

7.0 - Urban Design Criteria

07 Urban Design and Placemaking

7.1 - Sustainable and Efficient Movement

01. Sustainable and Efficient Movement

In alignment with the Sustainable Residential Development and Compact Settlements - Design Checklist, the proposed development has prioritised sustainable and efficient movement from the outset of the design process.

1. Pedestrian Movement

Pedestrian connectivity and permeability are key design considerations, with a comprehensive network of footpaths integrated throughout the scheme. Several new connection points are proposed to link the development with the surrounding area, enhancing access to local shops, employment centres, public transport, and community amenities.

To accommodate the site's topography, public pathways have been carefully designed with gentle, meandering routes that ensure full compliance with Part M accessibility standards.

2. Bicycle Connectivity

An existing combined footpath and cycle path is located along Pat Scarteen Road and will be amended at the proposed vehicular entrance to ensure its safe and continued use. This will maintain and enhance existing walking and cycling infrastructure serving the site.

The scheme provides 138 bicycle parking spaces in total, including secure resident storage and 42 dedicated visitor spaces. This level of provision exceeds the requirements set out in Kerry County Council Development Plan guidance (2022-2028) and the Sustainable and Compact Settlements Guidelines for Planning Authorities (2024), supporting sustainable transport choices and encouraging cycling for local journeys to Kenmare town centre and surrounding amenities.

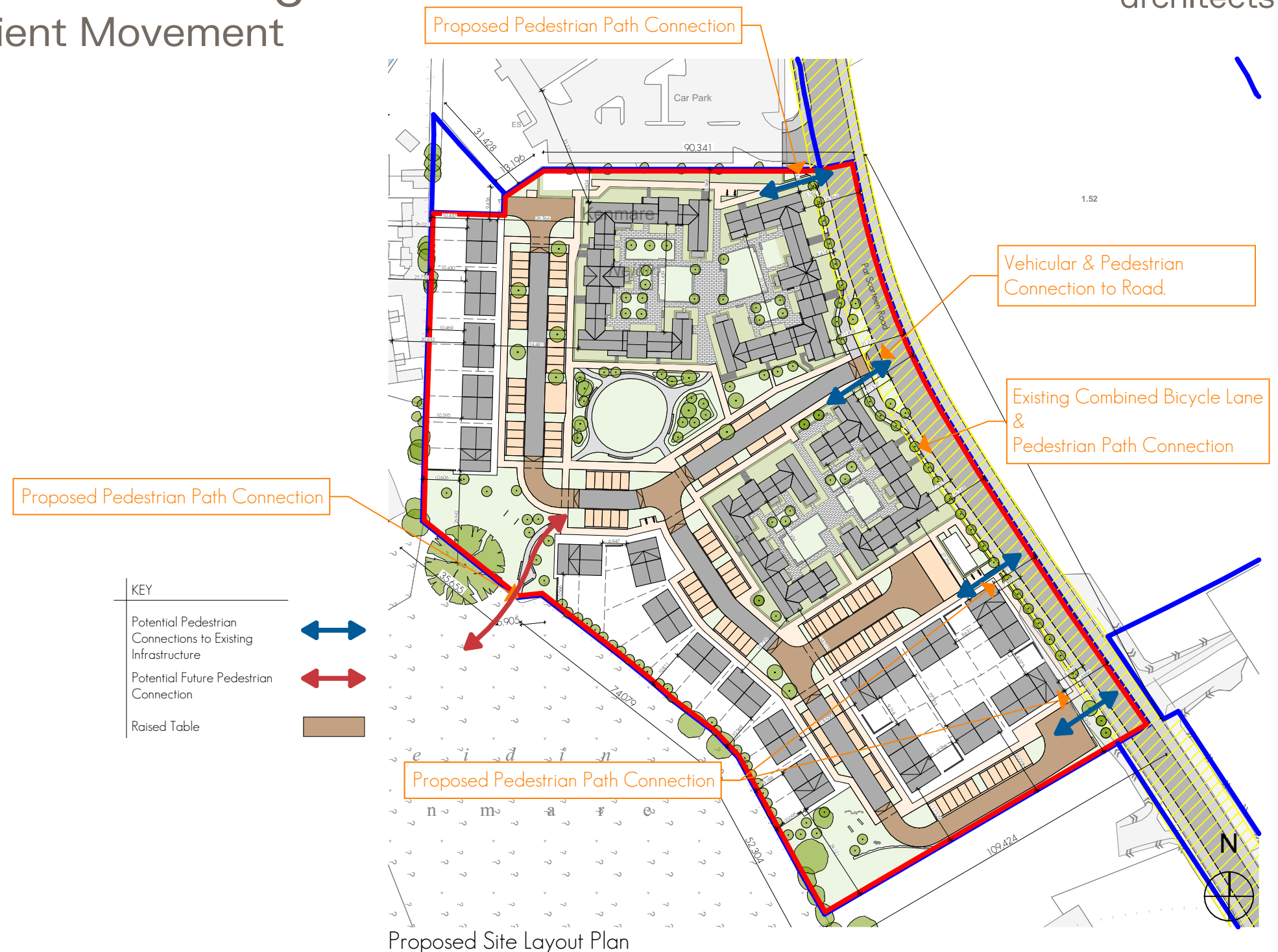
In addition, all houses have direct access to private rear gardens where bicycles can be securely stored. This provision has not been included within the stated bicycle parking figures, demonstrating further potential for cycle use within the scheme.

3. Vehicular Access

The main vehicular access to the site is from Pat Scarteen Road. The proposed road layout comprises a clear hierarchy of primarily local streets and raised table crossings, creating a traffic-calmed environment that breaks up residential blocks and promotes pedestrian priority. These raised tables are designed to reduce vehicle speeds, improve crossing points, and support a safer and more community-focused public realm.

4. Parking Provision

The scheme provides an average of 1.06 car parking spaces per unit, reflecting a balanced and sustainable approach to car use. This provision is consistent with Section 5.3.4 of the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities and supports the promotion of more sustainable modes of transport.



- Develop well-connected neighbourhoods ensuring day-to-day services and amenities are accessible within walking distance of homes and workplaces.
- Connect new developments to wider urban street and transport networks, improving links between communities, public transport, and local amenities.
- Prioritize active travel through design measures that calm traffic and create safe, comfortable streets for pedestrians and cyclists.
- Minimize car parking quantum in new developments to manage travel demand and reduce vehicular prominence in the public realm.
- Encourage strategic movement along desire lines and maximize safe and attractive walking and cycling routes.



07 Urban Design and Placemaking

7.2 - Mix and Distribution of Uses

02. Mix of Land Uses (Vibrant Centres and Communities)

In keeping with the Sustainable Residential Development in Urban Areas and the Urban Design Manual: A Best Practice Guide (including the Compact Settlements Design Checklist), the proposed development has been carefully designed to support a sustainable mix of land uses and the creation of an inclusive community.

The site layout optimises access to existing infrastructure, making full use of established footpaths, proximity to local services, and excellent access to public transport. As outlined previously, connectivity is further enhanced by the introduction of additional pedestrian routes and dedicated cycle paths, ensuring ease of movement for all users.

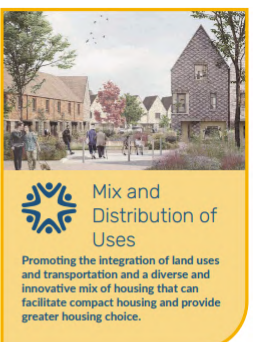
A diverse mix of housing types is provided, supporting a range of tenures and catering to people of different incomes, ages, and abilities. The development includes one- to two-bedroom apartments as well as 3-bedroom houses, offering accommodation suitable for individuals, couples, and families alike.

The apartment units are designed with accessibility in mind. The majority of apartments are generously proportioned and configured to allow for future adaptation in line with Universal Design standards, ensuring long-term flexibility and inclusivity.

A comprehensive network of open spaces, communal areas, pedestrian walkways, and cycle paths weaves through the development. These features not only enhance the existing public realm but also encourage social interaction, helping to foster a strong sense of community and reinforcing connections between residents and the wider Killarney area.



- High intensity mixed-use development in city and town centres and at high capacity public transport nodes/interchanges.
- Activate outdoor spaces and public realm in centres through urban enhancement and traffic demand management to promote livability.
- Promote and support intensification initiatives such as adaptive reuse and more intensive use of existing buildings and under-used lands, including repurposing car parks in accessible urban locations.
- Deliver diverse housing mix and varied residential densities across settlements to meet needs of different population groups, informed by Housing Needs Demand Assessments where possible.



07 Urban Design and Placemaking

7.3 - Green and Blue Infrastructure

03. Green and Blue Infrastructure (Open Space, Landscape and Heritage)

An extensive quantity of well-connected open space is provided as part of this development. Within the developable area, the scheme fully complies with Section 5.3.3 of the Sustainable Residential Development and Compact Settlements Guidelines, providing between 10-15% public open space.

The public open space strategy for the development has been designed to provide a variety of high-quality, functional green spaces to serve residents of all ages. Two distinct types of open space are proposed:

Larger, informal “kick-about” area, suitable for active recreation, a play area that will encourage natural play.

