

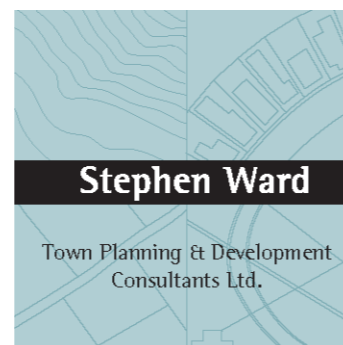
Residential Amenity Report

LRD Planning Application - Proposed Modifications to Permitted SHD

Old Slane Road, Mell/Tullyallen, Drogheda, Co.Louth



Prepared on behalf of
Lagan Homes Tullyallen Ltd



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1.0 INTRODUCTION

The following report has been prepared by Stephen Ward Town Planning and Development Consultants Ltd on behalf of the applicant, Lagan Homes Tullyallen Ltd, for a large scale residential planning application to modify a strategic housing development of 237 no. dwellings on lands north of the Old Slane Road and south of the R168, Mell/Tullyallen, Drogheda, Co.Louth known as Gort Mell. The planning application is made as required under Section 32A Planning and Development Act 2000 (as amended) and affects 207no. of the residential units permitted under ABP-311678-21.

An LRD Meeting in accordance with section 32C of the Planning and Development Act 2000 (as amended) was held between the prospective applicant Lagan Homes Tullyallen Ltd and Louth County Council on the 31st of January 2024 (Ref.LRD014). A statement prepared in accordance with Article 22 (2A) (b) of the Planning and Development Regulations 2001 (as amended) in response to the Notice of Opinion (NOP) issued pursuant to Section 32D of the Planning and Development Act 2000 (as amended) by Louth County Council is provided under separate cover.

The Written opinion of Louth County Council dated 21st of February 2024 highlighted issues to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for the Large Scale Residential development. This report focuses on the items relating to residential amenity and demonstrates compliance with the Specific Planning Policy Requirements of the Sustainable and Compact Settlement Guidelines for Planning Authorities (2024) which state;

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.”

This Report should be read in conjunction with all other documents and drawings submitted with the planning application as the issue of residential amenity is multi-faceted and has been assessed in detail under a multi-disciplinary approach in preparation of this application.

1.2 REFERENCE DOCUMENTS

The following documents, included under separate cover as part of this planning application, are referenced throughout this report.

- Statement of Consistency & Planning Report (Stephen Ward Town Planning & Development Consultants)
- Daylight and Overshadowing Study (IES)
- Acoustic Design Statement (Amplitude Acoustics)
- Landscape Strategy and associated drawings (NMP Landscape Architects.)
- Architectural Design Statement (JFOC Architects)
- Architectural Drawings (JFOC Architects)
- Waterman Moylan Engineering Report and drawings

1.3 RELEVANT GUIDELINES

This report takes cognizance of the following Section 28 Guideline documents and non-statutory design guides in addition to the statutory Louth County Development Plan 2021-2027 (as amended).

- ‘Sustainable and Compact Settlements Guidelines for Planning Authorities’ 2024;
- ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ 2023;
- ‘Urban Development and Building Heights Guidelines’ 2018;
- Urban Design Manual – A Best Practice Guide (2009)
- Quality Housing for Sustainable Communities – Best Practice Guidelines (2007)
- Design Manual for Urban Roads and Streets (DMURS)

1.4 STRUCTURE OF REPORT

This report will describe and detail how the proposed modifications to the permitted Strategic Housing Development (SHD) will provide a neighbourhood with a high level of residential amenity through the recognition of the application site’s unique topography and site constraints. The issues of residential amenity have been considered in terms of the site itself and proposed layout and open space as well as the internal home environment. Existing residential amenity is also addressed in the assessment of daylight and overshadowing.

The consideration of residential amenity has been broken down under the following headings

1. Acoustic Strategy
2. Landscape Strategy
3. Privacy and Separation Distances
4. Private Open Space
5. Housing Quality Assessment
6. The Home Environment

2.0 SITE LOCATION AND DESCRIPTION



Figure 1: Approximate Site Location (Red Star)

The application site is located to the north west of Drogheda’s Town Centre in the townlands of Mell and Tullyallen to the east of the M1 motorway. The site is bound by the M1 Motorway and Junction 10 slip road to the west and North West and the R168 to the north. The permitted SHD site meets the Old Slane Road to the south while the eastern boundary is demarcated by a stream locally known as Kenny’s Stream and named by the EPA as Mell Stream. The Old Slane Road is largely residential in character but also features two commercial premises and a GAA pitch. The M1 Retail Park is to the north east of the site which serves as a neighbourhood centre with cafes, leisure uses (gym and swimming pool), supermarket and comparison shopping. The Retail Park is also served by regular public bus routes. There is an Aldi supermarket at the junction of Old Slane Road and the R168 in Mell. A large primary school is located c. 1.7km from the southern boundary of the application site. A detailed description of the application site features and characteristics and its context are provided within the Statement of Consistency & Planning Report by Stephen Ward Town Planning and Development Consultants under separate cover.

