

**4.9 Public Realm**

How safe, secure, and enjoyable are the public areas?

The range of open spaces contribute to the character and amenity of the development. Of these, the primary public open space, provided at the north-east of the development, will be a central feature for the community. *Figure 9.*

There are 3 primary types of open space in the scheme:

1. Public open space located at the north-east and along west of the site
2. South-North connectivity green corridor provided by a pedestrian and cycle link through the site at the western side.
3. Street level Residential Communal Open Space – semi-public open space amenity for the residents. Located at the centre and Southern side of the development.

Children’s play opportunities are provided throughout the site in a combination of formal and informal provisions. These include different types of outdoor playground equipment all of which are described

in more detail in the landscape architect’s design report. Play areas for smaller children are enclosed within the communal open space, close to apartments for direct overlooking and security.

Play amenity is achieved in 3 ways:

1. Younger Children – within communal open spaces. This amenity encourages social interaction between residents within a passively supervised communal space.
2. Older children – this is located in public open space. It is provided to fulfill the requirements of the residents, but is available to the wider community, bearing in mind there is no other immediate local play space.
3. Playfulness – the design is aimed at encouraging playfulness, offering space for spontaneous and imaginative play, with elements that may stimulate that – such as mounds and tree trunks, swales, and biodiversity etc.

Please refer to Landscape Architects’ report for a detailed description of the parks, the provision of play spaces and layout generally.



Figure 9 - View from proposed public open space (north-east)

**4.10 Adaptability**

How will the buildings cope with change?

The design of the units has been developed so that they are comfortable, adaptable to changing needs, cost effective to build and economical to manage and maintain. The design aims to facilitate future adaptability and can meet the changing needs of occupants, including needs associated with moderate mobility difficulties and the normal frailty associated with old age. Older people or persons with moderate disabilities, who wish to remain independent in their own home, should be able to do so without the need for costly and disruptive remodelling. 11% of the units have been design to meet this requirement.

**4.11 Privacy & Amenity**

How does the scheme provide a decent standard of amenity?

The area of private amenity space provided in all apartments will meet or exceed the requirement of Fingal Development Plan 2023- 2029 and ‘Sustainable Urban Housing – Design Standards for New Apartments’, 2023, as appropriate.

The minimum areas of private amenity space are set out in the table below.

One bedroom .....	5 sq m
Two bedrooms (3 person) .....	6 sq m
Two bedrooms (4 person) .....	7 sq m

Formal planting is provided at the ground floor building edges to protect the privacy of the ground floor units while also encouraging social interaction, safety, and security.

A privacy planting strip is provided in the front of all own door units at ground floor which add colour and planted amenity to the street/shared surface. Private open space for the ground floor apartment units faces onto the communal open space at the centre of the development. A low-level hedge and railing demarcates the private open space and buffers the amenity from the adjacent pathway.

The area of storage provided in all units is in accordance with the requirements of the Fingal Development Plan 2023-2029 and ‘Sustainable Urban Housing – Design Standards for New Apartments’, 2023 for apartment units.

Communal courtyard is fully enclosed, served and enjoys sufficient daylight.



## 4.12 Parking & Bicycle

How will the parking be secure and attractive?

Reducing emissions from transport is one of the major challenges facing society and the proposal acknowledges the importance of transitioning to low carbon mobility solutions to mitigate against climate change, providing residents and visitors with a variety of options for bicycle parking and storage.

The quality and quantity of bicycle parking provision for this residential development encourage residents to adopt cycling as the preferred mode of travel for short trips.

Bike stores are equipped for a mix of bicycle types including larger/heavier cargo, electric bikes and for individual lockers to accommodate buggies and additional ancillary equipment such as scooters, helmets and bicycle maintenance hub will be provided also.

The development provides high quality, secure and innovative bicycle parking provision in accordance with the bicycle parking standards set out in Table 14.17 and the associated design criteria for bicycle parking provision set out in the Fingal Development Plan 2023-2029

The calculation for bike spaces for this development follows the requirements set out on the new Sustainable Residential Development and Compact Settlements Guidelines

Short-Stay Bicycle Parking - 130 spaces designed for ease of use by the general public and visitors to the development.

Long-Stay Bicycle Parking - 274 spaces designed for private use by residents.



Repair bike stand



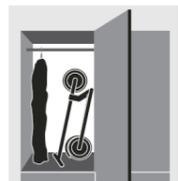
Pump



E-Bike charger dock



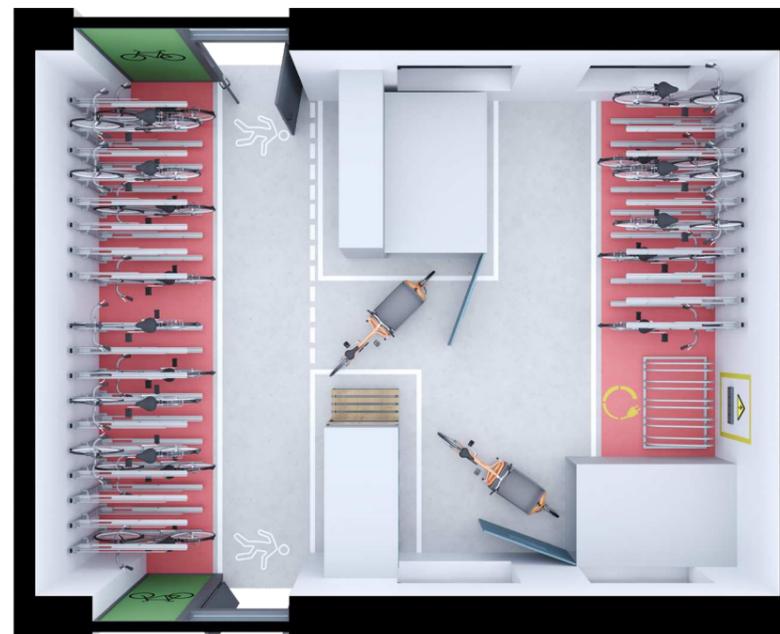
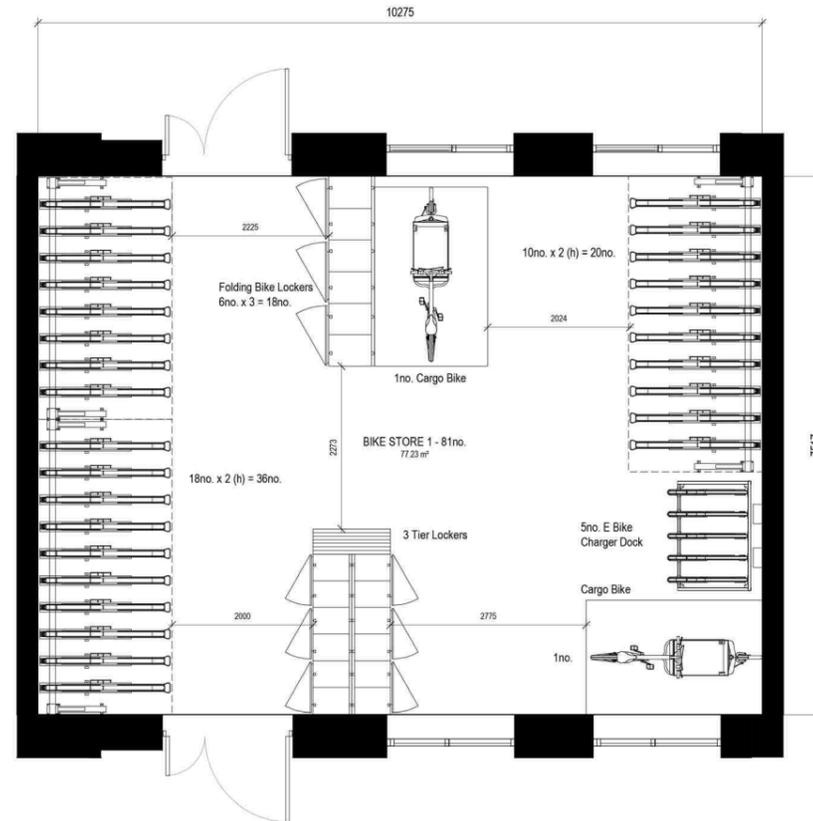
Covered bike shelter



Store locker



Folding bike locker



A\_Bike Store 1 - 81No.

