

Housing Quality Assessment

In respect of:

**Proposed Strategic Housing Development
at Season Park, Newtownmountkennedy, County Wicklow.**



Prepared by:

**Armstrong Fenton Associates
Planning & Development Consultants**

On behalf of the applicant:

Dwyer Nolan Developments Ltd.

Housing Quality Assessment SHD Planning Application - Season Park, Season Park Road, Newtownmountkennedy, Co. Wicklow

* Based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1. pg 49)

** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)

Proposed Unit Number	Proposed House Type / Character Area	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2]**	Exceeds Target By [m2]		
1	House Type A1	2 Storey End Terrace / Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
2	House Type A	2 Storey End Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
3	House Type A	2 Storey End Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
4	House Type A	2 Storey End Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
5	House Type A	2 Storey End Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
6	House Type A1	2 Storey End Terrace / Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
7	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
8	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
9	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
10	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
11	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
12	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
13	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
14	House Type A	9 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
15	House Type A2	2 Storey Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies		
16	Apartment Block J - Refer to Apartment / Duplex Schedule																											
17	Apartment Block J - Refer to Apartment / Duplex Schedule																											
18	Apartment Block J - Refer to Apartment / Duplex Schedule																											
19	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies		
20	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies		
21	House Type F1	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	5	1.3	3.7	Varies	60-75	Varies		
22	House Type F	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies		
23	House Type F	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies		
24	House Type F1	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies		
25	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies		
26	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies		
27	Apartment Block J - Refer to Apartment / Duplex Schedule																											
28	Apartment Block J - Refer to Apartment / Duplex Schedule																											
29	Apartment Block J - Refer to Apartment / Duplex Schedule																											
30	Apartment Block G - Refer to Apartment / Duplex Schedule																											
31	Apartment Block G - Refer to Apartment / Duplex Schedule																											
32	Apartment Block G - Refer to Apartment / Duplex Schedule																											
33	House Type E	2 Storey End Terrace	3 bed / 5 person	119.14	92	27.14	21.6	13	8.6	24.8	46.4	34	12.4	14	11.4	8.9	N/A	34.3	32	2.3	5.1	5	0.1	Varies	60-75	Varies		
34	House Type D	2 Storey Mid Terrace	2 Bed / 4 person	100.06	80	20.06	19.3	13	6.3	17.1	36.4	30	6.4	13	13.1	N/A	N/A	26.1	25	1.1	5.4	4	1.4	Varies	50	Varies		
35	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.5	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies		
36	House Type F1	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies		
37	House Type F1	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies		
38	Apartment Block G - Refer to Apartment / Duplex Schedule																											
39	Apartment Block G - Refer to Apartment / Duplex Schedule																											
40	Apartment Block G - Refer to Apartment / Duplex Schedule																											
41	Apartment Block J1 - Refer to Apartment / Duplex Schedule																											
42	Apartment Block J1 - Refer to Apartment / Duplex Schedule																											
43	Apartment Block J1 - Refer to Apartment / Duplex Schedule																											
44	Apartment Block J1 - Refer to Apartment / Duplex Schedule																											
45	Apartment Block J1 - Refer to Apartment / Duplex Schedule																											
46	Apartment Block H - Refer to Apartment / Duplex Schedule																											
47	Apartment Block H - Refer to Apartment / Duplex Schedule																											
48	Apartment Block H - Refer to Apartment / Duplex Schedule																											
49	Apartment Block H - Refer to Apartment / Duplex Schedule																											
50	Apartment Block H - Refer to Apartment / Duplex Schedule																											

51	Apartment Block H - Refer to Apartment / Duplex Schedule																									
52	Apartment Block H - Refer to Apartment / Duplex Schedule																									
53	Apartment Block H - Refer to Apartment / Duplex Schedule																									
54	Apartment Block H - Refer to Apartment / Duplex Schedule																									
55	Apartment Block H - Refer to Apartment / Duplex Schedule																									
56	Apartment Block H - Refer to Apartment / Duplex Schedule																									
57	Apartment Block H - Refer to Apartment / Duplex Schedule																									
58	Apartment Block J1 - Refer to Apartment / Duplex Schedule																									
59	Apartment Block J1 - Refer to Apartment / Duplex Schedule																									
60	Apartment Block J1 - Refer to Apartment / Duplex Schedule																									
61	Apartment Block J1 - Refer to Apartment / Duplex Schedule																									
62	Apartment Block J1 - Refer to Apartment / Duplex Schedule																									
63	Apartment Block J - Refer to Apartment / Duplex Schedule																									
64	Apartment Block J - Refer to Apartment / Duplex Schedule																									
65	Apartment Block J - Refer to Apartment / Duplex Schedule																									
66	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
67	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
68	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
69	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
70	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
71	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
72	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
73	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
74	Apartment Block J - Refer to Apartment / Duplex Schedule																									
75	Apartment Block J - Refer to Apartment / Duplex Schedule																									
76	Apartment Block J - Refer to Apartment / Duplex Schedule																									
77	House Type F1	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies
78	House Type F	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies
79	House Type F	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies
80	House Type F1	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies
81	Apartment Block J - Refer to Apartment / Duplex Schedule																									
82	Apartment Block J - Refer to Apartment / Duplex Schedule																									
83	Apartment Block J - Refer to Apartment / Duplex Schedule																									
84	Apartment Block J - Refer to Apartment / Duplex Schedule																									
85	Apartment Block J - Refer to Apartment / Duplex Schedule																									
86	Apartment Block J - Refer to Apartment / Duplex Schedule																									
87	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
88	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
89	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
90	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
91	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
92	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
93	House Type A1	2 Storey End Terrace / Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
94	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
95	Apartment Block J - Refer to Apartment / Duplex Schedule																									
96	Apartment Block J - Refer to Apartment / Duplex Schedule																									
97	Apartment Block J - Refer to Apartment / Duplex Schedule																									
98	Apartment Block J - Refer to Apartment / Duplex Schedule																									
99	Apartment Block J - Refer to Apartment / Duplex Schedule																									
100	Apartment Block J - Refer to Apartment / Duplex Schedule																									

