

HOUSING QUALITY ASSESSMENT REPORT

Residential Development at Courtstown, Little Island, Cork



CLIENT: Ruden Homes Ltd.
DATE: June 24
PROJECT NO: 10277
ISSUE NO: B
LRD APPLICATION



Engenuiti
Unit 3,
Westpoint Business Park,
Ballincollig,
Co.Cork

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Note- This is an A3 Landscape
Format Booklet

All booklet drawings are approximate
scale only.

For accurate scaling refer to pre-
planning hardcopy drawings.

1.1 POLICY OVERVIEW

Dwellinghouses

This Housing Quality Assessment provides a framework which quantifies each of the criteria for good design outlined in 'Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)' and in 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024' and the Cork County Development Plan 2022-2028.

Apartments

This Housing Quality Assessment provides a framework which quantifies each of the criteria outlined in the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022' for the proposed apartment elements of the development.

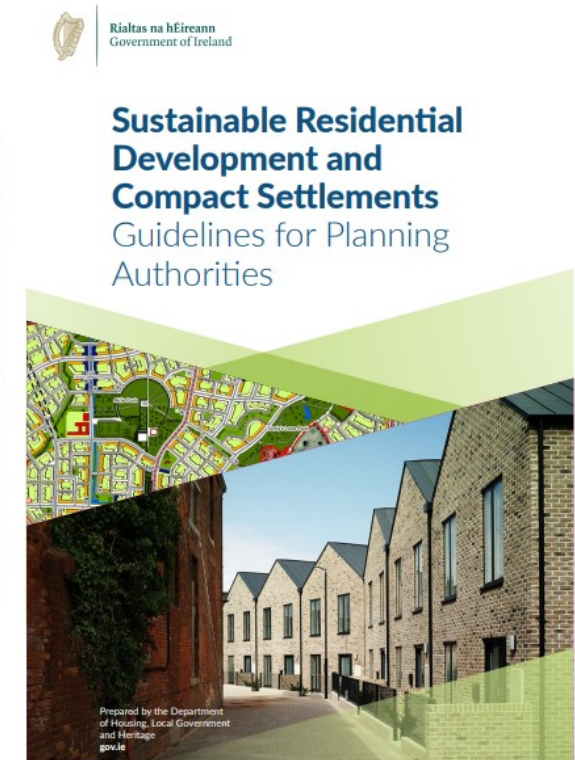
The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations
- Communal Facilities

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended).

Qualitative aspects such as the Residential Conceptual Design approach are covered within the accompanying Architectural Design Statement.

It is noted all apartments fully comply with all the criteria in the published guidelines.



1.2 PROJECT DESCRIPTION

Ruden Homes Ltd., are applying for Planning Permission for a Large scale Residential housing development at lands located at Courtstown, Little Island, Co.Cork on a gross site area measuring 6.55 Hectares (4.35Nett Ha).

The built accommodation is to consist of a mix of two, three and four bedroom houses of two and three storeys along with a number of high quality dual aspect apartments and duplex units. These areas will in turn, cluster around quality amenity spaces that are dispersed throughout the scheme.

The residential element of the proposed LRD application at Courtstown will consist of the construction of 146 of which will be dwelling houses (comprising a mix of 2, 3 & 4 bed, detached, semi-detached & terraced houses) with 83 no. houses to include an option for constructing a ground floor annex to the rear; and 26no. apartments (comprising a mix of 1,2 & 3 bed apartments, arranged over 4 floors above a 256m² creche facility and 4 commercial units, including 6 no 1 and 2-storey 2 bedroom duplex apartments.

As well as the residential element, the proposal will also include a community creche, recreational and amenity areas and the construction of a portion of a distributor road designated under policy LI-U-05 of the Cork County Development Plan (CCDP 2022)).

Further to the above, the proposed LRD application will also include the following elements:

- The provision of part section of a distributor road (LI-U-05) as outlined in the current CCDP 2022.
- The provision of a planted boulevard with suitable street trees and grass verge to both sides of the proposed distributor road section, with integrated public access, to include public footpaths and cycle lanes serving the proposed and wider community.
- The eastern boundary of the application site with the existing commercial development will consist of a secure 2.4m high fence with a landscape buffer of mixed native hedge planting.
- The provision of parking to service the proposed community, recreational and amenity area.
- The introduction of a road junction on the Ballytrasna Park Road serving the LI-U-05 distributor which will include pedestrian and cyclist crossing points that can be integrated into the future infrastructural upgrades outlined in the wider Cork Metropolitan Area Transport Strategy.
- All associated ancillary site development works including, lighting, drainage, boundary treatments and refuse areas.



LEGEND: SITE BOUNDARY		LEGEND: UNITS			
	PLANNING BOUNDARY		House Type A1 x 03		House Type D1 x 16
	OTHER LANDS CONTROLLED BY APPLICANT AND LANDOWNER		House Type B1 x 21		Duplex Type E1 x 03
	R.O.W. EXISTING IN APPLICANTS NAME		House Type B2 x 02		Duplex Type E2 x 03
LEGEND: SURFACES			House Type C1 x 41		Commercial x 4 units / Overhead Apartments x 20
	Roadway - Tar		House Type C2 x 07		Creche / Overhead Apartments x (See Above)
	Roadway - Shared Surface		House Type C5 x 42		
	Parking / Parking Court		House Type C8a x 14		
	Visitor Parking				
	Disabled Parking				
	Footpath - 1800mm min.				
	Cycle Lane - 1750mm 2-Lane				
	Raised Junction Table				

	Playground		Bin Store
	Bicycle parking		Optional rear extensions - Type 1 (10m ²) Total Number: 83 Optional Extensions (annotated as ex. 1 on site layout plan)

	Street Light		Green Buffer
	Active Play Area Equipment		Active Open Space
	Multi-use Games Area		Passive Open Space
			Private Road Services
			Proposed Tree
			Proposed Hedgerow

	House Type A1 x 03		House Type D1 x 16
	House Type B1 x 21		Duplex Type E1 x 03
	House Type B2 x 02		Duplex Type E2 x 03
	House Type C1 x 41		
	House Type C2 x 07		
	House Type C5 x 42		
	House Type C8a x 14		

REFER TO A0 DRAWINGS

1.3 SUMMARY SCHEDULE : SITE LAYOUT

		Area m ²		Area hA	% of Gross Site Area
Gross Site Area		65454		6.55	
Exclusions:					
	LI-U-05 distributor road and eastern buffer zone + 5210m ² of archaeological exclusion zone	18639		1.87	28.48
	E.S.B Wayleave	970		0.1	1.48
	Creche	256		0.03	0.39
	Lands owned by C.C.C	2093		0.21	0
Total exclusion area		21958		2.2	33.55

		BASIC	+ Ext. 1	
Net Site Area		43496		4.35
Total number of Units	172			
Creche Floor area		256		
Apartment Floor Area		2054		
Comercial Units Floor Area	(Commercial Units 1-4)	311		
Housing Floor Area		15230.3	16060.3	
Housing Ground Floor Area		7540.9	8370.9	
Gross building floor area	Incl. creche & apartments & commercial units	17851.3	18681.3	
Gross ground floor building area	Incl. creche & apartments & commercial units	8107.9	8937.9	
Net Density	39.5 units per hectare			
Plot coverage:		0.19	0.21	
Plot ratio:		0.41	0.43	

Open Space breakdown:				
	Active Open Space	953		0.1 1.46
	Active Open Space including buffered area to east (1423m ²)	2376		0.24 3.63
	Passive open space	6585		0.66 10.06
	Private rear gardens	10075.3		1.01 15.39
	Communal open space	271.58		0.03 0.41

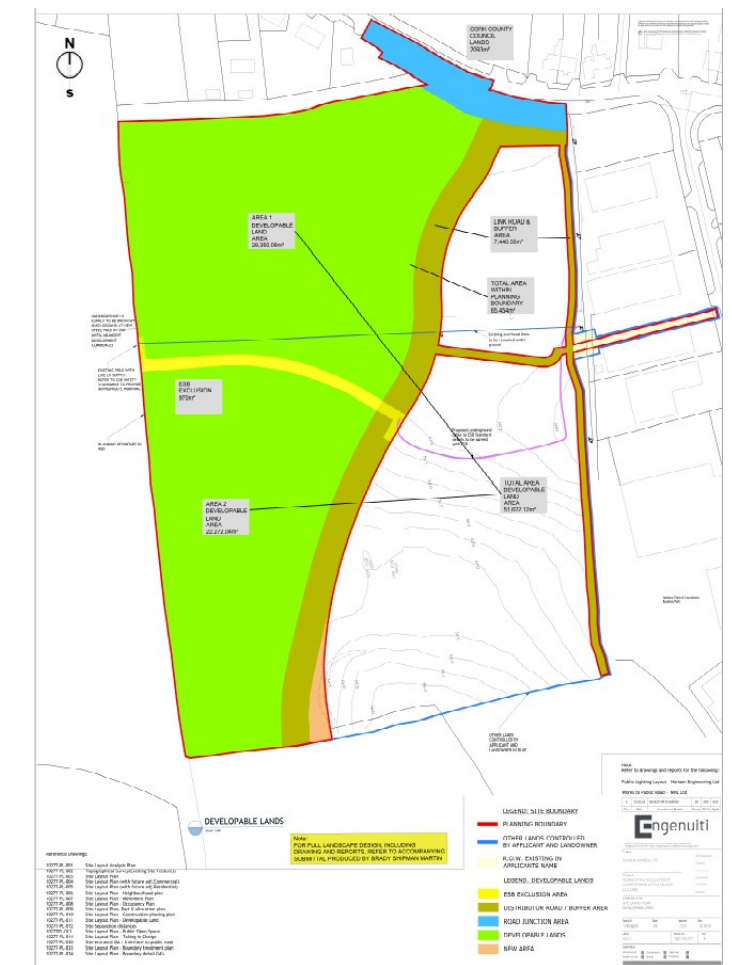
These will include:

- access roads within the site; private garden space; -car parking areas;
- incidental open space and landscaping; and
- children's play areas where these are to be provided.

