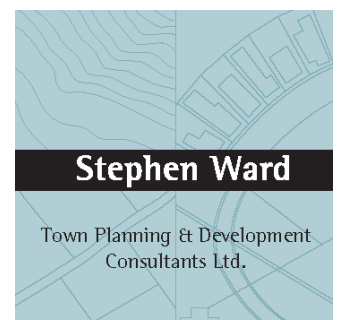


Statement of Consistency

Large Scale Residential Development, Flemington and Bremore, Balbriggan, Co.Dublin



Prepared on behalf of
Lagan Homes Balbriggan Ltd



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1.0 INTRODUCTION

Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, Co. Louth has prepared this statement of consistency on behalf of Lagan Homes Balbriggan Limited in support of an LRD Planning Application made under Section 34 of the Planning and Development Act 2000 (as amended). Fingal County Council issued an LRD Opinion to the prospective LRD applicant under section 32D of the Act on the 1st of July 2026 (LRD0081/S2). A Statement of Response to the Opinion is provided under separate cover in accordance with Article 22(2A) of the Planning and Development Regulations 2001 (as amended).

The proposed large scale residential development (LRD) consists of 146no. dwellings in the form of 120no. houses and 26no. apartments in the following mix – 13no. 1-bed, 29no. 2-bed, 91no. 3-bed and 13no. 4-bed, and creche with play space, scooter parking, car parking and drop off area on Flemington Lane. All housing will be one or two storey in height. The apartment buildings will be three storey in height. The creche will be part single storey and part two storey. Three new vehicular accesses off Flemington Lane are proposed to serve the development.

In addition to the creche, the proposal also provides for community facilities and infrastructure including a Multi-Use Games Area (MUGA), an active travel hub and cycle route, public open space and landscaping, boundary treatments, communal open space associated with apartments, public lighting, car parking, motorcycle parking, bicycle parking and bicycle parking structures, bin storage structures, works to Flemington Lane itself including two pedestrian crossing points, 2no. ESB substations, infrastructure services and all other associated site development works.

Key Project Parameters

- Gross Site Area 4.4ha
- Net Site Area 3.55ha
- Site Coverage 19.5%
- Plot Ratio: 0.39
- 146no. dwellings
 - 120no. houses
 - 26no. apartments
- Residential density 41dph
- 206no. car parking spaces
- 2no. motorcycle parking spaces
- 465no. cycle parking spaces
- 15no. creche scooter spaces
- Creche with 80no. full-time childcare spaces
- 5,325sq.m public open space (15% of net site area)
- 412.6sq.m communal open space

A full schedule of areas has been provided by JFOC Architects and is submitted under separate cover.

2.0 THE APPLICATION SITE

2.1 SITE CONTEXT



Figure 1 Site in the context of the LAP outlined in red and Balbriggan

The town of Balbriggan is located on the coastline and close to the boundary with County Meath. The town is served by the main Dublin to Belfast rail line and commuter services to Dublin City. Dublin Airport is situated c.20 minutes from Balbriggan. The application site is located to the north of Balbriggan forming a natural extension to the existing built footprint north of Flemington Lane. The application site forms part of a larger area identified for housing provision under the Fingal County Development Plan 2022-2029 (as varied) and subject to the Flemington Local Area Plan.

2.2 SITE DESCRIPTION



Figure 2 Site Location – Approximate site boundary outlined in red – Please refer to JFOC Drawing No. PD1000.

The application site consists of greenfield lands north of Flemington Lane. The site is divided between the townlands of Flemington and Bremore, indicated by an existing hedge on site. The site surrounds an existing single storey dwelling (K32 K198) which is centrally located on its own plot and surrounded by a mature garden hedge. The western site boundary is demarcated by an existing hedge beyond which is Bremore Farm (K32 HN79). Lands to the north and east are in agricultural use with no defined boundary.

Flemington Lane runs along the south of the application site. The urban speed limit changes from 60kph to 50kph at the entrance to Flemington Park and there is marked change in character from single bungalows fronting Flemington Lane to more suburban housing east of the entrance to Flemington Park with a footpath along the southern site of Flemington Lane and public lighting.



Plate 1: Junction of Flemington Park with Flemington Lane. Application site to the right of image.



Plate 2: Looking south across site to bungalows on Flemington Lane.



Plate 3: The site surrounds an existing dwelling which is bound by a mature hedge.



Plate 4: Bremore Farm buildings lie to the west

2.3 SITE PLANNING HISTORY

The below planning application was made on part of the subject site in 2018:

PA. Ref. No.	Description	Decision
F18A/0137 ABP-301840-18	Development consisting of 73no. dwellings	Refused

The proposed development was refused planning permission for residential development for two main reasons:

- Under the Fingal County Development Plan 2017-2023, the site required the preparation of a masterplan (MP4A). At the time of the applications, a masterplan was not in place and therefore materially contravened Policy Objective PM14.
- The proposed residential density (27uph) was considered to be contrary to national planning policy particularly the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and would conflict with the provisions of the Development Plan.

The Flemington Local Area Plan is now adopted providing the necessary coordination for the new residential area. The proposed development has a residential density of c.41dph in line with the most recent national guidelines.

P.A.Ref. F25A/1028e for residential development construction operations was refused for 4no. reasons on the 18th of December 2025. The reasons for refusal have informed the proposed planning application and further pre-planning consultation with the planning authority has been undertaken to ensure a co-ordinated approach to all future planning applications on the LAP lands.

2.3.1 PLANNING ACTIVITY IN THE AREA

A Large Scale Residential Development has recently been permitted the south west of the application site under P.A.Ref. LRD0069-S3e by Glenveagh Homes Ltd. Figure 3 below indicate the approximate application site boundary to the south of Flemington Lane relative to the subject LRD site.

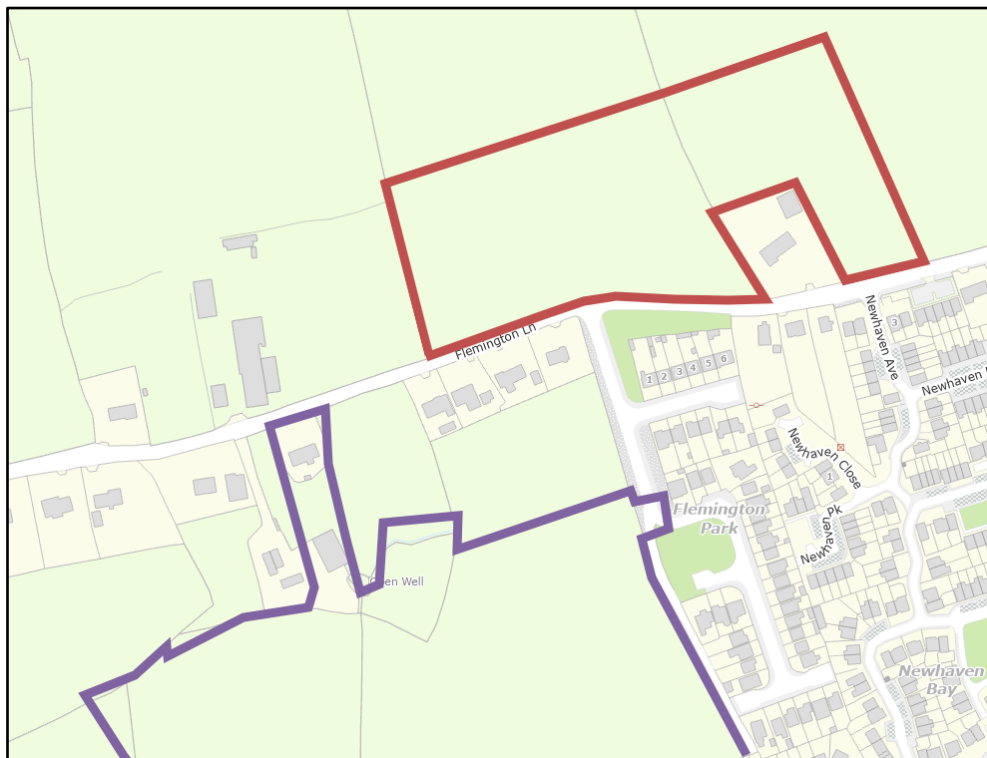


Figure 3 Application site in relation to the northern site boundary of P.A.Ref.LRD0069 by Glenveagh Homes Ltd

3.0 THE PROPOSED DEVELOPMENT

The proposed large scale residential development (LRD) will provide 146no. dwellings in the form of 120no. houses and 26no. apartments in the following mix – 13no. 1-bed, 29no. 2-bed, 91no. 3-bed and 13no. 4-bed. All housing will be one or two storey in height. The apartment buildings will be three storey in height.

Dwelling Type	1-bed	2-bed	3-bed	4-bed	Total
Houses	-	16	91	13	120
Apartments	13	13	-	-	26
Total	13	29	91	13	146

Table 1 Proposed Mix of Dwellings

A single storey childcare facility with first floor pop up will be located at the proposed plaza fronting onto Flemington Lane forming a landmark building with outdoor play space, associated parking and drop off area on Flemington Lane. The creche has been designed to cater for 80no. full time childcare spaces.

Three new vehicular accesses off Flemington Lane are proposed to serve the development including the first section of the Link Street that will ultimately provide connection to the R132 east of the LAP lands.

The proposal provides for public open space (5,325sq.m) including a Multi-Use Games Area (MUGA), communal open space (412.6sq.m) associated with the three apartment blocks proposed, landscaping, boundary treatments, public lighting, car parking, motorcycle parking, bicycle parking and structures.

The public open space strategy has evolved from the LAP and incorporates an important townland boundary represented by an existing hedgerow running north/south through the site. There are three main spaces called Central Park, The Forum and Boundary Park as detailed by NMP Landscape Architects.

An active travel hub and cycle route are central to the proposal in compliance with the Flemington Local Area Plan. The active travel hub consists of;

- 5 no. Bicycle Storage Units
- 1 no. Bicycle Repair Station
- 14 no. Shared Bicycle Scheme Parking
- 1 no. Storage and Maintenance Shed
- 1 no. Way-finding and Information Board

The active travel spine envisaged by the Flemington LAP has been extended westwards to allow onward connection in the future.

Works to Flemington Lane itself including two pedestrian crossing points. Footpaths are provided where the site meets with Flemington Lane.

4.0 LOCAL PLANNING POLICY CONTEXT

At a local level, the Fingal Development Plan 2023-2029 (as varied) (FCDP) establishes the most detailed objectives for Flemington and surrounding areas. Within the FCDP, the application site is situated within the Balbriggan development boundary and is subject to the 'Residential Area' (RA) zoning objective as well as a Local Area Plan objective (LAP4B). The Flemington Local Area Plan was adopted on the 9th of December 2024.

This section of the statement of consistency will outline key policies and objectives of the FCDP affecting the site and the interrelated objectives contained within the LAP.

4.1 LAND USE ZONING

The zoning objective applied to the application site is 'RA' Residential Area. The entire area is subject to a Local Area Plan (LAP 4.B).

Objective: Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.

Vision: Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.

According to Table 2.16: Schedule of Local Area Plans to be commenced over the Plan Period, LAP 4.B is the Flemington LAP. The Flemington LAP was adopted by Fingal County Council on the 9th of December 2024.

The prospective applicant is the owner of all lands within the Flemington Local Area Plan boundary.

The proposed development meets with the zoning objective of the FCDP and will assist in delivering the strategy required by the LAP to achieve a quality residential area and establish a foundation for community development.

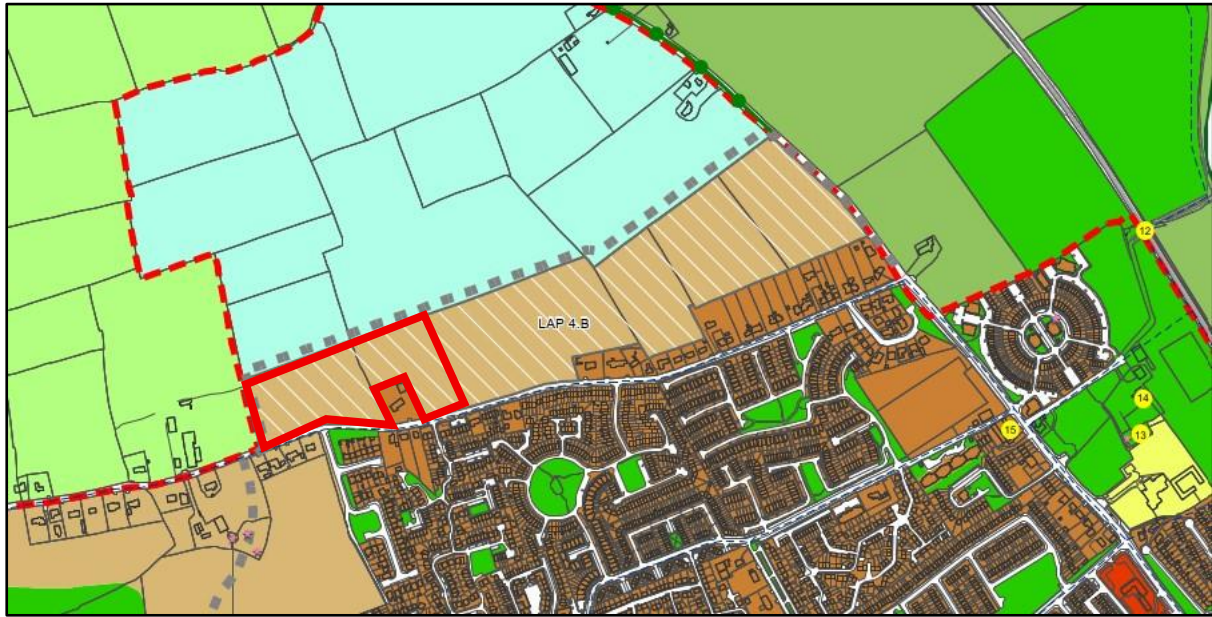


Figure 4 Extract from Sheet 4 - Balbriggan Zoning Map. Approximate application site boundary outlined with solid red line.

	RA - Residential Area	Provide for new residential communities subject to the provision of the necessary social and physical infrastructure
	Local Area Plan	
	Road Proposal	
	RU - Rural	Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage
	RS - Residential	Provide for residential development and protect and improve residential amenity
	OS - Open Space	Preserve and provide for open space and recreational amenities
	GB - Greenbelt	Protect and provide for a Greenbelt
	HA - High Amenity	Protect and enhance high amenity areas
	Preserve Views	
	Development Boundary	

4.1.1 MAP BASED OBJECTIVES - ROAD PROPOSAL

The Council's proposals for development of the County's transportation network are outlined in Table 6.3 of the FCDP. There is a Road Proposal listed as 'Balbriggan Ring Road R122 to R132'. Sheet 4 provides the zoning map for Balbriggan. As shown at figure 7, the road proposal was indicated to run to the north of the LAP lands on RU zoned lands.

The LAP states the road proposal objective on Sheet 4 "*commences at the roundabout in close proximity to the junction of the Clonard Road and Naul Road to the south, then travelling northwards and linking with Flemington Lane (adjacent to the south west corner of the LAP lands), and continuing along the northern boundary of the LAP lands and tying in with the R132 Route to the east.*"

The Flemington LAP has incorporated a section of the road proposal objective within the LAP lands where it is envisaged to "*provide the opportunity to deliver a new link street that will integrate with the internal street network.*"

The first section of the new link street will be provided as part of the proposed development. The applicant, in keeping with the LAP will develop the street as the required 'Link Street' as opposed to a 'Ring Road'.

4.2 SETTLEMENT HIERARCHY

Balbriggan is the largest Self-Sustaining Town within the Core Area, which comprises the portions of County Dublin which fall outside of the Dublin Metropolitan Area. According to the FCDP, "*Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.*" Table 2.20

Balbriggan has developed as a major residential town with a young and expanding population of 24,322¹. The FCDP objectives for Balbriggan support development with supporting services and infrastructure.

Objective CSO51 – Support Growth of Self-Sustaining Towns

Proactively support and promote high quality services, social infrastructure, facilities, tourism offer, appropriate retail mix, and economic activity within Self-Sustaining Towns to meet the needs of existing and future growth in line with the scale and function of these towns within the Fingal.

Objective CSO52 – Safe and Convenient Road, Pedestrian and Cycle Systems

Ensure all Self-Sustaining towns benefit from safe and convenient road, pedestrian and cycle systems which promote permeability, accessibility, and connectivity between existing and new developments.

Objective CSO55 – Development and Growth of Balbriggan and Skerries

Promote and facilitate the development and growth of Balbriggan and Skerries as primary service, social, cultural and local tourist centres in north Fingal.

¹ Census 2022 <https://data.cso.ie/table/SAP2022T1T1ATOWN22>



Figure 5 Extract from Figure 2.1 Core Strategy Map

Housing represents a key component of infrastructure that supports the economy. Policy EEP8 supports the economic growth and strengthening of Balbriggan.

4.3 CORE STRATEGY AND HOUSING DEMAND

The policies and objectives of the Core Strategy promote development consistent with the National Strategic Outcome of Compact Growth (CSP2) and sequential development (CSP4). This is reflected in the objectives for sustainable placemaking and quality homes as set out below.

Objective SPQHO9 – Consolidated Residential Development

Consolidate within the existing urban footprint, by ensuring of 50% of all new homes within or contiguous to the built-up area of Dublin City and Suburbs and 30% of all new homes are targeted within the existing built-up areas to achieve compact growth of urban settlements, as advocated by the RSES.

The application site is zoned for residential development and forms part of a larger area that has been identified to provide housing for Balbriggan under the Flemington Local Area Plan. The site and LAP lands form a natural extension to the existing footprint of Balbriggan.

Variation No. 1 to the Fingal County Development Plan 2023-2029 was adopted on the 30th of March 2026. The purpose of Variation No. 1 is to give effect to the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025), introduced in accordance with Section 28 of the Planning and Development Act 2000 (as amended).

Under Variation No. 1 the Core Strategy has been updated in accordance with the National Planning Framework – First Revision 2025 which sets national targets for population and housing growth and the relevant implementation guidelines issued under Section 28 relating to housing growth requirements. The Guidelines set a new annual housing growth requirement of 3,153 homes per annum for Fingal to 2034. Fingal County Council have incorporated the full allowance of 50% over and above the baseline requirement.

Table 2.14 of Variation No.1 provides the allocation for projected housing demand for the lifetime of the FDCP. Balbriggan has been allocated 3,373 (12%) of the total requirement. This represents an increase of 1,471 units or 77% over the previously adopted target of 1,902. The only settlement with a higher allocation is Swords.

Policy CSP1 – Core Strategy

Promote and facilitate housing and population growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of Fingal.