151	House Type F	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies
152	House Type F1	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies
153	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
154	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
155	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
156	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
157	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
158	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
159	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
160	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
161	House Type F1	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies
162	House Type F1	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies
163	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
164	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
165	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
166	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
167	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
168	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
169	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
170	House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
171	House Type E	2 Storey End Terrace	3 bed / 5 person	119.14	92	27.14	21.6	13	8.6	24.8	46.4	34	12.4	14	11.4	8.9	N/A	34.3	32	2.3	5.1	5	0.1	Varies	60-75	Varies
172	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
173	House Type D	2 Storey Mid Terrace	2 Bed / 4 person	100.06	80	20.06	19.3	13	6.3	17.1	36.4	30	6.4	13	13.1	N/A	N/A	26.1	25	1.1	5.4	4	1.4	Varies	50	Varies
174	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
175	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
176	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	1	5	Varies	60-75	Varies
177	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
178	House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
179	House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies

Proposed House Types

* Based on the Guidelines for Quality Housing for Sustainable Communities (2007) (Table 5.1. pg 49)

** Based on Private Open Space Standards of the Wicklow County Development Plan 2016 -2022 (Table 14.20. pg 281)

Proposed House Type / Apartment Block	Description	No. of Beds / People	Proposed Gross Floor Area [m2]	Target Gross Floor Area[m2]*	Exceeds Target By [m2]	Proposed Main Living Room [m2]	Target Main Living Room [m2]*	Exceeds Target By [m2]	Proposed Kitchen / Dining Area [m2]	Proposed Aggregate Living Area [m2]	Target Aggregate Living Area [m2]*	Exceeds Target By [m2]	Bedroom 1 [m2]	Bedroom 2 [m2]	Bedroom 3 [m2]	Bedroom 4 [m2]	Proposed Aggregate Bedroom Area [m2]	Target Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Storage [m2]	Target Storage [m2]*	Exceeds Target By [m2]	Proposed Private Open Space[m2]	Minimum Private Open Space [m2] **	Exceeds Target By [m2]
House Type A	2 Storey Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
House Type A1	2 Storey End Terrace / Semi Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
House Type A2	2 Storey Detached	4 bed / 7 person	126.23	110	16.23	17.1	15	2.1	28.8	45.9	40	5.9	13.7	11.5	10.3	7.5	43	43	0	7.3	6	1.3	Varies	60-75	Varies
House Type B	2 Storey End Terrace / Semi Detached	3 bed / 5 person	115.55	92	23.55	15.6	13	2.6	22.5	38.1	34	4.1	16.7	11.4	9.1	N/A	37.2	32	5.2	6	5	1	Varies	60-75	Varies
House Type C	2 Storey Mid Terrace	3 bed / 5 person	115.17	92	23.17	15.6	13	2.6	22.3	37.9	34	3.9	16.5	11.5	9	N/A	37	32	5	5.9	5	0.9	Varies	60-75	Varies
House Type D	2 Storey Mid Terrace	2 Bed / 4 person	100.06	80	20.06	19.3	13	6.3	17.1	36.4	30	6.4	13	13.1	N/A	N/A	26.1	25	1.1	5.4	4	1.4	Varies	50	Varies
House Type E	2 Storey End Terrace	3 bed / 5 person	119.14	92	27.14	21.6	13	8.6	24.8	46.4	34	12.4	14	11.4	8.9	N/A	34.3	32	2.3	5.1	5	0.1	Varies	60-75	Varies
House Type F	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies
House Type F1	2 Storey Wide frontage	3 bed / 5 person	119.28	92	27.28	21.5	13	8.5	22.2	43.7	34	9.7	14.6	12	9	N/A	35.6	32	3.6	6.3	5	1.3	Varies	60-75	Varies

Proposed Apartment / Duplex Schedule

* Standards based on the 'Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities' (DHPLG, 2018) (Appendix 1. Pg 37-38).

