1 stories, are located in prominent positions where they face the R155, the RORR or the central green park at the heart of the site.

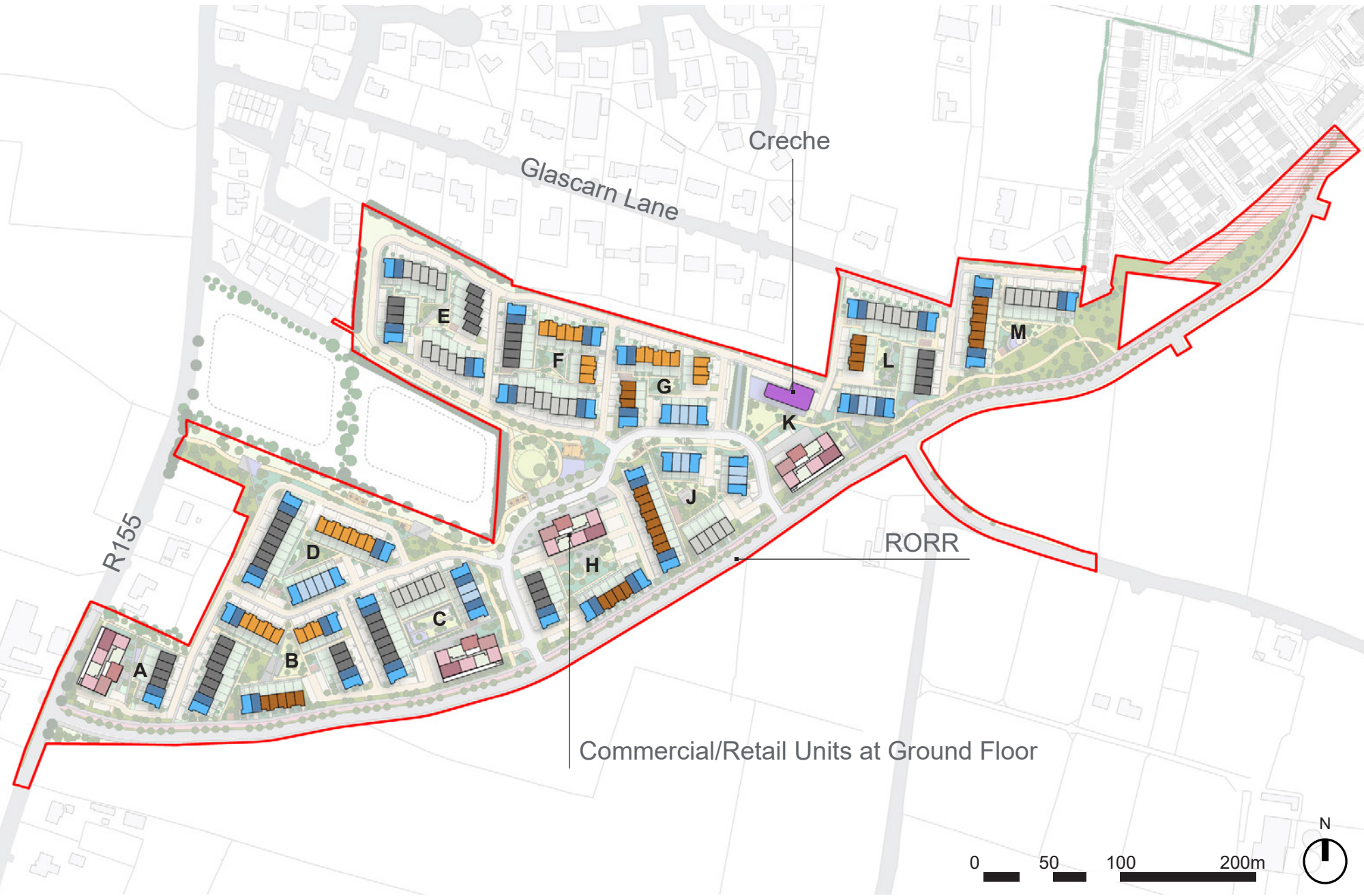
Duplex Maisonette units are located on the gable ends of neighbourhoods to express the corners of the blocks, contribute to wayfinding and activate street frontages at these locations.

The lower terraced houses are located in rows at close proximity to neighbouring properties to minimise the impact of these properties by the new development.

Part of the site mix is also four commercial/retail units located on the ground floor of the apartment building in block H to activate the civic plaza and central green park in front of it.

There is also a creche to provide for 121 children located in block K, separated from private dwellings and in close proximity to the main access road.

Typology mix diagram:



Houses - 150

- Rowhouse A.1 (13%) 61 no.
- Rowhouse A.2 (6%) 28 no.
- Rowhouse B.1 (7%) 30 no.
- Rowhouses B.2 (7%) 31 no.

33%

Maisonettes - 182

- Maisonette Corner Ground M.1 (9%) 42 no.
- Maisonette Corner Upper M.2 (9%) 42 no.
- Maisonette Mid-Terrace Ground M.3 (8%) 34 no.
- Maisonette Mid-Terrace Upper M.4 (8%) 34 no.
- Maisonette 1-Bed Uni-Design M.5 (3%) 15 no.
- Maisonette Mid-Terrace Upper M.6 (3%) 15 no.

40%

Apartments - 120

- 2B-A Apartment D.1 (13%) 60 no.
- 2B-B Apartment D.2 (4%) 20 no.
- 2B-C Apartment D.3 (4%) 20 no.
- 3B Apartment D.4 (4%) 20 no.

27%

Overview of Typologies



**Terraced House A1
(3-BED)**

Terraced house with ground-floor open-plan and large garden. Potential to extend into attic to provide additional space.



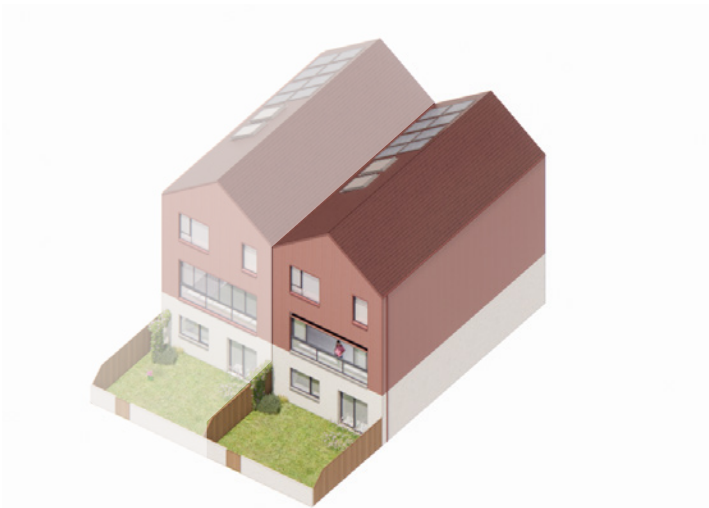
**Terraced House A2
(3-BED)**

Terraced house with divided floor plan and large ground-floor garden. Potential to extend into attic to provide additional space.



**Corner Duplex Maisonette
(3-BED)**

Two, two-storey maisonettes stacked on top of the other. A small private garden serves the lower unit and a winter garden terrace serves the upper.



**Terraced Uni. Duplex Maisonette
(1-BED & 3-BED)**

One universally-designed ground-floor apartment with a two-storey maisonette on top. A small private garden serves the lower unit and a winter garden terrace serves the upper.



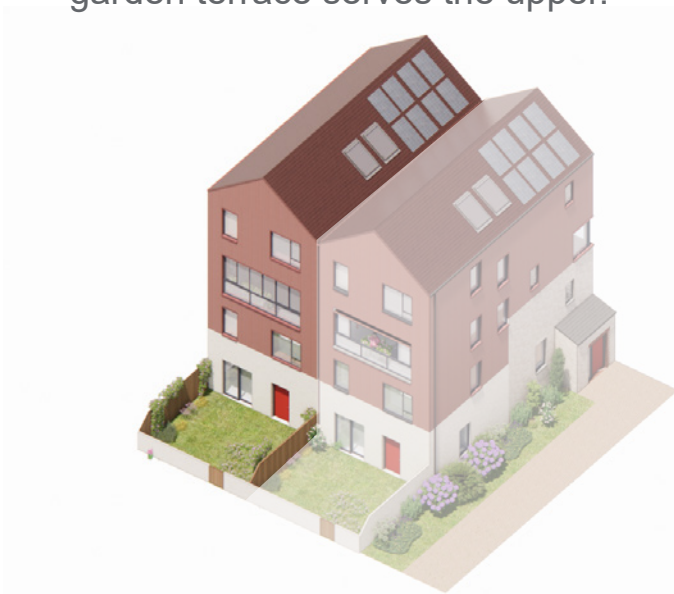
**Terraced House B1
(3-BED)**

Terraced house with smaller back garden and a winter garden terrace. Higher floor to ceiling on north facing facade.



**Terraced House B2
(3-BED)**

Terraced house with smaller back garden and a terrace. Higher floor to ceiling on north facing facade.



**Terraced Duplex Maisonette
(3-BED)**

Two, two-storey maisonettes stacked on top of the other. A small private garden serves the lower unit and a winter garden terrace serves the upper.



**Apartment Block
(2-BED & 3-BED)**

2 Bed, 1 Bath and 3-Bed, 2 Bath dual aspect apartments in a 6-storey building. 2 units in each block are also universally accessible.

04 SHD Proposal

vii. Inclusivity & Mix

Part V Concept

The incorporation of Part V units across the proposed development also considers the provision of a variety of typologies and locations of these units.

A total of 45 units have been assigned as Part V housing.

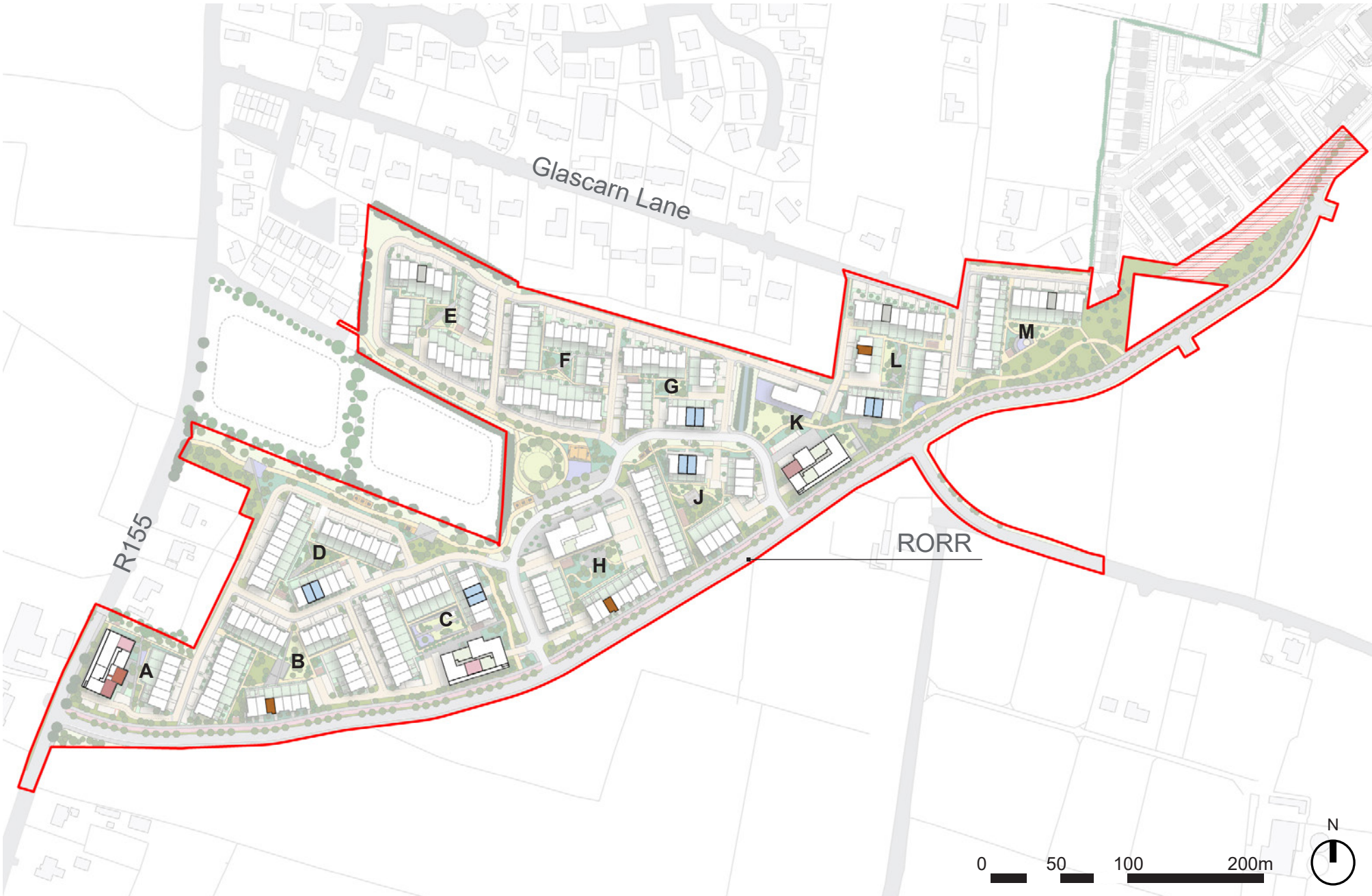
The following is a breakdown of units by unit type as identified which is acceptable to the Housing Authority:

- 25 No. X 2 bedroom apartments Type D1, D2, and D3 in Neighbourhoods A, C, K, & H
- 6 No. X 3 Bedroom (3No. X Type A2) and (3 No. X Type B1) in Neighbourhoods E, H & L
- 4 No. X 3 Bedroom Maisonettes (Type M6) in Neighbourhoods C & H
- 10 No.X 1 Bedroom Maisonettes (Type M5) in Neighbourhoods C, G & L

The strategic location of these units, spread across the site ensures that they retain the same quality of living environment as all other units and have the same access to high quality public realm.



Part V allocation diagram:



Legend

	3-Bed A2	3
	3-Bed B1	3
	2-Bed Apartments	25
	1-Bed UD Maisonette	10
	3-Bed Maisonette	4

Total: 45 Units (10%)

04 SHD Proposal
vii. Inclusivity & Mix

Universal Design & Future Adaptability

In addition to the adaptable phasing strategy, the units themselves are adaptable to serve residents changing needs throughout time.

The scheme consist of 23 Part M compliant units consisting of type M7: 1B/2P groundfloor maisonette unit and type D2 2B/4P apartments - all with Part M compliant parking within close proximity to the entrance.

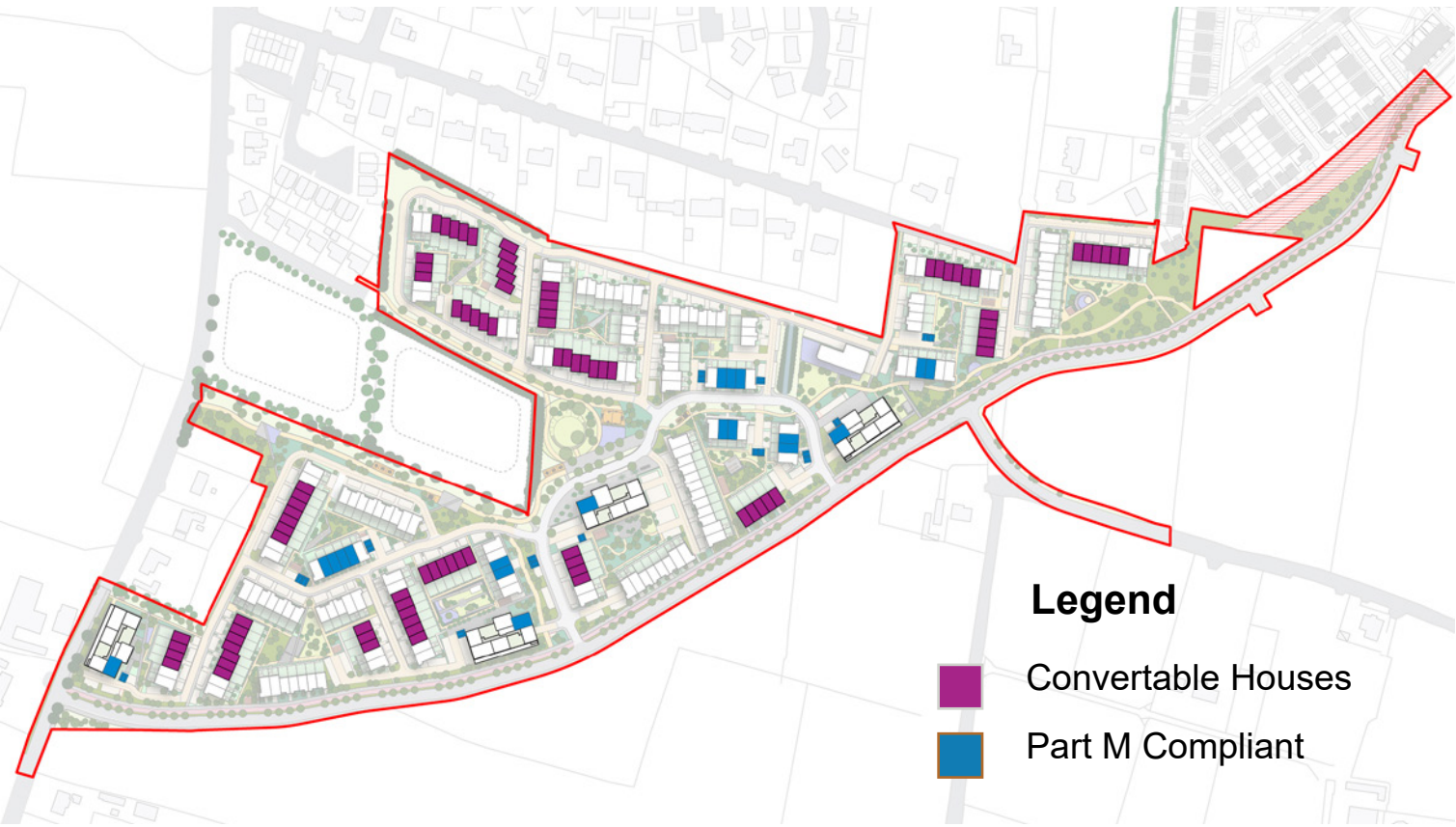
An additional 12 D2 units have a Part M compliant layout without the associated parking.

89 units. 19.7% of the total units (Type A1 and A2) have potential for future adaptability.

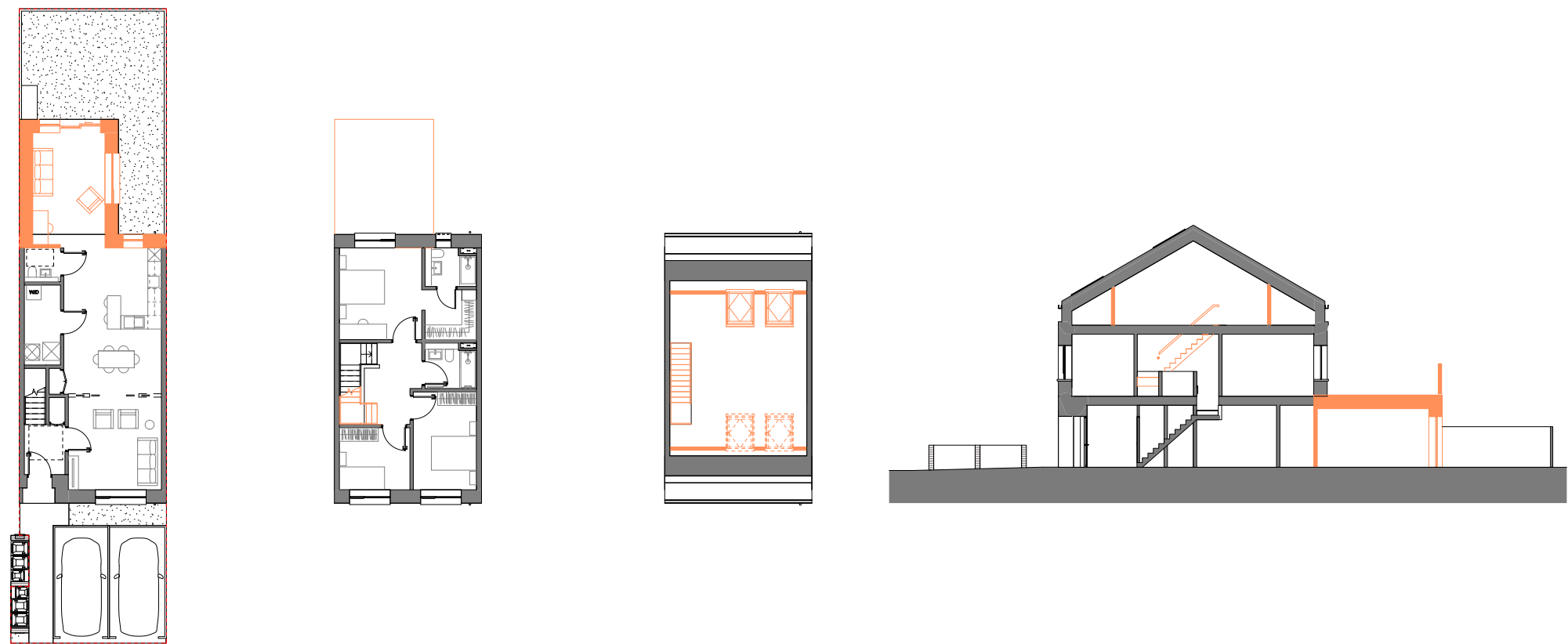
The internal layout allows for an attic conversion, and there is potential for a ground floor extension of the living room with the lost garden area to be provided as an upper floor terrace.

The public open space strategy also forms part of an efficient and adaptable proposed development with landscape features integrating drainage and climate resilience, as will be explained on the following page.

Part V allocation diagram:



Future adaptability of Type A2 (same can be done to A2)



04 SHD Proposal

viii. Efficiency & Adaptability

Residential Density

The proposed development uses the land efficiently to provide a higher density than required by the MCC Development Plan whilst ensuring quality of dwellings and public realm.

The total site area is 14.166 ha including the Outer Relief Road and lands where the creche is located.

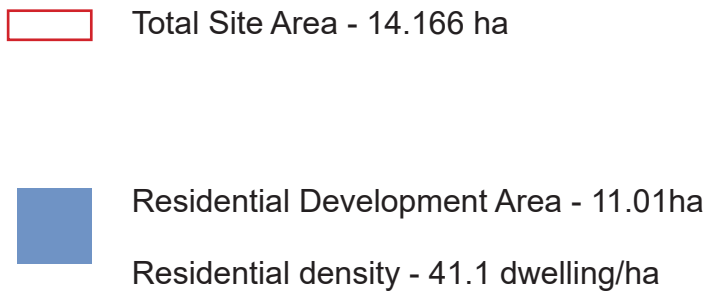
As per the Sustainable Residential Development in Urban Areas 2009, Appendix 1 the Net Area of a site excludes major and local distributor roads, school facilities and significant landscape buffer strips.

When the lands of the creche, Ratoath Outer Relief Road, and main site access road are excluded the Residential Development Area of the site totals 11.01ha.

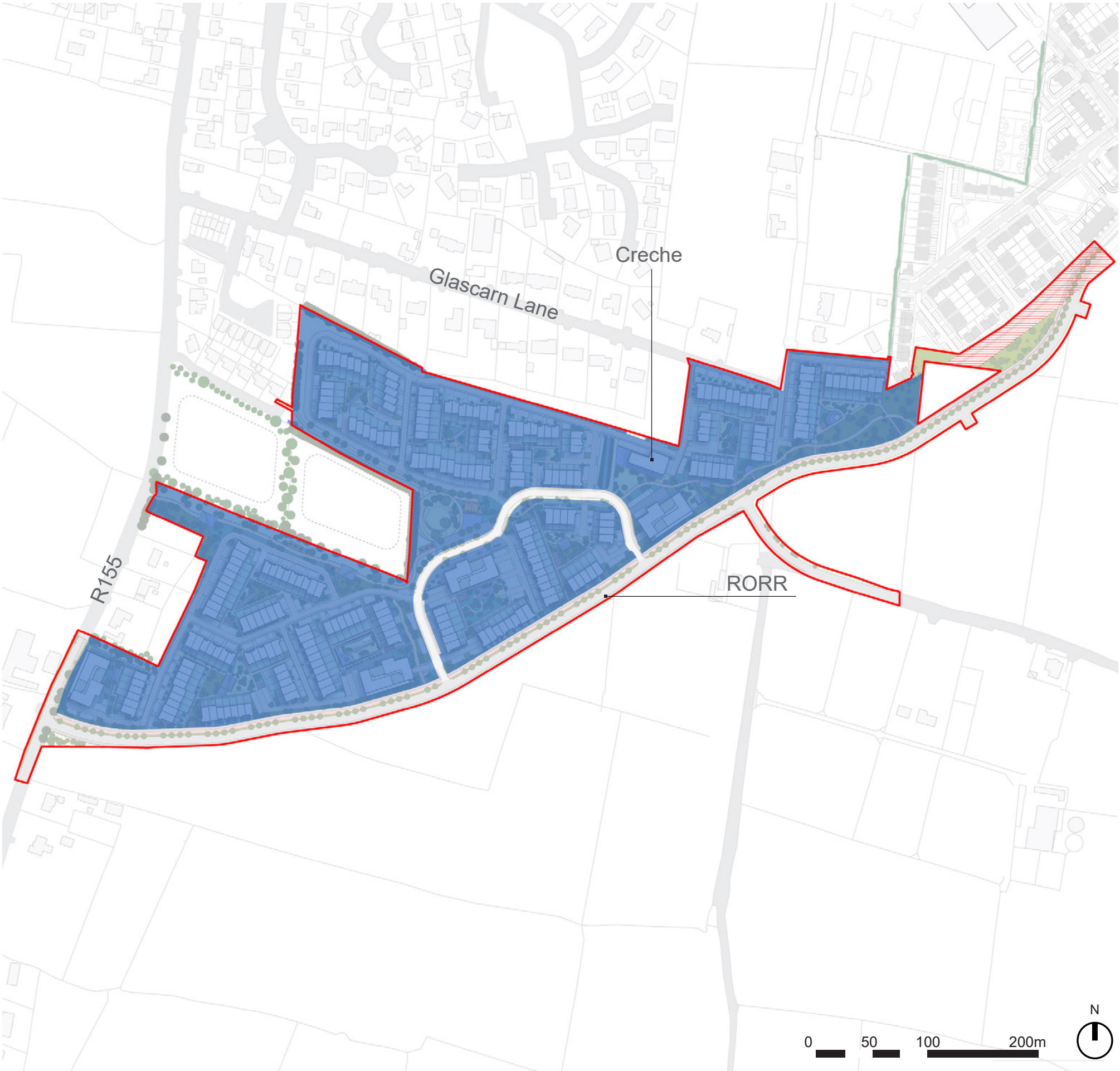
This along with the total dwelling number of 452 gives us a Net density of 41.1 dwellings per hectare, in excess of the 35dph set out for a ‘self-sustaining town’ in the Development Plan.

This density coupled with the provision of public open space over and above the required minimum, the additional communal open space and the retention of natural site features represents an efficient use of the site area in such a way that will not negatively impact the public amenity of the site.

Density diagram (based on 452 dwellings)



* Outer Relief Road and supporting cycle/pedestrian lanes = 1.81ha area within site boundary.



04 SHD Proposal

viii. Efficiency & Adaptability

Phasing

The model of the neighbourhood blocks allows for phasing and delivery to be flexible without negatively impacting the quality of the place or the public realm. Each block forms a unit with their own public realm provided by the communal courtyard.

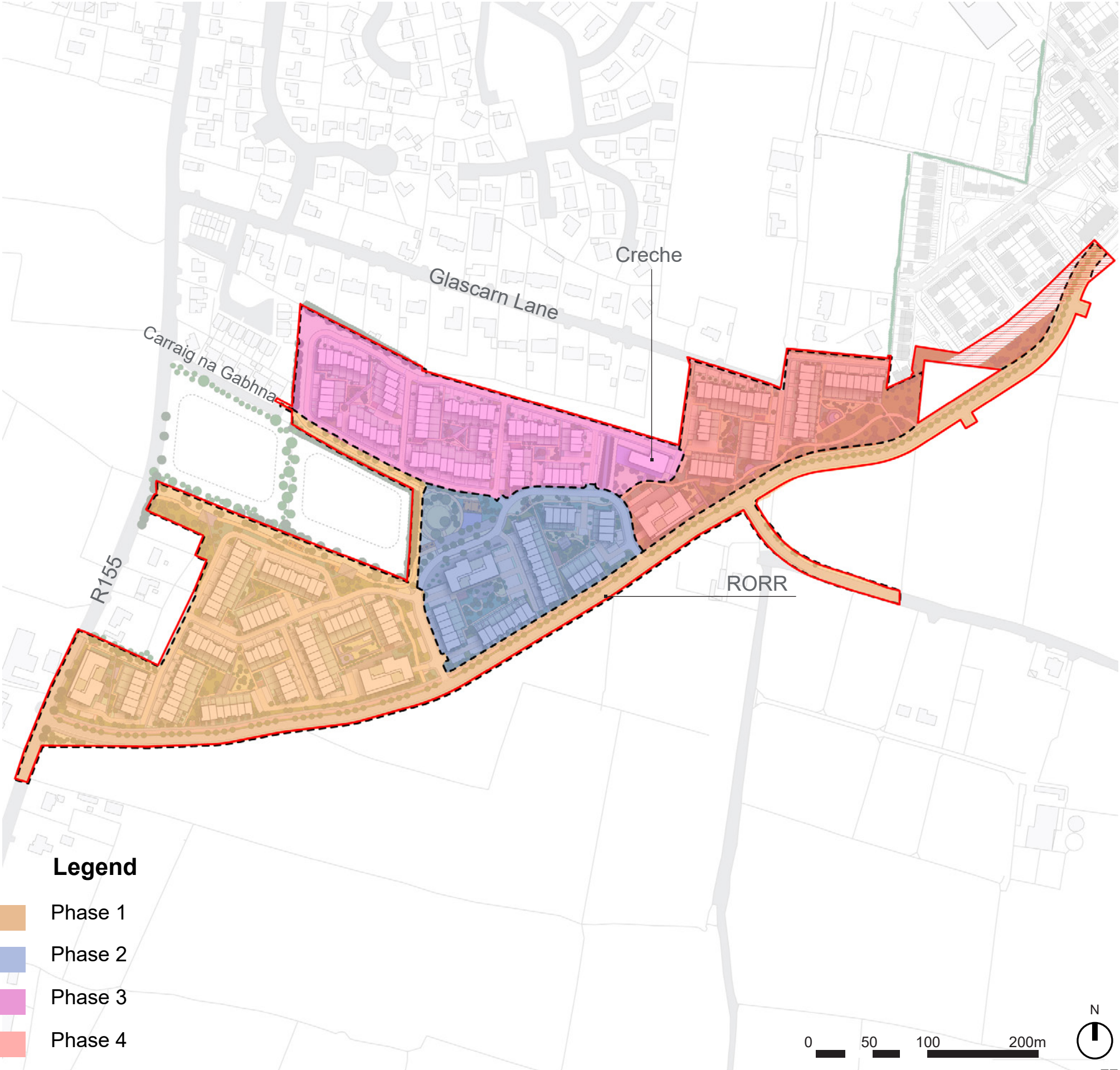
An initial strategy for phasing of the development consists of:

Phase 1: the delivery of the RORR and the four blocks closest to the R155 introducing the beginning of the greenway spine and pedestrian/bicycle connections to the R155 and Carraig na Gabhna.

Phase 2: The central green park at the heart of the site, the completion of the site access road and the two relating blocks along the RORR including the commercial/retail units.

Phase 3: The three blocks along the north of the central green and a new pedestrian/bicycle connection along the hedgerow to the south of these blocks connecting back to the neighbouring residential development and the R155 and the delivery of the creche to serve the full development.