Bike Parking Residential	Required	Provided
1cycle storage space per bedroom - Long stay(SRD Compact Guidelines)	55x1 + 6x2 + 62x2 = 191	274
Short Stay Residential	123x0.5 = 61.5	130

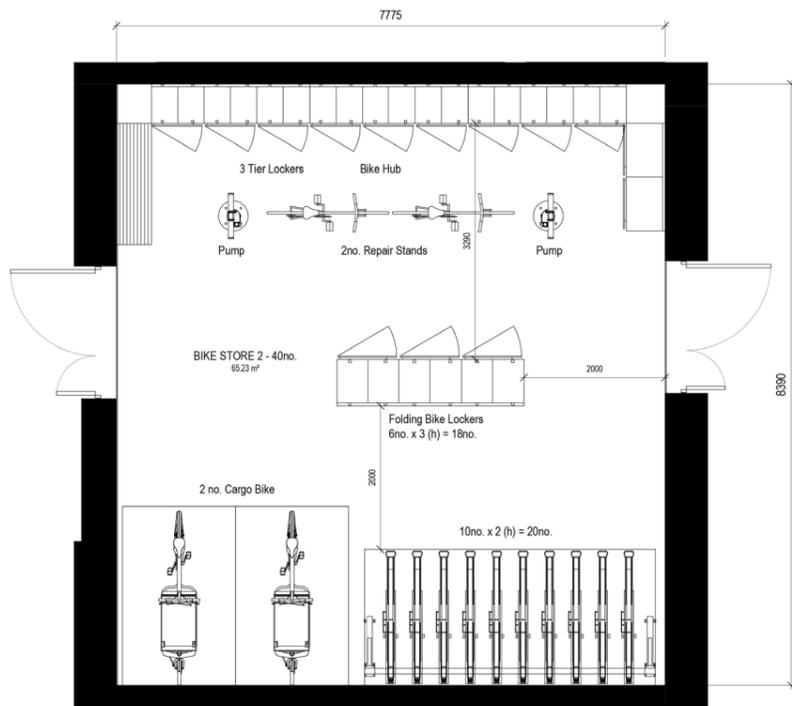
Bike Store 1	Provided	Total
Two Tier Bike Rack	28no. X 2(h)	56
Folding Bike Lockers	6no. X 3	18
E-Bike Charger Dock	5no.	5
Cargo Bike	2no.	2
3 Tier Locker	12no. X 3 = 36	-
		81

Bike Store 2	Provided	Total
Two Tier Bike Rack	10no. X 2(h)	20
Folding Bike Lockers	6no. X 3	18
E-Bike Charger Dock	0	0
Cargo Bike	2no.	2
3 Tier Locker	18no. X 3 = 54	-
		40

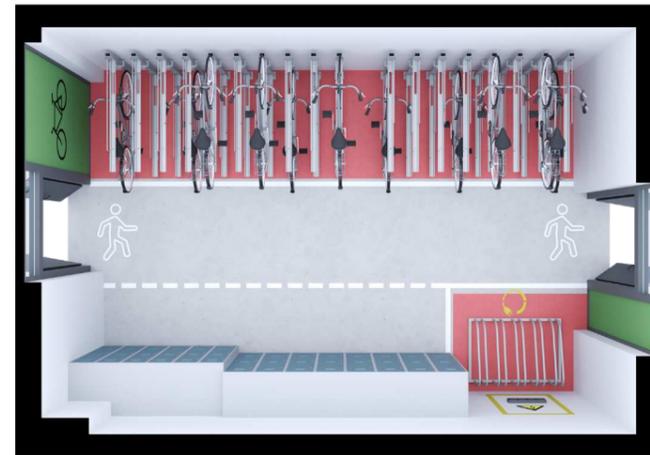
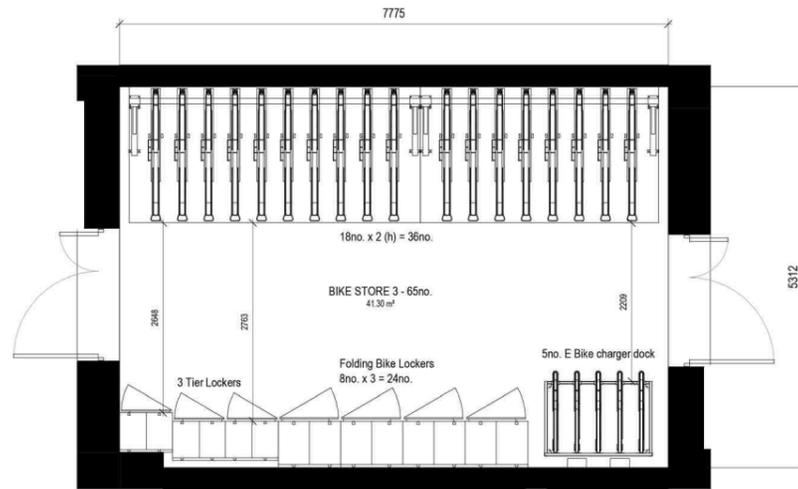
Bike Store 3	Provided	Total
Two Tier Bike Rack	18no. X 2(h)	36
Folding Bike Lockers	8no. X 3	24
E-Bike Charger Dock	5no.	5
Cargo Bike	0	0
3 Tier Locker	6no. X 3 = 18	-
		65

Bike Store 4	Provided	Total
Single Sided Bike Rack	10no.	10
Folding Bike Lockers	3no. X 3	9
E-Bike Charger Dock	5no.	5
Cargo Bike	0	0
3 Tier Locker	0	-
		24

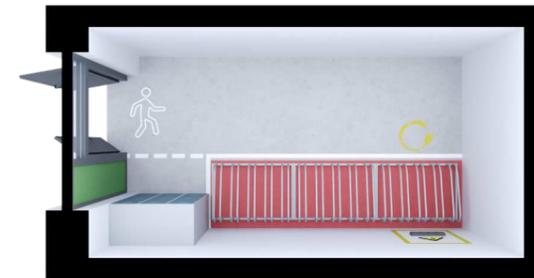
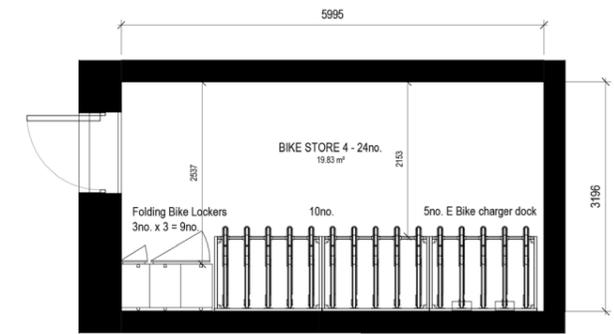
Bike Store 5 and 6	Provided	Total
Covered Bike Shelter	16no. X 2(h) X 2	64



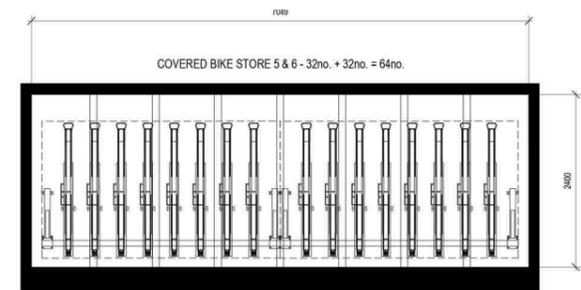
B\_Bike Store 2 - 40No.



C\_Bike Store 3 - 65No.



D\_Bike Store 4 - 24No.



E\_Bike Store 5 and 6 - 32No. x 2

### 4.13 Parking Management

The proposed parking provision has been carefully designed to balance development feasibility with the creation of high-quality, efficient, and usable open and amenity spaces. This approach takes into account the site's highly accessible location, which is well-served by future MetroLink connections, frequent bus services, and its proximity to local employment hubs and amenities. Additionally, it reflects existing travel patterns in the area and adheres to relevant parking standards.

A key component of this design is the promotion of sustainable transport options, particularly cycling, as a means to reduce emissions from cars. By prioritizing accessibility to public transportation and encouraging the use of bicycles, the development aims to minimize reliance on private vehicles, thus contributing to a reduction in carbon emissions and fostering a healthier urban environment.

To further reduce the dependency on private car ownership, designated parking spaces for car clubs will be strategically located within the development. These spaces will be conveniently positioned to maximize their accessibility and encourage residents to make use of these shared mobility options.

The car parking strategy has been thoughtfully integrated into the site, with spaces located primarily on the north side, overlooked by apartments to enhance security and visibility. The parking areas are designed with the same high-quality materials used throughout the development and are complemented by a landscape design featuring low plantings and trees placed every six spaces. This not only enhances the aesthetic appeal but also promotes a greener, more sustainable environment within the development.

Further details on car parking strategy and management, including the provision for car clubs and shared car parking spaces, are provided in the Traffic Assessment & Parking Strategy Report, which outlines how these measures contribute to the overall vision of a sustainable and well-connected community.

