

Blessington, Co. Wicklow

Housing Quality Assessment

Proposed Mixed-Use Development at Blessington, Co. Wicklow

Section 34 LRD Application - Oct 2024



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1.0 Introduction and Project Description

This Housing Quality Assessment report has been prepared by Deady Gahan Architects to provide information on the proposed mixed-use development at Blessington, Co. Wicklow.

The total site area comprises 6.05 hectares with a net developable area of 5.35 hectares (site area minus the upgrade works on the public road and the open space zoned lands).

The existing topography of the site is relatively flat with a gentle slope across the site from east to west. A large section of the site's perimeter faces onto the Blessington Inner Relief Road along the north-western and south-western site boundaries. This presents an opportunity to create a new distinctive street frontage in these locations. The site is situated in a prominent location approximately 300 metres North-West of the town centre of Blessington and approximately 50 kilometres South-West of Dublin City Centre.

The proposed scheme will consist of the development of 269 no. residential units, consisting of 72 no. 1/2/3 bed apartments, 197 no. houses (ranging from 2 - 4 bedrooms), and 3no commercial spaces in the form of a medical centre, pharmacy and coffee shop. The scheme will also include car parking, cycle parking, new pedestrian/cycle links, storage, services and plant areas. Landscaping will include high quality private open spaces, communal amenity areas and public open space provision.

Deady Gahan Architects are the designers of the proposed scheme and the units have been specifically designed to meet the demands of the housing market and to comply with key design policy parameters. All the proposed units will be assessed in this report against the relative regulations.

The proposed development will accommodate no. 269 residential units:

- No. 197 Standard Housing and Later Living Housing Units
- No. 72 Apartment / Duplex Units and Apartments located within the Mixed-Use building (The apartments are a mix of standard and Later Living units)

2.0 Policy Overview

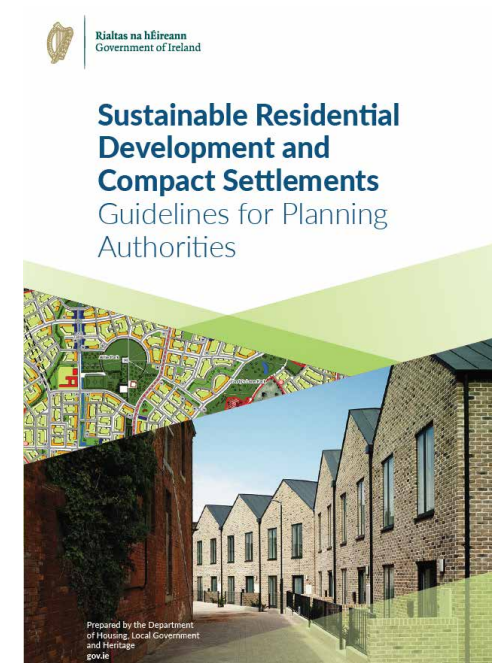
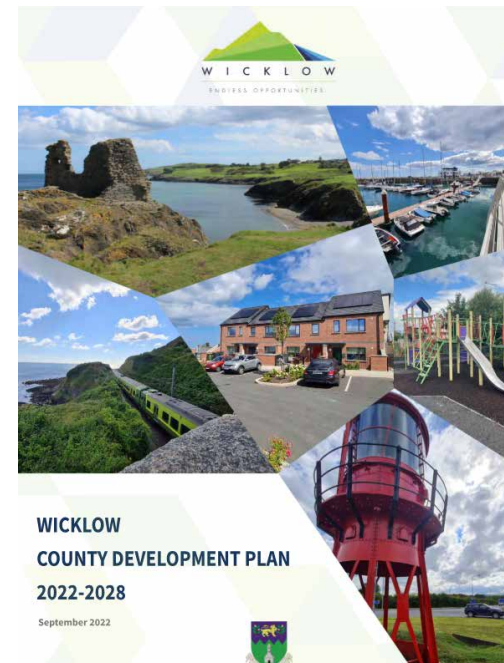
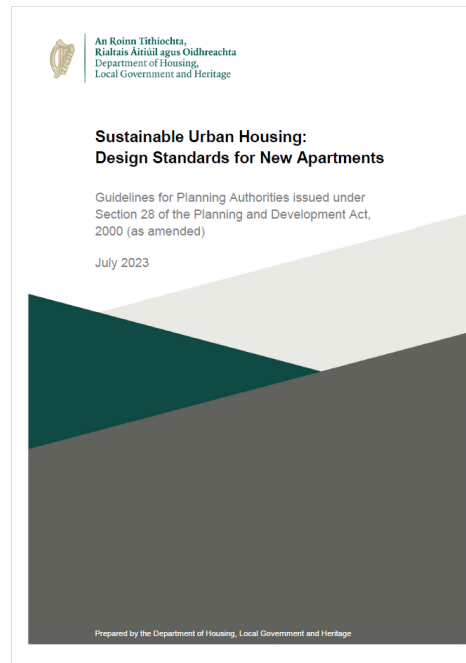
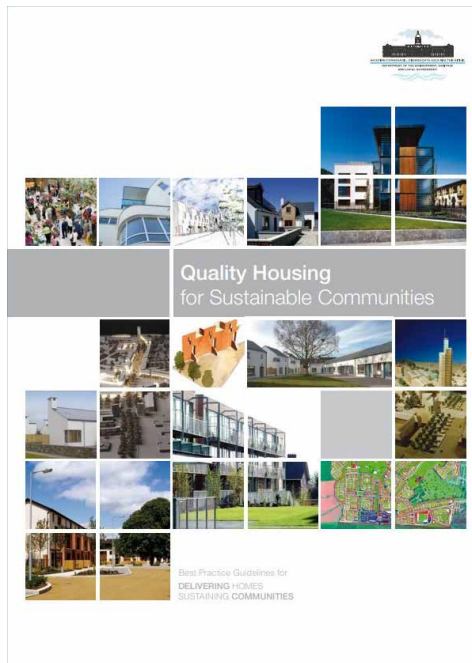
Deady Gahan Architects have been appointed to produce this Housing Quality Assessment to accompany the Large-scale Residential Development (LRD) planning application to Wicklow County Council for the proposed mixed-use development which consists of:

269 no. residential units (197 no. houses and 72 no. apartments), 3no commercial spaces (399.0 sq.m. total) and associated site works at Blessington, Co. Wicklow.

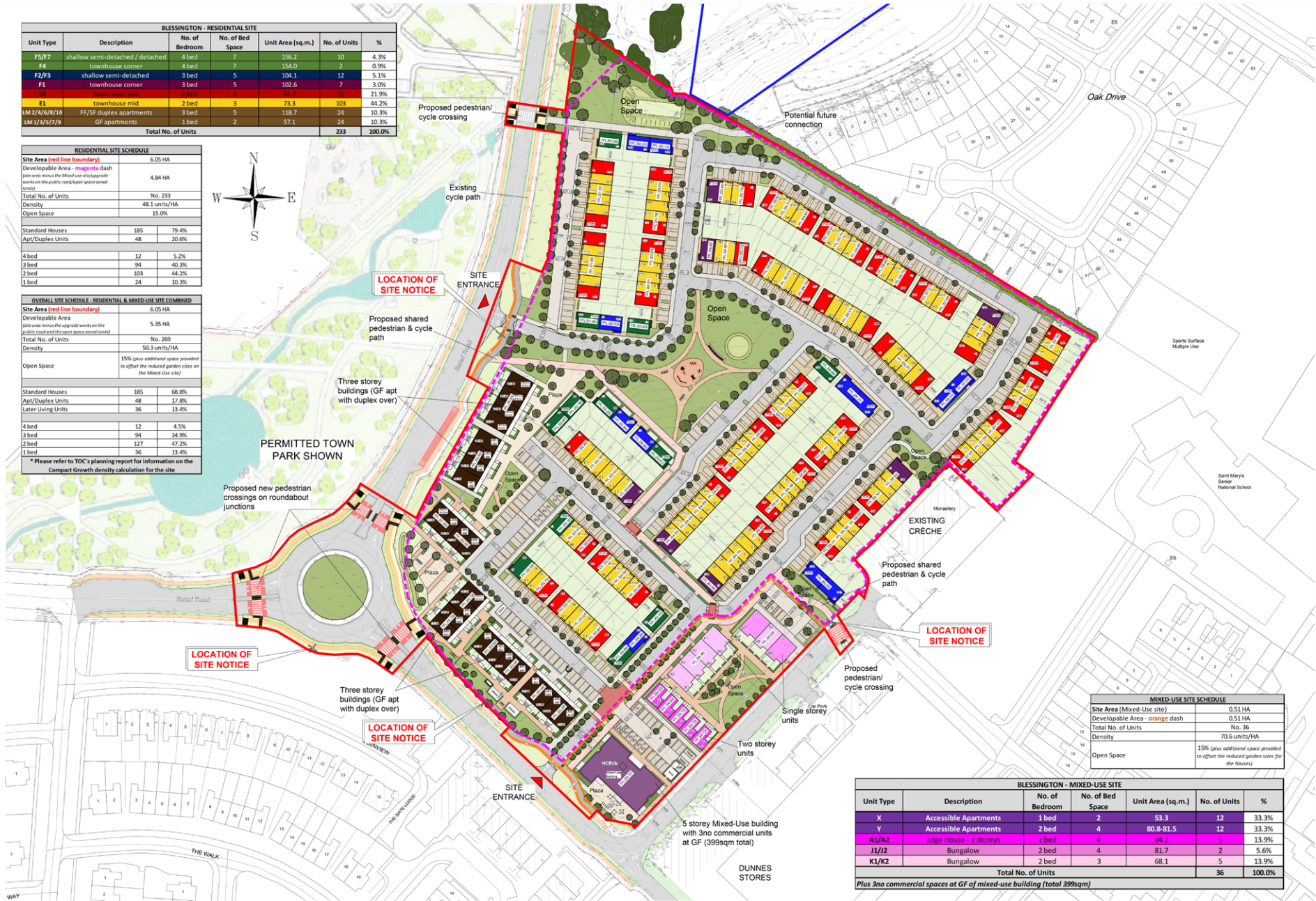
Please note, the Later Living houses and apartments are a distinct housing typology and they have been designed in accordance with the standards set for ‘standard’ housing and apartments. This is due to the lack of guidance for this specific typology and to ensure quality living environments are created. The design of this typology also focuses on implementing the key principles within the ‘Universal Design Guidelines for Homes in Ireland’ document.

