



Proposed Residential Development at Cartron, Oranmore

Job No: 2326
Date: 15.05.2024

DEVELOPMENT STANDARDS	Description	Beds/ Persons	GFA sqm	Storage Area sqm	Balcony/ Patio Size sqm	Living Room Width m	Agg. Living Area sqm	Bedroom Widths m	Agg. Bedroom Area sqm	Communal Amenity space sqm
Sustainable Urban Housing Design Standards for New Apartments 2020	1 bedroom apartment	1B/ 2P	45 sqm	3 sqm	5 sqm	3.3 m	23 sqm	Single 2.1m Double 2.8m	11.4 sqm	5 sqm
	2 bedroom apartment	2B/ 3P	63 sqm	5 sqm	6 sqm	3.6m	28 sqm		20.1 sqm	6 sqm
	3 bedroom apartment	2B/ 4P	73 sqm	6 sqm	7 sqm	3.6m	30 sqm		24.4 sqm	7 sqm
		3B/ 6P	90 sqm	9 sqm	9 sqm	3.8m	34 sqm		31.5 sqm	9 sqm

DEVELOPMENT STANDARDS	Description	Storeys	Beds/ Persons	GFA sqm	Storage Area sqm	Living Room Width m	Agg. Living Area sqm	Bedroom Widths m	Agg. Bedroom Area sqm
Quality Housing for Sustainable Communities 2007	2 bedroom house	2	2B/3P	70	3	3.6	28	Single 2.1m Double 2.8m	20
			2B/4P	80	4	3.6	30		25
	3 bedroom house	2	3B/4P	83	4	3.8	30		28
			3B/5P	92	5	3.8	34		32
	4 bedroom house	2	4B/7P	110	6	3.8	40		43
		3		120	6	3.8	40		43

DEVELOPMENT STANDARDS	Beds	Private Open Space sqm
Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024	1B	20
	2B	30
	3B	40
	4B	50

* Maisonnées M4 (A2) Private Open Space also includes a 6sqm balcony at 1st floor level.

Number	Unit Type	Description	Storeys	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	RequiredStor age Area sqm	Storage Area sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/ Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Required Private Open Space	Private Open Space*	Part V	Dual Aspect	Plot Area sqm
CELL A																						
1	M4 (A2)	1 bedroom apartment	1	1B/2P	45	64.8	144.0%	3	3.6	3.3	4.8	23	25.7	2.8	2.97	11.4	12.9	5	55		yes	166.6
2	M4 (A1)	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.38	11.4	12.9	5	32		yes	127.4
3	M4 (A1)	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.38	11.4	12.9	5	32		yes	127.4
4	M4 (A2)	1 bedroom apartment	1	1B/2P	45	64.8	144.0%	3	3.6	3.3	4.8	23	25.7	2.8	2.97	11.4	12.9	5	38		yes	149.3
5	M4 (A2)	1 bedroom apartment	1	1B/2P	45	64.8	144.0%	3	3.6	3.3	4.8	23	25.7	2.8	2.97	11.4	12.9	5	38	✓	yes	149.3
6	M4 (A1)	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.38	11.4	12.9	5	32	✓	yes	127.4
7	M4 (A1)	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.38	11.4	12.9	5	32	✓	yes	127.4
8	M4 (A2)	1 bedroom apartment	1	1B/2P	45	64.8	144.0%	3	3.6	3.3	4.8	23	25.7	2.8	2.97	11.4	12.9	5	38	✓	yes	149.3
9	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	51	✓	yes	181.7
10	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	2B/3P	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36	✓	yes	113.4
11	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36	✓	yes	112.2
12	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36	✓	yes	112
13	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.2	32	32.9	40	74		yes	212.2
14	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.2	32	32.9	40	55		yes	176.4
15	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
16	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
17	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
18	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
19	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	64		yes	172
20	M4 (A2)	1 bedroom apartment	1	1B/2P	45	64.8	144.0%	3	3.6	3.3	4.8	23	25.7	2.8	2.97	11.4	12.9	5	38		yes	149.3
21	M4 (A1)	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.38	11.4	12.9	5	32		yes	127.4
22	M4 (A1)	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.38	11.4	12.9	5	32		yes	127.4
23	M4 (A2)	1 bedroom apartment	1	1B/2P	45	64.8	144.0%	3	3.6	3.3	4.8	23	25.7	2.8	2.97	11.4	12.9	5	38		yes	149.3
24	M4 (A2)	1 bedroom apartment	1	1B/2P	45	64.8	144.0%	3	3.6	3.3	4.8	23	25.7	2.8	2.97	11.4	12.9	5	38		yes	149.3
25	M4 (A1)	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.38	11.4	12.9	5	32		yes	127.4
26	M4 (A1)	1 bedroom apartment	1	1B/2P	45	56.5	125.6%	3	3.4	3.3	3.8	23	23.5	2.8	3.38	11.4	12.9	5	32		yes	127.4
27	M4 (A2)	1 bedroom apartment	1	1B/2P	45	64.8	144.0%	3	3.6	3.3	4.8	23	25.7	2.8	2.97	11.4	12.9	5	38		yes	148.7
CELL B																						
28	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	53	✓	yes	168
29	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36	✓	yes	104.4
30	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36	✓	yes	104.4
31	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	2B/3P	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36	✓	yes	104.4
32	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	56		yes	163.4
33	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	56		yes	163.4
34	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
35	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
36	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	56		yes	163.4
37	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	56		yes	163.4

