

1813 Residential Development at Kilcullen Rd, Bluebell, Naas, Co. Kildare
Client: Ardstone Homes Ltd

13.11.18
Planning

Reference Criteria
a) Quality Housing for Sustainable Communities, 2007
b) Kildare County Development Plan 2017 - 2023
c) Sustainable Urban Housing Design Standards for New Apartments, 2018

Unit no.	Type	Description	Floor	Beds
94	A1	Maisonette	G	1
95	A2	Maisonette	1	1
96	A1	Maisonette	G	1
97	A2	Maisonette	1	1

Internal Floor Area (m ²)	Req B (m ²)	Int Req C (m ²)	Dual Aspect Y/N	Patio/Balcony Size (m ²)	Int Req C (m ²)
52	45	45	Y	42	5
62	45	45	Y	45	5
52	45	45	Y	44	5
62	45	45	Y	62	5

Storage (m ²)	Req C (m ²)
3	3
3	3
3	3
3	3

Living Room Width (m)	Agg. Living Area (m ²)	Bedroom Widths (m)	Agg. Bedroom Area (m ²)
<i>Req. B</i> N/A	<i>Req. B</i> N/A	<i>Req. B</i> N/A	<i>Req. B</i> N/A
<i>Req. C</i> 2b/ 3.6m 1b/ 3.3m	<i>Req. C</i> 2b/30m ² 2b3p/28m ² 1b/23m ²	<i>Req. C</i> double 2.8m single 2.1m	<i>Req. C</i> 2b4p/24.4m ² 2b3p/20.1m ² 1b/ 11.4m ²
4.8	27	D 2.95	12
4.8	26	D 3.25	12
4.8	27	D 2.95	12
4.8	26	D 3.25	12

98	Apartment	1Bed	G	1
99	Apartment	2 Bed (3 Person)	G	2
100	Apartment	2 Bed (4 Person)	G	2
101	Apartment	1Bed	G	1
102	Apartment	1Bed	G	1
103	Apartment	2 Bed (4 Person)	G	2
104	Apartment	2 Bed (3 Person)	G	2
105	Apartment	1Bed	G	1
106	Apartment	2 Bed (4 Person)	1	2
107	Apartment	2 Bed (3 Person)	1	2
108	Apartment	2 Bed (4 Person)	1	2
109	Apartment	1Bed	1	1
110	Apartment	1Bed	1	1
111	Apartment	2 Bed (4 Person)	1	2
112	Apartment	2 Bed (3 Person)	1	2
113	Apartment	2 Bed (4 Person)	1	2
114	Apartment	2 Bed (4 Person)	2	2
115	Apartment	2 Bed (3 Person)	2	2
116	Apartment	2 Bed (4 Person)	2	2
117	Apartment	1Bed	2	1
118	Apartment	1Bed	2	1
119	Apartment	2 Bed (4 Person)	2	2
120	Apartment	2 Bed (3 Person)	2	2

52	45	45	N	7	5
67	n/a	63	Y	7.4	6
74	73	73	Y	7	7
52	45	45	N	7	5
52	45	45	N	7	5
74	73	73	Y	7	7
67	n/a	63	Y	7.4	6
74	73	73	Y	7	7
52	45	45	N	7	5
52	45	45	N	7	5
74	73	73	Y	7	7
67	n/a	63	Y	7.4	6
74	73	73	Y	7	7
74	73	73	Y	7	7
67	n/a	63	Y	7.4	6
74	73	73	Y	7	7
52	45	45	N	7	5
52	45	45	N	7	5
74	73	73	Y	7	7
67	n/a	63	Y	7.4	6

3	3
5.1	5
6	6
3	3
3	3
6	6
5.1	5
3	3
3	3
6	6
5.1	5
3	3
3	3
6	6
5.1	5
3	3
3	3
6	6
5.1	5

3.3	31	D 3.1	12
3.7	32.3	D 3.2 S 2.7	21.3
3.6	30	D 2.8 D 2.8	26
3.3	31	D 3.1	12
3.3	31	D 3.1	12
3.6	30	D 2.8 D 2.8	26
3.7	32.3	D 3.2 S 2.7	21.3
3.3	31	D 3.1	12
3.3	31	D 3.1	12
3.6	30	D 2.8 D 2.8	26
3.7	32.3	D 3.2 S 2.7	21.3
3.6	30	D 2.8 D 2.8	26
3.6	30	D 2.8 D 2.8	26
3.7	32.3	D 3.2 S 2.7	21.3
3.3	31	D 3.1	12
3.3	31	D 3.1	12
3.6	30	D 2.8 D 2.8	26
3.6	30	D 2.8 D 2.8	26
3.7	32.3	D 3.2 S 2.7	21.3

Unit no.	Type	Description	Floor	Beds
121	Apartment	2 Bed (4 Person)	2	2
122	Apartment	2 Bed (4 Person)	3	2
123	Apartment	2 Bed (4 Person)	3	2
124	Apartment	2 Bed (4 Person)	3	2
125	Apartment	2 Bed (4 Person)	3	2

Internal Floor Area (m ²)	Req B (m ²)	Int Req C (m ²)	Dual Aspect Y/N	Patio/Balcony Size (m ²)	Int Req C (m ²)
74	73	73	Y	7	7
76.2	73	73	Y	7	7
76.2	73	73	Y	7	7
76.2	73	73	Y	7	7
76.2	73	73	Y	7	7

Storage (m ²)	Req C (m ²)
6	6
6	6
6	6
6	6
6	6

Living Room Width (m)	Agg. Living Area (m ²)	Bedroom Widths (m)	Agg. Bedroom Area (m ²)
<i>Req. B</i> N/A	<i>Req. B</i> N/A	<i>Req. B</i> N/A	<i>Req. B</i> N/A
<i>Req. C</i> 2b/ 3.6m 1b/ 3.3m	<i>Req. C</i> 2b/30m ² 2b3p/28m ² 1b/23m ²	<i>Req. C</i> double 2.8m single 2.1m	<i>Req. C</i> 2b4p/24.4m ² 2b3p/20.1m ² 1b/ 11.4m ²
3.6	30	D 2.8 D 2.8	26
3.7	32	D 3.0 D 3.0	24.4
3.7	32	D 3.0 D 3.0	24.4
3.7	32	D 3.0 D 3.0	24.4
3.7	32	D 3.0 D 3.0	24.4