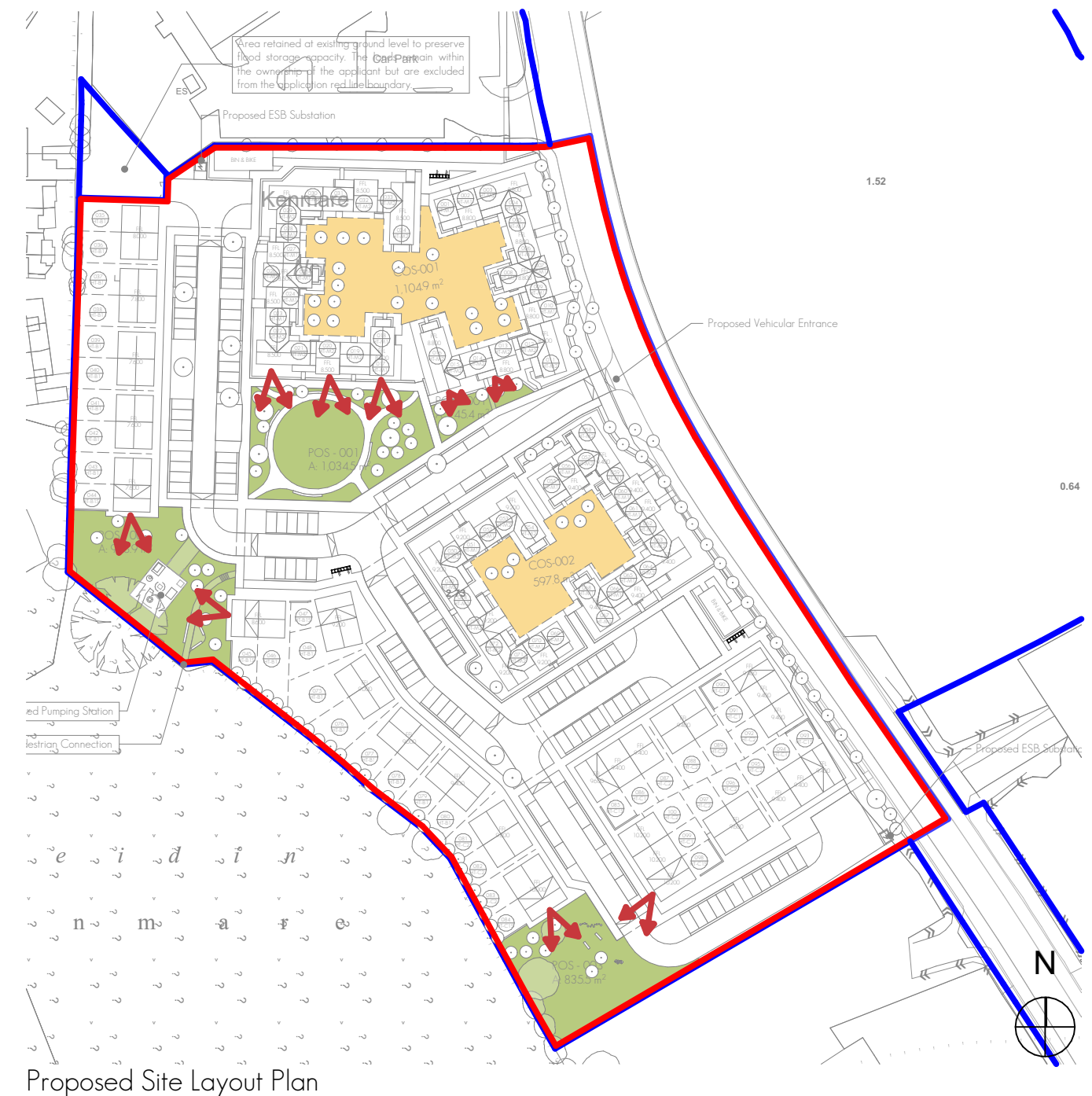
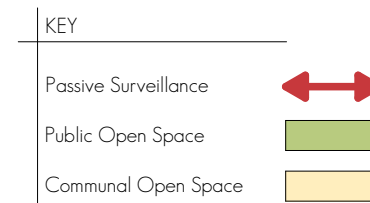
A series of smaller, more intimate landscaped spaces, offering opportunities for passive recreation and quiet enjoyment.

This approach ensures a balanced and inclusive provision of open space that is both sustainable and adaptable to different needs.

Each space is carefully designed by Simon Ronan Landscape and designed to provide pedestrian connectivity, public spaces and extensive planting. This all combines to provide the scheme with an extensive open space amenity with variety throughout.

Each of the open spaces is provided with passive surveillance from the adjacent residential units and a network of public lighting ensures that all the spaces remain safe. All proposed open spaces, pedestrian walkways and communal spaces are designed to be universally accessible. The proposed footpaths promote active travel from the development to the wider area.

Please refer to sections 7.1 to 7.3 of this document for further information.



Proposed Site Layout Plan

- Protect, restore, and enhance natural features, biodiversity, and landscapes.
- Maintain appropriate separation and setbacks from important natural assets.
- Plan for integrated, multifunctional, interlinked urban green spaces.
- Promote urban greening and Nature-based Solutions (e.g., Sustainable Drainage Systems, slow-the-flow initiatives) for managing surface waters.
- Use soft-engineering and native vegetation to minimize impacts on natural river processes.



07 Urban Design and Placemaking

7.4 - Responsive Built Form

04. Responsive Built Form

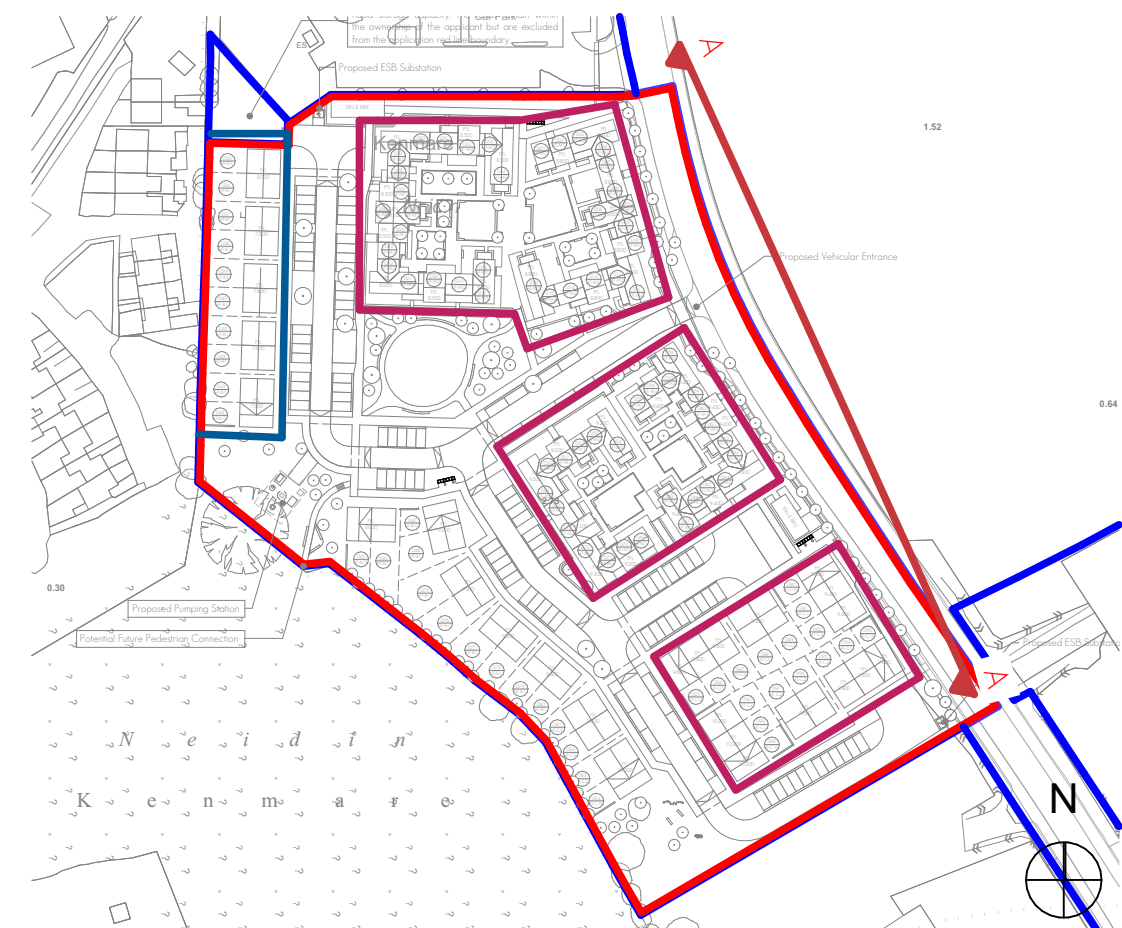
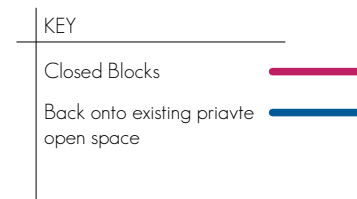
The design is fully cognisant of its surrounding context and has been conceived as a natural extension of the existing built fabric. The proposed development pattern and achieved density deliver a compact, sustainable scheme that aligns with the character and scale of neighbouring residential areas.

The site fronts onto public boundaries to the north and east. The courtyard apartment blocks respond to this context by addressing the eastern frontage, establishing a strong and legible street edge. This edge is softened and articulated through high-quality landscaping. To the west, the scheme fronts onto the existing public car park to Aldi. A small area of green space has been incorporated here, with apartments oriented to overlook it—providing passive surveillance of both the new green area within the scheme and the car park in the adjoining development.

