

# Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare

## Housing Quality Assessment

Proposed Residential Development at  
Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare



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# 1.0 Project Description and Policy Overview

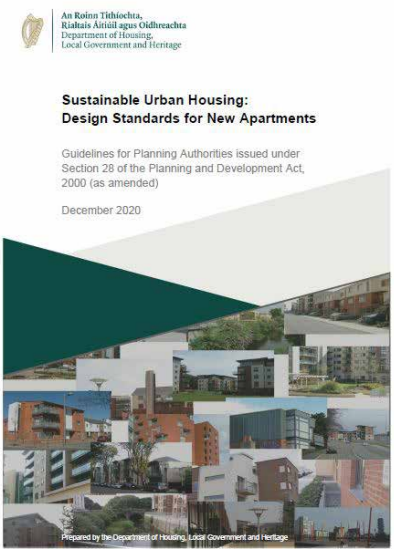
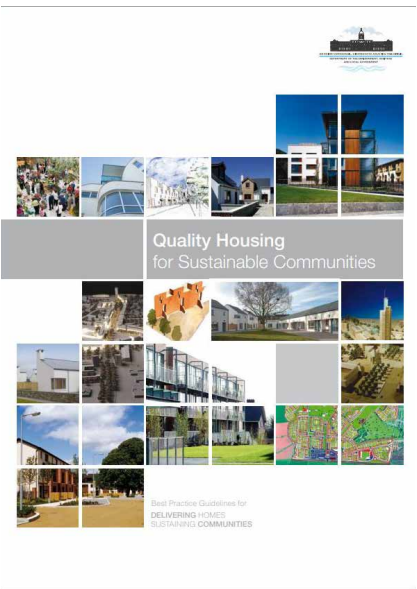
Deady Gahan Architects have been appointed by Glenveagh Homes Ltd. to produce this Housing Quality Assessment to accompany the Strategic Housing Development (SHD) planning application to An Board Pleanála for the proposed development of 289 no. residential units, a 60 child crèche and all associate site works at Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare.

This report demonstrates the proposed residential houses and apartments against the provisions of:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)
- Clare County Development Plan 2017-2023



Proposed Site Layout



## 2.0 Summary Schedule

Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	No. of Unit x CA	Tot. No. of Unit
1.B/C	semi-detached	3/4 bed	5/7	111.1-145.8	16	34
2.B/C	semi-detached	3/4 bed	5/7	111.1-145.8	18	
1.F2	shallow corner units	3 bed	6	122.2	3	10
2.F2	shallow corner units	3 bed	6	122.2	3	
3.F2	shallow corner units	3 bed	6	122.2	4	
1.F3	shallow units	3 bed	5	114.2	3	10
2.F3	shallow units	3 bed	5	114.2	3	
3.F3	shallow units	3 bed	5	114.2	4	
1.F4	shallow corner units	3 bed	6	122.2	6	10
2.F4	shallow corner units	3 bed	6	122.2	2	
3.F4	shallow corner units	3 bed	6	122.2	2	
1.F5	shallow units	3 bed	5	114.2	6	10
2.F5	shallow units	3 bed	5	114.2	2	
3.F5	shallow units	3 bed	5	114.2	2	
1.F	townhouse corner	3 bed	5	115.4	2	3
3.F	townhouse corner	3 bed	5	115.4	1	
1.D	townhouse end	3 bed	4	95.6	22	75
2.D	townhouse end	3 bed	4	94.1	14	
3.D	townhouse end	3 bed	4	95.6	39	
1.D2	townhouse mid	3 bed	4	93.2	19	47
2.D2	townhouse mid	3bed	4	91.1	16	
3.D2	townhouse mid	3 bed	4	93.2	12	
1.E8	townhouse mid	2 bed	4	86.1	12	66
2.E8	townhouse mid	2 bed	4	86.1	12	
3.E8	townhouse mid	2 bed	4	86.1	42	
2.G1	Gf apartment	2 bed	3	65.9	2	3
3.G1	Gf apartment	2 bed	3	65.9	1	
2.G2	Gf apartment	2 bed	3	65.9	2	3
3.G2	Gf apartment	2 bed	3	65.9	1	
2.G3	Duplex apartment	2 bed	4	87.2	2	3
3.G3	Duplex apartment	2 bed	4	87.2	1	
2.G4	Duplex apartment	2 bed	4	87.2	2	3
3.G4	Duplex apartment	2 bed	4	87.2	1	
2.P1	Gf apartment	1 bed	2	54.0	-	6
2.P2	FF apartment	1 bed	2	57.5	-	6
<b>TOTAL NO. OF 3/4 BED UNITS</b>					34 (11.7%)	
<b>TOTAL NO. OF 3 BED UNITS</b>					165 (57.2%)	
<b>TOTAL NO. OF 2 BED UNITS</b>					78 (26.9%)	
<b>TOTAL NO. OF 1 BED UNITS</b>					12 (4.2%)	
<b>TOTAL NO. OF UNITS</b>					289	
<b>CRECHE</b>	<b>GROSS INTERNAL AREA:</b>		<b>GROSS AREA:</b>		60-child	
	340.7 m <sup>2</sup> / 3,667 ft <sup>2</sup>		400.7m <sup>2</sup> / 4,314 ft <sup>2</sup>			
<b>TOTAL SITE AREA (RED BOUNDARY)</b>					11.32 HA   27.97 ACRES	
<b>NET DEVELOPABLE AREA (ORANGE BOUNDARY)</b>					8.9 HA   22.0 ACRES	
<b>DENSITY OF NET DEVELOPABLE AREA (289 units)</b>					32.5 Units / Hectare	
<b>USABLE OPEN SPACE</b>					15%	
<b>CAR PARK SPACES</b>					Houses - no. 464 Maisonneettes/Apts - no. 24 Creche - no. 11	
					TOTAL 519	

