

Planning Stats of Proposed Development:

Proposed Development		
Dwelling Type	No. of Units	% Mix
Apartments	62	12%
Duplexes	142	27%
Urban Duplex	64	12%
Houses	255	49%
Total No. Units	523	100%
Unit Mix (Apartments)	No. of Units	% Mix
1 Bed (2 persons)	24	38.71%
2 Bed (3 person)	6	9.68%
2 Bed (4 Person)	25	40%
3 Bed (5 person)	7	11.29%
Total No. Apartments	62	100%
Unit Mix (Duplexes)	No. of Units	% Mix
1 bed (2 person)	0	0%
2 Bed (3 person)	0	0%
2 Bed (4 Person)	71	50%
3 Bed (5 person)	71	50%
Total Duplexes	142	100%
Unit Mix (Urban Duplexes - "E types")	No. of Units	% Mix
1 bed (2 person)	27	42.19%
2 Bed (3 person)	5	7.81%
3 Bed (5 person)	32	50%
Total Duplexes	64	100%
Unit Mix (Houses)	No. of Units	% Mix
2 bed (4 person)	61	23.92%
3 Bed (5 person)	159	62.35%
3 Bed (6 person)	1	0.39%
4 bed (7 person)	23	9.02%
4 bed (8 person)	11	4.31%
Total Houses	255	100%
Unit Mix (Total)	No. of Units	% Mix
1 bed	51	10
2 bed	168	32
3 bed	270	52
4 bed	34	6
Total Units	523	100

Proposed Development		
Development Stats		
Site Area (Gross)	20.4Ha	
Site Area (Net)	12.46Ha	
Net Density	42	
Building Height	2, 2-3, 3, 3-4 storeys	
Gross Floor Area (sq.m)	52,489.1 sq.m.	
Plot Ratio	Gross = 0.25	Net = 0.42
Site Coverage	11.50%	
Aspect - Single (Apartments / Duplexes)	3 No.	1%
Aspect - Dual (Apartments / Duplexes)	265 No.	99%
Amenity Space		
Public Open Space	7.3 Ha. (73,754.8 sq.m)	
POS as % of Site	c.36%	
Ha. Per 1,000 population	3.4Ha required	
Communal Open Space	5,505sq.m	
Community Infrastructure		
Creche (sq.m)	c.457 sq.m.	
Parking		
	No. of Spaces	Ratio / Unit
Car Parking (Residential)	673	1.29/unit
Car Parking (Non-Residential i.e. creche)	7	1 per classroom
Car Parking (Visitor / Set Down)	66	0.01
Total Car Parking	746	1.33/unit
Bicycle Parking (Resi Long Stay)	1,024	1.96/unit
Bicycle Parking (Non-Resi Long Stay i.e. creche)	14	2 per classroom
Bicycle Parking (Resi Short Stay)	225	0.43/unit
Bicycle Parking (Non-Resi Short Stay i.e. creche)	5	0.7 per classroom
Total Bicycle Parking	1,268	2.42/unit

LRD Proposed House Types

*Standards based on the Quality Housing for Sustainable Communities guidelines (2007) (Table 5.1; page 49).

**Standards based on the South Dublin County Development Plan 2022-2028 - Residential Standards - (Table 3.20; page 476).

Proposed House Type	Description	No. of Beds / Persons	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²)* & **	Exceeds Target By (m ²)	Proposed Main Living Room Area (m ²)	Minimum Main Living Room (m ²)*	Exceeds Target By (m ²)	Proposed Kitchen / Dining Area (m ²)	Agg. Living Area (m ²)	Target Agg. Living Area (m ²)*	Exceeds Target By (m ²)	Proposed Bedroom 1 Area (m ²)	Proposed Bedroom 2 Area (m ²)	Proposed Bedroom 3 Area (m ²)	Proposed Bedroom 4 Area (m ²)	Agg. Bedroom Area (m ²)	Target Agg. Bedroom Area (m ²)*	Exceeds Target By (m ²)	Proposed Storage (m ²)	Target Storage (m ²)*	Exceeds Target By (m ²)
A LHS	4 Bed Detached	4 bed / 8 persons	159.4	120	39.4	40	15	25	40	40	40	0	12.82	13.06	14.83	11.51	52.22	43	9.22	12.16	6	6.16
A RHS	4 Bed Detached	4 bed / 8 persons	159.4	120	39.4	40	15	25	40	40	40	0	12.82	13.06	14.83	11.51	52.22	43	9.22	12.16	6	6.16
A1 LHS	4 Bed Detached	4 bed / 8 persons	160.86	120	40.86	41.4	15	26.4	41.4	41.4	40	1.4	12.82	13.06	14.83	11.51	52.22	43	9.22	12.16	6	6.16
A1 RHS	4 Bed Detached	4 bed / 8 persons	160.86	120	40.86	41.4	15	26.4	41.4	41.4	40	1.4	12.82	13.06	14.83	11.51	52.22	43	9.22	12.16	6	6.16
B1 LHS	4 Bed Detached	4 bed / 7 persons	149.1	110	39.1	20.46	15	5.46	25.1	45.56	40	5.56	16.77	13.6	7.25	16.58	54.2	43	11.2	6.62	6	0.62
B1 RHS	4 Bed Detached	4 bed / 7 persons	149.1	110	39.1	20.46	15	5.46	25.1	45.56	40	5.56	16.77	13.6	7.25	16.58	54.2	43	11.2	6.62	6	0.62
B2 LHS	4 Bed Semi-Detached	4 bed / 7 persons	146.3	110	36.3	19.08	15	4.08	25.11	44.19	40	4.19	15.37	13.61	7.25	16.58	52.81	43	9.81	6.4	6	0.4
B2 RHS	4 Bed Semi-Detached	4 bed / 7 persons	146.3	110	36.3	19.08	15	4.08	25.11	44.19	40	4.19	15.37	13.61	7.25	16.58	52.81	43	9.81	6.4	6	0.4
B3 LHS	4 Bed Semi-Detached	4 bed / 7 persons	149.1	110	39.1	20.46	15	5.46	25.1	45.56	40	5.56	16.77	13.6	7.25	16.58	54.2	43	11.2	6.6	6	0.6
B3 RHS	4 Bed Semi-Detached	4 bed / 7 persons	149.1	110	39.1	20.46	15	5.46	25.1	45.56	40	5.56	16.77	13.6	7.25	16.58	54.2	43	11.2	6.6	6	0.6
C1 LHS	3 Bed End Terrace	3 bed / 5 persons	116.42	92	24.42	19.08	13	6.08	25.1	44.18	34	10.18	13.36	13.6	7.12	15.35	49.43	32	17.43	8.49	5	3.49
C1 RHS	3 Bed End Terrace	3 bed / 5 persons	116.42	92	24.42	19.08	13	6.08	25.1	44.18	34	10.18	13.36	13.6	7.12	15.35	49.43	32	17.43	8.49	5	3.49
C2 LHS	3 Bed Mid Terrace	3 bed / 5 persons	110.3	92	18.3	19.08	13	6.08	18.93	38.01	34	4.01	13.6	13.36	7.75	15.35	50.06	32	18.06	8.13	5	3.13
C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	110.3	92	18.3	19.08	13	6.08	18.93	38.01	34	4.01	13.6	13.36	7.75	15.35	50.06	32	18.06	8.13	5	3.13
C3 LHS	3 Bed Semi-Detached	3 bed / 5 persons	110.3	92	18.3	19.08	13	6.08	18.93	38.01	34	4.01	13.6	13.36	7.75	15.35	50.06	32	18.06	8.13	5	3.13
C3 RHS	3 Bed Semi-Detached	3 bed / 5 persons	110.4	92	18.4	19.08	13	6.08	18.93	38.01	34	4.01	13.6	13.36	7.75	15.35	50.06	32	18.06	8.13	5	3.13
D1	2 Bed End Terraced	2 bed / 4 persons	89.25	80	9.25	31.3	13	18.3	31.3	31.3	30	1.3	13.47	11.45	0	0	24.92	25	-0.08	5.2	4	1.2
D2	2 Bed End Terraced	2 bed / 4 persons	89.5	80	9.5	45.58	13	32.58	45.58	45.58	30	15.58	13.84	12.37	0	0	26.21	25	1.21	4.5	4	0.5
D3	2 Bed Mid Terrace	2 bed / 4 persons	87.7	80	7.7	30.4	13	17.4	30.4	30.4	30	0.4	13.84	12.39	0	0	26.23	25	1.23	3.4	4	-0.6
D4	2 Bed End Terraced	2 bed / 4 persons	87.7	80	7.7	30.4	13	17.4	30.4	30.4	30	0.4	13.84	12.39	0	0	26.23	25	1.23	3.4	4	-0.6
D5	2 Bed End Terraced	2 bed / 4 persons	87.7	80	7.7	30.4	13	17.4	30.4	30.4	30	0.4	13.84	12.39	0	0	26.23	25	1.23	3.4	4	-0.6
E5 LHS	3 Bed End Terraced	3 bed / 5 persons	112.78	92	20.78	26.95	13	13.95	13.16	40.11	34	6.11	11.47	10.92	14.02	N/A	36.41	32	1.8	6	5	1
E5 RHS	3 Bed End Terraced	3 bed / 5 persons	112.78	92	20.78	26.95	13	13.95	13.16	40.11	34	6.11	11.47	10.92	14.02	N/A	36.41	32	1.8	6	5	1
F1	3 Bed End Terraced	3 bed / 6 persons	118.18	110	8.18	34.77	15	19.77	34.77	34.77	37	-2.23	13.56	12.71	12.05	N/A	38.32	36	1.8	8.77	6	2.77
G1	3 Bed Semi-Detached	3 bed / 5 persons	127.6	92	35.6	34.52	13	21.52	34.52	34.52	34	0.52	13.03	12.17	8.97	N/A	34.17	32	2.17	9.16	5	4.16
G2	3 Bed Semi-Detached	3 bed / 5 persons	127.6	92	35.6	34.52	13	21.52	34.52	34.52	34	0.52	13.03	12.17	8.97	N/A	34.17	32	2.17	9.16	5	4.16

Proposed URBAN DUPLEX UNITS

*Standards based on the 'Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities' (DHPLG, 2022).

Description	Floor Location	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²) *	Exceeds Target By (m ²)	Proposed Living / Kitchen / Dining Area (m ²)	Proposed Agg. Living Area (m ²)	Target Aggregate Living Area (m ²)*	Exceeds Target By (m ²)	Proposed Bedroom 1 Area (m ²)	Proposed Bedroom 2 Area (m ²)	Proposed Bedroom 3 Area (m ²)	Proposed Bedroom 4 Area (m ²)	Proposed Agg. Bedroom Area (m ²)	Target Aggregate Bedroom Area (m ²)*	Exceeds Target By (m ²)	Proposed Storage (m ²)	Target Storage *	Exceeds Target By (m ²)	Proposed Private Open Space (m ²)	Target Private Open Space (m ²) *	Exceeds Target By (m ²)	Proposed Aspect
DUPLEX BLOCK E1 LHS																						
1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	0	7	-7	Dual
3 bed / 5 person duplex	First & Second	104	90	14	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E1 RHS																						
1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	0	7	-7	Dual
3 bed / 5 person duplex	First & Second	104	90	14	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E2 LHS																						
1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	0	7	-7	Dual
3 bed / 5 person duplex	First & Second	103.95	90	13.95	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E2 RHS																						
1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	0	7	-7	Dual
3 bed / 5 person duplex	First & Second	103.95	90	13.95	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E3 LHS																						
1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	0	7	-7	Dual
3 bed / 5 person duplex	First & Second	104	90	14	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E3 RHS																						
1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	0	7	-7	Triple
3 bed / 5 person duplex	First & Second	104	90	14	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E4 LHS																						
2 bed / 4 person apartment	Ground	75.92	63	12.92	30.42	30.42	30	0.42	13.2	11.92	0	0	25.12	24.4	0.72	6.14	3	3.14	0	7	-7	Triple
3 bed / 5 person duplex	First & Second	104	90	14	33.12	33.12	34	-0.88	13.21	11.68	7.84	0	32.73	31.5	1.23	11.3	9	2.3	12.54	9	3.54	Dual
DUPLEX BLOCK E4 RHS																						
2 bed / 4 person apartment	Ground	75.92	63	12.92	30.42	30.42	30	0.42	13.2	11.92	0	0	25.12	24.4	0.72	6.14	3	3.14	0	7	-7	Triple
3 bed / 5 person duplex	First & Second	104	90	14	33.12	33.12	34	-0.88	13.21	11.68	7.84	0	32.73	31.5	1.23	11.3	9	2.3	12.54	9	3.54	Dual

Proposed Duplex Units

*Standards based on the 'Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities' (DHPLG, 2022).