Phase 4: The remaining blocks to the north-east of the site, finalising the greenway spine with connection back up to Glascarn Lane.



04 SHD Proposal

viii. Efficiency & Adaptability

Sustainability and Resilience Development

From the outset of design, the proposal has been developed on based six key principles to ensure that an holistic approach to sustainability and resilience is integrated. These are focused on optimising the social, environmental and economic performance of the project.

The principles align to the UN's Sustainable Development Goals, as well as the ambitions of Ireland 2040 and the Climate Action Plan.

Key to future success of delivering on these principles is the flexibility which has been allowed in the masterplan to allow for further optimisation as the project develops.

To the right is an outline of some of the key actions that have already been taken in regards to sustainability in the proposed development.

Holistic approach to sustainability for the built environment:



Performance & Delivery



Ensuring proactive measures to optimise building performance including an iterative design process, whole-life analysis and planning for future resilience/adaptability.



- Sustainability principles have been discussed and applied from start of project
- Knowledgeable design team appointed, including ecologist
- Sustainability targets and actions discussed and reviewed throughout design

Health & Wellbeing



Creating environments that contributes to physical and psychological wellbeing for everyone, now and in the future.



- Design strategy for healthy design (daylight, ventilation, pollution control, thermal comfort, views, biophilic design, acoustics, movement and hygiene)
- Performance analysis of daylight conducted
- Design strategy for project resilience protecting current and future health (climate change and other hazards)

People & Places

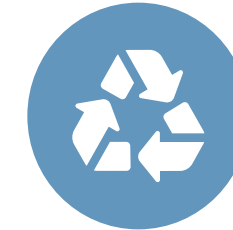


Creating places for people that are supportive, inclusive and attractive to enhance individual and social wellbeing, and community identity.



- People first approach to design of streets and public spaces
- Provision of broad range of typologies suitable for different needs
- Placemaking strategy to support inclusivity, wellbeing and identity
- Increased access to local amenity for existing and new residents
- Support local economy with new connections to Fairyhouse, Tattersalls and the town centre
- Aesthetically pleasing environments

Circular & Efficient Resources



Design for a circular economy with efficient and responsible use of resources including existing buildings, materials, water and land.



- Sustainable densities for efficient land-use
- Rowhouses and apartments contributing to efficient use of materials and infrastructure
- Strategy for circular systems - energy and design for deconstruction
- Strategy to design out waste
- Design suitable for flexible use and program
- Early discussions of responsible sourcing of materials

Enhanced Ecosystems

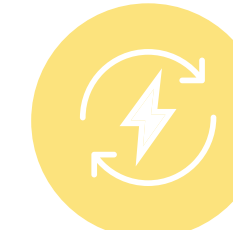


Landscape and ecological design with the aim to reduce energy consumption and pollution, improve wellbeing and provide crucial habitat for wildlife.



- Masterplan design to enhance local ecosystem
- Strategy to design with nature - vegetation as acoustic buffer or shading, reduce urban heat island effect, prevent flooding, increase wellbeing
- Sustainable urban drainage strategy - integrated with landscape design
- Planting strategy according to National Pollinator Plan
- Sensitive design for wildlife

Whole-Life Carbon



Strategies to eliminate greenhouse gas emissions in a building's life-cycle, addressing both operational and embodied carbon.



- Masterplan supporting passive design principles
- Building footprint allow flexibility for zero energy building envelopes
- Early discussions on low embodied carbon construction opportunities
- Flexibility with renewable energy systems
- Strategic landscaping for carbon reduction - shading, wind protection, carbon sink

04 SHD Proposal

viii. Efficiency & Adaptability

Potential for Zero-Carbon Neighbourhoods

One of the key considerations that has been integrated from the outset of the design is an allowance for a development that is resource-efficient and with the potential to become a zero-carbon neighbourhood.

The layout of the proposed development together with flexible typologies ensures that a majority of units can have a south or east/west facing main window for passive heating.

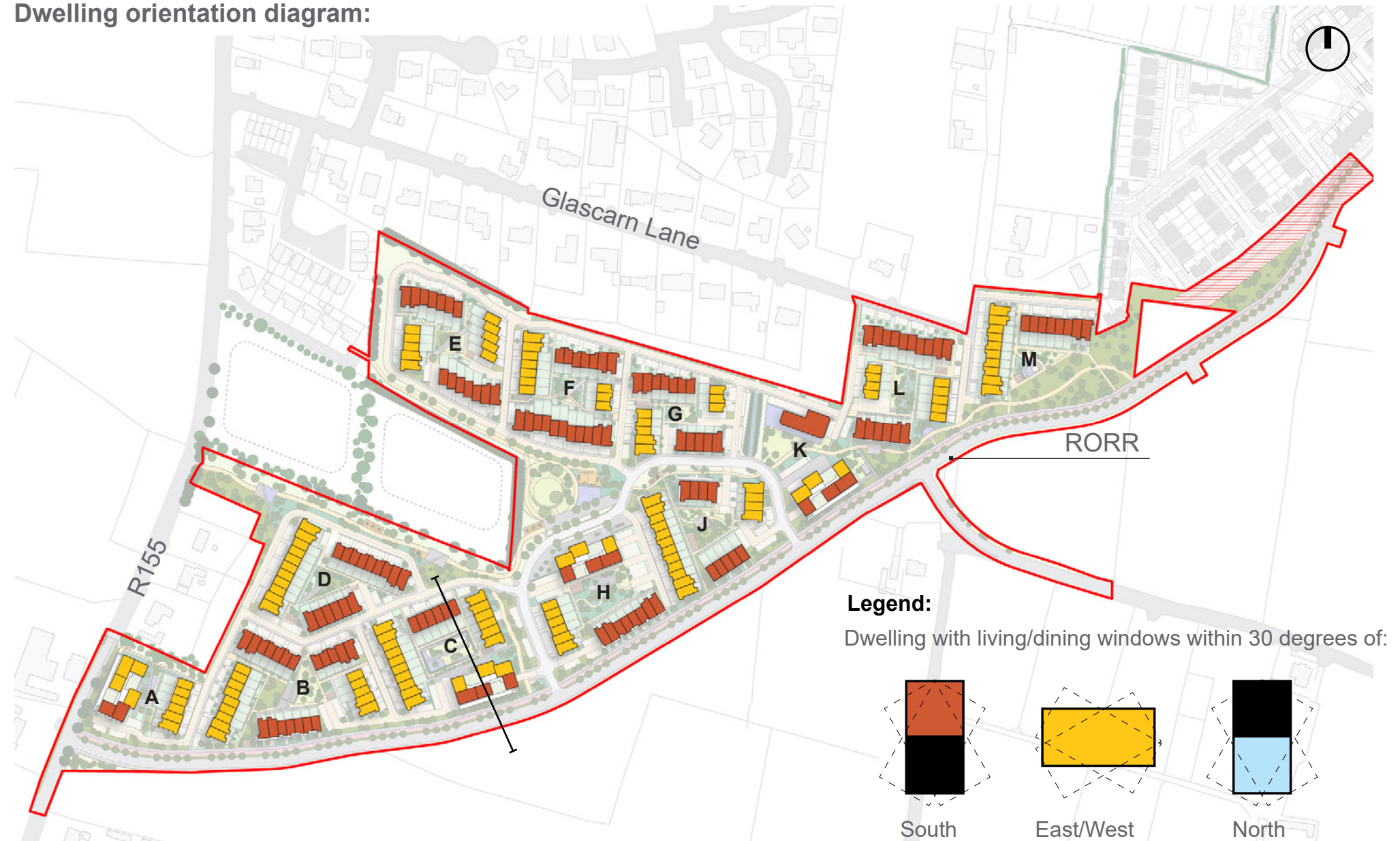
The massing and distance of courtyards and streets also ensures passive design principles.

The typology footprints allow for the potential to increase the performance of the thermal envelope of buildings to match passive house standards.

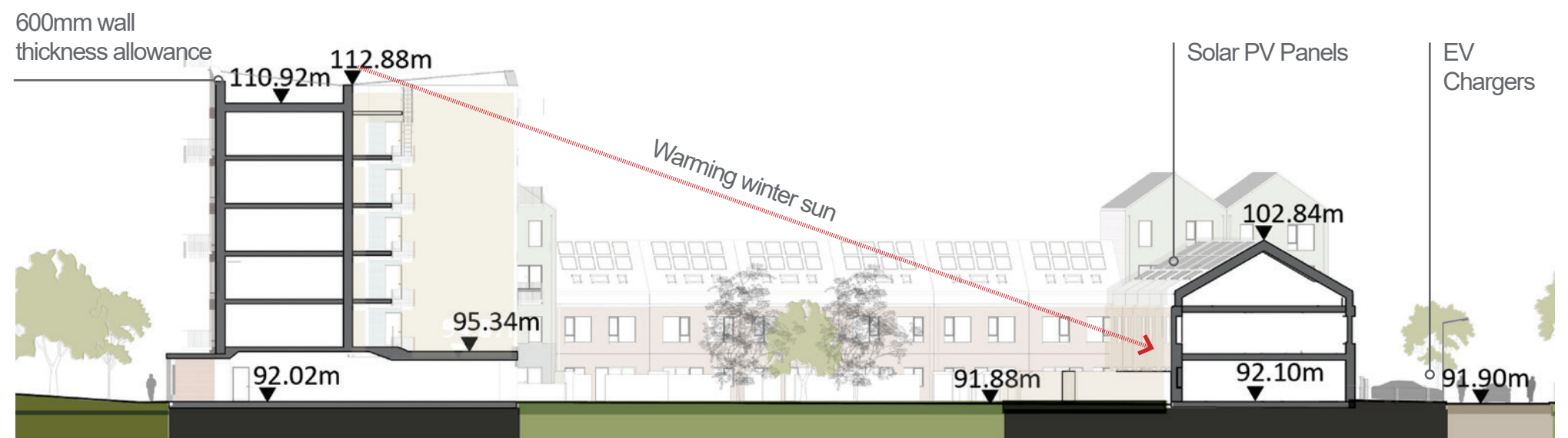
All units are designed to target at least A2 NEB rating and use durable materials with low maintenance requirements. (Refer to BBSC Life Cycle Assessment Report for further details)

The units also allow for a variety of structural solutions to potentially reduce the embodied carbon of the structure in future stages.

Dwelling orientation diagram:



Section diagram:



05

HOUSING QUALITY ASSESSMENT

05 Housing Quality Assessment

i. Contents

i. Residential Standards

- Quality Housing for Sustainable Communities
- Apartment Design Guidelines 2030

ii. Compliance

- Project Summary
- Unit Mix
- House Units Floor Areas
- Maisonette Units Floor Areas
- Apartment Units Floor Areas
- Internal Layout and Space Provision
- Access and Circulation
- Storage Facilities
- Internal Storage
- Refuse Storage
- Lift & Staircores
- Safety and Security in the Home
- Flexibility & Adaptability
- Dual-Aspect Ratios
- Floor to Ceiling Height
- Daylight Analysis
- Private Amenity Space
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iii. Detail Unit Plans

- A1 - Terraced House
- A1a - Terraced House
- A2 - Terraced House
- B1 - Terraced House
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- M1 - Maisonette Corner Lower
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- M4 - Maisonette Terrace Upper
- M5 - Maisonette Terrace UD Lower
- M6 - Maisonette Terrace Upper
- D1 - 2B4P APT
- D2 - 2B4P APT
- D3 - 2B4P APT
- D4 - 3B5P APT

iv. Housing Quality Assessment Schedules



05 Housing Quality Assessment

i. Residential Standards

This Housing Quality Assessment provides an overview of the proposed development's compliance with residential standards for housing 'Quality Housing for Sustainable Communities' and the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020'.

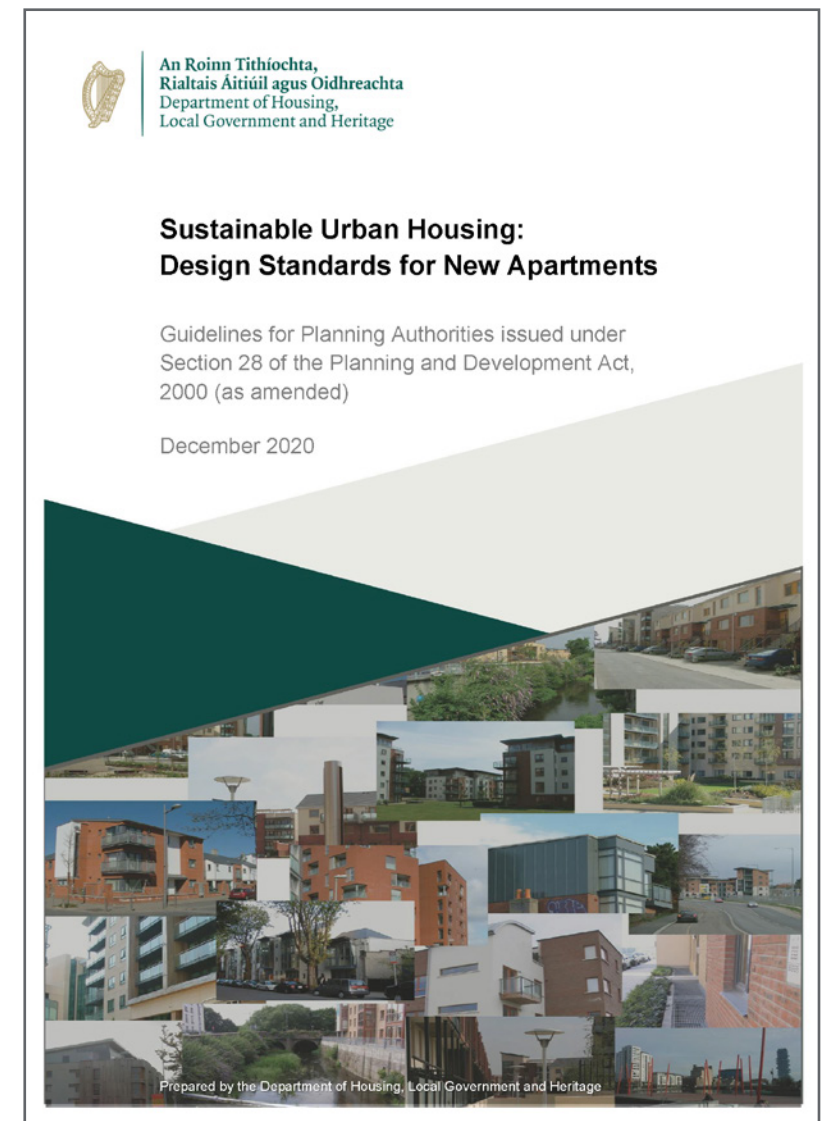
Terraced housing units are assessed to comply with the 'Quality Housing for Sustainable Communities' whilst apartments and maisonettes are assessed to comply with the 'Design Standards for New Apartments Guidelines'

Specific items addressed are as follows;

- Unit Mix
- House Units Floor Areas
- Maisonette Unit Floor Areas
- Apartment Unit Floor Areas
- Flexibility & Adaptability
- Dual Aspect Ratios
- Floor to Ceiling Height
- Daylight Analysis
- Internal Storage
- Refuse Storage
- Lift & Staircores
- Private Amenity Space
- Communal Amenity Space
- Public Open Amenity Space
- Security Considerations
- Communal Facilities
- Childcare Facilities
- Bicycle Parking & Storage
- Car Parking

Qualitative aspects such as the conceptual design approach and scheme layout for the overall site are covered within the Architectural Design Statement.

Utilities and Sustainable Design as mentioned in 'Quality Housing for Sustainable Communities' is covered in separate reports by BBSC.



05 Housing Quality Assessment

ii. Compliance

Project Summary

The proposed development will principally consist of the construction of a 452 no. residential units comprising 150 no. semi-detached and terraced dwelling houses (3-bed), 182 no. maisonettes (15 no. 1-bed & 167 no. 3-bed) and 120 no. apartments (100 no. 2-bed and 20 no. 3-bed).

The scheme is presented across 12 neighbourhoods (A-H & J-M), each with its own designated central communal open space, car and cycle parking (746 no. car parking spaces and 816 no. cycle parking space) as follows:

Neighbourhood A: consisting of 38 no. units comprising 4 no. 2 storey three-bedroom terraced housing units, 30 no. apartments (25 no. two-bedroom units and 5 no. three-bedroom units), 4 no. 2 storey three-bedroom maisonettes, ancillary accommodation, lobby (c.53 sq. m), post room (c.13 sq. m), ESB storage (c.11 sq. m), water storage (c.14 sq. m), refuse storage (c.29 sq. m), bike storage (c.135 sq. m), car park (c.702 sq. m) associated private balconies/terraces/rear gardens, communal open space (c.662 sq. m), 51 no. surface and undercroft car parking spaces (42 no. residential and 9 no. visitor) and 92 no. cycle parking spaces.

Neighbourhood B: consisting of 43 no. units comprising 23 no. terraced housing units (10 no. 2 storey three-bedroom units and 13 no. 3 storey three-bedroom units), 20 no. 2 storey three-bedroom maisonettes, ancillary accommodation, associated private balconies/terraces/rear gardens/winter gardens, communal open space (c.1,753 sq. m), 76 no. car parking spaces (66 no. residential and 10 no. visitor) and 52 no. cycle parking spaces.

Neighbourhood C: consisting of 62 no. units comprising 12 no. 2 storey terraced housing units, 30 no. apartment units (25 no. two-bedroom units

and 5 no. three-bedroom units), 20 no. maisonette units (18 no. 2 storey three-bedroom units and 2 no. single storey one-bedroom units), ancillary accommodation, lobby (c.53 sq. m), post room (c.13 sq. m), ESB storage (c.11 sq. m), water storage (c.14 sq. m), refuse storage (c.29 sq. m), bike storage (c.135 sq. m), , car park (c.702 sq. m), associated private balconies/ terraces/rear gardens, communal open space (c. 1,270 sq. m), 96 no. surface and undercroft car parking spaces (74 no. residential and 22 no. visitor) and 142 no. cycle parking spaces.

Neighbourhood D: consisting of 38 units comprising 14 no. terraced housing units (7 no. 2 storey three-bedroom units and 7 no. 3 storey three-bedroom units), 24 no. maisonettes (20 no. 2 storey three-bedroom units and 4 no. single storey one-bedroom units), ancillary accommodation, associated private balconies/terraces/rear gardens, communal open space (c.798 sq. m), 62 no. car parking spaces (52 no. residential and 10 no. visitor), 60 no. cycle parking spaces and an ESB substation (c.14 sq. m).

Neighbourhood E: consisting of 30 units comprising 18 no. 2 storey three-bedroom terraced housing units, 12 no. 2 storey three bedroom maisonettes, ancillary accommodation, associated private balconies/terraces/rear gardens, communal open space (c.643 sq. m), 56 no. car parking spaces (48 no. residential and 8 no. visitor), 30 no. cycle parking spaces and an ESB substation (c.14 sq. m).

Neighbourhood F: consisting of 36 units comprising 20 no. terraced housing units (12 no. 2 storey three-bedroom units and 8 no. 3 storey three-bedroom units), 16 no. 2 storey three-bedroom maisonettes, ancillary accommodation, associated private balconies/terraces/rear gardens, communal open

space (c.664 sq. m), 64 no. car parking spaces (56 no. residential and 8 no. visitor) and 42 no. cycle parking spaces.

Neighbourhood G: consisting of 29 units comprising 11 no. 3 storey three-bedroom terraced housing units, 18 no. maisonettes (15 no. 2 storey three-bedroom units and 3 no. single storey one-bedroom units), ancillary accommodation, associated private balconies/terraces/rear gardens/ winter gardens, communal open space (c.430 sq.m), 48 no. car parking spaces (40 no. residential and 8 no. visitor), 48 no. cycle parking spaces and an ESB substation (c.14 sq.m).

Neighbourhood H: consisting of 50 units comprising 8 no. terraced housing units (4 no. 2 storey three-bedroom terraced housing units, 4 no. 3 storey three-bedroom terraced housing units), 30 no. apartments units (25 no. two-bedroom units and 5 no. three-bedroom units), 12 no. 2 storey three-bedroom maisonettes, ancillary accommodation, associated private balconies/terraces/rear gardens/ winter gardens, 4 no. commercial/local retail units (c.489 sq. m), 4 no. wc (c.44 sq. m), lobby (c.50 sq. m), post room (c.14 sq. m), ESB storage(c.13 sq. m), water storage (c.14 sq. m), refuse storage (c.30 sq. m), communal bins (c.11 sq. m), bike storage (107 sq. m), communal open space (c.1,153 sq. m), 76 no. surface and undercroft car parking spaces (58 no. residential and 18 no. visitor) and 118 no. cycle parking spaces and an ESB substation (c.14 sq. m).

Neighbourhood J: consisting of 37 units comprising 13 no. terraced housing units (5 no. 2 storey three-bedroom units and 8 no. 3 storey three-bedroom units), 24 no. maisonette units (20 no. 2 storey three-bedroom units and 4 no. single storey one-bedroom units, ancillary accommodation, associated

private balconies/terraces/rear gardens/winter gardens, communal open space (c.1,148 sq. m), 56 no. car parking spaces (50 no. residential and 6 no. visitor) and 60 no. cycle parking spaces.

Neighbourhood K: consisting of 30 no. apartment units (25 no. two-bedroom units and 5 no. three-bedroom units), ancillary accommodation, associated private balconies, ancillary childcare facility (c.1,003 sq. m) with associated play areas (c.727 sq. m), lobby (c.53 sq. m), post room (c.14 sq. m), ESB storage (c.13 sq. m), water storage (c.14 sq. m), refuse storage (c.28 sq. m), bike storage (c.132 sq. m), car park (c.702 sq. m) communal open space (c.200 sq. m), 38 no. surface and undercroft car parking spaces (30 no. residential and 8 no. visitor) and 92 no. cycle parking spaces. The creche has 22 visitor parking spaces and 5 parking spaces for staff.

Neighbourhood L: consisting of 35 units comprising 15 no. terraced housing units (11 no. 2 storey three-bedroom units and 4 no. 3 storey three-bedroom units), 20 no. maisonettes (18 no. 2 storey three-bedroom units and 2 no. single storey one-bedroom units), ancillary accommodation, associated private balconies/terraces/rear gardens/winter gardens, communal open space (c.845 sq. m), 57 no. car parking spaces (50 no. residential and 7 no. visitor), 50 no. cycle parking spaces and an ESB substation (c.14 sq. m).

Neighbourhood M: consisting of 24 units comprising 12 no. terraced housing units (6 no. 2 storey three-bedroom units and 6 no. 3 storey three-bedroom units), 12 no. 2 storey three-bedroom maisonettes, ancillary accommodation, associated balconies/terraces/rear gardens/winter gardens, , communal open space (c.1,017 sq. m), 39 no. car parking spaces (36 no. residential and 3 no. visitor),

30 no. cycle parking spaces and an ESB substation (c.14 sq. m).

The proposed development also includes 1.90 ha of landscaped public open space which includes a civic plaza (0.513 ha), greenway spine (1.087 ha) and parklands (0.301 ha); solar PV Panels in various locations; and public lighting.

Site Area Schedule	ha	sqm	%
Application Site Boundary	14.166	141,660	-
Net Site Area*	11.009	110,090	-
Proposed Number of Units	452	-	-
Proposed Density (Net Site Area)	41.1	Units per Hectare	-
Public Open Space (Net Site Area)	2.247	22,470	20.4%
Communal Open Space	1.06	10,583	9.6%
Total Gross Floor Area	5.92	59,177	-
Residential GFA	5.42	54,175	91.5%
Commercial GFA	0.15	1,537	2.6%
Other Non-Residential GFA	0.35	3,465	5.9%
Plot Ratio (TGFA/Gross Site Area)	-	-	0.42
Gross Building Footprints	2.44	24,393	-
Site Coverage (GBF/Gross Site Area)	-	-	17.2%
RORR Area	2.28	22,825	16.1%

*Note: The Net Site Area excludes the area of the Outer Relief Road and supporting cycle and pedestrian lanes, main site access road & creche and associated play and parking spaces.



05 Housing Quality Assessment

ii. Compliance

Unit Mix

The mix of residential units within the entire scheme is outlined in the diagram to the right and in ‘Appendix A - Housing Quality Assessment Schedule’. It is informed by the Meath County Council Housing Strategy.

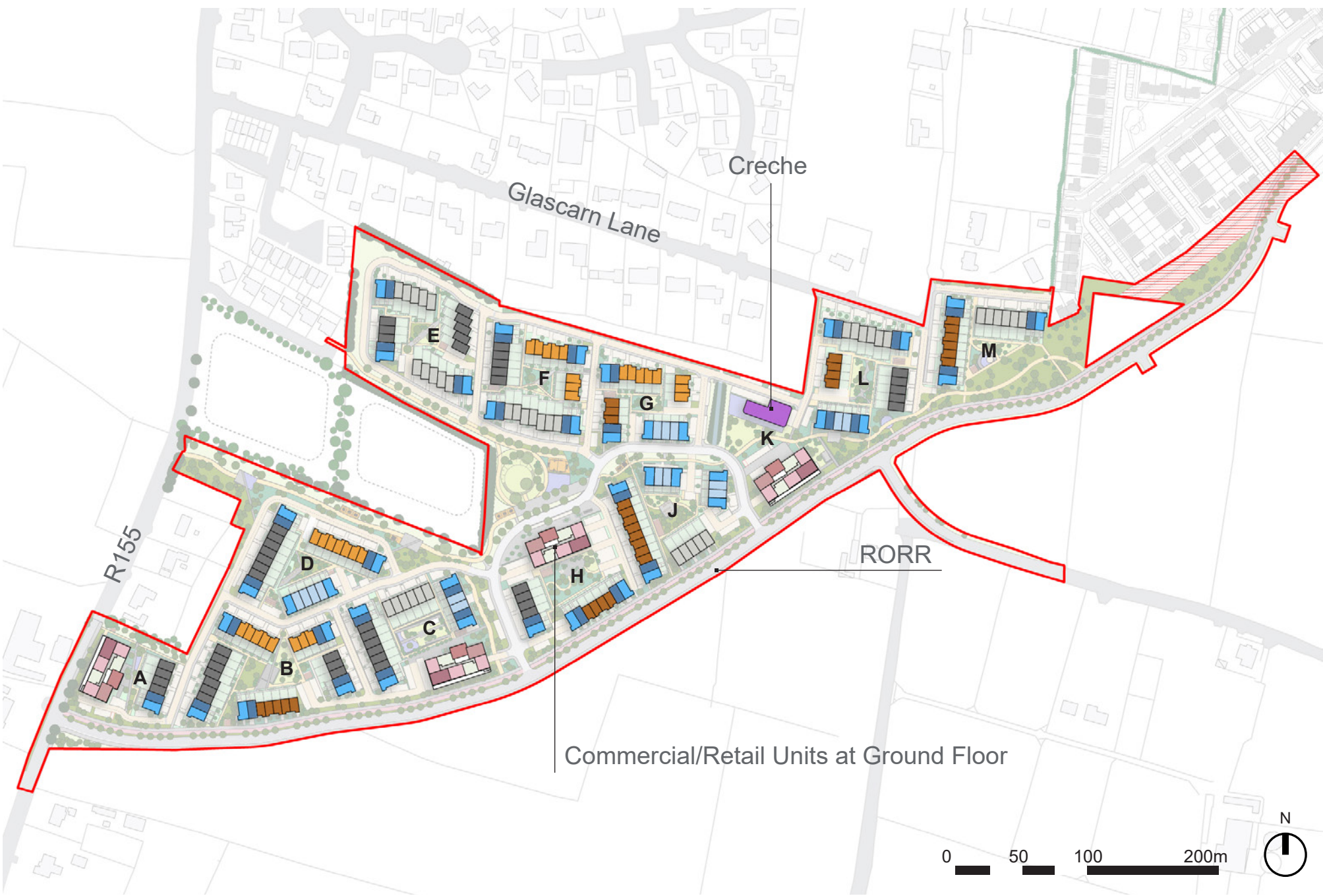
The proposed mix complies with section 3.3.2 Diversity and Mixing Uses in ‘Quality Housing for Sustainable Communities Guide’

‘Mixed tenure schemes should be provided with an appropriate balance between social, private, affordable, voluntary and special needs housing regardless of the size of scheme’

It also complies with Specific Planning Policy Requirement 1 in ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018’

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

Unit Breakdown Summary	#	%	Unit Types
3 Bed Houses	150	33.2%	A1 A2 B1 B2
Total Houses	150	33.2%	A1 A2 B1 B2
3 Bed Maisonettes	167	36.9%	M1 M2 M3 M4 M6
1 Bed Maisonettes	15	3.3%	M5
Total Maisonettes	182	40.3%	M1 M2 M3 M4 M5 M6
3 Bed Apartments	20	4.4%	D4
2 Bed Apartments	100	22.1%	D1 D2 D3
Total Apartments	120	26.5%	D1 D2 D3 D4
Total 1 Bed Units	15	3.3%	M5
Total 2 Bed Units	100	22.1%	D1 D2 D3
Total 3 Bed Units	337	74.6%	A1 A2 B1 B2 M1 M2 M3 M4 M6 D4
Total Units	452	100.0%	100.0%
*Attic Convertible Units (4 Bed)	89	19.7%	A1 A2
*Part V Units	45	10.0%	A2 B1 M5 M6 D1 D2 D3
*Universal Design Units	35	7.7%	M7 D2



Houses - 150

- Rowhouse A.1 (13%) 61 no.
 - Rowhouse A.2 (6%) 28 no.
 - Rowhouse B.1 (7%) 30 no.
 - Rowhouses B.2 (7%) 31 no.
- 33%

Maisonettes - 182

- Maisonette Corner Ground M.1 (9%) 42 no.
 - Maisonette Corner Upper M.2 (9%) 42 no.
 - Maisonette Mid-Terrace Ground M.3 (8%) 34 no.
 - Maisonette Mid-Terrace Upper M.4 (8%) 34 no.
 - Maisonette 1-Bed Uni-Design M.5 (3%) 15 no.
 - Maisonette Mid-Terrace Upper M.6 (3%) 15 no.
- 40%

Apartments - 120

- 2B-A Apartment D.1 (13%) 60 no.
 - 2B-B Apartment D.2 (4%) 20 no.
 - 2B-C Apartment D.3 (4%) 20 no.
 - 3B Apartment D.4 (4%) 20 no.
- 27%

05 Housing Quality Assessment

ii. Compliance

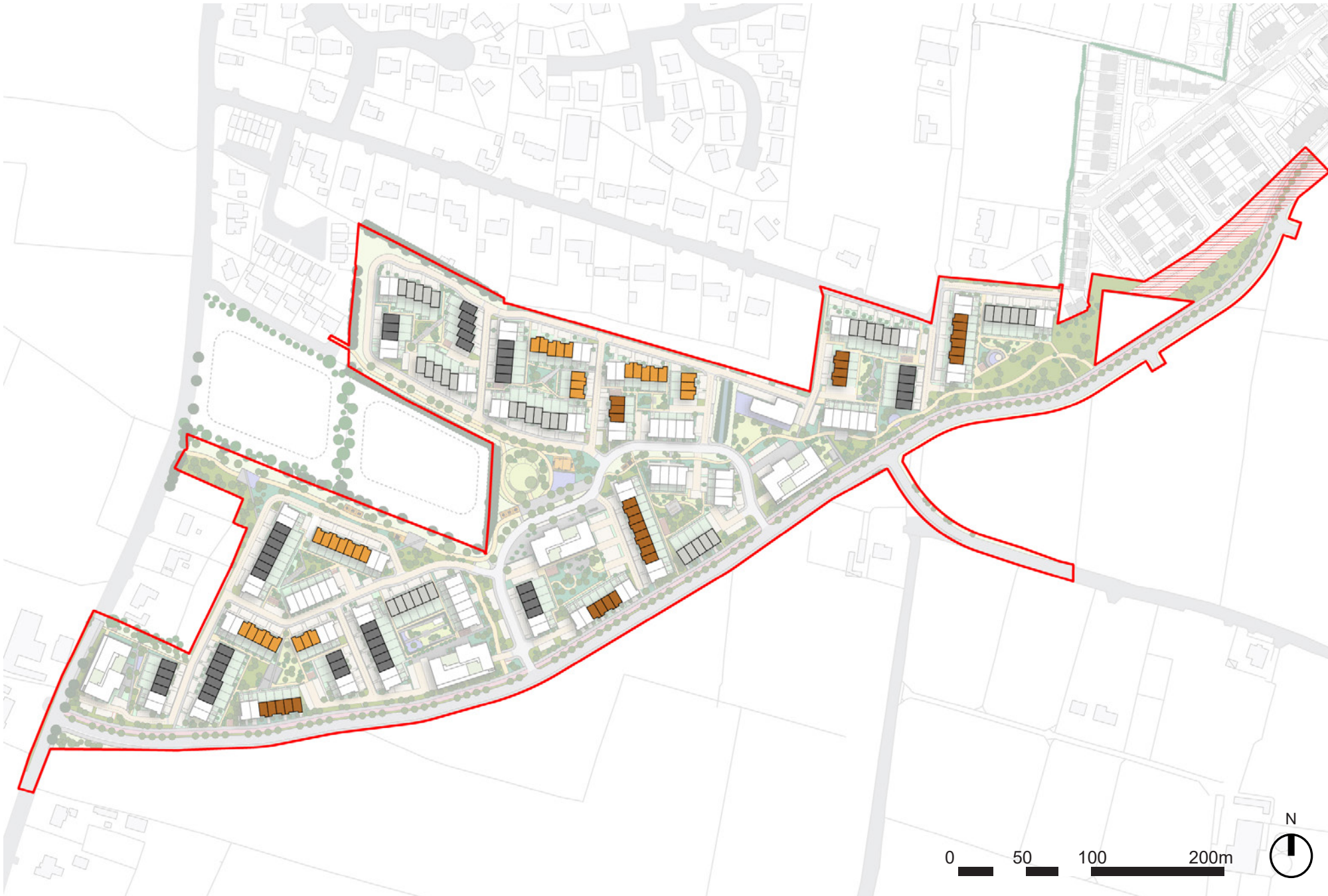
House Unit Floor Areas

As per Table 5.1 of the Quality Housing for Sustainable Communities Guide, all housing units comfortably exceed the minimum areas required for dwelling units, as well as the minimum room dimensions.

