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**Ardshanavooley LRD
Killarney, Co. Kerry**

Design Statement - Part 2

January 2026



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10.0 Visualizations



10.0 Visualizations



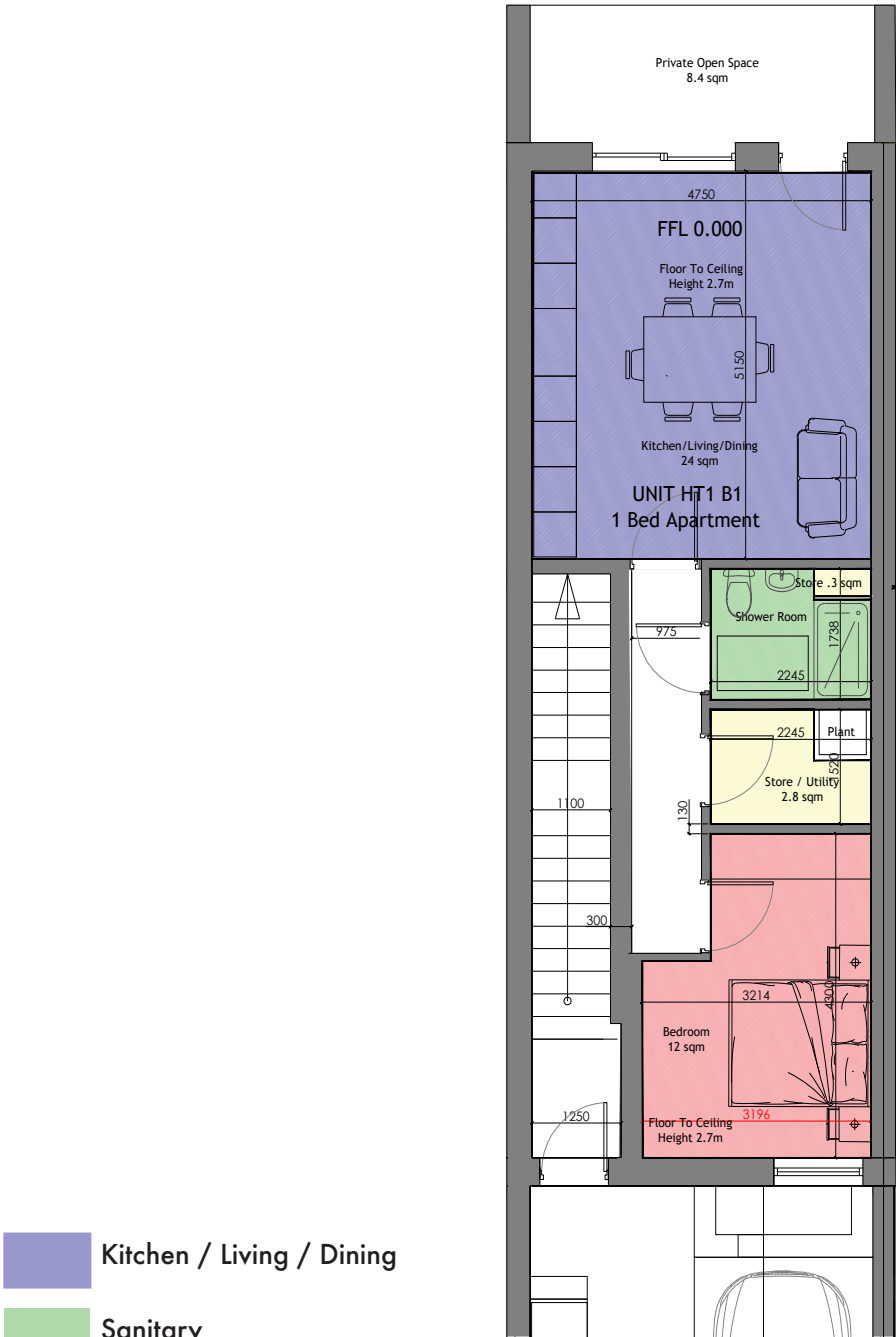
Appendix 1 - Housing Quality Assessment

Block	Unit Number	Studio	One	Two	Three	Unit Type	Occupancy	Unit Type	Unit Area	Minimum Unit Area	Difference	>10%	Bedroom 1 Area	Guideline / Minimum Bedroom 1 Area	Bedroom 1 Width	Guideline / Minimum Bedroom 1 Width	Bedroom 2 Area	Guideline / Minimum Bedroom 2 Area	Bedroom 2 Width	Guideline / Minimum Bedroom 2 Width	Bedroom 3 Area	Guideline / Minimum Bedroom 3 Area	Bedroom 3 Width	Guideline / Minimum Bedroom 3 Width	Living/ Dining Area	Living/Dining Width in Millimeters	Guideline / Minimum Living/Dining Width	Storage Area	Guideline / Minimum Storage Area	Private Amenity Area	Guideline / Minimum Private Amenity Area	Communal Amenity Area	Guideline / Minimum Communal Amenity Area	Aspect	Orientation	Comments
A	H - 1				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m²	90 m²	10 m²	Y	12.0 m²	11.4 m²	3810 mm	2800 mm	11.7 m²	11.4 m²	3810 mm	2800 mm	14.4 m²	7.1 m²	2860 mm	2100 mm	29.2 m²	3810 mm	3800 mm	11.2 m²	9.0 m²	36.2 m²	40.0 m²	0.0 m²	0.00 m²	Dual	North and South	Benefited by Adjacency to Shared Communal Space (143 sq)
A	H - 2				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m²	90 m²	10 m²	Y	12.0 m²	11.4 m²	3810 mm	2800 mm	11.7 m²	11.4 m²	3810 mm	2800 mm	14.4 m²	7.1 m²	2860 mm	2100 mm	29.2 m²	3810 mm	3800 mm	11.2 m²	9.0 m²	36.2 m²	40.0 m²	0.0 m²	0.00 m²	Dual	North and South	Benefited by Adjacency to Shared Communal Space (143 sq)
A	H - 3				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m²	90 m²	10 m²	Y	12.0 m²	11.4 m²	3810 mm	2800 mm	11.7 m²	11.4 m²	3810 mm	2800 mm	14.4 m²	7.1 m²	2860 mm	2100 mm	29.2 m²	3810 mm	3800 mm	11.2 m²	9.0 m²	36.2 m²	40.0 m²	0.0 m²	0.00 m²	Dual	North and South	Benefited by Adjacency to Shared Communal Space (143 sq)
A	H - 4				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m²	90 m²	10 m²	Y	12.0 m²	11.4 m²	3810 mm	2800 mm	11.7 m²	11.4 m²	3810 mm	2800 mm	14.4 m²	7.1 m²	2860 mm	2100 mm	29.2 m²	3810 mm	3800 mm	11.2 m²	9.0 m²	36.2 m²	40.0 m²	0.0 m²	0.00 m²	Dual	North and South	Benefited by Adjacency to Shared Communal Space (143 sq)
A	H - 5				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m²	90 m²	10 m²	Y	12.0 m²	11.4 m²	3810 mm	2800 mm	11.7 m²	11.4 m²	3810 mm	2800 mm	14.4 m²	7.1 m²	2860 mm	2100 mm	29.2 m²	3810 mm	3800 mm	11.2 m²	9.0 m²	36.2 m²	40.0 m²	0.0 m²	0.00 m²	Dual	North and South	Benefited by Adjacency to Shared Communal Space (143 sq)