Car Parking Residential	No. Spaces
Including:	
Standard Car Spaces	10
Car Clubs Spaces	6
Electric Vehicles	6
Disabled Parking	2
<b>Total Provided</b>	<b>24</b>

### 4.14 Detailed Design

How well thought is the building and landscape design?

The materials and external design make a positive contribution to the locality. All buildings will be finished to a high standard, with materials suitable for the context / location of the development. Walls will be finished in selected brickwork and render combinations where appropriate. The colour palette chosen will be sympathetic to the existing residential properties adjacent to the development.

The apartment units will have communal bin stores in a dedicated waste room with easy access. The number of communal bins provided is calculated based on BS5906:2005 Waste Management in Buildings – Code of Practice and is described in detail in the Operational Waste Management Plan accompanying this application.

Communal secure bicycle storage enclosures are distributed around all the development.

The existing landscape features and topography have influenced the layout of the scheme with open space located along the northern boundary, interconnected with the south-east pedestrian cycle route and the green corridor along the western boundary. The open space is accessible to visitors and the general public and allow connectivity across the site to adjacent business blocks.

The open space is generous in size to facilitate a range of activities and ease of maintenance. The layout of the streets and building frontage reinforce the landscape strategy.



Courtyard view at 4th floor level



View from Roundabout towards Swords Road





## 5.2 Unit Types

**Type J:** 2 Bed (4 Person) / NIA 78.0 Sq.m

**Type K:** 2 Bed (3 Person) / NIA 83.3 Sq.m / UD

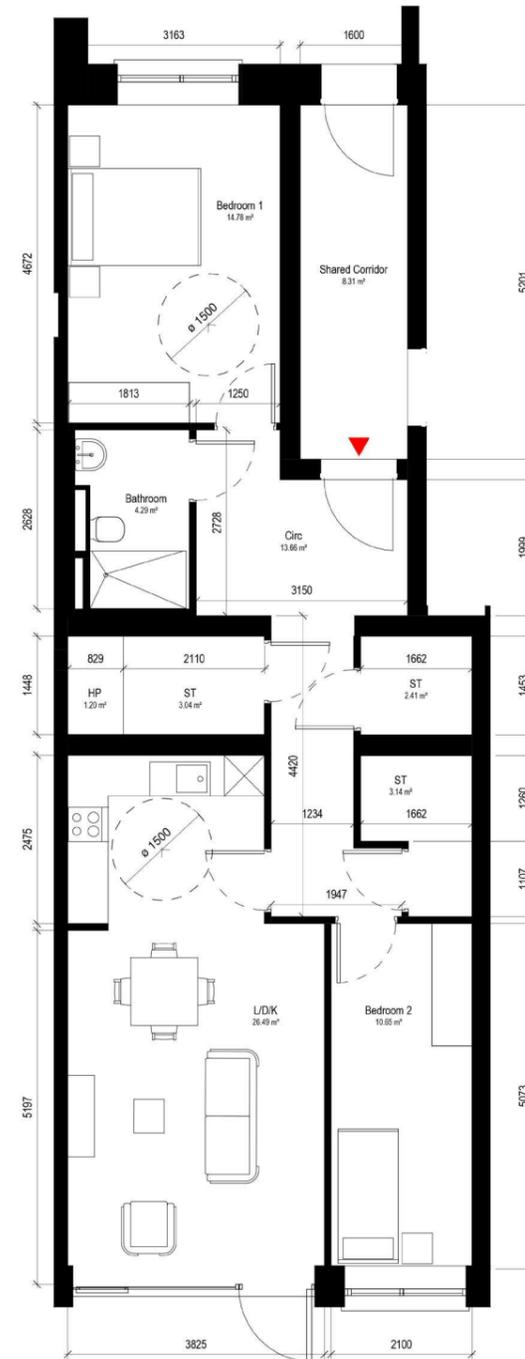
**Type L:** 2 Bed (3 Person) / NIA 75.8 Sq.m / UD

2808-Apt Area Schedule					
Name	Apartment Description	Count	DHLGH Min Area	Area	Total Net Apt. Area
Type-A	2 Bed (4 Person)	8	73 sq m	77 m <sup>2</sup>	615.82 m <sup>2</sup>
Type-A1	2 Bed (4 Person)	32	73 sq m	77 m <sup>2</sup>	2462.40 m <sup>2</sup>
Type-B	1 Bed (2 Person)	45	45 sq m	50 m <sup>2</sup>	2227.67 m <sup>2</sup>
Type-B1	1 Bed (2 Person)	5	45 sq m	50 m <sup>2</sup>	248.14 m <sup>2</sup>
Type-C	2 Bed (4 Person)	4	73 sq m	80 m <sup>2</sup>	319.88 m <sup>2</sup>
Type-D	1 Bed (2 Person)	4	45 sq m	54 m <sup>2</sup>	214.67 m <sup>2</sup>
Type-E	2 Bed (4 Person)	4	73 sq m	80 m <sup>2</sup>	318.21 m <sup>2</sup>
Type-F	2 Bed (4 Person)	5	73 sq m	78 m <sup>2</sup>	391.83 m <sup>2</sup>
Type-G	2 Bed (4 Person)	4	73 sq m	80 m <sup>2</sup>	321.24 m <sup>2</sup>
Type-H	2 Bed (4 Person) UD	4	63 sq m	79 m <sup>2</sup>	316.46 m <sup>2</sup>
Type-I	1 Bed (2 Person)	1	45 sq m	49 m <sup>2</sup>	49.39 m <sup>2</sup>
Type-J	2 Bed (4 Person)	1	73 sq m	78 m <sup>2</sup>	77.99 m <sup>2</sup>
Type-K	2 Bed (3 Person) UD	3	63 sq m	83 m <sup>2</sup>	249.87 m <sup>2</sup>
Type-L	2 Bed (3 Person) UD	3	63 sq m	76 m <sup>2</sup>	227.33 m <sup>2</sup>
Grand total: 123		123			8040.90 m <sup>2</sup>