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 (2023)
- Wicklow County Development Plan 2022-2028
- Sustainable Residential Development and Compact Settlements. Guidelines for Planning Authorities (2024)



3.0 Proposed Site Layout



3.1 Summary Schedule

BLESSINGTON - RESIDENTIAL SITE						
Unit Type	Description	No. of Bedroom	No. of Bed Space	Unit Area (sq.m.)	No. of Units	%
F5/F7	shallow semi-detached / detached	4 bed	7	156.2	10	4.3%
F4	townhouse corner	4 bed	7	154.0	2	0.9%
F2/F3	shallow semi-detached	3 bed	5	104.1	12	5.1%
F1	townhouse corner	3 bed	5	102.6	7	3.0%
D1	townhouse end	3 bed	4	91.7	51	21.9%
E1	townhouse mid	2 bed	3	73.3	103	44.2%
LM 2/4/6/8/10	FF/SF duplex apartments	3 bed	5	118.7	24	10.3%
LM 1/3/5/7/9	GF apartments	1 bed	2	57.1	24	10.3%
Total No. of Units					233	100.0%

BLESSINGTON - MIXED-USE SITE						
Unit Type	Description	No. of Bedroom	No. of Bed Space	Unit Area (sq.m.)	No. of Units	%
X	Accessible Apartments	1 bed	2	53.3	12	33.3%
Y	Accessible Apartments	2 bed	4	80.8-81.5	12	33.3%
A1/A2	Edge House - 2 storeys	2 bed	4	84.2	5	13.9%
J1/J2	Bungalow	2 bed	4	81.7	2	5.6%
K1/K2	Bungalow	2 bed	3	68.1	5	13.9%
Total No. of Units					36	100.0%
Plus 3no commercial spaces at GF of mixed-use building (total 399sqm)						

Site Area (Red Boundary)	6.05ha
Developable area (site area minus the upgrade works on the public road and the open space zoned lands)	5.35ha
Total no. of Units	269no (233no standard units & 36no Later Living units) & 3no commercial spaces
Density (of developable area)	50.3 units/ha
Total Building Gross Internal Floor Area	23,219.1 sq.m. (22,820.1 sq.m. residential & 399.0 sq.m. commercial)
Ground Floor Building Gross Area (including ex. walls)	12,687.1 sq.m.
Site Coverage (Site Area)	20.9%
Site Coverage (Developable Area)	23.7%
Plot Ratio (Site Area)	
Gross Internal Floor Area	0.384
Plot Ratio (Developable Area)	
Gross Internal Floor Area	0.434
* Please refer to TOC's planning report for information on the Compact Growth density calculation for the site	

3.2 Developable Area & Open Spaces

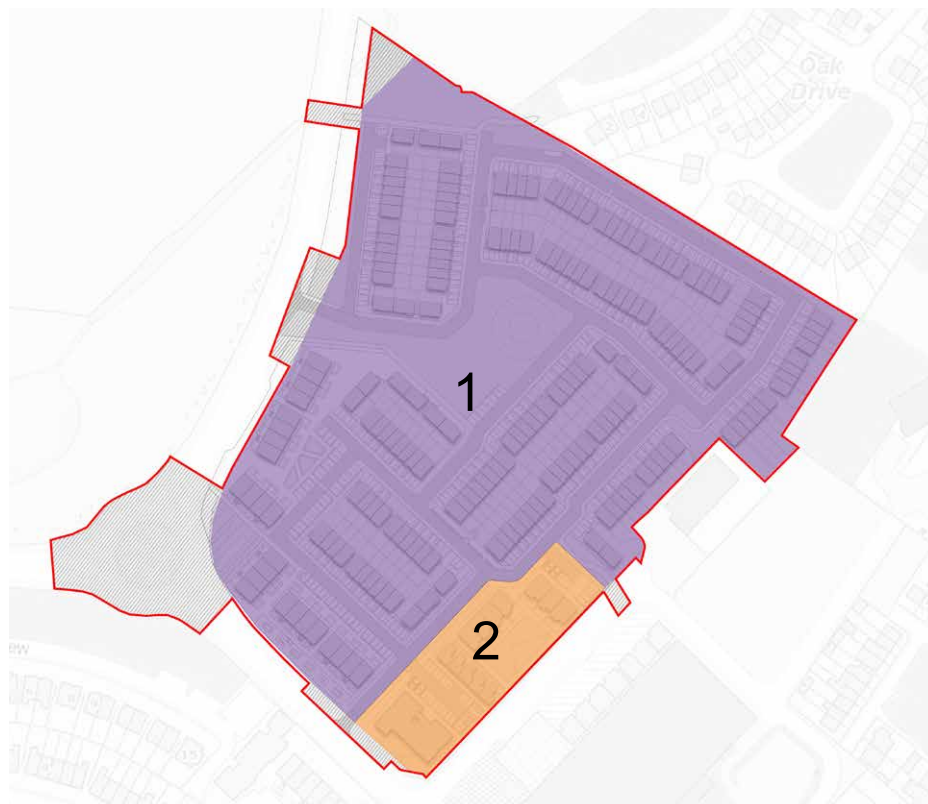
The total **SITE AREA** comprises **6.05 HA**, with a net **DEVELOPABLE AREA** of **5.35 HA**. The site's developable areas are divided into 2 separate areas, 1 (in purple) referring to the Residential site developable area of 4.84 Ha, and 2 (in orange) referring to the mixed-use site developable area of 0.51 Ha.

The areas excluded from the total site area to provide a net developable area are: the upgrade works on the public road and the open space zoned lands in the northern corner.