Where the development adjoins existing housing and rear gardens to the west, careful consideration has been given to protecting privacy. In these locations, the proposed units are oriented to back onto the boundary, ensuring that the residential amenity of existing neighbours is preserved. The form and arrangement of these blocks respect the prevailing pattern of smaller-scale housing in the immediate vicinity, with generous separation distances provided wherever possible.

The main area of open space has been strategically positioned at the centre of the scheme. This central location creates a sheltered, easily accessible amenity area that is screened from surrounding public roads while remaining open and welcoming. As outlined previously, all green spaces are passively overlooked by adjacent residential units, promoting natural surveillance, discouraging antisocial behaviour, and supporting the long-term safety and stewardship of these communal areas.

The proposed scheme also responds sensitively to the existing context in terms of building height and massing. The stronger courtyard apartment blocks are located to the north of the site and step down gradually in scale towards the existing houses to the west and south. The courtyard apartments blocks incorporate pitched roofs to establish a visual relationship with the surrounding residential context, allowing the development to integrate seamlessly into its setting.



Proposed Site Layout Plan



3D View - Street Frontage



- New development should support a legible and coherent urban structure with landmark buildings and features at key nodes and focal points.
- The urban structure of new development should strengthen the overall urban structure and create opportunities for new linkages.
- Buildings should present well-defined edges to streets and public spaces, ensuring the public realm is well-overlooked with active frontages.
- New development should embrace good modern architecture and urban design that is innovative, varied, and respects local distinctiveness and heritage.
- Materials and finishes should be high quality, responsive to the local palette, and highly durable.



8.0 - Detailed Design

08 Detailed Design

8.1 - Public and Communal Open Space

Public and Communal Open Space

The public open spaces for the enjoyment of the residents are broken up into several separate areas to ensure all residents have easy access to amenity spaces. The spaces are a mix of formally arranged areas, larger kick-about spaces, amenity walkways and areas of extensive planting to provide a range of interesting and varied spaces. Three large Green areas are provided through the site, one of which picks up the existing mature trees on the site.

Several separate communal open spaces are also provided, delivering an additional 1,702m² of amenity space. These spaces serve the courtyard apartments and ensure that all residents have convenient access to high-quality outdoor amenity areas. When both communal and public open space are taken into account, the total green space provided within the scheme equates to 18%.

Schedule of Communal Open Space	
Zone Name	Calculated Area
COS-001	1,104.9
COS-002	597.8
	1,702.7 m ²

Schedule of Public Open Space	
Zone Name	Calculated Area
POS - 001	1,179.9
POS - 002	908.9
POS - 003	835.5
	2,924.3 m ²

Open Space	
Public Open Space	2924.3 Sq.m (11.55%)
Communal Open Space	1702.7 Sq.m
Total Open Space	4627 Sq.m (18.3%)

Communal Open Space

Required :

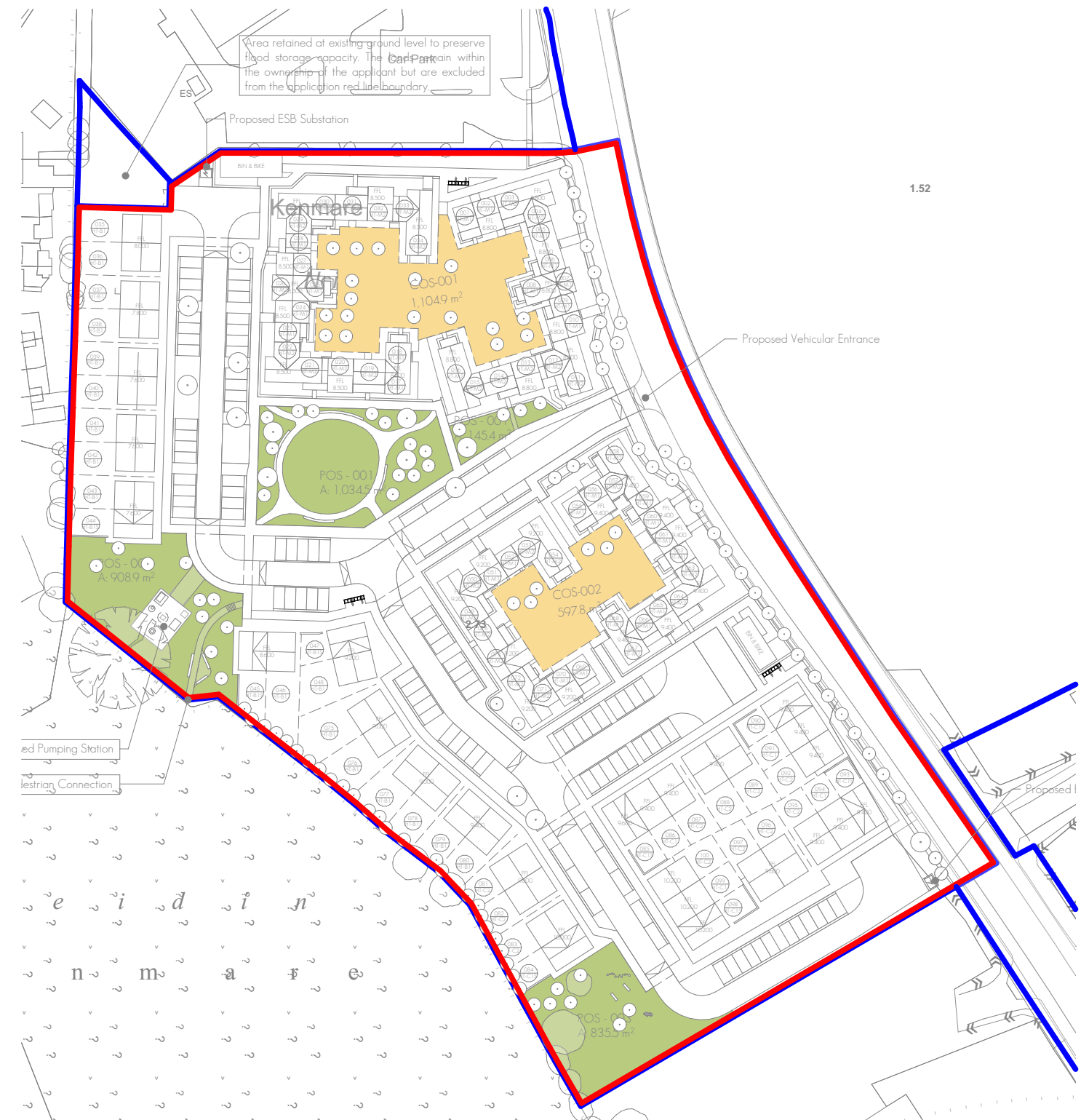
5 sq.m per 1 bed unit

7 sq.m per 2 bed unit

Apartment Units :

Total Communal Open Space Required - 360 sq.m

Total Communal Open Space Provided - 1702 sq.m



Proposed Site Layout Plan (Public & Communal Open Space)

08 Detailed Design

8.2 - Public Open Space

Public Open Space

The public open space strategy has been carefully developed to provide a variety of high-quality, functional green spaces that serve residents of all ages. Several distinct types of open space are proposed: larger, informal “kick-about” area suitable for active recreation, as illustrated in the image A below, and a series of smaller, more intimate landscaped spaces that offer opportunities for passive recreation and quiet enjoyment. A pedestrian green corridors run through the site, enhancing connectivity and accessibility, while an additional green space is proposed to adjoin the neighbouring development, further integrating the site into the existing urban and landscape context.

All areas of public open space are interconnected via a comprehensive footpath network, promoting accessibility and permeability throughout the site. Additionally, each space is overlooked by the active frontages of surrounding dwellings, providing natural surveillance and enhancing the sense of safety and community.