A 2-storey, 3(5P) bed house should provide a minimum area of 92 sq.m. House types A1 achieves a minimum of 124 sqm, 35% above the requirement.

A 2-storey, 3(6P) bed house should provide a minimum area of 100 sq.m. House types A2 achieves a minimum of 124 sqm, 24% above the requirement.

A 3-storey, 3(6P) bed house should provide a minimum area of 110 sq.m. House types B1 & B2 achieves a minimum of 139.9 sqm, 27% above the requirement.



House Typology	Description	Beds/People	Gross Area (sqm)	Area Required (sqm)	% Above Req.	Bedrooms	Aggregate Living Area (sqm)	Living / Kitchen / Dining Req. (sqm)	Main Living Room Area (sqm)	Main Living Room Area Req. (sqm)	Main Living Room Width (sqm)	Main Living Room Width Req. (sqm)	Aggregate Bedroom Area (sqm)	Aggregate Bedroom Area Req. (sqm)	Master Bedroom Area (sqm)	Master Bedroom Area Req. (sqm)	Bedroom 01 Area (sqm)	Bedroom 01 Area Req. (sqm)	Bedroom 02 Area (sqm)	Bedroom 02 Area Req. (sqm)	Storage (sqm)	Storage Req. (sqm)	Notes
A1	House	3B5P	124.2	92	35%	3	43.3	34.0	16.6	13.0	3.9	3.8	34.1	32.0	14.0	13.0	12.2	11.4	8.0	7.1	9.3	5.0	*Note: Areas as per Table 5.1 Space provision and room sizes for typical dwellings of the 'Quality Housing for Sustainable Communities Guide'.
A2	House	3B6P	124.0	100	24%	3	37.0	37.0	15.0	15.0	4.0	3.8	37.1	36.0	13.8	13.0	11.4	11.4	11.8	11.4	7.0	6.0	
B1	House	3B6P	139.9	110	27%	3	48.3	37.0	18.8	15.0	4.0	3.8	37.8	36.0	13.4	13.0	12.2	11.4	12.2	11.4	9.3	6.0	
B2	House	3B6P	141.4	110	29%	3	45.2	37.0	15.9	15.0	4.1	3.8	43.0	36.0	17.0	13.0	13.3	11.4	12.7	11.4	9.5	6.0	

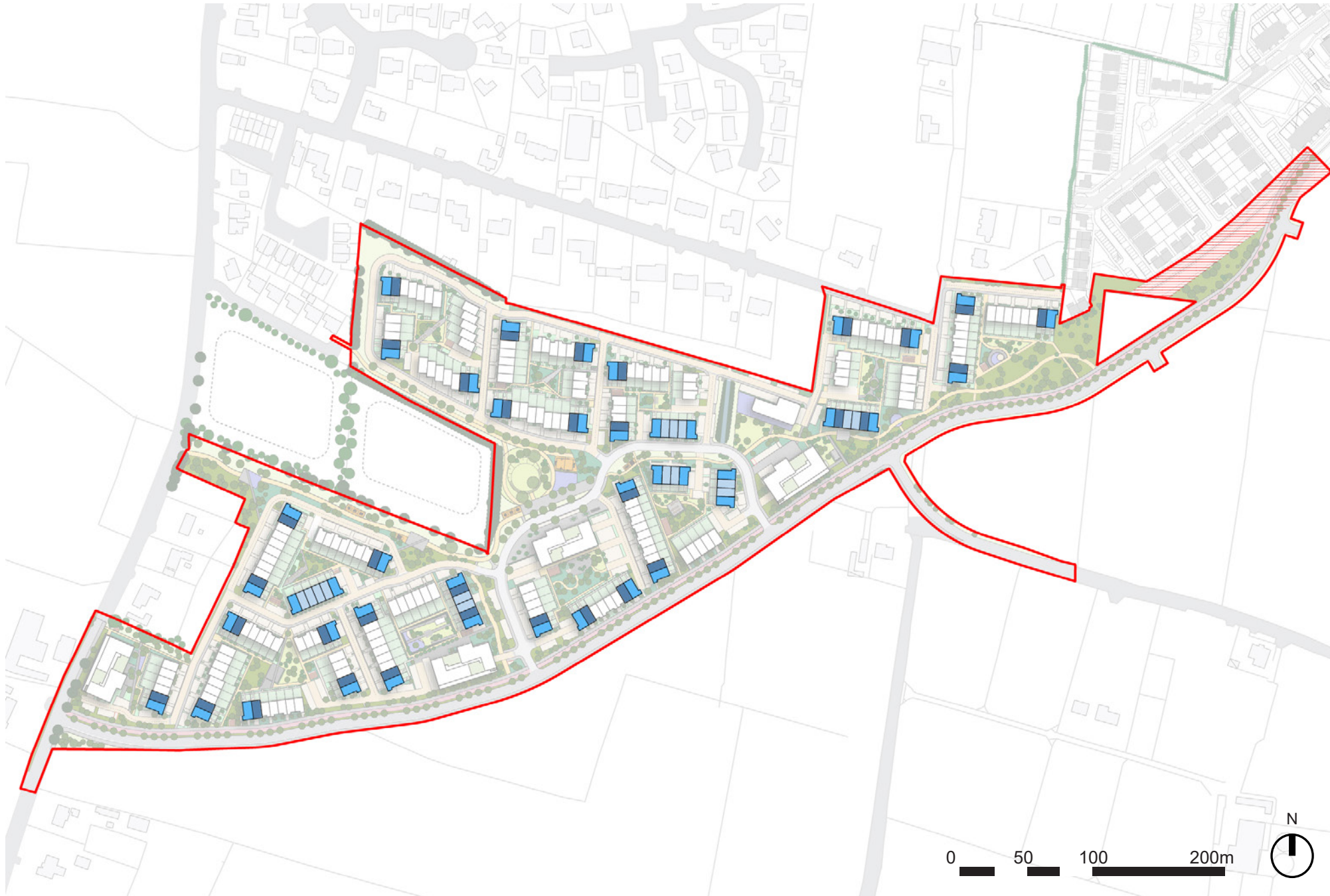
05 Housing Quality Assessment

ii. Compliance

Maisonette Unit Floor Areas

Section 3.4 and ‘Specific Planning Policy Requirement 3’ of the ‘Design Standards for Apartments 2020’ sets minimum areas for 1 Bed Apartments at 45sq.m and 90sq.m for 3 Bed Apartments.

All maisonette units are at least 35% above the minimum areas. This exceeds Section 3.8 ‘Safeguarding Higher Standards’ of the Design Standards for apartments which requires ‘a majority of all apartments’ to exceed the minimum floor area by 10%.



House Typology	Description	Beds/People	Gross Area (sqm)	Area Required (sqm)	% Above Req.	Bedrooms	Aggregate Living Area (sqm)	Living / Kitchen / Dining Req. (sqm)	Main Living Room Area (sqm)	Main Living Room Area Req. (sqm)	Main Living Room Width (sqm)	Main Living Room Width Req. (sqm)	Aggregate Bedroom Area (sqm)	Aggregate Bedroom Area Req. (sqm)	Master Bedroom Area (sqm)	Master Bedroom Area Req. (sqm)	Bedroom 01 Area (sqm)	Bedroom 01 Area Req. (sqm)	Bedroom 02 Area (sqm)	Bedroom 02 Area Req. (sqm)	Storage (sqm)	Storage Req. (sqm)	Notes
M1	Maisonette	3B5P	122.8	90	36%	3	41.2	34.0	N/A	N/A	3.8	3.8	32.3	31.5	13.0	13.0	11.9	11.4	7.4	7.1	9.3	9.0	Note: Areas as per Section 3.4 ‘Specific Planning Policy Requirement 3’ and Appendix 1 of the ‘Design Standards for Apartments 2020’.
M2	Maisonette	3B5P	151.7	90	69%	3	41.1	34.0	N/A	N/A	3.8	3.8	37.0	31.5	16.1	13.0	12.3	11.4	8.7	7.1	10.0	9.0	
M3	Maisonette	3B5P	121.3	90	35%	3	41.4	34.0	N/A	N/A	3.8	3.8	31.7	31.5	13.0	13.0	11.4	11.4	7.4	7.1	9.0	9.0	
M4	Maisonette	3B5P	150.2	90	67%	3	41.1	34.0	N/A	N/A	3.8	3.8	37.0	31.5	16.1	13.0	12.3	11.4	7.4	7.1	9.9	9.0	
M5	Maisonette	1B2P	62.5	45	39%	1	25.6	23.0	N/A	N/A	4.8	3.3	13.4	11.0	13.4	13.0	N/A	N/A	N/A	N/A	3.2	3.0	
M6	Maisonette	3B5P	144.3	90	60%	3	40.2	34.0	N/A	N/A	3.8	3.8	38.5	31.5	17.2	13.0	12.3	11.4	9.0	7.1	10.9	9.0	

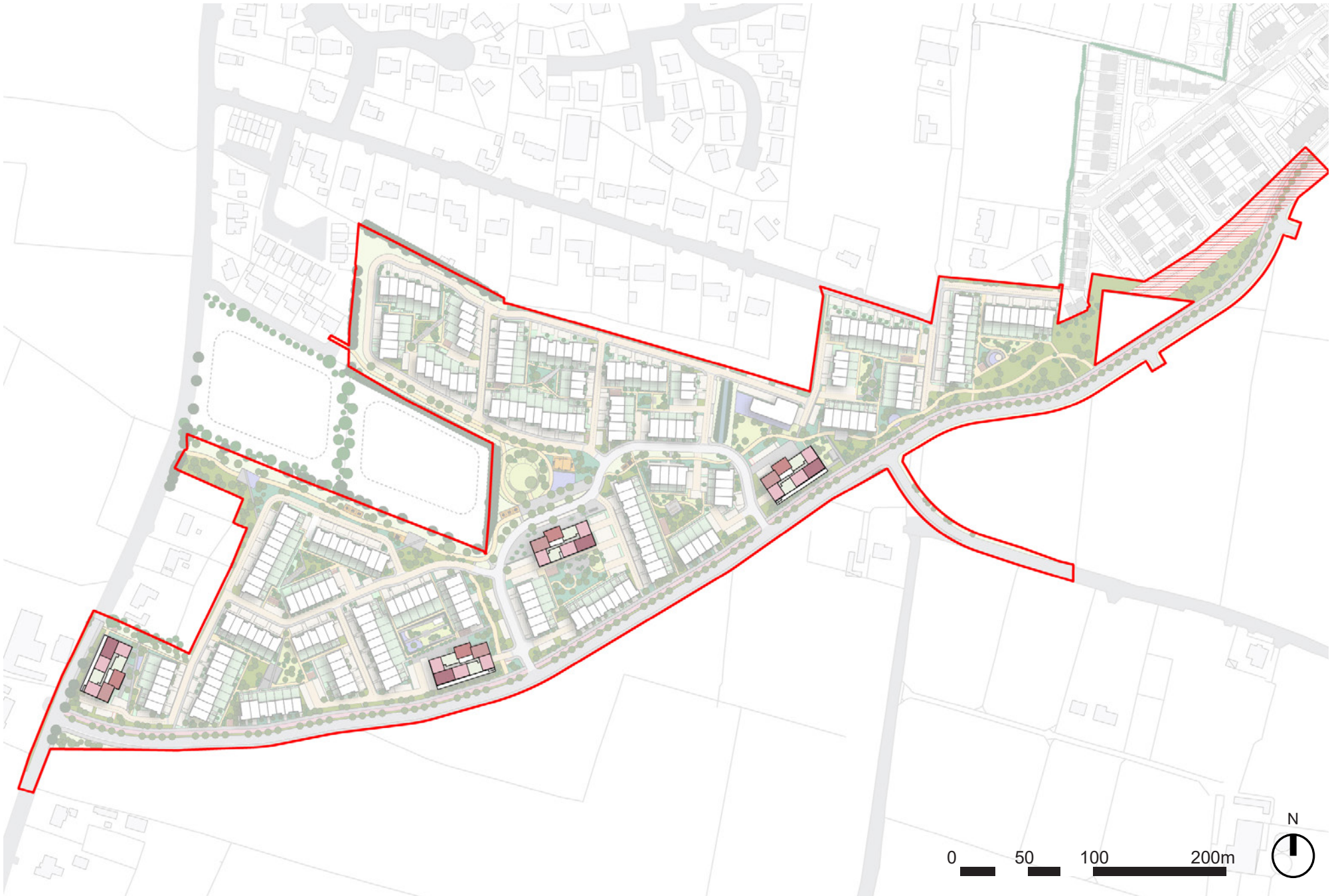
05 Housing Quality Assessment

ii. Compliance

Apartment Unit Floor Areas

Section 3.4 and ‘Specific Planning Policy Requirement 3’ of the ‘Design Standards for Apartments 2020’ sets minimum areas for 2 Bed Apartments at 73 sq.m and 90 sq.m for 3 Bed Apartments.

All apartment units are at least 13% above the minimum areas. This exceeds Section 3.8 ‘Safeguarding Higher Standards’ of the Design Standards for apartments which requires ‘a majority of all apartments’ to exceed the minimum floor area by 10%.



House Typology	Description	Beds/ People	Gross Area (sqm)	Area Required (sqm)	% Above Req.	Bedrooms	Aggregate Living Area (sqm)	Living / Kitchen / Dining Req. (sqm)	Main Living Room Area (sqm)	Main Living Room Area Req. (sqm)	Main Living Room Width (sqm)	Main Living Room Width Req. (sqm)	Aggregate Bedroom Area (sqm)	Aggregate Bedroom Area Req. (sqm)	Master Bedroom Area (sqm)	Master Bedroom Area Req. (sqm)	Bedroom 01 Area (sqm)	Bedroom 01 Area Req. (sqm)	Bedroom 02 Area (sqm)	Bedroom 02 Area Req. (sqm)	Storage (sqm)	Storage Req. (sqm)	Notes
D1	Apartment	2B4P	82.6	73	13%	2	31.7	30.0	N/A	N/A	3.7	3.6	24.9	24.4	13.3	13.0	11.6	11.4	N/A	N/A	7.0	7.0	Note: Areas as per Section 3.4 ‘Specific Planning Policy Requirement 3’ and Appendix 1 of the ‘Design Standards for Apartments 2020’.
D2	Apartment	2B4P	92.9	73	13%	2	37.0	30.0	N/A	N/A	4.5	3.6	26.2	24.4	13.2	13.0	13.0	11.4	N/A	N/A	7.5	7.0	
D3	Apartment	2B4P	84.5	73	13%	2	33.8	30.0	N/A	N/A	3.7	3.6	25.9	24.4	13.8	13.0	12.1	11.4	N/A	N/A	9.0	7.0	
D4	Apartment	3B5P	109.0	90	21%	3	34.9	34.0	N/A	N/A	4.1	3.8	34.4	31.5	14.1	13.0	11.5	11.4	8.8	7.1	10.1	9.0	

05 Housing Quality Assessment

ii. Compliance

Internal Layout and Space Provision

All units have been designed in accordance with the general principles for internal layout and space provision as outlined in section 5.3 of the ‘Quality Housing for Sustainable Communities Guide’.

All units achieve the minimum requirements for space provision and minimum room dimensions as outlined in the previous pages.

The layout of the different typologies respond to their orientation as to optimise daylight and sunlight. All units have a living or dining area looking over the private amenity space and shared amenity courtyards.

As outlined in the previous table, all units comply with the space requirements for both houses and apartments.

Access and Circulation

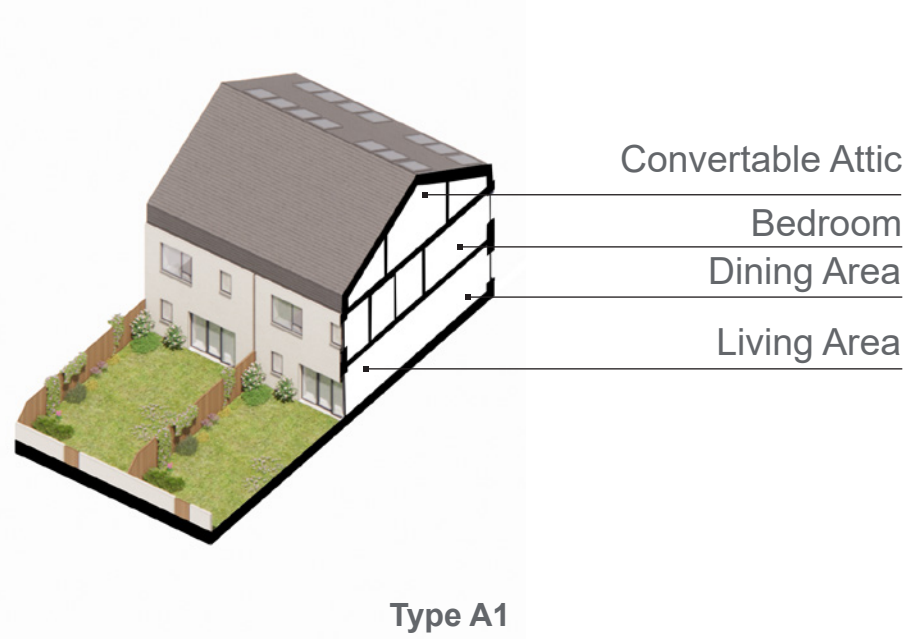
All units provides a safe and convenient means of access as described in section 5.5 of the ‘Quality Housing for Sustainable Communities Guide’

Each unit has a convenient route from the main access point to each of the main areas.

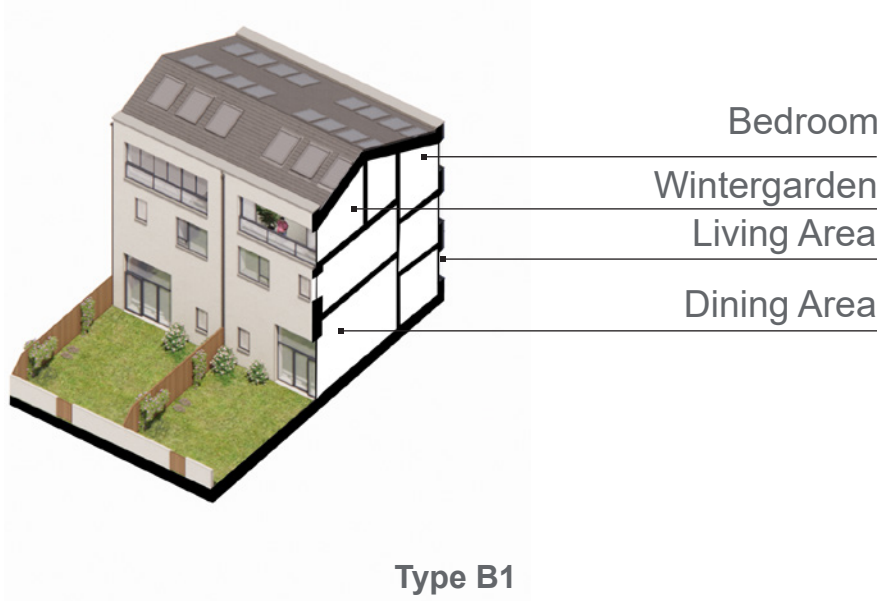
The upper maisonette units have been designed to only require two flights of stairs to reach the main living space.

All units except the upper maisonette units have groundfloor habitable rooms and WC. Apartments have lift access to each floor.

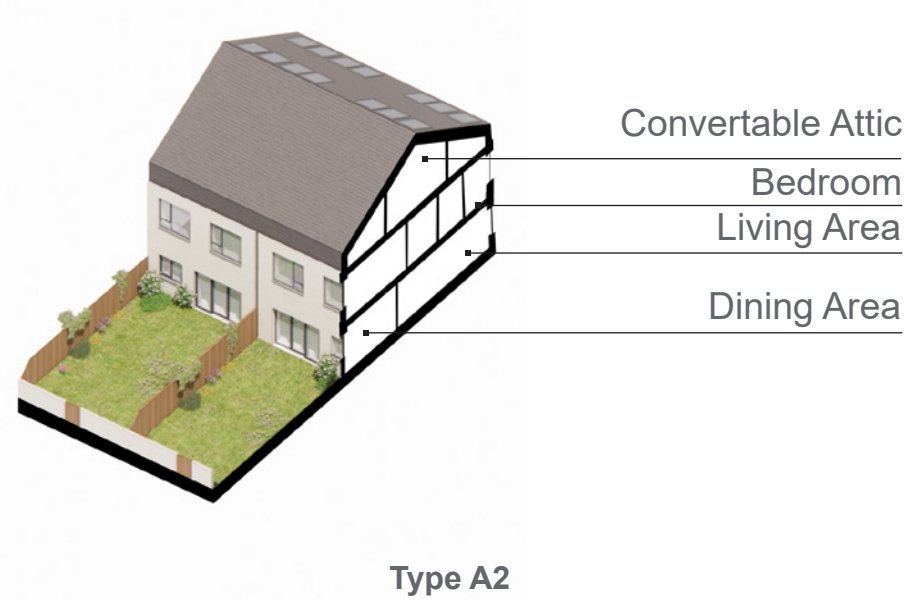
All units have a living area which could be converted for a bed if required.



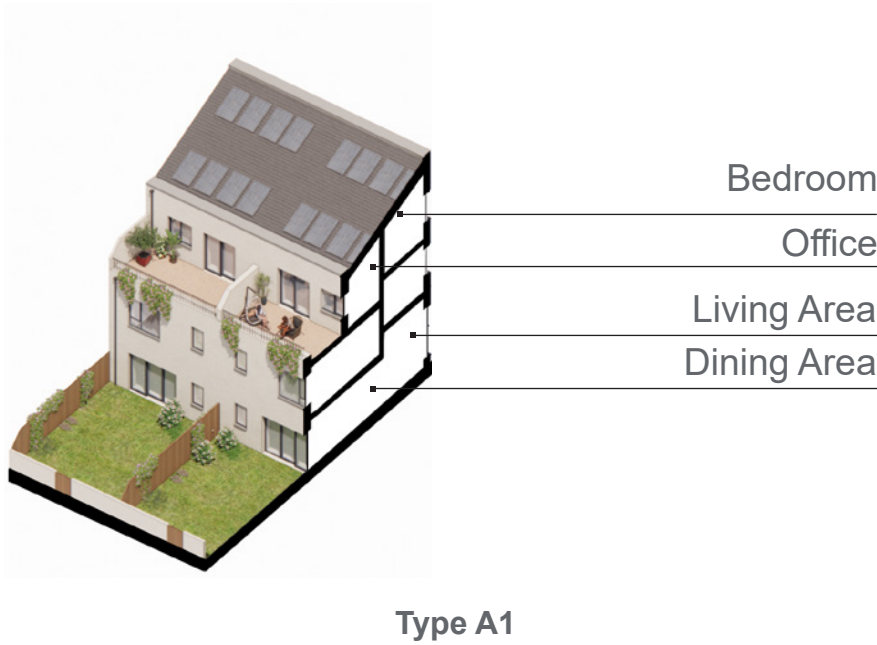
An open plan layout on the ground floor allows for optimised daylight and flexibility of the arrangement for internal space.



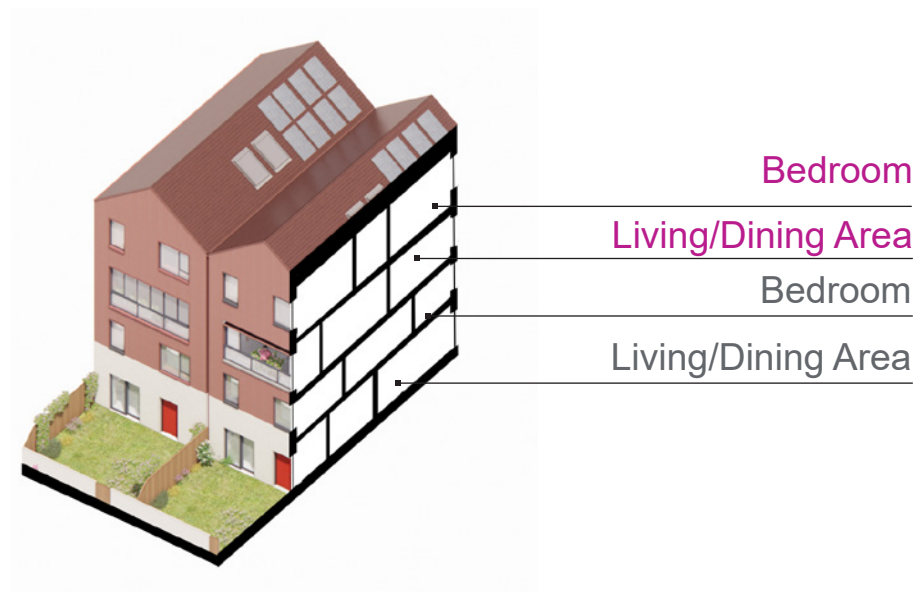
A split level layout that provides high floor to ceiling and optimised daylight to north facing part of the unit. A winter garden provides a sheltered private amenity space.



A divided ground floor layout, separating living room and dining provides an option for inhabitants requiring a more private space as part of the main living area.

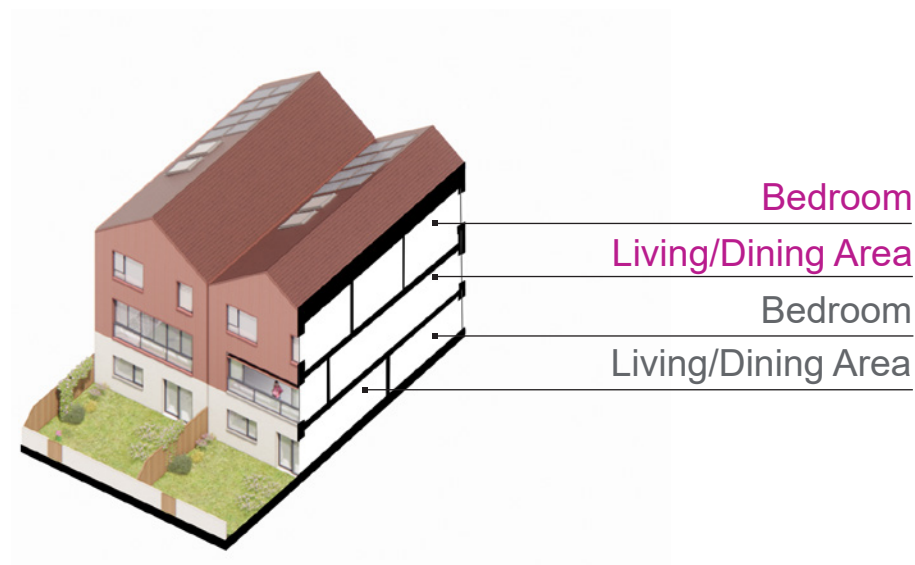


A split level layout that provides high floor to ceiling and optimised daylight to north facing part of the unit. A terrace provides an elevated private amenity space.



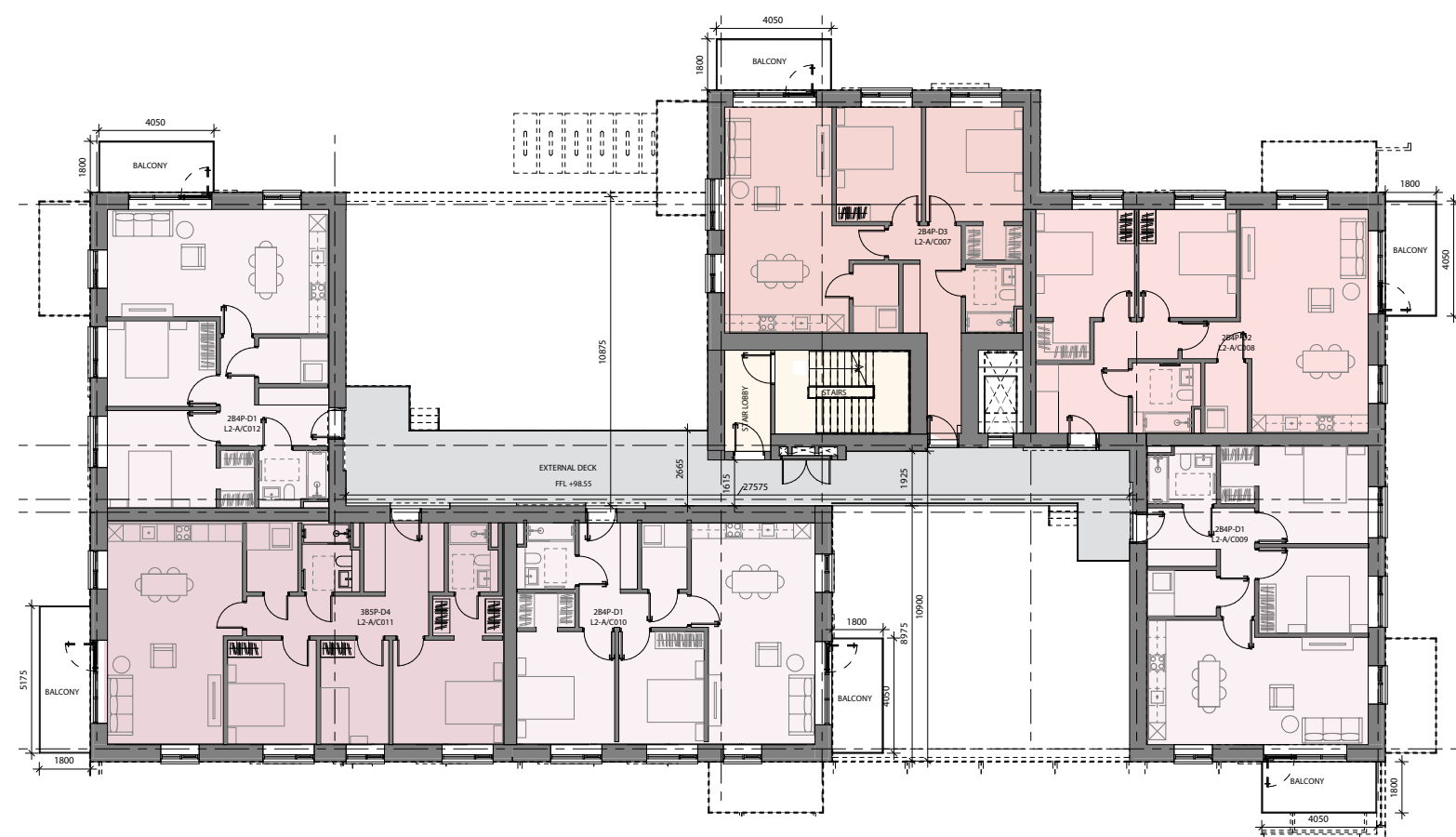
Type M1-M4

Maisonette units are designed for families with less need of private open space. Separate entrance to upper and lower units, an open floor living/dining area with bedrooms on the floor above.