0.8105 HA Usable Public Open Space is provided in the Overall Site which equates to the **15%** of the developable area.

Additional Areas for Communal Open Spaces for the apartment units and Hybrid Open Spaces to provide additional amenity for the Later Living Units have also been provided on site which have been included on top of the Public Open Space calculation.

DEVELOPABLE AREA STRATEGY



OPEN SPACE STRATEGY



4.0 Housing Quality Assessment - Houses and Later Living House Units

Regarding the houses, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “*Quality Housing for Sustainable Communities (2007)*”, the “*Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024)*” and the “*Wicklow County Development Plan 2022-2028*”. Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”. Please see schedule on the following pages showing the house typologies proposed within the development compared with the relative legislation.

The size and depth for private amenity spaces are dictated by the Compact Growth Guidelines issued in 2024, with minimum garden depths of 8m achieved and the minimum area requirements of houses as follows;


- Minimum 30 sq.m. for 2 bed houses.
- Minimum 40 sq.m. for 3 bed houses.
- Minimum 50 sq.m. for 4 bed houses.


*Note, as per SPPR 2 in the Compact Growth Regulations (2024), some units in the Later Living Scheme are allocated additional semi-private or hybrid open space in lieu of a larger private open space to create a more flexible design approach and better balance the management and maintenance of open space areas. Please refer to the ‘Open Space Allocation’ drawing (no. 23072/P/009) for details on the additional semi-private or hybrid open space provided.


Extract from Quality Housing for Sustainable Communities (2007)


DWELLING TYPE	TARGET GROSS FLOOR AREA sq ²	MINIMUM - MAIN LIVING ROOM sq ²	AGGREGATE LIVING AREA sq ²	AGGREGATE BEDROOM AREA sq ²	STORAGE sq ²
Family Dwellings - 3 or more persons					
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
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3



Schedule of Accommodation and Housing Quality Assessment - RESIDENTIAL SITE																			
UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)	
49	F4	4 BED CORNER TOWNHOUSE	7	YES	120.0	154.0	40.0	53.5	13.4	12.1	11.4	7.3	43.0	44.2	6.0	6.9	50.0	50.0	
50	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
51	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
52	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	54.9	
53	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	54.9	
54	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
55	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
56	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
57	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
58	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	54.5	
59	F5(m)	4 BED SEMI-DETACHED	7	YES	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	50.0	50.0	
60	F3	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	36.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.5	40.0	55.7	
61	F7	4 BED DETACHED	7	YES	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	50.0	55.7	
62	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	54.5	
63	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
64	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
65	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
66	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
67	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	54.9	
68	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	54.9	
69	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
70	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
71	F4(m)	4 BED CORNER TOWNHOUSE	7	YES	120.0	154.0	40.0	53.5	13.4	12.1	11.4	7.3	43.0	44.2	6.0	6.9	50.0	50.0	
72	F5	4 BED SEMI-DETACHED	7	YES	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	50.0	55.4	
73	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	54.5	
74	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
75	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
76	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
77	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
78	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
79	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.9	
80	F1(m)	3 BED CORNER TOWNHOUSE	5	YES	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	50.7	
81	F5(m)	4 BED SEMI-DETACHED	7	YES	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	50.0	55.5	
82	F3	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	36.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.5	40.0	56.3	
83	F3(m)	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	36.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.5	40.0	56.3	
84	F5	4 BED SEMI-DETACHED	7	YES	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	50.0	50.0	
85	F5(m)	4 BED SEMI-DETACHED	7	YES	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	50.0	52.5	
86	F1(m)	3 BED CORNER TOWNHOUSE	5	YES	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	44.8	
87	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
88	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
89	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
90	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
91	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
92	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
93	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0	
94	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0	
95	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
96	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
97	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
98	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
99	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0	
100	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0	
101	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
102	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
103	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
104	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	54.5	
105	F7	4 BED DETACHED	7	YES	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	50.0	51.3	
106	F3	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	36.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.5	40.0	55.7	
107	F2(m)	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	35.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.7	40.0	49.5	
108	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	54.5	
109	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
110	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
111	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0	
112	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0	

Schedule of Accommodation and Housing Quality Assessment - RESIDENTIAL SITE																		
UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
113	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
114	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
115	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
116	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
117	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
118	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
119	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
120	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
121	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
122	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
123	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
124	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
125	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
126	F1	3 BED CORNER TOWNHOUSE	5	YES	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	44.8
127	F3	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	36.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.5	40.0	155.2
128	F2(m)	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	35.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.7	40.0	49.2
129	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	82.7
130	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	32.7
131	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	33.8
132	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	35.7
133	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.4
134	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.7
135	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.9
136	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	37.2
137	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	37.5
138	F1	3 BED CORNER TOWNHOUSE	5	YES	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	44.8
139	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	164.1
140	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	97.6
141	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	97.7
142	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	108.0
143	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	51.5
144	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	88.9
145	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	65.9
146	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.4
147	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.9
148	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	57.4
149	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	58.8
150	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	39.4
151	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	40.2
152	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	99.4
153	F1(m)	3 BED CORNER TOWNHOUSE	5	YES	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	49.6
154	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.1
155	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.1
156	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.1
157	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.6
158	F3	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	36.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.5	40.0	60.0
159	F2(m)	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	35.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.7	40.0	49.0
160	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	88.6
161	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	53.6
162	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	53.4
163	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	53.4
164	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	53.4
165	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	92.3
166	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	69.4
167	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
168	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
169	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
170	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
171	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
172	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
173	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
174	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
175	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
176	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
177	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	75.1