Public Open Space - Image A



08 Detailed Design

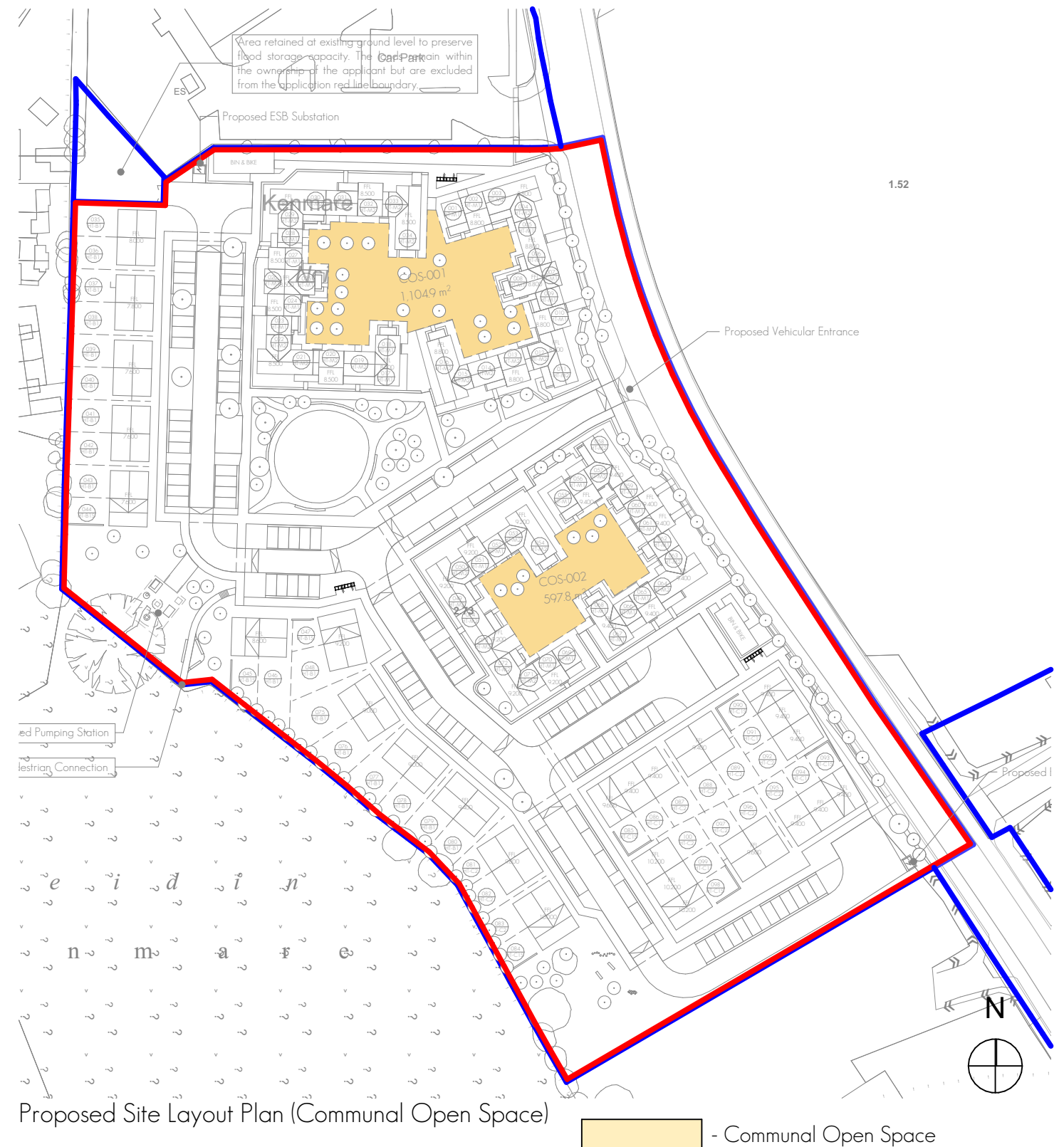
8.3 - Communal Open Space

Communal Open Space

High-quality, secure communal open space is provided for all apartment units within the scheme. The own door apartments are organised around central courtyards, offering direct access, strong passive surveillance, and generous sunlight penetration due to the low building heights. The image below illustrates how these communal spaces function in practice. Private and communal areas are clearly delineated through hedging and privacy strips, ensuring both openness and seclusion where appropriate. All communal open spaces comply with-and in many instances exceed-the standards set out in the Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025.



Communal Open Space - Image A



08 Detailed Design

8.4 - Private Open Space

Private Open Space

High-quality private open space is provided for all houses and apartment units throughout the scheme. The minimum required provision is met and, in many instances, exceeded. All houses benefit from private rear gardens, while apartments are provided with either ground-floor terraces or first-floor balconies.

The provision of private open space has been informed by the principles set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), which emphasise the importance of functional, well-designed private amenity space as part of higher-density residential development.

The private open space associated with the houses has been carefully designed to ensure a high level of usability and residential amenity. Rear gardens are of regular proportions, allowing for practical use including outdoor seating, recreation, and planting, in line with the guidance set out in the Compact Growth Guidelines relating to private open space provision. Direct access is provided from principal living areas, supporting a strong indoor-outdoor relationship.

Where possible, gardens are orientated to maximise sunlight and daylight access, enhancing their functionality and comfort for residents. Boundary treatments and separation distances have been designed to ensure a high degree of privacy, minimising overlooking between adjoining properties, consistent with the qualitative design principles of the Guidelines.

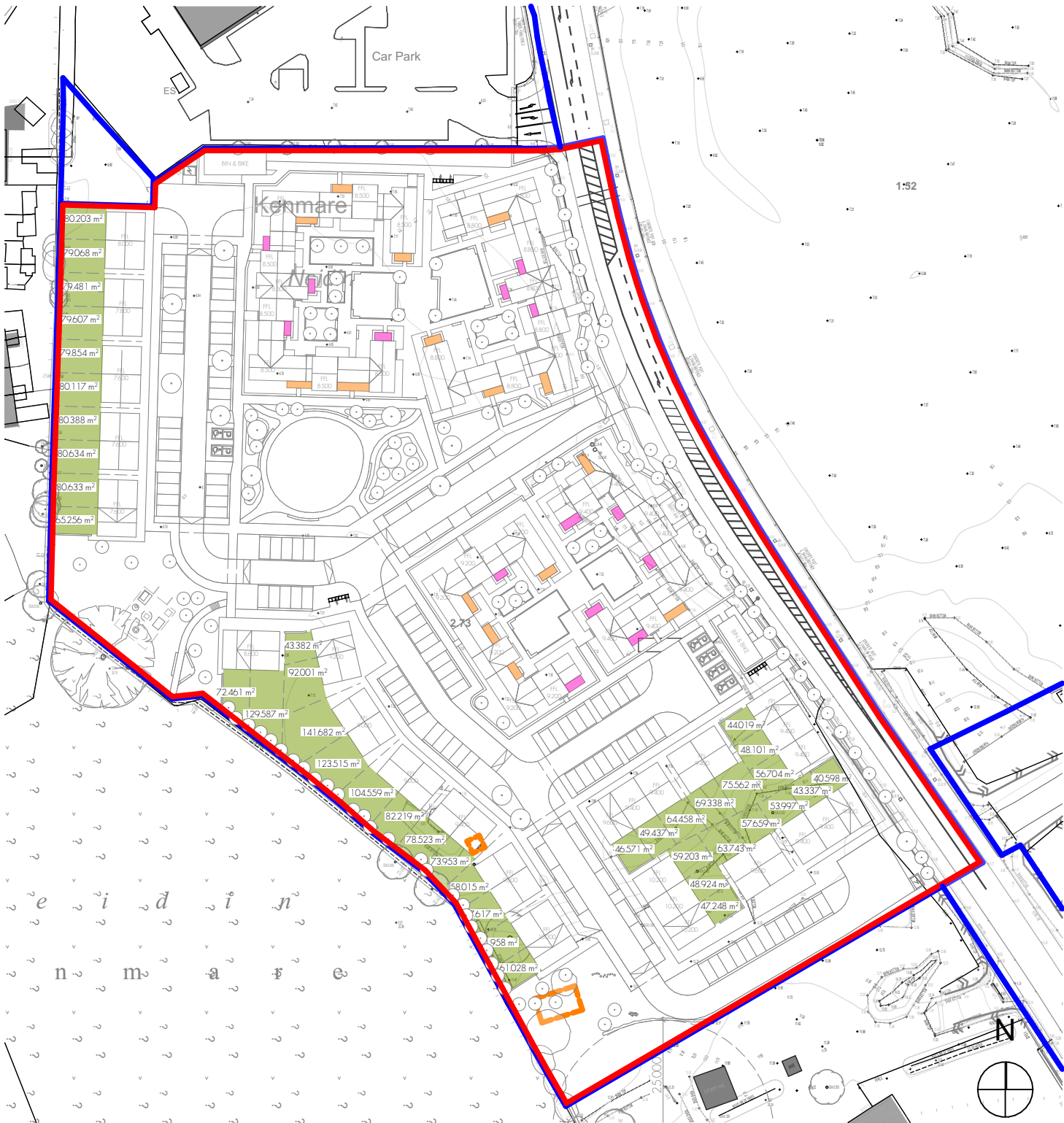
The proposed arrangement therefore provides functional, well-proportioned, and private outdoor spaces that contribute positively to the overall quality of the residential environment and align with the relevant provisions of the Compact Growth Guidelines.



House rear garden example

Private Open Space Provision		
Location	Required	Provided
3 Bed Dwellings	40 sq.m	40.5 - 141 sq.m
1 Bed Apartment	5 sq.m	5 - 7.10 sq.m
2 Bed Apartment	7 sq.m	7 - 11.2 sq.m

*As per Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025.
and Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024.
Please refer to the HQA Provided with this Application for Further Information.



Proposed Site Layout Plan (Private Open Space)

08 Detailed Design

8.5 - Private Open Space

Private Open Space

All courtyard apartment units are provided with high-quality private open space in the form of balconies or ground-floor terraces. This provision has been designed in accordance with the requirements of the Planning Design Standards for Apartments: Guidelines for Planning Authorities (2025).