Type M5-M6

Maisonette units that could host intergenerational living whilst maintaining privacy. A one bed Part M compliant ground floor unit with a small garden, and a larger unit on top with separate entrance.



Apartments D1-D4

Apartment blocks are cleverly designed to allow dual aspect of all units. Each unit is designed with a living/dining area directly connected to a balcony.

05 Housing Quality Assessment

ii. Compliance

Storage Facilities

Aligned to the ‘Quality Housing for Sustainable Communities Guide’ section 5.9 Storage Facilities, each unit have been provided with space for:

- General household storage (large and small household equipment)
- M&E and Utility
- Storage of food, cutlery, crockery etc
- Refuse storage

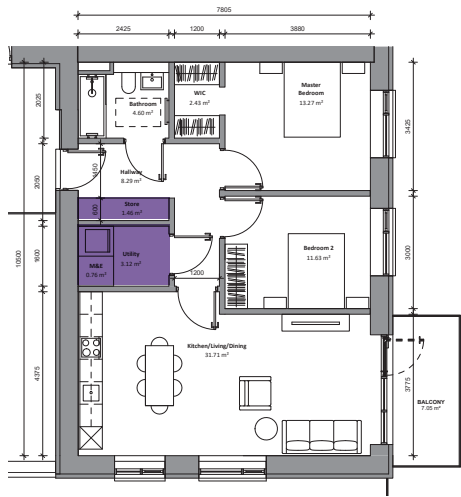
Storage is provided on each floor for the houses and maisonette with access from the main circulation area.

Internal Storage

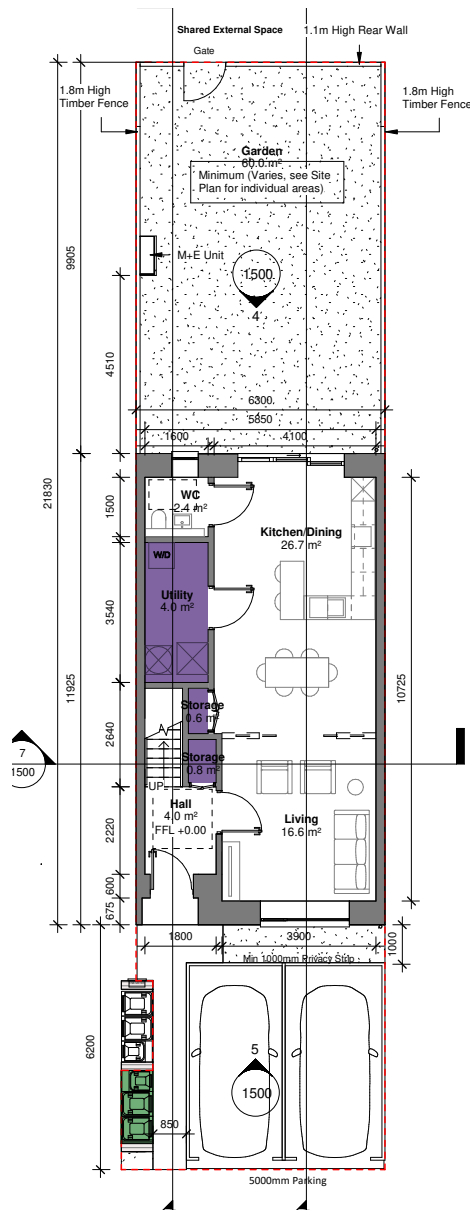
The ‘Design Standards for Apartments 2020’ section 3.30-3.34 sets out guidelines for internal storage in apartments and table 5.1 of the ‘Quality Housing for Sustainable Communities Guide’ sets out requirements for houses.

All units comply with the requirements which is indicated in the table to the right.

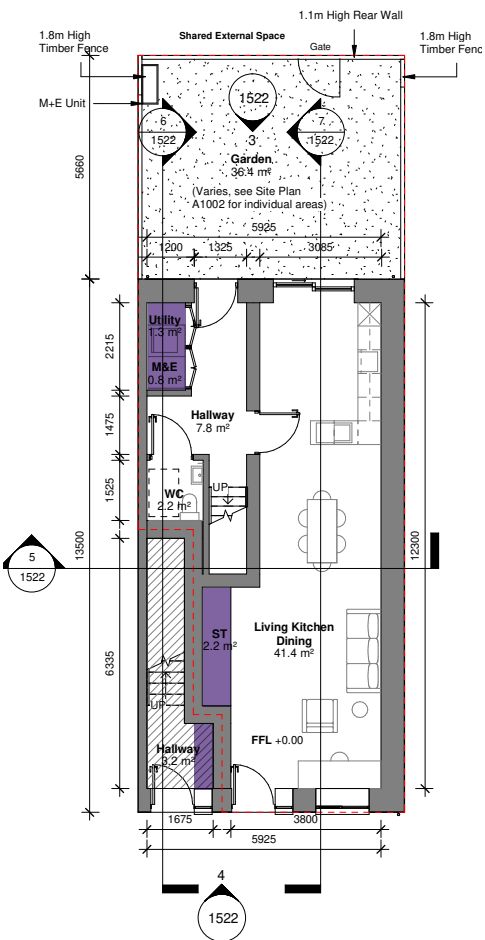
Typical Apartment



House Type A



Maisonette



House Typology	Storage (sqm)	Storage Req. (sqm)
A1	9.3	5.0
A2	7.0	6.0
B1	9.3	6.0
B2	9.5	6.0
M1	9.3	9.0
M2	10.0	9.0
M3	9.0	9.0
M4	9.9	9.0
M5	3.2	3.0
M6	10.9	9.0
D1	7.0	7.0
D2	7.5	7.0
D3	9.0	7.0
D4	10.1	9.0

05 Housing Quality Assessment

ii. Compliance

Refuse Storage

Houses and maisonettes are provided with three wheeled bins in front of the house, or directly to the side. The provision is aligned to Meath County Council requirements.

The 'Design Standards for Apartments 2020' section 4.8 sets out guidelines for refuse storage in apartments to which the proposed design comply.

Provision shall be made for the storage and collection of waste materials in apartment schemes. Refuse facilities shall be accessible to each apartment stair/lift core and designed with regard to the projected level of waste generation and types and quantities of receptacles required.

Apartment refuse storage is located in the undercroft basement with direct access to a refuse store for bin collection.

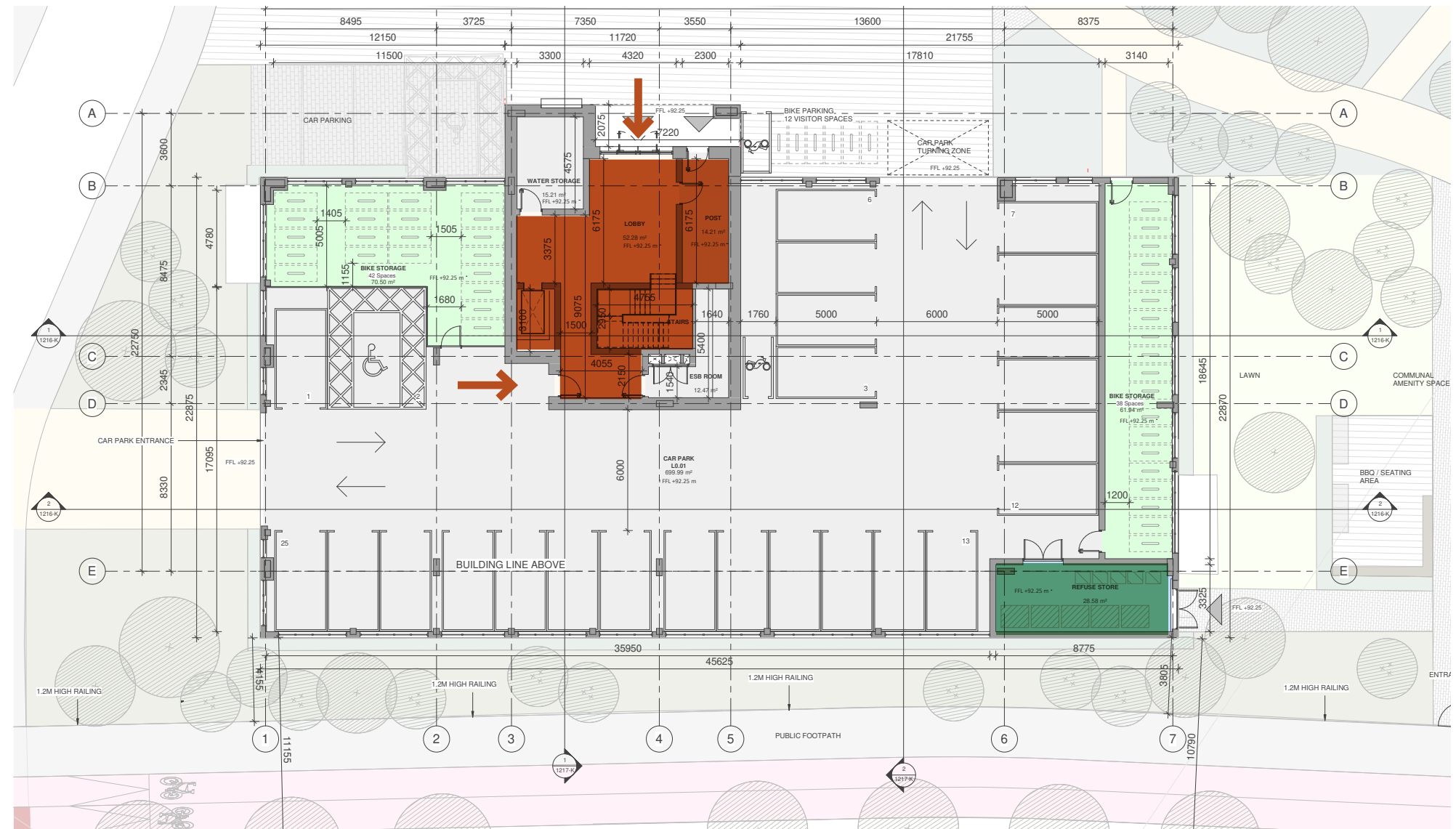
Lift & Stair Cores

'Design Standards for Apartments 2020' Specific Planning Policy Requirement 6

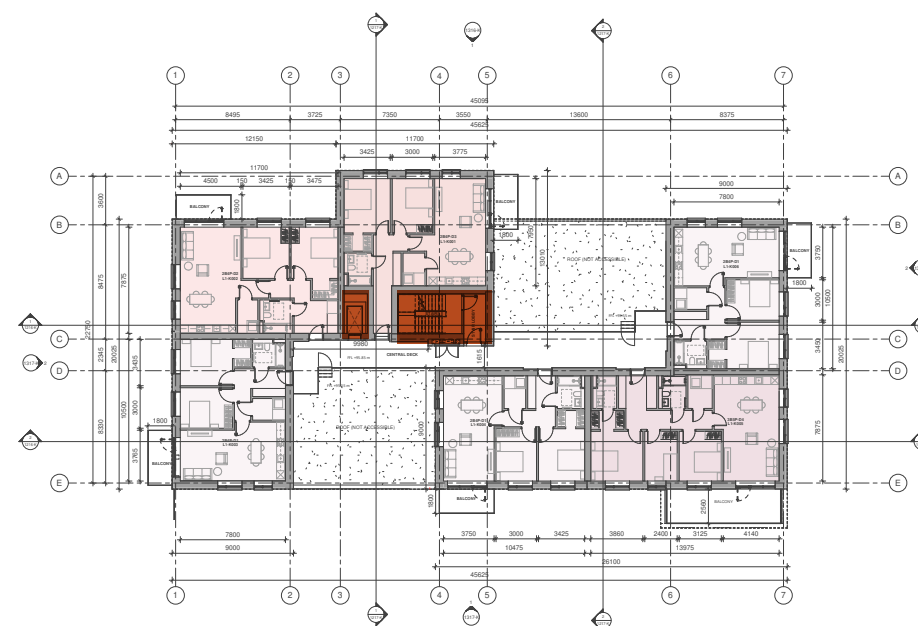
A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.

All apartments have one lift core per 6 apartments and provide clear entrances, generous lobby space and a dedicated post room.

Apartment Block K - Ground Floor



Apartment Block K - First Floor



Apartment Block K - Upper Floor



05 Housing Quality Assessment

ii. Compliance

Safety and Security in the Home

As outlined in the 'Quality Housing for Sustainable Communities Guide' section 5.6 Safety and Security in the home. All units comply with building regulations Part B, Part J and Part K.

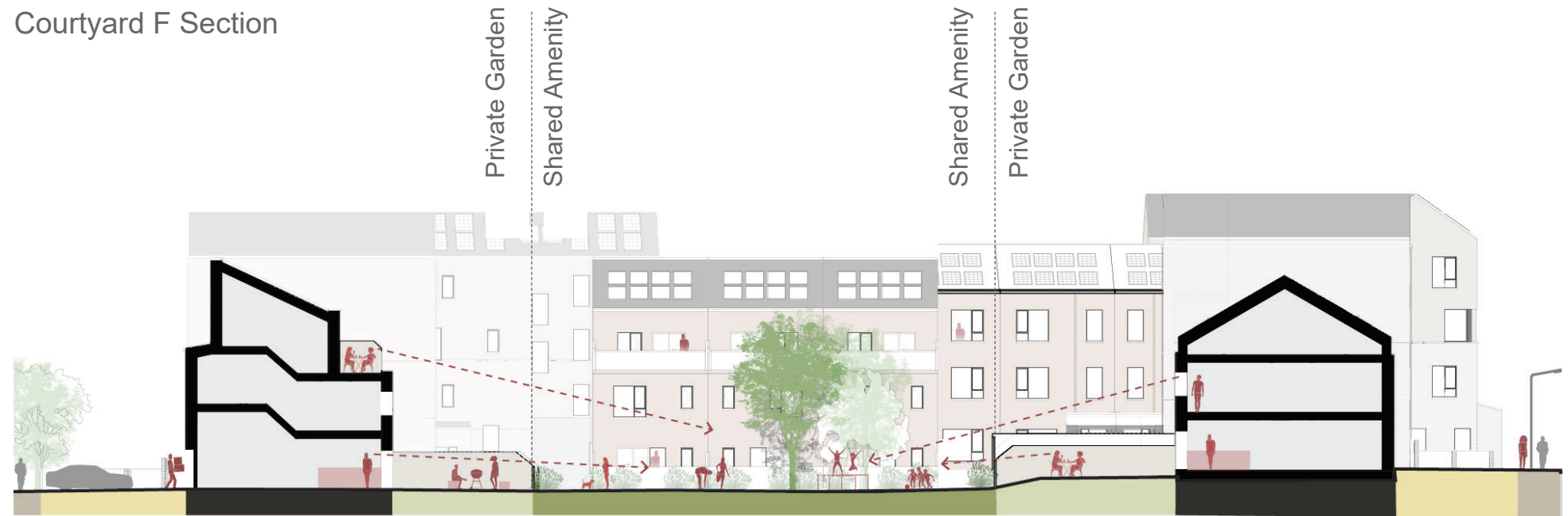
The risk of unauthorised entry is reduced through means of separate entrance door and hall for upper maisonette units. Apartments are all located above ground level and access will be via a secure lobby.

Natural, passive surveillance of streets, open spaces, play areas and any surface bicycle or car parking is a key aspect of the scheme in accordance with section 3.40 of the 'Design Standards for New Apartments'.

All public open space and shared amenity space are fronted by buildings ensuring an element of supervision and safety. The provision of a 'privacy strip' of min. 1m between private open space and public ensures is also provided.

Entrance points are clearly indicated, well lit, and overlooked by adjoining dwellings.

Courtyard F Section



Courtyard C



05 Housing Quality Assessment

ii. Compliance

Flexibility & Adaptability

Section 5.2 of the Quality Housing for Sustainable Communities Guide’ outlines key considerations regarding Flexibility and Adaptability of housing units.

It states that ‘ all new housing should be reasonably accessible for older people, the very young and people with disabilities’ and ‘In so far as practicable, the design should provide for flexibility in use, accessibility and adaptability. ‘

The scheme consist of 23 Part M compliant units consisting of type M7: 1B/2P groundfloor maisonette unit and type D2 2B/4P apartments - all with Part M compliant parking within close proximity to the entrance.

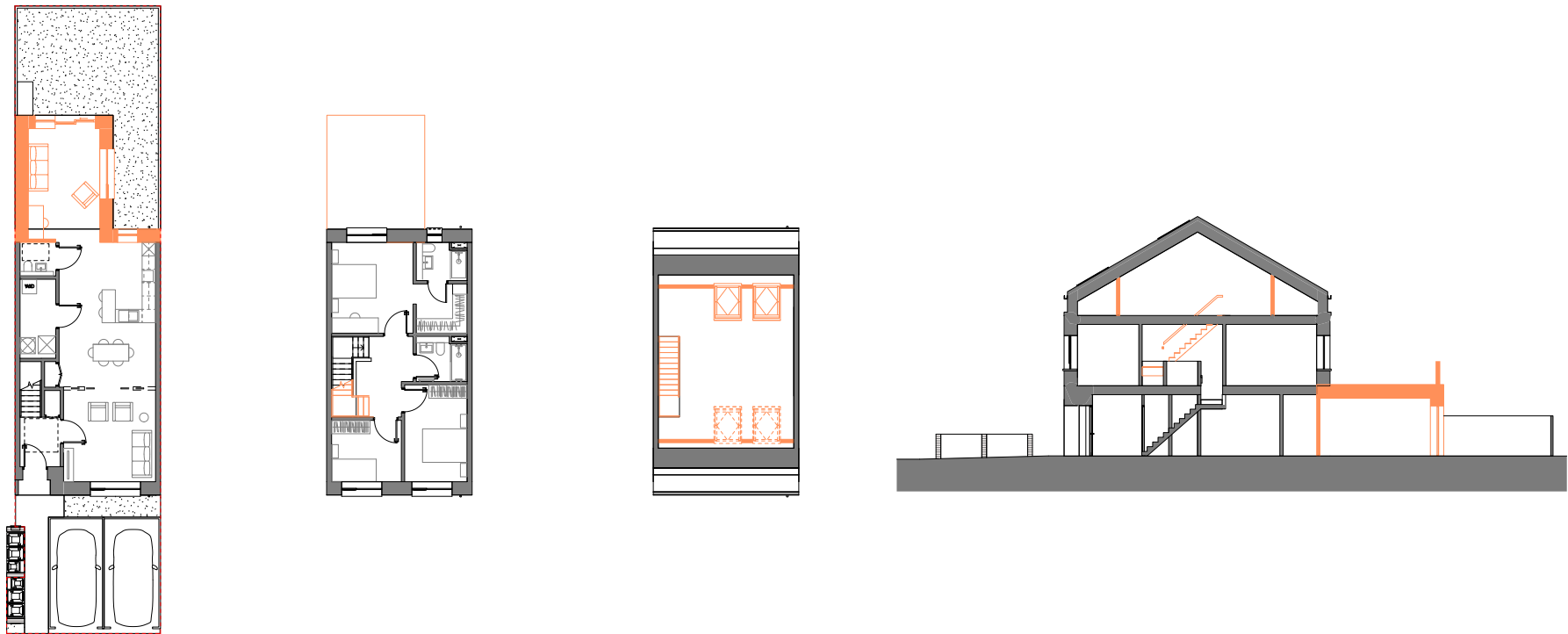
An additional 12 D2 units have a Part M compliant layout without the associated parking.

89 units. 19.7% of the total units (Type A1 and A2) have potential for future adaptability.

The internal layout allows for an attic conversion, and there is potential for a ground floor extension of the living room with the lost garden area to be provided as an upper floor terrace.



Flexibility within Type A Units



05 Housing Quality Assessment

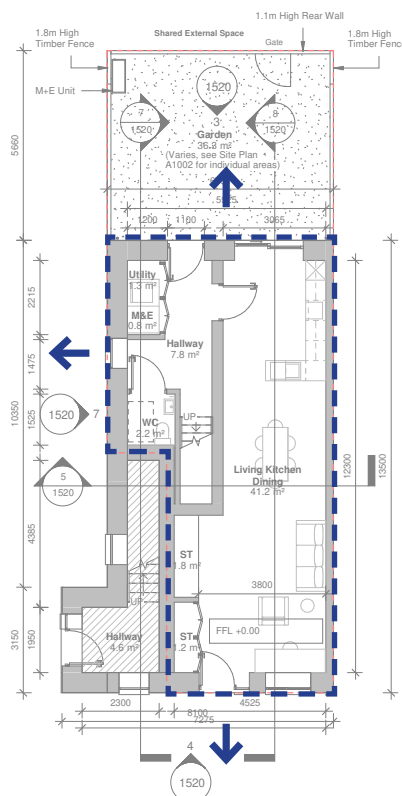
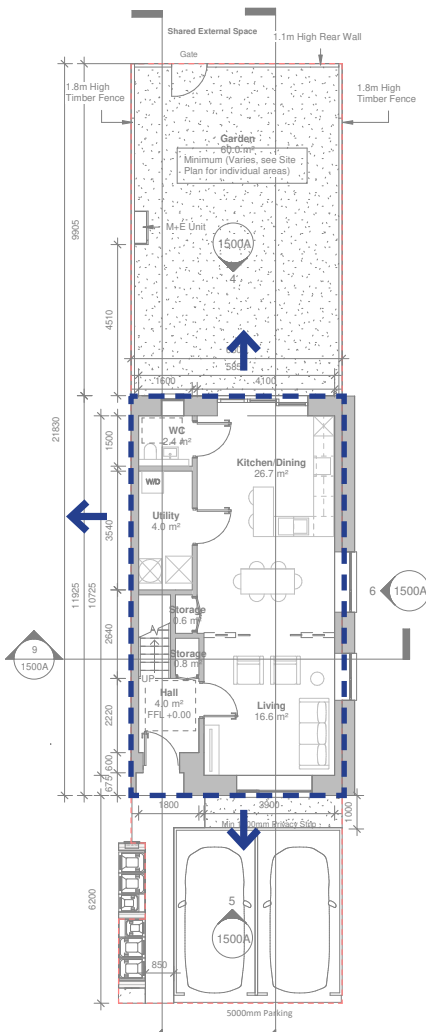
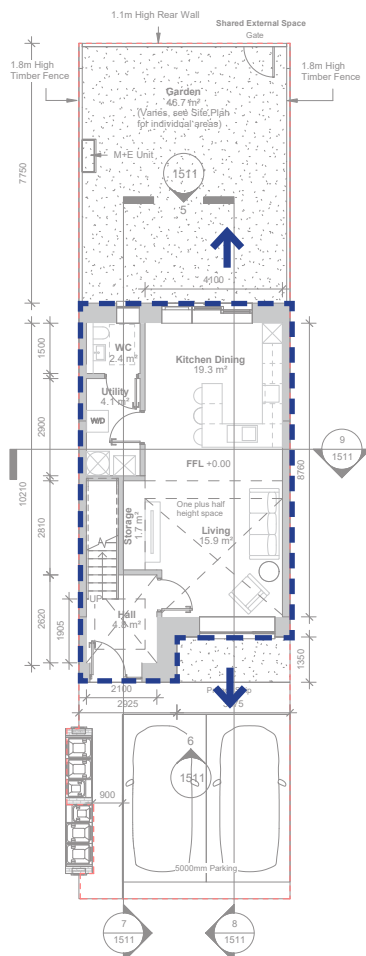
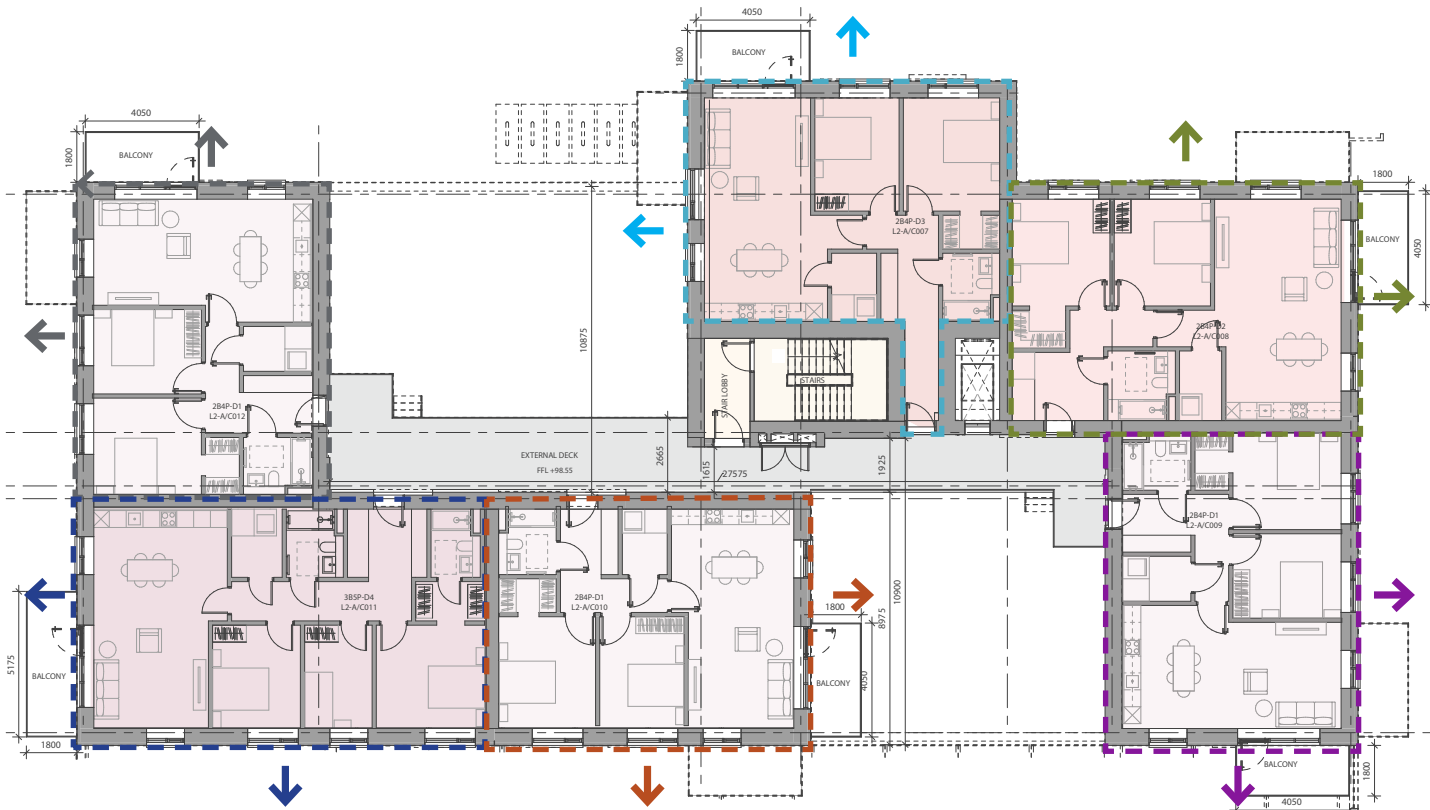
ii. Compliance

Dual-Aspect Ratios

‘Specific Planning Policy Requirement 4 (ii)’ & Section 3.17 of the ‘Design Standards for Apartments 2020’ sets a requirement a 50% Dual Aspect ratio for apartment developments on ‘suburban or intermediate locations’ and ‘greenfield sites’.

Overall, the scheme achieves a 100% Dual-Aspect ratio.

All house units are also dual aspect.



Neighbourhood	Single Aspect Units	Dual Aspect Units	Triple Aspect Units	Total Units	% Dual Aspect Min.
A	0	36	2	38	1
B	0	33	10	43	1
C	0	54	8	62	1
D	0	28	10	38	1
E	0	24	6	30	1
F	0	28	8	36	1
G	0	21	8	29	1
H	0	44	6	50	1
J	0	25	12	37	1
K	0	30	0	30	1
L	0	27	8	35	1
M	0	18	6	24	1
Total	0	368	84	452	1

‘Specific Planning Policy Requirement 4 (ii)’ & Section 3.17 of the ‘Design Standards for Apartments 2020’ requires that min. 50% are dual-aspect.

05 Housing Quality Assessment

ii. Compliance

Floor to Ceiling Height

Specific Planning Policy Requirement 5 of the 'Design Standards for Apartments 2020' sets out the requirement that:

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

In relation to ground floors, it is a policy requirement that ground level apartment floor to ceiling heights shall be a minimum of 2.7m and applicants and their designers should consider 3.0 metres on the ground floor of multi-storey buildings.

All units achieve a minimum 2.7 m floor to ceiling heights at ground level and apartment ground floors achieve 3.0 m.

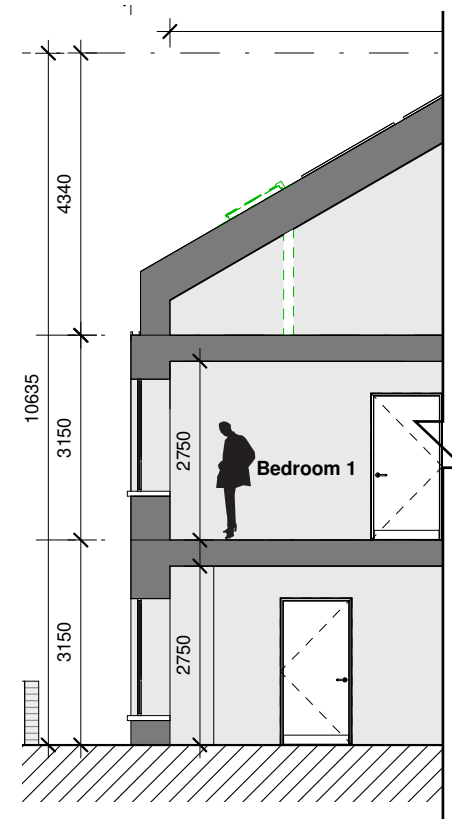
Daylight Analysis

A daylight analysis has been conducted by Digital Dimensions indicating that the proposed development meets all BRE guidelines for daylight including:

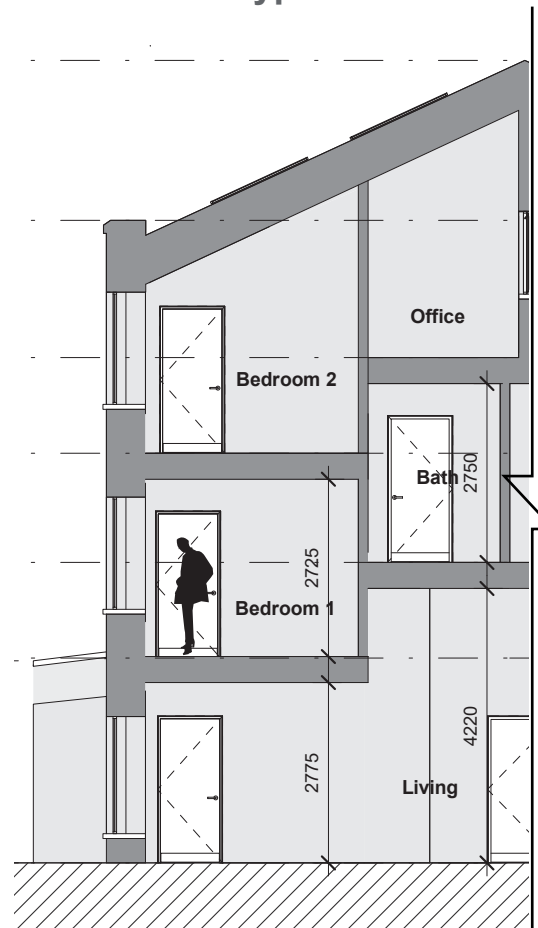
- Impact on neighbouring dwellings
- Daylight factor in habitable rooms (the development well exceeds the guidelines)
- Garden and open spaces sunlight hours (the development well exceeds the guidelines)

For full details on daylight, please refer to Digital Dimensions Daylight Analysis Report.

