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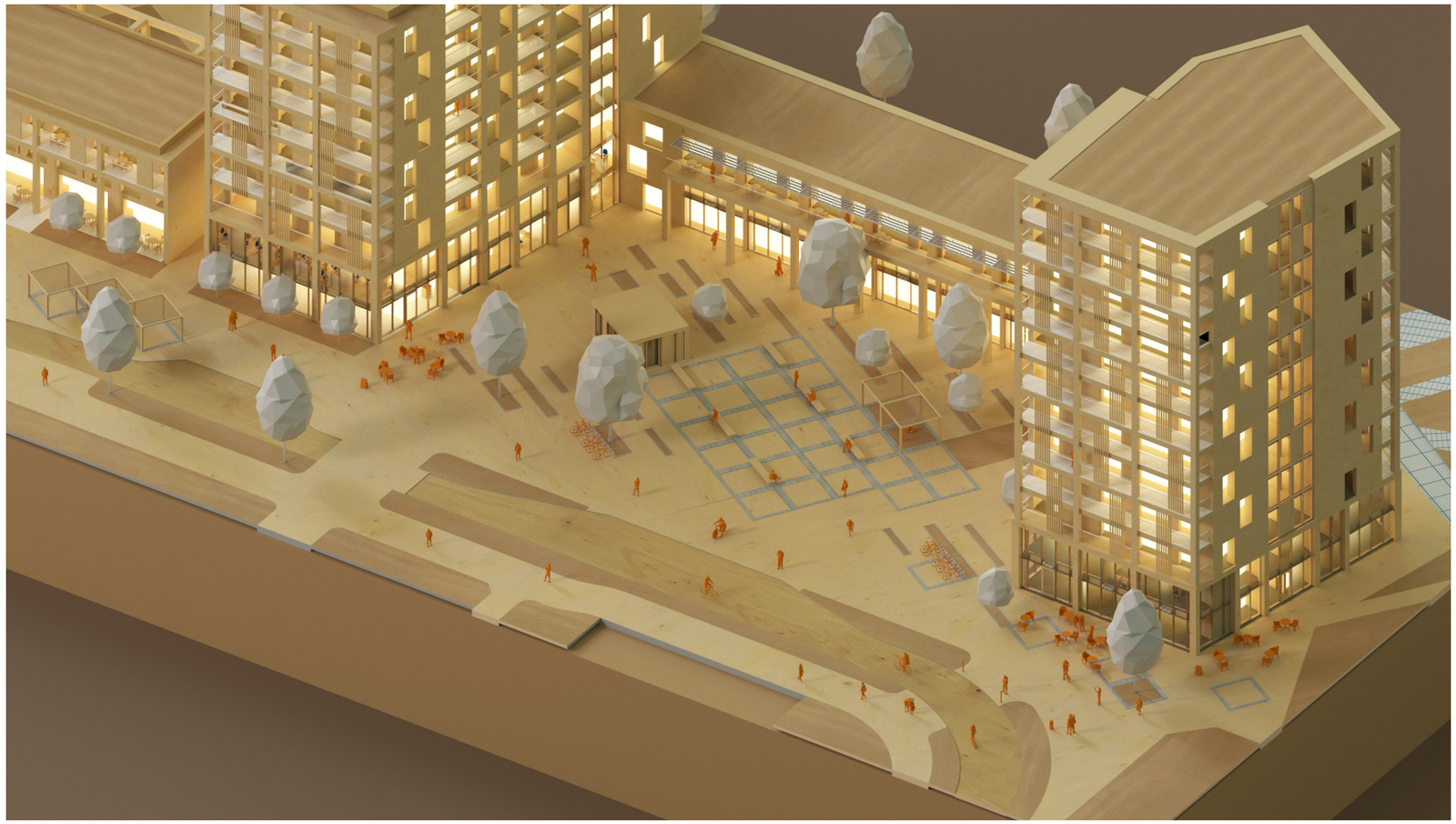
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Designers - Planning - Interiors - Project Management



BARNHILL GARDEN VILLAGE

Residential Development

Application Site:

Lands at Barnhill, County Dublin

Applicant Name:

Alanna Homes Ltd & Alcove Ireland Four Ltd

ARCHITECTURAL DESIGN STATEMENT

June 2022 Job Ref: 1408/4

Alcove Ireland
Four Limited

ALANNA
HOMES

Table of Contents

1.0 Introduction..... 4

1.1 Purpose of the Report..... 4

1.2 Site Location..... 4

1.3 Format 4

2.0 Planning Policy - Summary..... 6

3.0 Site Context.....14

3.1 Existing Watercourses, Flooding, Topography..... 14

3.2 Context Within Wider Green Structure.....16

3.3 Character and public realm of area - cultural context / key landmarks / key views.....18

3.4 Opportunities and Constraints.....19

4.0 Design Development.....20

4.1 Design development to address issues raised by ABP and PA.....20

4.2 Preferred Design - Site Layout.....34

4.3 Part V proposal.....36

4.4 Phasing.....37

5.0 Suitability of Development - Scale of the town.....38

5.1 Proposed Green Structure.....38

5.2 Road Infrastructure and Access / Connectivity to Public Transport.....39

5.3 Connectivity to wider area.....39

5.4 Placemaking - responding to scale of adjoining developments.....39

6.0 Suitability of Development - Scale of the District.....40

6.1 Site Description and Characteristics..... 40

6.2 Site analysis..... 41

6.3 Description of Proposed Development..... 41

6.3.1 Mix of uses/ dwelling typologies / character areas..... 41

6.4 Movement Strategy - pedestrian and cycling priority..... 41

6.5 Open Spaces - calculation of public open spaces..... 42

6.6 Shared surface zones.....43

6.7 Density.....44

6.8 Building Heights..... 45

6.9 Accessibility.....46

6.10 Sustainability / Energy Efficiency.....47

7.0 Suitability of Development - Scale of Site..... 48

7.1 Description of Character Area - distinctiveness..... 48

7.2 Elevation Material & Expression..... 76

8.0 Urban Design Manual - Statement of Compliance.....82

8.1 Context..... 82

8.2 Connections..... 82

8.3 Inclusivity..... 82

8.4 Variety..... 82

8.5 Efficiency..... 82

8.6 Distinctiveness..... 83

8.7 Layout..... 83

8.8 Public realm..... 83

8.9 Adaptability..... 83

8.10 Privacy / Amenity..... 83

8.11 Car Parking..... 84

8.12 Detail Design..... 84

9.0 Sustainable Urban Housing - Design Standards for New Apartments..... 85

10.0 Appendices..... 92

10.1 Housing Quality Assessment.....92

10.2 Building Life Cycle Report..... 112

11.0 Reference Documents.....

11.1 Sunlight and Daylight Analysis

Table of compensatory measures.....114

11.2 Micro-wind climate report



Figure 1 *Aerial View of Proposed Scheme - Massing Model*

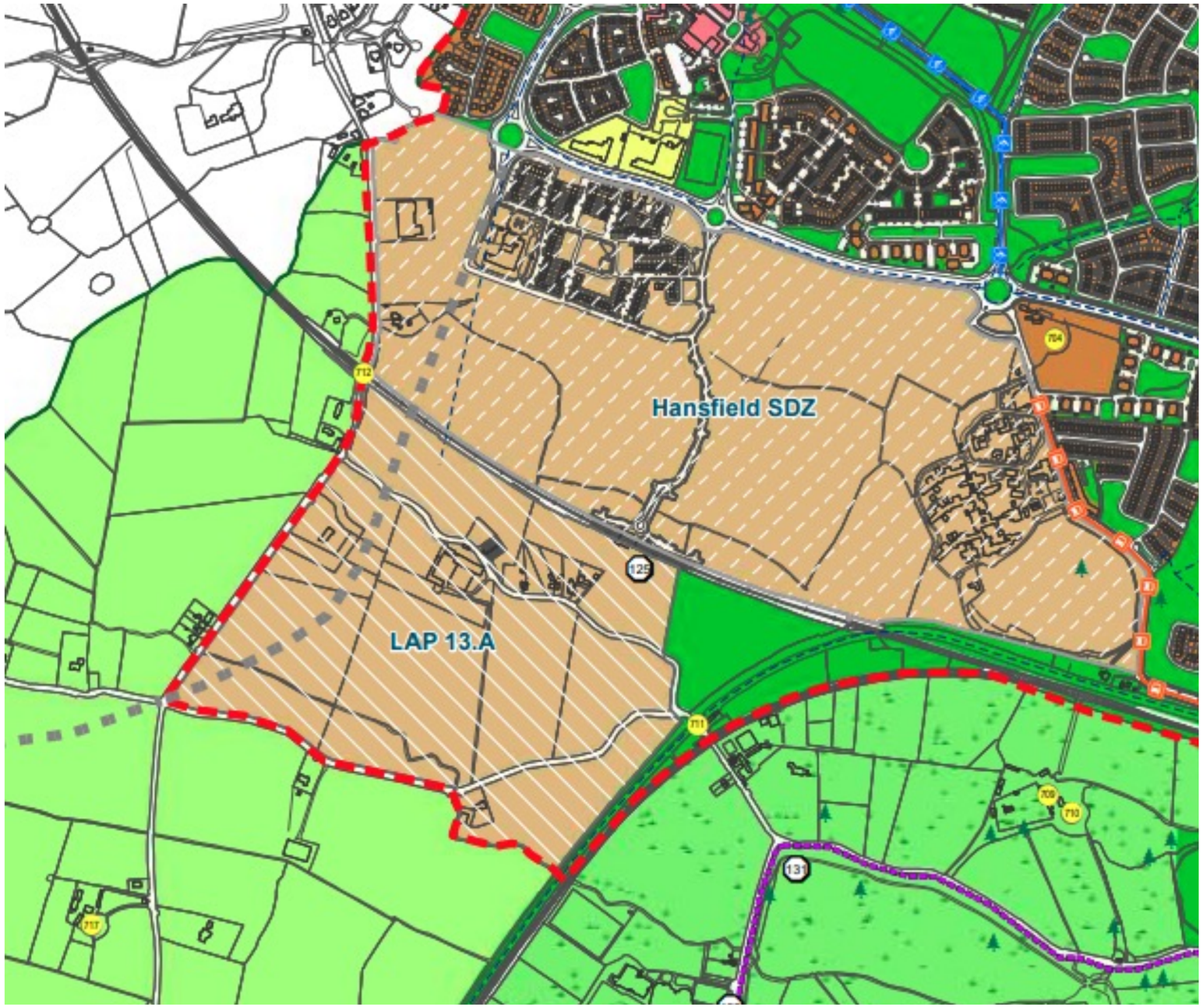


Figure 2 *Site Location - Extract from County Development Plan*

1.0 Introduction

1.1 Purpose of Report

This report has been prepared by Delphi Architects in consultation with CWOB Architects, CDP Architects, Gannon and Associates Landscape Architects, CSEA Consulting Engineers, and McCutcheon Halley Planning Consultants on behalf of Alanna Homes Limited and Alcove Ireland Four Limited. The report is part of an application for planning permission for a residential development of 1,243 units and a creche and village retail centre to An Bord Pleanala under the Planning and Development (Housing) and Residential Tenancies Act 2016 and in accordance with the Planning and Development (Strategic Housing Development) Regulations 2017.

1.2 Site Location

The site is located in Barnhill, County Dublin, to the south of Hansfield Train Station. The site is bounded to the west by lands non-zoned agricultural use and to the east by lands zoned for public open space. The townland boundaries of Barberstown, Barnhill and Passifyoucan lie within curtilage of the application site.

1.3 Format

The report is set out within the broad framework of the criteria in the Urban Design Manual, a best practice guide:

- **Section 2:** Neighbourhood
  This section looks at the wider context of the Barnhill, the Barnhill LAP and The county development plan and how the site relates to its context and constraints to inform the design of the proposed scheme
- **Section 3:** Site
  The planning background, site description and analysis are followed by a Description of the proposed development, the site layout and a Commentary on the overall scheme design, building height and proposed density.
- **Section 4:** Response to An Bord Pleanala and Local Authority inputs.
- **Section 5:** Site considerations
- **Section 6:** Analysis of proposed development
- **Section 7:** Description of Character Areas / Local Neighbourhoods
- **Section 8:** Compliance with the Urban Design Manual
- **Section 9:** Compliance with Urban Design Standards for Apartments



Figure 3 *View of Scheme*

2.0 Planning Policy - Summary

2.1 Site Location and Context

The application site is located in Barnhill, Clonsilla, County Dublin and is situated approximately 3 km by road to the west of Blanchardstown Centre and approximately 18 km by road to O'Connell Street, Dublin. The site is bounded to the north by the Dunboyne to Clonsilla Rail Line and Hansfield train station and to the east by the Royal Canal and Dublin-Maynooth Railway Line. To the west of the application site is the R149 Clonee-Lucan Road and to the south by Barberstown Lane South. Barberstown Lane North runs through the northern section of the site, providing local access, and linking with the R149 to the west and the Barberstown Lane South to the east. Within the southern portion of the lands, is a stream running in a west to east direction. The existing site comprises of a number of parcels of land that are demarcated by hedgerow and trees; The overall lands are characterised by relatively flat terrain and the majority of the application site is predominantly used for agricultural purposes. An industrial building complex is situated to the south of Barberstown Lane North, Within the LAP lands, but falling outside the proposed application site, are 7 residential houses to the north of Barberstown Lane North, and 1 residential house accessed from the R149.

2.2 National and Regional Policy Context

2.2.1 Project Ireland 2040 National Planning Framework (NPF)

The National Planning Framework (NPF) makes provision for population growth of an additional 490,000 to 540,000 additional people in the Eastern and Midland Region. This equates to a population of approximately 2.85 million persons for the region. By 2040 there will be roughly an extra one million people living in our country. This population growth will require hundreds of thousands of new jobs and new homes. The NPF sets out a projected total requirement to accommodate 550,000 additional households to 2040.

In terms of housing demand, the NPF states that between 2018 and 2020, an average output of at least 25,000 new homes will need to be provided in Ireland every year to meet people's needs for well-located and affordable housing, with increasing demand to cater for one- and two-person households.

The long-term vision for Ireland's housing future aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes our cities, towns, villages and rural areas good places to live now and in the future.

It is a policy objective (NPO 33) to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location. This includes places which support growth, innovation and the efficient provision of infrastructure, are accessible to a range of local services, can encourage the use of public transport, walking and cycling, and help tackle climate change.

Compact growth is one of the national strategic outcomes of the NPF and targets a greater proportion (40%) of future housing development to be within and close to the existing 'footprint' of built-up areas.

It is an objective (NPO 3b) to deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.

National Policy Objective 4 states that it is an objective to:

"Ensure the creation of attractive, livable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being".

National Planning Objective 13 sets out that:

"In urban areas, planning and related standards, including, in particular, height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected".

It is an objective of NPO 27 to:

"Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages".

2.2.2 Regional Spatial and Economic Strategy for the Eastern & Midland Regional Assembly 2019-2031 (RSES)

The RSES sets out a settlement and economic growth strategy that seeks to ensure that the needs of the Region's citizens, such as access to employment opportunities and services, ease of travel and overall well-being, are met. The vision statement for the RSES is "to create a sustainable and competitive Region that supports the health and wellbeing of our people and places, from urban to rural, with access to quality housing, travel and employment opportunities for all".

The key principles of the RSES are:

Healthy Placemaking: To promote people's quality of life through the creation of healthy and attractive places to live, work, visit, invest and study in.

Climate Action: The need to enhance climate resilience and to accelerate a transition to a low carbon society recognising the role of natural capital and ecosystem services in achieving this.

Economic Opportunity: To create the right conditions and opportunities for the Region to realise sustainable economic growth and quality jobs that ensure a good living standard for all.

The RSES identifies the application site as being located within the Dublin Metropolitan Area (DMA)

Over the years to 2031 and with a 2040 horizon, the vision for Dublin metropolitan area will be to *"build on our strengths to become a smart, climate resilient and global city region, expanding access to social and economic opportunities and improved housing choice, travel options and quality of life for people who live, work, study in or visit the metropolitan area".*

The NPF and Rebuilding Ireland identifies a target of at least 25,000 annual new homes required nationally to satisfy housing needs to 2040 and an increased national output of 30,000 to 35,000 to 2027. This translates to an approximate housing target of at least 7,500 units per annum to be provided in the metropolitan area to 2040. The MASP identifies opportunities for some 113,000 residential units when fully built out to 2040, which meets the projected populations in the MASP to 2026 and 2031.

RPO 5.5 sets out the following objective:

"Future residential development supporting the right housing and tenure mix within the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, and the development of Key Metropolitan Towns, as set out in the Metropolitan Area Strategic Plan (MASP) and in line with the overall Settlement Strategy for the RSES. Identification of suitable residential development sites shall be supported by a quality site selection process that addresses environmental concerns".

2.3.1 Sustainable Residential Development in Urban Areas 2009 (SRDUA)

These guidelines make reference to 12 best practice design criteria which should be used in the assessment of residential planning applications and include the following:

Context:	How does the development respond to its surroundings?
Connections:	How well is the new neighbourhood / site connected?
Inclusivity:	How easily can people use and access the development?
Variety:	How does the development promote a good mix of activities?
Efficiency:	How does the development make appropriate use of resources, including land?
Distinctiveness:	How do the proposals create a sense of place?
Layout:	How does the proposal create people-friendly streets and spaces?
Public realm:	How safe, secure and enjoyable are the public areas?
Adaptability:	How will the buildings cope with change?
Privacy/amenity:	How do the buildings provide a high-quality amenity?
Parking:	How will the parking be secure and attractive?
Detailed design:	How well thought through is the building and landscape design?

The SRDUA guidelines provide guidance on appropriate density standards and note that in terms of achieving successful and sustainable residential development in urban areas, residential developments should create high quality places which:

Prioritise walking, cycling and public transport, and minimise the need to use cars;
Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience;
Provide a good range of community and support facilities, where and when they are needed and that are easily accessible;
Present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm that is easily maintained;
Are easy to access for all and to find one's way around;
Promote the efficient use of land and of energy, and minimise greenhouse gas emissions;
Provide a mix of land uses to minimise transport demand;
Promote social integration and provide accommodation for a diverse range of household types and age groups;
Enhance and protect the green infrastructure and biodiversity; and
Enhance and protect the built and natural heritage

2.3.2 Sustainable Urban Housing: Design Standards for New Apartments 2020

The Sustainable Urban Housing: Design Standards for New Apartments 2020 (2020 Apartment Guidelines) reflect the objective of the NPF to secure more compact and sustainable urban development, to enable people to live nearer to where jobs and services are located and to require at least half of new homes within Ireland's cities to be provided within the current built-up area. These guidelines acknowledged that *"in broad terms, this means a need for around 300,000 new homes in Ireland's cities to 2040, with half of these located in already built-up areas. This will necessitate a significant and sustained increase in housing output and apartment type development in particular".*

The focus of these guidelines is on the locational and planning specific aspects to apartment developments generally. They set out design parameters in respect of the following:

General locational consideration;
Apartment mix within apartment schemes;
Internal space standards for different types of apartments;
Dual aspect ratios;
Floor to ceiling height;
Apartments to stair/lift core ratios;
Storage spaces;
Amenity spaces including balconies/patios;
Car parking; and
Room dimensions for certain rooms.

2.3.3 Urban Development and Building Heights, Guidelines for Planning Authorities (2018)

The UDBHG guidelines set out national planning policy guidelines on building heights in relation to urban areas and reflects the National Planning Framework strategic outcomes in relation to compact urban growth, whereby the Government considers that there is significant scope to accommodate anticipated population growth and development needs, by building up and consolidating the development of our existing urban areas.

The UDBHG set out 4 Specific Planning Policy Requirements (SPPR) that planning authorities must consider when assessing development proposals.

SPPR 1 states that:

"In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height".

SPPR 2 notes that in driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy.

Section 3 of the guidelines states that there is a presumption in favour of buildings of increased height in our town/city cores and in other urban locations with good public transport accessibility.

SPPR 3 requires that applications set out how a proposal complies with the following criteria:

At the scale of the relevant city/town

The site is well served by public transport with high capacity.
Development proposals should successfully integrate into/enhance the character and public realm of the area.
Proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.

At the scale of the district / neighbourhood / street:

Makes a positive contribution to the urban neighbourhood and streetscape.
The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.
The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage and complies with the requirements of "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" (2009).
The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area.
The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.

Figure 8 - Connectivity

At the scale of the site / building:

The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.
Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision.
Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out.

The UDBHG guidelines note that specific assessments may be required to support proposals and may include an assessment of micro-climate effects; urban design statement; and relevant environmental assessment requirements.

SPPR 4 states that:

"It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:

1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines;

2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and

3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more".

2.3.4 Design Manual for Urban Roads and Streets (2013) (DMURS)

The stated objective of DMURS is to achieve better street design in urban areas. The Introduction states that better street design in urban areas will achieve a better balance between all modes of transport and road uses. It will also encourage more people to choose to walk, cycle or use public transport by making the experience safer and more pleasant. It will lower traffic speeds, reduce unnecessary car use and create a built environment that promotes healthy lifestyles and responds more sympathetically to the distinctive nature of individual communities and places.

Improved street design, as envisaged in this document, will enhance how we go about our business, how we interact with each other and have a positive impact on our enjoyment of the places to and through which we travel.

Four characteristics represent the basic measures that should be established in order to create people friendly streets that facilitate more sustainable neighbourhoods. These characteristics are as follows:

Connectivity: The creation of vibrant and active places requires pedestrian activity. This in turn
requires walkable street networks that can be easily navigated and are well connected.

Enclosure: A sense of enclosure spatially defines streets and creates a more intimate and supervised environment. A sense of enclosure is achieved by orientating buildings toward the street and placing them along its edge. The use of street trees can also enhance the feeling of enclosure.

Active Edge: An active frontage enlivens the edge of the street creating a more interesting and engaging environment. An active frontage is achieved with frequent entrances and openings that ensure the street is overlooked and generate pedestrian activity as people come and go from buildings.

Pedestrian Activities / Facilities: The sense of intimacy, interest and overlooking that is created by a street that is enclosed and lined with active frontages enhances a pedestrian's feeling of security and well-being. Good pedestrian facilities (such as wide footpaths and well-designed crossings) also make walking a more convenient and pleasurable experience that will further encourage pedestrian activity.

To guide a more place-based/integrated approach to road and street design, DMURS sets out that designers must have regard to the following four core principles:

Design Principle 1: To support the creation of integrated street networks which promote higher levels of permeability and legibility for all users, and in particular more sustainable forms of transport.

Design Principle 2: The promotion of multi-functional, place-based streets that balance the needs of all users within a self-regulating environment.

Design Principle 3: The quality of the street is measured by the quality of the pedestrian environment.

Design Principle 4: Greater communication and co-operation between design professionals through the promotion of a plan-led, multidisciplinary approach to design.

Chapter 3 of DMURS states that *"street networks should be designed to maximise connectivity between destinations to promote higher levels of permeability and legibility for all users, in particular more sustainable forms of transport. This will allow people to move from place to place in a direct manner with greater route choice".*

2.3.5 The Planning System and Flood Risk Management (2009)

These guidelines require the planning system at national, regional and local levels to:

"Avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere;

Adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and

Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals".

Section 5 of these guidelines addresses flooding and development management and re-iterates the above objective. It states that the key principles are as follows:

"Planning authorities should apply the sequential approach in aiming to avoid development in areas at risk of flooding, through the development management process.

Planning applications will, where appropriate, need to be accompanied by a detailed flood risk assessment to be considered by planning authorities in determining applications.

Development within flood risk areas, that would be defined as inappropriate as set out in chapter 3, but which are considered to be necessary to meet the objectives of proper planning and sustainable development, will be subject to the Justification Test".

2.3.6 Childcare Facilities – Guidelines for Planning Authorities 2001 and Circular PL3/2016 – Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme.

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 also refer to this standard). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement.

The results of any childcare needs analysis carried out as part of a county childcare strategy should also be considered.

Appendix 2 also states that the threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

1.4 Local Policy Context - Zoning & Key Objectives

The relevant local policy zoning and objectives are informed by the following policy documents:

Fingal Development Plan 2017-2023
Barnhill Local Area Plan (LAP) February 2019

1.4.1 Fingal Development Plan 2017-2023

Objective BLANCHARDSTOWN 18 sets out that it is an objective to prepare the Barnhill Local Area Plan as per Map Sheet 13, LAP 13.A. In terms of the Barnhill LAP, the following are the main elements to be included in the LAP, although this list is not intended to be exhaustive:

Construction of houses on these lands will be dependent on the delivery of the proposed new road and bridge over the railway.
Ensure the provision of pedestrian access between Barberstown/Barnhill and the Hansfield SDZ by means of a new pedestrian overbridge integrated with adjoining development including the proposed Hansfield rail station.

Adoption of the Local Area Plan shall be dependent on the rail station at Hansfield being open, accessible and serviced by train.
In Map Sheet 13, the site is zoned 'RA Residential Areas'. Chapter 11 of the Development Plan states that the objective of this zoning is to *"provide for new residential communities subject to the provision of the necessary social and physical infrastructure".*

Figure 8 - Connectivity

The vision for 'RA Residential Areas' is to *"ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities".*

There is an indicative road proposal traversing the land in a north-south direction linking the Ongar Road with the Lucan-Clonee Road (R149).

Local Objective 125 sets out that it is an objective to *"ensure the provision of pedestrian access between Barberstown/Barnhill and the Hansfield SDZ by means of a new pedestrian bridge integrated with adjoining development including the Hansfield rail station".*

In terms of landscape character, the site is located adjacent to the Royal Canal and close to the River Liffey, within Landscape Character Type 'River Valleys/Canal'. This character type is categorised as having a high value due to the visual and recreation qualities contained therein.

There are no structures of architectural note located within the area. The lands do not contain any protected structures listed within the Fingal Development Plan 2017-2023. The nearest protected structures include:
711: Packenham Bridge, Late 18th Century single-arched stone road bridge over the Royal Canal.
712: Barnhill Bridge, Mid-19th Century stone road bridge with single arch over former Dublin –Little Pace Railway Line.
944a: Royal Canal, Ashtown to St. Catherine's Park (Leixlip), Co. Dublin – Late 18th century man-made canal, including the tow paths, the canal channel with its stone and earth banks, and the canal locks (10th, 11th and 12th Lock).

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Amusement Arcade[9]	Bed and Breakfast	Betting Office[9]
Childcare Facilities	Community Facility	Education
Funeral Home/Mortuary[9]	Guest House	Health Centre
Health Practitioner	Hospital	Office Ancillary to Permitted Use
Office ≤ 100sqm[9]	Office > 100sqm and < 1,000sqm[11]	Open Space
Place of Worship	Public House[9]	Public Transport Station
Recreational Facility/Sports Club	Residential	Residential Care Home/ Retirement Home
Restaurant/Café[9]	Retail - Local < 150 sqm nfa	Retail - Convenience ≤ 500 sqm nfa[9]
Retail - Comparison ≤ 500 sqm nfa[9]	Retail - Supermarket ≤ 2,500 sqm nfa[9]	Retirement Village
Sheltered Accommodation	Sustainable Energy Installation	Taxi Office
Traveller Community Accommodation	Utility Installations	Veterinary Clinic

Figure 4 *Uses permitted in principal*

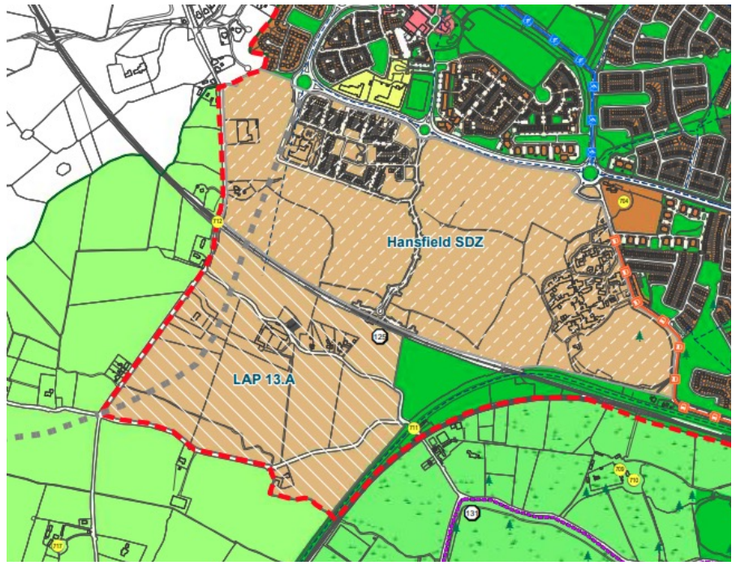


Figure 5 *FCC Zoning Map*

Core and Settlement Strategy Objectives include the following:

Objective SS01: Consolidate the vast majority of the County's future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the hinterland to towns and villages, as advocated by national and regional planning guidance.

Objective SS02: Ensure that all proposals for residential development accord with the County's Settlement Strategy and are consistent with Fingal's identified hierarchy of settlement centres.

Objective SS12: Promote the Metropolitan Consolidation Towns of Swords and Blanchardstown as Fingal's primary growth centres for residential development in line with the County's Settlement Hierarchy.

Objective SS15: Strengthen and consolidate existing urban areas adjoining Dublin City through infill and appropriate brownfield redevelopment in order to maximise the efficient use of existing infrastructure and services.

Objective SS16: Examine the possibility of achieving higher densities in urban areas adjoining Dublin City where such an approach would be in keeping with the character and form of existing residential communities or would otherwise be appropriate in the context of the site.

Place Making and Sustainable Communities Objectives include the following:

Objective PM12: Ensure high standards of energy efficiency in existing and new residential developments in line with good architectural conservation practice and promote energy efficiency and conservation in the design and development of new residential units, encouraging improved environmental performance of building stock
.
Objective PM31: Promote excellent urban design responses to achieve high quality, sustainable urban and natural environments, which are attractive to residents, workers and visitors and are in accordance with the 12 urban design principles set out in the Urban Design Manual – A Best Practice Guide (2009).

Objective PM32: Have regard to the joint Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government's Design Manual for Urban Streets and Roads (DMURS), (2013) and the National Transport Authority's Permeability Best Practice Guide (2015), in the provision of good urban design.

Objective PM37: Ensure an holistic approach, which incorporates the provision of essential and appropriate facilities, amenities and services, is taken in the design and planning of new residential areas, so as to ensure that viable sustainable communities emerge and grow.

Objective PM38: Achieve an appropriate dwelling mix, size, type, tenure in all new residential developments.

Objective PM39: Ensure consolidated development in Fingal by facilitating residential development in existing urban and village locations.

Objective PM40: Ensure a mix and range of housing types are provided in all residential areas to meet the diverse needs of residents

Objective PM41: Encourage increased densities at appropriate locations whilst ensuring that the quality of place, residential accommodation and amenities for either existing or future residents are not compromised.

1.4.2 Barnhill Local Area Plan, February 2019

The LAP lands are zoned Objective 'RA' - Residential Areas, within the FDP zoning maps (Refer to Figure 2.4). This seeks to 'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure' in the Fingal Development Plan 2017-2023.

The LAP states that the vision for this zoning objective is to *'Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.'*

It is envisaged within the LAP that Barnhill will create a place to live that is appealing, distinctive and sustainable, maximising the opportunities provided by the surrounding natural environment for improved amenities and the enhancement of biodiversity. It is envisaged that Barnhill will develop as a sustainable community comprised of new homes, community, leisure and educational facilities based around an identifiable and accessible new local centre which will form the heart of the area.

The LAP and overall Vision for Barnhill is underpinned by five interlinked thematic objectives which are the overarching cross cutting themes contained within the Fingal Development Plan 2017-2023:

Sustainable Development
Climate Change Adaptation and Mitigation
Social inclusion
High quality design
Resilience

In support of the Vision for the area, the LAP is underpinned by a series of strategic aims which support the sustainable principles set out as follows:

Optimise the sustainable use of land through ensuring that development is at an appropriate density particularly adjoining Hansfield train station.

Maximise opportunities for open space, green connected networks and protection of the natural environment.

Develop a movement and transport strategy which minimises trip generation and promotes cycling, walking, public transport, and sustainable modes of transport.

Support sustainable approaches to housing developments through design, layout, specifications and a mix of house type.

Promote a high standard of energy efficiency in housing and commercial developments and use of alternative energy techniques.

Create sustainable communities through the integration of the new community with the community being established in Hansfield and; the integration of social and community facilities in both the developing and established areas to provide people with the services/facilities they need close to their homes encouraging lifetime residency and vibrant communities and places.

Promote the area's recreational resources in a sustainable and environmentally sensitive manner.

Ensure the timely delivery of social, community and physical infrastructure and amenities in tandem with the phased development and residential growth of the area.

The development strategy for Barnhill sets out key elements which should be provided for including the following:

Number of residential units

The number of residential units supported on the LAP lands will be in the range of approximately 900 to 1,150 units. This range is dictated by the varying density throughout the lands with an indicative higher density of approximately 84 units/ha at the rail station, a range of medium density c.35-50 units/ha on the central part of the lands and a generally lower density arrangement of c.24 units/ha on the western part of the lands.

Movement and Transport Strategy

The LAP has provided for the proposed Ongar-Barnhill road, already approved by the Council as a Part 8, which will traverse the western part of the lands in a north-south direction and link the Ongar road to the R149 thereby opening up the Barnhill lands for development.

Key aims of the LAP are to improve accessibility and maximise public transport use, taking account of the land's location adjoining Hansfield train station and encouraging use of sustainable transport options such as walking and cycling.

Green Infrastructure Strategy

The LAP provides for a network of cycleways and pedestrian linkages throughout the lands, which will link the LAP to a new Local Centre, the Rail Station, a proposed new primary school and residential areas.

In addition, the cycle and pedestrian network will facilitate access to schools and facilities north of the rail line in Hansfield and Ongar. These routes are an integral component in the overall movement network, providing a sustainable way of travelling around Barnhill and more importantly integrating the LAP lands with the emerging new neighbourhood in Hansfield.

Minimum of 3.5ha of Class 1 open space provision and all Class 2 open space provision will be delivered within the confines of the LAP boundaries. A centralised public park with concentrated activities including a Multi-Use Games Area (MUGA) and playground will provide a dual purpose of serving both the public and the adjoining school, with more passive activities located in the areas partially designated within the flood plain of the Barnhill Stream.

Community Infrastructure Strategy

A School site is designated in the LAP adjacent to and forming part of the proposed Local Centre in Development Area 2. Other facilities are provided for as part of the local centre. Childcare facilities will be delivered in Phase 1 of the development.

Economic Infrastructure Strategy

A local centre is proposed in Barnhill adjoining the new primary school and this is intended to serve the local every day needs of the resident population.

Retail floorspace here will be provided at neighbourhood centre level.

Urban Design Strategy

The overall strategy of this LAP is to ensure a high standard of urban design to create a quality environment with a distinct sense of place, physically linked with adjoining developments.

Housing Mix & Design

The LAP seeks to promote the development of new housing which delivers integrated, balanced communities and provides a sustainable social mix with a mix of unit types, sizes and tenure

It is envisaged that within this LAP both the traditional and more innovative models of accommodation be provided in a contemporary style. The new LAP areas will cater for all members of society and deliver a range of house types and sizes, which will provide more opportunities for people to stay and live locally at every stage of their lives.

Architectural design will be required to carefully consider the landscape setting and topography of the LAP lands ensuring a sustainable layout to reduce energy needs.

Building Heights

Building heights vary throughout the scheme as discussed in Section 6.

Phasing & Implementation Strategy

It is an objective of the Planning Authority to ensure the timely and orderly development of the Barnhill lands in a sustainable manner. The development is proposed to be constructed on a phased basis in just under 8 years.

The approach in the LAP is to phase in accordance with a sequential approach southwards from the railway line so that undeveloped land next to the station and public transport routes are given preference.

The LAP has three indicative phases as follows

Phase 1:
corresponds with Development Area 1 and includes all the 'RA' zoned land to the north of Barberstown Lane North, south of the rail line and east of the new Ongar – Barnhill Road. Phase 1 includes the development of this new road and any ancillary road infrastructure to meet the quantum of development proposed. It also includes for access to the train station at Hansfield with an associated public space/plaza area at the entrance. Open space will be required to be delivered in tandem with development. In this regard, should justification be provided for development to be delivered out of the preferred sequence, the phasing for phase 1 will be applied to the first and any subsequent relevant applications.

Phase 2:
includes medium density development and the local centre, primary school and café/ interpretative centre alongside the canal in Development Area 2. The local centre will be phased for delivery on completion of sufficient units to ensure viability of the centre. Delivery of the school will be dependent on the Department of Education and Skills schools program and the Planning Authority will continue to work with the Department on school delivery. While Development Area 2 includes most of the open space associated with the wider development, the phasing requirements of Phase 1 will require delivery of a percentage of the lands in Development Area 2 as part of the Phase 1 development.

Phase 3:
contains the lands situated between the new OngarBarnhill road and the existing R149. Open space will need to be provided within this area to serve the development in this phase. Linkages will be provided to the remainder of the development through the proposed underpass on the Ongar-Barnhill road to the north and by the road to the south. All phases include elements of linear corridors serving pedestrian and cycle routes throughout the lands in addition to smaller pocket parks.

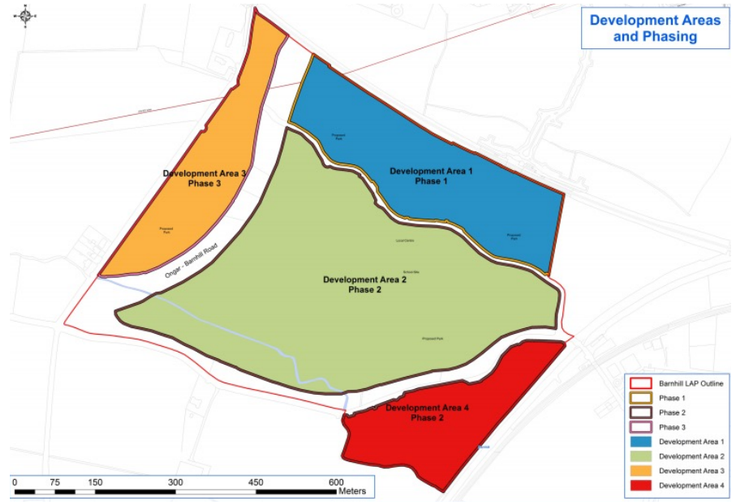


Figure 6 *Extract from Barnhill LAP - Development Zones*



Figure 7 *Extract from Barnhill LAP - Scheme Map*

1.5 Compliance with Planning Policy – Summary of Key Issues

A Statement of Consistency with the national, regional, and local Planning Policy Objectives is being finalised for submission with the SHD application documentation. This section of the Planning and Design Statement provides a summary of planning compliance along the following cross cutting themes:

- Sustainable Development
- Climate Change Adaptation & Mitigation
- Social Inclusion
- High Quality Design
- Resilience

Table 2.1 provides a summary matrix of the interactions between the cross-cutting themes.

1.5.1 Sustainable Development

Barnhill development has been designed in compliance with the national, regional, and local planning policy objectives to achieve compact growth, at an appropriate scale to the location, reflecting the objectives of the Barnhill LAP. A total of 1,243 XX. Density varies throughout the development to provide a mix of unit type and size. In line with the objectives of the Barnhill LAP, higher density development is focused closest to the railway station, while detailed design of units mitigates negative impacts on the existing residential units located north of Barberstown Lane North. Building height reflects the objectives of the Barnhill LAP, and primarily ranges between 4-6 stories along the rail line and canal, with 2-3 storeys elsewhere on the LAP lands. Buildings of medium height up of to 7 to 12 storeys are provided in key landmark locations in the development, as detailed in section xy.

The layout provides excellent access to public transport and access to residential amenities and facilities within easy walking and cycling distance, which will promote sustainable travel modes. The layout ensures that walking and cycling routes are attractive and safe in terms of interactions with vehicle traffic, and passive surveillance. The movement strategy for the development is detailed in section 6.8.

The Village Centre provides for a central focus for the new community, with easy links via the railway plaza connections to the amenities and facilities available within Hansfield SDZ. Land has been set aside for a minimum 16-classroom school, in the preferred location identified in the Barnhill LAP. The linkages to and from the development are detailed in Chapter 6.

A comprehensive landscaping strategy has been developed, which a based on the provision of a large public amenity park (approx. 5 ha), including active and passive play space. All different elements of the play provision facilitate a wide range of activities and play value. A comprehensive network of pedestrian and cycle paths is provided to ensure connectivity between the important destination and node areas in the development.

Existing trees and hedgerows have been retained where possible and are incorporated as part of the landscape strategy, to protect existing ecology links, and reflect the historic field boundary pattern of the development; see Chapter 3. The layout has respected the primary townland boundaries of the area.

Sustainable development has also been achieved through the detailed design of residential units and provision of electric charging points for cars and bikes.

1.5.2 Climate Change Adaptation & Mitigation

Climate change will have inevitable impacts on communities, with increased incidence of heavy rainfalls and higher flood levels predicted. Barnhill development has been designed to both respond to the potential impacts of climate change and to seek to reduce negative impacts of the development on climate change.
The principle of compact growth and focus on sustainable travel modes will limit carbon emissions, reducing negative impacts on climate change. Provision of electric vehicle charging points will support the growth in EV ownership, further reducing carbon emissions, while provision of e-bike charging facilities will encourage a more and longer-range cycling among future residents.

All development, including access roads within the layout is located outside the predicted flood zone, as detailed in Chapter 2. A SuDS strategy accompanies this application and details the comprehensive measure proposed to ensure sustainable management of surface water. An infiltration basin beneath the proposed playing field within the green open space acting as the primary storage SuDS proposal within the development; SuDS measures include retention of existing ditches, trees, and hedgerows where possible, provision of a wetland pond with the green open space, provision of rainwater butts, tree pits, permeable paving (on curtilage), raised gardens and infiltration trenches.

The design of individual housing units will be fully compliant with energy efficient building regulation requirements, reducing impacts on climate change. The layout also ensures that every housing unit has access to suitable storage for segregated household waste.

1.5.3 Social Inclusion

The Barnhill development includes a wide mix of units including 1 to 4 bed apartments, 1to 3 bed duplex units and three bed and four bed houses. The tenure mix will include owner occupation, rental units, and social and affordable housing, ensuring a range of housing options for different households and income groups. Social and affordable housing provided under Part V of the Planning & Development Act 2000 (as amended) is distributed throughout the development to ensure integration with the community.

The Village Centre will provide a range of social and community facilities, includingconvenience retail, medical centre, 5 retail/ retail services units, cafe, office hub and community centre. Land is also set aside to provide for a new primary school. A creche is also provided with the first phase of the development. Public open space will be accessible to all residents and there will be no restrictions on access to semi-private space based on tenure.
The development provides good access to public transport, including train and bus services, which will ensure equality of access to employment and cultural opportunities for households on lower incomes and for people with a mobility difficulty.

Energy efficient homes will ensure low maintenance and running costs for future residents, limiting negative impacts on lower income households.

1.5.4 High Quality Design

The site layout of the Barnhill Development has evolved from a detailed analysis of the site constraints and opportunities, as detailed in section 3. This has resulted in a high-quality design that responds to its surroundings, incorporating existing trees and hedgerows where feasible, and creating a feature of the stream running through the lands. Safe, attractive, and effective connections have been provided to the wider area, including the Hansfield SDZ and the Royal Canal Greenway.

The layout has been informed by the Barnhill LAP and is consistent with the objectives of the LAP, including provision of high-quality open space and recreational amenities.

Ten-character areas, designed by 3 different architects are provided to ensure diversity with the development. Within each character area regard has been had to quality design in terms of orientation, appropriate levels of privacy, public and private open space, and distinctiveness of design. Section 7 of the Design Statement provides details of the design of each of the character areas.

1.5.5 Resilience

Resilience is referenced in the Barnhill LAP as:

"…the ability of a system, community or society exposed to hazards to resist, absorb, accommodate and recover from the effects of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential and basic structures and functions." (United Nations Office for Disaster Risk Reduction 2009).

The Covid-19 pandemic has brought to the fore the importance of resilience in a community, including access to local services, recreation, and amenity facilities and to a good quality living environment. Barnhill development will provide a new community with good quality access to local services, recreation and amenity facilities and excellent public transport connectivity to employment, cultural activities, and services available in the Dublin Metropolitan area.

The mix of housing size, type and tenure will allow for mobility within the community and help to create a vibrant neighbourhood.

The development will be resilient against climate change as the housing and roads are built outside the flood zone, with comprehensive SuDS features incorporated into the design. It will also be resilient against rising energy costs, as homes will be built to be energy efficient, with low running costs, and have access to charging points for electric vehicles. The excellent public transport connectivity will ensure the community is resilient to rising costs that may become associated with private transport.

1.5.6 Interactions between Key Themes

As noted in the Barnhill LAP, the themes of sustainability, climate change adaptation & mitigation, social inclusion, high quality design, and resilience are cross-cutting with interactions between each. Table 2.1 provides a matrix highlighting how these themes interact with each other.

	Sustainable Development	Climate Change Adaptation & Mitigation	Social Inclusion	High Quality Design	Resilience

Sustainable Development	• Sustainable transport links due to proximity to train station and focus on pedestrian / cycle connectivity.
	• Compact growth with focus on higher density development, consistent with requirements of LAP.
	• Village Centre, creche and school set aside ensures social amenities within easy walking distance of new residential community.
	• Parks and amenity space of high standard and well distributed throughout the development.
	• Existing hedgerows & Trees retained where possible. Use of sedum roofs on apartment blocks. Primary townland boundaries have been respected and reflected in the layout.
	• Development compliant with building regulation energy efficiency requirements.
	• Future school will benefit from accessibility to parkland and pitch.
		• All development, including access roads, is outside the flood zone.
		• SuDS integrated into the scheme, while ensuring effect use as wetland feature / parkland amenity.
		• Principle of compact growth, focused on sustainable travel modes will limit carbon emissions, reducing negative impacts on climate change.
		• Capacity for Electric Vehicle charging will be provided throughout the development. Charging facilities for electric bikes will also be provided.
		• Protection and integration of existing trees and hedgerows, stream and flood plains incorporated into design.
		• Energy efficient building design of individual housing units, including allowing for segregation of household waste.
			• There will be equal access to amenities and community services for all tenures, types, and sizes of unit within the development.
			• Social and affordable housing provided throughout the development in line with Part V requirements.
			• Good access to public transport services will ensure equality of access for lower income households and people with mobility difficulties.
			• Energy efficient homes will ensure lower running costs, limiting negative impacts on lower income households.
				• High quality design has ensured of orientation of units, to maximise benefits of solar gain to units and to ensure useable private space.
				• Design compliant with energy efficiency requirements ensures sustainable management of housing, with low energy usage.
				• Design of layout ensures ease of pedestrian and cycle access throughout the development, encouraging active travel modes.
				• Design of higher density units in proximity to train station and clear connections will encourage use of rail travel by large number of residents.
				• Cycle and Pedestrian connections to wider area, including Royal Canal greenway.
					• Layout ensures that the new community will be resilient in terms of:
					  ○ Avoiding flood risks.
					  ○ Good access to amenities for the community.
					  ○ Range of household types that will provide a diverse community.
					  ○ Low energy costs due to high quality design.
					  ○ Reduced carbon emissions due to focus on active and public travel modes.

Climate Change Adaptation & Mitigation		• All development, including access roads, is outside the flood zone. • SuDS integrated into the scheme, while ensuring effect use as wetland feature / parkland amenity. • Principle of compact growth, focused on sustainable travel modes will limit carbon emissions, reducing negative impacts on climate change. • Capacity for Electric Vehicle charging will be provided throughout the development. Charging facilities for electric bikes will also be provided.	• All tenures, types and sizes of houses are equally protected from the risks of climate change in terms of development outside the flood zone, integration of SuDS measures, access to public transport and access to EV and E-bike charging facilities. • Provision of childcare, school, and community services within the heart of the development will ensure equal access by sustainable travel modes, reducing negative impacts on climate change.	• Design of the development has responded to the flood risk associated with climate change and provided for development outside future flood risk zones. • SuDS design is integrated into the scheme in such a manner as to enhance the landscape environment – for example through use of wetland area, street trees and retention of existing hedgerows.	• Avoidance of future flood risk areas will ensure community is resilient to future climate change impacts. • Proximity to good quality public transport links will ensure community is resilient to rising costs of private transport. • Provision for EV and E-bike charging will ensure community is resilient to rising fuel prices.
Social Inclusion			• Mix of housing types and sized are to be provided to suit a range of household needs • Social and affordable housing to be distributed throughout the development. • Land for Primary school and creche facility to be provided in the heart of the new community.	• High quality design is consistent throughout the development and ensures that there is no difference in quality between tenure, type, or size of units.	• Proximity to good quality public transport will ensure access to lower cost travel for lower income households and provide travel options for people with mobility issues. • Provision of social and affordable housing will ensure that lower income households can continue to access housing in the community.
High Quality Design				• Layout based on an analysis of the site constraints and opportunities. • Main principles of quality design in terms of orientation and appropriate levels of privacy have been applied. • Layout consistent with requirements of LAP and provides high quality recreational amenities. • Ten different character areas, designed by 3 different architects are provided to ensure diversity within the development.	• High quality design will provide for low cost running and maintenance costs for residential units. • Landscaping and play facilities are designed to ensure for longevity and ease of maintenance. • Public open spaces are well overlooked to provide for passive surveillance and help create a safe community.
Resilience					• Housing & access roads developed outside flood zone. • Focus on sustainable, lower cost travel options. • Community services and amenities provided within the layout. • Good quality recreation & amenity space provided. • Mix of unit size & type to allow for mobility within the community and vibrant neighbourhood. • Houses designed to be energy efficient, with low running costs

Figure 8 *Matrix of cross cutting LAP themes*

3.0 Site Context

3.1 Existing features, watercourses, flooding, topography

The site is an open, greenfield site with some existing hedgerows and tree features. It has two main vehicular access points from the East and West where the Barberstown Lane North crosses through the site.

The site is bounded to the north by the North link railway corridor including direct abutment to Hansfield Train Station. It is bounded to the south by Barberstown Lane south. It is bounded to the east with public open space lands that connect to the Royal Canal and to the west with the R149 which leads over the rail line to the north.

A reservation area is marked through the site for a future Link Road that will connect the Barnhill Lands directly to Hansfield SDZ lands to the north, including a new rail vehicular overpass. This will sever the existing east/west connection of Barberstown Lane north.

The approved construction of the Link Road will include new upgraded works to Barberstown Lane South that will accommodate vehicular, cycle and pedestrian access to the site from the south.

Two pockets of existing private properties exist within the site - one close to Hansfield Station containing 7 separate residences and one off the R149 to the west containing one large residence.

An ESB pylon corridor runs through the north west quadrant of the site.

Existing hedgerows are small - ie not of a significant size - and in reasonable condition and only serve to define existing land parcel boundaries.

The topography of the site is generally flat and unenclosed.

The existing Hansfield Station platform is c. 6m over local ground level. The proposed scheme design will demonstrate how a pedestrian access to the train station platform can be achieved by way of steps and ramps contained within designated areas..

The site level along the railway boundary is slightly elevated above the rail line itself. The ground is level up to the boundary which is marked by a metal fence. Beyond the boundary and within Irish Rail land, the ground slopes downward by an average of 1/1.5m in a gentle gradient to the rail tracks.

The proposed new Link Road will require ramping and associated embankments where it approaches the railway line for required crossing height.

A potential flood area of approximately 4 hectares of land has been mapped out [as illustrated in Figure 9] on which no dwellings or roads can be situated on.

This flood mapping was provided by Fingal County Council and was carried out by independent specialist consultants under contract to FCC.

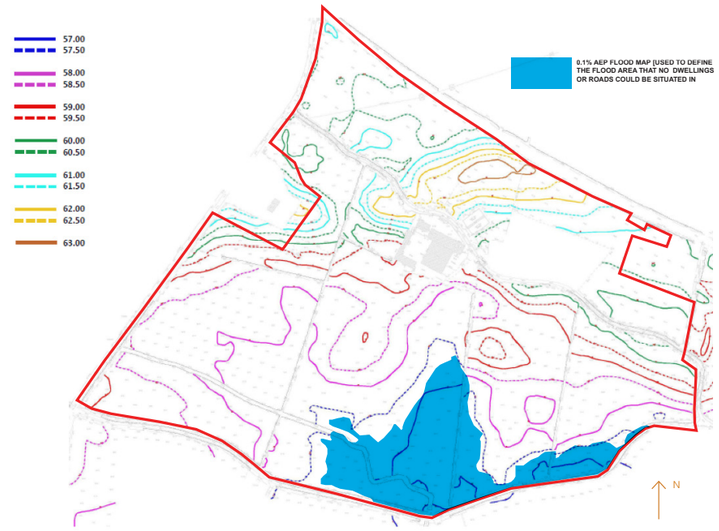


Figure 9 *Surveyed Flood Mapping*

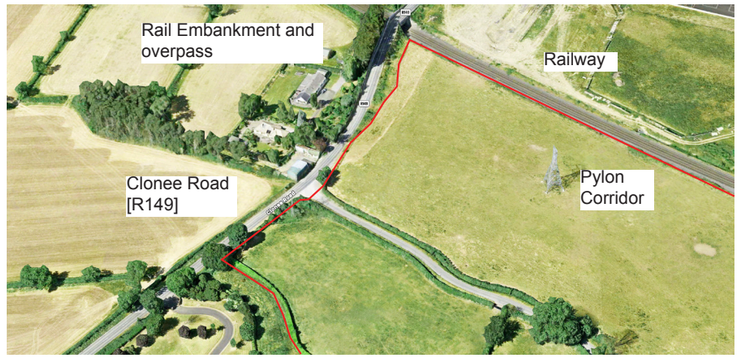


Figure 10 *Aerial View of Site*

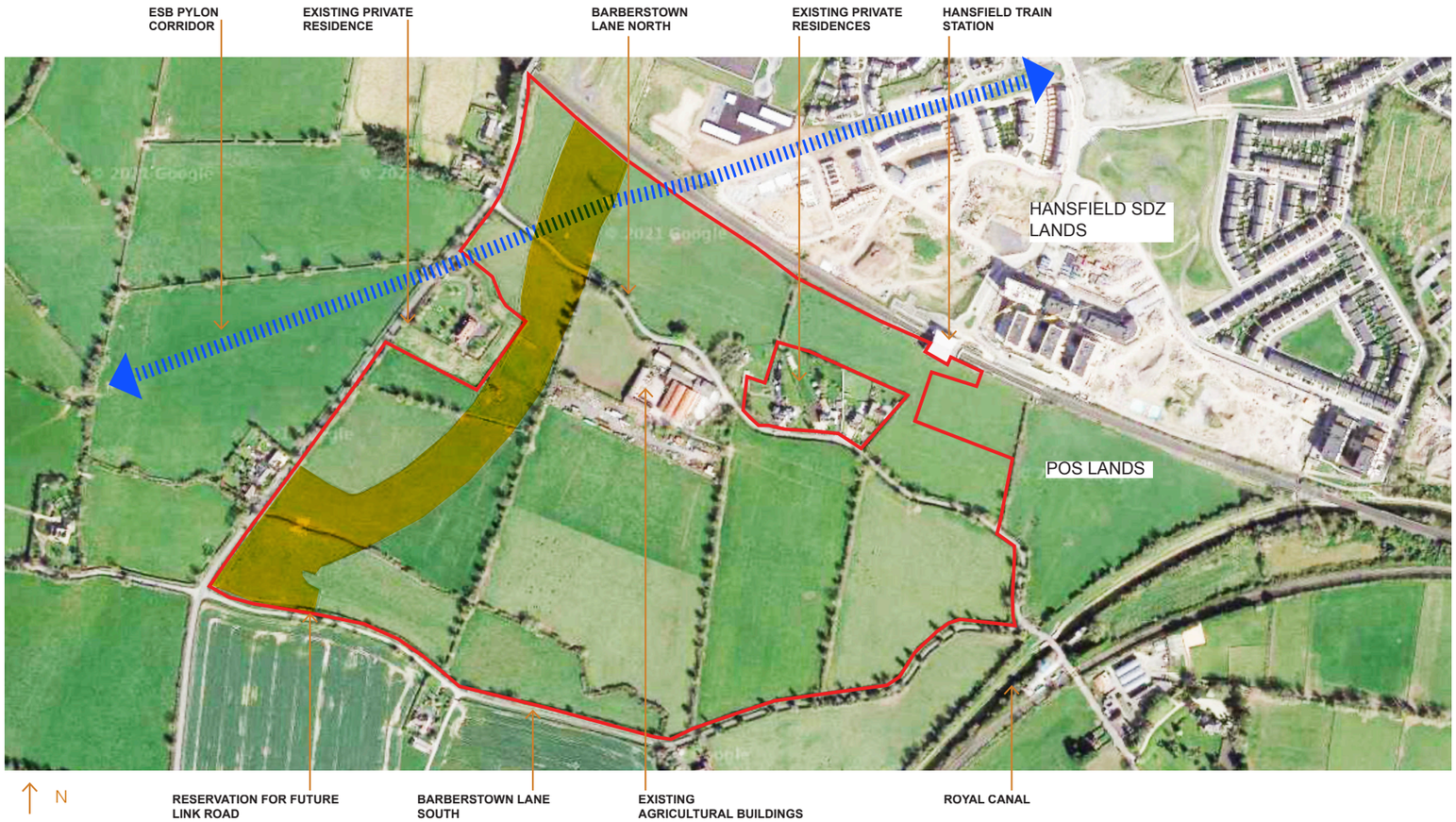


Figure 11 *Aerial View of Application Site*

Existing Hedgerows are characterized on the aerial view opposite as:

1: Barberstown Lane North

2: R149

3: Hedge A

4: Hedge B

5: Hedge C

6: Barberstown Lane South

7. Field Boundary

8. Stream

The only existing trees on the land lie along the Barberstown Lane North hedgerow.

