

SOCIAL HOUSING DEVELOPMENT FARGANSTOWN, CO MEATH

DESIGN STATEMENT

October 2020



The Chapel, Mount St Annes, Milltown, Dublin 6

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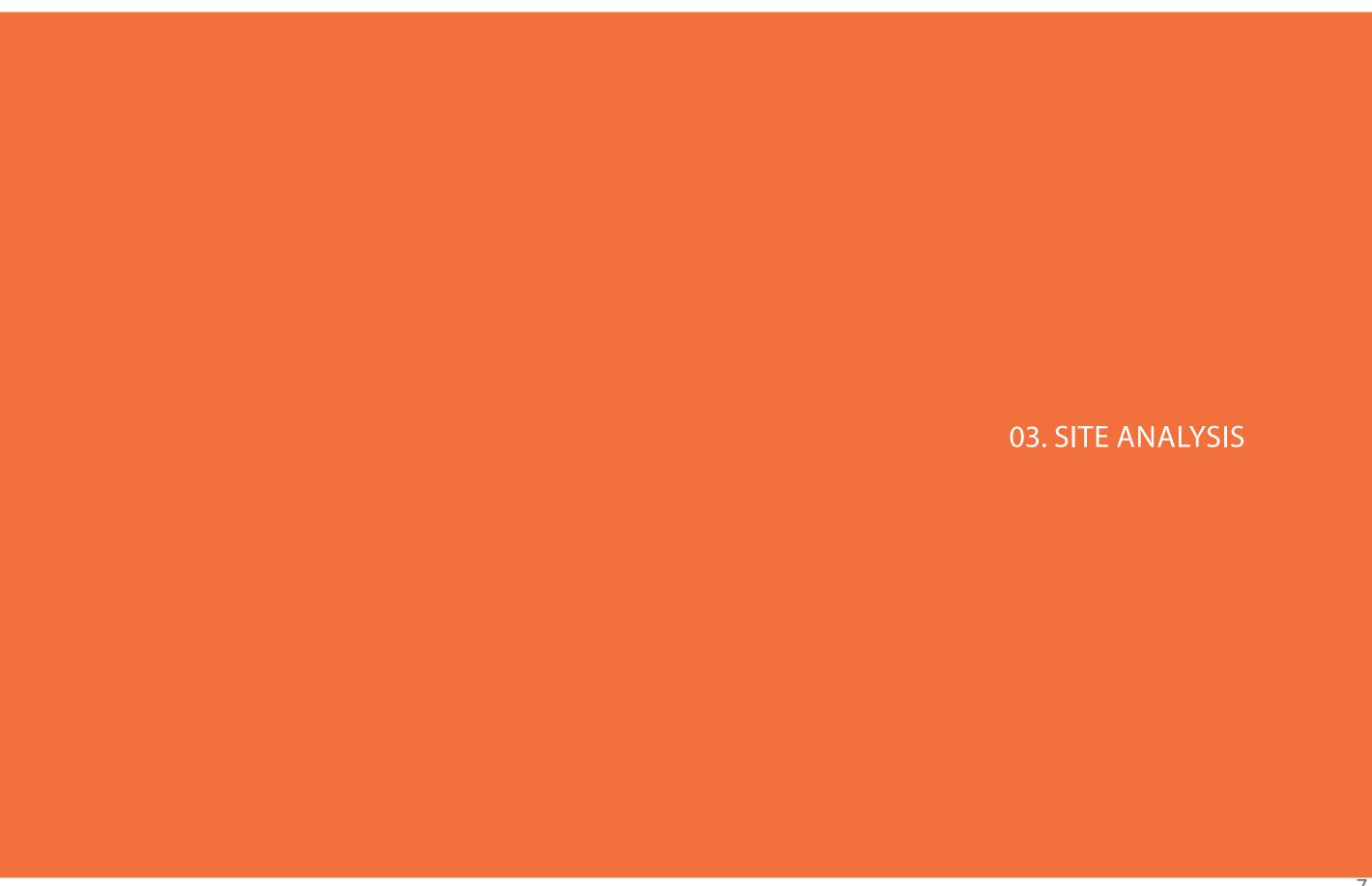


On behalf of the Meath County Council, Buvinda House, Dublin Road, Athlumney, Navan, Co. Meath, C15 Y291 we hereby submit a planning application for residential development of 84 no. dwellings and associated site works all on an application site at Farganstown, Co. Meath.

The proposed development comprises the following residential breakdown:

- 6 no. 3 bedroom 2 storey houses
- 4 no. 4 bedroom 2 storey houses
- 2 no. apartment buildings each containing:
 - 14 no. 1 bedroom simplex apartments
 - 15 no. 2 bedroom simplex apartments
- 1 no. terrace block containing:
 - 8 no. 1 bedroom simplex apartments
 - 6 no. 2 bedroom duplex apartments
 - 2 no. 3 bedroom duplex apartments
- site access roads, substation, bin stores and all associated site works

The proposed development has been prepared in accordance with the requirements of the Meath County Development Plan 2013-2019, Department of the Environment, Heritage and Local Government *Quality Housing for Sustainable Communities Guidelines* and Department of the Environment, Heritage and Local Government *Sustainable Urban Housing: Design Standards for Planning Authorities*



DEVELOPMENT PLAN & GUIDELINES

The application site is located in Meath County Council administrative area in the outskirts of Navan.