House Type A



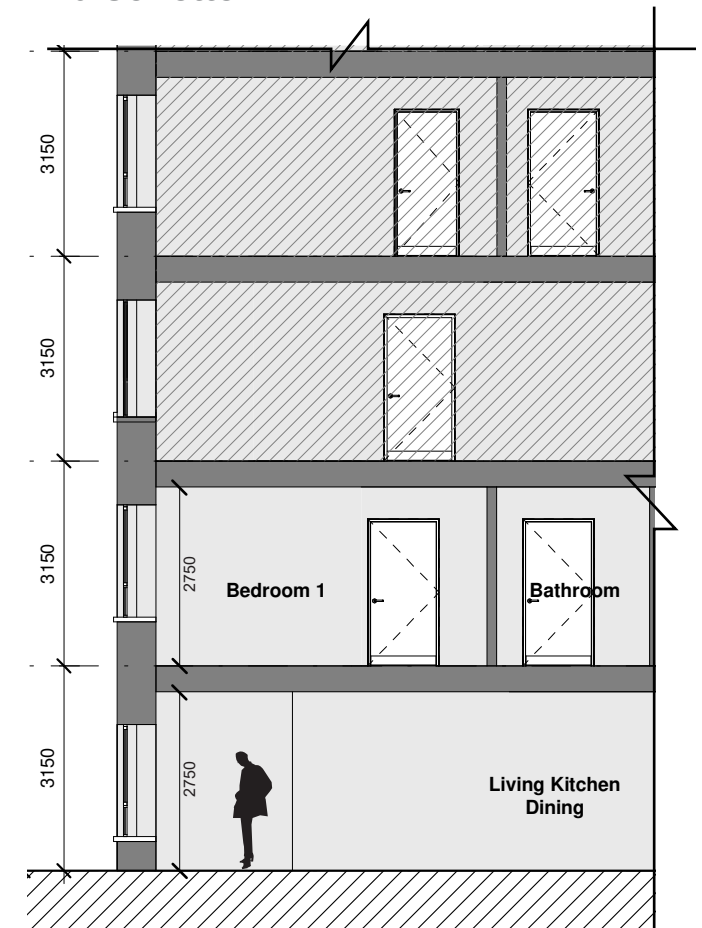
House Type B



Typical Apartment



Maisonette



05 Housing Quality Assessment

ii. Compliance

Private Amenity Space

Private Amenity Space for Houses is provided in accordance with Table 11.2 in Section 11.5.12 Private Open Space of the Meath County Council Development Plan 2021-2027

Private Amenity Space for Duplex Maisonettes and Apartments is provided in accordance with the Design Standards for Apartments 2020, sections 3.35-3.39 and Appendix 1, Minimum Floor Areas for Private Amenity Space.

A minimum depth of 1.5 metres is provided for balconies, in one useable length, meeting the minimum floor area requirement under these guidelines.

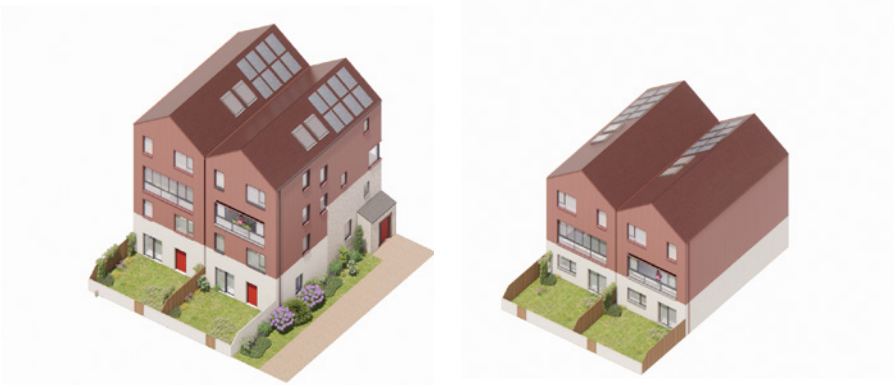
All private amenity space optimises sun orientation and consider privacy screening to prevent overlooking.



House Typology	Garden	Terrace / Wintergarden	Private Amenity (sqm)	Private Amenity Req. (sqm)
A1	Yes	N/A	60.7	60
A2	Yes	N/A	60.7	60
B1	Yes	Wintergarden	64.4	60
B2	Yes	Terrace	60.7	60



House Typology	Garden	Terrace / Wintergarden	Private Amenity (sqm)	Private Amenity Req. (sqm)
D1	No	Terrace	7.0	7
D2	No	Terrace	7.0	7
D3	No	Terrace	7.0	7
D4	No	Terrace	9.6	9



House Typology	Garden	Terrace / Wintergarden	Private Amenity (sqm)	Private Amenity Req. (sqm)
M1	Yes	N/A	36.4	9
M2	No	Wintergarden	9.0	9
M3	Yes	N/A	36.4	9
M4	No	Wintergarden	9.0	9
M5	Yes	N/A	35.8	5
M6	No	Wintergarden	9.0	9



05 Housing Quality Assessment

ii. Compliance

Communal Amenity Space

In addition to the private amenity space, and public open space, all units have a communal amenity space located in the courtyard of the neighbourhood.

These Communal Amenity Spaces exceeds the space requirements for all apartments and maisonettes as defined by Section 4.2 Communal Amenity Space and Appendix 1 of the ‘Design Standards for Apartments 2020’.

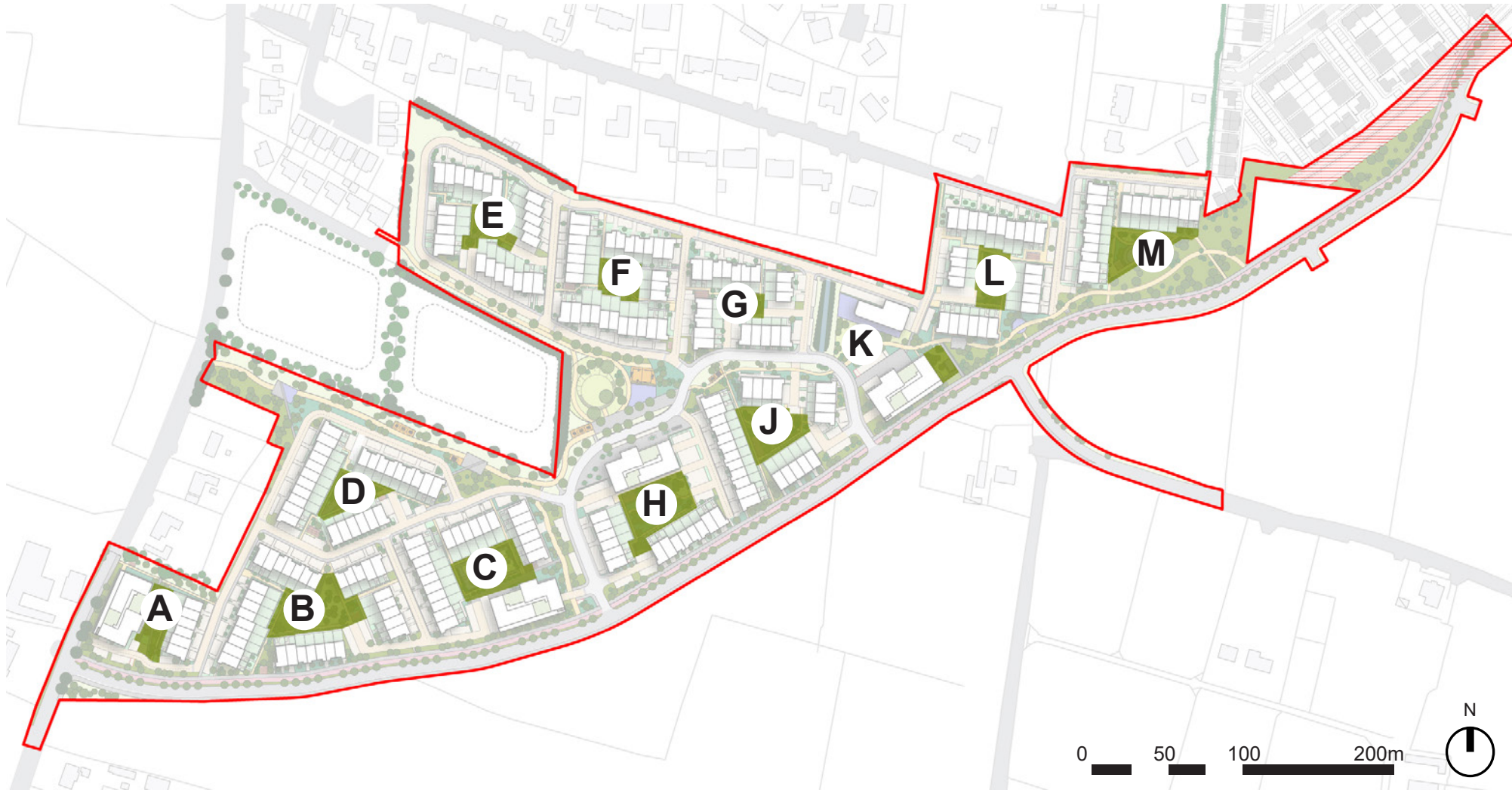
In total the communal amenity space makes up 9.6% of the net site area. This is in addition to the 20.4% public open space also provided.

The ‘Design Standards for Apartments 2020’ also states that:

The provision and proper future maintenance of well-designed communal amenity space will contribute to meeting the amenity needs of residents. In particular, accessible, secure and usable outdoor space is a high priority for families with young children and for less mobile older people.

The proposed communal amenity spaces provide for this with each courtyard having a distinct character, being designed for accessibility by all and provides space to play, relax and meet other neighbours.

For further details on the design of the communal amenity space, please see Landscape Report by BSM.



Communal Amenity Space						
Neighbourhood	Apartments - 2 Beds	Apartments - 3 Beds	Maisonettes - 1 Beds	Maisonettes - 3 Beds	Communal Amenity Space Provided (sqm)	Target Private Amenity Space (sqm)
A	25	5	0	4	662.0	256
B	0	0	0	20	1753.0	180
C	25	5	2	18	1270.0	392
D	0	0	4	20	798.0	200
E	0	0	0	12	643.0	108
F	0	0	0	16	664.0	144
G	0	0	3	15	430.0	150
H	25	5	0	12	1153.0	328
J	0	0	4	20	1148.0	200
K	25	5	0	0	200.0	220
L	0	0	2	18	845.0	172
M	0	0	0	12	1017.0	108
Total	100	20	15	167	10583	2350

Communal Amenity Space for Duplex Maisonettes and Apartments is provided in accordance with the Design Standards for Apartments 2020, Appendix 1, Minimum Floor Areas for Communal Amenity Space.

05 Housing Quality Assessment

ii. Compliance

Public Open Amenity Space

In accordance with Section 11.5.11 Public Open Space of the Meath County Development Plan 2021-2027 Design Guidelines, the development provides a minimum of 15% Public Open Space across the Net Site Area.

In total 2.247 Hectares or 20.4% net site area is provided as public open space within the development.

This figure excludes the communal amenity space of each neighbourhood block. In total 30% of the Net Site Area is provided as public and communal amenity space.

The public open space provides a variety of uses and consist of a linear plaza adjacent to local commercial/retail units, sports equipment, playgrounds, seating and a dedicated pedestrian/ cycle way.

For further information on the design of the public space please see Landscape Report from BSM.



Site Area Schedule	ha	sqm	%
Application Site Boundary	14.166	141,660	-
Net Site Area*	11.009	110,090	-
Public Open Space (Net Site Area)	2.247	22,470	20.4%
Communal Open Space	1.06	10,583	9.6%
*Note: The Net Site Area excludes the area of the Outer Relief Road and supporting cycle and pedestrian lanes, main site access road & creche and associated play and parking spaces.			

05 Housing Quality Assessment

ii. Compliance

Communal Facilities

533.6 sq.m of commercial/retail space (including WC) is provided at ground level underneath the Apartment Block in neighbourhood H.

The units assist in activating the linear plaza and central public space of the development.

It is envisaged the linear plaza could provide outdoor spaces for these shops should any of them serve a function that requires such.

Childcare Facilities

In accordance with Meath County Development Plan 2021-2027 Design Guidelines and the ‘Design Standards for Apartments 2020’ stating:

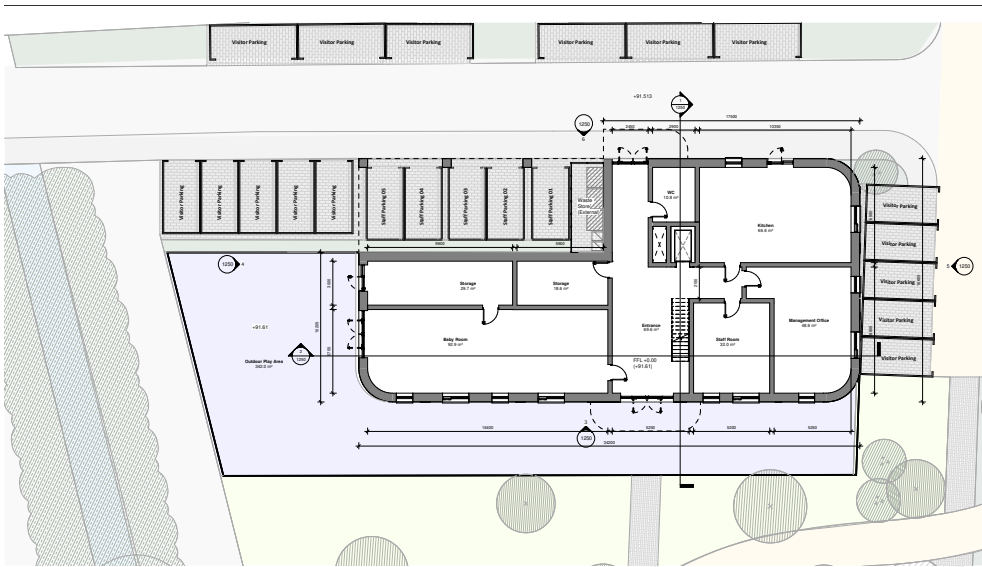
Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units.

A childcare facilities are being provided at a central location of the site (Block K).

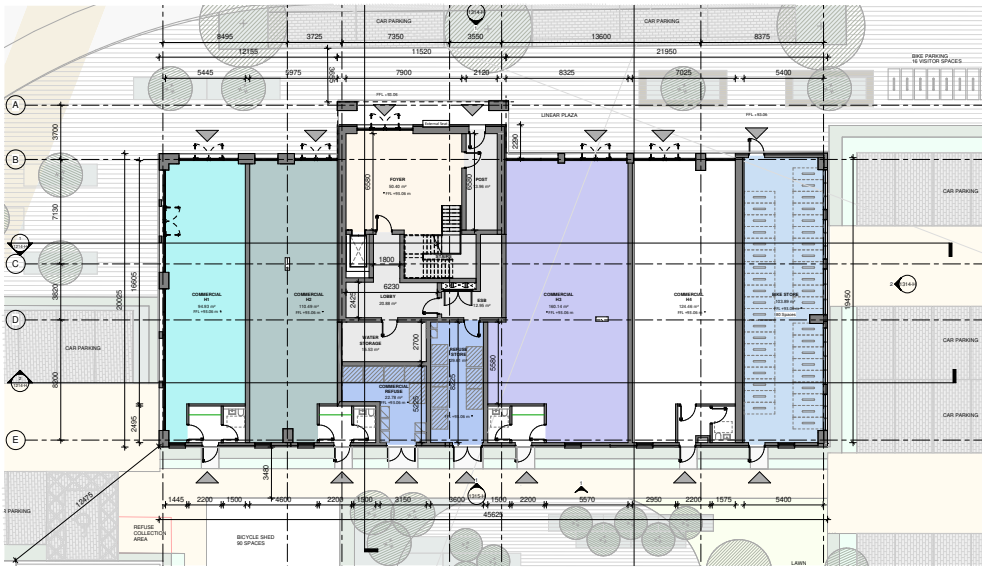
A 2.5 storey creche provides designated spaces for 121 children including babies, 1-2 years, 2-3 years and 3-6 year olds.

Also provided is an enclosed outdoor play area at ground level, and a further enclosed play area at roof level.

The provision is in accordance with the requirement of Appendix 2 of the Childcare Facilities Guidelines which recommends a ratio of 20 child places per 75 units (121 places per 452 units).



Creche	Block	GFA (sqm)
Entrance/Landings	K	109.8
Office/Staff Room	K	80.6
Kitchen	K	66.6
WC	K	37.5
Storage	K	175.7
Baby Room	K	92.9
1-3 Years	K	130.3
3-5 Years	K	132.5
Sleep Room	K	98.1
TOTAL		924
Outdoor Play Area	K	726.8



Commercial Unit Ref	Block	GFA (sqm)
Commercial Unit H1	H	105.8
Commercial Unit H2	H	121.4
Commercial Unit H3	H	171
Commercial Unit H4	H	135.4
TOTAL		533.6



ii. Compliance

The proposed parking strategy for the site is based on a combination of the MCC Development Plan and the 'Design Standards for New Apartments 2020', the rational for which is explored in greater detail in O'Connor Sutton Cronin's report and preliminary drawings.

- 2 spaces for every house
- 1.25 spaces for each apartment (1 per unit and 1 visitor per 4 units).
- 1.25 spaces per duplex maisonette (1 per unit and 1 visitor per 4 units).

Maisonettes Type M1-M8 has in general one space in front of the house and visitor space at gable ends of the blocks.

A number of spaces will also be provided along the main access road to serve the commercial amenities at the linear plaza and the creche has its own dedicated parking for staff.

Houses will be provided with one EV-charger whilst Maisonette's and Apartments will be provided with Community charger.

Parking Required	Parking Proposed	Residents / Staff Parking	Visitors Parking	Motorcycle Spaces
680	746	607	139	6

Car Parking Diagram:

Glascarn Lane

R155

RORR

Legend

- Residential Parking
- Residential Part M
- Visitor Parking
- Creche Staff Parking
- Creche Visitor Parking

0 50 100 200m

N

[illegible]

The architectural drawings show the first floor of a house and its parking area. The house plan includes a Utility room (4.6 m²), two Storage areas (0.6 m² and 0.8 m²), a Hall (4.0 m²) with an 'UP' staircase, a Living room (16.6 m²), and a Kitchen (10.0 m²). The Kitchen features a sink, stove, and refrigerator. The Living room has a fireplace and a large window. The Hall is at the FFL +0.00 level. The house is 1800mm wide and 1000mm deep. The parking area is 5000mm wide and 6200mm deep, with a 5000mm parking space for two cars. A 1500mm wide driveway leads to the parking area. The house is situated on a 10725mm wide lot. The drawings are labeled with dimensions and room names.

05 Housing Quality Assessment

ii. Compliance

Bicycle Parking and Storage

The ‘Design Standards for New Apartments 2020’ section 4.15-4.17 sets out guidelines for bicycle parking:

Quantity – a general minimum standard of 1 cycle storage space per bedroom shall be applied. Visitor cycle parking shall also be provided at a standard of 1 space per 2 residential units.

In total 816 bicycle parking spaces are provided, in excess of the 775 needed according to the guidelines above.

Houses Type A1,A2,B1 and B2 provides bicycle parking in their rear gardens with direct access from the courtyard.

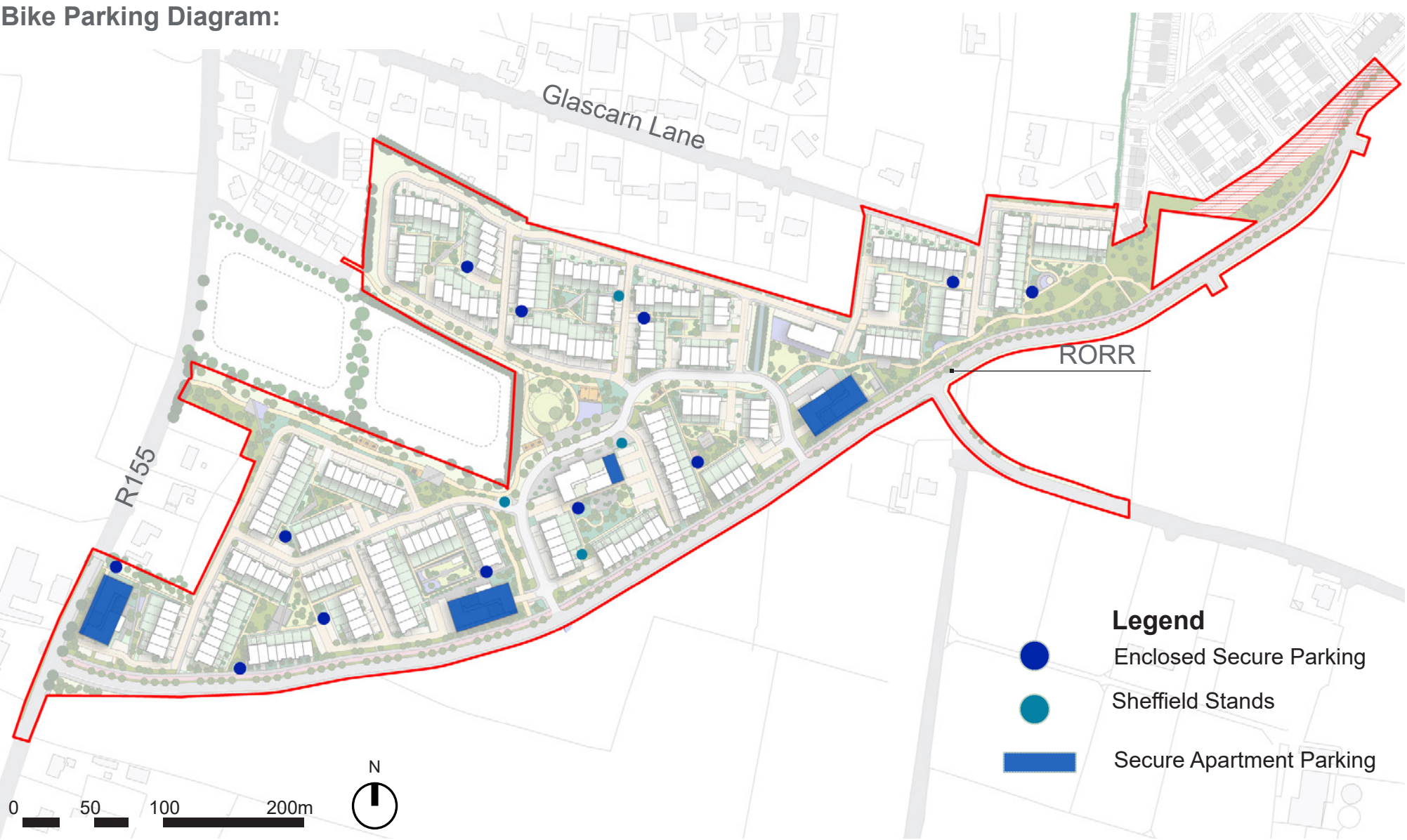
Maisonettes Type M1-M8 has bicycle parking provided in enclosed secure stands in the courtyards with space for visitor parking as well.

Apartments Type D1-D4 has bicycle parking provided in secure undercroft storage.

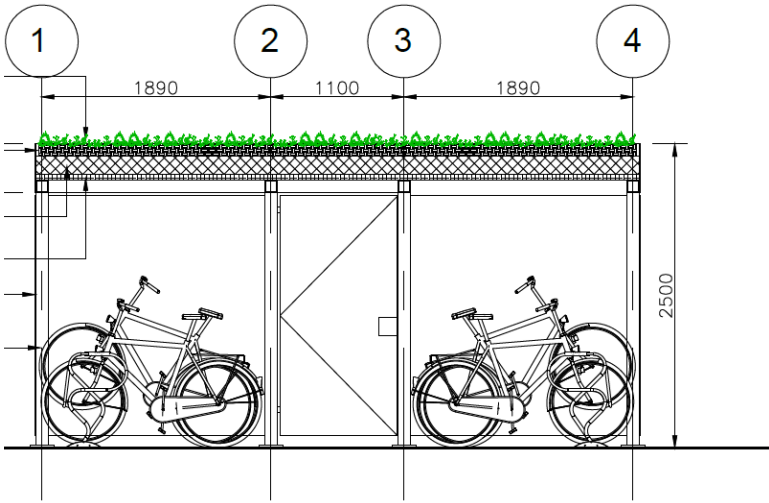
Additional visitor bicycle parking is also provided for with sheffield stands.

Bike Parking Required	Bike Parking Proposed
775	816

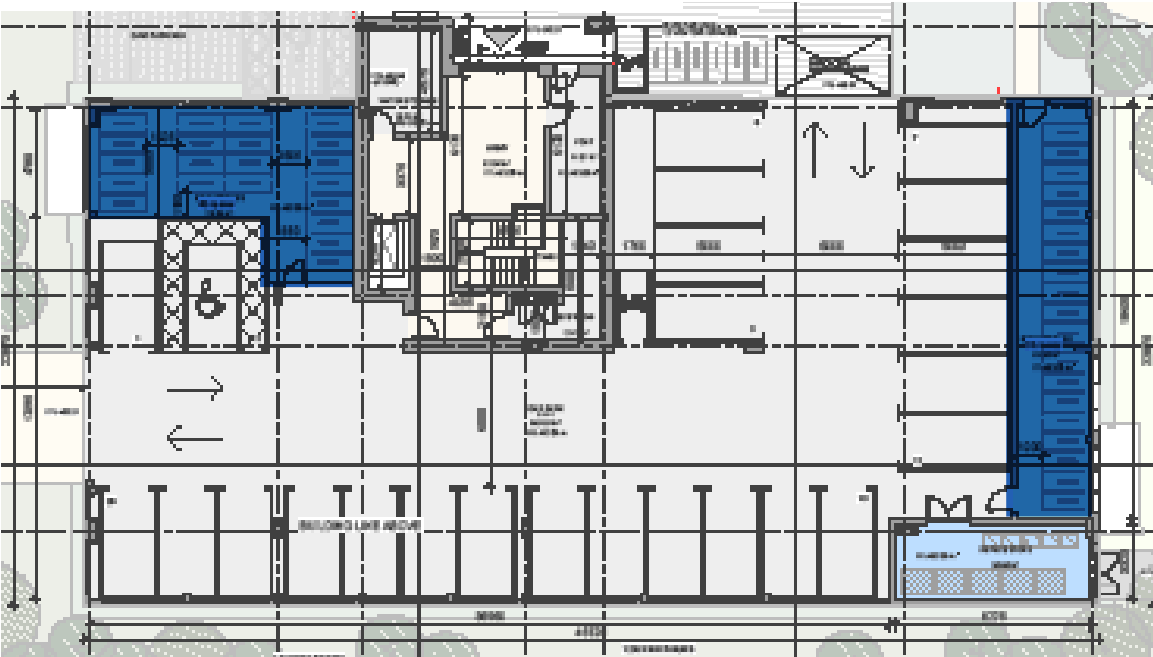
Bike Parking Diagram:



Enclosed Secured Stands



Apartment Bicycle Parking



05 Housing Quality Assessment

iii. Detail Unit Plans

A1 Terraced House - 90 in total



Name	Target Areas (m2)	Proposed Areas (m2)
Living	13.0 m ²	16.6 m ²
Kitchen/Dining		26.7 m ²
Master Bedroom	13.0 m ²	14.0 m ²
Bedroom 1	11.4 m ²	12.2 m ²
Bedroom 2	7.1 m ²	8.0 m ²
Gross Floor Area	92.0 m ²	124.2 m ²
Internal area excluding stair void	92.0 m ²	119.4 m ²
Aggregate Bedroom	32.0 m ²	34.1 m ²
Aggregate Living	34.0 m ²	43.3 m ²
Aggregate Storage	5.0 m ²	9.3 m ²
Private Open Space	60.0 m ²	60.0 m ²
Based on the 'Quality Housing for Sustainable Communities' Guidelines (2007)		



05 Housing Quality Assessment

iii. Detail Unit Plans

A1a Terraced House - 2 in total



Name	Target Areas (m2)	Proposed Areas (m2)
Living	13.0 m ²	16.6 m ²
Kitchen/Dining		26.7 m ²
Master Bedroom	13.0 m ²	14.0 m ²
Bedroom 1	11.4 m ²	12.2 m ²
Bedroom 2	7.1 m ²	8.0 m ²
Gross Floor Area	92.0 m ²	124.2 m ²
Internal area excluding stair void	92.0 m ²	119.4 m ²
Aggregate Bedroom	32.0 m ²	34.1 m ²
Aggregate Living	34.0 m ²	43.3 m ²
Aggregate Storage	5.0 m ²	9.3 m ²
Private Open Space	60.0 m ²	60.0 m ²
Based on the 'Quality Housing for Sustainable Communities' Guidelines (2007)		



05 Housing Quality Assessment

iii. Detail Unit Plans

A2 Terraced House - 100 in total



Name	Target Area (m2)	Proposed Areas (m2)
Living Room	15.0 m ²	15.0 m ²
Kitchen/Dining		21.9 m ²
Bedroom 1	11.4 m ²	11.4 m ²
Bedroom 2	11.4 m ²	11.8 m ²
Master Bedroom	13.0 m ²	13.8 m ²
Gross Floor Area	100.0 m ²	124.0 m ²
Internal Area Excluding Stair Void	100.0 m ²	119.3 m ²
Aggregate Bedroom	36.0 m ²	37.1 m ²
Aggregate Living	37.0 m ²	37.0 m ²
Aggregate Storage	6.0 m ²	7.0 m ²
Private Open Space	60.0 m ²	60.0 m ²
Based on the 'Quality Housing for Sustainable Communities' Guidelines (2007)		



