

UNIT 0.01
UNIT 0.02
UNIT 0.03
UNIT 0.04
UNIT 0.05
UNIT 0.06
UNIT 0.07
Unit type
1 bed unit (2 pers...)
2+ bed unit (4 pers...)
3/3+ bed unit (5/5...)
Totals:
(blank)

RESIDENTIAL DEVELOPMENT APPRAISAL

Development of 45 residential units on 0.358 hectares against Planning Guidelines 28 (03/2018) - Dept of housing, planning & local govt.

JOB No **18010**
PROJECT **Kill Lane, Foxrock Apts**



Specific Planning Policy Requirement 4; In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply: (i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate. (ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme. (iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

apartments proposed:	45 units	COMPLIANCE CHECK	1.1	Site area of proposal:	3,580.0 m ²
total floor area (min):	2,860.0 m ²	Includes apartment gross internal floor areas only.	1.2	Building refurbishment scheme:	N
provided total floor area:	3,344.8 m ²	Total of areas provided: adjustable in table below.	1.3	Urban infill scheme on a site of up to 0.25 hectares:	N
development for +10% areas:	Applicable	Distribute increased areas as described below.	1.4	Purpose-built student accommodation:	N
additional floor area:	120.3 m ²	= 10% floor area of 23 smallest units excluding studios.	1.5	Social housing scheme:	N
Distribution of areas:	Applicable	Additional area may be distributed throughout ALL units.	1.6	Sheltered housing/purpose built housing for older people:	N
reased area shortfall:	-364.5 m ²	Compliant: additional floor areas provided in exceed min.	1.7	Proposal for a build-to-let development:	N
Aspect requirement:	33% of units	Compliant: number of dual aspect units is adequate.	1.8	Site is in a central or accessible location:	Y
			2.0	Please enter total number of apartment units proposed:	45
			2.1	Number of studio units (1 person):	0
			2.2	Number of 1 bedroom units (2 persons):	17
			2.3	Number of 2 bedroom units (3 persons):	0
			2.4	Number of 2+ bedroom units (4 persons):	25
			2.5	Number of 3/3+ bedroom units (5/5+ persons):	3

0.358 hectares (0.8846 acres)

A minimum of 33% dual aspect units will be required for central/accessible locations. Refer to SPPR 4.

100.0% This equates to 125.7 residential units per hectare.

(0.0%) Compliant: no. of studios <= 25% (neither refurb nor infill, any no. units)
(37.8%) Compliant: no. of studios & 1 bed units <= 50% (neither refurb nor infill, any no. units)
(0.0%) Compliant: no. of 3-person 2 bed units <= 10% of total (type most suited to social schemes i.e. sheltered housing)
(55.6%) Compliant
(6.7%) Compliant: no restriction on units of this type (0% to 100%)

