

# Castlemartyr, Co. Cork

## Housing Quality Assessment

Gortnahomna More (Townland), Castlemartyr, Co. Cork

LRD Planning Application - November 2024



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## 1.0 Introduction and Project Description

This Housing Quality Assessment report has been prepared by Deady Gahan Architects to provide information on the proposed residential development at Gortnahomna More (Townland), Castlemartyr, Co. Cork.

The total site area comprises 6.88 hectares with a net developable area of 4.0 hectares (site area minus the existing residential zoned land, the area of open space to be allocated for future development, and the crèche area). The site rises from the N25 National Road in the north to the residential additional provision zoned land to the south of the site. The site itself is located near the village centre, on a greenfield site zoned for new residential development. It is connected to the N25 national road which runs through the village. The Midleton train station is also located approx. 9 km away which provides connections to Cork City and nationally thereafter along with a range of bus stops located within the village of Castlemartyr itself. The site is divided into different zoned lands. The areas within the site boundary are divided into 'Existing Residential Zoned Lands' to the north, 'Residential Zoned Land' parcel CM-R-01 in the centre of the site, of which the proposed scheme is located on, and 'Residential Additional Provision Zoned Land' parcel CM-RAP-02 to the South of the scheme.

The proposed scheme will consist of the development of 150 no. residential units, ranging from 2 - 4 bedroom bungalow, townhouse, and semi-detached units. The scheme will also include for car parking, cycle parking, new pedestrian/cycle links, storage, services and plant areas. Landscaping will include for high quality private open space, communal amenity areas and public open space provision.

Deady Gahan Architects are the designers of the proposed scheme and the units have been specifically designed to meet the demands of the housing market. All the proposed units will be assessed in this report against the relative regulations.

The proposed development will accommodate no. 150 residential housing units.



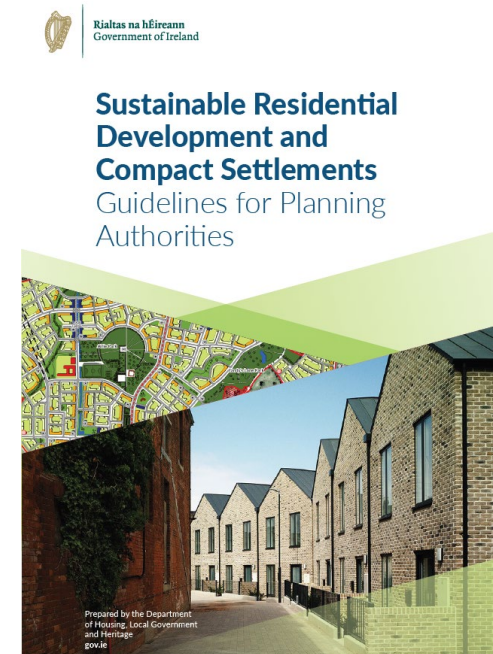
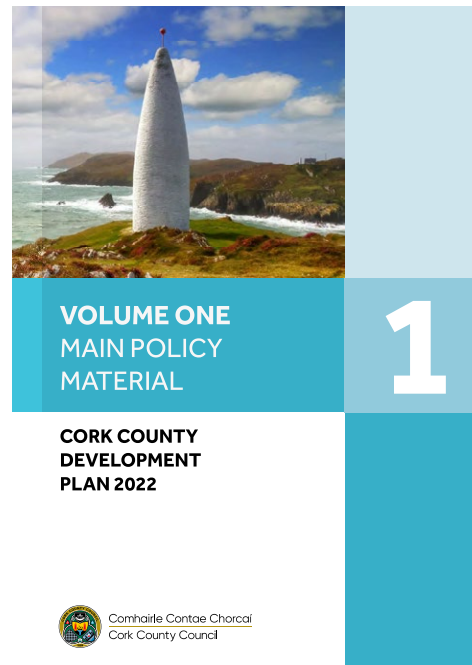
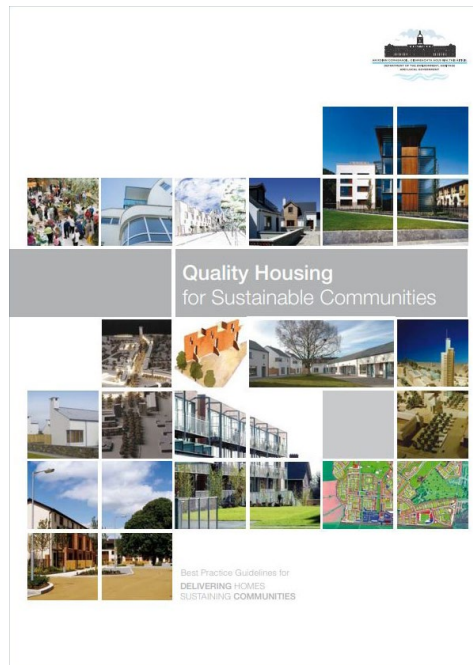
## 2.0 Policy Overview