A	H - 6				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m²	90 m²	10 m²	Y	12.0 m²	11.4 m²	3810 mm	2800 mm	11.7 m²	11.4 m²	3810 mm	2800 mm	14.4 m²	7.1 m²	2860 mm	2100 mm	29.2 m²	3810 mm	3800 mm	11.2 m²	9.0 m²	36.2 m²	40.0 m²	0.0 m²	0.00 m²	Dual	North and South	Benefited by Adjacency to Shared Communal Space (143 sq)
A	H - 7				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m²	90 m²	10 m²	Y	12.0 m²	11.4 m²	3810 mm	2800 mm	11.7 m²	11.4 m²	3810 mm	2800 mm	14.4 m²	7.1 m²	2860 mm	2100 mm	29.2 m²	3810 mm	3800 mm	11.2 m²	9.0 m²	36.2 m²	40.0 m²	0.0 m²	0.00 m²	Dual	North and South	Benefited by Adjacency to Shared Communal Space (143 sq)
A	H - 8				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m²	90 m²	10 m²	Y	12.0 m²	11.4 m²	3810 mm	2800 mm	11.7 m²	11.4 m²	3810 mm	2800 mm	14.4 m²	7.1 m²	2860 mm	2100 mm	29.2 m²	3810 mm	3800 mm	11.2 m²	9.0 m²	36.2 m²	40.0 m²	0.0 m²	0.00 m²	Dual	North and South	Benefited by Adjacency to Shared Communal Space (143 sq)
A	H - 9				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m²	90 m²	10 m²	Y	12.0 m²	11.4 m²	3810 mm	2800 mm	11.7 m²	11.4 m²	3810 mm	2800 mm	14.4 m²	7.1 m²	2860 mm	2100 mm	29.2 m²	3810 mm	3800 mm	11.2 m²	9.0 m²	36.2 m²	40.0 m²	0.0 m²	0.00 m²	Dual	North and South	Benefited by Adjacency to Shared Communal Space (143 sq)
B	D - 10		X			1 Bedroom Duplex	2 Person	1 A	50.8 m²	45 m²	6 m²	Y	12.0 m²	11.4 m²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m²	4750 mm	3300 mm	3.9 m²	3.0 m²	9.8 m²	5.0 m²	5.0 m²	5.00 m²	Dual	East and West	
B	D - 11			X		2 Bedroom Maisonette Duplex	4 Person	2 A	118.6 m²	73 m²	46 m²	Y	14.6 m²	13.0 m²	4150 mm	2800 mm	11.8 m²	11.4 m²	4150 mm	2800 mm	n/a	n/a	n/a	n/a	33.0 m²	4750 mm	3600 mm	14.7 m²	6.0 m²	8.3 m²	7.0 m²	7.0 m²	7.0 m²	Dual	East and West	
B	D - 12		X			1 Bedroom Duplex	2 Person	1 A	50.8 m²	45 m²	6 m²	Y	12.0 m²	11.4 m²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m²	4750 mm	3300 mm	3.9 m²	3.0 m²	9.8 m²	5.0 m²	5.0 m²	5.00 m²	Dual	East and West	
B	D - 13			X		2 Bedroom Maisonette Duplex	4 Person	2 A	118.6 m²	73 m²	46 m²	Y	14.6 m²	13.0 m²	4150 mm	2800 mm	11.8 m²	11.4 m²	4150 mm	2800 mm	n/a	n/a	n/a	n/a	33.0 m²	4750 mm	3600 mm	14.7 m²	6.0 m²	8.3 m²	7.0 m²	7.0 m²	7.0 m²	Dual	East and West	
B	D - 14		X			1 Bedroom Duplex	2 Person	1 A	50.8 m²	45 m²	6 m²	Y	12.0 m²	11.4 m²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m²	4750 mm	3300 mm	3.9 m²	3.0 m²	9.8 m²	5.0 m²	5.0 m²	5.00 m²	Dual	East and West	
B	D - 15			X		2 Bedroom Maisonette Duplex	4 Person	2 A	118.6 m²	73 m²	46 m²	Y	14.6 m²	13.0 m²	4150 mm	2800 mm	11.8 m²	11.4 m²	4150 mm	2800 mm	n/a	n/a	n/a	n/a	33.0 m²	4750 mm	3600 mm	14.7 m²	6.0 m²	8.3 m²	7.0 m²	7.0 m²	7.0 m²	Dual	East and West	
B	D - 16		X			1 Bedroom Duplex	2 Person	1 A	50.8 m²	45 m²	6 m²	Y	12.0 m²	11.4 m²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m²	4750 mm	3300 mm	3.9 m²	3.0 m²	9.8 m²	5.0 m²	5.0 m²	5.00 m²	Dual	East and West	