It therefore excludes:

- major and local distributor roads;
- primary schools, churches, local shopping etc.;
- open spaces serving a wider area; and significant landscape buffer strips.

Ref- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024'



REFER TO A0 DRAWINGS



REFER TO A0 DRAWINGS

2.0 DWELLING HOUSE COMPLIANCE

2.1 References-

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

Quality Housing for Sustainable Communities: A best practice guideline (DoECLG,2007)

Urban Design Manual: A Best Practice Guide Parts 1 & 2 (DoECLG,2009)

2.2 Housing Mix

As per guidelines we are providing a mix of house types, namely 2,3 & 4 bedroom sizes.

The map opposite shows the relative distribution throughout the site. Larger family house types are generally positioned near or around public open space and active play areas.

The table below shows the percentages of house type proposed.

This distribution reflects what we believe the market will accommodate given the location of the site and the available local and proposed social infrastructure.

There are 50 No 2-Bed units (House Type C1) all located adjacent to character areas 1, 2 and 3. These 2 bedroom house types are further complimented with a number of 2 bedroom apartments to further enhance the typology of the aforementioned units

PERCENTAGE HOUSING MIX		
No.	Type	Percentage
0	1 Bedroom Units	0 %
41	2 Bedroom Units	28.09 %
65	3 Bedroom Units	44.52 %
40	4 Bedroom Units	27.4 %
146	House Units in Total	100.0 %

- 4 Bed Houses 40 (23.25%) (5 Detached, 17 Semi-Detached, 18 End of Terrace)
- 3 Bed Houses 65 (37.79%) (33 Semi-Detached, 7 Mid-Terrace, 25 End of Terrace)
- 2 Bed Houses 41 (23.84%) (8 Semi-Detached, 29 Mid-Terrace, 10 End of Terrace)
- Apartments 26 (15.12%) (3 3-bed, 11 2-bed, 12 1-bed)

Total No of Units - **TOTAL 172 Units**
 Gross Site Area = 6.545 Ha / 14.8 Acres Outlined in red

Exclusions:
 Creche = 0.03 Ha
 ESB Wayleave = 0.97 Ha
 Buffer Zone = 1.42 Ha
 C.C.C. Lands = 0.21 Ha
Net Site Area = 4.35 Ha
Total Number of Units = 172
Density = 39.5 units per Ha

Open Space:
 Active Open Space = 0.531 Ha = 11.1 %
 Passive Open Space = 0.100 Ha = 2.01 %



2.3 House type Distribution

House types

We are proposing a wide variety and range of house type to cater for the needs of families, professionals and first-time buyers. There are 8 house types.

The map opposite shows the distribution and location of house types throughout the site.

The table below shows a basic summary of the house type number and overall area.

For a more in-depth summary please refer to the summary schedule detailed in section 3

SUMMARY OF HOUSING MIX AND COMPLIANCE VALUES				AREAS in m													
Type	No. of Units	Description	No. of Storeys	No. of Beds	Overall Floor Area	Overall Floor Area with Extension Type 1	Ground Floor Area with Extension Type 1	Main Living	Kitchen/Dining	Aggregate Bedroom Area	Master Bedroom	Second Bedroom	Third Bedroom	Fourth Bedroom	Storage	Unit Acc. Area	Unit Acc. Area with Extension 1
A1	3	4 Bedroom (7P) Detached	2	4	152.5	-	-	20.5	31	52.3	17.4	13.2	11.2	10.5	4.8	457.5	-
B1	21	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	-	19	29	42.4	12.4	11	10	9	5.7	2709	-
B2	2	4 Bedroom (7P) Detached with Side Entrance	2	4	145.4	-	-	22.7	29	45.5	12.4	12.5	11	9.6	5.7	290.8	-
C1	41	2 Bedroom (4P) Mid Terrace	2	2	90	100	55	15.9	17.6	29.5	17	12.5	-	-	0.7	3690	4100
C2	7	3 Bedroom (5P) Mid-Terrace	2	3	90	100	55	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	630	300
C5	42	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	55	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	3780	3900
C8a	14	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	-	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	1785	-
D1	16	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	-	16	19.4	33.5	14.2	10.7	8.6	-	4.7	1888	-

TOTAL UNIT NUMBER
146

Dwelling house and apartment sizes are compliant with the following:
Cork County Development Plan, 2022 (CCDP,2022)
Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024
Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (DoECLG,2015)

AREA TOTALS
HOUSING FLOOR AREA 15230.3 m²
FLOOR AREA WITH EXTENSION 1 16060.3 m²

PARKING PROVIDED (HOUSING) 275 spaces
HOUSING GROUND FLOOR AREA 7540.9 m²
GROUND FLOOR AREA WITH EXTENSION 1 8370.9 m²

PERCENTAGE HOUSING MIX		
No.	Type	Percentage
0	1 Bedroom Units	0%
41	2 Bedroom Units	28.09%
65	3 Bedroom Units	44.52%
40	4 Bedroom Units	27.4%
146 House Units in Total		100.0%

FLOOR AREA SCHEDULE			
No.	Type	BASE	+ EXT 1
0	1 Bedroom Units	0	0 m ²
41	2 Bedroom Units	3690	4100 m ²
65	3 Bedroom Units	6298	4200 m ²
40	4 Bedroom Units	5242.3	0 m ²

LEGEND: UNITS

- House Type A1 x 03
- House Type B1 x 21
- House Type B2 x 02
- House Type C1 x 41
- House Type C2 x 07
- House Type C5 x 42
- House Type C8a x 14
- House Type D1 x 16
- Duplex Type E1 x 03
- Duplex Type E2 x 03
- Commercial x 4 units / Overhead Apartments x 20
- Creche / Overhead Apartments x (See Above)

TOTAL RESIDENTIAL UNITS = 172
(4 Commercial Units & Creche Facility)

Refer to Drawing No: 10277-PL-012

- A Playground
- B Bin Store
- C Bicycle parking
- Optional rear extensions - Type 1 (10m²)
Total Number: 83 Optional Extensions (annotated as ex. 1 on site layout plan)



REFER TO A0 DRAWINGS

2.4 Dwelling House Typology

Housing Typologies are documented in the following pages.

Larger four-bed house types are located towards the green periphery of the site with the smaller, more compact house types to be found predominantly in the site center.

Generally speaking, the central and more compact locations are within character areas 2 & 3, whilst character areas 1 is more open and centered around the active homezone areas and open space provision.

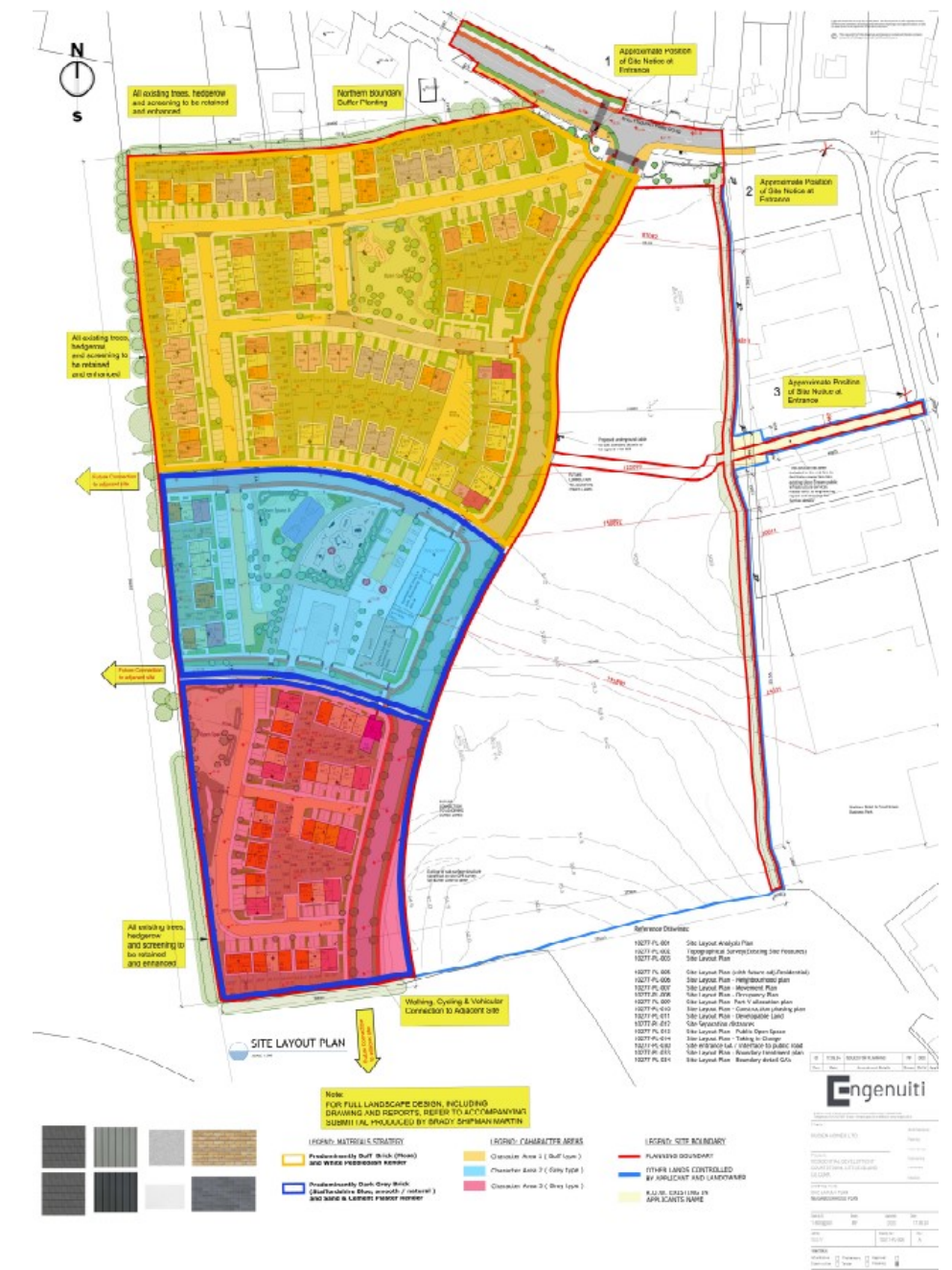
Each house has its own private and secure amenity space located towards the rear. This can accommodate external storage, bicycles and household outdoor equipment.

