

HOUSING QUALITY ASSESSMENT					Proposed Residential Development at Confey, Leixlip, Co. Kildare										Job no. 2410 Jul-26		T E G O S ARCHITECTS			
House Type	Unit No.	Description	Height in Storeys	Gross Floor Area m2	Min. GFA Kildare CC*	Quality Housing for Sust.Com**	Living Room	Agg. Living Area	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Agg. Bedroom Area	Storage m2	Min. storage Kildare CC*	Quality Housing for Sust.Com**	Private Open Space m2	Min. PAOS Kildare CC *	Min. PAOS Sust.& Comp Dev. 2024 ***	Car Spaces
					Min. GFA. m2										Min. storage m2			Min. PAOS m2		
House Type A	7	4 Bed Semi.	3 Storey	145	110	110	18.3	39.2	16.7	14.9	8.5	8.4	48.5	8	10	6	59.8	75	50	2 on Curt.
				145														75		
House Type A	12	4 Bed Semi.	3 Storey		110	110	18.3	39.2	16.7	14.9	8.5	8.4	48.5	8	10	6	59.8		50	2 on Curt.
House Type A	26	4 Bed Semi.	3 Storey	145	110	110	18.3	39.2	16.7	14.9	8.5	8.4	48.5	8	10	6	60	75	50	2 on Curt.
House Type A	31	4 Bed Semi.	3 Storey	145	110	110	18.3	39.2	16.7	14.9	8.5	8.4	48.5	8	10	6	58.8	75	50	2 on Curt.
House Type B	8	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	87.9	75	50	2 on Curt.
House Type B	9	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	96.2	75	50	2 on Curt.
House Type B	10	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	84.2	75	50	2 on Curt.
House Type B	11	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	76.2	75	50	2 on Curt.
House Type B	27	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	78.2	75	50	2 on Curt.
House Type B	28	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	77.4	75	50	2 on Curt.
House Type B	29	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	62.2	75	50	2 on Curt.
House Type B	30	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	62.2	75	50	2 on Curt.
House Type C	3	4 Bed Sem/T€2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stira attic	10	6	52	75	50	2 on Curt.
House Type C	4	4 Bed Sem/T€2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stira attic	10	6	53	75	50	2 on Curt.
House Type C	5	4 Bed Sem/T€2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stira attic	10	6	54	75	50	2 on Curt.
House Type C	6	4 Bed Sem/T€2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stira attic	10	6	53	75	50	2 on Curt.
House Type C	43	4 Bed Sem/T€2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stira attic	10	6	51	75	50	2 on Curt.
House Type C	44	4 Bed Sem/T€2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stira attic	10	6	51	75	50	2 on Curt.
House Type C	45	4 Bed Sem/T€2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stira attic	10	6	61	75	50	2 on Curt.
House Type C	50	4 Bed Sem/T€2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stira attic	10	6	61	75	50	2 on Curt.
House Type C	51	4 Bed Sem/T€2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stira attic	10	6	51	75	50	2 on Curt.
House Type C	52	4 Bed Sem/T€2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stira attic	10	6	61	75	50	2 on Curt.
House Type D	13	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	43	60	40	1 on Curt.
House Type D	14	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44	60	40	1 on Curt.
House Type D	15	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44	60	40	1 on Curt.
House Type D	16	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44	60	40	1 on Curt.
House Type D	17	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	45	60	40	1 on Curt.
House Type D	32	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44	60	40	1 on Curt.
House Type D	33	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44.5	60	40	1 on Curt.
House Type D	34	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44.5	60	40	1 on Curt.
House Type D	35	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44.5	60	40	1 on Curt.
House Type D	36	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44	60	40	1 on Curt.

