

LRD Planning STAP-HJL-XX-XX-RT-A-9002 Part V 951220 LDA Stapolin Planning Amendment to Blocks A & D

Rev 01 24 June 2026



Land Development Agency

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Document History

REV 01	24.06.2026	ISSUED FOR PLANNING
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1.0 PART V

1.1 Overview of Master plan

As part of delivery of Stapolin GA01 under permission SHD.011.20 as amended, and the scheme originally permitted and commenced under F16A/O412, ABP Reg. Ref. ABP-248970 as amended, the LDA intends to allocate 10% of the total housing units as Part V housing, in accordance with Part V of the Planning and Development Act 2000 (as amended) and the Affordable Housing Act 2021.

	HOMES DELIVERED	PART V
COMPLETED (BY RICHMOND HOMES)	117	14
PHASE 1	279	33
PHASE 2	596	52
TOTAL	992	99

Within the outline of this amendment 52 Part V units are proposed to be delivered. They will be located in the Block D3 North. The proposed Part V housing provision will have dedicated core access and shared utility rooms for bicycle storage and bin storage.

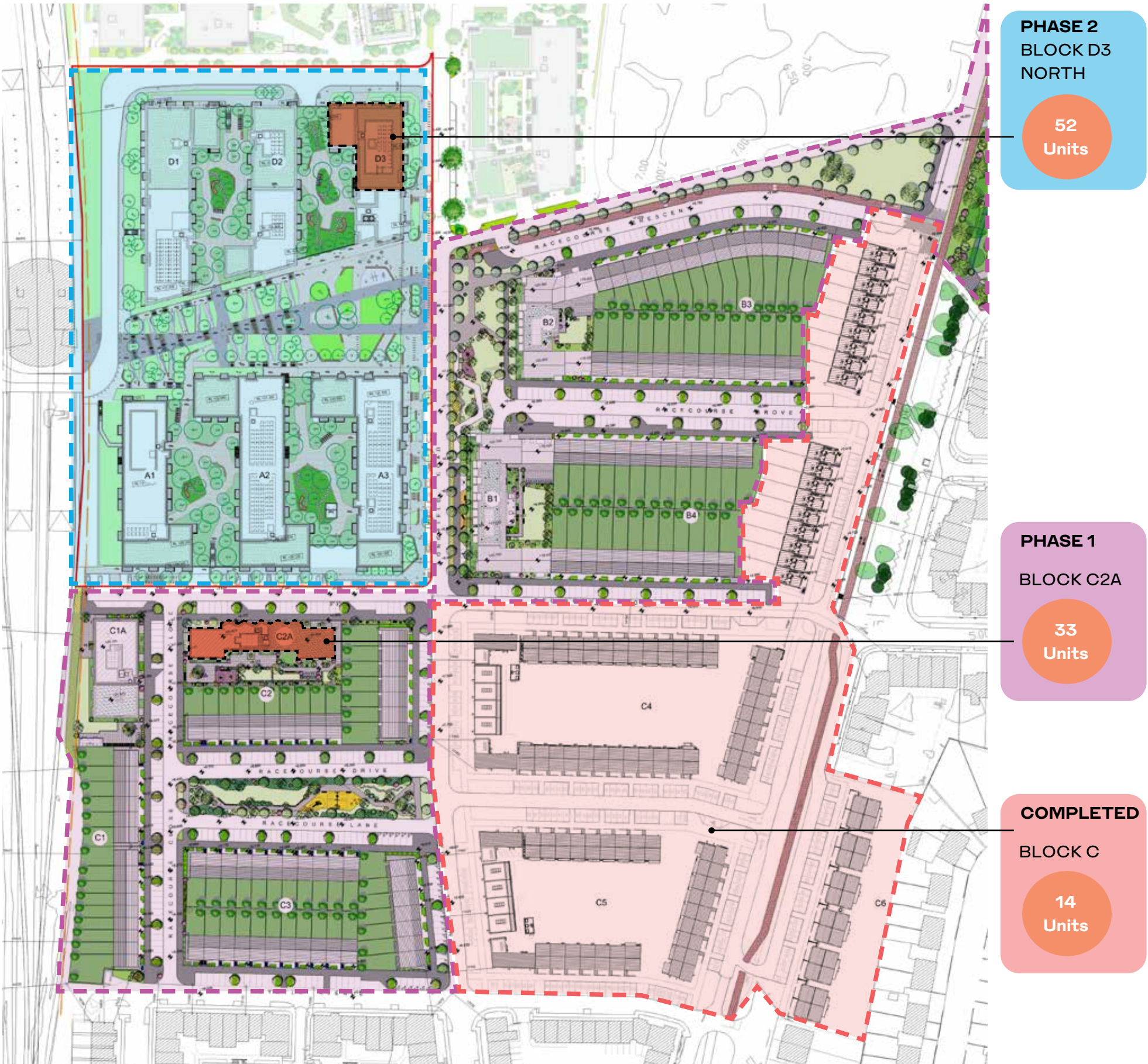
This block will be tenure blind and the Part V housing will have equal access to the communal open space at podium level within the courtyard of the block.

992
Units

Total Units
(Master plan)

99
Units
(10%)

Total Part V



1.2 Universal Design

In response to the Housing Options for an Aging Population Policy Statement 2019 and Universal Design Guidelines for Homes in Ireland 2015, the proposed development includes 19 UD units as a part of the 52 Part V provision, this represents 37% of the part V units.