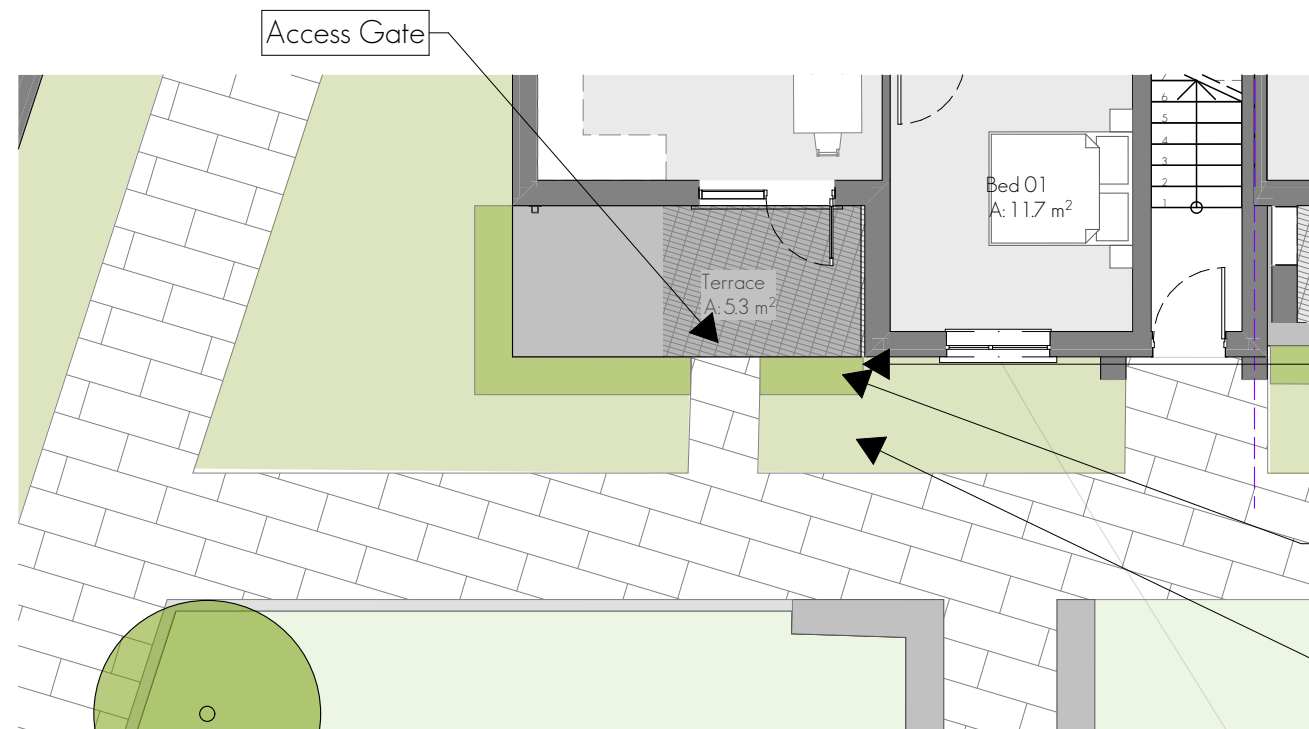
In line with Section 3.8 Private Amenity Space, all balconies and terraces meet the minimum width requirement of 1.5m and are directly accessible from the principal living areas, ensuring a strong functional relationship between internal and external spaces.

Ground-floor terraces are defined by appropriate boundary treatments, including hedge planting, which provides a clear delineation of private space while maintaining a soft and visually permeable edge to the surrounding environment.

For the courtyard apartment units, the interface between private and communal open space has been carefully considered. In accordance with Section 4.3 Communal Open Space, a minimum 1.5m planted buffer is provided between ground-floor units and the communal areas.

Private terraces are defined by hedge boundary treatments, which are set back a further 1.5m from the edge of the private open space, ensuring an appropriate level of privacy and defensible space for residents.

Overall, the proposed design provides high-quality, functional, and well-integrated private amenity spaces that support residential amenity and align with the relevant provisions of the Apartment Guidelines.



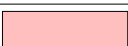
08 Detailed Design

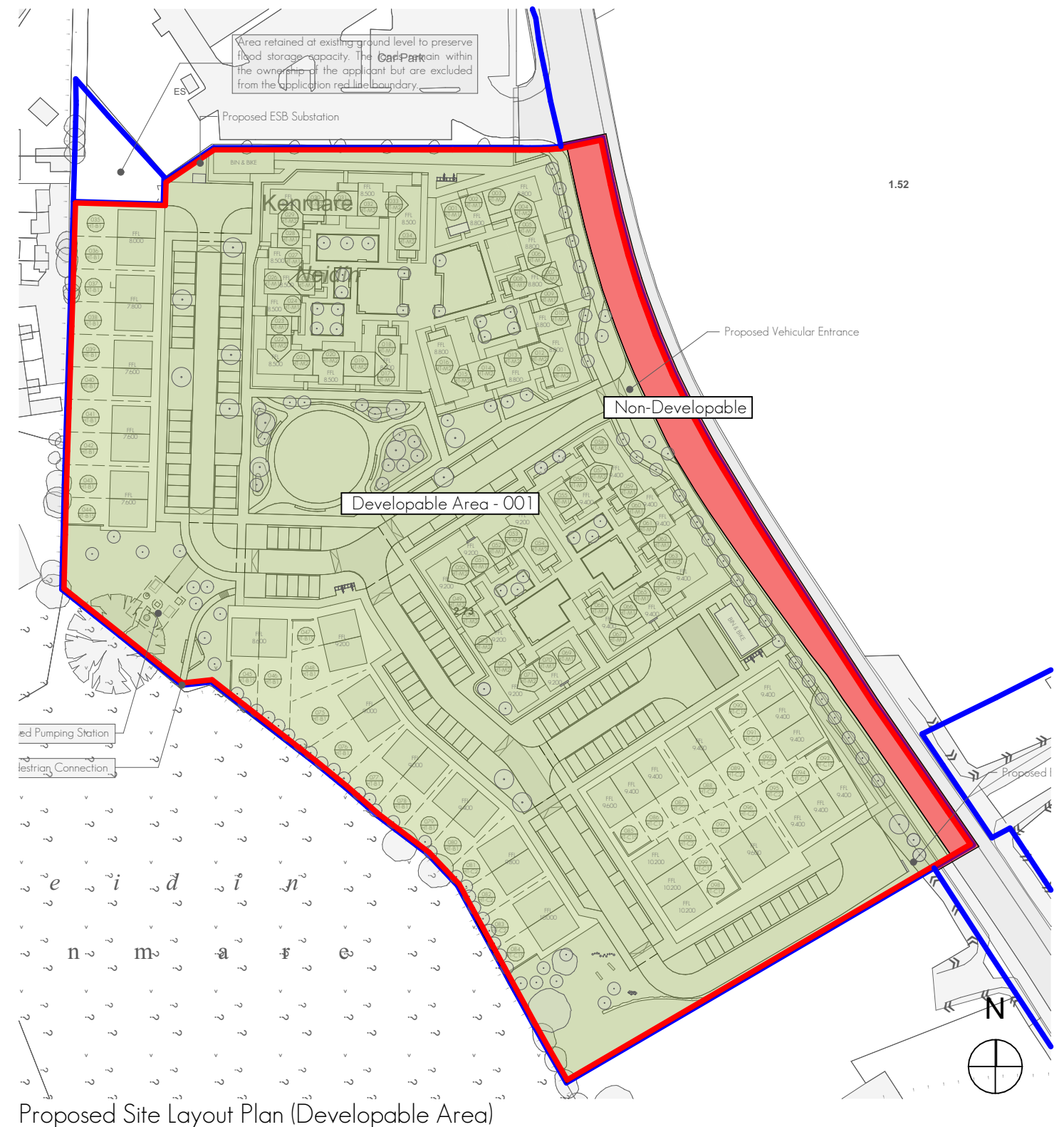
8.6 - Developable Area

Developable Area

The majority of the site has been designated as developable, with the exception the existing road and footpath to the east.

Overall Development Breakdown	
Total Number of Units	100
Total Site Area	2.63 Ha
Developable Area	2.53 Ha
Density	39.50 Units / ha
Public Open Space	c.11.55%