Schedule of Accommodation and Housing Quality Assessment - RESIDENTIAL SITE																		
UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
178	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	83.0
179	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
180	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
181	F1	3 BED CORNER TOWNHOUSE	5	YES	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	44.8
182	F1(m)	3 BED CORNER TOWNHOUSE	5	YES	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	44.8
183	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
184	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
185	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	49.5
186	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	52.3
187	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	38.2
188	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	38.2
189	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	38.2
190	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	58.4
191	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	58.4
192	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	38.2
193	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	38.2
194	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	38.2
195	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	58.4
196	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	58.4
197	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	38.2
198	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	38.2
199	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	58.4
200	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	58.4
201	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	38.9
202	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	43.2
203	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	75.2
204	F3	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	36.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.5	40.0	57.4
205	F2(m)	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	35.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.7	40.0	50.7
206	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
207	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
208	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
209	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
210	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
211	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
212	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
213	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
214	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
215	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
216	E1	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
217	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
218	F7	4 BED DETACHED	7	YES	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	50.0	56.9
219	F3	3 BED SEMI-DETACHED	5	YES	92.0	104.1	34.0	36.1	13.0	11.8	7.6	/	32.0	32.4	5.0	5.5	40.0	56.9
220	F5(m)	4 BED SEMI-DETACHED	7	YES	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	50.0	50.4
221	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
222	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
223	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
224	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
225	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
226	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
227	D1(m)	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
228	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
229	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
230	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
231	E1(m)	2 BED MID TOWNHOUSE	3	YES	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.0	30.0	36.0
232	D1	3 BED END TOWNHOUSE	4	YES	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.6	40.0	55.0
232	F7	4 BED DETACHED	7	YES	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	50.0	57.4

Schedule of Accommodation and Housing Quality Assessment - MIXED-USE SITE																		
UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
258	A1	2 BED HOUSE	4	Yes	80.0	84.2	30.0	30.1	13.1	13.0	/	/	25.0	26.1	4.0	5.9	30.0	15.4*
259	A2	2 BED HOUSE	4	Yes	80.0	84.2	30.0	30.1	13.1	13.0	/	/	25.0	26.1	4.0	5.9	30.0	15.4*
260	A2	2 BED HOUSE	4	Yes	80.0	84.2	30.0	30.1	13.1	13.0	/	/	25.0	26.1	4.0	5.9	30.0	15.4*
261	A2	2 BED HOUSE	4	Yes	80.0	84.2	30.0	30.1	13.1	13.0	/	/	25.0	26.1	4.0	5.9	30.0	15.4*
262	A2	2 BED HOUSE	4	Yes	80.0	84.2	30.0	30.1	13.1	13.0	/	/	25.0	26.1	4.0	5.9	30.0	15.4*
263	K2	2 BED BUNGALOW	3	Yes	60.0	68.1	28.0	28.0	13.0	8.0	/	/	20.0	21.0	3.0	3.0	30.0	32.9
264	K2	2 BED BUNGALOW	3	Yes	60.0	68.1	28.0	28.0	13.0	8.0	/	/	20.0	21.0	3.0	3.0	30.0	32.9
265	K2	2 BED BUNGALOW	3	Yes	60.0	68.1	28.0	28.0	13.0	8.0	/	/	20.0	21.0	3.0	3.0	30.0	32.9
266	K1	2 BED BUNGALOW	3	Yes	60.0	68.1	28.0	28.0	13.0	8.0	/	/	20.0	21.0	3.0	3.0	30.0	32.9
267	J1	2 BED BUNGALOW	4	Yes	70.0	81.7	30.0	30.5	13.8	13.0	/	/	25.0	26.8	4.0	5.0	30.0	39.3
268	K2	2 BED BUNGALOW	3	Yes	60.0	68.1	28.0	28.0	13.0	8.0	/	/	20.0	21.0	3.0	3.0	30.0	32.9
269	J2	2 BED BUNGALOW	4	Yes	70.0	81.7	30.0	30.5	13.8	13.0	/	/	25.0	26.8	4.0	5.0	30.0	39.3

5.0 Housing Quality Assessment - Apartment/Duplex Units and Later Living Apartments located within the Mixed-Use building

Extract from Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)

For the apartments in both the residential and mixed-use sites, 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 (2023)*”.

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

Please see schedule on the following pages showing the apartment typologies proposed within the development against the relative legislation.

The majority of all apartments are dual or triple-aspect (64no of 72no - 89%) with 8 no. south facing single aspect apartments located within the Mixed-Use building (Design Standards for New Apartments, paragraph 3.17).