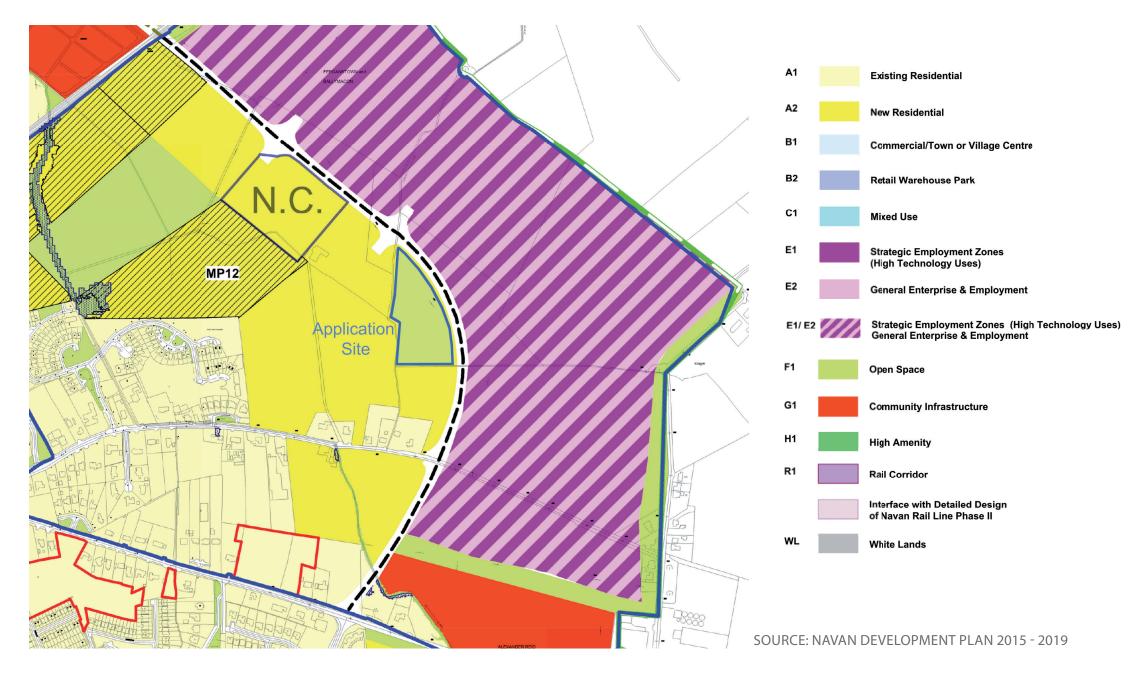
The site has an approximate area of 1.7 (4.2 Acres) and currently a green field site in agricultural use.

The site is currently bordered on all sides by agricultural land and is accessed from the east through those agricultural land.

Access to the development site will be through a proposed Access road, funded through the Local Infrastructure Housing Activation Fund and running from the R153 to the Boyne Road.

The site is zoned A2-"To provide for new residential communities with ancillary community facilities, Neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy."

Uses considered under this zoning - Residential.



Lands at the Farganstown Site - Development Guidelines												
Zoning	A2 New Residential - To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of Navan as a Large Growth Town I.											
Density	The appropriate density will be determined on a site by site basis having regard to the DoECLG Guidelines on Sustainable Residential Development in Urban areas and the Core Strategy of this Development Plan.											
Open Space	Site Area 1.7Ha. Min requirement 0.25Ha Public Open Space (15%) Min Requirment 0.4Ha of Childrens play area for developments of 40+ Dwellings <i>-Navan Development Plan 2009-15</i>											
Private Space	3/4/5 Bed Dwellings-private open space should be provided in the order of a minimum of 60-75sq.m. Min 22m between directly opposing windows. 2.3m between building gables. 2m boundary walls.											
Parking	2 per Conventional Dwelling. 1.25 per 1/2 Bed Apartment, 2 per 3/4 Bed Apartment. 1 Visitor Space per 4 Apartments											



SITE ANALYSIS

MASTERPLAN AND ACCESS ROAD

A masterplan for the Athlumney Lands has been prepared by John Spain Associates on behalf of Meath County Council.

This Masterplan formed the basis to the Scheme Design, which provided a development strategy for the overall are under the headings of Architectural Design, Access Movement and Connectivity, Layout Strategy, Landscaping, Building Height and Density, and Green Infrastructure.

The proposed interface with the residential developments to the west, north and south identified in the Masterplan will form the roadmap for the successful integration of the scheme into the larger community.