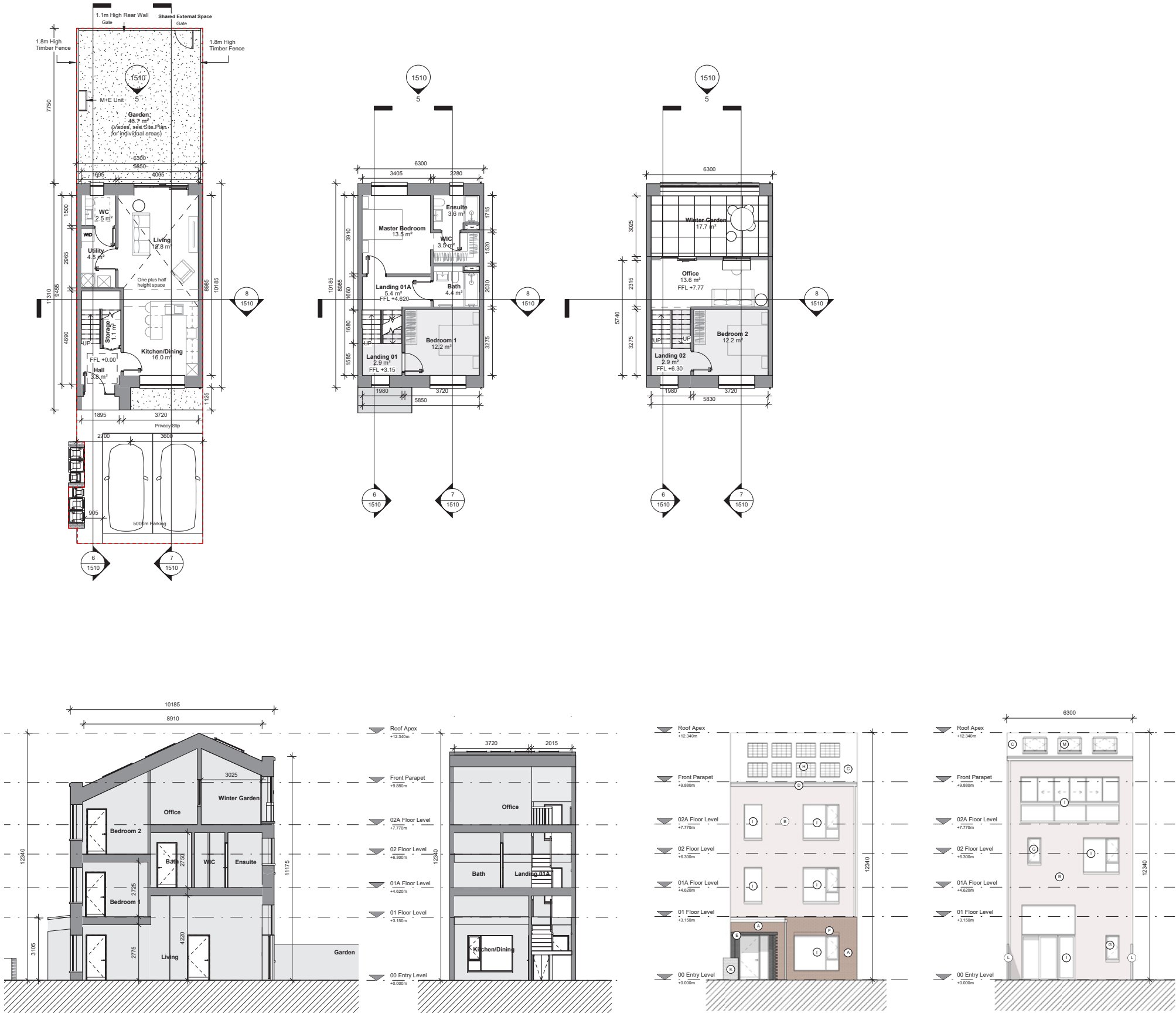
05 Housing Quality Assessment

iii. Detail Unit Plans

B1 Terraced House - 110 in total



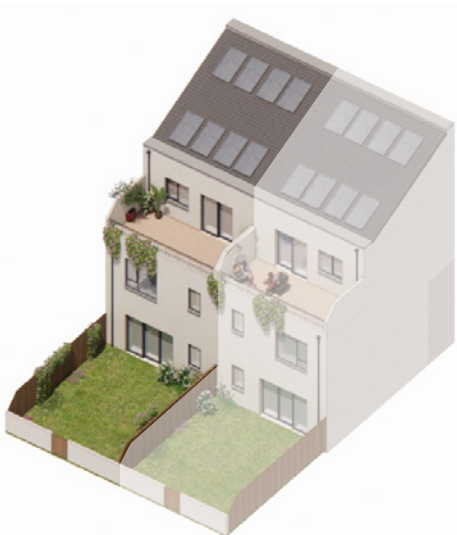
Name	Target Area (m2)	Proposed Area (m2)
Living	15.0 m ²	18.8 m ²
Kitchen/Dining	0.0 m ²	16.0 m ²
Office	0.0 m ²	13.6 m ²
Master Bedroom	13.0 m ²	13.5 m ²
Bedroom 1	11.4 m ²	12.2 m ²
Bedroom 2	11.4 m ²	12.2 m ²
Gross Floor Area	110.0 m ²	139.9 m ²
Internal Area Excluding Stair Void	110.0 m ²	129.2 m ²
Aggregate Bedroom	36.0 m ²	37.8 m ²
Aggregate Living	37.0 m ²	48.3 m ²
Aggregate Storage	6.0 m ²	9.2 m ²
Private Open Space	60.0 m ²	64.4 m ²
Based on 'Quality Housing for Sustainable Communities' Guidelines (2007)		
NOTE: Private Open Space Includes Wintergarden at Level 2A		



05 Housing Quality Assessment

iii. Detail Unit Plans

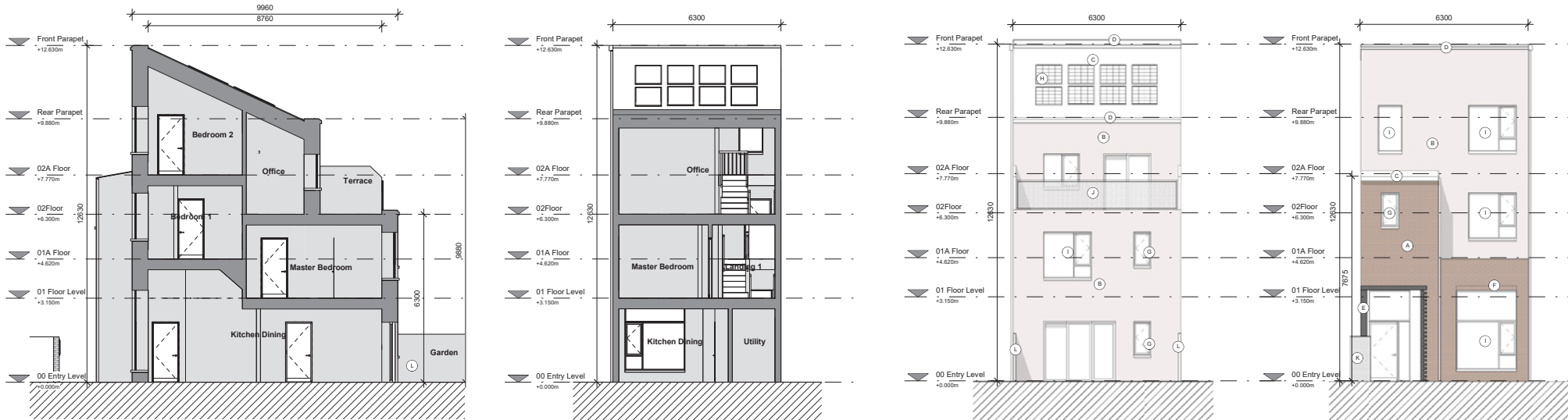
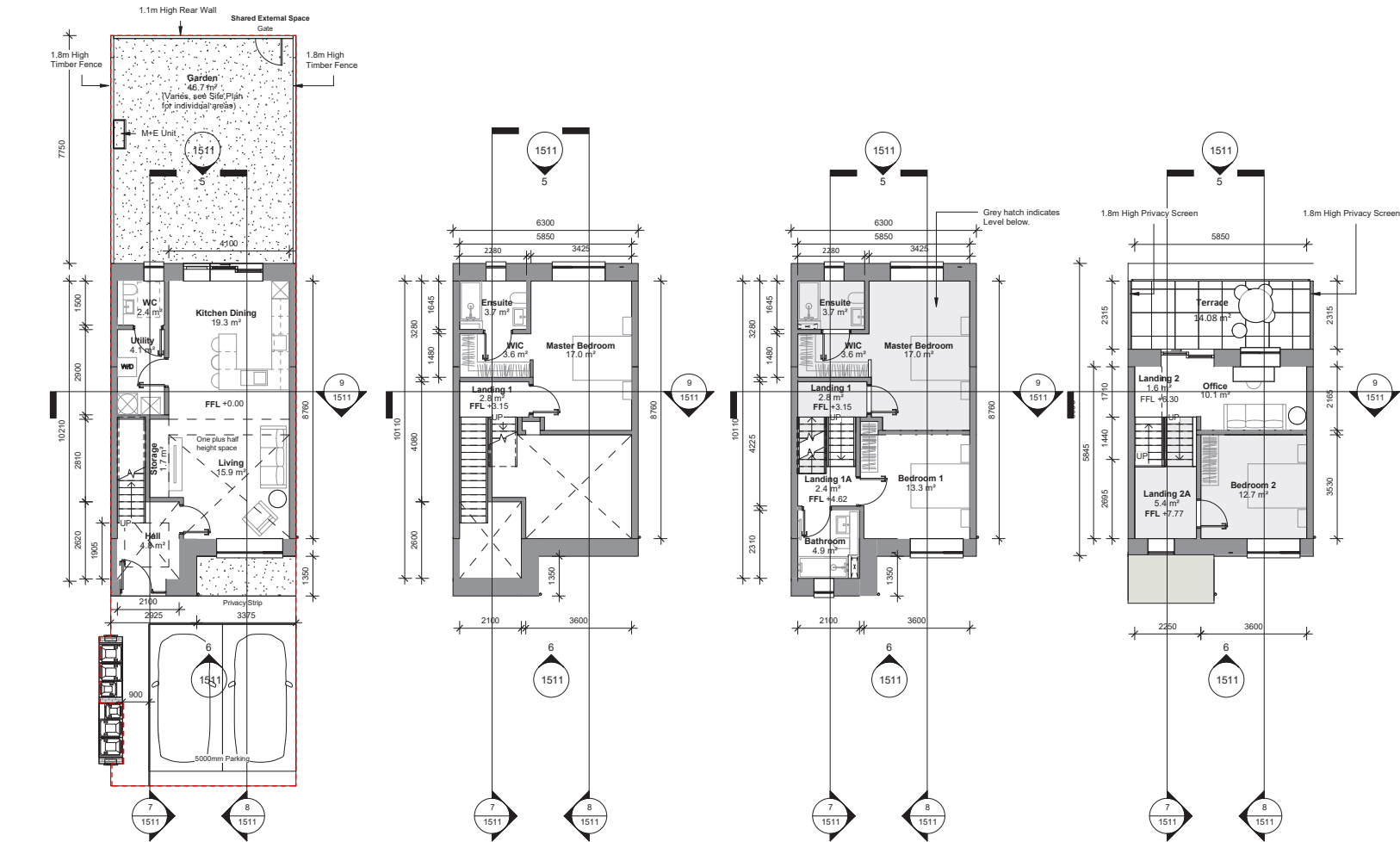
B2 Terraced House - 110 in total



Name	Target Areas (m2)	Proposed Areas (m2)
Living	15.0 m ²	15.9 m ²
Kitchen Dining		19.3 m ²
Master Bedroom	13.0 m ²	17.0 m ²
Bedroom 1	11.4 m ²	13.3 m ²
Bedroom 2	11.4 m ²	12.7 m ²
Office		10.1 m ²
Gross Floor Area	110.0 m ²	141.4 m ²
Internal Area Excluding Stair Void	110.0 m ²	133.9 m ²
Aggregate Bedroom	36.0 m ²	43.0 m ²
Aggregate Living	37.0 m ²	45.3 m ²
Aggregate Storage	6.0 m ²	9.5 m ²
Private Open Space	46.7 m ²	60.7 m ²

Based on 'Quality Housing for Sustainable Communities' Guidelines (2007)

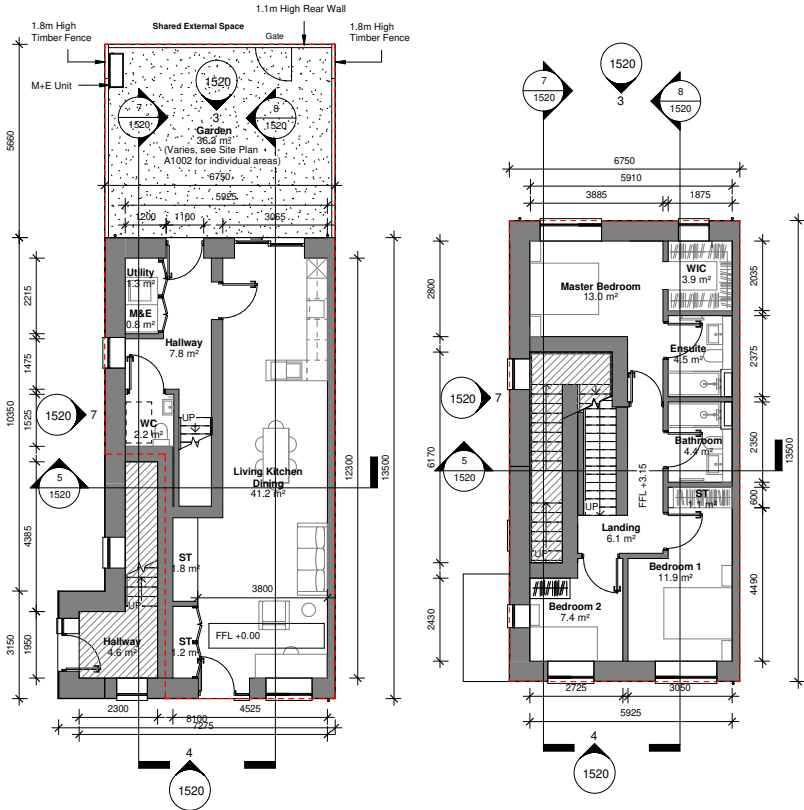
NOTE: Private Open Space Includes Terrace at Level 2



05 Housing Quality Assessment

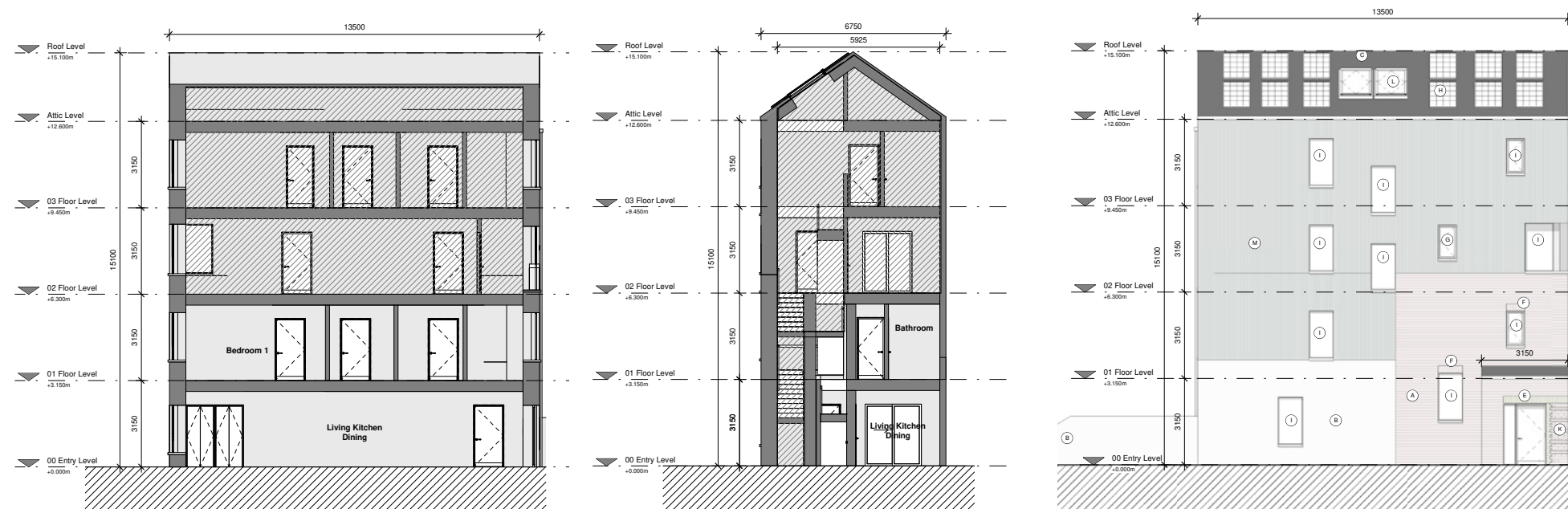
iii. Detail Unit Plans

M1 Lower Corner Maisonette 3B/5P



Name	Target Areas (m2)	Proposed Areas (m2)
Living Kitchen Dining	34.0 m ²	41.2 m ²
Master Bedroom	13.0 m ²	13.0 m ²
Bedroom 1	11.4 m ²	11.9 m ²
Bedroom 2	7.1 m ²	7.4 m ²
Gross Floor Area	90.0 m ²	122.8 m ²
Internal area excluding stair void	90.0 m ²	114.3 m ²
Aggregate Bedroom	31.5 m ²	32.3 m ²
Aggregate Living	34.0 m ²	41.2 m ²
Aggregate Storage	9.0 m ²	9.3 m ²
Private Amenity	9.0 m ²	36.3 m ²

Based on the 'Sustainable Urban Housing: Design Standards for Apartments ' (2020)



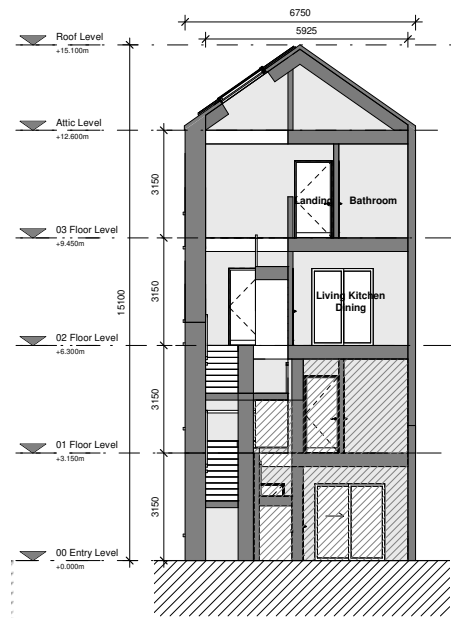
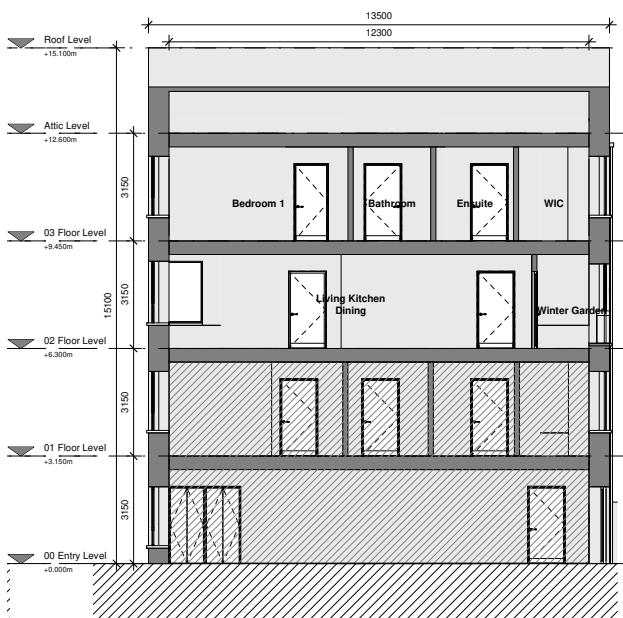
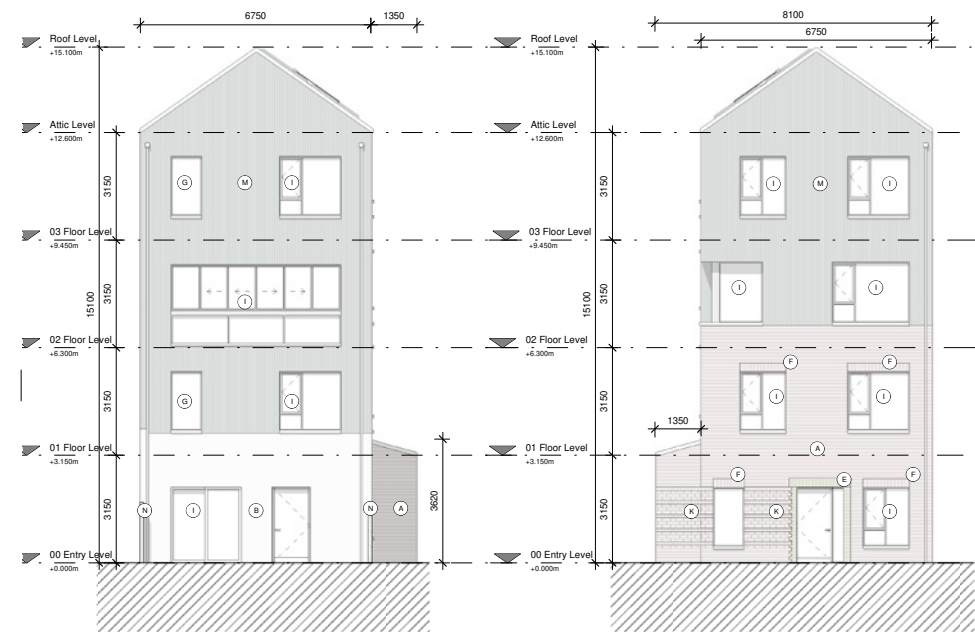
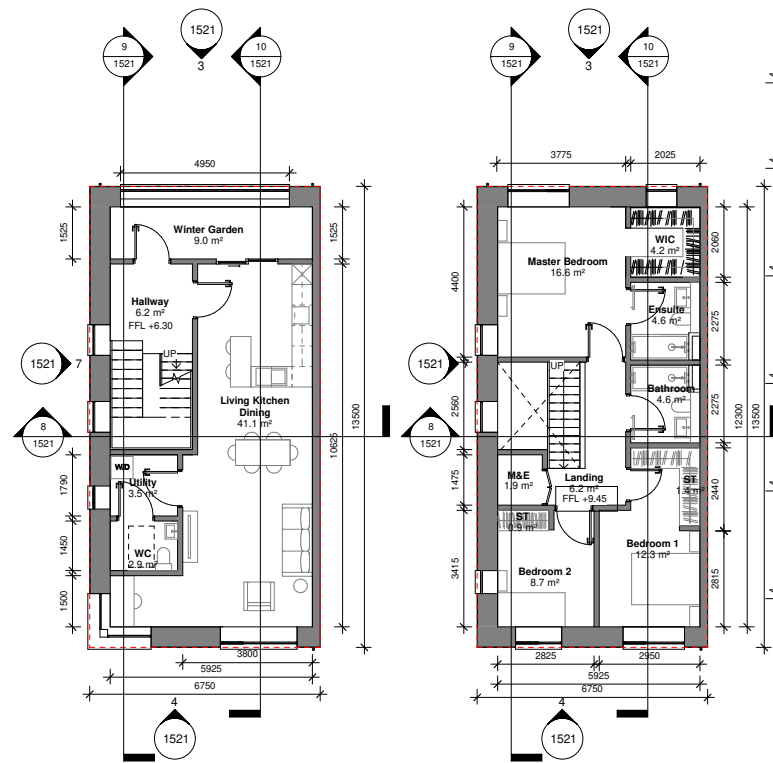
05 Housing Quality Assessment

iii. Detail Unit Plans

M2 Upper Corner Maisonette 3B/5P



Name	Target Areas (m2)	Proposed Areas (m2)
Living Kitchen Dining	34.0 m ²	41.1 m ²
Master Bedroom	13.0 m ²	16.6 m ²
Bedroom 1	11.4 m ²	12.3 m ²
Bedroom 2	7.1 m ²	8.7 m ²
Gross Floor Area	90.0 m ²	151.7 m ²
Internal area excluding stair void	90.0 m ²	142.7 m ²
Aggregate Bedroom	31.5 m ²	37.6 m ²
Aggregate Living	34.0 m ²	41.1 m ²
Aggregate Storage	9.0 m ²	10.0 m ²
Private Amenity	9.0 m ²	9.0 m ²
Based on the 'Sustainable Urban Housing: Design Standards for Apartments ' (2020)		



05 Housing Quality Assessment

iii. Detail Unit Plans

M3 Terrace Maisonette Lower



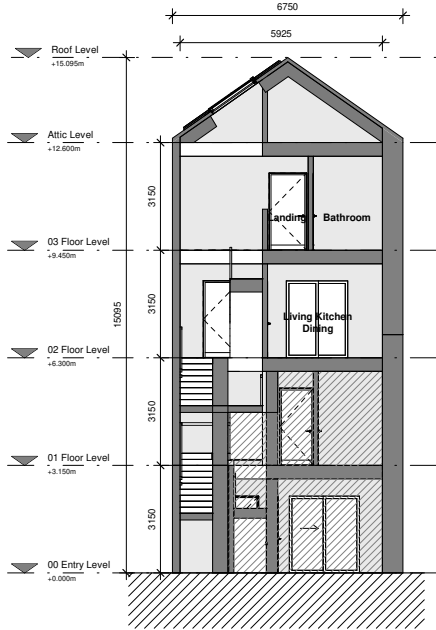
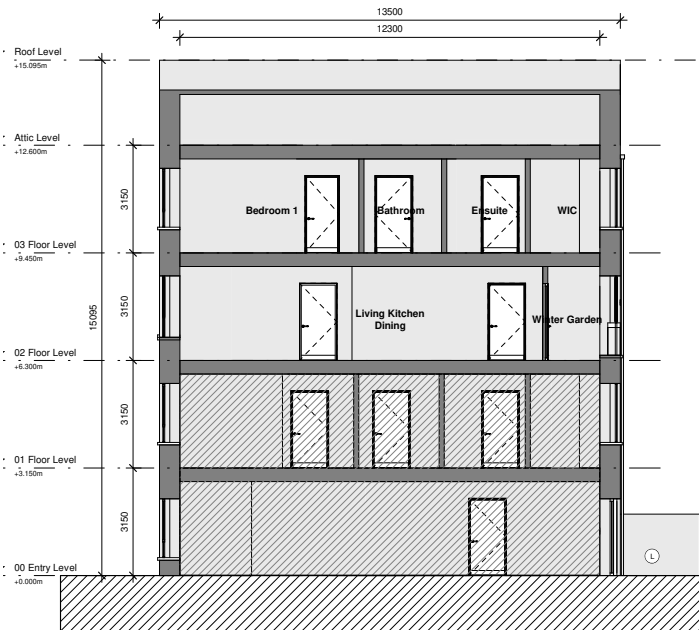
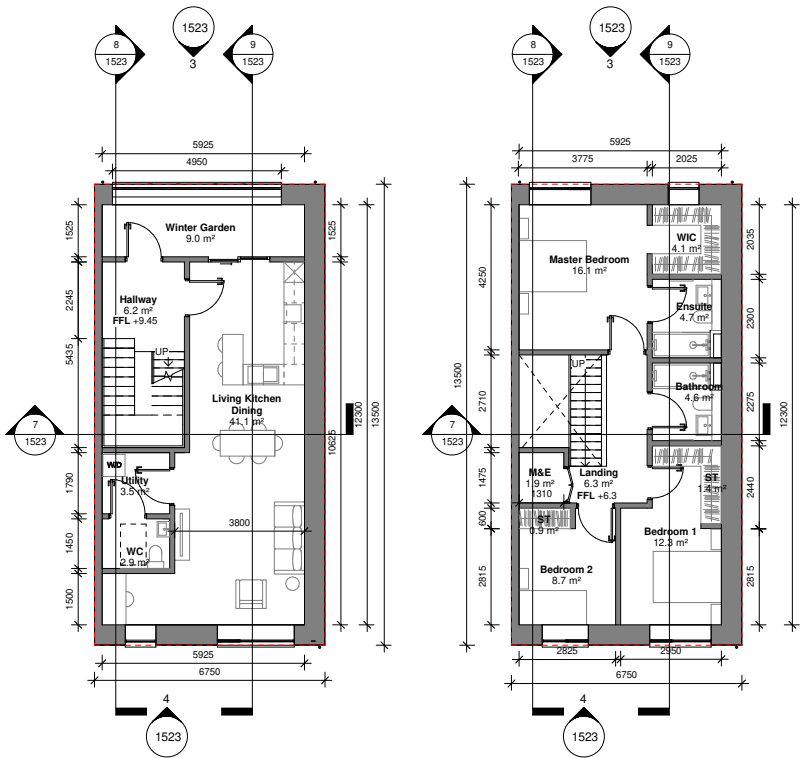
Name	Target Areas (m2)	Proposed Areas (m2)
Living Kitchen Dining	34.0 m ²	41.4 m ²
Master Bedroom	13.0 m ²	13.0 m ²
Bedroom 1	11.4 m ²	11.4 m ²
Bedroom 2	7.1 m ²	7.4 m ²
Gross Floor Area	90.0 m ²	121.3 m ²
Internal area excluding stair void	90.0 m ²	115.4 m ²
Aggregate Bedroom	31.5 m ²	31.7 m ²
Aggregate Living	34.0 m ²	41.4 m ²
Aggregate Storage	9.0 m ²	9.0 m ²
Private Amenity	9.0 m ²	36.4 m ²
Based on the 'Sustainable Urban Housing: Design Standards for Apartments ' (2020)		