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)*

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

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

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 of Accommodation and Housing Quality Assessment - RESIDENTIAL SITE																		
UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
1	LM9	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.6	15.3	/	/	/	11.4	15.3	3.0	3.0	5.0	30.1
2	LM10	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1
3	LM5	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
4	LM6	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
5	LM3	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
6	LM4	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
7	LM1	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	30.1
8	LM2	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1
9	LM7	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	30.1
10	LM8	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1
11	LM5	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
12	LM6	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
13	LM3	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
14	LM4	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
15	LM1	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	30.1
16	LM2	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1
17	LM9	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.6	15.3	/	/	/	11.4	15.3	3.0	3.0	5.0	30.1
18	LM10	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1
19	LM5	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
20	LM6	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
21	LM3	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
22	LM4	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
23	LM9(m)	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.6	15.3	/	/	/	11.4	15.3	3.0	3.0	5.0	30.1
24	LM10(m)	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1
25	LM9	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.6	15.3	/	/	/	11.4	15.3	3.0	3.0	5.0	30.1
26	LM10	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1
27	LM5	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
28	LM6	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
29	LM3	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
30	LM4	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
31	LM9(m)	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.6	15.3	/	/	/	11.4	15.3	3.0	3.0	5.0	30.1
32	LM10(m)	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1
33	LM7	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	30.1
34	LM8	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1
35	LM5	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
36	LM6	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
37	LM3	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
38	LM4	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
39	LM1	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	30.1
40	LM2	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1
41	LM1(m)	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	30.1
42	LM2(m)	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1
43	LM3(m)	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
44	LM4(m)	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
45	LM5(m)	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.0	13.0	/	/	/	11.4	13.0	3.0	3.4	5.0	28.6
46	LM6(m)	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.4
47	LM9(m)	GF 1 BED APARTMENT	2	YES	45.0	57.1	23.0	23.6	15.3	/	/	/	11.4	15.3	3.0	3.0	5.0	30.1
48	LM10(m)	3 BED DUPLEX	5	YES	90.0	118.7	34.0	37.5	13.0	12.4	7.1	/	31.5	32.5	9.0	9.0	9.0	9.1

Schedule of Accommodation and Housing Quality Assessment - MIXED-USE SITE																		
UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
234 (Apt 01)	2B4P	2 BED APARTMENT	4	Yes	73.0	80.8	30.0	31.9	13.3	13.9	/	/	24.4	27.2	6.0	6.5	7.0	8.0
235 (Apt 02)	2B4P	2 BED APARTMENT	4	Yes	73.0	81.5	30.0	32.3	14.3	13.4	/	/	24.4	27.7	6.0	6.4	7.0	8.0
236 (Apt 03)	1B2P	1 BED APARTMENT	2	No	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
237 (Apt 04)	1B2P	1 BED APARTMENT	2	No	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
238 (Apt 05)	1B2P	1 BED APARTMENT	2	Yes	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
239 (Apt 06)	2B4P	2 BED APARTMENT	4	Yes	73.0	80.8	30.0	31.9	13.3	13.9	/	/	24.4	27.2	6.0	6.5	7.0	8.0
240 (Apt 07)	2B4P	2 BED APARTMENT	4	Yes	73.0	80.8	30.0	31.9	13.3	13.9	/	/	24.4	27.2	6.0	6.5	7.0	8.0
241 (Apt 08)	2B4P	2 BED APARTMENT	4	Yes	73.0	81.5	30.0	32.3	14.3	13.4	/	/	24.4	27.7	6.0	6.4	7.0	8.0
242 (Apt 09)	1B2P	1 BED APARTMENT	2	No	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
243 (Apt 10)	1B2P	1 BED APARTMENT	2	No	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
244 (Apt 11)	1B2P	1 BED APARTMENT	2	Yes	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
245 (Apt 12)	2B4P	2 BED APARTMENT	4	Yes	73.0	80.8	30.0	31.9	13.3	13.9	/	/	24.4	27.2	6.0	6.5	7.0	8.0
246 (Apt 13)	2B4P	2 BED APARTMENT	4	Yes	73.0	80.8	30.0	31.9	13.3	13.9	/	/	24.4	27.2	6.0	6.5	7.0	8.0
247 (Apt 14)	2B4P	2 BED APARTMENT	4	Yes	73.0	81.5	30.0	32.3	14.3	13.4	/	/	24.4	27.7	6.0	6.4	7.0	8.0
248 (Apt 15)	1B2P	1 BED APARTMENT	2	No	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
249 (Apt 16)	1B2P	1 BED APARTMENT	2	No	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
250 (Apt 17)	1B2P	1 BED APARTMENT	2	Yes	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
251 (Apt 18)	2B4P	2 BED APARTMENT	4	Yes	73.0	80.8	30.0	31.9	13.3	13.9	/	/	24.4	27.2	6.0	6.5	7.0	8.0
252 (Apt 19)	2B4P	2 BED APARTMENT	4	Yes	73.0	80.8	30.0	31.9	13.3	13.9	/	/	24.4	27.2	6.0	6.5	7.0	8.0
253 (Apt 20)	2B4P	2 BED APARTMENT	4	Yes	73.0	81.5	30.0	32.3	14.3	13.4	/	/	24.4	27.7	6.0	6.4	7.0	8.0
254 (Apt 21)	1B2P	1 BED APARTMENT	2	No	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
255 (Apt 22)	1B2P	1 BED APARTMENT	2	No	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
256 (Apt 23)	1B2P	1 BED APARTMENT	2	Yes	45.0	53.3	23.0	23.1	15.7	/	/	/	11.4	15.7	3.0	3.4	5.0	8.0
257 (Apt 24)	2B4P	2 BED APARTMENT	4	Yes	73.0	80.8	30.0	31.9	13.3	13.9	/	/	24.4	27.2	6.0	6.5	7.0	8.0

5.1 Compliance with Specific Planning Policy requirements (2023 Apartment Guidelines)

Specific Planning Policy Requirement 1

Housing developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms.