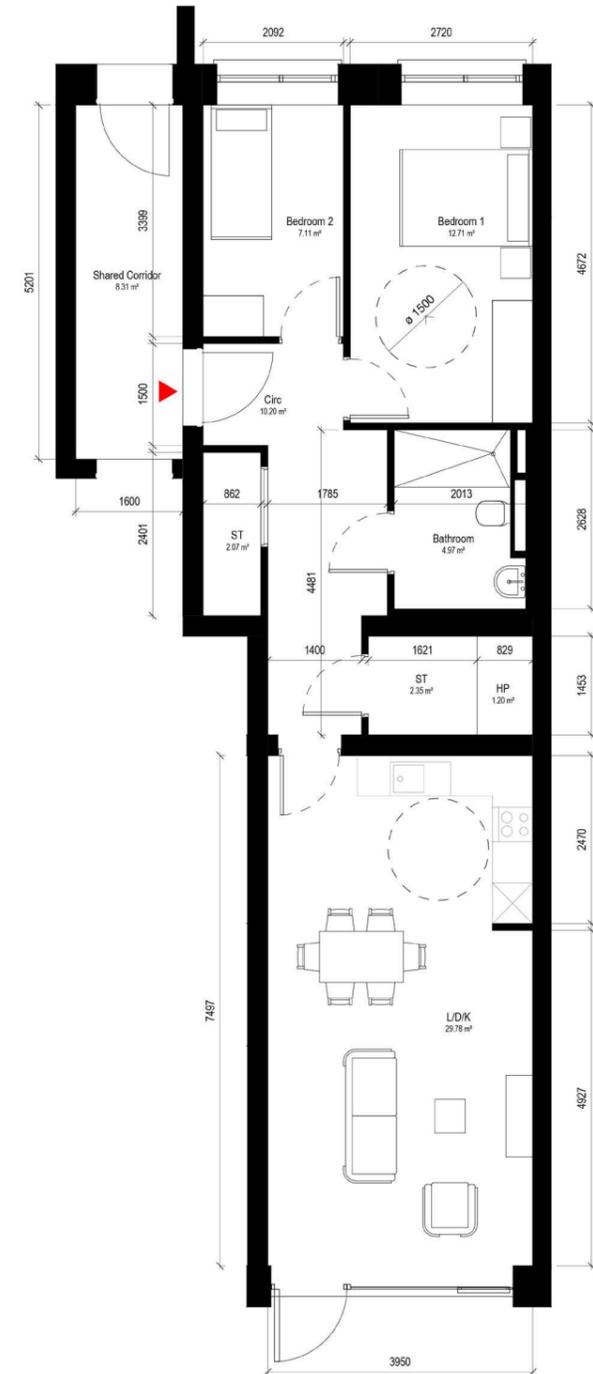
11\_Apartment Type J



12\_Apartment Type K

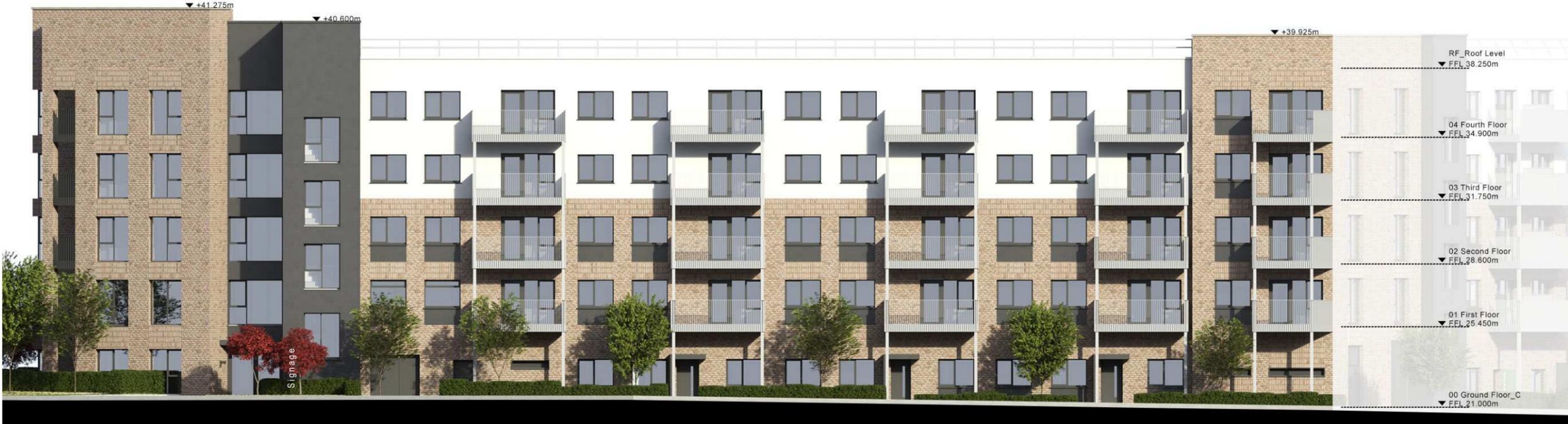


13\_Apartment Type L





5.3 Elevation and Material Expression



• East Elevation



• West Elevation

5.3 Elevation and Material Expression



Contiguous South Elevation



Contiguous East Elevation



Contiguous North Elevation

## 5.4 Photomontages and CGI's

Proposed design landmarks the prominent corner of the site on the approach to Swords from Malahide and on Mountgorry way.

The South-East corner of the scheme acts as an anchor and serves to address and mark the roundabout. Modest changes in the corner block that faces the roundabout in terms of finishes, parapet height, and balconies, assist in bringing clarity to the building massing.

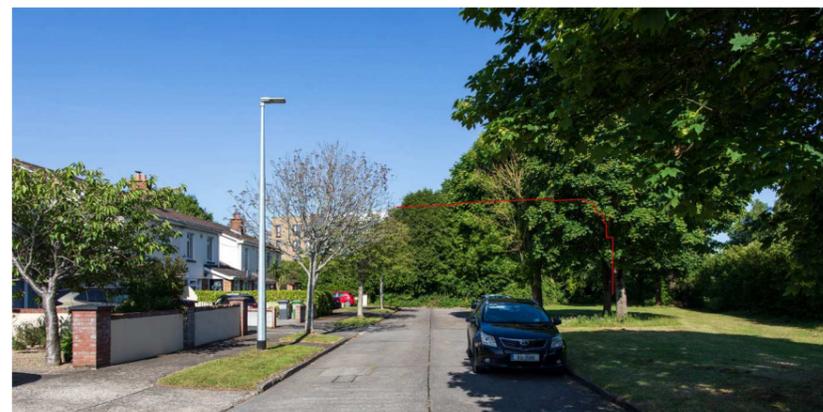


Proposed View from Mountgorry way (south-north)

Proposed View from Swords Road towards the site (east-west)



Proposed View Seamount view houses (west-east)



Proposed View Seamount view houses (west-east)

The current cul-de-sac at Seamount View, situated in the northwest of the site, faces the planned public open space and is not visually impacted by the development.

The development is mostly covered from view by a row of mature trees that will be preserved and incorporated into the green corridor on the western side of the project.

5.4 Photomontages and CGI's



View Location Map

Proposed view from roundabout Malahide Road (south-east)

## 5.4 Photomontages and CGI's



Proposed view from Malahide Road, south-east corner



View Location Map

5.4 Photomontages and CGI's



Proposed view from Open Public Space towards the proposal



View Location Map

## 5.4 Photomontages and CGI's



Proposed view from Environmental Open Space - Link corridor South - North



View Location Map

5.4 Photomontages and CGI's



Proposed view from Communal Open Space - Courtyard



View Location Map

5.5 General Arrangement Drawings

Master Layout Plan - Site Plan



## 5.5 General Arrangement Drawings

### Ground Floor Plan

2808-Apt Area Schedule (Net Internal Area) By Level							
Name	Level	Apartment Description	Count	Area Type	DHLGH Min Area	Area	Total Net Apt. Area
Type-B	00_Ground Floor_A	1 Bed (2 Person)	9	Floor Area	45 sq m	49.5 m <sup>2</sup>	445.53 m <sup>2</sup>
Type-B1	00_Ground Floor_A	1 Bed (2 Person)	1	Floor Area	45 sq m	49.6 m <sup>2</sup>	49.63 m <sup>2</sup>
Type-C	00_Ground Floor_A	2 Bed (4 Person)	1	Floor Area	73 sq m	80.0 m <sup>2</sup>	79.97 m <sup>2</sup>
Type-F	00_Ground Floor_A	2 Bed (4 Person)	1	Floor Area	73 sq m	78.3 m <sup>2</sup>	78.33 m <sup>2</sup>
Type-J	00_Ground Floor_A	2 Bed (4 Person)	1	Floor Area	73 sq m	78.0 m <sup>2</sup>	77.99 m <sup>2</sup>
Type-K	00_Ground Floor_A	2 Bed (3 Person) UD	3	Floor Area	63 sq m	83.3 m <sup>2</sup>	249.87 m <sup>2</sup>
Type-L	00_Ground Floor_A	2 Bed (3 Person) UD	3	Floor Area	63 sq m	75.8 m <sup>2</sup>	227.33 m <sup>2</sup>
00_Ground Floor_A: 19			19				1208.64 m <sup>2</sup>