Policy CSP18 – Promotion of Residential Development

Promote residential development addressing the current shortfall in housing provision and meeting target guidance figures, through a co-ordinated planned approach to developing appropriately zoned lands at key locations, including regeneration areas, and vacant and underutilised sites.

Flemington has been identified by the FCDP for the provision of a large number of new homes that can help to alleviate housing pressure in Balbriggan and a Local Area Plan has been adopted to guide the future development of this area.

Under Variation No. 1 Balbriggan must provide a substantial increase in housing units if the revised population projections are to be catered for and the objectives of the NPF realised by locating growth in the designated growth centres. The lands at Flemington represent the largest residential area without planning permission in Balbriggan.

The proposed development will enable the LAP lands to be activated and deliver housing in the near future.

4.4 RESIDENTIAL DENSITY

According to the FCDP, Fingal County Council promotes sustainable densities, having regard to factors including the location of the site, accessibility to public transport and the need to ensure high standards of Urban Design and Architectural Quality (SPQH038). Higher densities will be supported in appropriate locations in accordance with the NPF, RSES and Guidelines issued under Section 28 of the Planning and Development Act 2000, (as amended) (3.5.11.3).

The FCDP does not set residential density ranges on a settlement basis and has not been varied to take account of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities published in 2024.

The proposed development with residential density of 41dph represents a sustainable density that is achieved using all own door dwellings.

4.4.1 DENSITY – LOCAL AREA PLAN

The Local Area Plan recently adopted for Flemington applies the policies and objectives of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). Balbriggan falls under the definition of a Large Town having a population of over 5,000. It is a policy and objective of the Compact Settlement Guidelines (Table 3.5) that residential densities in dwellings per hectare (dph) from 30 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns, and that densities of up to 80 dph (net) shall be open for consideration at ‘accessible’ suburban / urban extension locations.

LAP Objective 5.14

Proposals for residential development within each character area will be required to accord with the density ranges as set out for Key Town/Large Town (Suburban/Urban Extension) within the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (or any update thereof).

According to the Flemington LAP *“It is imperative that new residential development is brought forward at a density that is appropriate for its location and local context. Residential densities across the site will range from 36 dph to 50 dph (net).”*

The application site represents Character Area 4 of the LAP. The residential density range envisaged for this area is c.37dph to 47dph.

The proposed development represents a residential density of 41dph. This density is in line with the LAP and fully in keeping with the advice of the Compact Settlement Guidelines having regard to its location relative to public transport and surrounding character of development.

4.5 PHASING

Phasing arrangements ensure the rate of growth is aligned with the provision of social and physical infrastructure. In accordance with the FCDP, all developments over 100 residential units are required to demonstrate that adequate provision for specified physical and social infrastructural requirements, including: roads, sewers, water mains, community, recreational and sporting facilities (indoor and outdoor), public transport, schools and shops are available at completion to support development. The Flemington Local Area Plan provides the development framework for the application site within the overall LAP including specific objectives for community infrastructure to be provided as part of the development proposals within the Plan area.

Policy CIOSP3 – Timely Provision of Community Facilities

Ensure the timely provision in conjunction with housing development of community services, resources and infrastructure, including schools, community, religious, and health facilities, required for the creation of sustainable communities.

Policy CIOSP4 – Social Inclusion

Ensure provision of accessible, adequate and diverse community facilities and services in new and established residential areas to provide for the well-being of residents.

Objective CS06 – Phased Development

Ensure the phased development of new housing areas in tandem with the delivery of physical and social infrastructure provision as identified within Local Area Plans or Masterplans, as informed by assessments carried out by the Planning Authority.

The proposed development will be constructed in a single phase with constructing moving in an east to west direction in tandem with services infrastructure. All lands within the application site are within Phase 1 of the development phasing strategy for the Local Area Plan lands that are in the ownership of the applicant in their entirety.

Character Area 4	
Gross Development Area	c.4.4 hectares
Net Development Area	c.3.27 hectares
DPH Range	c.37 dph- c.47 dph
Approximate Unit Nos	c.121 no. - c.154 dph
Infrastructure	c.0.47 hectares of public open space. c.0.36 hectares of active travel route. c.400 sqm - c.500 sqm of community floorspace. Section of new link street. MUGA. SuDS garden.

Figure 6 Extract from Flemington LAP



Figure 5.7: Character Area 4

Character Area 4	LAP	Proposed Development
Gross Development Area	4.4ha	4.4ha
Net Development Area	3.27ha	3.3ha
DPH Range (net area)	37dph-47dph	41dph
Housing Typologies	Townhouse, duplex and apartments. 1-4 beds	Townhouse, duplex, apartments. 1-4 bedroom sizes.
Approx. Unit Nos.	121no.-154no.	146
Quantity of Public Open Space	0.47ha	0.5ha
Community infrastructure	MUGA SuDS Garden	MUGA SuDS Garden
Community Floorspace	400-500sq.m	382sq.m Crèche with 153sq.m play space. 80sq.m Active Travel Hub (open structure)
Section of Active Travel Route	0.36ha (no length stated)	363 linear metres (0.123ha based on 4m width) The Active Travel Route has been extended from the starting point indicated by the LAP, providing an additional 68m from the active travel hub to the western site boundary.
Section of new Link Street	No quantity/length stated	380m of link street proposed
Roads and Access	Provision of vehicular, pedestrian and cyclist accesses onto Flemington Lane.	The proposed development will create three vehicular access points onto Flemington Lane as well as an off road cycle and pedestrian route. Two pedestrian crossings are proposed on Flemington Lane.

Table 2 LAP Character Area 4 (adapted from LAP Section 5.2, p.27)

4.6 COMMUNITY AND CHILDCARE FACILITIES

Objective CIOS05 – Residential Developments and Community Facilities

Ensure proposals for large scale residential developments include a community facility, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area.

Objective CIOS028 – Childcare Facilities and New Development

Require the provision of appropriate childcare facilities as an essential part of new residential and mixed-use developments in accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities 2001 or any superseding Guidelines, or as required by the Planning Authority. Such facilities should be provided in a timely manner and be an integral part of the development proposal.

The proposed development has been informed by a Social and Community Infrastructure Audit. The proposed development will provide a childcare facility that will cater for 80no. childcare spaces. The childcare facility has been sized to accommodate both the proposed development and potential demand within Character Area 3.

According to the LAP, community infrastructure may include; *New buildings with dedicated community use floorspace providing facilities such as, but not limited to, multi-use sports/activity hall(s), meeting rooms, offices, studios, changing areas and creche facilities along with communal gardens, pocket parks, playgrounds/equipped areas for play, community gardens, MUGA/games recreational areas, active travel routes, gathering areas, and multi-use areas.*

The LAP does not provide this as a prescriptive list but rather an indication of how the character areas may develop and grow. It is intended that individual development proposals will need to carefully assess and identify necessary social and community infrastructure requirements.

The proposed development will provide the community facilities envisaged by the LAP as detailed by figure 6 and Table 2 above that include;

- ***MUGA***
- ***Creche***
- ***Communal Gardens***
- ***Pocket Parks***
- ***Gathering Areas***
- ***Playground/Equipped areas for play***
- ***Active Travel Route.***

4.7 HOUSING TYPES AND TENURES

The housing strategy for County Fingal does not specify a mix of house types to be provided as part of new residential areas. The HDNA and Housing Strategy recognise the need to prepare for an aging population and providing a balanced range of dwelling types and sizes to support a variety of households. The following objectives have been taking into account in the residential development proposed.

Objective CSO17 – Mixture of House Types

Promote high quality residential development which meets the needs of all stages of the life cycle through an appropriate mix of house type and local amenities.

Objective SPQHO31 – Variety of Housing Types

Encourage the creation of attractive, mixed use and sustainable residential communities which contain a wide variety of housing and apartment types, sizes, tenures and typologies in accordance with the Fingal Housing Strategy, the HNDA with supporting community facilities, amenities and services.

The Flemington LAP is consistent with the objectives and Core Strategy of the Fingal Development Plan. The LAP lands are divided into four character areas. In keeping with the FCDP, a variety of residential typologies, tenures and sizes are called for with units sizes ranging from 1-4 bedrooms. According to the LAP, each character areas will have a different mix of typologies and unit sizes that will provide housing options while helping to create communities. The proposed development complies with this objective by providing 1-, 2-, 3- & 4-bedroom homes in a variety of formats.

Policy SPQHP18 – Housing Design for Older People

It is the Policy of Fingal County Council to assess the suitability for provision for specifically designed housing for Older Persons known as Senior Living, when considering Masterplans, Local Area Plans, and other large plans. Senior Living accommodation will specifically provide for people who are aged 55+. Senior Living Developments are non-institutional integrated residential developments for older people that provide the ability for older people to age in place.

Objective DMSO37 – Age Friendly Housing

Require new residential developments in excess of 100 units provide 10% of the units as age friendly accommodation.

The LAP envisages the provision of Age friendly housing in Character Area 2 as part of the Phase 2 development. In line with Objective DMSO37, 26no (18%) of the dwellings proposed are designed in line with section 14.11.2 of the FCDP and National guidance on universal design to be suitable as age friendly accommodation. These dwellings will not have age-restrictions applied. An additional 9no. UD dwellings and 2no. age friendly dwellings are proposed to be provided on site as part of the applicant's Part V obligations and in compliance with Objective SPQHO22. Please refer to JFOC drawing no. 2001 for further details.

Policy SPQHP20 – Adaptable and Flexible Housing

Promote all new housing to be designed and laid out in an adaptable and flexible manner to meet the needs of the homeowner as they age as set out in Section 5.2 Flexibility and Adaptability Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities 2007 published by the Department of Environment, Heritage and Local Government.

Objective SPQHO6 – Universal Design Approach

Promote and facilitate a Universal Design for all developments.

A variety of houses and apartments proposed are designed in line with the principles of universal design so they are not only age friendly but flexible for different life stages and resident's needs. The architects universal design statement under separate cover demonstrates how the Buildings Regulations and TGD Part M have been considered in the layout of housing units.

4.7.1 PART V

29no. dwellings are proposed to be provided on site to meet with Part V obligations and follows the advice of Fingal County Council's Housing Department;

- 30% of all social units should be universal design (Objective SPQHO22).
- Part V units should be a mix of typology, bed size and pepper potted around the development.

The applicant has agreed the mix of dwellings to be provided on site under Part V with the Housing Department of Fingal County Council. A letter of approval is enclosed with the planning application.

4.8 LOCAL AREA PLAN – VISION, KEY THEMES AND STRATEGIC OBJECTIVES

The Development Plan sets the context and zoning designations for Local Area Plans. The FCDP recognises LAPs play an important role in setting the framework for the achievement of integrated and balanced communities within a specified area. The Flemington Local Area Plan (LAP) is a statutory document prepared in accordance with Part II, Section 20 of the Planning and Development Act 2000 (as amended). The purpose of an LAP is to examine a specific area in detail, identifying and analysing the various issues affecting the area and then setting principles and objectives for its future development.

The application site is identified as Character Area 4 (CA4) in the Flemington Local Area Plan. Key considerations for CA4 include, inter alia:

1. Proposed frontage of new buildings that will address Flemington Lane and associated established residential development.
2. Proposed internal streetscapes that will address the proposed new link street running along the LAP northern boundary and new internal streets.
3. Provision of vehicular, pedestrian and cyclist accesses onto Flemington Lane.
4. Ensuring new development does not impact upon the residential amenity of properties located on Flemington Lane to the south.
5. Facilitating the western access point for the east-west active travel route through the LAP lands and connectivity with CA3.
6. Accommodating a new active travel hub.
7. Provision of new community floorspace.
8. Retention of mature vegetation in so far as possible and appropriate replacement and augmentation to accommodate new proposals.
9. Planting proposals situated on Flemington Lane.
10. Provision of quality public open space including MUGA/games recreational area.
11. Incorporation of a SuDS garden.



Figure 7 Achievement of CA 4 Key Considerations (please refer to drawing by NMP for landscape design)

4.9 KEY DEVELOPMENT MANAGEMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT

Chapter 14 of the FDCP contains development management standards which seek to promote a high standard of design and amenity in all development proposals. According to the Plan, *“Proposals must comply with the standards and criteria that apply to particular development types, be consistent with the objectives set out in the preceding chapters and be compliant with relevant legislative guidance.”* According to Section 14.4 Sustainable Placemaking and Quality Homes, all guidance should be read in conjunction with Chapter 3: Sustainable Placemaking and Quality Homes and Chapter 4: Community Infrastructure and Open Space.

The development management standards set out in Chapter 14 support the policies of the FDCP as a whole and are directly related to the objectives in the preceding chapters. Where overlapping objectives occur or where policies inform development management standards as set out in Chapter 14, they will be included in this section.

Section 14.6 provides the Design Criteria for Residential Development in Fingal which have been summarised below.

4.9.1 RESIDENTIAL INTERNAL SPACE STANDARDS

According to Section 14.6.4 of the Development Plan *“The minimum size of habitable rooms for houses/apartments/and flats shall conform with appropriate National guidelines/ standards in operation at the date of application for planning permission.”*

Objective DMSO19 – New Residential Development
Require that applications for residential developments comply with all design and floor area requirements set out in: • Quality Housing for Sustainable Communities – Best Practice Guidelines 2007, • Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009, the companion Urban Design Manual – A Best Practice Guide, DEHLG 2009, • Sustainable Urban Housing: Design Standards for New Apartments 2020

The proposed development has been designed in line with the latest Section 28 Guidelines.

HOUSING DEVELOPMENT STANDARDS

The internal space standards for the proposed house types are designed in line with Table 5.1 of Quality Housing for Sustainable Communities– Best Practice Guidelines 2007 and guidance contained in the Design Manual for Quality Housing.

A summary of the house types and sizes is provided below. Please refer to the Housing Quality Assessment prepared by JFOC Architects for full details.

House Type	QHSC Target	m ²	Proposed
A1	70		72.8
A2	80		83.4
A3	80		76.7
B1.1	92		108.8
B1.2	92		108.8
B2	92		108.8
B3.1	92		101.8
B3.2	92		101.8
B4	92		101.6
B5	83		83.4
B6.1	92		108.8
B6.2	92		108.8
C1.1	110		130
C1.3	110		130
C2	110		130

Table 3 House Types Proposed

APARTMENT DEVELOPMENT STANDARDS

Objective DMSO24 – Apartment Development

All applications for apartment development are required to comply with the Specific Planning Policy Requirements (SPPRs), the standards set out under Appendix 1 and general contents of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020 (or updated guidance as may be in place at the time of lodgement of the planning application).

The applicable standards are outlined by the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025.

Apartment Type	Minimum overall apartment floor areas	Average proposed
1-bed	45sq.m	48.2sq.m
2-bed (4 person)	73 sq.m	96.4sq.m (Duplex)

Table 4 Apartment Types Proposed

4.9.2 PUBLIC OPEN SPACE

Public Open Space requirements are addressed in Chapter 4 and under Section 14.13 (Open Space) of the FCDP.

Table 14.11 (and Table 4.2 in Chapter 4) outlines the hierarchy for public open space and accessibility standards. According to Section 14.13.1, *“For all developments with a residential component a mix of public open space types should be provided where achievable.”*

NMP landscape architects have prepared a detailed landscape strategy for the proposed development that is provided under separate cover as part of the Landscape Design statement. The public open spaces are designed as inclusive catering for all ages, abilities and family groups.

- ***Central Park (3,158sq.m) as illustrated at page 66 of the landscape design statement offers opportunity for exercise and play through the provision of a MUGA and playground as well as incidental play and kickabout. Seating opportunities add to the social aspect of this space. The landscape proposal seeks to enhance biodiversity by retaining the existing hedgerow, planting native species and including a pollinator plan.***
- ***The Forum (1,075.3sq.m) features the travel hub and active travel route and is a more formal urban space enclosed on all four sides. Seasonal planting will provide visual interest with seating opportunities throughout the space for people watching and social interaction.***
- ***Boundary Park (578.3sq.m) is a less formal space on the northern boundary that will be easily accessible to housing north of the link street and continues the ecological corridor preserved by the retained hedgerow.***
- ***Link Park (513.4sq.m) is important as it will provide for seamless connectivity into Character Area 3 where it will form part of a much larger public open space. The park features a Pavilion structure as a formal entry point reflecting the Active Travel Hub in its design and creating a further moment of compression and release which characterises movement through the site as detailed by the Architectural and Urban Design Statement by JFOC Architects under separate cover.***

Objective DMSO56 – Proximity of New Residential Schemes to Parks

Ensure every home within a new residential scheme is located within 150 metres walking distance of a pocket park, small park, local park, urban neighbourhood park or regional park.
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Objective DMSO51 – Minimum Public Open Space Provision (see also Objective CISO38)

Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.

Objective DMSO52 – Public Open Space Provision

Public open space shall be provided in accordance with Table 14.12.

Land use	Minimum public open space standards
Overall standard	2.5 hectares per 1000 population
New residential development on greenfield sites/LAP lands	12% - 15% of site area
New residential development on infill/ brownfield sites	12% of site area
(Target minimum amount of 15% except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply.)	

Figure 8 Extract from FCDP Table 14.12 Recommended Quantitative Standards (Table 4.3 contains the same information)

According to Section 14.13.2, for all developments with a residential component, the overall standard for public open space provision is a minimum 2.5 hectares per 1000 population. It is the intention of the Council, however, to ensure, except under exceptional circumstances, public open space provision exceeds 12% of a development site area.

Objective SPQHO34 – Integration of Residential Development

Encourage higher residential densities where appropriate ensuring proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area with a target minimum amount of 15% (except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply) amount of green space, tree coverage and public space associated with every residential area.

In accordance with Objective DMSO51 the proposed development of 146no. residential dwellings would require 10,675sq.m of public open space. 5,325sqm of public open space will be provided representing 15% of the net site area in addition to 412.6sqm communal open space and 170.7sqm environmental open space. It is submitted that objective SPQO34 clearly sets out a balance needs to be achieved between sustainable residential density and the provision of adequate amenity for residents. The proposed development achieves this balance.



Figure 9 Visualisation by NMP Landscape Architects – Provision of High Quality Public Open Space and equipment in Central Park

Objective DMSO53 – Financial Contribution in Lieu of Public Open Space

Require minimum open space, as outlined in Table 14.12 for a proposed development site area (Target minimum amount of 15% except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply) to be designated for use as public open space. The Council has the discretion to accept a financial contribution in lieu of the remaining open space requirement to allow provision for the acquisition of additional open space or the upgrade of existing parks and open spaces subject to these additional facilities meeting the standards specified in Table 14.11. Where the Council accepts financial contributions in lieu of open space, the contribution shall be calculated on the basis of 25% Class 2 and 75% Class 1 in addition to the development costs of the open space.

The applicant is open to an agreement under objective DMSO53.

