



PART V DOCUMENT

16TH OF JUNE 2022

STRATEGIC HOUSING DEVELOPMENT, BALLYOULSTER
KIERAN CURTIN, RECEIVER OVER CERTAIN ASSETS OF MAPLEWOOD
DEVELOPMENTS UNLIMITED COMPANY (IN LIQUIDATION AND IN RECEIVERSHIP)

 mahony pike

Client: Kieran Curtin as Receiver over certain assets for for Maplewood Developments Ltd.

Project: Strategic Housing Dvelopment, Ballyoulster

Proj. No.: 20007

Location: Ballyoulster, Cellbridge, Co. Kildare

Proj. Lead: DMD

Client: As per above

Created by: KÓC

Doc. Title: Part V Document

Doc. Purpose: CR

Doc. No.: 20007-OMP-XX-XX-PP-A-9001_PART V REPORT

Revision: P.02 (26-05-2022)

o'mahony pike

architecture | urban design

Dublin

Cork

The Chapel
Mount Saint Anne's
Milltown, Dublin 6
D06 XN52 Ireland
Tel: +353 1 202 7400

One South Mall
Cork City
Co. Cork
T12 CCN3 Ireland
Tel: +353 21 427 2775

www.omahonypike.com
info@omp.ie

Tel: +353 1 202 7400

RIAI

Directors: Michael Hussey Dip.Arch., B.Arch.Sc., MRIAI | Conor Kinsella B.Sc.Arch., B.Arch., MRIAI | Derbhile McDonagh Dip. Arch., B.Arch.Sc., M.Sc. Real Estate MRIAI | Derek Murphy B.A.(Hons), Dip.Arch., BEAM Pro, HKIA(Assoc), MRIAI, RIBA | Orlaith O'Callaghan Dip.Arch., B.Arch.Sc. | Alex Schoenmakers Dip.Arch.Tech., RIAI (Arch.Tech) | Tom Sweetman Dip.Arch., B.Arch.Sc., MRIAI

O'Mahony Pike Architects Ltd. Registered in Ireland | Reg. No. 187129 VAT Reg. No. IE6587129J

CONTENTS

INTRODUCTION	4
PART V SCHEDULE OF ACCOMMODATION	5
PART V SSUMMARY HQA	6
PART V LOCATION	7
PART V TYPOLOGY FLOOR PLANS	10

INTRODUCTION

PURPOSE OF THE REPORT

This Part V Report has been prepared to support an SHD Application to An Bord Pleanála for a residential development on zoned lands at Ballyoulster, Cellbridge, Co. Kildare.

PART V ALLOCATION

The proposed Development includes 344 no. units in total. 20% of the units are selected to form the Part V allocation. This meets the minimum National Standard and following consultation with Kildare County Council these units will be proposed at agreed locations within the development.

The units proposed have been chosen to offer a variety of unit types all of which include own-door access and generous private amenity space.

NOTE: Site Boundary is indicative for precise drawings please refer to the architectural drawing pack which accompanies the full SHD Application



SCHEDULE OF ACCOMMODATION

Site A -														
Apartments	NIA	Duplex Unit Type A1		Duplex Unit Type A2		Duplex Unit Type A3		Duplex Unit Type A4		Duplex Unit Type B		Duplex Type C		TOTAL
		3 Bed Dup Lower Terrace	115.1	3 Bed Dup Upper Terrace	117.7	3 Bed Dup Lower End of Terrace	116.5	3 Bed Dup Upper End of Terrace	119	1 Bed Apt Lower	51	2Bed Dup Upper	95.6	
		no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
Block 01	468	1	115.1	1	117.7	1	116.5	1	119	-	-	-	-	4
Block 02	468	1	115.1	1	117.7	1	116.5	1	119	-	-	-	-	4
Block 03	586	-	-	-	-	-	-	-	-	4	204	4	382.4	8
Block 04	586	-	-	-	-	-	-	-	-	4	204	4	382.4	8
	2,109	2	230	2	235	2	233	2	238	8	408	8	765	24
2,109														

24

Site A Totals	NIA	HOUSING	APARTMENTS	TOTAL
UNITS	2,109	0	24	24
MIX	0	0%	100%	

Site B -																		
Apartments	NIA	Duplex Unit Type A1		Duplex Unit Type A2		Duplex Unit Type A3		Duplex Unit Type A4		Duplex Unit Type B		Duplex Type C		Duplex Unit Type D		Corner Apartment Type E		TOTAL
		3 Bed Dup Lower Terrace	115.1	3 Bed Dup Upper Terrace	117.7	3 Bed Dup Lower End of Terrace	116.5	3 Bed Dup Upper End of Terrace	119	1 Bed Apt Lower	51	2Bed Dup Upper	95.6	3 Bed Dup Upper	105	2 Bed Apt	81.8	
		no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
Block 01	869	0	0	0	0	0	0	0	0	4	204	0	0	4	420	3	245.4	11
Block 02	586	0	0	0	0	0	0	0	0	4	204	4	382.4	0	0	0	0	8
	1,456	0	0	0	0	0	0	0	0	8	408	4	382	4	420	3	245	19

Houses	NIA	3bed Hse_D1 Terrace		3bed Hse D2 Wide Detached		3bed Hse D3 Wide Semi-Detached		3bed Hse D4 Wide Terrace		4bed Hse_D5 Semi-Detached		3 Bed Hse_D6 Side Entrance		TOTAL
		117.4	112	112	109.5	143.1	124							
		sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm
Lot A	470	4	470	-	-	-	-	-	0	0	0	0	4	
SUBTOTAL	470	4	470	0	0	0	0	0	0	0	0	0	4	

Site B Totals	NIA	HOUSING	APARTMENTS	TOTAL
UNITS	1,925	4	19	23
MIX		17%	83%	

SCHEDULE OF ACCOMMODATION CONT'D

Site C -																			
Houses	NIA	3bed Hse_D1 Terrace	117.4	3bed Hse D2 Wide Detached	112	3bed Hse D3 Wide Semi-Detached	112	3bed Hse D4 Wide Terrace	109.5	4bed Hse_D5 Semi-Detached	143.1	3 Bed Hse_D6 Side Entrance	124	TOTAL					
	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm						
Lot B	334	0	0	0	0	2	224	1	110	0	0	0	0	3					
SUBTOTAL	334	0	0	0	0	2	224	1	110	0	0	0	0	3					
																334			
Apartments	NIA	Duplex Unit Type A1		Duplex Unit Type A2		Duplex Unit Type A3		Duplex Unit Type A4		Duplex Unit Type B		Duplex Type C		Duplex Unit Type D		Corner Apartment Type E		TOTAL	
		3 Bed Dup Lower Terrace	115.1	3 Bed Dup Upper Terrace	117.7	3 Bed Dup Lower End of Terrace	116.5	3 Bed Dup Upper End of Terrace	119	1 Bed Apt Lower	51	2Bed Dup Upper	95.6	3 Bed Dup Upper	105	2 Bed Apt	81.8		
		no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm
Block 01	934	3	345	3	353	1	117	1	119	0	0	0	0	0	0	0	0	0	8
Block 05	869	0	0	0	0	0	0	0	0	4	204	0	0	4	420	3	245.4	11	
	1,803	3	345	3	353	1	117	1	119	4	204	0	0	4	420	3	245	19	
																			1,803
Site C Totals	NIA	HOUSING		APARTMENTS		TOTAL													
UNITS	2,137	3		19		22													
MIX		14%		86%															

OVERALL PART V Provision						
	NIA	HOUSING		APARTMENTS		TOTAL
		0	sqm	no. units	sqm	
UNIT Quntum	6,172	7		62		69
UNIT MIX		10%		90%		
		803		5,369		6,172

Overall MIX	1 Bed	2 Bed	3 Bed	4 Bed	Total
Unit No.	20	18	31	0	69
Mix	29%	26%	45%	0%	

PART V SUMMARY HQA



Housing Quality Assessment - Houses & Duplexes - SUMMARY
To be read in conjunction with Architectural Drawings