## 5.5 General Arrangement Drawings

1st, 2nd and 3rd Floor Plan

2808-Apt Area Schedule (Net Internal Area) By Level							
Name	Level	Apartment Description	Count	Area Type	DHLGH Min Area	Area	Total Net Apt. Area
Type-A	01_First Floor	2 Bed (4 Person)	2	Floor Area	73 sq m	77.0 m <sup>2</sup>	153.96 m <sup>2</sup>
Type-A1	01_First Floor	2 Bed (4 Person)	8	Floor Area	73 sq m	77.0 m <sup>2</sup>	615.60 m <sup>2</sup>
Type-B	01_First Floor	1 Bed (2 Person)	9	Floor Area	45 sq m	49.5 m <sup>2</sup>	445.53 m <sup>2</sup>
Type-B1	01_First Floor	1 Bed (2 Person)	1	Floor Area	45 sq m	49.6 m <sup>2</sup>	49.63 m <sup>2</sup>
Type-C	01_First Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	80.0 m <sup>2</sup>	79.97 m <sup>2</sup>
Type-D	01_First Floor	1 Bed (2 Person)	1	Floor Area	45 sq m	53.7 m <sup>2</sup>	53.67 m <sup>2</sup>
Type-E	01_First Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	79.6 m <sup>2</sup>	79.55 m <sup>2</sup>
Type-F	01_First Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	78.4 m <sup>2</sup>	78.37 m <sup>2</sup>
Type-G	01_First Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	80.3 m <sup>2</sup>	80.31 m <sup>2</sup>
Type-H	01_First Floor	2 Bed (4 Person) UD	1	Floor Area	73 sq m	79.1 m <sup>2</sup>	79.12 m <sup>2</sup>
01_First Floor: 26			26				1715.71 m <sup>2</sup>
Type-A	02_Second Floor	2 Bed (4 Person)	2	Floor Area	73 sq m	77.0 m <sup>2</sup>	153.96 m <sup>2</sup>
Type-A1	02_Second Floor	2 Bed (4 Person)	8	Floor Area	73 sq m	77.0 m <sup>2</sup>	615.60 m <sup>2</sup>
Type-B	02_Second Floor	1 Bed (2 Person)	9	Floor Area	45 sq m	49.5 m <sup>2</sup>	445.53 m <sup>2</sup>
Type-B1	02_Second Floor	1 Bed (2 Person)	1	Floor Area	45 sq m	49.6 m <sup>2</sup>	49.63 m <sup>2</sup>
Type-C	02_Second Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	80.0 m <sup>2</sup>	79.97 m <sup>2</sup>
Type-D	02_Second Floor	1 Bed (2 Person)	1	Floor Area	45 sq m	53.7 m <sup>2</sup>	53.67 m <sup>2</sup>
Type-E	02_Second Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	79.6 m <sup>2</sup>	79.55 m <sup>2</sup>
Type-F	02_Second Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	78.4 m <sup>2</sup>	78.37 m <sup>2</sup>
Type-G	02_Second Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	80.3 m <sup>2</sup>	80.31 m <sup>2</sup>
Type-H	02_Second Floor	2 Bed (4 Person) UD	1	Floor Area	73 sq m	79.1 m <sup>2</sup>	79.12 m <sup>2</sup>
02_Second Floor: 26			26				1715.71 m <sup>2</sup>
Type-A	03_Third Floor	2 Bed (4 Person)	2	Floor Area	73 sq m	77.0 m <sup>2</sup>	153.96 m <sup>2</sup>
Type-A1	03_Third Floor	2 Bed (4 Person)	8	Floor Area	73 sq m	77.0 m <sup>2</sup>	615.60 m <sup>2</sup>
Type-B	03_Third Floor	1 Bed (2 Person)	9	Floor Area	45 sq m	49.5 m <sup>2</sup>	445.53 m <sup>2</sup>
Type-B1	03_Third Floor	1 Bed (2 Person)	1	Floor Area	45 sq m	49.6 m <sup>2</sup>	49.63 m <sup>2</sup>
Type-C	03_Third Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	80.0 m <sup>2</sup>	79.97 m <sup>2</sup>
Type-D	03_Third Floor	1 Bed (2 Person)	1	Floor Area	45 sq m	53.7 m <sup>2</sup>	53.67 m <sup>2</sup>
Type-E	03_Third Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	79.6 m <sup>2</sup>	79.55 m <sup>2</sup>
Type-F	03_Third Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	78.4 m <sup>2</sup>	78.37 m <sup>2</sup>
Type-G	03_Third Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	80.3 m <sup>2</sup>	80.31 m <sup>2</sup>
Type-H	03_Third Floor	2 Bed (4 Person) UD	1	Floor Area	73 sq m	79.1 m <sup>2</sup>	79.12 m <sup>2</sup>
03_Third Floor: 26			26				1715.71 m <sup>2</sup>



## 5.5 General Arrangement Drawings

### Fourth Floor Plan

2808-Apt Area Schedule (Net Internal Area) By Level							
Name	Level	Apartment Description	Count	Area Type	DHLGH Min Area	Area	Total Net Apt. Area

Type-A	04_Fourth Floor	2 Bed (4 Person)	2	Floor Area	73 sq m	77.0 m <sup>2</sup>	153.96 m <sup>2</sup>
Type-A1	04_Fourth Floor	2 Bed (4 Person)	8	Floor Area	73 sq m	77.0 m <sup>2</sup>	615.60 m <sup>2</sup>
Type-B	04_Fourth Floor	1 Bed (2 Person)	9	Floor Area	45 sq m	49.5 m <sup>2</sup>	445.53 m <sup>2</sup>
Type-B1	04_Fourth Floor	1 Bed (2 Person)	1	Floor Area	45 sq m	49.6 m <sup>2</sup>	49.63 m <sup>2</sup>
Type-D	04_Fourth Floor	1 Bed (2 Person)	1	Floor Area	45 sq m	53.7 m <sup>2</sup>	53.67 m <sup>2</sup>
Type-E	04_Fourth Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	79.6 m <sup>2</sup>	79.55 m <sup>2</sup>
Type-F	04_Fourth Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	78.4 m <sup>2</sup>	78.37 m <sup>2</sup>
Type-G	04_Fourth Floor	2 Bed (4 Person)	1	Floor Area	73 sq m	80.3 m <sup>2</sup>	80.31 m <sup>2</sup>
Type-H	04_Fourth Floor	2 Bed (4 Person) UD	1	Floor Area	73 sq m	79.1 m <sup>2</sup>	79.12 m <sup>2</sup>
Type-I	04_Fourth Floor	1 Bed (2 Person)	1	Floor Area	45 sq m	49.4 m <sup>2</sup>	49.39 m <sup>2</sup>
04_Fourth Floor: 26			26				1685.13 m <sup>2</sup>
Grand total: 123			123				8040.90 m <sup>2</sup>





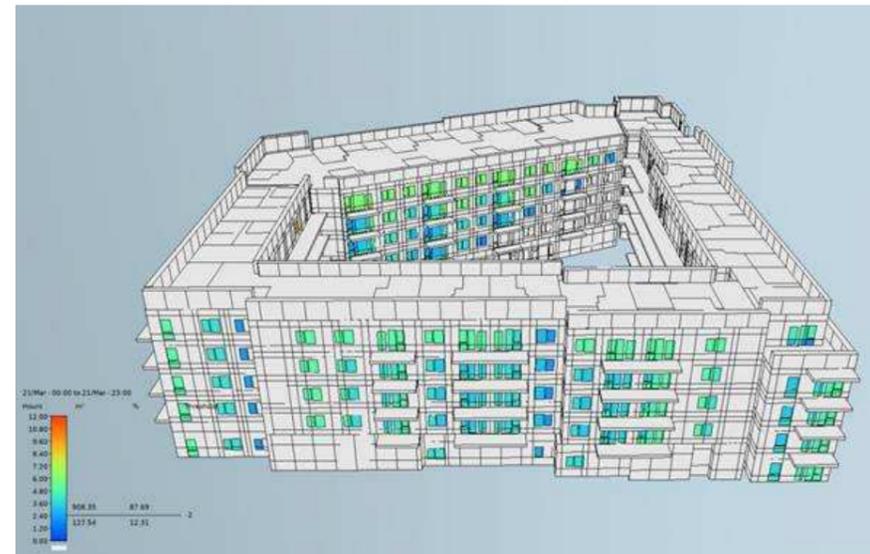
## 5.6 Sustainability - Energy efficiency

The strategy to deliver sustainable, energy efficient design and low cost of use in response to climate change includes:

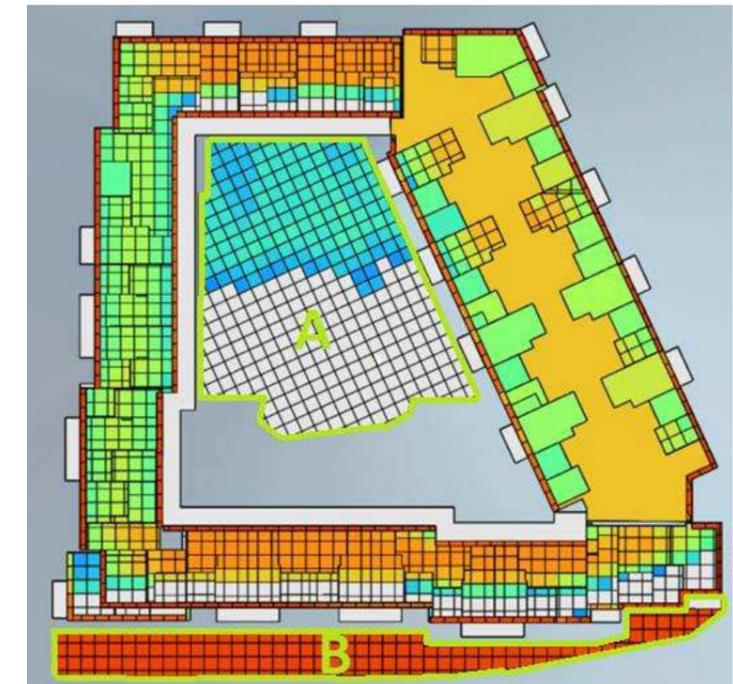
- All units have been designed to have a compact and efficient form. The stacked configuration reduces exposed envelope and reduces heat loss.
- The external envelope to all units is highly insulated.
- Windows are sized appropriately to balance heat loss and potential solar gain.
- The detail design will consider the most efficient and appropriate heating system, including gas boilers and heat pumps. Provision for 1 solar panel per unit on the roof level has been provided for.
- Materials with long life and low embodied energy are preferred to reduce impact on the environment.
- The energy performance of each unit will comply with the requirements of the building regulations, achieving NZEB with a BER of A3/ A2 or better.
- Existing hedgerows and trees are retained where appropriate and augmented by a variety of new trees and other planting to support greater biodiversity.