Deady Gahan Architects have been appointed to produce this Housing Quality Assessment to accompany the Large-scale Residential Development (LRD) planning application to Cork County Council for the proposed development which consists of:

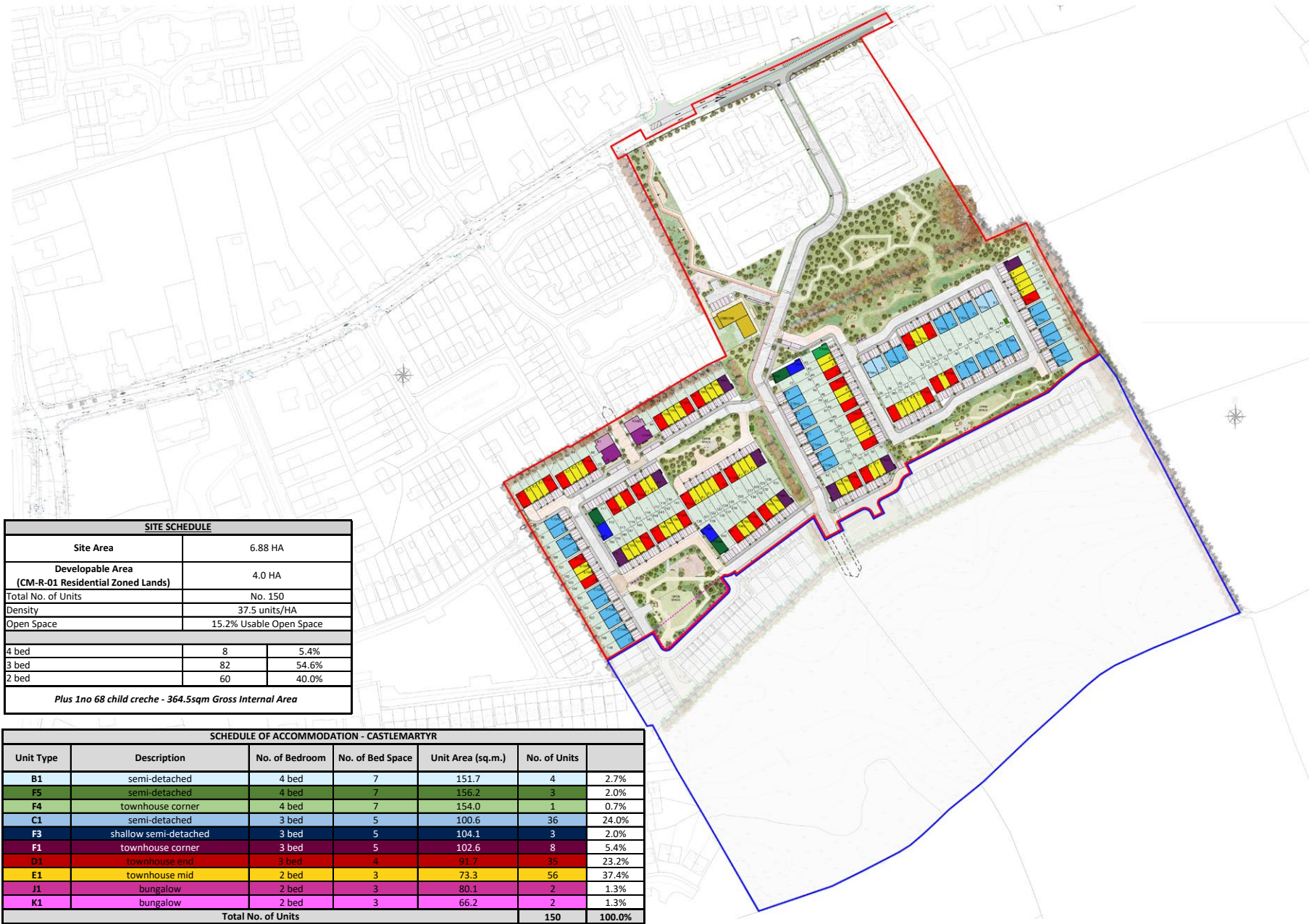
150 no. residential units and associated site works at Gortnahomna More (Townland), Castlemartyr, Co. Cork.