Each rear garden amenity area will be accessible from the front of the property via each properties own private paved pathway or through a communally shared alleyway.

The B1 & B2 house types were designed to deal with an end-or-terrace situation and both have main entrances to the side.

This ensures that connecting routes between blocks can have security by way of active and passive supervision.

House type floor areas, internal room dimensions, and minimum sizes all meet with the guidelines referenced above and are detailed in the summary schedule in section 2.5 and floor area compliance in section 2.6.

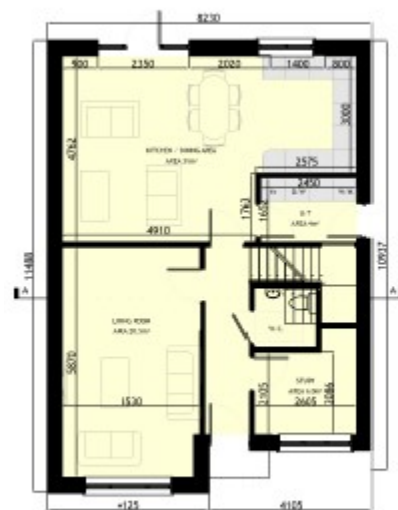


HOUSE TYPE A1 DETACHED

4 BED
2 STOREY

APPROXIMATE AREAS
Ground floor - c.75.8 m²
First floor - c.75.5 m²

Total Area -c.151.3m²
(c.1629 sq.0)



GROUND FLOOR PLAN

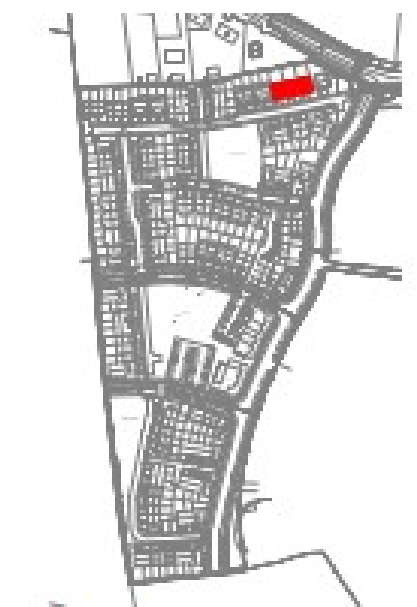


FIRST FLOOR PLAN



FRONT

REFER TO A0 DRAWINGS



KEY -PLAN

2.4 Dwelling House Typology

HOUSE TYPE B1

4 BED
2 STOREY
END OF TERRACE

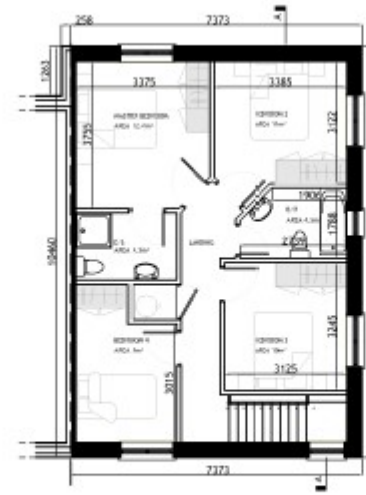
APPROXIMATE AREAS

Ground Floor - c.66.5 m²
First Floor - c.62.5 m²

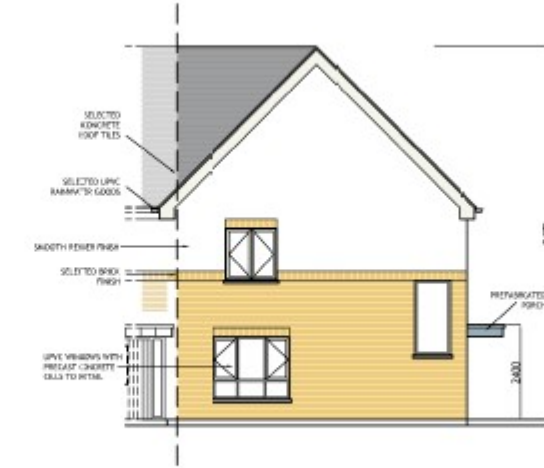
Total Area -c.129 m²
(c.1390sq.Ō)



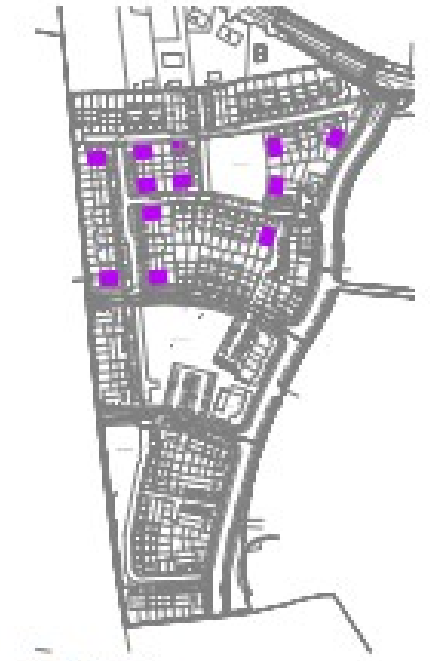
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT



KEY -PLAN

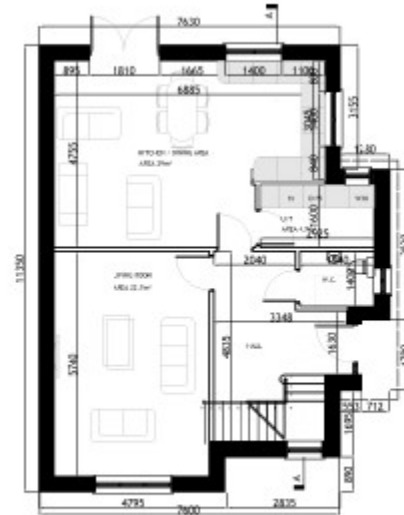
HOUSE TYPE B2

4 BED
2 STOREY
END OF TERRACE

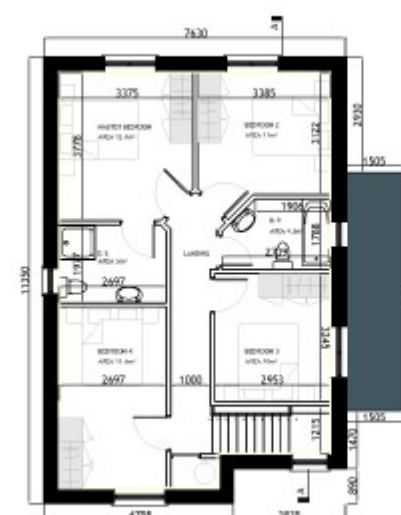
APPROXIMATE AREAS

Ground Floor - c.75.2 m²
First Floor - c.70.2 m²

Total Area -c.145.54m²
(c.1565 sq.Ō)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT



KEY -PLAN

2.4 Dwelling House Typology

HOUSE TYPE C1
2-BED
2 STOREY

APPROXIMATE AREAS
Ground Floor - c.45 m²
First Floor - c.45 m²

Total Area -c.90 m²
(c.969sq.0)



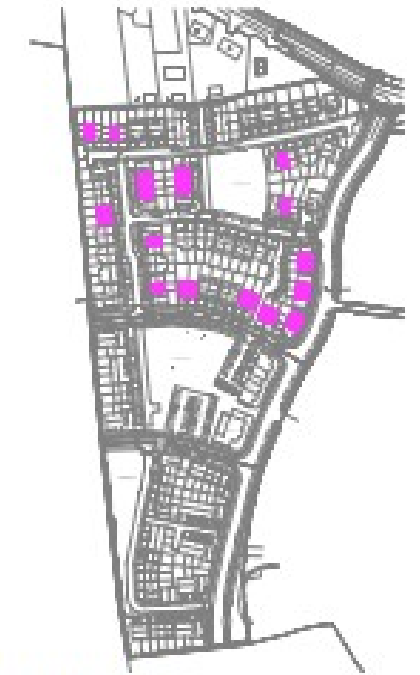
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT



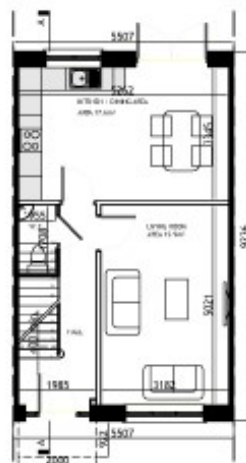
KEY -PLAN

HOUSE TYPE C2

3-BED
2 STOREY

APPROXIMATE AREAS
Ground Floor - c.45 m²
First Floor - c.45 m²

Total Area -c.90m²
(c.969sq.0)



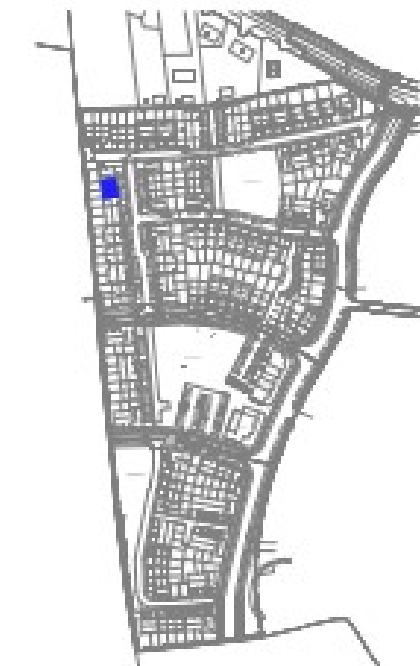
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT



KEY -PLAN

2.4 Dwelling House Typology

HOUSE TYPE C2

EXTENSION 1
 3-BED
 2 STOREY

APPROXIMATE AREAS

Ground Floor - c.45 m²
 First Floor - c.45 m²
 Extension Area - c.10 m²

Total Area -c.100 m²
 (c.1080sq.0)



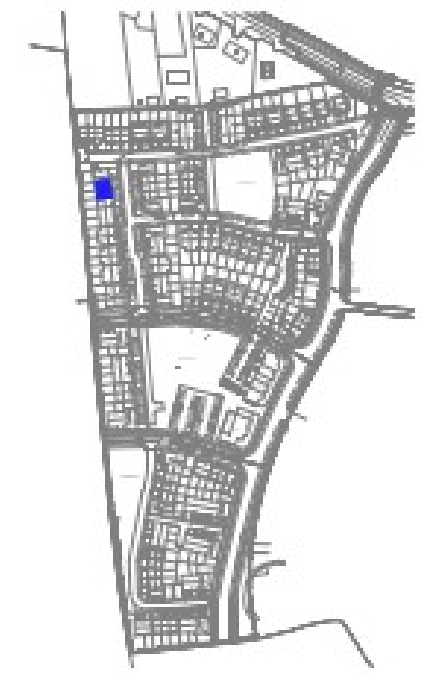
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT

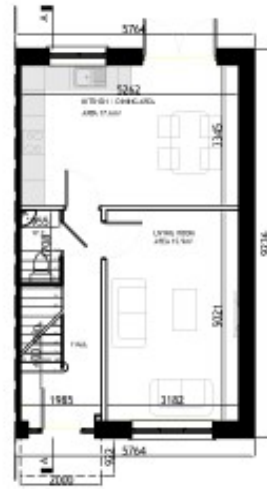


KEY -PLAN

2.4 Dwelling House Typology

HOUSE TYPE C5
3-BED
2 STOREY

APPROXIMATE AREAS
Ground Floor - c.45 m²
First Floor - c.45 m²
Total Area -c.90 m²
(c.969sq.0)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT



KEY -PLAN

HOUSE TYPE C5-
EXTENSION
3-BED
2 STOREY

APPROXIMATE AREAS
Ground Floor c.45m²
First Floor c.45m²
Extension Area c.10m²
Total Area c.100m²
(c.1080sq.0)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT



KEY -PLAN

2.4 Dwelling House Typology

HOUSE TYPE C8a
4-BED
3 STOREY

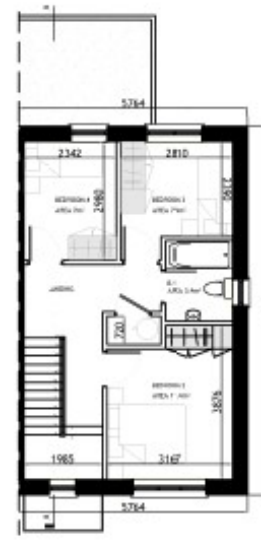
APPROXIMATE AREAS-

Ground Floor - c.51.5 m²
First Floor - c.44.5 m²
Second Floor - c.31.5 m²

Total Area -c.127.5 m²
(c.1373 sq.0)



GROUND FLOOR PLAN



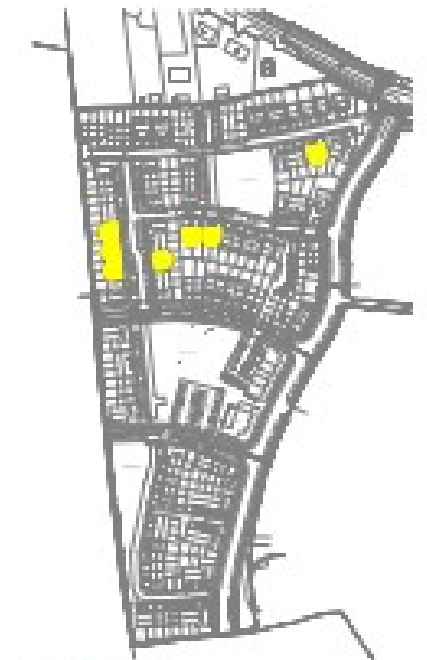
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT



KEY -PLAN

HOUSETYPE D1
3-BED
2 STOREY

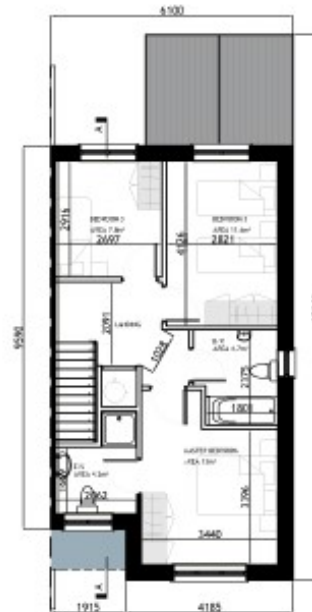
APPROXIMATE AREAS

Ground Floor - c.62 m²
First Floor - c.54 m²

Total Area -c.118 m²
(c.1270 sq.0)



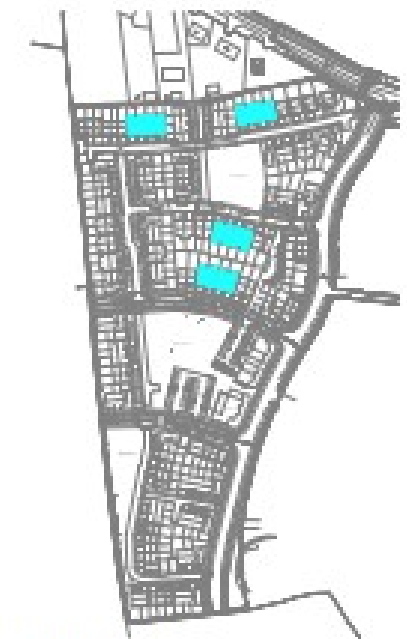
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT



KEY -PLAN

2.5 Dwelling House Summary Schedule

LITTLE ISLAND ACCOMMODATION SCHEDULE - HOUSING UNITS						AREAS in m																
Position	Character Area	House No.	Type	Description	No. of Storeys	No. of Bedrooms	Overall Floor Area	Overall Floor Area with Extension Type 1	Ground Floor Area	Ground Floor Area with Extension Type 1	Aggregate Living	Main Living	Kitchen/ Dining	Aggregate Bedroom Area	Master Bedroom	Second Bedroom	Third Bedroom	Fourth Bedroom	Storage	Rear Garden	Parking Spaces	
					No.		m ²				m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	Y/N	No.
Row 1-26	CHARACTER AREA 1	1	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	31.5	13	11.4	7.1	-	0.7	Y	2	
		2	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		3	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	31.5	13	11.4	7.1	-	0.7	Y	2	
		4	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	31.5	13	11.4	7.1	-	0.7	Y	2	
		5	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		6	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	31.5	13	11.4	7.1	-	0.7	Y	2	
		7	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2	
		8	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2	
		9	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2	
		10	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2	
		11	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	31.5	13	11.4	7.1	-	0.7	Y	2	
		12	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		13	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		14	C5	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		15	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		16	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		17	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		18	C5	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		19	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2	
		20	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2	
		21	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2	
		22	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2	
		23	A1	4 Bedroom (7P) Detached	2	4	152.5	-	77	-	51.5	20.5	31	52.3	17.4	13.2	11.2	10.5	4.8	Y	2	
		24	A1	4 Bedroom (7P) Detached	2	4	152.5	-	77	-	51.5	20.5	31	52.3	17.4	13.2	11.2	10.5	4.8	Y	2	
		25	A1	4 Bedroom (7P) Detached	2	4	152.5	-	77	-	51.5	20.5	31	52.3	17.4	13.2	11.2	10.5	4.8	Y	2	
		26	B2	4 Bedroom (7P) Detached with Side Entrance	2	4	145.4	-	75.2	-	51.7	22.7	29	45.5	12.4	12.5	11	9.6	5.7	Y	2	
Row 27-37	CHARACTER AREA 1	27	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2	
		28	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		29	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		30	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		31	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		32	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		33	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	45.5	12.4	11	10	9	5.7	Y	2	
		34	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2	
		35	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		36	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		37	B2	4 Bedroom (7P) Detached with Side Entrance	2	4	145.4	-	75.2	-	51.7	22.7	29	45.5	12.4	12.5	11	9.6	5.7	Y	2	
Row 38-47	CHARACTER AREA 1	38	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2	
		39	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		40	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		41	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		42	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2	
		43	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2	
		44	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		45	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		46	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		47	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2	
Row 48-61	CHARACTER AREA 1	48	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2	
		49	C2	3 Bedroom (5P) Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		50	C2	3 Bedroom (5P) Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		51	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		52	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		53	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		54	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		55	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		56	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		57	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		58	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		59	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		60	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		61	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2	
62	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2			