DUPLEX BLOCK A																							
3 bed / 5 person duplex (End)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.4	9	5.4	Dual	

DUPLEX BLOCK E1																							
Description	Floor Location	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²) *	Exceeds Target By (m ²)	Proposed Living / Kitchen / Dining Area (m ²)	Proposed Agg. Living Area (m ²)	Target Aggregate Living Area (m ²)*	Exceeds Target By (m ²)	Proposed Bedroom 1 Area (m ²)	Proposed Bedroom 2 Area (m ²)	Proposed Bedroom 3 Area (m ²)	Proposed Bedroom 4 Area (m ²)	Proposed Agg. Bedroom Area (m ²)	Target Aggregate Bedroom Area (m ²)*	Exceeds Target By (m ²)	Proposed Storage (m ²)	Target Storage *	Exceeds Target By (m ²)	Proposed Private Open Space (m ²)	Target Private Open Space (m ²) *	Exceeds Target By (m ²)	Proposed Aspect	
2 bed / 4 person apartment (END)	Ground	83.5	63	20.5	29.8	29.8	30	-0.2	16.5	12.5	0	0	29	24.4	4.6	8.8	3	5.8	13.7	7	6.7	Dual	
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual	
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual	
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual	
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual	
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual	
2 bed / 4 person apartment (END)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.9	7	6.9	Dual	
3 bed / 5 person duplex (End)	First & Second	143.6	90	53.6	45	45	34	11	16.5	11.8	9.4	0	37.7	31.5	6.2	8.4	9	-0.6	9.5	9	0.5	Dual	
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual	
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual	
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual	
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual	
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual	
3 bed / 5 person duplex (End)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual	

DUPLEX BLOCK E2																							
Description	Floor Location	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²) *	Exceeds Target By (m ²)	Proposed Living / Kitchen / Dining Area (m ²)	Proposed Agg. Living Area (m ²)	Target Aggregate Living Area (m ²)*	Exceeds Target By (m ²)	Proposed Bedroom 1 Area (m ²)	Proposed Bedroom 2 Area (m ²)	Proposed Bedroom 3 Area (m ²)	Proposed Bedroom 4 Area (m ²)	Proposed Agg. Bedroom Area (m ²)	Target Aggregate Bedroom Area (m ²)*	Exceeds Target By (m ²)	Proposed Storage (m ²)	Target Storage *	Exceeds Target By (m ²)	Proposed Private Open Space (m ²)	Target Private Open Space (m ²) *	Exceeds Target By (m ²)	Proposed Aspect	
2 bed / 4 person apartment (END)	Ground	83.5	63	20.5	29.8	29.8	30	-0.2	16.5	12.5	0	0	29	24.4	4.6	8.8	3	5.8	13.7	7	6.7	Dual	
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual	
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual	
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual	
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual	
2 bed / 4 person apartment (END)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.9	7	6.9	Dual	
3 bed / 5 person duplex (End)	First & Second	143.6	90	53.6	45	45	34	11	16.5	11.8	9.4	0	37.7	31.5	6.2	8.4	9	-0.6	9.5	9	0.5	Dual	
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual	
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual	
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual	
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual	
3 bed / 5 person duplex (End)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual	

DUPLEX BLOCK E3																							
Description	Floor Location	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²) *	Exceeds Target By (m ²)	Proposed Living / Kitchen / Dining Area (m ²)	Proposed Agg. Living Area (m ²)	Target Aggregate Living Area (m ²)*	Exceeds Target By (m ²)	Proposed Bedroom 1 Area (m ²)	Proposed Bedroom 2 Area (m ²)	Proposed Bedroom 3 Area (m ²)	Proposed Bedroom 4 Area (m ²)	Proposed Agg. Bedroom Area (m ²)	Target Aggregate Bedroom Area (m ²)*	Exceeds Target By (m ²)	Proposed Storage (m ²)	Target Storage *	Exceeds Target By (m ²)	Proposed Private Open Space (m ²)	Target Private Open Space (m ²) *	Exceeds Target By (m ²)	Proposed Aspect	
2 bed / 4 person apartment	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12.5	0	0	25.9	24.4	1.5	7.4	3	4.4	13.7	7	6.7	Dual	
2 bed / 4 person apartment	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12.5	0	0	25.9	24.4	1.5	7.4	3	4.4	13.7	7	6.7	Dual	
3 bed / 5 person duplex	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	9.9	9	0.9	9.5	9	0.5	Dual	
3 bed / 5 person duplex	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	9.9	9	0.9	9.5	9	0.5	Dual	

Proposed Apartment Units

*Standards based on the 'Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities' (DHPLG, 2022).

APARTMENT BLOCK A 157-165

Proposed Apartment No.	Floor Location	Proposed Unit Type	Proposed Floor Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Bedroom 1 Area (sq.m)	Required* (sq.m)	Bedroom 1 Width (m)	Required* (sq.m)	Bedroom 2 Area (sq.m)	Required* (sq.m)	Bedroom 2 Width (m)	Required* (sq.m)	Bedroom 3 Area (sq.m)	Required* (sq.m)	Bedroom 3 Width (m)	Required* (sq.m)	Agg. Bedroom Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Agg. Living Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Living/Dining Room Width (m)	Required* (sq.m)	Storage (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Private Amenity Space (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Aspect
1	Ground	1 Bed / 2 Person (Apartment)	57.22	45	12.22	13.04	11.4	3.7	2.1	0	0	0	0	0	0	0	0	13.04	11.4	1.64	29.54	23	6.54	5.8	3.3	4.4	3	1.4	16.86	5	11.86	Dual
2	Ground	1 Bed / 2 Person (Apartment)	57.22	45	12.22	13.05	11.4	3.7	2.1	0	0	0	0	0	0	0	0	13.05	11.4	1.65	29.54	23	6.54	5.8	3.3	4.4	3	1.4	16.84	5	11.84	Dual
3	Ground	2 Bed / 3 Person (Apartment)	67.09	63	4.09	13.03	13	3.6	2.8	8.85	7.1	2.8	2.1	0	0	0	0	21.88	20.1	1.78	28.01	28	0.01	5.7	3.6	4.7	5	-0.3	7.53	6	1.53	Triple
4	First & Second	3 bed / 5 Person (Duplex)	103.36	90	13.36	13.1	13	4	2.8	11.46	11.4	2.8	2.8	8.28	7.1	2.8	2.1	32.84	31.5	1.34	36.47	34	2.47	5.5	3.8	6.51	9	-2.49	10.49	9	1.49	Triple
5	First	2 Bed / 3 Person (Apartment)	65.85	63	2.85	13.34	13	3.6	2.8	9.28	7.1	3.2	2.1	0	0	0	0	22.62	20.1	2.52	28.09	28	0.09	6	3.6	4.1	5	-0.9	9.77	6	3.77	Triple
6	Ground & First	2 Bed / 4 Person (Duplex)	87.7	80	7.7	13.84	13	3.7	2.8	12.39	11.4	3.7	2.8	0	7.1	0	2.1	26.23	25	1.23	30.4	13	17.4	7.1	3.8	3.39	4	-0.61	17.81	9	8.81	Dual
7	Ground & First	2 Bed / 4 Person (Duplex)	87.7	80	7.7	13.84	13	3.7	2.8	12.39	11.4	3.7	2.8	0	7.1	0	2.1	26.23	25	1.23	30.4	13	17.4	7.1	3.8	3.39	4	-0.61	15.56	9	6.56	Dual
8	Ground	1 Bed / 2 Person (Apartment)	57.79	45	12.79	11.76	11.4	2.8	2.1	0	0	0	0	0	0	0	0	11.76	11.4	0.36	24.76	23	1.76	3.6	3.3	4.52	3	1.52	14.73	5	9.73	Triple
9	First	1 Bed / 2 Person (Apartment)	52.71	45	7.71	13.59	11.4	4.4	2.1	0	0	0	0	0	0	0	0	13.59	11.4	2.19	23.8	23	0.8	4.4	3.3	3.34	3	0.34	9.9	5	4.9	Triple

APARTMENT BLOCK B1

Proposed Apartment No.	Floor Location	Proposed Apartment Type	Proposed Floor Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Bedroom 1 Area (sq.m)	Required* (sq.m)	Bedroom 1 Width (m)	Required* (sq.m)	Bedroom 2 Area (sq.m)	Required* (sq.m)	Bedroom 2 Width (m)	Required* (sq.m)	Bedroom 3 Area (sq.m)	Required* (sq.m)	Bedroom 3 Width (m)	Required* (sq.m)	Agg. Bedroom Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Agg. Living Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Living/Dining Room Width (m)	Required* (sq.m)	Storage (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Private Amenity Space (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Aspect
1	Ground	1 Bed / 2 Person (Apartment)	52.61	45	7.61	12.55	11.4	2.8	2.1	0	0	0	0	0	0	0	0	12.55	11.4	1.15	30.33	23	7.33	3.3	3.3	3.24	3	0.24	9.07	5	4.07	Triple
2	Ground	1 Bed / 2 Person (Apartment)	52.61	45	7.61	12.55	11.4	2.8	2.1	0	0	0	0	0	0	0	0	12.55	11.4	1.15	30.33	23	7.33	3.3	3.3	3.24	3	0.24	9.07	5	4.07	Dual
3	First & Second	3 bed / 5 Person (Duplex)	103.86	90	13.86	13.31	13	3.8	2.8	11.59	11.4	3.3	2.8	8.46	7.1	2.4	2.1	33.36	31.5	1.86	33.91	34	-0.09	5	3.8	8.3	9	-0.7	9.58	9	0.58	Triple
4	First & Second	3 bed / 5 Person (Duplex)	111.28	90	21.28	13.68	13	4.5	2.8	12.61	11.4	3.3	2.8	9.25	7.1	3.7	2.1	35.54	31.5	4.04	34.62	34	0.62	5.6	3.8	8.24	9	-0.76	9.12	9	0.12	Triple
5	Ground & First	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	10.79	7	3.79	Dual
6	Ground & First	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	10.64	7	3.64	Dual
7	Ground & First	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	10.94	7	3.94	Triple