Barberstown Lane South hedgerow lies in the area of proposed future road upgrade works which will substantially remove this feature when the road upgrade works commence.

The field boundary hedgerow [7.] will be removed to accommodate development.

The remaining hedgerow and all trees cataloged above are intended to be retained as a natural amenity feature of the proposed development.



Figure 12 *View of Site from Barberstown Lane North*



Figure 13 *View of Site from Barbarstown Lane South*

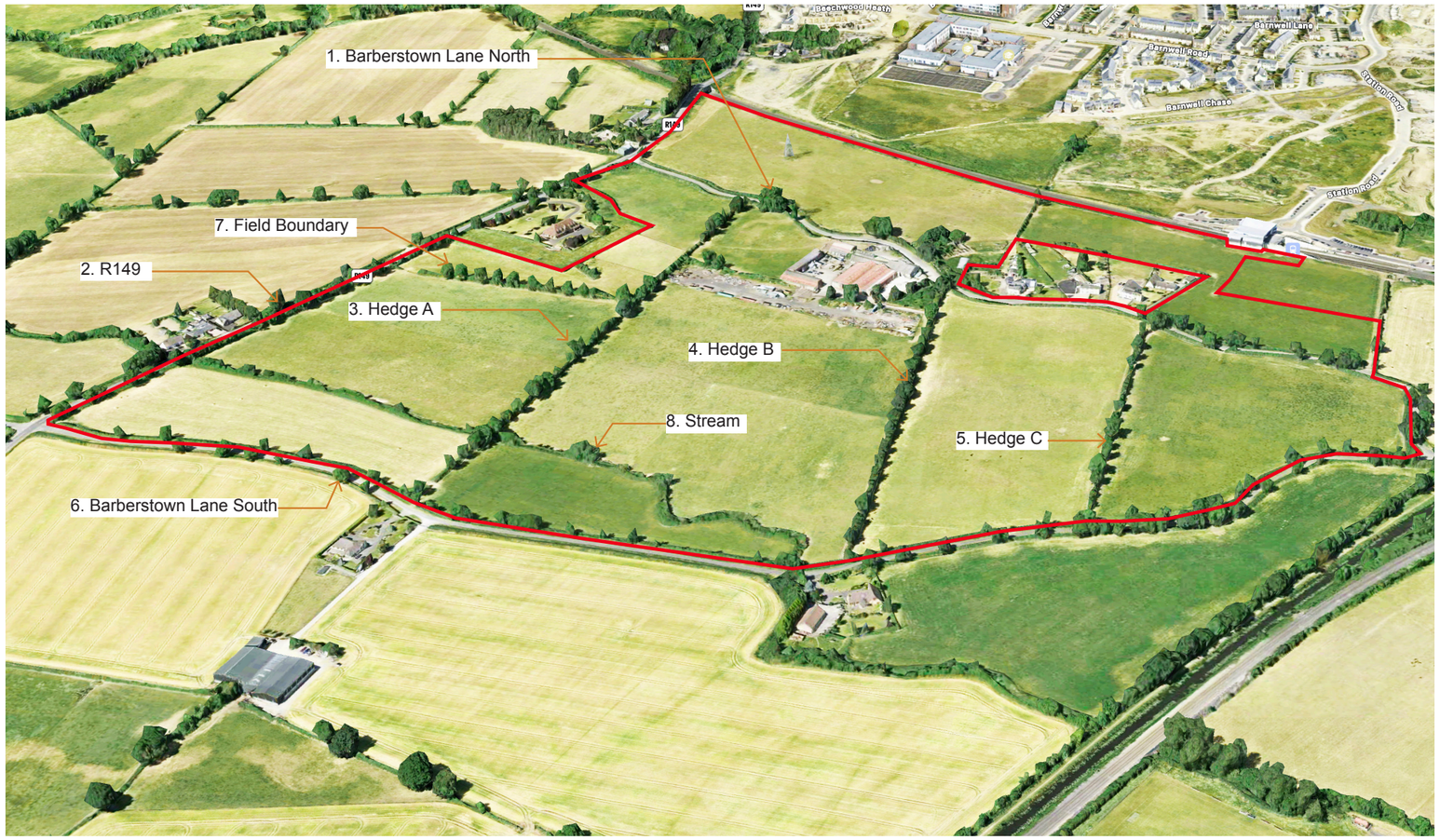


Figure 14 *Aerial View of Application Site*

3.2 Context within wider green infrastructure

Primary vehicular access to the lands will be by way of the upgraded Barberstown Lane south which will include two key nodes along the southern boundary of the lands.

The future Link Road will sever the east/west connection across the lands - Barberstown Lane north. Permission was secured by Fingal County Council for this development by way of a Part VIII planning application process. The lands on the applicant's site that are set aside for the development of the Link Road are outside of the applicant's control.

It is therefore proposed to retain the Barberstown Lane north as a primary pedestrican & cycle route with direct connection to the future Royal Canal Greenway.

Local access to existing residences served by Barberstown Lane north will be retained and incorporated into the new road network proposed for the site.

A new village centre for the scheme will be located close to the existing Hansfield Train Station and a direct access to the existing station platform from the Village Centre will form a key part of the proposed development.

The proposed Barnhill scheme will link directly to the Hansfield SDZ lands to the north by way of a cross platform connection at Hansfield station. An upgraded vehicular link between the two local centres will also be accommodated with the construction of the Link Road and rail overpass.

The lands to the east of Link road within the application site will be directly accessed from the existing R149 which will take on the status of a local road following the completion of the Link Road. Additional pedestrian and cycle links will be provided over and under the Link road connecting these lands to the main application site to the west of the Link Road.

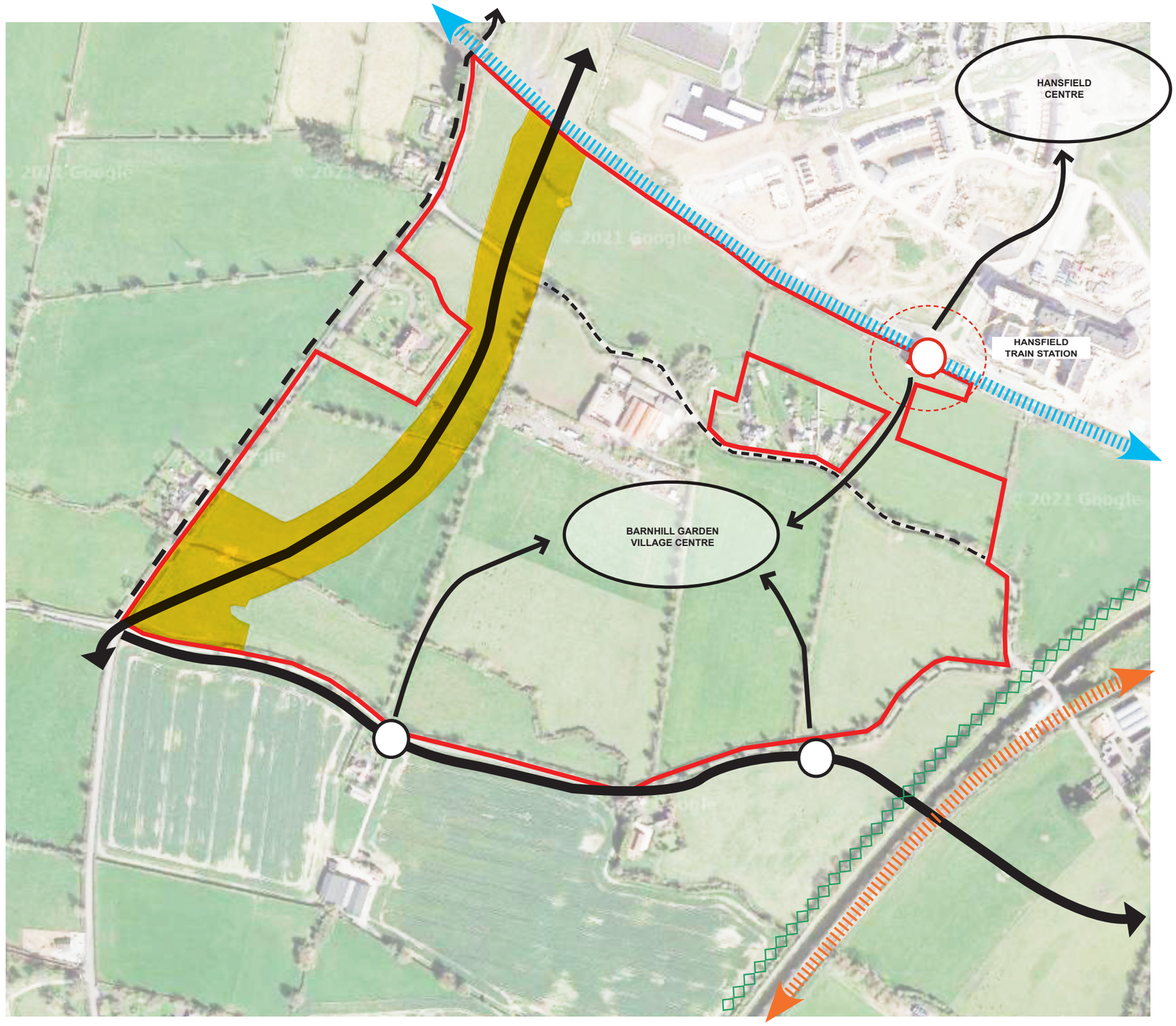


Figure 15 *Aerial View of Application Site - Key Infrastructural Connections / Site Access*

Greenways

Fingal County Council have proposed a high quality Greenway which will serve Castleknock, Blanchardstown, Clonsilla, Coolmine and the wider Dublin 15 area.

The proposed route for the greenway runs adjacent to the proposed site and an opportunity exists to promote a clear cycle and pedestrian connection to this future amenity.

By identifying the existing Barberstown Lane north as a potential extension to the proposed greenway route, a ready-made connection exists that can provide access to the greenway through the centre of the proposed development.

It is therefore intended to make Barberstown Lane north a key amenity feature that can link to a broader cycle and pedestrian network across the proposed development with connections over and across the future Link road.

[The planning application phase will provide Engineers details on phasing proposals for transition of Barberstown Lane North from vehicular access road to pedestrian and cycle route as development infrastructure is delivered in phases.

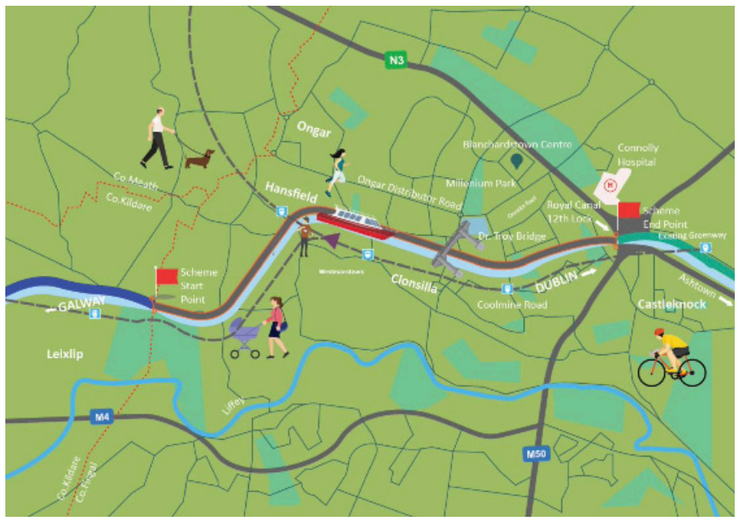


Figure 16 *Royal Canal Greenway Route - Fingal County Council*

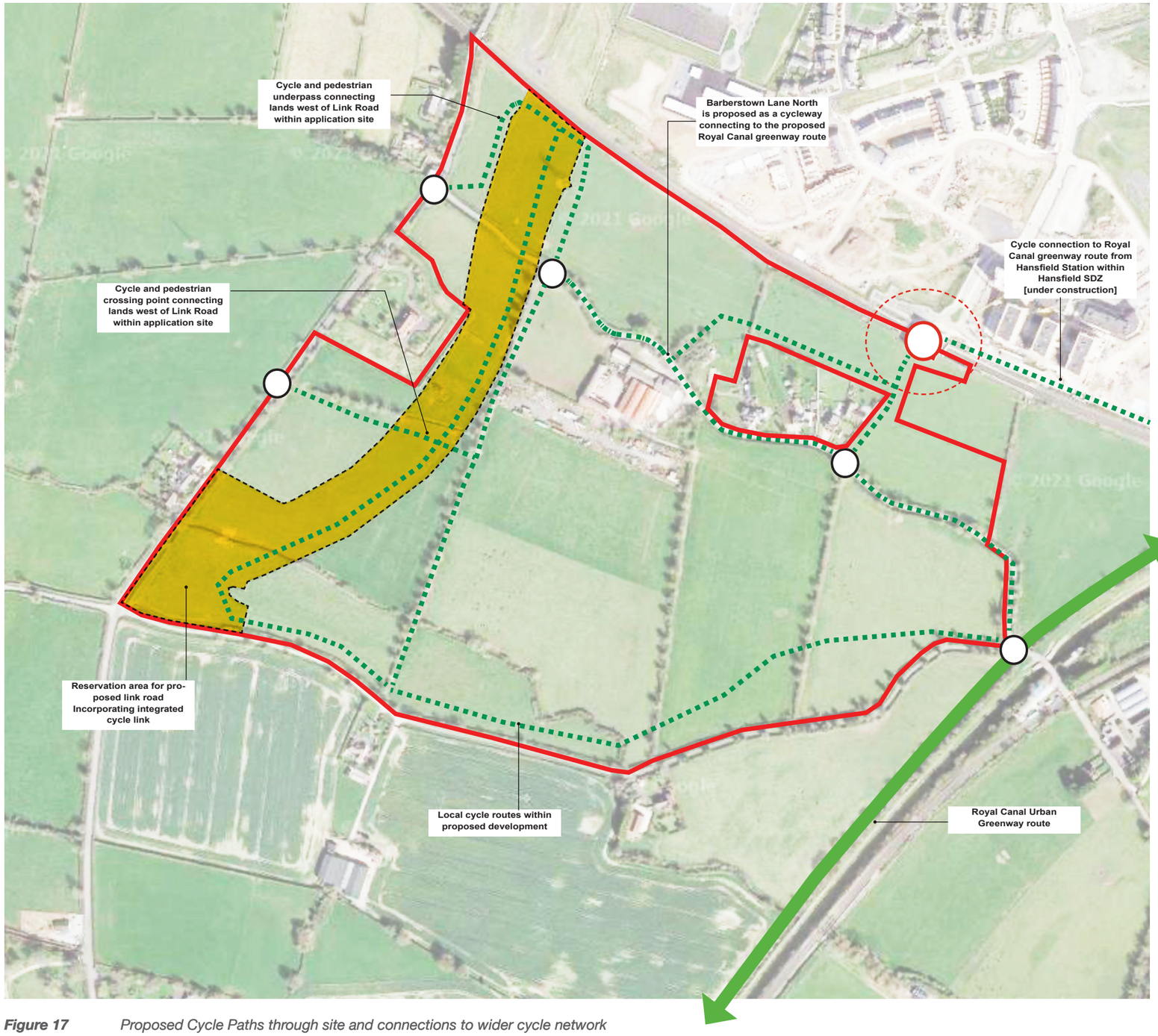


Figure 17 *Proposed Cycle Paths through site and connections to wider cycle network*

3.3 Character and public realm of area - cultural context / key landmarks key views

The definition of specific and distinct character areas is informed by a number of factors - both pre-existing site conditions and consideration of future development goals.

The establishment of the way-leave for the future Link Road is a pre-existing condition that will effectively sever the western section of the site from the larger area to the east of the Link Road. This western section is in turn further segmented to a northern area and a southern area by the position of a large existing property in between these areas.

Consideration has been given from the outset for a centralised position for a Village Centre that should both connect to all areas of the site and also be proximate to Hansfield Train Station.

The retention of hedgerows and the proposal to convert Barberstown Lane North as a public amenity route / cycle lane further establishes definable zones within the site that hold the potential to develop as areas with a local character and identity.

The outcome of these considerations leads to a proposed definition of local character areas. The scheme design has been developed in a manner that strengthens the local character of these zones in order to promote placemaking and identity within local neighbourhoods across the development.

The areas defined are listed as follows and outlined in Figure 18 opposite:

1	.....	Link Road West
2	.....	Link Road East
3	.....	Railway Quarter
4	.....	Station Plaza
5	.....	Station Quarter South
6	.....	Barnhill Village Centre
7	.....	Barnhill Cross
8	.....	Barnhill Crescent
9	.....	Barnhill Stream
10	.....	Parkside



Figure 18 *Aerial View of Application Site - Formation of defined neighbourhoods / character areas*

3.4 Opportunities and Constraints

The proposed site layout has evolved to respond to the site constraints in a structured and considered manner. The design intent has been to work within the site constraints to effect the optimum outcome for residential amenity and acheive a coherent overall urban strategy.

The key site constraints and opportunities are identified as follows:

A: The reservation of land assigned for the provision of the future Link Road.
How will the development address this land? How can the development be connected across this reservation which effectively splits the site in two?

B: The retention of existing hedgerows and stream.
How can these natural features be best utilised to enhance sense of place and landscape diversity of the development?

C: The non-development zone designated for 1:1000 year flood event
How can this area be best utilised along side primary open space? Can these areas be developed for biodiversity and integrated with a landscape design rationale?

D: The location of Hansfield Train Station platform at 6 meters over local ground level.
How can this level difference be addressed in a safe pedestrian friendly manner that encourages public transport use and provides a crossing point to the Hansfield SDZ lands to the north?

E: The location, geometry and function of Barberstown Lane North.
What will be the nature of this road now that it terminates within the site and will be superseded by a new road network? How can this route be integrated within a new scheme design? How will access to the existing private dwellings be managed and maintained?

F: The existing residential dwellings located within the 'high density' lands.
How can an adjacent and surrounding development be configured that can meet the density requirements of the LAP while maintaining consideration for the amenity of the existing private land parcels?

G: The overpass condition of the Link Road and the existing R149
How can a development be designed within these two overpass embankments and maintain a high standard of residential amenity?

H: The pylon corridor and its 16m wayleave reservation.
How can this feature be integrated within a development area of the site in a manner that is non intrusive?

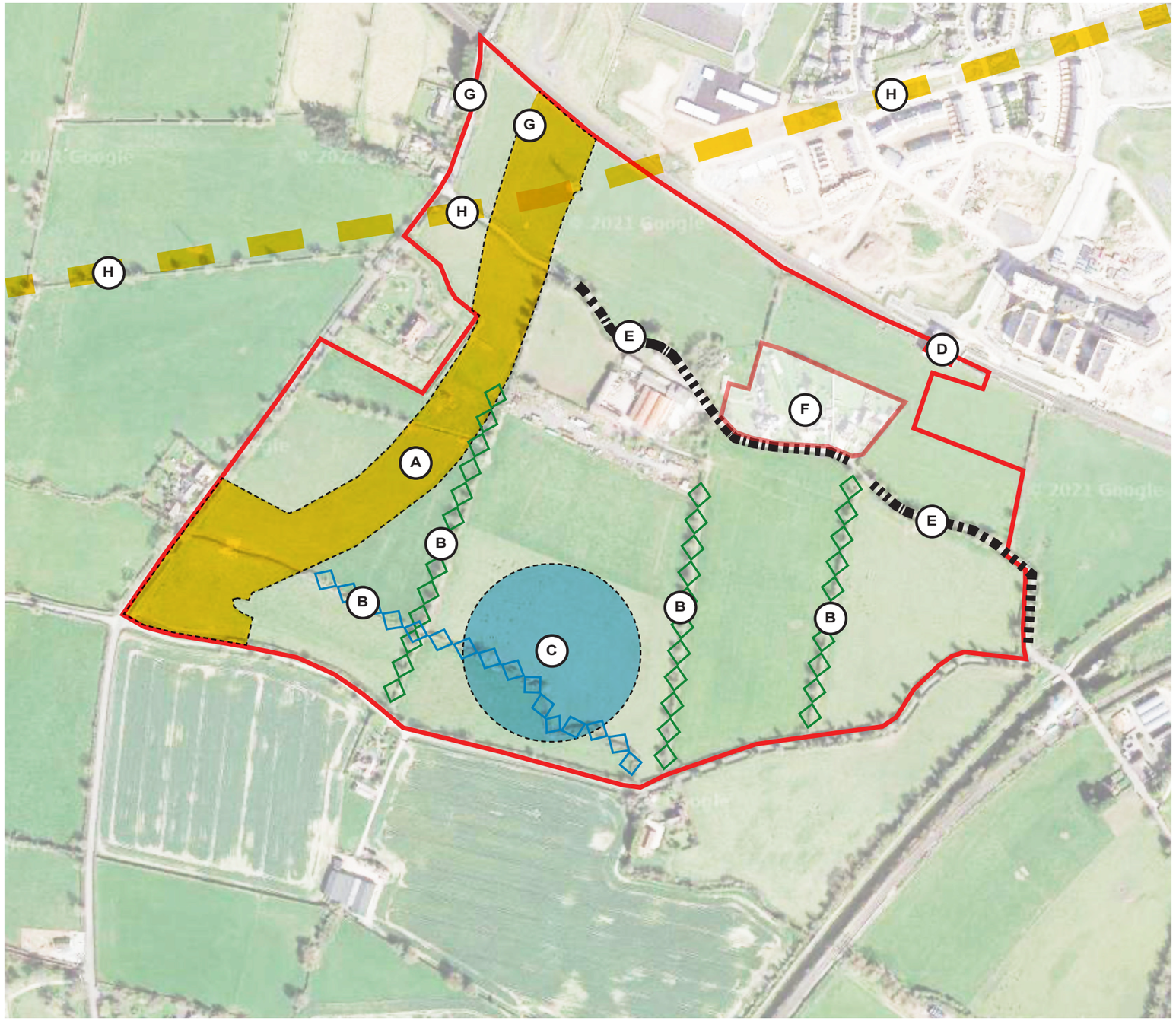


Figure 19 *Aerial map of site - Identification of key constraints / opportunities*

4.0 Design Development

4.1 Design development to address issues raised by ABP

An Bord Pleanála requested further consideration of the proposed development (under ref. ABP-312005-21) following the tripartite meeting between representatives of the Board, Fingal County Council, and the applicant, held on 23rd March 2022, via Microsoft Teams.

This response has been co-ordinated by McCutcheon Halley Planning Consultants and replies to each item raised in the opinion and describes how these issues have been addressed in the application.

The key items itemized in this section relate specifically to the urban design aspects of the scheme and the response to each item is detailed in turn.

4.1.1 Urban Edge and Wayfinding

The Board requested further consideration and elaboration of the documents with regard to the creation of a strong urban edge and streetscape to the Ongar-Barnhill Road and to Barberstown Lane South, and on key routes within the development. Application documentation should demonstrate how proposed building design and streetscape assist in place making and wayfinding as well as creating a contemporary urban development with a variety of character areas marked by changes in densities, housing typologies, and heights as well as changes to material finishes and designs. Regard should be had to the provisions of DMURS (section 2.2.1) with regard to the creation of a sense of place.

Response

Amendments to the layout have been carried out to strengthen the urban edge and streetscape to the Ongar-Barnhill Road and to Barberstown Lane South, and on key routes within the development. These are described in Figure 20 opposite where building typologies designed to form an urban edge are highlighted with a yellow tone on a massing model of the proposed development.

In summary the changes consist of:

A redesign of units within Link Road West to provide for dual frontage, where appropriate for units fronting the R149.

A redesign of layout and units within Parkside to provide for a direct presentation to the proposed new Ongar-Barnhill Road.

A redesign of layout and units within Barnhill Stream to provide for a direct presentation to the upgraded Barberstown Lane South.

In addition to the these amended edge conditions, the building design and streetscape assist in place making and way finding and create contemporary urban development.

In summary:

The development consists of ten character areas, each with its own identity, but connected by the movement strategy and landscaping strategy.

Landmark buildings at key points provide easily identifiable destinations within the development. The primary landmark building is in the Village Centre. This 12-storey building will sit at the heart of Barnhill Garden Village and marks the nexus between the Market Square and the Railway Plaza.

The Landscape Design Statement also identifies how the landscape proposals have been designed to create a contemporary sense of place and cultural heritage of the site. The Landscape Design Statement notes that wayfinding through the character areas is made easy through the expressed concept of the red ribbon, which is a pedestrian curving spine that links the character areas to the heart of the contemporary market square at the neighbourhood centre.

Figure 21 opposite identifies each of the ten character areas by colour code applied to the massing model of the overall development. Within each character area, a local landmark building or group buildings is further highlighted. Each of these highlighted buildings have been considered within their respective character area to providea local neighbourhood focus by way of their design in terms of scale, positioning or material treatment.



Figure 20 *Model of Proposal - Urban edge and landmark buildings identified with colour tone*



Figure 21 *Model of Proposal - Character areas illustrated with colour tone - Key neighbourhood building/s highlighted*

Link Road West

This neighbourhood has a distinct local character by being a clearly defined area of development to the east of the Link Road. It is bounded to the north by the railway line and to the south by a private residence. The east and west are bounded by roads that form embankments as they rise over the railway line. The existing pylon corridor also cuts through this area of development.
The design of the layout has been considered to address the site constraints and provide a coherent sense of place and community. The open space is provided along the path of the pylon corridor overlooked on each side by a terrace of housing. This forms the entrance to the development from the R149 while a feature building of duplex apartments is situated facing the pedestrian and cycle link to Link Road West [toned yellow below]. This marks the connection point and a sense of arrival from the adjoining character area. The boundaries to the east and west embankments are landscaped to create a sense of enclosure that defines this community.

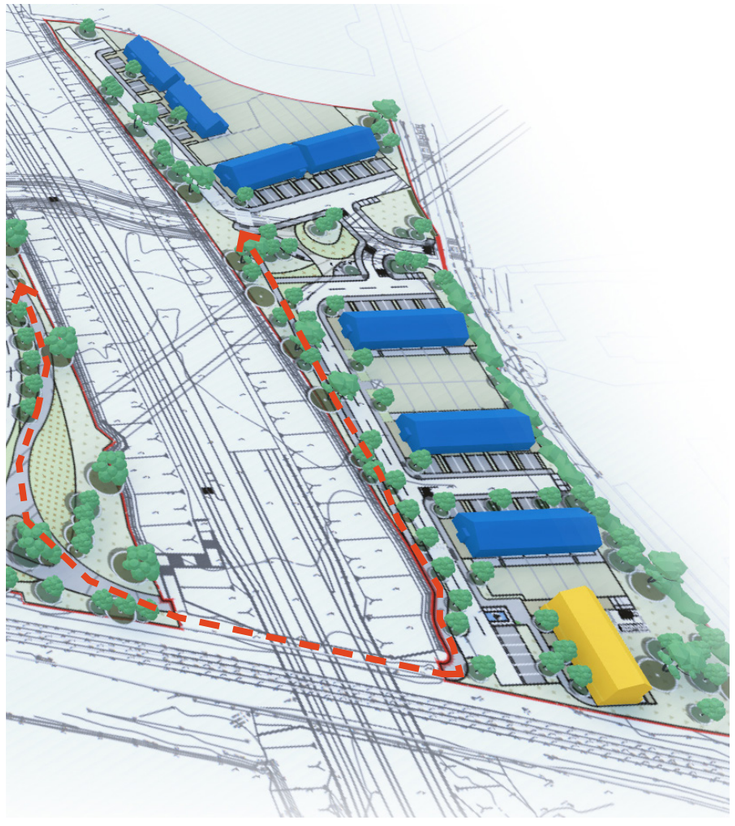


Figure 22 *Link Road West - Model View from North*

Link Road East

This neighbourhood situated to the north east corner of the site immediately west of the Link Road. It is bordered to the north by the train line and to the south by Barberstown Lane North - which is proposed to be a pedestrian and cycle path at this location. The neighbourhood is charactarised by an identifiable brick front housing typology which is organised into three distinct blocks. These address the railway aspect, the outer loop road surrounding the development and create internal local streets.
The southern boundary of the site is defined with detached triple aspect housing types [toned yellow] designed to provide a pedestrian permeability from the neighbourhood to the adjacent local park along the converted section of Barberstown Lane North. These units provide passive surveillance to both the park and the pedestrian routes from the park to the local streets while creating a clear sense of place and arrival to this community area.



Figure 23 *Link Road East - Model View from North*

Railway Quarter

This neighbourhood is located directly to the north of the existing pocket of private residences and directly south of the railway line. It is also immediately adjacent to the Hansfield train station. The neighbourhood is defined by a high density apartment typology arranged in a series of courtyards with a pedestrian and cycle priority street fronting the apartments and creating a direct route connecting the adjacent neighbourhoods to the east with the train station.
The apartments are designed with gables facing north and south. This approach minimises exposure to these aspects while optimising the east/west orientation of the apartments for solar gain. Parking is accommodated in a central podium enabling the creation of usable amenity spaces between the apartments in a series of semi enclosed courtyards. The apartments at either end of the neighbourhood are articulated with a full brick facade to mark the urban edges of this neighbourhood and the entrance to the route to and from the train station from the east of the site.



Figure 24 *Railway Quarter - Model View from North*

Station Plaza

This neighbourhood is situated directly to the south of Irish Rail lands and to the north of Baraberstown Lane North. The neighbourhood is defined as a high density apartment scheme that overlooks the adjacent local park to the south and the pedestrian route to Hansfield train station to the east. It also overlooks adjacent Public Open Space lands to the west of the application site. Parking is provided entirely by way of a covered podium enabling the creation of enclosed landscaped courtyards between the blocks.

A high point of the development is situated at its eastern edge to provide a means of urban articulation marking the route to the train station. This feature [toned yellow] has been designed in co-ordination with a related urban height adjacent to the train station [at Railway Quarter] and at the western edge of the Barnhill Garden Village Centre. This both serves to provide the neighbourhood with an identifiable local landmark while integrating with a broader urban placemaking strategy.



Figure 25 *Station Plaza - Model View from South*

Station Quarter South

Station Quarter South is a neighbourhood of housing, duplex and apartment typologies located to the west of the application site. It is bordered to the north and west by Barberstown Lane North and a local park, to the south by Barberstown Lane South and to the east by the large primary open space and Barnhill Garden Village Centre.

The apartment building is situated so its highest building elements address the entrance to the development from the west at Barberstown Level Crossing and south onto Barberstown Lane South [toned yellow]. This high point corresponds with a designated local landmark building identified in the Barnhill Local Area Plan. The duplex and housing typologies step the volume of the development down in scale as it addresses the local parks to both the north and east. The housing is situated opposite Barnhill Crescent to bound the primary open space in a common housing typology with the duplex terrace south of the local park addressing Station Plaza.

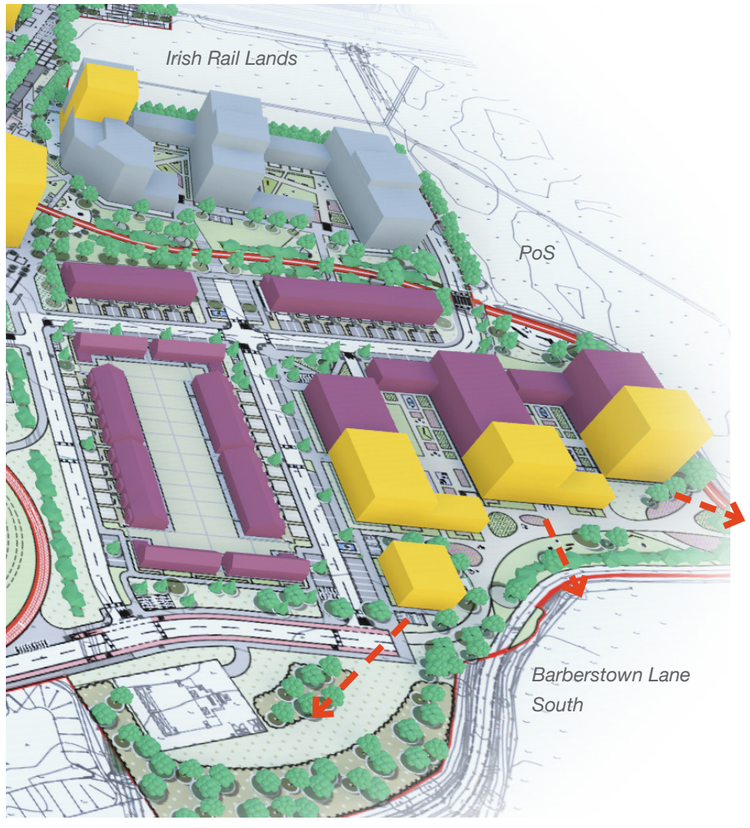


Figure 26 *Station Quarter South - Model View from South*

Barnhill Garden Village Centre

Positioned central within the proposed scheme, the Village Centre provides both a retail and mixed use focus for the development as well as a local residential district. Its urban position is defined with a local landmark building - toned yellow which marks the tallest building within the development at 12 stories. This landmark provides a wayfinding feature that both marks the location of the village centre and also provides a point of urban articulation along the pedestrian route to the train station. The neighbourhood is located directly south of the group of private residences which are accessed off Barberstown Lane North and north of the primary open space lands for the development.

A 1.1 hectare space has been set aside for the provision of a local school as identified in the Barnhill LAP. This is located adjacent to the park and to the south of a local street that is proposed as a pedestrian and cycle priority zone with local bus access.



Figure 27 *Barnhill Garden Village Centre - Model View from South*

Barnhill Cross

This neighbourhood is located to the east of the Link Road and south of Barberstown Lane North - which is proposed to be a local cycle and pedestrian route at this location. The neighbourhood is defined with a majority housing typology, arranged in a quadrant of four blocks with direct frontage onto the adjacent Link Road. The northern edge of the neighbourhood is lined with a dual facing duplex typology that addresses the local park to the north with a smaller cell of housing along its north-western boundary to the park.

The southwestern corner of the neighbourhood is defined with a local landmark apartment building [toned yellow]. This is designed with a reduced massing on its western edge and a tall element at its eastern edge. In this manner, the apartment building addresses both the scale of its local neighbourhood context while also marking the edge of the Barnhill Village Centre to the east. The feature corner also addresses the primary open space to the south.



Figure 28 *Barnhill Cross - Model View from South*

Barnhill Crescent

This neighbourhood is defined by the sweep of the loop road that runs along the edge of the adjacent primary open space lands to the south and east. This creates the crescent of houses that directly overlook the open space [toned yellow]. The neighbourhood is also bounded to the west and north by the primary avenue of access from the entrance of the site on the west side of the park.

A local cul-de-sac street is provided within the centre of the development that provides pedestrian permeability to the avenue by way of a small pocket park. Both the crescent feature and the local access of internal streets provide a clear sense of place and identity to this character area as a local neighbourhood integrated within the larger development.

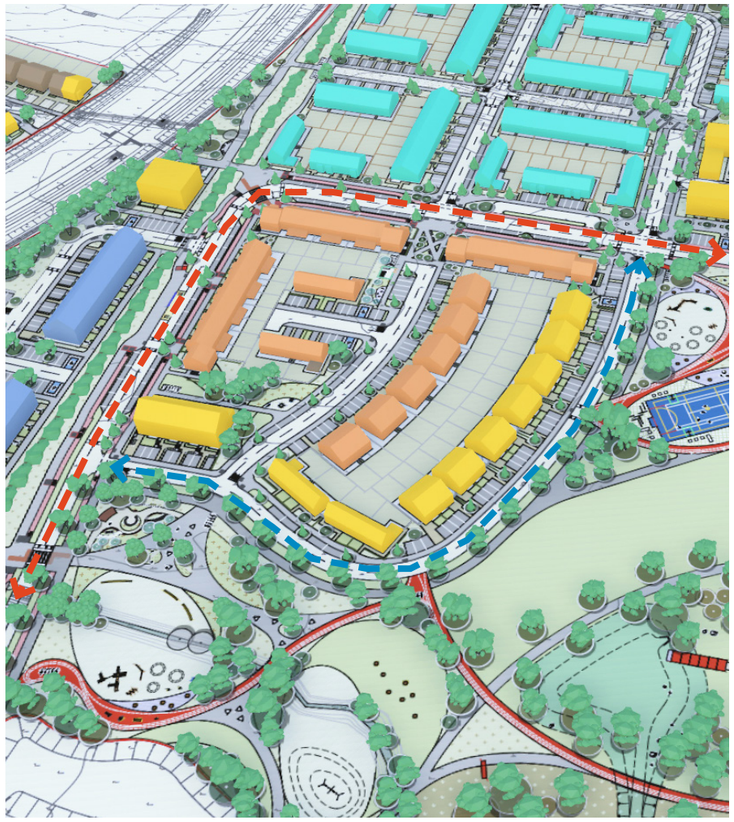


Figure 29 *Barnhill Crescent - Model View from South*

Barnhill Stream

This neighbourhood is bounded by Barberstown Lane South to the south, the Link Road to the west and the main entrance avenue to the east. A stream runs east/west through the site and has been incorporated within a proposed natural open space area.

A dual front duplex typology is situated to the south of the park with direct frontage onto Barbarstown Lane South. A matching dual front duplex typology lines the entrance avenue providing direct frontage onto the avenue while retaining the natural hedgerow that is located along this axis. A cell of housing typology is created with local access streets behind these urban edges. The housing addressed both the park and the adjacent Link Road with direct frontage onto both aspects. A common four storey feature building [toned yellow] defines the three corners of this neighbourhood, providing local nodes of urban articulation and marking the entrance to the development from Barberstown Lane South.



Figure 30 *Barnhill Stream - Model View from South*

Parkside

This neighbourhood has a distinct local character by being a clearly defined area of development to the east of the Link Road. It is bounded to the west by the R149 - a local public road and to the north by a private residence.
The site layout has been designed to provide a direct frontage onto the Link Road. A wide front dual aspect duplex typology [toned yellow] is designed along this frontage, with a pedestrian and cycle path provided to the front of these units. The neighbourhood of housing typologies provided behind this urban edge is arranged with two pockets of public open space - one facing south and one facing west - providing a threshold of separation for the neighbourhood from the surrounding public roadways and creating a sense of place on arrival onto this area of the development. The cycle/pedestrian route along the link road connects these nodes of opens space to the pedestrian crossing point on the Link Road - connecting this neighbourhood to the adjacent Barnhill Stream district.

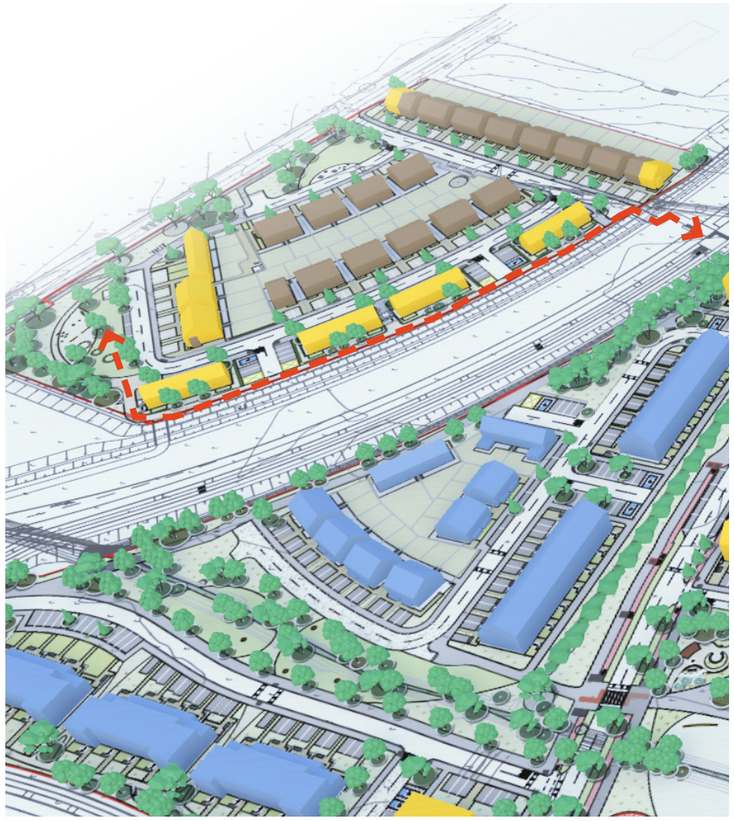


Figure 31 *Barnhill Park - Model View from South*



Figure 32 *CGI of local pocket park looking east along Barberstown Lane toward Barnhill Garden Village Centre*

4.1.2 Height, Scale & Character Area

The Board requested further consideration and elaboration of the documents as they relate to the development strategy for the lands and the height and scale of development proposed.

In this regard a detailed statement / rationale for each neighbourhood or character area should be submitted having regard to the provisions of the Barnhill LAP 2019, as well as the criteria set out in Section 3.2 of the Urban Development and Building Height, Guidelines for Planning Authorities 2018. Such rationale should, in particular, address the design of taller buildings and the differing character of individual neighbourhoods, particularly those at a remove from key public transport and local service nodes, and the transition between taller buildings and their surroundings. The application should demonstrate how a high quality of architectural design and finish to such taller blocks is achieved within the development.

The strategy should consider key views into the development including those from the east at Pakenham Bridge, as well as key internal vistas, such as views east and west along the proposed village centre / main street.

Response

Section 7.1 of this document provides an assessment of the proposed development and its character areas against the criteria set out in Section 3.2 of the Urban Development and Building Height Guidelines for Planning Authorities 2018.

The section details how key landmark buildings are identified within the proposed development at locations consistent with suggested locations in the Barnhill Local Area Plan document. These buildings are proposed as way-finding elements within the proposed development at key locations along entrance avenues, at the Village Centre and adjacent to the Train Station. An assessment of height of landmark building locations is also examined with reference to the LAP document and with regard to the urban context of each location.

The application is accompanied by an Environmental Impact Assessment Report (EIAR). Chapter 4 of the EIAR addresses the Landscape and Visual impacts of the proposed development and includes a Landscape and Visual Impact Assessment (LVIA) of eight verified views, including a view from the east at Pakenham Bridge.

The following pages illustrate a series of Computer-Generated Images (CGIs) which consider key internal vistas, including the view east and west along the proposed village centre / main street.





Figure 33 *CGI View and Location*





Figure 34 *CGI View and Location*





Figure 35 *CGI View and Location*





Figure 36 *CGI View and Location*



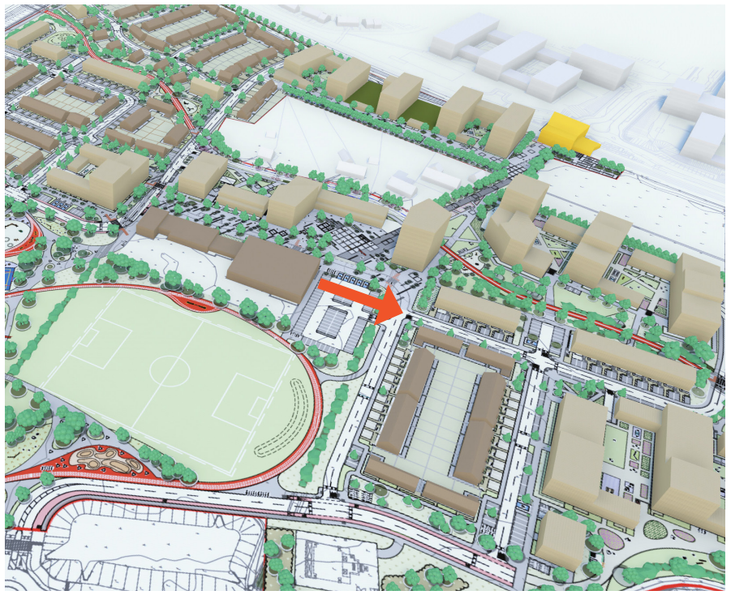


Figure 37 *CGI View and Location*





Figure 38 *CGI View and Location*





Figure 39 *CGI View and Location*





Figure 40 *CGI View and Location*





Figure 41 CGI View and Location



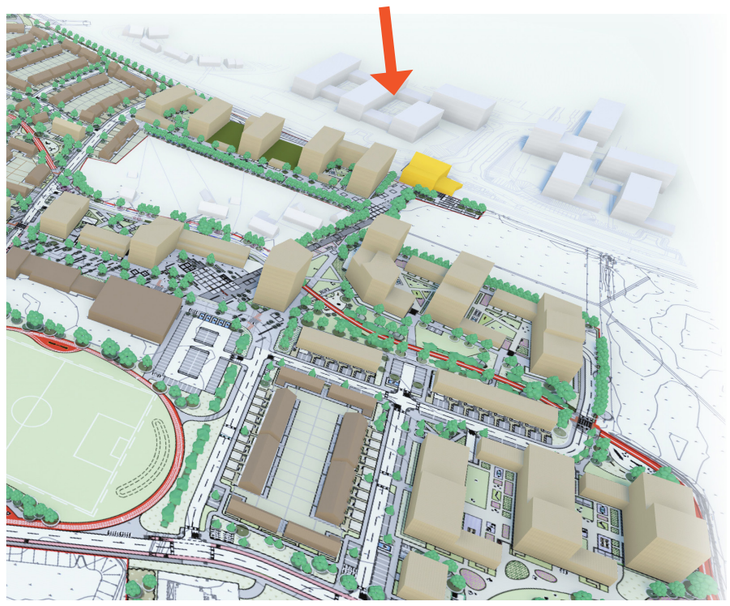


Figure 42 CGI View and Location





Figure 43 CGI View and Location



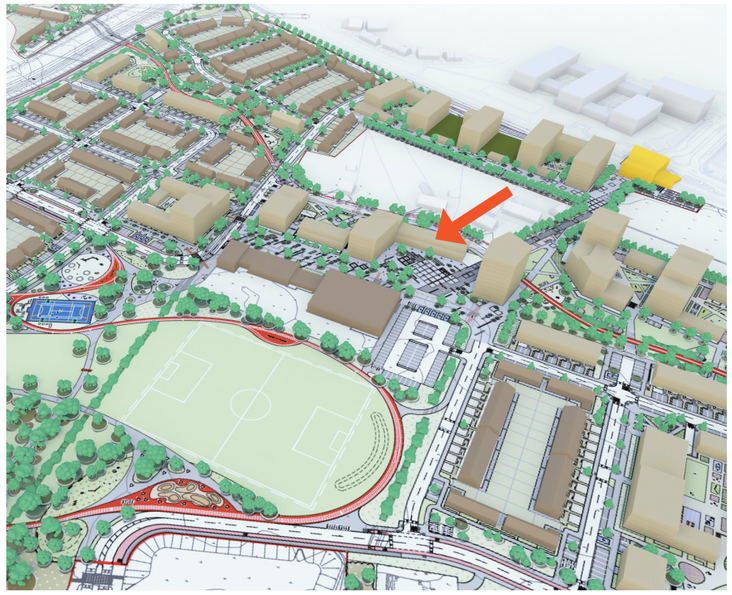


Figure 44 *CGI View and Location*



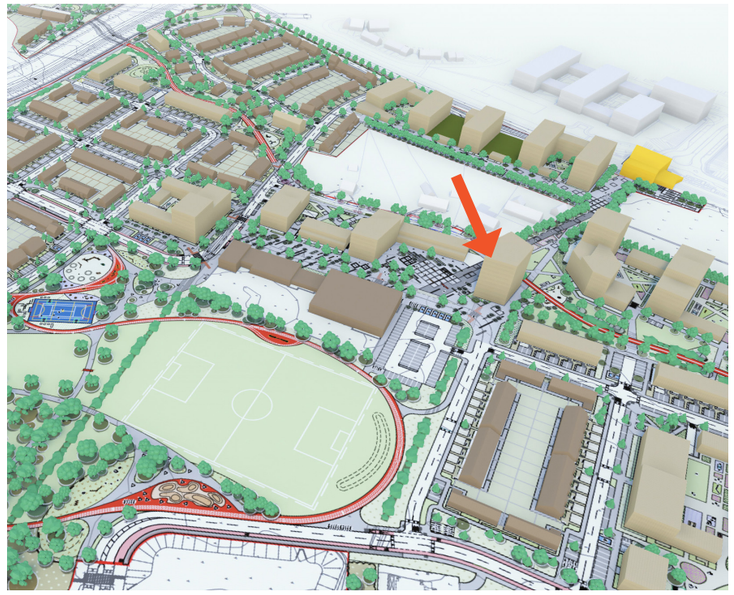


Figure 45 *CGI View and Location*



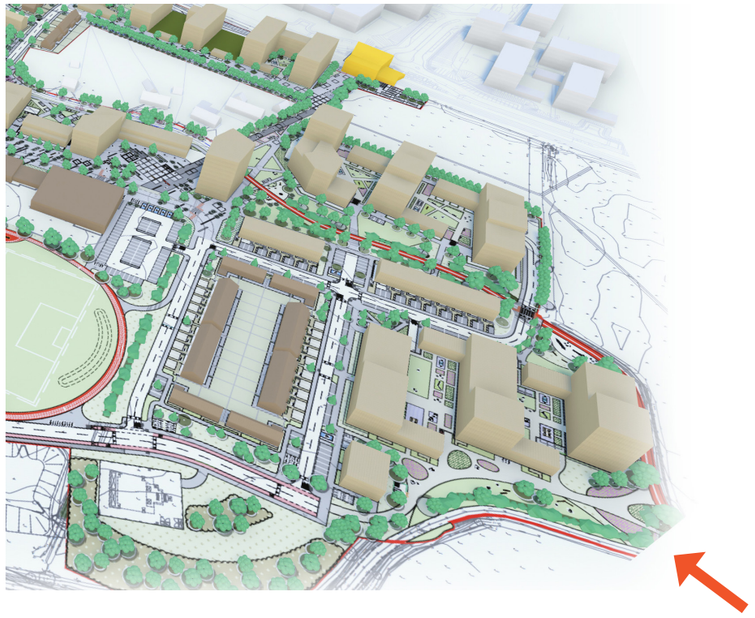


Figure 46 *CGI View and Location*













Figure 47 *CGI View and Location*

Figure 48 *CGI View and Location*

Figure 49 *CGI View and Location*

4.1.3 Community Service Provision

Further clarification and elaboration of the documents, and justification for the proposed development, having regard to the mix of uses and level of local and community service provision proposed on the lands.

The Barnhill LAP 2019 envisages the development of a sustainable community at Barnhill comprising new homes, community, leisure, and educational facilities based around an identifiable and accessible local centre. The LAP notes that a vibrant local centre is to provide for a range of services to cater for shopping, recreational, educational, medical and other needs of the community. It further notes that the centre should be large enough to accommodate a foodstore, and a range of supporting shops and retail services.

Having regard to the significant scale of development envisage for these lands, and the limited extent of retail and community service provision proposed, clarification / justification is required as to how the development will meet the needs of this new community and address the reasonable objectives within the Local Area Plan in this regard. The application should set out a clear vision for the creation of a serviced, sustainable community and neighbourhood in this regard.

Response

The application is accompanied by a Social Infrastructure Report which provides a summary of the likely demand for social and community facilities arising form the proposed development, an audit of existing facilities in the area and outlines the range of facilities proposed within the development. In summary, the development will incorporate:

A creche in Phase 1, with capacity to accommodate a minimum of 140-160 child spaces.

Medical centre (GP / Dental practice) of 344 m2 with eight consulting rooms.

Convenience retail unit of 370 m2

Five independent retail / retail service units ranging in size from 57 m2 to 127 m2 sqm, with capacity to amalgamate some of the units if required.

A Café of 158 m2

A Community Space of 359 m2 with capacity to accommodate up to 120 people. This multi-use space will be able to accommodate a range of activities, including providing for multi-denominational worship, fitness classes, community meetings etc.

An Office Hub of 501 m2. The office hub is designed to provide hot-desk and office support facilities to facilitate hybrid working and will have capacity for approximately 40 hot-desks.

The Social Infrastructure Report concludes that there is a good balance between residential development and the provision of social and community facilities within the Barnhill Garden Village scheme and this will facilitate the creation of a vibrant and sustainable community.



Figure 51 *CGI View of Barnhill Garden Village Centre*



Figure 50 *Model of Barnhill Garden Village Centre*

4.1.4 Pedestrian Connection to Hansfield Train Station

The Board sought further clarification and elaboration of the documents as they relate to the proposed pedestrian connection to Hansfield train station. In this regard specific and detailed design proposals should clearly demonstrate how the development will deliver a high-quality public realm and accessibility for the public both to the station and across the railway to lands in Hansfield to the north. Evidence of the consent of the railway authorities to proposals in this regard should accompany the application.

Response

Detailed design drawings are provided for the pedestrian connection to Hansfield train station as part of the application, refer to JGA Landscape Detail Design Sheet 7

The Landscape Design Statement also provides details of the design of the railway plaza – see section 1.3.1 'Railway Quarter – Hansfield Station Access'.

The railway plaza has been designed to provide open and pleasant access to the train station. The proximity of adjacent residential units and the village centre mean that the railway plaza will be well supervised and feel an integral part of the development. Landscaping is detailed to provide privacy to existing dwelling located to the west of the railway plaza, while ensuring an attractive urban realm approaching the train station entrance. A covered bicycle storage facility is provided, with capacity for 82 bikes, including 8 cargo bikes.

The applicants had early discussions with representatives of Irish Rail to establish the key principles of the access design. Irish Rail indicated that access should be provided without the need for any mechanical lifts, to avoid maintenance and security issues. The access design at the train station mirrors that already provided by Irish Rail at the Hansfield entrance.

Plans have been forwarded to Irish Rail for review and comment throughout the development process. The final plans were forwarded to Irish Rail in early June, and while a formal response is still pending, we note that Irish Rail are a prescribed consultee of the planning application and will have the opportunity to respond formally to the Board on their view of the proposals.



Figure 53 *CGI View of Station Access*



Figure 52 *Model of Railway Quarter Buildings and Station Access*

4.2 Preferred Design - Site Layout

The proposed site layout has evolved to respond to the site constraints in a structured and considered manner. The design intent has been to work within the site constraints to effect the optimum outcome for residential amenity and achieve a coherent overall urban strategy.

The key site constraints and opportunities as identified in Section 3.4 are addressed as follows:

A: Connectivity is maintained between development areas on either side of the Link Road by the provision of active street frontage onto the street and cycle and pedestrian crossings along with a cycleway at the underpass adjacent to the train line. The underpass provides level access between Link Road West and Link Road East, see Figure 82.