PUBLIC OPEN SPACE AND SUDS

The interrelationship of public open space provision and sustainable urban drainage systems is recognised and detailed in a number of chapters of the FCDP.

Section 4.5.2.8 of the FCDP acknowledges that *“Ponds, artificial wetlands and water features can make a positive contribution to the provision of SuDS and to the amenity of an area.”* And states, is important to ensure *“That the design of SuDS enhances the quality of open spaces and when included as part of any open space provision, it must contribute in a significant and positive way to the design and quality of the open space.”*

According to section 4.5.1 and 14.13, areas not counted in the Open Space calculation include:

- Environmental Open Space, i.e. incidental or narrow pieces of open space used for the preservation of trees/ hedgerows and or as a visual relief and screen planting e.g. along roads.
- Green corridors
- Areas of open space under high voltage electricity lines and wayleave areas.
- Areas of open space where the presence of archaeology prohibits the development of the required play provision for a development in accordance with Development Plan standards. (p.185)

The calculation of public open space that will serve the proposed development has been calculated in accordance with the Fingal County Development Plan with no incidental space included in the calculation. Properly designed and located SuDS features can be incorporated within and can complement the amenity and aesthetic value of open spaces. This is recognised by the Compact Settlement Guidelines in the definition of public open space (Appendix C, page 65)-

“Public open space refers to open spaces that form part of the public realm and are accessible to the public for the purposes of active and passive recreation. This includes:

- *Parks*
- *Squares or plazas*
- *Large areas of landscaping including Nature-based Drainage Solutions.*

- *Green corridors or linear parks connecting different areas where a high environmental quality and active modes of travel are promoted.*

*For the purposes of calculating public open space provision, **it can include areas used for Nature-based Urban Drainage and other attenuation areas where they form part of an integrated open space network.** It would not generally include large retention ponds where they are fenced or separate to the open space network, but may include smaller retention basins that are integrated into and form part of the open space and landscaping scheme. Incidental areas of open space that do not form part of an interconnected network of hard and soft landscaped areas should not be included in the calculation of public open space provision.”*

4.9.3 PLAYGROUND FACILITIES

Objective DMSO56 – Proximity of New Residential Schemes to Parks
Ensure every home within a new residential scheme is located within 150 metres walking distance of a pocket park, small park, local park, urban neighbourhood park or regional park.
Objective DMSO68 – Playground Facilities within Residential Development
Provide appropriately scaled children’s playground facilities within residential development. Playground facilities shall be provided at a rate of 4 sq m per residential unit. All residential schemes in excess of 50 units shall incorporate playground facilities clearly delineated on the planning application drawings and demarcated, built and completed, where feasible and appropriate, in advance of the sale of any units.
Objective DMSO69 – Requirements for Equipped Playgrounds
Ensure that in the instance of an equipped playground being included as part of a specific facility, it shall occupy an area of no less than 0.02 hectares. A minimum of one piece of play equipment shall be provided for every 50 sq. m of playground.

The FCDP supports the implementation of the ‘Space for Play – A Plan Policy for Fingal’ which provides the basis on which the current and future play provision throughout the County will be developed to the highest quality in line with international best practice. The planning framework provided by Space for Play includes a minimum of 25 metres distance to be provided between the activity zone and the nearest dwelling.

The proposed development contains 146no. residential units. In accordance with Objective DMSO68, 576sq.m of playground facilities are required to support this new community.

As detailed by NMP drawing no.L1_103 and landscape design statement, the proposed development includes 666sq.m of play space (including incidental play) which exceeds the development plan standard.

4.9.4 COMMUNAL OPEN SPACE

Table 14.6 of the FCDP describes Communal Open Space as “*open space which is designated for the use of a designated set of residents within a development and is generally maintained by a Management Company. This type of open space is typical of apartment type residential developments but may also form part of some housing schemes. Access may be restricted to specific residents for their exclusive semi-private use.*”

The requirements for communal open space serving apartment developments are detailed at Table 14.7 and Table 14.14 of the FDCP. Since the publication of the FDCP, the Planning Design Standards for Apartments (2025) have been published. This edition of the Apartment Guidelines provides for an additional apartment type – 3-bed 4 person. The communal open space requirements for the other apartment types remain in line with Table 14.7.

Objective DMSO75 – Communal Amenity Space

Require communal amenity space within apartment developments, in the form of semiprivate zones such as secluded retreats and sitting out areas, complies with or exceeds the minimum standards set out in Table 14.14.

Apartment within the proposed development are all own door apartments in simplex/duplex arrangements. Based on the 26no. apartments proposed, 156sq.m of community open space is required for use by the residents. 412.6sq.m of communal open space is provided in total. As detailed by NMP in the landscape design statement under separate cover, the communal open space is designed to be welcoming and comfortable. Boundary treatments clearly identify this area as separate to the public open space while maintaining a sense of openness and visually continuous.

	Requirement	Provision
Block A	72sq.m	162.6sq.m
Block B	48sq.m	100sq.m
Block C	36sq.m	150sq.m
	156sq.m	412.2sq.m

4.9.5 PRIVATE OPEN SPACE

Private amenity space for new residential developments is addressed in Chapter 3 Sustainable Placemaking and Quality Homes. and Chapter 9 Green Infrastructure and Natural Heritage. Standards in relation to open space provision are included in the Chapter 14 Development Management Standards.

The FDCP requires an appropriate level of private open space to be provided for all residential units.

Objective CIO53 – Open Space and Privacy

Ensure all areas of private open space have an adequate level of privacy for residents through the minimisation of overlooking and the provision of screening arrangements.

Table 14.6 – “Private open space is designed to serve individual residential units and its scale is dependent on the nature and scale of the residential unit in question. Such space will generally take the form of balconies and/or private gardens. Maintenance is the responsibility of the resident.”

All dwellings proposed have their own area of private open space. The site layout has been considered in terms of the site's orientation to maximise sunlight to gardens, balconies and terraces. Set out below is the quantitative assessment for housing and apartments.

PRIVATE OPEN SPACE FOR HOUSING

The FDCP sets out private open space requirements for houses at section 14.8.3, Table 14.8 and under objective DMSO27.

- 3 bedroom houses or less to have a minimum of 60 sq. m. of private open space located behind the front building line of the house.
- Houses with 4 or more bedrooms to have a minimum of 75 sq. m. of private open space located behind the front building line of the house.

Since the publication of the FDCP, this standard has been superseded by the specific planning policy requirements of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities. Minimum private open space standards for houses are provided in line with SPPR 2.

House Type	Minimum Standard	Average Proposed
2-bed house	30 sq.m	43 sq.m
3-bed house	40 sq.m	62 sq.m
4-bed + house	50 sq.m	70 sq.m

Table 5 Average Garden Sizes

Please refer to JFOC Housing Quality Assessment for full details.

PRIVATE OPEN SPACE FOR APARTMENTS

The requirements for private open space serving apartment developments is detailed at Table 14.7 of the FDCP. Since the publication of the FDCP, the Planning Design Standards for Apartments (2025) have been published. This edition of the Apartment Guidelines provides for an additional apartment type – 3-bed 4 person. The communal open space requirements for the other apartment types have not changed.

Apartment Type	Minimum Standard	Average Proposed
1-bed	5 sq.m	5.5sq.m
2-bed (4 person)	7 sq.m	9.4sq.m

Table 6 Private Open Space Provision for Apartments

4.9.6 SEPARATION DISTANCES

According to the FDCP, a minimum of 22 metres separation between directly opposing first floor habitable rooms in residential properties shall generally be observed. A separation distance of at least 2.3 metres should be provided between the side walls of each house, pair of semi-detached houses or each terrace of houses in order to allow for adequate maintenance and access.

The requirement for a minimum of 22 meters separation distance has been superseded by SPPR 1 of the Compact Settlement Guidelines which states *“it is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level”*. *“There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans.”*

The proposed development is designed in line with the latest development management criteria required by the Compact Settlement Guidelines including SPPR 1. Separation distances between the proposed dwellings are at least 16m from rear facades with directly opposing first floor windows. All gardens meet the minimum size required under the Compact Settlement Guidelines.

The application site wraps around an existing dwelling fronting onto Flemington lane. This single storey house sits centrally within a large site. The proposed development seeks to maintain existing privacy by providing adequate separation distances between this house and new buildings proposed. Duplex buildings are at least 27m from the existing dwelling while two storey housing to the north and east is distance at least 26m. Please refer to JFOC drawing no. PD1003 for full details.

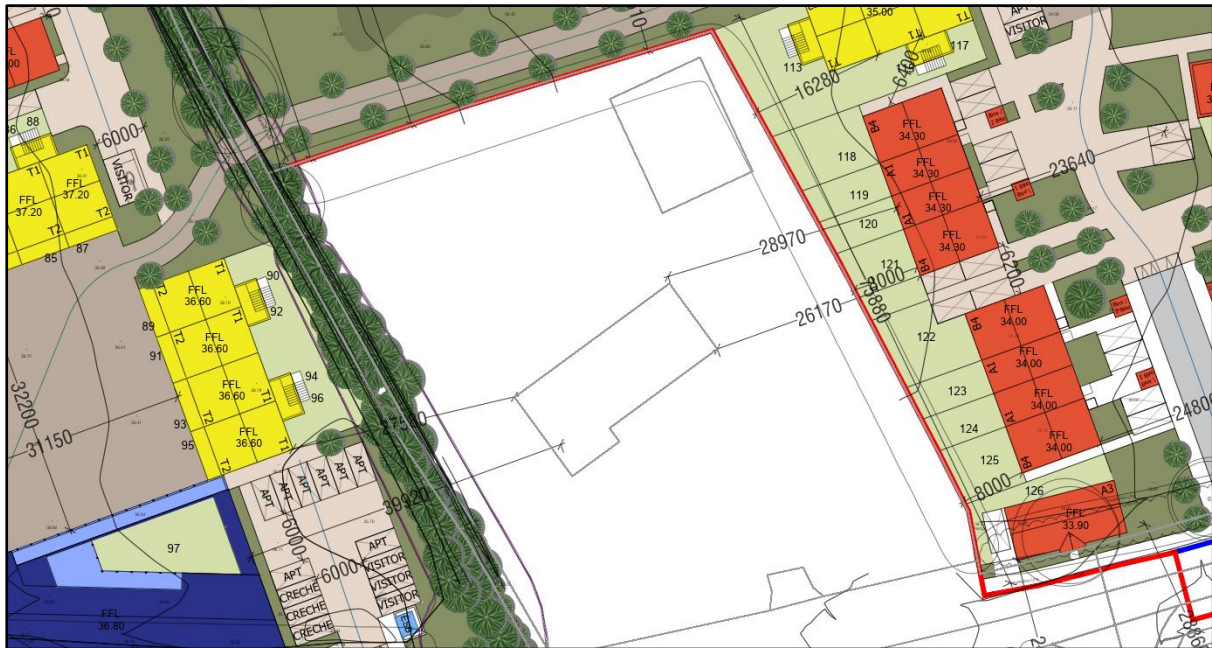


Figure 10 Separation distances from existing dwelling – see JFOC drawing 1004

Objective DMS026 – Separation Distance between Side Walls of Units

Ensure a separation distance of at least 2.3 metres is provided between the side walls of detached, semi-detached and end of terrace units. (Note: This separation distance may be reduced on a case-by-case basis in relation to infill and brownfield development which provides for the regeneration of under-utilised lands and subject to the overall quality of the design and the schemes contribution to the streetscape. A statement demonstrating design mitigation and maintenance arrangements shall be submitted in such cases).

This standard has been met. All semi-detached/end of terrace and detached properties have sufficient side separation for bin access and maintenance purposes.

4.9.7 TREE PLANTING

Objective DMSO127 requires the use of native species in new developments. Detailed requirements relating to tree selection and planting are also provided by the FCDP under Objective DMSO136. A tree planting plan is also required to accompany a planning application to demonstrate trees do not cause future interference to streetlights and where relevant, avoid areas which have sub-surface archaeology preserved in situ in line with Objective DMSO133.

Full details on tree planting, species selection and maintenance is provided by NMP landscape design statement under separate cover. There will c.223 trees planted under the proposed landscape plan (drawing L1_100). The street tree plan (drawing no. L1_600) illustrates how streetlights and services have been considered in tree placement across the site.

Objective DMSO132 – Planting along Distributor Roads

Ensure new distributor roads or similar provide for grass verges of a minimum width of 2.4 metres to allow for avenue tree planting and where necessary provide for constructed tree pits as part of the landscape specification. Road verges shall be a minimum of 1.2 metres wide at locations where small canopy trees are proposed.

The Flemington Local Area plan calls for the construction of a new Link Street. The proposed development will provide the first section of this street. NMP provide a detailed and illustrated description of the link street which comprises a 6.5m carriageway with 2.0m wide footpaths on both sides with planting strips of varying minimum of 1.5m width to introduce greenery and soften the built edge along the route.



Figure 11 Extract from NMP Landscape Design Statement – Visualisation of link street tree planting

4.9.8 BOUNDARY TREATMENTS AND PRIVACY SCREENING

Objective DMSO72 – Boundary Treatment to Private Open Space

Ensure boundary treatment associated with private open spaces for all residential unit types is designed to protect residential amenity and visual amenity.

Objective DMSO74 – Screening of Private Open Space

Require balconies, ground floor private open space, roof terraces or winter gardens be suitably screened in a manner complimenting the design of the building so as to provide an adequate level of privacy and shelter for residents.

A boundary treatment plan has been prepared by NMP landscape architects (L1_101) and is submitted under separate cover with further detail on boundary and edge treatments provided by drawings L-802-1 Hard Landscape Details - Wall Details Sheet 1 of 3 in addition to the design statement. Private garden are bound by 2m high brick clad block walls and rendered piers where they face onto the public realm. Back to back gardens are separated by 2m high concrete post and concrete panel fences while side boundaries are 2m high concrete post and timber fencing.

Ground floor terraces serving apartments are bound by 1.2m railing with 1.8m dividing screen between apartments. Hedge planting and shrubs beyond the railing provide a buffer area between the public and private space. Balconies at first floor level are a combination of rail and brick.

4.9.9 PUBLIC ART

Objective DMSO194 – Provision of Public Art

Require new residential developments in excess of 100 units and large commercial/retail developments in excess of 2000 sqm to provide for a piece of public art to be agreed with the Council.

The applicant would accept a condition for the provision of public art design to help establish and reinforce visual identity and sense of place in the new residential area in line with S.14.19.8 of the FCDP. NMP drawing no.L1-100 identifies a potential location for public art at the south east corner of Central Park along the active travel route.

4.9.10 EXTERNAL FACTORS FOR CONSIDERATION

According to Section 14.6.6.1 of the Plan, "All applications for residential development must ensure that the layout and design of individual units and accompanying public realms are designed in a manner which maximises daylight and sunlight. A Daylight and Sunlight Assessment may be necessary to assess the impacts of the proposed development on surrounding properties and amenity areas outside the site boundaries of an application and in order to assess the likely daylight and sunlight reaching proposed units and associated private, communal and public open spaces."

Objective DMSO22 – Daylight and Sunlight Analysis

Require Daylight and Sunlight analysis for all proposed developments of 50+ units or as required by the Planning Authority, depending on the context of the site and neighbouring property as well as the design of the development

Objective DMSO71 – Overshadowing of Private Open Space

Ensure private open spaces for all residential unit types are not unduly overshadowed.

Objective DMSO22 is in line with, the Compact Settlement Guidelines that advise “*planning authorities do not need to undertake a detailed technical assessment in relation to daylight performance in all cases. It should be clear from the assessment of architectural drawings(including sections) in the case of low-rise housing with good separation from existing and proposed buildings that undue impact would not arise, and planning authorities may apply a level of discretion in this regard.*”

The proposed development is designed in line with best practice and meets the required development control criteria. This has been demonstrated to result in a high level of access to daylight and sunlight to future residents as well as the protection of existing amenity. Please refer to report under separate cover by Solearth which provides daylight and sunlight analysis of both the proposed development and potential impacts on existing residential development in the vicinity of the applications site.

4.10 CAR PARKING

The FCDP sets out the following car parking requirements under section 14.17.7 of the Plan. There are two distinct parking zones detailed in Table 14.18 and the car parking standards are set out in Table 14.19.

Zone 1: Relates to developments within 800m of Bus Connects spine route, or 1600m of an existing or planned Luas/Dart/Metro Rail station or within an area covered by a Section 49 scheme, or in lands zoned Major Town Centre.

Zone 2: Relates to all other areas within the County.

The application site is located in Zone 2.



Figure 12: Approximate 1,600m distance from Balbriggan Train Station as it affects the LAP area

Car Parking Standards for Residential Development				
Extracted from the Fingal County Development Plan 2023-2029(FCDP) – Table 14.19				
Land Use Category	Zone 1		Zone 2	
Residential (1-2 Bedroom)	0.5	Max	1 plus 1 visitor space per 5 units	Norm
Residential (3-3+ Bedroom)	1	Max	2 plus 1 visitor space per 5 units	Norm
Car Parking Standards for non-residential development				
Extracted from the Fingal County Development Plan 2023-2029(FCDP) – Table 14.19				
Land Use Category	Zone 1		Zone 2	
Pre-school facilities/creche	0.5 per classroom	Max	0.5 per classroom	Norm

Notes: Max refers to maximum number of spaces allowed. Norm refers to the number of spaces that will generally be permitted unless specific changes are considered necessary to ensure the proper planning and sustainable development of a proposed development.

The proposed development allocates 1.5no. car parking spaces for every 3-bed & 4-bed house and 1no. car parking space to every 2-bed house. 0.7no car parking spaces are allocated to each apartment plus an additional 5no. visitor car parking spaces and 2no. motorcycle spaces. The total car parking provided for residents and visitors amounts to 198no. The creche is allocated 3no. carparking spaces in addition to the set down area.

4.10.1 ACCESSIBLE CAR PARKING

According to Section 14.17.8 of the FCDP, "A minimum of 5% of car parking spaces provided should be set aside for disabled car parking in non-residential developments." There is no specific ratio of accessible car parking for residential development.

Car parking for housing is all in-curtilage. 2no. accessible car parking spaces are provided beside apartment blocks A and B.

4.10.2 MOTORCYCLE PARKING

The FCDP requires motorcycle parking to be provided to meet the requirements of any development. Parking spaces should be provided on the basis of one motorcycle parking bay per 10 car parking spaces provided for apartment developments.

There are 19no. car parking spaces allocated to the apartments, 5no. visitor spaces and 2no. motorcycle parking spaces proposed next to the active travel hub.

4.10.3 ELECTRIC VEHICLE PARKING

In accordance with the FCDP, all multi-unit residential developments shall incorporate EV charging points at 20% of the proposed parking spaces and appropriate infrastructure (e.g. ducting) to allow for future fit out of a charging point at all parking spaces.