## 5.7 Sunlight & Daylight Assessment

- No impact on surrounding residential properties in line with standards/ guidelines
- Extensive daylighting iterative design process carried out with design team to achieve best possible daylighting strategy given the site constraints. 99.7% pass rate achieved throughout scheme in terms of internal daylight performance. Iterative process also carried out for amenity areas to ensure building users have sufficient sunlight outdoors. Amenity areas strategically laid out to ensure most used areas of the amenity area achieve the highest amount of sunlight.



Daylight performance throughout the scheme.



Communal open space performance, internal courtyard and south open amenity space.

# 6.0 Sustainable Urban Housing Standards

## 6.1 DMURS

The proposed development is located in the jurisdiction Fingal County Council Planning (FCC).

The development contains relatively minimal proposals with respect to roads given its location and nature. All aspects of the proposed roads design have been designed in accordance with the appropriate sections of the following:

- The Design Manual for Urban Roads & Streets (DMURS);
- The Traffic Signs Manual (TSM);
- Fingal Development Plan 2023 – 2029.

In terms of transportation, the key features of the proposed development are as set out following.

### Site Entrance

The site entrance is located on the access road, located north of the Mountgorry/Swords Rd Roundabout, proposed to serve of the 26 no. surface car parking spaces at this location while also facilitating servicing and emergency vehicle access.

### Cycle

A dedicated cycle parking area with access from both the main internal road and various points across the site, is provided. This segregates cycle traffic accessing the site from vehicles, providing a safer environment for cyclists in accordance with Section 4.3.5 of DMURS. Cycle parking is proposed, with a total of 274 long term and 130 short term spaces proposed. This will facilitate a positive modal share with respect to cycling at the development which is in line with the core principles of DMURS.

### Pedestrians

Pedestrian access is provided at numerous locations along the site's frontage. There are currently existing footpaths along this stretch of the existing carriageway but the development proposes the provision of a minimum 2m footpath along its eastern boundary in accordance with section 4.3.1 of DMURS which sets out a width of 1.8m as the "minimum space for two people to pass comfortably in areas of low pedestrian activity"

The footpath along the site boundary is to be kept free of street furniture in accordance with Section 4.2.5 of DMURS.

The local access road to the east currently forms a cul-de-sac which facilitates access to the adjacent filling station only at present, though it is expected that the long-term proposal by Fingal County Council is

to link this road through to the Business Park to the North. This road also includes an entrance into the subject site.

### Internal Roads

The internal road is proposed as a local/access road in accordance with Section 3.2.1. In order to enhance pedestrian/cyclist permeability, several access points along the site perimeter will allow for safe access for all road users throughout the site.

### Materials

This will be achieved through the use of alternative material types as set out in the landscape plan as per the Section 4.3.4 of DMURS. It is also in accordance with Section 4.4.2 of DMURS which seeks to avoid the use of typical road materials such as macadam and asphalt in locations such as this.

Planting of appropriate scale and type is proposed throughout the development including green verges adjacent the internal road and throughout the site boundary. This is in line with Section 4.2.7 of DMURS which suggests the use of planting to promote softer landscapes and a green living character.

### Fire Tender

Access for fire tender and other emergency vehicles is also catered for via the north-south link with a swept path analysis having been carried out and submitted separately in support of this application.

### Sustainable Travel

The development incorporates a series of measures to facilitate and promote travel by more sustainable means and reduce travel by car. These are summarised as follows:

- Reduced car parking provision at a rate of approximately 0.24 spaces per unit based on the highly accessible nature of the site. This is in line with the guidance set out in Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.
- Cycle parking provision of 193 spaces for residents and 56 spaces for visitors/short term.

- Implementation of a site specific Mobility Management Plan, submitted under separate cover as part of this application, incorporating a series of objectives and measures to facilitate and promote travel by more sustainable means.

- Providing pedestrian and cycle permeability and to the future cycle plans through the site to increase accessibility locally and provide a more direct access to key feature.

## 6.2 Accessibility

The overall site layout has been developed in line with Urban Design Manual and universal design guidelines. Footpath gradients are gently sloped at no greater than 1:20, and the proposed paving surfaces comprise concrete, pavements, and bound gravel.

Signage and wayfinding will be designed with text size, format, and colour contrast to provide enhanced accessibility. Lighting will be designed to enhance the environment for all users.

### 6.3 Housing Quality Assessment

<b>Housing Quality Assessment</b> PROJECT: Mountgorry Swords Residential Apartments JOB NO.: 2808 DATE: 23rd August 2024	<b>COADY ARCHITECTS</b> <small>Mount Pleasant Business Centre, Mount Pleasant Avenue, Ranelagh, Dublin 6, Ireland.                  T: 01 497 6766 F: 01 497 0927 E: admin@coady.ie W: www.coady.ie</small>
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Note: Requirements and Compliance have regard to "Sustainable Urban Housing: design Standards for New Apartments - Guidelines for Planning Authorities", March 2018

REQUIREMENT	PROPOSED	COMPLIANCE
<b>NUMBER OF APARTMENTS</b>		
TOTAL	N / A	123
<b>APARTMENT AREAS</b>		
Studio	N / A	N / A
1 Bedroom	45 sq.m min	49.5 sq.m (average)
2 Bedroom (3p)	63 sq.m min	74.7 sq.m (average)
2 Bedroom (4p)	73 sq.m min	77 sq.m (average)
3 Bedroom	N / A	N / A
TOTAL NET INTERNAL FLOOR AREA	N / A	8040.90 sq.m
TOTAL GROSS FLOOR AREA	N / A	10290.76 sq.m
<b>UNIT MIX</b>		
Studio	N / A	N / A
1 Bedroom	50% max.	55 Apartments 44.70%
2 Bedroom (3p)	10% max.	6 Apartments 4.90%
2 Bedroom (4p)	N / A	62 Apartments 50.40%
3 Bedroom	N / A	N / A

<b>PARKING PROVISION</b>			
Bicycle Parking	1 per bedroom (Development Plan)	274 bicycle spaces	✓
Car Parking	Zone 1: Developments within 800m of a high-quality bus service, or 1600m of an existing or planned Luas/DART/Metro Rail station or in lands zoned Major Town Centre.	24 no. parking spaces incl 2 no. wheelchair accessible spaces - Electric vehicles 6 - Standard Car Spaces 10 - Club Car 6	✓
<b>AMENITY SPACE PROVISION</b>			
Communal Open Space	Per 2 bed 4p: 7 sq.m, per 2 bed 3p: 6 sq.m, per 1 bed 5 sq.m. Total Required: 745 sq.m	932 Sqm Provided	✓
Public Open Space	12% of the site area, 1047Sqm	13% of the site area, 1142Sqm	✓
Environmental Open Space	N / A	589Sqm Provided	N/A