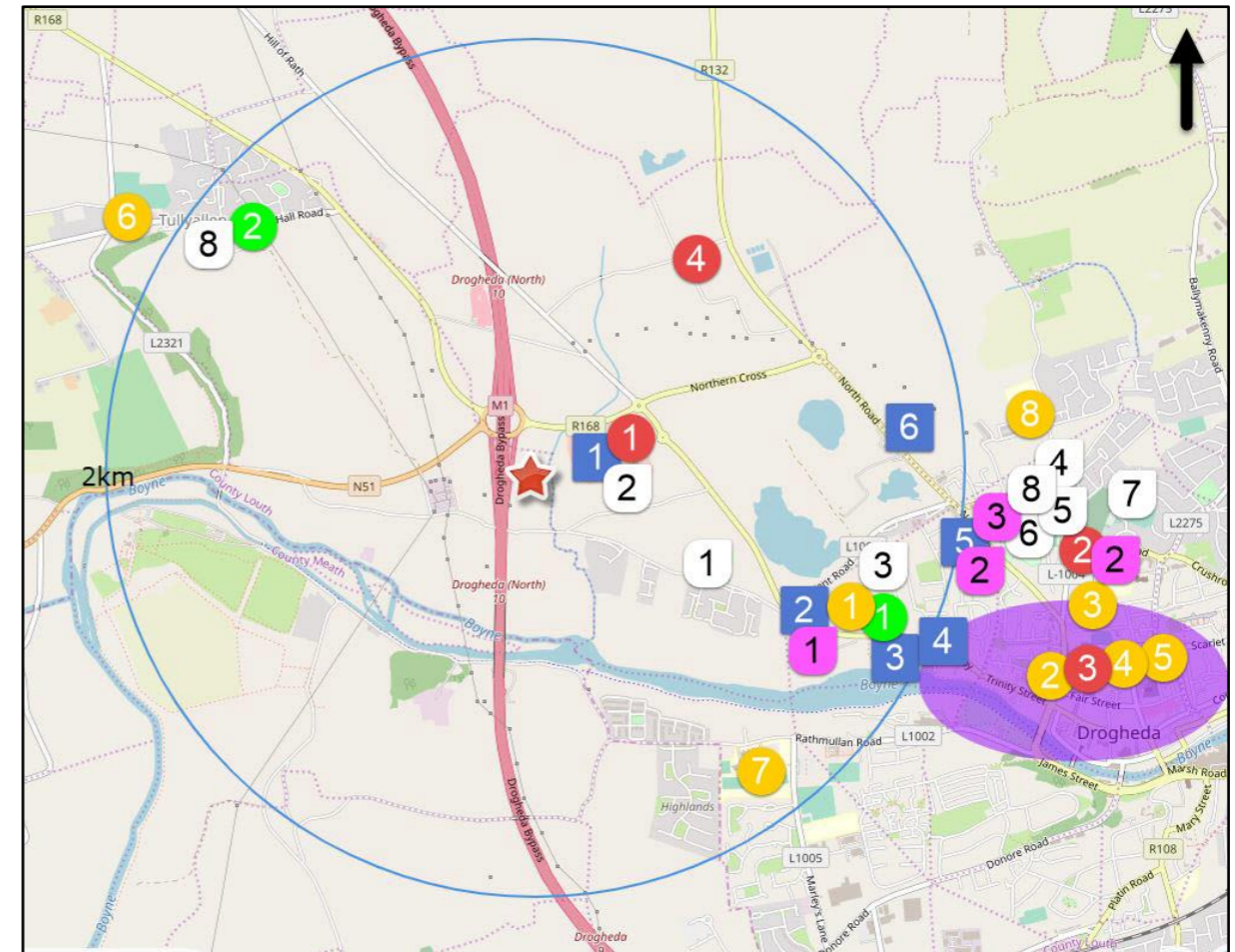



Figure 2: Community Infrastructure Audit



Plate 1: Aldi at the junction of Old Slane Road and R168

Plate 2: M1 Retail Park to the east of the site

Table 1: Community Infrastructure Audit			
Employment Areas in proximity to the application site			
1	M1 Retail Park	2	Our Lady of Lourdes Hospital
3	Town Centre	4	IDA Business Park
Retail			
1	M1 Retail Park		
	<ul style="list-style-type: none"> Lidl Supermarket Costa Subway Supermacs Best Drive Car Servicing Sports Direct 	<ul style="list-style-type: none"> Woodies Power City Equipet Smyths Toy Store Energie Fitness Club BMW Car Sales 	<ul style="list-style-type: none"> Western Motors EZ Living Toolfix Dealz Choice Homestore Toyota Car Sales
2	Aldi	3	Circle K/Centra
4	Mini-supermarket/Local Shop	5	Circle K/Butchers Shop
6	Wogans Hardware Store	7	Tullyallen Neighbourhood Centre
Medical Services			
1	Ardmell doctor's clinic	2	
3	Our Lady of Lourdes Hospital	4	Cross Lanes – Doctors Clinics/Pharmacy and other medical related services
5	Tullyallen doctor's clinic and pharmacy		
Sports and Recreation			
1	St.Oliver Plunket GAA Sports Ground	5	Drogheda United Football Club Grounds
2	Gym with Swimming Pool	6	O'Raghallaighs Gaelic Football Club
3	Pitch and Putt	7	Running Track
4	Boxing Club	8	Reserve Defence Force/Special Olympics
Education			
1	Mell National School	5	St. Josephs
2	Bolton Street	6	Tullyallen National School
3	Bothar Bruagh	7	St. Olivers Secondary School
4	Scoil Aonghusa	8	Drogheda Institute of Further Education
Childcare			
1	Mell	2	Tullyallen
★	Application Site		Drogheda Town Centre

3.0 PROPOSED DEVELOPMENT

The publication of the Section 28 Guidelines on Sustainable and Compact Settlement Guidelines for Planning Authorities has provided an opportunity to modify the permitted SHD to provide a fully 'own door' medium density residential development. As detailed in the Architectural Design Statement prepared by project architects JFOC Architects, the permitted scheme had a number of strengths but resulted in an imbalance in density with tall higher density apartment buildings located to the north of the site and low density housing on the balance of the site. By taking the new policy approach, the same number of residential units can be provided but with a more even density distribution across the site.

