Southgreen LRD Stage III - FURTHER INFORMATION

Job ref: 25001

February 2026

M°CORM ARCHITECTURE AND URBAN DESIGN

SCHEDULE OF ACCOMODATION

RESIDENTIAL MIX							
Unit Types	Houses (Quantity)	Apartments (Quantity)	**Totals (Quantity)**	HEIGHT (House)	BEDSPACES (Quantity/Unit)	BEDSPACES OVERALL (Quantity)	**Unit Mix (%)**
1 BED		5	**5**		2	10	**3.4%**
2 BED	7	3	**10**	2 Storey	4	40	**6.8%**
3 BED	102	2	**104**	2 Storey	5	520	**71.2%**
4 BED	27		**27**	2 Storey	6-7	83	**18.5%**
Typology Totals	**136**	**10**					
OVERALL TOTAL	**146**	**HOMES**				**653**	**BEDSPACES**

Residential Variety	No of Units	%
Semi Detached (Houses)	**28**	**19%**
Terraced (Houses)	**108**	**74%**
Own-door Apartments	**8**	**5%**
Own-door Duplex Apartments	**2**	**1%**
OVERALL TOTAL	**146**	**100%**

1. Application Site Gross Area	**61380.0**	Sq.m	6.138	ha.
2. Non developable areas	14996.0	Sq.m	1.500	ha.
2.1 Zoned lands to the north	4356.0	Sq.m	0.436	ha.
2.2 Upgrade of south-green road to the east	6115.0	Sq.m	0.612	ha.
2.3 Attenuation areas to the south & topography	4525.0	Sq.m	0.453	ha.
			0.000	ha.
3. Developable Area (Excl. item 2)	46384	Sq.m	4.638	ha.
4. Developable Density (Excl. item 2)	**31.5**	**dwellings per ha**		

Site Coverage & Plot ratio	
Gross Area of Construction (HA)	1.045
Site Coverage (Gross)	**17.03%**
Gross Floor Area (HA)	1.717
Gross Plot ratio	0.28
Net Plot ratio	**0.37**

Net plot ratio in line with Kildare CDP established ratio for suburban areas in close proximity to public transport

PUBLIC OPEN SPACE (POS)				
Central Park (POS 1)	3072	Sq.m		
Southern Green Spine (POS 2)	3946	Sq.m		
Public Open Space	**7018**	Sq.m	0.70	ha.
	15.1%	**%**	**Overall Public Open Space**	

PART V ALLOCATION		% of Part V
1-bed units	**3**	20%
2-bed units	**6**	40.0%
3-bed units	**5**	33.3%
3-bed units	**1**	6.7%
Total	**15**	**10% of overall total**

CAR PARKING PROPOSED			
Houses	2no. per unit	252	Surface curtilage parking
Houses	2no. per unit	20	Surface off curtilage parking
Own-door Apartments & Own-door Duplex Apartments	1.5 no. per unit (including visitor parking @ 1 per 5 dwellings)	18	Surface
Additional visitor parking	1 per 11 dwellings(136no. houses) including 1 universal space	14	Surface, taken-in-charge
Creche Parking	1 per 2 staff & 1 per 4 children + 1 universal space	16	Surface
	Total	**320**	

Compliance with Principles of Universal Design		
UD Designed	**Quantity**	**% of Development**
Apt. type H	2	7%
House Type D2	1	3%
UD Adaptable	**Quantity**	**% of Development**
House Type C1	10	33%
House Type D	5	17%
House Type D1	5	17%
House Type D3	1	3%
House Type E	2	7%
House Type E1	4	13%
Total UD + lifetime adaptable	**30**	**20.5%**

BICYCLE PARKING PROPOSED			
Apartments & Duplex Apartments	1no. per bed for residents	17	Secure in sheltered communal facility
	1no. per 2 unit for visitors	5	Surface (Sheffield stands)
Houses	1no. per bed for residents	428	Secure within curtilage
Aditional visitor parking	Provided across the development in public open space areas	67	Surface (Sheffield stands)
Creche	Staff & Children	10	Secure in sheltered communal facility
	Total	**527**	