This report demonstrates the proposed residential houses against the provisions of:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Cork County Development Plan 2022-2028
- Sustainable Residential Development and Compact Settlements. Guidelines for Planning Authorities (2024)



3.0 Proposed Site Layout



### 3.1 Summary Schedule

SCHEDULE OF ACCOMMODATION - CASTLEMARTYR						
Unit Type	Description	No. of Bedroom	No. of Bed Space	Unit Area (sq.m.)	No. of Units	
B1	semi-detached	4 bed	7	151.7	4	2.7%
F5	semi-detached	4 bed	7	156.2	3	2.0%
F4	townhouse corner	4 bed	7	154.0	1	0.7%
C1	semi-detached	3 bed	5	100.6	36	24.0%
F3	shallow semi-detached	3 bed	5	104.1	3	2.0%
F1	townhouse corner	3 bed	5	102.6	8	5.4%
D1	townhouse end	3 bed	4	91.7	35	23.2%
E1	townhouse mid	2 bed	3	73.3	56	37.4%
J1	bungalow	2 bed	3	80.1	2	1.3%
K1	bungalow	2 bed	3	66.2	2	1.3%
Total No. of Units					150	100.0%

SITE SCHEDULE		
Site Area	6.88 HA	
Developable Area (CM-R-01 Residential Zoned Lands)	4.0 HA	
Total No. of Units	No. 150	
Density	37.5 units/HA	
Open Space	15.2% Usable Open Space	
4 bed	8	5.4%
3 bed	82	54.6%
2 bed	60	40.0%
Plus 1no 68 child creche - 364.5sqm Gross Internal Area		