The subject LRD planning application seeks modifications to the permitted SHD (APB-311678-21, as amended under P.A. Ref. 2360368) that will change the mix of housing from 237no. dwellings units including 147no. apartments and 90no. houses, to 237no dwellings consisting of 42no. apartments and 195no. houses with associated modifications to the road layout and distribution of public open space, car parking site services and site development works. A crèche was permitted as part of the original SHD. A crèche remains part of the proposed development but has been redesigned as a standalone building to be provided in Phase 1 as indicated by JFOC drawing no. 2.127.PD2005. The first 30no. dwellings permitted under APB-311678-21 (as amended under P.A.Ref. 2360368) are currently under construction. The balance of 207no. dwellings included in this planning application consist of 165no. houses and 42no. apartments in the following mix –

Table 2: Proposed modifications – Revised house types			
	Housing	Duplex / ground floor Apartments	Total
1-bed	-	21	21
2-bed	28	21	49
3-bed	115	-	115
4-bed	22	-	22
Total	165	42	207
Permitted Development Under Construction			
1-bed	0	0	0
2-bed	0	0	0
3-bed	27	0	27
4-bed	3	0	3
Total	30	0	30
Grand Total	195	42	237

4.0 RESIDENTIAL AMENITY

4.1 ACOUSTIC STRATEGY

The proposed modifications introduce a new strategy to address the site’s exposure to road noise from the M1 and slip road from Junction 10 west of the site. The permitted SHD uses a substantial berm and acoustic barrier along the western boundary to mitigate the noise from the M1 motorway. In the permitted scheme, housing is placed facing this large boundary condition. The new strategy developed in conjunction with technical advice from Amplitude Acoustics uses the built form to function as an acoustic buffer which mitigates noise intrusion across the site.

The impact of the revised acoustic strategy is clearly evident when the imagery produced by Amplitude Acoustics for the permitted SHD is compared. Based on the daytime results from the acoustic assessments by Amplitude Acoustics for the application site as illustrated by Figure 3 and Figure 4, the revised acoustic strategy achieves a substantial reduction in noise levels across the site and will result in a quieter residential environment compared to the permitted development. It should also be noted that the results illustrated by Figure 1 have been achieved using a worst-case scenario with a 10-year traffic forecast increase in traffic noise which was not applied to the assessment permitted development.