Non-residential development shall be required to provide functioning EV charging points at a minimum of 10% of all spaces and all other spaces shall incorporate appropriate infrastructure (ducting) to allow for future fit out of a charging point at all spaces.

There are 8no. active e-car charging spaces proposed which equates to 20% of the off curtilage parking.

4.11 BICYCLE PARKING

According to Section 14.17.2, the bicycle parking standards set out in Table 14.17 of the FCDP reflect the new policy and environmental context of the Plan including carbon reduction targets, consolidation of development and increased high-quality cycling infrastructure. Table 14.17 details both Long-Stay and Short Stay provision.

Short-Stay Bicycle Parking: These are designed for ease of use by the general public and visitors to a development. Such bicycle parking spaces should be located in highly visible areas with good passive surveillance, which are easy to access and well lit. They should ideally be situated no further than 15m from main entry points.

Long-Stay Bicycle Parking: These are to be designed for private use by residents and employees. Such cycle parking spaces should be located in a secure area that is easy to access, well-lit and covered. Effective security and functionality for all types of users is also maximised by the provision of individual facilities to allow for different types of equipment such as buggies, cargo bikes, helmets and scooters to be stored where appropriate. They should be situated within the curtilage of the destination.

Bicycle Parking Standards for Residential Development Extracted from Table 14.17 of the FDCP		
Land Use Category	Minimum Bicycle Parking Standards	
	Long Stay	Short Stay
Residential (1-2 Bedroom)	1, plus 1 per bedroom	0.5 per unit (for apartment blocks only)
Residential (3-3+ Bedroom)	2, plus 2 per bedroom	0.5 per unit (for apartment blocks only)
Bicycle Parking Standards for Non-Residential Development Extracted from Table 14.17 of the FDCP		
Land Use Category	Minimum Bicycle Parking Standards	
	Long Stay	Short Stay
Pre-school facilities/creche	1 per classroom	5 per classroom

As set out in the Traffic and Transportation Assessment by Waterman Moylan Consulting Engineers provided under separate cover, Fingal Development Plan does not specify short stay parking for own door duplex apartments, only apartment blocks. For the proposed development, it is considered appropriate that the short stay apartment parking standards be applied to the duplex units proposed. Where houses do not have direct access to back gardens for bicycle storage, storage lockers are provided at a rate of 1no. per bedroom. In response to the LRD Opinion issued by FCC, scooter parking (15no.) is provided for the creche which reduces the requirement for short stay bicycle parking spaces (18no.). There are 7no. cargo bicycle parking spaces provided on site within Central Park.

Bicycle storage structures have been designed in line with Objective DMSO109 and are detailed by drawing 7005 by JFOC architects under separate cover.

The bicycle parking provided within the Active Travel Hub is additional to residential and creche parking and consists of;

- 5 no. Bicycle Storage Units
- 1 no. Bicycle Repair Station
- 14 no. Shared Bicycle Scheme Parking
- 1 no. Storage and Maintenance Shed

4.12 WASTE MANAGEMENT

The policies and objectives of the FDCP in relation to Waste Management are detailed at Chapter 11.6 and Section 14.20.12.

Objective IUO34 – Waste Management in New Developments
Require the provision of appropriate, well designed, accessible space to support the storage, separation and collection of as many waste and recycling streams as possible in all new commercial and residential developments within the County.
Objective DMSO236 – Segregation and Collection of Waste
Ensure all new large-scale residential and mixed-use developments include appropriate facilities for source segregation and collection of waste
Objective DMSO238 and Objective DMSO240 – Maximum Distance Communal Bin Area
Ensure the maximum distance between the front door to a communal bin area does not exceed 50 metres.
Objective DMSO239 – Refuse Storage Areas
Ensure all new residential schemes include appropriate design measures for refuse storage areas, details of which should be clearly shown at pre-planning and planning application stage. Ensure refuse storage areas are not situated immediately adjacent to the front door or ground floor window, unless adequate screened or other such mitigation measures are provided.

Section 14.20.12 and Objective DMSO235 provide the development management guidelines for communal refuse storage provision and how refuse storage should be provided for individual houses. Provision for the storage and collection of waste materials must be in accordance with the guidelines for waste storage facilities in the relevant Regional Waste Management Plan and the design considerations contained in Section 4.8 and 4.9 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.

Bin storage for terraced housing is provided to the front of the property in permanent structures as illustrated by JFOC drawing no. 7005. Detached and semi-detached houses have rear access for storage of bins. Bin storage for the apartments is cleverly concealed within the staircase structure and within covered porches at ground floor level. Bin storage for the creche is located to the east of the play space with external access for easy kerb side collection. Please refer to JFOC drawing no.PD2005 for bin storage locations.

4.13 GREEN INFRASTRUCTURE

According to Section 9.1 of the FCDP, “Green infrastructure can be understood as a planned network of interconnected natural areas such as parks, rivers and open spaces that help to conserve natural ecosystem functions.”

The Council has identified a number of key Green Infrastructure (GI) themes and the FCDP contains a series of Maps that identify the FI network of the County. The themes are:

- Biodiversity,
- Parks, Open Space and Recreation,
- Sustainable Water Management,
- Archaeological and Heritage Landscapes,
- Landscape.

As recognised in the cross cutting themes above, Green Infrastructure delivers environmental, social and economic benefits. Protecting green infrastructure and natural heritage can impose constraints as well as providing opportunities for new residential development. The FCDP provides guidance on the development management criteria relating to green infrastructure and natural heritage at section 14.18 of the Plan. The FCDP sets out that existing green infrastructure should be identified at the initial stages of the planning process for development and should guide the design of an appropriate site layout. The provision of new green infrastructure, in the form of public open space, tree coverage and SuDs is mandatory in all new residential developments and should be viewed as part of the wider network with outward connections to surrounding ecological corridors such as adjacent parks or hedgerows where possible. New development must be sensitive to natural heritage and archaeology in its design and new housing schemes are encouraged to reflect local history in their naming. The 'greening' of new developments is also encouraged through measures such as green roofs.

Policy GINHP10 – Green Infrastructure and Development

Seek a net gain in green infrastructure through the protection and enhancement of existing assets, through the provision of new green infrastructure as an integral part of the planning process, and by taking forward priority projects including those indicated on the Development Plan Green Infrastructure maps during the lifetime of the Development Plan.

Policy GINHP14 – Biodiversity Net Gain Guidance

Promote biodiversity net gain in new developments and develop a planning guidance document on Biodiversity Net Gain.

The proposed development will retain and deliver green infrastructure to benefit the new residential development including new public open spaces, over 200no. trees as well as vegetation to increase biodiversity on site. The landscape strategy is fully detailed by NMP in the landscape design statement and associated drawings under separate cover.

Objective DMSO138 – Protection and Enhancement of Biodiversity

Ensure all development and infrastructure proposals include measures to protect and enhance biodiversity leading to an overall net biodiversity gain

The Green Infrastructure Plan required for all planning applications over 50 units is the key document that shows existing natural features and the proposed green infrastructure within the development. NMP have prepared a Green Infrastructure Plan for the proposed development under separate cover (Drawing no. L1_102).

Objective DMSO157– Urban Ecological Corridors

Protect, develop and enhance terrestrial urban ecological corridors along existing linear features such as hedgerows where possible with a minimum corridor width of 25 m. These corridors comprise of a mixture of hedgerow, scrub, rank grassland, wildflower meadow, ponds, marshland and dead timber. SuDS features such as ponds and wetlands can be incorporated within these corridors. Green corridors should be incorporated into all new large developments, as part of multi-functional Green Infrastructure provision, linking large areas of open space and linking with areas outside the development site.

The application site features a townland boundary reflected by an existing hedgerow. An ecological corridor is supported by the landscape strategy which will enhance the edges through supplementary native planting and allow this corridor to function effectively. Please refer to section 4.9 of the landscape design statement for further details of proposed biodiversity enhancements and General Arrangements Plan under separate cover.

4.13.2 MAP BASED OBJECTIVES - GREEN INFRASTRUCTURE

The FCDP contains a series of Green Infrastructure Maps setting out the Fingal Ecological Network. Sheet 14 (figure 18) shows the western edge of the site at the outer fringes of the Highly Sensitive Landscape identified around Balcadden Village. There is a preserved view along the R132 to the north of the site which is considered to relate to views to the east of the R132 and the coastline and is at distance from the application site. There is also a preserved view along Flemington Road to the west that does not indicate a particular direction or outlook to be preserved. It is noted that Sheet 15 & Sheet 16 do not record any rivers or ecological corridors within or adjoining the site.

The proposed development consists of one, two and three storey residential dwellings and a creche on zoned lands. It is not anticipated that the proposed development will interfere with preserved views in the area as it will represent a continuation of the existing built footprint of Balbriggan and be easily assimilated into the townscape which viewed from the east or west of the site.

The mapped objectives to the east of the site are being actively pursued by Fingal County Council with the implementation of Bremore Regional Park

GIM1: Provide new Active Recreation Hubs in Bremore Regional Park, St.Catherine 's Park (Rush), Lusk, Donabate, Moore town/Oldtown (Swords), Drinan, Baldoyle Race course Park and Phoenix Park Racecourse.

GIM3: Upgrade and enhance Bremore Regional Park, Ward Valley Park, Tolka Valle y Park and Millenium Park, Blanchards town

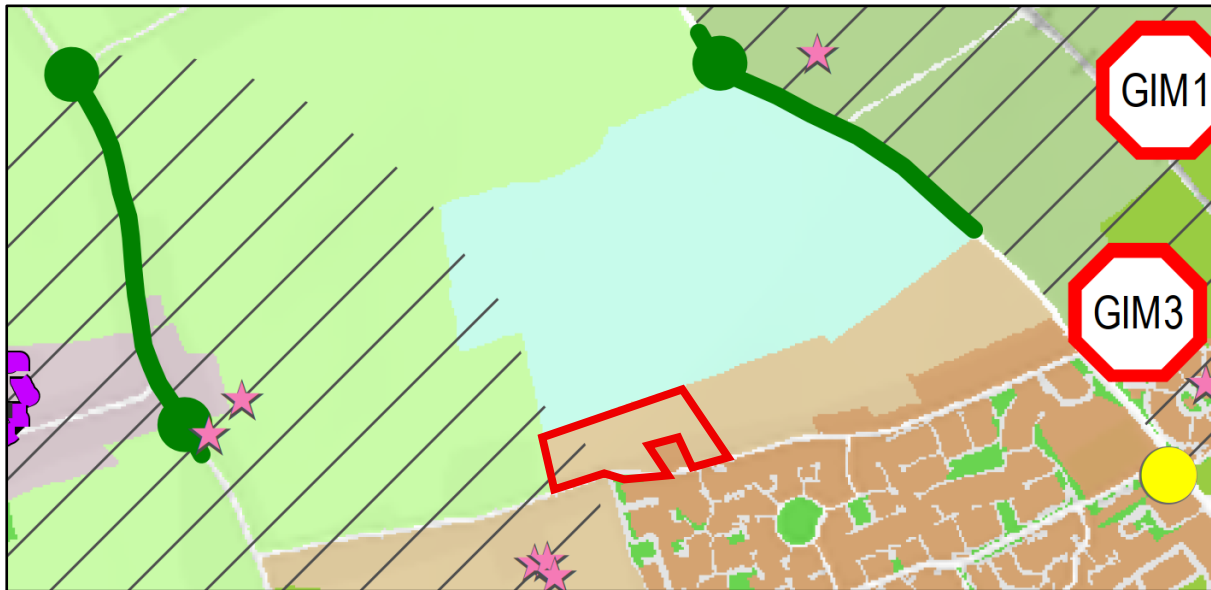


Figure 13 Extract from Sheet 14 - Approximate LAP boundary outlined in red

	Preserve Views
	Highly Sensitive Landscape
	Historic Graveyard
	Protected Structures
	Sites and Monuments Record (SMR)
	Mapped Objectives

4.13.1 COASTAL LANDSCAPE, VIEWS AND PROSPECTS

Policy GINHP26 – Preservation of Views and Prospects

Preserve views and prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County.

Coastal Character Type is categorised as having an exceptional landscape value with magnificent view out to sea. The application site lies on the edge of one of the High Amenity zones covering substantial parts of this area. The plan recognises the many vantage points from which views and prospects of the natural beauty can be obtained. According to the FCDP, *“in assessing views and prospects it is not proposed that this should give rise to the prohibition of development along these routes, but development, where permitted, should not hinder or obstruct these views and prospects and should be designed and located to minimise their impact”* (9.6.15).

The application site lies north of existing residential development and will form a natural extension to the built footprint of Balbriggan. The lands are zoned for residential development and therefore this type of development is expected in this location. The proposed dwellings are one, two and three storey in height which can be easily assimilated into the townscape and will not interfere with the high amenity coastline or intervening views.

A landscape and visual impact assessment has been undertaken which includes verified photomontages. This assessment concludes the proposed development can be accommodated within the receiving landscape without giving rise to significant adverse landscape, visual or cumulative effects.

4.13.2 TREES AND HEDGES

The LAP and baseline studies undertaken by the applicant provide added information on the existing green infrastructure on site that has been used to guide the site layout proposed. As illustrated by figure 19, the LAP lands and application site feature existing hedgerows. The applicant appointed a qualified and experienced arborist to undertake a full survey of the LAP lands in line with Objective DMSO126 and in recognition of objective DMSO125 to protect, preserve and ensure the effective management of trees and groups of trees and hedgerows.

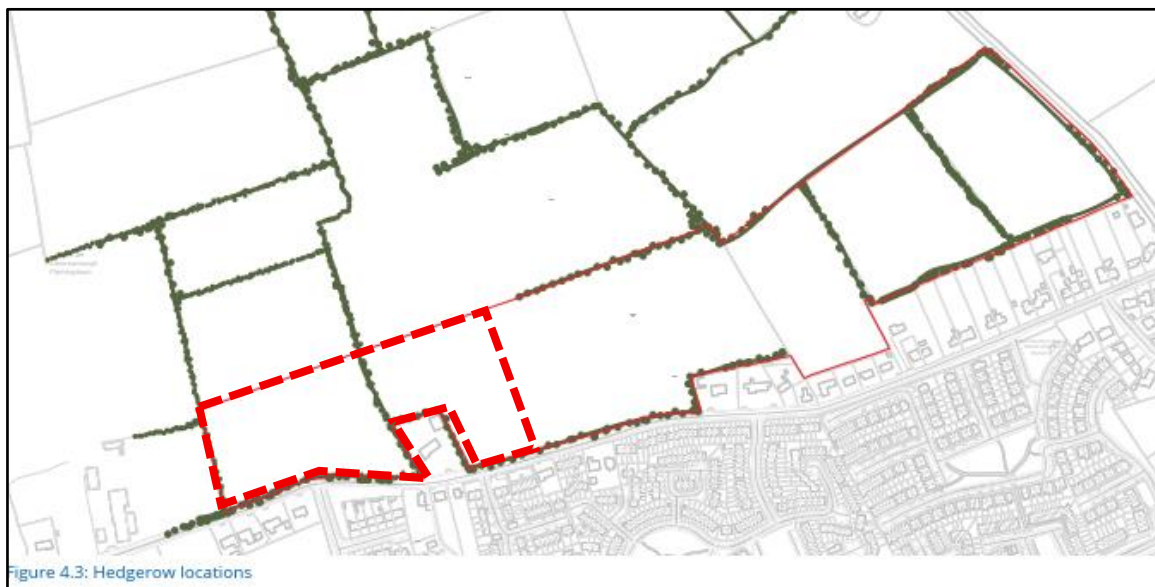


Figure 14 Extract from Flemington Local Area Plan

Trees and hedges are also of heritage value where they demarcate townland boundaries. It is an objective of the FCDP (Objective DMSO128) to “Ensure trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated where appropriate into the design of developments.”

It was recognised early in the project development that the centrally located hedgerow is a townland boundary so was important in relation to cultural heritage. This hedgerow is referenced as H22 by the tree survey under separate cover. The hedge is recorded as consisting mainly of hawthorn. This hedge is retained and integrated into the main public open space area. It will be necessary to remove a section of the hedge in order to provide the new link road and active travel route which are objectives of the LAP.

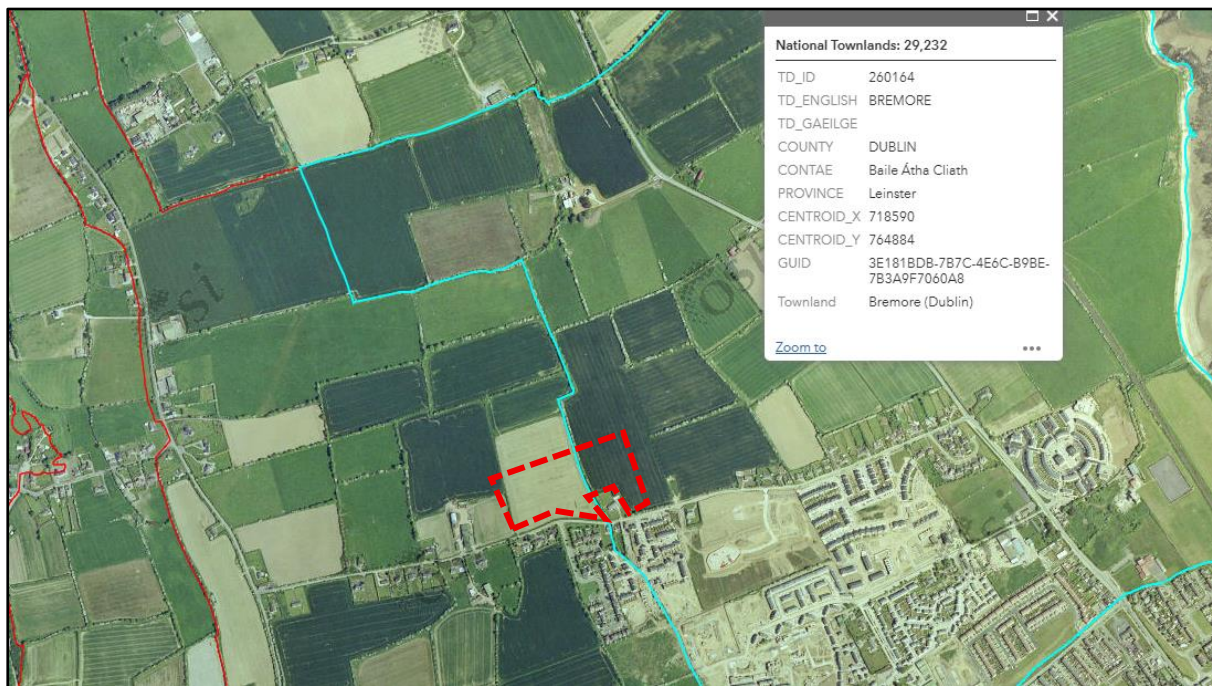


Figure 15 National Townland Viewer

The existing hedges to the west (H34) and along the southern boundary (H32) categorised as C2 will be removed to facilitate the proposed development and provide frontage and connections onto Flemington Lane in compliance with the LAP.