SOURCE:
DRAFT ATHLUMNEY MASTERPLAN, MARCH 2019

SITE ANALYSIS

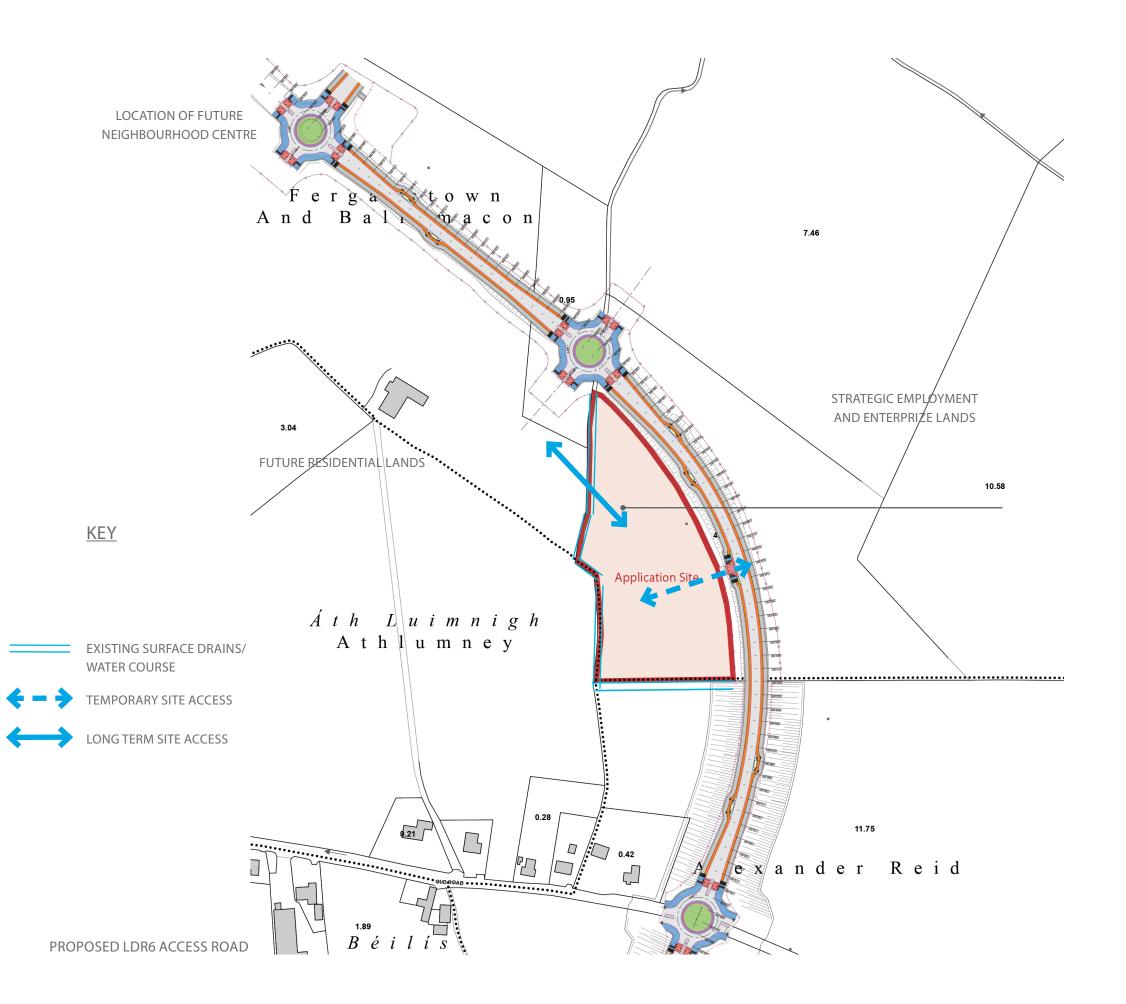
ACCESS AND FOCAL POINTS

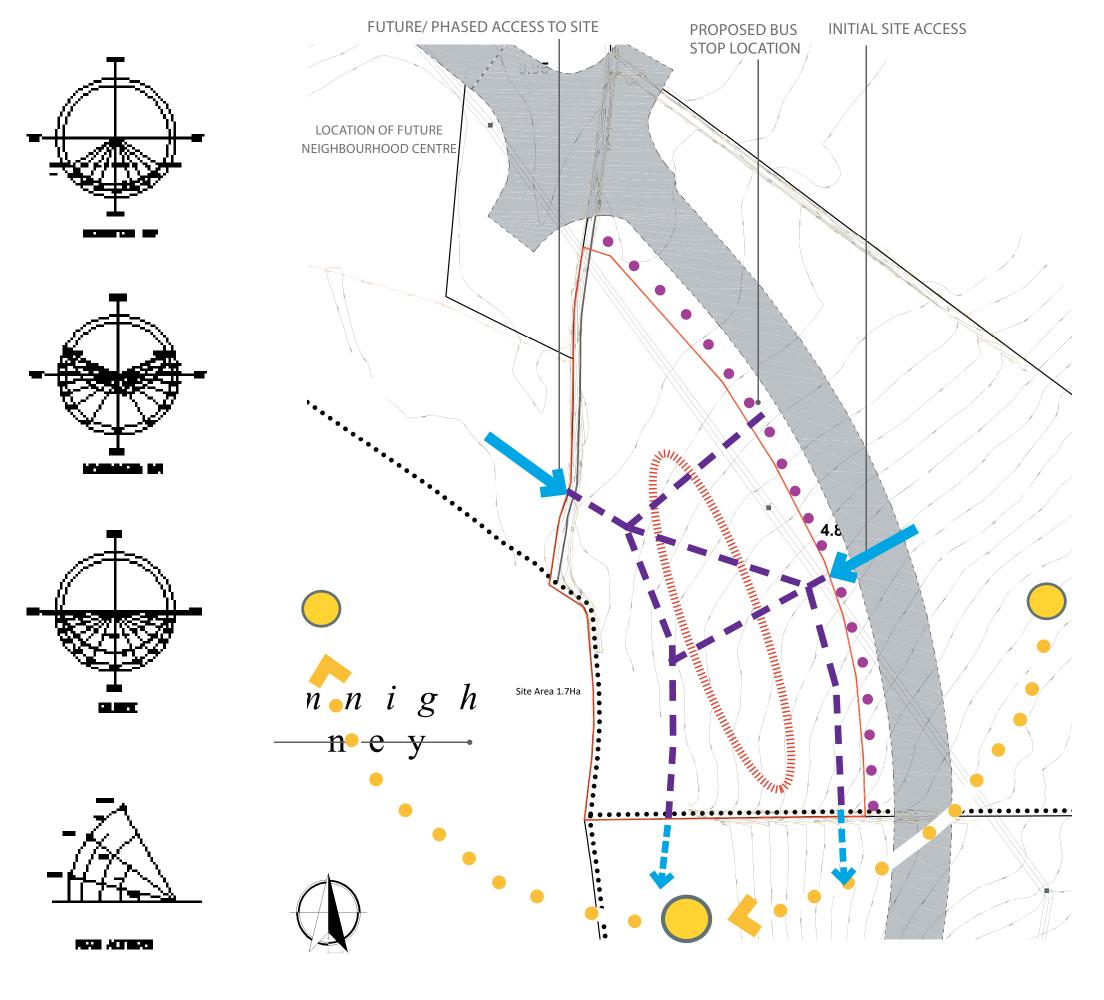
The application site is enclosed by the proposed distributor road LDR6 to the north and east with the lands zoned to the west and south zoned for residential development in the Athlumney Masterplan.

The site is accessed from the LDR6. This 1.22km distributor road has received LIHAF funding for the construction of initial phases, with construction due to commence on site in the next few months.

Initially, Pedestrian and Vehicular site access will occur through a site access points directly off the LDR6, with an additional pedestrian access point adjacent the proposed bus stop on the distributor road. This will form the main access point into the site until the surrounding residential developments are completed.

After the developments to the west, and the associated access roads are complete, a permanent access to the development will be via a right of way from to the north west as indicated on the plans. At this stage, the temporary access point off the LDR6 will be closed permanently.





SITE ANALYSIS

SITE CONSTRAINTS

1. Open Space

The Meath County Development Plan 2013-2019 calls for 15% Open space for Residential Developments.

2. Road Frontage

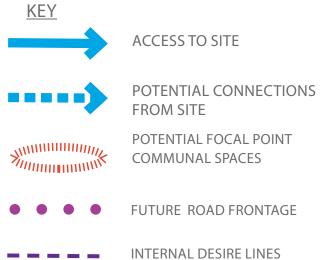
Due to the nature of the LDR6 distributor road, a strong urban edge and screening will be required to minimise the noise and visual impact of the road on the proposed development

3. Access

The Site Layout must take arranged to address both the temporary access from the east and, ultimate, permanent access from the north east.