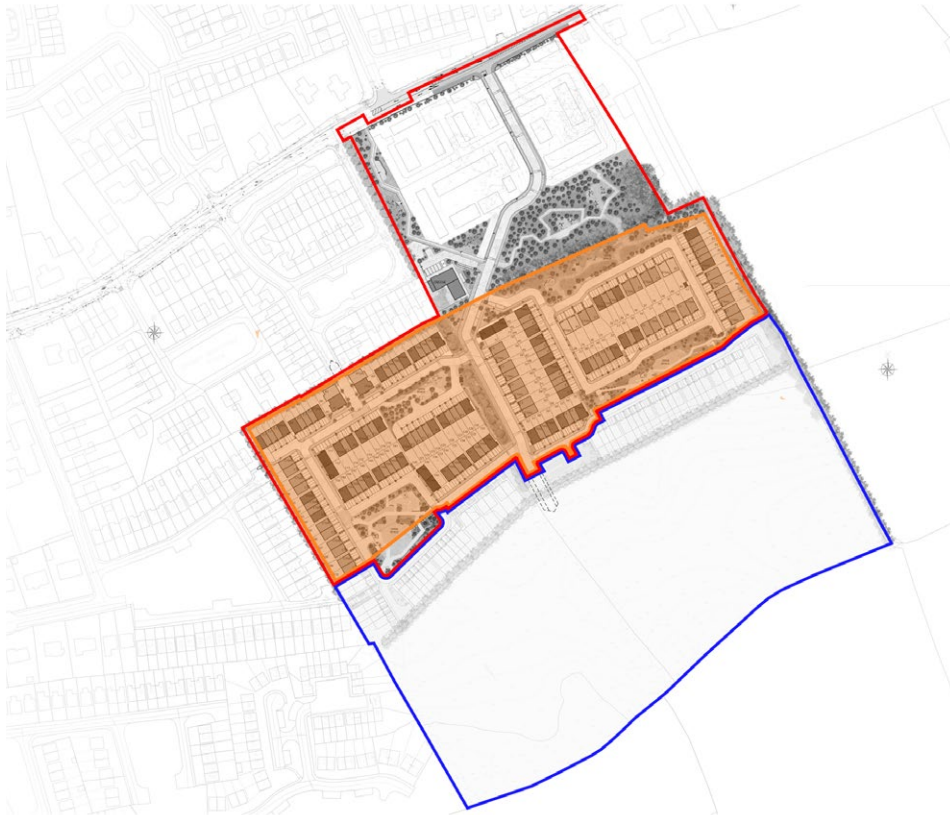
## 3.2 Developable Area & Open Spaces

The total **SITE AREA** comprises **6.88 HA**, with a net **DEVELOPABLE AREA** of **4.0 HA**.

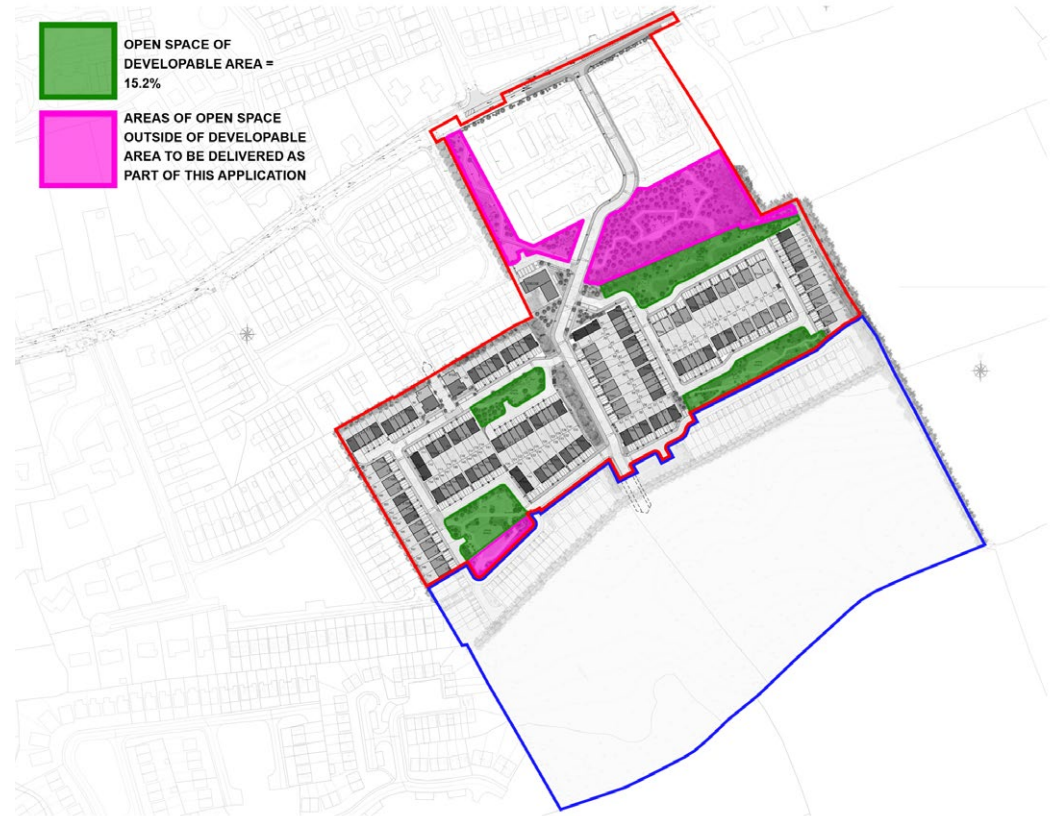
The areas excluded from the total site area to provide a net developable area are: the existing residential zoned land, the area of open space to be allocated for future development, and the crèche area.