The modifications proposed to the site layout in terms of public open space have been informed by the results of the acoustic assessment by Amplitude Acoustics and provided under separate cover. Figure 3 illustrates that two of the permitted public open spaces are completely exposed to noise levels between 55-60db in the permitted development. By providing housing along the western boundary as proposed, there is an opportunity to provide a new centrally located park called ‘the village green’ located opposite the creche building that achieves a low LAeq value of 50-55db in keeping with the recommendations contained within BS 8233:2014 and ProPG 2017.

The south west corner of the site has the greatest exposure to traffic noise from the M1 motorway. The permitted development locates housing in this area which would be exposed to noise levels of 55-60db including areas of private open space. These dwellings would also be in close proximity to a 4-metre-high acoustic barrier consisting of a 2-metre-high mound and 2-metre-high fence on top. The modifications to the site layout proposed locate public open space in this location distancing housing from the predicted noise levels in the south west corner of the site. Placing the public open space called ‘the kick-about’ in this location allows housing to be located at further distance from the south west boundary. With the modifications proposed and mitigation measures in place, all housing will have private open space within 50-55 in keeping with ProPG 2017.

Removing the berms from the western boundary as permitted and using the built form to mitigate noise across the site results in an improved noise environment by comparison to the permitted development, a more efficient layout has enabled an additional public open space called Serpentine Park to be provided. Both the Kick-about and Serpentine Park that adjoin the western boundary feature acoustic boundary treatments to ensure the lowest practicable external noise levels are achieved in line with ProPG 2017.



Figure 3 (not to scale): Acoustic Strategy - Permitted

Figure 4 (not to scale): Acoustic Strategy - Proposed

Housing along the western boundary (Type O) has been specifically designed by JFOC architects and has been subject to a detailed iterative design process and rigorous acoustic analysis by Amplitude Acoustics to ensure they can function both as an acoustic barrier and provide a high level of residential amenity to future residents who will live in these houses.

Design features of Type O illustrated by figure 5 include;

1. Glazing on the western façade is minimised- no windows opening to the west.
2. Orientation of the bedrooms to the interior of the development site.
3. Bathrooms and circulation space is located to the rear (west) of the house.
4. Windows at first floor level on the western façade supply light to non-habitable rooms – bathroom and landing area.
5. Private open space is located to the east of the house where it is protected from noise intrusion by the built form and appropriate boundary treatment.

Open space to the rear of Type O houses is not counted as private open space but allows for cross ventilation and provides for additional external storage for residents. There is a minimum of 3metres between the rear façade and the 2m concrete post and panel fencing that forms the western site boundary to the rear of all house type O units as detailed by Amplitude Acoustics. This detail has been incorporated into the landscape boundary treatment plan for the site and follows the advice of an arborist (please refer to Tree Survey by Charles McCorkell under separate cover).

Due to their shallow floor plan and orientation, House Type O housing performs very well in terms of daylight and sunlight provision with 100% of test points achieving the relevant BRE standard.

As detailed by Amplitude Acoustics in the Acoustic Design Statement under separate cover, using the noise levels predicted across the entire site, and having regard to the internal break-in noise criteria, glazing acoustic performance specifications for the all dwellings have been developed as illustrated by figure 6.

A 3-metre high garden boundary is proposed to the south of units 93 and 94 to mitigate noise intrusion. This has an impact on access to sunlight for these gardens. As outlined in Section 3.3.17 of the BRE Guide (3rd Edition), for a space to appear adequately sunlit throughout the year, at least half of the garden or amenity space should receive at least 2 hours of sunlight on March 21st. Results from the IES assessment show number 93 receiving 2hours of sunlight on the 21st of March on 34% of the garden area and number 94 receiving 2hours of sunlight on the 21st of March on 22% of the garden area. Both these houses have direct access to the Kick-about park to the south which exceeds BRE standard relating to sunlight to amenity areas.

If the garden boundary wall to these units was to be reduced in height, the gardens of Nos. 93 & 94 would receive the recommended standard of sunlight, but be exposed to greater traffic noise. It was considered by the design team that a balance needed to be achieved in this location and that noise exposure would have a greater impact on future residential amenity. These garden areas will also have greater access to sunlight during the summer months when the sun is higher in the sky while the noise level will not be reduced significantly in the 10-year forecast undertaken. In addition, these dwellings benefit from overlooking the kick about park and are in close proximity to the central village green.