B: The layout has incorporated the majority of hedgerows and natural features of the site in a manner that benefits and enhances the landscape character and public realm.

C: The non-development zone designated for 1:1000 year flood event have been integrated with the surrounding public open space and identified within the landscape design rationale as a biodiversity park.

D: A pedestrian street is provided connecting Hansfield Train Station to the Village Centre. Access to the station platform is provided by a carefully landscaped steps and ramps with integrated planting and provision for public bicycle storage.

E: Barberstown Lane North is integrated as a priority pedestrian and cycle route through the through the development with provision for local vehicular access along the route onto which existing private residences have direct frontage.

F: The areas surrounding the existing residences are designed in manner that delivers the required densities in accordance with the LAP whilst ensuring impact on the amenity of the residences is not negatively impacted upon.

G: The area of the development between the twin overpasses of the Link Road and the R149 has been designed in a manner that the local neighbourhood and dwellings have a high amenity and the impact of the local infrastructure is minimised.

H: The pylon corridor and its 16m wayleave reservation has been incorporated in the landscape design of the areas over which it passes, with cycle and pedestrian links priorities connecting open spaces at these locations.



Figure 54 *Proposed Site Layout Plan*



Figure 55 *Model View of Proposed Site Layout*

4.3 Part V Proposal

Part V Social and Affordable units have been selected from a mix of housing units, duplex units and apartment units.

The locations for the selected Part V dwellings have been from within each character zone in order to promote social inclusion and integration of social housing within the overall development.

A detailed cost assessment and details of specific apartment units provided with the accompanying Part V proposal report along with details of correspondence and meetings with the Local Authority in relation to this matter.

Link Road West	
5no.	B Type Mid terrace

Link Road East	
6no.	B Type Mid terrace
6no.	Duplex - 2 bed unit
6no.	Duplex - 3 bed unit
18no.	**Total Units**

Railway Quarter	
17no.	1 Bed Apartment
25no.	2 Bed (4p) Apartment
42no.	**Total Units**

The Cross	
4no.	Duplex - 2 bed unit
4no.	Duplex - 3 bed unit
6no.	House Type 6 - 3 Bed
2no.	House Type 7 - 4 Bed
3no.	House Type 8 - 3 Bed
19no.	**Total Units**

The Crescent	
3no.	Duplex-2 Bed unit
3no.	Duplex - 3 Bed unit
1no.	House Type 3 - 4 Bed
1no.	House Type 4 - 3 Bed
15no.	Maosinette Type 9 - 1 Bed
23no.	**Total Units**

Station Quarter South	
8no.	Duplex - 2 bed unit
8no.	Duplex - 3 bed unit
1no.	House Type 3 - 4 bed
1no.	House Type 4 - 3 bed
10no.	House Type 6 - 3 Bed
28no.	**Total Units**

The Stream	
2no.	House Type 4- 3 bed
4no.	Duplex - 2 bed unit
4no.	Duplex - 3 bed unit
10no.	**Total Units**

Parkside	
1no.	F Duplex - 2 bed unit
1no.	H Duplex - 1 bed unit
1no.	G Duplex - 3 bed unit
2no.	3 bed semi-detached
5no.	**Total Units**

TOTAL PART V UNITS - 150 UNITS



Figure 56 *Site Plan showing Part V allocation*

4.4 Phasing

Phasing of the proposed development is provided in 5 main phases, as illustrated in Figure 57. The proposed phasing is in line with the key principles of the Barnhill Local Area Plan that development should extend outwards from the railway station, with undeveloped land closest to the station and public transport given preference.
Table 2.4 of the Environmental Impact Assessment Report provides a detailed breakdown of the phasing, associated timelines and supporting infrastructure to be provided. Supporting infrastructure is being provided in line with the phasing requirements as set out in section 9 of the Barnhill LAP.
Detailed phasing drawings, prepared by Gannon & Associates, also accompany the planning application, reference 21154_LP_G_PH_01 to 08.



Figure 57 *Site Plan showing Phasing stages*

5.0 Suitability of development - scale of the town

5.1 Proposed Green Infrastructure

The landscape architecture proposal for Barnhill Garden village is tied to the concept of continuity. The site's extension is generous and that's why it was always important to somehow unify the entire territory, using elements that would unify them. In vegetation, the same happens. Barnhill is a rural area, with a strong presence of loose stone walls, existing mature hedges accompanied by water lines, and it is important to maintain this character.

One of the elements that guarantees the continuity of our proposal is our "red route" that was built on the basis of urban acupuncture, in order to cover the entire space and connect it, when this route is interrupted, we place red vegetation, in order to create the illusion of its continuation.

The site presents different types of landscape, from tree-lined streets to more important and denser green areas such as wetlands, grasslands, riparian galleries, shrub edges. Street trees are chosen to define character areas, a way of differentiating each neighborhood. In all character areas, however, care was taken to, whenever possible, allow the proximity of an area of denser vegetation, contributing to an important category, "Living with nature".

However, it is in the park that the green structure is intensified, with the creation of habitats appropriate to the place, such as wetlands, riparian galleries along the river, woodlands, grasslands mixed with recreation areas. All species were carefully selected, either because they are native, because of their importance to pollinators and wildlife, or because of adaptability to certain conditions, such as flooding, pollution etc.



BATS

Bat boxes to be provided throughout unlit parts of the park area such as the central retained hedgerow. Wetland feature as well as the planting plan will improve foraging opportunities for bat bases on bat preferable vegetation.

Lighting to be bat sensitive.

All planting guided by the All Ireland Pollinator Plan will provide ample opportunities for bees. Bee hives to be a feature of the development, managed by the management co..

WETLAND

To value for newts and other amphibians, it's also of value for wetland birds, invertebrates and plants.

BIRDS

Wider food chain pyramid approach to encourage a mix of birds from Birds of Prey to Warblers, Thrushes, Finches and Tits. Wetland is likely to attract new species, such as, Sedge Warbler and Reed Bunting

BADGERS AND OTHER MAMMALS

Hedgehog, Irish hares and Pygmy shrews are probable species for this area, since activity has been noted in nearby lands. Rabbits are known to be present and relatively abundant.

INSECTS AND NEWS

Ponds to be created to encourage frog and newt activity on site. Bug hotels to feature in each of the podium courtyards.

Figure 58 *Proposed measures to support and grow biodiversity*



Figure 59 *Proposed Green Infrastructure Masterplan*

5.2 Road Infrastructure & Access / Connectivity to Public Transport

The western portion of the site [to the west of the Link Road] will be accessed directly off the existing R149. The larger eastern portion of the site will be accessed from Barberstown Lane South along its southern boundary via a roundabout junction at two separate entry points. Each junction will provide a self contained vehicular loop on each side of the village centre.

A one-way route is provide for bus and taxi access only which will connect these two loops across the village centre, which is otherwise given over to cycle and pedestrian priority in this zone. A bus stop will be located at the village centre from which a pedestrian street leads directly to Hansfield Train Station.

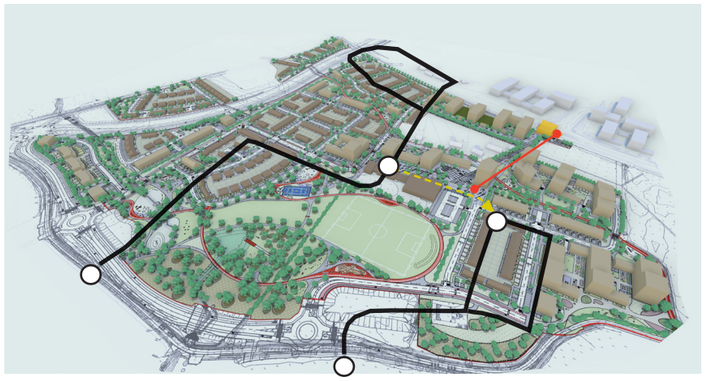


Figure 60 *Proposed layout with key vehicular routes highlighted*

5.3 Connectivity to wider area

The proposed layout connects to a wider vehicular infrastructure via the new link road which will provide a new connection from the development to Hansfield. Proposed upgrade works for Barberstown Lane South will include a future link to the south.

The proposed layout has been designed with a direct link to Hansfield Train Station providing a key commuter link to the greater Dublin area.

The utilisation of Barberstown Lane South as a priority pedestrian and cycle path will provide a direct link from the proposed development onto the future Royal Canal Greenway.

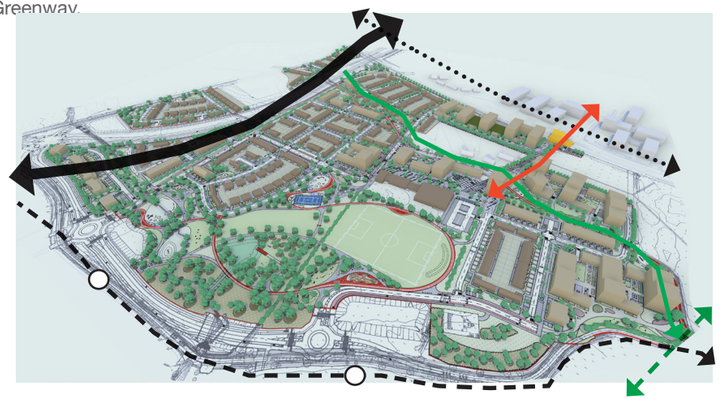


Figure 61 *Proposed layout with connectivity to wider area highlighted*

5.4 Placemaking - responding to the scale of adjoining developments

The proposed development is located directly south of Hansfield Strategic Development Zone, an area that is currently being transformed with the construction of large neighbourhood developments and a village green and retail centre of its own. The Barnhill Garden Village scheme connects to Hansfield Train Station in a similar manner to that of the Hansfield SDZ scheme. The positioning of the village centre on a direct route to the train station mirrors the location of the Hansfield retail centre on the north side of the train line. This mirroring of scale and axis creates an integrated connection between the two developments with clear orientation and wayfinding to the station from both sides of the train line.



Figure 62 *Proposed layout with link to Hansfield village centre highlighted*

6.0 Suitability of development - scale of the District

6.1 Site description and characteristics

The proposed development of Barnhill Garden Village will be characterised by its village centre - directly connected to Hansfield train station - located central to surrounding local neighbourhoods and parklands.

The large public open space to the south of the school site links the village directly to the parkland and creates a clear identity to the neighbourhoods that are connected to the park on either side.

Barberstown Lane North provides another defining characteristic to the site. Formerly a narrow country lane enclosed with hedgerow, this route - which will be terminated by the new Link Road - is proposed as a priority pedestrian and cycle route through the development. This will provide a direct connection to the village centre from the neighbourhoods to the east and west side of the central district with an emphasis on pedestrian and cycl priority connections to the school and village centre from all neighbourhoods within the development.

The route of the lane will also connect local pocket parks that open up around the lane which in turn provide a separation between character areas or local neighbourhoods. This separation instills a strong sense of place and identity within local neighbourhoods while the pocket parks themselves provide a nexus of connection between districts by way of shared amenity space.

The Link Road which separates the western area of the development is bridged with cycle and pedestrian connections along its route to ensure that these neighbourhoods will identify as part of the larger development. Buildings in these neighbourhoods have been designed to front directly on to the Link Road to further enhance a sense of connection between communities.

Barnhill Stream - the neighbourhood located to the southwest of the site - similarly addresses the upgraded Barberstown Lane South with buildings designed with active frontage onto the public road and articulated feature buildings located to mark the entrance to the development site.

The northern boundary of the development site is bounded with the train line which passes under two vehicular bridges along this boundary and connects with Hansfield Train Station. Neighbourhoods located along this boundary have been designed with direct building frontage to address the tracks. Link Road East is characterised with housing typologies that face onto the train line from behind a local access street.

The Railway Quarter district is characterised by larger high density apartment buildings which have been designed with gable conditions directly facing onto the train line in a manner that provides a shelter to the local communal spaces within this neighbourhood.



Figure 63 *Proposed layout*

6.2 Site Analysis

A north south pedestrian and cycle axis connecting park with train station is crossed with an east west pedestrian and cycle axis defined by Barberstown Lane North.

The Village Centre lies directly on the crossing point of both of these key lines of axis providing a clear identity and sense of orientation at the centre of the development with links to key nodes: park; train station; greenway.





Figure 64 *Proposed layout*

6.3 Mix of Uses / Dwelling Typologies / Character Areas

The specific character areas are described in detail in Section 7 of this document. The diagram below illustrates with colour coding how local districts have formed. Local landmark buildings or buildings that define the local character of a neighbourhood are highlighted in yellow.

A mix of housing typologies are deployed across the site and the mix of typologies is utilised to define the local character of each area.



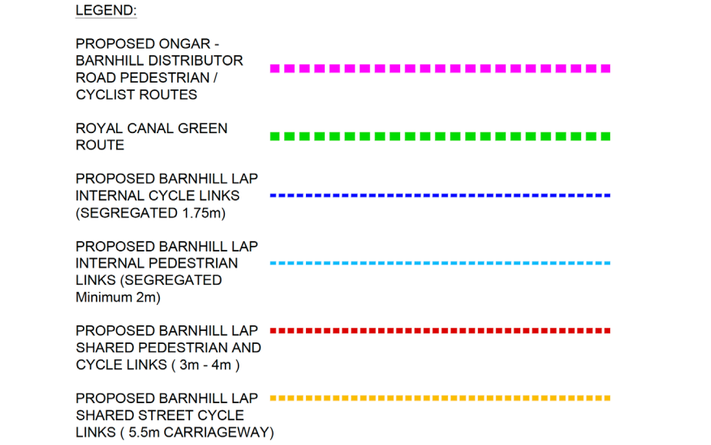


Figure 65 *Proposed layout - Character Areas*

6.4 Movement Strategy - Pedestrian and Cycling Priority

Pedestrian and cycle permeability is given priority via the Barberstown Lane North conversion to a cycle way and with its associated loops and connections form the future Royal Canal greenway route to across and under the proposed Link Road. A network of footpaths and cycleways will also be provided through the primary parkland area as highlighted in the landscape plans with a red ribbon.

A primary pedestrian and cycle thoroughfare is routed from the village centre to the train station that crosses the Barberstown Cycleway and connects to the central bus stop: It is proposed that buses will loop in one direction through the development, entering at the western roundabout and existing at the eastern roundabout.



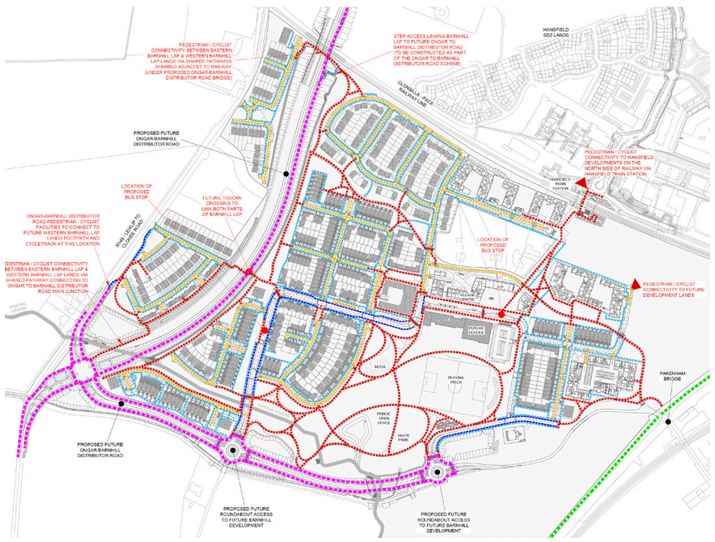


Figure 66 *Proposed layout - Pedestrian and Cycle Routes*

6.5 Public Open Space area calculation

CALCULATION TABLE

	TYPE OF PUBLIC OPEN SPACE	AREA, sq.m	AREA, ha	% OF SITE	ACCESSIBILITY FROM HOMES
	Class 1 Public Open Space including:	**56,259**	**5.62**	**19.10**	**400m**
	- play provision* *of them:*	4,964	0.49		
	- natural playgrounds	2,006	0.20		beside a pedestrian route
	- local area for play (LAP)	-	-		within 1 minutes walking time of the child's home
	- local equipped area for play (LEAP)	2,958	0.29		within 5 minutes walking time of the child's home
	Class 2 Public Open Space including:	**25,382**	**2.53**	**8.59**	**within 400m walking distance of homes**
	- play provision* *of them:*	1,756	0.17		
	- natural playgrounds	1,107	0.11		beside a pedestrian route
	- local area for play (LAP)	-	-		within 1 minutes walking time of the child's home
	- local equipped area for play (LEAP)	649	0.06		within 5 minutes walking time of the child's home
	- plaza	9,229	0.92		
	Environmental Open Space of them:	**24,661**	**2.46**	**8.36**	
	- green corridor	9,719	0.97		5m on each side from the existing hedgerow
	- ecological fringe	14,942	1.49		grass seeding within 5-10m from the road
	Communal/Semi-private Open Space including:	**7,908**	**0.79**	**2.62**	**every home within 150m walking distance**
	- play provision* *of them:*	407	0.04		
	- local area for play (LAP)	407	0.04		within 1 minutes walking time of the child's home
	**Sum up of all play provisions clarified above*				
	Play provision*	7,127	0.71	2.37	



LEGEND

Open Public Space Classification

Class 1

Public Open Space

Class 2

Public Open Space

Plaza

Communal/ Semi-private Open Space

Environmental Open Space

Green corridor

Ecological fringe

Play provision

Natural playground

Local area for play (LAP)

Local equipped area for play (LEAP)

Figure 67 *Site Plan showing Public Open Space*

6.6 Shared Surface Zones / Street Hierarchy

Figure 68 illustrates how local streets are connected to the larger network of cycle and pedestrian routes through and around the site. The street hierarchy is defined by the key access avenues leading to secondary streets and shared surface zones with an emphasis on cycle and pedestrian priority.

The link through the Village Centre is designed as a one way route for bus and taxi access only, further defining the pedestrian and cycle priority of the local street hierarchy.

LEGEND:

- PROPOSED ONGAR - BARNHILL DISTRIBUTOR ROAD PEDESTRIAN / CYCLIST ROUTES
- ROYAL CANAL GREEN ROUTE
- PROPOSED BARNHILL LAP INTERNAL CYCLE LINKS (SEGREGATED 1.75m)
- PROPOSED BARNHILL LAP INTERNAL PEDESTRIAN LINKS (SEGREGATED Minimum 2m)
- PROPOSED BARNHILL LAP SHARED PEDESTRIAN AND CYCLE LINKS (3m - 4m)
- PROPOSED BARNHILL LAP SHARED STREET CYCLE LINKS (5.5m CARRIAGEWAY)

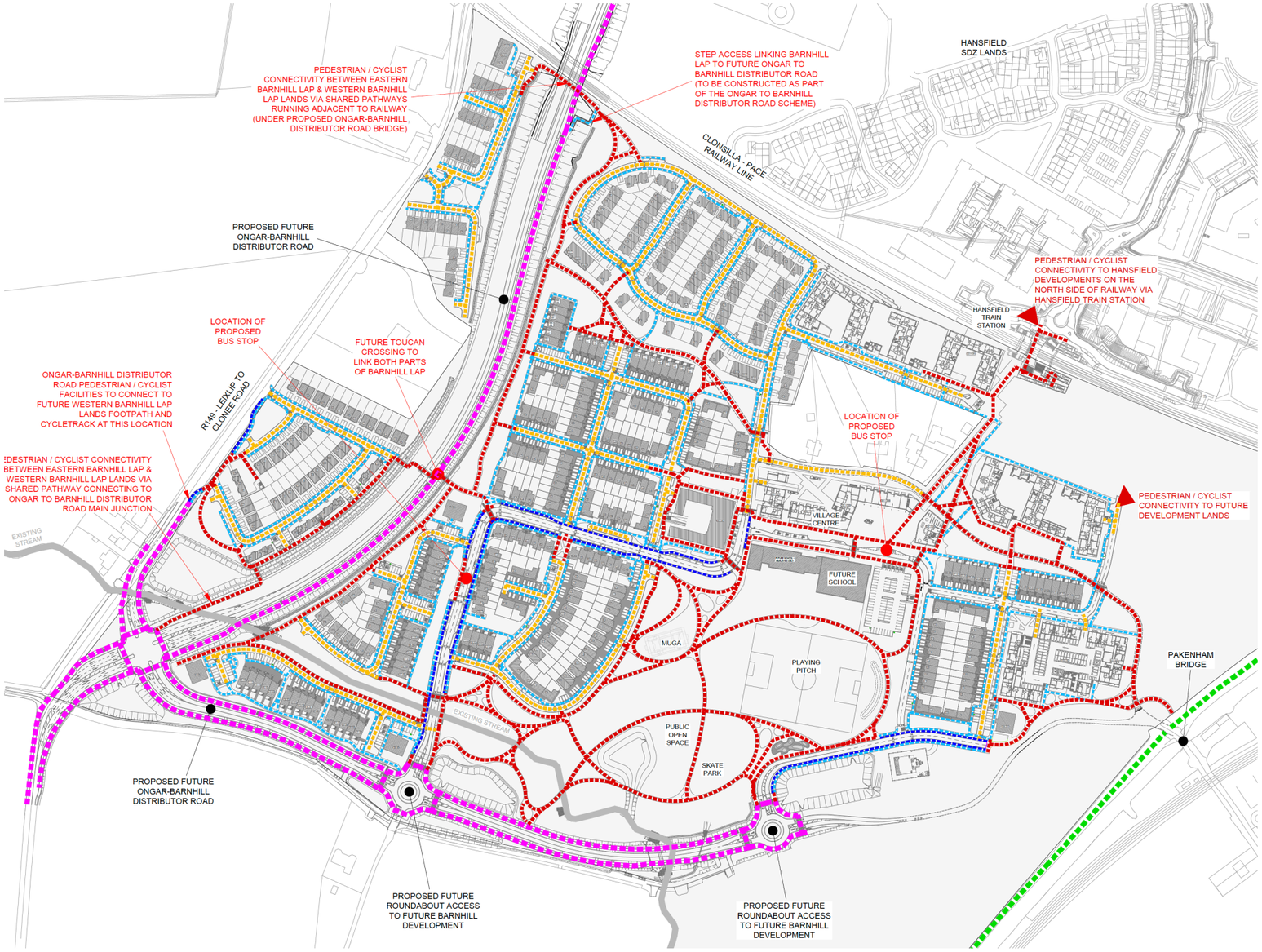


Figure 68 *Proposed Movement Networks and Links*

6.7 Proposed Density

A density of 37.5 units per hectare is proposed for development on this site. The density is calculated on the basis of the 'net' site area being the 'gross' site area of 8.3 ha, having regard to Appendix A of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

High density development area: 5.5 Hectares – comprises

Railway Quarter [211 Units]

Link Road East [91 Units]

Station Plaza [166 Units]

Total Units = 468 / Density 85 Per Hectare

Medium density development area: 13.8 Hectares – comprises

Barnhill Stream [98]

Barnhill Cross [195]

Village Centre [118]

Station Quarter South [201]

Barnhill Crescent [77]

Part of Link Road West [21]

Total Units = 710 / Density 51 Per Hectare

Low density development area: 2.4 Hectares – comprises

Part of Link Road West [12]

Parkside [53]

Total Units = 65 / Density 27 Per Hectare

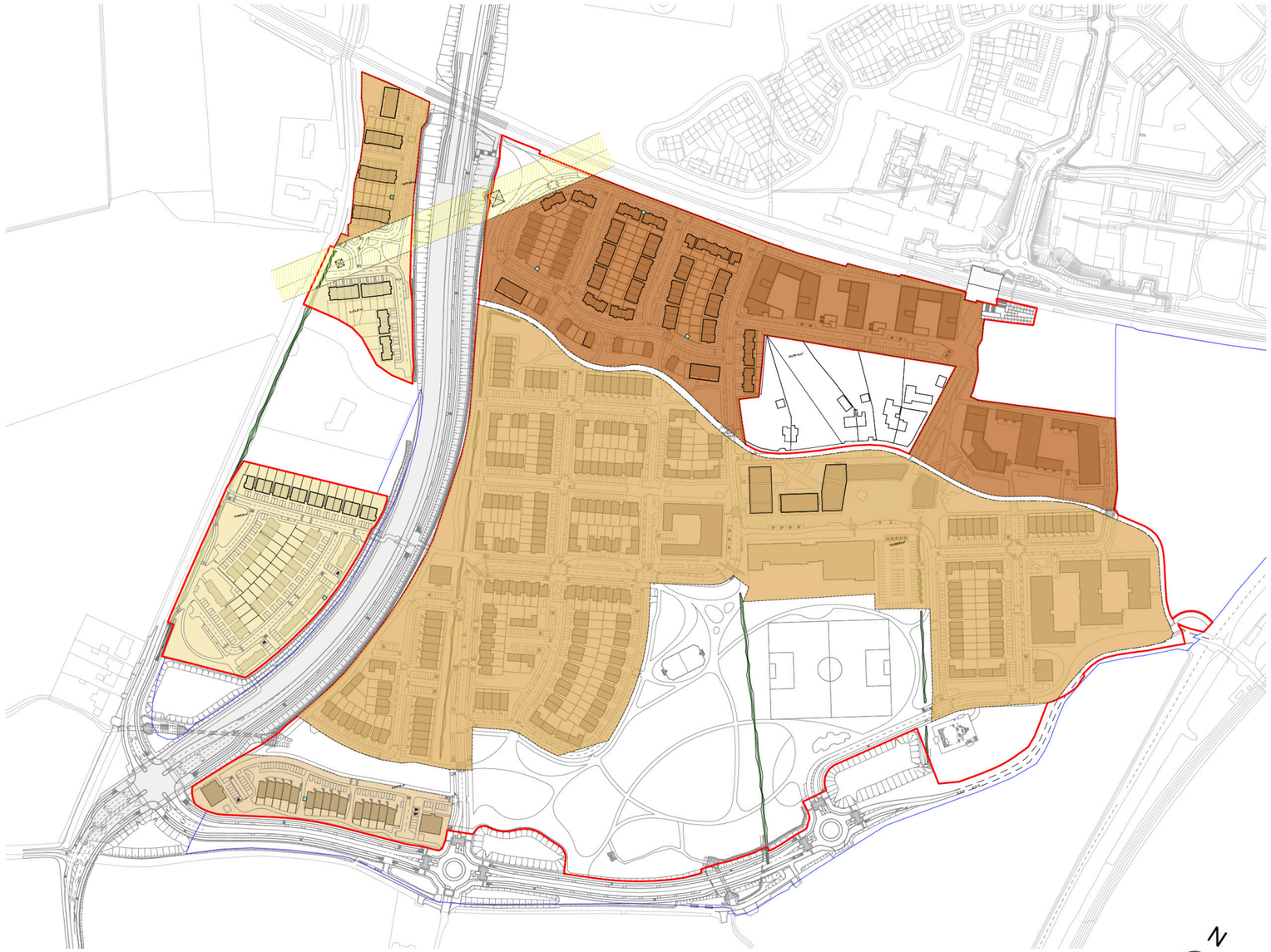


Figure 69 *Site Density Zones*

6.8 Building Heights

A height diagram is provided opposite that illustrates building heights across the proposed development. The majority of buildings are 2 / 3 storeys with heights increasing over 3 storeys at locations where a higher density of residential accommodation is being achieved. Higher density areas of the site are served by residential buildings that increase in height from 4 to 8 storeys on average.

Feature buildings at strategic locations within the site are allocated heights in excess of 8 stories up to a maximum of 12 stories. The taller feature buildings are located at key nodes adjacent to both the Hansfield Station and the Village Centre and are designed to maxmise residential amenity within the block while minimising impact on the amenity of adjacent proposed and existing buildings.

Given the large area of the proposed development site, it is considered appropriate to mark these key locations with buildings that can be identified from a distance in order to provide a clear sense of orientation from within and around the proposed development.



Figure 70 *Barnhill Local Area Plan map*

The Local Area Plan identifies a number of key locations across the site where feature buildings are to be located [as denoted by the symbol opposite]. The proposed development clearly follows this strategy with the locations of key nodes marked with height at corresponding locations.



Figure 71 *Building Heights Diagram*

WAYLEAVE
IRISH RAIL LANDS
HEDGEROW TO BE RETAINED
1 STOREY
2 STOREY
3 STOREY
4 STOREY
5 STOREY
6 STOREY
7 STOREY
8 STOREY
9 STOREY
10 STOREY
11 STOREY
12 STOREY

6.9 Accessibility

The overall site layout has been developed in line with 'Urban Design Manual' 2009, 'Design Manual of Urban Roads and Streets' 2013, guidelines on 'Sustainable Residential Development in Urban Areas' 2009, Sustainable Urban Housing - Design Standards for New Apartments' 2018 and Building Regulation for universal access. Footpath gradients are 1:20 or less and the proposed paving surfaces comprise concrete, paviours and coloured SMA to shared surfaces that are proposed to be taken in charge. The proposed development is not to be gated so will be accessible to all.

Off curtilage car parking has been provided with designated visitor and universal access spaces dispersed throughout the development. Dedicated spaces for disabled users are provided in each character area including covered parking zones. Road crossings to the main avenue are proposed as raised tabled crossings and all other pedestrian crossings are proposed to be installed with dropped kerbs. Kerbing adjacent to universal access car parking spaces are also proposed to provide dropped kerbs to facilitate access for all.

Within the public open spaces, children's play areas are proposed. They will be accessible to all with a universal access route proposed connecting to the surrounding streets of each space. The play spaces are designed as an inclusive play spaces centrally located to be within 150m of all houses within the development.

Play elements are proposed to provide for natural play opportunities with a combination of tree trunks, tree logs, and boulders arranged creatively to enable individual play, group play and social interaction, imaginative play, climbing and balancing movement. There is seating within these spaces for supervising adults and picnic tables for social interaction. The tree trunks and stepping logs are set up as an obstacle course installed within fine bark mulch for easier maintenance.

Please refer to JGA Associates drawings for Play Areas within the development and described in their Landscape Design Rationale.

A range of house types, duplex units and apartments have been proposed in terms of both design and size. All houses are designed to be compliant with Part M of the Building Regulations and feature flush thresholds to front entrances and rear patio doors and all have visitable bathrooms.

Signage an wayfinding will be designed with text size, format and colour contrast to provide enhanced accessibility.



Figure 72 *Site Plan*

6.10 Sustainability / Energy Efficiency

The scheme generates attractive groupings of houses and terraces around public open parkland areas and homezones. The external public areas are designed to bring activity to streets by creating active street frontage on corner sites, with side entrances, or bespoke housing units designed to address the corner condition with an active and attractive frontage onto both streets. Good passive supervision has been provided to open spaces to enhance security and reduce the potential for anti-social behaviour.

A buffer area of planting is provided to all houses to protect the amenity of the ground floor front rooms. Sheltered entrances and feature front windows provide an appropriate frontage onto the public realm.

The design of the dwellings have been developed so that they are comfortable, adaptable to changing needs, cost effective to build and economic to manage and maintain. The design aims to facilitate future adaptability, and are accessible for older people, the very young and people with disabilities.

Storage is provided in compliance with the Quality Housing Standards for Sustainable Communities. It is distributed throughout the units and designed to optimise the benefit for daily living.

The intention is to ensure that dwellings can meet the changing needs of occupants over their lifetimes, including needs associated with moderate mobility difficulties and the normal frailty associated with old age. Older people and persons with moderate disabilities, who wish to remain independent in their own homes should be able to do so without the need for costly and disruptive remodeling of the dwelling.

- The bathroom layout facilitates later adaptation for wheelchair users, if required. Walls adjacent to baths and WCs are to be of sufficient strength to allow the fixing of such equipment as additional grab rails etc., should these be required at a later date.
- The houses have the potential to be extended at ground floor level into the rear garden. These modifications may be subject to further and separate planning consideration.

The strategy to deliver sustainable, energy efficient design and low cost of use in response to climate change include:

- All units have been designed to have a compact and efficient form. Use of apartments, duplex units, terrace and semi-detached houses reduces exposed envelope and reduces heat loss.
- The external envelope to all units is highly insulated to reduce heat loss.
- Windows are sized appropriately to balance heat loss with solar gain.
- The detail design will consider the most efficient and appropriate heating system, including gas boilers and heat pumps. Provision for solar panels on each roof has been included.
- Materials with long life and low embodied energy are preferred to reduce impact on the environment.
- The energy performance of each house will comply with the requirements of the building regulations, achieving a BER of A3 of better.

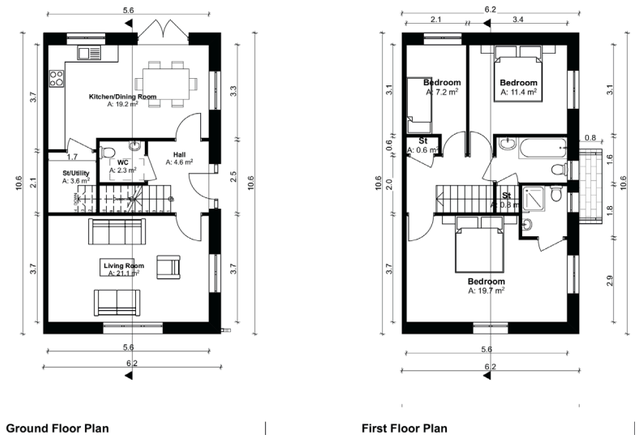


Figure 73 *Sample Plans - House Type B / Link Road East*

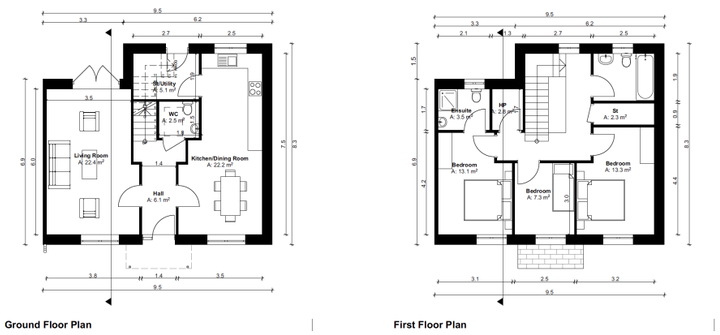


Figure 74 *Sample Plans - House Type C / Link Road East*

- The detailed design will consider water saving measures including water saving fittings and water butts for garden water use.
- Storm water is attenuated on site before discharge at the Fingal County Council limited flow rate to the public sewer management as described in the civil engineering report by CSEA Engineers.
- The landscape proposals have been designed by JGA to contribute to the sustainability of the design.
- Existing hedgerows and trees are retained where appropriate and augmented by new tree planting and variety of new planting to support greater biodiversity.



Figure 75 *View of Local Street at Barnhill Cross*



Figure 76 *House Type C - Link Road East*

7.0 Suitability of development - scale of site

7.1 Description of Character Areas - distinctiveness

Informed by the site constraints, the layout has development in a series of clearly defined development blocks that are interconnected yet maintain a distinct character deriving from their location and circumstance within each constraint.

These development blocks have in turn informed the creation of distinct character areas described as follows:

Link Road West - An outlier of development given its position between both the R149 and Link road overpass with the ESB Pylon Corridor

Link Road East - Bounded by rail line and Barberstown Lane north and the pylon corridor

Railway Quarter - Adjacent to Train Station and defined between block of existing private properties and the railway line

Station Plaza - Adjacent to approach route to station, bounded by Barberstown Lane north and by Irish Rail lands to the north.

Station Plaza South - Located between Barberstown Lane north and Barberstown Lane south and otherwise defined by the line of existing hedgerow.

Barnhill Village Centre - Central location within the scheme south of Barberstown Lane north and opposite the block of existing private properties.

Barnhill Cross - Parcel of flat land defined by alignment of existing hedgerows, Barberstown Lane North, the Link Road and the main proposed access avenue to the Village centre

Barnhill Crescent - Defined as a neighbourhood south of the approach avenue and adjacent to the central POS

Barnhill Stream - Defined by the culvert that has become a central amenity of this neighbourhood and addressing both Link Road and Barberstown Lane south on the access into the site.

Parkside - A flat parcel of land to the west of the Link Road bounded by the R149 and by existing private property to the north.



Figure 77 *Site Plan - Character Areas - Local Neighbourhoods*



Figure 78 *Model of Proposal - Charactar areas illustrated with colour tone - Key neighbourhood building/s highlighted*

7.1.1 Link road West

Link Road West is separated from the main area of the proposed development by the future Link Road. However, a wide pedestrian and cycle underpass is proposed as part of the Link Road development which will allow the community to have a direct and level connection with Link Road East [see figure 82]. The site is bounded to the north by the railway line and to the west by the existing R149 which also has a vehicular overpass across the railway line. A private detached residence lies to the south boundary of the site and the ESB pylon corridor also cuts through the site from an east/west direction.





Figure 79 *Site Location - Link Road West*



Figure 80 *Site Plan - Link Road West*



Figure 81 *Axonometric - Link Road West*

The boundary conditions and the pylon corridor very much determine the feasible patterns of development to this site. The existing access off the R149 is maintained and this branches to local streets to either side of the pylon corridor.

The dwellings to the south are arranged with their rear gardens to the existing private residence.

The dwellings to the north are arranged with gable frontage onto the R149.

A gateway or feature building comprising own door duplex apartments with shared access apartments over is located on the axis of entry from Link Road East via the pedestrian and cycle underpass.

Landscape screening is provided along the edge of the boundary with the Link Road embankment to the east of the site and along the R149 to the western boundary of the site.



Figure 82 *CGI View of Link Road undercroft with cycle and pedestrian access to Link Road West from Link Road East*

7.1.2 Link Road East

Link Road East is proposed as a neighborhood with its own distinct character that is bounded by the railway line to the north, the proposed new Link Road to the west, the Railway Quarter to the east and Barberstown Lane Cycleway to the south. Consideration was given to the condition along cycleway as being an opportunity to provide an distinct urban grain that would mark the edge of a defined neighborhood while also providing direct frontage onto the lane.

A series of detached dwellings were designed in a pattern that enables the urban grain to follow the sinuous path of the cycleway. These dwellings are designed with dual frontage with private gardens to the side.

On one side of the dual frontage, parking and street access is provided. On the other side of the dual frontage, direct surveillance and aspect onto the public park and cycle way is provided, creating a direct link between the residences and the park without the interruption of parking or vehicular routes.

The streets within the neighborhood are envisioned as being of a shared surface with defined pathway priority for pedestrian movements. Street trees are provided in this format to introduce horizontal displacement of vehicular movements while maintaining vehicular permeability through the site.

The Barberstown Lane Cycleway will connect with a looping path that branches north and south at the west side of the site.





Figure 83 *Site Location - Link Road East*



Figure 84 *CGI View of pedestrian access to local park and playground from Link Road East*



Figure 85 *Site Layout Plan - Link Road East*

7.1.3 Railway Quarter

The railway quarter area is bounded by the railway to the north and the existing private residences to the south. This zone of land presents an opportunity to graduate building scale away from the train station in a manner of development that is reflected on the opposite side of the rail line in the Hansfield development to the north. West of this zone [Link Road East] lies a defined residential neighbourhood with its own character, and the Railway Quarter buildings are designed in a manner that negotiates this change in scale leading towards the station.





Figure 86 *Site Location - Railway Quarter*

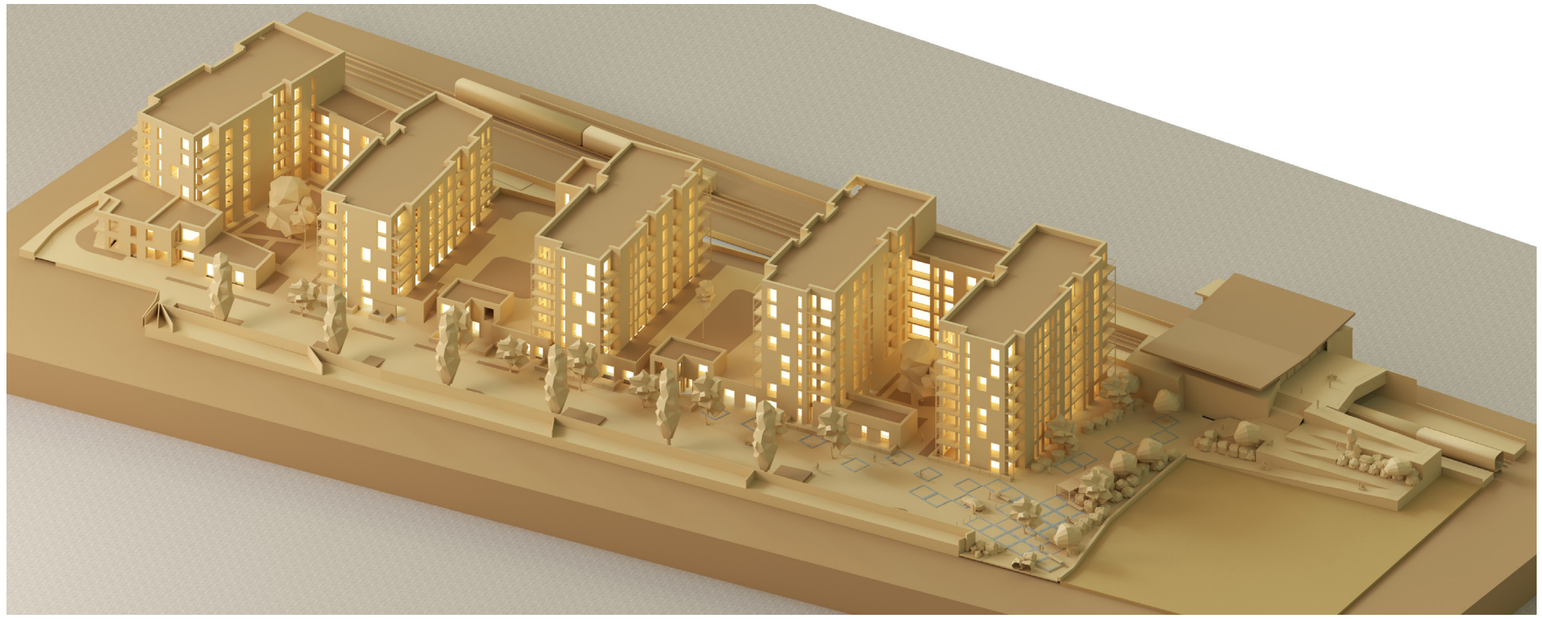


Figure 87 *Site Layout Plan - Railway Quarter*



Figure 88 *Site Layout Plan - Railway Quarter*

The amenity of the existing residences to the south are also a considering factor in the massing and execution of building volumes to the railway quarter. Although it is acknowledged that these existing residences are located within a ‘high density’ zone identified in the LAP because of their access to the train station and they may well be developed in kind in the future, measures have been taken to ensure protection of the existing amenity of these properties while allowing access and an urban strategy for any future development to these sites, should they ever be developed.

The proposed buildings are situated north of the existing properties, so there is no overshadowing concern. The height of the proposed buildings is lowered to the south and a separation distance to the rear boundary of the cottages is maximized. This allows for accommodation of both a local street and a landscape screen to be developed along the rear boundary of the private residences. This street will also provide direct pedestrian and cycle access from the Link Road East neighborhood and beyond to the Train Station.

Taxi drop-off and disabled parking accommodation for the Train Station are also provided at the end of this local street, which could provide future access to the lands to the south.

Parking is provided by way of a raised podium accessed from the railway side of the buildings. This both enhances the pedestrian amenity of the development and also raises the ground level of the accommodation to a height above the train line.
The raised podium will increase security to the semi-private landscaped open spaces provided between blocks and reduce the impact railway traffic on the amenity of the dwellings.



Figure 89 *View of Pedestrian Route to Hansfield Station*

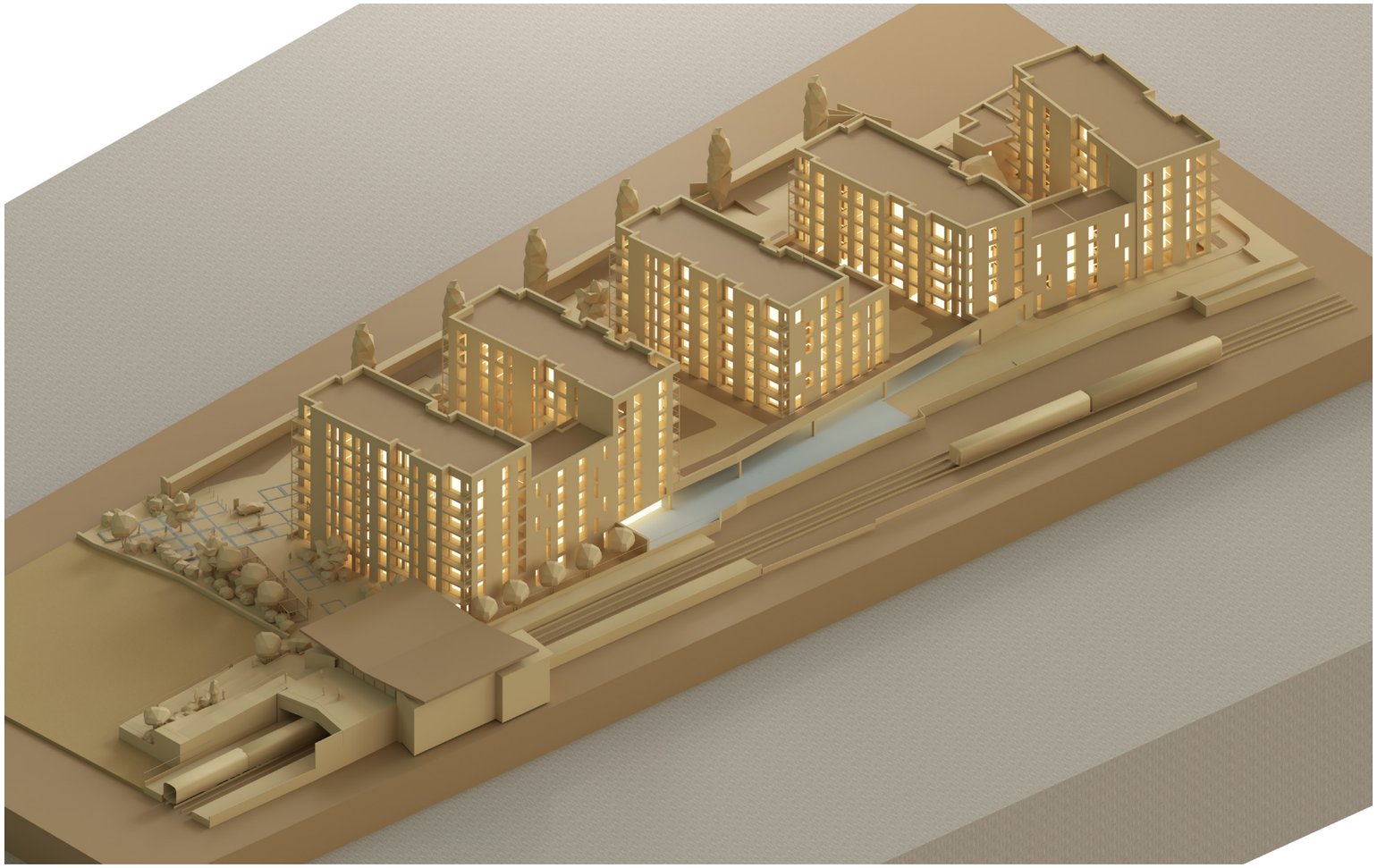


Figure 90 *Model of Railway Quarter and Hansfield Station - View from North East [Hansfield Side]*

The covered parking podium is fronted to the south and west by single aspect own door residences that provide active street frontage and activity onto the street. Duplex units are provided between blocks to enclose and distinguish the semi-private raised parks over the podium without impacting on south light into these spaces.

The provision of pedestrian, cycle and vehicular traffic along with a landscape screen to the south of the stret maximises separation from the existing residences to the proposed development, protecting their existing amenity while providing for future access to these lands.

The apartment buildings have been designed with a mix of brick and smooth render to its primary surfaces.

UNIT TYPE	NO	TOTAL
1 BED	59	
2 BED	152	
3 BED	00	
TOTAL	211	211

Railway Quarter
Schedule of Accommodation



Figure 91 *Aerial Montage take from North of Hansfield Station*



Figure 92 *CGI of pedestrian street looking toward Railway Quarter*

7.1.4 Station Plaza

This area of the proposed development includes the proposed landscaped plaza immediately beyond the village centre on the route towards Hansfield Train Station, the access to the Train Station platform and the buildings that are proposed to be accommodated along this route facing both toward the Train Station and onto the plaza space and the proposed local public park to the south.





Figure 93 *Site Location - Station Plaza*

An area immediately adjacent to Hansfield Train Station has been set aside by Irish Rail in the applicants ownership for the provision of a pedestrian ramp access to the station platform to mirror the accommodation established to the north side of the platform [from Hansfield]. Refer to JGA Landscape Architects Drawing 'Landscape Detail Area 7' for details and sections of the ramp and stepped access to the Station Platform from this area.

The buildings in this area are designed accordingly to achieve the following objectives:

- Provide a strong urban edge to the plaza beyond the village centre on route toward the Train Station
- Provide a strong urban edge to the proposed public park that lies to the south.
- Provide a clear pedestrian and cycle link to the Station by way of a public space
- Provide a means of maintaining the amenity of the existing dwellings that are situated close to the train station north of the village centre.

This buildings themselves are residential blocks with enclosed semi private courtyards. The main volumes are orientated north/south providing the apartment accommodation with optimised east or west aspect, and north facing units are designed to be dual aspect. The of the larger volumes on north/south alignment are further distinguished by a volume modeling that is designed with consideration to the larger scheme to provide points of urban articulation along the route from station to square, reinforcing a sense of place and placmaking for pedestrians and commuters. A creche is provided on the ground floor of this block with provision for drop off and staff parking within the covered parking area and provision for secure play adjacent to the pedestrian entrance on the west facade opposite the village centre.

UNITS	
UNIT TYPE	NO
1 BED	24
2 BED	126
3 BED	16
	166
CRECHE	941.6 sqm

Station Plaza
Schedule of Accommodation

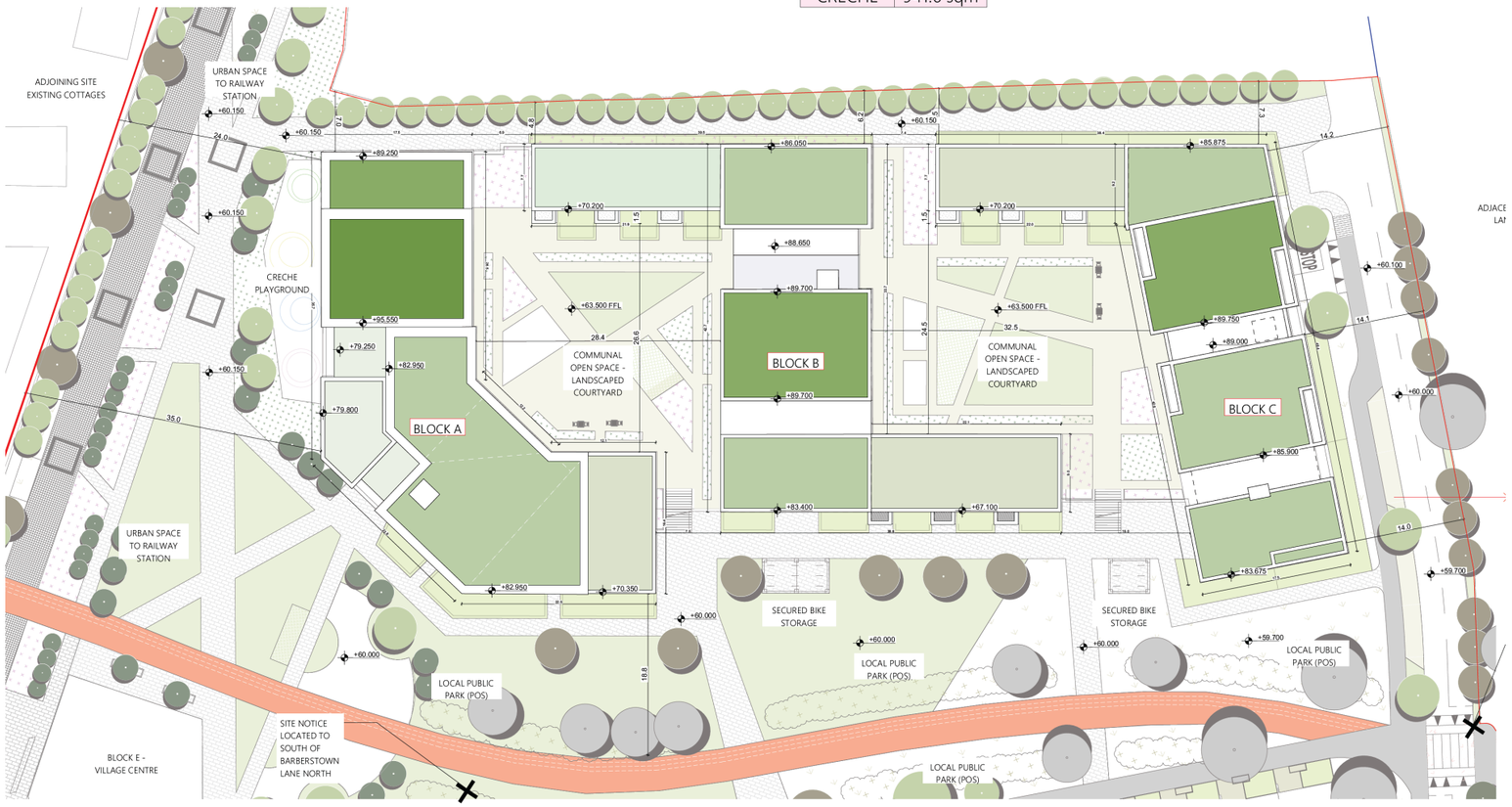


Figure 94 *Site Plan - Station Plaza*



Figure 95 *Model of Station Plaza - View from Southwest*

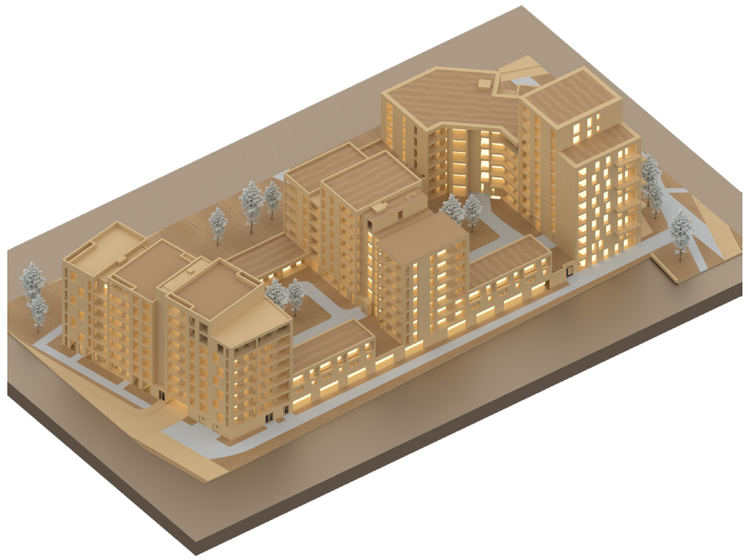


Figure 96 *Model of Station Plaza - View from Northeast*



Figure 97 *CGI of Station Plaza from local Park and looking toward Barnhilll Village Centre*

7.1.5 Village Centre

The Village Centre is centrally located within the site with a clear line of sight to the train station. As per the provisions of the LAP, it is situated adjacent to a future school site which in turn is adjacent to the primary Class 1 open space.

The Barberstown Lane North runs along the northern edge of the village centre.





Figure 97 *Site Location - Village Centre*

The condition along Barberstown lane is considered with respect to its scale, the existing hedgerow that borders the lane, and the intention to preserve the character of this route. It is also noted that the lane will lie to the north of the development.
These considerations have informed the volume modeling for the village centre as well as its urban grain and disposition of its multiple accommodations and uses. A line of desire through the village centre to Hansfield train station is also a key consideration in the proposed design.

The main volumes of accommodation are proposed in three parallel blocks that run north to south between the parallel routes that form the boundaries of the site. These volumes step consecutively in height from west to east, culminating in a feature building that signals a connection with Hansfield Train Station in the context of the broader urban scheme.