H28 refers to the Leyland Cypress hedge that bounds the existing dwelling fronting onto Flemington Lane which does not form part of the application site.

Policy GINHP21 – Protection of Trees and Hedgerows

Protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management in line with the adopted Forest of Fingal-A Tree Strategy for Fingal.

Trees and Hedgerows receive specific protection in Fingal as both ecological corridors and as features of landscape and biodiversity value. In accordance with the FCDP, hedgerow removal must be minimised, and where unavoidable, replacement with the same boundary type using native species is required.

Where tree and hedgerow removal is required, a site summary quantifying the detailing the tree and hedgerow removal, tree and hedgerow retention and new tree and hedgerow planting is required to be submitted by the applicant (Objective DMSO134).

Drawing 260220-P-11-B-01 and 260220-P-11-B-02 (Tree Removals Plans) together with the Arboriculture Report by Charles McCorkell Arboriculture Consultancy details the impact of the proposed development illustrating where trees of hedges have been removed and retained on site. The proposed development will require the removal of 4no. trees and 1no. hedgerow, and the partial removal of 5no. hedgerows. In total, the removal of hedgerows is approximately 412 linear metres. According to the impact statement, while there will be an initial impact on the immediate local area, "Considering the site's change of use, its landscape character

*will be impacted, and as the majority of trees and hedgerows to be removed are of low quality, the overall extent of the impact is not deemed to be significant.” **The landscape strategy provides for new high quality tree and hedgerow planting to be carried out helping to mitigate the loss of the proposed removals and enhance the visual appearance of the development.***

4.14 NATURAL HERITAGE

Policies and objectives for the protection of natural heritage relate to both the formal European-level designations and national-level designations as well as the spatial framework developed by the Council to manage biodiversity across Fingal, not just within designated sites. The FCDP provides spatial planning protection through buffer zones and corridor requirements as well as development management controls. It is a policy of the FCDP to promote biodiversity net gain in new developments by way of methods such as the inclusion of swift, swallow, house martin, house sparrow, starling, bat and insect boxes and structures in and on building facades.

Policy GINHP17 – Protection of European and National Sites

Strictly protect areas designated or proposed to be designated as Natura 2000 sites (i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); also known as European sites) including any areas that may be proposed for designation or designated during the lifetime of this Plan.

It is an objective of the FCDP (GINHO35) –

*In accordance with **Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities 2010**, any plans or projects that are likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, are subject to a screening for **Appropriate Assessment** unless they are directly connected with or necessary to the management of a Natura 2000 site.*

Objective DMSO1 – Screening for Appropriate Assessment

Ensure that all plans and projects in the County which could, either individually or in combination with other plans and projects, have a significant effect on a European site or sites are subject to Screening for Appropriate Assessment.

Objective DMSO147 – Natura Impact Statement Guidance

Ensure planning applications for proposed developments likely to have significant direct or indirect impacts on any European Site or sites are accompanied by a Natura Impact Statement prepared in accordance with the Guidance issued by the Department of the Environment, Heritage and Local Government (**Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009**).



Figure 16 Application Site proximity to North-West Irish Sea SPA

The application site is located approximately 1.3km west of the North-West Irish Sea cSPA. An appropriate assessment screening report has been prepared by Altemar Marine and Environmental Consultancy and is submitted under separate cover.

The proposed development site is not within a European site. The nearest European sites are the North-west Irish Sea SPA (1.3km) and River Nanny Estuary and Shore SPA (3.5km). There is no direct hydrological pathway between the subject site and any European Sites. Despite the lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the Zone of Influence to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection.

This assessment finds the proposed development will have no significant effects;

“Having taken into consideration the foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and settlement effect within the existing public surface water drainage network via the indirect pathway during operation and construction, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.” (para.4.5)

4.13.4 INVASIVE SPECIES

The Plan treats invasive species as an active threat to natural heritage. For development proposals on sites where invasive species are or were previously present, applicants must submit a control and management programme as part of the planning application.

As stated in the Ecological Impact Assessment prepared by the project ecologists Altemar under separate cover, while Japanese Knotweed (*Reynoutria japonica*) was recorded along a hedgerow approx. 320m east of the proposed development site, no invasive plant species that could hinder removal of soil from the site during groundworks, such as Japanese knotweed, giant rhubarb, Himalayan balsam or giant hogweed were within the proposed development site. It is proposed that a pre-construction invasive species survey will be conducted within the proposed development site as a mitigation measure.

4.15 SURFACE WATER MANAGEMENT

Section 11.5.2 of the FCDP describes “Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution), biodiversity (wildlife and plants) and amenity are collectively referred to as SuDS.” Where new residential development proposes open space, that open space must incorporate water-sensitive design and SuDS management measures as a standard requirement. SuDS must be multifunctional, delivering for water management, biodiversity and amenity simultaneously.

SuDS and Water Quantity: In accordance with the FCDP, all new development must limit surface water run-off through appropriate Sustainable Urban Drainage Systems (SuDS) using nature-based solutions. The Plan requires that SuDS provision be integrated with and linked to the wider green infrastructure network rather than designed in isolation within a site boundary. Green infrastructure requirements for new development must address functional flood storage.

Objective IUO19– Medium Range Future Scenario Climate Change Predictions

Surface water designs must include ‘Medium Range Future Scenario Climate Change Predictions’.

Policy IUP10 – Water Conservation and SuDS

Promote the inclusion of water conservation and SuDS measures in all developments, to reduce the level of surface water run-off, improve water quality and contribute to adaptation to climate change through natural solutions.

As detailed by Waterman Moylan Consulting Engineers in the Engineering Assessment Report under separate cover, “the surface water runoff from the development will be attenuated and released into the public drainage system at the pre-developed greenfield runoff rate of the subject site by use of flow control devices, ensuring runoff is reduced and controlled.” The on-site attenuation is designed to accommodate the 1-in-100-year extreme storm event with a 20% climate change factor included.

SuDS and Water Quality: SuDS is seen as offering a 'total' solution as it helps control the rate of surface water run-off and provides for staged water treatment. The Plan's approach links directly to the EU Water Framework Directive and its Register of Protected Areas for the Eastern River Basin District. Bathing waters at Sutton, Portmarnock, Malahide, Donabate, Portrane, Rush, Loughshinny, Skerries and Balbriggan must be protected and maintained to required standards.

The SuDS proposal is outlined at section 4.5.3 of the EAR by Waterman Moylan Consulting Engineers under separate cover. SuDS features include permeable paving, bio-retention tree pits and swales which all aid water filtration and improve water quality.

SuDS and Biodiversity: Objective GINHO3 Make provision for biodiversity within public open space and include water sensitive design and management measures (including SuDS) as part of a sustainable approach to open space design and management.

The SuDS proposal as design by Waterman Moylan in tandem with NMP landscape architects includes rain gardens and above ground attenuation basins. These SuDS features together with planting proposed will add value to the biodiversity potential of the development.

Amenity: Objective IUO11 and Objective DMSO203 state that SuDS shall be incorporated into all parts of a development (open spaces, roads, footpaths, private areas), and have regard to the FCC SuDs Guidance Document – Green/ Blue Infrastructure for Development, as amended (Appendix 11), and shall ensure:

- That the design of SuDS enhances the quality of open spaces and when included as part of any open space provision, it must contribute in a significant and positive way to the design and quality of the open space.
- Open space areas shall not be dominated by SuDS features.

Underground tanked systems, whether concrete or plastic, are the least favoured means for surface water management and shall only be used when green solutions have proven not feasible

As illustrated by Waterman Moylan drawing no. FLE-WMC-CA4-ZZ-DR-C-P0210 Proposed SuDS Layout, SuDS has been incorporated into all parts of the development in line with FCC Guidance.

4.15.1 GREEN ROOFS

Objective IUO12 – Green Roofs

Require the use of Green Roofs particularly on apartment, commercial, leisure and educational buildings as part of the overall surface water management strategy for each development, where appropriate

Objective GINHO14 – Green Roofs

Seek the provision of green roofs and green walls as an integrated part of Sustainable Drainage Systems (SuDS) and which provide benefits for biodiversity, wherever possible.

The roof profile of the apartment buildings and creche proposed do not lend to the provision of a green roof.

4.16 INFRASTRUCTURE AND UTILITIES

The provision of essential infrastructure is a key component for the delivery of development. Chapter 11 of the FCDP contains the policies and objectives relating to infrastructural services. Section 11.5 addresses Water Services and Wastewater.

Objective IUO3 – Water Services Infrastructure

Ensure that all new developments in areas served by a public foul sewerage network connect to the public sewerage system and to comply with the requirements of the Uisce Éireann Foul Sewer specification (where applicable).

Objective IUO4 – Separate Foul and Surface Water Drainage Systems

Require all new development to provide separate foul and surface water drainage systems and to prohibit the connection of surface water outflows to the foul drainage network where separation systems are available, and vice versa (foul to surface), where separation systems are available.

Separate surface water strategy and foul drainage systems to serve the proposed residential development have been designed by Waterman Moylan Consulting Engineers having regard objectives of the FCDP.

Uisce Éireann (UE) has responsibility for the provision of water/ wastewater infrastructure. A confirmation of feasibility has been received for the development of the LAP lands including the application site.

4.17 FLOOD RISK ASSESSMENT

Objective DMSO212 requires that all development must prepare a Stage 1 Flood Risk Analysis and if the flooding risk is not screened out, they must prepare a Site Specific Flood Risk Assessment (SSFRA) for the development, where appropriate.

A site specific flood risk assessment has been prepared by Waterman Moylan Consulting Engineers and is submitted under separate cover. The site is located in Flood Zone C. There is no risk of flooding to the proposed development. Through careful design and appropriate mitigation measures, the risks and consequences of flooding have been mitigated across the development. Surface water runoff from the site does not impact developments upstream or downstream of the subject site.

4.18 ENVIRONMENTAL IMPACT ASSESSMENT REPORT**Objective DMSO2 – Screening for Environmental Impact Assessment**

Ensure that all development projects within the County that are below the mandatory thresholds for Environmental Impact assessment, which could individually or in combination with other projects have significant effects on the environment are subject to EIA Screening.

An Environmental Impact Assessment Screening Report has been prepared for the proposed development and is submitted under separate cover. It is recognised that Fingal County Council is the competent authority for undertaking a preliminary examination and/or determination as to whether or not significant effects are likely to arise as a result of the proposed development and an EIAR is required. It is submitted, based on the

information provided, there is sufficient evidence to conclude that there is no likelihood of any significant impact on the environment arising from the proposed development and an EIAR is not required.

4.19 DOCUMENT AND DRAWING REQUIREMENTS

In addition to Table 14.20: Threshold for Architectural, Landscape and Visual Impact Assessment Reports, and guidance provided at section 14.3.2 of the FCDP there are a number of objectives and guidance within the FCDP that require supporting assessments to accompany planning applications. A table is attached at Appendix A detailing how the proposed planning application will comply with these objectives.

5.0 NATIONAL AND REGIONAL PLANNING CONTEXT

5.1 NATIONAL PLANNING FRAMEWORK FIRST REVISION APRIL 2025

The National Planning Framework (NPF) – First Revision 2025 updates Ireland’s long-term spatial strategy to reflect significant demographic, environmental, infrastructural and housing changes since 2018. The NPF’s overarching role remains to guide, where and how Ireland should grow spatially, socially, economically and environmentally over the coming decades. Key aims from the original framework carried through to the revision include, balanced regional development, compact growth and sustainable urban development, co-ordinated infrastructure and services, economic development and job growth as well as environmental protection and sustainability.

National Policy Objective’s 7 and 9 seek the delivery of new homes within the footprint of existing settlements.

- NPO 7, Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.
- NPO 9, Deliver at least 30% of all new homes that are targeted in settlements, within their existing built-up footprints.

The proposed development is in line with National policy objectives with regard to the provision of much needed housing to support population growth in an urban centre on Tier 1 lands.

5.2 DELIVERING HOMES, BUILDING COMMUNITIES 2025-2030 – AN ACTION PLAN ON HOUSING SUPPLY

The Plan is aligned with the First Revision to the National Planning Framework (NPF), published in April 2025, and to the updated Economic and Social Research (ESRI) Institute research that projects the population of Ireland will increase to approximately 5.74 million by 2031.

The Action Plan acknowledges “the significant majority of the required funding will come from investment by the private sector to support homeownership and a well-functioning private rental market.”

“Delivering Homes, Building Communities presents a renewed environment for private sector investment and development to deliver more homes. This includes the provision of more zoned land, timely servicing of land and increased infrastructural capacity, a reformed planning system, measures to address the viability challenge and improve access to finance and leveraging Government resources to support the homebuilding sector. Taken together, this will create the conditions for the required expansion in private sector activity to complement the State’s contribution.”

The prospective applicant Lagan Homes Balbriggan Ltd has a proven track record in delivering homes on the private market with 336no. units delivered in 2025.

5.3 REGIONAL SPATIAL AND ECONOMIC STRATEGY

The Regional Spatial and Economic Strategy (RSES) 2019 for the Eastern and Midland Region sets out an integrated policy to enable the creation of a sustainable region with the capability to be resilient to future climate change. The RSES identifies Balbriggan as one of the Self-Sustaining Towns within the Core Region which includes the peri-urban ‘hinterlands’ in the commuter catchment around Dublin, which covers the Mid-East counties of Louth, Meath, Kildare and Wicklow, extending down the East Coast and into parts of the Midlands. Balbriggan is also located on the Dublin-Belfast Economic Corridor.

The Fingal County Development Plan reflects RPO 8.6 of the RSES in Objective CM04. To date, an Active Travel Strategy has been completed for Balbriggan which was prepared to underpin the implementation of the town-centre regeneration focussed on ‘Our Balbriggan’ project.

The proposed development will support the investment already made improving Balbriggan’s urban realm and encourage active travel.

6.0 SECTION 28 GUIDELINES

This Statement of Consistency provides an assessment of the proposed development and consistency with the following Section 28 Guidelines-

- National Planning Framework Implementation: Housing Growth Requirements 2025
- Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (January 2024) (the ‘Compact Settlement Guidelines’)
- The Sustainable Urban Housing – Design Standards for New Apartments (2025) (the ‘Apartment Guidelines’)
- The Urban Development and Building Height Guidelines (2018)
- Childcare Facilities – Guidelines for Planning Authorities (2001)
- Design Manual for Urban Roads and Streets (2019) (DMURS)
- The Planning System and Flood Risk Management – Guidelines for Planning Authorities, 2009

6.1 NATIONAL PLANNING FRAMEWORK IMPLEMENTATION: HOUSING GROWTH REQUIREMENTS 2025

These guidelines were published to give effect to the National Planning Framework - First Revision (2025). The Guidelines provide detailed guidance on how City and County Councils should review their statutory development plans in order to incorporate the updated targets of the Revised NPF. The Guidelines set annual housing delivery targets for each local authority.

As outlined above, the Fingal County Development Plan has recently been varied to take account of the revised housing delivery targets for the County and an respond to local growth requirements.

The Guidelines set a new annual housing growth requirement of 3,153 homes for Fingal to 2034. The Guidelines also allow planning authorities to provide for 'additional provision' of up to 50% over and above the baseline requirement when zoning land and allocating settlement targets through Development Plan Core Strategies. Policy and Objective 2 of the Guidelines states that this 'additional provision' of up to 50% should be reflected within the relevant City or County Development Plan. The FCDP Core Strategy incorporates the full allowance of 50% above the baseline requirement. The projected housing demand for the life of the Development Plan (2023-2029) is 29,126 units. Balbriggan has been allocated 3,373 of these units.

The proposed development will provide residential units to achieve the projected housing need for Balbriggan.

6.2 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENT GUIDELINES (2024)

The 'Compact Settlement Guidelines' focus on compact forms of 'Own Door' Housing: A key focus is on innovations regarding compact forms of 'own door' housing, which can deliver more diverse and affordable forms of housing at medium densities. This approach aims to reduce the need for apartments in locations with limited public transport access or where a low-rise design is more appropriate. It provides flexibility by increasing the scope to deliver a greater number of 2 and 3-bedroom houses and duplex-style apartments.

6.2.1 DENSITY

In keeping with national planning policy, the application of the appropriate density is to be considered based on proximity and accessibility to urban services and the need to protect the character and amenities of the local area. The general approach is that densities at the upper end of the range are applied and the most central most accessible locations.

Balbriggan meets with the definition of a 'Key Towns and Large Towns' due to its population size (Table 3.5). The density ranges for these locations are as follows;

- *Densities of 40-100 dwellings per hectare in Centre and urban neighbourhoods.*
- *Densities of 30-50 dwellings per hectare in suburban/urban extension locations.*

Suburban areas are described by the Guidelines as "*the low density car-orientated residential areas constructed at the edge of the town*" (Table 3.5). It is a policy and objective of these Guidelines that residential densities in the range 30 dph to 50 dph (net) shall generally be applied at suburban and edge locations such as the application site.

The proposed residential density of 41dph is fully in keeping with the Compact Settlement Guidelines.

6.2.2 POLICY AND OBJECTIVES

This section of the Statement outlines the Policy and Objectives contained in the Sustainable and Compact Settlements Guidelines (2024).

Policy and Objective 3.1

It is a policy and Objective of these Guidelines that the recommended residential density ranges set out in Section 3.3 are applied within statutory development plans and in the consideration of individual planning applications, and that these density ranges are refined further at a local level using the criteria set out in Section 3.4 where appropriate.

The Flemington Local Area Plan seeks a residential density range across the LAP lands from 36dph-50dph having regard to the location of these lands and the desire to optimise their development potential (para.5.3).

Policy and Objective 4.1

It is a policy and objective of these Guidelines that planning authorities implement the principles, approaches and standards set out in the Design Manual for Urban Roads and Streets, 2013 (including updates) in carrying out their functions under the Planning and Development Act 2000 (as amended) and as part of an integrated approach to quality design and placemaking.

The proposed development is DMURS compliant.

Policy and Objective 4.2

It is a policy and objective of these Guidelines that the key indicators of quality design and placemaking set out in Section 4.4 are applied within statutory development plans and in the consideration of individual planning applications.

Section 4.4 is titled Key Indicators of Quality Design and Placemaking and contains five subsections. The proposed development has been assessed below with regard to each of these key indicators to demonstrate it will provide a high quality residential environment.