House Type	UNIT DESCRIPTION	Area Req'd	Area Achieved	Aspect	Ceiling Height Living Areas	Bedroom No.	Bed Spaces	Bed 01	Bed 01 Width	Bed 02	Bed 01 Width	Bed 03	Bed 03 Width	Bed 04	Bed 04 Width	Agg. Bedroom Area Req'd	Agg. Bedroom Area Achieved	Main Living Room Area Req'd	Main Living Room Area Achieved	Living Room Width Req'd	Living Room Width Achieved	Aggregate Living Area Req'd	Aggregate Living Area Achieved	Storage Areas					Private Amenity Space				
																								STR 1	STR 2	STR 3	STR 4	STR 5	Total Req'd	Total Provision	Garden	Terrace	Total Req'd
Houses																																	
Mid-Terrace	D1	3 Bed House, 2 Storey - Mid Terrace	92.0	117.4	DUAL	2.7	3.0	5.0	13.7	3.70	11.6	2.8	8.2	2.8	-	32.0	33.5	13.0	16.4	-	-	34.0	37.9	3.5	2.5	1.8	0	0	5.0	7.8	60	40.0	50
Semi D	D3	3 Bed House, 2 Storey - Mid Terrace	92.0	110.3	DUAL	2.7	3.0	5.0	13.0	2.80	11.8	3.8	7.3	2.5	-	32.0	32.1	13.0	24.5	-	-	34.0	40.5	2.1	3.4	1	0	0	5.0	6.5	60	40.0	50
Semi D	D4	3 Bed House, 2 Storey - Semi-D	92.0	105.0	DUAL	2.7	3.0	5.0	13.0	2.80	11.5	3.5	7.2	2.6	-	32.0	31.7	13.0	21.8	-	-	34.0	37.8	2.1	2.8	1.1	0	0	5.0	6	60	40.0	61
Duplexes																																	
Mid Terrace	A	3 Bed Lower Duplex, Mid Terrace	90.0	115.1	DUAL	2.7	3.0	5.0	13.7	3.20	11.6	2.8	8.0	2.1	-	31.5	33.3	-	-	3.8	4.5	34.0	34.0	2	3.5	3.2	2	9.0	10.7	14.2	9.0	14.2	
	Unit Type A1	3 Bed Lower Duplex, Mid Terrace	90.0	115.1	DUAL	2.7	3.0	5.0	13.7	3.20	11.6	2.8	8.0	2.1	-	31.5	33.3	-	-	3.8	4.5	34.0	34.0	2	3.5	3.2	2	9.0	10.7	14.2	9.0	14.2	
	Unit Type A2	3 Bed Upper Duplex, Mid Terrace	90.0	117.7	DUAL	2.7	3.0	5.0	15.0	3.00	11.4	2.8	7.9	2.1	-	31.5	34.3	-	-	3.8	4.2	34.0	34.1	3.5	2	0.6	2.6	0.9	9.0	9.6	10.8	9.0	10.8
Semi-D	A	3 Bed Lower Duplex, Mid Terrace	90.0	115.1	DUAL	2.7	3.0	5.0	13.7	3.20	11.6	2.8	8.0	2.1	-	31.5	33.3	-	-	3.8	4.5	34.0	34.0	2	3.5	3.2	2	9.0	10.7	14.2	9.0	14.2	
	Unit Type A3	3 Bed Lower Duplex, Mid Terrace	90.0	115.1	DUAL	2.7	3.0	5.0	13.7	3.20	11.6	2.8	8.0	2.1	-	31.5	33.3	-	-	3.8	4.5	34.0	34.0	2	3.5	3.2	2	9.0	10.7	14.2	9.0	14.2	
	Unit Type A4	3 Bed Upper Duplex, Mid Terrace	90.0	117.7	DUAL	2.7	3.0	5.0	15.0	3.00	11.4	2.8	7.9	2.1	-	31.5	34.3	-	-	3.8	4.2	34.0	34.1	3.5	2	0.6	2.6	0.9	9.0	9.6	10.8	9.0	10.8
MT/EoT	B/C	1 Bed Apartment at Ground Floor	45.0	51.0	DUAL	2.7	1.0	2.0	11.4	3.50	-	-	-	-	-	11.4	11.4	-	-	3.3	5.0	23.0	27.7	1.7	2.8	-	-	3.0	4.5	6	5.0	6	
	Unit Type B	1 Bed Apartment at Ground Floor	45.0	51.0	DUAL	2.7	1.0	2.0	11.4	3.50	-	-	-	-	-	11.4	11.4	-	-	3.3	5.0	23.0	27.7	1.7	2.8	-	-	3.0	4.5	6	5.0	6	
	Unit Type C	2 Bed Upper Duplex	73.0	95.6	DUAL	2.7	2.0	4.0	13.2	3.20	13.4	3.6	-	-	-	25.0	26.6	-	-	3.6	5.0	30.0	30.4	1.4	2.3	2.5	-	6.0	6.2	9	7.0	9	
MT/EoT	B/D	1 Bed Apartment at Ground Floor	45.0	51.0	DUAL	2.7	1.0	2.0	11.4	3.50	-	-	-	-	-	11.4	11.4	-	-	3.3	5.0	23.0	27.7	1.7	2.8	-	-	3.0	4.5	6	5.0	6	
	Unit Type B	1 Bed Apartment at Ground Floor	45.0	51.0	DUAL	2.7	1.0	2.0	11.4	3.50	-	-	-	-	-	11.4	11.4	-	-	3.3	5.0	23.0	27.7	1.7	2.8	-	-	3.0	4.5	6	5.0	6	
	Unit Type C	3 Bed Upper Duplex	90.0	105.0	DUAL	2.7	3.0	5.0	12.9	3.60	12.2	2.8	8.4	2.1	-	31.5	33.5	-	-	3.8	5.0	34.0	34.8	2.8	2.9	2.5	1	9.0	9.2	9	9.0	9	
Apartments																																	
Apartment Block	E/F	2 Bed Apartment at Ground Floor	73.0	81.8	DUAL	2.7	2.0	4.0	13.5	2.85	11.4	3.1	-	-	-	24.4	24.9	-	-	3.6	4.6	30.0	30.8	3.6	2.4	-	-	6.0	6	7.3	7.0	7.3	
	Unit Type E1	2 Bed Apartment at Ground Floor	73.0	81.8	DUAL	2.7	2.0	4.0	13.5	2.85	11.4	3.1	-	-	-	24.4	24.9	-	-	3.6	4.6	30.0	30.8	3.6	2.4	-	-	6.0	6	7.3	7.0	7.3	
	Unit Type E2	2 Bed Apartment at First & Second Floor	73.0	81.8	DUAL	2.6	2.0	4.0	13.0	3.19	11.6	2.8	-	-	-	24.4	24.6	-	-	3.6	4.6	30.0	30.5	3.6	2.5	-	-	6.0	6.1	7.3	7.0	7.3	

PART V LOCATION

SITE A

2no. A1 Type Duplexes
2no. A2 Type Duplexes
2no. A3 Type Duplexes
2no. A4 Type Duplexes

8no. B Type Apartments
8no. C Type Duplexes

24no. Units Total



PART V LOCATION

SITE B

4no. B Type Apartments
4no. C Type Duplexes

4no. B Type Apartments
4no. D Type Duplexes
1no. E1 Type Apartment
2no. E2 Type Apartments

4no. D1 Type Houses

23no. Units Total



'Pink dashed line indicates the boundary between the residential and community lands'.

New entrance junction onto the Dublin Road, refer to Engineers Drawings for further detail.