Blocks	Apartment unit type	Apartment floor area requirements				Orientation		Aggregate area of living/dining/kitchen				Widths of main living/dining rooms				Minimum aggregate bedroom floor areas & widths						Storage space		Private amenity		Communal amenity								
		Minimum	Provided	+/- m ²	+/- %age	Aspect	Orientaliot %age	Minimum	Provided	Test	+/- %age	Minimum	Provided	Test	+/- %age	Min area	Calc basis	Bed 1 area	B1 width	Bed 2 area	B2 width	Bed 3 area	B3 width	Test area	+/- %age	Test width	+/- %age	Minimum	Provided	Minimum	Provided	Minimum	Provided	
UNIT B.03	1	1 bed unit (2 persons)	45.0 m ²	56.1 m ²	11.1 m ²	+ 24.7%	Single SE	23.0 m ²	24.5 m ²	1.5 m ²	+ 6.5%	3.3 m	4.4 m	1.1 m	+ 33.3%	11.4 m ²	11.4	14.2 m ²	2.8 m					2.8 m ²	+ 24.6%	0.0 m	+ 0.0%	3.0 m ²	3.2 m ²	5.0 m ²	6.1 m ²	5.0 m ²	55.0 m ²	
UNIT 0.03	2	1 bed unit (2 persons)	45.0 m ²	50.9 m ²	5.9 m ²	+ 13.1%	Single SW	23.0 m ²	23.1 m ²	0.1 m ²	+ 0.4%	3.3 m	4.5 m	1.2 m	+ 36.4%	11.4 m ²	11.4	12.1 m ²	2.8 m					0.7 m ²	+ 6.1%	0.0 m	+ 0.0%	3.0 m ²	4.1 m ²	5.0 m ²	5.4 m ²	5.0 m ²		
UNIT 0.06	3	1 bed unit (2 persons)	45.0 m ²	59.1 m ²	14.1 m ²	+ 31.3%	Dual aspect NW	86.7%	23.0 m ²	24.5 m ²	1.5 m ²	+ 6.5%	3.3 m	3.4 m	0.1 m	+ 3.0%	11.4 m ²	11.4	15.2 m ²	2.8 m					3.8 m ²	+ 33.3%	0.0 m	+ 0.0%	3.0 m ²	3.6 m ²	5.0 m ²	7.0 m ²	5.0 m ²	
UNIT 0.07	4	1 bed unit (2 persons)	45.0 m ²	64.1 m ²	19.1 m ²	+ 42.4%	Dual aspect SE	86.7%	23.0 m ²	26.3 m ²	3.3 m ²	+ 14.3%	3.3 m	3.3 m	0.0 m	+ 0.0%	11.4 m ²	11.4	12.4 m ²	2.8 m					1.0 m ²	+ 8.8%	0.0 m	+ 0.0%	3.0 m ²	4.4 m ²	5.0 m ²	7.0 m ²	5.0 m ²	
UNIT 0.08	5	1 bed unit (2 persons)	45.0 m ²	47.4 m ²	2.4 m ²	+ 5.3%	Dual aspect SE	86.7%	23.0 m ²	23.0 m ²	0.0 m ²	+ 0.0%	3.3 m	4.4 m	1.1 m	+ 33.3%	11.4 m ²	11.4	11.6 m ²	3.0 m					0.2 m ²	+ 1.8%	0.2 m	+ 7.1%	3.0 m ²	3.0 m ²	5.0 m ²	7.0 m ²	5.0 m ²	
UNIT 0.11	6	1 bed unit (2 persons)	45.0 m ²	56.1 m ²	11.1 m ²	+ 24.7%	Single		23.0 m ²	24.2 m ²	1.2 m ²	+ 5.2%	3.3 m	4.4 m	1.1 m	+ 33.3%	11.4 m ²	11.4	13.9 m ²	2.8 m					2.5 m ²	+ 21.9%	0.0 m	+ 0.0%	3.0 m ²	3.2 m ²	5.0 m ²	7.0 m ²	5.0 m ²	
UNIT 1.03	7	1 bed unit (2 persons)	45.0 m ²	50.9 m ²	5.9 m ²	+ 13.1%	Single SW		23.0 m ²	23.1 m ²	0.1 m ²	+ 0.4%	3.3 m	4.5 m	1.2 m	+ 36.4%	11.4 m ²	11.4	12.1 m ²	2.8 m					0.7 m ²	+ 6.1%	0.0 m	+ 0.0%	3.0 m ²	4.1 m ²	5.0 m ²	5.4 m ²	5.0 m ²	