APARTMENT BLOCK B2 184-190

Proposed Apartment No.	Floor Location	Proposed Apartment Type	Proposed Floor Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Bedroom 1 Area (sq.m)	Required* (sq.m)	Bedroom 1 Width (m)	Required* (sq.m)	Bedroom 2 Area (sq.m)	Required* (sq.m)	Bedroom 2 Width (m)	Required* (sq.m)	Bedroom 3 Area (sq.m)	Required* (sq.m)	Bedroom 3 Width (m)	Required* (sq.m)	Agg. Bedroom Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Agg. Living Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Living/Dining Room Width (m)	Required* (sq.m)	Storage (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Private Amenity Space (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Aspect
1	Ground	1 Bed / 2 Person (Apartment)	52.61	45	7.61	12.55	11.4	2.8	2.1	0	0	0	0	0	0	0	0	12.55	11.4	1.15	30.33	23	7.33	3.3	3.3	3.24	3	0.24	9.07	5	4.07	Triple
2	Ground	1 Bed / 2 Person (Apartment)	52.61	45	7.61	12.55	11.4	2.8	2.1	0	0	0	0	0	0	0	0	12.55	11.4	1.15	30.33	23	7.33	3.3	3.3	3.24	3	0.24	9.07	5	4.07	Dual
3	First & Second	3 bed / 5 Person (Duplex)	103.86	90	13.86	13.31	13	3.8	2.8	11.59	11.4	3.3	2.8	8.46	7.1	2.4	2.1	33.36	31.5	1.86	33.91	34	-0.09	5	3.8	8.3	9	-0.7	9.58	9	0.58	Triple
4	First & Second	3 bed / 5 Person (Duplex)	111.28	90	21.28	13.68	13	4.5	2.8	12.61	11.4	3.3	2.8	9.25	7.1	3.7	2.1	35.54	31.5	4.04	34.62	34	0.62	5.6	3.8	8.24	9	-0.76	9.12	9	0.12	Triple
5	First & Second	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	10.65	7	3.65	Dual
6	First & Second	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	11.17	7	4.17	Dual
7	Ground & First	1 Bed / 2 Person (Duplex)	60.71	45	15.71	14.88	11.4	4.6	2.1	0	0	0	0	0	0	0	0	13.04	11.4	1.64	25.16	23	2.16	4.1	3.3	4.6	3	1.6	8.52	5	3.52	Triple

APARTMENT BLOCK C

Proposed Apartment No.	Floor Location	Proposed Unit Type	Proposed Floor Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Bedroom 1 Area (sq.m)	Required* (sq.m)	Bedroom 1 Width (m)	Required* (sq.m)	Bedroom 2 Area (sq.m)	Required* (sq.m)	Bedroom 2 Width (m)	Required* (sq.m)	Bedroom 3 Area (sq.m)	Required* (sq.m)	Bedroom 3 Width (m)	Required* (sq.m)	Agg. Bedroom Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Agg. Living Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Living/Dining Room Width (m)	Required* (sq.m)	Storage (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Private Amenity Space (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Aspect
1	Ground	1 Bed / 2 Person (Apartment)	54.35	45	9.35	13.5	11.4	4.3	2.1	0	0	0	0	0	0	0	0	13.5	11.4	2.1	26.2	23	3.2	4.9	3.3	4.52	3	1.52	7.97	5	2.97	Dual
2	Ground	1 Bed / 2 Person (Apartment)	54.35	45	9.35	13.5	11.4	4.3	2.1	0	0	0	0	0	0	0	0	13.5	11.4	2.1	26.2	23	3.2	4.9	3.3	4.52	3	1.52	8.09	5	3.09	Single
3	Ground	2 Bed / 4 Person (Apartment)	79.86	73	6.86	13.56	13	3.1	2.8	11.73	11.4	3.4	2.8	0	0	0	0	25.29	24.4	0.89	30.94	30	0.94	4.5	3.6	7.16	6	1.16	8.52	7	1.52	Triple
4	Ground	2 Bed / 4 Person (Apartment)	82.88	73	9.88	14.05	13	4	2.8	13.58	11.4	3	2.8	0	0	0	0	27.63	24.4	3.23	31.7	30	1.7	3.6	3.6	7.58	6	1.58	7	7	0	Triple
5	Ground	1 Bed / 2 Person (Apartment)	55.2	45	10.2	14.3	11.4	4.3	2.1	0	0	0	0	0	0	0	0	14.3	11.4	2.9	26.2	23	3.2	4.9	3.3	4.52	3	1.52	7.12	5	2.12	Dual
6	Ground	1 Bed / 2 Person (Apartment)	55.75	45	10.75	14.41	11.4	3.1	2.1	0	0	0	0	0	0	0	0	14.41	11.4	3.01	26.5	23	3.5	4.9	3.3	4.65	3	1.65	6.08	5	1.08	Dual
7	Ground	2 Bed / 4 Person (Apartment)	75.6	73	2.6	13.09	13	5.1	2.8	11.81	11.4	3.8	2.8	0	0	0	0	24.9	24.4	0.5	30.6	30	0.6	4.2	3.6	6	6	0	10.15	7	3.15	Dual
8	Ground	2 Bed / 4 Person (Apartment)	84.81	73	11.81	14.25	13	2.8	2.8	11.8	11.4	3.1	2.8	0	0	0	0	26.05	24.4	1.65	32.76	30	2.76	4.8	3.6	9.39	6	3.39	9.94	7	2.94	Triple
9	First	1 Bed / 2 Person (Apartment)	49.53	45	4.53	11.82	11.4	3.8	2.1	0	0	0	0	0	0	0	0	11.82	11.4	0.42	23.28	23	0.28	4.5	3.3	4.16	3	1.16	6.49	5	1.49	Dual
10	First	1 Bed / 2 Person (Apartment)	49.53	45	4.53	11.82	11.4	3.8	2.1	0	0	0	0	0	0	0	0	11.82	11.4	0.42	23.28	23	0.28	4.5	3.3	4.16	3	1.16	6.36	5	1.36	Single
11	First	2 Bed / 4 Person (Apartment)	79.86	73	6.86	13.56	13	3.1	2.8	11.73	11.4	3.4	2.8	0	0	0	0	25.29	24.4	0.89	30.94	30	0.94	4.5	3.6	7.16	6	1.16	7.24	7	0.24	Triple
12	First	2 Bed / 4 Person (Apartment)	82.88	73	9.88	14.05	13	4	2.8	13.58	11.4	3	2.8	0	0	0	0	27.63	24.4	3.23	31.7	30	1.7	3.6	3.6	7.58	6	1.58	7	7	0	Triple
13	First	1 Bed / 2 Person (Apartment)	49.53	45	4.53	11.82	11.4	3.2	2.1	0	0	0	0	0	0	0	0	11.82	11.4	0.42	23.25	23	0.25	4.2	3.3	4.16	3	1.16	7.21	5	2.21	Dual
14	First	1 Bed / 2 Person (Apartment)	49.5	45	4.5	11.82	11.4	3.2	2.1	0	0	0	0	0	0	0	0	11.82	11.4	0.42	23.25	23	0.25	4.2	3.3	4.16	3	1.16	7.21	5	2.21	Dual
15	First	2 Bed / 4 Person (Apartment)	75.59	73	2.59	13.09	13	2.9	2.8	11.81	11.4	3.8	2.8	0	0	0	0	24.9	24.4	0.5	30.6	30	0.6	4.2	3.6	6	6	0	7.09	7	0.09	Dual
16																																



NEIGHBOURHOOD ZONE 02

* Based on Private Open Space Standards of the South Dublin County Development Plan 2022-2028 (12. Implementing and Monitoring Table 3.20)

** Based on Private Open Space Standards of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

No. of Houses Proposed	Proposed House Type	Description	No. of Beds / Persons	Proposed Private Amenity Space (m²)	Target Private Open Space (m²)*	Exceeds Target By (m²)
APARTMENT BLOCK A						
157-165						
166	C3 LHS	3 Bed End Terrace	3 bed / 5 persons	70.3	70	0.3
167	C2 RHS	3 Bed Terraced	3 bed / 5 persons	56	70	-14
168	C2 RHS	3 Bed Terraced	3 bed / 5 persons	56	70	-14
169	C2 RHS	3 Bed Terraced	3 bed / 5 persons	56	70	-14
170	C3 LHS	3 Bed End Terrace	3 bed / 5 persons	70.3	70	0.3
URBAN DUPLEX						
171-178						
179	C3 LHS	3 Bed End Terrace	3 bed / 5 persons	69.7	70	-0.3
180	C2 RHS	3 Bed Terraced	3 bed / 5 persons	55.1	70	-14.9
181	C2 LHS	3 Bed Terraced	3 bed / 5 persons	55.1	70	-14.9
182	C2 RHS	3 Bed Terraced	3 bed / 5 persons	55.1	70	-14.9
183	C3 LHS	3 Bed End Terrace	3 bed / 5 persons	69.7	70	-0.3
APARTMENT BLOCK B1						
184-190						
191	C3 LHS	3 Bed End Terrace	3 bed / 5 persons	69.7	70	-0.3
192	C2 RHS	3 Bed Terraced	3 bed / 5 persons	55.1	70	-14.9
193	C2 LHS	3 Bed Terraced	3 bed / 5 persons	55.1	70	-14.9
194	C2 RHS	3 Bed Terraced	3 bed / 5 persons	55.1	70	-14.9
195	C3 LHS	3 Bed End Terrace	3 bed / 5 persons	69.6	70	-0.4
URBAN DUPLEX						
196-203						
204	C3 LHS	3 Bed End Terrace	3 bed / 5 persons	70.3	70	0.3
205	C2 RHS	3 Bed Terraced	3 bed / 5 persons	56	70	-14
206	C2 LHS	3 Bed Terraced	3 bed / 5 persons	56	70	-14
207	C2 RHS	3 Bed Terraced	3 bed / 5 persons	56	70	-14
208	C3 LHS	3 Bed End Terrace	3 bed / 5 persons	70.3	70	0.3
APARTMENT BLOCK B1						
209-215						
216	D2	2 Bed End Terraced	2 bed / 4 persons	71.2	55	16.2
217	D3	2 Bed Mid Terraced	2 bed / 4 persons	56.7	55	1.7
218	D3	2 Bed Mid Terraced	2 bed / 4 persons	56.7	55	1.7
219	D3	2 Bed Mid Terraced	2 bed / 4 persons	56.7	55	1.7
220	D1	2 Bed End Terraced	2 bed / 4 persons	72.2	55	17.2
APARTMENT BLOCK B1						
222-228						
229	C3 LHS	3 Bed End Terrace	3 bed / 5 persons	78.8	70	8.8
230	C2 RHS	3 Bed Terraced	3 bed / 5 persons	55.9	70	-14.1
231	C2 LHS	3 Bed Terraced	3 bed / 5 persons	56	70	-14
232	C2 RHS	3 Bed Terraced	3 bed / 5 persons	55.8	70	-14.2
233	C2 LHS	3 Bed Terraced	3 bed / 5 persons	56.3	70	-13.7
234	C3 LHS	3 Bed End Terrace	3 bed / 5 persons	71.3	70	1.3
APARTMENT BLOCK C						
235-257						

Proposed Private Open Space (m2)	Minimum Private open Space (m2)**	Exceeds Target by (m2)
70.3	50	20.3
56	50	6
56	50	77.9
56	50	77.9
70.3	50	77.9
69.7	50	19.7
55.1	50	5.1
55.1	50	5.1
55.1	50	5.1
55.1	50	5.1
69.7	50	19.7
69.7	50	19.7
55.1	50	5.1
55.1	50	5.1
55.1	50	5.1
55.1	50	5.1
69.6	50	19.6
70.3	50	20.3
56	50	6
56	50	6
56	50	6
70.3	50	20.3
71.2	30	41.2
56.7	30	26.7
56.7	30	26.7
56.7	30	26.7
56.7	30	26.7
72.2	30	42.2
78.8	50	28.8
55.9	50	5.9
56	50	6
55.8	50	5.8
56.3	50	6.3
71.3	50	21.3