05 Housing Quality Assessment

iii. Detail Unit Plans

M4 Terrace Maisonette Upper

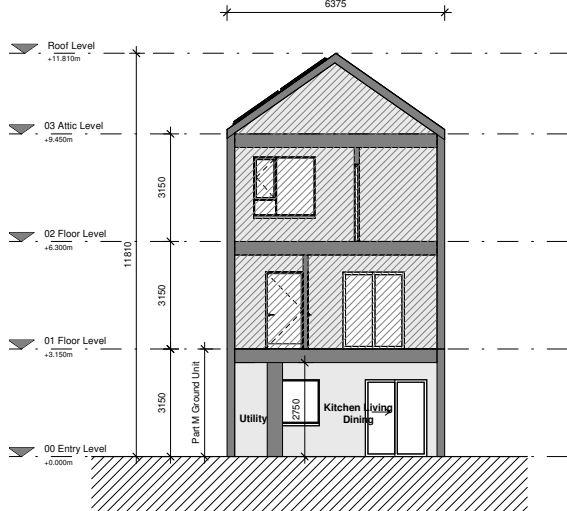
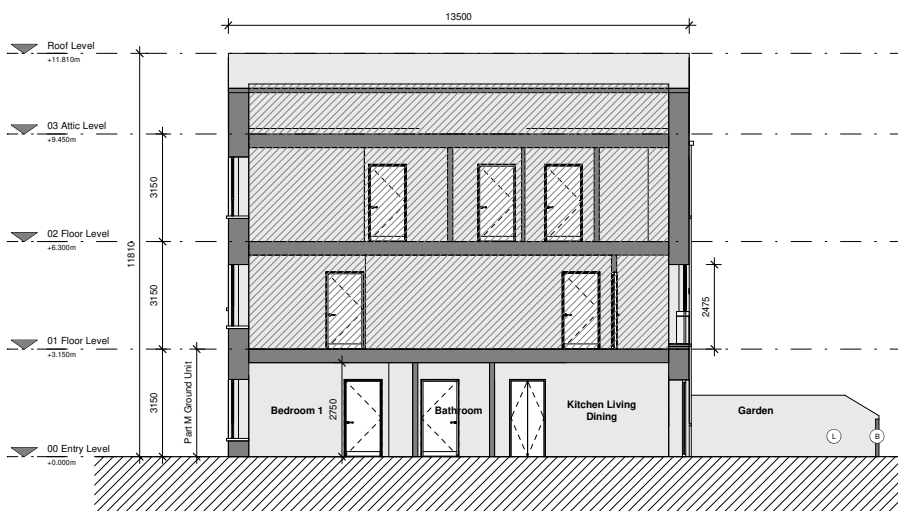
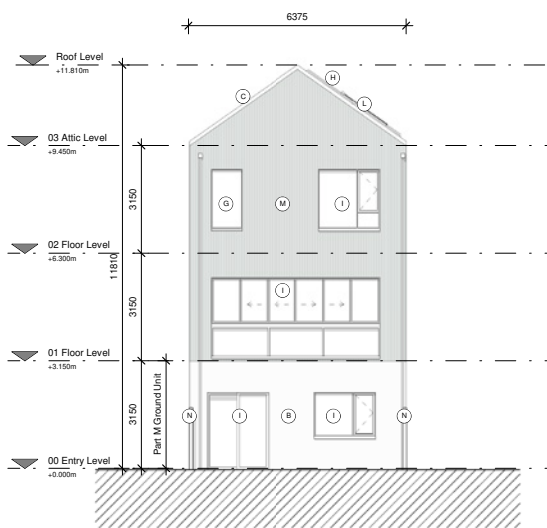
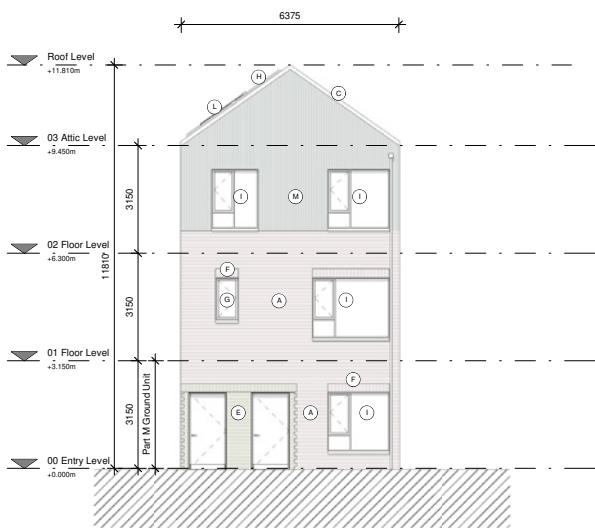
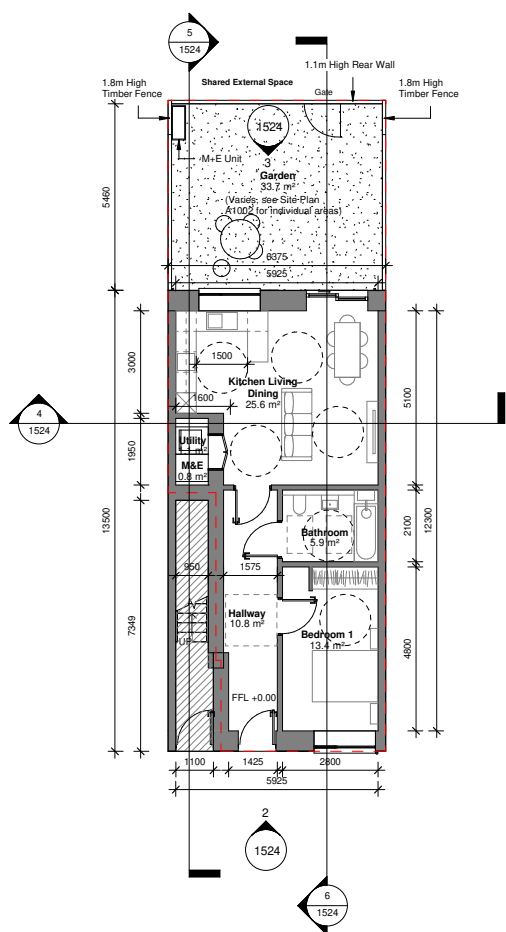
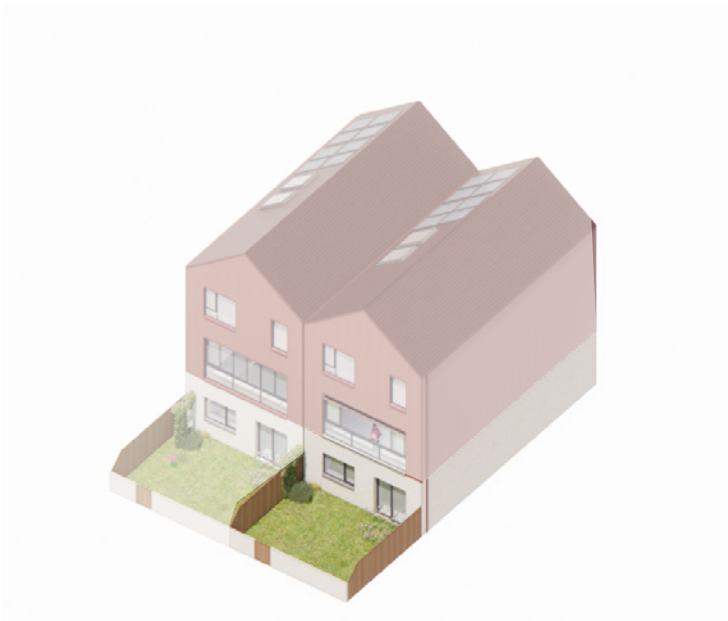


Name	Target Areas (m2)	Proposed Areas (m2)
Living Kitchen Dining	34.0 m²	41.1 m²
Master Bedroom	13.0 m²	16.1 m²
Bedroom 1	11.4 m²	12.3 m²
Bedroom 2	7.1 m²	8.7 m²
Gross Floor Area	90.0 m²	150.2 m²
Internal area excluding stair void	90.0 m²	142.9 m²
Aggregate Bedroom	31.5 m²	37.0 m²
Aggregate Living	34.0 m²	41.1 m²
Aggregate Storage	9.0 m²	9.9 m²
Private Amenity	9.0 m²	9.0 m²
Based on the 'Sustainable Urban Housing: Design Standards for Apartments' (2020)		

05 Housing Quality Assessment

iii. Detail Unit Plans

M5 Terrace Maisonette Lower Part M



Name	Target Areas (m2)	Proposed Areas (m2)
Kitchen Living Dining	23.0 m²	25.6 m²
Bedroom 1	13.0 m²	13.4 m²
Gross Floor Area	45.0 m²	62.5 m²
Internal area excluding stair void	45.0 m²	62.5 m²
Aggregate Living	23.0 m²	25.6 m²
Private Amenity	5.0 m²	33.7 m²

Based on the 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines (Dec 2020)

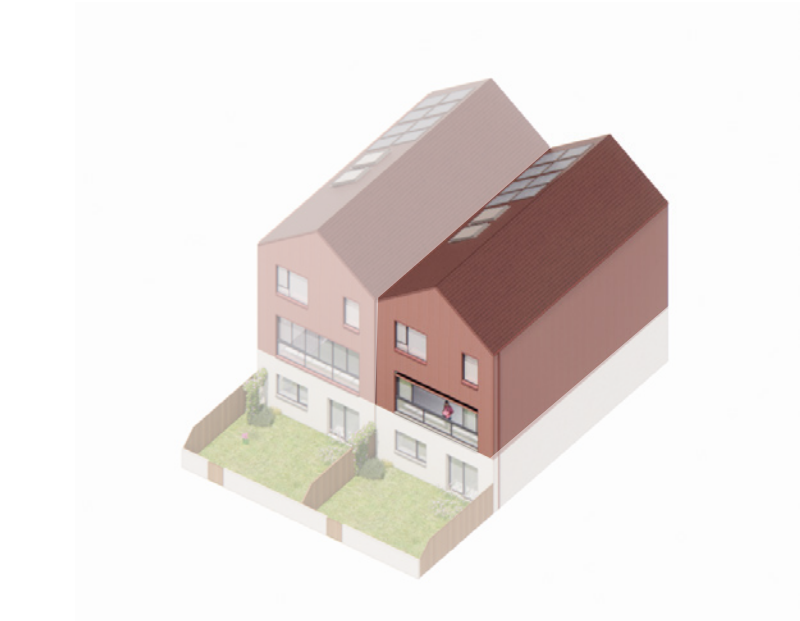
Entrance, Bedroom, Kitchen, Living, Dining and Bathroom spaces all designed according to 'Universal Design Guidelines for Homes in Ireland' (2015).

Note: 1500mm turning circles

05 Housing Quality Assessment

iii. Detail Unit Plans

M6 Terrace Maisonette Upper



Name	Minimum Area (m2)	Proposed Area (m2)
Kitchen Living Dining	34.0 m ²	40.2 m ²
Bedroom 1	7.1 m ²	9.0 m ²
Bedroom 2	11.4 m ²	12.3 m ²
Master Bedroom	13.0 m ²	17.2 m ²
Gross Floor Area	90.0 m ²	144.3 m ²
Internal area excluding stair void	90.0 m ²	134.8 m ²
Aggregate Bedroom	31.5 m ²	38.5 m ²
Aggregate Living	34.0 m ²	40.2 m ²
Aggregate Storage	9.0 m ²	10.9 m ²
Private Amenity	9.0 m ²	9.0 m ²

Based on the 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines (Dec 2020)

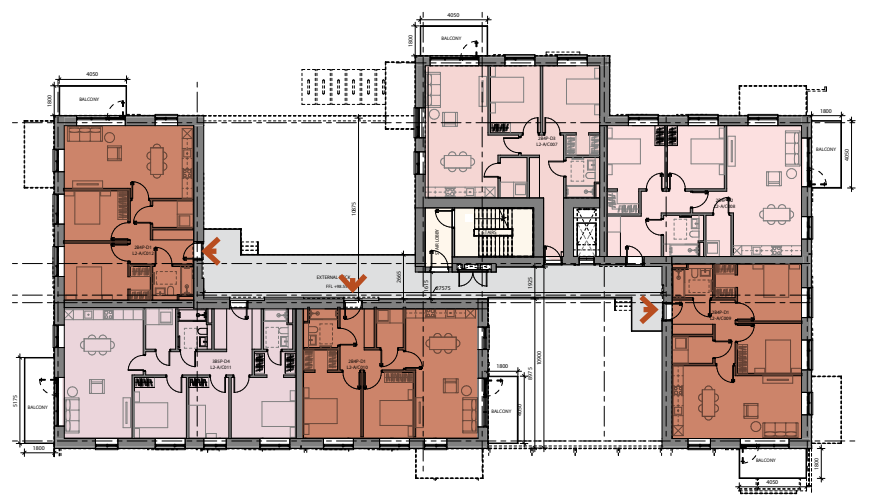
Note: These guidelines are based on single floor units



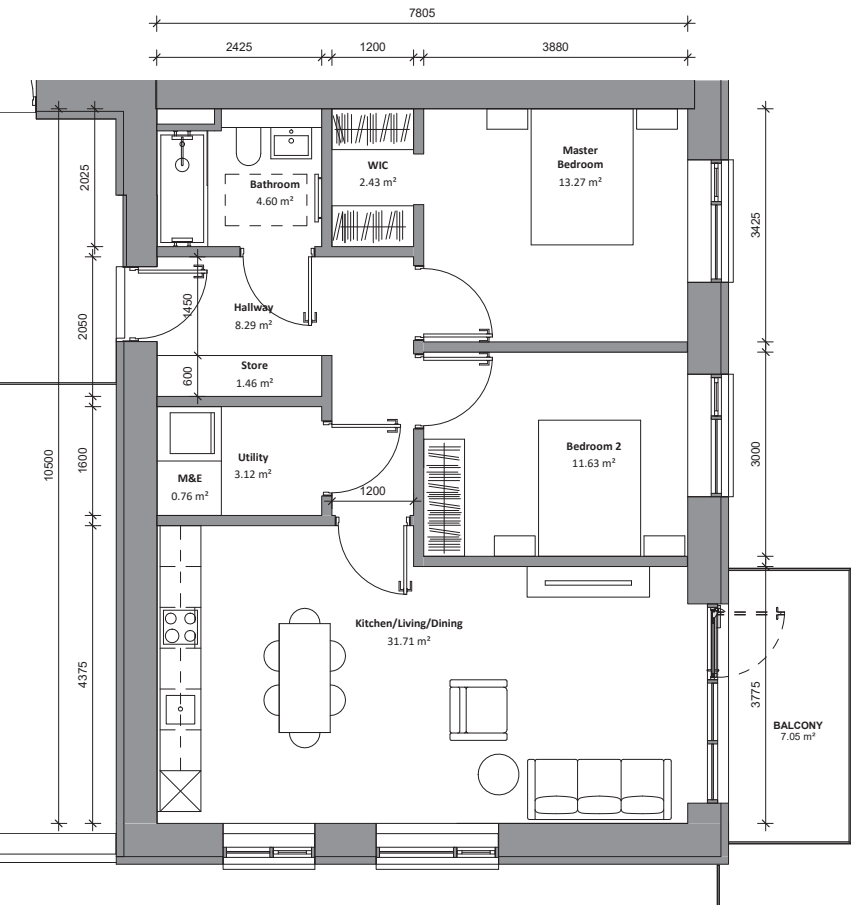
05 Housing Quality Assessment

iii. Detail Unit Plans

D1 Apartment 2B/4P



Apartment Type - 2B4P_D1		
Name	Minimum Area (NIA m2)	Area Proposed (NIA m2)
Kitchen/Living/Dining	30.00 m²	31.71 m²
Master Bedroom	13.00 m²	13.27 m²
Bedroom 2	11.40 m²	11.63 m²
GIA Floor Area	73.00 m²	82.58 m²
Aggregate Bedroom	24.40 m²	24.90 m²
Aggregate Living Kitchen Dining	30.00 m²	31.71 m²
Aggregate Storage	6.00 m²	7.01 m²
Private Amenity	7.00 m²	7.05 m²

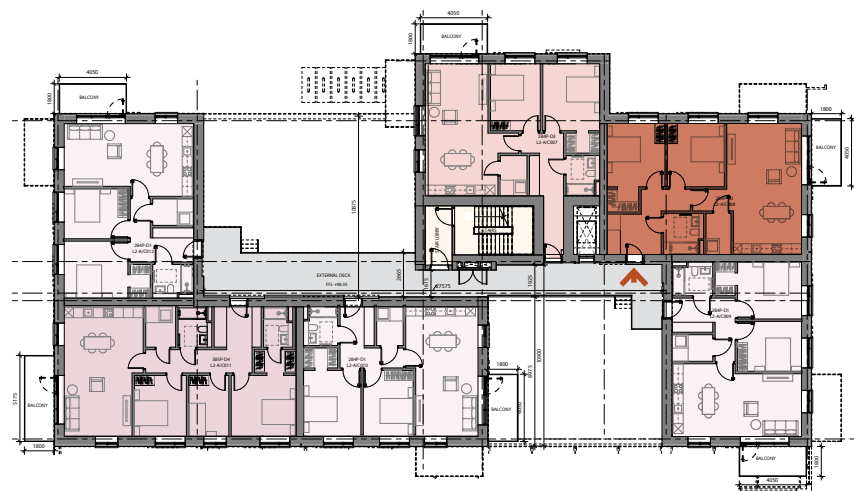


Based on the 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines (Dec 2020)
Note: These guidelines are based on single floor units

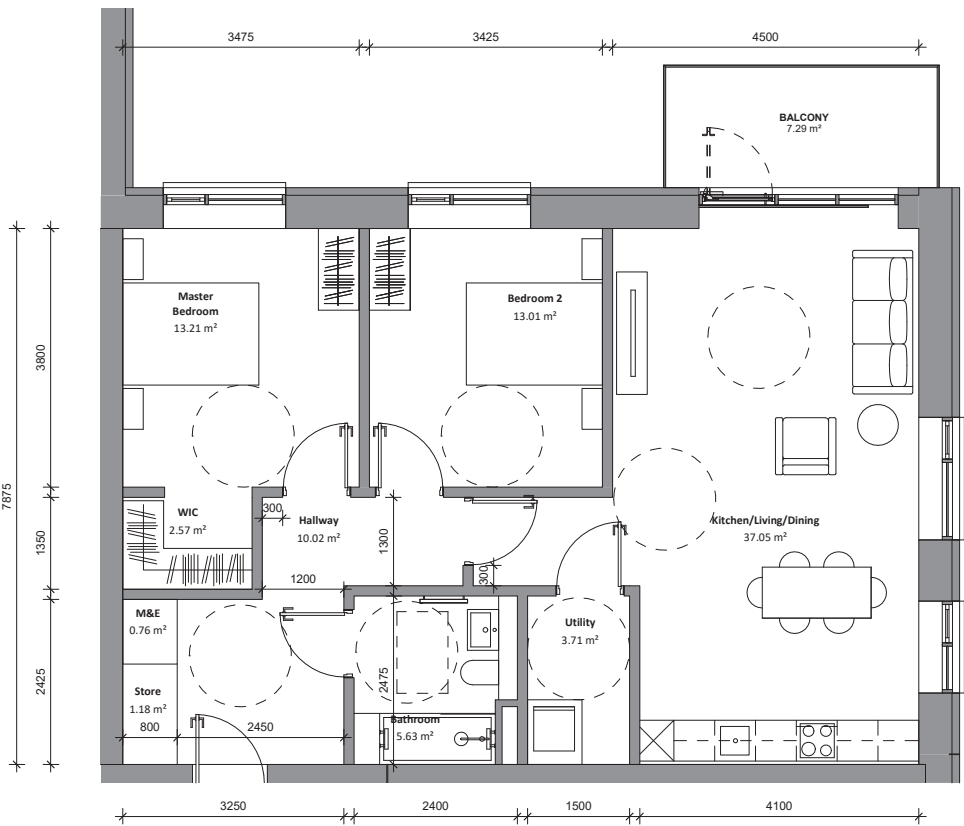
05 Housing Quality Assessment

iii. Detail Unit Plans

D2 Apartment 2B/4P - Part M



Name	Minimum Area (NIA m2)	Area Proposed (GIA m2)
Kitchen/Living/Dining	30.00 m²	37.05 m²
Master Bedroom	13.00 m²	13.21 m²
Bedroom 2	11.40 m²	13.01 m²
GIA Floor Area	73.00 m²	92.88 m²
Aggregate Bedroom	24.40 m²	26.22 m²
Aggregate Living Kitchen Dining	30.00 m²	37.05 m²
Aggregate Storage	6.00 m²	7.46 m²
Private Amenity	7.00 m²	7.08 m²



Based on the 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines (Dec 2020)

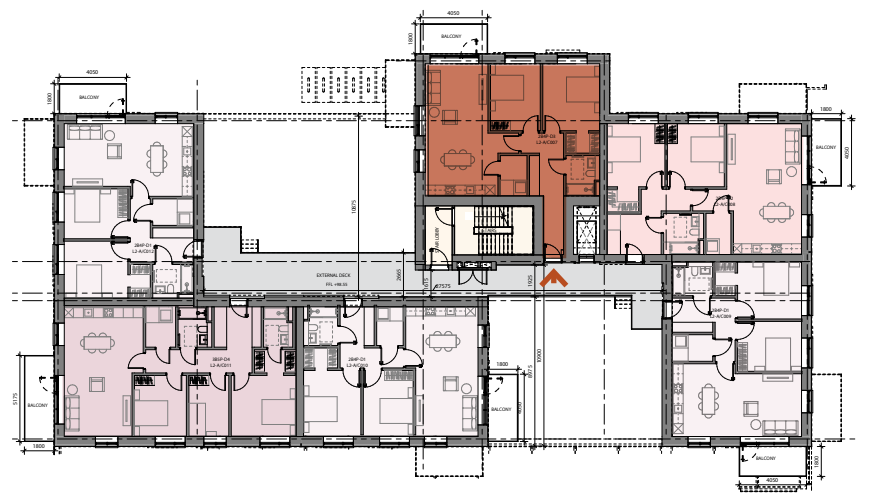
Entrance, Bedroom, Kitchen, Living, Dining and Bathroom spaces all designed according to 'Universal Design Guidelines for Homes in Ireland' (2015).

Note: 1500mm turning circles

05 Housing Quality Assessment

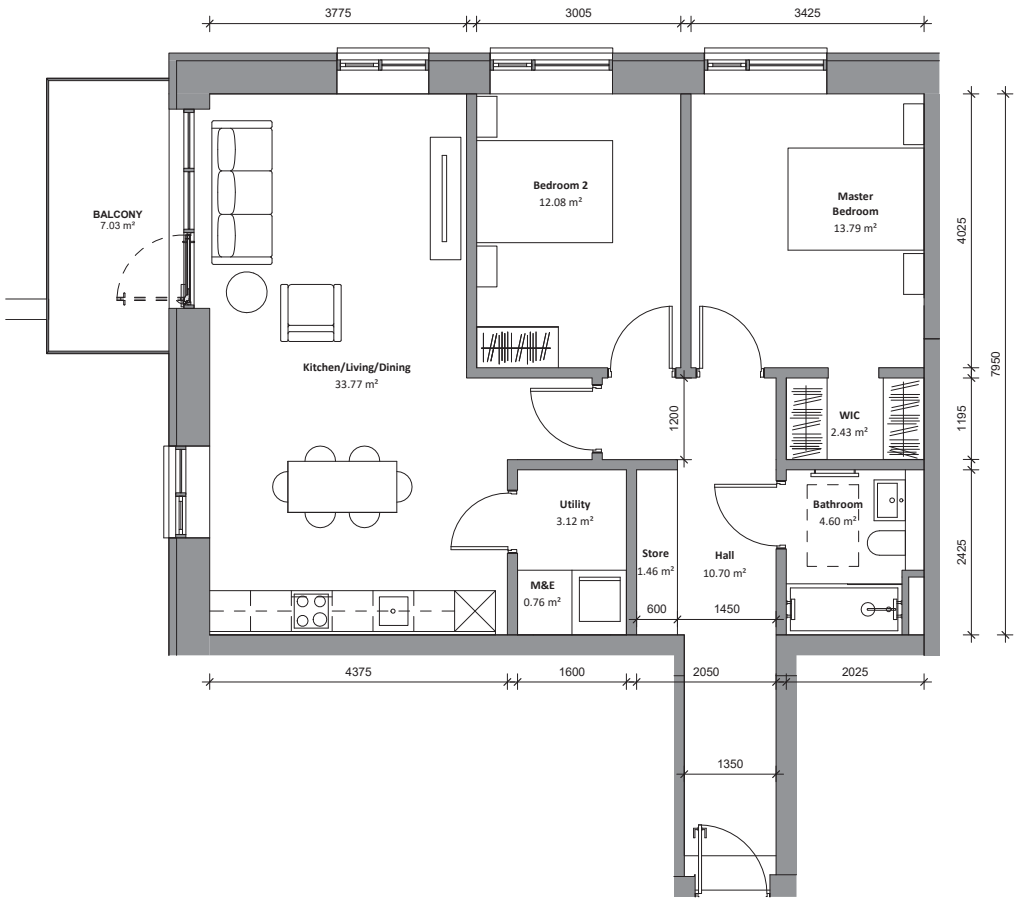
iii. Detail Unit Plans

D3 Apartment 2B/4P



Name	Minimum Area (NIA m2)	Area Proposed (NIA m2)
Kitchen/Living/Dining	30.00 m ²	33.77 m ²
Master Bedroom	13.00 m ²	13.79 m ²
Bedroom 2	11.40 m ²	12.08 m ²
GIA Floor Area	73.00 m ²	84.47 m ²
Aggregate Bedroom	24.40 m ²	25.86 m ²
Aggregate Living Kitchen Dining	30.00 m ²	33.77 m ²
Aggregate Storage	7.01 m ²	9.00 m ²
Private Amenity	7.00 m ²	7.03 m ²

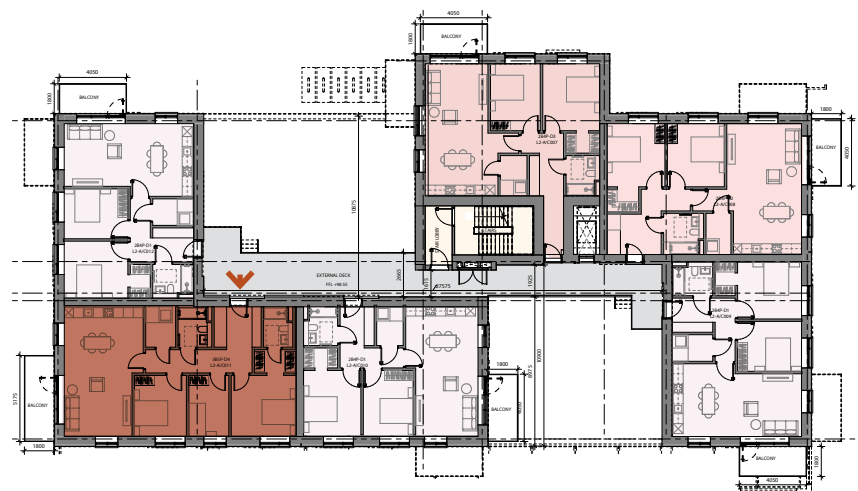
Based on the 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines (Dec 2020)
Note: These guidelines are based on single floor units



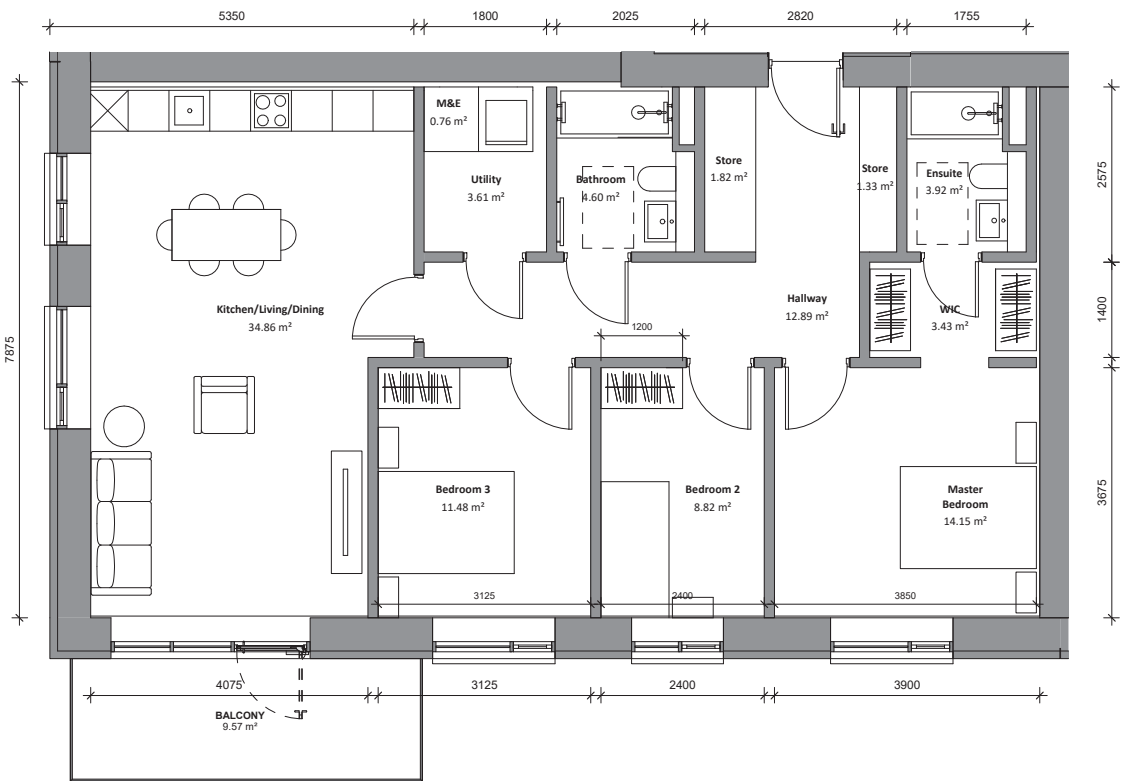
05 Housing Quality Assessment

iii. Detail Unit Plans

D4 Apartment 3B/5P



Name	Minimum Area (NIA m2)	Area Proposed (NIA m2)
Kitchen/Living/Dining	34.00 m ²	34.86 m ²
Master Bedroom	13.00 m ²	14.15 m ²
Bedroom 2	7.10 m ²	8.82 m ²
Bedroom 3	11.40 m ²	11.48 m ²
GIA Floor Area	90.00 m ²	111.08 m ²
Aggregate Bedroom	31.50 m ²	34.45 m ²
Aggregate Living Kitchen Dining	34.00 m ²	34.86 m ²
Aggregate Storage	9.00 m ²	10.18 m ²
Private Amenity	9.00 m ²	9.57 m ²



Based on the 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines (Dec 2020)
Note: These guidelines are based on single floor units

05 Housing Quality Assessment

iv. Housing Quality Assessment Schedules

Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
A	L0	House	3B5P	3	A1	001	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
A	L0	House	3B5P	3	A1	002	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
A	L0	House	3B5P	3	A1	003	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
A	L0	House	3B5P	3	A1	004	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
A	L0	Maisonette	3B5P	3	M3	005	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
A	L2	Maisonette	3B5P	3	M4	006	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
A	L0	Maisonette	3B5P	3	M1	007	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
A	L2	Maisonette	3B5P	3	M2	008	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
A	L1	Apartment	2B4P	2	D3	A001	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L1	Apartment	2B4P	2	D2	A002	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L1	Apartment	2B4P	2	D1	A003	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
A	L1	Apartment	2B4P	2	D1	A004	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
A	L1	Apartment	3B5P	3	D4	A005	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	21.1	9	Terrace	9
A	L1	Apartment	2B4P	2	D1	A006	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L2	Apartment	2B4P	2	D3	A007	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L2	Apartment	2B4P	2	D2	A008	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L2	Apartment	2B4P	2	D1	A009	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
A	L2	Apartment	2B4P	2	D1	A010	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
A	L2	Apartment	3B5P	3	D4	A011	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	9.6	9	Terrace	9
A	L2	Apartment	2B4P	2	D1	A012	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L3	Apartment	2B4P	2	D3	A013	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L3	Apartment	2B4P	2	D2	A014	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L3	Apartment	2B4P	2	D1	A015	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
A	L3	Apartment	2B4P	2	D1	A016	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
A	L3	Apartment	3B5P	3	D4	A017	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	9.6	9	Terrace	9
A	L3	Apartment	2B4P	2	D1	A018	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L4	Apartment	2B4P	2	D3	A019	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L4	Apartment	2B4P	2	D2	A020	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L4	Apartment	2B4P	2	D1	A021	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
A	L4	Apartment	2B4P	2	D1	A022	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
A	L4	Apartment	3B5P	3	D4	A023	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	9.6	9	Terrace	9
A	L4	Apartment	2B4P	2	D1	A024	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L5	Apartment	2B4P	2	D3	A025	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L5	Apartment	2B4P	2	D2	A026	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	Yes	4	2	0.5	1.25	7	7	Terrace	7
A	L5	Apartment	2B4P	2	D1	A027	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
A	L5	Apartment	2B4P	2	D1	A028	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
A	L5	Apartment	3B5P	3	D4	A029	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	9.6	9	Terrace	9
A	L5	Apartment	2B4P	2	D1	A030	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	Yes	4	2	0.5	1.25	7	7	Terrace	7
Total				89.0													15	165.0	73.0	17.0	51.0				

05 Housing Quality Assessment

iv. Housing Quality Assessment Schedules

Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
B	L0	Maisonette	3B5P	3	M1	009	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
B	L2	Maisonette	3B5P	3	M2	010	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
B	L0	Maisonette	3B5P	3	M3	011	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
B	L2	Maisonette	3B5P	3	M4	012	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
B	L0	House	3B5P	3	A1	013	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
B	L0	House	3B5P	3	A1	014	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
B	L0	House	3B5P	3	A1	015	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
B	L0	House	3B5P	3	A1	016	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
B	L0	House	3B5P	3	A1	017	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
B	L0	House	3B5P	3	A1	018	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
B	L0	House	3B5P	3	A1	019	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
B	L0	Maisonette	3B5P	3	M1	020	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
B	L2	Maisonette	3B5P	3	M2	021	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
B	L0	Maisonette	3B5P	3	M3	022	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
B	L2	Maisonette	3B5P	3	M4	023	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
B	L0	House	3B6P	3	B2	024	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
B	L0	House	3B6P	3	B2	025	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
B	L0	House	3B6P	3	B2	026	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
B	L0	House	3B6P	3	B2	027	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
B	L0	House	3B6P	3	B2	028	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	63.3	60	Terrace	N/A
B	L0	House	3B6P	3	B2	029	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	63.3	60	Terrace	N/A
B	L0	House	3B6P	3	B2	030	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
B	L0	House	3B6P	3	B2	031	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
B	L0	Maisonette	3B5P	3	M3	032	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
B	L2	Maisonette	3B5P	3	M4	033	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
B	L0	Maisonette	3B5P	3	M1	034	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
B	L2	Maisonette	3B5P	3	M2	035	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
B	L0	House	3B5P	3	A1	036	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
B	L0	House	3B5P	3	A1	037	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
B	L0	House	3B5P	3	A1	038	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
B	L0	Maisonette	3B5P	3	M3	039	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
B	L2	Maisonette	3B5P	3	M4	040	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
B	L0	Maisonette	3B5P	3	M1	041	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
B	L2	Maisonette	3B5P	3	M2	042	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
B	L0	House	3B6P	3	B1	043	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	67	60	Wintergarden	N/A
B	L0	House	3B6P	3	B1	044	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
B	L0	House	3B6P	3	B1	045	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
B	L0	House	3B6P	3	B1	046	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
B	L0	House	3B6P	3	B1	047	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	Yes	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A