The connecting blocks are scaled at three stories and are arranged in a manner that creates courtyards to either side. The courtyards are in turn orientated in opposite directions and are scaled according to their function.
A smaller courtyard facing onto Barberstown Lane contains a small semi private park / communal open space.

Barnhill Garden Village Centre is envisioned as a vibrant urban courtyard space with a mix of layered uses.

A cafe, creche, individual retail units, a medical centre, a community rooms facility and a home working hub are proposed to compliment the residential element of the buildings that enclose the urban space.

A passage is formed on the line of desire through the enclosed courtyard to the landscaped station plaza beyond toward Hansfield Station. Parking for the various uses is provided in an underground basement with stairs connections directly to the urban plaza.

UNIT TYPE	NO	TOTAL
1 BED	24	
2 BED	73	
3 BED	21	
TOTAL	118	118
COMMERCIAL		1384 m2
MEDICAL C.		341 m2

Village Centre
Schedule of Accommodation

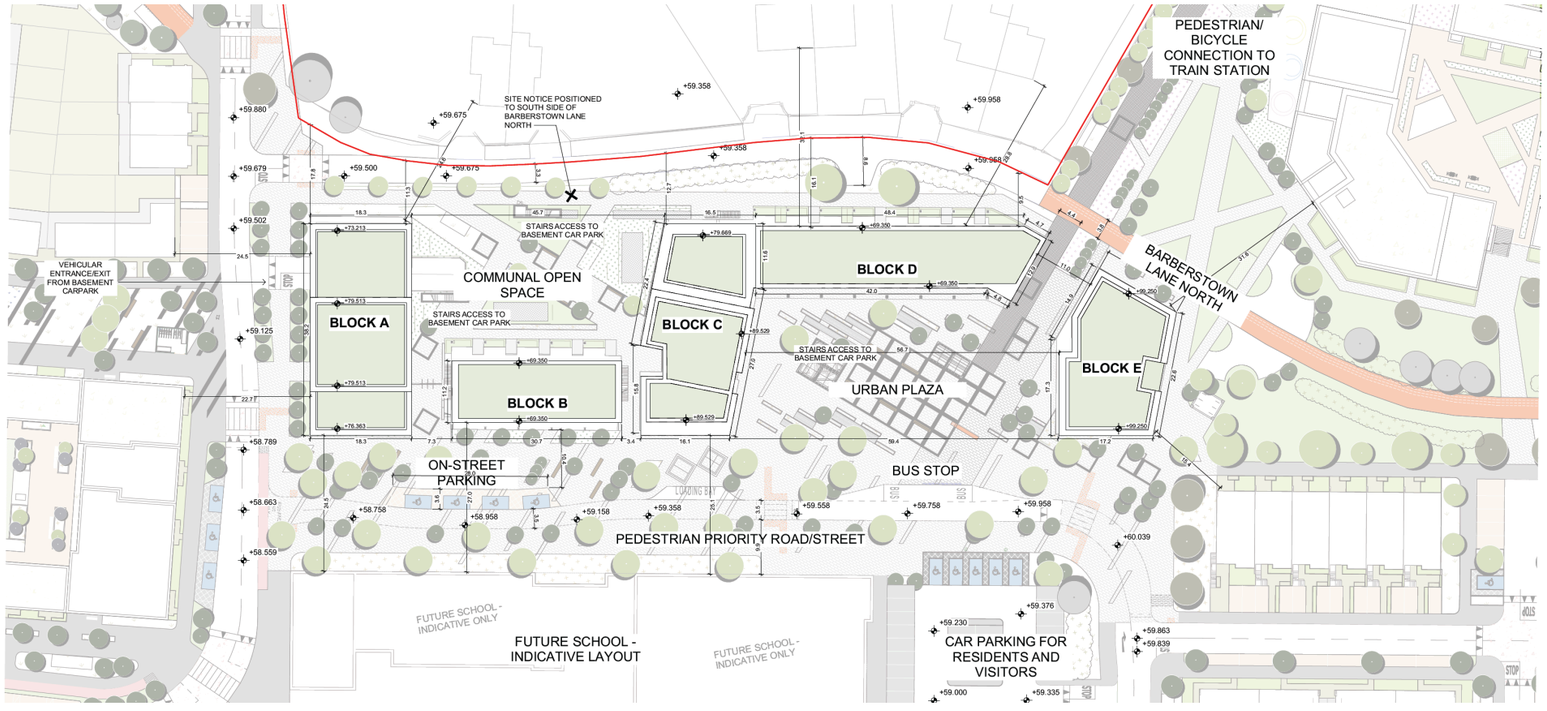


Figure 98 *Site Plan - Village Centre*



Figure 99 *CGI View of Village Centre*

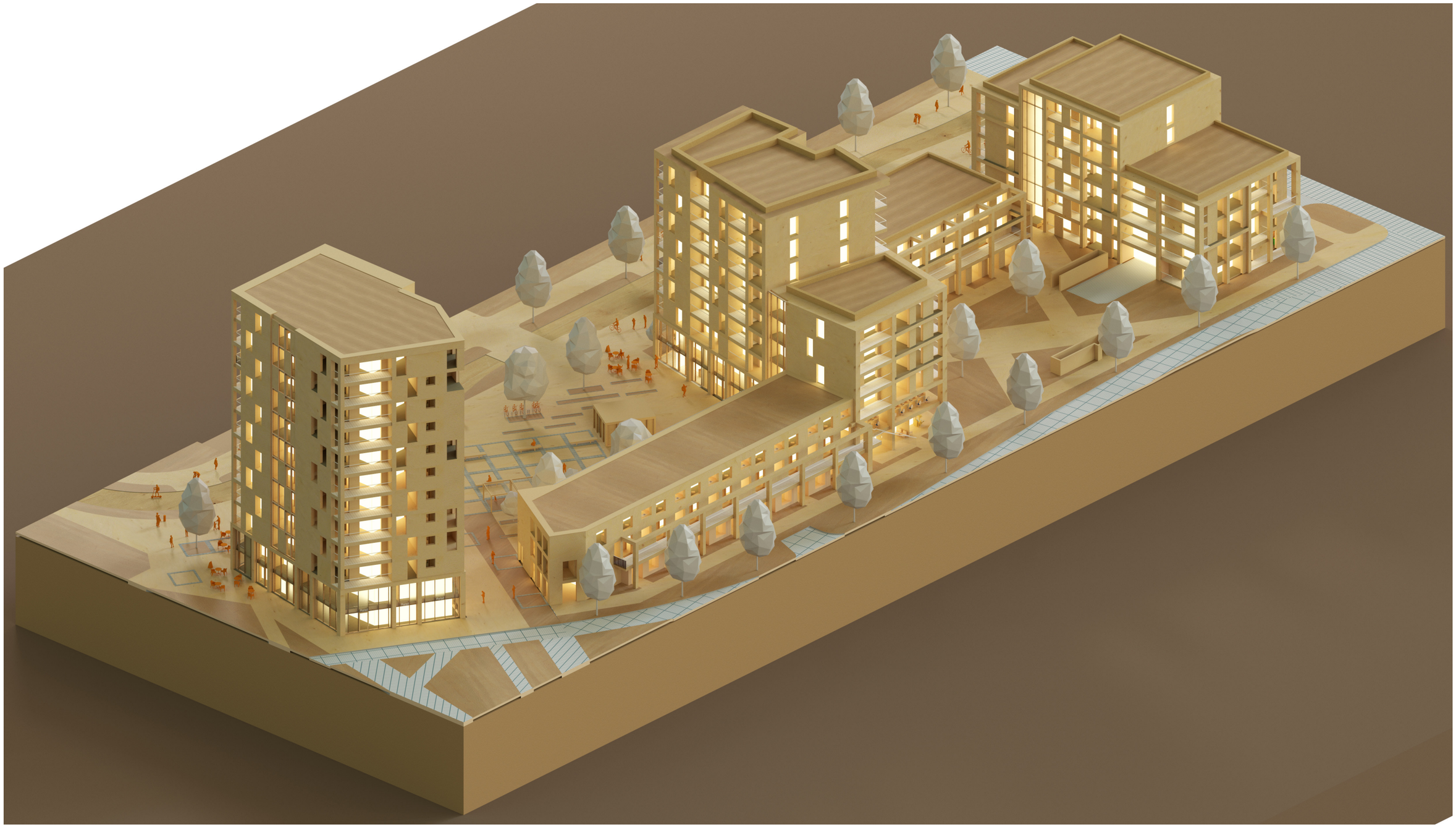


Figure 100 *Model of Village Centre - View from Northeast*



Figure 101 *Model of Village Centre - View from Southeast*

7.1.6 Barnhill Stream



Site Section -Barnhill Stream

(please refer to the sample elevation below for detail)

Placemaking - Character Areas: The Character area of Barnhill Stream is informed by two natural features of the site.

Barnhill Stream shown thus

& An existing hedgerow shown thus

The scheme has been designed taking cognizances of the existing site constraints/opportunities/ natural water and green features in order to maximise the potential for these elements to compliment the public realm and amenity spaces within the development. These existing site features and access routes have informed the site layout from the outset.



Site Layout Key Plan



CONCEPT DIAGRAM - Barnhill Stream enclosure



STREET VIEW



Sample Elevation Barnhill Stream

The two elements (Barnhill Stream waterway and Existing Hedgerow) provide natural enclosure to this area of the proposed development, creating an enclave, behind the hedge, of more quiet/ private residential streets while also offering an urban edge to define the amenity of Barnhill Stream. Enhancing the benefit of the natural landscape features are the primary drivers of the scheme layout informing the urban grain. The area will be further defined by its materiality & form.

The layout/design of urban blocks ensure passive surveillance is achieved to the surrounding public realm. Selected end units also benefit from fenestration to create passive surveillance to adjoining public spaces. The existing stream and associated green spaces has been considered in line with block orientation for the units to the south/west with end units providing side entrances facing the upgraded Barberstown lane south road. The end units also being designed with end elevation fenestration to provide passive surveillance to adjoining public spaces. All housing units are provided with private open space gardens complemented with communal landscape green spaces. Aspect and solar penetration are also considered carefully.

A quality facade design created by a mixture of quality brickwork broken up with selected render elements in conjunction with a carefully considered rhythm of building massing /pitch roofs/semi -gable fronted facades create a distinguishable high quality urban streetscape defining Barnhill Stream. Please see Facade Design / Materiality Chapter for further details on Barnhill Stream facade design.

STREAM		No. Units
Houses		
3Bed (5P)		12
3Bed (6P)		2
4Bed (7P)		2
Total		**16**

STREAM		No. Units
Apartments		
1Bed (2P)		3
2Bed (4P)		47
3Bed (5P)		32
Total		**82**

Unit Type Breakdown: Barnhhill Stream



Connectivity: Barnhill Stream

Existing Stream

Primary Pedestrian Links



Character Area: Barnhill Stream - Layout Illustration

BARNHILL STREAM - DUPLEX HOUSES FACING ONTO NEW UPGRADED BARBERSTOWN LANE SOUTH ROAD

The urban design strategy within the southern element of the Barnhill stream character area ensures the benefits of solar penetration and the enhanced landscape features are maximised. The block layout, pedestrian/cycle and vehicular movements are carefully located in response to the setting.

Landscape screening is provided along the edge of the boundary with the Road to the south and west of the site. Pedestrian and cycle routes are provided along the existing stream and also to the south of the blocks running to the inside of the boundary wall to the road to the south. These pedestrian/cycle routes are important routes providing connectivity to the amenity park lands beyond.

The units which face onto the new upgraded Barberstown Lane south road are designed to ensure movement, activity and passive surveillance is maintained to the southern edge while also being designed to respond to potential road noise. The design of the units has been carefully considered and provide access to the ground floor units from the southern elevation and access to the upper floor duplex via an external access stairs on the northern elevation forming a architectural sculptural feature which articulates and breaks up the form and massing of the rhythm of units. This access strategy ensures activity and movement on both frontages in conjunction with activating the end facades.

This design response offers variation to the form and massing of the duplex typology and enhances the architectural articulation of the end of the streetscape through the inclusion of the four storey apartment blocks.



HARD LANDSCAPING

Main Roadway
Tarmacadam

Residential Roadway - Shared Surface
Asphalt road with granite chip

Concrete Footpath In-situ concrete

Own Curtilage Parking - Permeable Surface
Hydropave Pedestel Pavers or similar, as approved.

Asphalt Red
Running track design with painted strips

Asphalt Buff
Buff coloured Asphalt

Barnhill Stream and Landscape

Tertiary Road- Pedestrian Priority- path the same material as the road defined by kerb or similar

New upgraded Barberstown Lane South Road

Barnhill Stream - Public Open Space



Apartment units designed to ensure movement, activity and passive surveillance is maintained to the southern edge while also responding to potential road noise..

New boundary wall and railing with green soft landscaping

New upgraded Barberstown Lane South Road

Barnhill Stream - 3D Street View From South West



Site Section Barnhill Crescent (please refer to the sample elevation view below for detail)



Site Layout Key Plan



CONCEPT DIAGRAM - Crescent



Sample Elevation Barnhill Crescent

Placemaking - Character Areas: The Character Area of Barnhill Crescent aims to provide a strong urban gesture to the Class 1 open space of the scheme in the form of a convex crescent of brickwork houses.

To the rear of this crescent, a concave crescent is used to inform the more informal open space pocket park spaces of Barnhill Green, the green spaces will be surrounded by brickwork terraces and houses forming enclosed green spaces which are intimate within the Barnhill Crecent character area, while also softening the aspect of those units looking onto the spaces.



STREET VIEW

In the wider context Barnhill Green provides a permeable transition between the main own door / back garden housing of Barnhill to the class 1 park to the south. The housing units of Barnhill Crescent which front onto the adjoining open space ensures passive surveillance is achieved and also creates a curved urban edge to the green space informed and maximising the potential created from the natural waterway/flood zones of the existing landscape.

The architectural language offers identity to the character area within its greater context, while also settling into the backdrop of the green space beyond. The design of the units within Barnhill Crescent creates a synergy with the adjoining Barnhill stream. Utilising natural buff brick finishes which front onto and integrate within the urban landscape.

The area and unit typologies are further defined by their materiality & form. Pitched roofs with gabled frontages in conjunction with alternative finishes to frame primary entrances create a rhythm along the streetscapes. This rhythm is further enhanced by two storey projecting bays in selected locations. Please see Facade Design / Materiality Chapter for further details on Barnhill Crescent facade design.

Connectivity has been considered carefully within the area to offer routes which link in with the urban design of adjoining character areas while also maximising the benefit provided by the surrounding green spaces and over all green route/linkage strategy.

CRESCENT		No. Units
Houses		
3Bed (5P)		30
3Bed (6P)		20
4Bed (7P)		4
Total		**54**

CRESCENT		No. Units
Apartments		
1Bed (2P)		15
2Bed (4P)		4
3Bed (5P)		4
Total		**23**

Unit Type Breakdown: Barnhhill Crescent



Connectivity: Barnhill Crescent



Character Area: Barnhill Crescent - Layout Illustration

BARNHILL CROSS

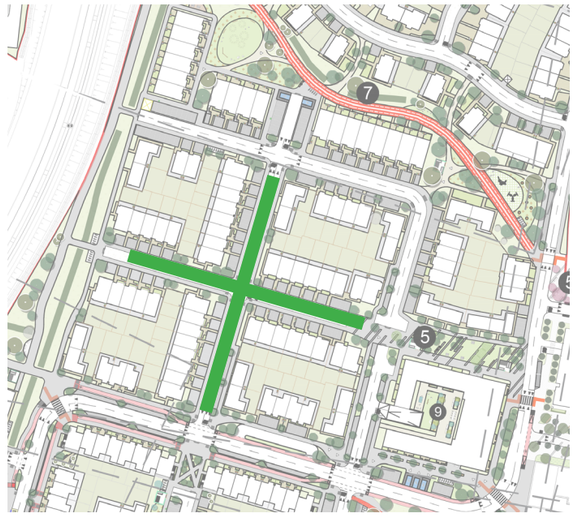


Site Section -Barnhill Stream

(please refer to the sample elevation below for detail)



Site Layout Key Plan



CONCEPT DIAGRAM - Barnhill Cross

Placemaking - Character Areas: The Character area of Barnhill Cross is informed by the creation of two axis, the east end of Barnhill Cross with a setback park / plaza and public green space, allowing a place for the community to gather. The east - west axis of the cross links this park/ plaza space to a linear park to the west and on to the wider development lands. The east west axis is designed as a shared surface space with pedestrian priority. The north south axis links the main distribution access road to the Barberstown Lane pedestrian / cycling amenity and further to the wider development lands to the north. The tree planting strategy further reinforces the the axis concept within the streetscape. The area will be further defined by its materiality & form.



STREET VIEW

Shared Surface



Sample Elevation Barnhill Cross

The layout/design configuration of Barnhill Cross is a design response to existing site features such as the existing trees/hedgerows which create significant natural features within the area. The east/west streets with green amenity and tree vistas are envisioned as being a shared surface with defined pedestrian priority for pedestrian movement creating a shared surface access route with material differentiation to the pedestrian footpaths. Parking is then provided off the shared surface interspersed with street trees being introduced to soften the street scape. Street trees are provided to introduce a boulevard effect. This approach maximises the amenity of these natural features creating desirable permeable routes and green amenity spaces.

The form of the urban blocks has been designed to ensure active street frontage to all roads and footpaths, this also reduces the extent of rear garden walls fronting public realm and directly opposing terrace housing.

The housing to the north/west have been designed to front onto the Ongar-Barnhill Distributor road. The elevations/house types have been designed to provide repetition hierarchy architectural design language for the terraces. The house types offer variety in façade language to allow variance within selected character areas. Please see Facade Design / Materiality Chapter for further details on Barnhill Cross facade design.

Strong pedestrian and cycle connectivity routes are provided to adjoining open spaces. These routes will provide links to the Barberstown Lane Cycleway which will connect with a looping path that branches north and south at the northern side of the site.

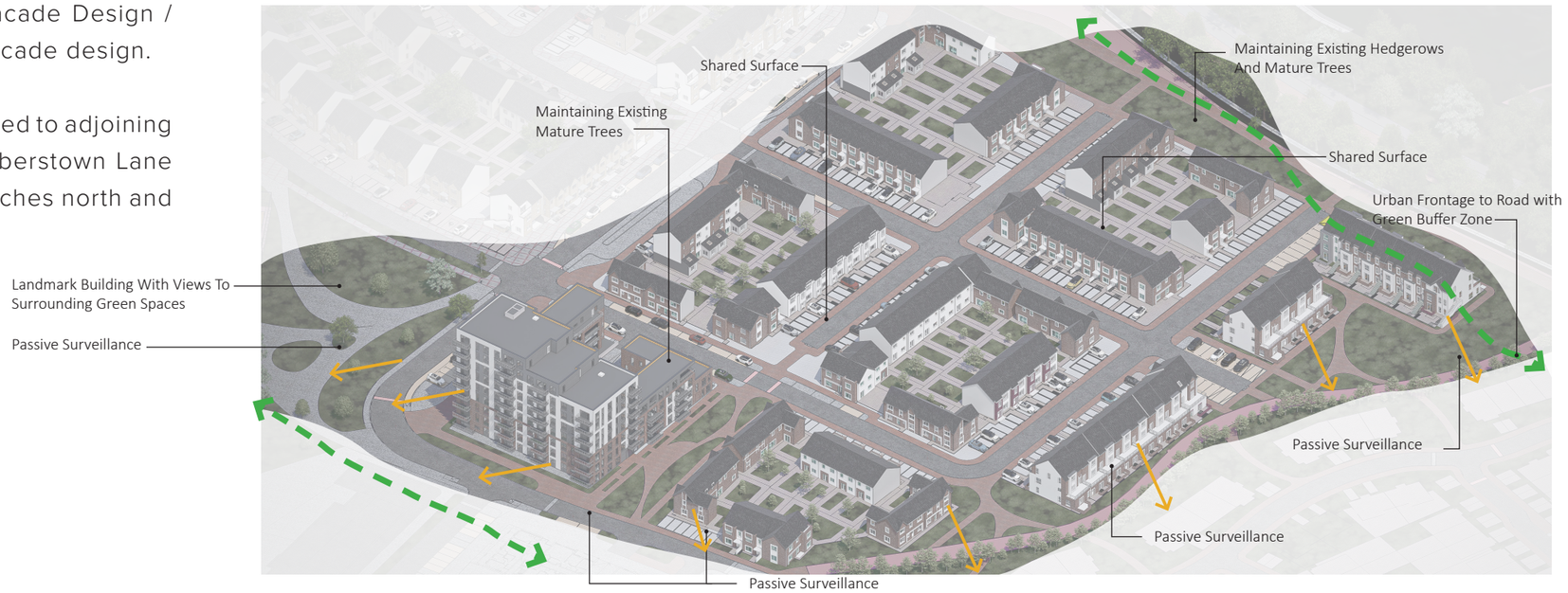
CROSS		No. Units
Houses		
3Bed (5P)		54
3Bed (6P)		16
4Bed (7P)		10
Total		**80**

CROSS		No. Units
Apartments		
1Bed (2P)		21
2Bed (3P)		0
2Bed (4P)		65
3Bed (5P)		29
Total		**115**

Unit Type Breakdown: Barnhhill Cross



Connectivity: Barnhill Cross



Character Area: Barnhill Cross - Layout Illustration



Site Section -Barnhill Stream

(please refer to the sample elevation below for detail)



Site Layout Key Plan



STREET VIEW - Duplexes and Houses SQS

Placemaking - Character Areas: The Character Area of Station Quarter South is in the main informed by its proximity to Hansfield Train Station. This higher density sector will be more contemporary in form and materiality.

Heights & density have been graded up towards a landmark building to the east. This high density element will provide it's residents with views along the Royal Canal and its associated greenway.



Sample Elevation Station Quarter South

Station Quarter South has been designed to provide well considered permeability for pedestrian/cycle and vehicles. Pedestrian and cycle connections are provided to connect residents and the public to the pubic plaza route within the Station Plaza character area. These routes provide important connections to the village centre and public transport station hub Hansfield train station.

The housing units to the west of this character area create a strong frontage and urban edge onto the public park. The housing and apartments have been designed to ensure passive surveillance is achieved to all surrounding routes and green spaces.

The apartment buildings create a node aiding in orientation and wayfinding, the massing of which is informed by the context and graded up from the massing of the housing elements. The apartments on the upper levels benefit from desireable views and maximise the benefit of the pubic park to the west. The massing and associated materials of the 2-storey blocks adjoining the 4 and 9 storey apartment blocks have been designed to be consistent with the materiality of the character area and maintain a consistent language. Please see Facade Design / Materiality Chapter for further details on Station Quarter South facade design.



Connectivity: Station Quarter South

Primary Pedestrian Links

STATION QS		No. Units
Houses		
3Bed (5P)		24
3Bed (6P)		0
4Bed (7P)		4
Total		**28**

STATION QS		No. Units
Apartments		
1Bed (2P)		3
2Bed (3P)		6
2Bed (4P)		121
3Bed (5P)		30
3Bed (6P)		9
4Bed (7P)		4
Total		**173**

Unit Type Breakdown: Station Quarter South



Character Area: Station Quarter South - Layout Illustration



7.1.10 Parkside

Parkside is located to the southwest of the side and is bounded by the R149 and the new Link Road. It also lies adjacent to a large private residence to the north of the site.





Figure 103 *Site Location - Parkside*



Figure 104 *Site Layout - Parkside*

The design and materiality of the proposal has been considered within the overall context of the Ongar, Clonsilla area. This neighbourhood is envisaged as a contemporary take on traditional dwelligs which will positively contribute to the local area. A sense of place has been further envisaged within the design proposal by way of high quality materials, detailing and layout.

The mix of units provided in an area which is mainly limited to housing units will add to the context with regards to its community contribution and increased vitality derived from people moving into the area, creating a development which is active and attractive.





SITE STATISTICS

Site Area: 19556.29 sqm / 4.83 Ac. / 1.95 Ha.

Open Space: 2127.05 sqm (10.9%)(10% min = 2011sqm)

Plot Ratio: 0.3

Density: 30 Units / Ha.

Site Coverage: 25.7%

PROPOSED 53 UNITS

1	4 Bed Detached House
5	4 Bed Semi-Detached Houses
31	3 Bed Semi-Detached Houses
1	3 Bed Detached Houses
5	1 Bed Apartment Units
5	2 Bed Apartment Units
5	3 Bed Duplex Units

Car parking: 2 per unit (3 bed, 2 bed duplex)
1 per unit (1 bed apartment unit)



7.2 Elevational Material and Expression

Character Area - Barnhill Stream - Material Pallets



Character Area - Barnhill Crescent - Material Pallets



The house elevations will be finished in a material palette that will provide a complimentary language with the overall site but also offer differentiation to the individual Character Areas.

The houses within the Barnhill Stream character area will be finished with a mix of selected quality red brickwork with appropriate detailing to emphasis key elements and white render. The majority of house types are designed with a pitch roof to front elevation. The pitched roof areas will comprise of blue/black slate or tile finish. Glazed balustrade will complement the facade finishes on the duplex private open space terraces.



The houses within the Barnhill Crescent character area will be finished with a mix of selected quality buff brickwork with appropriate detailing to emphasis key elements and white render. The buff brick and detailing creates a distinctive identity throughout this character area. The pitched roof areas will comprise of blue/black slate or tile finish. Glazed balustrade will complement the facade finishes on the duplex private open space terraces.



Character Area - Barnhill Cross (Housing)-
Material Pallets





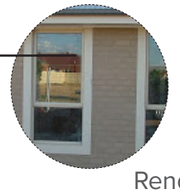
Selected Blue/Black Slate or Tiled Roof



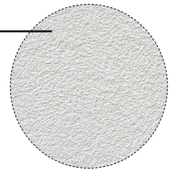
Selected PVC Rainwater



Selected Red Brick Finish



Render Frame Detail Window Sur-



Selected White Render Finish

Character Area - Station Quarter South (Housing)-
Material Pallets

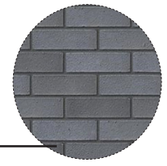




Selected Blue/Black Slate or Tiled Roof



Selected PVC Rainwater



Selected Dark Brick Finish



Precedent Grey Feature Brick-work With Grey Window Frames



Selected White Render Finish

The houses within the Barnhill Cross character area will be finished with a mix of selected quality red brickwork with white render in selected areas to add relief. A band of raised render to selected windows introduces further articulation. The majority of the units in this character area are identified by a frontage comprising of a protruding bay of brickwork over two floors with flat head aligning with eaves level. The pitched roof will comprise of blue/black slate or tile finish. Glazed balustrade will complement the facade finishes on the duplex private open space terraces.



The houses within the Station Quarter South character area will be finished with a mix of selected quality grey brickwork with appropriate detailing to emphasis key elements and modulate the facades complimented with white render. The pitched roof areas will comprise of blue/black slate or tile finish. Glazed balustrade will complement the facade finishes on the duplex private open space terraces.

The terrace units utilise a projecting bay to the front elevation with flat roof junction to eaves and these are bookended with units with partial gable front, again with consistent materials throughout



Character Area - Barnhill Cross (Apartments)-
Material Palettes

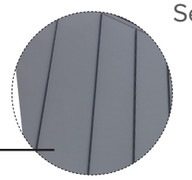
The apartment buildings located within the Barnhill Cross Character area acts as a node and aids wayfinding on the route into Barnhill village centre. The facade has been designed to be sympathetic to the materiality of the adjoining units but also create a synergy with the overall setting within the scheme.

The facades of the taller elements comprise of a blend of grey and white render with grey cladding infill panels which are appropriate to the scale of the building offering modulation of the facade and identity.

The lower two to four storey elements will be finished with a mix of selected quality red brickwork with white render in selected areas to add relief with standing seam metal cladding to selected areas of the upper most floor. Glazed balustrade will complement the facade finishes on the three/four storey private open space terraces.

The balconies will be vertical metal balustrade cantilever balconies to selected grey colour.

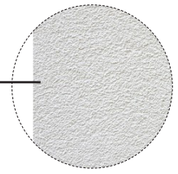




Selected Standing Seam Metal Cladding



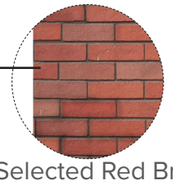
Selected Glazed Balustrade



Selected White Render Finish



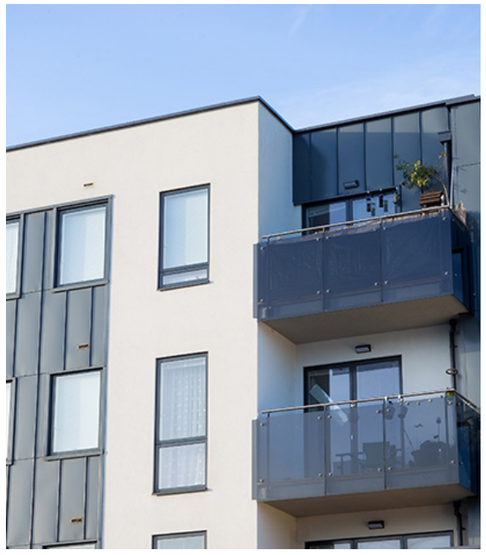
Precedent Grey Wall
Cladding Infill



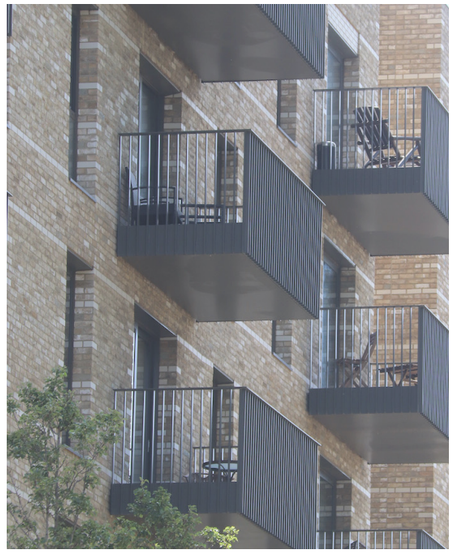
Selected Red Brick Finish



Precedent Standing Seam Metal Cladding
With Brickwork Finish



Precedent Grey Metal Cladding Infill Panels



Powder coated/painted metal balustrade
balconies To Taller Elements

Character Area - Station Quarter South (Apartments)- Material Pallets

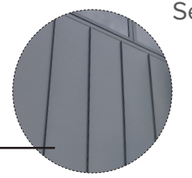
The apartment buildings located within the Station Quarter South Character area acts as a landmark building within this higher density sector and will be more contemporary in form and materiality. The facade has been designed to create a synergy with the overall character area units.

The facades of the taller elements comprise of a blend of selected brick slip to the lower levels to introduce a strong plinth of similar materiality of the adjoining units from which the taller elements rise. The upper levels will be treated with a modern pure finish comprised of render and standing seam metal cladding to selected articulated facade areas. The facade is composed of opening the corners of the block with the opportunity for inset balconies and the smaller windows that create an alternate pattern within the facade breakup.

The grey render infill articulation of the taller elements will be complemented by a standing seam metal clad penthouse level to the abutting lower block forms.

The balconies will be inset with metal framed glazed balustrade to enhance the pure facade forms.





Selected Standing Seam Metal Cladding



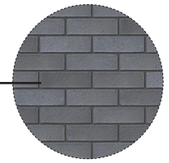
Selected Glazed Balustrade to Duplex Balconies



Selected White Render Finish



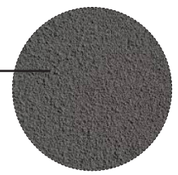
Precedent Standing Seam Metal Cladding To Top



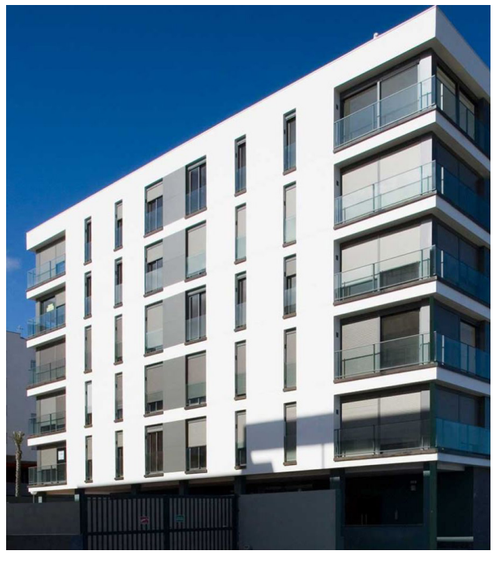
Selected Dark Brick Slip Finish



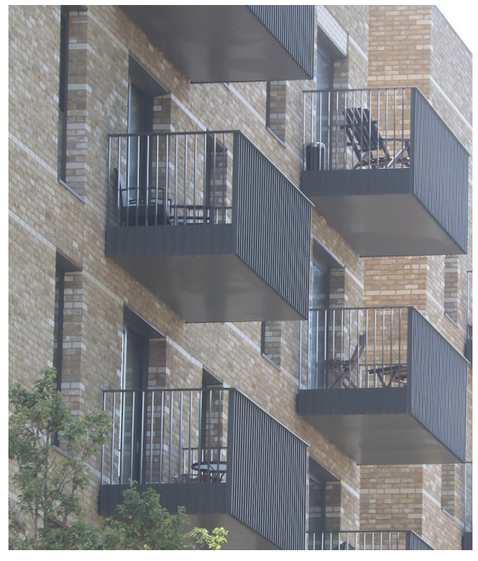
Precedent Standing Seam Metal Cladding With Render Finish



Selected Dark Grey Render Finish



Precedent Render Panels To Taller Elements With Eroded Corners Creating Alternate Pat-



Powder coated/painted metal balustrade balconies to Taller Elements

Link Road East + West - Material / Pallets / Precendents





Selected grey / black tile to roof with matching fascias and soffit



Coloured pvc or metal frames to windows to match cills

Selected light red or buff brick finish to main facades



Selected grey/ black tile canopy with painted timber support



Village Centre - Material / Pallets / Precendents

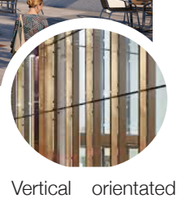
Glass balustrades with powder coated aluminium facing to balcony edge



Dark brick to two storey plinth with buff brick over

Aluminium/pvc infill panel

Aluminium/pvc matching flush finish glazing frame



Vertical orientated curtain wall system to ground and first floor retail / cafe/ hub

Railway Quarter - Material / Pallets / Precendents



Selected light red/buff brick finish to main facades



Smooth render finish to alternate with brick to main facades

Painted mild steel vertical balustrades to balconys



Coloured pvc or metal frames to windows to match cills


Stáisiún
Station
Pairc Hans
Hansfield

8.0 Urban Design Manual Statement of Compliance

6.1 Context

How does the development respond to its surroundings?

The subject site has been carefully considered with a view to designing the proposed scheme cognisant of the wider context and both its connection to Hansfield Strategic Development Zone, Hansfield Station and the nearby Royal Canal and future greenway route..

The features and constraints of the wider area such as overhead electricity lines, existing trees and hedgerows, townland boundarys, underground gas and infrastructure connections, watercourses, site topography, existing residences and road proposals have been accounted for and considered in the preparation of the proposed scheme.

The open spaces of the site are designed to connect to and expand the existing public open spaces on the adjoining lands to the east - forming a larger connected network of open spaces from the site to its surrounding context.

6.2 Connections

How well connected is the new neighbourhood?

The site is well located in an area zoned for residential development as outlined in the LAP, with a direct connection to Hansfield Station.

The development can be directly accessed off the main public roads - The R149 and two separate access locations have been proposed off Barbarstown Lane South to enable a looped route onto and from the site from each junction. The road network proposed complies with DMURS design guidelines that seek avoidance of the overuse of cul-de-sacs and encourages pedestrian and cycle permeability. The proposed scheme envisages an upgrade of Barberstown Lane South with improved cycle links and an attractive tree lined active frontage onto the road.

The priority looped avenues through the site are designed to enhance pedestrian and cycle connectivity from within the development to the future Royal Canal greenway route. These pedestrian and cycle routes provide both efficient and direct routes through the land parcels while at the same time providing high quality recreational routes for jogging, walking, running etc.

Within the proposed development pedestrian and cycle routes, where possible, are taken along and through landscape zones. The primary pedestrian connections for this proposed development are; the access route from Link Road West to Link Road East beneath the Link Road underpass; the access route along Railway Quarter connecting Link Road West to Hansfield Station; and the access route from Hansfield Station to the Village Centre providing a direct link from the creche to the nearby public road and cycle network.

These connections are designed as attractive routes to encourage active recreation, community and social interaction and provide for sustainable transport options.

6.3 Inclusivity

How easily can people access the development?

The range of residential accommodation is provided in 1,2,3 and 4 bedroom units in houses, apartments and duplex types catering to a wide range of people and households.

All houses are designed to be compliant with Part M of the Building Regulations, and feature flush thresholds to front entrances and rear patio doors and all have visitable bathrooms.

The overall site layout has been designed in line with ‘Urban Design Manual’ 2009, Design Manual of Urban Roads and Streets 2013, guidelines on ‘Sustainable Residential Development in Urban Areas’ 2009, ‘Sustainable Urban Housing - Design Standards for New Apartments’ 2018 and Building Regulations for universal access. Footpath gradients are at 1:20 or less and the proposed paving surfaces comprise of concrete, paviours and coloured chip SMA to shared surfaces that are proposed to be taken in charge. The proposed development is not to be gated so will be accessible and open to all.

6.4 Variety

How does the development promote a good mix of activities?

The network of open spaces is designed to link up with the existing adjacent public open space to the east of the site, creating an opportunity for integration and permeability through the site.

The central open space and each of the smaller pocket parks within the development are visible and accessible to all with passive supervision from surrounding houses and apartments.

There is a range of 3 and 4 bedroom house types, 1, 2, 3 and 4 bedroom apartments and 2 and 3 bedroom duplexes. At least ten percent of these will be transferred to the Local Authority for Social Housing. The unit types are suitable to accommodate a variety of tenure and will increase choice of residential accommodation made available in the local wider community.

6.5 Efficiency

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

The scheme has been designed to accommodate a residential density of 85 units per hectare in the higher density zoned lands; 51 units per hectare in the medium density zoned lands and 27 units per hectare in the lower density zoned lands in a manner that provides a wide variety of unit types and that is not overly prescribed with either houses or apartments. This balance of varied accommodation types has enabled the creation of a diverse development with an evenly distributed network of open spaces and pocket parks. This approach facilitates the emergence of distinctive character areas and neighbourhoods within the development, while maintaining a sustainable efficiency of land use in terms of the density being delivered.

The proposed density of the development is in line with the densities that have been set out in the Local Area Plan.

The external landscape spaces in the proposed development integrate into the design providing amenity and protection of buildings and spaces from the elements.
A mix of tree species has been selected for biodiversity, seasonal interest and sustainability in relation to tree disease and climate change risk. Functional site drainage considerations are integrated which manage water on the site compliant with SUDS.

6.6 Distinctiveness

How do the proposals create a sense of place?

The layout is clear and well defined around the easily identifiable village centre, central open space and with an evenly distributed network of corresponding smaller open spaces and pocket parks throughout the development. Local shared surface streets are short in length, each with distinguishable layout and landscape characteristics.

The scheme is a positive addition to the identity of the area by virtue of the overall quality of the design and materials proposed and the retained and enhanced green infrastructure.

The village centre, the central open space and the network of smaller supporting pocket parks throughout the development provide discernible focal points across the scheme reinforced by a quality landscape design.

6.7 Layout

How does the proposal create people friendly streets and spaces?

The layout is organised around a series of evenly dispersed public open spaces and parks with an identifiable hierarchy of roads and streets that is logical and easy to navigate. The main avenues connecting these spaces forms a clear spine to the development with local streets and homezones distributed from these routes.

The pedestrian and cycle routes provide both an efficient and direct route through the land parcels while at the same time being high quality recreational routes for jogging, walking, running etc. Within the proposed development, pedestrian routes, where possible, are taken along and through the landscaped zones.

The layout provides for activity on streets by creating active street frontage on corner sites, with side entrances, feature windows and bespoke wide fronted house types. Good passive supervision has been provided to open spaces to enhance security and reduce the potential for anti-social behaviour.

The streets are designed as attractive places with quality landscape treatments throughout. The network of open space provides for areas of interest, rest and amenity as one progresses through the site.

Traffic speed is controlled by the design of the layout of the roads and a number of shared surface streets and secondary street types.

Public Open spaces are provided in strategic prominent places with houses set facing on to them as at the central open space and the adjacent Barnhill Crescent.

Consideration has been given to the sequence of spaces that unfold in a clear and coherent manner in a sequence of arriving to or leaving the development. The three storey duplex facades along Barberstown Lane South provide a clear and identifiable urban edge to the development and at its primary entrance point. The main avenues into the development from Barberstown Lane South open toward the public open space lands from each side before leading directly to the Village Centre. The Village Centre in turn provides a clear visual connection to Hansfield Station with an urban pedestrian street linking the two nodes.

6.8 Public Realm

How safe, secure and enjoyable are the public areas?

A public open space arrangement is proposed that allows for flexibility in recreation activity, for social interaction and active play as well as spaces that are quiet and calming, spaces that are accessible and inclusive to all ages and abilities.

The range of open spaces contribute to the character and amenity of the development. Of these, the primary public open space, provided at the heart of the development, will be a central feature for the community. It will be overlooked by buildings that face onto it from both east and west, with the school centrally located to the north of the park.

Houses are carefully sited to provide passive supervision to all open spaces. On corner sites, where feasible, house orientation has been adjusted positioning entrances to provide attractive active streetscape on both public faces.

6.9 Adaptability

How will the buildings cope with change?

The ‘Sustainable Strategy’ for the development includes designs that are flexible and enhance dwelling longevity. The passive design measures such as building orientation have been optimised in the layout. Potential for use of enhanced fabric u-values in excess of Part L with delivery of excellent air permeability has been included within the planning design. A preliminary DEAP assessment has been carried out on a ‘worst case’ unit and all comply with the requirements of Part L.

Good natural daylight creates a positive living environment and contributes to the well-being of the occupants and has been a driving factor in the design development. The use of high performance glazing will ensure that the thermal performance of the houses and apartments are not compromised, while allowing the occupants to enjoy the benefit of the glazed views.

The designs of the dwellings have been developed so that they are comfortable, adaptable to changing needs, cost effective to build and economic to manage and maintain. The design aims to facilitate future adaptability, including accessibility for older people, the very young and people with disabilities.

The objective has been to ensure that dwellings can meet the changing needs of occupants over their lifetimes, including needs associated with moderate mobility difficulties and the normal frailty associated with old age. Older people or persons with moderate disabilities, who wish to remain independent in their own home, should be able to do so without the need for costly and disruptive remodeling of the dwelling.

The bathroom layout facilitates later adaptation for wheelchair users, if required. Walls adjacent to baths and WCs are to be of sufficient strength to allow the fixing of such equipment as additional grab rails, etc,, should these be required at a later date.

The houses have the potential to be extended at ground level into the rear garden or into the attic given the profile of the roof. These modifications would be subject to further and separate planning consideration.

6.10 Privacy and Amenity

How does the scheme provide a decent standard of amenity?

The proposed development is designed to meet or exceed the requirements and standards of ‘Sustainable Residential Developments in Urban Areas’, 2009 and ‘Sustainable Urban Housing - Design Standards for New Apartments’, 2018 in respect of private open space in the form of gardens, balconies and terraces, and also in relation to storage in each dwelling. A spatial hierarchy of public through semi-private to private zones has been established at building edges by the use of landscape elements, designed to protect the privacy of the ground floor units while also promoting social interaction, safety and security.

All public spaces are overlooked by adjoining houses and apartments.

6.11 Car Parking

How will the parking be secure and attractive?

All houses will be provided with car parking spaces, via a mixture of on curtilage and on-street spaces. On-street parking, where used, has been detailed so as to create attractive, pedestrian paths that are sheltered and protected from the road with tree planting between a maximum of every 6 perpendicular spaces or 3 parallel spaces.

Apartments and duplex units adjacent to the train station are provided with min 0.5 spaces per unit along with necessary visitor spaces. The majority of the apartment building's parking spaces are provided in either a basement or in a covered podium arrangement with the additional required spaces provided in nearby surface locations.

Car Parking Table

Unit Type	No Units	Resident Parking		Visitor Parking
Housing	323	617		
Apartments	805	591		
Duplex	116	123		
Non Residential	3174 Sqm	120		
Total Units	1243			
Total Spaces		1451	+	142

Resident bicycle parking will be possible in rear gardens of all houses with rear access and within designated, covered, secure enclosures for the apartments and Duplex and terraced houses. 1 visitor bicycle parking space will be provided per 5 houses in accordance with Fingal County Council development plan and these are accommodated on surface covered sheffield stands.

The apartment and duplex units will be provided with 1 no. bicycle parking space per bedspace along with 1 visitor bicycle space per 5 units.

Bicycle Parking Table

Unit Type	No Units	Resident Parking	Visitor Parking
Housing	323	1032	
Apartments	805	1613	
Duplex	116	340	
Non Residential	3174 Sqm	112	
Total Units	1243		
Total Spaces		3097	240

6.12 Detail Design

How well thought out is the building and landscape design?

High quality materials are used throughout the development. Brick is the predominant material for facades with contrasting areas of render finish, punctuated by metal or glazed canopies over entrances, or pressed metal at feature windows as a surrounding lining.

Windows will be framed with simple opening sections and low maintenance finish to ensure a simple contemporary expression.

The roofs of houses and the duplex units are simple dual pitch arrangements. The roofs accommodate the provision of solar panels on the front or rear, depending on the optimum orientation, The finish in concrete tiles ensures long life and good weathering with low maintenance required. Gutters will run along the eaves line to the rear and front with downpipes close on line with the party walls to ensure a coordinated elevation.

The apartment buildings will have flat roofs with space reserved for potential solar panels. The detail of these roofs avoids complicated junctions to that they can be weathered and maintained with ease. Access to communal roof garden areas will be provided through stair cores.

The landscape layout with the centrally located primary open space ensures the facility is conveniently located within the development to encourage its use. This open space is well connected with direct pedestrian routes connecting this paces from all directions - which in turn connect to smaller supporting open spaces distributed throughout the development.

A range of hardworks materials are proposed, chosen for their durability robust qualities and ease of maintenance. These are arranged on site to create a sense of place and way mark for the development. All hardworks are detailed on JGA associates 'Landscape Masterplan' and detailed in the Landscape Design Rationale.

9.0 Sustainable Urban Housing: Design Standards for New Apartments

A variety of apartment types of single and dual aspect are designed with an efficient layout ease of mobility and to maximise solar orientation.

The arrangement of kitchen / dining / living spaces is orientated for passive surveillance and solar orientation providing a variety of aspects, from within the units, to the surrounding semi private or public open spaces to the surrounding countryside.

Large windows and doors to the living spaces combine with the open plan kitchen / living spaces to ensure maximum daylight penetration in to the space and ease of mobility. Practical aspects of access and use have been considered in detail, with particular reference to Part M of the Building Regulations and Universal design guidelines for homes in Ireland.

Storage spaces are distributed throughout the circulation areas, living spaces and bedrooms, with utility areas located adjacent to kitchens to meet or exceed where possible the requirements for storage as set out in table 5.2 of the 'Quality Housing for Sustainable Communities' document.

Space standards for all dwellings are in accordance with [and often exceed] the requirements set out in the 'Quality Housing for Sustainable Communities', 'Sustainable Residential Developments in Urban Areas', 2009 and 'Sustainable Urban Housing - Design Standards for New Apartments', 2018 and the relevant sections of the Fingal County Council Development Plan and the Local Area Plan.

BIN / BICYCLE STORAGE

TERRACE/DUPLEX HOUSES

The mid terrace housing/duplex type units are provided with a dedicated bin store which is easily accessible from the house entrance and sensitively incorporated within the landscape design strategy. The bin stores are designed to be easily use-able by the residents and are easily cleaned and maintained. The design utilizes open roof or slatted doors which allows natural ventilation to prevent odor build up.

A bin/bicycle store location for the duplex units will be provided under the access stairs providing a discrete storage location which integrates with the overall architectural design. Please see below for design precedent.



Precedent Bin Storage Incorporated Into Landscape Design

The majority of Mid-Terrace units are provided with cycle parking space on curtilage. A number are provided with secure bicycle parking within communal cycle stores, please see architects site plan drawing for detailed locations. Any communal bicycle storage for residents and visitors of the mid terrace units is provided within the communal green spaces neighboring the respective terrace blocks. Please see illustration below for example.

The provision of resident and visitor bicycle storage has been design having regard to;

National Cycle Manual Guidelines

The national cycle manual guidelines outlines the requirements for;

-2 private secure bicycle spaces per 100sqm and

-1 visitor bicycle space per two housing units

Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2020

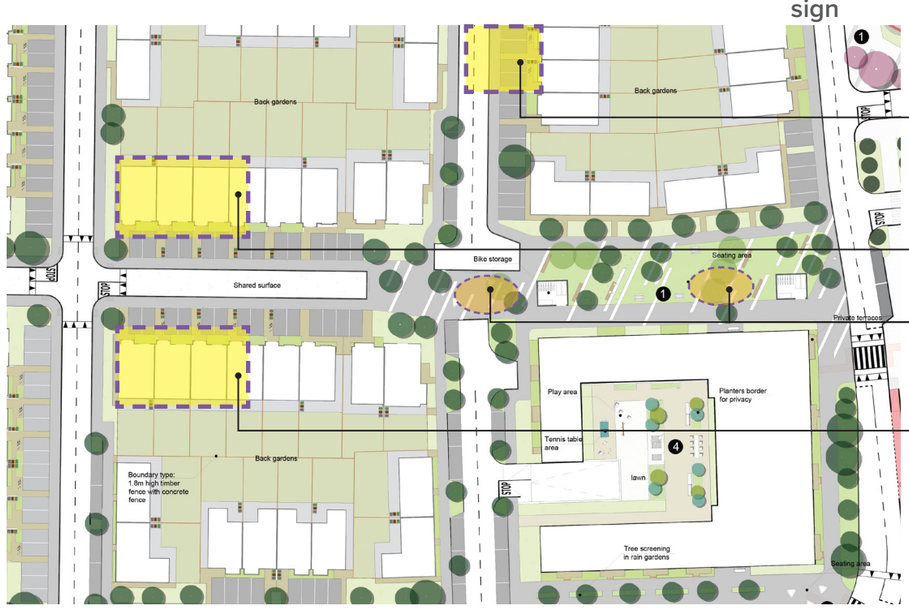
-Minimum standard of 1 cycle storage space per bedroom

-Visitor cycle parking shall be provided at a standard of 1 space per 2 residential units.

Please see summary schedule - car and bicycle, to be read in conjunction with the proposed site plan drawings for quantum of car and bicycle parking provided.



Precedent Bin Storage Incorporated Into Landscape/Facade Design



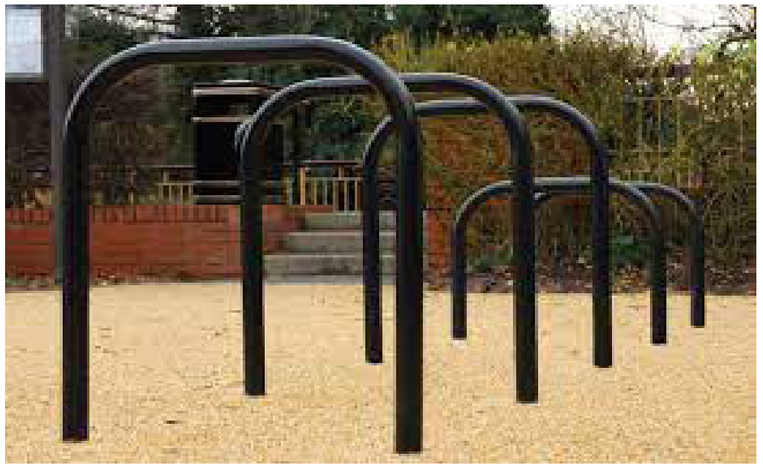
Example: Communal Bicycle Storage For Terrace Units and Visitors Within Communal Green Spaces

DETACHED / SEMI-DETACHED HOUSES - BIN / BICYCLE STORAGE

The detached and semi-detached houses are provided with a location for bin /bicycle storage to the rear of the homes. Access is provided via the side access route located to the side of the houses with hard landscape paving extending to the proposed bin/bicycle store area. Please see accompanying architectural site plan drawings for proposed bin/bicycle store locations.



Precedent Sheffield Stand - Communal Bike Storage for Visitors

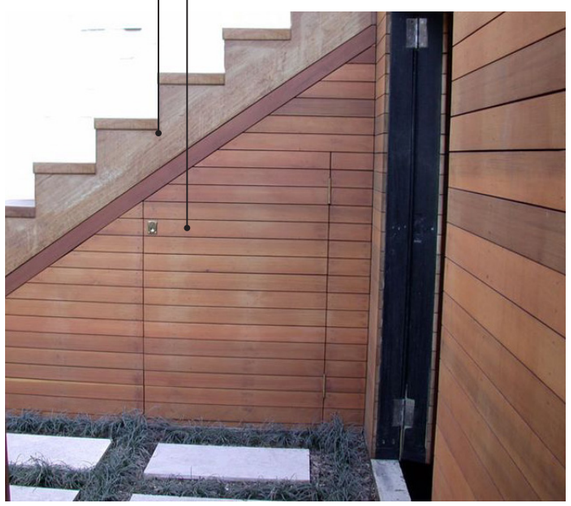


Precedent Communal Bike Storage for Visitors Incorporated into Landscape Design.





Precedent Residents Bin/Bicycle Storage Incorporated Into Duplex Access Stair, Westminster Wood, Foxrock, Dublin



Precedent Residents Bin/Bicycle Storage Incorporated Into Duplex Access Stair



Precedent Indicative Bin & Bicycle Storage Which Could Fit Into The Allocated Rear Garden Storage Space & Landscape Design

Barnhill SHD Combined Unit Schedule - 2022

Residential Development					Car Parking Provision					Bike Parking provision				
Unit Type	**No. of Units**	**% of Total Scheme**	**SQM**	**Av SQM per unit**	**Car parking Requirement Fingal DP**	**Total Spaces (including mobility & electric provision)**	**Electric Spaces**	**Mobility Spaces**	**Deficit / Surplus on Fingal DP**	**Bike Parking Requirement Fingal DP**	**Total spaces (including cargo & electric)**	**Cargo Spaces**	**Electric spaces**	**Deficit / Surplus on Fingal DP**
1 bed apartment	148	11.9%	7,610	51	148	88	11	4	- 60	148	163	9	8	15
2 bed apartment	589	47.4%	46,396	79	884	437	33	14	- 447	1,178	1,193	51	60	15
3 bed apartment	63	5.1%	6,521	104	126	65	2	1	- 61	189	246	12	12	57
4 bed apartment	4	0.3%	594	148	8	4	-	-	- 4	16	22	1	1	6
1 bed duplex	5	0.4%	296	59	5	2	1	-	- 3	5	3	-	0	- 2
2 bed duplex	20	1.6%	1,736	87	30	23	3	1	- 7	40	54	2	3	14
3 bed duplex	92	7.4%	11,010	120	184	95	9	3	- 89	276	271	6	14	- 5
3 bed house	286	23.0%	32,607	114	572	552	29	57	- 20	858	909	57	909	51
4 bed house	36	2.9%	4,989	139	72	61	4	7	- 11	144	124	7	124	- 20
Visitor Parking					249	142	20	25	- 107	249	240	48	12	- 9
Commercial (see below)					86	46	4	2	- 40		82	4		82
School / Park (see below)					24	78			54		30	2		30
Train Station											82	8	4	
Total Residential	**1,243**	**100%**	**111,759**	**90**	**2,387**	**1,593**	**115**	**114**	**- 794**	**3,103**	**3,337**	**198**	**1,143**	**234**

Non-Residential Development		Car Parking Provision					Bike Parking Provision					
	SQM	Car parking Requirement Fingal DP	Total Spaces (including mobility & electric provision)	Electric Spaces	Mobility Spaces	Deficit / Surplus on Fingal DP	Bike Parking Requirement Fingal DP	Total spaces (including cargo & electric)	Cargo Spaces	Electric spaces	Deficit / Surplus on Fingal DP	Locker Provision
Medical Centre - (8 rooms)	344	4	13		1	9	4	30			26	
Creche - (8 classrooms)	942	4	4	0	0	-	5				- 5	
Convenience Retail Unit	370	18				- 53	4	52			48	
Commercial Unit 1	127	6					1				- 1	
Commercial Unit 2	127	6					1				- 1	
Commercial Unit 3	127	6					1				- 1	
Commercial Unit 4	62	3	25		1		1				- 1	
Commercial Unit 5	57	3					1				- 1	
Café	158	11					1				- 1	
Community Space	359	7					4				- 4	
Office Hub	501	17					8				- 8	
(Primary School - assume 16 class room)		24	24		-	-	To be addressed at design stage by Dept. of Education.					
Public Realm Parking		-	54		-	54		30			30	
Total Non-Residential	**3,174**	**110**	**120**		**2**	**10**	**31**	**112**			**81**	

Accessible and EV Parking

Fingal Development Plan 2017-23 car parking standards notes the following requirements for disabled parking bays and electric vehicles;

-One space or more per 100 spaces should be reserved for disabled parking bays.