Proposed Apartment No.	Floor Location	Proposed Unit Type	Proposed Floor Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Bedroom 1 Area (sq.m)	Required* (sq.m)	Bedroom 1 Width (m)	Required* (sq.m)	Bedroom 2 Area (sq.m)	Required* (sq.m)	Bedroom 2 Width (m)	Required* (sq.m)	Bedroom 3 Area (sq.m)	Required* (sq.m)	Bedroom 3 Width (m)	Required* (sq.m)	Agg. Bedroom Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Agg. Living Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Living / Dining Room Width (m)	Required* (sq.m)	Storage (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Private Amenity Space (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Aspect
1	Ground	1 Bed / 2 Person (Apartment)	57.22	45	12.22	13.04	11.4	3.7	2.1	0	0	0	0	0	0	0	0	13.04	11.4	1.64	29.54	23	6.54	5.8	3.3	4.4	3	1.4	16.84	5	11.86	Dual
2	Ground	1 Bed / 2 Person (Apartment)	57.22	45	12.22	13.05	11.4	3.7	2.1	0	0	0	0	0	0	0	0	13.05	11.4	1.65	29.54	23	6.54	5.8	3.3	4.4	3	1.4	16.84	5	11.84	Dual
3	First	2 Bed / 3 Person (Apartment)	67.09	63	4.09	13.03	13	3.6	2.8	8.85	7.1	2.8	2.1	0	0	0	0	21.88	20.1	1.78	28.01	28	0.01	5.7	3.6	4.7	5	-0.3	7.53	6	1.53	Triple
4	First & Second	3 bed / 5 Person (Duplex)	103.36	90	13.36	13.1	13	4	2.8	11.46	11.4	2.8	2.8	8.28	7.1	2.8	2.1	32.84	31.5	1.34	36.47	34	2.47	5.5	3.8	6.51	9	-2.49	10.49	9	1.49	Triple
5	First	2 Bed / 3 Person (Apartment)	65.85	63	2.85	13.34	13	3.6	2.8	9.28	7.1	3.2	2.1	0	0	0	0	22.62	20.1	2.52	28.09	28	0.09	6	3.6	4.1	5	-0.9	9.77	6	3.77	Triple
6	Ground & First	2 Bed / 4 Person (Duplex)	87.7	80	7.7	13.84	13	3.7	2.8	12.39	11.4	3.7	2.8	0	7.1	0	2.1	26.23	25	1.23	30.4	13	17.4	7.1	3.8	3.39	4	-0.61	17.81	9	8.81	Dual
7	Ground & First	2 Bed / 4 Person (Duplex)	87.7	80	7.7	13.84	13	3.7	2.8	12.39	11.4	3.7	2.8	0	7.1	0	2.1	26.23	25	1.23	30.4	13	17.4	7.1	3.8	3.39	4	-0.61	15.56	9	6.56	Dual
8	Ground	1 Bed / 2 Person (Apartment)	57.79	45	12.79	11.76	11.4	2.8	2.1	0	0	0	0	0	0	0	0	11.76	11.4	0.36	24.76	23	1.76	3.6	3.3	4.52	3	1.52	14.73	5	9.73	Triple
9	First	1 Bed / 2 Person (Apartment)	52.71	45	7.71	13.59	11.4	4.4	2.1	0	0	0	0	0	0	0	0	13.59	11.4	2.19	23.8	23	0.8	4.4	3.3	3.34	3	0.34	9.9	5	4.9	Triple

Description	No. of Units Proposed	Floor Location	Proposed Gross Floor Area (m²)	Target Gross Floor Area (m²)*	Exceeds Target By (m²)	Proposed Living / Kitchen / Dining Area (m²)	Target Aggregate Living Area (m²)	Exceeds Target By (m²)	Proposed Bedroom 1 Area (m²)	Proposed Bedroom 2 Area (m²)	Proposed Bedroom 3 Area (m²)	Proposed Bedroom 4 Area (m²)	Proposed Agg. Bedroom Area (m²)	Target Aggregate Bedroom Area (m²)**	Exceeds Target By (m²)	Proposed Storage (m²)	Target Storage*	Exceeds Target By (m²)	Proposed Private Open Space (m²)	Target Private Open Space (m²)*	Exceeds Target By (m²)	Proposed Aspect	
DUPLEX BLOCK E3 LHS (UNITS 171-172)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	13.2	11.4	1.8	3	0	45.1	7	38.1	7	38.1	Triple
DUPLEX BLOCK E2 LHS (UNITS 173-174)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	13.2	11.4	1.8	3	0	45.1	7	38.1	7	38.1	Dual
DUPLEX BLOCK E2 RHS (UNITS 175-176)	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E3 RHS (UNITS 177-178)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	13.2	11.4	1.8	3	0	45.1	7	37.1	7	37.1	Triple

Proposed Apartment No.	Floor Location	Proposed Apartment Type	Proposed Floor Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Bedroom 1 Area (sq.m)	Required* (sq.m)	Bedroom 1 Width (m)	Required* (sq.m)	Bedroom 2 Area (sq.m)	Required* (sq.m)	Bedroom 2 Width (m)	Required* (sq.m)	Bedroom 3 Area (sq.m)	Required* (sq.m)	Bedroom 3 Width (m)	Required* (sq.m)	Agg. Bedroom Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Agg. Living Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Living / Dining Room Width (m)	Required* (sq.m)	Storage (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Private Amenity Space (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Aspect
1	Ground	1 Bed / 2 Person (Apartment)	52.61	45	7.61	12.55	11.4	2.8	2.1	0	0	0	0	0	0	0	0	12.55	11.4	1.15	30.33	23	7.33	3.3	3.3	3.24	3	0.24	9.07	5	4.07	Triple
2	Ground	1 Bed / 2 Person (Apartment)	52.61	45	7.61	12.55	11.4	2.8	2.1	0	0	0	0	0	0	0	0	12.55	11.4	1.15	30.33	23	7.33	3.3	3.3	3.24	3	0.24	9.07	5	4.07	Dual
3	First & Second	3 bed / 5 Person (Duplex)	103.86	90	13.86	13.31	13	3.8	2.8	11.59	11.4	3.3	2.8	8.46	7.1	2.4	2.1	33.36	31.5	1.86	33.91	34	-0.09	5	3.8	8.3	9	-0.7	9.58	9	0.58	Triple
4	First & Second	3 bed / 5 Person (Duplex)	111.28	90	21.28	13.68	13	4.5	2.8	12.61	11.4	3.3	2.8	9.25	7.1	3.7	2.1	35.54	31.5	4.04	34.62	34	0.62	5.6	3.8	8.24	9	-0.76	9.12	9	0.12	Triple
5	First & Second	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	10.65	7	3.65	Dual
6	First & Second	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	11.17	7	4.17	Dual
7	Ground & First	1 Bed / 2 Person (Duplex)	60.71	45	15.71	14.88	11.4	4.6	2.1	0	0	0	0	0	0	0	0	13.04	11.4	1.64	25.16	23	2.16	4.1	3.3	4.6	3	1.6	8.52	5	3.52	Triple

Description	No. of Units Proposed	Floor Location	Proposed Gross Floor Area (m²)	Target Gross Floor Area (m²)*	Exceeds Target By (m²)	Proposed Living / Kitchen / Dining Area (m²)	Target Aggregate Living Area (m²)	Exceeds Target By (m²)	Proposed Bedroom 1 Area (m²)	Proposed Bedroom 2 Area (m²)	Proposed Bedroom 3 Area (m²)	Proposed Bedroom 4 Area (m²)	Proposed Agg. Bedroom Area (m²)	Target Aggregate Bedroom Area (m²)**	Exceeds Target By (m²)	Proposed Storage (m²)	Target Storage*	Exceeds Target By (m²)	Proposed Private Open Space (m²)	Target Private Open Space (m²)*	Exceeds Target By (m²)	Proposed Aspect	
DUPLEX BLOCK E1 RHS (UNITS 196-197)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	13.2	11.4	1.8	3	0	45.1	7	37.7	7	37.7	Dual
DUPLEX BLOCK E2 RHS (UNITS 198-199)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	13.2	11.4	1.8	3	0	45.1	7	36.9	7	36.9	Dual
DUPLEX BLOCK E2 LHS (UNITS 200-201)	1 bed / 2 person apartment																						

5	Ground & First	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	10.79	7	3.79	Dual
6	Ground & First	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	10.64	7	3.64	Dual
7	Ground & First	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	10.94	7	3.94	Triple

APARTMENT BLOCK B1 222-228

Proposed Apartment No.	Floor Location	Proposed Apartment Type	Proposed Floor Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Bedroom 1 Area (sq.m)	Required* (sq.m)	Bedroom 1 Width (m)	Required* (sq.m)	Bedroom 2 Area (sq.m)	Required* (sq.m)	Bedroom 2 Width (m)	Required* (sq.m)	Bedroom 3 Area (sq.m)	Required* (sq.m)	Bedroom 3 Width (m)	Required* (sq.m)	Agg. Bedroom Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Agg. Living Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Living /Dining Room Width (m)	Required* (sq.m)	Storage (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Private Amenity Space (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Aspect
1	Ground	1 Bed / 2 Person (Apartment)	52.61	45	7.61	12.55	11.4	2.8	2.1	0	0	0	0	0	0	0	0	12.55	11.4	1.15	30.33	23	7.33	3.3	3.3	3.24	3	0.24	9.07	5	4.07	Triple
2	Ground	1 Bed / 2 Person (Apartment)	52.61	45	7.61	12.55	11.4	2.8	2.1	0	0	0	0	0	0	0	0	12.55	11.4	1.15	30.33	23	7.33	3.3	3.3	3.24	3	0.24	9.07	5	4.07	Dual
3	First & Second	3 bed / 5 Person (Duplex)	103.86	90	13.86	13.31	13	3.8	2.8	11.59	11.4	3.3	2.8	8.46	7.1	2.4	2.1	33.36	31.5	1.86	33.91	34	-0.09	5	3.8	8.3	9	-0.7	9.58	9	0.58	Triple
4	First & Second	3 bed / 5 Person (Duplex)	111.28	90	21.28	13.68	13	4.5	2.8	12.61	11.4	3.3	2.8	9.25	7.1	3.7	2.1	35.54	31.5	4.04	34.62	34	0.62	5.6	3.8	8.24	9	-0.76	9.12	9	0.12	Triple
5	Ground & First	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	10.79	7	3.79	Dual
6	Ground & First	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	10.64	7	3.64	Dual
7	Ground & First	2 bed / 4 Person (Duplex)	85.12	73	12.12	13.84	13	3.7	2.8	11.96	11.4	3.7	2.8	0	7.1	0	2.1	25.8	31.5	-5.7	29.94	30	-0.06	4.7	3.6	3.38	6	-2.62	10.94	7	3.94	Triple