PART V LOCATION

SITE C

3no. A1 Type Duplexes
3no. A2 Type Duplexes
1no. A3 Type Duplexes
1no. A4 Type Duplexes

2no. D3 Type Houses
1no. D4 Type House

4no. B Type Apartments
4no. D Type Duplexes

1no. E1 Type Apartment
2no. E2 Type Apartments

22no. Units Total



PART V TYPOLOGY FLOOR PLANS

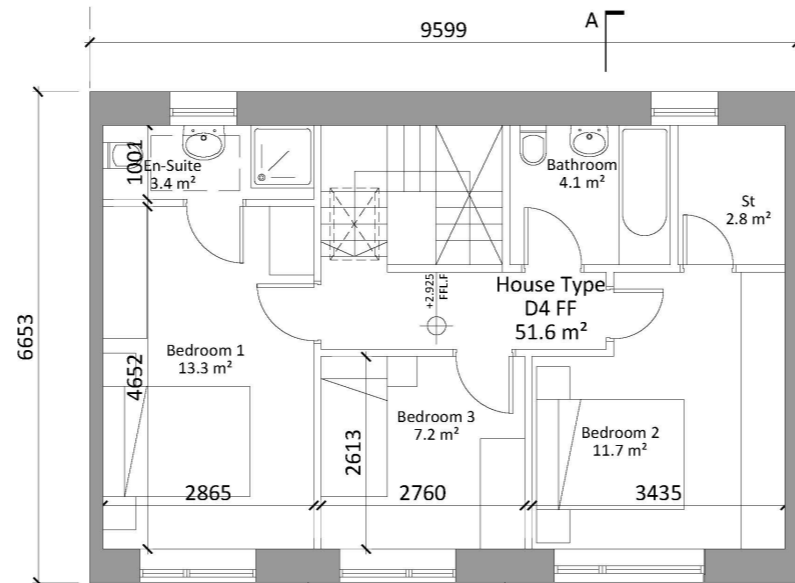
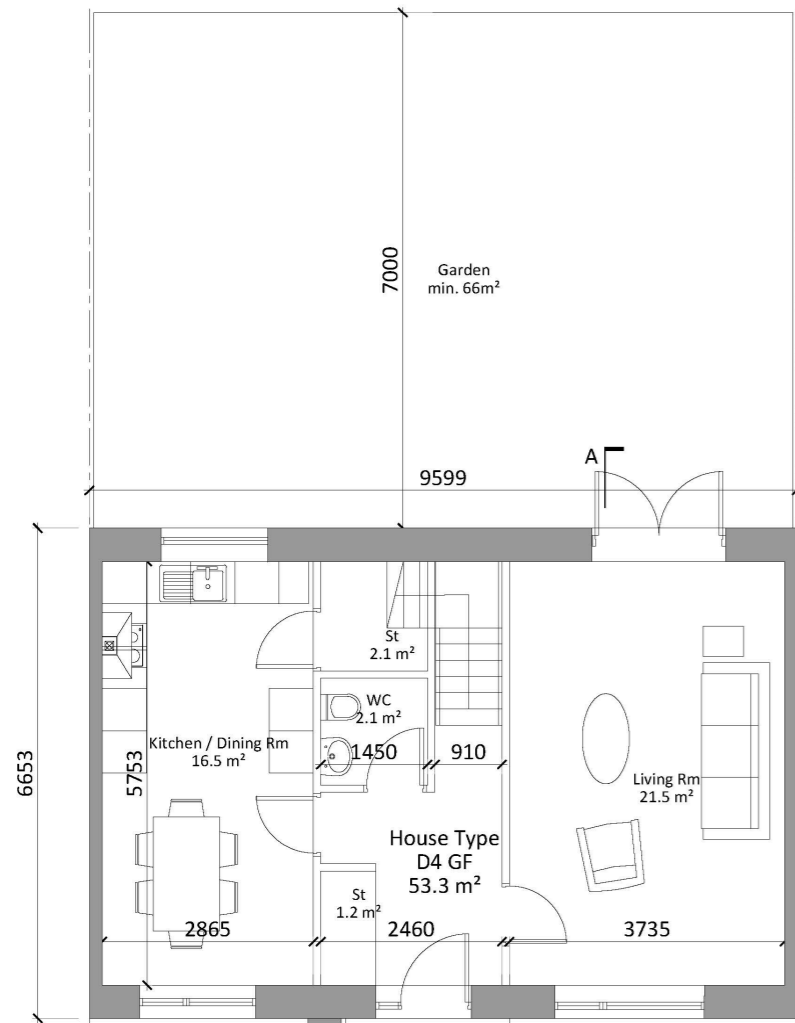
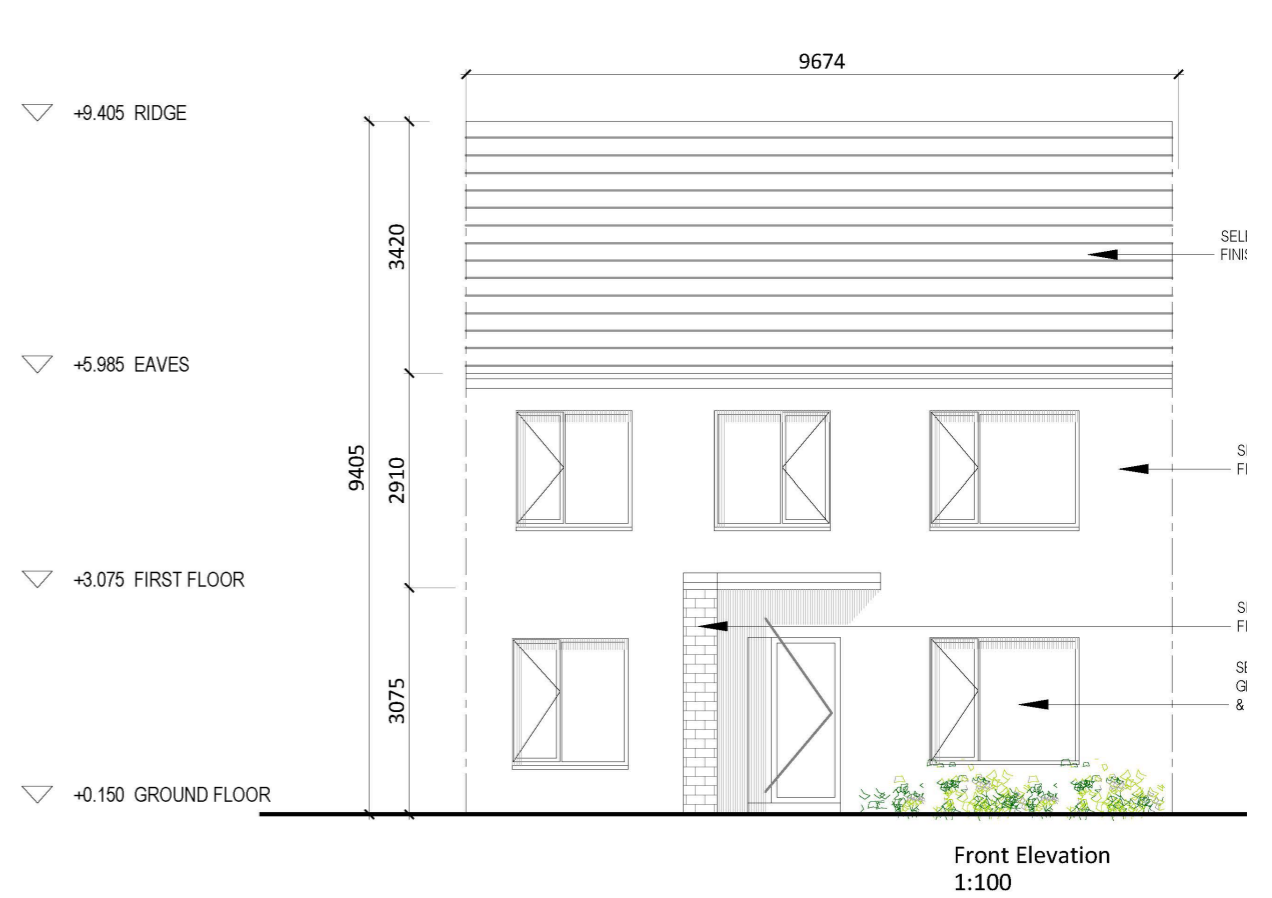
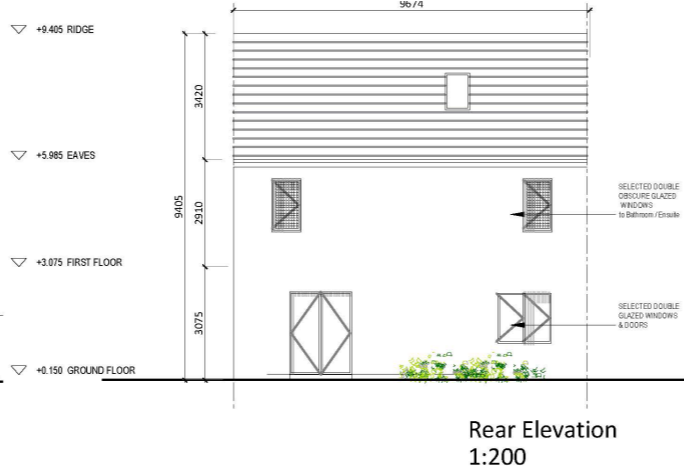
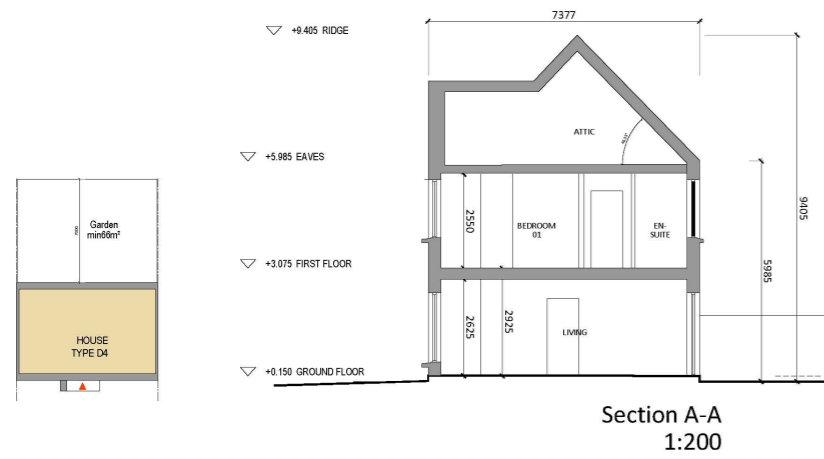
D1 TYPE HOUSES - 3BED 117.4SQM