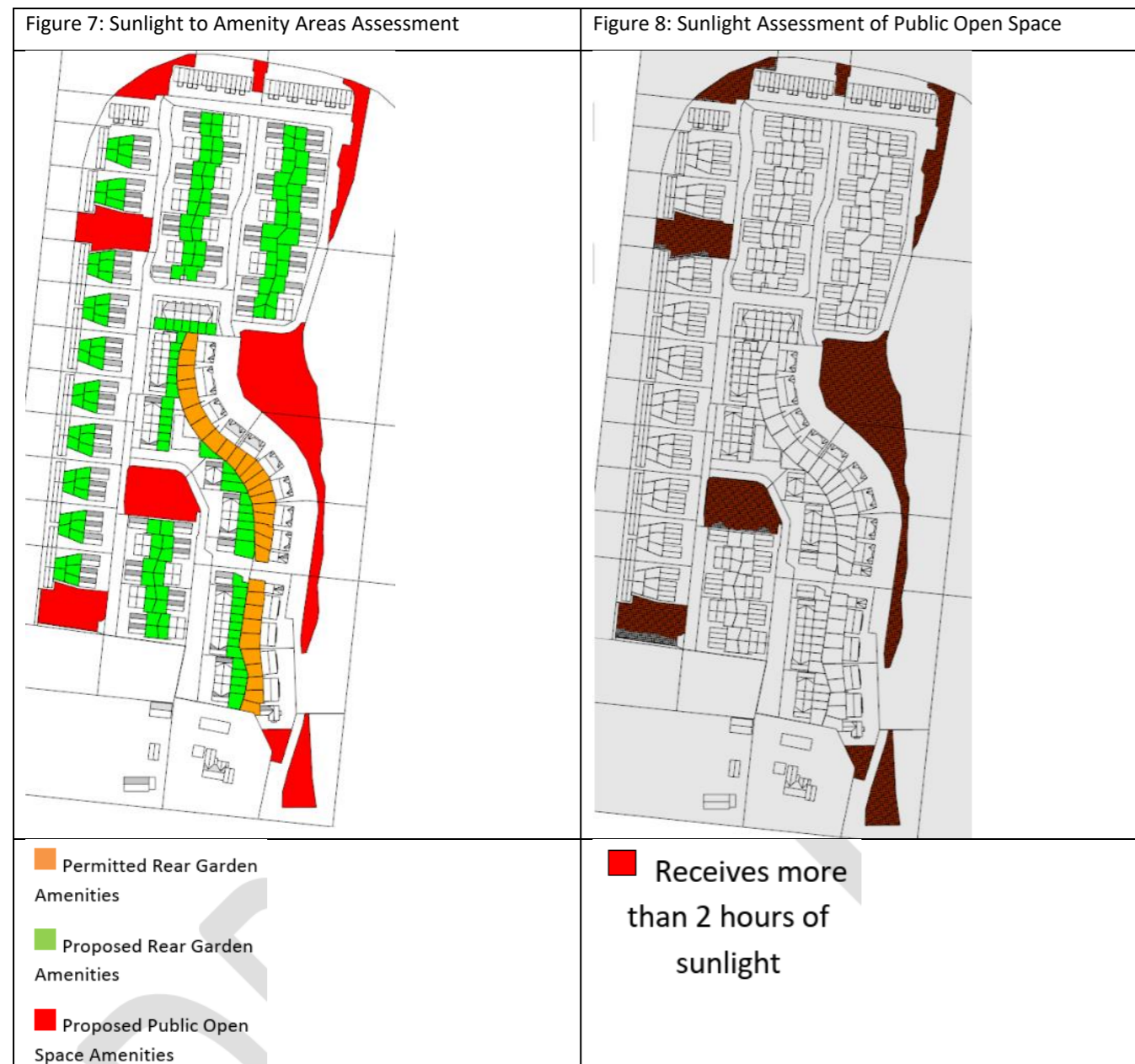
Figure 5: Type O Floor Plans

Figure 6: Glazing Performance Requirements

4.2 LANDSCAPE STRATEGY

The proposed modifications will not affect the location of the public open space focussed on the ravine and will maintain the riparian buffer zone as permitted. Within the application site there are four park spaces each with their own identity and function; The Triangle, Serpentine Park, Village Green and the Kick-about. Pocket parks are also located along key routes as places to pause or meet. This supports the opportunity for the landscape strategy to create community as detailed by NMP under separate cover.