APARTMENT BLOCK C 235-257

Proposed Apartment No.	Floor Location	Proposed Unit Type	Proposed Floor Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Bedroom 1 Area (sq.m)	Required* (sq.m)	Bedroom 1 Width (m)	Required* (sq.m)	Bedroom 2 Area (sq.m)	Required* (sq.m)	Bedroom 2 Width (m)	Required* (sq.m)	Bedroom 3 Area (sq.m)	Required* (sq.m)	Bedroom 3 Width (m)	Required* (sq.m)	Agg. Bedroom Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Agg. Living Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Living /Dining Room Width (m)	Required* (sq.m)	Storage (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Private Amenity Space (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Aspect
1	Ground	1 Bed / 2 Person (Apartment)	54.35	45	9.35	13.5	11.4	4.3	2.1	0	0	0	0	0	0	0	0	13.5	11.4	2.1	26.2	23	3.2	4.9	3.3	4.52	3	1.52	8.09	5	3.09	Single
2	Ground	1 Bed / 2 Person (Apartment)	54.35	45	9.35	13.5	11.4	4.3	2.1	0	0	0	0	0	0	0	0	13.5	11.4	2.1	26.2	23	3.2	4.9	3.3	4.52	3	1.52	8.09	5	3.09	Triple
3	Ground	2 Bed / 4 Person (Apartment)	79.86	73	6.86	13.56	13	3.1	2.8	11.73	11.4	3.4	2.8	0	0	0	0	25.29	24.4	0.89	30.94	30	0.94	4.5	3.6	7.16	6	1.16	8.52	7	1.52	Triple
4	Ground	2 Bed / 4 Person (Apartment)	82.88	73	9.88	14.05	13	4	2.8	13.58	11.4	3	2.8	0	0	0	0	27.63	24.4	3.23	31.7	30	1.7	3.6	3.6	7.58	6	1.58	7	0	Triple	
5	Ground	1 Bed / 2 Person (Apartment)	55.2	45	10.2	14.3	11.4	4.3	2.1	0	0	0	0	0	0	0	0	14.3	11.4	2.9	26.2	23	3.2	4.9	3.3	4.52	3	1.52	7.12	5	2.12	Dual
6	Ground	1 Bed / 2 Person (Apartment)	55.75	45	10.75	14.41	11.4	3.1	2.1	0	0	0	0	0	0	0	0	14.41	11.4	3.01	26.5	23	3.5	4.9	3.3	4.65	3	1.65	6.08	5	1.08	Dual
7	Ground	2 Bed / 4 Person (Apartment)	75.6	73	2.6	13.09	13	5.1	2.8	11.81	11.4	3.8	2.8	0	0	0	0	24.9	24.4	0.5	30.6	30	0.6	4.2	3.6	6	6	0	10.15	7	3.15	Dual
8	Ground	2 Bed / 4 Person (Apartment)	84.81	73	11.81	14.25	13	2.8	2.8	11.8	11.4	3.1	2.8	0	0	0	0	26.05	24.4	1.65	32.76	30	2.76	4.8	3.6	9.39	6	3.39	9.94	7	2.94	Triple
9	First	1 Bed / 2 Person (Apartment)	49.53	45	4.53	11.82	11.4	3.8	2.1	0	0	0	0	0	0	0	0	11.82	11.4	0.42	23.28	23	0.28	4.5	3.3	4.16	3	1.16	6.49	5	1.49	Dual
10	First	1 Bed / 2 Person (Apartment)	49.53	45	4.53	11.82	11.4	3.8	2.1	0	0	0	0	0	0	0	0	11.82	11.4	0.42	23.28	23	0.28	4.5	3.3	4.16	3	1.16	6.36	5	1.36	Single
11	First	2 Bed / 4 Person (Apartment)	79.86	73	6.86	13.56	13	3.1	2.8	11.73	11.4	3.4	2.8	0	0	0	0	25.29	24.4	0.89	30.94	30	0.94	4.5	3.6	7.16	6	1.16	7.24	7	0.24	Triple
12	First	2 Bed / 4 Person (Apartment)	82.88	73	9.88	14.05	13	4	2.8	13.58	11.4	3	2.8	0	0	0	0	27.63	24.4	3.23	31.7	30	1.7	3.6	3.6	7.58	6	1.58	7	0	Triple	
13	First	1 Bed / 2 Person (Apartment)	49.53	45	4.53	11.82	11.4	3.2	2.1	0	0	0	0	0	0	0	0	11.82	11.4	0.42	23.25	23	0.25	4.2	3.3	4.16	3	1.16	7.21	5	2.21	Dual
14	First	1 Bed / 2 Person (Apartment)	49.5	45	4.5	11.82	11.4	3.2	2.1	0	0	0	0	0	0	0	0	11.82	11.4	0.42	23.25	23	0.25	4.2	3.3	4.16	3	1.16	7.21	5	2.21	Dual
15	First	2 Bed / 4 Person (Apartment)	75.59	73	2.59	13.09	13	2.9	2.8	11.81	11.4	3.8	2.8	0	0	0	0	24.9	24.4	0.5	30.6	30	0.6	4.2	3.6	6	6	0	7.09	7	0.09	Dual
16	First	2 Bed / 4 Person (Apartment)	84.78	73	11.78	14.25	13	2.8	2.8	11.8	11.4	3.1	2.8	0	0	0	0	26.05	24.4	1.65	32.76	30	2.76	4.8	3.6	9.39	6	3.39	7.09	7	0.09	Triple
17	Second	2 Bed / 4 Person (Apartment)	79.86	73	6.86	13.56	13	3.1	2.8	11.73	11.4	3.4	2.8	0	0	0	0	25.29	24.4	0.89	30.94	30	0.94	4.5	3.6	7.16	6	1.16	7.24	7	0.24	Triple
18	Second	1 Bed / 2 Person (Apartment)	49.53	45	4.53	11.82	11.4	3.8	2.1	0	0	0	0	0	0	0	0	11.82	11.4	0.42	23.28	23	0.28	4.5	3.3	4.16	3	1.16	6.36	5	1.36	Single
19	Second	2 Bed / 4 Person (Apartment)	82.88	73	9.88	14.05	13	4	2.8	13.58	11.4	3	2.8	0	0	0	0	27.63	24.4	3.23	31.7	30	1.7	3.6	3.6	7.58	6	1.58	7	0	Triple	
20	Second	2 Bed / 3 Person (Apartment)	68.98	63	5.98	13.09	13	2.9	2.8	9.33	7.1	3	2.1	0	0	0	0	22.42	20.1	2.32	28	28	0	4.2	3.6	5.16	5	0.16	8.16	6	2.16	Dual
21	Second	2 Bed / 4 Person (Apartment)	84.78	73	11.78	14.25	13	2.8	2.8	11.8	11.4	3.1	2.8	0	0	0	0	26.05	24.4	1.65	32.76	30	2.76	4.8	3.6	9.39	6	3.39	7.09	7	0.09	Triple
22	Lower	2 Bed / 3 Person (Apartment)	69.78	63	6.78	14.75	13	2.8	2.8	7.91	7.1	3.3	2.1	0	0	0	0	22.66	20.1	2.56	28.76	28	0.76	8.1	3.6	5.82	5	0.82	6.08	6	0.08	Dual
23	Lower	2 Bed / 3 Person (Apartment)	69.78	63	6.78	14.75	13	2.8	2.8	7.91	7.1	3.3	2.1	0	0	0	0	22.66	20.1	2.56	28.76	28	0.76	8.1	3.6	5.82	5	0.82	7.12	6	1.12	Dual

NEIGHBOURHOOD ZONE 03

* Based on Private Open Space Standards of the South Dublin County Development Plan 2022-2028 (12. Implementing and Monitoring Table 3.20)

** Based on Private Open Space Standards of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

No. of Houses Proposed	Proposed House Type	Description	No. of Beds / Persons	Proposed Private Amenity Space (m²)	Target Private Open Space (m²)**	Exceeds Target By (m²)
Duplex Block E1						
Duplex Block E2						
Duplex Block E3						
Urban Duplex E4						
Urban Duplex E2						
Urban Duplex E2						
Urban Duplex E1						
427	C3 RHS	3 Bed Semi-Detached	3 bed / 5 persons	65.2	70	-4.8
428	C2 LHS	3 Bed Terraced	3 bed / 5 persons	46.8	70	-23.2
429	C2 RHS	3 Bed Terraced	3 bed / 5 persons	46.8	70	-23.2
430	C2 LHS	3 Bed Terraced	3 bed / 5 persons	46.8	70	-23.2
431	C2 RHS	3 Bed Terraced	3 bed / 5 persons	46.8	70	-23.2
432	C3 LHS	3 Bed Semi-Detached	3 bed / 5 persons	65.2	70	-4.8
Urban Duplex E1 RHS						
Urban Duplex E2 RHS						
Urban Duplex E2 LHS						
Urban Duplex E1 LHS						
441	C3 RHS	3 Bed Semi-Detached	3 bed / 5 persons	58.6	70	-11.4
442	C2 LHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
443	C2 RHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
444	C3 LHS	3 Bed Semi-Detached	3 bed / 5 persons	77.3	70	7.3
445	C3 RHS	3 Bed Semi-Detached	3 bed / 5 persons	75.6	70	5.6
446	C2 LHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
447	C2 RHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
448	C1 RHS	3 Bed Mid Terraced	3 bed / 5 persons	48.6	70	-21.4
APARTMENT BLOCK D						
APARTMENT BLOCK D						
457	C1 LHS	3 Bed Semi-Detached / End Terrace	3 bed / 5 persons	74.8	70	4.8
458	C2 LHS	3 Bed Mid Terraced	3 bed / 5 persons	47.9	70	-22.1
459	C2 RHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
460	C2 LHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
461	C2 RHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
462	C2 RHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
463	C3 RHS	3 Bed Semi-Detached	3 bed / 5 persons	65.6	70	-4.4
Urban Duplex E4 LHS						
Urban Duplex E2 LHS						
Urban Duplex E2 RHS						
Urban Duplex E4 RHS						
472	C3 RHS	3 Bed Semi-Detached	3 bed / 5 persons	65.2	70	-4.8
473	C2 LHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
474	C2 RHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
475	C2 LHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
476	C2 RHS	3 Bed Mid Terraced	3 bed / 5 persons	46.8	70	-23.2
477	C3 LHS	3 Bed Semi-Detached	3 bed / 5 persons	65.2	70	-4.8
478	D1	2 Bed End Terraced	2 bed / 4 persons	44.4	55	-10.6
479	D3	2 Bed End Terraced	2 bed / 4 persons	38.9	55	-16.1
480	D3	2 Bed End Terraced	2 bed / 4 persons	38.9	55	-16.1
481	D3	2 Bed End Terraced	2 bed / 4 persons	38.9	55	-16.1
482	D2	2 Bed End Terraced	2 bed / 4 persons	44.4	55	-10.6
483	D4	2 Bed End Terraced	2 bed / 4 persons	62.8	55	7.8
484	D3	2 Bed End Terraced	2 bed / 4 persons	51.6	55	-3.4
485	D2	2 Bed End Terraced	2 bed / 4 persons	57.4	55	2.4
486	D4	2 Bed End Terraced	2 bed / 4 persons	34.1	55	-20.9
487	D2	2 Bed End Terraced	2 bed / 4 persons	40.3	55	-14.7
488	D2	2 Bed End Terraced	2 bed / 4 persons	50.2	55	-4.8
489	F1	3 Bed End Terraced	3 bed / 6 persons	41.4	60	-18.6
490	C2 LHS	3 Bed Mid Terraced	3 bed / 5 persons	50.1	70	-19.9
491	C2 RHS	3 Bed Mid Terraced	3 bed / 5 persons	52.2	70	-17.8
492	C2 RHS	3 Bed Mid Terraced	3 bed / 5 persons	52.2	70	-17.8
493	C1 LHS	3 Bed Semi-Detached / End Terrace	3 bed / 5 persons	65	70	-5
Urban Duplex E3 RHS						
Urban Duplex E2 RHS						
Urban Duplex E3 LHS						
Urban Duplex E2 LHS						
Urban Duplex E2 LHS						
Urban Duplex E2 LHS						
506	D2	2 Bed End Terraced	2 bed / 4 persons	64.3	55	9.3
507	D3	2 Bed End Terraced	2 bed / 4 persons	43.1	55	-11.9
508	D3	2 Bed End Terraced	2 bed / 4 persons	43.1	55	-11.9
509	D3	2 Bed End Terraced	2 bed / 4 persons	41.1	55	-13.9
510	D1	2 Bed End Terraced	2 bed / 4 persons	57.5	55	2.5
511	C3 LHS	3 Bed Semi-Detached	3 bed / 5 persons	59	70	-11
512	C2 LHS	3 Bed Mid Terraced	3 bed / 5 persons	49	70	-21
513	C2 RHS	3 Bed Mid Terraced	3 bed / 5 persons	49	70	-21
514	C1 LHS	3 Bed Semi-Detached / End Terrace	3 bed / 5 persons	54	70	-16
515	D2	2 Bed End Terraced	2 bed / 4 persons	74.4	55	19.4
516	D3	2 Bed End Terraced	2 bed / 4 persons	62	55	7
517	D5	2 Bed End Terraced	2 bed / 4 persons	65	55	10
518	D4	2 Bed End Terraced	2 bed / 4 persons	52.8	55	-2.2
519	D1	2 Bed End Terraced	2 bed / 4 persons	54.2	55	-0.8
520	C1 RHS	3 Bed Semi-Detached / End Terrace	3 bed / 5 persons	54.1	70	-15.9
521	C2 LHS	3 Bed Mid Terraced	3 bed / 5 persons	49	70	-21
522	C2 RHS	3 Bed Mid Terraced	3 bed / 5 persons	49	70	-21
523	C3 LHS	3 Bed Semi-Detached	3 bed / 5 persons	59	70	-11