(i) Sustainable and Efficient Movement

According to the Guidelines, in order to meet the targets set out in the National Sustainable Mobility Policy 2022 for reduced private car travel and increased active travel, it will be necessary to design settlements at every level to support the transition away from private car use and to support ease of movement for pedestrians, cyclists and public transport.

There is currently no cycle infrastructure located along the Flemington Lane, Dún Saithne View, Bremore Cottages route to the south of the application site to allow for connection to the bus stops and cycle track on the R132. The GDA Transport Strategy 2022-2042 contains several proposals related to the Flemington LAP lands including the provision of a primary cycle route from the R132 (between Flemington Lane/Bremore and Lambreecher/Breacan Close) and BCN10 Secondary Cycle Route - Flemington Lane/Bremore Cottages .

In pre-planning consultation with Fingal County Council it was indicated that the cycle route previously indicated on Flemington Lane would be replaced by the active travel route through the LAP lands and that Flemington Lane should be for local access only as set out at section 6.4.

According to the Flemington LAP, *“The internal linkages of the LAP lands have been designed to maximise permeability for pedestrians and cyclists. Pedestrian and cyclist facilities are provided along the street network and a central active travel spine that will connect the LAP lands from west to east.”*

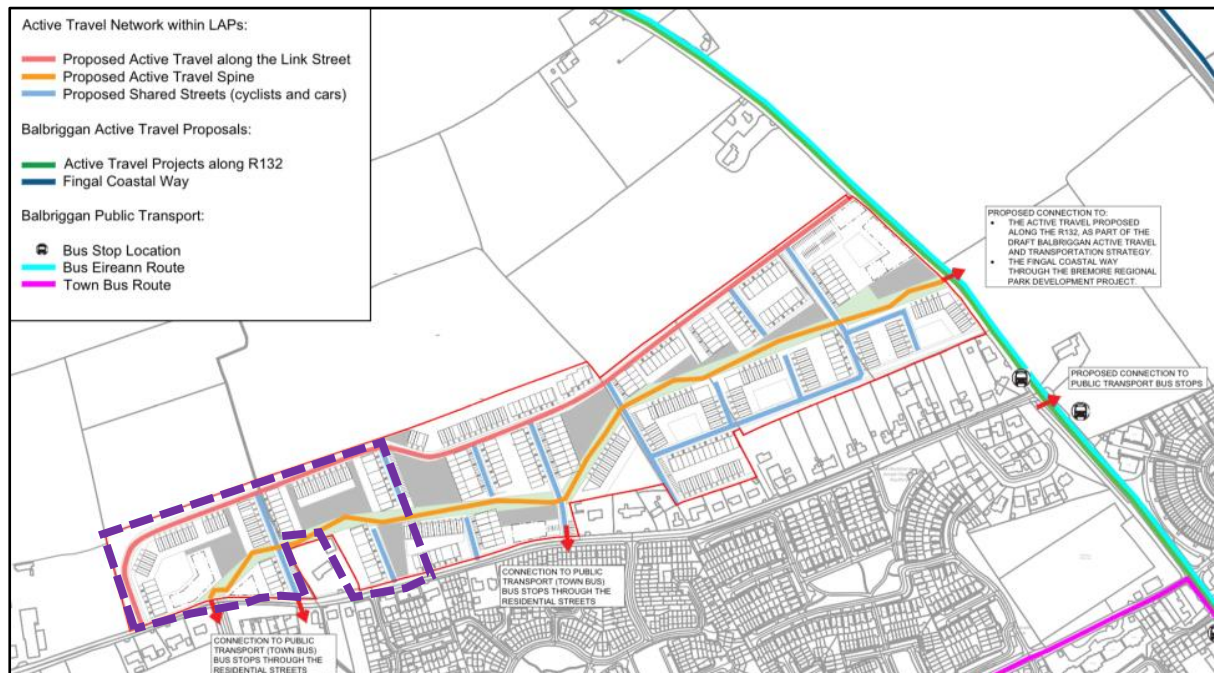


Figure 17 Extract from Figure 6.10 of the Flemington LAP (Application site indicated with dashed purple line)

The proposed development will provide the first section of the active travel route through the LAP lands and has extended this route westwards for onward connection in recognition of the GDA Transport Strategy for Balbriggan.

(ii) Mix and Distribution of Uses

At a community level, the Guidelines require a diverse mix of housing and variety in residential densities across settlements. This includes a focus on the delivery of innovative housing types and can facilitate compact growth and provide greater housing choice.

The proposed development of 146no. dwellings includes 7no. house types and own door apartments in a variety of designs and finishes.

(iii) Green and Blue Infrastructure

According to the Guidelines, Green and Blue Infrastructure (GBI) is a strategically planned network of natural and semi-natural areas designed and managed to deliver a wide range of ecosystem services, while also enhancing biodiversity. GBI includes features such as rivers and canals, coastline, greenspaces (including parks), Nature-based Solutions and amenity sites that deliver ecosystem services and contribute to healthy, low carbon, resilient and connected settlements and places. National Planning Objective 58 of the NPF

requires integrated planning for Green Infrastructure and ecosystem services as part of the preparation of statutory land use plans.

The proposed development retains an important hedgerow that demarcates a townland boundary. Public open space and nature based SuDS solutions stem from this existing green infrastructure and are fully coordinated to enhance biodiversity.

(iv) Public Open Space

It is recommended by the Guidelines that all statutory development plans should include a strategy for the provision of an integrated hierarchy of public open spaces and corridors across the plan area to meet the needs of the planned population. The public open space strategy in the development plan should include objectives for the provision of regional, district and local level parks and greenways.

According to the Guidelines, public open space provided as part of new development proposals should be designed to retain and protect natural features and habitats of importance within the site and to maximise biodiversity gain. They should also form an integral part of the overall design (p.46)

Policy and Objective 5.1 in Chapter 5 of the Compact Settlement Guidelines requires proposals for new residential development include public open space of not less than a minimum of 10% of the net site area and not more than a minimum of 15% of the net site area save in exceptional circumstances.

The Fingal County Development Plan contains a public open space strategy for a hierarchy of open space categories both within the Council and on a site by site basis. There are two development management tools applied to residential development for the provision of public open space. The overall standard applied uses a calculation based on occupancy. The target minimum is 15% of the site area, except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply.

The proposed development will provide 5,325sq.m of public open space representing 15% of the net site area, which is at the upper range of public open space provision under the Compact Settlement Guidelines. Public open space is provided in four areas. The first focuses on the existing hedgerow and has been named Central Park (3,158sq.m) and features the MUGA and SuDS garden while the Forum (1,075.3sq.m) is more formal and features the start of the active travel route and active travel hub. Two smaller public open spaces are provided by the Boundary Park (578.3sq.m) and The Link (513.4sq.m). Please refer to the landscape design statement by NMP and associated drawings for fully details.

(i) Responsive Built Form

The Guidelines state “Built form refers to the layout, position and composition of buildings and to how buildings address streets and open spaces.”

JFOC Architects have prepared a detailed Architectural and Urban Design Statement which is submitted under separate cover which traces the development of the proposed building designs, open spaces and streetscapes.

6.2.3 DEVELOPMENT STANDARDS

Section 5 of the Guidelines contains 'Development Standards for Housing'. According to the Guidelines, *"the continued application of suburban housing standards originally conceived during the 20th century is hampering innovation in the housing sector in Ireland"* (p.52). Key design principles of the Guidelines include reduced plot sizes and a tighter arrangement of houses compared to suburban housing, narrower streets and smaller street setbacks, reduced car parking ratios and distribution of private open space in the form of patio gardens and/or upper level terraces and balconies for houses (para. 5.2). The Guidelines state, *"it is Government policy to support medium density 'own door' housing models in Ireland, alongside traditional housing and apartment developments"* (p.52).

The proposed development seeks to reflect the new direction in housing policy by providing a medium density own door development. The following SPPRs contained within the Section 28 Guidelines have been applied.

In accordance with the provisions of Section 34 of the Planning and Development Act 2000 (as amended) the planning authority when making its decision in relation to an application is required to apply any specific planning policy requirements (SPPRs).

SPPR1 – Separation Distances – Summary

Statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

The proposed development complies with SPPR 1.

SPPR 2 – Minimum Private Open Space Standards for Houses-

- 1-bed house 20sq.m
- 2-bed house 30sq.m
- 3-bed house 40sq.m
- 4-bed+ house 50sq.m

In this regard the average private open space for houses proposed exceeds the SPPR 2 'minimums' and is as follows-

- 2-bed house 43sq.m
- 3-bed house 63sq.m
- 4-bed house 70sq.m

A full schedule of all private open space areas has been prepared by JFOC Architects as part of the housing quality assessment and is attached an Appendix C of this statement.

SPPR 3 – Car Parking

(iii) In intermediate and peripheral locations, the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2no. spaces per dwelling.

The proposed development allocates 1.5no. car parking spaces for every 3-bed & 4-bed house and 1no. car parking space to every 2-bed house. 0.7no car parking spaces are allocated to each apartment plus an additional 5no. visitor car parking spaces and 2no. motorcycle spaces. The total car parking provided for residents and visitors amounts to 198no.

SPPR 4 – Cycle Parking

In the case of residential units that do not have ground level open space or have smaller terraces, a general minim standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided. Provision should also be made for a mix of bicycle parking types.

Where houses do not have direct access to back gardens for bicycle storage, storage lockers are provided at a rate of 1no. per bedroom. Apartments are allocated 13no. cycle spaces plus an additional 4no. visitor spaces. In response to the LRD Opinion issued by FCC, scooter parking (15no.) is provided for the creche which reduces the requirement for short stay bicycle parking spaces (18no.). There are 7no. cargo bicycle parking spaces provided on site within Central Park.

Please refer to the JFOC schedule of areas under separate cover for full breakdown of cycle parking. Bicycle storage structures have been designed in line with Objective DMSO109 and are detailed by drawing 7005 by JFOC architects under separate cover.

6.2.4 QUALITY DESIGN AND QUALITY PLACEMAKING

The Guidelines contain a Design Checklist at Appendix D that provides questions that should be used in the refinement and review of details plans and the consideration of individual planning applications and assists in the application of Section 4.4 Key Indicators of Quality Design and Placemaking. The checklist has been completed for the modifications proposed to the permitted SHD and is contained at Appendix B of this statement.

6.3 PLANNING DESIGN STANDARDS FOR APARTMENTS GUIDELINES FOR PLANNING AUTHORITIES, 2025

Since the publication of previous guidelines relating to apartment standards, the Sustainable Residential Development and Compact Settlement Guidelines (SRDCSGs) were issued in 2024 under Section 28 of the Act and the revised National Planning Framework (NPF) was approved in April 2025, thereby providing an updated planning policy context for apartment development.

The publication of the Planning Design Standards for Apartments ('Apartment Design Guidelines') under Section 28 of the Planning and Development Act 2000 (as amended), seeks to focus on the delivery of apartments as part of National Planning Framework (2025) plan for a significant increase in housing supply every year between now and 2040. These Guidelines set out the particular design parameters that apply to apartment development, where the principle of the development of apartments has been established in accordance with the statutory plan and consideration of the policies, objectives and requirements of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities ('Compact Settlement Guidelines') (2024).

6.3.1 APARTMENT MIX

The new Apartment Design Guidelines recognise that a greater variety of apartment types is required. According to the Guidelines, restrictions in statutory plans relating to mix within apartment developments are not warranted other than in specific circumstances. Under SPPR 1 *"There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms"*.

Table 4: Proposed Apartment Mix		
	Provision	Proportion
1-bed	13	50%
2-bed 4-person	13	50%

6.3.2 APARTMENT MINIMUM FLOOR AREAS

The 'Apartment Guidelines' establish minimum Apartment Floor Areas under Specific Planning Policy Requirement 2. In accordance with the Guidelines, at least 25% of units within a development shall exceed the minimum sizes set out in SPPR2 by 10% for any combination of the relevant studio, 1, 2 or 3 bedroom unit types.

All 26no. apartments proposed are own door units provided in a duplex/simplex format with a one bedroom apartment at ground floor level and a two bedroom two storey apartment above. Two bedroom duplex apartment (50%) exceed the minimum floor area by 32%. As detailed by the JFOC HQA, all apartments meet the minimum rooms sizes and dimension as well as private open space and storage provision as specified at Appendix 1 of the Guidelines.

6.3.3 DUAL ASPECT RATIOS

It is a policy requirement (SPPR 3) that apartment schemes deliver 25% of the units as dual aspect, with an emphasis on ensuring that the larger units within a development are dual aspect where feasible. According to the Guidelines, where single aspect apartments are provided, *"the number of south facing units should be maximised, with west or east facing single aspect units also being acceptable. Living spaces in apartments should provide for direct sunlight for some part of the day. North facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, communal space or some other amenity feature (subject to environmental considerations such the impact of lighting on natural habitats)."*

All proposed apartments are dual aspect.

6.3.4 FLOOR TO CEILING HEIGHTS

Specific Planning Policy Requirement 4 states

“Ground level apartment floor to ceiling heights shall be a minimum of 2.7m. 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.”

In accordance with TGD F (Ventilation), the suggested minimum floor to ceiling height, consistent with good room design, the use of standard materials and good building practice is generally 2.4m,

As detailed by JFOC section drawings of the three apartment buildings, floor to ceiling heights are 2.7 metres at ground and first floor levels.

6.3.5 LIFT AND STAIR CORE

Specific Planning Policy Requirement 5 states; *“There shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core.”*

This policy is not relevant to the proposed apartments which have stair access only.

6.3.6 INTERNAL STORAGE

In keeping with the Apartment Design Guidelines (para. 3.7), as part of required minimum apartment floor areas, provision should be made for general storage and utility. Minimum requirements for storage areas are set out in Appendix 1 of the Guidelines.

Storage should be additional to kitchen presses or cupboards and loose bedroom furniture, but may be partly provided in these rooms. In accordance with the Guidelines, in such cases this must be in addition to aggregate living/dining/kitchen or bedroom floor areas. A store off a hallway or landing will facilitate access, but hot presses or boiler space/heat pump will not count as general storage. As a rule, no individual storage room within an apartment should exceed 3.5 square metres.

Apartment schemes should provide storage for bulky items outside individual units. Where secure, allocated storage is provided in addition to that provided within individual units, it may be used to satisfy up to half of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in these Guidelines.

One bedroom apartments are located at ground floor level. These apartments have a storage within the circulation (1.3sq.) and within the bedroom (1.7sq.m). This is in addition to kitchen cabinets.

Two bedroom apartments are duplex located at first and second floor level with access to the attic for storage. Storage is provided on both levels, under the stairs (1.4sq.m) and within the main living area (2.0sq.m) at first floor and 2.2sq.m within the main bedroom in addition to wardrobe storage.

6.3.7 PRIVATE AMENITY SPACE

According to the Guidelines (para. 3.8), *“Private amenity space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies or terraces at upper levels. Where provided at ground level, private space shall incorporate boundary treatment appropriate to ensure privacy and security. Private amenity space should be located to optimise solar orientation and designed to minimise overshadowing and overlooking.”*

The recommended private amenity space standards for apartments are set out in Appendix 1. A minimum depth of 1.5 metres is required for private amenity space, including balconies, in one useable length to meet the minimum floor area requirement under these Guidelines. Vertical privacy screens should be provided between adjoining balconies and the floors of balconies should be solid and self-draining (para. 3.8).

Minimum Recommended Floor Areas for Private Amenity Space, where provided		Proposed
One Bedroom	5 sq.m	Ground floor patio 5.5sq,m
Two Bedroom (4 person)	7 sq.m	First floor balcony 9.4sq.m

All apartments have a private outdoor area with a favourable orientation.

6.3.8 COMMUNAL OPEN SPACE

The minimum required areas for public communal amenity space are set out at Appendix 1 of the Guidelines. According to the Guidelines (para.4.3), communal amenity space may be provided as a garden within the courtyard of a perimeter block or adjoining a linear apartment block. Roof gardens may also be provided.

Minimum Recommended Floor Areas for Community Amenity Space, where provided		Proposed
One Bedroom	5 sq.m	X 13 = 65
Two Bedroom (4 person)	7 sq.m	X 13 = 91
Total		156sq.m

Communal open space is provided in a secure and sheltered location for each apartment building with a total of 412.6sq.m of communal open space provided. As set out by NMP in the landscape design statement under separate cover, this space is designed to be social and relaxing.

6.3.9 CHILDREN’S PLAY AREAS

The recreational needs of children must be considered as part of communal amenity space within apartment schemes. Children’s play needs around the apartment building should be catered for.

The proposed apartments are part of a larger residential development. Play areas are provided in line with the recommendations of the Fingal County Development Plan based on the size of the development and the proximity of play space to dwellings. Please refer to NMP drawing no. L1-103 for play details and L1-100 general arrangement.

6.3.10 WASTE MANAGEMENT

The Guidelines require provision to be made for the storage and collection of waste materials in apartment schemes (para. 4.2). In accordance with the Guidelines, within apartments, there should be adequate provision for the temporary storage of segregated materials prior to deposition in communal waste storage.

All apartments have adequate space in the kitchen for temporary storage of waste as well as storage areas where dry recycling can be temporarily stored. The location and storage of refuse for the proposed apartments has been carefully considered as part of the design of the apartment buildings. All storage structures have been designed to provide for a three bin system and cater for the volume of waste predicted to be produced by the apartments they serve. The ground floor one-bedroom apartment has a bin storage area outside the front door that is covered and secure. Bins for first/second floor apartments are contained within the external staircase structure Please see JFOC drawings for details.

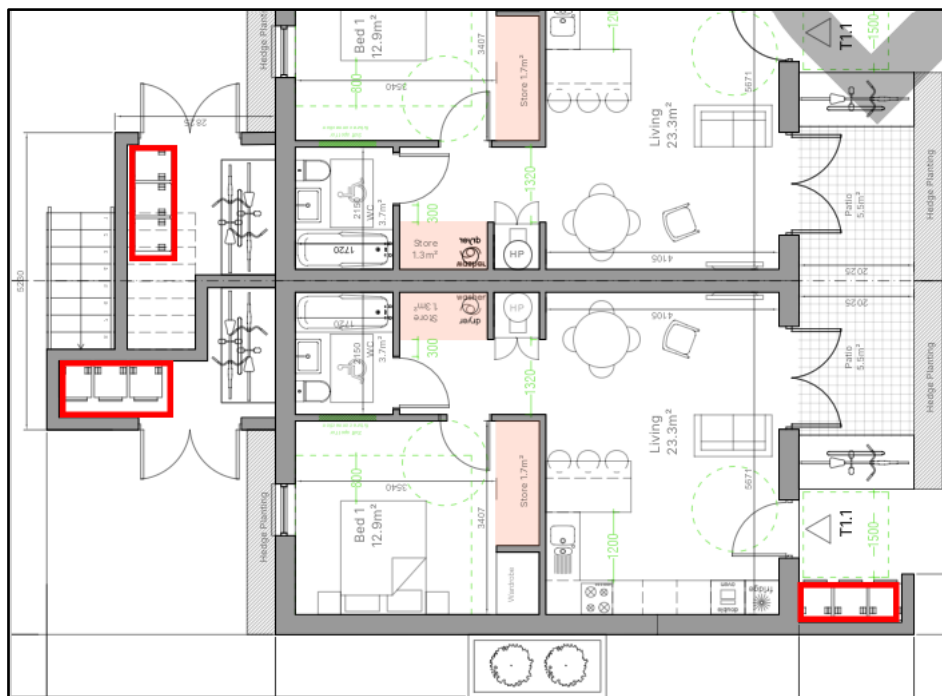


Figure 18 Extract from JFOC drawing PD4101 with bin stores outlined in red

6.3.11 CYCLE PARKING

Requirements for the quantity and design of bicycle parking are set out in Section 5.25 (including SPPR 4) of the Compact Settlement Guidelines. Please refer to section 6.2 above.