### 3.0 Housing Quality Assessment - Houses

For the housing element, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Quality Housing for Sustainable Communities (2007)” and the “Clare County Development Plan 2017-2023”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Planning and Design Statement”.

Please see schedule below showing house typologies proposed within the development against the relative legislation.

The private open spaces vary around the development and comply with the standards from the Clare County Development Plan.

Table 5.1: Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m <sup>2</sup> )	(m <sup>2</sup> )	(m <sup>2</sup> )	(m <sup>2</sup> )	(m <sup>2</sup> )
<b>Family Dwellings - 3 or more persons</b>					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5

Extract from Quality Housing for Sustainable Communities (2007)

SCHEDULE - Houses Typologies - Legislation



Housing (Semi-Detached & Townhouses) CA3

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
1	F3(M)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	32.0	34.6	5.0	5.10	Yes	60.0	100.8
2	F2(M)	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	36.0	36.6	6.0	6.60	Yes	60.0	60.5
3	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	118.0
4	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	84.7
5	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	84.1
6	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	117.0
7	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	98.1
8	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	65.4
9	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	65.3
10	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	102.6
11	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	98.2
12	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	65.0
13	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	65.1
14	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	101.0
15	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	97.9
16	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	64.7
17	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	64.2
18	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	101.5
19	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	95.1
20	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	63.4
21	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	63.4
22	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	98.9
23	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	112.6
24	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	83.6
25	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	82.7
26	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	116.4
27	F5	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	32.0	34.6	5.0	5.10	Yes	60.0	113.6
28	F4	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	36.0	36.6	6.0	6.60	Yes	60.0	60.4
29	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	260.3
30	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	61.9
31	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	61.9
32	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	61.9
33	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	61.9
34	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	172.1
35	F5(M)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	32.0	34.6	5.0	5.10	Yes	60.0	85.4
36	F4(M)	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	36.0	36.6	6.0	6.60	Yes	60.0	63.0
37	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	100.4
38	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	70.2
39	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	69.6
40	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	100.0
41	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	101.4
42	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	65.0
43	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	65.2
44	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	100.0