Response - The proposed development consists of 72no apartment units of which 36no (50.0%) are 1 beds and 24no (33.3%) are 3 beds. The proposed development does not include any studio apartment units

Specific Planning Policy Requirement 2

This SPPR relates to building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha, so it does not apply to the Blessington LRD scheme

Specific Planning Policy Requirement 3

Minimum Apartment Floor Areas: Studio apartment (1 person) 37 sq.m, 1-bedroom apartment (2 persons) 45 sq.m, 2-bedroom apartment (3 persons) 63 sq.m, 2-bedroom apartment (4 persons) 73 sq.m & 3-bedroom apartment (5 persons) 90 sq.m

Response - All proposed apartments meet the minimum floor areas as outlined in SPPR 3. Please refer to the detail housing quality assessment on pages 14-15 for a breakdown of the internal areas for all the proposed apartments

Specific Planning Policy Requirement 4

Minimum number of dual aspect apartments that may be provided in any single apartment scheme - A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate

Response - The majority of all apartments are dual or triple-aspect (64no of 72no - 89%) with 8 no. south facing single aspect apartments located within the Mixed-Use building

Specific Planning Policy Requirement 5

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

Response - The floor to ceiling height for all apartments within the Mixed-Use building and the own-door access apartments are 2.7m

Specific Planning Policy Requirement 6

A maximum of 12 apartments per floor per core may be provided in apartment schemes.

Response - There are 6no apartments per floor per core within the Mixed-Use building that is being proposed

Specific Planning Policy Requirement 7

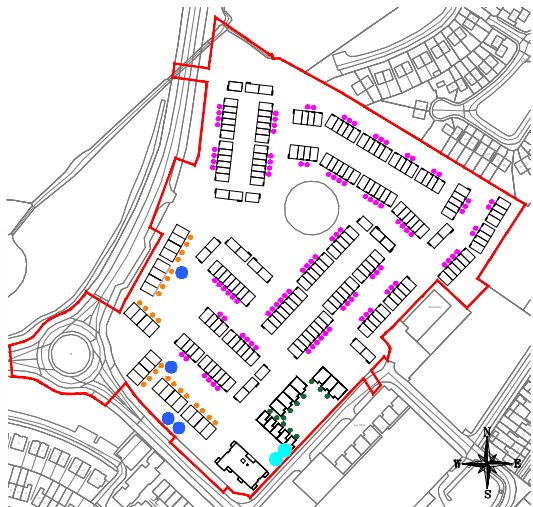
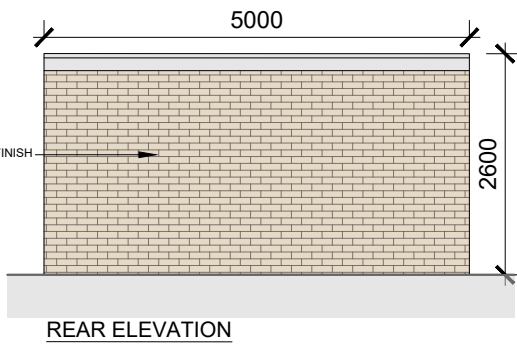
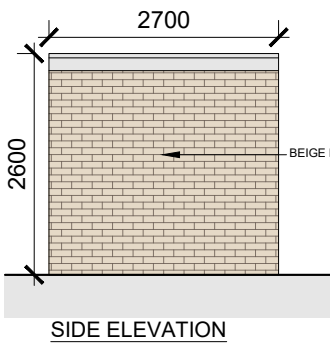
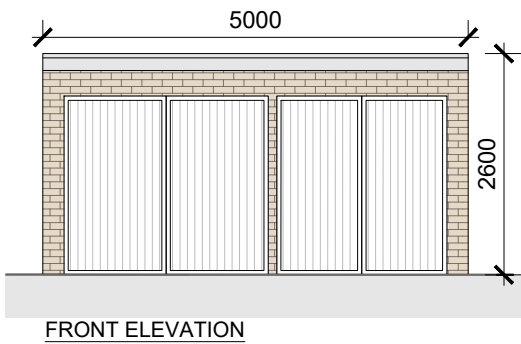
There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process.

Response - No shared accommodation/co-living is proposed as part of the mixed-use Blessington LRD scheme