B	D - 17			X		2 Bedroom Maisonette Duplex	4 Person	2 A	118.6 m²	73 m²	46 m²	Y	14.6 m²	13.0 m²	4150 mm	2800 mm	11.8 m²	11.4 m²	4150 mm	2800 mm	n/a	n/a	n/a	n/a	33.0 m²	4750 mm	3600 mm	14.7 m²	6.0 m²	8.3 m²	7.0 m²	7.0 m²	7.0 m²	Dual	East and West	
C	D - 18			X		2 Bedroom Duplex	4 Person	2 B	80.0 m²	63 m²	17 m²	Y	13.2 m²	11.4 m²	2810 mm	2800 mm	11.4 m²	11.4 m²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m²	3610 mm	3600 mm	6.2 m²	6.0 m²	18.0 m²	7.0 m²	7.0 m²	7.0 m²	Dual	North and South	
C	D - 19				X	3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m²	90 m²	63 m²	Y	14.6 m²	11.4 m²	3960 mm	2800 mm	14.0 m²	11.4 m²	3220 mm	2800 mm	13.60 m²	11.40 m²	3220 mm	2800 mm	48.0 m²	4020 mm	3800 mm	9.6 m²	9.0 m²	9.2 m²	9.0 m²	9.0 m²	9.00 m²	Dual	North and South	
C	D - 20			X		2 Bedroom Duplex	4 Person	2 B	80.0 m²	63 m²	17 m²	Y	13.2 m²	11.4 m²	2810 mm	2800 mm	11.4 m²	11.4 m²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m²	3610 mm	3600 mm	6.2 m²	6.0 m²	18.0 m²	7.0 m²	7.0 m²	7.0 m²	Dual	North and South	
C	D - 21				X	3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m²	90 m²	63 m²	Y	14.6 m²	11.4 m²	3960 mm	2800 mm	14.0 m²	11.4 m²	3220 mm	2800 mm	13.60 m²	11.40 m²	3220 mm	2800 mm	48.0 m²	4020 mm	3800 mm	9.6 m²	9.0 m²	9.2 m²	9.0 m²	9.0 m²	9.00 m²	Dual	North and South	
C	D - 22			X		2 Bedroom Duplex	4 Person	2 B	80.0 m²	63 m²	17 m²	Y	13.2 m²	11.4 m²	2810 mm	2800 mm	11.4 m²	11.4 m²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m²	3610 mm	3600 mm	6.2 m²	6.0 m²	18.0 m²	7.0 m²	7.0 m²	7.0 m²	Dual	North and South	
C	D - 23				X	3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m²	90 m²	63 m²	Y	14.6 m²	11.4 m²	3960 mm	2800 mm	14.0 m²	11.4 m²	3220 mm	2800 mm	13.60 m²	11.40 m²	3220 mm	2800 mm	48.0 m²	4020 mm	3800 mm	9.6 m²	9.0 m²	9.2 m²	9.0 m²	9.0 m²	9.00 m²	Dual	North and South	
C	D - 24			X		2 Bedroom Duplex	4 Person	2 B	80.0 m²	63 m²	17 m²	Y	13.2 m²	11.4 m²	2810 mm	2800 mm	11.4 m²	11.4 m²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m²	3610 mm	3600 mm	6.2 m²	6.0 m²	18.0 m²	7.0 m²	7.0 m²	7.0 m²	Dual	North and South	
C	D - 25				X	3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m²	90 m²	63 m²	Y	14.6 m²	11.4 m²	3960 mm	2800 mm	14.0 m²	11.4 m²	3220 mm	2800 mm	13.60 m²	11.40 m²	3220 mm	2800 mm	48.0 m²	4020 mm	3800 mm	9.6 m²	9.0 m²	9.2 m²	9.0 m²	9.0 m²	9.00 m²	Dual	North and South	
C	D - 26			X		2 Bedroom Duplex	4 Person	2 B	80.0 m²	63 m²	17 m²	Y	13.2 m²	11.4 m²	2810 mm	2800 mm	11.4 m²	11.4 m²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m²	3610 mm	3600 mm	6.2 m²	6.0 m²	18.0 m²	7.0 m²	7.0 m²	7.0 m²	Dual	North and South	
C	D - 27				X	3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m²	90 m²	63 m²	Y	14.6 m²	11.4 m²	3960 mm	2800 mm	14.0 m²	11.4 m²	3220 mm	2800 mm	13.60 m²	11.40 m²	3220 mm	2800 mm	48.0 m²	4020 mm	3800 mm	9.6 m²	9.0 m²	9.2 m²	9.0 m²	9.0 m²	9.00 m²	Dual	North and South	