## Housing (Semi-Detached & Townhouses) CA3

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
49	F2	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	36.0	36.6	6.0	6.60	Yes	60.0	60.2
50	F3	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	32.0	34.6	5.0	5.10	Yes	60.0	96.2
51	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	108.0
52	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	58.0
53	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	58.0
54	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	58.0
55	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	58.0
56	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	90.4
57	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	90.4
58	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	58.0
59	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	58.0
60	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	90.5
61	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	90.2
62	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	58.0
63	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	58.0
64	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	60.0
65	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	64.6
66	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	102.6
67	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	89.5
68	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	60.5
69	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	60.6
70	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	93.9
71	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	93.9
72	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	60.6
73	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	60.6
74	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	60.5
75	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	60.5
76	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	77.1
77	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	91.7
78	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	63.2
79	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	63.2
80	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	63.1
81	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	63.1
82	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	97.3
83	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	97.3
84	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	67.5
85	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	67.5
86	F(M)	3 Bed townhouse	5	92.0	115.4	34.0	39.3	13.4	11.5	9.6	32.0	34.5	5.0	6.00	Yes	60.0	73.0
87	F2	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	36.0	36.6	6.0	6.60	Yes	60.0	60.2
88	F3	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	32.0	34.6	5.0	5.10	Yes	60.0	81.2
89	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	92.8
90	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	63.1
91	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	63.1
92	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	63.1
93	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	63.1
94	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	192.0
95	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	222.5
96	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	60.6
97	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	60.6
98	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	60.6
99	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	25.0	26.3	4.0	5.70	Yes	48.0	60.6
100	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	220.5

### Housing (Semi-Detached & Townhouses) CA3

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M²	UNIT AREA M²	MIN. Agg. LIVING AREA M²	Agg. LIVING AREA M²	BED 1	BED 2	BED 3	MIN. Agg. BED AREA M²	Agg. BED AREA M²	MIN. STORAGE M²	STORAGE M²	Dual Aspect	MIN. Private Amenity Space M²	Private Amenity Space M²
101	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	264.9
102	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	62.2
103	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	62.2
104	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	90.5
105	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	90.8
106	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	62.2
107	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	28.0	30.7	4.0	4.20	Yes	60.0	62.2
108	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	28.0	31.4	4.0	4.20	Yes	60.0	209.2
109	F3(M)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	32.0	34.6	5.0	5.10	Yes	60.0	96.3
110	F2(M)	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	36.0	36.6	6.0	6.60	Yes	60.0	60.4

### Housing (Semi-Detached & Townhouses) CA2

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M²	UNIT AREA M²	MIN. Agg. LIVING AREA M²	Agg. LIVING AREA M²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M²	Agg. BED AREA M²	MIN. STORAGE M²	STORAGE M²	Dual Aspect	MIN. Private Amenity Space M²	Private Amenity Space M²
111*	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	99.3
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	99.3
112*	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	99.2
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	99.2
113*	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	100.9
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	100.9
114*	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	91.9
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	91.9
115	D(M)	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	92
116	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	58.1
117	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	58.1
118	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	58.2
119	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	58.2
120	D	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	89
121	D(M)	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	93.4
122	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	59.1
123	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	59.3
124	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	59.4
125	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	59.5
126	D	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	92.8
127*	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	92.8
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	92.8
128*	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	93.4
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	93.4
129*	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	95.1
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	95.1
130*	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	138.7
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	138.7
131*	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	144.0
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	144.0
132*	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	103.7
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	103.7
133*	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	104.3
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	104.3
134*	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	132.4
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	132.4



## Housing (Semi-Detached & Townhouses) CA2

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
143	D(M)	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	67
144	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.8
145	D2	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.8
146	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.8
147	D2	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.8
148	D	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	91.6
149	D(M)	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	88.6
150	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	63.1
151	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	63.1
152	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	63.1
153	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	63.1
154	D	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	99.5
155	D(M)	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	99.8
156	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	67.5
157	D2	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	67.5
158	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	67.5
159	D2	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	67.5
160	D	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	130.2