2.5 Dwelling House Summary Schedule

LITTLE ISLAND ACCOMMODATION SCHEDULE - HOUSING UNITS							AREAS in m															
Position	Character Area	House No.	Type	Description	No. of Storeys	No. of Bedrooms	Overall Floor Area	Overall Floor Area with Extension Type 1	Ground Floor Area	Ground Floor Area with Extension Type 1	Aggregate Living	Main Living	Kitchen/ Dining	Aggregate Bedroom Area	Master Bedroom	Second Bedroom	Third Bedroom	Fourth Bedroom	Storage	Rear Garden	Parking Spaces	
					No.		m ²				m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	Y/N	No.	
Row 62-69	CHARACTER AREA 1	63	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		64	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		65	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		66	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		67	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2	
		68	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
69		B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	45.5	12.4	11	10	9	5.7	Y	2		
Row 70-80		70	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		71	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		72	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		73	C8A	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	51.5	-	40	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	Y	2	
		74	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2	
	75	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2		
	76	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2		
	77	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2		
	78	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
	79	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2		
Row 81-92	82	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
	83	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
	84	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
	85	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
	86	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
	87	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
	88	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
	89	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
Block 93-103	92	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
	93	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
	94	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
	95	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
	96	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2		
	97	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2		
	98	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2		
	99	D1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	62	-	35.4	16	19.4	33.5	14.2	10.7	8.6	-	4.7	Y	2		
Row 104 -124	CHARACTER AREA 2	100	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
		101	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6	
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122		B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2		
123		C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		

2.5 Dwelling House Summary Schedule

LITTLE ISLAND ACCOMMODATION SCHEDULE - HOUSING UNITS							AREAS in m																
Position	Character Area	House No.	Type	Description	No. of Storeys	No. of Bedrooms	Overall Floor Area	Overall Floor Area with Extension Type 1	Ground Floor Area	Ground Floor Area with Extension Type 1	Aggregate Living	Main Living	Kitchen/ Dining	Aggregate Bedroom Area	Master Bedroom	Second Bedroom	Third Bedroom	Fourth Bedroom	Storage	Rear Garden	Parking Spaces		
					No.		m ²				m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	Y/N	No.	
Row 125 - 135		124	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
		125	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
		126	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
		127	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
		128	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	31.5	13	11.4	7.1	-	0.7	Y	2		
		129	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
		130	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
		131	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
Row 136 - 152	CHARACTER AREA 3	135	C2/ex.1	3 Bedroom (5P) Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
		136	C2/ex.1	3 Bedroom (5P) Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
		137	C2/ex.1	3 Bedroom (5P) Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
		138	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
		139	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2		
		140	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
		141	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
		142	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
		143	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
		144	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2		
		145	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2		
		146	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6		
147	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6				
148	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6				
149	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2				
150	C5	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	31.5	13	11.4	7.1	-	0.7	Y	2				
151	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6				
152	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	31.5	13	11.4	7.1	-	0.7	Y	2				
153	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2				
154	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2				
155	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2				
156	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6				
157	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2				
158	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2				
159	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2				
160	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	31.5	13	11.4	7.1	-	0.7	Y	2				
161	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6				
162	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	31.5	13	11.4	7.1	-	0.7	Y	2				
163	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2				
164	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6				
165	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2				
166	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2				
167	C1 / ex.1	2 Bedroom (4P) Mid- Terrace / semi-detached	2	2	90	100	45	55	33.5	15.9	17.6	29.5	17	12.5	-	-	0.7	Y	1.6				
168	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2				
169	B1	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	66.5	-	48	19	29	42.4	12.4	11	10	9	5.7	Y	2				
170	C2	3 Bedroom (5P) Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2				
171	C2	3 Bedroom (5P) Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2				
172	C5 / ex.1	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	45	55	33.5	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	Y	2				

2.5 Dwelling House Summary Schedule

LITTLE ISLAND ACCOMMODATION SCHEDULE - HOUSING UNITS						AREAS in m																
Position	Character Area	House No.	Type	Description	No. of Storeys	No. of Bedrooms	Overall Floor Area	Overall Floor Area with Extension Type 1	Ground Floor Area	Ground Floor Area with Extension Type 1	Aggregate Living	Main Living	Kitchen/Dining	Aggregate Bedroom Area	Master Bedroom	Second Bedroom	Third Bedroom	Fourth Bedroom	Storage	Rear Garden	Parking Spaces	
					No.		m ²				m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	Y/N	No.

SUMMARY OF HOUSING MIX AND COMPLIANCE VALUES					AREAS in m																	
Type	No. of Units	Description	No. of Storeys	No. of Beds.	Overall Floor Area	Overall Floor Area with Extension Type 1	Ground Floor Area	Ground Floor Area with Extension Type 1	Main Living	Kitchen/Dining	Aggregate Bedroom Area	Master Bedroom	Second Bedroom	Third Bedroom	Fourth Bedroom	Storage	Unit Acc. Area	Unit Acc. Area with Extension 1				
A1	3	4 Bedroom (7P) Detached	2	4	152.5	-	-	-	20.5	31	52.3	17.4	13.2	11.2	10.5	4.8	457.5	-				
B1	21	4 Bedroom (5P) Semi/End of Terrace with Side Entrance	2	4	129	-	-	-	19	29	42.4	12.4	11	10	9	5.7	2709	-				
B2	2	4 Bedroom (7P) Detached with Side Entrance	2	4	145.4	-	-	-	22.7	29	45.5	12.4	12.5	11	9.6	5.7	290.8	-				
C1	41	2 Bedroom (4P) Mid Terrace	2	2	90	100	55	55	15.9	17.6	29.5	17	12.5	-	-	0.7	3690	4100				
C2	7	3 Bedroom (5P) Mid-Terrace	2	3	90	100	55	55	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	630	300				
C5	42	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	90	100	55	55	15.9	17.6	28.9	12.1	9.9	6.6	-	0.7	3780	3900				
C8A	14	4 Bedroom (5P) Semi-detached/End of Terrace	3	4	127.5	-	-	-	15.4	20.3	48.4	22.6	10.4	8.4	7	2.5	1785	-				
D1	16	3 Bedroom (5P) Semi-detached/End of Terrace	2	3	118	-	-	-	16	19.4	33.5	14.2	10.7	8.6	-	4.7	1888	-				

TOTAL UNIT NUMBER
146

Dwelling house and apartment sizes are compliant with the following-
Cork County Development Plan, 2022 (CCDP,2022)
Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024
Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (DoECLG,2015)

AREA TOTALS
HOUSING FLOOR AREA 15230.3 m²
FLOOR AREA WITH EXTENSION 1 16060.3 m²

PERCENTAGE HOUSING MIX		
No.	Type	Percentage
0	1 Bedroom Units	0 %
41	2 Bedroom Units	28.09 %
65	3 Bedroom Units	44.52 %
40	4 Bedroom Units	27.4 %
146	House Units in Total	100.0 %

PARKING PROVIDED (HOUSING) 275 spaces

HOUSING GROUND FLOOR AREA 7540.9 m²
GROUND FLOOR AREA WITH EXTENSION 1 8370.9 m²

FLOOR AREA SCHEDULE		BASE	+ EXT 1	
No.	Type			m ²
0	1 Bedroom Units	0	0	m ²
41	2 Bedroom Units	3690	4100	m ²
65	3 Bedroom Units	6298	4200	m ²
40	4 Bedroom Units	5242.3	0	m ²

3.0 APARTMENT COMPLIANCE

3.1 References-

Cork County Development Plan 2022 (CCDP,2022)

Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (DoECLG,2022)

Urban Design Manual: A Best Practice Guide Parts 1 & 2 (DoECLG,2009)

3.2 Apartment Mix

The apartment types consist of 1, 2 & 3 bedroom units arranged in a single block.

The proposed apartment block forms the eastern built boundary of character area 2 which also includes a Creche and commercial units coupled with a Multi Use Games Area and childrens playground.

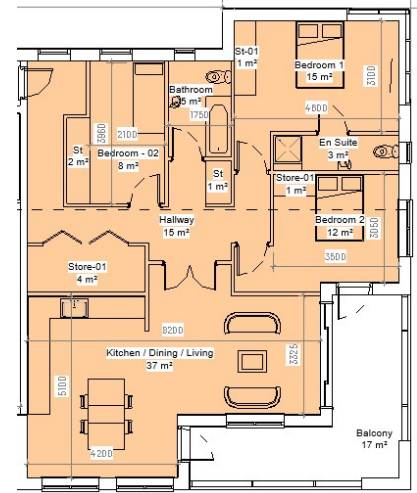
3.3 Apartment Distribution

The site plan opposite shows the location of the aforementioned apartment block. The apartments are located near the main distributor road in an effort to absorb a substantial portion of the traffic volume that the proposal will generate.

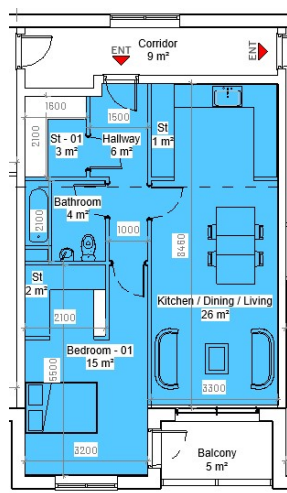


3.4 Apartment Typology :

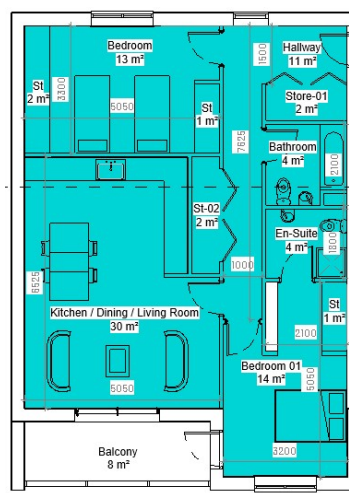
Apartment Type 1:
3 bed , 5 person apartment
Area: 108 square meters



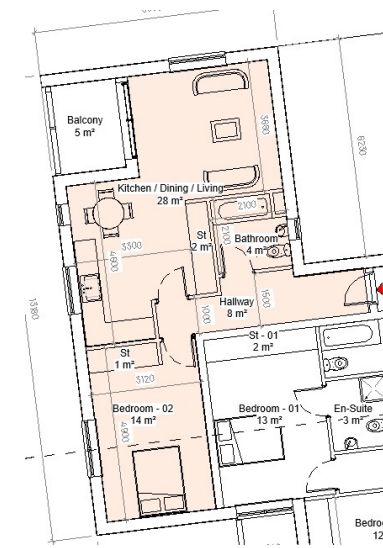
Apartment Type 2:
1 bed , 2 person apartment
Area: 61 square meters