This ensures they are suitable for older people, those with mobility impairments, people living with dementia, and individuals with disabilities.

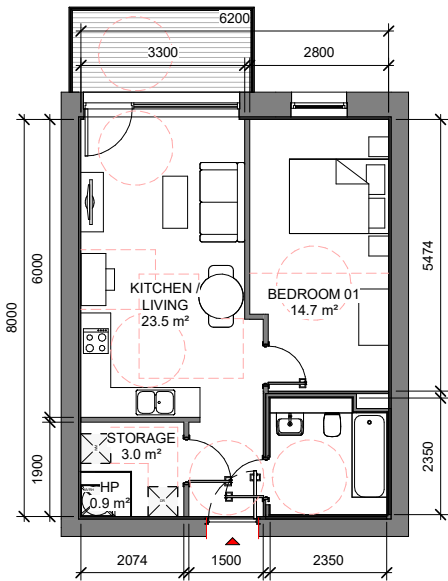
The remainder of the units are designed in accordance with the Age Friendly Homes Rating Checklist. All units have been assessed against this criteria and the proposed development achieves a score 70 out of 100. A score of 65 points or higher home is considered an Age Friendly Home. Please See appendix I for the completed Age Friendly Home Checklist scoring.



CGI render of Block D3 North

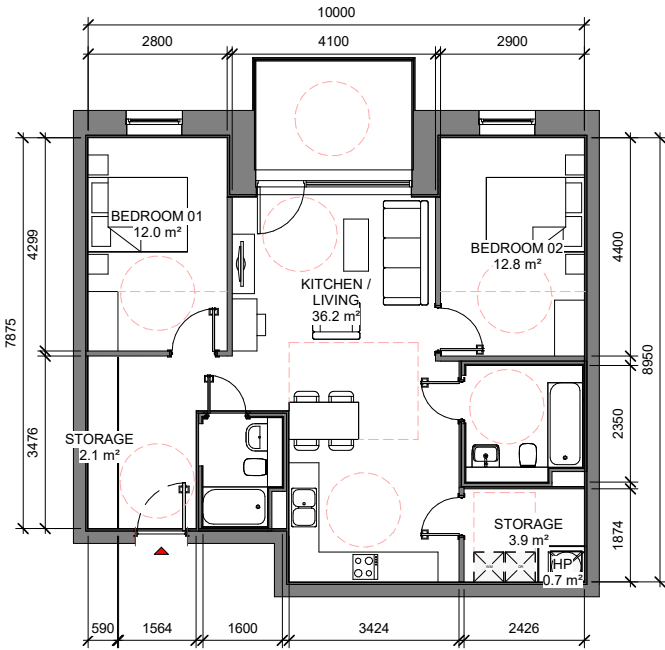
Henry J Lyons

UD Apartment layouts



1 1B_2P_07_UD
1 : 100

1B_2P_07_UD_SPACE REQUIREMENTS									
Apartment Area	Required Apartment Area	Required Area Met	Kitchen - Living Area	Total Bedroom Area	Required Total Bedroom Area	Required Area Met	Total Storage Area	Required Total Storage Area	Required Area Met
49.6 m²	45.0 m²	Yes	23.50 m²	14.70 m²	11.4 m²	Yes	3.00 m²	3.0 m²	Yes
									Heat Pump Area
									0.9 m²