D	D - 28			X		2 Bedroom Duplex	4 Person	2 B	80.0 m²	63 m²	17 m²	Y	13.2 m²	11.4 m²	2810 mm	2800 mm	11.4 m²	11.4 m²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m²	3610 mm	3600 mm	6.2 m²	6.0 m²	18.0 m²	7.0 m²	7.0 m²	7.0 m²	Dual	East and West	
D	D - 29				X	3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m²	90 m²	63 m²	Y	14.6 m²	11.4 m²	3960 mm	2800 mm	14.0 m²	11.4 m²	3220 mm	2800 mm	13.60 m²	11.40 m²	3220 mm	2800 mm	48.0 m²	4020 mm	3800 mm	9.6 m²	9.0 m²	9.2 m²	9.0 m²	9.0 m²	9.00 m²	Dual	East and West	
D	D - 30			X		2 Bedroom Duplex	4 Person	2 B	80.0 m²	63 m²	17 m²	Y	13.2 m²	11.4 m²	2810 mm	2800 mm	11.4 m²	11.4 m²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m²	3610 mm	3600 mm	6.2 m²	6.0 m²	18.0 m²	7.0 m²	7.0 m²	7.0 m²	Dual	East and West	
D	D - 31				X	3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m²	90 m²	63 m²	Y	14.6 m²	11.4 m²	3960 mm	2800 mm	14.0 m²	11.4 m²	3220 mm	2800 mm	13.60 m²	11.40 m²	3220 mm	2800 mm	48.0 m²	4020 mm	3800 mm	9.6 m²	9.0 m²	9.2 m²	9.0 m²	9.0 m²	9.00 m²	Dual	East and West	
D	D - 32			X		2 Bedroom Duplex	4 Person	2 B	80.0 m²	63 m²	17 m²	Y	13.2 m²	11.4 m²	2810 mm	2800 mm	11.4 m²	11.4 m²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m²	3610 mm	3600 mm	6.2 m²	6.0 m²	18.0 m²	7.0 m²	7.0 m²	7.0 m²	Dual	East and West	
D	D - 33				X	3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m²	90 m²	63 m²	Y	14.6 m²	11.4 m²	3960 mm	2800 mm	14.0 m²	11.4 m²	3220 mm	2800 mm	13.60 m²	11.40 m²	3220 mm	2800 mm	48.0 m²	4020 mm	3800 mm	9.6 m²	9.0 m²	9.2 m²	9.0 m²	9.0 m²	9.00 m²	Dual	East and West	
D	D - 34			X		2 Bedroom Duplex	4 Person	2 B	80.0 m²	63 m²	17 m²	Y	13.2 m²	11.4 m²	2810 mm	2800 mm	11.4 m²	11.4 m²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m²	3610 mm	3600 mm	6.2 m²	6.0 m²	18.0 m²	7.0 m²	7.0 m²	7.0 m²	Dual	East and West	
D	D - 35				X	3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m²	90 m²	63 m²	Y	14.6 m²	11.4 m²	3960 mm	2800 mm	14.0 m²	11.4 m²	3220 mm	2800 mm	13.60 m²	11.40 m²	3220 mm	2800 mm	48.0 m²	4020 mm	3800 mm	9.6 m²	9.0 m²	9.2 m²	9.0 m²	9.0 m²	9.00 m²	Dual	East and West	
D	D - 36			X		2 Bedroom Duplex	4 Person	2 B	80.0 m²	63 m²	17 m²	Y	13.2 m²	11.4 m²	2810 mm	2800 mm	11.4 m²	11.4 m²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m²	3610 mm	3600 mm	6.2 m²	6.0 m²	18.0 m²	7.0 m²	7.0 m²	7.0 m²	Dual	East and West	
D	D - 37				X	3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m²	90 m²	63 m²	Y	14.6 m²	11.4 m²	3960 mm	2800 mm	14.0 m²	11.4 m²	3220 mm	2800 mm	13.60 m²	11.40 m²	3220 mm	2800 mm	48.0 m²	4020 mm	3800 mm	9.6 m²	9.0 m²	9.2 m²	9.0 m²	9.0 m²	9.00 m²	Dual	East and West	
E	D - 38			X		2 Bedroom Duplex																														