House Type D	64	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	58	60	40	1 on Curt.
House Type D	65	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	49	60	40	1 on Curt.
House Type D	66	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	49	60	40	1 on Curt.
House Type D	67	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	48	60	40	1 on Curt.
House Type D	68	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	58	60	40	1 on Curt.
House Type D	78	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	52	60	40	1 on Curt.
House Type D	79	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	54	60	40	1 on Curt.
House Type E	22	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	58	60	40	1 on Curt.	
House Type E	23	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	45	60	40	1 on Curt.	
House Type E	24	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	45	60	40	1 on Curt.	
House Type E	25	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	55	60	40	1 on Curt.	
House Type E	40	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	48	60	40	1 on Curt.	
House Type E	41	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	44	60	40	1 on Curt.	
House Type E	42	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	54	60	40	1 on Curt.	
House Type E	57	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	52	60	40	1 on Curt.	
House Type E	58	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	43	60	40	1 on Curt.	
House Type E	59	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	43	60	40	1 on Curt.	
House Type E	60	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	69	60	40	1 on Curt.	
House Type E	73	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	56	60	40	1 on Curt.	
House Type E	74	3 Bed Sem / ` 2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	57	60	40	1 on Curt.	
House Type F	39	4 Bed det. Te 2 Storey	130.5	110	110	20.7	44.2	13.3	11.5	8.5	7.2	40.5	6	10	6	50	75	50	2 on Curt.
House Type F	63	4 Bed det. Te 2 Storey	130.5	110	110	20.7	44.2	13.3	11.5	8.5	7.2	40.5	6	10	6	60	75	50	2 on Curt.
House Type F	77	4 Bed det. Te 2 Storey	130.5	110	110	20.7	44.2	13.3	11.5	8.5	7.2	40.5	6	10	6	62	75	50	2 on Curt.
House Type G	2	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	64	60	40	1 on Curt.
House Type G	18	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	61	60	40	1 on Curt.
House Type G	21	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	65	60	40	1 on Curt.
House Type G	37	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	60	60	40	1 on Curt.
House Type G	45	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	50	60	40	1 on Curt.
House Type G	49	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	50	60	40	1 on Curt.
House Type G	53	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	66	60	40	1 on Curt.
House Type G	56	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	58	60	40	1 on Curt.
House Type G	61	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	108	60	40	2 on Curt.
House Type G	69	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	63	60	40	1 on Curt.
House Type G	72	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	62	60	40	1 on Curt.
House Type G	75	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	79	60	40	2 on Curt.
House Type G	80	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	59	60	40	1 on Curt.
House Type G1	1	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	45	60	40	2 on Curt.
House Type G1	19	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	46	60	40	2 on Curt.
House Type G1	20	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	50	60	40	2 on Curt.
House Type G1	38	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	50	60	40	1 on Curt.
House Type G1	47	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	42	60	40	2 on Curt.
House Type G1	48	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	42	60	40	2 on Curt.

House Type G1	54	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	50	60	40	2 on Curt.
House Type G1	55	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	42	60	40	1 on Curt.
House Type G1	62	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	44	60	40	1 on Curt.
House Type G1	70	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	44	60	40	1 on Curt.
House Type G1	71	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	53	60	40	1 on Curt.
House Type G1	76	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	43	60	40	2 on Curt.
House Type G1	81	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	42	60	40	1 on Curt.

Total Gross Floor Area; sqm.		9646.5	KCC*	Kildare County Council Development Plan; House Design; 15.4.6
			Quality Housing for Sust Com.**	Quality Housing for Sustainable Communities
			Sust. & Comp. Development 2024 ***	Sustainable & Compact Development; Table 5.1 Minimum Private Open Space Standards for Houses.
				Separation distances of16m to be maintained between opposing windows serving habitable rooms.
Total No. of Houses	103			

Unit Type	Unit No.	Description	Height in Storeys	Gross Floor Area m2	Planning Design Standards 2025 (Min. Unit Size)	Agg. Living Area	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Agg. Bedroom Area	Storage m2	Planning Design Standards 2025 (Min. Stor.)	Private Open Space m2	Planning Design Standards 2025 (Min. Private Open space)	Dwelling Aspect	Car Spaces
Duples Type H-a	83	2 bed / 4p	1	73	63	30	11.4	11.6			23	7	6	10.8	7	Dual	1
Duples Type H-b	82	3 bed/6p	2	147	90	39.6	12.6	14.7	15.6		42.9	9.5	9	1435	9	Dual	1
Duples Type J-a	85	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1
Duples Type J-b	84	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1
Duples Type J-a	87	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1
Duples Type J-b	86	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1
Duples Type J-a	89	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1
Duples Type J-b	88	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1
Duples Type J-a	91	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1
Duples Type J-b	90	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1
Duples Type J-a	93	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1
Duples Type J-b	92	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1
Duples Type J-a	95	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1
Duples Type J-b	94	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1
Duples Type J-a	97	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1
Duples Type J-b	96	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1
Duples Type J-a	99	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1
Duples Type J-b	98	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1
Duples Type J-a	101	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1
Duples Type J-b	100	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1
Duples Type J-a	103	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1
Duples Type J-b	102	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1