2 2B_4P_07_UD
1 : 100

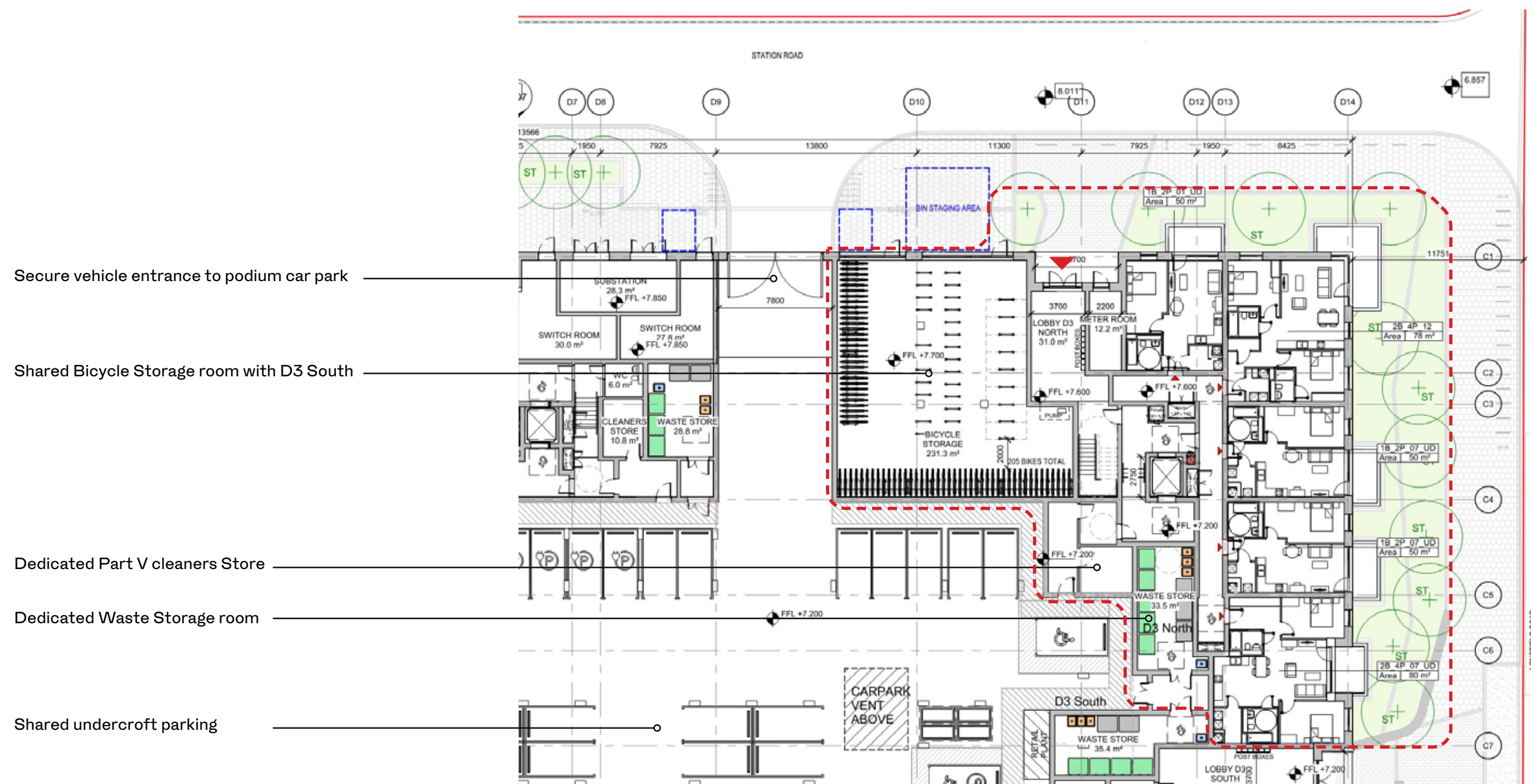
2B_4P_07_UD_SPACE REQUIREMENTS									
Apartment Area	Required Apartment Area	Required Area Met	Kitchen - Living Area	Total Bedroom Area	Required Total Bedroom Area	Required Area Met	Total Storage Area	Required Total Storage Area	Required Area Met
80.0 m²	73.0 m²	Yes	36.20 m²	24.81 m²	22.8 m²	Yes	6.05 m²	6.0 m²	Yes
									Heat Pump Area
									0.1 m²