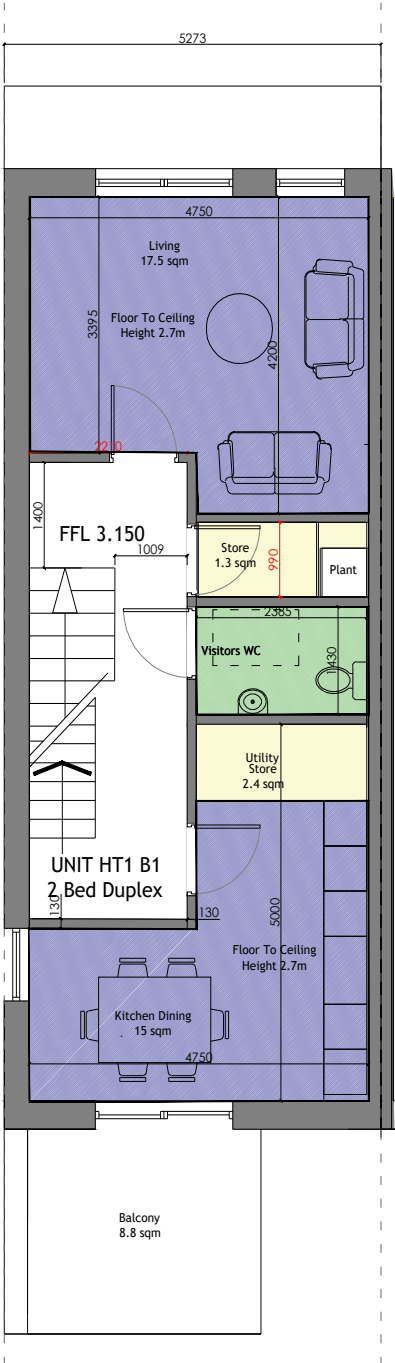
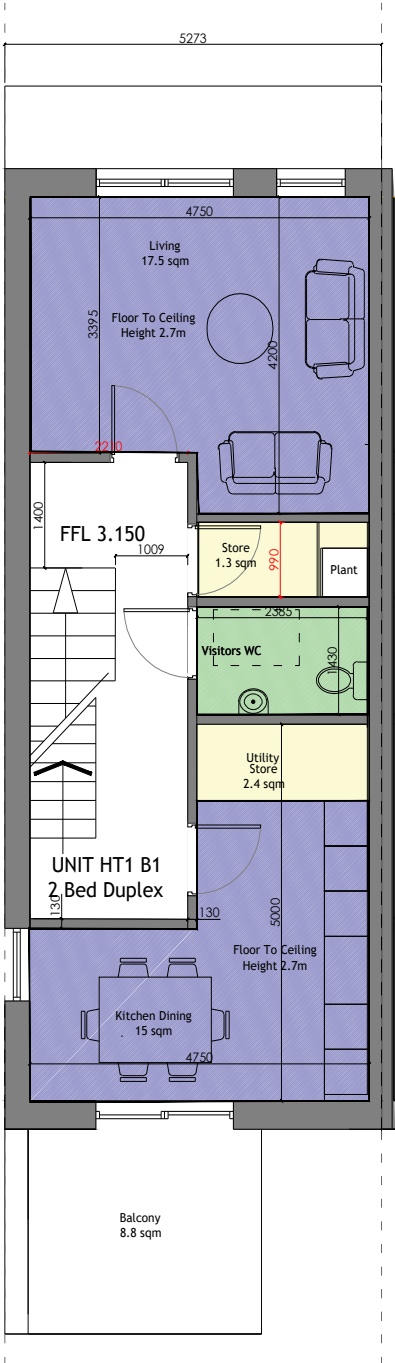
Appendix 1 - Housing Quality Assessment