4. Contours

The site slopes from the south eastern corner down in a north westerly direction, with a level change of over 5 meters over the length of the site



SITE PHOTOS

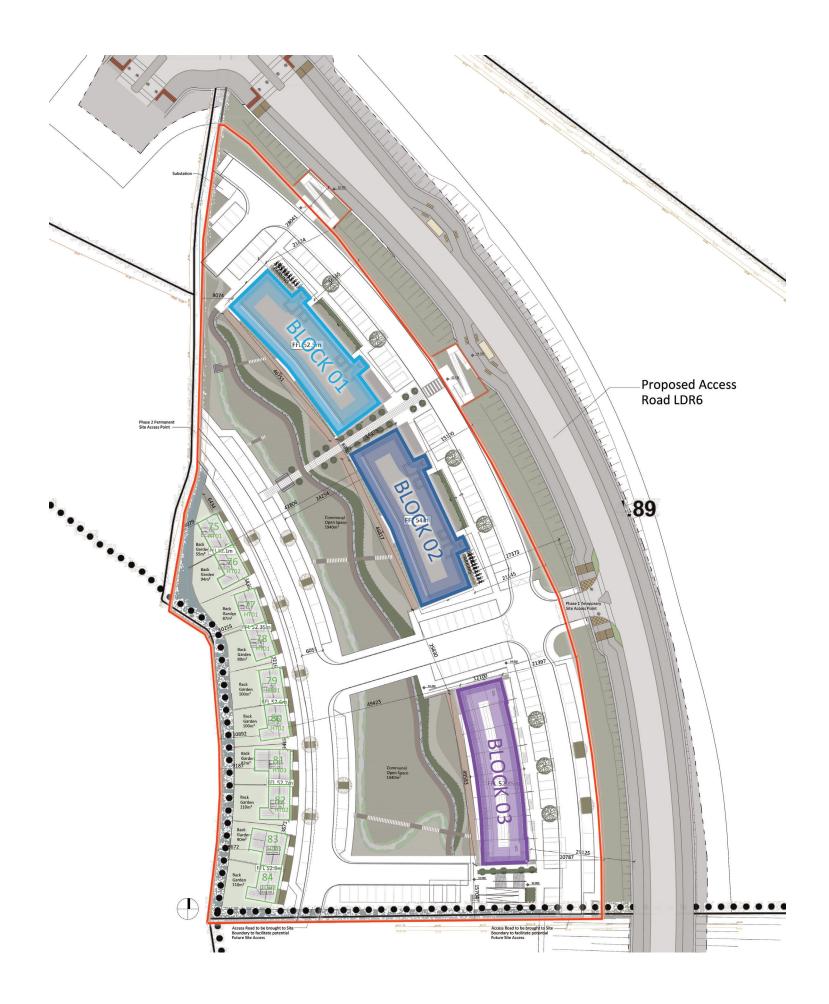


VIEW LOOKING EAST FROM ACCESS ROAD



112W FROM SOUTH WEST CORNER OF APPLICATION SITE





SITE LAYOUT

The site is arranged to provide a strong urban edge along the eastern boundary facing the proposed access route. Blocks A, B and C are arranged to follow the road layout and are positioned c28m from the road edge. This provides a zone for the changes in levels to be negotiated and a landscaped boarder between the road and the application site to allow screening planting. These Blocks will be accessed primary from the east and overlook a communal amenity space to the west.

2 storey Semi-detached houses are arranged to define the western edge of the site and provide a street frontage overlooking the communal open space in the centre of the dwelling. These ten units are a mixture of 3-bedroom and 4-bedroom dwellings which have a common front elevation to provide continuity and rhythm along the streetscape.

SITE LEVELS AND MASSING

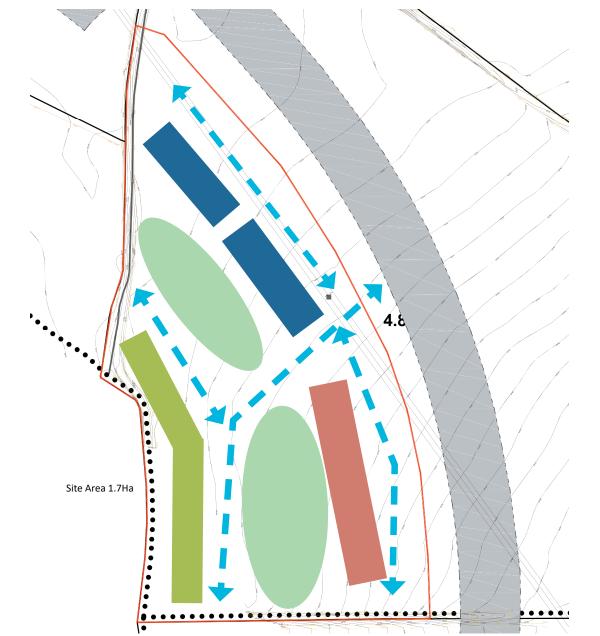
The proposed layout and massing of the scheme is designed to minimise the impact of the proposed access road LDR6 on the development while maximising the amenity provided by the communal open space. The proposed apartment blocks are arranged to step with site levels to minimise an overshadowing of the proposed communal open space.

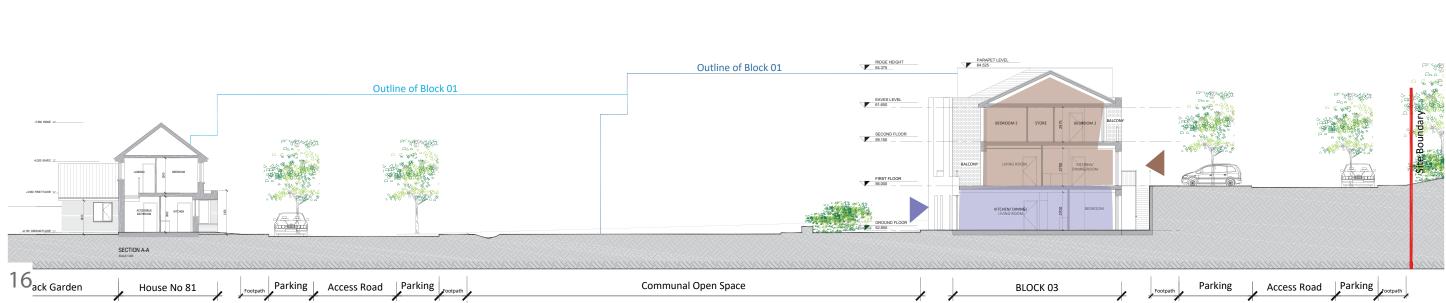
BLOCKS LAYOUT

Block A and B are three storey blocks which step down with the site, the ground floor level circa 1 metre below the level of the distributor road. The fourth floor of each block is set back by up to 1.5 meters to further reduce the mass of the buildings.