D3 TYPE HOUSE - 3BED 110.3SQM

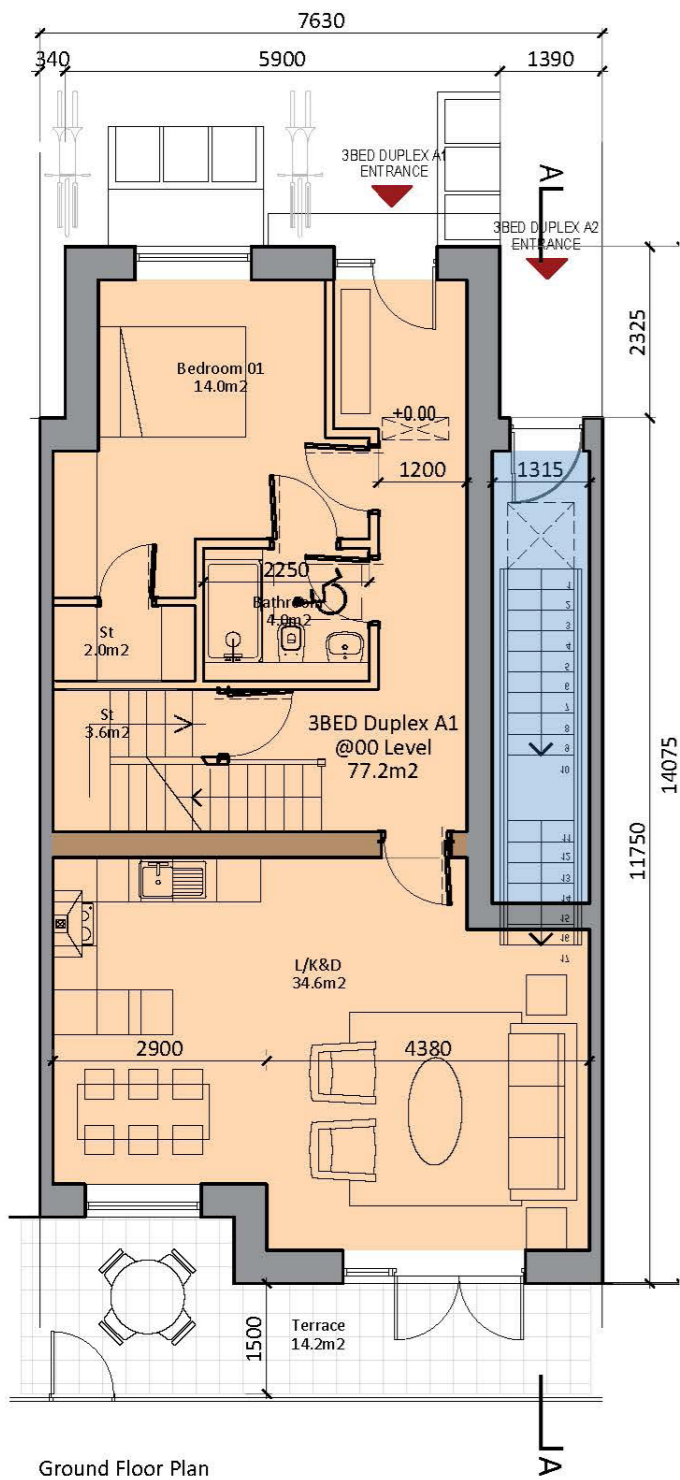


D4 TYPE HOUSES - 3BED 105SQM

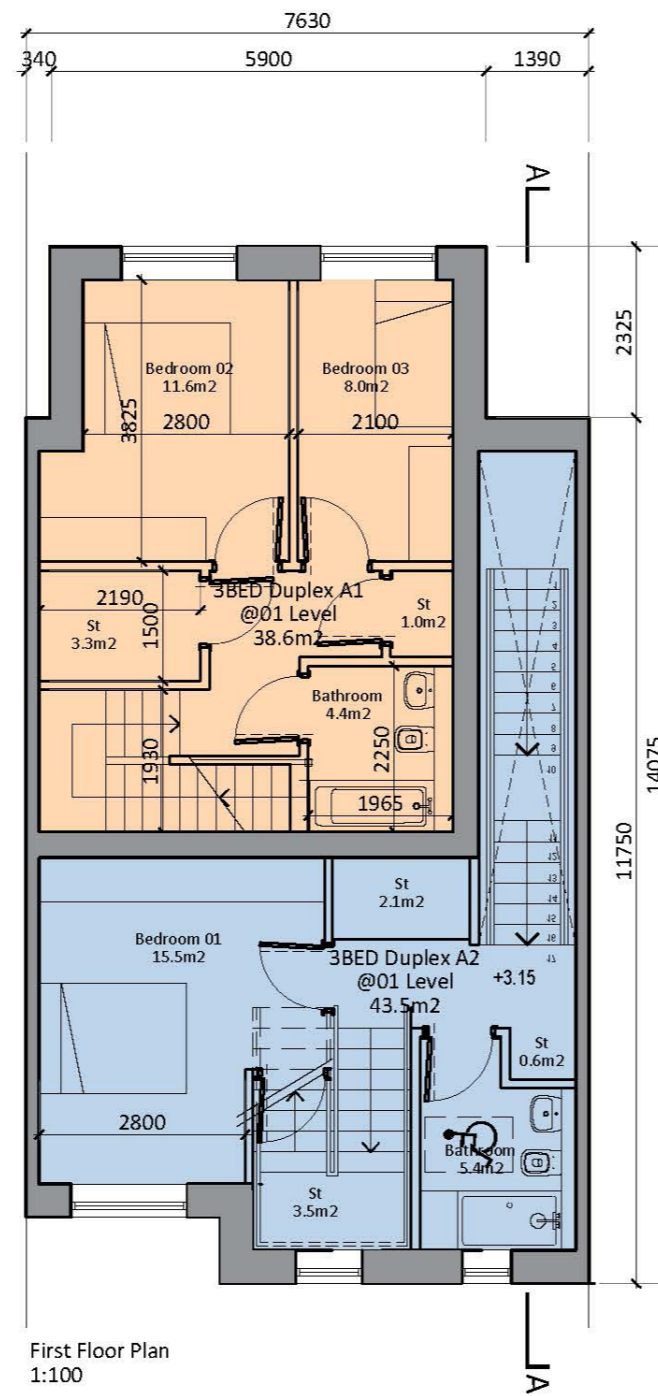


A1 TYPE LOWER UNIT - 3BED 115.1 SQM