1.3 PART V

Block D3 North - Part V

Part V Units

Block D3 North - Ground Floor Plan



1.3 PART V

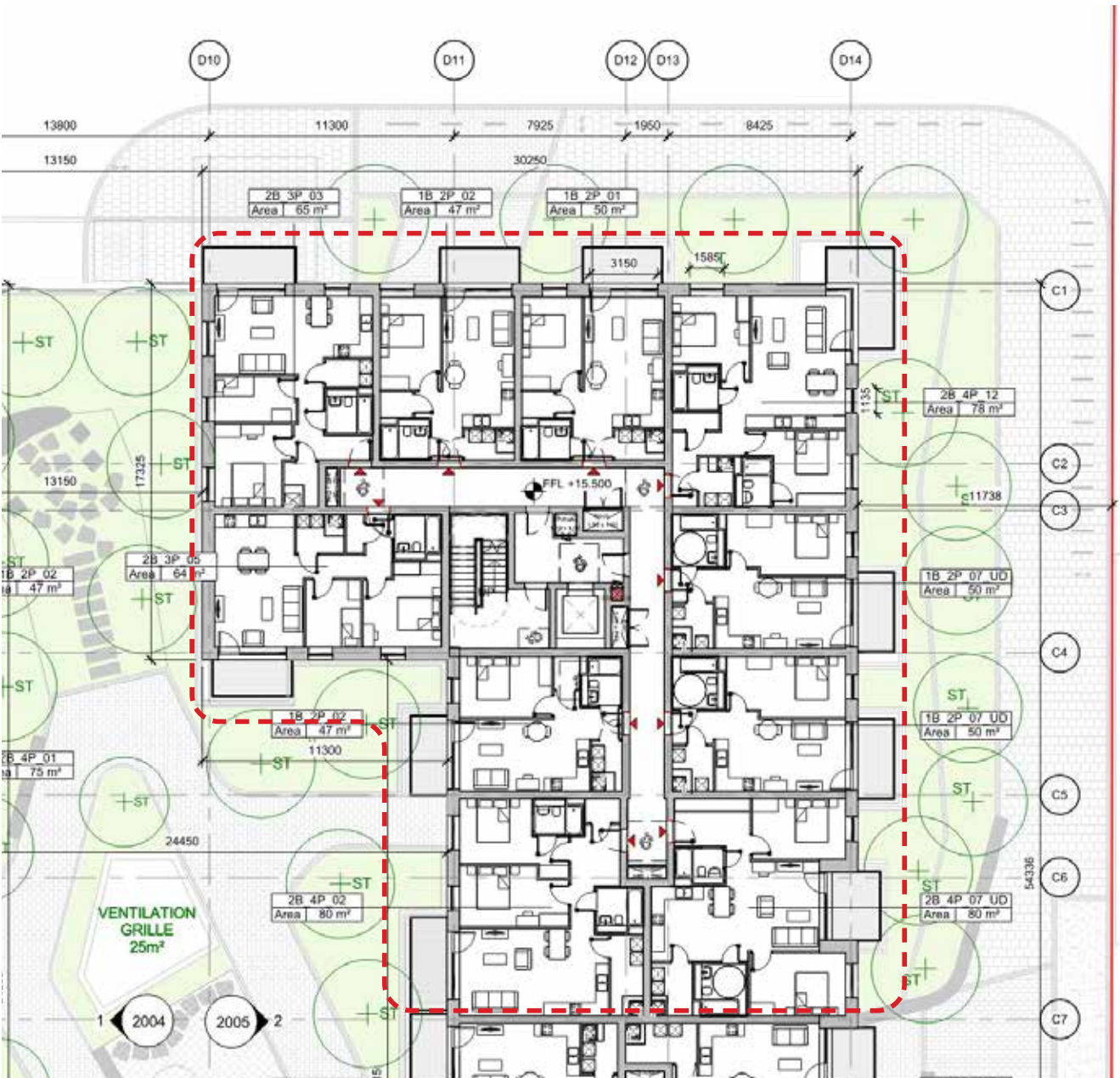
Block D3 North - Part V

--- Part V Units

Block D3 North - First Floor Plan



Block D3 North - Second Floor Plan

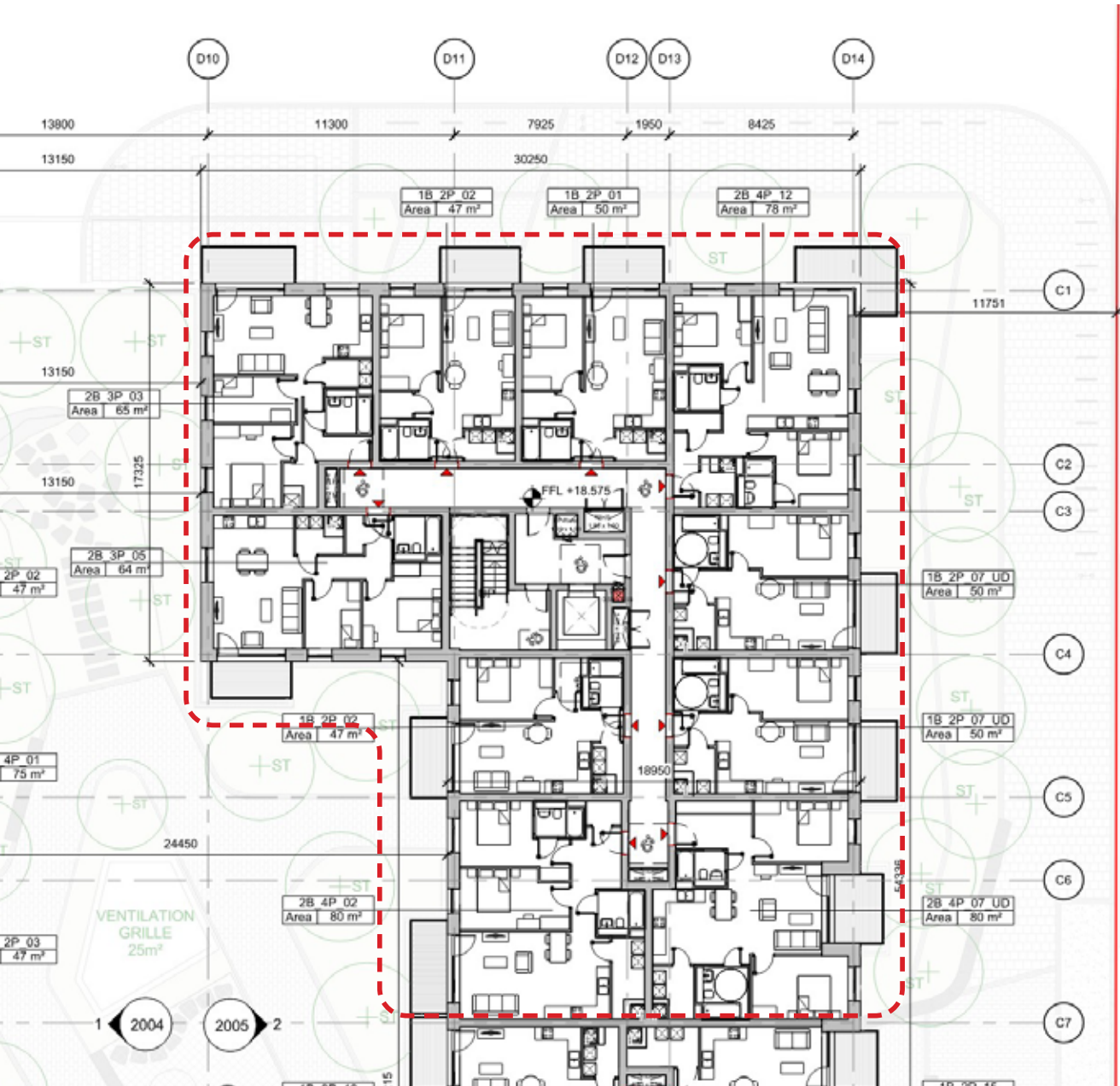


1.3 PART V