### 6.3 Housing Quality Assessment

Housing Quality Assessment																																		
PROJECT: Mountgorry Swords Residential Apartments																																		
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<b>COADY ARCHITECTS</b> Mount Pleasant Business Centre, Mount Pleasant Avenue, Ranelagh, Dublin 6, Ireland. T: 01 497 6766. F: 01 497 0927. E: admin@coady.ie W: www.coady.ie																																		
GENERAL										LIVING				BEDROOMS						STORAGE								EXTERNAL			COMPLIES?			
Apartment Number	Floor Level	Apartment Type	Description	Beds	Aspect	Orientation	Nett Internal Area (sq. m.)	DOHPLG Min Area (sq. m.)	Living Room Width (m)	DOHPLG Min Width (m)	Kitchen/Living/Dining Area (sq. m.)	DOHPLG Min K/L/D Area (sq. m.)	Bedroom 1 Area (sq. m.)	Bedroom 1 Width (m)	Bedroom 2 Area (sq. m.)	Bedroom 2 Width (m)	Bedroom 3 Area (sq. m.)	Bedroom 3 Width (m)	Aggregate Bedroom Area (sq. m.)	DOHPLG Min Aggregate Bedroom Area (sq. m.)	Store 1 (sq. m.)	Store 2 (sq. m.)	Store 3 (sq. m.)	Store 4 (sq. m.)	Store 5 (sq. m.)	Store 6 (sq. m.)	Store 7 (sq. m.)	Store 8 (sq. m.)	Store TOTAL (sq. m.)	DOHPLG Min Storage (sq. m.)	Private Amenity Space (sq. m.)	DOHPLG Min PAS (sq. m.)	DOHPLG Min Communal Amenity Space (sq. m.)	
001	Ground	B1	1 Bed	2	Single	South	49.6	45.0	3.4	3.3	22.8	23.0	11.4	3.0	-	-	-	-	11.4	11.4	2.1	1.6	-	-	-	-	-	-	3.7	3.0	14.2	5.0	5.0	✓
002	Ground	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	9.8	5.0	5.0	✓
003	Ground	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	10.8	5.0	5.0	✓
004	Ground	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	9.3	5.0	5.0	✓
005	Ground	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	10.5	5.0	5.0	✓
006	Ground	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	10.6	5.0	5.0	✓
007	Ground	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	10.6	5.0	5.0	✓
008	Ground	C	2 Bed	4	Dual	South+West	80.7	73.0	4.5	3.6	29.3	30.0	11.4	3.1	13.1	3.7	-	-	24.5	24.4	3.4	3.1	-	-	-	-	-	-	6.5	6.0	7.5	7.0	7.0	✓
009	Ground	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	10.2	5.0	5.0	✓
010	Ground	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	10.0	5.0	5.0	✓
011	Ground	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	9.5	5.0	5.0	✓
012	Ground	F	2 Bed	4	Dual	North+West	78.4	73.0	3.6	3.6	31.7	30.0	11.9	2.8	13.0	3.0	-	-	24.9	24.4	2.6	3.8	-	-	-	-	-	-	6.4	6.0	7.6	7.0	7.0	✓
013	Ground	J	2 Bed	4	Dual	North	78.2	73.0	4.0	3.6	30.0	30.0	11.6	3.1	13.1	3.0	-	-	24.7	24.4	3.2	2.9	-	-	-	-	-	-	6.1	6.0	10.3	7.0	7.0	✓
014	Ground	K	2 Bed	3	Single	East	83.3	63.0	3.8	3.6	27.7	28.0	14.7	3.2	10.7	2.1	-	-	25.4	20.1	2.8	2.4	3.1	-	-	-	-	-	8.4	5.0	6.0	6.0	6.0	✓
015	Ground	L	2 Bed	3	Single	East	75.8	63.0	3.9	3.6	29.7	28.0	12.7	2.8	7.1	2.1	-	-	19.8	20.1	2.1	3.6	-	-	-	-	-	-	5.6	5.0	6.0	6.0	6.0	✓
016	Ground	K	2 Bed	3	Single	East	83.3	63.0	3.8	3.6	27.7	28.0	14.7	3.2	10.7	2.1	-	-	25.4	20.1	2.8	2.4	3.1	-	-	-	-	-	8.4	5.0	6.0	6.0	6.0	✓
017	Ground	L	2 Bed	3	Single	East	75.8	63.0	3.9	3.6	29.7	28.0	12.7	2.8	7.1	2.1	-	-	19.8	20.1	2.1	3.6	-	-	-	-	-	-	5.6	5.0	6.0	6.0	6.0	✓
018	Ground	K	2 Bed	3	Single	East	83.3	63.0	3.8	3.6	27.7	28.0	14.7	3.2	10.7	2.1	-	-	25.4	20.1	2.8	2.4	3.1	-	-	-	-	-	8.4	5.0	6.0	6.0	6.0	✓
019	Ground	L	2 Bed	3	Single	East	75.8	63.0	3.9	3.6	29.7	28.0	12.7	2.8	7.1	2.1	-	-	19.8	20.1	2.1	3.6	-	-	-	-	-	-	5.6	5.0	7.0	6.0	6.0	✓
101	First	B1	1 Bed	2	Single	South	49.6	45.0	3.4	3.3	22.8	23.0	11.4	3.0	-	-	-	-	11.4	11.4	2.1	1.6	-	-	-	-	-	-	3.7	3.0	5.4	5.0	5.0	✓
102	First	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
103	First	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
104	First	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
105	First	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
106	First	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
107	First	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
108	First	C	2 Bed	4	Dual	South+West	80.7	73.0	4.5	3.6	29.3	30.0	11.4	3.1	13.1	3.7	-	-	24.5	24.4	3.4	3.1	-	-	-	-	-	-	6.5	6.0	7.0	7.0	7.0	✓
109	First	D	1 Bed	2	Single	West	53.0	45.0	4.3	3.3	23.1	23.0	11.8	3.2	-	-	-	-	11.8	11.4	1.4	2.5	-	-	-	-	-	-	3.9	3.0	6.4	5.0	5.0	✓
110	First	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	6.4	5.0	5.0	✓
111	First	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.4	5.0	5.0	✓
112	First	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.4	5.0	5.0	✓
113	First	E	2 Bed	4	Dual	West	79.5	73.0	4.0	3.6	30.0	30.0	11.6	3.2	13.4	3.6	-	-	25.0	24.4	3.5	1.6	1.0	1.0	-	-	-	-	7.1	6.0	7.0	7.0	7.0	✓
114	First	F	2 Bed	4	Dual	North+West	78.0	73.0	3.6	3.6	31.7	30.0	11.9	2.8	13.0	3.0	-	-	24.9	24.4	2.6	3.8	-	-	-	-	-	-	6.4	6.0	7.0	7.0	7.0	✓
115	First	A	2 Bed	4	Dual	North	77.0	73.0	4.2	3.6	30.7	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
116	First	A	2 Bed	4	Dual	North	77.0	73.0	4.2	3.6	30.7	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
117	First	G	2 Bed	4	Dual	North+East	80.3	73.0	3.8	3.6	29.9	30.0	11.6	3.0	13.0	3.5	-	-	24.6	24.4	3.3	3.1	-	-	-	-	-	-	6.4	6.0	7.0	7.0	7.0	✓
118	First	A1	2 Bed	4	Single	West	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
119	First	A1	2 Bed	4	Single	East	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
120	First	A1	2 Bed	4	Single	West	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
121	First	A1	2 Bed	4	Single	East	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
122	First	A1	2 Bed	4	Single	West	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
123	First	A1	2 Bed	4	Single	East	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
124	First	A1	2 Bed	4	Single	West	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
125	First	A1	2 Bed	4	Single	East	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
126	First	H	2 Bed	4	Dual	South+East	79.0	73.0	5.6	3.6	31.5	30.0	12.2	2.8	12.9	3.6	-	-	25.1	24.4	3.5	2.9	-	-	-	-	-	-	6.4	6.0	7.0	7.0	7.0	✓
201	Second	B1	1 Bed	2	Single	South	49.6	45.0	3.4	3.3	22.8	23.0	11.4	3.0	-	-	-	-	11.4	11.4	2.1	1.6												