## Housing (Semi-Detached & Townhouses) CA2

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
169	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	165.8
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	165.8
170	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	119.3
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	119.3
171	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	119.5
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	119.5
172	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	119.4
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	119.4
173	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	119.5
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	119.5
174	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	223.0
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	223.0
179	F3	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	96.9
180	F2	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	72.7
181	F2	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	62.7
182	F3	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	79.1
183	D	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	100.4
184	D2	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.9
185	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.9
186	D2	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.9
187	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.9
188	D(M)	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	100.4
189	F5(M)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	79.1
190	F4(M)	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	62.7
191	F4(M)	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	62.7
192	F5	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	79.1
193	D	3 Bed townhouse	4	83.0	94.1	30.0	39.3	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	100.4
194	D2	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.9
195	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.9
196	D2	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.9
197	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	36.2	14.8	8.0	7.1	/	28.0	29.9	4.0	4.20	Yes	60.0	64.9
198	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	100.4
199	F3(M)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	79.1
200	F2(M)	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	62.7

## Housing (Semi-Detached & Townhouses) CA1

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
201	F2(M)	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	60.5
202	F3(M)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	76.4
203	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	94.1
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	94.1
204	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	94.1
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	94.1
205	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	94.1
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	94.1
206	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	76.6
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	76.6
207	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	104.3
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	104.3
208	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	94.2
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	94.2
209	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	94.8
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	94.8
210	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	94.5
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	94.5
211	F3	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	76.4
212	F2	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	60.5
213	F2(M)	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	60.2
214	F3(M)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	75.9
215	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	99.8
216	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	64.7
217	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	64.5
218	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	155.5
219	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	159.9
220	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	64.9
221	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	64.9
222	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	64.9
223	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	93.5
224	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	81.9
225	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	78.6
226	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	78.7
227	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	106.0
228	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	96.6
229	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	61.6
230	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	60.6
231	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	93.9
232	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	93.9
233	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	64.7
234	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	64.7
235	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	64.7
236	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	64.7
237	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	93.9
238	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	93.9
239	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	60.4
240	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	60.4
241	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	93.9
242	F5(M)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	68.9
243	F4(M)	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	63.1
244	F4	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	63.2
245	F5	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	76.8
246	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	93.9
247	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	64.5

## Housing (Semi-Detached & Townhouses) CA1

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
248	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	64.5
249	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	98.8
250	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	97.5
251	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	60.5
252	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	60.5
253	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	60.5
254	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	60.5
255	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	148.1
256	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	177.4
257	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	78.9
258	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	78.8
259	F(M)	3 Bed townhouse	5	92.0	115.4	34.0	39.3	13.4	11.5	9.6	/	32.0	34.5	5.0	6.00	Yes	60.0	85.5
260	F4	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	60.5
261	F5	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	69.2
262	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	87.0
263	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	55.6
264	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	55.6
265	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	55.6
266	E8	2 bed townhouse	4	80.0	86.1	30.0	31.5	13.5	12.8	/	/	25.0	26.3	4.0	5.70	Yes	48.0	55.6
267	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	87.0
268	F5(M)	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	79.2
269	F4(M)	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	60.5
270	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	61.7
271	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	60.1
272	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	60.1
273	D(M)	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	87.1
274	D	3 Bed townhouse	4	83.0	95.6	30.0	39.3	16.3	8.0	7.1	/	28.0	31.4	4.0	4.20	Yes	60.0	87.1
275	D2	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	60.2
276	D2(M)	3 Bed townhouse	4	83.0	93.2	30.0	38.2	14.8	8.8	7.1	/	28.0	30.7	4.0	4.20	Yes	60.0	60.2
277	F(M)	3 Bed townhouse	5	92.0	115.4	34.0	39.3	13.4	11.5	9.6	/	32.0	34.5	5.0	6.00	Yes	60.0	120.4
278	F4	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	63.0
279	F5	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	72.2
280	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	93.1
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	93.1
281	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	92.8
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	92.8
282	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	93.0
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	93.0
283	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	141.2
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	141.2
284	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	150.9
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	150.9
285	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	223.2
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	223.2
286	B(M)	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	225.2
	C(M)	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	225.2
287	B	4 Bed semi detached	7	120.0	145.8	40.0	41.2	20.6	13.7	11.5	8.5	43.0	54.3	6.0	7.30	Yes	60.0	153.6
	C	3 Bed semi detached	5	92.0	111.1	34.0	41.2	13.8	11.5	7.4	/	32.0	32.7	5.0	5.20	Yes	60.0	153.6
288	F5	3 Bed semi detached	5	92.0	114.2	34.0	40.3	14.1	11.5	9.0	/	32.0	34.6	5.0	5.10	Yes	60.0	109.9
289	F4	3 Bed semi detached	6	100.0	122.2	37.0	45.9	13.4	11.5	11.7	/	36.0	36.6	6.0	6.60	Yes	60.0	83.5