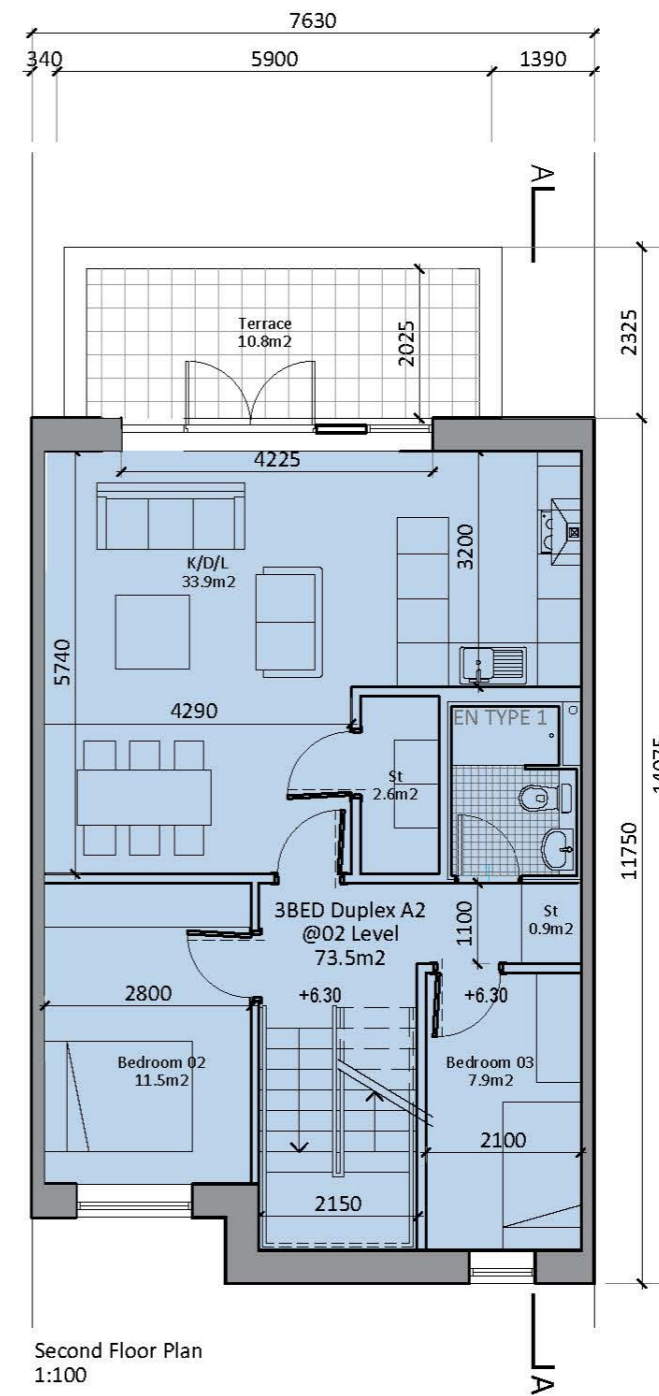
A2 TYPE UPPER UNIT - 3BED 117.7 SQM



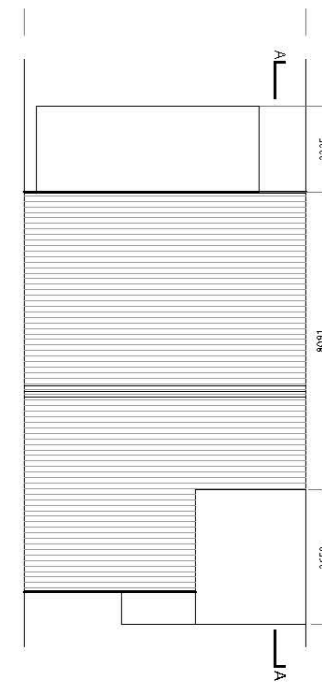
Ground Floor Plan



First Floor Plan
1:100