	Developable Area - 2.53 Ha
	Non-Developable Area - 0.10 Ha



08 Detailed Design

8.7 - Parking Provision

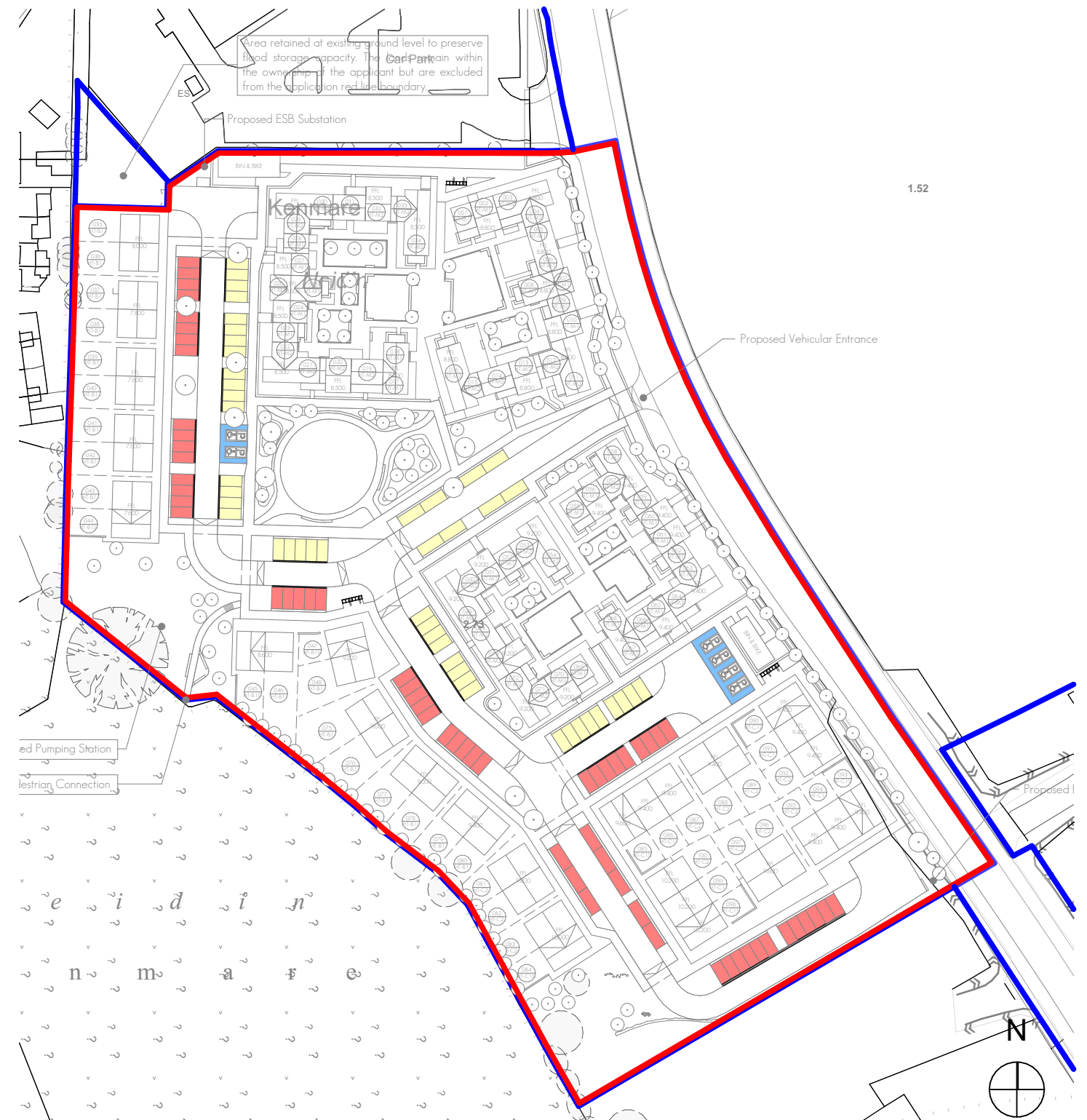
Parking Strategy

Parking spaces for residents are provided at a rate of 1.5 no. spaces per dwelling and 0.76 no. space per apartment units in line with the provisions set out in the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities*.

0 no. designated visitor spaces are provided throughout the estate. However, as all of the parking for the estate is based on off-curtilage parking it is envisaged that a larger quantity of visitor parking will be available at any given time.

06 no. accessible spaces are provided throughout to scheme.

Parking Schedule			
	Parking Type	Quantity	Parking Ratio
	Accessible	6	Min. 5% of All Spaces
	Apartment	46	1.5 Spaces Per Unit
	Dwellings	60	0.76 Spaces Per Unit
		112	



Proposed Site Layout Plan (Parking Strategy)

08 Detailed Design

8.8 - Bin and Bike Storage

Bike Parking Breakdown	
	Provided
Apartment Spaces	96
Visitor Spaces	42
	138

- Communal Bin & Bicycle Store
- Visitor Bicycle Store

Bicycle Parking Provisions

Requirement: 1 space per bedroom As per *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities*

Semi-detached dwelling will store bikes in rear gardens.

Secure, dedicated Communal bicycle storage is provided for all apartment units.

Total Apartment Spaces Required : 90
Total Apartment Spaces Provided : 96

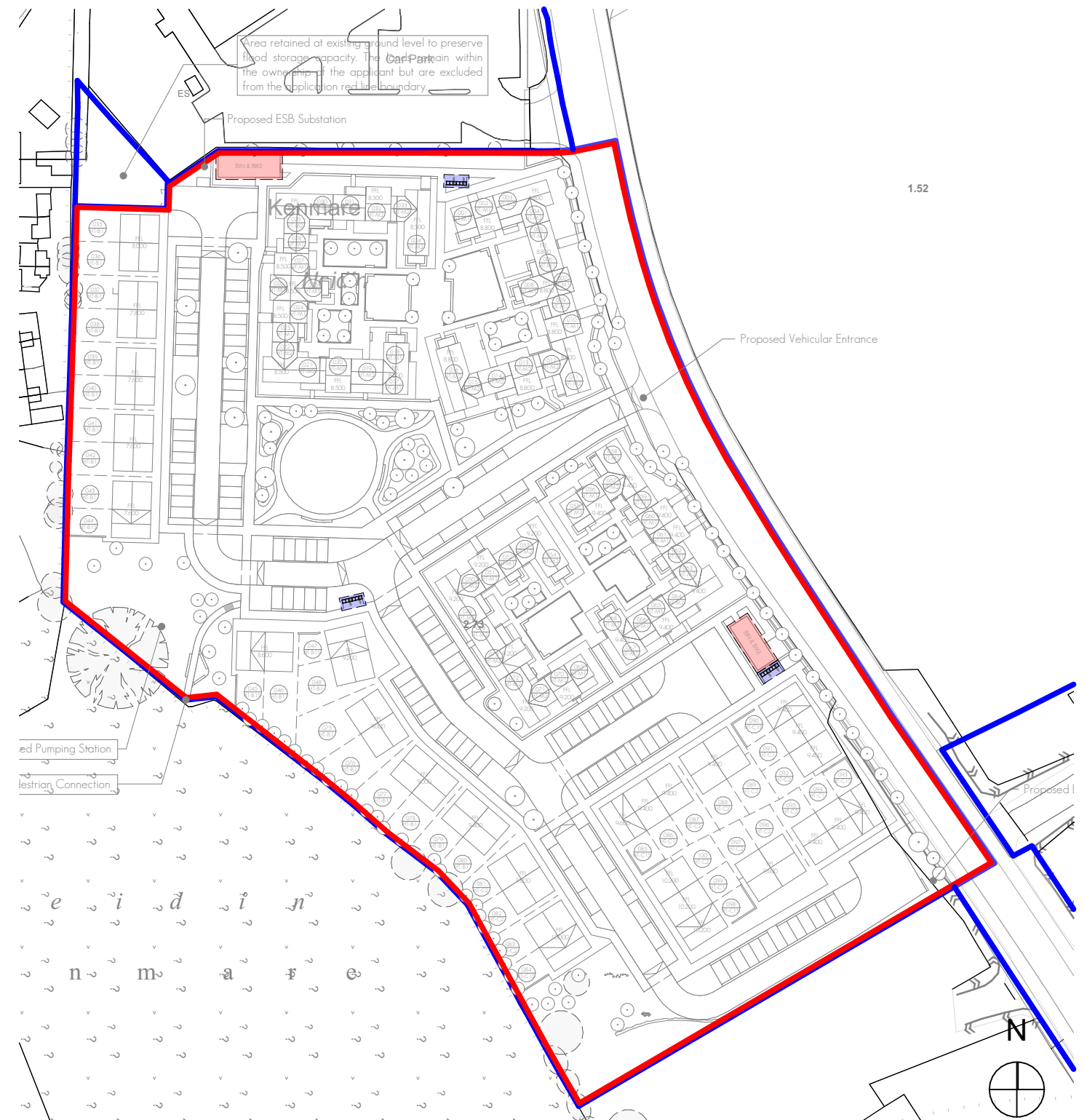
Total Visitor Spaces Provided : 42

Total Spaces Provided : 138

Bin Store Provisions

Apartments are served by secure, shared bin stores. All houses will store bins within their rear gardens, accessed via private gates.

General arrangement drawings of the bin and bike stores are provided as part of the architectural package.



Proposed Site Layout Plan (Bin and Bike Storage)

08 Detailed Design

8.9 - Site Sections



Proposed Site Section B-B (NTS)



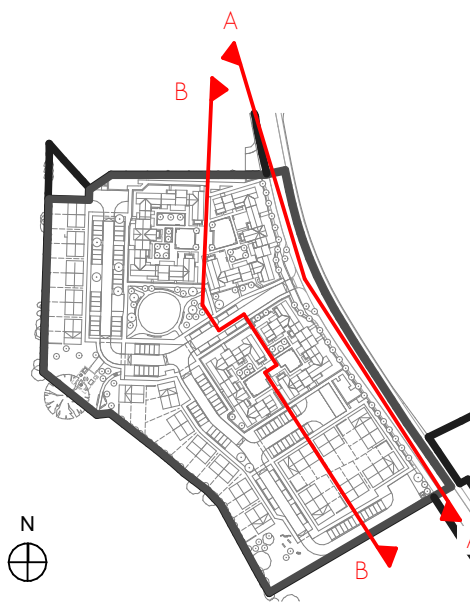
Proposed Site Section A-A (NTS)



Proposed Site Section A-A (NTS)

Refer to the accompanying drawing pack for scaled versions of the site sections.

Legend	
---	Existing Ground Line
---	Section Break
---	Site Boundary



Key Plan

08 Detailed Design

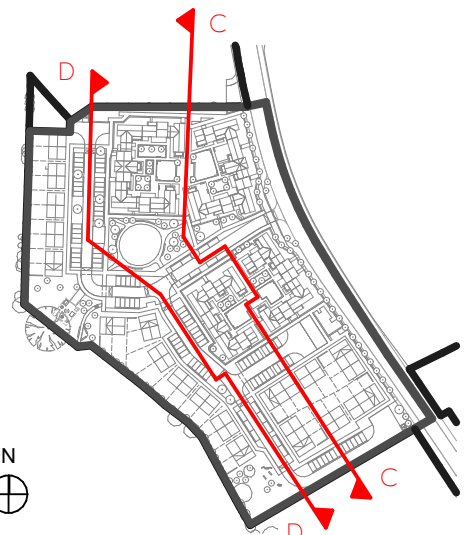
8.10 - Site Sections



Proposed Site Section C-C (NTS)



Proposed Site Section D-D (NTS)



Legend	
---	Existing Ground Line
---	Section Break
---	Site Boundary

Refer to the accompanying drawing pack for scaled versions of the site sections.