05 Housing Quality Assessment

iv. Housing Quality Assessment Schedules

Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
C	L0	Maisonette	3B5P	3	M1	052	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
C	L2	Maisonette	3B5P	3	M2	053	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
C	L0	Maisonette	3B5P	3	M3	054	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
C	L2	Maisonette	3B5P	3	M4	055	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
C	L0	House	3B5P	3	A1	056	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
C	L0	House	3B5P	3	A1	057	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
C	L0	House	3B5P	3	A1	058	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
C	L0	House	3B5P	3	A1	059	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
C	L0	House	3B5P	3	A1	060	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
C	L0	House	3B5P	3	A1	061	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
C	L0	Maisonette	3B5P	3	M3	062	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
C	L2	Maisonette	3B5P	3	M4	063	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
C	L0	Maisonette	3B5P	3	M1	064	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
C	L2	Maisonette	3B5P	3	M2	065	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
C	L0	House	3B6P	3	A2	066	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
C	L0	House	3B6P	3	A2	067	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
C	L0	House	3B6P	3	A2	068	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
C	L0	House	3B6P	3	A2	069	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
C	L0	House	3B6P	3	A2	070	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
C	L0	House	3B6P	3	A2	071	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	63.3	60	N/A	N/A
C	L0	Maisonette	3B5P	3	M1	072	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
C	L2	Maisonette	3B5P	3	M2	073	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
C	L0	Maisonette	3B5P	3	M3	074	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
C	L2	Maisonette	3B5P	3	M4	075	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
C	L0	Maisonette	1B2P	1	M5	076	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	Yes	2	Private Garden	0.5	1.25	35.8	5	N/A	9
C	L2	Maisonette	3B5P	3	M6	077	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	Yes	5	4	0.5	1.25	9	9	Wintergarden	9
C	L0	Maisonette	1B2P	1	M5	078	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	Yes	2	Private Garden	0.5	1.25	35.8	5	N/A	9
C	L2	Maisonette	3B5P	3	M6	079	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	Yes	5	4	0.5	1.25	9	9	Wintergarden	9
C	L2	Maisonette	3B5P	3	M3	080	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
C	L0	Maisonette	3B5P	3	M4	081	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
C	L0	Maisonette	3B5P	3	M1	082	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
C	L2	Maisonette	3B5P	3	M2	083	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
C	L1	Apartment	2B4P	2	D3	C001	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	No	4	2	0.5	1.25	7	7	Terrace	7
C	L1	Apartment	2B4P	2	D2	C002	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	No	4	2	0.5	1.25	7	7	Terrace	7
C	L1	Apartment	2B4P	2	D1	C003	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
C	L1	Apartment	2B4P	2	D1	C004	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	Yes	4	2	0.5	1.25	7	7	Terrace	7
C	L1	Apartment	3B5P	3	D4	C005	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	21.1	9	Terrace	9
C	L1	Apartment	2B4P	2	D1	C006	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
C	L2	Apartment	2B4P	2	D3	C007	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	No	4	2	0.5	1.25	7	7	Terrace	7

05 Housing Quality Assessment

iv. Housing Quality Assessment Schedules

Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
D	L0	Maisonette	3B5P	3	M1	084	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
D	L2	Maisonette	3B5P	3	M2	085	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
D	L0	Maisonette	3B5P	3	M3	086	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
D	L2	Maisonette	3B5P	3	M4	087	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
D	L0	House	3B5P	3	A1	088	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
D	L0	House	3B5P	3	A1	089	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
D	L0	House	3B5P	3	A1	090	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
D	L0	House	3B5P	3	A1	091	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
D	L0	House	3B5P	3	A1	092	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
D	L0	House	3B5P	3	A1	093	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
D	L0	House	3B5P	3	A1	094	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
D	L0	Maisonette	3B5P	3	M3	095	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
D	L2	Maisonette	3B5P	3	M4	096	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
D	L0	Maisonette	3B5P	3	M1	097	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
D	L2	Maisonette	3B5P	3	M2	098	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
D	L0	House	3B6P	3	B2	099	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	63.3	60	Terrace	N/A
D	L0	House	3B6P	3	B2	100	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
D	L0	House	3B6P	3	B2	101	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
D	L0	House	3B6P	3	B2	102	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
D	L0	House	3B6P	3	B2	103	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
D	L0	House	3B6P	3	B2	104	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
D	L0	House	3B6P	3	B2	105	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
D	L0	Maisonette	3B5P	3	M3	106	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
D	L2	Maisonette	3B5P	3	M4	107	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
D	L0	Maisonette	3B5P	3	M1	108	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
D	L2	Maisonette	3B5P	3	M2	109	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
D	L0	Maisonette	3B5P	3	M1	110	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
D	L2	Maisonette	3B5P	3	M2	111	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
D	L0	Maisonette	1B2P	1	M5	112	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	No	2	Private Garden	0.5	1.25	35.8	5	N/A	9
D	L2	Maisonette	3B5P	3	M6	113	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	No	5	4	0.5	1.25	9	9	Wintergarden	9
D	L0	Maisonette	1B2P	1	M5	114	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	No	2	Private Garden	0.5	1.25	35.8	5	N/A	9
D	L2	Maisonette	3B5P	3	M6	115	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	No	5	4	0.5	1.25	9	9	Wintergarden	9
D	L0	Maisonette	1B2P	1	M5	116	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	Yes	2	Private Garden	0.5	1.25	35.8	5	N/A	9
D	L2	Maisonette	3B5P	3	M6	117	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	No	5	4	0.5	1.25	9	9	Wintergarden	9
D	L0	Maisonette	1B2P	1	M5	118	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	Yes	2	Private Garden	0.5	1.25	35.8	5	N/A	9
D	L2	Maisonette	3B5P	3	M6	119	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	No	5	4	0.5	1.25	9	9	Wintergarden	9
D	L0	Maisonette	3B5P	3	M1	120	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
D	L2	Maisonette	3B5P	3	M2	121	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
Total				106.0													2	185.0	48.0	12.0	58.0				

05 Housing Quality Assessment

iv. Housing Quality Assessment Schedules

Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
E	L0	Maisonette	3B5P	3	M1	122	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
E	L2	Maisonette	3B5P	3	M2	123	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
E	L0	Maisonette	3B5P	3	M3	124	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
E	L2	Maisonette	3B5P	3	M4	125	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
E	L0	House	3B5P	3	A1	126	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
E	L0	House	3B5P	3	A1	127	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
E	L0	House	3B5P	3	A1	128	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
E	L0	Maisonette	3B5P	3	M1	129	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
E	L2	Maisonette	3B5P	3	M2	130	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
E	L0	Maisonette	3B5P	3	M3	131	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
E	L2	Maisonette	3B5P	3	M4	132	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
E	L0	House	3B6P	3	A2	133	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
E	L0	House	3B6P	3	A2	134	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	Yes	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
E	L0	House	3B6P	3	A2	135	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
E	L0	House	3B6P	3	A2	136	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
E	L0	House	3B6P	3	A2	137	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
E	L0	House	3B6P	3	A2	138	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
E	L0	House	3B6P	3	A2	139	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
E	L0	House	3B6P	3	A2	140	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
E	L0	House	3B6P	3	A2	141	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
E	L0	House	3B6P	3	A2	142	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
E	L0	Maisonette	3B5P	3	M1	143	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
E	L2	Maisonette	3B5P	3	M2	144	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
E	L0	Maisonette	3B5P	3	M3	145	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
E	L2	Maisonette	3B5P	3	M4	146	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
E	L0	House	3B5P	3	A1	147	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60	60	N/A	N/A
E	L0	House	3B5P	3	A1	148	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60	60	N/A	N/A
E	L0	House	3B5P	3	A1	149	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60	60	N/A	N/A
E	L0	House	3B5P	3	A1	150	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
E	L0	House	3B5P	3	A1	151	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
Total				90.0													1	160.0	24.0	6.0	51.0				

05 Housing Quality Assessment

iv. Housing Quality Assessment Schedules

Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
F	L0	House	3B5P	3	A1	152	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
F	L0	House	3B5P	3	A1	153	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
F	L0	House	3B5P	3	A1	154	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
F	L0	House	3B5P	3	A1	155	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
F	L0	House	3B5P	3	A1	156	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
F	L0	Maisonette	3B5P	3	M3	157	121.3	90	Duel	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
F	L2	Maisonette	3B5P	3	M4	158	150.2	90	Duel	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
F	L0	Maisonette	3B5P	3	M1	159	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
F	L2	Maisonette	3B5P	3	M2	160	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
F	L0	House	3B6P	3	B2	161	141.4	110	Duel	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	63.3	60	Terrace	N/A
F	L0	House	3B6P	3	B2	162	141.4	110	Duel	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
F	L0	House	3B6P	3	B2	163	141.4	110	Duel	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
F	L0	House	3B6P	3	B2	164	141.4	110	Duel	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
F	L0	House	3B6P	3	B2	165	141.4	110	Duel	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
F	L0	Maisonette	3B5P	3	M3	166	121.3	90	Duel	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
F	L2	Maisonette	3B5P	3	M4	167	150.2	90	Duel	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
F	L0	Maisonette	3B5P	3	M1	168	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
F	L2	Maisonette	3B5P	3	M2	169	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
F	L0	House	3B6P	3	B2	170	141.4	110	Duel	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	63.3	60	Terrace	N/A
F	L0	House	3B6P	3	B2	171	141.4	110	Duel	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
F	L0	House	3B6P	3	B2	172	141.4	110	Duel	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	63.3	60	Terrace	N/A
F	L0	Maisonette	3B5P	3	M1	173	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
F	L2	Maisonette	3B5P	3	M2	174	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
F	L0	Maisonette	3B5P	3	M3	175	121.3	90	Duel	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
F	L2	Maisonette	3B5P	3	M4	176	150.2	90	Duel	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
F	L0	House	3B5P	3	A1	177	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
F	L0	House	3B5P	3	A1	178	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
F	L0	House	3B5P	3	A1	179	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
F	L0	House	3B5P	3	A1	180	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
F	L0	House	3B5P	3	A1	181	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
F	L0	House	3B5P	3	A1	182	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
F	L0	House	3B5P	3	A1	183	124.2	92	Duel	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
F	L0	Maisonette	3B5P	3	M3	184	121.3	90	Duel	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
F	L2	Maisonette	3B5P	3	M4	185	150.2	90	Duel	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
F	L0	Maisonette	3B5P	3	M1	186	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
F	L2	Maisonette	3B5P	3	M2	187	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
Total				108.0													0	188.0	32.0	8.0	60.0				

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iv. Housing Quality Assessment Schedules

Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
G	L0	Maisonette	3B5P	3	M1	188	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
G	L2	Maisonette	3B5P	3	M2	189	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
G	L0	Maisonette	3B5P	3	M3	190	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
G	L2	Maisonette	3B5P	3	M4	191	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
G	L0	House	3B6P	3	B1	192	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
G	L0	House	3B6P	3	B1	193	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
G	L0	House	3B6P	3	B1	194	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	67	60	Wintergarden	N/A
G	L0	Maisonette	3B5P	3	M1	195	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
G	L2	Maisonette	3B5P	3	M2	196	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
G	L0	Maisonette	3B5P	3	M3	197	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
G	L2	Maisonette	3B5P	3	M4	198	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
G	L0	House	3B6P	3	B2	199	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
G	L0	House	3B6P	3	B2	200	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
G	L0	House	3B6P	3	B2	201	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
G	L0	House	3B6P	3	B2	202	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
G	L0	House	3B6P	3	B2	203	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	63.3	60	Terrace	N/A
G	L0	House	3B6P	3	B2	204	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	63.3	60	Terrace	N/A
G	L0	House	3B6P	3	B2	205	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	60.7	60	Terrace	N/A
G	L0	House	3B6P	3	B2	206	141.4	110	Dual	43	36	45.2	37	9.5	6	29%	No	6	Private Garden	Private Garden	2.00	63.3	60	Terrace	N/A
G	L0	Maisonette	3B5P	3	M1	207	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
G	L2	Maisonette	3B5P	3	M2	208	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
G	L0	Maisonette	1B2P	1	M5	209	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	Yes	2	Private Garden	0.5	1.25	35.8	5	N/A	9
G	L2	Maisonette	3B5P	3	M6	210	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	No	5	4	0.5	1.25	9	9	Wintergarden	9
G	L0	Maisonette	1B2P	1	M5	211	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	Yes	2	Private Garden	0.5	1.25	35.8	5	N/A	9
G	L2	Maisonette	3B5P	3	M6	212	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	No	5	4	0.5	1.25	9	9	Wintergarden	9
G	L0	Maisonette	1B2P	1	M5	213	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	No	2	Private Garden	0.5	1.25	35.8	5	N/A	9
G	L2	Maisonette	3B5P	3	M6	214	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	No	5	4	0.5	1.25	9	9	Wintergarden	9
G	L0	Maisonette	3B5P	3	M1	215	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
G	L2	Maisonette	3B5P	3	M2	216	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
Total				81.0													2	147.0	36.0	9.0	45.0				

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Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
H	L0	Maisonette	3B5P	3	M1	217	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
H	L2	Maisonette	3B5P	3	M2	218	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
H	L0	Maisonette	3B5P	3	M3	219	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
H	L2	Maisonette	3B5P	3	M4	220	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
H	L0	House	3B5P	3	A1	221	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
H	L0	House	3B5P	3	A1	222	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
H	L0	House	3B5P	3	A1	223	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
H	L0	House	3B5P	3	A1	224	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
H	L0	Maisonette	3B5P	3	M1	225	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
H	L2	Maisonette	3B5P	3	M2	226	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
H	L0	Maisonette	3B5P	3	M3	227	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
H	L2	Maisonette	3B5P	3	M4	228	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
H	L0	House	3B6P	3	B1	229	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
H	L0	House	3B6P	3	B1	230	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
H	L0	House	3B6P	3	B1	231	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
H	L0	House	3B6P	3	B1	232	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	Yes	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
H	L0	Maisonette	3B5P	3	M3	233	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
H	L2	Maisonette	3B5P	3	M4	234	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
H	L0	Maisonette	3B5P	3	M1	235	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
H	L2	Maisonette	3B5P	3	M2	236	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
H	L1	Apartment	2B4P	2	D3	H001	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L1	Apartment	2B4P	2	D2	H002	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L1	Apartment	2B4P	2	D1	H003	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L1	Apartment	2B4P	2	D1	H004	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L1	Apartment	3B5P	3	D4	H005	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	9.6	9	Terrace	9
H	L1	Apartment	2B4P	2	D1	H006	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L2	Apartment	2B4P	2	D3	H007	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L2	Apartment	2B4P	2	D2	H008	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L2	Apartment	2B4P	2	D1	H009	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L2	Apartment	2B4P	2	D1	H010	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L2	Apartment	3B5P	3	D4	H011	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	9.6	9	Terrace	9
H	L2	Apartment	2B4P	2	D1	H012	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L3	Apartment	2B4P	2	D3	H013	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L3	Apartment	2B4P	2	D2	H014	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L3	Apartment	2B4P	2	D1	H015	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L3	Apartment	2B4P	2	D1	H016	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L3	Apartment	3B5P	3	D4	H017	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	9.6	9	Terrace	9
H	L3	Apartment	2B4P	2	D1	H018	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
H	L4	Apartment	2B4P	2	D3	H019	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	No	4	2	0.5	1.25	7	7	Terrace	7

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Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
J	L0	Maisonette	3B5P	3	M1	237	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
J	L2	Maisonette	3B5P	3	M2	238	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	Maisonette	3B5P	3	M3	239	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
J	L2	Maisonette	3B5P	3	M4	240	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	House	3B6P	3	B1	241	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
J	L0	House	3B6P	3	B1	242	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
J	L0	House	3B6P	3	B1	243	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
J	L0	House	3B6P	3	B1	244	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
J	L0	House	3B6P	3	B1	245	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
J	L0	House	3B6P	3	B1	246	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
J	L0	House	3B6P	3	B1	247	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
J	L0	House	3B6P	3	B1	248	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
J	L0	Maisonette	3B5P	3	M3	249	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
J	L2	Maisonette	3B5P	3	M4	250	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	Maisonette	3B5P	3	M1	251	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
J	L2	Maisonette	3B5P	3	M2	252	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	Maisonette	3B5P	3	M1	253	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
J	L2	Maisonette	3B5P	3	M2	254	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	Maisonette	1B2P	1	M5	255	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	Yes	2	Private Garden	0.5	1.25	35.8	5	N/A	9
J	L2	Maisonette	3B5P	3	M6	256	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	Yes	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	Maisonette	1B2P	1	M5	257	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	Yes	2	Private Garden	0.5	1.25	35.8	5	N/A	9
J	L2	Maisonette	3B5P	3	M6	258	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	Yes	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	Maisonette	3B5P	3	M1	259	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
J	L2	Maisonette	3B5P	3	M2	260	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	Maisonette	3B5P	3	M1	261	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
J	L2	Maisonette	3B5P	3	M2	262	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	Maisonette	1B2P	1	M5	263	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	No	2	Private Garden	0.5	1.25	35.8	5	N/A	9
J	L2	Maisonette	3B5P	3	M6	264	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	No	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	Maisonette	1B2P	1	M5	265	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	No	2	Private Garden	0.5	1.25	35.8	5	N/A	9
J	L2	Maisonette	3B5P	3	M6	266	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	No	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	Maisonette	3B5P	3	M1	267	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
J	L2	Maisonette	3B5P	3	M2	268	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
J	L0	House	3B5P	3	A1	269	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
J	L0	House	3B5P	3	A1	270	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
J	L0	House	3B5P	3	A1	271	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
J	L0	House	3B5P	3	A1	272	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
J	L0	House	3B5P	3	A1	273	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
Total				103.0													4	181.0	48.0	12.0	56.0				

05 Housing Quality Assessment

iv. Housing Quality Assessment Schedules

Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
K	L1	Apartment	2B4P	2	D3	K001	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L1	Apartment	2B4P	2	D2	K002	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	Yes	4	2	0.5	1.25	7	7	Terrace	7
K	L1	Apartment	2B4P	2	D1	K003	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L1	Apartment	2B4P	2	D1	K004	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L1	Apartment	3B5P	3	D4	K005	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	21.1	9	Terrace	9
K	L1	Apartment	2B4P	2	D1	K006	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L2	Apartment	2B4P	2	D3	K007	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L2	Apartment	2B4P	2	D2	K008	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	Yes	4	2	0.5	1.25	7	7	Terrace	7
K	L2	Apartment	2B4P	2	D1	K009	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L2	Apartment	2B4P	2	D1	K010	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L2	Apartment	3B5P	3	D4	K011	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	9.6	9	Terrace	9
K	L2	Apartment	2B4P	2	D1	K012	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L3	Apartment	2B4P	2	D3	K013	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L3	Apartment	2B4P	2	D2	K014	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	Yes	4	2	0.5	1.25	7	7	Terrace	7
K	L3	Apartment	2B4P	2	D1	K015	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L3	Apartment	2B4P	2	D1	K016	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L3	Apartment	3B5P	3	D4	K017	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	9.6	9	Terrace	9
K	L3	Apartment	2B4P	2	D1	K018	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L4	Apartment	2B4P	2	D3	K019	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L4	Apartment	2B4P	2	D2	K020	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	Yes	4	2	0.5	1.25	7	7	Terrace	7
K	L4	Apartment	2B4P	2	D1	K021	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L4	Apartment	2B4P	2	D1	K022	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L4	Apartment	3B5P	3	D4	K023	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	9.6	9	Terrace	9
K	L4	Apartment	2B4P	2	D1	K024	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L5	Apartment	2B4P	2	D3	K025	84.5	73	Dual	25.9	24.4	33.8	30	9.0	7	16%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L5	Apartment	2B4P	2	D2	K026	92.9	73	Dual	26.2	24.4	37	30	7.5	7	27%	Yes	4	2	0.5	1.25	7	7	Terrace	7
K	L5	Apartment	2B4P	2	D1	K027	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L5	Apartment	2B4P	2	D1	K028	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
K	L5	Apartment	3B5P	3	D4	K029	109.0	90	Dual	34.4	31.5	34.9	34	10.1	9	21%	No	5	3	0.5	1.25	9.6	9	Terrace	9
K	L5	Apartment	2B4P	2	D1	K030	82.6	73	Dual	24.9	24.4	31.7	30	7.0	7	13%	No	4	2	0.5	1.25	7	7	Terrace	7
Total				65.0													5	125.0	65.0	15.0	38.0				

05 Housing Quality Assessment

iv. Housing Quality Assessment Schedules

Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
L	L0	House	3B6P	3	B1	274	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	67	80	Wintergarden	N/A
L	L0	House	3B6P	3	B1	275	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	80	Wintergarden	N/A
L	L0	House	3B6P	3	B1	276	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	Yes	6	Private Garden	Private Garden	2.00	64.4	80	Wintergarden	N/A
L	L0	House	3B6P	3	B1	277	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	67	80	Wintergarden	N/A
L	L0	Maisonette	3B5P	3	M1	278	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
L	L2	Maisonette	3B5P	3	M2	279	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
L	L0	Maisonette	3B5P	3	M3	280	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
L	L2	Maisonette	3B5P	3	M4	281	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
L	L0	House	3B6P	3	A2	282	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	80	N/A	N/A
L	L0	House	3B6P	3	A2	283	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	Yes	6	Private Garden	Private Garden	2.00	60.7	80	N/A	N/A
L	L0	House	3B6P	3	A2	284	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	80	N/A	N/A
L	L0	House	3B6P	3	A2	285	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	80	N/A	N/A
L	L0	House	3B6P	3	A2	286	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	80	N/A	N/A
L	L0	House	3B6P	3	A2	287	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	80	N/A	N/A
L	L0	Maisonette	3B5P	3	M3	288	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
L	L2	Maisonette	3B5P	3	M4	289	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
L	L0	Maisonette	3B5P	3	M1	290	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
L	L2	Maisonette	3B5P	3	M2	291	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
L	L0	House	3B5P	3	A1	292	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	63.2	80	N/A	N/A
L	L0	House	3B5P	3	A1	293	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	80	N/A	N/A
L	L0	House	3B5P	3	A1	294	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	80	N/A	N/A
L	L0	House	3B5P	3	A1	295	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	60.7	80	N/A	N/A
L	L0	House	3B5P	3	A1	296	124.2	92	Dual	34.1	32	43.3	34	9.3	5	35%	No	5	Private Garden	Private Garden	2.00	63.2	80	N/A	N/A
L	L0	Maisonette	3B5P	3	M1	297	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
L	L2	Maisonette	3B5P	3	M2	298	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
L	L0	Maisonette	3B5P	3	M3	299	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
L	L2	Maisonette	3B5P	3	M4	300	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
L	L0	Maisonette	1B2P	1	M5	301	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	Yes	2	Private Garden	0.5	1.25	35.8	5	N/A	9
L	L2	Maisonette	3B5P	3	M6	302	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	No	5	4	0.5	1.25	9	9	Wintergarden	9
L	L0	Maisonette	1B2P	1	M5	303	62.5	45	Dual	13.4	11	25.6	23	3.2	3	39%	Yes	2	Private Garden	0.5	1.25	35.8	5	N/A	9
L	L2	Maisonette	3B5P	3	M6	304	144.3	90	Dual	38.5	31.5	40.2	34	10.9	9	60%	No	5	4	0.5	1.25	9	9	Wintergarden	9
L	L0	Maisonette	3B5P	3	M3	305	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
L	L2	Maisonette	3B5P	3	M4	306	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
L	L0	Maisonette	3B5P	3	M1	307	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
L	L2	Maisonette	3B5P	3	M2	308	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
Total				101.0													4	179.0	40.0	10.0	55.0				

05 Housing Quality Assessment

iv. Housing Quality Assessment Schedules

Ratoath South SHD																									
Housing Quality Assessment																									
Block	Level	Description	Unit Type	No. of Bedrooms	Unit Name	Unit Number	Unit Area Proposed	Unit Area Required	Aspect	Agg. Bedroom Area Proposed	Agg. Bedroom Area Required	Agg. Living Area	Agg. Living Area Required	Agg. Storage Proposed	Storage Required	% Over Min. Area	Part V Unit	No. of Bedspaces	Cycle Spaces Per Unit	Visitor Cycle Spaces per Unit	Parking Spaces per Unit	Private Amenity Area	Private Amenity Area Required	Terrace / Wintergarden	Communal Amenity Area
M	L0	Maisonette	3B5P	3	M1	309	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
M	L2	Maisonette	3B5P	3	M2	310	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
M	L0	Maisonette	3B5P	3	M3	311	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
M	L2	Maisonette	3B5P	3	M4	312	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
M	L0	House	3B6P	3	B1	313	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
M	L0	House	3B6P	3	B1	314	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
M	L0	House	3B6P	3	B1	315	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
M	L0	House	3B6P	3	B1	316	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
M	L0	House	3B6P	3	B1	317	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
M	L0	House	3B6P	3	B1	318	139.9	110	Dual	37.8	36	48.3	37	9.3	6	27%	No	6	Private Garden	Private Garden	2.00	64.4	60	Wintergarden	N/A
M	L0	Maisonette	3B5P	3	M3	319	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
M	L2	Maisonette	3B5P	3	M4	320	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
M	L0	Maisonette	3B5P	3	M1	321	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
M	L2	Maisonette	3B5P	3	M2	322	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
M	L0	House	3B6P	3	A2	323	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	63.2	60	N/A	N/A
M	L0	House	3B6P	3	A2	324	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
M	L0	House	3B6P	3	A2	325	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
M	L0	House	3B6P	3	A2	326	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	Yes	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
M	L0	House	3B6P	3	A2	327	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
M	L0	House	3B6P	3	A2	328	124.0	100	Dual	37.1	36	37	37	7.0	6	24%	No	6	Private Garden	Private Garden	2.00	60.7	60	N/A	N/A
M	L0	Maisonette	3B5P	3	M3	329	121.3	90	Dual	31.7	31.5	41.4	34	9.0	9	35%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
M	L2	Maisonette	3B5P	3	M4	330	150.2	90	Dual	37	31.5	41.1	34	9.9	9	67%	No	5	4	0.5	1.25	9	9	Wintergarden	9
M	L0	Maisonette	3B5P	3	M1	331	122.8	90	Triple	32.3	31.5	41.2	34	9.3	9	36%	No	5	Private Garden	0.5	1.25	36.4	9	N/A	9
M	L2	Maisonette	3B5P	3	M2	332	151.7	90	Triple	37	31.5	41.1	34	10.0	9	69%	No	5	4	0.5	1.25	9	9	Wintergarden	9
Total				72													1	132	24	6	39				
Grand Total				1226	452				100%							100%	45	2204	624	151	680				



Aerial view of the proposed Central Green Park and Civic Plaza looking south

06

APPENDIX

06 Appendix

i. Beo Management Company Letter

Beo Properties Ltd
6 Argus House
Greenmount office park
Harolds cross
D 6w

Property Management Company Role

It is our intention that this letter shall set out the management strategy for the scheme post construction in order to demonstrate to the Council as to how once operational, the mechanics of the property management and the public realm maintenance will work both in practice and for the development to be maintained to the highest standards, in line with the planning application for this scheme, this letter to be read in-conjunction with reports submitted, the Multi Units Development Act of 2011 (MUD Act) and the Companies Act 2014.

We envisage that a number of Management Companies shall be formed, One to cover the non-apartment areas of the development comprising the largest land bank, mainly housing, and One per Apartment Block, in total 5 number.

These Management Companies will resolve issued of internal courtyards, apartment services i.e. Lifts etc. and common area gardening and maintenance tasks in accordance with the Multi Units Development Act of 2011 (MUD Act). These Property Management Companies will be employed to co-ordinate and carry out the activities relating to a well-managed development as is required under the Act.

Each Dwelling owner shall be a member of the Property Management Company, and on sale of the unit the membership will transfer with the property to the new purchasers of the dwelling, the agreements for same will be attached to the deeds of the property.

The members will be tasked with forming a Board of Directors.

At suitable time after post construction of the units in the development, the members will take charge of the company from the Board of Directors formed under Beo Properties direction at the date of formation. Beo Properties will engage a number contracting companies to carry out tasks as listed below so as to ensure the obligations under the MUD act is discharged in a timely and professional manner. At no time shall the Development be allowed to progress from the sale of the dwellings without a Property Management Company as set out in the Multi Units Development Act of 2011 (MUD Act) in place and formulated as per the Companies Act 2014 .

The property management company will enter into a contract directly with the Owners Management Company (OMC) for the ongoing management of the built development. This contract will be for a maximum period of 15 years and in the form prescribed by the PSRA and subject to the Board of Managements instructions, agreements and liabilities at the termination of this time period.

We envisage that all gardening and other scheduled services, as listed below, will be under the direction of the Property Management Company for the upkeep of the development post Sale of the dwellings and until agreement with Meath County Council

The Property Management Company also has the following responsibilities for the Development and Apartment developments once constructed:

- Timely formation of an Owners Management Company (OMC) – which will be a company limited by guarantee having no share capital. All future purchasers will be obliged to become members of this OMC.
- Preparation of annual service charge budget for the development common areas.
- Fair and equitable apportionment of the Annual operational charges in line with the Multi Units Development Act 2011 (MUD Act).
- Engagement of independent legal representation on behalf of the OMC in keeping with the MUD
- Act - including completion of Developer OMC Agreement and transfer of common areas.
- Transfer of documentation in line with Schedule 3 of the MUD Act.
- Estate Management.
- Third Party Contractors Procurement and management.
- OMC Reporting.
- Accounting Services.
- Corporate Services.
- Insurance Management.
- After Hours Services.
- Staff Administration
- Other requirements as er MUD act and future alterations to the Act as they apply

The Property Management Company as part of their responsibilities, they shall in first instance compile the annual service charge budget for the development for agreement with the OMC.

The service charge budget shall at a minimum cover items such as;

- Management of the Communal Courtyards
- Cleaning
- Landscaping
- Refuse management
- Utility bills
- Insurance
- Maintenance of life safety systems
- Maintenance of Lifts
- Maintenance of common good Mechanical, electrical and security systems etc.
- Property management fee
- Others etc.,

To the development common areas in accordance with the Multi Unit Developments Act 2011 ("MUD" Act).

This service charge budget also includes an allowance for a Sinking Fund and this allowance is determined following the review of the Building Investment Fund (BIF) report prepared for the OMC.

The BIF report once adopted by the OMC, determines an adequate estimated annual cost provision requirement based on the needs of the development over a 30-year cycle period.

The BIF report will identify those works which are necessary to maintain, repair, and enhance the premises over the 30-year life cycle period, as required by the Multi Unit Development Act 2011.

In line with the requirements of the MUD Act, the members of the OMC will determine and agree each year at a General Meeting of the members, the contribution to be made to the Sinking Fund, having regard to the BIF report produced.

A sample format of the typical BIF report is set out in Appendix A of the Building Life Cycle Report.

We note that the Apartments Property Management Company will have other costs associated with Capital Costs replacements and as such these blocks of Apartments will be standalone for sinking funds, which will be managed by the dedicated Property Management Company(ies) which will resolve these costs on a block by block basis

Kind regards,



Beo Properties Ltd