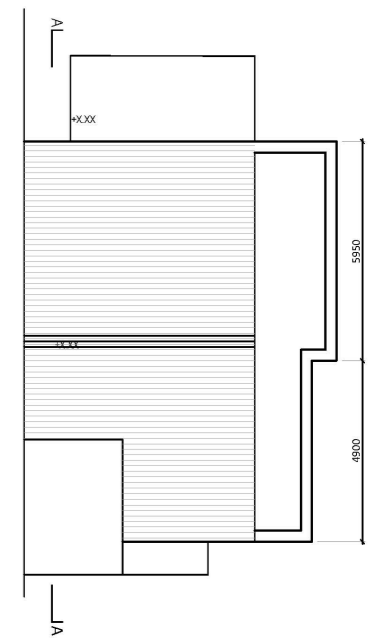
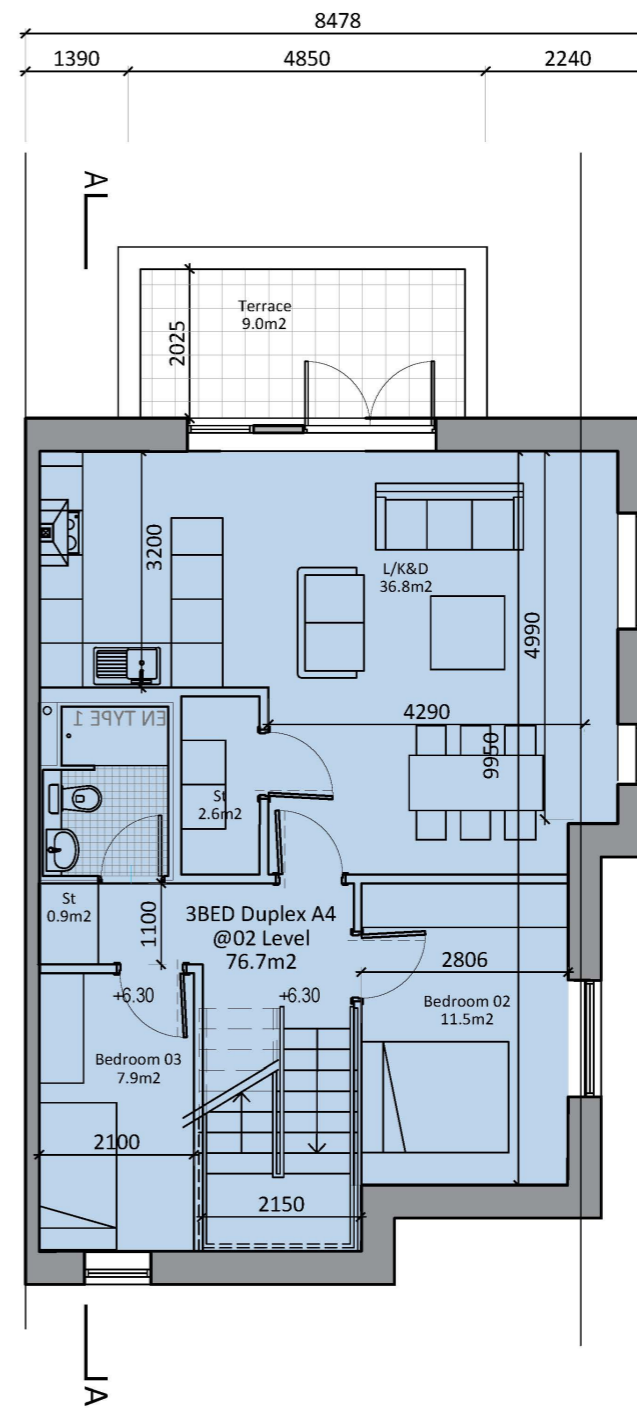
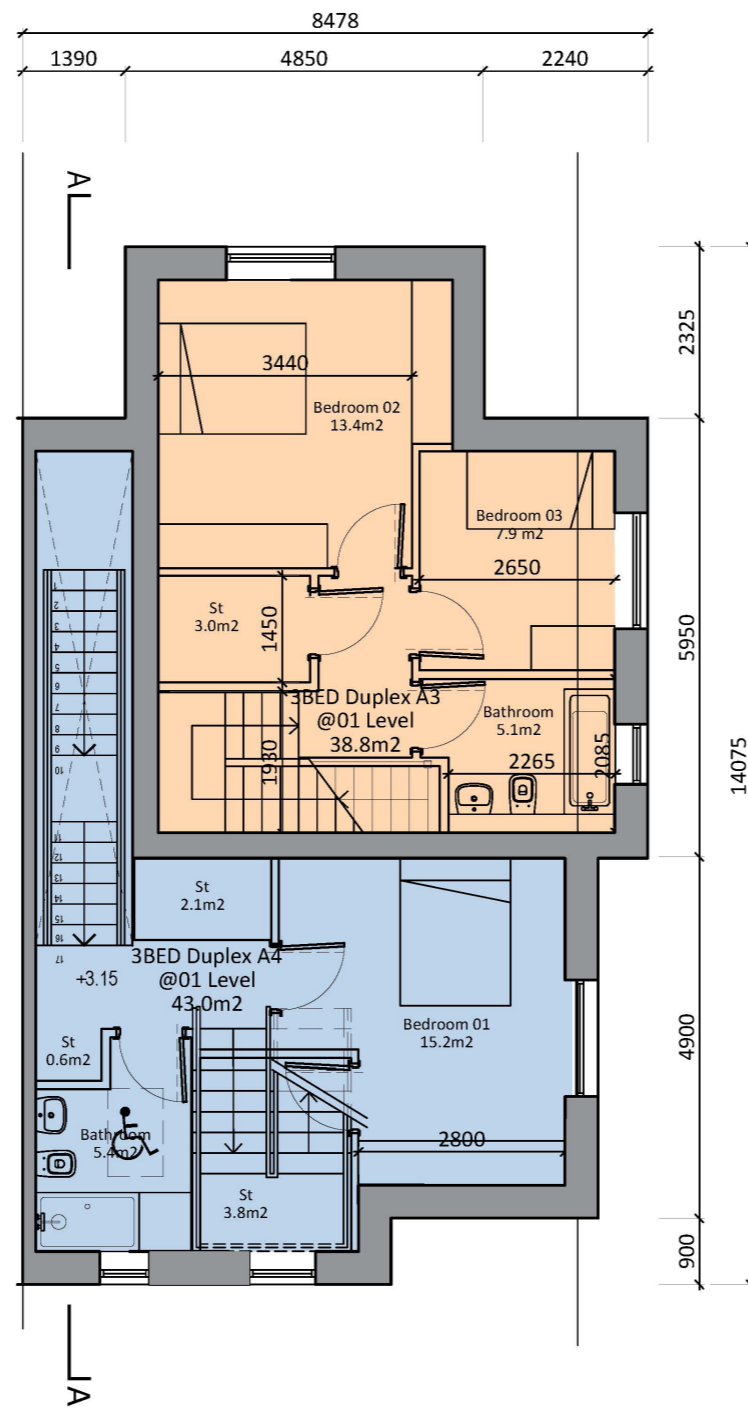
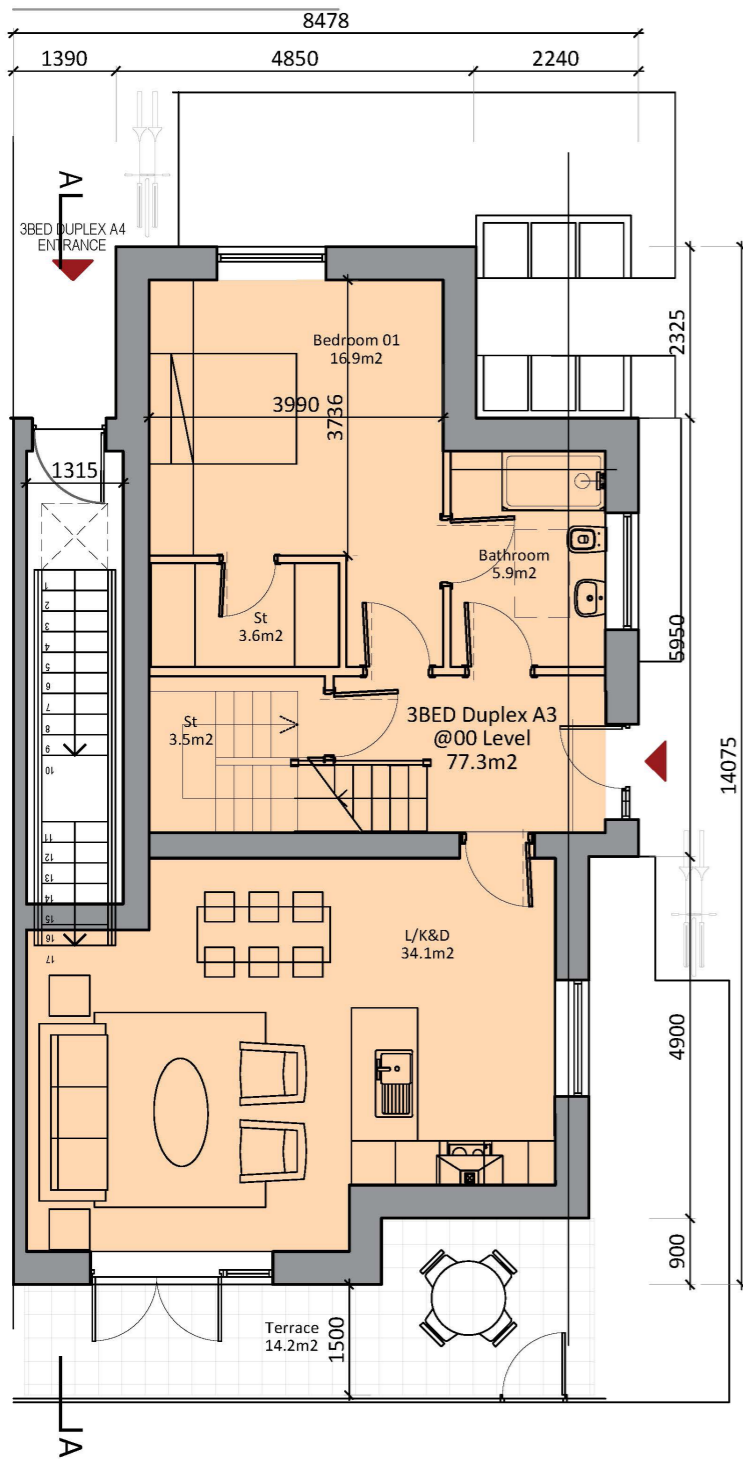
Second Floor Plan
1:100