## 4.0 Housing Quality Assessment - Apartments

For the Duplex and Maisonette units, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Planning and Design Statement”.

Please see schedule below showing the Duplex and Maisonette typologies proposed within the development against the relative legislation.

As outlined in the Design Standards for New Apartments (paragraph 3.8), the majority of all apartments shall exceed the minimum floor area standard by a minimum of 10% which the proposed scheme achieves.

All of the Duplex and Maisonette units are dual aspect (Design Standards for New Apartments, paragraph 3.17).



Extract from Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)

### Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

\* Figures in brackets refer to 1995 guidelines

\*\* Permissible in limited circumstances

### Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

\* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres

\*\* Note: Combined living/dining/bedspace, also includes circulation

\*\*\* Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

### Minimum bedroom floor areas/widths\*\*\*

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

\* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements

\*\* Note: Combined living/dining/bedspace

### Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

### Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

### Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

SCHEDULE - Maisonettes - Legislation

### Apartments (Types G1/G2/G3/G4) CA3

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
45	G2(M)	2 Bed Ground Floor Apartment	3	63.0	65.9	28.0	28.2	13.1	7.4	/	20.1	20.5	5.0	5.20	Yes	6.0	52.9
46	G4(M)	2 Bed Duplex Apartment	4	73.0	87.2	30.0	31.0	13.7	11.8	/	24.4	25.5	6.0	6.90	Yes	7.0	9.0
47	G1(M)	2 Bed Ground Floor Apartment	3	63.0	65.9	28.0	28.2	13.1	7.4	/	20.1	20.5	5.0	5.20	Yes	6.0	36.8
48	G3(M)	2 Bed Duplex Apartment	4	73.0	87.2	30.0	31.0	13.7	11.8	/	24.4	25.5	6.0	6.90	Yes	7.0	9.0

### Apartments (Types P1/P2) CA2






Unit No.	Unit Type	Description	SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
135	P2(M)	1 bed simplex apartment	2	45.0	57.5	23.0	24.6	15.4	11.4	15.4	3.0	3.2	Yes	5.0	60.1
136	P1(M)	1 bed simplex apartment	2	45.0	54.0	23.0	23.4	12.7	11.4	12.7	3.0	3.4	Yes	5.0	31.1
137	P2	1 bed simplex apartment	2	45.0	57.5	23.0	24.6	15.4	11.4	15.4	3.0	3.2	Yes	5.0	56.2
138	P1	1 bed simplex apartment	2	45.0	54.0	23.0	23.4	12.7	11.4	12.7	3.0	3.4	Yes	5.0	30.9
139	P2(M)	1 bed simplex apartment	2	45.0	57.5	23.0	24.6	15.4	11.4	15.4	3.0	3.2	Yes	5.0	42.9
140	P1(M)	1 bed simplex apartment	2	45.0	54.0	23.0	23.4	12.7	11.4	12.7	3.0	3.4	Yes	5.0	31.1
141	P2	1 bed simplex apartment	2	45.0	57.5	23.0	24.6	15.4	11.4	15.4	3.0	3.2	Yes	5.0	29.7
142	P1	1 bed simplex apartment	2	45.0	54.0	23.0	23.4	12.7	11.4	12.7	3.0	3.4	Yes	5.0	31.1
175	P2(M)	1 bed simplex apartment	2	45.0	57.5	23.0	24.6	15.4	11.4	15.4	3.0	3.2	Yes	5.0	49.3
176	P1(M)	1 bed simplex apartment	2	45.0	54.0	23.0	23.4	12.7	11.4	12.7	3.0	3.4	Yes	5.0	32.0
177	P2	1 bed simplex apartment	2	45.0	57.5	23.0	24.6	15.4	11.4	15.4	3.0	3.2	Yes	5.0	47.5
178	P1	1 bed simplex apartment	2	45.0	54.0	23.0	23.4	12.7	11.4	12.7	3.0	3.4	Yes	5.0	32.0