6.3.12 CAR PARKING

Maximum car parking rates are set out in Section 5.25 (SPPR 3) of the Compact Settlement Guidelines. These rates are graduated based on proximity to centres and accessibility to public transport services. The Guidelines also direct the reader to Table 3.8: Accessibility, contained within the Compact Settlement Guidelines. Please refer to section 6.2 above.

6.4 URBAN DEVELOPMENT AND BUILDING HEIGHTS GUIDELINES FOR PLANNING AUTHORITIES 2018

The above Guidelines recognize that securing compact and sustainable urban growth requires a focus reusing or redeveloping existing sites and buildings and building up 'Brownfield' lands and infill sites in well serviced urban locations; in particular, a focus is recommended on sites well-served by high-quality public transport and supporting services, including employment opportunities (para. 2.1-2.3). According to the Guidelines, increasing prevailing building heights will play a critical role in delivering the compact growth of our urban areas, particularly our cities and large towns, by enhancing both the scale and density of development (para. 1.21).

Paragraphs 3.4 to 3.8 of the Guidelines recognise that even in suburban and edge locations of cities and towns, it is now typical for housing developments to include town-houses (2-3 storeys), duplexes (3-4 storeys) and apartments (4+ storeys).

Density and Typology: Specific Planning Policy Requirement 4 states:

It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:

1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines;
2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and
3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.

The Building Height Guidelines were published before the Compact Settlement Guidelines and the associated 'Development Standards for Housing' came into force. The changes to development control parameters encourage innovations regarding compact forms of 'own door' housing, which can deliver more diverse and affordable forms of housing at medium densities. The proposed development contains a mix of one and two storey houses in a mix of detached, semi-detached and terraced format in addition to three storey duplex buildings. All houses and apartments are all 'own door' while still achieving a residential density of 41dph. It is submitted that the architects have achieved a variety of dwellings that could cater for a wide range of household desires and needs as well as providing a strong character and active streetscapes.

6.5 DESIGN MANUAL FOR URBAN ROADS AND STREETS (DMURS)

Waterman Moylan Consulting Engineers has reviewed the site layout to serve the proposed housing to ensure compliance with DMURS. Streets place the importance of pedestrians and cyclists over other modes of transport. A DMURS Statement of consistency has been prepared by Waterman Moylan and submitted under separate cover outlining the specific design features that have been incorporated within the proposed scheme to ensure consistency with DMURS.

Design features encouraged by DMURS and integrated into the proposed amendments include reduced corner radii. Streets have been designed in accordance with the alignment and curvature recommendations set out in DMURS Section 4.4.6 with an orthogonal layout to encourage permeability and legibility. Please refer to DMURS Compliance statement by Waterman Moylan under separate cover.

6.5.1 CYCLE DESIGN MANUAL

DMURS is complemented by the Cycle Design Manual (NTA, 2023). This manual provides guidance on the design of both new or improved on-road and off-road cycle facilities for both urban and rural locations. It is particularly important to note that the design of cycle facilities on urban roads and streets (i.e. those, with speed limits up to 60 km/h) will need to comply with the requirements of the Design Manual for Urban Roads and Streets (DMURS), the overarching design manual for urban road and street design in Ireland.

The Active Travel Route has been designed in as a 'Shared Active Travel Facility/Greenway as detailed at page 19 and TL106 of the Cycle Design Manual. In accordance with Table 2.2, the proposed shared active travel route will be 4m wide, unbundling walking and cycling from motor traffic

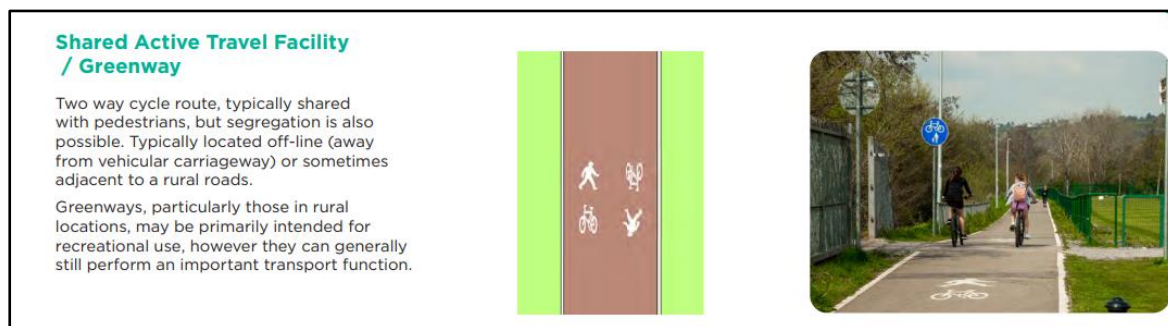


Figure 19 Extract from the Cycle Design Manual

According to Section 4.2.7 Greenways and Shared Active Travel Facilities offer the greatest protection for cyclists and pedestrians from motor traffic and can provide important links for everyday trips.

6.6 GUIDELINES FOR PLANNING AUTHORITIES AND AN BORD PLEANÁLA ON CARRYING OUT ENVIRONMENTAL IMPACT ASSESSMENT AUGUST 2018

The purpose of the above Guidelines is to provide practical guidance for planning authorities and the Board (Competent authorities) on legal and procedural issues and matters of interpretation arising from changes introduced by the amended Directive (Directive 2014/52/EU).

According to the Guidelines, “For all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. This is initiated by the competent authority following the receipt of a planning application or appeal. (para. 3.4)” (emphasis added)

It is acknowledged that it is the responsibility of the competent authority, in this case Fingal County Council, to determine if EIA is required of the proposed development, an EIAR Screening Report has been undertaken by Stephen Ward Town Planning and Development Consultants Ltd and is submitted under separate cover. Based on the nature, size and location of the development, it is considered there is no real likelihood of significant effects on the environment arising from the proposed development and EIA is not required.

6.7 THE PLANNING SYSTEM AND FLOOD RISK MANAGEMENT - GUIDELINES FOR PLANNING AUTHORITIES

These guidelines require the planning system at national, regional and local levels to:

- Avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere;
- Adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and
- Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

According to the Flemington Local Area Plan, “*There is a low risk of flooding in the Flemington area. The SFRA advises that while the LAP area is affected by pluvial flooding, no fluvial or coastal flood risk has been identified. In accordance with the OPW Guidelines and the SFRA, the LAP lands are located wholly within Flood Zone C.*”

Waterman Moylan Consulting Engineers have prepared a Flood Risk Assessment in accordance with the above Guidelines which concludes “Through careful design and appropriate mitigation measures, the risks and consequences of flooding have been mitigated across the development. Surface water runoff from the site does not impact developments upstream or downstream of the subject site.”

6.8 CHILDCARE FACILITIES GUIDELINES FOR PLANNING AUTHORITIES

Section 2.4 of the 2001 *Childcare Facilities- Guidelines for Planning Authorities* recommends that in new housing areas at least one childcare facility for each 75 dwellings would be appropriate. In this regard, the Guidelines states:

“In relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site.” (Section 3.3.1).

The proposed development includes a creche to support the new residential development. The capacity of the creche has been calculated based on the benchmark above and allowing for additional demand that may result from CA 3. Please refer to the Childcare Demand Assessment under separate cover for further details.

7.0 CONCLUSION

The proposed large scale residential development offers a high quality scheme that has been developed through an interdisciplinary and iterative process informed by site survey data and in consultation with Fingal County Council. The new residential area will represent Character Area 4 of the Flemington Local Area plan as well as meeting the policies and objectives of the Fingal County Development Plan. Balbriggan is a young town and is allocated significant housing requirements under the NPF. The prospective applicant has a proven track record of delivering housing and seeks to activate the application site as soon as possible.

Yours faithfully,



Stephen Ward

APPENDIX A FINGAL COUNTY COUNCIL DOCUMENT AND DRAWING REQUIREMENTS FOR
PLANNING APPLICATIONS

Plan/Objective Reference	Document Requirement	Provided ☒
Objective DMS05	Design Statement	☒ Please refer to JFOC Architectural Design Statement, and NMP Landscape Design Statement
Objective DMS05	Open Space and Landscape Design Plan (playgrounds should be delineated)	☒ NMP Drawing No. L1_100, L1_102 and L1_103
Objective GINHO61	Landscape/Visual Assessment	☒ The proposed development is a modest development on residentially zoned lands on the edge of an urban area.
Objective DMS020	Schedule of Accommodation/Housing Quality Assessment	☒ SOA and HQA completed by JFOC Architects
Objective DMSO21	Floor Plans for Residential Development	☒ Please refer to drawings by JFOC Architects
Objective DMSO22	Daylight and Sunlight Analysis	☒ Please refer to report by Solearth
Objective DMSO78 Policy CIOSP2	Community and Social Infrastructure Audit	☒ Please refer to community and social infrastructure audit prepared by Stephen Ward Town Planning Consultants Ltd
Objective DMSO111	Mobility Management Plan	☒
Objective DMSO113	Traffic and Transport Assessment	☒ TTA prepared by Waterman Moylan Consulting Engineers
Objective DMSO124	Integrated Green Infrastructure Plan	☒ NMP Drawing Nos.L1_100 and L1_102 and Landscape Design Statement. The landscape plans are fully coordinated with the arborist and engineering inputs.
Objective DMSO131	Street Tree Planting Plans	☒ NMP Drawing No.L1_600

Plan/Objective Reference	Document Requirement	Provided ☒
Objective DMSO134	Site Summary of Specimen Removal, Retention and Planting	☒ Please refer to Arboriculture Report and drawings by Charles McCorkell Arboriculture Consultancy
Objective DMSO139	Ecological Study	☒ Please refer to Ecological Impact Assessment (EcIA) and appended survey data by Altamar Marine & Environmental Consultancy.
Objective DMSO145	Screening for Appropriate Assessment	☒ Please refer to AA screening statement by Altamar Marine & Environmental Consultancy.
Objective DMSO147	Natura Impact Statements (NIS)	Not required.
Objective DMSO148	Ecological Impact Assessment	☒ Please refer to EcIA by Altamar Marine & Environmental Consultancy under separate cover
Objective DMSO169	Archaeological Impact Assessment	☒ Please refer to the Archaeological impact assessment and test excavation report by Archer Heritage.
Objective DMSO205 & Objective IUO15	Surface Water Management Plan	☒ Please refer to Engineering Assessment Report by Waterman Moylan Consulting Engineers.
Objective DDMSO239	Details of Refuse Storage Areas	☒ Please refer to architectural drawings. All dwellings have sufficient space to allow for a three bin system.
Objective DMSO241	Construction and Demolition Waste Management plan	☒ A preliminary construction management plan has been prepared by Waterman Moylan Consulting Engineers which includes waste management.
Objective DMSO261	Climate Action Energy Statement	☒ Please refer to Climate Action Energy Statement by Waterman Moylan Consulting Engineers under separate cover.

Plan/Objective Reference	Document Requirement	Provided ☒
Objective DMSO235 & DMSO239	Drawing of the proposed location and design of bin storage to serve each dwelling.	☒ Please refer to JFOC drawing nos. PD2005 for the location of bin storage and drawing PD7005 for bin storage structures.
Section 14.7.10	Building Lifecycle Report	☒ A building lifecycle report has been prepared by JFOC Architects and provided under separate cover.
14.9.1	Phasing Schedule	JFOC drawing no. PD20007 illustrates the phasing across the entire Flemington Local Area Plan. The proposed development is the first planning application within phase 1 lands and represents Character Area 4. The construction sequence is set out under separate cover in the document entitled 'Development Phasing Strategy'.
Section 14.6.5	Provide a written schedule of all open space and shall submit a colour-coded drawing clearly indicating all areas of private, communal and public open space.	☒ NMP Drawing No.L1_102
Section 14.9.6	Taking in Charge Drawing	☒ JFOC Drawing No. 2002

Design Checklist – Key Indicators of Quality Design and Place Making	
1. Sustainable and Efficient Movement	
i)	Will the plan or development proposal establish a highly permeable and legible network of streets and spaces within the site that optimises movement for sustainable modes of transport (walking, cycling and public transport)?
Response	Yes. The proposed development will provide the first section of an active travel route that will form a central spine through the LAP lands as they develop. An active travel hub is proposed that will clearly identify the start of the green route, taking cyclists and pedestrians off Flemington Lane. Car parking has been designed so that the majority is contained in curtilage and behind the building line to reduce car dominance and create a more pleasant pedestrian environment.
ii)	Have opportunities to improve connections with and between established communities been identified and responded to with particular regard to strategic connections between homes, shops, employment opportunities, public transport, local services and amenities?
Response	Yes. The proposed development connects to Flemington Lane with a new pedestrian crossing north of the existing pedestrian route to the Flemington Community Centre and Castle Mill local centre located to the south. The active travel route and hub clearly communicate a key connection through the site while the proposed raised table on Flemington Lane reaches out from the proposed public open space across to existing public open space associated with Flemington Park, connecting the existing and new developments visually and indicating to motorists that they are entering a route that is intended to have local access only in the future.
iii)	Are streets designed (including the retrofitting of existing streets adjacent to or on-route to the site, where appropriate) in accordance with DMURS to calm traffic and enable the safe and comfortable movement of vulnerable users?
Response	Yes. The proposed development support a DMURS approach to pedestrian priority and traffic safety. Please refer to the report by Waterman Moylan Consulting Engineers and associated drawings for details.
iv)	Has the quantum of parking been minimised (in accordance with SPPR4 where relevant) and designed and located in a way that seeks to reduce the demand for private car use, promote sustainable modes of transport and ensure that the public realm is not dominated by parked vehicles?
Response	Yes. Car parking provision on site is balanced having regard to the site's location, proximity to and frequency of available public transport and the need to accommodate the private car. Car parking has been designed so that the majority is contained in curtilage and behind the buildings line, reducing the dominance of parked vehicles.

2. Mix of Land Uses (Vibrant Centres and Communities)	
i)	Is the mix and intensity of land uses appropriate to the site and its location and have land uses been distributed in a complementary manner that optimises access to public transport, amenities and local services via walking or cycling?
Response	Yes. The application site forms part of a larger local area plan that has been designed to create an integrated community. The proposed development meets with the criteria for Character Area 4 and is within short distance of an existing community centre, schools and shopping.
ii)	Have a diverse and varied range of housing types been provided to meet local and projected needs (having regard to the Housing Need Demand Assessment), supplemented by an innovative range of housing typologies that support greater housing affordability and choice?
Response	Yes. The proposed development is in line with the Compact Settlement Guidelines achieving compact residential development while providing own door housing. A mix of 2-, 3- and 4- bedroom houses are proposed in addition to 1 and 2-bedroom apartments. This range of house sizes will provide for different life stages and choice.
iii)	Will the plan or development proposal supplement and/or support the regeneration and revitalisation of an existing centre or neighbourhood, including the adaption and re-use of the existing building stock in order to reduce vacancy and dereliction (where applicable) and promote town centre living (where applicable)?
Response	Not applicable. The application site is greenfield.
iv)	Is the regeneration and revitalisation of an existing centre or neighbourhood supported by the enhancement of the public realm so as to create a more liveable environment, attract investment and encourage a greater number of visitors (where applicable)?
Response	Not applicable.
3. Green and Blue Infrastructure (Open Space, Landscape and Heritage)	
i)	Has the plan or development proposal positively responded to natural features and landscape character, with particular regard to biodiversity, vistas and landmarks and the setting of protected structures, conservation areas and historic landscapes?
Response	Yes. The proposed development will maintain the existing hedgerow that represents a townland boundary between Flemington and Bremore. The new development will be landscaped with native planting to encourage biodiversity.
ii)	Have a complementary and interconnected range of open spaces, corridors and planted/landscaped areas been provided, that create and conserve ecological links and promotes active travel and healthier lifestyles?

Response	Yes. As detailed by the Landscape Design Statement prepared by NMP and submitted under separate cover, a range of passive and active spaces have been provided. The open spaces within the development are well orientated and related to the houses they serve as well as meeting the 25m radius rule for play space (drawing L1_103).
ii)	Are public open spaces universally accessible and designed to cater for a range of active and passive recreational uses (taking account of the function of other spaces within the network)?
Response	Yes. The open spaces within the development are well orientated and related to the houses they serve, structured, functional and hierarchical. Details of the proposed basins, including the temporary basin, are included in Waterman Moylan Drawing No. P0221 – Proposed Attenuation System Details Sheet.
iv)	Does the plan or development proposal include integrated nature-based solutions for the management of urban drainage to promote biodiversity, urban greening, improved water quality and flood mitigation?
Response	Yes. NMP landscape architects have worked with Waterman Moylan Consulting Engineers to integrate nature based SUDS drainage systems into the landscape. The landscape plan for the site by NMP landscape architects features native trees and pollinator friendly planting to enhance biodiversity.
4. Responsive Built Form	
i)	Does the layout, orientation and scale of development support the formation of a coherent and legible urban structure in terms of block layouts and building heights with particular regard to the location of gateways and landmarks, the hierarchy of streets and spaces and access to daylight and sunlight?
Response	Yes. As illustrated by the site layout plans by JFOC Architects, there is a perimeter established to address the new link street along the western and northern boundaries. When arriving from the west, 2no two storey detached dwellings acts bookend the link street that is enclosed by housing and street trees. Moving eastwards along Flemington Lane, the same house type (C1) is replicated at the end of each of the new streets before a landmark building steps out to announce the start of the active travel route and forming the southern boundary to one of the key public spaces to be provided. The design of the active travel hub speaks to this building in terms of its materials and entrance details. Two apartment buildings make up the other two strong frontages onto the central plaza. To the east, the development meets Flemington Lane with a quieter approach using house type A3, a modern interpretation of the cottages and bungalows along Flemington Lane. The central built form consists of housing along shared surfaces perimeter blocks of two storey housing with a clear and legible urban structure focussed on pedestrian priority. Please refer to JFOC Architecture Design Statement for full details of the design strategy. The streets hierarchy and function of green spaces is addressed in the landscape strategy for the development as detailed by NMP landscape design statement and NMP drawings.