Block C is a three-storey terrace block comprising ground floor simplex apartments and first floor 2-bedroom and 3-bedroom duplex apartments. All units are own-door accessed. Taking advantage of site levels, and in order to minimize internal vertical circulation, the units on Block C have their access through three different locations: through East for simplex apartments, West for duplexes, and through north/south bridge for gable duplex units. Block C also utilises balconies to set the roof back and further reduce the mass of the block. Block C is located 15m from the nearest boundary to the south.

The Semi-detached houses along the western boundary are designed to be minimise the depth of the overall plot while providing the quantum of private back garden called for the Navan Development Plan. The building provides a wide frontage two storey front elevation with single and 2 store elements providing additional bedroom area and accessible ground floor bedrooms where required to each unit. The houses are position 4-10 meters from the eastern boundary; no first-floor windows from habitable rooms face this elevation to ensure overlooking in minimised.







KEY:

2 STOREY HOUSING UNITS

3 STOREY APARTMENT BUILDING

3 STOREY APARTMENT BUILDING

WITH SET BACK FOURTH FLOOR

COMMUNAL OPEN SPACE









PRIVATE AND COMMUNAL OPEN SPACE

The proposed layout provides for 3600m² of Communal Amenity Space which represents 20% of the overall site area. The communal open space is located between the apartment blocks and houses running north south axis in the site. The communal open space is divided by the access road, with landscaped walkways to the north and larger grassed area to the south.

All apartments exceed the minimum requirements for private open space as outlined in Department of Housing, Planning and Local Government Sustainable Urban Housing: Design Standards for Planning Authorities (March 2018). Private open space is provided predominantly on terraces and balconies, a minimum 1.5 meters deep, off living areas and overlooking the communal open space to the west of the Apartment Blocks.

The private open space for the Houses is also located to the west of the units in the form of private back gardens.

LANDSCAPE DESIGN

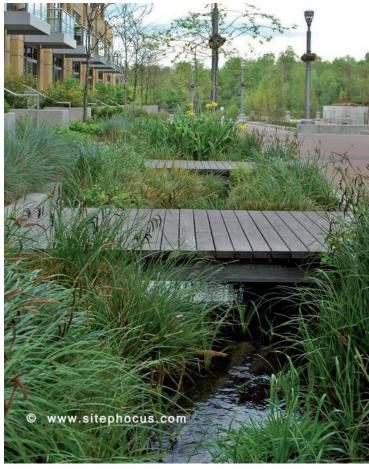
It is proposed to develop a large public space between the houses and the apartments / duplex units. Although, this area is bisected by the new circulation roads in three locations, the design attempts to reconnect these visually with a linear landscape design, by proposing a raised board walk (with 1500mm width) and a blue linear cuboid seat (with 450mm height x 800mm width) with lights, planters and trash receptacles. This meandering line is enhanced with groundcover shrubs and wild flowers screen.

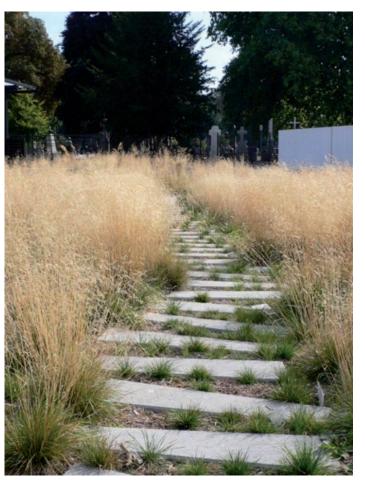
To support the natural drainage and help to clear surface water it is proposed to use natural swale to filter the water, located along the west side of this green area. This soft basin will be covered with perennial herbs and ornamental grasses to add movement, colour, texture and this also provides pollinators with a natural habitat. Between the swale and the path, the new users can enjoy a lawn grass relaxation zone, where they can sit and play.

Further down the linear path and sitting area, it is proposed to develop an important circulation axis that connects to a bus station. The axis is flanked by Quercus robur fastigiata 'Koster' whose upright shape and size, help to balance the scale of the apartments in the landscape and creates a visible and understandable land mark, this is important to help people with perception and cognitive disabilities.

To create more intimacy for the apartments the planter areas are formed by a small slope covered with shrubs and herbs, this reduces visibility to passers-by and also provides a beautiful view to a garden for apartment users without taking away the sun light.

The house units proposed have front gardens with a harmonious sunny mixture of herbs and shrubs, which reduce the dominance of paved areas impact, creates a green rhythm and also provides orientation for residents.