Apartment Type 3:
3/2 bed , 4 person apartment
Area: 88 square meters



Apartment Type 4:
1 bed , 2 person apartment
Area: 55 square meters



FIRST FLOOR PLAN

THIRD FLOOR PLAN

SECOND FLOOR PLAN



3.7 APARTMENT FLOOR AREAS

**PROPOSED DEVELOPMENT FOR COURTTOWN, LITTLE ISLAND, CO.CORK
STATEMENT OF CONSISTENCY FOR APARTMENTS**

TABLE 1 - MINIMUM FLOOR AREAS AND ROOM DIMENSIONS

Design Guide for Residential Estate Development							Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2018																		
Appendix B							Appendix 1																		
Dwelling Type	Target Gross Floor Area	Minimum-Main Living Room	Aggregate Living Area	Aggregate Bedroom Area	Storage	Apartment Type	Minimum overall apartment floor areas	Aggregate floor area of living / dining / kitchen area*	Width of living / dining room	Minimum aggregate bedroom floor areas	Minimum storage space requirements	Minimum floor areas for private amenity space	Minimum floor areas for communal amenity space	Living Dining min. area	Living / Dining min.width	Double Bedroom min. area	Double Bedroom min. width	Twin Bedroom min. area	Twin Bedroom min. width	Single Bedroom min. area	Single Bedroom min. width	Room Type	Minimum bedroom floor areas/widths		
																							Minimum floor area	Minimum width	
4-bed/7P Apartment	105	15	40	43	11									34	3.8	11.4	2.8	13	2.8			Studio	30**	4**	
3-bed/6P Apartment	94	15	37	36	10									34	3.8	11.4	2.8	13	2.8			Single Bedroom	7.1	2.1	
REQUIRED 3-BED/5P						3-bed/5P Apartment	90	34	3.8	11.4+13+7.1=31.5	9	9	9	34	3.8	11.4	2.8	13	2.8	7.1	2.1	Double Bedroom	14.4	2.8	
PROPOSED APT TYPE 1						3-bed/5P Apartment	107.8	44	4.8	15+12+8=35	9	17	9	37	4.8	15	2.8	12	3	8	2.1	Twin Bedroom	13	2.8	
3-bed/4P Apartment	76	13	30	28	7									34	3.8	11.4	2.8	13	2.8						
REQUIRED 2-BED/4P						2-bed/4P Apartment	73	30	3.6	11.4+13=24.4	6	7	7	30	3.6	11.4	2.8	13	2.8						
PROPOSED APT TYPE 3						2-bed/4P Apartment	88	30	4.4	14 + 14 =28.0	6	8	7	30	4.4	14	3	14	3						
REQUIRED 1-BED/2P						1-bed/2P Apartment	45	23	3.3	13	3	5	5	23	3.3	13									
PROPOSED APT TYPE 2						1-bed/2P Apartment	61	25	3.3	15 = 15	3	5	5	25	3.6	15									
PROPOSED APT TYPE 4						1-bed/2P Apartment	55	28	3.3	14 = 14	3	5	5	28	3.6	14									
DUPLEX						2 -bed Duplex	73	30	3.6	11.4+13=24.4	6	7	7	30	3.6	11.4	2.8	13	2.8						
E1						1-storey-2 bed/2P Apt	73	13	30	25	7	1-storey-2 bed/2P Apt	81	31.5	5.12	16+12=28.15	3.8	-	-	31.5	5.12	16	2.8	12	2.8
E2						2-storey-2 bed/2P Apt	73	13	30	25	7	2-storey-2 bed/2P Apt	109	30.6	4.21	15.2+15.53=30.73	1	-	-	30.6	4.21	15.5	2.88	15.2	2.8
Reference- Making Places: Design Guide for Residential Estate Development, Appendix B, Cork County Council, 2011							Reference- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DoHPLG, 2022																		

** Note:
Combined living/dining/bedspace

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

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

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

PLEASE NOTE THAT THE PROPOSAL IS FOR A 2 STOREY 3-BED HOUSE AS PER HIGHLIGHTED ABOVE. THE NEAREST APPROXIMATE REQUIREMENTS FOR BEDROOMS ARE REFERRED TO IN GREEN HIGHLIGHT.

THE PROPOSED HOUSES ARE COMPLIANT WITH THE CCC GUIDELINES FOR RESIDENTIAL ESTATE DEVELOPMENT AREA SIZES AND THE DoHPLG MINIMUM DIMENSIONS. PLEASE NOTE THAT THERE ARE MINOR DIFFERENCES IN THE REQUIREMENTS OF CCC, APPENDIX B, 2011 AND DoHPLG, 2022 AND THAT THERE IS BOTH SOME OVERLAP AND SOME NON-LINEAR CORRELATION. IT SHOULD ALSO BE NOTED THAT THE APARTMENT REQUIREMENTS DO NOT ACCOUNT FOR A STAIRS OR REAR GARDEN SHEDS E.T.C. A 2-BED APARTMENT REQUIRES A LARGE AND SMALL BEDROOM AS HIGHLIGHTED IN GREEN.

3.8 Apartment Lift & Stair Cores

The Apartment block is designed to have one central core incorporating a lift and compliant means of escape. There are 4 Floors (Northern section), 3 floors (southern section) each with a maximum of 4 apartments on each floor.

For a detailed design description please refer to the architectural design statement and design drawings which accompany this submittal.



Apartment Block
Stair Core and Entrance
Typical Floor Plan

3.9 Dual Aspect Ratios

All of the apartments have been carefully considered to make the best use of orientation and position. Every apartment has at least one eastern aspect and 50% of the apartments have dual aspect. This exceeds the policy minimum recommendations of 33%. The 3 bedroom apartments (type 1) provides for a further northern aspects. To each unit.

A central double height "arch" provides for pedestrian permeability through the building linking the proposed public realm to the link road and further afield to the future residential development lands to the east.

There are a further 4 No. commercial units proposed at ground level within the apartment block. These units are located to the north of the aforementioned arch.

A Creche facility is proposed to the south of the arch. The creche has its own designated entrance and is both physically and visually separate from both the commercial elements and residential units on the floors above.

3.10 Floor To Ceiling Heights

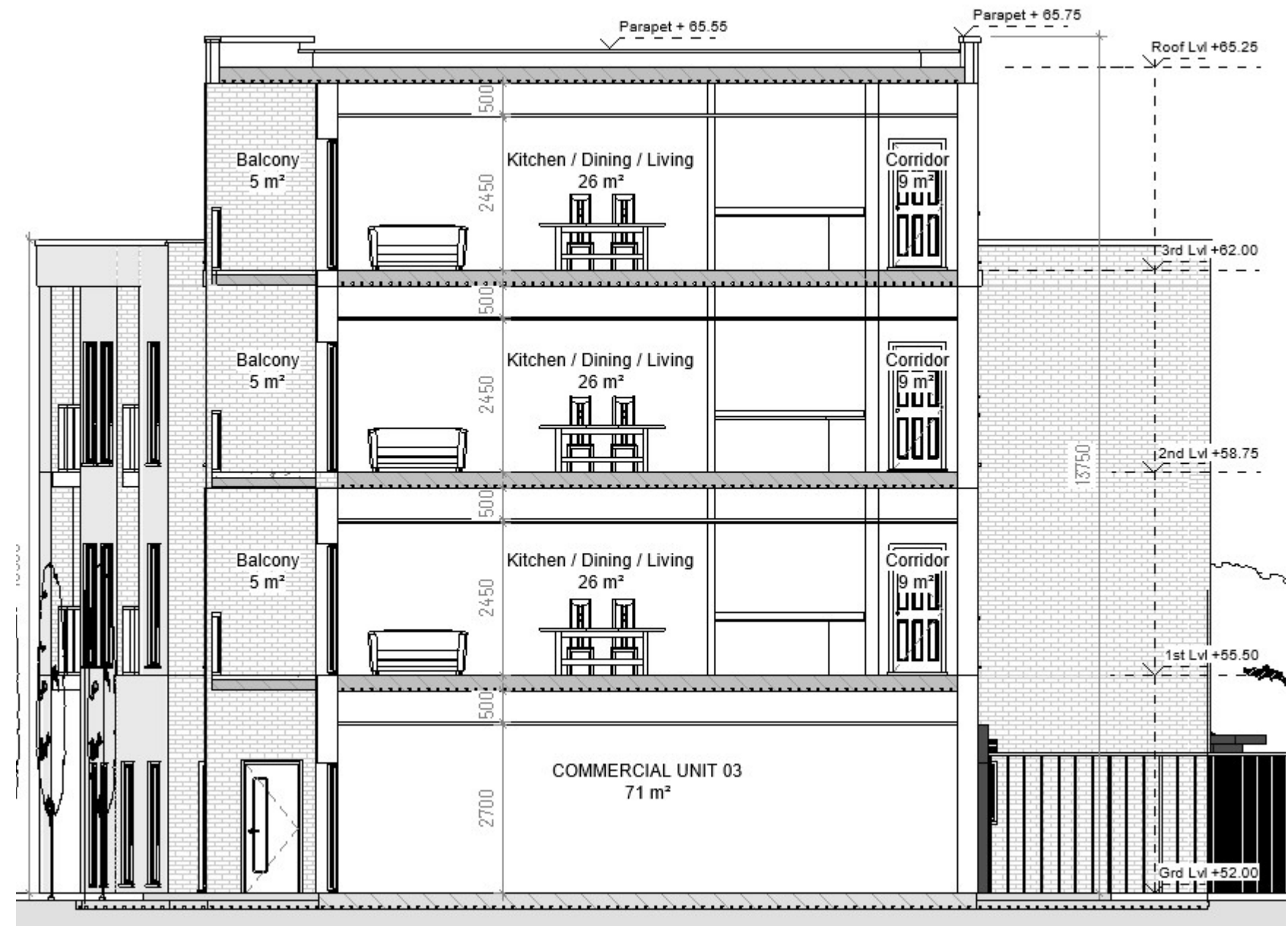
Floor to ceiling heights generally exceed 2.45m clear internally with a services void of 0.500m and a provisional slab depth of 250mm.