08 Detailed Design

8.11 - Site Sections



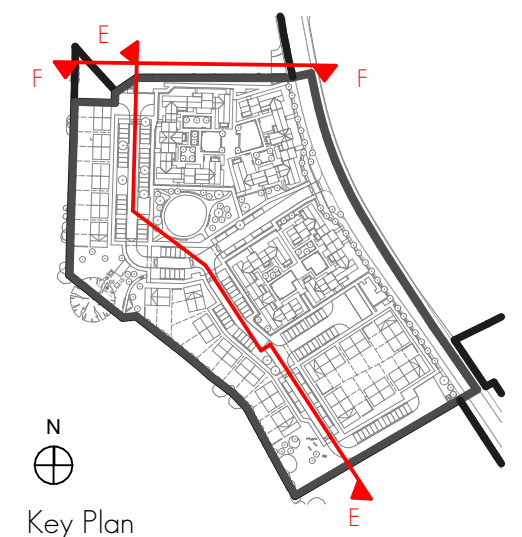
Proposed Site Section E-E (NTS)



Proposed Site Section F-F (NTS)

Refer to the accompanying drawing pack for scaled versions of the site sections.

Legend	
---	Existing Ground Line
---	Section Break
---	Site Boundary



08 Detailed Design

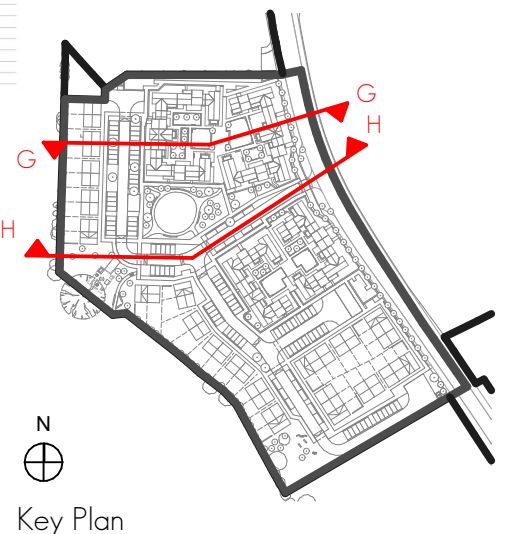
8.12 - Site Sections



Proposed Site Section H-H (NTS)

Refer to the accompanying drawing pack for scaled versions of the site sections.

Legend	
	Existing Ground Line
	Section Break
	Site Boundary



08 Detailed Design

8.13 - Site Sections



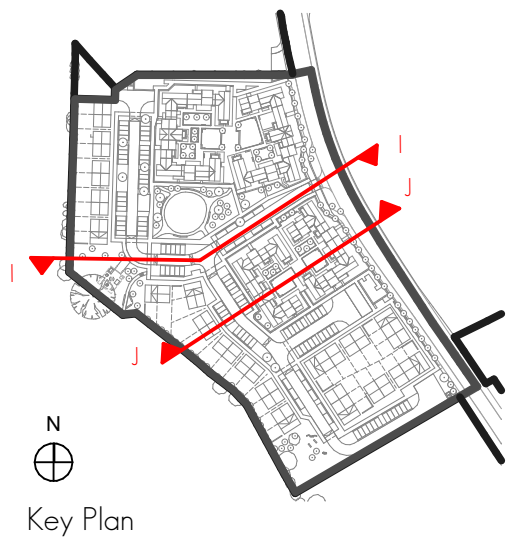
Proposed Site Section I-I (NTS)



Proposed Site Section J-J (NTS)

Refer to the accompanying drawing pack for scaled versions of the site sections.

Legend	
---	Existing Ground Line
---	Section Break
---	Site Boundary



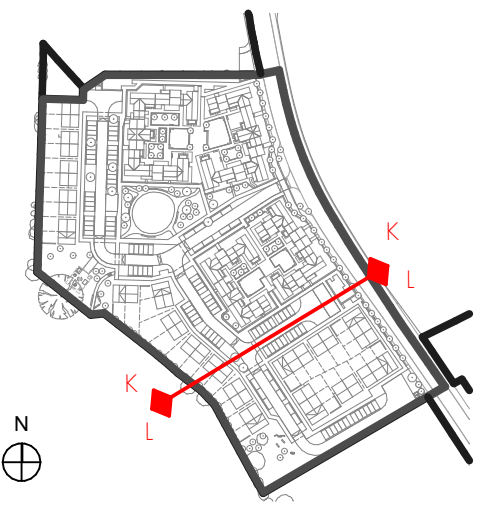
08 Detailed Design

8.14 - Site Sections



Refer to the accompanying drawing pack for scaled versions of the site sections.

Legend	
---	Existing Ground Line
---	Section Break
---	Site Boundary



08 Detailed Design

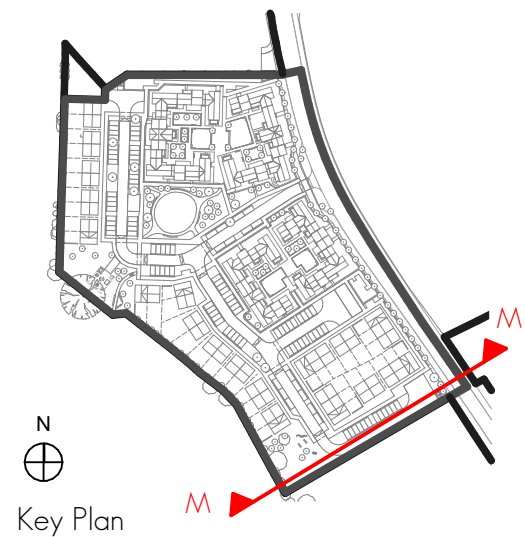
8.15 - Site Sections



Proposed Site Section M-M (NTS)

Refer to the accompanying drawing pack for scaled versions of the site sections.

Legend	
---	Existing Ground Line
---	Section Break
---	Site Boundary



9.0 - Adaptability & Accessibility

09 Adaptability & Accessibility

9.1 - One Bed Apartment

Kitchen/Living/Dining Space

- An open-plan arrangements has been incorporated for people with hearing difficulties as it allows for clear visual communication.

- The kitchen and main living area contain an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.

- Single run of worktop has sink and hob in it, and can move up and down to suit user.

- Clear space below worktop for persons seated.

- Ovens located higher than standard with doors which opens sideways to more than 100° for ease of access.

- Good tonal contrast between floor and cupboards.

- Deep plinth and toe space provided below all base units.

Bathroom

- Bathroom can be easily converted to incorporate a level access shower.

- Tank floor and walls up to a height of 2000mm in bathrooms. Ensure ceiling plasterboard and light fittings are moisture resistant.

- Walls will be constructed strong enough to take fittings and rails.

- Side transfer space for bath is provided.

- Tap offset on corner of bat

Bedroom

- At least one bedroom incorporates an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.

- At least 800mm clear space is provided around the bed.

- Sockets and switches installed at between 400mm and 1000mm above floor level.

-A bathroom has been immediately adjacent to the main bedroom a full height 'soft spot', for future installation of a door.

-A 'hard spots' in the ceiling of the main bedroom and of the bathroom, has been provided to allow a hoist-track to be installed supported by the ceiling construction.

- Light switches at the entry door and on both sides of the double bed to be provided.

Additional Notes

- One continuous floor finish throughout for ease of access.

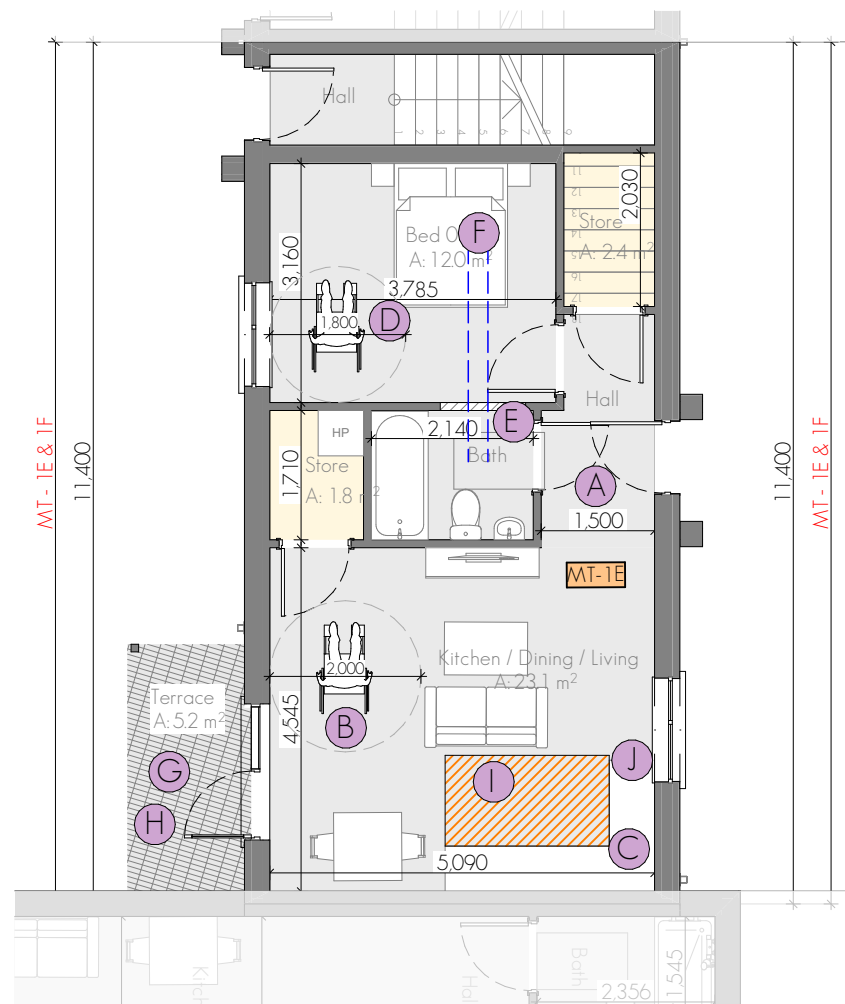
- Window transoms could be lowered to avoid blocking sight level when seated and the window handle should be lowered

- A minimum of 750mm wide clear route between items and in front of openable windows and doors is provided.