-One space or more per 100 spaces should be reserved for electric vehicles with charging facilities.

EV Charging; On curtilage, basement, and undercroft car parking spaces will have potential electric charging points provided ready for connection.

Communal resident bicycle stores will also be provided with the provision for bicycle charging facilities. Please refer to architects site plan drawings which indicate the EV charging spaces and also please refer to overall Parking schedules.

OPEN SPACE - PRIVATE

TERRACE/SEMI-DETACHED/DETACHED HOUSES

All residential units whether traditional type housing or apartments are provided with private open space. The private open space provided complies with the open space standards as set out within the Fingal Development Plan 2017-23 (which sets out the qualitative and quantitative standards so as to ensure that the maximum benefit is derived from the open space) / the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities December 2020.

Objective **DMS85** states '*Ensure private open spaces for all residential unit types are not unduly overshadowed'*

Objective **DMS86** states '*Ensure boundary treatment associated with private open spaces for all residential unit types is designed to protect residential amenity and visual amenity*'

The orientation and urban design strategy was designed from the outset to carefully consider aspect, amenity, over shadowing and sun light penetration for the amenity spaces within the site. This ensures the maximum number of units benefit from sunlight into the gardens for some portion of the day. Please see accompanying landscape drawings prepared by Jonathan Gannon Landscape architects for detail on boundary treatments.

Objective **DMS87** states '*Ensure a minimum open space provision for dwelling houses (exclusive of car parking area) as follows:*
- 3Bedroom houses or less to have a minimum of 60sqm
- Houses with 4 or more bedrooms to have a minimum of 75sqm of private open space located behind the front building line of the house'

The site layout within the Barnhill Crescent, Barnhill Stream, Barnhill Cross and Station Quarter South has been designed to achieve the above areas and in much of the cases exceed these minimum areas.

Please see the CWO'Brien architects proposed site plan drawing which notes the private open space areas achieved for each of the units.

APARTMENTS / DUPLEX HOUSES

The private open space to the apartment Blocks type A1, A2, A3,A4 and A5 located within Barnhill Stream, Barnhill Cross and Station Quarter South respectively are provided with private open space by the way of balconies. Terraced areas are used to provide private open space for the duplex units.

Objective **DMS89** requires '*Private balconies, roof terraces or winter gardens for all apartments and duplexes comply with or exceed the minimum standards set out in Table 12.6'*
Table 12.6 notes the following:

	Private Amenity Space	Communal Amenity Space
One Bed	5sqm	5sqm
Two Bed	7sqm	7sqm
Three Bed	9sqm	9sqm

Fingal Development Plan 2017-23; Table 12.6

The area of private open space to the duplex and apartment units has been designed to comply with the above requirements/ the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities December 2020.

The design and location of the balconies within the apartment blocks considers the location of the primary living space within the respective apartment unit, access, light ingress into the unit and also orientation/ aspect. This strategy aims to maximise the useability and quality of the private open space for the residents.



Character Area: Barnhill Cross

OPEN SPACE - COMMUNAL

APARTMENTS / DUPLEX HOUSES

The communal open space to the apartment Blocks type A1, are provided with communal open space at ground level which integrates within the overall landscape masterplan.

The apartment Blocks A2, A3,A4 and A5 located within Barnhill Cross and Station Quarter South are provided with communal open space by the way of podium landscaped amenity gardens.

Objective **DMS91**requires '*communal amenity space within apartment developments, in the form of semi-private zones such as secluded retreats and sitting out areas, complies with or exceeds the minimum standards set out in Table 12.6'*

Please see adjoining image which illustrate the communal amenity space provided within the respective podium courtyards of the apartment blocks. The below calculation is based on the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities December 2020, requirements of:

	Private Amenity Space	Communal Amenity Space
One Bedroom	5sqm	5sqm
Two Bedroom (3 person)	6sqm	6sqm
Two Bed (4 person)	7sqm	7sqm
Three Bedroom	9sqm	9sqm

Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities December 2020: Private and Communal Amenity Space Requirements.

Communal amenity space required:

- Apartment Block Type A1 (Block 01) 56sqm
- Apartment Block A2 (Block 02) 533sqm
- Apartment Block A3,A4,A5 (Blocks 03,04,05) 1009sqm

Communal amenity space provided:

Apartment Block A1 (Block 01)

- Total Provided (per block instance) 56sqm

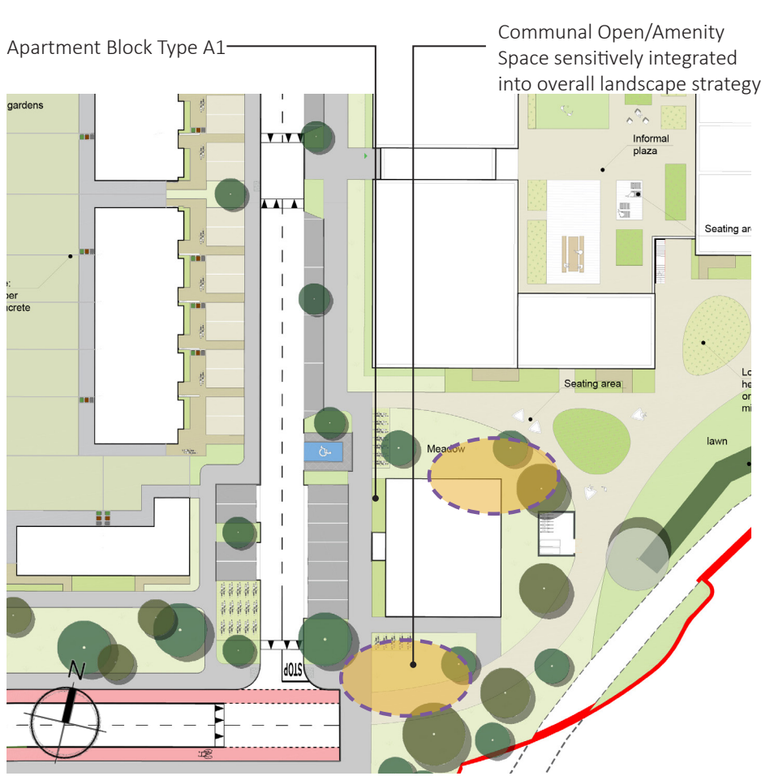
(*Note: Block Type A1 communal amenity space is located at ground level adjoining each instance of the block type. See proposed site/landscape plans for detailed layout*.)

Apartment Block A2 (Block 02)
Podium Level Courtyard: 580sqm

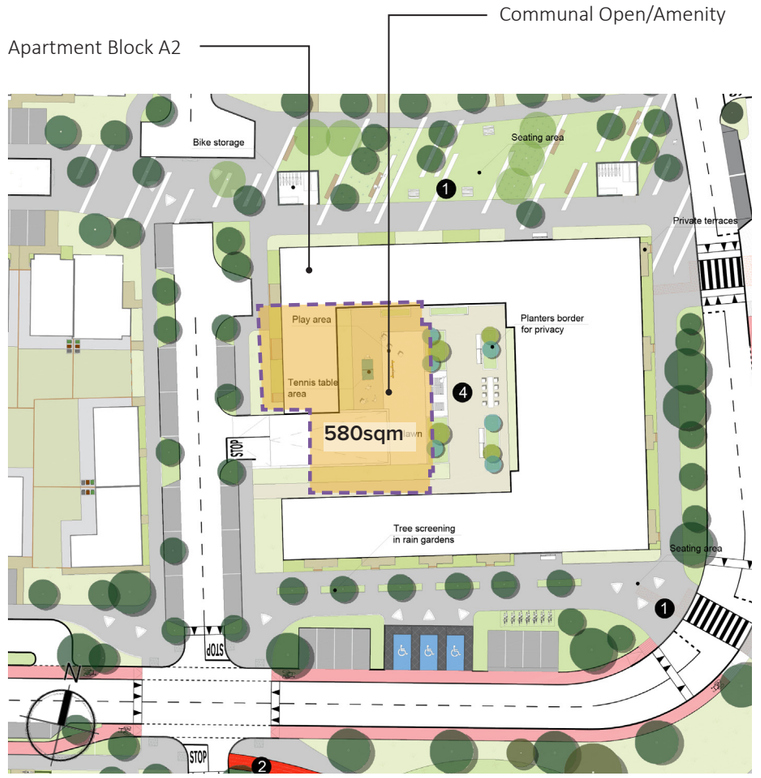
- Total Provided: 580sqm

Apartment Block A3,A4,A5 (Blocks 03,04,05)
Podium Level Courtyard 01: 1029sqm
Podium Level Courtyard 02: 800sqm

- Total Provided: 1829sqm



Proposed Site Plan - Apartment Block A1 (Block 01)



Proposed Site Plan - Apartment Block A2 (Block 02)

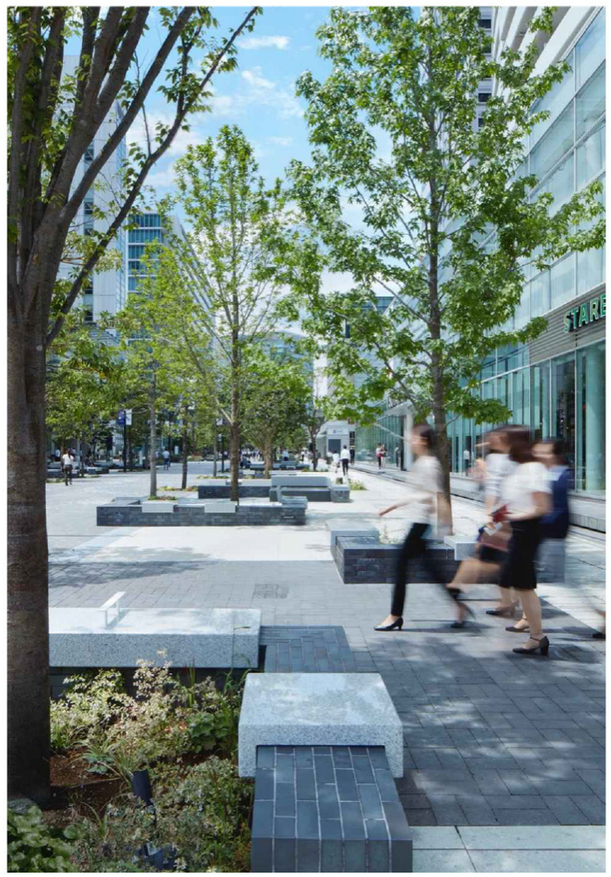


Proposed Site Plan - Apartment Blocks A3,A4,A5 (Blocks 03,04.05)

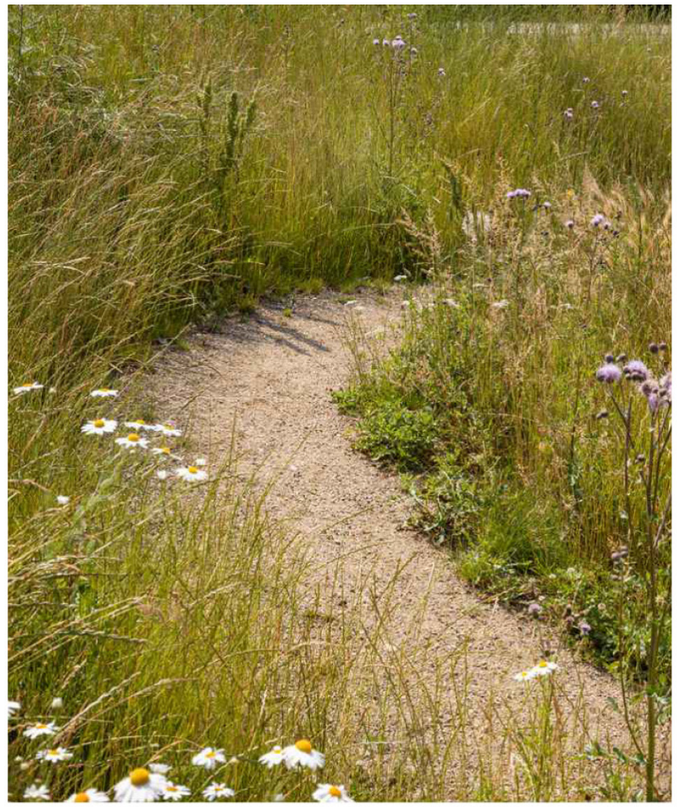


Precedent Communal Open Space Garden





Precedent Communal Open Space Landscape Treatments





10.0 Appendices

10.1 Housing Quality Assessment

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

Proposed House Types

LINK ROAD WEST TOTAL No. 33 units

Proposed House Type / Apartment Block	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
House Type - HB	7 Units, Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	Varies	60	Varies
House Type - HB(m)	6 Units, Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	Varies	60	Varies
House Type - HB1	4 Units, Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	Varies	60	Varies
House Type - HB1(M)	3 Units, Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	Varies	60	Varies
House Type - HB2	1 Unit, Ground Floor & First Floor	3 bed/5 person	108	92	16	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	80	60	20
House Type - HB2(M)	2 Unit, Ground Floor & First Floor	3 bed/5 person	108	92	16	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	4	1.3	Varies	60	Varies
House Type - HC	2 Units, Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	Varies	60	Varies
House Type - HC(M)	2 Units, Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	Varies	60	Varies

LINK ROAD EAST TOTAL No. 91 units

Proposed House Type / Apartment Block	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
House Type - HB	9 Units, Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	Varies	60	Varies
House Type - HB(M)	8 units, Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	Varies	60	Varies
House Type - HB1	1 Unit, Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	108	60	48
House Type - HB1(M)	1 Unit, Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	85	60	25
House Type - HB2	15 Units, Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	Varies	60	Varies
House Type - HB2(M)	15 Units, Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	Varies	60	Varies
House Type - HC	6 Units, Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	Varies	60	Varies
House Type - HC(M)	6 Units, Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	Varies	60	Varies
House Type - HC1	3 Units, Ground & First Floor	3 bed/5 person	126	92	34	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	Varies	60	Varies
House Type - HC1(M)	5 Units, Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	Varies	60	Varies
House Type - HH	3 Units, Ground & First Floor	4bed/6 person	135.5	110	25.5	30.1	15	15.1	23.6	53.7	40	13.7	14.7	13.4	8	7.7	43.8	43	0.8	7.1	6	1.1	Varies	75	Varies
House Type - HH(M)	3 Units, Ground & First Floor	4bed/6 person	135.5	110	43.5	30.1	15	15.1	23.6	53.7	40	13.7	14.7	13.4	8	7.7	43.8	43	0.8	7.1	6	1.1	Varies	75	Varies
House Type - HI3	1 Unit, Ground, First & Second Floor	4bed/6 people	144	120	24	23.9	15	8.9	22.4	46.3	40	6.3	14	12.9	10.9	8	45.8	43	2.8	9	6	3	104	75	29
House Type - HI3(M)	1 Unit, Ground, First & Second Floor	4bed/6 people	144	120	24	23.9	15	8.9	22.4	46.3	40	6.3	14	12.9	10.9	8	45.8	43	2.8	9	6	3	76	75	1
House Type - HL	1 Unit, Ground, First & Second Floor	4bed/6 people	159.8	120	39.8	24.8	15	9.8	16.1	56.2	40	16.2	14.8	12.6	8.2	8.1	43.7	43	0.7	6.4	6	0.4	75	75	0
House Type - HL(M)	1 Unit, Ground, First & Second Floor	4bed/6 people	159.8	120	39.8	24.8	15	9.8	16.1	56.2	40	16.2	14.8	12.6	8.2	8.1	43.7	43	0.7	6.4	6	0.4	75	75	0

*** Based on the Guidelines for Quality Housing for Sustainable Communties (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Fingal County Development Plan 2017 -2023 (Chapter 12, page 440, DMS87)**

BARNHILL RESIDENTIAL DEVELOPMENT
Proposed Apartment / Duplex Schedule

*** Standards based on the 'Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities' (DHPLG, 2018) (Appendix 1. Pg 37-38).**
Note: Variation of up to 5% can be applied to living /kitchen/dining and bedroom room areas and widths subject to overall compliance with required minimum overall apartment floor areas

LINK ROAD WEST
DUPLEX BLOCK D-B 6 No of units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
Duplex Block D-B	3 Units, Ground Floor	2 bed/3 person	73.6	63	10.6	13.8	13	2.8	2.8	10.4	7.1	2.4	2.1	N/A	N/A	N/A	N/A	24.2	20.1	4.1	30.5	28	2.5	4.6	3.6	6.1	5	1.1	12.7	6	6.7
Duplex Block D-B	2 Units, First & Second Floor	3 bed/5 person	130	90	40	15.3	13	3.6	2.8	14.5	11.4	2.8	2.8	8.7	7.1	2.5	2.1	38.5	31.5	7	43.7	34	9.7	5.7	3.8	9.1	9	0.1	15.3	9	6.3
Duplex Block D-B	1 Unit, First & Second Floor	3 bed/5 person	130	90	40	15.3	13	3.6	2.8	14.5	11.4	2.8	2.8	8.7	7.1	2.5	2.1	38.5	31.5	7	43.7	34	9.7	5.7	3.8	9.1	9	0.1	15.3	9	6.3

LINK ROAD EAST
DUPLEX BLOCK D-A 12 No of units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
Duplex Block D-A	6 Units, Ground Floor	2 bed/4 person	77.1	73	4.1	13	13	3	2.8	12.9	11.4	3	2.8	N/A	N/A	N/A	N/A	25.9	24.4	1.5	30.9	30	0.9	4.5	3.6	6.4	6	0.4	Varies	7	Varies
Duplex Block D-A	6 Units, First & Second Floor	3 bed/5 person	130	90	40	15.9	13	3.9	2.8	14.8	11.4	2.8	2.8	9.1	7.1	2.5	2.1	39.8	31.5	8.3	42.6	34	8.6	5.1	3.8	9	9	0	15.3	9	6.3

RAILWAY QUARTER 211 No of units
BLOCK A 74 No of units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
A-01, A-12, A-27, A-40, A-53, A-64	Ground, First, Second, Third, Fourth and Fifth Floor	2 Bed / 4 person	79.3	73	6.3	13.2	13	2.8	2.8	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.1	30	0.1	4.6	3.6	6	6	0	7	7	0
A-02	Ground Floor	2 Bed / 4 person	76.8	73	3.8	13	13	2.8	2.8	11.4	11.4	2.8	2.8	N/A	N/A	N/A	N/A	24.4	24.4	0	30.1	30	0.1	5.1	3.6	7.2	6	1.2	13.8	7	6.8
A-03	Ground Floor	2 Bed / 4 person	79.2	73	6.2	13.2	13	3.3	2.8	11.5	11.4	2.9	2.8	N/A	N/A	N/A	N/A	24.7	24.4	0.3	30.3	30	0.3	40	3.6	6.2	6	0.2	10.3	7	3.3
A-04, A-15, A-28, A-41, A-54, A-65	Ground, First, Second, Third, Fourth and Fifth Floor	2 Bed / 4 person	75.1	73	2.1	13.2	13	3.5	2.8	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30	30	0	4.8	3.6	6.2	6	0.2	7.1	7	0.1
A-05, A-16, A-29, A-42, A-55, A-66	Ground, First, Second, Third, Fourth and Fifth Floor	1 Bed / 2 person	46.9	45	1.9	12.3	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12.3	11.4	0.9	24.3	23	1.3	4	3.3	4.6	3	1.6	5.2	5	0.2
A-06, A-17, A-30, A-43, A-56, A-67	Ground, First, Second, Third,	1 Bed / 2 person	46.6	45	1.6	12.2	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12.2	11.4	0.8	24.3	23	1.3	4	3.3	4.5	3	1.5	5.2	5	0.2
A-07, A-18, A-31, A-44, A-57, A-68	Ground, First, Second, Third, Fourth and Fifth Floor	2 Bed / 4 person	78.5	73	5.5	14.1	13	3.1	2.8	11.5	11.4	3.3	2.8	N/A	N/A	N/A	N/A	25.6	24.4	1.2	31.8	30	1.8	4	3.3	6.1	6	0.1	7	7	0
A-08, A-19, A-32, A-45	Ground , First, Second and Third Floor	2 Bed / 4 person	77.3	73	4.3	13	13	3	2.8	12.6	11.4	3.2	2.8	N/A	N/A	N/A	N/A	25.6	24.4	1.2	32.1	30	2.1	4.4	3.6	6.1	6	0.1	7.4	7	0.4
A-09, A-25, A-38, A-51	Ground , First, Second and Third Floor	2 Bed / 4 person	76.9	73	3.9	13	13	3	2.8	12.6	11.4	3.2	2.8	N/A	N/A	N/A	N/A	25.6	24.4	1.2	31.6	30	1.6	4.4	3.6	6.1	6	0.1	7.2	7	0.2
A-10, A-20, A-33, A-46, A-58, A-69	Ground, First, Second, Third, Fourth and Fifth Floor	1 Bed / 2 person	55.3	45	10.3	13.5	11.4	3.4	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13.5	11.4	2.1	24.4	23	1.4	4.3	3.3	3	3	0	7	5	2
A-11, A-21, A-34, A-47, A-59, A-70	Ground, First, Second, Third, Fourth and Fifth Floor	2 Bed / 4 person	80.3	73	7.3	13.6	13	2.9	2.8	11.6	11.4	3.1	2.8	N/A	N/A	N/A	N/A	25.2	24.4	0.8	30.3	30	0.3	3.9	3.6	7.3	6	1.3	7	7	0
A-13	First Floor	2 Bed / 4 person	82.2	73	9.2	13	13	2.8	2.8	11.4	11.4	2.8	2.8	N/A	N/A	N/A	N/A	24.4	24.4	0	30.1	30	0.1	4.8	3.6	6.3	6	0.3	9	7	2
A-14	First Floor	2 Bed / 4 person	79.2	73	6.2	13.2	13	3.3	2.8	11.5	11.4	2.9	2.8	N/A	N/A	N/A	N/A	24.7	24.4	0.3	30.3	30	0.3	4	3.6	6.2	6	0.2	10.3	7	3.3
A-22, A-35, A-48, A-60, A-71	First, Second, Third, Fourth and Fifth Floor	2 Bed / 4 person	75.6	73	2.6	13.2	13	2.8	2.8	11.4	11.4	3.2	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.4	30	0.4	4.6	3.6	6.4	6	0.4	7.1	7	0.1
A-23, A-36, A-49, A-61, A-72	First, Second, Third, Fourth and Fifth Floor	3 Bed / 4 person	78.1	73	5.1	13	13	3.1	2.8	11.7	11.4	3.1	2.8	N/A	N/A	N/A	N/A	24.7	24.4	0.3	33.5	30	3.5	4	3.6	6.3	6	0.3	7	7	0
A-24, A-37, A-50, A-62, A-73	First, Second, Third, Fourth and Fifth Floor	4 Bed / 4 person	84	73	11	13	13	2.9	2.8	12.8	11.4	3.1	2.8	N/A	N/A	N/A	N/A	25.8	24.4	1.4	30.3	30	0.3	4	3.6	7.4	6	1.4	7	7	0
A-26, A-39, A-52, A-63, A-74	First, Second, Third, Fourth and Fifth Floor	5 Bed / 4 person	74	73	1	13	13	3.5	2.8	11.5	11.4	2.9	2.8	N/A	N/A	N/A	N/A	24.5	24.4	0.1	30.1	30	0.1	5.5	3.6	6.4	6	0.4	7.2	7	0.2

BLOCK B 41 No of units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
B-01	Ground Floor	2 bed / 4 person	79.41	73	6.41	13.2	13	3.1	2.8	12.7	11.4	3.5	2.8	N/A	N/A	N/A	N/A	25.9	24.4	1.5	33.4	30	3.4	5.2	3.6	6.8	6	0.8	35.1	7	28.1
B-02, B-09, B-16, B-23, B-30, B-36	First, Second, Third, Fourth, Fifth and Sixth Floor	2 bed / 4 person	77.4	73	4.4	13	13	2.8	2.8	12.9	11.4	3.6	2.8	N/A	N/A	N/A	N/A	25.9	24.4	1.5	30.7	30	0.7	4.4	3.6	6.9	6	0.9	7	7	0
B-03	First Floor	1 Bed / 2 person	57.7	45	12.7	11.4	11.4	3.2	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.4	0	30.7	23	7.7	5.2	3.3	4	3	1	7	5	2
B-04, B-11, B-18, B-25, B-32, B-38	First, Second, Third, Fourth, Fifth and Sixth Floor	1 Bed / 2 person	45.6	45	0.6	12.6	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12.6	11.4	1.2	23.1	23	0.1	4.2	3.3	3	3	0	5	5	0
B-05, B-12, B-19, B-26, B-33, B-39	First, Second, Third, Fourth, Fifth and Sixth Floor	1 Bed / 2 person	45	45	0	12	11.4	3.4	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	11.4	0.6	23	23	0	4	3.3	3.7	3	0.7	5	5	0
B-06, B-13, B-20, B-27, B-34, B-40	First, Second, Third, Fourth, Fifth and Sixth Floor	2 bed / 4 person	77	73	4	13.2	13	2.9	2.8	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30	30	0	4.7	3.6	6.2	6	0.2	8.2	7	1.2
B-07, B-14, B-21, B-28	First, Second, Third and Fourth Floor	2 bed / 4 person	82.8	73	9.8	14.6	13	3	2.8	11.4	11.4	3	2.8	N/A	N/A	N/A	N/A	26	24.4	1.6	30.1	30	0.1	3.6	3.6	6.9	6	0.9	7	7	0
B-08, B-15, B-22, B-29, B-35, B-41	First, Second, Third, Fourth, Fifth and Sixth Floor	1 Bed / 2 person	54.6	45	9.6	11.7	11.4	3.4	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.7	11.4	0.3	32.7	23	9.7	4.4	3.3	4	3	1	5	5	0
B-10, B-17, B-24, B-31, B-37	First, Second, Third, Fourth, Fifth and Sixth Floor	2 bed / 4 person	73.8	73	0.8	13.2	13	2.8	2.8	11.4	11.4	3.2	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.7	30	0.7	4.5	3.6	6.1	6	0.1	7	7	0

BLOCK C 94 No of units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
C-01, C-09, C-22, C-35, C-48, C-61, C-74, C-85	Ground, First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	2 Bed / 4 person	78.8	73	5.8	14.4	13	2.8	2.8	12.9	11.4	3.6	2.8	N/A	N/A	N/A	N/A	27.3	24.4	2.9	30.7	30	0.7	4.4	3.6	6.6	6	0.6	7	7	0
C-02, C-08, C-21, C-34, C-47, C-62, C-73, C-84	Ground, First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	2 Bed / 4 person	73.8	73	0.8	13.2	13	2.8	2.8	11.4	11.4	3.2	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.7	30	0.7	4.5	3.6	6.1	6	0.1	7	7	0
C-03, C-13, C-26, C-39, C-52, C-63, C-77, C-88	Ground, First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	2 Bed / 4 person	73.3	73	0.3	13.1	13	3	2.8	11.8	11.4	3.4	2.8	N/A	N/A	N/A	N/A	24.9	24.4	0.5	30	30	0	3.9	3.6	6.1	6	0.1	7	7	0
C-04, C-12, C-25, C-38, C-51, C-64, C-76, C-87	Ground, First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	2 Bed / 4 person	77	73	4	13.2	13	2.9	2.8	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30	30	0	4.7	3.6	6.2	6	0.2	8.2	7	1.2
C-05, C-11, C-24, C-37, C-50, C-65	Ground, First, Second, Third, Fourth and Fifth Floor	2 Bed / 4 person	73.4	73	0.4	13	13	3	2.8	12.6	11.4	3.1	2.8	N/A	N/A	N/A	N/A	25.6	24.4	1.2	30	30	0	3.8	3.6	6.3	6	0.3	7	7	0
C-06	Ground Floor	1 Bed / 2 person	55.6	45	10.6	11.5	11.4	3	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.5	11.4	0.1	26	23	3	4.5	3.3	3.8	3	0.8	7	5	2
C-07, C-19, C-32, C-45, C-58, C-71	Ground, First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	2 Bed / 4 person	73.9	73	0.9	13	13	3	2.8	12.6	11.4	3.1	2.8	N/A	N/A	N/A	N/A	25.6	24.4	1.2	30	30	0	3.9	3.6	6.2	6	0.2	7	7	0
C-10, C-23, C-36, C-49, C-60, C-75, C-86	First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	2 Bed / 4 person	78.5	73	5.5	13.1	13	3.2	2.8	11.5	11.4	3	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.7	30	0.7	4.5	3.6	6	6	0	7	7	0
C-14, C-27, C-40, C-53, C-66, C-78, C-89	First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	2 Bed / 4 person	78.7	73	5.7	14.3	13	2.8	2.8	12.9	11.4	3.6	2.8	N/A	N/A	N/A	N/A	27.2	24.4	2.8	30.7	30	0.7	4.4	3.6	6.7	6	0.7	7	7	0
C-15, C-28, C-41, C-54, C-67, C-79, C-90	First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	2 Bed / 4 person	73.8	73	0.8	13.2	13	2.8	2.8	11.4	11.4	3.2	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.7	30	0.7	5.2	3.6	6.1	6	0.1	7	7	0
C-16, C-29, C-42, C-55, C-68, C-80, C-91	First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	1 Bed / 2 person	45.6	45	0.6	12.6	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12.6	11.4	1.2	23.1	23	0.1	4.2	3.3	3	3	0	5	5	0

BARNHILL RESIDENTIAL DEVELOPMENT
Proposed Apartment / Duplex Schedule

*** Standards based on the 'Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities' (DHPLG, 2018) (Appendix 1. Pg 37-38).**
Note: Variation of up to 5% can be applied to living /kitchen/dining and bedroom room areas and widths subject to overall compliance with required minimum overall apartment floor areas

C-17, C-30, C-43, C-56, C-69, C-81, C-92	First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	1 Bed / 2 person	45	45	0	12	11.4	3.4	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	11.4	0.6	23	23	0	4	3.3	3.7	3	0.7	5	5	0
C-18, C-31, C-44, C-57, C-70, C-82, C-93	First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	2 Bed / 4 person	77	73	4	13.2	13	2.9	2.8	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30	30	0	4.7	3.6	6.2	6	0.2	8.2	7	1.2
C-20, C-33, C-46, C-59, C-72, C-83, C-94	First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor	1 Bed / 2 person	55.1	45	10.1	11.7	11.4	3.4	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.7	11.4	0.3	27.1	23	4.1	4.7	3.3	4.6	3	1.6	5	5	0

DUPLEX BLOCKS 02 No of units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage (m2)	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
D-01 DUPLEX	Ground and First Floor	2 Bed / 4 person	96	73	23	13	13	2.8	2.8	12	11.4	2.8	2.8	N/A	N/A	N/A	N/A	25	24.4	0.6	30.6	30	0.6	4.6	3.6	9.2	6	3.2	37.4	7	30.4
D-02 DUPLEX	Ground and First Floor	2 Bed / 4 person	95.4	73	22.4	13.3	13	3	2.8	11.5	11.4	2.8	2.8	N/A	N/A	N/A	N/A	24.8	24.4	0.4	30.2	30	0.2	4.4	3.6	6.9	6	0.9	36.7	7	29.7

STATION PLAZA 166 No of units
BLOCK A 61 No of units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage (m2)	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
A-01	Ground Floor	1 Bed / 2 person	45	45	0	12.3	11.4	3.2	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12.3	11.4	0.9	23.3	23	0.3	3.3	3.3	3.9	3	0.9	5	5	0
A-02	Ground Floor	1 Bed / 2 person	46.1	45	1.1	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.4	0	23	23	0	4.7	3.3	3.4	3	0.4	5.4	5	0.4
A-03	Ground Floor	2 Bed / 4 person	78.7	73	5.7	13.4	13	3.1	2.8	11.4	11.4	2.9	2.8	N/A	N/A	N/A	N/A	24.8	24.4	0.4	30.6	30	0.6	4.1	3.6	6.3	6	0.3	8.5	7	1.5
A-06, A-10, A-19, A-28, A-37, A-46	First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor	2 Bed / 4 person	78.7	73	5.7	13.4	13	3.1	2.8	11.4	11.4	2.9	2.8	N/A	N/A	N/A	N/A	24.8	24.4	0.4	30.9	30	0.9	4.1	3.6	6.1	6	0.1	8.5	7	1.5
A-04, A-08	First Floor, Second Floor	3 Bed / 6 person	101	90	11	13.5	13	2.9	2.8	12.4	11.4	2.9	2.8	11.4	11.4	3	2.8	37.3	31.5	5.8	34	34	0	5.7	3.8	10.8	9	1.8	10.7	9	1.7
A-05, A-09, A-18, A-27, A-36, A-45	First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor	1 Bed / 2 person	46.2	45	1.2	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.4	0	23	23	0	4.8	3.3	3.4	3	0.4	5.4	5	0.4
A-07, A-17, A-26, A-35, A-44, A-51	First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor	2 Bed / 4 person	83.3	73	10.3	13	13	3.2	2.8	11.5	11.4	3.5	2.8	N/A	N/A	N/A	N/A	24.5	24.4	0.1	30.2	30	0.2	4.7	3.6	7	6	1	7.2	7	0.2
A-11, A-20, A-29, A-38	Second Floor, Third Floor, Fourth Floor, Fifth Floor	1 Bed / 2 person	52.5	45	7.5	11.4	11.4	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.4	0	27.2	23	4.2	4.4	3.3	4.5	3	1.5	5	5	0
A-12, A-21, A-30, A-39	Second Floor, Third Floor, Fourth Floor, Fifth Floor	2 Bed / 4 person	77.5	73	4.5	13.3	13	3.1	2.8	11.5	11.4	3	2.8	N/A	N/A	N/A	N/A	24.8	24.4	0.4	31.1	30	1.1	5.8	3.6	6	6	0	7.5	7	0.5
A-13, A-22, A-31, A-40, A-47, A-52, A-55, A-58, A-60	Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor, Ninth Floor, Tenth Floor	2 Bed / 4 person	82.4	73	9.4	13	13	3.1	2.8	11.7	11.4	3	2.8	N/A	N/A	N/A	N/A	24.7	24.4	0.3	32.8	30	2.8	6.6	3.6	8.1	6	2.1	7.4	7	0.4
A-14, A-23, A-32, A-41, A-48, A-53, A-56	Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor	3 Bed / 6 person	107.3	90	17.3	14.1	13	3.2	2.8	11.5	11.4	3.6	2.8	11.5	11.4	3.7	2.8	37.1	31.5	5.6	35.7	34	1.7	6.4	3.8	9	9	0	9	9	0
A-15, A-24, A-33, A-42, A-49, A-54	Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor	1 Bed / 2 person	52.6	45	7.6	11.7	11.4	2.9	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.7	11.4	0.3	26	23	3	4	3.3	5.6	3	2.6	5.5	5	0.5
A-16, A-25, A-34, A-43, A-50	Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor	2 Bed / 4 person	78.7	73	5.7	14.5	13	3.3	2.8	11.4	11.4	2.8	2.8	N/A	N/A	N/A	N/A	25.9	24.4	1.5	30.1	30	0.1	6	3.6	6.6	6	0.6	13.6	7	6.6
A-57, A-59, A-61	Eighth Floor, Ninth Floor	1 Bed / 2 person	52.6	45	7.6	11.7	11.4	2.9	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.7	11.4	0.3	26	23	3	4	3.3	5.6	3	2.6	6.2	5	1.2

BLOCK B 44 No of units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage (m2)	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
B-01	Ground Floor	1 Bed / 2 person	45.7	45	0.7	12.9	11.4	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12.9	11.4	1.5	23.8	23	0.8	5.3	3.3	3.6	3	0.6	5.7	5	0.7
B-02	Ground Floor	1 Bed / 2 person	46.6	45	1.6	12.7	11.4	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12.7	11.4	1.3	25.9	23	2.9	4.9	3.3	3	3	0	6.6	5	1.6
B-03	First Floor	2 Bed / 4 person	84.4	73	11.4	13.8	13	2.8	2.8	11.4	11.4	2.9	2.8	N/A	N/A	N/A	N/A	25.2	24.4	0.8	30.5	30	0.5	6	3.6	8	6	2	12.2	7	5.2
B-04, B-10, B-16, B-22, B-28, B-34, B-40	First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor	2 Bed / 4 person	77.8	73	4.8	13.9	13	2.8	2.8	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	25.3	24.4	0.9	30.1	30	0.1	5.4	3.6	6.7	6	0.7	13.7	7	6.7
B-05	First Floor	2 Bed / 4 person	76.7	73	3.7	13.2	13	2.9	2.8	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.1	30	0.1	5.9	3.6	6.2	6	0.2	8.6	7	1.6
B-06	First Floor	2 Bed / 4 person	85.8	73	12.8	14.8	13	3.4	2.8	11.4	11.4	3.9	2.8	N/A	N/A	N/A	N/A	26.2	24.4	1.8	30.1	30	0.1	5.6	3.6	9.7	6	3.7	11.7	7	4.7
B-07	First Floor	2 Bed / 4 person	79.2	73	6.2	13.2	13	3.7	2.8	11.5	11.4	3.4	2.8	N/A	N/A	N/A	N/A	24.7	24.4	0.3	30.4	30	0.4	6.8	3.6	8.4	6	2.4	15.7	7	8.7
B-08	First Floor	2 Bed / 4 person	76.7	73	3.7	13.2	13	2.8	2.8	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.1	30	0.1	5.8	3.6	6.2	6	0.2	8.5	7	1.5
B-09, B-15, B-21, B-27, B-33, B-39	Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor	2 Bed / 4 person	79.1	73	6.1	13.9	13	2.8	2.8	11.4	11.4	2.9	2.8	N/A	N/A	N/A	N/A	25.3	24.4	0.9	30	30	0	4.4	3.6	8	6	2	17	7	10
B-11, B-17, B-23, B-29, B-35, B-41, B-43	Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor	2 Bed / 4 person	76.9	73	3.9	14.2	13	2.8	2.8	11.6	11.4	3	2.8	N/A	N/A	N/A	N/A	25.8	24.4	1.4	30.2	30	0.2	3.7	3.6	6.2	6	0.2	8	7	1
B-12, B-18, B-24, B-30, B-36	Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor	2 Bed / 4 person	84.3	73	11.3	13.2	13	2.8	2.8	11.5	11.4	3	2.8	N/A	N/A	N/A	N/A	24.7	24.4	0.3	30.2	30	0.2	4.4	3.6	9.4	6	3.4	12.9	7	5.9
B-13, B-19, B-25, B-31, B-37	Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor	2 Bed / 4 person	79.2	73	6.2	13.2	13	3.1	2.8	11.4	11.4	2.8	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.1	30	0.1	4	3.6	7.2	6	1.2	18.3	7	11.3
B-14, B-20, B-26, B-32, B-38, B-42, B-44	Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor	2 Bed / 4 person	76.7	73	3.7	13.2	13	2.9	2.8	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.1	30	0.1	5.8	3.6	6.2	6	0.2	8.6	7	1.6

BLOCK C 52 No of units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage (m2)	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
C-01	Ground Floor	1 Bed / 2 person	55.8	45	10.8	15.4	11.4	3.7	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15.4	11.4	4	23.6	23	0.6	4.4	3.3	3	3	0	6	5	1
C-02	Ground Floor	2 Bed / 4 person	78.7	73	5.7	13.2	13	3	2.8	11.7	11.4	3.1	2.8	N/A	N/A	N/A	N/A	24.9	24.4	0.5	34.4	30	4.4	4.2	3.6	6.9	6	0.9	12.1	7	5.1
C-03	Ground Floor	2 Bed / 4 person	76.7	73	3.7	14.4	13	2.8	2.8	11.7	11.4	2.9	2.8	N/A	N/A	N/A	N/A	26.1	24.4	1.7	31.6	30	1.6	3.7	3.6	6.8	6	0.8	9	7	2
C-04, C-11, C-18, C-25, C-32, C-39, C-46	First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor	2 Bed / 4 person	76.7	73	3.7	13	13	2.8	2.8	11.4	11.4	2.9	2.8	N/A	N/A	N/A	N/A	24.4	24.4	0	31.6	30	1.6	3.7	3.6	6.5	6	0.5	9	7	2
C-05, C-12, C-19, C-26, C-33, C-40	First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor	2 Bed / 4 person	79.2	73	6.2	12.4	11.4	3	2.8	13.7	11.4	2.8	2.8	N/A	N/A	N/A	N/A	26.1	24.4	1.7	32.8	30	2.8	4.5	3.6	6.5	6	0.5	18.2	7	11.2
C-06, C13, C20, C-27, C-34, C-41	First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor	2 Bed / 4 person	79.2	73	6.2	13.5	13	3.2	2.8	11.6	11.4	2.8	2.8	N/A	N/A	N/A	N/A	25.1	24.4	0.7	31.8	30	1.8	4.2	3.6	7	6	1	18.5	7	11.5
C-07, C-14, C-21, C-28, C-35, C-42, C-47	First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor	2 Bed / 4 person	76.7	73	3.7	13	13	2.8	2.8	11.4	11.4	2.9	2.8	N/A	N/A	N/A	N/A	24.4	24.4	0	31.6	30	1.6	3.7	3.6	6.5	6	0.5	8.8	7	1.8

BARNHILL RESIDENTIAL DEVELOPMENT
Proposed Apartment / Duplex Schedule

*** Standards based on the 'Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities' (DHPLG, 2018) (Appendix 1. Pg 37-38).**
Note: Variation of up to 5% can be applied to living /kitchen/dining and bedroom room areas and widths subject to overall compliance with required minimum overall apartment floor areas

C-08, C-15, C-22, C-29, C-36, C-43, C-48, C-52	First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor	2 Bed / 4 person	75.1	73	2.1	13.1	13	2.8	2.8	11.4	11.4	3	2.8	N/A	N/A	N/A	N/A	24.5	24.4	0.1	30	30	0	3.7	3.6	6.7	6	0.7	8.6	7	1.6
C-09, C-16, C-23, C-30, C-37, C-44, C-49	First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor	3 Bed/ 5 person	98.7	90	8.7	13	13	3.3	2.8	11.5	11.4	2.8	2.8	8.3	7.1	2.6	2.1	32.8	31.5	1.3	34.6	30	4.6	4.8	3.8	9.6	9	0.6	23	9	14
C-10, C-17, C-24, C-31, C-38, C-45, C-50, C-51	First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor	2 Bed / 4 person	76.7	73	3.7	13.1	13	2.8	2.8	11.4	11.4	3.1	2.8	N/A	N/A	N/A	N/A	24.5	24.4	0.1	31.6	30	1.6	3.6	3.6	6.5	6	0.5	9.4	7	2.4

DUPLEX 9 No of units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
D-01, D-02, D-03	Ground Floor, First Floor	2 Bed / 4 person	91.9	73	18.9	13.2	13	2.8	2.8	11.8	11.4	3.4	2.8	N/A	N/A	N/A	N/A	25	24.4	0.6	33.7	30	3.7	5	3.6	6	6	0	13.2	7	6.2
D-04	First Floor, Second Floor	2 Bed / 4 person	95.9	73	22.9	13.2	13	2.8	2.8	11.8	11.4	3.4	2.8	N/A	N/A	N/A	N/A	25	24.4	0.6	37.4	30	7.4	5	3.6	6	6	0	18	7	11
D-05, D-06	First Floor, Second Floor	2 Bed / 4 person	96.2	73	23.2	13.2	13	2.8	2.8	11.8	11.4	3.4	2.8	N/A	N/A	N/A	N/A	25	24.4	0.6	37.4	30	7.4	5	3.6	6	6	0	18	7	11
D-07	First Floor, Second Floor	2 Bed / 4 person	96	73	23	13.2	13	2.8	2.8	11.8	11.4	3.4	2.8	N/A	N/A	N/A	N/A	25	24.4	0.6	37.4	30	7.4	7	3.6	6	6	0	15.8	7	8.8
D-08	First Floor, Second Floor	2 Bed / 4 person	96.1	73	23.1	13.2	13	2.8	2.8	11.8	11.4	3.4	2.8	N/A	N/A	N/A	N/A	25	24.4	0.6	37.4	30	7.4	7	3.6	6	6	0	15.9	7	8.9
D-09	First Floor, Second Floor	2 Bed / 4 person	95.9	73	22.9	13.2	13	2.8	2.8	11.8	11.4	3.4	2.8	N/A	N/A	N/A	N/A	25	24.4	0.6	37.4	30	7.4	7	3.6	6	6	0	15.8	7	8.8

VILLAGE CENTRE 118 No of units
BLOCK A 27 units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
A-01	Ground Floor	3 Bed / 5 person	97.1	90	7.1	13.7	13	3.3	2.8	13.1	11.4	2.9	2.8	7.1	7.1	2.1	2.1	33.9	31.5	2.4	34	34	0	5.7	3.8	9.6	9	0.6	26.4	9	17.4
A-02, A-06, A-12, A-18, A-24, A-26	Ground, First, Second, Third, Fourth and Fifth Floor	2 Bed / 4 person	77.2	73	4.2	13.2	13	2.9	2.8	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.1	30	0.1	5.1	3.6	6.2	6	0.2	8	7	1
A-03, A-09, A-15, A-21, A-25, A-27	Ground, First, Second, Third, Fourth and Fifth Floor	2 Bed / 4 person	77.2	73	4.2	13.2	13	2.8	2.8	11.4	11.4	3.3	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.1	30	0.1	5.2	3.6	6.2	6	0.2	8.8	7	1.8
A-04, A-10, A-16, A-22	First, Second, Third and Foourth Floor	2 Bed / 3 person	66.6	63	3.6	13.1	13	2.9	2.8	7.1	7.1	2.1	2.1	N/A	N/A	N/A	N/A	20.2	20.1	0.1	28	28	0	3.8	3.6	5.1	5	0.1	16.8	6	10.8
A-05, A-11, A-17, A-23	First, Second, Third and Foourth Floor	1 Bed / 2 person	48.1	45	3.1	13	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13	11.4	1.6	23	23	0	4.7	3.3	3	3	0	9.6	5	4.6
A-07, A-13, A-19	First, Second and Third Floor	2 Bed / 4 person	78.2	73	5.2	13	13	3.5	2.8	12.2	11.4	3.5	2.8	N/A	N/A	N/A	N/A	25.2	24.4	0.8	30.2	30	0.2	5	3.6	6.1	6	0.1	11.8	7	4.8
A-08, A-14, A-20	First, Second and Third Floor	2 Bed / 4 person	79.2	73	6.2	14	13	3	2.8	11.5	11.4	3.2	2.8	N/A	N/A	N/A	N/A	25.5	24.4	1.1	30.1	30	0.1	4.8	3.6	6.9	6	0.9	19.2	7	12.2
			1047.2																												

BLOCK B 10 units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
B-01	Ground Floor	1 Bed / 2 person	62.9	45	17.9	15.2	13	3.6	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15.2	11.4	3.8	26.3	23	3.3	4.6	3.3	5.2	3	2.2	10.9	5	5.9
B-02, B-03, B-04	Ground Floor	1 Bed / 2 person	62.2	45	17.2	15.1	13	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15.1	11.4	3.7	26.3	23	3.3	4.6	3.3	5.2	3	2.2	10.8	5	5.8
B-05	Ground Floor	1 Bed / 2 person	64.7	45	19.7	15.1	13	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15.1	11.4	3.7	27.3	23	4.3	4.6	3.3	5.2	3	2.2	11.2	5	6.2
B-06, B-07, B-08, B-09	First Floor, Second Floor	3 Bed / 5 person	118.6	90	28.6	13.2	13	2.8	2.8	11.4	11.4	2.9	2.8	7.1	7.1	2.1	2.1	31.7	31.5	0.2	38.8	34	4.8	4.4	3.8	9.1	9	0.1	11.8	9	2.8
B-10	First Floor-Second Floor	3 Bed / 5 person	122.8	90	32.8	13.2	13	2.8	2.8	11.4	11.4	2.9	2.8	7.7	7.1	2.3	2.1	32.3	31.5	0.8	40.2	34	6.2	4.4	3.8	9.4	9	0.4	11.8	9	2.8

BLOCK C 33 units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
C-01, C-07, C-13, C-19, C-25, C-28, C-31	Second, Third, Fourth, Fifth, Sixth, Seventh and Eighth Floor	3 Bed / 6 person	103.3	90	13.3	13.7	13	3.5	2.8	13.2	11.4	3.6	2.8	11.4	7.1	2.9	2.1	38.3	31.5	6.8	36	34	2	4.2	3.8	10.5	9	1.5	23.7	9	14.7
C-02, C-08, C-14, C-20	Second, Third, Fourth and Fifth Floor	1 Bed / 2 person	46.6	45	1.6	11.5	11.4	3.2	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.5	11.4	0.1	23.6	23	0.6	3.3	3.3	3.3	3	0.3	5.9	5	0.9
C-03, C-09, C-15, C-21	Second, Third, Fourth and Fifth Floor	2 Bed / 4 person	87.9	73	14.9	13	13	3.4	2.8	13	11.4	2.9	2.8	N/A	N/A	N/A	N/A	26	24.4	1.6	37.6	30	7.6	5.3	3.6	8.7	6	2.7	8.2	7	1.2
C-04, C-10, C-16, C-22	Second, Third, Fourth and Fifth Floor	2 Bed / 4 person	86.9	73	13.9	13	13	2.8	2.8	11.5	11.4	3.3	2.8	N/A	N/A	N/A	N/A	24.5	24.4	0.1	35.8	30	5.8	4.6	3.6	8.2	6	2.2	10.1	7	3.1
C-05, C-11, C-17, C-23	Second, Third, Fourth and Fifth Floor	1 Bed / 2 person	51	45	6	13	13	3.2	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13	11.4	1.6	26.4	23	3.4	3.3	3.3	4.6	3	1.6	5.9	5	0.9
C-06, C-12, C-18, C-24, C-27, C-30, C-33	Second, Third, Fourth, Fifth, Sixth, Seventh and Eighth Floor	1 Bed / 2 person	50.4	45	5.4	13.3	13	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13.3	11.4	1.9	24.8	23	1.8	4.4	3.3	5	3	2	6.6	5	1.6
C-26, C-29, C-32	Sixth, Seventh and Eighth Floor	2 Bed / 4 person	94	73	21	15.4	13	3.3	2.8	13	11.4	3.2	2.8	N/A	N/A	N/A	N/A	28.4	24.4	4	34.4	30	4.4	5.3	3.6	6.9	6	0.9	17	7	10
			1040.2																												

BLOCK D - Duplex 8 units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
D-01	First Floor-Second Floor	3 Bed / 5 person	118.6	90	28.6	13.2	13	2.8	2.8	11.4	11.4	2.9	2.8	7.1	7.1	2.1	2.1	31.7	31.5	0.2	38.8	34	4.8	4.4	3.8	9.6	9	0.6	11.5	9	2.5
D-02, D-03, D-04, D-05, D-06, D-07	First Floor-Second Floor	3 Bed / 5 person	118.6	90	28.6	13.2	13	2.8	2.8	11.4	11.4	2.9	2.8	7.1	7.1	2.1	2.1	31.7	31.5	0.2	38.8	34	4.8	4.4	3.8	9.6	9	0.6	10.9	9	1.9
D-08	First Floor-Second Floor	3 Bed / 5 person	133.3	90	43.3	13.2	13	2.9	2.8	12.6	11.4	2.8	2.8	7.1	7.1	2.8	2.1	32.9	31.5	1.4	61.1	34	27.1	4.5	3.8	12.1	9	3.1	9	9	0

BLOCK E 40 units

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
E-01, E-05, E-09, E-13, E-17, E-21, E-25, E-29, E-33, E-37	Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh Floor	2 Bed / 4 person	73.7	73	0.7	13	13	3.2	2.8	11.4	11.4	3	2.8	N/A	N/A	N/A	N/A	24.4	24.4	0	30	30	0	4.4	3.6	7.5	6	1.5	15.6	7	8.6
E-02, E-06, E-10, E-14, E-18, E-22, E-26, E-30, E-34, E-38	Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh Floor	2 Bed / 4 person	79.8	73	6.8	13.1	13	3.3	2.8	11.4	11.4	3.2	2.8	N/A	N/A	N/A	N/A	24.5	24.4	0.1	30.4	30	0.4	3.6	3.6	6	6	0	10.4	7	3.4
E-03, E-07, E-11, E-15, E-19, E-23, E-27, E-31, E-35, E-39	Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh Floor	2 Bed / 4 person	81.1	73	8.1	13.5	13	3.2	2.8	11.4	11.4	3.2	2.8	N/A	N/A	N/A	N/A	24.9	24.4	0.5	30.9	30	0.9	5.3	3.6	7.3	6	1.3	9.2	7	2.2
E-04, E-08, E-12, E-16, E-20, E-24, E-28, E-32, E-36, E-40	Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh Floor	2 Bed / 4 person	79.4	73	6.4	13.2	13	3.1	2.8	11.4	11.4	2.8	2.8	N/A	N/A	N/A	N/A	24.6	24.4	0.2	30.5	30	0.5	5.1	3.6	6	6	0	9.8	7	2.8

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
1	House Type - HC(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	213	60	153
2	House Type - HC	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	157	60	97
3	House Type - HC(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	160	60	100
4	House Type - HC	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	142	60	82
5	House Type - HB1(M)	Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	92	60	32
6	House Type - HB(m)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
7	House Type - HB(m)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
8	House Type - HB2	Ground & First Floor	3 bed/5 person	108	92	16	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	80	60	20
9	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	108	92	16	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	142	60	82
10	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	134	60	74
11	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	113	60	53
12	House Type - HB1	Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	131	60	71
13	House Type - HB1(M)	Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	92	60	32
14	House Type - HB(m)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
15	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
16	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
17	House Type - HB1	Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	79	60	19
18	House Type - HB1(M)	Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	92	60	32
19	House Type - HB(m)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
20	House Type - HB(m)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
21	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	131	60	71
22	House Type - HB1	Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	92	60	32
23	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	108	92	16	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	81	60	21
24	House Type - HB(m)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
25	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
26	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
27	House Type - HB1	Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	74	60	14
28	Duplex Block D-B	Ground Floor	2 bed/3 person	73.6	63	10.6	N/A	N/A	N/A	30.5	30.5	28	2.5	13.8	10.4	N/A	N/A	24.2	20.1	4.1	6.1	6	0.1	12.7	6	6.7
29	Duplex Block D-B	First & Second Floor	3 bed/5 person	130	90	40	N/A	N/A	N/A	43.7	43.7	34	9.7	15.3	14.5	8.7	N/A	38.5	31.5	7	9.1	9	0.1	15.3	9	6.3
30	Duplex Block D-B	Ground Floor	2 bed/3 person	73.6	63	10.6	N/A	N/A	N/A	30.5	30.5	28	2.5	13.8	10.4	N/A	N/A	24.2	20.1	4.1	6.1	6	0.1	12.7	6	6.7
31	Duplex Block D-B	First & Second Floor	3 bed/5 person	130	90	40	N/A	N/A	N/A	43.7	43.7	34	9.7	15.3	14.5	8.7	N/A	38.5	31.5	7	9.1	9	0.1	15.3	9	6.3
32	Duplex Block D-B	Ground Floor	2 bed/3 person	73.6	63	10.6	N/A	N/A	N/A	30.5	30.5	28	2.5	13.8	10.4	N/A	N/A	24.2	20.1	4.1	6.1	6	0.1	12.7	6	6.7
33	Duplex Block D-B	First & Second Floor	3 bed/5 person	130	90	40	N/A	N/A	N/A	43.7	43.7	34	9.7	15.3	14.5	8.7	N/A	38.5	31.5	7	9.1	9	0.1	15.3	9	6.3