It is possible for the ground floor to have a clear floor to ceiling height of 2.70m with a services void of 500mm or there can be a floor to ceiling height of 2.45M with a services void of 750mm with a provisional slab depth of 250mm.

This flexible configuration is fully compliant with the recommendations in 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (DoECLG,2022)'

The proposed block is 3/4 storeys in height .Each floor is serviced by a stair-core which contains the access / escape stairs and a lift.

Each apartment has a balcony which serves as a private amenity space. The balconies have glazing facing onto them. With an external finished floor to finished underside of slab height of 2.8m this outdoor space will maximize the sense of openness while allowing for sunlight penetration into the apartment.



Typical Building Section:-

3.11 Carparking

Car parking facilities for the dwelling houses will be provided as per the Cork County Development plan appendix D, table 1a. All car parking spaces have been designed in accordance with recommendations as described in The Design Manual for Urban Roads and Streets (DMURS, 2019) and the Urban Design Manual: A Best Practice Guide Parts 1 & 2 (DoECLG,2009)

Houses:

Each dwelling house unit of 3 bedrooms or more will have 1.8 parking spaces and each dwelling unit of 2 bedrooms will have 1.6 parking spaces to the front of the house. Car parking spaces will be a mix of both off-street and on-street parking as shown on the submitted site layout plan.

Communal Parking Courts:

The communal Parking Court design is consistent with the design suggested in Making places: A Design Guide for Residential Estate Development (CCC, 2011) diagram 142.

CRECHE

Car parking facilities for the creche will be provided as per the Cork County Development plan appendix D, table 1a. There will be a disabled parking space provided. There will be 1 space per 3 staff + 1 space per 10 children.

The TÚSLA Quality and Regulatory Framework for Pre-school services Regulation 11-staffing levels provides for minimum adult/child ratios as follows; 0-1 years, 1:3, 1-6 years, 1:5. We are proposing to cater for 8 children aged 0-1 years and 41 aged in the 1-6 year bracket. This gives us a requirement to provide for 12 adults staffing the creche at maximum capacity. (TÚSLA, Early Years Inspectorate, Quality and Regulatory Framework, 2018.)

This gives us a requirement of 4 spaces for 12 staff and 5 spaces for 49 children or 9 spaces in total.

Set-down

The creche parking area will have designated car parking spaces set out in front of it as a set-down area for people dropping off children. The creche will be busy at 9 A.M.

APARTMENTS

Car parking facilities for the Apartment Complex will be provided as per the Cork County Development plan appendix D, table 1a. There will be a disabled parking space provided. There will be 1.25 spaces provided per unit minimum. The parking spaces will be a minimum size of 5m x 2.4m which is in excess of the minimum dimensions recommended in CCDP,2022. Parking will be laid out at the front entrance of the building, rows will be separated by at least 6m to allow maneuvering in and out.

The total number of units is 20 + e duplex units, therefore we have a requirement to provide 26x1.25 space or 32.5spaces in total.

VISITOR PARKING-

Making places: A Design Guide for Residential Estate Development (CCC, 2011), published by Cork County Council 2011 on P 102 suggested that ' Visitor spaces should be located on or near the road frontage ' and that 'a parking square may also accommodate a group of visitor parking spaces within the highway domain, as may a turning loop'. To facilitate the requirement for visitor parking, the accompanying parking plan shows appropriately sited spaces dispersed throughout the proposal. DMURS 2019 suggests that the provision of on-street visitors parking can help to eliminate poor parking behavior and contribute to proper Parking habits throughout the development.



3.13 Bicycle Parking

Dwellinghouses

Each house will have rear garden access for bicycle storage

Apartment Block / Duplex Units

Bicycle parking facilities will be provided in accordance with CCDP,2022 Appendix D, table 2. There are 20 apartment units consisting of 12 2-bed and 3 3-bed apartments and 6 duplex units consisting of 1 storey -2 bedroom units and 2 storey -2 bedroom units. Our bicycle parking requirement is 26x0.5 spaces + 2x1 space giving a total of 15 spaces.(26 provided)

Creche

Bicycle parking facilities will be provided in accordance with CCDP,2022 Appendix D, table 2. The creche will have 12 staff so we will provide 3 cycle spaces for this.



Bowlands Bike Shelter- subject to availability

3.14 Refuse Storage

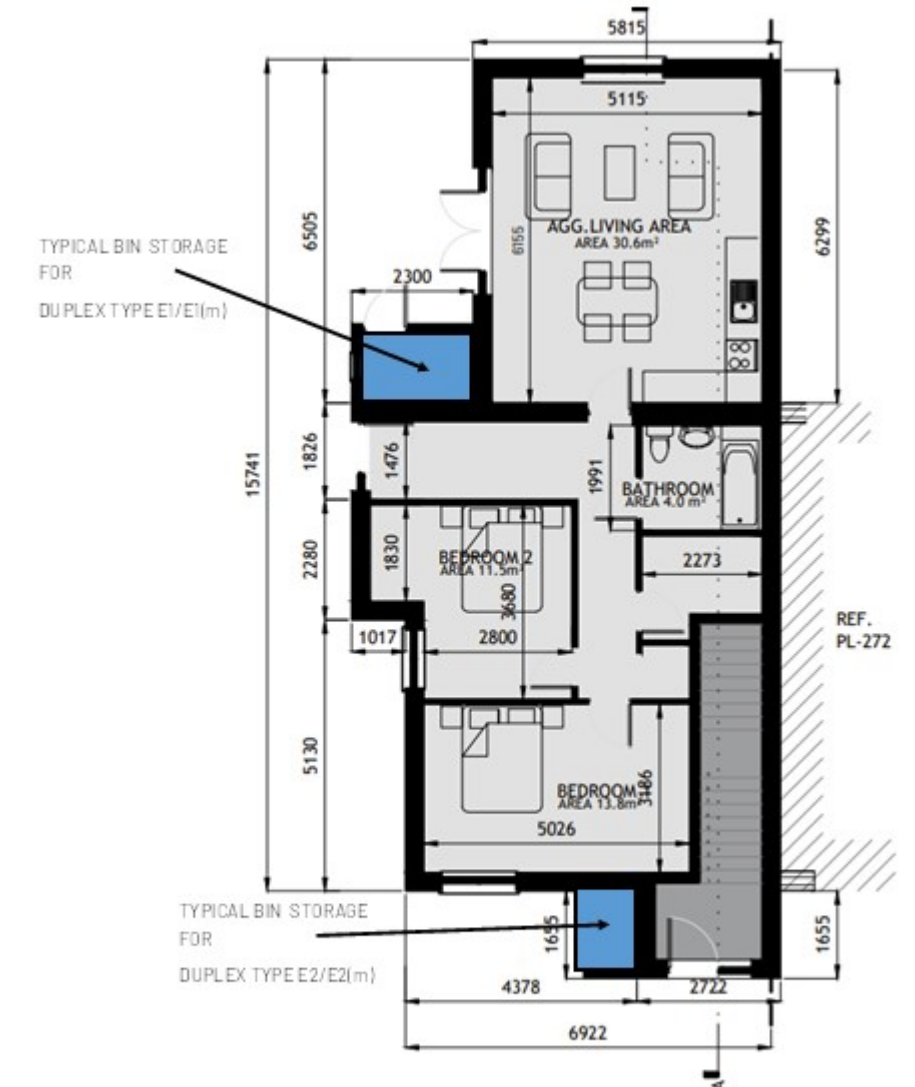
Bin storage areas have been designed and allocated as per the requirements of the Cork County Development Plan 2022, to the standards described in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (DoECLG,2022) and section 7.12 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.

Dwelling-house bin storage will be at the rear of houses with full access to the public road for collection. Dwelling houses that are mid-terraced with no rear access will have bin storage within the front of their dwelling set back from the public footpath. The road network is fully compliant with DMURS requirements for refuse collection.

Apartment bin storage will be adjacent to the apartment buildings and will be allocated by apartment number. The area will be safe and secure yet easily accessible to homeowners.