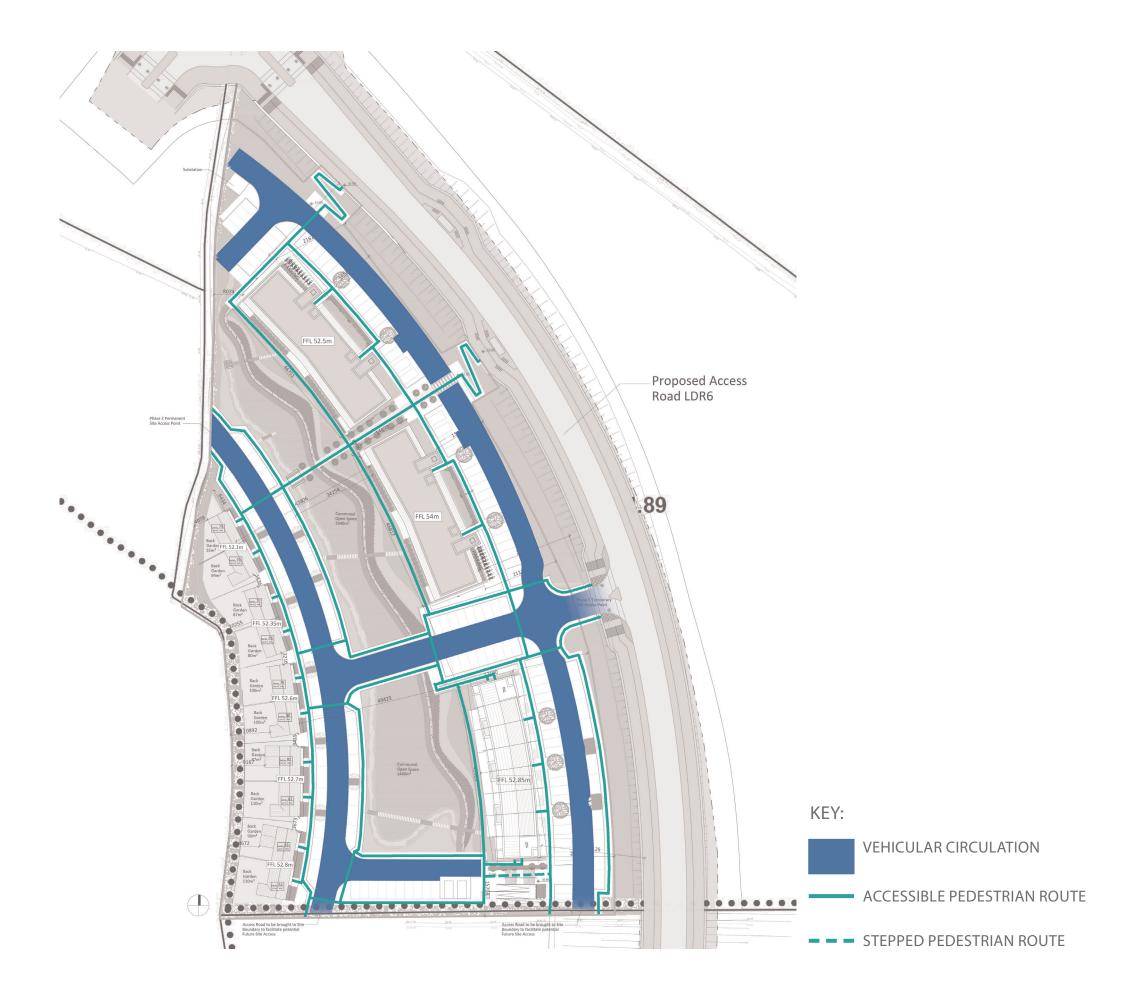












SITE CIRCULATION AND PARKING

The main vehicular circulation occurs in two radial road, one to the east of the apartment blocks and another to the east of the houses connecting in to the permanent site access to the north. These two roads are connected via an access road leading from the temporary entrance to the site. Both radial roads are brought to the site boundary to facilitate connection with future residential developments to the south.

The development will provide 2 parking spaces for each of the 10 houses located on the radial access road onto which they front. 1.25 parking spaces will be provided for every 1 and 2-bedroom apartment and 2 for every 3-bedroom unit results in 94 parking spaces. Finally, 19 spaces will be provided to accommodate visitors, which will be located centrally off the access road linking both radial roads.

This results in a total of 133 parking spaces overall in the development. 7 of these parking spaces will be accessible, located close to the entrances of Block A and B

In accordance with the Meath County Development Plan, 40 bicycle parking spaces will be provided, which equates to more than a third of the number of car spaces required for the development. These spaces are located in front of Block A and B within 30 meters of the entrances and are covered.



HOUSING QUALITY ASSESSMENT - SCHEDULE OF AREAS
Apartment Units Assessed to meet the requirements of DoECLG Sustainable Urban Housing: Design Standards for Planning Authorities and Meath Councty Council Development Plan 2013-2019
To be read in conjunction with Block Plans
OTE: All areas are preliminary for discussion purpose only and subject to planning and detail design.