UNIT 1.06	8	1 bed unit (2 persons)	45.0 m ²	59.1 m ²	14.1 m ²	+ 31.3%	Dual aspect NW	86.7%	23.0 m ²	24.5 m ²	1.5 m ²	+ 6.5%	3.3 m	3.4 m	0.1 m	+ 3.0%	11.4 m ²	11.4	15.2 m ²	2.8 m					3.8 m ²	+ 33.3%	0.0 m	+ 0.0%	3.0 m ²	3.6 m ²	5.0 m ²	7.0 m ²	5.0 m ²	
UNIT 1.08	9	1 bed unit (2 persons)	45.0 m ²	47.4 m ²	2.4 m ²	+ 5.3%	Dual aspect SE	86.7%	23.0 m ²	23.0 m ²	0.0 m ²	+ 0.0%	3.3 m	4.4 m	1.1 m	+ 33.3%	11.4 m ²	11.4	11.6 m ²	3.0 m					0.2 m ²	+ 1.8%	0.2 m	+ 7.1%	3.0 m ²	3.0 m ²	5.0 m ²	7.0 m ²	5.0 m ²	
UNIT 1.11	10	1 bed unit (2 persons)	45.0 m ²	56.1 m ²	11.1 m ²	+ 24.7%	Single		23.0 m ²	24.2 m ²	1.2 m ²	+ 5.2%	3.3 m	4.4 m	1.1 m	+ 33.3%	11.4 m ²	11.4	13.9 m ²	2.8 m					2.5 m ²	+ 21.9%	0.0 m	+ 0.0%	3.0 m ²	3.2 m ²	5.0 m ²	6.1 m ²	5.0 m ²	
UNIT 2.03	11	1 bed unit (2 persons)	45.0 m ²	50.9 m ²	5.9 m ²	+ 13.1%	Single SW		23.0 m ²	23.1 m ²	0.1 m ²	+ 0.4%	3.3 m	4.5 m	1.2 m	+ 36.4%	11.4 m ²	11.4	12.1 m ²	2.8 m					0.7 m ²	+ 6.1%	0.0 m	+ 0.0%	3.0 m ²	4.1 m ²	5.0 m ²	5.4 m ²	5.0 m ²	
UNIT 2.06	12	1 bed unit (2 persons)	45.0 m ²	59.1 m ²	14.1 m ²	+ 31.3%	Dual aspect SW	86.7%	23.0 m ²	24.5 m ²	1.5 m ²	+ 6.5%	3.3 m	3.4 m	0.1 m	+ 3.0%	11.4 m ²	11.4	15.2 m ²	2.8 m					3.8 m ²	+ 33.3%	0.0 m	+ 0.0%	3.0 m ²	3.1 m ²	5.0 m ²	6.1 m ²	5.0 m ²	
UNIT 2.09	13	1 bed unit (2 persons)	45.0 m ²	56.4 m ²	11.4 m ²	+ 25.3%	Dual aspect	86.7%	23.0 m ²	24.4 m ²	1.4 m ²	+ 6.1%	3.3 m	4.3 m	1.0 m	+ 30.3%	11.4 m ²	11.4	14.6 m ²	2.8 m					3.2 m ²	+ 28.1%	0.0 m	+ 0.0%	3.0 m ²	3.2 m ²	5.0 m ²	6.1 m ²	5.0 m ²	
UNIT 3.01	14	1 bed unit (2 persons)	45.0 m ²	54.3 m ²	9.3 m ²	+ 20.7%	Dual aspect	86.7%	23.0 m ²	23.6 m ²	0.6 m ²	+ 2.6%	3.3 m	4.6 m	1.3 m	+ 39.4%	11.4 m ²	11.4	11.7 m ²	2.9 m					0.3 m ²	+ 2.6%	0.1 m	+ 3.6%	3.0 m ²	4.5 m ²	5.0 m ²	7.2 m ²	5.0 m ²	
UNIT 3.02	15	1 bed unit (2 persons)	45.0 m ²	54.7 m ²	9.7 m ²	+ 21.6%	Dual aspect	86.7%	23.0 m ²	26.1 m ²	3.1 m ²	+ 13.5%	3.3 m	3.4 m	0.1 m	+ 3.0%	11.4 m ²	11.4	12.3 m ²	3.2 m					0.9 m ²	+ 7.9%	0.4 m	+ 14.3%	3.0 m ²	3.1 m ²	5.0 m ²	7.2 m ²	5.0 m ²	
UNIT 3.05	16	1 bed unit (2 persons)	45.0 m ²	59.1 m ²	14.1 m ²	+ 31.3%	Dual aspect	86.7%	23.0 m ²	24.5 m ²	1.5 m ²	+ 6.5%	3.3 m	3.4 m	0.1 m	+ 3.0%	11.4 m ²	11.4	15.2 m ²	2.8 m					3.8 m ²	+ 33.3%	0.0 m	+ 0.0%	3.0 m ²	3.1 m ²	5.0 m ²	7.0 m ²	5.0 m ²	
UNIT 3.08	17	1 bed unit (2 persons)	45.0 m ²	56.4 m ²	11.4 m ²	+ 25.3%	Dual aspect S/SE	86.7%	23.0 m ²	24.4 m ²	1.4 m ²	+ 6.1%	3.3 m	4.4 m	1.1 m	+ 33.3%	11.4 m ²	11.4	14.6 m ²	2.8 m					3.2 m ²	+ 28.1%	0.0 m	+ 0.0%	3.0 m ²	3.2 m ²	5.0 m ²	6.1 m ²	5.0 m ²	