Note: Variation of up to 5% can be applied to living /kitchen/dining and bedroom room areas and widths subject to overall compliance with required minimum overall apartment floor areas

Type G

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
1	G / Ground Floor	1 bed / 2 person	57.6	45	12.6	14	13	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14	11.4	2.6	30.3	23	7.3	4.11	3.3	3	3	0	8.4	5	3.4
2	G / First Floor	1 bed / 2 person	57.6	45	12.6	14	13	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14	11.4	2.6	30.3	23	7.3	4.11	3.3	3	3	0	8.4	5	3.4
3	G / Second Floor	1 bed / 2 person	78.8	45	33.8	14	13	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14	11.4	2.6	30.3	23	7.3	4.11	3.3	3	3	0	8.3	5	3.3

Type J

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
4	J / Ground Floor	2 bed / 4 person	84.2	73	11.2	14.2	13	3.35	2.8	12.9	11.4	2.8	2.8	N/A	N/A	N/A	N/A	27.1	24.4	2.7	32.1	30	2.1	3.8	3.6	6.9	6	0.9	8.4	7	1.4
5	J / First Floor	2 bed / 4 person	84.2	73	11.2	14.2	13	3.35	2.8	12.9	11.4	2.8	2.8	N/A	N/A	N/A	N/A	27.1	24.4	2.7	32	30	2	3.8	3.6	6.5	6	0.5	8.4	7	1.4
6	J / Second Floor	2 bed / 4 person	108.2	73	35.2	14.2	13	3.35	2.8	12.8	11.4	2.8	2.8	N/A	N/A	N/A	N/A	27	24.4	2.6	32	30	2	3.8	3.6	6.5	6	0.5	8.4	7	1.4

Type J1

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
7	J1 / Ground Floor	1 bed / 2 person	56.9	45	11.9	17.2	13	3.68	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	17.2	11.4	5.8	23	23	0	4.06	3.3	3	3	0	7.4	7	0.4
8	J1 / Ground Floor	2 bed / 4 person	84.7	73	11.7	14.2	13	3.6	2.8	12.9	11.4	N/A	3.8	N/A	N/A	N/A	N/A	27.1	24.4	2.7	32	30	2	3.8	3.3	6.7	6	0.7	8.4	7	1.4
9	J1 / First Floor	2 bed / 3 person	83.3	63	20.3	15.4	13	2.8	2.8	7.1	7.1	2.1	2.8	7.1	7.1	2.1	2.1	22.5	20.1	2.4	38.3	30	8.3	5.59	3.6	6	6	0	7.4	7	0.4
10	J1 / First Floor	2 bed / 4 person	84.7	73	11.7	14.2	13	3.35	2.8	12.9	11.4	2.9	2.8	N/A	N/A	N/A	N/A	27.1	24.4	2.7	32	30	2	3.8	3.6	6.7	6	0.7	7.1	7	0.1
11	J1 / Second Floor	2 bed / 4 person	108.2	73	35.2	14.2	13	3.35	2.8	12.9	11.4	2.8	2.8	N/A	N/A	N/A	N/A	27.1	24.4	2.7	32	30	2	3.8	3.6	6.8	6	0.8	7.8	7	0.8

Type H

Proposed Apartment No.	Block / Floor Level	Proposed Apartment Type	Proposed Gross Floor Area [m2]	Minimum Gross Floor Area [m2]*	Exceeds Target By [m2]	Bedroom 1 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 1 Width [m]	Minimum Bedroom Width [m]*	Bedroom 2 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 2 Width [m]	Minimum Bedroom Width [m]*	Bedroom 3 Area [m2]	Minimum Bedroom Area [m2]*	Bedroom 3 Width [m]	Minimum Bedroom Width [m]*	Proposed Aggregate Bedroom Area [m2]	Minimum Aggregate Bedroom Area [m2]*	Exceeds Target By [m2]	Proposed Aggregate Living Area [m2]	Minimum Aggregate Living Area [m2]*	Exceeds Target By [m2]	Living /Dining Room Width (m)	Minimum Living /Dining Room Width (m)*	Proposed Storage [m2]	Minimum Storage [m2]*	Exceeds Target By [m2]	Proposed Private Amenity Space [m2]	Minimum Private Amenity Space [m2]	Exceeds Target By [m2]
12	H / Ground Floor Apt.	2 bed / 4 person	81.7	73	8.7	14.7	13	3.5	2.8	13.7	11.4	2.9	2.8	N/A	N/A	N/A	N/A	28.4	24.4	4	31.8	30	1.8	5.77	3.6	7.5	6	1.5	22	7	15
13	H / First & Second Floor (Duplex)	3 bed / 6 person	142.9	90	52.9	15	13	3.2	2.8	14	11.4	3.25	2.8	11.5	7.1	3	2.1	40.5	31.5	9	40.8	34	6.8	4.75	3.8	10.5	9	1.5	11	9	2