	The favourable orientation of the site layout plan is demonstrated by the results of the daylight, sunlight and overshadowing assessment provided under separate cover. All dwellings will have high standards of daylight and sunlight as will the public open space. The design and layout of homes and private gardens has been considered to avoid north facing gardens. Housing along the northern boundary (Type B2/C1.3) has been specifically designed to avoid north facing gardens by locating private open space to the side of the dwelling rather than to the rear so it will be of higher quality while boundary treatments ensure privacy will be maintained.
ii)	Do buildings address streets and spaces in a manner that will ensure they clearly define public and private spaces, generate activity, maximise passive surveillance and provide an attractive and animated interface?
Response	Yes. The proposed development will create new streets that are active with building lines that form a strong urban edge to contain the streets and public spaces and with own-door housing in proximity to the street edge resulting increased level of passive surveillance. All houses have a private garden which is clearly defined. Duplex apartments have large terraces with favourable orientation to enjoy. Housing blocks are designed to turn the corner with no blank facades and provide passive surveillance of all public open spaces.
iii)	Does the layout, scale and design features of new development respond to prevailing development patterns (where relevant), integrate well within its context and provide appropriate transitions with adjacent buildings and established communities so as to safeguard their amenities to a reasonable extent?
Response	Yes. As detailed in the Architects Design Statement by JFOC, the proposed development stems from the structure set out in the Flemington Local Area Plan. A new street frontage is provided addressing Flemington Lane with a hierarchy of streets and public spaces across the development. It is intended that with the introduction of the new link street, Flemington Lane will become a local access only for residents once the LAP is developed. The proposed development uses the new built form together with road improvements to clearly indicate this transition. The first indication of a change in arrangement is the routing of the cycle link off road and the gateway building. The transition area is marked by a raised table on Flemington Lane where proposed public open space reaches out to visually connect it to existing public open space to the south of Flemington Lane. This space is enclosed by the two and three storey duplex buildings.
iv)	Has a coherent architectural and urban design strategy been presented that will ensure the development is sustainable, distinctive, complements the urban structure and promotes a strong sense of identity?

Response	Yes. As detailed by JFOC Architectural and Urban Design Statement, the design has been informed by the principles of the Balbriggan Public Realm Design Guide, with a restrained and durable palette of materials selected for longevity, ease of maintenance, and suitability to Balbriggan's coastal environment.
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Accommodation Schedule

LRD Planning Application Flemington Lane Balbriggan

Site Information		
Gross Site Area	4.40	ha
Nett Site Area	3.55	ha
Density	41.1	units/ha
Total Units	146	units
Plot Ratio	0.39	
Site Coverage	19.5%	
Public Open Space	5325.0 sqm	15.0%

Typology Information		
Apartments	26	17.8%
Housing	120	82.2%

Bedroom Totals Overall		
1 Bed	13	8.9%
2 Bed	29	19.9%
3 Bed	91	62.3%
4 Bed	13	8.9%

House Mix		
2 Bed	16	13.3%
3 Bed	91	75.8%
4 Bed	13	10.8%

Apartment Mix		
1 Bed	13	50.0%
2 Bed	13	50.0%
3 Bed	0	0.0%

House Typology Totals		
2 Bed Mid Terrace	14	11.7%
2 Bed Bungalow	2	1.7%
3 Bed Semi-Detached	38	31.7%
3 Bed End of Terrace	30	25.0%
3 Bed Mid Terrace	23	19.2%
4 Bed Semi Detached	9	7.5%
4 Bed Detached	4	3.3%

Schedule of Accommodation											
Type	Bed	Persons	Construction Type	Total	SQM	Storeys	Area SubTotals			TOTAL SQM	
							1 St	2 St	3 St	Apt	
Type A1	2	3	Mid Terrace	4	72.8	2		291			
Type A2	2	4	Mid Terrace	10	83.4	2		834			
Type A3	2	4	Bungalow	2	76.7	1	153				
Type B1.1	3	5	Semi-Detached	6	108.8	2		653			
Type B1.2	3	5	Semi-Detached	10	108.8	2		1088			
Type B2	3	5	Semi-Detached	14	108.8	2		1523			
Type B3.1	3	5	End of Terrace	7	101.8	2		713			
Type B3.2	3	5	End of Terrace	4	101.8	2		407			
Type B4	3	5	End of Terrace	19	101.6	2		1930			
Type B5	3	4	Mid Terrace	23	83.4	2		1918			
Type B6.1	3	5	Semi-Detached	2	108.8	2		218			
Type B6.2	3	5	Semi-Detached	6	108.8	2		653			
Type C1.1	4	7	Semi-Detached	7	130	2		910			
Type C1.3	4	7	Detached	4	130	2		520			
Type C2	4	7	Semi-Detached	2	130	2		260			
HOUSES											
Type T1	1	2	Apartment	13	48.2	1				626.6	
Type T2	2	4	Apartment	7	96.4	2				674.8	
Type T3	2	4	Apartment	5	96.4	2				482	
Type T4	2	4	Apartment	1	96.4	2				96.4	
APARTMENTS											
							153	11918	1880	13,951	
							1651	128238	20227	150,115	
TOTALS							146				
										sqm	
										sqft	

HOUSES

APARTMENTS

Car Parking Provision		
House Parking		
1.5 spaces per 3/4 Bed House	156	
1 space per 2 Bed House	16	
Apartment Parking		
0.7 Spaces per Apartment	19	
Visitors	5	
Motorcycle	2	
Creche		
Staff	3	
Drop-off	4	
Active Travel Hub	3	
Total Car Spaces	206	
Total Motorcycle Spaces	2	

Bicycle Parking Provision	
House Bicycle Parking	260 (1 per bedroom)(back gardens)
Terraced House Bicycle Parking	97 (1 per bedroom)(storage locker)
Apartment Bicycle Parking	39 (1 per bedroom)(private storage)
Visitor Bicycle Parking (Apartments)	13 (1 per 2 apts)(public)
Visitor Bicycle Parking (Public)	8
Active Travel Hub: Shared Bicycles	14
Active Travel Hub: Bicycle Locker	5
Active Travel Hub: Short Stay Visitor Bicycle	4
Cargo Bicycle Parking	7
Creche Bicycle Parking	18
Total Bicycle Parking	465
Creche Scooter Parking	15

Creche					
Group Room	Age Group	Number	Area (sqm) / c	Staff	Total Area (sqm)
Group Room 1	0-1	9	3.50	3 (1/3)	32.60
Group Room 2	1-2	15	2.80	3 (1/5)	43.90
Group Room 3	2-3	24	2.80	4 (1/6)	67.40
Group Room 4	3-6	32	2.30	4 (1/8)	74.30
Ground Floor					325m ²
First Floor Plan					57m ²
Total		80		14	382m²

Housing Quality Assessment

LRD Planning Application Flemington Lane Balbriggan



Unit Number	Unit Type	Typology	Dual Aspect	Bedrooms	Bedspaces	Ceiling Heights	Floor Area		Aggregate Living/Kitchen		Living Room Width		Aggregate Bedroom Area		Aggregate Storage		Private Open Space		Compliant	
						Living (m)	Bedroom (m)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)	Minimum (m)	Provided (m)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)	
1	C1.1	Semi-Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	43.9	3.8	3.8	43.0	43.4	6.0	8.5	50.0	65.2	✓
2	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
3	A2	Mid Terrace House	Yes	2	4	2.7	2.4	80.0	83.4	30.0	34.8	3.6	3.8	25.0	25.4	4.0	4.2	30.0	38.6	✓
4	A2	Mid Terrace House	Yes	2	4	2.7	2.4	80.0	83.4	30.0	34.8	3.6	3.8	25.0	25.4	4.0	4.2	30.0	38.6	✓
5	A2	Mid Terrace House	Yes	2	4	2.7	2.4	80.0	83.4	30.0	34.8	3.6	3.8	25.0	25.4	4.0	4.2	30.0	38.6	✓
6	A2	Mid Terrace House	Yes	2	4	2.7	2.4	80.0	83.4	30.0	34.8	3.6	3.8	25.0	25.4	4.0	4.2	30.0	38.6	✓
7	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
8	B1.1	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	75.0	✓
9	B1.1	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	75.0	✓
10	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
11	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
12	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
13	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
14	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
15	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
16	C1.1	Semi-Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	43.9	3.8	3.8	43.0	43.4	6.0	8.5	50.0	65.2	✓
17	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
18	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
19	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
20	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
21	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
22	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
23	C1.1	Semi-Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	43.9	3.8	3.8	43.0	43.4	6.0	8.5	50.0	65.2	✓
24	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
25	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
26	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
27	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
28	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
29	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
30	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
31	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
32	C1.3	Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	43.9	3.8	3.8	43.0	43.4	6.0	8.5	50.0	83.4	✓
33	B3.1	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.8	34.0	35.6	3.8	3.8	32.0	33.8	5.0	8.5	40.0	47.0	✓
34	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
35	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
36	B3.2	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.8	34.0	35.6	3.8	3.8	32.0	33.8	5.0	8.5	40.0	61.2	✓
37	B1.1	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	75.0	✓
38	B1.1	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	75.0	✓
39	B1.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	69.3	✓
40	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
41	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
42	B1.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	69.3	✓
43	C1.1	Semi-Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	43.9	3.8	3.8	43.0	43.4	6.0	8.5	50.0	65.2	✓
44	C1.1	Semi-Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	43.9	3.8	3.8	43.0	43.4	6.0	8.5	50.0	65.2	✓
45	B1.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	69.3	✓
46	A2	Mid Terrace House	Yes	2	4	2.7	2.4	80.0	83.4	30.0	34.8	3.6	3.8	25.0	25.4	4.0	4.2	30.0	38.6	✓

Unit Number	Unit Type	Typology	Dual Aspect	Bedrooms Bedspaces		Ceiling Heights	Floor Area	Aggregate Living/Kitchen				Aggregate Bedroom Area				Aggregate Storage		Private Open Space		Compliant
						Living (m)	Bedroom (m)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)			
47	A2	Mid Terrace House	Yes	2	4	2.7	2.4	80.0	83.4	30.0	34.8	3.6	3.8	25.0	25.4	4.0	4.2	30.0	38.7	✓
48	B1.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	69.3	✓
49	B1.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	69.3	✓
50	B1.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	69.3	✓
51	B3.2	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.8	34.0	35.6	3.8	3.8	32.0	33.8	5.0	8.5	40.0	61.2	✓
52	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
53	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
54	B3.1	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.8	34.0	35.6	3.8	3.8	32.0	33.8	5.0	8.5	40.0	47.0	✓
55	B3.1	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.8	34.0	35.6	3.8	3.8	32.0	33.8	5.0	8.5	40.0	47.0	✓
56	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
57	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
58	B3.2	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.8	34.0	35.6	3.8	3.8	32.0	33.8	5.0	8.5	40.0	61.2	✓
59	B1.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	69.3	✓
60	B1.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	69.3	✓
61	B1.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	69.3	✓
62	A2	Mid Terrace House	Yes	2	4	2.7	2.4	80.0	83.4	30.0	34.8	3.6	3.8	25.0	25.4	4.0	4.2	30.0	38.6	✓
63	A2	Mid Terrace House	Yes	2	4	2.7	2.4	80.0	83.4	30.0	34.8	3.6	3.8	25.0	25.4	4.0	4.2	30.0	38.6	✓
64	B1.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	69.3	✓
65	C1.1	Semi-Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	43.9	3.8	3.8	43.0	43.4	6.0	8.5	50.0	65.2	✓
66	B1.1	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	75.0	✓
67	B1.1	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	39.4	3.8	4.4	32.0	35.6	5.0	8.8	40.0	75.0	✓
68	B3.2	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.8	34.0	35.6	3.8	3.8	32.0	33.8	5.0	8.5	40.0	61.2	✓
69	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
70	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
71	B3.1	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.8	34.0	35.6	3.8	3.8	32.0	33.8	5.0	8.5	40.0	47.0	✓
72	B6.1	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	37.3	3.8	4.1	32.0	34.5	5.0	8.2	40.0	45.0	✓
73	B6.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	37.3	3.8	4.1	32.0	34.5	5.0	8.2	40.0	68.2	✓
74	B6.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	37.3	3.8	4.1	32.0	34.5	5.0	8.2	40.0	68.2	✓
75	B6.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	37.3	3.8	4.1	32.0	34.5	5.0	8.2	40.0	68.2	✓
76	C2	Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	41.1	3.8	3.9	43.0	45.0	6.0	9.5	50.0	73.7	✓
77	T2	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.5	6.0	6.0	7.0	9.4	✓
78	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
79	T3	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.4	6.0	6.0	7.0	11.6	✓
80	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
81	T2	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.5	6.0	6.0	7.0	9.4	✓
82	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
83	T2	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.5	6.0	6.0	7.0	9.4	✓
84	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
85	T2	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.5	6.0	6.0	7.0	9.4	✓
86	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
87	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
88	T3	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.4	6.0	6.0	7.0	11.6	✓
89	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
90	T3	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.4	6.0	6.0	7.0	11.6	✓
91	T2	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.5	6.0	6.0	7.0	9.4	✓
92	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
93	T2	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.5	6.0	6.0	7.0	9.4	✓
94	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓

Unit Number	Unit Type	Typology	Dual Aspect	Bedrooms	Bedspaces	Ceiling Heights	Floor Area		Aggregate Living/Kitchen				Aggregate Bedroom Area		Aggregate Storage		Private Open Space		Compliant	
						Living (m)	Bedroom (m)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)			
95	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
96	T3	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.4	6.0	6.0	7.0	11.6	✓
97	CRE	Creche	See SOA for Info																	
98	B6.1	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	37.3	3.8	4.1	32.0	34.5	5.0	8.2	40.0	45.0	✓
99	B6.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	37.3	3.8	4.1	32.0	34.5	5.0	8.2	40.0	68.2	✓
100	B6.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	37.3	3.8	4.1	32.0	34.5	5.0	8.2	40.0	68.2	✓
101	B6.2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	37.3	3.8	4.1	32.0	34.5	5.0	8.2	40.0	68.2	✓
102	C2	Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	41.1	3.8	3.9	43.0	45.0	6.0	9.5	50.0	73.7	✓
103	C1.1	Semi-Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	43.9	3.8	3.8	43.0	43.4	6.0	8.5	50.0	65.2	✓
104	B3.1	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.8	34.0	35.6	3.8	3.8	32.0	33.8	5.0	8.5	40.0	47.0	✓
105	A2	Mid Terrace House	Yes	2	4	2.7	2.4	80.0	83.4	30.0	34.8	3.6	3.8	25.0	25.4	4.0	4.2	30.0	38.6	✓
106	A2	Mid Terrace House	Yes	2	4	2.7	2.4	80.0	83.4	30.0	34.8	3.6	3.8	25.0	25.4	4.0	4.2	30.0	38.6	✓
107	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
108	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
109	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
110	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
111	B3.1	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.8	34.0	35.6	3.8	3.8	32.0	33.8	5.0	8.5	40.0	47.0	✓
112	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
113	T3	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.4	6.0	6.0	7.0	11.6	✓
114	T2	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.5	6.0	6.0	7.0	9.4	✓
115	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
116	T1	Single Storey Apartment	Yes	1	2	2.7	2.7	45.0	48.2	23.0	23.0	3.3	4.1	11.4	11.4	3.0	3.0	5.0	5.5	✓
117	T4	Two Storey Apartment	Yes	2	4	2.7	2.7	73.0	96.4	30.0	38.7	3.6	5.1	24.4	27.4	6.0	6.0	7.0	9.4	✓
118	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
119	A1	Mid Terrace House	Yes	2	3	2.7	2.4	70.0	72.8	28.0	28.8	3.6	3.6	20.0	20.8	3.0	8.0	30.0	40.3	✓
120	A1	Mid Terrace House	Yes	2	3	2.7	2.4	70.0	72.8	28.0	28.8	3.6	3.6	20.0	20.8	3.0	8.0	30.0	40.3	✓
121	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
122	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
123	A1	Mid Terrace House	Yes	2	3	2.7	2.4	70.0	72.8	28.0	28.8	3.6	3.6	20.0	20.8	3.0	8.0	30.0	40.3	✓
124	A1	Mid Terrace House	Yes	2	3	2.7	2.4	70.0	72.8	28.0	28.8	3.6	3.6	20.0	20.8	3.0	8.0	30.0	40.3	✓
125	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
126	A3	Bungalow	Yes	2	4	2.7	2.7	80.0	76.7	30.0	30.4	3.6	5.2	25.0	25.3	4.0	4.0	30.0	66.8	✓
127	A3	Bungalow	Yes	2	4	2.7	2.7	80.0	76.7	30.0	30.4	3.6	5.2	25.0	25.3	4.0	4.0	30.0	66.8	✓
128	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
129	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
130	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
131	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
132	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
133	C1.3	Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	43.9	3.8	3.8	43.0	43.4	6.0	8.5	50.0	83.4	✓
134	C1.3	Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	43.9	3.8	3.8	43.0	43.4	6.0	8.5	50.0	83.4	✓
135	B4	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.6	34.0	36.2	3.8	3.8	32.0	34.9	5.0	7.8	40.0	75.1	✓
136	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
137	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
138	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
139	B5	Mid Terrace House	Yes	3	4	2.7	2.4	83.0	83.4	30.0	33.6	3.6	3.6	28.0	45.8	4.0	4.9	40.0	40.0	✓
140	B3.1	End of Terrace House	Yes	3	5	2.7	2.4	92.0	101.8	34.0	35.6	3.8	3.8	32.0	33.8	5.0	8.5	40.0	47.0	✓
141	C1.3	Detached House	Yes	4	7	2.7	2.4	110.0	130.0	40.0	43.9	3.8	3.8	43.0	43.4	6.0	8.5	50.0	83.4	✓
142	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
143	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓

Unit Number	Unit Type	Typology	Dual Aspect	Bedrooms	Bedspaces	Ceiling Heights		Floor Area		Aggregate Living/Kitchen				Aggregate Bedroom Area		Aggregate Storage		Private Open Space		Compliant
						Living (m)	Bedroom (m)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)			Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)	Minimum (m2)	Provided (m2)	
144	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
145	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
146	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓
147	B2	Semi-Detached House	Yes	3	5	2.7	2.4	92.0	108.8	34.0	34.2	3.8	3.8	32.0	35.2	5.0	8.8	40.0	78.4	✓