All public open space areas exceed the recommendations set out at Section 3.3.17 of the BRE Guide (3rd Edition), for a space to appear adequately sunlit throughout the year, at least half of the amenity space should receive at least 2 hours of sunlight on March 21st with 96% receiving at least 2hours (figure 8).



The modified site layout plan locates the five public parks so that all residents have access to public open space in proximity to their home. The placement of these open space areas within the application site have been fully assessed with regard to potential noise impact from the M1 motorway to the west as detailed in the report by Amplitude Acoustics and access to sunlight as assessed by IES in the report under separate cover.



Figure 9: Walking Distances 100m (red) from the five parks within the SHD Site- see Landscape Design Statement S.3.4

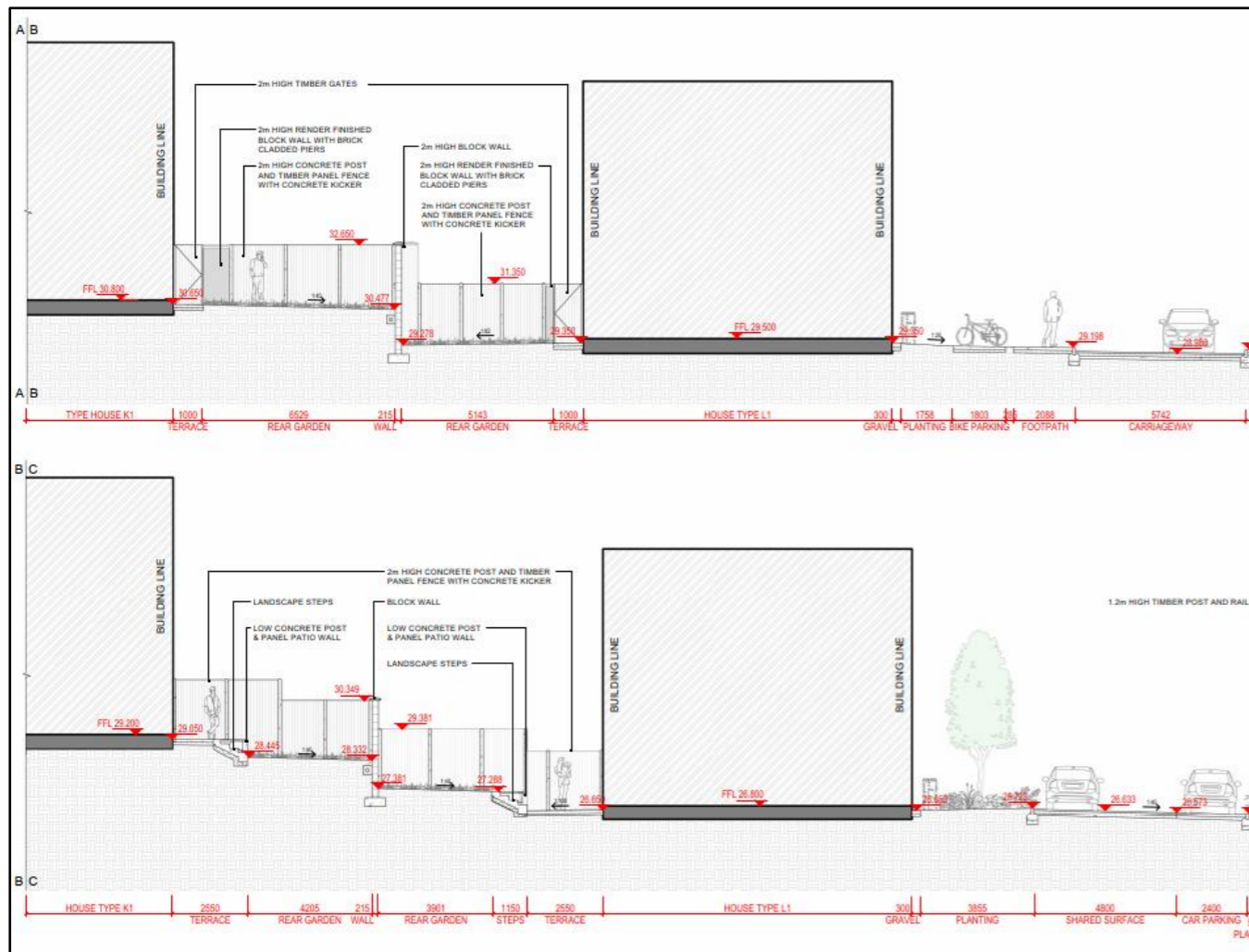
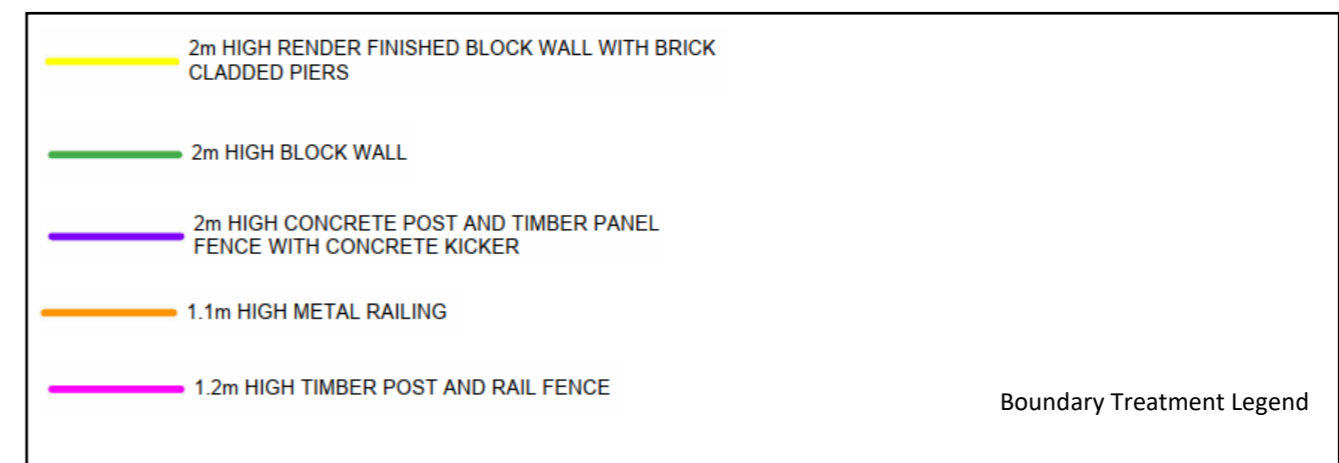