Proposed Private Open Space (m2)	Minimum Private open space (m2)**	Exceeds Target by (m2)
65.2	50	15.2
46.8	50	-3.2
46.8	50	-3.2
46.8	50	-3.2
46.8	50	-3.2
46.8	50	-3.2
65.2	50	15.2
58.6	50	8.6
46.8	50	-3.2
46.8	50	-3.2
77.3	50	27.3
75.6	50	25.6
46.8	50	-3.2
46.8	50	-3.2
48.6	50	-1.4
74.8	50	24.8
47.9	50	-2.1
46.8	50	-3.2
46.8	50	-3.2
46.8	50	-3.2
65.6	50	15.6
65.2	50	15.2
46.8	50	-3.2
46.8	50	-3.2
46.8	50	-3.2
65.2	50	15.2
44.4	30	14.4
38.9	30	8.9
38.9	30	8.9
38.9	30	8.9
44.4	30	14.4
62.8	30	32.8
51.6	30	21.6
57.4	30	27.4
34.1	30	4.1
40.3	30	10.3
50.2	30	20.2
41.4	40	1.4
50.1	50	0.1
52.2	50	2.2
52.2	50	2.2
65	50	15
64.3	30	34.3
43.1	30	13.1
43.1	30	13.1
41.1	30	11.1
57.5	30	27.5
59	50	9
49	50	-1
49	50	-1
54	50	4
74.4	30	44.4
62	30	32
65	30	35
52.8	30	22.8
54.2	30	24.2
54.1	50	4.1
49	50	-1
49	50	-1
59	50	9

DUPLEX BLOCK E1 No. 389-402																					
Description	Floor Location	Proposed Gross Floor Area (m²)	Target Gross Floor Area (m²)*	Exceeds Target By (m²)	Proposed Living / Kitchen / Dining Area (m²)	Target Aggregate Living Area (m²)*	Exceeds Target By (m²)	Proposed Bedroom 1 Area (m²)	Proposed Bedroom 2 Area (m²)	Proposed Bedroom 3 Area (m²)	Proposed Bedroom 4 Area (m²)	Proposed Bedroom Area (m²)	Target Aggregate Bedroom Area (m²)*	Exceeds Target By (m²)	Proposed Storage (m²)	Target Storage*	Exceeds Target By (m²)	Proposed Private Open Space (m²)	Target Private Open Space (m²)*	Exceeds Target By (m²)	Proposed Aspect
2 bed / 4 person apartment (END)	Ground	83.5	63	20.5	29.8	30	-0.2	16.5	12.5	0	0	29	24.4	4.6	8.8	3	5.8	13.7	7	6.7	Dual
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual
2 bed / 4 person apartment (END)	Ground	78.2	63	15.2	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.9	Dual
3 bed / 5 person duplex (End)	First & Second	143.6	90	53.6	45	34	11	16.5	11.8	9.4	0	37.7	31.5	6.2	8.4	9	-0.6	9.5	9	0.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual
3 bed / 5 person duplex (End)	First & Second	133	90	43	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual

DUPLEX BLOCK E2 No. 403-414																					
Description	Floor Location	Proposed Gross Floor Area (m²)	Target Gross Floor Area (m²)*	Exceeds Target By (m²)	Proposed Living / Kitchen / Dining Area (m²)	Target Aggregate Living Area (m²)*	Exceeds Target By (m²)	Proposed Bedroom 1 Area (m²)	Proposed Bedroom 2 Area (m²)	Proposed Bedroom 3 Area (m²)	Proposed Bedroom 4 Area (m²)	Proposed Bedroom Area (m²)	Target Aggregate Bedroom Area (m²)*	Exceeds Target By (m²)	Proposed Storage (m²)	Target Storage*	Exceeds Target By (m²)	Proposed Private Open Space (m²)	Target Private Open Space (m²)*	Exceeds Target By (m²)	Proposed Aspect
2 bed / 4 person apartment (END)	Ground	83.5	63	20.5	29.8	30	-0.2	16.5	12.5	0	0	29	24.4	4.6	8.8	3	5.8	13.7	7	6.7	Dual
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual
2 bed / 4 person apartment (MID)	Ground	78.2	63	15.2	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual

2 bed / 4 person apartment (Mid)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.7	Dual
2 bed / 4 person apartment (End)	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12	0	0	25.4	24.4	1	7.4	3	4.4	13.7	7	6.9	Dual
3 bed / 5 person duplex (End)	First & Second	143.6	90	53.6	45	45	34	11	16.5	11.8	9.4	0	37.7	31.5	6.2	8.4	9	-0.6	9.5	9	0.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual
3 bed / 5 person duplex (End)	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	6.2	9	-2.8	9.5	9	0.5	Dual

DUPLEX BLOCK E3 No. 403-414

Description	Floor Location	Proposed Gross Floor Area (m²)	Target Gross Floor Area (m²) *	Exceeds Target By (m²)	Proposed Living / Kitchen / Dining Area (m²)	Proposed Agg. Living Area (m²)	Target Aggregate Living Area (m²)*	Exceeds Target By (m²)	Proposed Bedroom 1 Area (m²)	Proposed Bedroom 2 Area (m²)	Proposed Bedroom 3 Area (m²)	Proposed Bedroom 4 Area (m²)	Proposed Agg. Bedroom Area (m²)	Target Aggregate Bedroom Area (m²)*	Exceeds Target By (m²)	Proposed Storage (m²)	Target Storage *	Exceeds Target By (m²)	Proposed Private Open Space (m²)	Target Private Open Space (m²) *	Exceeds Target By (m²)	Proposed Aspect
2 bed / 4 person apartment	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12.5	0	0	25.9	24.4	1.5	7.4	3	4.4	13.7	7	6.7	Dual
2 bed / 4 person apartment	Ground	78.2	63	15.2	29.8	29.8	30	-0.2	13.4	12.5	0	0	25.9	24.4	1.5	7.4	3	4.4	13.7	7	6.7	Dual
3 bed / 5 person duplex	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	9.9	9	0.9	9.5	9	0.5	Dual
3 bed / 5 person duplex	First & Second	133	90	43	42.4	42.4	34	8.4	14.2	11.8	8.1	0	34.1	31.5	2.6	9.9	9	0.9	9.5	9	0.5	Dual

URBAN DUPLEX No. 419-426

Description	No. of Units Proposed	Floor Location	Proposed Gross Floor Area (m²)	Target Gross Floor Area (m²) *	Exceeds Target By (m²)	Proposed Living / Kitchen / Dining Area (m²)	Proposed Agg. Living Area (m²)	Target Aggregate Living Area (m²)*	Exceeds Target By (m²)	Proposed Bedroom 1 Area (m²)	Proposed Bedroom 2 Area (m²)	Proposed Bedroom 3 Area (m²)	Proposed Bedroom 4 Area (m²)	Proposed Agg. Bedroom Area (m²)	Target Aggregate Bedroom Area (m²)*	Exceeds Target By (m²)	Proposed Storage (m²)	Target Storage *	Exceeds Target By (m²)	Proposed Private Open Space (m²)	Target Private Open Space (m²) *	Exceeds Target By (m²)	Proposed Aspect
DUPLEX BLOCK E4 LHS (UNITS 419-420)	2 bed / 4 person apartment	Ground	75.92	63	12.92	30.42	30.42	30	0.42	13.2	11.92	0	0	25.12	24.4	0.72	6.14	3	3.14	18.4	7	11.4	Triple
DUPLEX BLOCK E2 LHS (UNITS 421-422)	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.21	11.68	7.84	0	32.73	31.5	1.23	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E2 LHS (UNITS 423-424)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	11.6	7	4.6	Dual
DUPLEX BLOCK E1 LHS (UNITS 425-426)	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple

URBAN DUPLEX No. 433-439

Description	No. of Units Proposed	Floor Location	Proposed Gross Floor Area (m²)	Target Gross Floor Area (m²) *	Exceeds Target By (m²)	Proposed Living / Kitchen / Dining Area (m²)	Proposed Agg. Living Area (m²)	Target Aggregate Living Area (m²)*	Exceeds Target By (m²)	Proposed Bedroom 1 Area (m²)	Proposed Bedroom 2 Area (m²)	Proposed Bedroom 3 Area (m²)	Proposed Bedroom 4 Area (m²)	Proposed Agg. Bedroom Area (m²)	Target Aggregate Bedroom Area (m²)*	Exceeds Target By (m²)	Proposed Storage (m²)	Target Storage *	Exceeds Target By (m²)	Proposed Private Open Space (m²)	Target Private Open Space (m²) *	Exceeds Target By (m²)	Proposed Aspect
DUPLEX BLOCK E1 RHS (UNITS 433-434)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	11.6	7	4.6	Dual
DUPLEX BLOCK E2 RHS (UNITS 435-436)	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E2 LHS (UNITS 437-438)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	11.6	7	4.6	Dual
DUPLEX BLOCK E1 LHS (UNITS 439-440)	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple

APARTMENT BLOCK D 449-457

Proposed Apartment No.	Floor Location	Proposed Unit Type	Proposed Floor Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Bedroom 1 Area (sq.m)	Required* (sq.m)	Bedroom 1 Width (m)	Required* (sq.m)	Bedroom 2 Area (sq.m)	Required* (sq.m)	Bedroom 2 Width (m)	Required* (sq.m)	Bedroom 3 Area (sq.m)	Required* (sq.m)	Bedroom 3 Width (m)	Required* (sq.m)	Agg. Bedroom Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Agg. Living Area (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Private Amenities Space (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Living / Dining Room Width (m)	Required* (sq.m)	Storage (sq.m)	Required* (sq.m)	Exceeds Requirement by (sq.m)	Aspect
1	Ground	2 Bed / 4 Person (Apartment)	88.11	73	15.11	13.03	13	2.8	2.8	11.47	11.4	3.1	2.8	0	0	0	0	24.5	24.4	0.1	30.94	30	0.94	5.2	3.6	10.77	6	4.77	8.27	7	1.27	Dual
2	Ground	2 Bed / 3 Person (Apartment)	63.63	63	0.63	11.4	13	2.8	2.8	7.37	7.1	3.3	2.1	0	0	0	0	18.77	20.1	-1.33	28.09	28	0.09	4.8	3.6	5.68	5	0.68	12.08	6	6.08	Dual
3	Ground	2 Bed / 4 Person (Apartment)	78.03	73	5.03	13.05	13	4.2	2.8	11.46	11.4	3	2.8	0	0	0	0	24.51	24.4	0.11	29.99	30	-0.01	4.4	3.6	5.83	6	-0.17	7.31	7	0.31	Dual
4	First	2 Bed / 4 Person (Apartment)	88.11	73	15.11	13.7	13	2.8	2.8	11.36	11.4	3	2.8	0	0	0	0	25.06	24.4	0.66	31.55	30	1.55	5.2	3.6	7.57	6	1.57	8.27	7	1.27	Dual
5	First	1 Bed / 2 Person (Apartment)	56.48	45	11.48	13.14	11.4	3.2	2.1	0	0	0	0	0	0	0	0	13.14	11.4	1.74	24.37	23	1.37	3.6	3.3	5.56	3	2.56	7.52	5	2.52	Dual
6	First	1 Bed / 2 Person (Apartment)	55.62	45	10.62	12.6	11.4	2.8	2.1	0	0	0	0	0	0	0	0	12.6	11.4	1.2	24.85	23	1.85	5.1	3.3	5.93	3	2.93	5.08	5	0.08	Dual
7	First	2 Bed / 4 Person (Apartment)	78.03	73	5.03	13.19	13	4.3	2.8	12.26	11.4	3	2.8	0	0	0	0	25.45	24.4	1.05	31.46	30	1.46	4.4	3.6	6.28	6	0.28	7.31	7	0.31	Dual
8	First	1 Bed / 2 Person (Apartment)	56.48	45	11.48	13.14	11.4	3.2	2.1	0	0	0	0	0	0	0	0	13.14	11.4	1.74	24.37	23	1.37	3.6	3.3	5.56	3	2.56	7.52	5	2.52	Dual
9	First	1 Bed / 2 Person (Apartment)	55.62	45	10.62	12.6	11.4	2.8	2.1	0	0	0	0	0	0	0	0	12.6	11.4	1.2	24.85	23	1.85	5.1	3.3	5.93	3	2.93	5.08	5	0.08	Dual

URBAN DUPLEX No. 464-471

Description	No. of Units Proposed	Floor Location	Proposed Gross Floor Area (m²)	Target Gross Floor Area (m²) *	Exceeds Target By (m²)	Proposed Living / Kitchen / Dining Area (m²)	Proposed Agg. Living Area (m²)	Target Aggregate Living Area (m²)*	Exceeds Target By (m²)	Proposed Bedroom 1 Area (m²)	Proposed Bedroom 2 Area (m²)	Proposed Bedroom 3 Area (m²)	Proposed Bedroom 4 Area (m²)	Proposed Agg. Bedroom Area (m²)	Target Aggregate Bedroom Area (m²)*	Exceeds Target By (m²)	Proposed Storage (m²)	Target Storage *	Exceeds Target By (m²)	Proposed Private Open Space (m²)	Target Private Open Space (m²) *	Exceeds Target By (m²)	Proposed Aspect
DUPLEX BLOCK E4 LHS (UNITS 464-465)	2 bed / 4 person apartment	Ground	75.92	63	12.92	30.42	30.42	30	0.42	13.2	11.92	0	0	25.12	24.4	0.72	6.14	3	3.14	18.4	7	11.4	Triple
DUPLEX BLOCK E2 LHS (UNITS 466-467)	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.21	11.68	7.84	0	32.73	31.5	1.23	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E2 RHS (UNITS 468-469)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	11.6	7	4.6	Dual
DUPLEX BLOCK E4 RHS (UNITS 470-471)	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple

URBAN DUPLEX No. 494-505

Description	No. of Units Proposed	Floor Location	Proposed Gross Floor Area (m²)	Target Gross Floor Area (m²) *	Exceeds Target By (m²)	Proposed Living / Kitchen / Dining Area (m²)	Proposed Agg. Living Area (m²)	Target Aggregate Living Area (m²)*	Exceeds Target By (m²)	Proposed Bedroom 1 Area (m²)	Proposed Bedroom 2 Area (m²)	Proposed Bedroom 3 Area (m²)	Proposed Bedroom 4 Area (m²)	Proposed Agg. Bedroom Area (m²)	Target Aggregate Bedroom Area (m²)*	Exceeds Target By (m²)	Proposed Storage (m²)	Target Storage *	Exceeds Target By (m²)	Proposed Private Open Space (m²)	Target Private Open Space (m²) *	Exceeds Target By (m²)	Proposed Aspect
DUPLEX BLOCK E3 RHS (UNITS 494-495)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	11.6	7	4.6	Dual
DUPLEX BLOCK E2 RHS (UNITS 496-497)	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E3 LHS (UNITS 498-499)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	11.6	7	4.6	Dual
DUPLEX BLOCK E2 LHS (UNITS 500-501)	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E2 LHS (UNITS 502-503)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	11.6	7	4.6	Dual
DUPLEX BLOCK E2 LHS (UNITS 504-505)	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple

NEIGHBOURHOOD ZONE 04

* Based on Private Open Space Standards of the South Dublin County Development Plan 2022-2028 (12. Implementing and Monitoring Table 3.20)

** Based on Private Open Space Standards of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

No. of Houses Proposed	Proposed House Type	Description	No. of Beds / Persons	Proposed Private Amenity Space (m ²)	Target Private Open Space (m ²)*	Exceeds Target By (m ²)	Proposed Private Space (m ²)	Minimum Private open Space (m ²)**	Exceeds Target by (m ²)
DUPLEX BLOCK C									
258-269									
270	D1	2 Bed End Terraced	2 bed / 4 persons	33.3	55	-21.7	33.3	30	3.3
271	D3	2 Bed Mid Terraced	2 bed / 4 persons	37.6	55	-17.4	37.6	30	7.6
272	D3	2 Bed Mid Terraced	2 bed / 4 persons	37.6	55	-17.4	37.6	30	7.6
273	D2	2 Bed End Terraced	2 bed / 4 persons	45.6	55	-9.4	45.6	30	15.6
274	C1 RHS	3 Bed End Terrace	3 bed / 5 persons	55.9	70	-14.1	55.9	50	5.9
275	C2 LHS	3 Bed Mid Terrace	3 bed / 5 persons	46	70	-24	46	50	-4
276	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	46	70	-24	46	50	-4
277	C1 LHS	3 Bed End Terrace	3 bed / 5 persons	55.9	70	-14.1	55.9	50	5.9
278	C1 RHS	3 Bed End Terrace	3 bed / 5 persons	55.3	70	-14.7	55.3	50	5.3
279	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	46	70	-24	46	50	-4
280	C1 LHS	3 Bed End Terrace	3 bed / 5 persons	66.5	70	-3.5	66.5	50	16.5
281	D1	2 Bed End Terraced	2 bed / 4 persons	43	55	-12	43	30	13
282	D3	2 Bed Mid Terraced	2 bed / 4 persons	37.7	55	-17.3	37.7	30	7.7
283	D3	2 Bed Mid Terraced	2 bed / 4 persons	37.8	55	-17.2	37.8	30	7.8
284	D2	2 Bed End Terraced	2 bed / 4 persons	45.1	55	-9.9	45.1	30	15.1
285	C3 LHS	3 Bed End Terrace / Semi-Detached	3 bed / 5 persons	56.9	70	-13.1	56.9	50	6.9
286	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	40.1	70	-29.9	40.1	50	-9.9
287	C2 LHS	3 Bed Mid Terrace	3 bed / 5 persons	40.1	70	-29.9	40.1	50	-9.9
288	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	40.1	70	-29.9	40.1	50	-9.9
289	C2 LHS	3 Bed Mid Terrace	3 bed / 5 persons	40.1	70	-29.9	40.1	50	-9.9
290	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	40.1	70	-29.9	40.1	50	-9.9
291	C3 RHS	3 Bed End Terrace / Semi-Detached	3 bed / 5 persons	57.2	70	-12.8	57.2	50	7.2
292	E5 RHS	3 Bed End Terrace	3 bed / 5 persons	38.1	60	-21.9	38.1	40	-1.9
URBAN DUPLEX									
293-296									
297	E5 RHS	3 Bed End Terrace	3 bed / 5 persons	38.1	60	-21.9	38.1	40	-1.9
298	C3 LHS	3 Bed End Terrace / Semi-Detached	3 bed / 5 persons	58.8	70	-11.2	58.8	50	8.8
299	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	40.1	70	-29.9	40.1	50	-9.9
300	C2 LHS	3 Bed Mid Terrace	3 bed / 5 persons	40.1	70	-29.9	40.1	50	-9.9
301	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	40.1	70	-29.9	40.1	50	-9.9
302	C1 LHS	3 Bed End Terrace	3 bed / 5 persons	40.1	70	-29.9	40.1	50	-9.9
303	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	40.1	70	-29.9	40.1	50	-9.9
304	C3 RHS	3 Bed End Terrace / Semi-Detached	3 bed / 5 persons	60.3	70	-9.7	60.3	50	10.3
305	D1	2 Bed End Terraced	2 bed / 4 persons	43.3	55	-11.7	43.3	30	13.3
306	D3	2 Bed Mid Terraced	2 bed / 4 persons	37.8	55	-17.2	37.8	30	7.8
307	D3	2 Bed Mid Terraced	2 bed / 4 persons	37.8	55	-17.2	37.8	30	7.8
308	D2	2 Bed End Terraced	2 bed / 4 persons	43.1	55	-11.9	43.1	30	13.1
309	D5	2 Bed End Terraced	2 bed / 4 persons	42.7	55	-12.3	42.7	30	12.7
310	D3	2 Bed Mid Terraced	2 bed / 4 persons	54.4	55	-0.6	54.4	30	24.4
311	D3	2 Bed Mid Terraced	2 bed / 4 persons	54.4	55	-0.6	54.4	30	24.4
312	D3	2 Bed Mid Terraced	2 bed / 4 persons	54.4	55	-0.6	54.4	30	24.4
313	D3	2 Bed Mid Terraced	2 bed / 4 persons	54.4	55	-0.6	54.4	30	24.4
314	D4	2 Bed End Terraced	2 bed / 4 persons	61.5	55	6.5	61.5	30	31.5
URBAN DUPLEX									
315-322									
323	D5	2 Bed End Terraced	2 bed / 4 persons	60	55	5	60	30	30
324	D3	2 Bed Mid Terraced	2 bed / 4 persons	54.4	55	-0.6	54.4	30	24.4
325	D3	2 Bed Mid Terraced	2 bed / 4 persons	54.4	55	-0.6	54.4	30	24.4
326	D3	2 Bed Mid Terraced	2 bed / 4 persons	54.4	55	-0.6	54.4	30	24.4
327	D3	2 Bed Mid Terraced	2 bed / 4 persons	54.4	55	-0.6	54.4	30	24.4
328	D4	2 Bed End Terraced	2 bed / 4 persons	41.8	55	-13.2	41.8	30	11.8
DUPLEX BLOCK D									
329-344									
DUPLEX BLOCK D									
345-360									
361	C1 RHS	3 Bed End Terrace	3 bed / 5 persons	91.8	70	21.8	91.8	50	41.8
362	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	47.9	70	-22.1	47.9	50	-2.1
363	C3 RHS	3 Bed End Terrace / Semi-Detached	3 bed / 5 persons	65.5	70	-4.5	65.5	50	15.5
364	C3 LHS	3 Bed End Terrace / Semi-Detached	3 bed / 5 persons	65.5	70	-4.5	65.5	50	15.5
365	C2 LHS	3 Bed Mid Terrace	3 bed / 5 persons	47.9	70	-22.1	47.9	50	-2.1
366	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	47.9	70	-22.1	47.9	50	-2.1
367	C3 RHS	3 Bed End Terrace / Semi-Detached	3 bed / 5 persons	67.1	70	-2.9	67.1	50	17.1
368	D1	2 Bed End Terraced	2 bed / 4 persons	59	55	4	59	30	29
369	D3	2 Bed Mid Terraced	2 bed / 4 persons	41.5	55	-13.5	41.5	30	11.5
370	D3	2 Bed Mid Terraced	2 bed / 4 persons	41.5	55	-13.5	41.5	30	11.5
371	D3	2 Bed Mid Terraced	2 bed / 4 persons	41.5	55	-13.5	41.5	30	11.5
372	D2	2 Bed End Terraced	2 bed / 4 persons	59.1	55	4.1	59.1	30	29.1
373	C3 LHS	3 Bed End Terrace / Semi-Detached	3 bed / 5 persons	67.1	70	-2.9	67.1	50	17.1
374	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	47.9	70	-22.1	47.9	50	-2.1
375	C2 LHS	3 Bed Mid Terrace	3 bed / 5 persons	47.9	70	-22.1	47.9	50	-2.1
376	C2 RHS	3 Bed Mid Terrace	3 bed / 5 persons	50.8	70	-19.2	50.8	50	0.8
377	C2 LHS	3 Bed Mid Terrace	3 bed / 5 persons	50.8	70	-19.2	50.8	50	0.8
378	C1 LHS	3 Bed End Terrace	3 bed / 5 persons	135.8	70	65.8	135.8	50	85.8
379	C1 RHS	3 Bed End Terrace	3 bed / 5 persons	95.3	70	25.3	95.3	50	45.3
380	C2 LHS	3 Bed Mid Terrace	3 bed / 5 persons	69	70	-1	69	50	19
381	C3 RHS	3 Bed End Terrace / Semi-Detached	3 bed / 5 persons	75.4	70	5.4	75.4	50	25.4
382	D1	2 Bed End Terraced	2 bed / 4 persons	47.4	55	-7.6	47.4	30	17.4
383	D3	2 Bed Mid Terraced	2 bed / 4 persons	41.5	55	-13.5	41.5	30	11.5
384	D3	2 Bed Mid Terraced	2 bed / 4 persons	41.5	55	-13.5	41.5	30	11.5
385	D3	2 Bed Mid Terraced	2 bed / 4 persons	41.5	55	-13.5	41.5	30	11.5
386	D2	2 Bed End Terraced	2 bed / 4 persons	48.9	55	-6.1	48.9	30	18.9
387	C3 LHS	3 Bed End Terrace / Semi-Detached	3 bed / 5 persons	101.8	70	31.8	101.8	50	51.8
388	C3 RHS	3 Bed End Terrace / Semi-Detached	3 bed / 5 persons	123.3	70	53.3	123.3	50	73.3