Roof Plan
1:200

A3 TYPE LOWER UNIT - 3BED 116.5 SQM

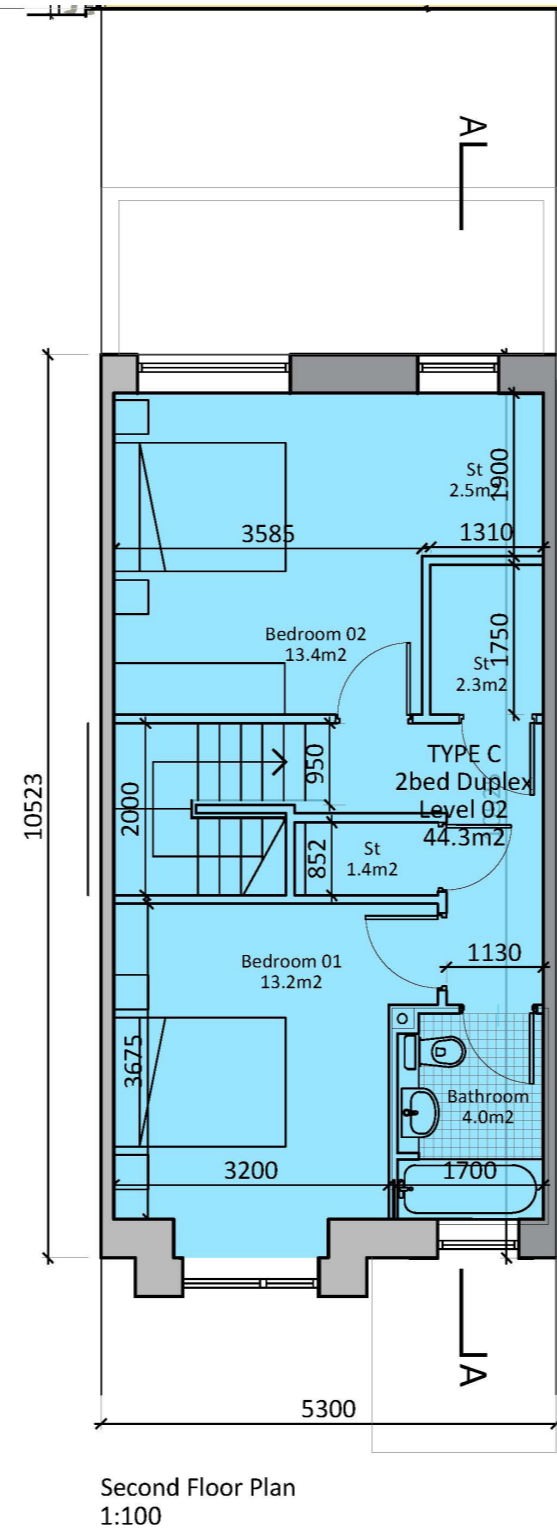
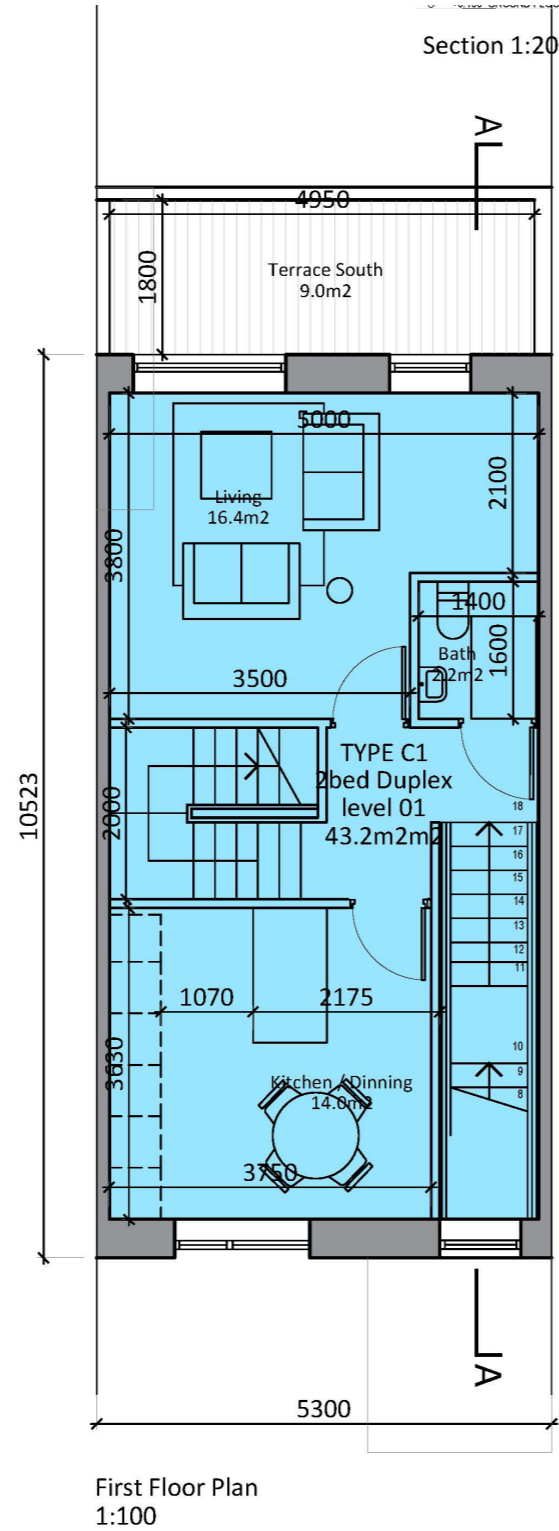
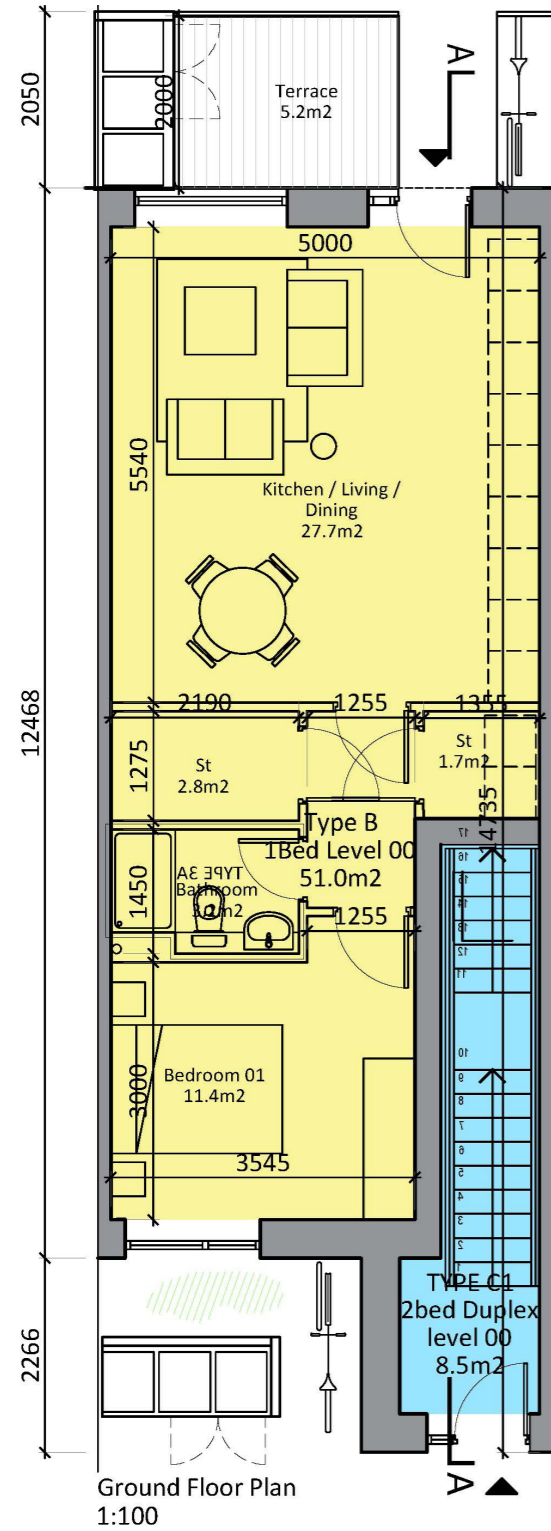
A4 TYPE UPPER UNIT - 3BED 119 SQM



