

CARLISLE SITE TERENURE,
RESIDENTIAL DEVELOPMENT

Client: 1 Terenure Land Limited

Project Number: 6269 - 02.11.22

HOUSING QUALITY ASSESSMENT [HQA]
REV-05

PROPOSED

bkdarchitects

BURKE-KENNEDY DOYLE

NOTES:

(*) Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020

SUMMARY OF AREAS

DESCRIPTION	BUILDING FOOTPRINT AREA	TOTAL GROSS INTERNAL FLOOR AREA	UNITS GROSS INTERNAL FLOOR AREA	PERCENTAGE	UNITS NETT INTERNAL FLOOR AREA
Block 1					
Level 00	1314	540	383	71%	362
Level 01	846	774	602	78%	568
Level 02	846	774	602	78%	564
Level 03	846	774	602	78%	564
Level 04	720	655	507	77%	473
Level 05	720	655	507	77%	473
Total Overall	5292 m ²	4169 m ²	3204 m ²		3003 m ²
Block 2					
Level 00	1314	328	210	64%	200
Level 01	928	847	659	78%	618
Level 02	928	847	659	78%	618
Level 03	928	847	659	78%	618
Level 04	803	729	563	77%	528
Level 05	659	596	449	75%	413
Total Overall	5560 m ²	4194 m ²	3200 m ²		2995 m ²
Block 3					
Level 00	1314	557	401	72%	377
Level 01	854	779	609	78%	571
Level 02	854	779	609	78%	571
Level 03	854	779	609	78%	571
Level 04	728	661	514	78%	480
Level 05	583	526	399	76%	370
Total Overall	5186 m ²	4082 m ²	3142 m ²		2939 m ²
Block 4					
Level 00	692	636	453	71%	429
Level 01	702	644	489	76%	462
Level 02	702	644	489	76%	462
Level 03	702	644	489	76%	462
Level 04	578	526	393	75%	371
Total Overall	3375 m ²	3094 m ²	2312 m ²		2186 m ²
Block 5					
Level 00	554	504	364	72%	345
Level 01	554	504	364	72%	345
Level 02	554	504	364	72%	345
Level 03	554	504	364	72%	345
Level 04	554	504	364	72%	345
Total Overall	2770 m ²	2520 m ²	1821 m ²		1727 m ²
Block 1-5 Overall Area	22183 m ²	18059 m ²	13679 m ²		12850 m ²

DESCRIPTION	BUILDING FOOTPRINT AREA @ LEVEL 00
Blocks 1, 2 & 3	3942
Blocks 4 & 5	1246
Eastern Refuse/Bike Store	201.7
TOTAL BUILDING FOOTPRINT m²	5389.7

Specific Planning Policy Requirement
<p><u>Specific Planning Policy Requirement 1</u></p> <p>Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).</p>
<p><u>Specific Planning Policy Requirement 2</u></p> <p>For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:</p> <ul style="list-style-type: none"> •Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e., up to 4 units) comprises studio-type units; •Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th; •For schemes of 50 or more units, SPPR 1 shall apply to the entire development.
<p><u>Specific Planning Policy Requirement 3</u></p> <p>Minimum Apartment Floor Areas:</p> <p>Studio apartment (1 person) 37 sq.m</p> <p>1-bedroom apartment (2 persons) 45 sq.m</p> <p>2-bedroom apartment (4 persons) 73 sq.m</p> <p>3-bedroom apartment (5 persons) 90 sq.m</p>
<p><u>Specific Planning Policy Requirement 4</u></p> <p>In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>
<p><u>Specific Planning Policy Requirement 5</u></p> <p>Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.</p>
<p><u>Specific Planning Policy Requirement 6</u></p> <p>A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.</p>
<p>Specific Planning Policy Requirements 7 to 9 relate to Build to Rent (BTR) and Shared Accommodation are not relevant to the current proposal.</p>

Evaluation of Consistency
<p>The proposed apartment mix is 104 no. 1-bed (50%) and 104 no. 2-bed (50%). The mix accords with SPPR1.</p> <p>This unit mix is contrary to the Development Plan. Please see the Material Contravention Statement for further detail.</p>
<p>The subject site exceeds 0.25ha and therefore SPPR1 applies to the site. The proposal is for a development consisting of 208 no. residential units with a mix as shown in SPPR1.</p>
<p>As demonstrated in the previous pages, the proposed unit sizes accord with SPPR3.</p>
<p>52.9% of the units are dual aspect. This is above the 50% required for intermediate urban locations. None of the single aspect units face north.</p>
<p>The permitted ground floor apartments have 2.7m floor to ceiling height in accordance with SPPR5.</p>
<p>Each apartment core has less than 12 apartments per floor in accordance with SPPR6.</p>
<p>N/A</p>

Specific Planning Policy Requirement
Section 4.16 identifies that cycling “provides a flexible, efficient and attractive transport option for urban living and these guidelines require that this transport mode is fully integrated into the design and operation of all new apartment development schemes.”
Section 4.19 notes that for central and/or accessible urban locations comprising wholly of apartments in more central locations well served by public transport, the default policy is for car parking provision to be minimised.
Appendix 1 out sets out the following minimum overall apartment floor areas: <ul style="list-style-type: none">•Studio: 37sqm•One bed: 45sqm•Two bed (3 person): 63sqm•Two bed (4 person): 73sqm•Three bed: 90sqm
Appendix 1 provides the following aggregate bedroom floor areas: <ul style="list-style-type: none">•One bed: 11.4sqm•Two bed (3 person): 20.1sqm•Two bed (4 person): 24.4sqm•Three bed: 31.5sqm
Appendix 1 provides the following storage space requirements: <ul style="list-style-type: none">•Studio: 3sqm•One bed: 3sqm•Two bed (3 person): 5sqm•Two bed (4 person): 6sqm•Three bed: 9sqm
Appendix 1 provides the following minimum floor areas for private amenity space: <ul style="list-style-type: none">•Studio: 4sqm•One bed: 5sqm•Two bed (3 person): 6sqm•Two bed (4 person): 7 sqm•Three bed: 9sqm

Evaluation of Consistency
In line with this ambition 480 no. secure, readily accessible cycle parking spaces have been provided and designed into this scheme.
In line with this policy, the proposed development includes 100 no. car parking spaces (a ratio of 0.48 no. spaces per unit). The accessibility of this site due to the public transport systems in close proximity enable this scheme to have this parking level.
The proposed units are fully in compliance with these standards. The one bed units range in size from 47.8sqm to 54.8sqm with aggregate bedroom areas ranging from 11.8sqm to 12.4sqm, and storage spaces 5.4sqm. The two bed units range in size from 75.5sqm to 83.6sqm, with aggregate bedroom areas 24.8sqm to 24.9sqm and storage spaces 7.6sqm. Please refer to previous pages for further details.
Based on these communal open space requirements the proposal requires c. 1,248 sqm communal open space. The proposal includes c.1,329 sqm communal open space which exceeds this requirement.