### 6.3 Housing Quality Assessment

Housing Quality Assessment																																		
PROJECT: Mountgorry Swords Residential Apartments JOB NO.: 2808 DATE: 23rd August 2024																				 Mount Pleasant Business Centre, Mount Pleasant Avenue, Ranelagh, Dublin 6, Ireland. T: 01 497 6766. F: 01 497 0927. E: admin@coady.ie W: www.coady.ie														
GENERAL								LIVING				BEDROOMS								STORAGE								EXTERNAL			COMPLIES?			
Apartment Number	Floor Level	Apartment Type	Description	Bed Spaces	Aspect	Orientation	Nett Internal Area (sq. m.)	DOHPLG Min Area (sq. m.)	Living Room Width (m)	DOHPLG Min Width (m)	Kitchen/Living/Dining Area (sq. m.)	DOHPLG Min K/L/D Area (sq. m.)	Bedroom 1 Area (sq. m.)	Bedroom 1 Width (m)	Bedroom 2 Area (sq. m.)	Bedroom 2 Width (m)	Bedroom 3 Area (sq. m.)	Bedroom 3 Width (m)	Aggregate Bedroom Area (sq.m)	DOHPLG Min Aggregate Bedroom Area (sq.m)	Store 1 (sq. m.)	Store 2 (sq. m.)	Store 3 (sq. m.)	Store 4 (sq. m.)	Store 5 (sq. m.)	Store 6 (sq. m.)	Store 7 (sq. m.)	Store 8 (sq. m.)	Store TOTAL (sq. m.)	DOHPLG Min Storage (sq. m.)	Private Amenity Space (sq. m.)	DOHPLG Min PAS (sq. m.)	DOHPLG Min Communal Amenity Space (sq. m.)	
301	Third	B1	1 Bed	2	Single	South	49.6	45.0	3.4	3.3	22.8	23.0	11.4	3.0	-	-	-	-	11.4	11.4	2.1	1.6	-	-	-	-	-	-	3.7	3.0	5.4	5.0	5.0	✓
302	Third	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
303	Third	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
304	Third	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
305	Third	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
306	Third	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
307	Third	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
308	Third	C	2 Bed	4	Dual	South+West	80.7	73.0	4.5	3.6	29.3	30.0	11.4	3.1	13.1	3.7	-	-	24.5	24.4	3.4	3.1	-	-	-	-	-	-	6.5	6.0	7.0	7.0	7.0	✓
309	Third	D	1 Bed	2	Single	West	53.0	45.0	4.3	3.3	23.1	23.0	11.8	3.2	-	-	-	-	11.8	11.4	1.4	2.5	-	-	-	-	-	-	3.9	3.0	6.4	5.0	5.0	✓
310	Third	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	6.4	5.0	5.0	✓
311	Third	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.4	5.0	5.0	✓
312	Third	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.4	5.0	5.0	✓
313	Third	E	2 Bed	4	Dual	West	79.5	73.0	4.0	3.6	30.0	30.0	11.6	3.2	13.4	3.6	-	-	25.0	24.4	3.5	1.6	1.0	1.0	-	-	-	-	7.1	6.0	7.0	7.0	7.0	✓
314	Third	F	2 Bed	4	Dual	North+West	78.0	73.0	3.6	3.6	31.7	30.0	11.9	2.8	13.0	3.0	-	-	24.9	24.4	2.6	3.8	-	-	-	-	-	-	6.4	6.0	7.0	7.0	7.0	✓
315	Third	A	2 Bed	4	Dual	North	77.0	73.0	4.2	3.6	30.7	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
316	Third	A	2 Bed	4	Dual	North	77.0	73.0	4.2	3.6	30.7	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
317	Third	G	2 Bed	4	Dual	North+East	80.3	73.0	3.8	3.6	29.9	30.0	11.6	3.0	13.0	3.5	-	-	24.6	24.4	3.3	3.1	-	-	-	-	-	-	6.4	6.0	7.0	7.0	7.0	✓
318	Third	A1	2 Bed	4	Single	West	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
319	Third	A1	2 Bed	4	Single	East	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
320	Third	A1	2 Bed	4	Single	West	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
321	Third	A1	2 Bed	4	Single	East	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
322	Third	A1	2 Bed	4	Single	West	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
323	Third	A1	2 Bed	4	Single	East	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
324	Third	A1	2 Bed	4	Single	West	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
325	Third	A1	2 Bed	4	Single	East	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
326	Third	H	2 Bed	4	Dual	South+East	79.0	73.0	5.6	3.6	31.5	30.0	12.2	2.8	12.9	3.6	-	-	25.1	24.4	3.5	2.9	-	-	-	-	-	-	6.4	6.0	7.0	7.0	7.0	✓
401	Fourth	B1	1 Bed	2	Single	South	49.6	45.0	3.4	3.3	22.8	23.0	11.4	3.0	-	-	-	-	11.4	11.4	2.1	1.6	-	-	-	-	-	-	3.7	3.0	5.4	5.0	5.0	✓
402	Fourth	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
403	Fourth	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
404	Fourth	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
405	Fourth	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
406	Fourth	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
407	Fourth	B	1 Bed	2	Dual	South	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.3	5.0	5.0	✓
409	Fourth	I	1 Bed	2	Dual	South+West	49.5	45.0	4.5	3.3	22.7	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.1	0.9	0.9	-	-	-	-	-	2.9	3.0	5.3	5.0	5.0	✓
409	Fourth	D	1 Bed	2	Single	West	53.0	45.0	4.3	3.3	23.1	23.0	11.8	3.2	-	-	-	-	11.8	11.4	1.4	2.5	-	-	-	-	-	-	3.9	3.0	6.4	5.0	5.0	✓
410	Fourth	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	6.4	5.0	5.0	✓
411	Fourth	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.4	5.0	5.0	✓
412	Fourth	B	1 Bed	2	Dual	West	49.5	45.0	3.4	3.3	23.0	23.0	11.4	3.0	-	-	-	-	11.4	11.4	1.6	1.4	-	-	-	-	-	-	3.0	3.0	5.4	5.0	5.0	✓
413	Fourth	E	2 Bed	4	Dual	West	79.5	73.0	4.0	3.6	30.0	30.0	11.6	3.2	13.4	3.6	-	-	25.0	24.4	3.5	1.6	1.0	1.0	-	-	-	-	7.1	6.0	7.0	7.0	7.0	✓
414	Fourth	F	2 Bed	4	Dual	North+West	78.0	73.0	3.6	3.6	31.7	30.0	11.9	2.8	13.0	3.0	-	-	24.9	24.4	2.6	3.8	-	-	-	-	-	-	6.4	6.0	7.0	7.0	7.0	✓
415	Fourth	A	2 Bed	4	Dual	North	77.0	73.0	4.2	3.6	30.7	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
416	Fourth	A	2 Bed	4	Dual	North	77.0	73.0	4.2	3.6	30.7	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
417	Fourth	G	2 Bed	4	Dual	North+East	80.3	73.0	3.8	3.6	29.9	30.0	11.6	3.0	13.0	3.5	-	-	24.6	24.4	3.3	3.1	-	-	-	-	-	-	6.4	6.0	7.0	7.0	7.0	✓
418	Fourth	A1	2 Bed	4	Single	West	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
419	Fourth	A1	2 Bed	4	Single	East	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.0	6.0	7.0	7.0	7.0	✓
420	Fourth	A1	2 Bed	4	Single	West	77.0	73.0	4.2	3.6	31.0	30.0	11.5	3.0	13.0	2.8	-	-	24.5	24.4	2.4	3.6	-	-	-	-	-	-	6.					

### 6.3 Housing Quality Assessment

Housing Quality Assessment																									COADY ARCHITECTS											
PROJECT: Mountgorry Swords Residential Apartments																									Mount Pleasant Business Centre, Mount Pleasant Avenue, Ranelagh, Dublin 6, Ireland. T: 01 497 6766. F: 01 497 0927. E: admin@coady.ie W: www.coady.ie											
JOB NO.: 2808																																				
DATE: 23rd August 2024																																				
GENERAL							LIVING					BEDROOMS						STORAGE						EXTERNAL			COMPLIES?									
Apartment Number	Floor Level	Apartment Type	Description	Bed Spaces	Aspect	Orientation	Nett Internal Area (sq. m.)	DOHPLG Min Area (sq. m.)	Living Room Width (m)	DOHPLG Min Width (m)	Kitchen/Living /Dining Area (sq. m.)	DOHPLG Min K/L/D Area (sq. m)	Bedroom 1 Area (sq. m.)	Bedroom 1 Width (m)	Bedroom 2 Area (sq. m.)	Bedroom 2 Width (m)	Bedroom 3 Area (sq. m.)	Bedroom 3 Width (m)	Aggregate Bedroom Area (sq.m)	DOHPLG Min Aggregate Bedroom Area (sq.m)	Store 1 (sq. m.)	Store 2 (sq. m.)	Store 3 (sq. m.)	Store 4 (sq. m.)	Store 5 (sq. m.)	Store 6 (sq. m.)	Store 7 (sq. m.)	Store 8 (sq. m.)	Store TOTAL (sq. m.)	DOHPLG Min Storage (sq. m.)	Private Amenity Space (sq. m.)	DOHPLG Min PAS (sq. m.)	DOHPLG Min Communal Amenity Space (sq. m.)			
<p>Number of Dual Aspect Apartments: 76 (61.79% of total)</p> <p>Car Parking Provision: 0.20 car parking spaces per apartment - 24 no. parking spaces incl 2 no. wheelchair accessible spaces - Electric vehicles 6 - Standard Car Spaces 10 - Club Car Spaces 6</p> <p>Bicycle Parking Provision / Compact Settlements: 1 bicycle parking spaces per bedroom - Total of 274 no. bicycle parking spaces (Long Stay Residential) - Total of 130 no. bicycle parking spaces (Short Stay Residential)</p> <table border="1"> <tr> <td>Communal Amenity Space Required:</td> <td>745 sq.m</td> </tr> <tr> <td>Communal Amenity Space Provided :</td> <td>932 sq.m</td> </tr> <tr> <td>Public Open Space</td> <td></td> </tr> <tr> <td>Site Area</td> <td>8731 sq.m</td> </tr> <tr> <td>Required 12%</td> <td>1047 sq.m</td> </tr> <tr> <td>Provided 13%</td> <td>1142 sq.m</td> </tr> </table>																									Communal Amenity Space Required:	745 sq.m	Communal Amenity Space Provided :	932 sq.m	Public Open Space		Site Area	8731 sq.m	Required 12%	1047 sq.m	Provided 13%	1142 sq.m
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