- Thermostat to be located at a recommended height of 400mm above floor level.

- Internal surface materials to aid in keeping background noise level low for those who have hearing difficulties or who cannot hear.

SCALE - 1:100



COURTYARD APARTMENT TYPE 1E (MT-1E)

1 BEDROOM - 2 STOREY
GROUND FLOOR

AREA	AREA PROVIDED	MIN. REQUIRED
Gross Floor Area	49.20 sq.m	45.00 sq.m
Kitchen/Living/Dining	23.10 sq.m	23.00 sq.m
Bedroom 1	11.50 sq.m	11.40 sq.m
Aggregate Bedroom	11.50 sq.m	11.40 sq.m
Total Storage	4.20 sq.m	3.00 sq.m
Private Amenity	5.20 sq.m	5.00 sq.m

- A Wide Halway (circa. 1500mm)
- B Circa. 1800 - 2000mm turning circle is all Living rooms
- C Large 'L' shaped kitchen
- D Circa. 1800mm turning circle is all main bedrooms
- E  Soft-spots' provided in internal walls to allow rooms to be adapted.
- F  Provision of 'hard-spots' in ceiling to allow for the installation of a hoist track linking the bedroom and bathroom.
- G All terraces to have level access
- H Terrace with permeable paving that is firm, non-slip, non reflective and suitable for all weathers.
- I  1m clear space in front of kitchen units
- J Kitchen/Living/Dining furniture layout has been designed to be inclusive of a wheelchair user.

Apartments have been designed with reference to both the "Universal Design Guidelines for Homes in Ireland" and CEUD's "Building for everyone".

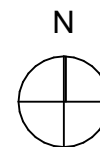
*TOTAL UNITS - 1E - 1



KEY PLAN - BLOCK 01



KEY PLAN - BLOCK 02



09 Adaptability & Accessibility

9.2 - Two Bed Apartment

Kitchen/Living/Dining Space

- An open-plan arrangements has been incorporated for people with hearing difficulties as it allows for clear visual communication.
- The kitchen and main living area contain an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.
- Single run of worktop has sink and hob in it, and can move up and down to suit user.
- Clear space below worktop for persons seated.
- Ovens located higher than standard with doors which opens sideways to more than 100° for ease of access.
- Good tonal contrast between floor and cupboards.
- Deep plinth and toe space provided below all base units.

Bathroom

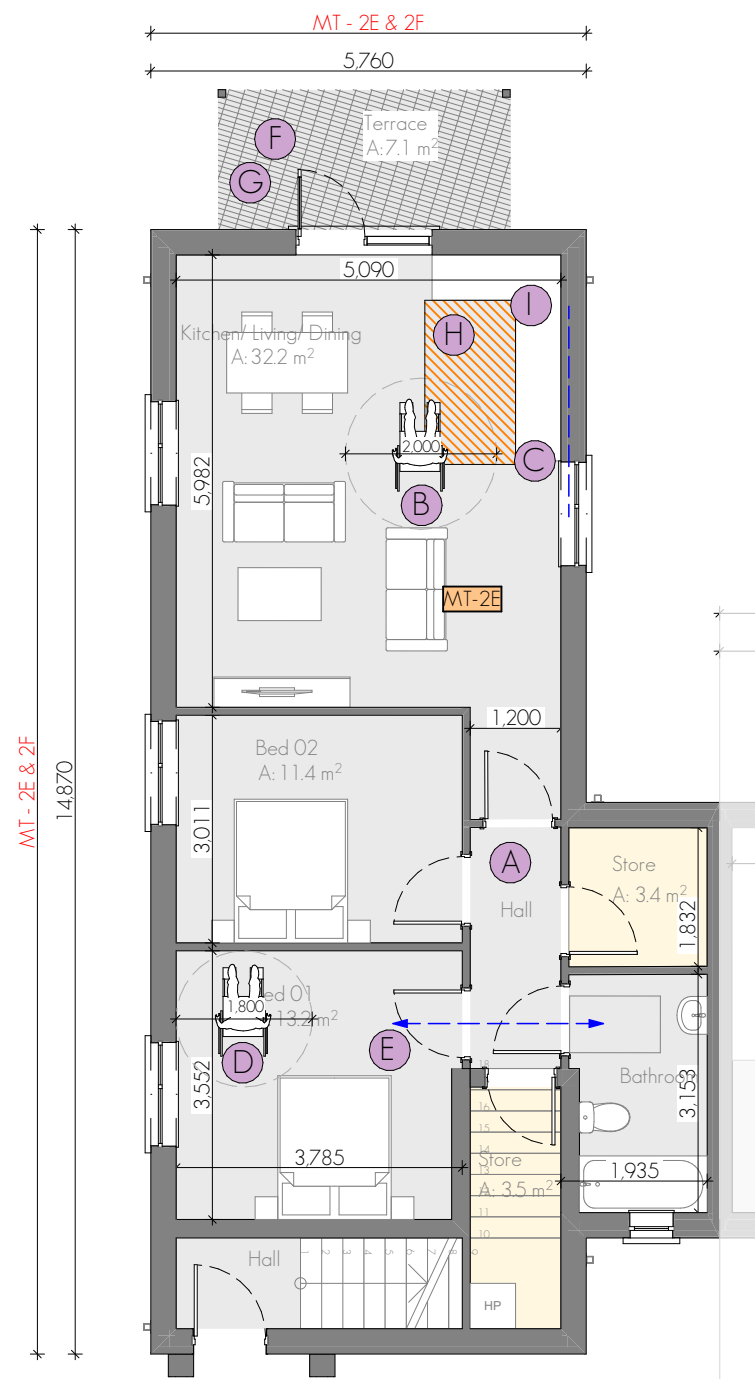
- Bathroom can be easily converted to incorporate a level access shower.
- Tank floor and walls up to a height of 2000mm in bathrooms. Ensure ceiling plasterboard and light fittings are moisture resistant.
- Walls will be constructed strong enough to take fittings and rails.
- Side transfer space for bath is provided.
- Tap offset on corner of bat

Bedroom

- At least one bedroom incorporates an unobstructed turning area for wheelchair users, scooter users and people who use walking aids.
- At least 800mm clear space is provided around the bed.
- Sockets and switches installed at between 400mm and 1000mm above floor level.
- A bathroom has been immediately adjacent to the main bedroom full height 'soft spot', for future installation of a door.
- A 'hard spots' in the ceiling of the main bedroom and of the bathroom, has been provided to allow a hoist-track to be installed supported by the ceiling construction.
- Light switches at the entry door and on both sides of the double bed to be provided.

Additional Notes

- One continuous floor finish throughout for ease of access.
- Window transoms could be lowered to avoid blocking sight level when seated and the window handle should be lowered
- A minimum of 750mm wide clear route between items and in front of openable windows and doors is provided.
- Thermostat to be located at a recommended height of 400mm above floor level.
- Internal surface materials to aid in keeping background noise level low for those who have hearing difficulties or who cannot hear.



SCALE - 1:100

- (A) Wide Halway
- (B) Circa. 1800 - 2000mm turning circle is all Living rooms
- (C) Large 'L' shaped kitchen
- (D) Circa. 1800mm turning circle is all main bedrooms
- (E) Location of bathroom in relation to adjacent bedroom allows for ease of access.
- (F) All terraces to have level access
- (G) Terrace with permeable paving that is firm, non-slip, non reflective and suitable for all weathers.
- (H) 1m clear space in front of kitchen units
- (I) Kitchen/Living/Dining furniture layout has been designed to be inclusive of a wheelchair user.

*TOTAL UNITS - 2E - 2

Apartments have been designed with reference to both the "Universal Design Guidelines for Homes in Ireland" and CEUD's "Building for everyone".

COURTYARD APARTMENT TYPE 2E (MT-2E)

2 BEDROOM - 2 STOREY GROUND FLOOR

AREA	AREA PROVIDED	MIN. REQUIRED
Gross Floor Area	76.50 sq.m	73.00 sq.m
Kitchen/Living/Dining	32.20 sq.m	30.00 sq.m
Bedroom 1	13.20 sq.m	11.40 sq.m
Bedroom 2	11.40 sq.m	11.40 sq.m
Aggregate Bedroom	24.60 sq.m	22.80 sq.m
Total Storage	6.90 sq.m	6.00 sq.m
Private Amenity	7.10 sq.m	7.00 sq.m



KEY PLAN - BLOCK 01



KEY PLAN - BLOCK 02