**0.608 HA** Usable Public Open Space is provided which equates to the **15.2%** of the developable area. Certain parts within the open spaces are too steep to be considered usable and have not been included within this application.

DEVELOPABLE AREA STRATEGY



OPEN SPACE STRATEGY



# 4.0 Housing Quality Assessment

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Quality Housing for Sustainable Communities (2007)”, the “Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024)” and the “Cork County Development Plan 2022-2028”. Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”. Please see schedule on the following pages showing the house typologies proposed within the development compared with the relative legislation.

The size and depth for private amenity spaces are dictated by the Compact Growth Guidelines issued in 2024, the depth of the gardens are reduced from 11m to 8m and the minimum area requirements are as follows;

- Minimum 30 sq.m. for 2 bed houses
- Minimum 40 sq.m. for 3 bed houses.
- Minimum 50 sq.m. for 4 bed houses.

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m <sup>2</sup> )	(m <sup>2</sup> )	(m <sup>2</sup> )	(m <sup>2</sup> )	(m <sup>2</sup> )
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)	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
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
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)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

Extract from Quality Housing for Sustainable Communities (2007)





## Housing Quality Assessment



### Housing

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M²	UNIT AREA M²	MIN. Agg. LIVING AREA M²	Agg. LIVING AREA M²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M²	Agg. BED AREA M²	MIN. STORAGE M²	STORAGE M²	Dual Aspect	MIN. Private Amenity Space M²	Private Amenity Space M²
1	F1	3 Bed Townhouse	5	92.0	102.6	34.0	34.6	13.4	12.1	7.3	-	32.0	32.8	5.0	5.4	YES	40.0	77.2
2	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	42.1
3	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	41.8
4	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	41.8
5	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	40.8
6	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	73.4
7	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	78.1
8	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	79.2
9	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	80.5
10	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	83.1
11	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	80.5
12	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	167.0
13	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	61.0
14	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	72.1
15	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	72.1
16	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	72.1
17	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	72.1
18	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	72.1
19	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	68.6
20	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	38.4
21	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	68.5
22	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	61.0
23	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
24	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
25	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
26	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
27	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	46.0
28	B1(m)	4 Bed Semi-Detached	7	120.0	151.7	40.0	56.4	13.4	12.1	11.5	7.3	43.0	44.3	6.0	7.0	YES	50.0	83.5
29	B1	4 Bed Semi-Detached	7	120.0	151.7	40.0	56.4	13.4	12.1	11.5	7.3	43.0	44.3	6.0	7.0	YES	50.0	110.0
30	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	110.0
31	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	136.8
32	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	84.4
33	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	61.2
34	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	61.2
35	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	103.7
36	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	109.0
37	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	109.0
38	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	109.0
39	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	109.0
40	B1(m)	4 Bed Semi-Detached	7	120.0	151.7	40.0	56.4	13.4	12.1	11.5	7.3	43.0	44.3	6.0	7.0	YES	50.0	109.0
41	B1	4 Bed Semi-Detached	7	120.0	151.7	40.0	56.4	13.4	12.1	11.5	7.3	43.0	44.3	6.0	7.0	YES	50.0	76.0
42	F4(m)	4 Bed Townhouse	7	120.0	154.0	40.0	56.3	13.4	12.1	11.4	7.3	43.0	44.2	6.0	6.9	YES	50.0	50.0
43	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
44	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
45	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	65.6
46	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	65.6
47	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
48	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
49	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	65.6
50	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	65.6
51	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
52	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
53	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
54	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	65.6
55	F1(m)	3 Bed Townhouse	5	92.0	102.6	34.0	34.6	13.4	12.1	7.3	-	32.0	32.8	5.0	5.4	YES	40.0	49.5
56	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
57	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
58	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	66.3