Block	Unit Number	Studio	One	Two	Three	Unit Type	Occupancy	Unit Type	Unit Area	Minimum Unit Area	Difference	>10%	Bedroom 1 Area	Guideline / Minimum Bedroom 1 Area	Bedroom 1 Width	Guideline / Minimum Bedroom 1 Width	Bedroom 2 Area	Guideline / Minimum Bedroom 2 Area	Bedroom 2 Width	Guideline / Minimum Bedroom 2 Width	Bedroom 3 Area	Guideline / Minimum Bedroom 3 Area	Bedroom 3 Width	Guideline / Minimum Bedroom 3 Width	Living/ Dining Area	Living/Dining Width in Millimeters	Guideline / Minimum Living/Dining Width	Storage Area	Guideline / Minimum Storage Area	Private Amenity Area	Guideline / Minimum Private Amenity Area	Communal Amenity Area	Guideline / Minimum Communal Amenity Area	Aspect	Orientation	Comments		
K	H - 88				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	36.2 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	North and South	Benfited by Adjacency to Shared Communal Space (156 sq)		
K	H - 89				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	36.2 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	North and South	Benfited by Adjacency to Shared Communal Space (156 sq)		
K	H - 90				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	36.2 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	North and South	Benfited by Adjacency to Shared Communal Space (156 sq)		
K	H - 91				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	36.2 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	North and South	Benfited by Adjacency to Shared Communal Space (156 sq)		
K	H - 92				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	36.2 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	North and South	Benfited by Adjacency to Shared Communal Space (156 sq)		
K	H - 93				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	32.5 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	North and South	Benfited by Adjacency to Shared Communal Space (156 sq)		
K	H - 94				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	40.0 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	North and South			
L	H - 95				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	41.0 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	East and West			
L	H - 96				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	34.5 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	East and West	Benfited by Adjacency to Shared Communal Space (156 sq)		
L	H - 97				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	36.2 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	East and West	Benfited by Adjacency to Shared Communal Space (156 sq)		
L	H - 98				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	36.2 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	East and West	Benfited by Adjacency to Shared Communal Space (156 sq)		
L	H - 99				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	36.2 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	East and West	Benfited by Adjacency to Shared Communal Space (156 sq)		
L	H - 100				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	36.2 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	East and West	Benfited by Adjacency to Shared Communal Space (156 sq)		
L	H - 101				X	3 Bedroom Townhouse	5 Person	4 A	100.1 m ²	90 m ²	10 m ²	Y	12.0 m ²	11.4 m ²	3810 mm	2800 mm	11.7 m ²	11.4 m ²	3810 mm	2800 mm	14.4 m ²	7.1 m ²	2860 mm	2100 mm	29.2 m ²	3810 mm	3800 mm	11.2 m ²	9.0 m ²	36.2 m ²	40.0 m ²	0.0 m ²	0.00 m ²	Dual	East and West	Benfited by Adjacency to Shared Communal Space (156 sq)		
M	A - 0 102			X		2 Bedroom Apartment	4 Person	2 E	86.0 m ²	73 m ²	13.0 m ²	Y	13.1 m ²	13.0 m ²	3580 mm	2800 mm	11.5 m ²	11.4 m ²	3215 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	36.4 m ²	4380 mm	3600 mm	6.5 m ²	6.0 m ²	17.4 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	South and West	
M	A - 0 103					1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	12.9 m ²	11.4 m ²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	
M	A - 0 104	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	12.9 m ²	11.4 m ²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	
M	A - 0 105	X				1 Bedroom Apartment	2 Person	1 E	77.0 m ²	45 m ²	32.0 m ²	Y	16.0 m ²	11.4 m ²	2985 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	33.7 m ²	5400 mm	3300 mm	4.4 m ²	3.0 m ²	10.8 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	
M	A - 0 106					1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	13.0 m ²	13.0 m ²	2840 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	
M	A - 0 107					1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	13.0 m ²	13.0 m ²	2840 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	
M	A - 0 108			X		2 Bedroom Apartment	4 Person	2 D	80.2 m ²	73 m ²	7.2 m ²	N	13.0 m ²	13.0 m ²	3700 mm	2800 mm	11.5 m ²	11.4 m ²	3200 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	30.6 m ²	4280 mm	3400 mm	6.2 m ²	6.0 m ²	15.4 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	South and East	
M	A - 1 109				X	2 Bedroom Apartment	4 Person	2 E	86.0 m ²	73 m ²	13.0 m ²	Y	13.1 m ²	13.0 m ²	3580 mm	2800 mm	11.5 m ²	11.4 m ²	3215 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	36.4 m ²	4380 mm	3400 mm	6.5 m ²	6.0 m ²	17.4 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	South and West	
M	A - 1 110	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	12.9 m ²	11.4 m ²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	
M	A - 1 111	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	12.9 m ²	11.4 m ²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	
M	A - 1 112	X				1 Bedroom Apartment	2 Person	1 F	53.0 m ²	45 m ²	8.0 m ²	Y	11.6 m ²	11.4 m ²	2850 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m ²	5420 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Dual	South and North	
M	A - 1 113	X				1 Bedroom Apartment	2 Person	1 F	53.0 m ²	45 m ²	8.0 m ²	Y	11.6 m ²	11.4 m ²	2850 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m ²	5420 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Dual	South and North	
M	A - 1 114	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	12.9 m ²	11.4 m ²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	
M	A - 1 115	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	12.9 m ²	11.4 m ²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	
M	A - 1 116				X	2 Bedroom Apartment	4 Person	2 D	80.2 m ²	73 m ²	7.2 m ²	N	13.0 m ²	13.0 m ²	3700 mm	2800 mm	11.5 m ²	11.4 m ²	3200 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	30.6 m ²	4280 mm	3400 mm	6.2 m ²	6.0 m ²	15.4 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	South and East	
M	A - 2 117				X	2 Bedroom Apartment	4 Person	2 F	86.0 m ²	73 m ²	13.0 m ²	Y	13.2 m ²	13.0 m ²	3585 mm	2800 mm	11.5 m ²	11.4 m ²	3215 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	36.4 m ²	4385 mm	3600 mm	6.5 m ²	6.0 m ²	10.8 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	South and East	
M	A - 2 118	X				1 Bedroom Apartment	2 Person																															