DUPLEX BLOCK C No. 258-269																						
Description	Floor Location	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²) *	Exceeds Target By (m ²)	Proposed Living / Kitchen / Dining Area (m ²)	Proposed Agg. Living Area (m ²)	Target Agg. Living Area (m ²) *	Exceeds Target By (m ²)	Proposed Bedroom 1 Area (m ²)	Proposed Bedroom 2 Area (m ²)	Proposed Bedroom 3 Area (m ²)	Proposed Bedroom 4 Area (m ²)	Proposed Agg. Bedroom Area (m ²)	Target Agg. Bedroom Area (m ²) *	Exceeds Target By (m ²)	Proposed Storage (m ²)	Target Storage *	Exceeds Target By (m ²)	Proposed Private Open Space (m ²) *	Target Private Open Space (m ²) *	Exceeds Target By (m ²)	Proposed Aspect
2 bed / 4 person apartment (END)	Ground	78.4	63	15.4	32.5	30	2.5	13.1	11.5	0	0	0	24.6	24.4	0.2	6	3	3	34.1	7	27.1	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	63	13.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.7	7	24.7	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	63	13.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	63	13.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (END)	Ground	76.8	63	13.8	32.5	30	2.5	13.1	11.5	0	0	0	24.6	24.4	0.2	6	3	3	33.7	7	26.7	Dual
3 bed / 5 person duplex (End)	First & Second	114.1	90	24.1	42.7	42.7	34	8.7	14.5	11.8	7.4	0	33.7	31.5	2.2	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.6	9	5.6	Dual
3 bed / 5 person duplex (End)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.4	9	5.4	Dual

Apartment Duplex No. 293-294																								
Description	No. of Units Proposed	Floor Location	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²) *	Exceeds Target By (m ²)	Proposed Living / Kitchen / Dining Area (m ²)	Proposed Agg. Living Area (m ²)	Target Agg. Living Area (m ²) *	Exceeds Target By (m ²)	Proposed Bedroom 1 Area (m ²)	Proposed Bedroom 2 Area (m ²)	Proposed Bedroom 3 Area (m ²)	Proposed Bedroom 4 Area (m ²)	Proposed Agg. Bedroom Area (m ²)	Target Agg. Bedroom Area (m ²) *	Exceeds Target By (m ²)	Proposed Storage (m ²)	Target Storage *	Exceeds Target By (m ²)	Proposed Private Open Space (m ²) *	Target Private Open Space (m ²) *	Exceeds Target By (m ²)	Proposed Aspect	
DUPLEX BLOCK E2 RHS	(UNITS)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	13.2	11.4	1.8	3	3	0	55.3	7	48.3	Dual	
		3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E2 LHS	(UNITS)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	13.2	11.4	1.8	3	3	0	55.3	7	48.3	Dual	
		3 bed / 5 person duplex	First & Second	103.97	90	13.97	33																	

Description	No. of Units Proposed	Floor Location	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²) *	Exceeds Target By (m ²)	Proposed Living / Kitchen / Dining Area (m ²)	Proposed Agg. Living Area (m ²)	Target Aggregate Living Area (m ²) *	Exceeds Target By (m ²)	Proposed Bedroom 1 Area (m ²)	Proposed Bedroom 2 Area (m ²)	Proposed Bedroom 3 Area (m ²)	Proposed Bedroom 4 Area (m ²)	Proposed Agg. Bedroom Area (m ²)	Target Aggregate Bedroom Area (m ²) *	Exceeds Target By (m ²)	Proposed Storage (m ²)	Target Storage *	Exceeds Target By (m ²)	Proposed Private Open Space (m ²)	Target Private Open Space (m ²) *	Exceeds Target By (m ²)	Proposed Aspect
DUPLEX BLOCK E3 RHS 315-316 (UNITS)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	53.2	7	46.2	Triple
	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E2 RHS 317-318 (UNITS)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	53.2	7	46.2	Dual
	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E2 LHS 319-320 (UNITS)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	53.2	7	46.2	Dual
	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple
DUPLEX BLOCK E3 LHS 321-322 (UNITS)	1 bed / 2 person apartment	Ground	50.72	45	5.72	24.7	24.7	30	-5.3	13.2	0	0	0	13.2	11.4	1.8	3	3	0	53.2	7	46.2	Triple
	3 bed / 5 person duplex	First & Second	103.97	90	13.97	33.12	33.12	34	-0.88	13.82	11.68	7.84	0	33.34	31.5	1.84	11.3	9	2.3	12.54	9	3.54	Triple

DUPLEX BLOCK D No. 329-344

Description	Floor Location	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²) *	Exceeds Target By (m ²)	Proposed Living / Kitchen / Dining Area (m ²)	Proposed Agg. Living Area (m ²)	Target Aggregate Living Area (m ²) *	Exceeds Target By (m ²)	Proposed Bedroom 1 Area (m ²)	Proposed Bedroom 2 Area (m ²)	Proposed Bedroom 3 Area (m ²)	Proposed Bedroom 4 Area (m ²)	Proposed Agg. Bedroom Area (m ²)	Target Aggregate Bedroom Area (m ²) *	Exceeds Target By (m ²)	Proposed Storage (m ²)	Target Storage *	Exceeds Target By (m ²)	Proposed Private Open Space (m ²)	Target Private Open Space (m ²) *	Exceeds Target By (m ²)	Proposed Aspect
2 bed / 4 person apartment (END)	Ground	78.4	73	5.4	32.5	32.5	30	2.5	13.1	11.5	0	0	24.6	24.4	0.2	6	3	3	34.1	7	27.1	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.7	7	24.7	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (END)	Ground	76.8	73	3.8	32.5	32.5	30	2.5	13.1	11.5	0	0	24.6	24.4	0.2	6	3	3	33.7	7	26.7	Dual
3 bed / 5 person duplex (End)	First & Second	114.1	90	24.1	42.7	42.7	34	8.7	14.5	11.8	7.4	0	33.7	31.5	2.2	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.6	9	5.6	Dual
3 bed / 5 person duplex (End)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.4	9	5.4	Dual

DUPLEX BLOCK D No. 345-360

Description	Floor Location	Proposed Gross Floor Area (m ²)	Target Gross Floor Area (m ²) *	Exceeds Target By (m ²)	Proposed Living / Kitchen / Dining Area (m ²)	Proposed Agg. Living Area (m ²)	Target Aggregate Living Area (m ²) *	Exceeds Target By (m ²)	Proposed Bedroom 1 Area (m ²)	Proposed Bedroom 2 Area (m ²)	Proposed Bedroom 3 Area (m ²)	Proposed Bedroom 4 Area (m ²)	Proposed Agg. Bedroom Area (m ²)	Target Aggregate Bedroom Area (m ²) *	Exceeds Target By (m ²)	Proposed Storage (m ²)	Target Storage *	Exceeds Target By (m ²)	Proposed Private Open Space (m ²)	Target Private Open Space (m ²) *	Exceeds Target By (m ²)	Proposed Aspect
2 bed / 4 person apartment (END)	Ground	78.4	73	5.4	32.5	32.5	30	2.5	13.1	11.5	0	0	24.6	24.4	0.2	6	3	3	34.1	7	27.1	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.7	7	24.7	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (MID)	Ground	76.2	73	3.2	30.8	30.8	30	0.8	13	11.4	0	0	24.4	24.4	0	6.1	3	3.1	31.2	7	24.2	Dual
2 bed / 4 person apartment (END)	Ground	76.8	73	3.8	32.5	32.5	30	2.5	13.1	11.5	0	0	24.6	24.4	0.2	6	3	3	33.7	7	26.7	Dual
3 bed / 5 person duplex (End)	First & Second	114.1	90	24.1	42.7	42.7	34	8.7	14.5	11.8	7.4	0	33.7	31.5	2.2	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.5	9	5.5	Dual
3 bed / 5 person duplex (Mid)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.6	9	5.6	Dual
3 bed / 5 person duplex (End)	First & Second	110.9	90	20.9	41.1	41.1	34	7.1	13	11.8	7.4	0	32.2	31.5	0.7	9	9	0	14.4	9	5.4	Dual