Figure 10: Extract from NMP Drawing no. P-L2-801 - Typical Garden Sections

As detailed by Waterman Moylan in the Engineering Assessment Report under separate cover, topographic survey data indicates that the site falls generally from north-west to south-east, with a high point of approximately 32.8m OD Malin at the north-west corner of the site of the site and a low point of approximately 18.8m OD Malin at the south-east of the site. The lands continue to fall towards the south-east beyond the redline boundary of the application site and within the permitted 30-units currently under construction, to a low point of approximately 10.0m OD Malin. The changing topography requires the use of retaining structures to address difference in levels across the site. Private gardens are stepped in some locations to manage this change in levels. Where gardens have the greatest change in levels, gardens are tiered to maximise their usability. All garden boundaries are a minimum of 2-metres in height.



Figure 11: Extract from NMP Drawing no. P-L2-100 - Boundary Treatments



Boundary Treatment Legend

4.3 PRIVACY AND SEPARATION DISTANCES

The written opinion of Louth County Council requests the applicant to justify the reduction in separation distances from 22 metres to 14 and 16 metres on design grounds, irrespective of the standard as prescribed in SPPR1 of the Guidelines, to ensure compliance with the standards set by the Louth County Development Plan 2021-2027 (as amended).

The LCDP states “*Whilst some degree of overlooking between properties is likely to occur in urban areas, efforts shall be made to minimise the extent of this overlooking where this is possible. A minimum of 22 metres separation between directly opposing first floor habitable rooms in residential properties shall generally be observed. This separation distance is not required for windows in non-habitable rooms such as bathrooms, stairwells or landings. There may be instances where a reduction in separation distances may be acceptable. This is dependent on the orientation, location, and internal layout of the development and its relationship with any surrounding buildings. Any applications for such developments will be assessed on a case-by-case basis.*”

The LCDP provides for reduced separation distances on a case-by-case basis. In the interest of achieving the national objective¹ of compact and sustainable development, it is now a requirement that development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres as provided by SPPR 1 below-

SPPR 1 - Separation Distances

It is a specific planning policy requirement of these Guidelines that statutory development plans¹⁵ 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. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms¹⁶ at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

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 and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.

Figure 12: SPPR 1

4.3.1 SEPARATION DISTANCES

As noted by the Urban Design Manual, "The desire to create higher density developments in the interest of sustainable design may appear to conflict with the requirements of privacy and overlooking" (p.80). It is recommended that "Rather than establish a minimum window-to-window standard, the aim should be to assess the impact on privacy of each layout and home design based on: 22.127.PD1003

- The site's location and residents' expected levels of privacy
- The size of the windows – both those overlooking and overlooked
- Changes in level between overlooking windows
- Ability to screen/partially obscure views through design or judicious use of planting".