Appendix 2 - Residential Unit Layouts



- Kitchen / Living / Dining
- Sanitary
- Bedroom
- Storage



House Type 1 - One Bed Apartment - Two Bedroom Duplex Maisonette

Appendix 2 - Residential Unit Layouts



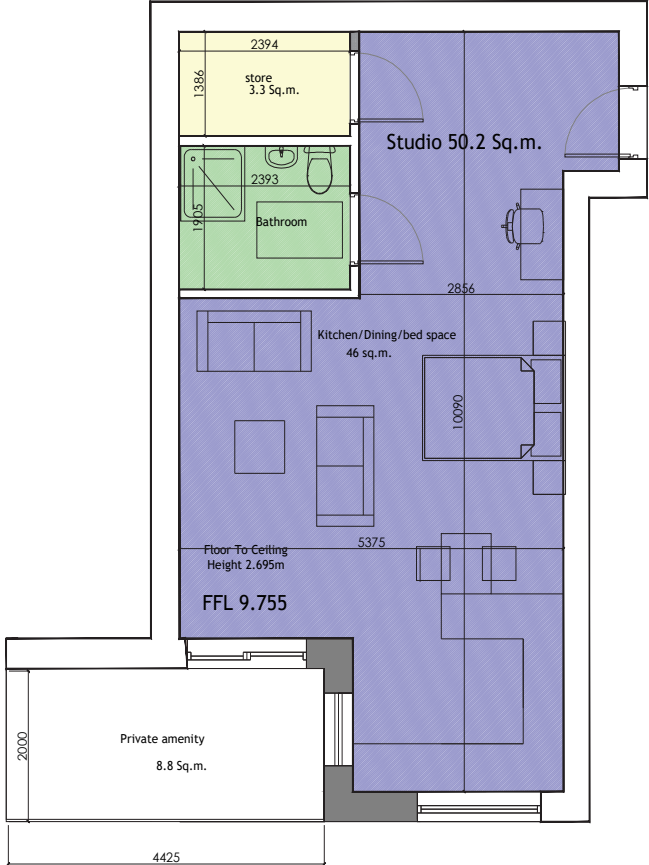
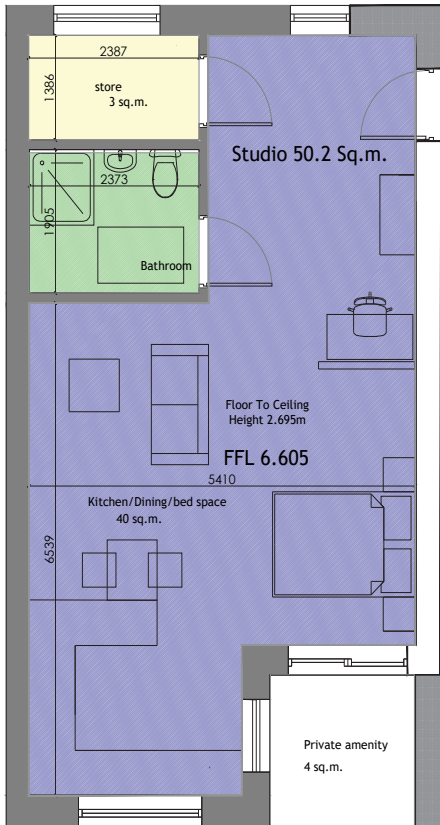
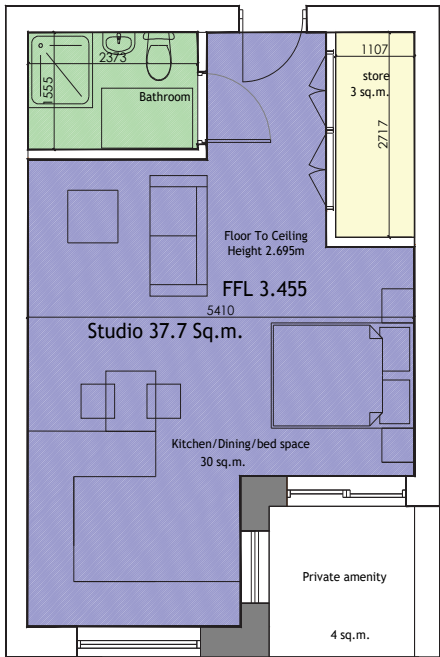
House Type 2 - Two Bed Apartment - Three Bedroom Duplex Maisonette