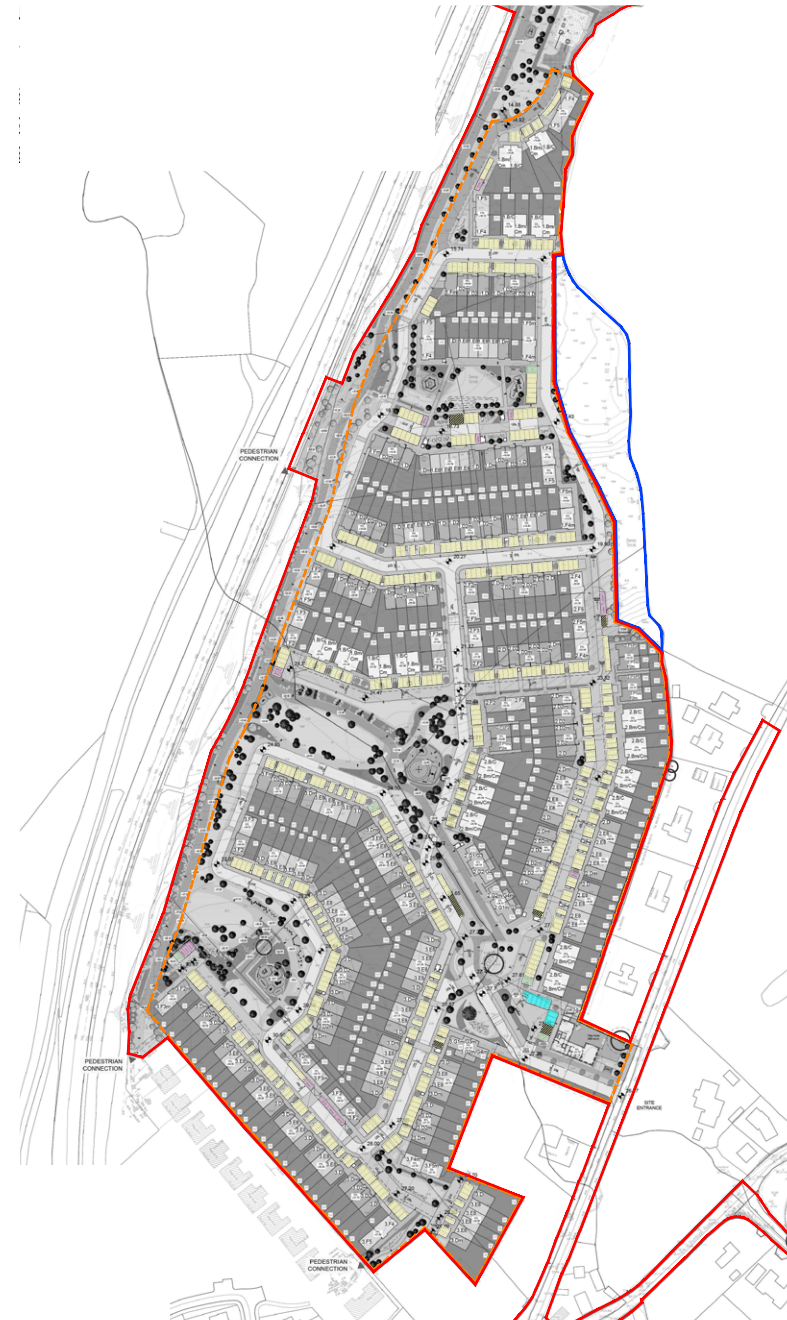
### Apartments (Types G1/G2/G3/G4) CA2

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
161	G1(M)	2 Bed Ground Floor Apartment	3	63.0	65.9	28.0	28.2	13.1	7.4	/	20.1	20.5	5.0	5.20	Yes	6.0	33.7
162	G3(M)	2 Bed Duplex Apartment	4	73.0	87.2	30.0	31.0	13.7	11.8	/	24.4	25.5	6.0	6.90	Yes	7.0	9.0
163	G2(M)	2 Bed Ground Floor Apartment	3	63.0	65.9	28.0	28.2	13.1	7.4	/	20.1	20.5	5.0	5.20	Yes	6.0	44.5
164	G4(M)	2 Bed Duplex Apartment	4	73.0	87.2	30.0	31.0	13.7	11.8	/	24.4	25.5	6.0	6.90	Yes	7.0	9.0
165	G2	2 Bed Ground Floor Apartment	3	63.0	65.9	28.0	28.2	13.1	7.4	/	20.1	20.5	5.0	5.20	Yes	6.0	44.5
166	G4	2 Bed Duplex Apartment	4	73.0	87.2	30.0	31.0	13.7	11.8	/	24.4	25.5	6.0	6.90	Yes	7.0	9.0
167	G1	2 Bed Ground Floor Apartment	3	63.0	65.9	28.0	28.2	13.1	7.4	/	20.1	20.5	5.0	5.20	Yes	6.0	40.5
168	G3	2 Bed Duplex Apartment	4	73.0	87.2	30.0	31.0	13.7	11.8	/	24.4	25.5	6.0	6.90	Yes	7.0	9.0