metroSTOR PBLX6 Bin Storage Units- subject to availability



GROUND FLOOR PLAN

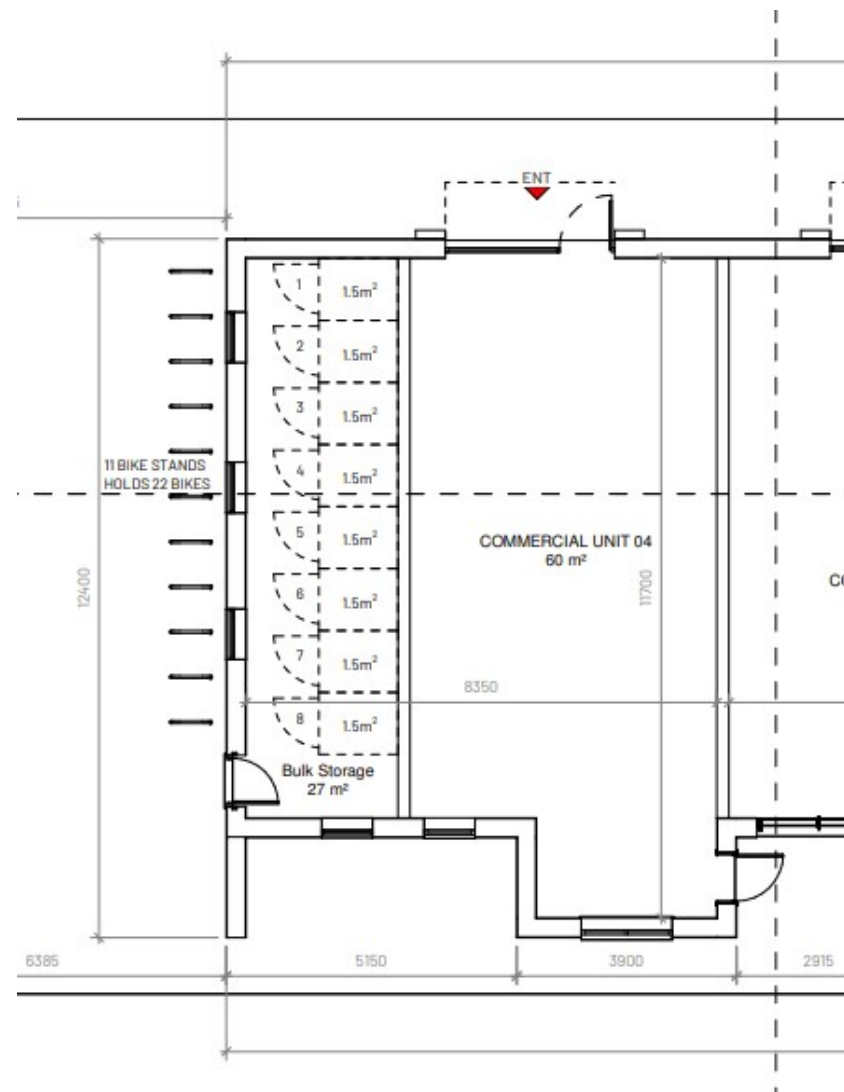
3.15 External Storage

Dwelling-houses

Each house has a rear garden with an opportunity to construct a shed by the owner/occupier

Apartments

Each Apartment has a minimum requirement for internal storage provided for within the apartment. Additional minimum storage is provided for with private lockable storage built at ground level Adjacent to Commercial unit 04.



PRIVATE AMENITY SPACE

Each dwelling house unit has an area of private open space comprising of rear gardens to dwelling houses and patios / balconies to apartments. The scheme has been laid out to prevent overlooking and recommended separation distances have been maintained.

Dwelling houses all have rear private enclosed and screened gardens. Garden sizes vary depending on their position and location within the development and in general no garden shall be smaller than 55 square meters nor shall they be overlooked by any of the adjoining properties. Apartment Block A & B is isolated from other housing stock with good eparation and has its own separate provision for communal open space within its curtilage. Each apartment also has its own private amenity space.

All private amenity space exceeds the minimum recommendations for both apartments and housing and they will all catch direct sunlight at various points during the day.



4.0 REFERENCES & APPENDICES

appendix b - recommended space provision and room sizes for social housing

Dwelling Type	Target Gross Floor Area (m ²)	Minimum-Main Living Room (m ²)	Aggregate Living Area (m ²)	Aggregate Bedroom Area (m ²)	Storage (m ²)
Family Dwellings - 3 or more persons					
4-bed/7P House (3 storey)	120	15	40	43	6
4-bed/7P House (2 storey)	110	15	40	43	6
4-bed/7P House (1 storey)	100	15	40	43	6
4-bed/7P Apartment	105	15	40	43	11
3-bed/6P House (3 storey)					
3-bed/6P House (2 storey)	110	15	37	36	6
3-bed/6P House (1 storey)	100	15	37	36	6
3-bed/6P House (1 storey)	90	15	37	36	6
3-bed/6P Apartment	94	15	37	36	10
3-bed/5P House (3 storey)					
3-bed/5P House (2 storey)	102	13	34	32	5
3-bed/5P House (2 storey)	92	13	34	32	5
3-bed/5P House (1 storey)	82	13	34	32	5
3-bed/5P Apartment	86	13	34	32	9
3-bed/4P House (2 storey)					
3-bed/4P House (1 storey)	83	13	30	28	4
3-bed/4P House (1 storey)	73	13	30	28	4
3-bed/4P Apartment	76	13	30	28	7
2-bed/4P House (2 storey)					
2-bed/4P House (2 storey)	80	13	30	25	4
2-bed/4P House (1 storey)	70	13	30	25	4
2-bed/4P Apartment	73	13	30	25	7
2-bed/3P House (2 storey)					
2-bed/3P House (2 storey)	70	13	28	20	3
2-bed/3P House (1 storey)	60	13	28	20	3
2-bed/3P Apartment	63	13	28	20	5
1-bed/2P House (1 storey)					
1-bed/2P House (1 storey)	44	11	23	11	2
1-bed/2P Apartment	45	11	23	11	3

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Making Places: Design Guide for Residential Estate Development, Appendix B, Cork County Council, 2011

Table 5.1: Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET GROSS FLOOR AREA (m ²)	MINIMUM - MAIN LIVING ROOM (m ²)	AGGREGATE LIVING AREA (m ²)	AGGREGATE BEDROOM AREA (m ²)	STORAGE (m 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)					
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
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3BED/5P Apartment	86	13	34	32	9
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2BED/4P House (2 storey)	80	13	30	25	4
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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)					
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

Quality Housing for Sustainable Communities, Table 5.1, DoEHLG, 2007

12.24 PARKING STANDARDS

Development Type	Parking Provision Requirement
Offices	1 space per 17 sqm + 10% of staff parking for visitors
Retail (including retail services)	1 space per 20 sqm + 1 Lorry space per 750 sqm
Convenience retail	1 space per 20 sqm
Retail Warehouse	1 space per 25 sqm
Showrooms	1 space per 50 sqm
Industry (light and general)	1 space per 50 sqm
Warehouse	1 space per 100 sqm
Hotels & guesthouses (excl public areas)	1 Room + 1 space per 3 staff on duty + public space such as bars and restaurants as per the standards set out in this table
Public houses (incl hotel bars)	1 space per 8 (net sq m)
Restaurant, cafes & take-aways	1 space per 5 (net sq m)
Clinics & group medical practices (public health clinics)	3 per consulting room + 1 space per doctor/ Consultant + 1 space per 3 nursing and ancillary staff
Nursing homes	1 per 1 patient bed + 1 space per doctor/ Consultant + 1 space per 3 nursing and ancillary staff
Hospitals	1.5 spaces per 1 patient bed + 1 space per doctor/ Consultant + 1 space per 3 nursing and ancillary staff
Churches, theaters cinemas & auditoriums	1 space per 4 seats
Cultural, community & recreational buildings	1 space per 25 sqm
Crèches	1 space per 3 staff + 1 space per 10 children
Schools	1 space per teaching staff + 1 space per 2 ancillary staff + additional 50% of staff provision for visitors at primary level and additional 30% at second level
Colleges of further education / universities	1 per classroom + 1 per 5 students
Commercial leisure: (amusement centres, play centres, etc.)	1 space per 50 sqm
Conference centres: public areas	1 space per 7sqm

Development Type	Parking Provision Requirement
Other cultural / recreational & leisure uses	Dependent on nature and location of use.
Residential: Dwelling houses	2 spaces per dwelling unit
Residential: Apartments	1.25 spaces per apartment unit
<ol style="list-style-type: none"> In the case of any development type not specified above, the planning authority will determine the parking requirement having regard to the traffic and movement generation associated with the development and the other objectives of this plan. A reduced car parking provision may be acceptable where the planning authority are satisfied that good public transport links are already available or planned and/or a Transport Mobility Plan for the development demonstrates that a high percentage of modal shift in favour of the sustainable modes will be achieved through the development. These requirements do not apply to development located in Town Centres as identified in this plan where the development involves the re-use/refurbishment of an existing occupied or vacant building, any change of use or where small scale infill developments (including residential) are proposed. 5% of car parking spaces provided should be set aside for disabled car parking in non residential developments. Where the nature of particular developments are likely to generate a demand for higher levels of disabled car parking the Planning Authority may require a higher proportion of parking for this purpose. Disabled car parking spaces should be provided as close as reasonably possible to building entrance points and allocated and suitably sign posted for convenient access. 10% of car parking spaces provided should be set aside for parent and child car parking in non residential developments. Parent and child parking spaces should be provided as close as reasonably possible to building entrance points and should be allocated and suitably sign posted for convenient access. Motorcycle parking should be provided to meet the requirements of any development. Parking spaces should be provided on the basis of one motorcycle parking bay per 10 car parking spaces provided for non-residential developments and apartment developments. Spaces should be provided in locations convenient to building access points, similar to cycle parking requirements. Where parking is provided within streets and spaces drop-kerbs should be provided to facilitate access to motorcycle parking bays. Non residential developments with more than 10 parking spaces, or applications for substantial renovation of a building with more than 10 associated parking spaces, will provide at least one electric vehicle recharge point. Should National Policy require a greater provision of charge points this greater provision will apply. See also TM 12-12 EV Charging. All other parking spaces, including in residential developments, should be constructed to be capable of accommodating future charging points as required. 	

Parking Bay	Dimensions
Car Parking Bay	4.9m by 2.4m
Loading Bay	6.1m by 3.0m
Disabled Car Parking Bay	4.9m by 3.0m minimum <i>(not including minimum 1.2m circulation area to be provided as required).</i>
Parent and Child Bay	4.9m by 3.0m

Residential Development type	1 long stay parking space per:	1 short stay (visitor) parking space per:
Apartments	1 bedroom	2 units
Houses	1 unit	5 units
Sheltered housing	1 unit	5 units
Student Accommodation	2 bedrooms	5 bedrooms

Note: Cycle Parking and Associated Cycling Facilities for New Developments (Dun Laoghaire Rathdown County Council, 2018) provides guidance in relation to the general principles to be applied to cycle parking location and design. Generally, the provision of cycle parking and associated facilities is to comply with this guidance.