Total Gross Floor Area; sqm.		2404		Total No. of Duplexes		22	
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					Planning Design Standards 2025Min Unit Size						Aggregate bedroom area provided sq.m	Aggregate bedroom area required sq.m	Storage area provided sq.m	Planning Design Standards 2025Min Stor. Size	Private Amenity Space provided sq.m	Planning Design Standards 2025 Min Priv. Amenity
Unit No.	Descripti on	Type	Level/Floor	Unit Size sq.m		Dwelling Aspect	Orientatio n	Number of bedrooms	Living / Kitchen room area provided sq.m.							
Apartment Block A																
Ground Floor																
A. L0 /01	type 1	2-bed apartment	Apartment	Ground Floor	77.6	73	Dual	S / W	2	26.3	23.9	22.8	6.7	6	12	6
A. L0 /02	type 2	1-bed apartment	Apartment	Ground Floor	51.3	45	Single	W	1	21.6	12.1	11.4	4.7	3	6.2	3
A. L0 /03	type 1	2-bed apartment	Apartment	Ground Floor	77.6	73	Dual	W/N	2	26.3	23.9	22.4	6.6	6	8	6
A. L0 /04	type 3	2-bed apartment	Apartment	Ground Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.4	6.7	6	8	6
First Floor																
A. L1 /05	type 1	2-bed apartment	Apartment	First Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	6	12.5	6
A. L1 /06	type 2	1-bed apartment	Apartment	First Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	3	6.2	3
A. L1 /07	type 1	2-bed apartment	Apartment	First Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	6	8	6
A. L1 /08	type 3	2-bed apartment	Apartment	First Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	6	8	6
A. L1 /09	type 3	2-bed apartment	Apartment	First Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	6	12	6
Second Floor																
A. L2 /10	type 1	2-bed apartment	Apartment	Second Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	6	12.5	6
A. L2 /11	type 2	1-bed apartment	Apartment	Second Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	3	6.2	3
A. L2 /12	type 1	2-bed apartment	Apartment	Second Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	6	8	6
A. L2 /13	type 3	2-bed apartment	Apartment	Second Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	6	8	6
A. L2 /14	type 3	2-bed apartment	Apartment	Second Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	6	12	6
Third Floor																
A. L3 /15	type 1	2-bed apartment	Apartment	Third Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	6	12.5	6
A. L3 /16	type 2	1-bed apartment	Apartment	Third Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	3	6.2	3
A. L3 /17	3 type 1	2-bed apartment	Apartment	Third Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	6	8	6
A. L3 /18	type 3	2-bed apartment	Apartment	Third Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	6	8	6
A. L3 /19	type 3	2-bed apartment	Apartment	Third Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	6	12	6
Fourth Floor																
A. L4 /20	type 2	1-bed apartment	Apartment	Fourth Floor	51.3	45	Single	W	1	21.6	12.1	11.4	4.7	3	6.2	3
A. L4 /21	type 1	2-bed apartment	Apartment	Fourth Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	6	8	6
A. L4 /22	type 3	2-bed apartment	Apartment	Fourth Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	6	8	6

Total Gross Floor
Area; sqm.

1576.5

Planning Design Standards for Apartments. Guidelines for Authorities 2025
Appendix 1; Minimum Floor Areas Standards.

Total No. of
Apartments

22

Apartments	1 bed apartments	2 bed apartments	Total No.
Number	5	17	22

	1 Bed	2 Bed	3 Bed	4 Bed		Total
Houses			56	25		88
Duplexes		11	11			22
Apartments	5	17				22
Total Residential	5	28	67	25		125
	4.00%	22.50%	53.50%	20%		100%

Site Statistics

Total site Area	4.260 Ha
Development Site Area	2.986 Ha
Number of Units	125

Density	125 / 2.986	42.98 u.p.Ha.
Gross Floor Area	(9646.6+2404 + 1576.5)	13627.1 sqm
Plot Ratio	13627.1 / 2.986	0.46
Site Coverage		21.74%
Dual Aspect	Houses	81 65%
96% Dual Aspect	Duplexes	22 17%
	Apartments	17 14%
Single Aspect	Apartments	5 4%
Total		125 100%

Communal Open Space for Apartment Block A

Unit Type	Min. Area Per Unit	No. of Units	Area Req'd.
1 Bed apartment	5 m2	5	25 m2
2 Bed Apartment	7 m2	17	119 m2
Total Area Required			144 m2
Totla Area Provided			154 m2

Communal Open Space for Duplex Units

Unit Type	Min. Area Per Unit	No. of Units	Area Req'd.
2 Bed duplex	7 m2	11	77 m2
3 Bed Duplex	9 m2	11	99 m2
Total Area Required			176m2
Totla Area Provided			230 m2

Open Space	Area (Hectares)
Linear Park	0.7623 Ha.
Class 1 Open Space	0.4212 Ha (14.2% of 2.968 Ha.)
Total Open Space	1.1835 Ha. (27.7 % of 4.260 Ha.)

When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms16 at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained.

Sustainable & Compact Development; Table 5.3.1 Separation Distances

Cycle Parking Spaces		No. of Units	No. Bedrooms	Visitor Bikes 0.5 per unit	Bikes on Curtilage	Secure Bike Stands			Total
Apartment Block A		22	39	11	36 in Ground Floor Storage	18	1 spaces per bedroom		
Terraced Houses; (on Curtilage in Front Garden; Secured)		20	60		40		1 spaces per bedroom		
Duplex; Secured Sheffield Stands		22	55	11		66	1 spaces per bedroom		
Houses (on Curtilage in rear Garden)		61	208		208				
Visitor Bike Stands						16			
Total Bike Spaces Needed			362	22					384
Total Bike Spaces Provided					284	100			384

Car Parking	No. of Spaces
On Curtilage	118
Duplex Allocated	22
Apartment Allocated	18
Visitor Spaces (incl. 3 no. disabled Spaces & 8 EV spaces)	17
Total (1.4 spaces per unit average.)	175