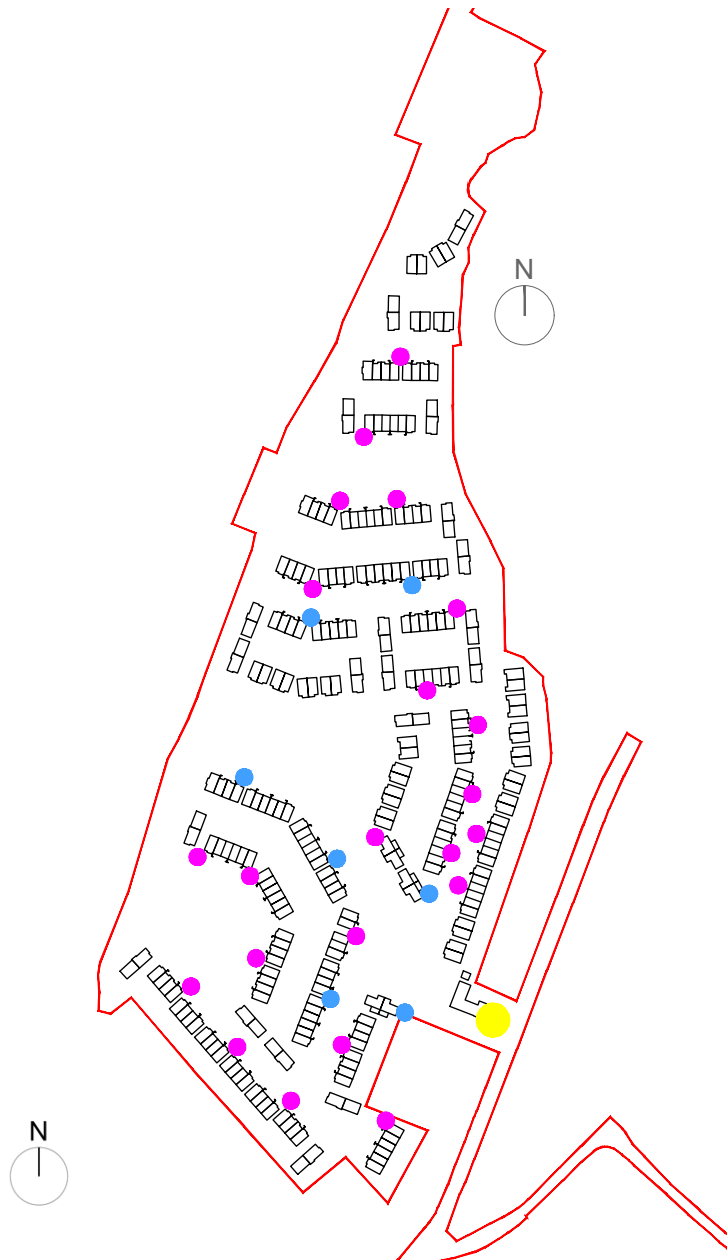
## 5.0 Car and Motorbike Parking

VEHICLE PARKING SPACES - RESIDENTIAL			
Unit Types	No. of Units	Parking x Units	Total Parking
3/4 bed semi-detached	74no.	2no. Parking spaces per unit	148no.
3 bed townhouse	125no.	2no. Parking spaces per unit	250no.
2 bed townhouse	66no.	1no. Parking space per unit	66no.
2 bed duplex/GF apartment	12no.	1no. Parking space per unit	12no.
1 bed maisonette	12no.	1no. Parking space per unit	12no.
<b>TOTAL NUMBER OF PRIVATE PARKING SPACES</b>			<b>488no.</b>
Disabled Spaces			04no.
Visitors Parking			16no.
<b>TOTAL NUMBER OF PARKING SPACES</b>			<b>508no.</b>
VEHICLE PARKING SPACES - 60 CHILD CRÉCHE			
Unit Types	Users	Parking Allocation	Total Parking
60no. Crèche	staff	1no. Parking space per 3no. Staff members	5no.
	visitors	1no. Parking space per 10no. Children plus	6no. (incl. 1 no. disabled space)
<b>TOTAL NUMBER OF PARKING SPACES</b>			<b>11no.</b>
N.B. There are 2no. Motorcycle parking spaces in the creche car park			
<b>TOTAL NUMBER OF CAR PARKING SPACES (ENTIRE SITE)</b>			<b>519no.</b>

Proposed Vehicle Parking Location	
	Standard Parking Spaces
	Visitors Parking Spaces
	Disabled Parking Spaces
	Creche Parking Spaces
	EV Parking Spaces



## 6.0 Bike Parking



### BIKE PARKING SCHEDULE

**2 and 3 Bed Mid Townhouse Units**  
*(1 space per unit) - 113no. bike spaces required*

**Duplex Units**  
*(1 space per bed + 0.5 per apt.) - 15no. bike spaces required*  
*\*Semi-detached/End Townhouse/Maisonettes/GF Apartments have direct access to allocated private amenity space and can utilise this for bike storage*

- 22 X 4no. spaces (Covered)