SCHEDULE - House Typologies - Legislation

# Housing Quality Assessment



## Housing

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M²	UNIT AREA M²	MIN. Agg. LIVING AREA M²	Agg. LIVING AREA M²	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M²	Agg. BED AREA M²	MIN. STORAGE M²	STORAGE M²	Dual Aspect	MIN. Private Amenity Space M²	Private Amenity Space M²
59	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	66.3
60	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
61	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
62	F1	3 Bed Townhouse	5	92.0	102.6	34.0	34.6	13.4	12.1	7.3	-	32.0	32.8	5.0	5.4	YES	40.0	49.5
63	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	83.6
64	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	83.6
65	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	83.6
66	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	83.6
67	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	83.6
68	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	83.6
69	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	83.6
70	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	83.6
71	F3(m)	3 Bed Semi-Detached	5	92.0	104.1	34.0	36.1	13.0	11.8	7.6	-	32.0	32.4	5.0	5.5	YES	40.0	72.9
72	F5(m)	4 Bed Semi-Detached	7	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	YES	50.0	54.1
73	F1(m)	3 Bed Townhouse	5	92.0	102.6	34.0	34.6	13.4	12.1	7.3	-	32.0	32.8	5.0	5.4	YES	40.0	81.1
74	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	48.9
75	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	48.6
76	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	48.7
77	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	85.9
78	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	85.9
79	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	48.7
80	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	48.7
81	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	48.7
82	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	86.7
83	K1(m)	2 Bed Bungalow	3	60.0	66.2	28.0	28.3	13.0	8.0	-	-	20.0	21.0	3.0	3.1	YES	30.0	118.0
84	J1(m)	2 Bed Bungalow	3	60.0	80.1	28.0	34.9	13.0	8.4	-	-	20.0	21.4	3.0	3.9	YES	30.0	46.5
85	J1	2 Bed Bungalow	3	60.0	80.1	28.0	34.9	13.0	8.4	-	-	20.0	21.4	3.0	3.9	YES	30.0	46.6
86	K1	2 Bed Bungalow	3	60.0	66.2	28.0	28.3	13.0	8.0	-	-	20.0	21.0	3.0	3.1	YES	30.0	119.0
87	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	86.9
88	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	51.2
89	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	54.1
90	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	54.6
91	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	93.1
92	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	79.7
93	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	45.4
94	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	45.4
95	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	45.4
96	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	109.0
97	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	60.0
98	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	80.9
99	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	80.9
100	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	82.5
101	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	79.3
102	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	44.7
103	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	44.7
104	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	79.7
105	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	84.5
106	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	85.2
107	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	86.4
108	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	87.6
109	C1(m)	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	88.8
110	C1	3 Bed Semi-Detached	5	92.0	100.6	34.0	34.8	13.4	12.1	7.3	-	32.0	32.8	5.0	5.3	YES	40.0	89.9
111	F5	4 Bed Semi-Detached	7	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	YES	50.0	54.4
112	F3	3 Bed Semi-Detached	5	92.0	104.1	34.0	36.1	13.0	11.8	7.6	-	32.0	32.4	5.0	5.5	YES	40.0	69.0
113	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	89.7
114	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	52.4
115	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	91.6
116	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	91.6
117	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	52.4
118	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	52.4
119	F1	3 Bed Townhouse	5	92.0	102.6	34.0	34.6	13.4	12.1	7.3	-	32.0	32.8	5.0	5.4	YES	40.0	85.6