Roof Plan
1:200

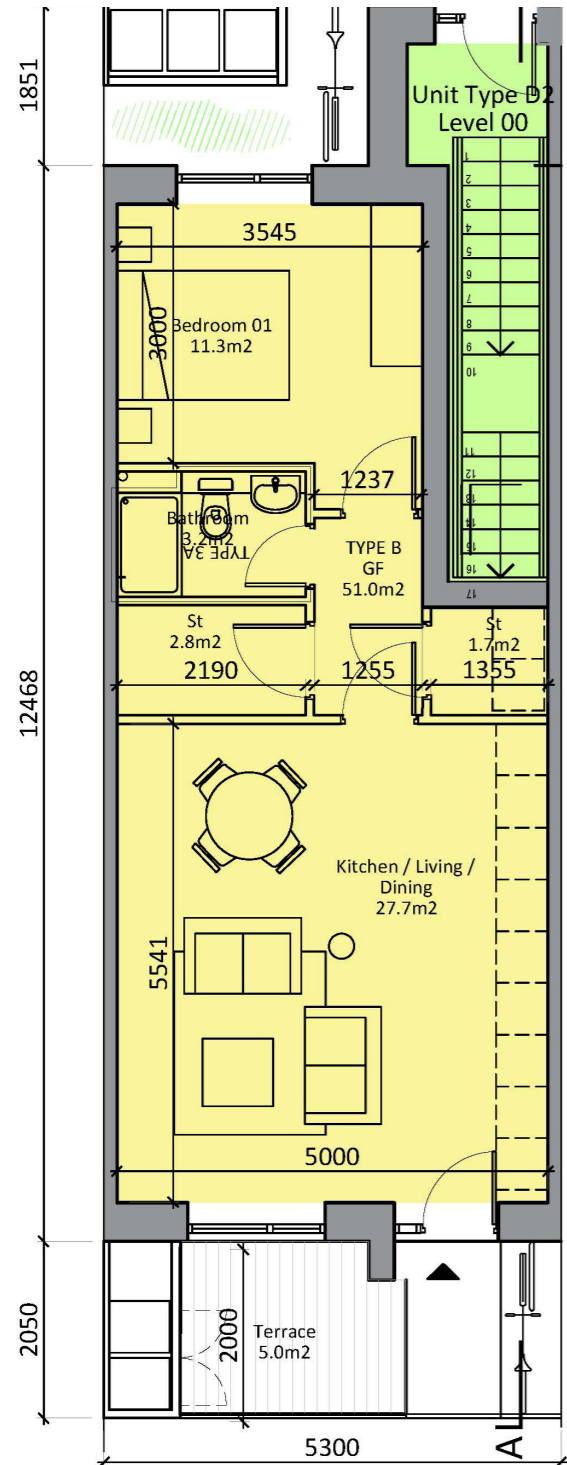
B TYPE LOWER UNIT - 3BED 51 SQM

C TYPE UPPER UNIT - 2BED 95.6 SQM

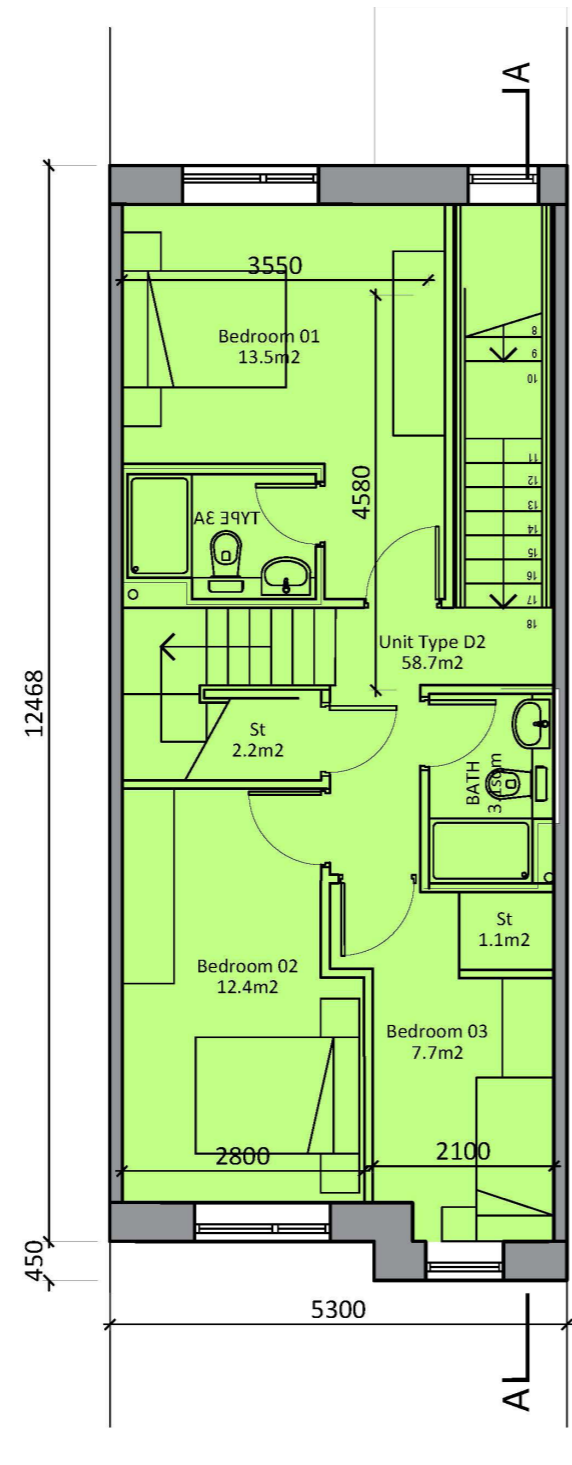


B TYPE LOWER UNIT - 1BED 51 SQM

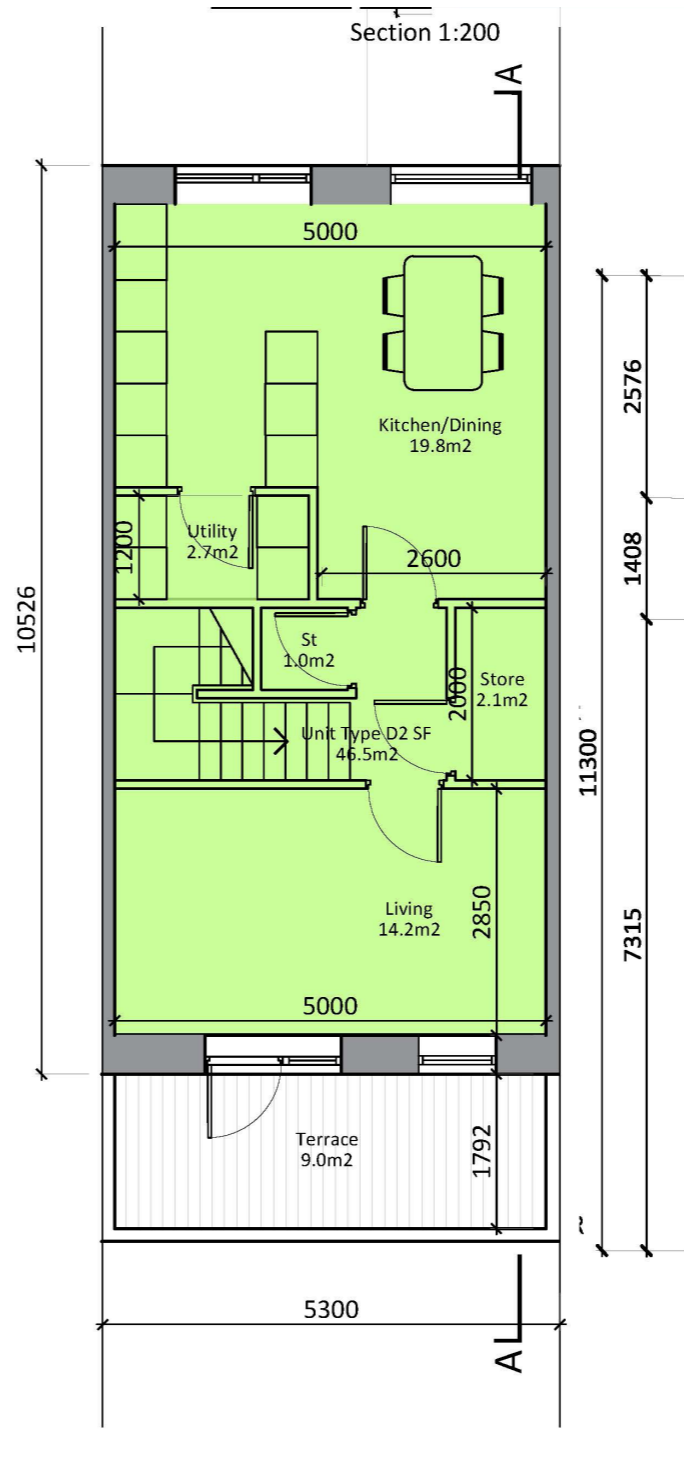
D TYPE UPPER UNIT - 3BED 105SQM



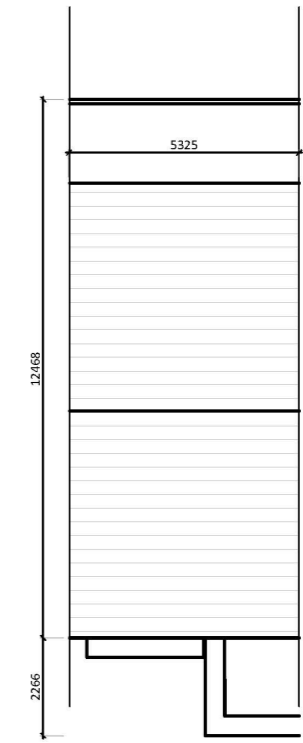
Ground Floor Plan
1:100



First Floor Plan
1:100



Second Floor Plan
1:100



Roof Plan
1:200

E1 TYPE GROUND LEVEL UNIT - 2BED 81.8 SQM

E2 TYPE GROUND LEVEL UNIT - 2BED 81.8 SQM