UNIT B.01	18	2+ bed unit (4 persons)	73.0 m ²	79.4 m ²	6.4 m ²	+ 8.8%	Dual aspect	86.7%	30.0 m ²	30.4 m ²	0.4 m ²	+ 1.3%	3.6 m	5.6 m	2.0 m	+ 55.6%	24.4 m ²	13, 11.4	13.0 m ²	3.5 m	11.8 m ²	2.8 m			0.4 m ²	+ 1.6%	0.0 m	+ 0.0%	6.0 m ²	6.2 m ²	7.0 m ²	7.0 m ²	7.0 m ²	
UNIT 0.01	19	2+ bed unit (4 persons)	73.0 m ²	79.5 m ²	6.5 m ²	+ 8.9%	Dual aspect	86.7%	30.0 m ²	30.0 m ²	0.0 m ²	+ 0.0%	3.6 m	3.7 m	0.1 m	+ 2.8%	24.4 m ²	13, 11.4	14.0 m ²	2.8 m	11.4 m ²	2.8 m			1.0 m ²	+ 4.1%	0.0 m	+ 0.0%	6.0 m ²	6.4 m ²	7.0 m ²	7.0 m ²	7.0 m ²	
UNIT 0.04	20	2+ bed unit (4 persons)	73.0 m ²	86.3 m ²	13.3 m ²	+ 18.2%	Dual aspect	86.7%	30.0 m ²	34.5 m ²	4.5 m ²	+ 15.0%	3.6 m	4.0 m	0.4 m	+ 11.1%	24.4 m ²	13, 11.4	13.9 m ²	2.8 m	12.2 m ²	2.8 m			1.7 m ²	+ 7.0%	0.0 m	+ 0.0%	6.0 m ²	6.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	
UNIT 0.05	21	2+ bed unit (4 persons)	73.0 m ²	83.2 m ²	10.2 m ²	+ 14.0%	Dual aspect	86.7%	30.0 m ²	30.0 m ²	0.0 m ²	+ 0.0%	3.6 m	5.1 m	1.5 m	+ 41.7%	24.4 m ²	13, 11.4	13.1 m ²	3.3 m	11.5 m ²	2.8 m			0.2 m ²	+ 0.8%	0.0 m	+ 0.0%	6.0 m ²	6.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	
UNIT 0.09	22	2+ bed unit (4 persons)	73.0 m ²	80.1 m ²	7.1 m ²	+ 9.7%	Dual aspect	86.7%	30.0 m ²	30.0 m ²	0.0 m ²	+ 0.0%	3.6 m	5.3 m	1.7 m	+ 47.2%	24.4 m ²	13, 11.4	13.1 m ²	2.9 m	12.2 m ²	3.0 m			0.9 m ²	+ 3.7%	0.1 m	+ 3.6%	6.0 m ²	6.6 m ²	7.0 m ²	7.0 m ²	7.0 m ²	
UNIT 0.10	23	2+ bed unit (4 persons)	73.0 m ²	83.1 m ²	10.1 m ²	+ 13.8%	Dual aspect SW	86.7%	30.0 m ²	30.0 m ²	0.0 m ²	+ 0.0%	3.6 m	3.7 m	0.1 m	+ 2.8%	24.4 m ²	13, 11.4	13.0 m ²	2.9 m	11.4 m ²	2.9 m			0.0 m ²	+ 0.0%	0.1 m	+ 3.6%	6.0 m ²	6.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	
UNIT 1.01	24	2+ bed unit (4 persons)	73.0 m ²	79.5 m ²	6.5 m ²	+ 8.9%	Dual aspect	86.7%	30.0 m ²	30.0 m ²	0.0 m ²	+ 0.0%	3.6 m	3.7 m	0.1 m	+ 2.8%	24.4 m ²	13, 11.4	14.0 m ²	2.8 m	11.4 m ²	2.8 m			1.0 m ²	+ 4.1%	0.0 m	+ 0.0%	6.0 m ²	6.4 m ²	7.0 m ²	7.0 m ²	7.0 m ²	
UNIT 1.02	25	2+ bed unit (4 persons)	73.0 m ²	89.3 m ²	16.3 m ²	+ 22.3%	Dual aspect	86.7%	30.0 m ²	32.2 m ²	2.2 m ²	+ 7.3%	3.6 m	4.4 m	0.8 m	+ 22.2%	24.4 m ²	13, 11.4	13.6 m ²	2.8 m	12.1 m ²	2.8 m			1.3 m ²	+ 5.3%	0.0 m	+ 0.0%	6.0 m ²	6.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	
UNIT 1.04	26	2+ bed unit (4 persons)	73.0 m ²	86.3 m ²	13.3 m ²	+ 18.2%	Dual aspect	86.7%	30.0 m ²	34.5 m ²	4.5 m ²	+ 15.0%	3.6 m	4.0 m	0.4 m	+ 11.1%																		