107	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
108	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
109	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.2	32	32.9	40	63		yes	186.2
110	F4	4 bed semi-d house	3	4B/7P	120	154.2	128.5%	6	6.8	3.8	3.9	40	57.1	2.8 / 2.1	2.8/2.1	43	44.25	50	67		yes	180.5
111	B1	4 bed semi-d house	3	4B/7P	120	152.5	127.1%	6	7	3.8	3.9	40	56.5	2.8 / 2.1	3.2/2.2	43	44.2	50	62		yes	181
112	B1	4 bed semi-d house	3	4B/7P	120	152.5	127.1%	6	7	3.8	3.9	40	56.5	2.8 / 2.1	3.2/2.2	43	44.2	50	62		yes	181
113	B1	4 bed semi-d house	3	4B/7P	120	152.5	127.1%	6	7	3.8	3.9	40	56.5	2.8 / 2.1	3.2/2.2	43	44.2	50	62		yes	181
114	B1	4 bed semi-d house	3	4B/7P	120	152.5	127.1%	6	7	3.8	3.9	40	56.5	2.8 / 2.1	3.2/2.2	43	44.2	50	62		yes	181
115	F4	4 bed semi-d house	3	4B/7P	120	154.2	128.5%	6	6.8	3.8	3.9	40	57.1	2.8 / 2.1	2.8/2.1	43	44.25	50	67		yes	180.4

CELL G																						
116	F4	4 bed semi-d house	3	4B/7P	120	154.2	128.5%	6	6.8	3.8	3.9	40	57.1	2.8 / 2.1	2.8/2.1	43	44.25	50	59		yes	172.7
117	B1	4 bed semi-d house	3	4B/7P	120	152.5	127.1%	6	7	3.8	3.9	40	56.5	2.8 / 2.1	3.2/2.2	43	44.2	50	59		yes	172.9
118	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	56		yes	163.4
119	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
120	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
121	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
122	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	56		yes	163.4
123	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	68		yes	175.5
124	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	44		yes	112.5
125	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.2	32	32.9	40	66		yes	183.7
126	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.2	32	32.9	40	50		yes	165
127	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	31		yes	99
128	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	31		yes	99
129	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	48		yes	159
130	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	56	✓	yes	163.4
131	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
132	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	36		yes	104.4
133	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	56	✓	yes	163.5
134	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	47		yes	155.1
135	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	31		yes	99
136	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	31		yes	99
137	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.2	32	32.9	40	50		yes	165.2

CELL H																						
138	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.3/2.2	32	32.8	40	62		yes	176.2
139	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.3/2.2	32	32.8	40	66		yes	180
140	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.3/2.2	32	32.8	40	52		yes	165.9
141	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.3/2.2	32	32.8	40	50		yes	164.1
142	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.3/2.2	32	32.8	40	50		yes	164
143	C1	3 bed semi-d house	2	3B/5P	92	101.1	109.9%	5	5.3	3.8	3.9	34	34.9	2.8 / 2.1	3.3/2.2	32	32.8	40	50		yes	164
144	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	52		yes	160.2
145	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42		yes	110.3
146	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42		yes	110.3
147	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42		yes	110.3
148	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	65		yes	172.6
149	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	65	✓	yes	172.6
150	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42	✓	yes	110.3
151	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42	✓	yes	110.3
152	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42	✓	yes	110.3
153	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42	✓	yes	110.3
154	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.2	32	32.9	40	111		yes	236
155	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.2	32	32.9	40	69		yes	186.7
156	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42	✓	yes	110.3
157	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42	✓	yes	110.3
158	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42	✓	yes	110.3
159	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42	✓	yes	110.3
160	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	65	✓	yes	172.7
161	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	65		yes	172.7
162	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42		yes	110.3
163	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	42		yes	110.3
164	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	135		yes	234.9

CELL I																						
165	D1	3 bed end of terrace house	2	3B/4P	83	92.8	111.8%	4	4.6	3.8	3.9	30	32.3	2.8 / 2.1	2.8/2.1	28	30.7	40	69		yes	177
166	E1	2 bed mid-terraced house	2	2B/3P	70	73.8	105.4%	3	4	3.6	3.7	28	31	2.8 / 2.1	3.0/3.0	20	23.4	30	39		yes	107.5
167	F1	3 bed end of terrace house	2	3B/5P	92	102.8	111.7%	5	5.3	3.8	3.9	34	35.2	2.8 / 2.1	3.3/2.2	32	32.9	40	132		yes	317.9
168	A2(Duplex)	2 bedroom apartment	2	2B/4P	73	83.9	114.9%	6	6.1	3.6	3.98	30	30.6	2.8	3.1/2.9	24.4	26.1	7	26		yes	178.9
169	A2(Duplex)	2 bedroom apartment	2	2B/4P	73	83.9	114.9%	6	6.1	3.6	3.98	30	30.6	2.8	3.1/2.9	24.4	26.1	7	26		yes	178.9
170	A2(Duplex)	2 bedroom apartment	2	2B/4P	73	83.9	114.9%	6	6.1	3.6	3.98	30	30.6	2.8	3.1/2.9	24.4	26.1	7	26		yes	178.9
171	A2(Duplex)	2 bedroom apartment	2	2B/4P	73	83.9	114.9%	6	6.1	3.6	3.98	30	30.6	2.8	3.1/2.9	24.4	26.1	7	26		yes	178.9