Proposed Unit Number	LINK ROAD EAST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
1	House Type - HC	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	81	60	21
2	House Type - HC(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	93	60	33
3	House Type - HC	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	100	60	40
4	House Type - HC(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	92	60	32
5	House Type - HC1(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	89	60	29
6	House Type - HI3(M)	Ground, First & Second Floor	4bed/6 people	144	120	24	23.9	15	8.9	22.4	46.3	40	6.3	14	12.9	10.9	8	45.8	43	2.8	9	6	3	76	75	1
7	House Type - HB(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
8	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	96	60	36
9	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	98	60	38
10	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	66	60	6
11	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	90	60	30
12	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	100	60	40
13	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
14	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	80	60	20
15	House Type - HL	Ground, First & Second Floor	4bed/6 people	159.8	120	39.8	24.8	15	9.8	16.1	56.2	40	16.2	14.8	12.6	8.2	8.1	43.7	43	0.7	6.4	6	0.4	75	75	0
16	House Type - HC(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	91	60	31
17	House Type - HC(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	81	60	21
18	House Type - HC	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	90	60	30
19	House Type - HL(M)	Ground, First & Second Floor	4bed/6 people	159.8	120	39.8	24.8	15	9.8	16.1	56.2	40	16.2	14.8	12.6	8.2	8.1	43.7	43	0.7	6.4	6	0.4	75	75	0
20	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	90	60	30
21	House Type - HB(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
22	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	82	60	22
23	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	74	60	14
24	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	64	60	4
25	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	81	60	21
26	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	86	60	26
27	House Type - HB(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
28	House Type - HB1	Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	108	60	48
29	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	80	60	20
30	House Type - HB(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
31	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
32	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
33	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
34	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
35	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
36	House Type - HB(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
37	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
38	House Type - HC1(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	63	60	3
39	House Type - HC	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	72	60	12
40	House Type - HC(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	72	60	12
41	House Type - HC1	Ground & First Floor	3 bed/5 person	126	92	34	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	63	60	3
42	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
43	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
44	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
45	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
46	House Type - HB(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
47	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
48	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
49	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
50	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	89	60	29
51	House Type - HB1(M)	Ground & First Floor	3 bed/5 person	110	92	18	21.1	13	8.1	19.2	40.3	34	6.3	19.7	11.4	7.2	N/A	38.3	32	6.3	5	5	0	85	60	25
52	House Type - HB(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
53	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communties (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
54	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
55	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
56	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
57	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	78	60	18
58	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	81	60	21
59	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	64	60	4
60	House Type - HC1(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	63	60	3
61	House Type - HC	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	63	60	3
62	House Type - HC1(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	83	60	23
63	House Type - HC1	Ground & First Floor	3 bed/5 person	126	92	34	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	100	60	40
64	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	99	60	39
65	House Type - HB(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
66	House Type - HB2	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	84	60	24
67	House Type - HB2(M)	Ground & First Floor	3 bed/5 person	109	92	17	15.8	13	2.8	18.4	34.2	34	0.2	13.5	11.4	7.1	N/A	32	32	0	5.3	5	0.3	79	60	19
68	House Type - HB	Ground & First Floor	3 bed/5 person	109	92	17	15.5	13	2.5	19	34.5	34	0.5	13.5	11.5	7.1	N/A	32.1	32	0.1	5.3	5	0.3	65	60	5
69	House Type - HI3	Ground, First & Second Floor	4bed/6 people	144	120	24	23.9	15	8.9	22.4	46.3	40	6.3	14	12.9	10.9	8	45.8	43	2.8	9	6	3	104	75	29
70	Duplex Block D-A	Ground Floor	2 bed/4 person	77.1	73	4.1	N/A	N/A	N/A	30.9	30.9	30	0.9	13	12.9	N/A	N/A	25.9	24.4	1.5	6.4	6	0.4	20.9	7	13.9
71	Duplex Block D-A	Ground Floor	2 bed/4 person	77.1	73	4.1	N/A	N/A	N/A	30.9	30.9	30	0.9	13	12.9	N/A	N/A	25.9	24.4	1.5	6.4	6	0.4	17.1	7	10.1
72	Duplex Block D-A	Ground Floor	2 bed/4 person	77.1	73	4.1	N/A	N/A	N/A	30.9	30.9	30	0.9	13	12.9	N/A	N/A	25.9	24.4	1.5	6.4	6	0.4	17.5	7	10.5
73	Duplex Block D-A	First & Second Floor	3 bed/5 person	130	90	40	N/A	N/A	N/A	42.6	42.6	34	8.6	15.9	14.8	9.1	N/A	39.8	31.5	8.3	9	9	0	15.3	9	6.3
74	Duplex Block D-A	First & Second Floor	3 bed/5 person	130	90	40	N/A	N/A	N/A	42.6	42.6	34	8.6	15.9	14.8	9.1	N/A	39.8	31.5	8.3	9	9	0	15.3	9	6.3
75	Duplex Block D-A	First & Second Floor	3 bed/5 person	130	90	40	N/A	N/A	N/A	42.6	42.6	34	8.6	15.9	14.8	9.1	N/A	39.8	31.5	8.3	9	9	0	15.3	9	6.3
76	House Type - HH(M)	Ground & First Floor	4bed/6 person	135.5	110	25.5	30.1	15	15.1	23.6	53.7	40	13.7	14.7	13.4	8	7.7	43.8	43	0.8	7.1	6	1.1	75	75	0
77	House Type - HH	Ground & First Floor	4bed/6 person	135.5	110	25.5	30.1	15	15.1	23.6	53.7	40	13.7	14.7	13.4	8	7.7	43.8	43	0.8	7.1	6	1.1	88	75	13
78	House Type - HC1(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	74	60	14
79	House Type - HC	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	82	60	22
80	House Type - HC(M)	Ground & First Floor	3 bed/5 person	124	92	32	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	83	60	23
81	House Type - HC1	Ground & First Floor	3 bed/5 person	126	92	34	22.4	13	9.4	22.2	44.6	34	10.6	13.3	13.1	7.3	N/A	33.7	32	1.7	10.2	5	5.2	69	60	9
82	House Type - HH(M)	Ground & First Floor	4bed/6 person	135.5	92	43.5	30.1	13	17.1	23.6	53.7	34	19.7	14.7	13.4	8	7.7	43.8	32	11.8	7.1	5	2.1	92	75	17
83	House Type - HH	Ground & First Floor	4bed/6 person	135.5	92	43.5	30.1	13	17.1	23.6	53.7	34	19.7	14.7	13.4	8	7.7	43.8	32	11.8	7.1	5	2.1	101	75	26
84	House Type - HH(M)	Ground & First Floor	4bed/6 person	135.5	92	43.5	30.1	13	17.1	23.6	53.7	34	19.7	14.7	13.4	8	7.7	43.8	32	11.8	7.1	5	2.1	100	75	25
85	House Type - HH	Ground & First Floor	4bed/6 person	135.5	92	43.5	30.1	13	17.1	23.6	53.7	34	19.7	14.7	13.4	8	7.7	43.8	32	11.8	7.1	5	2.1	91	75	16
86	Duplex Block D-A	Ground Floor	2 bed/4 person	77.1	73	4.1	N/A	N/A	N/A	30.9	30.9	30	0.9	13	12.9	N/A	N/A	25.9	24.4	1.5	6.4	6	0.4	20.9	7	13.9
87	Duplex Block D-A	Ground Floor	2 bed/4 person	77.1	73	4.1	N/A	N/A	N/A	30.9	30.9	30	0.9	13	12.9	N/A	N/A	25.9	24.4	1.5	6.4	6	0.4	17.1	7	10.1
88	Duplex Block D-A	Ground Floor	2 bed/4 person	77.1	73	4.1	N/A	N/A	N/A	30.9	30.9	30	0.9	13	12.9	N/A	N/A	25.9	24.4	1.5	6.4	6	0.4	17.5	7	10.5
89	Duplex Block D-A	First & Second Floor	4bed/6 people	130	90	40	N/A	N/A	N/A	42.6	42.6	34	8.6	15.9	14.8	N/A	N/A	39.8	31.5	8.3	9	9	0	15.3	9	6.3
90	Duplex Block D-A	First & Second Floor	4bed/6 people	130	90	40	N/A	N/A	N/A	42.6	42.6	34	8.6	15.9	14.8	N/A	N/A	39.8	31.5	8.3	9	9	0	15.3	9	6.3
91	Duplex Block D-A	First & Second Floor	4bed/6 people	130	90	40	N/A	N/A	N/A	42.6	42.6	34	8.6	15.9	14.8	N/A	N/A	39.8	31.5	8.3	9	9	0	15.3	9	6.3

BLOCK A

Proposed Unit Number	RAILWAY QUARTER Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	N/A Bedroom 3 [m2] N/A	N/A Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
A-01	Apartment	Ground Floor	2bed/4person	79.3	73	6.3					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
A-02	Apartment	Ground Floor	2bed/4person	76.8	73	3.8					30.1	30	0.1	13	11.42	N/A	N/A	24.4	24.4	0	7.2	6	1.2	13.8	7	6.8
A-03	Apartment	Ground Floor	2bed/4person	79.2	73	6.2					30.3	30	0.3	13.2	11.5	N/A	N/A	24.7	24.4	0.3	6.2	6	0.2	10.3	7	3.3
A-04	Apartment	Ground Floor	2bed/4person	75.1	73	2.1					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	7.1	7	0.1
A-05	Apartment	Ground Floor	1bed/2person	46.9	45	1.9					24.3	23	1.3	12.3	N/A	N/A	N/A	12.3	11.4	0.9	4.6	3	1.6	5.2	5	0.2
A-06	Apartment	Ground Floor	1bed/2person	46.6	45	1.6					24.3	23	1.3	12.2	N/A	N/A	N/A	12.2	11.4	0.8	4.5	3	1.5	5.2	5	0.2
A-07	Apartment	Ground Floor	2bed/4person	78.5	73	5.5					31.8	30	1.8	14.1	11.5	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7	7	0
A-08	Apartment	Ground Floor	2bed/4person	77.3	73	4.3					32.1	30	2.1	13	12.6	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7.4	7	0.4
A-09	Apartment	Ground Floor	2bed/4person	76.9	73	3.9					31.6	30	1.6	13	12.6	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7.2	7	0.2
A-10	Apartment	Ground Floor	1bed/2person	55.3	45	10.3					24.4	23	1.4	13.5	N/A	N/A	N/A	13.5	11.4	2.1	3	3	0	7	5	2
A-11	Apartment	Ground Floor	2bed/4person	80.3	73	7.3					30.3	30	0.3	13.6	11.6	N/A	N/A	25.2	24.4	0.8	7.3	6	1.3	7	7	0
A-12	Apartment	First Floor	2bed/4person	79.3	73	6.3					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
A-13	Apartment	First Floor	2bed/4person	82.2	73	9.2					30.1	30	0.1	13	11.4	N/A	N/A	24.4	24.4	0	6.3	6	0.3	9	7	2
A-14	Apartment	First Floor	2bed/4person	79.2	73	6.2					30.3	30	0.3	13.2	11.5	N/A	N/A	24.7	24.4	0.3	6.2	6	0.2	10.3	7	3.3
A-15	Apartment	First Floor	2bed/4person	75.1	73	2.1					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	7.1	7	0.1
A-16	Apartment	First Floor	1bed/2person	46.9	45	1.9					24.3	23	1.3	12.3	N/A	N/A	N/A	12.3	11.4	0.9	4.6	3	1.6	5.2	5	0.2
A-17	Apartment	First Floor	1bed/2person	46.6	45	1.6					24.3	23	1.3	12.2	N/A	N/A	N/A	12.2	11.4	0.8	4.5	3	1.5	5.2	5	0.2
A-18	Apartment	First Floor	2bed/4person	78.5	73	5.5					31.8	30	1.8	14.1	11.5	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7	7	0
A-19	Apartment	First Floor	2bed/4person	77.3	73	4.3					32.1	30	2.1	13	12.6	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7.4	7	0.4
A-20	Apartment	First Floor	1bed/2person	55.3	45	10.3					24.4	23	1.4	13.5	N/A	N/A	N/A	13.5	11.4	2.1	3	3	0	7	5	2
A-21	Apartment	First Floor	2bed/4person	80.3	73	7.3					30.3	30	0.3	13.6	11.6	N/A	N/A	25.2	24.4	0.8	7.3	6	1.3	7	7	0
A-22	Apartment	First Floor	2bed/4person	75.6	73	2.6					30.4	30	0.4	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.4	6	0.4	7.1	7	0.1
A-23	Apartment	First Floor	2bed/4person	78.1	73	5.1					33.5	30	3.5	13	11.7	N/A	N/A	24.7	24.4	0.3	6.3	6	0.3	7	7	0
A-24	Apartment	First Floor	2bed/4person	84	73	11					30.3	30	0.3	13	12.8	N/A	N/A	25.8	24.4	1.4	7.4	6	1.4	7	7	0
A-25	Apartment	First Floor	2bed/4person	76.9	73	3.9					31.6	30	1.6	13	12.6	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7.2	7	0.2
A-26	Apartment	First Floor	2bed/4person	74	73	1					30.1	30	0.1	13	11.5	N/A	N/A	24.5	24.4	0.1	6.4	6	0.4	7	7	0
A-27	Apartment	Second Floor	2bed/4person	79.3	73	6.3					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
A-28	Apartment	Second Floor	2bed/4person	75.1	73	2.1					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	7.1	7	0.1
A-29	Apartment	Second Floor	1bed/2person	46.9	45	1.9					24.3	23	1.3	12.3	N/A	N/A	N/A	12.3	11.4	0.9	4.6	3	1.6	5.2	5	0.2
A-30	Apartment	Second Floor	1bed/2person	46.6	45	1.6					24.3	23	1.3	12.2	N/A	N/A	N/A	12.2	11.4	0.8	4.5	3	1.5	5.2	5	0.2
A-31	Apartment	Second Floor	2bed/4person	78.5	73	5.5					31.8	30	1.8	14.1	11.5	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7	7	0
A-32	Apartment	Second Floor	2bed/4person	77.3	73	4.3					32.1	30	2.1	13	12.6	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7.4	7	0.4
A-33	Apartment	Second Floor	1bed/2person	55.3	45	10.3					24.4	23	1.4	13.5	N/A	N/A	N/A	13.5	11.4	2.1	3	3	0	7	5	2
A-34	Apartment	Second Floor	2bed/4person	80.3	73	7.3					30.3	30	0.3	13.6	11.6	N/A	N/A	25.2	24.4	0.8	7.3	6	1.3	7	7	0
A-35	Apartment	Second Floor	2bed/4person	75.6	73	2.6					30.4	30	0.4	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.4	6	0.4	7.1	7	0.1
A-36	Apartment	Second Floor	2bed/4person	78.1	73	5.1					33.5	30	3.5	13	11.7	N/A	N/A	24.7	24.4	0.3	6.3	6	0.3	7	7	0
A-37	Apartment	Second Floor	2bed/4person	84	73	11					30.3	30	0.3	13	12.8	N/A	N/A	25.8	24.4	1.4	7.4	6	1.4	7	7	0
A-38	Apartment	Second Floor	2bed/4person	76.9	73	3.9					31.6	30	1.6	13	12.6	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7.2	7	0.2
A-39	Apartment	Second Floor	2bed/4person	74	73	1					30.1	30	0.1	13	11.5	N/A	N/A	24.5	24.4	0.1	6.4	6	0.4	7	7	0
A-40	Apartment	Third Floor	2bed/4person	79.3	73	6.3					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
A-41	Apartment	Third Floor	2bed/4person	75.1	73	2.1					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	7.1	7	0.1
A-42	Apartment	Third Floor	1bed/2person	46.9	45	1.9					24.3	23	1.3	12.3	N/A	N/A	N/A	12.3	11.4	0.9	4.6	3	1.6	5.2	5	0.2
A-43	Apartment	Third Floor	1bed/2person	46.6	45	1.6					24.3	23	1.3	12.2	N/A	N/A	N/A	12.2	11.4	0.8	4.5	3	1.5	5.2	5	0.2
A-44	Apartment	Third Floor	2bed/4person	78.5	73	5.5					31.8	30	1.8	14.1	11.5	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7	7	0
A-45	Apartment	Third Floor	2bed/4person	77.3	73	4.3					32.1	30	2.1	13	12.6	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7.4	7	0.4
A-46	Apartment	Third Floor	1bed/2person	55.3	45	10.3					24.4	23	1.4	13.5	N/A	N/A	N/A	13.5	11.4	2.1	3	3	0	7	5	2
A-47	Apartment	Third Floor	2bed/4person	80.3	73	7.3					30.3	30	0.3	13.6	11.6	N/A	N/A	25.2	24.4	0.8	7.3	6	1.3	7	7	0
A-48	Apartment	Third Floor	2bed/4person	75.6	73	2.6					30.4	30	0.4	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.4	6	0.4	7.1	7	0.1
A-49	Apartment	Third Floor	2bed/4person	78.1	73	5.1					33.5	30	3.5	13	11.7	N/A	N/A	24.7	24.4	0.3	6.3	6	0.3	7	7	0
A-50	Apartment	Third Floor	2bed/4person	84	73	11					30.3	30	0.3	13	12.8	N/A	N/A	25.8	24.4	1.4	7.4	6	1.4	7	7	0
A-51	Apartment	Third Floor	2bed/4person	76.9	73	3.9					31.6	30	1.6	13	12.6	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7.2	7	0.2
A-52	Apartment	Third Floor	2bed/4person	74	73	1					30.1	30	0.1	13	11.5	N/A	N/A	24.5	24.4	0.1	6.4	6	0.4	7	7	0
A-53	Apartment	Fourth Floor	2bed/4person	79.3	73	6.3					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
A-54	Apartment	Fourth Floor	2bed/4person	75.1	73	2.1					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	7.1	7	0.1
A-55	Apartment	Fourth Floor	1bed/2person	46.9	45	1.9					24.3	23	1.3	12.3	N/A	N/A	N/A	12.3	11.4	0.9	4.6	3	1.6	5.2	5	0.2
A-56	Apartment	Fourth Floor	1bed/2person	46.6	45	1.6					24.3	23	1.3	12.2	N/A	N/A	N/A	12.2	11.4	0.8	4.5	3	1.5	5.2	5	0.2
A-57	Apartment	Fourth Floor	2bed/4person	78.5	73	5.5					31.8	30	1.8	14.1	11.5	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7	7	0
A-58	Apartment	Fourth Floor	1bed/2person	55.3	45	10.3					24.4	23	1.4	13.5	N/A	N/A	N/A	13.5	11.4	2.1	3	3	0	7	5	2
A-59	Apartment	Fourth Floor	2bed/4person	80.3	73	7.3					30.3	30	0.3	13.6	11.6	N/A	N/A	25.2	24.4	0.8	7.3	6	1.3	7	7	0
A-60	Apartment	Fourth Floor	2bed/4person	75.6	73	2.6					30.4	30	0.4	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.4	6	0.4	7.1	7	0.1
A-61	Apartment	Fourth Floor	2bed/4person	78.1	73	5.1					33.5	30	3.5	13	11.7	N/A	N/A	24.7	24.4	0.3	6.3	6	0.3	7	7	0
A-62	Apartment	Fourth Floor	2bed/4person	84	73	11					30.3	30	0.3	13	12.8	N/A	N/A	25.8	24.4	1.4	7.4	6	1.4	7	7	0
A-63	Apartment	Fourth Floor	2bed/4person	74	73	1					30.1	30	0.1	13	11.5	N/A	N/A	24.5	24.4	0.1	6.4	6	0.4	7	7	0
A-64	Apartment	Fifth Floor	2bed/4person	79.3	73	6.3					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
A-65	Apartment	Fifth Floor	2bed/4person	75.1	73	2.1					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	7.1	7	0.1
A-66	Apartment	Fifth Floor	1bed/2person	46.9	45	1.9					24.3	23	1.3	12.3	N/A	N/A	N/A	12.3	11.4	0.9	4.6	3	1.6	5.2	5	0.2
A-67	Apartment	Fifth Floor	1bed/2person	46.6	45	1.6					24.3	23	1.3	12.2	N/A	N/A	N/A	12.2	11.4	0.8	4.5	3	1.5	5.2	5	0.2
A-68	Apartment	Fifth Floor	2bed/4person	78.5	73	5.5					31.8	30	1.8	14.1	11.5	N/A	N/A	25.6	24.4	1.2	6.1	6	0.1	7	7	0
A-69	Apartment	Fifth Floor	1bed/2person	55.3	45	10.3					24.4	23	1.4	13.5	N/A	N/A	N/A	13.5	11.4	2.1	3	3	0	7	5	2
A-70	Apartment	Fifth Floor	2bed/4person	80.3	73	7.3					30.3	30	0.3	13.6	11.6	N/A	N/A	25.2	24.4	0.8	7.3	6	1.3	7	7	0
A-71	Apartment	Fifth Floor	2bed/4person	75.6	73	2.6					30.4	30	0.4	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.4	6	0.4	7.1	7	0.1
A-72	Apartment	Fifth Floor	2bed/4person	78.1	73	5.1					33.5	30	3.5	13	11.7	N/A	N/A	24.7	24.4	0.3	6.3	6	0.3	7	7	0
A-73	Apartment	Fifth Floor	2bed/4person	84	73	11					30.3	30	0.3	13	12.8	N/A	N/A	25.8	24.4	1.4	7.4	6	1.4	7	7	0
A-74	Apartment	Fifth Floor	2bed/4person	74	73	1					30.1	30	0.1	13	11.5	N/A	N/A	24.5	24.4	0.1	6.4	6	0.4	7	7	0

BLOCK B

Proposed Unit Number	RAILWAY QUARTER Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	N/A Bedroom 3 [m2] N/A	N/A Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
B-01	Apartment	Ground Floor	2bed/4person	79.41	73	6.41					33.4	30	3.4	13.2	12.7	N/A	N/A	25.9	24.4	1.5	6.8	6	0.8	9	7	2
B-02	Apartment	First Floor	2bed/4person	77.4	73	4.4					30.7	30	0.7	13	12.9	N/A	N/A	25.9	24.4	1.5	6.9	6	0.9	7	7	0
B-03	Apartment	First Floor	1bed/2person	57.7	45	12.7					30.7	23	7.7	11.4	N/A	N/A	N/A	11.4	11.4	0	4	3	1	7	5	2
B-04	Apartment	First Floor	1bed/2person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
B-05	Apartment	First Floor	1bed/2person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
B-06	Apartment	First Floor	2bed/4person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
B-07	Apartment	First Floor	2bed/4person	82.8	73	9.8					30.1	30	0.1	14.6	11.4	N/A	N/A	26	24.4	1.6	6.9	6	0.9	7	7	0
B-08	Apartment	First Floor	1bed/2person	54.6	45	9.6					32.7	23	9.7	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4	3	1	5	5	0
B-09	Apartment	Second Floor	2bed/4person	77.4	73	4.4					30.7	30	0.7	13	12.9	N/A	N/A	25.9	24.4	1.5	6.9	6	0.9	7	7	0
B-10	Apartment	Second Floor	2bed/4person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
B-11	Apartment	Second Floor	1bed/2person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
B-12	Apartment	Second Floor	1bed/2person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
B-13	Apartment	Second Floor	2bed/4person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
B-14	Apartment	Second Floor	2bed/4person	82.8	73	9.8					30.1	30	0.1	14.6	11.4	N/A	N/A	26	24.4	1.6	6.9	6	0.9	7	7	0
B-15	Apartment	Second Floor	1bed/2person	54.6	45	9.6					32.7	23	9.7	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4	3	1	5	5	0
B-16	Apartment	Third Floor	2bed/4person	77.4	73	4.4					30.7	30	0.7	13	12.9	N/A	N/A	25.9	24.4	1.5	6.9	6	0.9	7	7	0
B-17	Apartment	Third Floor	2bed/4person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
B-18	Apartment	Third Floor	1bed/2person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
B-19	Apartment	Third Floor	1bed/2person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
B-20	Apartment	Third Floor	2bed/4person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
B-21	Apartment	Third Floor	2bed/4person	82.8	73	9.8					30.1	30	0.1	14.6	11.4	N/A	N/A	26	24.4	1.6	6.9	6	0.9	7	7	0
B-22	Apartment	Third Floor	1bed/2person	54.6	45	9.6					32.7	23	9.7	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4	3	1	5	5	0
B-23	Apartment	Fourth Floor	2bed/4person	77.4	73	4.4					30.7	30	0.7	13	12.9	N/A	N/A	25.9	24.4	1.5	6.9	6	0.9	7	7	0
B-24	Apartment	Fourth Floor	2bed/4person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
B-25	Apartment	Fourth Floor	1bed/2person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
B-26	Apartment	Fourth Floor	1bed/2person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
B-27	Apartment	Fourth Floor	2bed/4person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
B-28	Apartment	Fourth Floor	2bed/4person	82.8	73	9.8					30.1	30	0.1	14.6	11.4	N/A	N/A	26	24.4	1.6	6.9	6	0.9	7	7	0
B-29	Apartment	Fourth Floor	1bed/2person	54.6	45	9.6					32.7	23	9.7	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4	3	1	5	5	0
B-30	Apartment	Fifth Floor	2bed/4person	77.4	73	4.4					30.7	30	0.7	13	12.9	N/A	N/A	25.9	24.4	1.5	6.9	6	0.9	7	7	0
B-31	Apartment	Fifth Floor	2bed/4person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
B-32	Apartment	Fifth Floor	1bed/2person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
B-33	Apartment	Fifth Floor	1bed/2person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
B-34	Apartment	Fifth Floor	2bed/4person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
B-35	Apartment	Fifth Floor	1bed/2person	54.6	45	9.6					32.7	23	9.7	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4	3	1	5	5	0
B-36	Apartment	Sixth Floor	2bed/4person	77.4	73	4.4					30.7	30	0.7	13	12.9	N/A	N/A	25.9	24.4	1.5	6.9	6	0.9	7	7	0
B-37	Apartment	Sixth Floor	2bed/4person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
B-38	Apartment	Sixth Floor	1bed/2person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
B-39	Apartment	Sixth Floor	1bed/2person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
B-40	Apartment	Sixth Floor	2bed/4person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
B-41	Apartment	Sixth Floor	1bed/2person	54.6	45	9.6					32.7	23	9.7	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4	3	1	5	5	0

BLOCK C

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communties (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	**LINK ROAD WEST** Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
Proposed Unit Number	**RAILWAY QUARTER** Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	N/A Bedroom 3 [m2] N/A	N/A Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
C-01	Apartment	Ground Floor	2 Bed / 4 person	78.8	73	5.8					30.7	30	0.7	14.4	12.9	N/A	N/A	27.3	24.4	2.9	6.6	6	0.6	7	7	0
C-02	Apartment	Ground Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-03	Apartment	Ground Floor	2 Bed / 4 person	73.3	73	0.3					30	30	0	13.1	11.8	N/A	N/A	24.9	24.4	0.5	6.1	6	0.1	7	7	0
C-04	Apartment	Ground Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-05	Apartment	Ground Floor	2 Bed / 4 person	73.4	73	0.4					30	30	0	13	12.6	N/A	N/A	25.6	24.4	1.2	6.3	6	0.3	7	7	0
C-06	Apartment	Ground Floor	1 Bed / 2 person	55.6	45	10.6					26	23	3	11.5	N/A	N/A	N/A	11.5	11.4	0.1	3.8	3	0.8	7	5	2
C-07	Apartment	Ground Floor	2 Bed / 4 person	73.9	73	0.9					30	30	0	13	12.6	N/A	N/A	25.6	24.4	1.2	6.2	6	0.2	7	7	0
C-08	Apartment	First Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-09	Apartment	First Floor	2 Bed / 4 person	78.8	73	5.8					30.7	30	0.7	14.4	12.9	N/A	N/A	27.3	24.4	2.9	6.6	6	0.6	7	7	0
C-10	Apartment	First Floor	2 Bed / 4 person	78.5	73	5.5					30.7	30	0.7	13.1	11.5	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
C-11	Apartment	First Floor	2 Bed / 4 person	73.4	73	0.4					30	30	0	13	11.4	N/A	N/A	25.6	24.4	1.2	6.3	6	0.3	7	7	0
C-12	Apartment	First Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-13	Apartment	First Floor	2 Bed / 4 person	73.3	73	0.3					30	30	0	13.1	11.8	N/A	N/A	24.9	24.4	0.5	6.1	6	0.1	7	7	0
C-14	Apartment	First Floor	2 Bed / 4 person	78.7	73	5.7					30.7	30	0.7	14.3	12.9	N/A	N/A	27.2	24.4	2.8	6.7	6	0.7	7	7	0
C-15	Apartment	First Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-16	Apartment	First Floor	1 Bed / 2 person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
C-17	Apartment	First Floor	1 Bed / 2 person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
C-18	Apartment	First Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-19	Apartment	First Floor	2 Bed / 4 person	73.9	73	0.9					30	30	0	13	12.6	N/A	N/A	25.6	24.4	1.2	6.2	6	0.2	7	7	0
C-20	Apartment	First Floor	1 Bed / 2 person	55.1	45	10.1					27.1	23	4.1	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4.6	3	1.6	5	5	0
C-21	Apartment	Second Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-22	Apartment	Second Floor	2 Bed / 4 person	78.8	73	5.8					30.7	30	0.7	14.4	12.9	N/A	N/A	27.3	24.4	2.9	6.6	6	0.6	7	7	0
C-23	Apartment	Second Floor	2 Bed / 4 person	78.5	73	5.5					30.7	30	0.7	13.1	11.5	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
C-24	Apartment	Second Floor	2 Bed / 4 person	73.4	73	4					30	30	0	13	12.6	N/A	N/A	25.6	24.4	1.2	6.3	6	0.3	7	7	0
C-25	Apartment	Second Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.8	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-26	Apartment	Second Floor	2 Bed / 4 person	73.3	73	0.3					30	30	0	13.1	11.8	N/A	N/A	24.9	24.4	0.5	6.1	6	0.1	7	7	0
C-27	Apartment	Second Floor	2 Bed / 4 person	78.7	73	5.7					30.7	30	0.7	14.3	12.9	N/A	N/A	27.2	24.4	2.8	6.7	6	0.7	7	7	0
C-28	Apartment	Second Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-29	Apartment	Second Floor	1 Bed / 2 person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
C-30	Apartment	Second Floor	1 Bed / 2 person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
C-31	Apartment	Second Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-32	Apartment	Second Floor	2 Bed / 4 person	73.9	73	0.9					30	30	0	13	12.6	N/A	N/A	25.6	24.4	1.2	6.2	6	0.2	7	7	0
C-33	Apartment	Second Floor	1 Bed / 2 person	55.1	45	10.1					27.1	23	4.1	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4.6	3	1.6	5	5	0
C-34	Apartment	Third Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-35	Apartment	Third Floor	2 Bed / 4 person	78.8	73	5.8					30.7	30	0.7	14.4	12.9	N/A	N/A	27.3	24.4	2.9	6.6	6	0.6	7	7	0
C-36	Apartment	Third Floor	2 Bed / 4 person	78.5	73	5.5					30.7	30	0.7	13.1	11.5	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
C-37	Apartment	Third Floor	2 Bed / 4 person	73.4	73	0.4					30	30	0	13	12.6	N/A	N/A	25.6	24.4	1.2	6.3	6	0.3	7	7	0
C-38	Apartment	Third Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-39	Apartment	Third Floor	2 Bed / 4 person	73.3	73	0.3					30	30	0	13.1	11.8	N/A	N/A	24.9	24.4	0.5	6.1	6	0.1	7	7	0
C-40	Apartment	Third Floor	2 Bed / 4 person	78.7	73	5.7					30.7	30	0.7	14.3	12.9	N/A	N/A	27.2	24.4	2.8	6.7	6	0.7	7	7	0
C-41	Apartment	Third Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-42	Apartment	Third Floor	1 Bed / 2 person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
C-43	Apartment	Third Floor	1 Bed / 2 person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
C-44	Apartment	Third Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-45	Apartment	Third Floor	2 Bed / 4 person	73.9	73	0.9					30	30	0	13	12.6	N/A	N/A	25.6	24.4	1.2	6.2	6	0.2	7	7	0
C-46	Apartment	Third Floor	1 Bed / 2 person	55.1	45	10.1					27.1	23	4.1	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4.6	3	1.6	5	5	0
C-47	Apartment	Fourth Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-48	Apartment	Fourth Floor	2 Bed / 4 person	78.8	73	5.8					30.7	30	0.7	14.4	12.9	N/A	N/A	27.3	24.4	2.9	6.6	6	0.6	7	7	0
C-49	Apartment	Fourth Floor	2 Bed / 4 person	78.5	73	5.5					30.7	30	0.7	13.1	11.5	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
C-50	Apartment	Fourth Floor	2 Bed / 4 person	73.4	73	0.4					30	30	0	13	12.6	N/A	N/A	25.6	24.4	1.2	6.3	6	0.3	7	7	0
C-51	Apartment	Fourth Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-52	Apartment	Fourth Floor	2 Bed / 4 person	73.3	73	0.3					30	30	0	13.1	11.8	N/A	N/A	24.9	24.4	0.5	6.1	6	0.1	7	7	0
C-53	Apartment	Fourth Floor	2 Bed / 4 person	78.7	73	5.7					30.7	30	0.7	14.3	12.9	N/A	N/A	27.2	24.4	2.8	6.7	6	0.7	7	7	0
C-54	Apartment	Fourth Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-55	Apartment	Fourth Floor	1 Bed / 2 person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
C-56	Apartment	Fourth Floor	1 Bed / 2 person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
C-57	Apartment	Fourth Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-58	Apartment	Fourth Floor	2 Bed / 4 person	73.9	73	0.9					30	30	0	13	12.6	N/A	N/A	25.6	24.4	1.2	6.2	6	0.2	7	7	0
C-59	Apartment	Fourth Floor	1 Bed / 2 person	55.1	45	10.1					27.1	23	4.1	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4.6	3	1.6	5	5	0
C-60	Apartment	Fifth Floor	2 Bed / 4 person	78.5	73	5.5					30.7	30	0.7	13.1	11.5	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
C-61	Apartment	Fifth Floor	2 Bed / 4 person	78.8	73	5.8					30.7	30	0.7	14.4	12.9	N/A	N/A	27.3	24.4	2.9	6.6	6	0.6	7	7	0
C-62	Apartment	Fifth Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-63	Apartment	Fifth Floor	2 Bed / 4 person	73.3	73	0.3					30	30	0	13.1	11.8	N/A	N/A	24.9	24.4	0.5	6.1	6	0.1	7	7	0
C-64	Apartment	Fifth Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-65	Apartment	Fifth Floor	2 Bed / 4 person	73.4	73	0.4					30	30	0	13	12.6	N/A	N/A	25.6	24.4	1.2	6.3	6	0.3	7	7	0
C-66	Apartment	Fifth Floor	2 Bed / 4 person	78.7	73	5.7					30.7	30	0.7	14.3	12.9	N/A	N/A	27.2	24.4	2.8	6.7	6	0.7	7	7	0
C-67	Apartment	Fifth Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-68	Apartment	Fifth Floor	1 Bed / 2 person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
C-69	Apartment	Fifth Floor	1 Bed / 2 person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
C-70	Apartment	Fifth Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-71	Apartment	Fifth Floor	2 Bed / 4 person	73.9	73	0.9					30	30	0	13	12.6	N/A	N/A	25.6	24.4	1.2	6.2	6	0.2	7	7	0
C-72	Apartment	Fifth Floor	1 Bed / 2 person	55.1	45	10.1					27.1	23	4.1	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4.6	3	1.6	5	5	0
C-73	Apartment	Sixth Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-74	Apartment	Sixth Floor	2 Bed / 4 person	78.8	73	5.8					30.7	30	0.7	14.4	12.9	N/A	N/A	27.3	24.4	2.9	6.6	6	0.6	7	7	0
C-75	Apartment	Sixth Floor	2 Bed / 4 person	78.5	73	5.5					30.7	30	0.7	13.1	11.5	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
C-76	Apartment	Sixth Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-77	Apartment	Sixth Floor	2 Bed / 4 person	73.3	73	0.3					30	30	0	13.1	11.8	N/A	N/A	24.9	24.4	0.5	6.1	6	0.1	7	7	0
C-78	Apartment	Sixth Floor	2 Bed / 4 person	78.7	73	5.7					30.7	30	0.7	14.3	12.9	N/A	N/A	27.2	24.4	2.8	6.7	6	0.7	7	7	0
C-79	Apartment	Sixth Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-80	Apartment	Sixth Floor	1 Bed / 2 person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
C-81	Apartment	Sixth Floor	1 Bed / 2 person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
C-82	Apartment	Sixth Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
C-83	Apartment	Sixth Floor	1 Bed / 2 person	55.1	45	10.1					27.1	23	4.1	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4.6	3	1.6	5	5	0
C-84	Apartment	Seventh Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-85	Apartment	Seventh Floor	2 Bed / 4 person	78.8	73	5.8					30.7	30	0.7	14.4	12.9	N/A	N/A	27.3	24.4	2.9	6.6	6	0.6	7	7	0
C-86	Apartment	Seventh Floor	2 Bed / 4 person	78.5	73	5.5					30.7	30	0.7	13.1	11.5	N/A	N/A	24.6	24.4	0.2	6	6	0	7	7	0
C-87	Apartment	Seventh Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-88	Apartment	Seventh Floor	2 Bed / 4 person	73.3	73	0.3					30	30	0	13.1	11.8	N/A	N/A	24.9	24.4	0.5	6.1	6	0.1	7	7	0
C-89	Apartment	Seventh Floor	2 Bed / 4 person	78.7	73	5.7					30.7	30	0.7	14.3	12.9	N/A	N/A	27.2	24.4	2.8	6.7	6	0.7	7	7	0
C-90	Apartment	Seventh Floor	2 Bed / 4 person	73.8	73	0.8					30.7	30	0.7	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.1	6	0.1	7	7	0
C-91	Apartment	Seventh Floor	1 Bed / 2 person	45.6	45	0.6					23.1	23	0.1	12.6	N/A	N/A	N/A	12.6	11.4	1.2	3	3	0	5	5	0
C-92	Apartment	Seventh Floor	1 Bed / 2 person	45	45	0					23	23	0	12	N/A	N/A	N/A	12	11.4	0.6	3.7	3	0.7	5	5	0
C-93	Apartment	Seventh Floor	2 Bed / 4 person	77	73	4					30	30	0	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.2	7	1.2
C-94	Apartment	Seventh Floor	1 Bed / 2 person	55.1	45	10.1					27.1	23	4.1	11.7	N/A	N/A	N/A	11.7	11.4	0.3	4.6	3	1.6	5	5	0

DUPLEX BLOCKS

Proposed Unit Number	RAILWAY QUARTER Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
D-01	Duplex - Apartment	Ground Floor & First Floor	2 Bed / 4 person	96	73	23					30.6	30	0.6	13	12	N/A	N/A	25	24.4	0.6	9.2	6	3.2	37.4	7	30.4
D-02	Duplex - Apartment	Ground Floor & First Floor	2 Bed / 4 person	95.4	73	22.4					30.2	30	0.2	13.3	11.5	N/A	N/A	24.8	24.4	0.4	6.9	6	0.9	36.7	7	29.7

BLOCK A

Proposed Unit Number	STATION PLAZA Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
A-01	Apartment	Ground Floor	1 Bed / 2 person	45	45	0					23.3	23	0.3	12.3	N/A	N/A	N/A	12.3	11.4	0.9	3.9	3	0.9	5	5	0
A-02	Apartment	Ground Floor	1 Bed / 2 person	46.1	45	1.1					23	23	0	11.4	N/A	N/A	N/A	11.4	11.4	0	3.4	3	0.4	5.4	5	0.4
A-03	Apartment	Ground Floor	2 Bed / 4 person	78.7	73	5.7					30.6	30	0.6	13.4	11.4	N/A	N/A	24.8	24.4	0.4	6.3	6	0.3	8.5	7	1.5
A-04	Apartment	First Floor	3 Bed / 6 person	101	90	11					34	34	0	13.5	12.4	11.4	N/A	37.3	31.5	5.8	10.8	9	1.8	10.7	9	1.7
A-05	Apartment	First Floor	1 Bed / 2 person	46.2	45	1.2					23	23	0	11.4	N/A	N/A	N/A	11.4	11.4	0	3.4	3	0.4	5.4	5	0.4
A-06	Apartment	First Floor	2 Bed / 4 person	78.7	73	5.7					30.9	30	0.9	13.4	11.4	N/A	N/A	24.8	24.4	0.4	6.1	6	0.1	8.5	7	1.5
A-07	Apartment	First Floor	2 Bed / 4 person	83.3	73	10.3					30.2	30	0.2	13	11.5	N/A	N/A	24.5	24.4	0.1	7	6	1	7.2	7	0.2
A-08	Apartment	Second Floor	3 Bed / 6 person	101	90	11					34	34	0	13.5	12.4	11.4	N/A	37.3	31.5	5.8	10.8	9	1.8	10.7	9	1.7
A-09	Apartment	Second Floor	1 Bed / 2 person	46.2	45	1.2					23	23	0	11.4	N/A	N/A	N/A	11.4	11.4	0	3.4	3	0.4	5.4	5	0.4
A-10	Apartment	Second Floor	2 Bed / 4 person	78.7	73	5.7					30.9	30	0.9	13.4	11.4	N/A	N/A	24.8	24.4	0.4	6.1	6	0.1	8.5	7	1.5
A-11	Apartment	Second Floor	1 Bed / 2 person	52.5	45	7.5					27.2	23	4.2	11.4	N/A	N/A	N/A	11.4	11.4	0	4.5	3	1.5	5	5	0
A-12	Apartment	Second Floor	2 Bed / 4 person	77.5	73	4.5					31.1	30	1.1	13.3	11.5	N/A	N/A	24.8	24.4	0.4	6	6	0	7.5	7	0.5
A-13	Apartment	Second Floor	2 Bed / 4 person	82.4	73	9.4					32.8	30	2.8	13	11.7	N/A	N/A	24.7	24.4	0.3	8.1	6	2.1	7.4	7	0.4
A-14	Apartment	Second Floor	3 Bed / 6 person	107.3	90	17.3					35.7	34	1.7	14.1	11.5	11.5	N/A	37.1	31.5	5.6	9	9	0	9	9	0
A-15	Apartment	Second Floor	1 Bed / 2 person	52.6	45	7.6					26	23	3	11.7	N/A	N/A	N/A	11.7	11.4	0.3	5.6	3	2.6	5.5	5	0.5
A-16	Apartment	Second Floor	2 Bed / 4 person	78.7	73	5.7					30.1	30	0.1	14.5	11.4	N/A	N/A	25.9	24.4	1.5	6.6	6	0.6	13.6	7	6.6
A-17	Apartment	Second Floor	2 Bed / 4 person	83.3	73	10.3					30.2	30	0.2	13	11.5	N/A	N/A	24.5	24.4	0.1	7	6	1	7.2	7	0.2
A-18	Apartment	Third Floor	1 Bed / 2 person	46.2	45	1.2					23	23	0	11.4	N/A	N/A	N/A	11.4	11.4	0	3.4	3	0.4	5.4	5	0.4
A-19	Apartment	Third Floor	2 Bed / 4 person	78.7	73	5.7					30.9	30	0.9	13.4	11.4	N/A	N/A	24.8	24.4	0.4	6.1	6	0.1	8.5	7	1.5
A-20	Apartment	Third Floor	1 Bed / 2 person	52.5	45	7.5					27.2	23	4.2	11.4	N/A	N/A	N/A	11.4	11.4	0	4.5	3	1.5	5	5	0
A-21	Apartment	Third Floor	2 Bed / 4 person	77.5	73	4.5					31.1	30	1.1	13.3	11.5	N/A	N/A	24.8	24.4	0.4	6	6	0	7.5	7	0.5
A-22	Apartment	Third Floor	2 Bed / 4 person	82.4	73	9.4					32.8	30	2.8	13	11.7	N/A	N/A	24.7	24.4	0.3	8.1	6	2.1	7.4	7	0.4
A-23	Apartment	Third Floor	3 Bed / 6 person	107.3	90	17.3					35.7	34	1.7	14.1	11.5	11.5	N/A	37.1	31.5	5.6	9	9	0	9	9	0
A-24	Apartment	Third Floor	1 Bed / 2 person	52.6	45	7.6					26	23	3	11.7	N/A	N/A	N/A	11.7	11.4	0.3	5.6	3	2.6	5.5	5	0.5
A-25	Apartment	Third Floor	2 Bed / 4 person	78.7	73	5.7					30.1	30	0.1	14.5	11.4	N/A	N/A	25.9	24.4	1.5	6.6	6	0.6	13.6	7	6.6
A-26	Apartment	Third Floor	2 Bed / 4 person	83.3	73	10.3					30.2	30	0.2	13	11.5	N/A	N/A	24.5	24.4	0.1	7	6	1	7.2	7	0.2
A-27	Apartment	Fourth Floor	1 Bed / 2 person	46.2	45	1.2					23	23	0	11.4	N/A	N/A	N/A	11.4	11.4	0	3.4	3	0.4	5.4	5	0.4
A-28	Apartment	Fourth Floor	2 Bed / 4 person	78.7	73	5.7					30.9	30	0.9	13.4	11.4	N/A	N/A	24.8	24.4	0.4	6.1	6	0.1	8.5	7	1.5
A-29	Apartment	Fourth Floor	1 Bed / 2 person	52.5	45	7.5					27.2	23	4.2	11.4	N/A	N/A	N/A	11.4	11.4	0	4.5	3	1.5	5	5	0
A-30	Apartment	Fourth Floor	2 Bed / 4 person	77.5	73	4.5					31.1	30	1.1	13.3	11.5	N/A	N/A	24.8	24.4	0.4	6	6	0	7.5	7	0.5
A-31	Apartment	Fourth Floor	2 Bed / 4 person	82.4	73	9.4					32.8	30	2.8	13	11.7	N/A	N/A	24.7	24.4	0.3	8.1	6	2.1	7.4	7	0.4
A-32	Apartment	Fourth Floor	3 Bed / 6 person	107.3	90	17.3					35.7	34	1.7	14.1	11.5	11.5	N/A	37.1	31.5	5.6	9	9	0	9	9	0
A-33	Apartment	Fourth Floor	1 Bed / 2 person	52.6	45	7.6					26	23	3	11.7	N/A	N/A	N/A	11.7	11.4	0.3	5.6	3	2.6	5.5	5	0.5
A-34	Apartment	Fourth Floor	2 Bed / 4 person	78.7	73	5.7					30.1	30	0.1	14.5	11.4	N/A	N/A	25.9	24.4	1.5	6.6	6	0.6	13.6	7	6.6
A-35	Apartment	Fourth Floor	2 Bed / 4 person	83.3	73	10.3					30.2	30	0.2	13	11.5	N/A	N/A	24.5	24.4	0.1	7	6	1	7.2	7	0.2
A-36	Apartment	Fifth Floor	1 Bed / 2 person	46.2	45	1.2					23	23	0	11.4	N/A	N/A	N/A	11.4	11.4	0	3.4	3	0.4	5.4	5	0.4
A-37	Apartment	Fifth Floor	2 Bed / 4 person	78.7	73	5.7					30.9	30	0.9	13.4	11.4	N/A	N/A	24.8	24.4	0.4	6.1	6	0.1	8.5	7	1.5
A-38	Apartment	Fifth Floor	1 Bed / 2 person	52.5	45	7.5					27.2	23	4.2	11.4	N/A	N/A	N/A	11.4	11.4	0	4.5	3	1.5	5	5	0
A-39	Apartment	Fifth Floor	2 Bed / 4 person	77.5	73	4.5					31.1	30	1.1	13.3	11.5	N/A	N/A	24.8	24.4	0.4	6	6	0	7.5	7	0.5
A-40	Apartment	Fifth Floor	2 Bed / 4 person	82.4	73	9.4					32.8	30	2.8	13	11.7	N/A	N/A	24.7	24.4	0.3	8.1	6	2.1	7.4	7	0.4
A-41	Apartment	Fifth Floor	3 Bed / 6 person	107.3	90	17.3					35.7	34	1.7	14.1	11.5	11.5	N/A	37.1	31.5	5.6	9	9	0	9	9	0
A-42	Apartment	Fifth Floor	1 Bed / 2 person	52.6	45	7.6					26	23	3	11.7	N/A	N/A	N/A	11.7	11.4	0.3	5.6	3	2.6	5.5	5	0.5
A-43	Apartment	Fifth Floor	2 Bed / 4 person	78.7	73	5.7					30.1	30	0.1	14.5	11.4	N/A	N/A	25.9	24.4	1.5	6.6	6	0.6	13.6	7	6.6
A-44	Apartment	Fifth Floor	2 Bed / 4 person	83.3	73	10.3					30.2	30	0.2	13	11.5	N/A	N/A	24.5	24.4	0.1	7	6	1	7.2	7	0.2
A-45	Apartment	Sixth Floor	1 Bed / 2 person	46.2	45	1.2					23	23	0	11.4	N/A	N/A	N/A	11.4	11.4	0	3.4	3	0.4	5.4	5	0.4
A-46	Apartment	Sixth Floor	2 Bed / 4 person	78.7	73	5.7					30.9	30	0.9	13.4	11.4	N/A	N/A	24.8	24.4	0.4	6.1	6	0.1	8.5	7	1.5
A-47	Apartment	Sixth Floor	2 Bed / 4 person	82.4	73	9.4					32.8	30	2.8	13	11.7	N/A	N/A	24.7	24.4	0.3	8.1	6	2.1	7.4	7	0.4
A-48	Apartment	Sixth Floor	3 Bed / 6 person	107.3	90	17.3					35.7	34	1.7	14.1	11.5	11.5	N/A	37.1	31.5	5.6	9	9	0	9	9	0
A-49	Apartment	Sixth Floor	1 Bed / 2 person	52.6	45	7.6					26	23	3	11.7	N/A	N/A	N/A	11.7	11.4	0.3	5.6	3	2.6	5.5	5	0.5
A-50	Apartment	Sixth Floor	2 Bed / 4 person	78.7	73	5.7					30.1	30	0.1	14.5	11.4	N/A	N/A	25.9	24.4	1.5	6.6	6	0.6	13.6	7	6.6
A-51	Apartment	Sixth Floor	2 Bed / 4 person	83.3	73	10.3					30.2	30	0.2	13	11.5	N/A	N/A	24.5	24.4	0.1	7	6	1	7.2	7	0.2
A-52	Apartment	Seventh Floor	2 Bed / 4 person	82.4	73	9.4					32.8	30	2.8	13	11.7	N/A	N/A	24.7	24.4	0.3	8.1	6	2.1	7.4	7	0.4
A-53	Apartment	Seventh Floor	3 Bed / 6 person	107.3	90	17.3					35.7	34	1.7	14.1	11.5	11.5	N/A	37.1	31.5	5.6	9	9	0	9	9	0
A-54	Apartment	Seventh Floor	1 Bed / 2 person	52.6	45	7.6					26	23	3	11.7	N/A	N/A	N/A	11.7	11.4	0.3	5.6	3	2.6	5.5	5	0.5

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communties (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
A-55	Apartment	Eighth Floor	2 Bed / 4 person	82.4	73	9.4					32.8	30	2.8	13	11.7	N/A	N/A	24.7	24.4	0.3	8.1	6	2.1	7.4	7	0.4
A-56	Apartment	Eighth Floor	3 Bed / 6 person	107.3	90	17.3					35.7	34	1.7	14.1	11.5	11.5	N/A	37.1	31.5	5.6	9	9	0	9	9	0
A-57	Apartment	Eighth Floor	1 Bed / 2 person	52.6	45	7.6					26	23	3	11.7	N/A	N/A	N/A	11.7	11.4	0.3	5.6	3	2.6	6.2	5	1.2
A-58	Apartment	Ninth Floor	2 Bed / 4 person	82.4	73	9.4					32.8	30	2.8	13	11.7	N/A	N/A	24.7	24.4	0.3	8.1	6	2.1	7.4	7	0.4
A-59	Apartment	Ninth Floor	1 Bed / 2 person	52.6	45	7.6					26	23	3	11.7	N/A	N/A	N/A	11.7	11.4	0.3	5.6	3	2.6	6.2	5	1.2
A-60	Apartment	Tenth Floor	2 Bed / 4 person	82.4	73	9.4					32.8	30	2.8	13	11.7	N/A	N/A	24.7	24.4	0.3	8.1	6	2.1	7.4	7	0.4
A-61	Apartment	Tenth Floor	1 Bed / 2 person	52.6	45	7.6					26	23	3	11.7	N/A	N/A	N/A	11.7	11.4	0.3	5.6	3	2.6	6.2	5	1.2