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o be read in conjunction wit	th Block Plans	NOTE	All areas are	preliminary for	discussion purpo	ose only ar	nd subject to	o planning	and detail de	sign.																												
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IPARTMENT NUMBER					Studio 1 E	BED 2 B	ED 3 B	BED 4 BE	DECLG DE	ETS CLG LIVING CQ. ROOM WI	DECLG WIDTH DTH REQ.	MEETS DECLG E REQ. I	DINING ROOM KITCH	TOTAL IEN LDK	DECLG MEET LDK PL REQ. REQUIR		DECLG MIDTH AREA REQ. DECL	MEETS CLG REQ. BE	ED 2 WIDTH BED 3	WIDTH BED 4	WIDTH TOTAL	DECLG D	MEETS DECLG BED REQ. SPAC	D BATH ES ROOM F	BATH ROOM EN-SI	JITE STORE 1	STORE 2	STORE 3 STO	TOTAL STORAGE PRE 4 IN UNIT	DECLG STORE R REQ.	MEETS DECLG REQUIREM R ENT	EEMOTE STORE <u>TOTAL</u>	No.of Bedspaces	DECLG REQ. Private	PRIVATE PATIO / TERRACE	DECLG	DECLG REQ. COMM Communal GROUND Open Space OPEN S	LEVE
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BB 30 AT03 BB 31 AT04 BB 31 AT04 BB 33 AT01 BB 33 AT03 BB 35 AT04 BB 35 AT04 BB 37 AT01 BB 39 AT02 BB 39 AT02 BB 40 AT04 BB 41 AT05 BB 42 AT06 BB 43 AT03 BB 45 AT04 BB 45 AT03 BB 46 AT02 BB 47 AT04 BB 48 AT04 BB 47 AT04 BB 51 AT01 BB 48 AT04 BB 51 AT01 BB 48 AT04 BB 51 AT01 BB 53 AT03 BB 55 AT01	GF GF GF GF 01 01 01 01 02 02 02 03 03 03 GF GF GF GF GF GF GF GF GF GF GF GF GF	N 2:	1	SINGLE DUAL DUAL DUAL DUAL DUAL DUAL DUAL DUAL	0 1 0 50 0 1 0 1 0 1 0 1 0 1 0 0	0 63 0 0 0 51 0 8 51 0 0 8 63	5.77 (c) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		45 Y 73 Y Y 7	85 246 36 36 36 36 36 36 36 36 36 36 36 36 36	1.8 3.3 1.6 3.3 1.6 3.6 3.6 1.6 3.6 3.6 3.6 3.6 3.6 3.6 3.6 3.6 3.6 3	YES	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	24.6 30.0 30.4 24.6 23.1 30.0 30.4 23.1 24.6 30.0 30.0 23.8 34.0 30.0 23.8 34.0 30.0 24.6 30.0 24.6 30.0 24.6 30.0 24.6 30.0 23.1 30.4 30.0 24.6 30.0 23.8 30.4 31.0 24.6 30.0 23.8 30.4 31.0 23.8	30.0 YY 30.0 Y	ES E	11.4 3.75 11.40 11.31 13.1 3.67 11.40 11.4 11.4 11.4 11.4 11.4 11.4 11.	YES 0	00 000 00 00 000 00 01 00 000 00 02 1 300 00 00 000 00 00 000 00 01 000 00 02 1 300 00 02 1 300 00 03 000 00 04 000 00 05 000 00 06 000 00 07 000 00 08 000 00 09 000 00 00 000 00 00 000 00 00 000 00	00 00 00 00 00 00 00 00 00 00 00 00 00	0.0 20.1 0.0 31.8 0.0 11.4 0.0 26.3 0.0 11.4 0.0 26.3 0.0 11.4 0.0 26.3 0.0 11.4 0.0 26.3 0.0 11.4	11.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 24.4 11.4 11.4 24.4 11.4 11.4 24.4 11.4 11.4 24.4 11.4 11.4 24.4 11.4 11.4 24.4 11.4 11.4 24.4 11.4 11.4 24.4 11.4 11.4 24.4 11.4 11.4 24.4 11.4 11.4 24.4 11.4 11.4 24.4 24	YES 2 YES 2 YES 2 YES 2 YES 4 YES 4 YES 2 YES 3 YES 4 YES 2 YES 4 YES 2 YES 4 YES 2 YES 4 YES 2 YES 2 YES 4 YES 6 A YES 7 A YES 6 A YES 6 A YES 7 A YES 6 A YES 7 A YES 7 A YES 6 A YES 7 A YES 7 A YES 7 A YES 7 A YES 8 A YES 9 A YES	42 42 43 43 43 42 42 43 43 42 42 42 42 43 42 42 43 42 42 43 42 43 42 42 43 43 42 42 43 43 42 42 43 43 42 42 43 43 42 43 43 43 42 42 43 43 43 42 43 43 43 43 43 43 43 43 43 43 43 43 43	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.5 1.8 2.3 3.2 1.8 1.5 2.3 3.2 1.5 1.8 2.3 3.2 1.4 4 3.0 2.3 1.5 1.8 3.2 2.3 1.5 1.8 3.2 2.3 1.5 3.2 1.5 1.8 3.2 1.5 3.2 1.5 3.2 1.5 3.2 1.5 3.2 1.5 3.2 1.5 3.2 1.5 3.2 1.5 3.2 1.5 3.2 1.5 3.2 1.5 3.2 3.2 3.2 3.2 3.2 3.2 3.2 3.2	0.9 1.3 1.6 2.4 1.3 0.9 1.6 2.4 1.3 1.6 1.7 1.1 2.0 1.6 1.7 1.1 2.0 1.6 1.7 1.1 2.0 1.6 1.7 1.1 2.0 1.6 2.4 1.6 1.7 1.1 2.0 1.6 1.7 1.1 2.0 2.4 1.6 2.0 2.4 1.6 2.0 2.6 2.6 2.6 2.6 2.6 2.6 2.6 2.6 2.6 2.6	0.6 0 0 0 0 0 0 1.5 1 0 0 0 0 0 0 0 1.5 1 0 0 0 0 0 0 0 1.5 1 0 0 0 0 0 0 0 0 1.5 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.0 3.0 3.1 3.3 6.7 7.2 0.0 3.1 3.1 0.0 6.1 0.0 3.1 0.0 3.1 0.0 3.1 0.0 3.1 0.0 3.1 0.0 3.1 0.0 6.1 0.0 3.1 0.0 6.5 0.0 3.0 0.0 3.1 0.0 6.5 0.0 3.0 0.0 3.1 0.0 7.2 0.0 3.0 0.0 3.1 0.0 7.2 0.0 3.0 0.0 3.1 0.0 7.2 0.0 3.0 0.0 3.1 0.0 7.2 0.0 3.0 0.0 3.1 0.0 7.2 0.0 3.0 0.0 3.1 0.0 6.5 0.0 3.0 0.0 3.1 0.0 6.5 0.0 3.0 0.0 3.1 0.0 6.5 0.0 3.0 0.0 3.1 0.0 6.5 0.0 3.1 0.0 6.5 0.0 3.1 0.0 6.5 0.0 3.1 0.0 6.5 0.0 3.1 0.0 6.5 0.0 3.1 0.0 6.5 0.0 3.1 0.0 6.5 0.0 3.2 0.0 6.5 0.0 3.2 0.0 6.5 0.0 3.2 0.0 6.5 0.0 3.2 0.0 6.5 0.0 3.2 0.	3.0 3.0 6.0 6.0 3.0 3.0 6.0 6.0 3.0 6.0 6.0 6.0 3.0 6.0 6.0 6.0 6.0 6.0 3.0 6.0 6.0 6.0 6.0 3.0 6.0 6.0 3.0 6.0 6.0 3.0 6.0 6.0 3.0 6.0 6.0 3.0 6.0 6.0 6.0 3.0 6.0 6.0 6.0 6.0 3.0 6.0 6.0 6.0 6.0 6.0 6.0 3.0 6.0 6.0 6.0 6.0 6.0 6.0 6.0 6	YES	0.0 3.0 0.0 3.1 0.0 3.0 0.0 3.1 0.0 3.0 0.0 3.1 0.0 6.5 0.0 3.1 0.0 0.0 6.7 0.0 0.0 3.1 0.0 0.0 3.1 0.0 0.0 3.1 0.0 0.0 3.1 0.0 0.0 3.1 0.0 0.0 3.1 0.0 0.0 3.1 0.0 0.0 3.1 0.0 0.0 0.0 3.1 0.0 0.0 0.0 3.1 0.0 0.0 0.0 0.0 3.1 0.0 0.0 0.0 0.0 3.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	2 4 4 4 2 2 2 4 4 4 2 2 2 4 4 4 2 2 2 4 4 4 2 2 2 4 4 4 2 2 2 4 4 4 2 2 2 4 4 4 2 2 4 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 2 2 4 4 4 2 2 4 4 4 2 4 4 2 4 4 4 2 4	5 5 7 7 7 5 5 7 7 5 5 7 7 5 5 7 7 5 5 7 7 5 5 7 7 7 5 5 7 7 7 5 7	5 5 7 7 7 5 5 7 7 7 5 5 7 7 7 5 5 7 7 7 5 5 7 7 7 5 5 7 7 7 7 5 5 7	YES	5 5 7 7 7 7 5 5 7 7 7 5 5 7 7 7 5 5 7 7 7 5 5 7 7 7 5 5 7 7 7 7 5 7	
partment Block A //dix Quantity % tudio 0 Bed 14 Bed 15 Bed 0 Bed 0 OTAL 29	Block B Quantity 0 0 0 48 14 52 15 0 0 0	8lock C Quantit 0 0 4 4 48 5 52 0 0 0	9 % 0 6 8 2 0	Overall Developmen 0 38 50 13	t % 0 0 0 34 46 38 51 2 3 0 0	Aspect Single Duel Total	t N	10. % 24 32 50 67 74 100	1.4 Blo 1.6 Blo 1.0 Blo	Net k 01 k 02 k 03 TOTAL	Floor Area (m² 1894.96 1894.96 1173.6 4963.52		Block A Block B Block C	TOTAL	Gross Floor Are 2460 2460 1450 6370		Space Provision Gross Site Area Communal Open Space Communal Amenity Spai Communal Amenity Spai	ace Rqd	% (m²) 100 17800 20 3600 454 3600		Pa Vehicu Bicycle	Parking ular e	132.0 50.0												Communal Ope Communal Ope	n Space	Total Required (m²) (m²) (m²) (m²) (m²) (m²) (m²) 454 (m²)	vid) 36 61