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PART V SCHEDULE OF ACCOMODATION

HOUSES

TYPES	DESCRIPTION	HEIGHT	Area m²	1 BED	2 BED		3 BED No's	4 BED No's	BEDSPACE No's	Agg. LIVING Area m²	BED 1	BED 2	BED 3	BED 4	Agg. BED Area m²	STORE	GARDEN AREA m²	ASPECT	CAR PARKING
				2 person	3 person	4 person	5 person	7 person											
Character Area 1																			
House Type C1	3 Bed - Semi-Detached wide frontage	2-storey	117.4				3		15	42.1	15	13.9	7.1		36	3.7+Attic	Min. 40	Triple	2 per house
House Type E	2 Bed - Mid-Terraced	2-storey	99.6			1			4	36.4	15.8	11.7			27.5	4.1+Attic	Min. 30	Dual	2 per house
House Type E1	2 Bed - End of Terrace	2-storey	99.6			2			8	36.4	15.8	11.7			27.5	4.1+Attic	Min. 30	Triple	2 per house
House Type D2	4 Bed - Semi-Detached wide frontage	2-storey	138.4					1	7	52.7	14.4	11.8	11.4	7.1	44.7	4.8+Attic	Min. 50	Triple	2 per house
Character Area 2																			
House Type B	3 Bed - Mid-Terraced	2-storey	117.6				1		5	38.6	15.3	12.8	10.1		38.2	3.8+Attic	Min. 40	Dual	2 per house
House Type B1	3 Bed - End of Terrace	2-storey	117.6				1		5	38.6	15.5	12.9	10.2		38.6	3.8+Attic	Min. 40	Triple	2 per house
House Type E	2 Bed - Mid-Terraced	2-storey	99.6			1			4	36.4	15.8	11.7			27.5	4.1+Attic	Min. 30	Dual	2 per house
House Type E1	2 Bed - End of Terrace	2-storey	99.6			2			8	36.4	15.8	11.7			27.5	4.1+Attic	Min. 30	Triple	2 per house
TOTALS - HOUSES				**0**	**0**	**6**	**5**	**1**	**56**										

Provided within curtilage & on street parking

TOTAL PART V HOUSES	**12**	**Plot Area**	**0.121 HA**

APARTMENTS

TYPES	DESCRIPTION	HEIGHT	Area m²	1 BED	2 BED		3 BED		BEDSPACE No's	Agg. LIVING Area m²	BED 1	BED 2	BED 3	BED 4	Agg. BED Area m²	STORE	Private Amenity m²	ASPECT	Orientation	CAR PARKING	BYCICLE PARKING
				2 person	3 person	4 person	5 person														
Block A - Character Area 1																					
Apartment Type H	1 Bed - Ground Floor	1-storey	60.5	2					4	34.9	13				13	3	Min. 5	Dual	E-W	1 per unit.	1 per bed + 0.5 per apt. for visitors
Apartment Type H2	1 Bed - Ground Floor	1-storey	49	1					2	23.6	11.5				11.5	3	Min. 5	Dual	E-W		
Total Block A				**2**	**0**	**0**	**0**		**6**												*within communal facility*
TOTALS - APARTMENTS				**3**	**0**	**0**	**0**		**6**												

TOTAL PART V APTS.	**3**	**Plot Area**	**0.017 HA**

				1 BED	2 BED	3 BED	4 BED	BEDSPACE No's
TOTAL PART V HOMES.	**15**	**10.0%**	**of total**	**3**	**6**	**5**	**1**	**62**

	Provided	
Part V 1-beds (03no.)	20.0%	
Part V 2-beds (06no.)	40.0%	
Part V 3-beds (05no.)	33.3%	
Part V 4-beds (01no.)	6.7%	