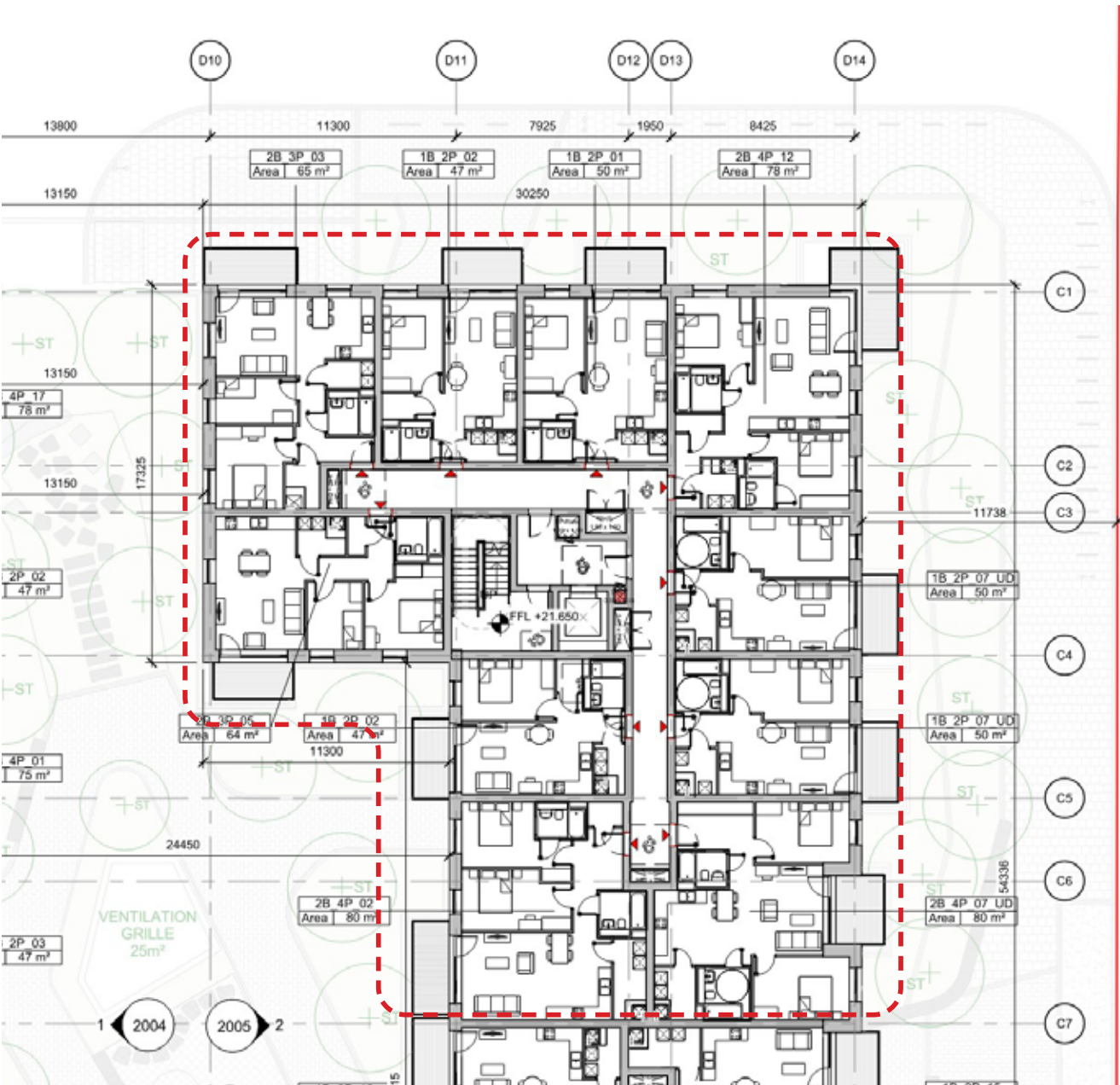
Block D3 North - Part V

--- Part V Units

Block D3 North - Third Floor Plan



Block D3 North - Fourth Floor Plan

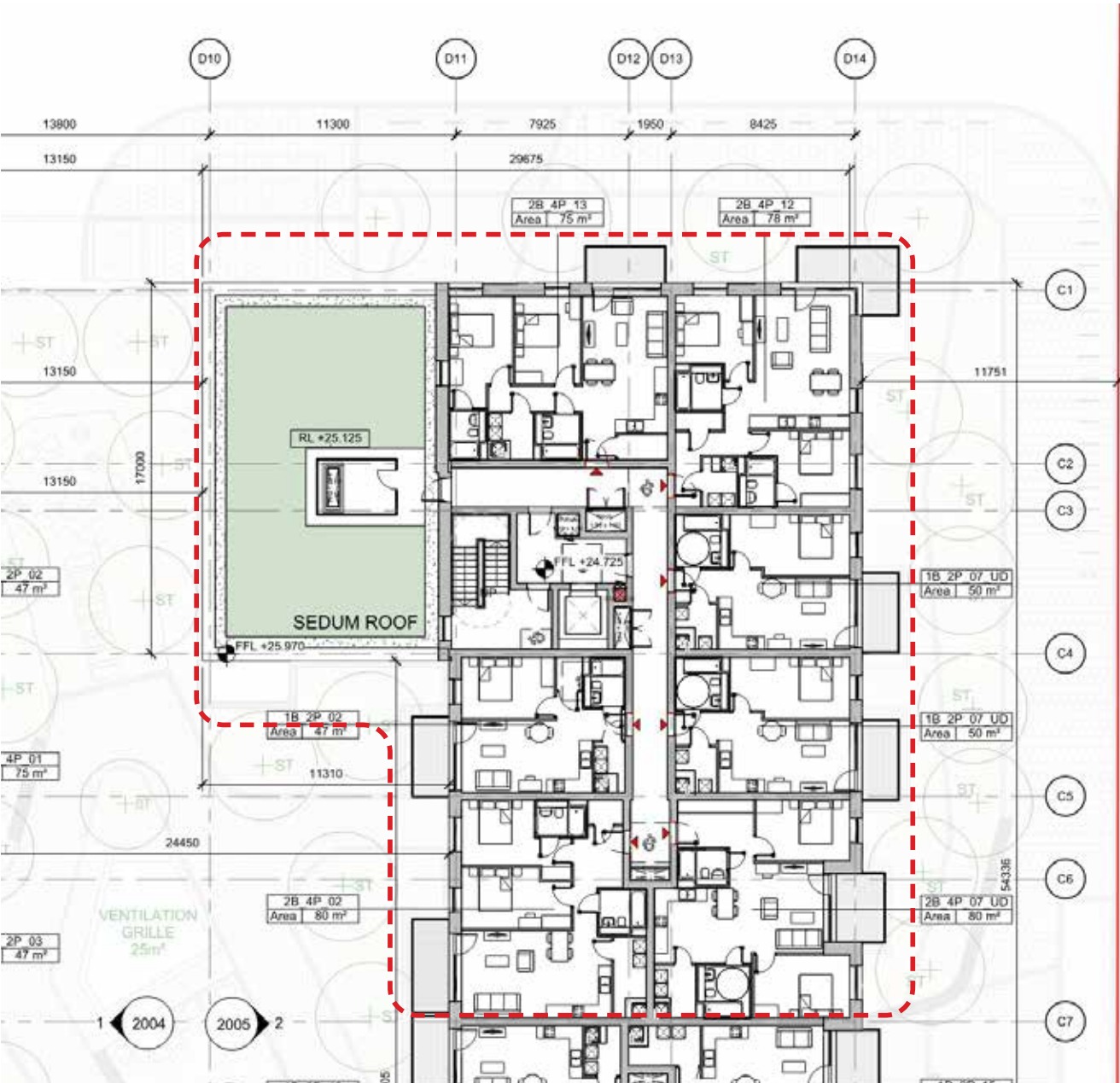


1.3 PART V

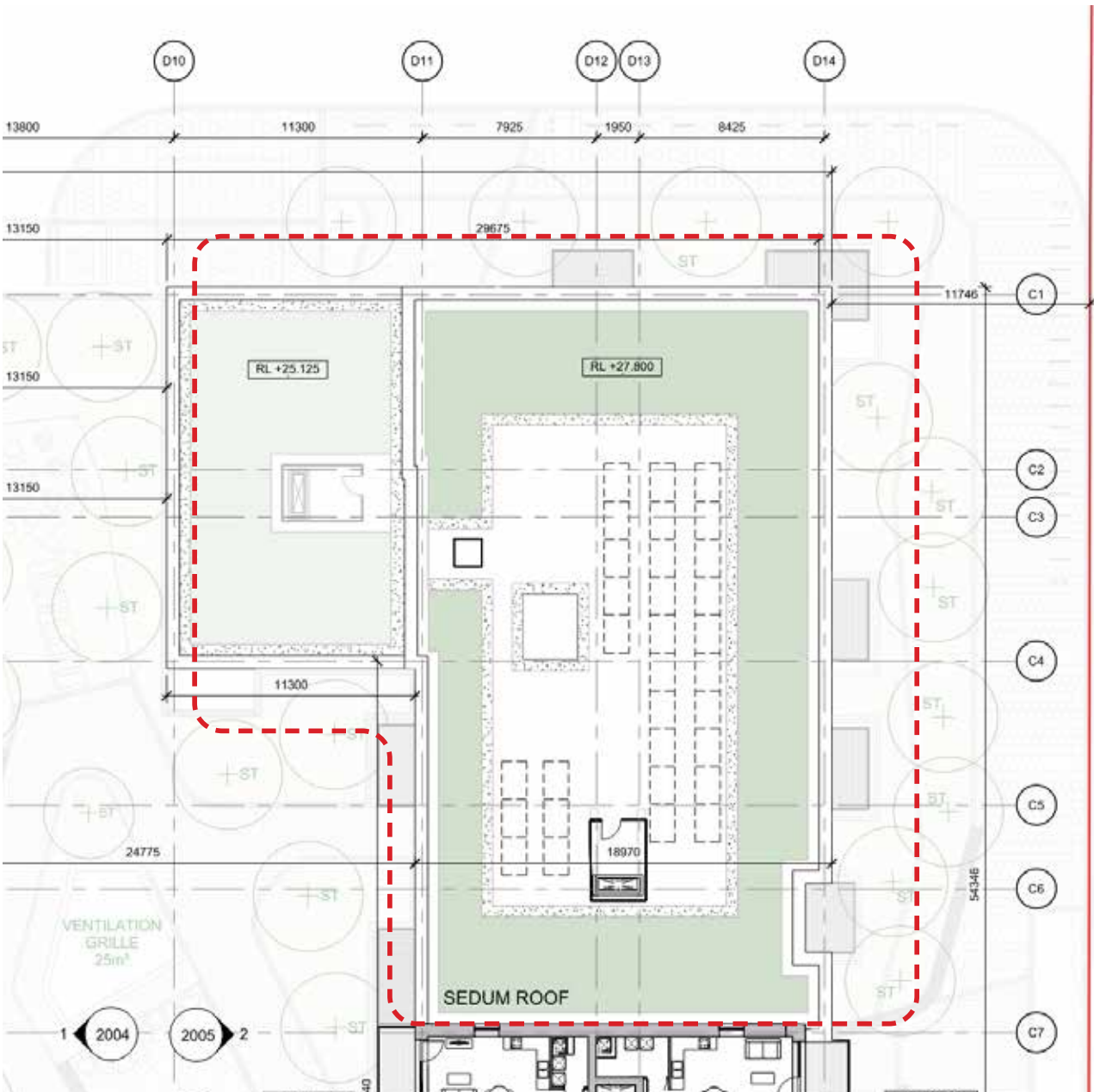
Block D3 North - Part V

----- Part V Units

Block D3 North - Fifth Floor Plan



Block D3 North - Roof Plan



1.4 PART V

1.3 Block D3 North - Unit Mix/Area Schedule

BLOCK D3_NORTH																	
	STUDIO	1B2P	1B2P_UD	2B3P	2B4P	2B4P_UD	3B5P	TOTAL UNITS	DUAL ASPECT	10% overs	RESI GROSS	NET	BOH	ANCILLARY	RETAIL/ CRECHE	TOTAL GROSS	% EFFICIENCY
Level 0	0	0	3	0	1	1	0	5	1	4	524	307	12	231	0	767	59%
Level 1	0	4	2	2	1	1	0	10	3	5	771	591				771	77%
Level 2	0	3	2	2	2	1	0	10	3	5	771	609				771	79%
Level 3	0	3	2	2	2	1	0	10	3	4	771	606				771	79%
Level 4	0	3	2	2	2	1	0	10	3	4	771	606				771	79%
Level 5	0	1	2	0	3	1	0	7	2	4	598	459				598	77%
TOTAL	0	14	13	8	11	6	0	52	15	26	4,206	3,178	12	231	0	4,449	76%
MIX	0%	27%	25%	15%	21%	12%	0%		28.8%	50%							