Housing Units Assessed to meet the requirements of DoECLG Quality Housing for Sustainable Communities and Meath County Development Plan 2013-2019
To be read in conjunction with Building Plans

NOTE: All areas are preliminary for discussion purpose only and subject to planning and detail design.

						HOUSE AREA BY TYPE										LIVIN	G AREAS				BEDROOM AREAS										SERVICE AREAS		STORAGE AREAS						PRIVATE/ COMMUNAL OPEN SPACE				
E #	HOUSETYPE	ENTRANCE LEVEL	#STOREYS	FLOOR TO CEILING	# OF BEDROOMS	# OF PERSONS	Studio	1 BED	2 BED	3 BED		DECLG DE REQ. RI	LG LIVIN	G M WIDTH	DECLG LIVING REQ.	DECLG	DINING	кітсн		DECL AL LDK (REQ	PLAN				BED 2	BED 3	BED 4	DECLI TOTAL REQ.			BATH ROOM		N-SUITE ST	DRE 1 STOR	2 STORE	STORE 4	TOTAL STORAGE IN HOUSE	STORE	MEETS DECLG REQUIREM ENT				MEETS I
H3	3A		2	2.5	3	5	0	0	0	102.4	0	92 Y	S 21.0	3.8		YES	0.0			30.0		13.5			11.1	7.5	0.0	32.1 32.0		5	2.1	3.65	0	2.1 1.7	1.4	1.1	6.3	5.0	YES	3	60	55	
H4	4A		2	2.5	4	7	0	0	0	0	121	110 Y	S 21.0	3.8		YES	0.0	22.6				13.0			11.5	11.5	7.3	43.3 43.0		7	2.1	3.7	0	3.0 2.1	1.6	0.0	6.7	6.0	YES	4	75	94)
H3	3A		2	2.5	3	5	0	0	0	102.4	0	92 Y	S 21.0	3.8		YES	0.0	16.4		30.0		13.5			11.1	7.5	0.0	32.1 32.0		5	2.1	3.65	0	2.1 1.7	1.4	1.1	6.3	5.0	YES	3	60	87	١
H3	3A		2	2.5	3	5	0	0	0	102.4	0	92 Y	S 21.0	3.8	13.0	YES	0.0	16.4	4 37.4	30.0	YES	13.5			11.1	7.5	0.0	32.1 32.0		5	2.1	3.65	0	2.1 1.7	1.4	1.1	6.3	5.0	YES	3	60	80)
H3	BA		2	2.5	3	5	0	0	0	102.4	0	92 Y	S 21.0	3.8	13.0	YES	0.0	16.4	4 37.4	30.0	YES	13.5			11.1	7.5	0.0	32.1 32.0	YES	5	2.1	3.65	0	2.1 1.7	1.4	1.1	6.3	5.0	YES	3	60	100	Y
H4	4A		2	2.5	4	7	0	0	0	0	121	110 Y	S 21.0	3.8	15.0	YES	0.0	22.6	43.6	40.0	YES	13.0			11.5	11.5	7.3	43.3 43.0	YES	7	2.1	3.7	0	3.0 2.1	1.6	0.0	6.7	6.0	YES	4	75	100	YI
H3	3B		2	2.5	3	6	0	0	0	123.4	0	100 Y	S 38.3	4.0	15.0	YES	0.0	0.0	38.3	37.0	YES	14.7			14.7	13.5	0.0	42.9 36.0	YES	6	7.0	4.5	0	1.8 1.9	1.3	1.0	6.0	6.0	YES	3	60	87	YE
H4	1A		2	2.5	4	7	0	0	0	0	121	110 Y	S 21.0	3.8	15.0	YES	0.0	22.6	43.6	40.0	YES	13.0			11.5	11.5	7.3	43.3 43.0	YES	7	2.1	3.7	0	3.0 2.1	1.6	0.0	6.7	6.0	YES	4	75	110	YE
H3	3B		2	2.5	3	6	0	0	0	123.4	0	100 Y	S 38.3	4.0		YES		0.0		37.0		14.7			14.7	13.5	0.0	42.9 36.0		6	7.0	4.5	0	1.8 1.9	1.3	1.0	6.0	6.0	YES	3	60	90	YE
H4	1Δ		2	2.5	4	7	0	0	0	0	121	110 Y	S 21.0	3.8	15.0	YES	0.0	22.6	6 43.6	40.0	YES	13.0			11.5	11.5	7.3	43.3 43.0	YES	7	2.1	3.7	0	3.0 2.1	1.6	0.0	6.7	6.0	YES	4	75	110	YE

	Block A	
Housing Mix	Quantity	%
2 Bed	0	(
3 Bed	6	60
4 Bed	4	40
TOTAL	10	