- 07 X 6no. spaces (Covered)

Total = 130no. spaces

\*\*Exceeds standards set out in the Clare County Development Plan 2017 - 2023

#### Creche

- 10no. spaces (Covered)

**TOTAL BIKE PARKING PROVIDED = 140no.**



Bike Store Example



## 7.0 Waste Management

The use of refuse bin stores will be minimised where possible.

In stock housing and the maisonette units situated around the site, access to a rear-garden via a side-gate will allow for no specific refuse bin storage needed in the majority of cases. Regarding the mid-terrace units, the majority will have small private bins storage areas beside the entrance door and hidden by a low wall, with some units using a separate low level bin store located nearby. The Ground Floor Apartment and Duplex units will have a low level bin store located nearby.

The dimensions of bin storage areas have been designed to satisfy the three-bin system.

## 8.0 Site Coverage and Plot Ratio

### Site Coverage:

Total Ground Covered by Building Structures: 17,105.6 sq.m.

Total Site Area: 113,268 sq.m.

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Site Coverage = 15.1%

Total Ground Covered by Building Structures: 17,105.6 sq.m.

Site Area Developable: 89,105 sq.m.

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Site Coverage = 19.2%

### Plot Ratio

Total Gross Floor Area: 29,263.2 sq.m.

Total Site Area: 113,268 sq.m.

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Plot Ratio = 0.258

Total Gross Floor Area: 29,263.2 sq.m.

Site Area (Developable): 89,105 sq.m.

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Plot Ratio = 0.328