# Housing Quality Assessment



## Housing

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
120	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	93.0
121	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	54.7
122	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	54.6
123	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	54.6
124	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	54.6
125	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	95.3
126	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	94.9
127	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	54.7
128	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	54.6
129	E1	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	54.6
130	F1	3 Bed Townhouse	5	92.0	102.6	34.0	34.6	13.4	12.1	7.3	-	32.0	32.8	5.0	5.4	YES	40.0	95.7
131	F1(m)	3 Bed Townhouse	5	92.0	102.6	34.0	34.6	13.4	12.1	7.3	-	32.0	32.8	5.0	5.4	YES	40.0	60.8
132	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	38.8
133	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	41.0
134	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	76.1
135	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	83.2
136	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	49.6
137	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	51.7
138	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	94.8
139	F3(m)	3 Bed Semi-Detached	5	92.0	104.1	34.0	36.1	13.0	11.8	7.6	-	32.0	32.4	5.0	5.5	YES	40.0	84.6
140	F5(m)	4 Bed Semi-Detached	7	120.0	156.2	40.0	57.1	13.0	11.8	11.6	7.6	43.0	44.0	6.0	8.0	YES	50.0	54.4
141	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	65.3
142	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
143	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
144	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
145	D1	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	66.4
146	D1(m)	3 Bed Townhouse	4	83.0	91.7	30.0	32.1	13.1	10.3	7.5	-	28.0	30.9	4.0	4.6	YES	40.0	65.6
147	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
148	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
149	E1(m)	2 Bed Townhouse	3	70.0	73.3	28.0	30.7	13.2	10.2	-	-	20.0	23.4	3.0	4.0	YES	30.0	36.0
150	F1	3 Bed Townhouse	5	92.0	102.6	34.0	34.6	13.4	12.1	7.3	-	32.0	32.8	5.0	5.4	YES	40.0	49.4



5.0 Bicycle Storage and Waste Management

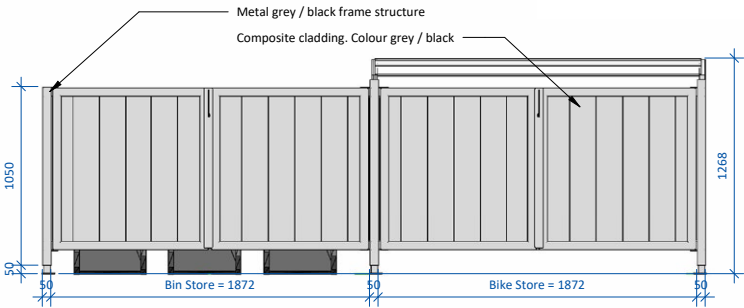
The use of refuse bin stores will be minimised where possible.

The housing units that have access to a rear-garden via a side-gate will be able to utilise this area for bike and refuse bin storage. Visitors bikes can also be stored in these rear gardens. The mid-terrace type E1 units will have small private bike and bin storage area near the entrance door.

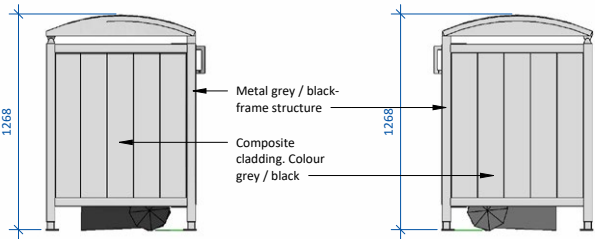
These individual Bike and Bin stores will be built from durable materials (in keeping with the design palette) and located in appropriate areas of the development.

The bike allocation for the mid townhouse units will comply with the compact growth guidelines (2024) of 1 no. bike space per bedroom.

The dimensions of bin storage areas for the houses have been designed to satisfy the three-bin system.

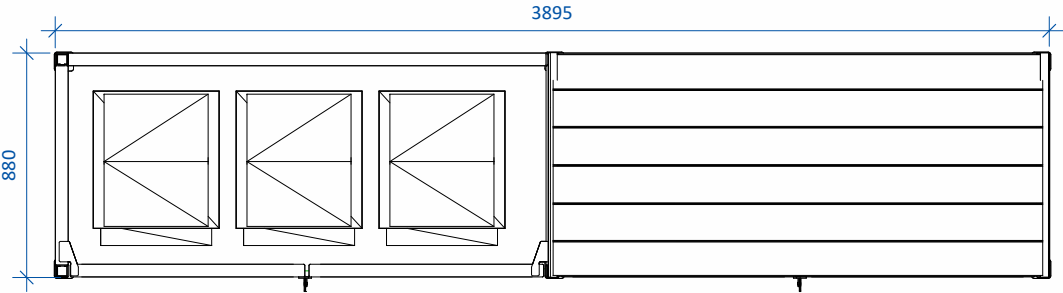


Front Elevation;



Side Elevation 1;

Side Elevation 2;



General Plan;