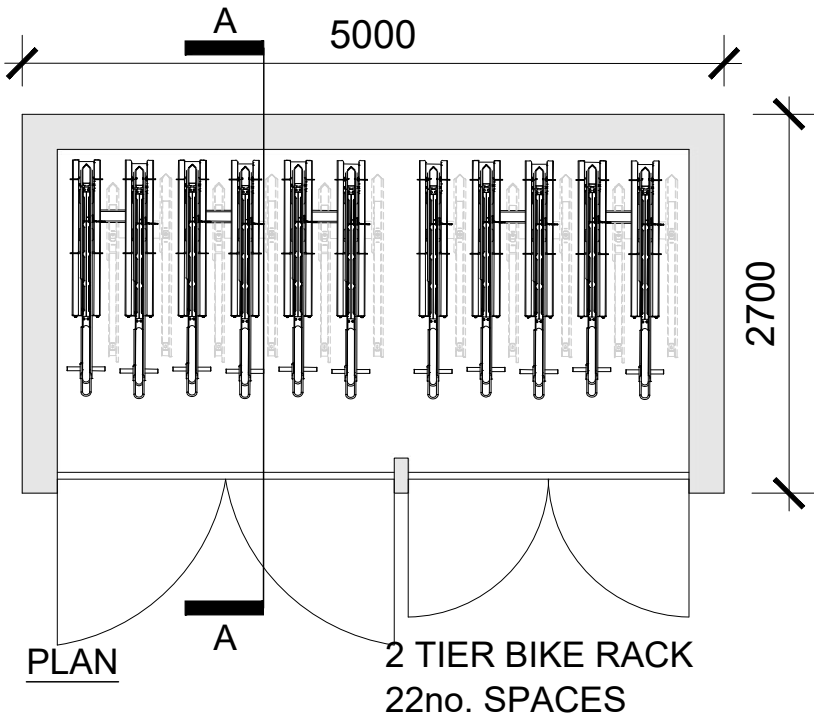


6.0 Bicycle Spaces

CYCLE PARKING



2 TIER SYSTEM IMAGE



BIKE PARKING SCHEDULE	
2 Bed Mid Townhouse Units (1 space per bedroom) - 206no. bike spaces required <i>*Detached, Semi-detached and End Townhouse units have direct access to allocated GF private amenity space and can utilise this for bike storage.</i>	
T1	103 X 2no. spaces (Secure) Total = 206no. spaces **Meets standards set out in the 'Sustainable and Compact Settlements' Guidelines 2024
1 Bed GF Apartments (1 space per bed + 1 space per 2 Apt units) -36no. bike spaces required	
T2	48no. spaces provided (Secure)
3 Bed Duplex Apartments (1 space per bed + 1 space per 2 Apt units) -84no. bike spaces required	
T3	88no. spaces provided (Secure)
2 Bed Later Living Units (1 space per bedroom) -24no. bike spaces required	
T4	24no. spaces provided (Secure) **Meets standards set out in the 'Sustainable and Compact Settlements' Guidelines 2024
1 & 2 Bed Later Living Apartment Units (1 space per bed + 1 space per 2 Apt units) -48no. bike spaces required	
T5	48no. spaces (Secure)
TOTAL BIKE PARKING PROVIDED = 414no.	

Secure bike store type T3 shown above. For information on bike stores T1/T2/T4/T5, please refer to drawings 23072/P/11B & 23072/P/12

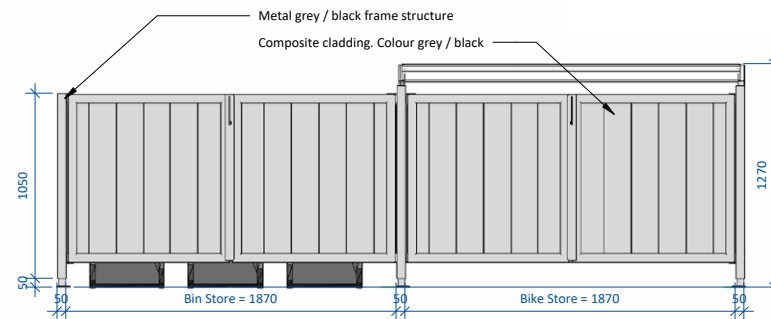
**The apartments meet the standards set out in the 2023 Apartments Guidelines

7.0 Waste Management

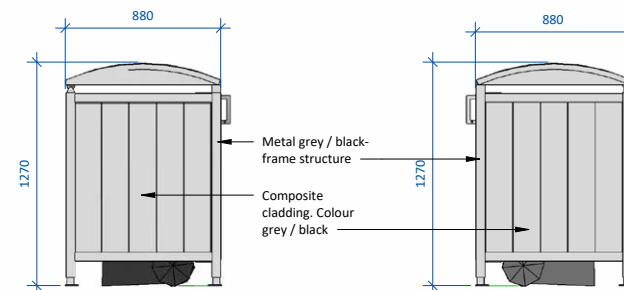
The use of refuse bin stores will be minimised where possible.

Houses that have access to their private amenity space will be able to utilise this area for refuse bin storage. The mid-terrace townhouse units and own door apartments will have a small private bin storage area near the entrance door. The Later Living apartments within the Mixed-Use building have a dedicated bin store provided near the building entrance.

Bin stores will be built from durable materials and located in appropriate areas of the development. The dimensions of bin storage areas for the houses have been designed to satisfy the three-bin system.

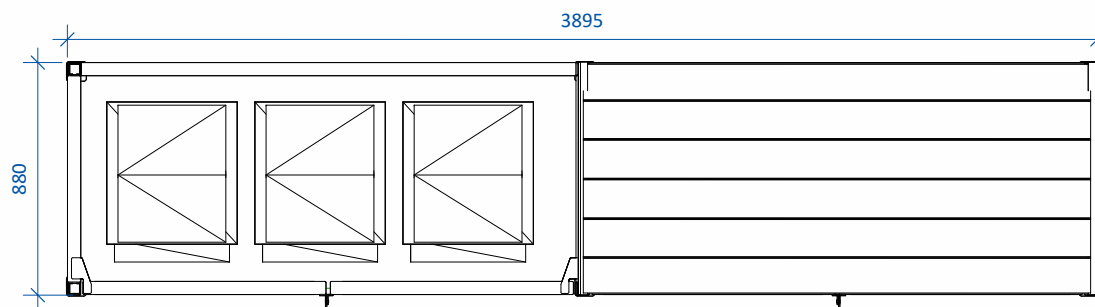


Front Elevation; 1:25



Side Elevation 1; 1:25

Side Elevation 2; 1:25



Roof Plan; 1:25