BLOCK B

Proposed Unit Number	STATION PLAZA Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
B-01	Apartment	Ground Floor	1 Bed / 2 person	45.7	45	0.7					23.8	23	0.8	12.9	N/A	N/A	N/A	12.9	11.4	1.5	3.6	3	0.6	5.7	5	0.7
B-02	Apartment	Ground Floor	1 Bed / 2 person	46.6	45	1.6					25.9	23	2.9	12.7	N/A	N/A	N/A	12.7	11.4	1.3	3	3	0	6.6	5	1.6
B-03	Apartment	First Floor	2 Bed / 4 person	84.4	73	11.4					30.5	30	0.5	13.8	11.4	N/A	N/A	25.2	24.4	0.8	8	6	2	12.2	7	5.2
B-04	Apartment	First Floor	2 Bed / 4 person	77.8	73	4.8					30.1	30	0.1	13.9	11.4	N/A	N/A	25.3	24.4	0.9	6.7	6	0.7	13.7	7	6.7
B-05	Apartment	First Floor	2 Bed / 4 person	76.7	73	3.7					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.6	7	1.6
B-06	Apartment	First Floor	2 Bed / 4 person	85.8	73	12.8					30.1	30	0.1	14.8	11.4	N/A	N/A	26.2	24.4	1.8	9.7	6	3.7	11.7	7	4.7
B-07	Apartment	First Floor	2 Bed / 4 person	79.2	73	6.2					30.4	30	0.4	13.2	11.5	N/A	N/A	24.7	24.4	0.3	8.4	6	2.4	15.7	7	8.7
B-08	Apartment	First Floor	2 Bed / 4 person	76.7	73	3.7					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.5	7	1.5
B-09	Apartment	Second Floor	2 Bed / 4 person	79.1	73	6.1					30	30	0	13.9	11.4	N/A	N/A	25.3	24.4	0.9	8	6	2	17	7	10
B-10	Apartment	Second Floor	2 Bed / 4 person	77.8	73	4.8					30.1	30	0.1	13.9	11.4	N/A	N/A	25.3	24.4	0.9	6.7	6	0.7	13.7	7	6.7
B-11	Apartment	Second Floor	2 Bed / 4 person	76.9	73	3.9					30.2	30	0.2	14.2	11.6	N/A	N/A	25.8	24.4	1.4	6.2	6	0.2	8	7	1
B-12	Apartment	Second Floor	2 Bed / 4 person	84.3	73	11.3					30.2	30	0.2	13.2	11.5	N/A	N/A	24.7	24.4	0.3	9.4	6	3.4	12.9	7	5.9
B-13	Apartment	Second Floor	2 Bed / 4 person	79.2	73	6.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	7.2	6	1.2	18.3	7	11.3
B-14	Apartment	Second Floor	2 Bed / 4 person	76.7	73	3.7					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.6	7	1.6
B-15	Apartment	Third Floor	2 Bed / 4 person	79.1	73	6.1					30	30	0	13.9	11.4	N/A	N/A	25.3	24.4	0.9	8	6	2	17	7	10
B-16	Apartment	Third Floor	2 Bed / 4 person	77.8	73	4.8					30.1	30	0.1	13.9	11.4	N/A	N/A	25.3	24.4	0.9	6.7	6	0.7	13.7	7	6.7
B-17	Apartment	Third Floor	2 Bed / 4 person	76.9	73	3.9					30.2	30	0.2	14.2	11.6	N/A	N/A	25.8	24.4	1.4	6.2	6	0.2	8	7	1
B-18	Apartment	Third Floor	2 Bed / 4 person	84.3	73	11.3					30.2	30	0.2	13.2	11.5	N/A	N/A	24.7	24.4	0.3	9.4	6	3.4	12.9	7	5.9
B-19	Apartment	Third Floor	2 Bed / 4 person	79.2	73	6.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	7.2	6	1.2	18.3	7	11.3
B-20	Apartment	Third Floor	2 Bed / 4 person	76.7	73	3.7					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.6	7	1.6
B-21	Apartment	Fourth Floor	2 Bed / 4 person	79.1	73	6.1					30	30	0	13.9	11.4	N/A	N/A	25.3	24.4	0.9	8	6	2	17	7	10
B-22	Apartment	Fourth Floor	2 Bed / 4 person	77.8	73	4.8					30.1	30	0.1	13.9	11.4	N/A	N/A	25.3	24.4	0.9	6.7	6	0.7	13.7	7	6.7
B-23	Apartment	Fourth Floor	2 Bed / 4 person	76.9	73	3.9					30.2	30	0.2	14.2	11.6	N/A	N/A	25.8	24.4	1.4	6.2	6	0.2	8	7	1
B-24	Apartment	Fourth Floor	2 Bed / 4 person	84.3	73	11.3					30.2	30	0.2	13.2	11.5	N/A	N/A	24.7	24.4	0.3	9.4	6	3.4	12.9	7	5.9
B-25	Apartment	Fourth Floor	2 Bed / 4 person	79.2	73	6.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	7.2	6	1.2	18.3	7	11.3
B-26	Apartment	Fourth Floor	2 Bed / 4 person	76.7	73	3.7					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.6	7	1.6
B-27	Apartment	Fifth Floor	2 Bed / 4 person	79.1	73	6.1					30	30	0	13.9	11.4	N/A	N/A	25.3	24.4	0.9	8	6	2	17	7	10
B-28	Apartment	Fifth Floor	2 Bed / 4 person	77.8	73	4.8					30.1	30	0.1	13.9	11.4	N/A	N/A	25.3	24.4	0.9	6.7	6	0.7	13.7	7	6.7
B-29	Apartment	Fifth Floor	2 Bed / 4 person	76.9	73	3.9					30.2	30	0.2	14.2	11.6	N/A	N/A	25.8	24.4	1.4	6.2	6	0.2	8	7	1
B-30	Apartment	Fifth Floor	2 Bed / 4 person	84.3	73	11.3					30.2	30	0.2	13.2	11.5	N/A	N/A	24.7	24.4	0.3	9.4	6	3.4	12.9	7	5.9
B-31	Apartment	Fifth Floor	2 Bed / 4 person	79.2	73	6.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	7.2	6	1.2	18.3	7	11.3
B-32	Apartment	Fifth Floor	2 Bed / 4 person	76.7	73	3.7					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.6	7	1.6
B-33	Apartment	Sixth Floor	2 Bed / 4 person	79.1	73	6.1					30	30	0	13.9	11.4	N/A	N/A	25.3	24.4	0.9	8	6	2	17	7	10
B-34	Apartment	Sixth Floor	2 Bed / 4 person	77.8	73	4.8					30.1	30	0.1	13.9	11.4	N/A	N/A	25.3	24.4	0.9	6.7	6	0.7	13.7	7	6.7
B-35	Apartment	Sixth Floor	2 Bed / 4 person	76.9	73	3.9					30.2	30	0.2	14.2	11.6	N/A	N/A	25.8	24.4	1.4	6.2	6	0.2	8	7	1
B-36	Apartment	Sixth Floor	2 Bed / 4 person	84.3	73	11.3					30.2	30	0.2	13.2	11.5	N/A	N/A	24.7	24.4	0.3	9.4	6	3.4	12.9	7	5.9
B-37	Apartment	Sixth Floor	2 Bed / 4 person	79.2	73	6.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	7.2	6	1.2	18.3	7	11.3
B-38	Apartment	Sixth Floor	2 Bed / 4 person	76.7	73	3.7					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.6	7	1.6
B-39	Apartment	Seventh Floor	2 Bed / 4 person	79.1	73	6.1					30	30	0	13.9	11.4	N/A	N/A	25.3	24.4	0.9	8	6	2	17	7	10
B-40	Apartment	Seventh Floor	2 Bed / 4 person	77.8	73	4.8					30.1	30	0.1	13.9	11.4	N/A	N/A	25.3	24.4	0.9	6.7	6	0.7	13.7	7	6.7
B-41	Apartment	Seventh Floor	2 Bed / 4 person	76.9	73	3.9					30.2	30	0.2	14.2	11.6	N/A	N/A	25.8	24.4	1.4	6.2	6	0.2	8	7	1
B-42	Apartment	Seventh Floor	2 Bed / 4 person	76.7	73	3.7					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.6	7	1.6
B-43	Apartment	Eighth Floor	2 Bed / 4 person	76.9	73	3.9					30.2	30	0.2	14.2	11.6	N/A	N/A	25.8	24.4	1.4	6.2	6	0.2	8	7	1
B-44	Apartment	Eighth Floor	2 Bed / 4 person	76.7	73	3.7					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.6	7	1.6

BLOCK C

Proposed Unit Number	STATION PLAZA Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
C-01	Apartment	Ground Floor	1 Bed / 2 person	55.8	45	10.8					23.6	23	0.6	15.4	N/A	N/A	N/A	15.4	11.4	4	3	3	0	6	5	1
C-02	Apartment	Ground Floor	2 Bed / 4 person	78.7	73	5.7					34.4	30	4.4	13.2	11.7	N/A	N/A	24.9	24.4	0.5	6.9	6	0.9	12.1	7	5.1
C-03	Apartment	Ground Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	14.4	11.7	N/A	N/A	26.1	24.4	1.7	6.8	6	0.8	9	7	2
C-04	Apartment	First Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	9	7	2
C-05	Apartment	First Floor	2 Bed / 4 person	79.2	73	6.2					32.8	30	2.8	12.4	13.7	N/A	N/A	26.1	24.4	1.7	6.5	6	0.5	18.2	7	11.2
C-06	Apartment	First Floor	2 Bed / 4 person	79.2	73	6.2					31.8	30	1.8	13.5	11.6	N/A	N/A	25.1	24.4	0.7	7	6	1	18.5	7	11.5
C-07	Apartment	First Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	8.8	7	1.8
C-08	Apartment	First Floor	2 Bed / 4 person	75.1	73	2.1					30	30	0	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.7	6	0.7	8.6	7	1.6
C-09	Apartment	First Floor	3 Bed/ 5 person	98.7	90	8.7					34.6	30	4.6	13	11.5	8.3	N/A	32.8	31.5	1.3	9.6	9	0.6	23	9	14
C-10	Apartment	First Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.5	6	0.5	9.4	7	2.4
C-11	Apartment	Second Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	9	7	2
C-12	Apartment	Second Floor	2 Bed / 4 person	79.2	73	6.2					32.8	30	2.8	12.4	13.7	N/A	N/A	26.1	24.4	1.7	6.5	6	0.5	18.2	7	11.2
C-13	Apartment	Second Floor	2 Bed / 4 person	79.2	73	6.2					31.8	30	1.8	13.5	11.6	N/A	N/A	25.1	24.4	0.7	7	6	1	18.5	7	11.5
C-14	Apartment	Second Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	8.8	7	1.8
C-15	Apartment	Second Floor	2 Bed / 4 person	75.1	73	2.1					30	30	0	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.7	6	0.7	8.6	7	1.6
C-16	Apartment	Second Floor	3 Bed/ 5 person	98.7	90	8.7					34.6	30	4.6	13	11.5	8.3	N/A	32.8	31.5	1.3	9.6	9	0.6	23	9	14

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
C-17	Apartment	Second Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.5	6	0.5	9.4	7	2.4
C-18	Apartment	Third Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	9	7	2
C-19	Apartment	Third Floor	2 Bed / 4 person	79.2	73	6.2					32.8	30	2.8	12.4	13.7	N/A	N/A	26.1	24.4	1.7	6.5	6	0.5	18.2	7	11.2
C-20	Apartment	Third Floor	2 Bed / 4 person	79.2	73	6.2					31.8	30	1.8	13.5	11.6	N/A	N/A	25.1	24.4	0.7	7	6	1	18.5	7	11.5
C-21	Apartment	Third Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	8.8	7	1.8
C-22	Apartment	Third Floor	2 Bed / 4 person	75.1	73	2.1					30	30	0	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.7	6	0.7	8.6	7	1.6
C-23	Apartment	Third Floor	3 Bed/ 5 person	98.7	90	8.7					34.6	30	4.6	13	11.5	8.3	N/A	32.8	31.5	1.3	9.6	9	0.6	23	9	14
C-24	Apartment	Third Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.5	6	0.5	9.4	7	2.4
C-25	Apartment	Fourth Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	9	7	2
C-26	Apartment	Fourth Floor	2 Bed / 4 person	79.2	73	6.2					32.8	30	2.8	12.4	13.7	N/A	N/A	26.1	24.4	1.7	6.5	6	0.5	18.2	7	11.2
C-27	Apartment	Fourth Floor	2 Bed / 4 person	79.2	73	6.2					31.8	30	1.8	13.5	11.6	N/A	N/A	25.1	24.4	0.7	7	6	1	18.5	7	11.5
C-28	Apartment	Fourth Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	8.8	7	1.8
C-29	Apartment	Fourth Floor	2 Bed / 4 person	75.1	73	2.1					30	30	0	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.7	6	0.7	8.6	7	1.6
C-30	Apartment	Fourth Floor	3 Bed/ 5 person	98.7	90	8.7					34.6	30	4.6	13	11.5	8.3	N/A	32.8	31.5	1.3	9.6	9	0.6	23	9	14
C-31	Apartment	Fourth Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.5	6	0.5	9.4	7	2.4
C-32	Apartment	Fifth Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	9	7	2
C-33	Apartment	Fifth Floor	2 Bed / 4 person	79.2	73	6.2					32.8	30	2.8	12.4	13.7	N/A	N/A	26.1	24.4	1.7	6.5	6	0.5	18.2	7	11.2
C-34	Apartment	Fifth Floor	2 Bed / 4 person	79.2	73	6.2					31.8	30	1.8	13.5	11.6	N/A	N/A	25.1	24.4	0.7	7	6	1	18.5	7	11.5
C-35	Apartment	Fifth Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	8.8	7	1.8
C-36	Apartment	Fifth Floor	2 Bed / 4 person	75.1	73	2.1					30	30	0	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.7	6	0.7	8.6	7	1.6
C-37	Apartment	Fifth Floor	3 Bed/ 5 person	98.7	90	8.7					34.6	30	4.6	13	11.5	8.3	N/A	32.8	31.5	1.3	9.6	9	0.6	23	9	14
C-38	Apartment	Fifth Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.5	6	0.5	9.4	7	2.4
C-39	Apartment	Sixth Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	9	7	2
C-40	Apartment	Sixth Floor	2 Bed / 4 person	79.2	73	6.2					32.8	30	2.8	12.4	13.7	N/A	N/A	26.1	24.4	1.7	6.5	6	0.5	18.2	7	11.2
C-41	Apartment	Sixth Floor	2 Bed / 4 person	79.2	73	6.2					31.8	30	1.8	13.5	11.6	N/A	N/A	25.1	24.4	0.7	7	6	1	18.5	7	11.5
C-42	Apartment	Sixth Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	8.8	7	1.8
C-43	Apartment	Sixth Floor	2 Bed / 4 person	75.1	73	2.1					30	30	0	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.7	6	0.7	8.6	7	1.6
C-44	Apartment	Sixth Floor	3 Bed/ 5 person	98.7	90	8.7					34.6	30	4.6	13	11.5	8.3	N/A	32.8	31.5	1.3	9.6	9	0.6	23	9	14
C-45	Apartment	Sixth Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.5	6	0.5	9.4	7	2.4
C-46	Apartment	Seventh Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	9	7	2
C-47	Apartment	Seventh Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13	11.4	N/A	N/A	24.4	24.4	0	6.5	6	0.5	8.8	7	1.8
C-48	Apartment	Seventh Floor	2 Bed / 4 person	75.1	73	2.1					30	30	0	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.7	6	0.7	8.6	7	1.6
C-49	Apartment	Seventh Floor	3 Bed/ 5 person	98.7	90	8.7					34.6	30	4.6	13	11.5	8.3	N/A	32.8	31.5	1.3	9.6	9	0.6	23	9	14
C-50	Apartment	Seventh Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.5	6	0.5	9.4	7	2.4
C-51	Apartment	Eighth Floor	2 Bed / 4 person	76.7	73	3.7					31.6	30	1.6	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.5	6	0.5	9.4	7	2.4
C-52	Apartment	Eighth Floor	2 Bed / 4 person	75.1	73	2.1					30	30	0	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6.7	6	0.7	8.6	7	1.6

BLOCK D

Proposed Unit Number	STATION PLAZA Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
D-01	Duplex Unit	Ground Floor & First Floor	2 Bed / 4 person	91.9	73	18.9					33.7	30	3.7	13.2	11.8	N/A	N/A	25	24.4	0.6	6	6	0	13.2	7	6.2
D-02	Duplex Unit	Ground Floor & First Floor	2 Bed / 4 person	91.9	73	18.9					33.7	30	3.7	13.2	11.8	N/A	N/A	25	24.4	0.6	6	6	0	13.2	7	6.2
D-03	Duplex Unit	Ground Floor & First Floor	2 Bed / 4 person	91.9	73	18.9					33.7	30	3.7	13.2	11.8	N/A	N/A	25	24.4	0.6	6	6	0	13.2	7	6.2
D-04	Duplex Unit	First Floor & Second Floor	2 Bed / 4 person	95.9	73	22.9					37.4	30	7.4	13.2	11.8	N/A	N/A	25	24.4	0.6	6	6	0	18	7	11
D-05	Duplex Unit	First Floor & Second Floor	2 Bed / 4 person	96.2	73	23.2					37.4	30	7.4	13.2	11.8	N/A	N/A	25	24.4	0.6	6	6	0	18	7	11
D-06	Duplex Unit	First Floor & Second Floor	2 Bed / 4 person	96.2	73	23.2					37.4	30	7.4	13.2	11.8	N/A	N/A	25	24.4	0.6	6	6	0	18	7	11
D-07	Duplex Unit	First Floor & Second Floor	2 Bed / 4 person	96	73	23					37.4	30	7.4	13.2	11.8	N/A	N/A	25	24.4	0.6	6	6	0	15.8	7	8.8
D-08	Duplex Unit	First Floor & Second Floor	2 Bed / 4 person	96.1	73	23.1					37.4	30	7.4	13.2	11.8	N/A	N/A	25	24.4	0.6	6	6	0	15.9	7	8.9
D-09	Duplex Unit	First Floor & Second Floor	2 Bed / 4 person	95.9	73	22.9					37.4	30	7.4	13.2	11.8	N/A	N/A	25	24.4	0.6	6	6	0	15.8	7	8.8

BLOCK A

Proposed Unit Number	VILLAGE CENTRE Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
A-01	Apartment	Ground Floor	3 Bed / 5 person	97.1	90	7.1					34	34	0	13.7	13.1	7.1	N/A	33.9	31.5	2.4	9.6	9	0.6	26.4	9	17.4
A-02	Apartment	Ground Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8	7	1
A-03	Apartment	Ground Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.8	7	1.8
A-04	Apartment	First Floor	2 Bed / 3 person	66.6	63	3.6					28	28	0	13.1	7.1	N/A	N/A	20.2	20.1	0.1	5.1	5	0.1	16.8	6	10.8
A-05	Apartment	First Floor	1 Bed / 2 person	48.1	45	3.1					23	23	0	13	N/A	N/A	N/A	13	11.4	1.6	3	3	0	9.6	5	4.6
A-06	Apartment	First Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8	7	1
A-07	Apartment	First Floor	2 Bed / 4 person	78.2	73	5.2					30.2	30	0.2	13	12.2	N/A	N/A	25.2	24.4	0.8	6.1	6	0.1	11.8	7	4.8
A-08	Apartment	First Floor	2 Bed / 4 person	79.2	73	6.2					30.1	30	0.1	14	11.5	N/A	N/A	25.5	24.4	1.1	6.9	6	0.9	19.2	7	12.2
A-09	Apartment	First Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.8	7	1.8
A-10	Apartment	Second Floor	2 Bed / 3 person	66.6	63	3.6					28	28	0	13.1	7.1	N/A	N/A	20.2	20.1	0.1	5.1	5	0.1	16.8	6	10.8
A-11	Apartment	Second Floor	1 Bed / 2 person	48.1	45	3.1					23	23	0	13	N/A	N/A	N/A	13	11.4	1.6	3	3	0	9.6	5	4.6
A-12	Apartment	Second Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8	7	1
A-13	Apartment	Second Floor	2 Bed / 4 person	78.2	73	5.2					30.2	30	0.2	13	12.2	N/A	N/A	25.2	24.4	0.8	6.1	6	0.1	11.8	7	4.8
A-14	Apartment	Second Floor	2 Bed / 4 person	79.2	73	6.2					30.1	30	0.1	14	11.5	N/A	N/A	25.5	24.4	1.1	6.9	6	0.9	19.2	7	12.2
A-15	Apartment	Second Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.8	7	1.8
A-16	Apartment	Third Floor	2 Bed / 3 person	66.6	63	3.6					28	28	0	13.1	7.1	N/A	N/A	20.2	20.1	0.1	5.1	5	0.1	16.8	6	10.8
A-17	Apartment	Third Floor	1 Bed / 2 person	48.1	45	3.1					23	23	0	13	N/A	N/A	N/A	13	11.4	1.6	3	3	0	9.6	5	4.6
A-18	Apartment	Third Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8	7	1
A-19	Apartment	Third Floor	2 Bed / 4 person	78.2	73	5.2					30.2	30	0.2	13	12.2	N/A	N/A	25.2	24.4	0.8	6.1	6	0.1	11.8	7	4.8
A-20	Apartment	Third Floor	2 Bed / 4 person	79.2	73	6.2					30.1	30	0.1	14	11.5	N/A	N/A	25.5	24.4	1.1	6.9	6	0.9	19.2	7	12.2
A-21	Apartment	Third Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.8	7	1.8
A-22	Apartment	Fourth Floor	2 Bed / 3 person	66.6	63	3.6					28	28	0	13.1	7.1	N/A	N/A	20.2	20.1	0.1	5.1	5	0.1	16.8	6	10.8
A-23	Apartment	Fourth Floor	1 Bed / 2 person	48.1	45	3.1					23	23	0	13	N/A	N/A	N/A	13	11.4	1.6	3	3	0	9.6	5	4.6
A-24	Apartment	Fourth Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8	7	1

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communties (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
A-25	Apartment	Fourth Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.8	7	1.8
A-26	Apartment	Fifth Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8	7	1
A-27	Apartment	Fifth Floor	2 Bed / 4 person	77.2	73	4.2					30.1	30	0.1	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6.2	6	0.2	8.8	7	1.8

BLOCK B

Proposed Unit Number	VILLAGE CENTRE Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
B-01	Apartment	Ground Floor	1 Bed / 2 person	62.9	45	17.9					26.3	23	3.3	15.2	N/A	N/A	N/A	15.2	11.4	3.8	5.2	3	2.2	10.9	5	5.9
B-02	Apartment	Ground Floor	1 Bed / 2 person	62.2	45	17.2					26.3	23	3.3	15.1	N/A	N/A	N/A	15.1	11.4	3.7	5.2	3	2.2	10.8	5	5.8
B-03	Apartment	Ground Floor	1 Bed / 2 person	62.2	45	17.2					26.3	23	3.3	15.1	N/A	N/A	N/A	15.1	11.4	3.7	5.2	3	2.2	10.8	5	5.8
B-04	Apartment	Ground Floor	1 Bed / 2 person	62.2	45	17.2					26.3	23	3.3	15.1	N/A	N/A	N/A	15.1	11.4	3.7	5.2	3	2.2	10.8	5	5.8
B-05	Apartment	Ground Floor	1 Bed / 2 person	64.7	45	19.7					27.3	23	4.3	15.1	N/A	N/A	N/A	15.1	11.4	3.7	5.2	3	2.2	11.2	5	6.2
B-06	Duplex Unit	First Floor & Second Floor	3 Bed / 5 person	118.6	90	28.6					38.8	34	4.8	13.2	11.4	7.1	N/A	31.7	31.5	0.2	9.1	9	0.1	11.8	9	2.8
B-07	Duplex Unit	First Floor & Second Floor	3 Bed / 5 person	118.6	90	28.6					38.8	34	4.8	13.2	11.4	7.1	N/A	31.7	31.5	0.2	9.1	9	0.1	11.8	9	2.8
B-08	Duplex Unit	First Floor & Second Floor	3 Bed / 5 person	118.6	90	28.6					38.8	34	4.8	13.2	11.4	7.1	N/A	31.7	31.5	0.2	9.1	9	0.1	11.8	9	2.8
B-09	Duplex Unit	First Floor & Second Floor	3 Bed / 5 person	118.6	90	28.6					38.8	34	4.8	13.2	11.4	7.1	N/A	31.7	31.5	0.2	9.1	9	0.1	11.8	9	2.8
B-10	Duplex Unit	First Floor & Second Floor	3 Bed / 5 person	122.8	90	32.8					40.2	34	6.2	13.2	11.4	7.7	N/A	32.3	31.5	0.8	9.4	9	0.4	11.8	9	2.8

BLOCK C

Proposed Unit Number	VILLAGE CENTRE Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
C-01	Apartment	Second Floor	3 Bed / 6 person	103.3	90	13.3					36	34	2	13.7	13.2	11.4	N/A	38.3	31.5	6.8	10.5	9	1.5	23.7	9	14.7
C-02	Apartment	Second Floor	1 Bed / 2 person	46.6	45	1.6					23.6	23	0.6	11.5	N/A	N/A	N/A	11.5	11.4	0.1	3.3	3	0.3	5.9	5	0.9
C-03	Apartment	Second Floor	2 Bed / 4 person	87.9	73	14.9					37.6	30	7.6	13	13	N/A	N/A	26	24.4	1.6	8.7	6	2.7	8.2	7	1.2
C-04	Apartment	Second Floor	2 Bed / 4 person	86.9	73	13.9					35.8	30	5.8	13	11.5	N/A	N/A	24.5	24.4	0.1	8.2	6	2.2	10.1	7	3.1
C-05	Apartment	Second Floor	1 Bed / 2 person	51	45	6					26.4	23	3.4	13	N/A	N/A	N/A	13	11.4	1.6	4.6	3	1.6	5.9	5	0.9
C-06	Apartment	Second Floor	1 Bed / 2 person	50.4	45	5.4					24.8	23	1.8	13.3	N/A	N/A	N/A	13.3	11.4	1.9	5	3	2	6.6	5	1.6
C-07	Apartment	Third Floor	3 Bed / 6 person	103.3	90	13.3					36	34	2	13.7	13.2	11.4	N/A	38.3	31.5	6.8	10.5	9	1.5	23.7	9	14.7
C-08	Apartment	Third Floor	1 Bed / 2 person	46.6	45	1.6					23.6	23	0.6	11.5	N/A	N/A	N/A	11.5	11.4	0.1	3.3	3	0.3	5.9	5	0.9
C-09	Apartment	Third Floor	2 Bed / 4 person	87.9	73	14.9					37.6	30	7.6	13	13	N/A	N/A	26	24.4	1.6	8.7	6	2.7	8.2	7	1.2
C-10	Apartment	Third Floor	2 Bed / 4 person	86.9	73	13.9					35.8	30	5.8	13	11.5	N/A	N/A	24.5	24.4	0.1	8.2	6	2.2	10.1	7	3.1
C-11	Apartment	Third Floor	1 Bed / 2 person	51	45	6					26.4	23	3.4	13	N/A	N/A	N/A	13	11.4	1.6	4.6	3	1.6	5.9	5	0.9
C-12	Apartment	Third Floor	1 Bed / 2 person	50.4	45	5.4					24.8	23	1.8	13.3	N/A	N/A	N/A	13.3	11.4	1.9	5	3	2	6.6	5	1.6
C-13	Apartment	Fourth Floor	3 Bed / 6 person	103.3	90	13.3					36	34	2	13.7	13.2	11.4	N/A	38.3	31.5	6.8	10.5	9	1.5	23.7	9	14.7
C-14	Apartment	Fourth Floor	1 Bed / 2 person	46.6	45	1.6					23.6	23	0.6	11.5	N/A	N/A	N/A	11.5	11.4	0.1	3.3	3	0.3	5.9	5	0.9
C-15	Apartment	Fourth Floor	2 Bed / 4 person	87.9	73	14.9					37.6	30	7.6	13	13	N/A	N/A	26	24.4	1.6	8.7	6	2.7	8.2	7	1.2
C-16	Apartment	Fourth Floor	2 Bed / 4 person	86.9	73	13.9					35.8	30	5.8	13	11.5	N/A	N/A	24.5	24.4	0.1	8.2	6	2.2	10.1	7	3.1
C-17	Apartment	Fourth Floor	1 Bed / 2 person	51	45	6					26.4	23	3.4	13	N/A	N/A	N/A	13	11.4	1.6	4.6	3	1.6	5.9	5	0.9
C-18	Apartment	Fourth Floor	1 Bed / 2 person	50.4	45	5.4					24.8	23	1.8	13.3	N/A	N/A	N/A	13.3	11.4	1.9	5	3	2	6.6	5	1.6
C-19	Apartment	Fifth Floor	3 Bed / 6 person	103.3	90	13.3					36	34	2	13.7	13.2	11.4	N/A	38.3	31.5	6.8	10.5	9	1.5	23.7	9	14.7
C-20	Apartment	Fifth Floor	1 Bed / 2 person	46.6	45	1.6					23.6	23	0.6	11.5	N/A	N/A	N/A	11.5	11.4	0.1	3.3	3	0.3	5.9	5	0.9
C-21	Apartment	Fifth Floor	2 Bed / 4 person	87.9	73	14.9					37.6	30	7.6	13	13	N/A	N/A	26	24.4	1.6	8.7	6	2.7	8.2	7	1.2
C-22	Apartment	Fifth Floor	2 Bed / 4 person	86.9	73	13.9					35.8	30	5.8	13	11.5	N/A	N/A	24.5	24.4	0.1	8.2	6	2.2	10.1	7	3.1
C-23	Apartment	Fifth Floor	1 Bed / 2 person	51	45	6					26.4	23	3.4	13	N/A	N/A	N/A	13	11.4	1.6	4.6	3	1.6	5.9	5	0.9
C-24	Apartment	Fifth Floor	1 Bed / 2 person	50.4	45	5.4					24.8	23	1.8	13.3	N/A	N/A	N/A	13.3	11.4	1.9	5	3	2	6.6	5	1.6
C-25	Apartment	Sixth Floor	3 Bed / 6 person	103.3	90	13.3					36	34	2	13.7	13.2	11.4	N/A	38.3	31.5	6.8	10.5	9	1.5	23.7	9	14.7
C-26	Apartment	Sixth Floor	2 Bed / 4 person	94	73	21					34.4	30	4.4	15.4	13	N/A	N/A	28.4	24.4	4	6.9	6	0.9	17	7	10
C-27	Apartment	Sixth Floor	1 Bed / 2 person	50.4	45	5.4					24.8	23	1.8	13.3	N/A	N/A	N/A	13.3	11.4	1.9	5	3	2	6.6	5	1.6
C-28	Apartment	Seventh Floor	3 Bed / 6 person	103.3	90	13.3					36	34	2	13.7	13.2	11.4	N/A	38.3	31.5	6.8	10.5	9	1.5	23.7	9	14.7
C-29	Apartment	Seventh Floor	2 Bed / 4 person	94	73	21					34.4	30	4.4	15.4	13	N/A	N/A	28.4	24.4	4	6.9	6	0.9	17	7	10
C-30	Apartment	Seventh Floor	1 Bed / 2 person	50.4	45	5.4					24.8	23	1.8	13.3	N/A	N/A	N/A	13.3	11.4	1.9	5	3	2	6.6	5	1.6
C-31	Apartment	Eighth Floor	3 Bed / 6 person	103.3	90	13.3					36	34	2	13.7	13.2	11.4	N/A	38.3	24.4	13.9	10.5	9	1.5	23.7	9	14.7
C-32	Apartment	Eighth Floor	2 Bed / 4 person	94	73	21					34.4	30	4.4	15.4	13	N/A	N/A	28.4	11.4	17	6.9	6	0.9	17	7	10
C-33	Apartment	Eighth Floor	1 Bed / 2 person	50.4	45	5.4					24.8	23	1.8	13.3	N/A	N/A	N/A	13.3	0	13.3	5	3	2	6.6	5	1.6

BLOCK D

Proposed Unit Number	VILLAGE CENTRE Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
D-01	Duplex Unit	First Floor & Second	3 Bed / 5 person	118.6	90	28.6					38.8	34	4.8	13.2	11.4	7.1	N/A	31.7	31.5	0.2	9.6	9	0.6	11.5	9	2.5
D-02	Duplex Unit	First Floor & Second	3 Bed / 5 person	118.6	90	28.6					38.8	34	4.8	13.2	11.4	7.1	N/A	31.7	31.5	0.2	9.6	9	0.6	10.9	9	1.9
D-03	Duplex Unit	First Floor & Second	3 Bed / 5 person	118.6	90	28.6					38.8	34	4.8	13.2	11.4	7.1	N/A	31.7	31.5	0.2	9.6	9	0.6	10.9	9	1.9
D-04	Duplex Unit	First Floor & Second	3 Bed / 5 person	118.6	90	28.6					38.8	34	4.8	13.2	11.4	7.1	N/A	31.7	31.5	0.2	9.6	9	0.6	10.9	9	1.9
D-05	Duplex Unit	First Floor & Second	3 Bed / 5 person	118.6	90	28.6					38.8	34	4.8	13.2	11.4	7.1	N/A	31.7	31.5	0.2	9.6	9	0.6	10.9	9	1.9
D-06	Duplex Unit	First Floor & Second	3 Bed / 5 person	118.6	90	28.6					38.8	34	4.8	13.2	11.4	7.1	N/A	31.7	31.5	0.2	9.6	9	0.6	10.9	9	1.9
D-07	Duplex Unit	First Floor & Second	3 Bed / 5 person	118.6	90	28.6					38.8	34	4.8	13.2	11.4	7.1	N/A	31.7	31.5	0.2	9.6	9	0.6	10.9	9	1.9
D-08	Duplex Unit	First Floor & Second	3 Bed / 5 person	133.3	90	43.3					61.1	34	27.1	13.2	12.6	7.1	N/A	32.9	31.5	1.4	12.1	9	3.1	9	9	0

BLOCK E

Proposed Unit Number	VILLAGE CENTRE Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]					Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
E-01	Apartment	Second Floor	2 Bed / 4 person	73.7	73	0.7					30	30	0	13	11.4	N/A	N/A	24.4	24.4	0	7.5	6	1.5	15.6	7	8.6
E-02	Apartment	Second Floor	2 Bed / 4 person	79.8	73	6.8					30.4	30	0.4	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6	6	0	10.4	7	3.4
E-03	Apartment	Second Floor	2 Bed / 4 person	81.1	73	8.1					30.9	30	0.9	13.5	11.4	N/A	N/A	24.9	24.4	0.5	7.3	6	1.3	9.2	7	2.2
E-04	Apartment	Second Floor	2 Bed / 4 person	79.4	73	6.4					30.5	30	0.5	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	9.8	7	2.8

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
E-05	Apartment	Third Floor	2 Bed / 4 person	73.7	73	0.7					30	30	0	13	11.4	N/A	N/A	24.4	24.4	0	7.5	6	1.5	15.6	7	8.6
E-06	Apartment	Third Floor	2 Bed / 4 person	79.8	73	6.8					30.4	30	0.4	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6	6	0	10.4	7	3.4
E-07	Apartment	Third Floor	2 Bed / 4 person	81.1	73	8.1					30.9	30	0.9	13.5	11.4	N/A	N/A	24.9	24.4	0.5	7.3	6	1.3	9.2	7	2.2
E-08	Apartment	Third Floor	2 Bed / 4 person	79.4	73	6.4					30.5	30	0.5	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	9.8	7	2.8
E-09	Apartment	Fourth Floor	2 Bed / 4 person	73.7	73	0.7					30	30	0	13	11.4	N/A	N/A	24.4	24.4	0	7.5	6	1.5	15.6	7	8.6
E-10	Apartment	Fourth Floor	2 Bed / 4 person	79.8	73	6.8					30.4	30	0.4	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6	6	0	10.4	7	3.4
E-11	Apartment	Fourth Floor	2 Bed / 4 person	81.1	73	8.1					30.9	30	0.9	13.5	11.4	N/A	N/A	24.9	24.4	0.5	7.3	6	1.3	9.2	7	2.2
E-12	Apartment	Fourth Floor	2 Bed / 4 person	79.4	73	6.4					30.5	30	0.5	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	9.8	7	2.8
E-13	Apartment	Fifth Floor	2 Bed / 4 person	73.7	73	0.7					30	30	0	13	11.4	N/A	N/A	24.4	24.4	0	7.5	6	1.5	15.6	7	8.6
E-14	Apartment	Fifth Floor	2 Bed / 4 person	79.8	73	6.8					30.4	30	0.4	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6	6	0	10.4	7	3.4
E-15	Apartment	Fifth Floor	2 Bed / 4 person	81.1	73	8.1					30.9	30	0.9	13.5	11.4	N/A	N/A	24.9	24.4	0.5	7.3	6	1.3	9.2	7	2.2
E-16	Apartment	Fifth Floor	2 Bed / 4 person	79.4	73	6.4					30.5	30	0.5	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	9.8	7	2.8
E-17	Apartment	Sixth Floor	2 Bed / 4 person	73.7	73	0.7					30	30	0	13	11.4	N/A	N/A	24.4	24.4	0	7.5	6	1.5	15.6	7	8.6
E-18	Apartment	Sixth Floor	2 Bed / 4 person	79.8	73	6.8					30.4	30	0.4	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6	6	0	10.4	7	3.4
E-19	Apartment	Sixth Floor	2 Bed / 4 person	81.1	73	8.1					30.9	30	0.9	13.5	11.4	N/A	N/A	24.9	24.4	0.5	7.3	6	1.3	9.2	7	2.2
E-20	Apartment	Sixth Floor	2 Bed / 4 person	79.4	73	6.4					30.5	30	0.5	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	9.8	7	2.8
E-21	Apartment	Seventh Floor	2 Bed / 4 person	73.7	73	0.7					30	30	0	13	11.4	N/A	N/A	24.4	24.4	0	7.5	6	1.5	15.6	7	8.6
E-22	Apartment	Seventh Floor	2 Bed / 4 person	79.8	73	6.8					30.4	30	0.4	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6	6	0	10.4	7	3.4
E-23	Apartment	Seventh Floor	2 Bed / 4 person	81.1	73	8.1					30.9	30	0.9	13.5	11.4	N/A	N/A	24.9	24.4	0.5	7.3	6	1.3	9.2	7	2.2
E-24	Apartment	Seventh Floor	2 Bed / 4 person	79.4	73	6.4					30.5	30	0.5	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	9.8	7	2.8
E-25	Apartment	Eighth Floor	2 Bed / 4 person	73.7	73	0.7					30	30	0	13	11.4	N/A	N/A	24.4	24.4	0	7.5	6	1.5	15.6	7	8.6
E-26	Apartment	Eighth Floor	2 Bed / 4 person	79.8	73	6.8					30.4	30	0.4	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6	6	0	10.4	7	3.4
E-27	Apartment	Eighth Floor	2 Bed / 4 person	81.1	73	8.1					30.9	30	0.9	13.5	11.4	N/A	N/A	24.9	24.4	0.5	7.3	6	1.3	9.2	7	2.2
E-28	Apartment	Eighth Floor	2 Bed / 4 person	79.4	73	6.4					30.5	30	0.5	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	9.8	7	2.8
E-29	Apartment	Ninth Floor	2 Bed / 4 person	73.7	73	0.7					30	30	0	13	11.4	N/A	N/A	24.4	24.4	0	7.5	6	1.5	15.6	7	8.6
E-30	Apartment	Ninth Floor	2 Bed / 4 person	79.8	73	6.8					30.4	30	0.4	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6	6	0	10.4	7	3.4
E-31	Apartment	Ninth Floor	2 Bed / 4 person	81.1	73	8.1					30.9	30	0.9	13.5	11.4	N/A	N/A	24.9	24.4	0.5	7.3	6	1.3	9.2	7	2.2
E-32	Apartment	Ninth Floor	2 Bed / 4 person	79.4	73	6.4					30.5	30	0.5	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	9.8	7	2.8
E-33	Apartment	Tenth Floor	2 Bed / 4 person	73.7	73	0.7					30	30	0	13	11.4	N/A	N/A	24.4	24.4	0	7.5	6	1.5	15.6	7	8.6
E-34	Apartment	Tenth Floor	2 Bed / 4 person	79.8	73	6.8					30.4	30	0.4	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6	6	0	10.4	7	3.4
E-35	Apartment	Tenth Floor	2 Bed / 4 person	81.1	73	8.1					30.9	30	0.9	13.5	11.4	N/A	N/A	24.9	24.4	0.5	7.3	6	1.3	9.2	7	2.2
E-36	Apartment	Tenth Floor	2 Bed / 4 person	79.4	73	6.4					30.5	30	0.5	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	9.8	7	2.8
E-37	Apartment	Eleventh Floor	2 Bed / 4 person	73.7	73	0.7					30	30	0	13	11.4	N/A	N/A	24.4	24.4	0	7.5	6	1.5	15.6	7	8.6
E-38	Apartment	Eleventh Floor	2 Bed / 4 person	79.8	73	6.8					30.4	30	0.4	13.1	11.4	N/A	N/A	24.5	24.4	0.1	6	6	0	10.4	7	3.4
E-39	Apartment	Eleventh Floor	2 Bed / 4 person	81.1	73	8.1					30.9	30	0.9	13.5	11.4	N/A	N/A	24.9	24.4	0.5	7.3	6	1.3	9.2	7	2.2
E-40	Apartment	Eleventh Floor	2 Bed / 4 person	79.4	73	6.4					30.5	30	0.5	13.2	11.4	N/A	N/A	24.6	24.4	0.2	6	6	0	9.8	7	2.8

Proposed Unit Number	BARNHILL STREAM Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space/Rear Garden	Minimum Private Open Space / Rear Garden Area [m2] **	Exceeds Target By [m2]
A-1	APT A1-1	3 Bed Apartment	3BED/5P	102.1	90.0	12.1	34.0	34.0	0.0	0.0	34.0	34.0	0.0	13.3	13.0	8.3	0.0	34.6	31.5	3.1	9.0	9.0	0.0	9.7	9.0	0.7
A-2	APT A1-2	1 Bed Apartment	1BED/2P	50.6	45.0	5.6	25.4	23.0	2.4	0.0	25.4	23.0	2.4	12.5				12.5	11.4	1.1	7.0	5.0	2.0	9.0	5.0	4.0
A-3	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	10.8	7.0	3.8
A-4	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	7.1	7.0	0.1
A-5	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	10.8	7.0	3.8
A-6	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	7.1	7.0	0.1
A-7	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	13.4	7.0	6.4
A-8	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	9.0	7.0	2.0
A-9	DUP-E2-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-10	DUP-E2-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-11	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-12	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-13	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-14	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-15	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-16	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-17	DUP-E1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-18	DUP-E1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-19	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-20	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-21	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-22	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-23	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-24	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-25	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-26	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-27	DUP-E1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-28	DUP-E1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-29	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-30	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-31	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-32	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-33	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-34	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-35	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-36	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-37	DUP-E1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-38	DUP-E1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-39	APT A1-1	3 Bed Apartment	3BED/5P	102.1	90.0	12.1	34.0	34.0	0.0	0.0	34.0	34.0	0.0	13.3	13.0	8.3	0.0	34.6	31.5	3.1	9.0	9.0	0.0	9.7	9.0	0.7

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communties (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
A-40	APT A1-2	1 Bed Apartment	1BED/2P	50.6	45.0	5.6	25.4	23.0	2.4	0.0	25.4	23.0	2.4	12.5				12.5	11.4	1.1	7.0	5.0	2.0	9.0	5.0	4.0
A-41	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	10.8	7.0	3.8
A-42	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	7.1	7.0	0.1
A-43	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	10.8	7.0	3.8
A-44	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	7.1	7.0	0.1
A-45	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	13.4	7.0	6.4
A-46	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	9.0	7.0	2.0
A-47	DUP-E2-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-48	DUP-E2-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-49	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-50	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-51	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-52	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-53	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-54	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-55	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-56	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-57	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-58	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-59	DUP-E1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-60	DUP-E1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-61	DUP-E1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-62	DUP-E1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-63	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-64	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-65	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-66	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-67	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-68	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-69	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-70	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-71	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-72	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-73	DUP-E2-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
A-74	DUP-E2-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
A-75	APT A1-1	3 Bed Apartment	3BED/5P	102.1	90.0	12.1	34.0	34.0	0.0	0.0	34.0	34.0	0.0	13.3	13.0	8.3	0.0	34.6	31.5	3.1	9.0	9.0	0.0	9.7	9.0	0.7
A-76	APT A1-2	1 Bed Apartment	1BED/2P	50.6	45.0	5.6	25.4	23.0	2.4	0.0	25.4	23.0	2.4	12.5				12.5	11.4	1.1	7.0	5.0	2.0	9.0	5.0	4.0
A-77	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	10.8	7.0	3.8
A-78	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	7.1	7.0	0.1
A-79	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	10.8	7.0	3.8
A-80	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	7.1	7.0	0.1
A-81	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	13.4	7.0	6.4
A-82	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	9.0	7.0	2.0
A-83	HOUSE 7	3 Bed House	3BED/6P	130.7	100.0	30.7	24.7	15.0	9.7	23.0	47.7	37.0	10.7	13.0	13.0	11.4		37.4	36.0	1.4	6.7	6.0	0.7	73.8	60.0	13.8
A-84	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	76.4	60.0	16.4
A-85	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	65.1	60.0	5.1
A-86	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	60.2	60.0	0.2
A-87	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	62.8	60.0	2.8
A-88	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	65.5	60.0	5.5
A-89	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	69.2	60.0	9.2
A-90	HOUSE 7	3 Bed House	3BED/6P	130.7	100.0	30.7	24.7	15.0	9.7	23.0	47.7	37.0	10.7	13.0	13.0	11.4		37.4	36.0	1.4	6.7	6.0	0.7	63.3	60.0	3.3
A-91	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	60.8	60.0	0.8
A-92	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.5	60.0	1.5
A-93	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.7	60.0	1.7
A-94	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.8	60.0	1.8
A-95	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	89.5	75.0	14.5
A-96	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	128.4	75.0	53.4
A-97	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	101.3	60.0	41.3
A-98	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	181.4	60.0	121.4

Proposed Unit Number	BARNHILL CROSS Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space/Rear Garden Area[m2]	Minimum Private Open Space / Rear Garden Area [m2] **	Exceeds Target By [m2]
B-1	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	105.5	60.0	45.5
B-2	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	77.1	75.0	2.1
B-3	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	99.3	60.0	39.3
B-4	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	82.7	60.0	22.7
B-5	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	102.6	60.0	42.6
B-6	HOUSE 7	3 Bed House	3BED/6P	130.7	100.0	30.7	24.7	15.0	9.7	23.0	47.7	37.0	10.7	13.0	13.0	11.4		37.4	36.0	1.4	6.7	6.0	0.7	67.0	60.0	7.0
B-7	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-8	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-9	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-10	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-11	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-12	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-13	HOUSE 7	3 Bed House	3BED/6P	130.7	100.0	30.7	24.7	15.0	9.7	23.0	47.7	37.0	10.7	13.0	13.0	11.4		37.4	36.0	1.4	6.7	6.0	0.7	67.0	60.0	7.0
B-14	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	88.7	60.0	28.7
B-15	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	72.1	60.0	12.1
B-16	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	72.1	60.0	12.1
B-17	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	72.1	60.0	12.1
B-18	HOUSE 7	3 Bed House	3BED/6P	130.7	100.0	30.7	24.7	15.0	9.7	23.0	47.7	37.0	10.7	13.0	13.0	11.4		37.4	36.0	1.4	6.7	6.0	0.7	93.0	60.0	33.0
B-19	HOUSE 7	3 Bed House	3BED/6P	130.7	100.0	30.7	24.7	15.0	9.7	23.0	47.7	37.0	10.7	13.0	13.0	11.4		37.4	36.0	1.4	6.7	6.0	0.7	70.7	60.0	10.7
B-20	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	60.1	60.0	0.1
B-21	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.7	60.0	1.7
B-22	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.7	60.0	1.7
B-23	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	75.9	60.0	15.9
B-24	HOUSE 7	3 Bed House	3BED/6P	130.7	100.0	30.7	24.7	15.0	9.7	23.0	47.7	37.0	10.7	13.0	13.0	11.4		37.4	36.0	1.4	6.7	6.0	0.7	67.0	60.0	7.0

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
B-25	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-26	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-27	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-28	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-29	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-30	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	61.3	60.0	1.3
B-31	HOUSE 7	3 Bed House	3BED/6P	130.7	100.0	30.7	24.7	15.0	9.7	23.0	47.7	37.0	10.7	13.0	13.0	11.4		37.4	36.0	1.4	6.7	6.0	0.7	67.0	60.0	7.0
B-32	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	84.0	60.0	24.0
B-33	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	84.0	60.0	24.0
B-34	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	101.9	75.0	26.9
B-35	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	123.4	60.0	63.4
B-36	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	117.6	60.0	57.6
B-37	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	82.9	75.0	7.9
B-38	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	76.8	60.0	16.8
B-39	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	64.5	60.0	4.5
B-40	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	64.5	60.0	4.5
B-41	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	76.8	60.0	16.8
B-42	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	78.3	75.0	3.3
B-43	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	97.7	60.0	37.7
B-44	HOUSE 7	3 Bed House	3BED/6P	130.7	100.0	30.7	24.7	15.0	9.7	23.0	47.7	37.0	10.7	13.0	13.0	11.4		37.4	36.0	1.4	6.7	6.0	0.7	63.3	60.0	3.3
B-45	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.7	60.0	6.7
B-46	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	81.4	60.0	21.4
B-47	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	67.5	60.0	7.5
B-48	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	67.5	60.0	7.5
B-49	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	67.5	60.0	7.5
B-50	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	67.5	60.0	7.5
B-51	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	67.5	60.0	7.5
B-52	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	70.2	60.0	10.2
B-53	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	70.2	60.0	10.2
B-54	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	77.7	60.0	17.7
B-55	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	77.7	60.0	17.7
B-56	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	77.7	60.0	17.7
B-57	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	94.8	60.0	34.8
B-58	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	72.3	60.0	12.3
B-59	HOUSE 7	3 Bed House	3BED/6P	130.7	100.0	30.7	24.7	15.0	9.7	23.0	47.7	37.0	10.7	13.0	13.0	11.4		37.4	36.0	1.4	6.7	6.0	0.7	72.2	60.0	12.2
B-60	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	105.1	60.0	45.1
B-61	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	77.9	75.0	2.9
B-62	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	91.9	60.0	31.9
B-63	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	77.7	60.0	17.7
B-64	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	77.7	60.0	17.7
B-65	HOUSE 5	3 Bed House	3BED/5P	109.7	92.0	17.7	14.6	13.0	1.6	23.9	38.5	34.0	4.5	13.0	12.4	7.9		33.3	32.0	1.3	6.6	5.0	1.6	92.0	60.0	32.0
B-66	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	77.9	75.0	2.9
B-67	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	104.4	60.0	44.4
B-68	APT A2- 1	2 Bed/4 Person Apartment	2BED/4P	93.8	73.0	20.8	30.2	30.0	0.2		30.2	30.0	0.2	13.1	12.0			25.1	24.4	0.7	6.1	6.0	0.1	7.0	7.0	0.0
B-69	APT A2- 1	2 Bed/4 Person Apartment	2BED/4P	93.8	73.0	20.8	30.2	30.0	0.2		30.2	30.0	0.2	13.1	12.0			25.1	24.4	0.7	6.1	6.0	0.1	7.0	7.0	0.0
B-70	APT A2- 1	2 Bed/4 Person Apartment	2BED/4P	93.8	73.0	20.8	30.2	30.0	0.2		30.2	30.0	0.2	13.1	12.0			25.1	24.4	0.7	6.1	6.0	0.1	7.0	7.0	0.0
B-71	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-72	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-73	APT A2- 3	3 Bed Apartment	3BED/5P	101.9	90.0	11.9	35.8	34.0	1.8		35.8	34.0	1.8	13.2	12.6	8.6		34.4	31.5	2.9	9.0	9.0	0.0	9.4	9.0	0.4
B-74	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0	2.2		32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-75	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0	2.2		32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-76	APT A2- 3	3 Bed Apartment	3BED/5P	101.9	90.0	11.9	35.8	34.0	1.8		35.8	34.0	1.8	13.2	12.6	8.6		34.4	31.5	2.9	9.0	9.0	0.0	9.4	9.0	0.4
B-77	APT A2- 6	1 Bed Apartment	1BED/2P	57.0	45.0	12.0	31.7	23.0	8.7		31.7	23.0	8.7	14.8				14.8	11.4	3.4	3.8	3.0	0.8	6.1	5.0	1.1
B-78	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-79	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-80	APT A2- 4	3 Bed Apartment	3BED/5P	102.5	90.0	12.5	41.0	34.0	7.0		41.0	34.0	7.0	14.5	11.8	9.2		35.5	31.5	4.0	10.7	9.0	1.7	9.4	9.0	0.4
B-81	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-82	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-83	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-84	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-85	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-86	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-87	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-88	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-89	APT A2- 6	1 Bed Apartment	1BED/2P	57.0	45.0	12.0	31.7	23.0	8.7		31.7	23.0	8.7	14.8				14.8	11.4	3.4	3.8	3.0	0.8	6.1	5.0	1.1
B-90	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-91	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-92	APT A2- 4	3 Bed Apartment	3BED/5P	102.5	90.0	12.5	41.0	34.0	7.0		41.0	34.0	7.0	14.5	11.8	9.2		35.5	31.5	4.0	10.7	9.0	1.7	9.4	9.0	0.4
B-93	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-94	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-95	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-96	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-97	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-98	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-99	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-100	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-101	APT A2- 6	1 Bed Apartment	1BED/2P	57.0	45.0	12.0	31.7	23.0	8.7		31.7	23.0	8.7	14.8				14.8	11.4	3.4	3.8	3.0	0.8	6.1	5.0	1.1
B-102	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-103	APT A2- 2	2 Bed/4 Person Apartment	2BED/4P	86.3	73.0	13.3	39.4	30.0	9.4		39.4	30.0	9.4	14.3	12.0			26.3	24.4	1.9	7.8	6.0	1.8	7.7	7.0	0.7
B-104	APT A2- 4	3 Bed Apartment	3BED/5P	102.5	90.0	12.5	41.0	34.0	7.0		41.0	34.0	7.0	14.5	11.8	9.2		35.5	31.5	4.0	10.7	9.0	1.7	9.4	9.0	0.4
B-105	APT A2- 10	3 Bed Apartment	3BED/5P	103.3	90.0	13.3	34.6	34.0	0.6		34.6	34.0	0.6	13.4	14.1	9.6		37.1	31.5	5.6	9.8	9.0	0.8	12.0	9.0	3.0
B-106	APT A2- 9	1 Bed Apartment	1BED/2P	50.8	45.0	5.8	23.3	23.0	0.3		23.3	23.0	0.3	11.6				11.6	11.4	0.2	3.2	3.0	0.2	5.2	5.0	0.2
B-107	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-108	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-109	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-110	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-111	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-112	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-113	APT A2- 9	1 Bed Apartment	1BED/2P	50.8	45.0	5.8	23.3	23.0	0.3		23.3	23.0	0.3	11.6				11.6	11.4	0.2	3.2	3.0	0.2	5.2	5.0	0.2
B-114	APT A2- 10	2 Bed/4 Person Apartment	2BED/4P	103.3	90.0	13.3	34.6	34.0	0.6		34.6	34.0	0.6	13.4	14.1	9.6		37.1	31.5	5.6	9.8	9.0	0.8	12.0	9.0	3.0
B-115	APT A2- 9	1 Bed Apartment	1BED/2P	50.8	45.0	5.8	23.3	23.0	0.3		23.3	23.0	0.3	11.6				11.6	11.4	0.2	3.2	3.0	0.2	5.2	5.0	0.2
B-116	APT A2- 4	3 Bed Apartment	3BED/5P	102.5	90.0	12.5	41.0	34.0	7.0		41.0	34.0	7.0	14.5	11.8	9.2		35.5	31.5	4.0	10.7	9.0	1.7	9.4	9.0	0.4

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communties (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
B-117	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-118	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-119	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-120	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-121	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-122	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-123	APT A2- 4	3 Bed Apartment	3BED/5P	102.5	90.0	12.5	41.0	34.0	7.0		41.0	34.0	7.0	14.5	11.8	9.2		35.5	31.5	4.0	10.7	9.0	1.7	9.4	9.0	0.4
B-124	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-125	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-126	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-127	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-128	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-129	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-130	APT A2- 4	3 Bed Apartment	3BED/5P	102.5	90.0	12.5	41.0	34.0	7.0		41.0	34.0	7.0	14.5	11.8	9.2		35.5	31.5	4.0	10.7	9.0	1.7	9.4	9.0	0.4
B-131	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-132	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-133	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-134	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-135	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-136	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-137	APT A2- 4	3 Bed Apartment	3BED/5P	102.5	90.0	12.5	41.0	34.0	7.0		41.0	34.0	7.0	14.5	11.8	9.2		35.5	31.5	4.0	10.7	9.0	1.7	9.4	9.0	0.4
B-138	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-139	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-140	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-141	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-142	APT A2- 4	3 Bed Apartment	3BED/5P	102.5	90.0	12.5	41.0	34.0	7.0		41.0	34.0	7.0	14.5	11.8	9.2		35.5	31.5	4.0	10.7	9.0	1.7	9.4	9.0	0.4
B-143	APT A2- 5	2 Bed/4 Person Apartment	2BED/4P	80.0	73.0	7.0	32.2	30.0			32.2	30.0	2.2	15.9	12.0			27.9	24.4	3.5	6.8	6.0	0.8	7.0	7.0	0.0
B-144	APT A2- 8	2 Bed/4 Person Apartment	2BED/4P	82.8	73.0	9.8	30.7	30.0	0.7		30.7	30.0	0.7	14.4	12.7			27.1	24.4	2.7	7.4	6.0	1.4	7.0	6.0	1.0
B-145	APT A2- 7	1 Bed Apartment	1BED/2P	54.5	45.0	9.5	24.4	23.0	1.4		24.4	23.0	1.4	13.1				13.1	11.4	1.7	3.6	3.0	0.6	6.1	5.0	1.1
B-146	APT A2- 11	1 Bed Apartment	1BED/2P	50.7	45.0	5.7	29.8	23.0	6.8		29.8	23.0	6.8	11.6				11.6	11.4	0.2	3.5	3.0	0.5	9.4	5.0	4.4
B-147	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	78.7	75.0	3.7
B-148	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	15.0	4.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	103.8	60.0	43.8
B-149	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	15.0	4.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	103.5	60.0	43.5
B-150	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	78.2	75.0	3.2
B-151	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	15.0	1.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	98.2	60.0	38.2
B-152	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	15.0	1.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	76.2	60.0	16.2
B-153	HOUSE 7	3 Bed House	3BED/6P	130.7	100.0	30.7	24.7	15.0	9.7	23.0	47.7	37.0	10.7	13.0	13.0	11.4		37.4	36.0	1.4	6.7	6.0	0.7	141.3	60.0	81.3
B-154	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	97.7	75.0	22.7
B-155	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	76.5	75.0	1.5
B-156	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	15.0	1.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	76.3	60.0	16.3
B-157	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	15.0	1.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	62.1	60.0	2.1
B-158	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	15.0	1.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	62.1	60.0	2.1
B-159	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	15.0	1.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	76.5	60.0	16.5
B-160	DUP-E2-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-161	DUP-E2-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-162	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-163	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-164	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-165	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-166	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-167	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-168	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-169	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-170	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-171	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-172	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-173	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-174	DUP-E1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-175	DUP-E1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-176	DUP-E2-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-177	DUP-E2-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-178	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-179	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-180	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-181	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-182	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-183	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-184	DUP-E2-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-185	DUP-E2-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-186	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-187	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-188	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-189	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-190	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-191	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-192	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-193	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
B-194	DUP-E1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
B-195	DUP-E1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1