Appendix 3 - Residential Unit Layouts



House Type 3 - Three Bedroom Terraced Townhouse

Appendix 2 - Residential Unit Layouts



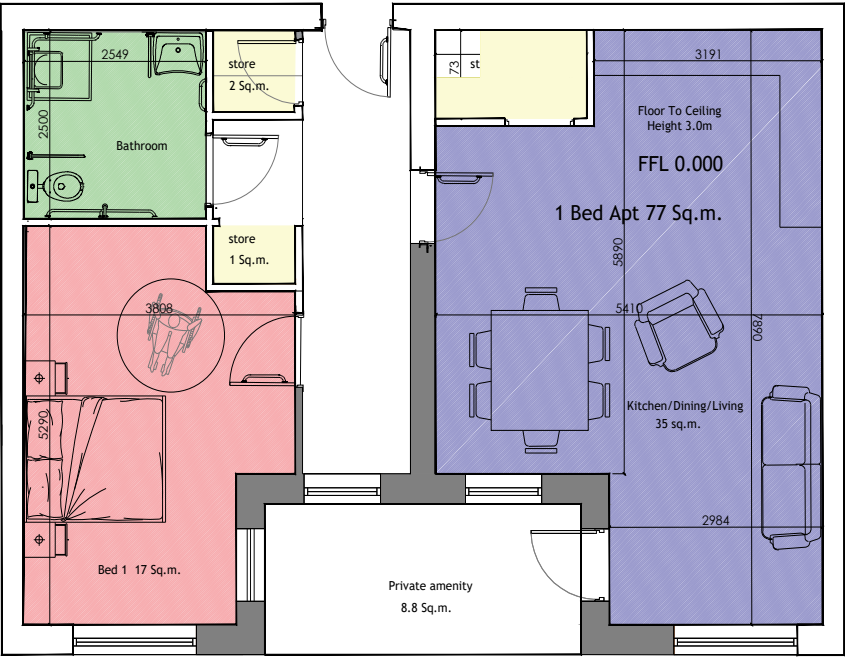
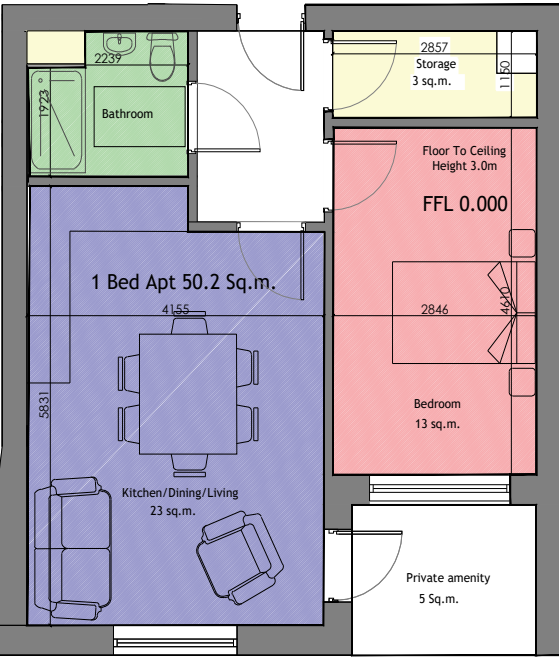
- Kitchen / Living / Dining
- Sanitary
- Bedroom
- Storage

Apartment Type 0D - Studio Apartment Type 1

Apartment Type 0E - Studio Apartment Type 2

Apartment Type 0F - Studio Apartment Type 3

Appendix 2 - Residential Unit Layouts



- Kitchen / Living / Dining
- Sanitary
- Bedroom
- Storage

Apartment Type 1D - One Bed Apartment

Apartment Type 1E - One Bed Accessible Apartment

Apartment Type 2D - Two Bedroom Apartment

Appendix 3 - Planning Scheme Description

Development Description

The proposed development comprises of:

1. Construction of a 123 no. dwellings in a mix of duplex, maisonette and apartment typologies comprising 16 no. 1 bed apartments, 6 no. 2 bed apartments, 11 no. 1 bed duplex apartments, 11 no. 2 bed duplex maisonettes, 28 no. 2 bed duplex apartments, 28 no. 3 bed duplex maisonettes and 23 no. 3 bed terrace houses, all in building heights ranging from 2 to 4 storeys.
2. A total of 139 no. surface car parking spaces, including 4 no. car-share parking spaces, 6 no. visitor spaces, and 5 no. assigned Part M/accessible spaces.
3. Bicycle parking comprising of 272 no spaces in total, comprising 124 no. spaces within the private open space of ground floor residential units and 96 no. spaces within secure sheltered structures and designated secure bicycle parking areas, and 52 no. short stay/visitor spaces.
4. 3,600 sq.m of public open space, including arrival pocket park, central pocket park and amenity landscape areas (including 117 sq.m of play), grass lawns, kickabout areas, picnic areas and seating areas;
5. 956 sq.m of communal external open space, including seating areas, nature trails, and amenity grass lawns.
6. Additional environmental open space of 1,790 sq.m, including landscape buffers, protection and enhancement of existing hedgerows and trees.
7. A new vehicular, pedestrian and cyclist access from the existing estate road adjoining the site to the south.
8. Infrastructure works to serve the proposed development to include the internal road and footpath network, ESB cabinets/substations/switchrooms, site and external building lighting, site drainage works, hard and soft landscaping, boundary treatments, communal bin stores, and all ancillary site services and development works above and below ground.

RESIDENTIAL UNIT MIX				
DUPLEXES				
Two Bedroom Apartment	33	No.	2	Bed
Three Bedroom Maisonette	33	No.	3	Bed
DUPLEXES				
One Bedroom Apartment	16	No.	1	Bed
Two Bedroom Maisonette	16	No.	2	Bed
TOWNHOUSES				
Three Bedroom	4	No.	3	Bed
APARTMENTS				
One Bedroom	16	No.	1	Bed
Two Bedroom	6	No.	2	Bed
TOTAL				
				124

SITE DATA			
Site Area		2.23	Ha
Plot Ratio			
Density		56	Unit per Ha
Public Open Space			
Required	15%	3351	sqm
Provided	16%	3636	sqm
Communal Open Space			
Required		829	sqm
Provided		956	sqm
Site Coverage			
Building Footprint		5877	sqm
Site Coverage		26.3%	

PARKING INFRASTRUCTURE		
Car Parking		
Requried	165	S28
Residents	130	KCC
Visitors	51	KCC
Provided	143	
Residents (in curtilage)	62	
Assigned Residents (grouped)	62	
Shared Residents (grouped)	4	
Car Sharing	4	
Visitor Spaces	6	
Disabled Spaces	5	
Electric Vehicle Charging Ducting Infrastructure to all grouped residents spaces, car share and disabled spaces		
Bike Parking		
Requried	272	S28
Provided	118 Residents Private	
Provided	102 Residents Shared	
Provided	52 Visitor	
Total Provided	272 Including Visitor	

R. Graham O’Sullivan Architect