1.5 PART V

Block D3 North - Part V - Housing Quality Assessment

Level	Unit No.	Core	Classification	Type	Unit Size m2	Min Unit Size required m2	Unit Size > Min+10%	Dwelling Aspect	Orientation	Number of bedrooms	Living/ Kitchen room area provided m2	Living / Kitchen room area required m2	Aggregate bedroom area provided m2	Aggregate bedroom area required m2	Storage area provided in apartment m2*	Storage area required m2	Private terrace / balconies provided m2	Private terrace / balconies required m2
Level 0	D3N.01	N	1 Bed (2p)	1B_2P_01_UD	49.5	45	YES	SINGLE	N	1	24.9	23	13.4	11.4	3.1	3	5	5
Level 0	D3N.02	N	2 Bed (4p)	2B_4P_12	77.6	73	NO	DUAL	N/E	2	30.7	30	22.9	24.4	6.6	6	6	7
Level 0	D3N.03	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 0	D3N.04	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 0	D3N.05	N	2 Bed (4p)	2B_4P_07_UD	80.3	73	YES	SINGLE	E	2	36.2	30	24.8	24.4	6	6	6	7
Level 1	D3N.06	N	2 Bed (3p)	2B_3P_05	64.2	63	NO	DUAL	S/W	2	30.81	28	20.2	20.1	5.1	5	6	6
Level 1	D3N.07	N	2 Bed (3p)	2B_3P_03	65.3	63	NO	DUAL	N/W	2	31.8	28	20.5	20.1	5	5	6	6
Level 1	D3N.08	N	1 Bed (2p)	1B_2P_02	46.5	45	NO	SINGLE	N	1	23.7	23	11.9	11.4	4.08	3	5	5
Level 1	D3N.09	N	1 Bed (2p)	1B_2P_01	49.5	45	YES	SINGLE	N	1	26.7	23	11.9	11.4	4.1	3	5	5
Level 1	D3N.10	N	2 Bed (4p)	2B_4P_12	77.6	73	NO	DUAL	N/E	2	30.7	30	22.9	24.4	6.6	6	6	7
Level 1	D3N.11	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 1	D3N.12	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 1	D3N.13	N	2 Bed (4p)	2B_4P_07_UD	80.3	73	YES	SINGLE	E	2	36.2	30	24.8	24.4	6	6	6	7
Level 1	D3N.14	N	1 Bed (2p)	1B_2P_04	61.5	45	YES	SINGLE	W	1	32.9	23	16.7	11.4	4.8	3	5	5
Level 1	D3N.15	N	1 Bed (2p)	1B_2P_02	46.5	45	NO	SINGLE	W	1	23.7	23	11.9	11.4	4.08	3	5	5
Level 2	D3N.16	N	2 Bed (3p)	2B_3P_05	64.2	63	NO	DUAL	S/W	2	30.81	28	20.2	20.1	5.1	5	6	6
Level 2	D3N.17	N	2 Bed (3p)	2B_3P_03	65.3	63	NO	DUAL	N/W	2	31.8	28	20.5	20.1	5	5	6	6
Level 2	D3N.18	N	1 Bed (2p)	1B_2P_02	46.5	45	NO	SINGLE	N	1	23.7	23	11.9	11.4	4.08	3	5	5
Level 2	D3N.19	N	1 Bed (2p)	1B_2P_01	49.5	45	YES	SINGLE	N	1	26.7	23	11.9	11.4	4.1	3	5	5
Level 2	D3N.20	N	2 Bed (4p)	2B_4P_12	77.6	73	NO	DUAL	N/E	2	30.7	30	22.9	24.4	6.6	6	6	7
Level 2	D3N.21	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 2	D3N.22	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 2	D3N.23	N	2 Bed (4p)	2B_4P_07_UD	80.3	73	YES	SINGLE	E	2	36.2	30	24.8	24.4	6	6	6	7
Level 2	D3N.24	N	2 Bed (4p)	2B_4P_02	80.3	73	YES	SINGLE	W	2	35.4	30	26.1	24.4	6.5	6	6	7
Level 2	D3N.25	N	1 Bed (2p)	1B_2P_02	46.5	45	NO	SINGLE	W	1	23.7	23	11.9	11.4	4.08	3	5	5
Level 3	D3N.26	N	2 Bed (3p)	2B_3P_05	64.2	63	NO	DUAL	S/W	2	30.81	28	20.2	20.1	5.1	5	6	6
Level 3	D3N.27	N	2 Bed (3p)	2B_3P_03	65.3	63	NO	DUAL	N/W	2	31.8	28	20.5	20.1	5	5	6	6
Level 3	D3N.28	N	1 Bed (2p)	1B_2P_02	46.5	45	NO	SINGLE	N	1	23.7	23	11.9	11.4	4.08	3	5	5
Level 3	D3N.29	N	1 Bed (2p)	1B_2P_02	46.5	45	NO	SINGLE	N	1	23.7	23	11.9	11.4	4.08	3	5	5
Level 3	D3N.30	N	2 Bed (4p)	2B_4P_12	77.6	73	NO	DUAL	N/E	2	30.7	30	22.9	24.4	6.6	6	6	7
Level 3	D3N.31	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 3	D3N.32	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 3	D3N.33	N	2 Bed (4p)	2B_4P_07_UD	80.3	73	YES	SINGLE	E	2	36.2	30	24.8	24.4	6	6	6	7
Level 3	D3N.34	N	2 Bed (4p)	2B_4P_02	80.3	73	YES	SINGLE	W	2	35.4	30	26.1	24.4	6.5	6	6	7
Level 3	D3N.35	N	1 Bed (2p)	1B_2P_02	46.5	45	NO	SINGLE	W	1	23.7	23	11.9	11.4	4.08	3	5	5
Level 4	D3N.36	N	2 Bed (3p)	2B_3P_05	64.2	63	NO	DUAL	S/W	2	30.81	28	20.2	20.1	5.1	5	6	6
Level 4	D3N.37	N	2 Bed (3p)	2B_3P_03	65.3	63	NO	DUAL	N/W	2	31.8	28	20.5	20.1	5	5	6	6
Level 4	D3N.38	N	1 Bed (2p)	1B_2P_02	46.5	45	NO	SINGLE	N	1	23.7	23	11.9	11.4	4.08	3	5	5
Level 4	D3N.39	N	1 Bed (2p)	1B_2P_02	46.5	45	NO	SINGLE	N	1	23.7	23	11.9	11.4	4.08	3	5	5
Level 4	D3N.40	N	2 Bed (4p)	2B_4P_12	77.6	73	NO	DUAL	N/E	2	30.7	30	22.9	24.4	6.6	6	6	7
Level 4	D3N.41	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 4	D3N.42	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 4	D3N.43	N	2 Bed (4p)	2B_4P_07_UD	80.3	73	YES	SINGLE	E	2	36.2	30	24.8	24.4	6	6	6	7
Level 4	D3N.44	N	2 Bed (4p)	2B_4P_02	80.3	73	YES	SINGLE	W	2	35.4	30	26.1	24.4	6.5	6	6	7
Level 4	D3N.45	N	1 Bed (2p)	1B_2P_02	46.5	45	NO	SINGLE	W	1	23.7	23	11.9	11.4	4.08	3	5	5
Level 5	D3N.46	N	2 Bed (4p)	2B_4P_13	75	73	NO	DUAL	N/W	2	31.2	30	25.6	24.4	6.1	6	6	7
Level 5	D3N.47	N	2 Bed (4p)	2B_4P_12	77.6	73	NO	DUAL	N/E	2	30.7	30	22.9	24.4	6.6	6	6	7
Level 5	D3N.48	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 5	D3N.49	N	1 Bed (2p)	1B_2P_07_UD	49.6	45	YES	SINGLE	E	1	23.5	23	14.7	11.4	3	3	5	5
Level 5	D3N.50	N	2 Bed (4p)	2B_4P_07_UD	80.3	73	YES	SINGLE	E	2	36.2	30	24.8	24.4	6	6	6	7
Level 5	D3N.51	N	2 Bed (4p)	2B_4P_02	80.3	73	YES	SINGLE	W	2	35.4	30	26.1	24.4	6.5	6	6	7
Level 5	D3N.52	N	1 Bed (2p)	1B_2P_02	46.5	45	NO	SINGLE	W	1	23.7	23	11.9	11.4	4.08	3	5	5
	52				3178.3	2960	26	15		77							5.5	
					61.1		50%	29%										