Proposed Unit Number	BARNHILL CRESCENT Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Private Open Space/Rear Garden Area[m2]	Minimum Private Open Space / Rear Garden Area [m2] **	Exceeds Target By [m2]
C-1	DUP-E1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
C-2	DUP-E1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
C-3	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
C-4	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
C-5	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	LINK ROAD WEST Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
C-6	DUP-M1-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
C-7	DUP-E2-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
C-8	DUP-E2-2	3 Bed Duplex	3BED/5P	119.0	90.0	29.0	21.4			20.4	41.8	34.0	7.8	13.1	11.4	8.2		32.7	31.5	1.2	10.3	9.0	1.3	17.1	9.0	8.1
C-9	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	75.5	60.0	15.5
C-10	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	91.1	60.0	31.1
C-11	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	91.1	60.0	31.1
C-12	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	88.8	60.0	28.8
C-13	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	88.3	60.0	28.3
C-14	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	92.1	60.0	32.1
C-15	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	92.9	60.0	32.9
C-16	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	90.1	60.0	30.1
C-17	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	91.5	60.0	31.5
C-18	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	89.6	60.0	29.6
C-19	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	90.8	60.0	30.8
C-20	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	84.4	60.0	24.4
C-21	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	97.9	60.0	37.9
C-22	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	169.8	60.0	109.8
C-23	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	77.5	60.0	17.5
C-24	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	149.9	60.0	89.9
C-25	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	90.7	75.0	15.7
C-26	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	114.4	60.0	54.4
C-27	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	119.8	60.0	59.8
C-28	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	82.7	75.0	7.7
C-29	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	75.5	60.0	15.5
C-30	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	75.5	60.0	15.5
C-31	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	74.6	60.0	14.6
C-32	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	78.6	60.0	18.6
C-33	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	78.6	60.0	18.6
C-34	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	79.1	60.0	19.1
C-35	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	81.2	60.0	21.2
C-36	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	76.9	60.0	16.9
C-37	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	76.8	60.0	16.8
C-38	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	83.0	60.0	23.0
C-39	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	81.3	60.0	21.3
C-40	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	74.5	60.0	14.5
C-41	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	75.5	60.0	15.5
C-42	HOUSE 1	3 Bed House	3BED/5P	109.0	92.0	17.0	15.4	13.0	2.4	20.2	35.6	34.0	1.6	13.3	11.7	7.7		32.7	32.0	0.7	5.8	5.0	0.8	73.1	60.0	13.1
C-43	MAISONETTE 1-1	1 Bed Apartment	1BED/2P	56.4	45.0	11.4	33.0	23.0	10.0		33.0	23.0	10.0	11.5				11.5	11.4	0.1	4.0	3.0	1.0	10.4	5.0	5.4
C-44	MAISONETTE 1-2	1 Bed Apartment	1BED/2P	55.9	45.0	10.9	31.4	23.0	8.4		31.4	23.0	8.4	11.4				11.4	11.4	0.0	4.1	3.0	1.1	5.0	5.0	0.0
C-45	MAISONETTE 1-3	1 Bed Apartment	1BED/2P	59.1	45.0	14.1	23.6	23.0	0.6		23.6	23.0	0.6	11.4				11.4	11.4	0.0	4.1	3.0	1.1	5.0	5.0	0.0
C-46	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-47	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-48	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-49	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-50	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-51	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-52	MAISONETTE 1-1	1 Bed Apartment	1BED/2P	56.4	45.0	11.4	33.0	23.0	10.0		33.0	23.0	10.0	11.5				11.5	11.4	0.1	4.0	3.0	1.0	10.4	5.0	5.4
C-53	MAISONETTE 1-2	1 Bed Apartment	1BED/2P	55.9	45.0	10.9	31.4	23.0	8.4		31.4	23.0	8.4	11.4				11.4	11.4	0.0	4.1	3.0	1.1	5.0	5.0	0.0
C-54	MAISONETTE 1-3	1 Bed Apartment	1BED/2P	59.1	45.0	14.1	23.6	23.0	0.6		23.6	23.0	0.6	11.4				11.4	11.4	0.0	4.1	3.0	1.1	5.0	5.0	0.0
C-55	MAISONETTE 1-1	1 Bed Apartment	1BED/2P	56.4	45.0	11.4	33.0	23.0	10.0		33.0	23.0	10.0	11.5				11.5	11.4	0.1	4.0	3.0	1.0	10.4	5.0	5.4
C-56	MAISONETTE 1-2	1 Bed Apartment	1BED/2P	55.9	45.0	10.9	31.4	23.0	8.4		31.4	23.0	8.4	11.4				11.4	11.4	0.0	4.1	3.0	1.1	5.0	5.0	0.0
C-57	MAISONETTE 1-3	1 Bed Apartment	1BED/2P	59.1	45.0	14.1	23.6	23.0	0.6		23.6	23.0	0.6	11.4				11.4	11.4	0.0	4.1	3.0	1.1	5.0	5.0	0.0
C-58	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-59	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-60	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-61	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-62	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-63	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-64	MAISONETTE 1-1	1 Bed Apartment	1BED/2P	56.4	45.0	11.4	33.0	23.0	10.0		33.0	23.0	10.0	11.5				11.5	11.4	0.1	4.0	3.0	1.0	10.4	5.0	5.4
C-65	MAISONETTE 1-2	1 Bed Apartment	1BED/2P	55.9	45.0	10.9	31.4	23.0	8.4		31.4	23.0	8.4	11.4				11.4	11.4	0.0	4.1	3.0	1.1	5.0	5.0	0.0
C-66	MAISONETTE 1-3	1 Bed Apartment	1BED/2P	59.1	45.0	14.1	23.6	23.0	0.6		23.6	23.0	0.6	11.4				11.4	11.4	0.0	4.1	3.0	1.1	5.0	5.0	0.0
C-67	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-68	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-69	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-70	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-71	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-72	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-73	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.5	60.0	1.5
C-74	HOUSE 8	3 Bed House	3BED/6P	144.3	110.0	34.3	17.0	15.0	2.0	26.0	43.0	37.0	6.0	13.2	12.8	11.8		37.8	36.0	1.8	10.5	6.0	4.5	61.9	60.0	1.9
C-75	MAISONETTE 1-1	1 Bed Apartment	1BED/2P	56.4	45.0	11.4	33.0	23.0	10.0		33.0	23.0	10.0	11.5				11.5	11.4	0.1	4.0	3.0	1.0	10.4	5.0	5.4
C-76	MAISONETTE 1-2	1 Bed Apartment	1BED/2P	55.9	45.0	10.9	31.4	23.0	8.4		31.4	23.0	8.4	11.4				11.4	11.4	0.0	4.1	3.0	1.1	5.0	5.0	0.0
C-77	MAISONETTE 1-3	1 Bed Apartment	1BED/2P	59.1	45.0	14.1	23.6	23.0	0.6		23.6	23.0	0.6	11.4				11.4	11.4	0.0	4.1	3.0	1.1	5.0	5.0	0.0

Proposed Unit Number	STATION QUARTER SOUTH Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Private Open Space/Rear Garden Area[m2]	Minimum Private Open Space / Rear Garden Area [m2] **	Exceeds Target By [m2]
D-1	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	79.5	75.0	4.5
D-2	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	108.5	60.0	48.5
D-3	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	108.5	60.0	48.5
D-4	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	79.5	75.0	4.5
D-5	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	83.3	60.0	23.3
D-6	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5
D-7	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5
D-8	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5
D-9	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	85.6	60.0	25.6
D-10	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	85.6	60.0	25.6
D-11	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5
D-12	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communties (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	STATION QUARTER SOUTH Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
D-13	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5
D-14	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	83.3	60.0	23.3
D-15	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	79.5	75.0	4.5
D-16	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	108.5	60.0	48.5
D-17	HOUSE 4	3 Bed House	3BED/5P	104.2	92.0	12.2	19.6	13.0	6.6	17.8	37.4	34.0	3.4	13.2	11.4	7.4		32.0	32.0	0.0	6.4	5.0	1.4	108.5	60.0	48.5
D-18	HOUSE 3	4 Bed House	4BED/7P	131.2	110.0	21.2	19.7	15.0	4.7	30.0	49.7	40.0	9.7	13.2	11.4	11.5	7.1	43.2	43.0	0.2	7.5	6.0	1.5	79.5	75.0	4.5
D-19	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	83.3	60.0	23.3
D-20	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5
D-21	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5
D-22	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5
D-23	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	85.6	60.0	25.6
D-24	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	85.6	60.0	25.6
D-25	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5
D-26	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5
D-27	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	66.5	60.0	6.5
D-28	HOUSE 6	3 Bed House	3BED/5P	105.5	92.0	13.5	16.0	13.0	3.0	18.3	34.3	34.0	0.3	13.5	11.7	8.5		33.7	32.0	1.7	7.6	5.0	2.6	83.3	60.0	23.3
D-29	DUP-E1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-30	DUP-E1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-31	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-32	DUP-M1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-33	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-34	DUP-M1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-35	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-36	DUP-M1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-37	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-38	DUP-M1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-39	DUP-E2-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-40	DUP-E2-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-41	DUP-E1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-42	DUP-E1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-43	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-44	DUP-M1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-45	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-46	DUP-M1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-47	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-48	DUP-M1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-49	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-50	DUP-M1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-51	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-52	DUP-M1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-53	DUP-M1-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-54	DUP-M1-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-55	DUP-E2-1	2 Bed/4 Person Apartment	2BED/4P	79.6	73.0	6.6	30.7	30.0	0.7	0.0	30.7	30.0	0.7	13.0	11.5			24.5	24.4	0.1	8.0	6.0	2.0	12.7	7.0	5.7
D-56	DUP-E2-2	3 Bed Duplex	3BED/5P	125.2	90.0	35.2	21.4			20.4	41.8	34.0	7.8	13.1	13.4	8.2		34.7	31.5	3.2	10.3	9.0	1.3	17.1	9.0	8.1
D-57	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.9	7.0	1.9
D-58	APT A3/5- 1	3 Bed Apartment	3BED/5P	103.3	90.0	13.3	34.9	34.0	0.9		34.9	34.0	0.9	14.3	12.3	10.0		36.6	31.5	5.1	9.8	9.0	0.8	11.6	9.0	2.6
D-59	APT A3/5- 5	2 Bed/4 Person Apartment	2BED/4P	82.6	73.0	9.6	33.7	30.0	3.7		33.7	30.0	3.7	14.9	12.7			27.6	24.4	3.2	7.8	6.0	1.8	7.1	7.0	0.0
D-60	APT A3/5- 4	3 Bed Apartment	3BED/5P	117.6	90.0	27.6	41.9	34.0	7.9		41.9	34.0	7.9	17.1	17.4	8.7		43.2	31.5	11.7	9.1	9.0	0.1	9.0	9.0	0.0
D-61	APT A3/5- 3	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.3	30.1	30.0	0.1		30.1	30.0	0.1	13.1	11.5			24.6	24.4	0.2	6.2	6.0	0.2	10.2	7.0	3.2
D-62	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.9	7.0	1.9
D-63	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-64	APT A3/5- 1	3 Bed Apartment	3BED/5P	103.3	90.0	13.3	34.9	34.0	0.9		34.9	34.0	0.9	14.3	12.3	10.0		36.6	31.5	5.1	9.8	9.0	0.8	9.2	9.0	0.2
D-65	APT A3/5- 1	3 Bed Apartment	3BED/5P	103.3	90.0	13.3	34.9	34.0	0.9		34.9	34.0	0.9	14.3	12.3	10.0		36.6	31.5	5.1	9.8	9.0	0.8	9.2	9.0	0.2
D-66	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-67	APT A3/5- 15	3 Bed Apartment	3BED/5P	93.1	90.0	3.1	34.5	34.0	0.5		34.5	34.0	0.5	13.1	11.4	7.7		32.2	31.5	0.7	9.8	9.0	0.8	9.0	9.0	0.0
D-68	APT A3/5- 14	4 bed Apartment	4BED/7P	148.5	110.0	38.5	40.0	40.0	0.0		40.0	40.0	0.0	18.9	13.1	12.5	10.9	55.4	43.0	12.4	9.8	9.0	0.8	9.0	9.0	0.0
D-69	APT A3/5- 16	3 Bed Apartment	3BED/5P	100.6	90.0	10.6	40.7	34.0	6.7		40.7	34.0	6.7	13.1	12.7	10.9		36.6	31.5	5.1	10.2	9.0	1.2	9.0	9.0	0.0
D-70	APT A3/5- 3	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.3	30.1	30.0	0.1		30.1	30.0	0.1	13.1	11.5			24.6	24.4	0.2	6.2	6.0	0.2	7.7	7.0	0.7
D-71	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-72	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-73	APT A3/5- 1	3 Bed Apartment	3BED/5P	103.3	90.0	13.3	34.9	34.0	0.9		34.9	34.0	0.9	14.3	12.3	10.0		36.6	31.5	5.1	9.8	9.0	0.8	9.2	9.0	0.2
D-74	APT A3/5- 1	3 Bed Apartment	3BED/5P	103.3	90.0	13.3	34.9	34.0	0.9		34.9	34.0	0.9	14.3	12.3	10.0		36.6	31.5	5.1	9.8	9.0	0.8	9.2	9.0	0.2
D-75	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.0	7.0	0.0
D-76	APT A3/5- 15	3 Bed Apartment	3BED/5P	93.1	90.0	3.1	34.5	34.0	0.5		34.5	34.0	0.5	13.1	11.4	7.7		32.2	31.5	0.7	9.8	9.0	0.8	9.0	9.0	0.0
D-77	APT A3/5- 16	3 Bed Apartment	3BED/5P	100.6	90.0	10.6	40.7	34.0	6.7		40.7	34.0	6.7	13.1	12.7	10.9		36.6	31.5	5.1	10.2	9.0	1.2	9.0	9.0	0.0
D-78	APT A3/5- 3	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.3	30.1	30.0	0.1		30.1	30.0	0.1	13.1	11.5			24.6	24.4	0.2	6.2	6.0	0.2	7.7	7.0	0.7
D-79	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-80	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-81	APT A3/5- 1	3 Bed Apartment	3BED/5P	103.3	90.0	13.3	34.9	34.0	0.9		34.9	34.0	0.9	14.3	12.3	10.0		36.6	31.5	5.1	9.8	9.0	0.8	11.6	9.0	2.6
D-82	APT A3/5- 1	3 Bed Apartment	3BED/5P	103.3	90.0	13.3	34.9	34.0	0.9		34.9	34.0	0.9	14.3	12.3	10.0		36.6	31.5	5.1	9.8	9.0	0.8	11.6	9.0	2.6
D-83	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-84	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-85	APT A3/5- 3	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.3	30.1	30.0	0.1		30.1	30.0	0.1	13.1	11.5			24.6	24.4	0.2	6.2	6.0	0.2	9.4	7.0	2.4
D-86	APT A3/5- 3	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.3	30.1	30.0	0.1		30.1	30.0	0.1	13.1	11.5			24.6	24.4	0.2	6.2	6.0	0.2	9.9	7.0	2.9
D-87	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-88	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-89	APT A3/5- 3	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.3	30.1	30.0	0.1		30.1	30.0	0.1	13.1	11.5			24.6	24.4	0.2	6.2	6.0	0.2	7.7	7.0	0.7
D-90	APT A3/5- 3	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.3	30.1	30.0	0.1		30.1	30.0	0.1	13.1	11.5			24.6	24.4	0.2	6.2	6.0	0.2	7.7	7.0	0.7
D-91	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-92	APT A3/5- 5	2 Bed/4 Person Apartment	2BED/4P	82.6	73.0	9.6	32.2	30.0	2.2		32.2	30.0	2.2	14.9	12.7			27.6	24.4	3.2	7.8	6.0	1.8	7.2	7.0	0.2
D-93	APT A3/5- 13	2 Bed/3 Person Apartment	2BED/3P	79.1	63.0	16.1	31.3	28.0	3.3		31.3	28.0	3.3	14.7	10.7			25.4	20.1	5.3	7.1	5.0	2.1	7.0	6.0	1.0
D-94	APT A3/5- 12	1 Bed Apartment	1BED/2P	63.6	45.0	18.6	33.8	23.0	10.8		33.8	23.0	10.8	14.4				14.4	11.4	3.0	4.7	3.0	1.7	7.6	5.0	2.6
D-95	APT A3/5- 5	2 Bed/4 Person Apartment	2BED/4P	82.6	73.0	9.6	33.7	30.0	3.7		33.7	30.0	3.7	14.9	12.7			27.6	24.4	3.2	7.8	6.0	1.8	7.2	7.0	0.2
D-96	APT A3/5- 6	2 Bed/4 Person Apartment	2BED/4P	89.8	73.0	16.8	32.3	30.0	2.3		32.3	30.0	2.3	13.8	11.7			25.6	24.4	1.2	6.8	6.0	0.8	12.2	7.0	5.2
D-97	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-98	APT A3/5- 14	4 bed Apartment	4BED/7P	148.5	110.0	38.5	40.0	40.0	0.0		40.0	40.0	0.0	18.9	13.1	12.5	10.9	55.4	43.0	12.4	9.8	9.0	0.8	9.0	9.0	0.0
D-99	APT A3/5- 21	3 Bed Apartment	3BED/5P	110.8	90.0	20.8	37.2	34.0	3.2		37.2	34.0	3.2	13.9	15.1	9.5		38.5	31.5	7.0	10.1	9.0	1.1	9.6	9.0	0.6
D-100	APT A3/5- 20	2 Bed/4 Person Apartment	2BED/4P	82.9	73.0	9.9	33.6	30.0	3.6		33.6	30.0	3.6	13.0	12.4			25.4	24.4	1.0	6.2	6.0	0.2	8.7	7.0	1.7
D-101	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-102	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-103	APT A3/5- 14	4 bed Apartment	4BED/7P	148.5	110.0	38.5	40.0	40.0	0.0		40.0	40.0	0.0	18.9	13.1	12.5	10.9	55.4	43.0	12.4	9.8	9.0	0.8	9.0	9.0	0.0
D-104	APT A3/5- 17	3 Bed Apartment	3BED/6P	122.5	90.0	32.5	48.7	34.0	14.7		48.7	34.0	14.7	14.4	13.9	15.5		43.9	35.8	8.1	9.6	9.0	0.6	9.6	9.0	0.6

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communties (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	STATION QUARTER SOUTH Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
D-105	APT A3/5- 18	2 Bed/4 Person Apartment	2BED/4P	88.2	73.0	15.2	36.4	30.0	6.4		36.4	30.0	6.4	13.2	13.9			27.1	24.4	2.7	6.8	6.0	0.8	9.0	7.0	2.0
D-106	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-107	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-108	APT A3/5- 21	3 Bed Apartment	3BED/5P	110.8	90.0	20.8	37.2	34.0	3.2		37.2	34.0	3.2	13.9	15.1	9.5		38.5	31.5	7.0	10.1	9.0	1.1	9.6	9.0	0.6
D-109	APT A3/5- 20	2 Bed/4 Person Apartment	2BED/4P	82.9	73.0	9.9	33.6	30.0	3.6		33.6	30.0	3.6	13.0	12.4			25.4	24.4	1.0	6.2	6.0	0.2	8.7	7.0	1.7
D-110	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-111	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-112	APT A3/5- 17	3 Bed Apartment	3BED/6P	122.5	90.0	32.5	48.7	34.0	14.7		48.7	34.0	14.7	14.4	13.9	15.5		43.9	35.8	8.1	9.6	9.0	0.6	9.6	9.0	0.6
D-113	APT A3/5- 19	3 Bed Apartment	3BED/5P	102.2	90.0	12.2	36.4	34.0	2.4		36.4	34.0	2.4	13.5	13.3	9.8		36.6	31.5	5.1	9.1	9.0	0.1	9.0	9.0	0.0
D-114	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-115	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-116	APT A3/5- 22	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.0	30.0	0.0		30.0	30.0	0.0	13.0	11.7			24.7	24.4	0.3	6.3	6.0	0.3	7.2	7.0	0.2
D-117	APT A3/5- 20	2 Bed/4 Person Apartment	2BED/4P	82.9	73.0	9.9	33.6	30.0	3.6		33.6	30.0	3.6	13.0	12.4			25.4	24.4	1.0	6.2	6.0	0.2	11.3	7.0	4.3
D-118	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	82.9	73.0	9.9	33.6	30.0	3.6		33.6	30.0	3.6	13.0	12.4			25.4	24.4	1.0	6.2	6.0	0.2	8.7	7.0	1.7
D-119	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	82.9	73.0	9.9	33.6	30.0	3.6		33.6	30.0	3.6	13.0	12.4			25.4	24.4	1.0	6.2	6.0	0.2	8.7	7.0	1.7
D-120	APT A3/5- 23	2 Bed/4 Person Apartment	2BED/4P	80.3	73.0	7.3	30.2	30.0	0.2		30.2	30.0	0.2	13.2	11.4			24.6	24.4	0.2	6.1	6.0	0.1	11.7	7.0	4.7
D-121	APT A3/5- 19	3 Bed Apartment	3BED/5P	102.2	90.0	12.2	36.4	34.0	2.4		36.4	34.0	2.4	13.5	13.3	9.8		36.6	31.5	5.1	9.1	9.0	0.1	11.3	9.0	2.3
D-122	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-123	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-124	APT A3/5- 22	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.0	30.0	0.0		30.0	30.0	0.0	13.0	11.7			24.7	24.4	0.3	6.3	6.0	0.3	9.4	7.0	2.4
D-125	APT A3/5- 20	2 Bed/4 Person Apartment	2BED/4P	82.9	73.0	9.9	33.6	30.0	3.6		33.6	30.0	3.6	13.0	12.4			25.4	24.4	1.0	6.2	6.0	0.2	11.3	7.0	4.3
D-126	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-127	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-128	APT A3/5- 23	2 Bed/4 Person Apartment	2BED/4P	80.3	73.0	7.3	30.2	30.0	0.2		30.2	30.0	0.2	13.2	11.4			24.6	24.4	0.2	6.1	6.0	0.1	12.3	7.0	5.3
D-129	APT A3/5- 19	3 Bed Apartment	3BED/5P	102.2	90.0	12.2	36.4	34.0	2.4		36.4	34.0	2.4	13.5	13.3	9.8		36.6	31.5	5.1	9.1	9.0	0.1	11.3	9.0	2.3
D-130	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-131	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-132	APT A3/5- 22	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.0	30.0	0.0		30.0	30.0	0.0	13.0	11.7			24.7	24.4	0.3	6.3	6.0	0.3	9.4	7.0	2.4
D-133	APT A3/5- 20	2 Bed/4 Person Apartment	2BED/4P	82.9	73.0	9.9	33.6	30.0	3.6		33.6	30.0	3.6	13.0	12.4			25.4	24.4	1.0	6.2	6.0	0.2	11.3	7.0	4.3
D-134	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-135	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-136	APT A3/5- 23	2 Bed/4 Person Apartment	2BED/4P	80.3	73.0	7.3	30.2	30.0	0.2		30.2	30.0	0.2	13.2	11.4			24.6	24.4	0.2	6.1	6.0	0.1	12.3	7.0	5.3
D-137	APT A3/5- 19	3 Bed Apartment	3BED/5P	102.2	90.0	12.2	36.4	34.0	2.4		36.4	34.0	2.4	13.5	13.3	9.8		36.6	31.5	5.1	9.1	9.0	0.1	11.3	9.0	2.3
D-138	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-139	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-140	APT A3/5- 23	2 Bed/4 Person Apartment	2BED/4P	80.3	73.0	7.3	30.2	30.0	0.2		30.2	30.0	0.2	13.2	11.4			24.6	24.4	0.2	6.1	6.0	0.1	9.6	7.0	2.6
D-141	APT A3/5- 19	3 Bed Apartment	3BED/5P	102.2	90.0	12.2	36.4	34.0	2.4		36.4	34.0	2.4	13.5	13.3	9.8		36.6	31.5	5.1	9.1	9.0	0.1	9.0	9.0	0.0
D-142	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-143	APT A3/5- 5	2 Bed/4 Person Apartment	2BED/4P	82.6	73.0	9.6	32.2	30.0	2.2		32.2	30.0	2.2	14.9	12.7			27.6	24.4	3.2	7.8	6.0	1.8	7.2	7.0	0.2
D-144	APT A3/5- 11	3 Bed Apartment	3BED/5P	101.3	90.0	11.3	34.5	34.0	0.5		34.5	34.0	0.5	13.7	11.5	8.7		34.0	31.5	2.5	9.3	9.0	0.3	11.1	9.0	2.1
D-145	APT A3/5- 9	2 Bed/4 Person Apartment	2BED/4P	84.5	73.0	11.5	32.1	30.0	2.1		32.1	30.0	2.1	14.4	13.6			27.9	24.4	3.5	7.6	6.0	1.6	9.2	7.0	2.2
D-146	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-147	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	9.9	7.0	2.9
D-148	APT A3/5- 7	1 Bed Apartment	1BED/2P	45.9	45.0	0.9	23.3	23.0	0.3		23.3	23.0	0.3	12.5				12.5	11.4	1.1	3.3	3.0	0.3	9.4	5.0	4.4
D-149	APT A3/5- 14	4 bed Apartment	4BED/7P	148.5	110.0	38.5	40.0	40.0	0.0		40.0	40.0	0.0	18.9	13.1	12.5	10.9	55.4	43.0	12.4	9.8	9.0	0.8	9.0	9.0	0.0
D-150	APT A3/5- 24	3 Bed Apartment	3BED/5P	106.9	90.0	16.9	37.4	34.0	3.4		37.4	34.0	3.4	14.0	11.4	8.2		33.6	31.5	2.1	10.3	9.0	1.3	9.6	9.0	0.6
D-151	APT A3/5- 9	2 Bed/4 Person Apartment	2BED/4P	84.5	73.0	11.5	32.1	30.0	2.1		32.1	30.0	2.1	14.4	13.6			27.9	24.4	3.5	7.6	6.0	1.6	7.1	7.0	0.0
D-152	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-153	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	7.7	7.0	0.7
D-154	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	7.7	7.0	0.7
D-155	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-156	APT A3/5- 24	3 Bed Apartment	3BED/5P	106.9	90.0	16.9	37.4	34.0	3.4		37.4	34.0	3.4	14.0	11.4	8.2		33.6	31.5	2.1	10.3	9.0	1.3	9.6	9.0	0.6
D-157	APT A3/5- 9	2 Bed/4 Person Apartment	2BED/4P	84.5	73.0	11.5	32.1	30.0	2.1		32.1	30.0	2.1	14.4	13.6			27.9	24.4	3.5	7.6	6.0	1.6	7.1	7.0	0.0
D-158	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-159	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	7.7	7.0	0.7
D-160	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	7.7	7.0	0.7
D-161	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	7.1	7.0	0.0
D-162	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-163	APT A3/5- 25	2 Bed/3 Person Apartment	2BED/3P	71.7	63.0	8.7	28.4	28.0	0.4		28.4	28.0	0.4	13.3	8.4			21.7	20.1	1.6	5.1	5.0	0.0	7.1	6.0	1.1
D-164	APT A3/5- 9	2 Bed/4 Person Apartment	2BED/4P	84.5	73.0	11.5	32.1	30.0	2.1		32.1	30.0	2.1	14.4	13.6			27.9	24.4	3.5	7.6	6.0	1.6	9.2	7.0	2.2
D-165	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-166	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	9.9	7.0	2.9
D-167	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	9.9	7.0	2.9
D-168	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-169	APT A3/5- 25	2 Bed/3 Person Apartment	2BED/3P	71.7	63.0	8.7	28.4	28.0	0.4		28.4	28.0	0.4	13.3	8.4			21.7	20.1	1.6	5.1	5.0	0.0	9.2	6.0	3.2
D-170	APT A3/5- 9	2 Bed/4 Person Apartment	2BED/4P	84.5	73.0	11.5	32.1	30.0	2.1		32.1	30.0	2.1	14.4	13.6			27.9	24.4	3.5	7.6	6.0		9.2	7.0	2.2
D-171	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-172	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	9.9	7.0	2.9
D-173	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	9.9	7.0	2.9
D-174	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-175	APT A3/5- 25	2 Bed/3 Person Apartment	2BED/3P	71.7	63.0	8.7	28.4	28.0	0.4		28.4	28.0	0.4	13.3	8.4			21.7	20.1	1.6	5.1	5.0	0.0	9.2	6.0	3.2
D-176	APT A3/5- 9	2 Bed/4 Person Apartment	2BED/4P	84.5	73.0	11.5	32.1	30.0	2.1		32.1	30.0	2.1	14.4	13.6			27.9	24.4	3.5	7.6	6.0		9.2	7.0	2.2
D-177	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-178	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	9.9	7.0	2.9
D-179	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	9.9	7.0	2.9
D-180	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-181	APT A3/5- 25	2 Bed/3 Person Apartment	2BED/3P	71.7	63.0	8.7	28.4	28.0	0.4		28.4	28.0	0.4	13.3	8.4			21.7	20.1	1.6	5.1	5.0	0.0	9.2	6.0	3.2
D-182	APT A3/5- 9	2 Bed/4 Person Apartment	2BED/4P	84.5	73.0	11.5	32.1	30.0	2.1		32.1	30.0	2.1	14.4	13.6			27.9	24.4	3.5	7.6	6.0		9.2	7.0	2.2
D-183	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-184	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	9.9	7.0	2.9
D-185	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	9.9	7.0	2.9
D-186	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-187	APT A3/5- 25	2 Bed/3 Person Apartment	2BED/3P	71.7	63.0	8.7	28.4	28.0	0.4		28.4	28.0	0.4	13.3	8.4			21.7	20.1	1.6	5.1	5.0	0.0	9.2	6.0	3.2
D-188	APT A3/5- 9	2 Bed/4 Person Apartment	2BED/4P	84.5	73.0	11.5	32.1	30.0	2.1		32.1	30.0	2.1	14.4	13.6			27.9	24.4	3.5	7.6	6.0		9.2	7.0	2.2
D-189	APT A3/5- 2	2 Bed/4 Person Apartment	2BED/4P	75.4	73.0	2.4	30.4	30.0	0.4		30.4	30.0	0.4	13.1	12.0			25.1	24.4	0.7	6.0	6.0	0.0	8.7	7.0	1.7
D-190	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	9.9	7.0	2.9
D-191	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	9.9	7.0	2.9
D-192	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	7.7	7.0	0.7
D-193	APT A3/5- 8	2 Bed/4 Person Apartment	2BED/4P	81.3	73.0	8.3	34.0	30.0	4.0		34.0	30.0	4.0	13.1	13.4			26.5	24.4	2.1	6.2	6.0	0.2	7.7	7.0	0.7
D-194	APT A1-1	3 Bed Apartment	3BED/5P	102.1	90.0	12.1	34.0	34.0	0.0	0.0	34.0	34.0	0.0	13.3	13.0	8.3	0.0	34.6	31.5	3.1	9.0	9.0	0.0	9.7	9.0	0.7
D-195	APT A1-2	1 Bed Apartment	1BED/2P	50.6	45.0	5.6	25.4	23.0	2.4	0.0	25.4	23.0	2.4	12.5				12.5	11.4	1.1	7.0	5.0	2.0	9.0	5.0	4.0
D-196	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	10.8	7.0	3.8

BARNHILL RESIDENTIAL, CLONSILLA, CO. DUBLIN // HOUSING QUALITY ASSESSMENT

CHARACTER AREAS: Link Road West, Link Road East, Railway Quarter, Station Plaza, Village Centre, Barnhill Stream, Barnhill Cross, Barnhill Crescent, Station Quarter South

*** Based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1. pg 49)**
**** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)**

Proposed Unit Number	STATION QUARTER SOUTH Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
D-197	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	7.1	7.0	0.1
D-198	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	10.8	7.0	3.8
D-199	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	7.1	7.0	0.1
D-200	APT A1-3	2 Bed/4 Person Apartment	2BED/4P	80.2	73.0	7.2	30.9	30.0	0.9	0.0	30.9	30.0	0.9	13.0	11.4			24.4	24.4	0.0	6.2	6.0	0.2	13.4	7.0	6.4
D-201	APT A1-4	2 Bed/4 Person Apartment	2BED/4P	84.7	73.0	11.7	30.3	30.0	0.3	0.0	30.3	30.0	0.3	13.7	12.2			25.9	24.4	1.5	6.2	6.0	0.2	9.0	7.0	2.0

Daylight Sunlight - Table of Compensatory Measures

Apartment Location	Ground Floor Access	10% Additional Footprint	Dual Aspect Living Room	Increase in Private Balcony Space	Over 10% Public Open Space	Proximity to Park
Railway Quarter						
A1	*	*			*	
A2	*	*			*	
A12		*			*	
A20		*			*	
A39		*			*	
B4		*			*	
B5		*			*	
B8		*			*	
B15		*			*	
C5	*	*	*		*	
C6	*	*			*	
C10		*			*	
C11		*	*		*	
C16		*			*	
C19		*	*		*	
C20		*			*	
C23		*			*	
C24		*	*		*	
C33		*			*	
C36		*			*	
C45		*	*		*	
C46		*			*	
C49		*			*	
C50		*	*		*	
C56		*	*		*	
C58		*			*	
C60		*			*	

Daylight Sunlight - Table of Compensatory Measures

Apartment Location	Ground Floor Access	10% Additional Footprint	Dual Aspect Living Room	Increase in Private Balcony Space	Over 10% Public Open Space	Proximity to Park
Station Plaza						
A16		*		*	*	*
B3		*		*	*	*
B9		*		*	*	*
B13		*			*	*
Station Quarter South						
66		*				*
67		*				*
97		*				*
101		*				*
102		*				*
106		*				*
110		*				*
155		*				*
161		*				*
Village Centre						
A7		*				*
E4		*		*		*
E8		*		*		*
E16		*		*		*
E24		*		*		*

10.2 Building Life Cycle Report

Building Life Cycle Report

In respect of a:

Strategic Housing Development



BARNHILL GARDEN VILLAGE
Residential Development

Application Site:
Lands at Barnhill, County Dublin

Applicant:
Alanna Homes Ltd & Alcove Ireland Four Ltd

June 2022 Job Ref: 1408/4

1.0 Introduction

This Building Life Cycle report has been prepared in support of a strategic housing development proposed by Alanna Homes Ltd. and Alcove Ireland Four Ltd., (the Applicants) for a new residential development, on lands at Barnhill, Co. Dublin.

This Strategic Housing Development (hereafter 'SHD') planning application is for planning permission for a residential development of 1,243 units, a creche and village retail centre.

The 2020 Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (hereafter referred to as the "*Apartment Guidelines*") contain a requirement to include details on the management and maintenance of apartment schemes. This is set out in Sections 6.11 to 6.14 under *"Operation & Management of Apartment Developments"*.

Specifically, Section 6.13. of the Apartment Guidelines requires that applications for apartment developments shall:

"include a building lifecycle report which in turn includes an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents".

This Building Life Cycle Report document sets out to address the requirements of Section 6.13 of the Apartment Guidelines. The report is broken into two sections as follows:

Section A: An assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application

Section B: Measures specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents

2.0 Scheme Design

Due to the prominent location of the site addressing Hansfield Railway Station, at an important node in the local environs, the proposed development has been designed to become a focal point in the local neighbourhood, opening up this, otherwise rural/ agricultural to the public through the creation of a new residential quarter. The design and positioning of the proposed buildings create a strong urban form providing a legible development with village centre, school, public open space and associated amenities. The proposed development creates a high quality residential development with a strong sense of place and community, and accordingly is designed with whole-life, low maintenance principles, systems and materials.

3.0 Section A

An Assessment of Long Term Running and Maintenance Costs as they would Apply on a Per Residential Unit Basis at the Time of Application

Property Management Company and Owner's Management Company (OMC)

3.1 Property Management of the Common Areas of the development

A property management company will be engaged at an early stage of the development to ensure that all property management functions are dealt with for the development and that running and maintenance costs of the common areas of the development are kept within the annual operational budget.

The property management company will enter into a contract directly with the Owner's Management Company (OMC) for the ongoing management of the built development. It is intended that this is a contract for a maximum of 5 years and in the form prescribed by the PSRA.

The property management will also have the following responsibilities for the apartment development once completed:

- Timely formation of an Owner's 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 MUD Act.
- Estate management.
- Third Party Contractors procurement and management.
- OMC Reporting.
- Accounting Services.
- Corporate Services.
- Insurance Management.
- After Hours Services.
- Staff Administration.

3.2.1 Service Charge Budget

The property management company has a number of key responsibilities most notably, the compiling of the service charge budget for the development for agreement with the OMC.

The service charge budget covers items such as cleaning, landscaping, refuse management, utility bills, insurance, maintenance of mechanical/ electrical lifts/ life safety systems, security, property management fee 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 by 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.

Notwithstanding the above, it should be noted that the detail associated with each element heading, i.e. specification and estimate of the costs to maintain / repair or replace, can only be determined after detailed design and the procurement / construction of the development and therefore has not been included in this document.

Section B

Measures specifically considered by the proposer to effectively manage and reduce the costs for the benefit of residents

4.1 Energy and Carbon Emissions

The following are an illustration of the energy measured that are planned for the units to assist in reducing costs for the occupants:

Measure	Description	Benefit
BER Certificates	A Building Energy Rating (BER) Certificate will be provided for each dwelling in the proposed development which will provide detail of the energy performance of the dwellings. A BER is calculated through energy use for space and hot water heating, ventilation, lighting and occupancy. A Nearly Zero-Energy Building (NZEB) rating will be achieved in accordance with Part L 2019 (Housing) and Part L 2020 (Other than Housing) which set building fabric and energy performance requirements.	Higher BER ratings reduce energy consumption and running costs
Fabric Energy Efficiency	The U Values being investigated will be in line with the requirements set out by the current regulatory requirements of Technical Guidance Document Part L, "Conservation of Fuel and Energy Buildings other than dwellings". Thermal bridging at junctions between construction elements and at other locations will be minimised in accordance with Appendix D within the Technical Guidance Documents Part L. See below Table 1 of Part L, Building Regulations. All windows shall be triple glazed windows with a combined thermal transmittance not greater than 1.0W/m2K. All windows shall comply with BS EN ISO 10077-1: 2006 - 'Thermal performance of windows, doors and shutters. Calculation of thermal transmittance'. Building fabric will include insulation levels, sufficient to meet the Part L 2019 U-values.	Lower U-values and improved air tightness is being considered to help minimize heat losses through the building fabric, lower energy consumption and thus minimize carbon emissions to the environment.
Energy Labelled White Goods	Should the applicant provide a white goods package for the apartments, they will be A rated appliances to achieve a high energy efficiency rating. The white good package planned for provision in the	The provision of high rated appliances in turn reduces the

	apartments will be of a very high standard and have a high energy efficiency rating. It is expected that the below appliance ratings will be provided: • Oven - A plus • Fridge Freezer - A plus • Dishwasher - AAA • Washer/Dryer – B	amount of electricity required for occupants.
Internal Common Areas & External lighting	Low energy luminaires and automatic controls such as time sensors are to be provided for electric lighting to maximize efficiency in use. LED lamps will be preferred as far as is practical. Public / external lighting will be provided to ensure a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behaviour and to limit the environmental impact of artificial lighting on existing flora and fauna in the area. The proposed lighting scheme within the development consists of columns, titled numbered 1-19 ranging in height from 5-6m. The luminaires selected are chosen for the following reasons: ▪ Low Level lighting ▪ Minimal upward light spill ▪ Low voltage LED lamps ▪ Prep to be approved by Dublin City Council	Low energy lamps and automatic controls improve energy efficiency. The site lighting has been designed to provide a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behaviour and to limit the environmental impact of artificial lighting on existing fauna and flora in the area.
Air Source Heat Pumps	The thermal energy from the outside air is absorbed and transferred to the space heating and domestic hot water generation systems. This is included in the design put forward for permission.	▪ Reduced carbon emissions ▪ Low fuel costs ▪ No fossil fuel requirement

The following are the **low energy technologies** that are being considered for the development and during the design stage of the development in order to meet the requirements of Part L of the Building Regulations and to meet the Near Zero Energy Building standard, if required. The specific combination from the list below will be decided upon and then implemented to achieve an NZEB rating. All apartment units have been oversized to allow for in-unit plant, such as air source heat pump to be installed without affecting development standards.

Measure	Description	Benefit
Condensing boilers	Condensing boilers are being investigated as they have a higher operating efficiency, typically over 90% than standard boilers and have the benefit of lower fuel consumption resulting from the higher operating efficiencies.	Higher BER ratings reduce energy consumption and running costs Condensing boilers use the heat losses from the boiler flue to preheat the circulating heating water By preheating the heating water, the boiler can achieve efficiencies in excess of 90%
Natural Ventilation	Natural ventilation is being evaluated as a ventilation strategy to minimize energy usage and noise levels	The main advantages of natural ventilation are: • Low noise impact for occupants and adjacent units • Completely passive therefore no energy required. • Minimal maintenance required. • Reduced environmental impact as minimal equipment disposal over life cycle. • Full fresh air resulting in healthier indoor environment
Mechanical Ventilation Heat Recovery	Centralised mechanical ventilation will be provided to dwellings to ensure that the air quality within the dwellings will be adequate. The inclusion of Heat Recovery Ventilation into the centralised ventilation system will be considered and assessed in order to minimise the energy usage within the dwelling.	Mechanical Heat Recovery Ventilation provides ventilation with low energy usage. The MVHR reduces overall energy and ensures a continuous fresh air supply.
PV Solar Panels	PV solar panels are being considered which converts the electricity produced by the PV system (which is DC) into AC electricity, and in order to meet the renewable energy contribution required by Part L of the Building Regulations. The panels are typically placed on the south facing side of the building for maximum heat gain and in some instances, can also be used to assist the heating system.	PV solar panels offer the benefit of reducing fossil fuel consumption and carbon emissions to the environment. They also reduce the overall requirement to purchase electricity from the grid.
Combined Heat and Power	Combined heat and power (CHP) is not suitable for this type of development	N/A

Air Source Heat Pump	As part of the overall energy strategy for the development, the use of Air Source Heat Pumps will be assessed to determine their technical and commercial feasibility. These systems extract heat energy from the outside air and, using a refrigerant cycle, raise the temperature of the heat energy using a refrigerant vapour compression cycle.	Air source heat pumps use electrical energy from the grid to drive the refrigerant cycle but do so extremely efficiently. Modern heat pumps will typically provide 2.5 to 4 times more heat energy to the dwelling than the electrical energy they consume.
E-CAR charging points	Charging shall be provided from a local landlord distribution board to designated E-car charging car parking spaces. This will enable the management company the option to install a number of E-car charging points within the surface car parking spaces to cater for E-car demand of the residences. This system operates on a single charge point access card. A full re-charge can take from one to eight hours using a standard charge point.	Providing the option of E-car charging points will allow occupants to avail of the ever improving efficient electric car technologies.

4.2 Materials

The practical implementation of the Design and Material principles has informed design of the building facades, internal layouts and detailing of the proposed apartment buildings.

4.2.1 Buildings

Apartment buildings are designed in accordance with the Building Regulations, in particular Part D *"Materials and Workmanship"*, which includes all elements of the construction. The design principles and specification are applied to both the apartment units and the common parts of the building and specific measures taken include:

Measure Description	Benefit
Daylighting and openable windows to areas of regular use and circulation	Avoids the requirement for continuous artificial lighting
Natural/Passive ventilation system to and openable windows to areas of regular use and circulation	Avoids costly mechanical ventilation systems and associated maintenance and future replacement
External paved and landscaped areas	All of these require low/minimal maintenance
Green/Blue/Terraced flat roofs	All of these require low/minimal maintenance.

4.2.2 Material Specification

Implementation of the Design and Material principles to the design of the building envelope, internal layouts, facades and detailing has informed the materiality of the proposed development.

The proposed envelope of the building is a mix of brick, metal cladding and durable render finish, with high-performance double-glazed aluminium windows. Based on comparison with similar schemes developed, the proposed materials are considered durable and would not require regular replacement or maintenance.

Measure Description	Benefit
Consideration is given to the requirements of the building regulations and includes reference to BS 7543:2015, "*Guide to Durability of Buildings and Building Elements, Products and Components",* which provides guidance on the durability, design life and predicted service life of buildings and their parts. All common areas of the scheme, and their durability and performance are designed and specified in accordance with Figure 4: Phases of Life Cycle BS 7543:2015. The common parts are designed to incorporate the guidance, best practice, principles and mitigations of Annexes of BS 7543:2015 including: Annex A - Climatic Agents affecting durability Annex B- Guidance on materials and durability Annex C Examples of UK material or component failures Annex D Design Life Data sheets	Ensures that the long term durability and maintenance of materials is an integral part of the design and specification of the proposed development.
Use of brickwork and pigmented render systems to envelope	Requires minimal maintenance and does not require regular replacement
Factory finished and aluminum (or similar) windows and doors and powder coated steel balconies	Requires minimal maintenance and does not require regular replacement

Measure	Description	Benefit
BER Certificates	A Building Energy Rating (BER) Certificate will be provided for each dwelling in the proposed development which will provide detail of the energy performance of the dwellings. A BER is calculated through energy use for space and hot water heating, ventilation, lighting and occupancy. It is proposed to achieve NZEB rating in accordance with current standards/guidance.	Higher BER ratings reduce energy consumption and running costs

4.3 Landscaping

Element	Measure Description	Benefit
Site Layout and Design	The central open space is substantial and has a mixture of soft and hard landscaping. Generous and high quality mature landscaping, with ecological corridors prioritizing pedestrians and landscape over the car increase in soft landscaping. Significant tree planting and soft landscaping within public spaces	SUDs drainage system and landscape maintenance preferable Attenuation reduces the burden on vulnerable rainwater goods. Fewer elements would require replacement or repair.
Paving Materials	Use of robust materials with high slip resistance to be used for paving. Durable and robust equipment (e.g. play, exercise, fencing etc.) to be used throughout. High quality landscaping both hard surface (for the cycle /car parking and pavements) and soft landscaping with planting and trees. The landscaping will be fully compliant with the requirements for Part M / K of the Technical Guidance Documents and will provide level access and crossings for wheelchair users and pedestrians with limited mobility. Designated car parking including accessible & visitor car parking reduces the travel distances for visitors with reduced mobility.	Required ongoing maintenance significantly reduced through use of robust materials installed with proven details. Plenty of room for cycles and pedestrians along with car spaces provide a good balance between pedestrians and car users. Wheelchair user-friendly
Planting Details	Proven trees staking details. Shrub, hedging, herbaceous and lawn installation planting details provided.	Correctly installed planting will develop into well established and robust soft landscape reducing future maintenance.
Balcony & Decking Materials	Use of robust high-quality materials and detailing to be durable for bikes, play, etc.	Ensures the longevity of materials.
Materials	Sustainable, robust materials, with high slip resistance to be used for paving. Durable and robust equipment (e.g. play, exercise, fencing etc.) to be used throughout.	Robust materials and elements reduce the frequency of required repair and maintenance

4.4 Waste Management

Measure	Description	Benefit
Construction and Operational Waste Management Plan	The application is accompanied by a Construction and Environmental Management Plan (CEMP) & an Operational Waste Management Plan	These reports demonstrate how the scheme complies with best practice.
Storage of Non-Recyclable Waste and Recyclable Household Waste	Domestic waste management strategy: grey, brown and green bin distinction. Centralized bin storage areas are provided at grade adjacent to apartment buildings Competitive tender for waste management collection	Helps reduce potential waste charges Easily accessible by all residents and minimises potential littering of the scheme
Composting	Organic waste bins to be provided throughout	Helps reduce potential waste charges

4.5 Human Health and Wellbeing

Measure	Description	Benefit
Natural / day light	The design, separation distances and layout of the apartment blocks have been designed to optimise the ingress of natural daylight / sunlight to the proposed dwellings to provide good levels of natural light	Reduces reliance on artificial lighting, thereby reducing costs
Accessibility	All units will comply with the requirements of Building Regulations, Technical Guidance Documents Parts K and M	Reduces the level of adaptation, and associated costs potentially necessitated by residents' future circumstances.
Security	The scheme is designed to incorporate passive surveillance with the following security strategies likely to be adopted: ▪ CCTV monitoring details ▪ Secure bicycle stands ▪ Overlooked communal open spaces	Helps to reduce potential security/ management cost
Natural Amenity	Public and communal open spaces are dispersed throughout the development.	Facilitates community interaction, socializing and play - resulting in improved wellbeing

4.6 Management

Consideration has been given to ensuring that homeowners have a clear understanding of their property:

Measure	Description	Benefit
Home User Guide	Once a purchaser completes their sale, a homeowner box will be provided which will include: Homeowner Manual - This will provide important information for the purchaser on details of the property. Typically it includes details of the property such as MPRN and GPRN information in relation to connection with utilities and communication providers. Contact details for all relevant suppliers and user instructions for appliances and devices in the property. Residents' Pack - prepared by the OMC which will typically provide information on contact details for the managing agent, emergency contact information, transport links in the area and a clear set of rules and regulations	Residents are as informed as possible so that any issues can be addressed in a timely and efficient manner.

4.7 Transport

Measure	Description	Benefit
Access to Public Transport	The subject site benefits from excellent public transport accessibility levels. Dublin Bus currently operates route numbers Dublin Bus routes 16, 16c, 49, 54a and 9 which are all in walking distances from the subject site providing links to the City Centre, and outer Dublin. The site is also within walking distance of Luas Green line services at Charlemont, being located just over 1km from the site.	The availability, proximity and ease of access to public transport services contributes to reducing the reliance on the private motor vehicle for all journey types.
Permeable Connections	The development facilitates potential future interconnections by pedestrian and cycling routes to adjoining lands / environs.	Ensures the long term attractiveness of walking and cycling to a range of local education, retail and community facilities and services.
Bicycle Storage	Secure high quality secure bicycle parking both for short and longer term parking requirements.	Accommodates the uptake of cycling and reducing the reliance on the private motor vehicle.
ECAR facilities	Ducting provided from a local landlord distribution board to designated e-car charging car spaces.	To accommodate the growing demand for e-cars which assist in de-carbonising society and reducing oil dependency.

Appendix A

Figure 1- TGD Part L 2019, Table 1

Table 1	**Maximum elemental U-value (W/m^2K)[1, 2]**	
Column 1 Fabric Elements	**Column 2 Area-weighted Average Elemental U-value (Um)**	**Column 3 Average Elemental U-value – individual element or section of element**
Roofs Pitched roof - Insulation at ceiling - Insulation on slope Flat roof	 0.16 0.16 0.20	0.3
Walls	0.18	0.6
Ground floors[3]	0.18	0.6
Other exposed floors	0.18	0.6
External doors, windows and rooflights	1.4[4,5]	3.0
Notes: *1. The U-value includes the effect of unheated voids or other spaces.* *2. For alternative method of showing compliance see paragraph 1.3.2.3.* *3. For insulation of ground floors and exposed floors incorporating underfloor heating, see paragraph 1.3.2.2.* *4. Windows, doors and rooflights should have a maximum U-value of 1.4 W/m^2K.* *5 The NSAI Window Energy Performance Scheme (WEPS) provides a rating for windows combining heat loss and solar transmittance. The solar transmittance value g_{perp} measures the solar energy through the window.*		

Appendix B

ITEMS INCLUDED IN A TYPICAL BIF

The BIF table below illustrates what would be incorporated for the calculation of a Sinking Fund.

	BUILDING INVESTMENT FUND (SINKING FUND) CALCULATIONS		
Ref	**Element**	**Life Expectancy**	**Amount**
1.00	**Roofs**		
1.02	Replacement parapet details	20	
1.03	Replacement/ repairs to facias	20	
1.04	Replace roof access hatches	25	
1.05	Specialist Roof Systems - Fall arrest	25	
2.00	**Elevations**		
2.02	Minor repairs and preparation for decorations of rendered areas	15	
2.03	Replace exit/ entrance doors	25	
2.04	Replace Rainwater goods	25	
2.05	Recoat powder coated Finishes to balconies / Grills to Basement vents	20	
2.07	Replace Balcony floor finishes	25	
	Creche		
3.00	**Stair cores & lobbies**		
3.01	Decorate Ceilings	7	

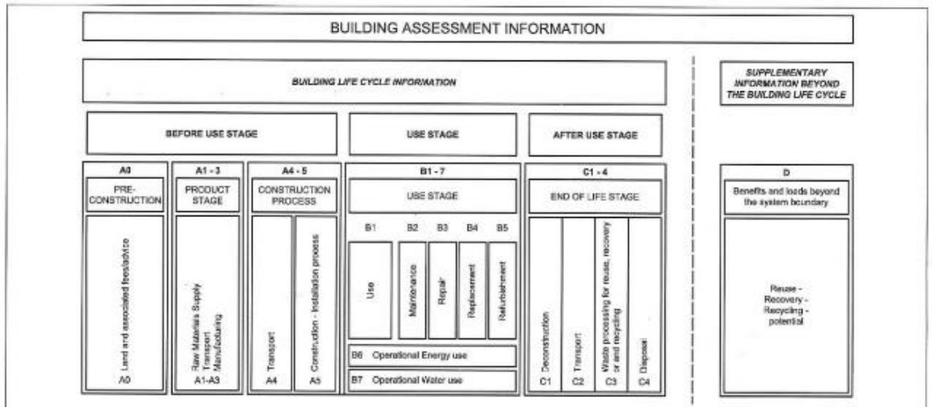
3.02	Decorate Walls	7	
3.03	Decorate Joinery	7	
3.04	Replace fire doors	25	
3.05	Replace carpets (stairwells & lobbies)	12	
3.06	Replace entrance mats	10	
3.07	Replace nosings	12	
3.08	Replace ceramic floors tiles Entrance lobbies	20	
3.09	Fixed Furniture & Equipment - Provisional Sum	18	
4.00	**Shared surface Car & Bike Parking**		
4.01	Remove/ Replace ceiling insulation	25	
4.02	Repaint parking spaces & Numbering	7	
4.03	Replace store doors, ironmongery & digi-locks to bike parking	15	
4.04	Replace Bike stands to bike parking	25	
4.05	Replace basement access control at entrance & core entrances	12	
5.00	**M&E Services**		
5.01	General - Internal re-lamping	7	
5.02	Replace Internal light fittings	18	
5.03	Replace External light fittings (lights at entrance lobbies)	18	
5.04	Replace smoke detector heads	18	
5.05	Replace manual break glass units/ disabled refuge call points	18	
5.06	Replace Fire alarm panel	18	
5.07	Replace lift car and controls	25	
5.08	Replace AOV's	25	
5.08	Replace security access control installation	15	
5.09	Sump pumps replacement	15	
5.10	External Mains Water connection	20	
5.12	Electrical Mains and Sub Mains distribution	20	

5.13	Emergency Lighting	20	
5.14	Overhaul and/or replace Waste Pipes, Stacks & Vents	20	
6.00	**Exterior**		
6.01	External boundary treatments - Recoat powder coated Finishes to railings	60	
6.02	Replace external signage	18	
6.03	Replace cobblelock areas	18	
6.04	15-year cutback & thinning of trees. Overhaul landscaping generally	20	
6.05	Replace CCTV provision	12	
6.06	External Handrails and balustrade	18	

Appendix C

Phases of the Life Cycle of BS7543; 2015

Figure 4 **Phases of the life cycle**



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