¹ NP 3a

In keeping with SPPR 1, minimum back to back separation distances between two storey housing with opposing first floor windows within the application site are set at 16 metres. The minimum back to back separation distance between the proposed housing and the permitted housing under construction is 16-metres. Where reduced separation distances of 14m are proposed, there are no directly opposing first floor windows that serve habitable rooms. In the example provided by Figure 13 below, House Type L1 and House Type K1 have been selected. House Type L1 has no first floor windows serving habitable rooms. Figure 14 shows the selected units with their first floor layout plan demonstrating that there are no directly opposing windows to habitable rooms. The only windows on the rear elevation at first floor level serve bathrooms and glazing will be frosted for privacy.

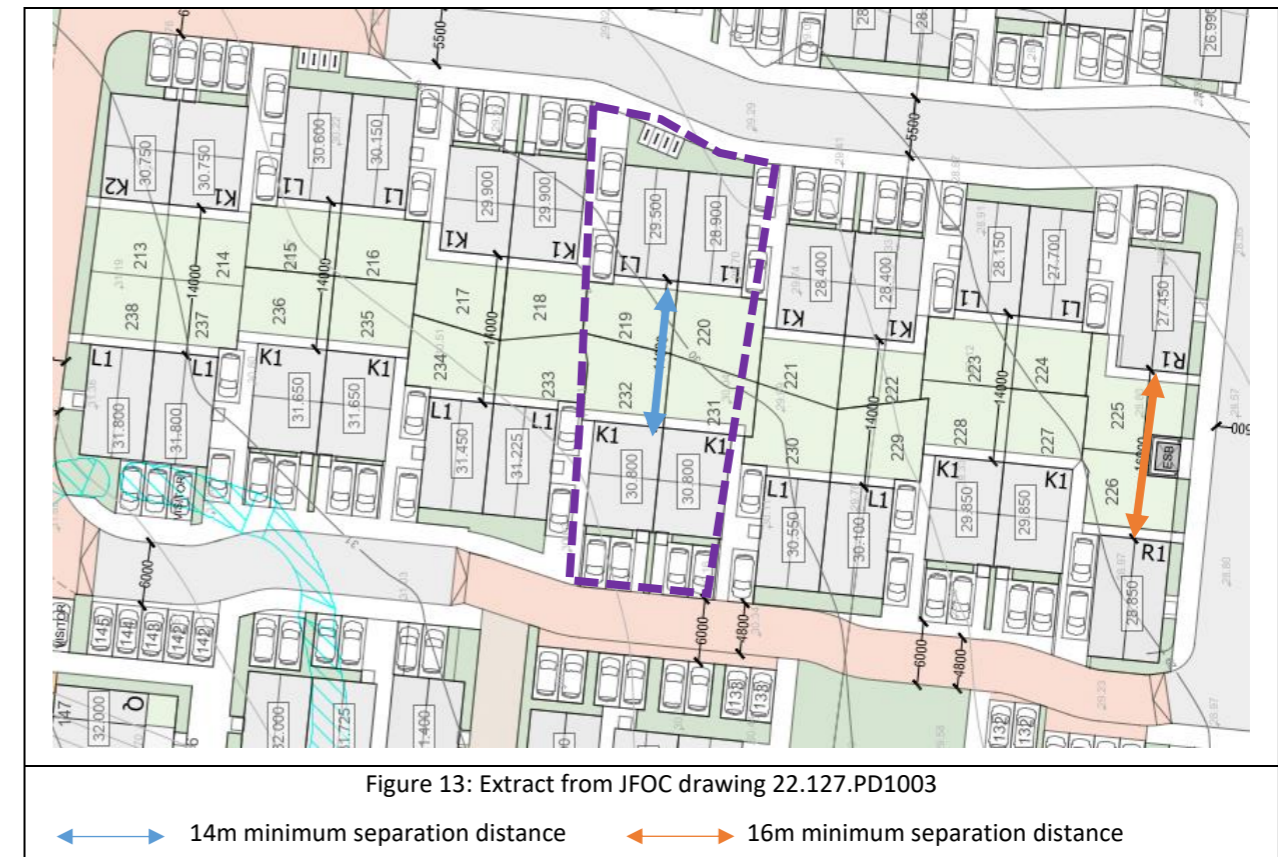
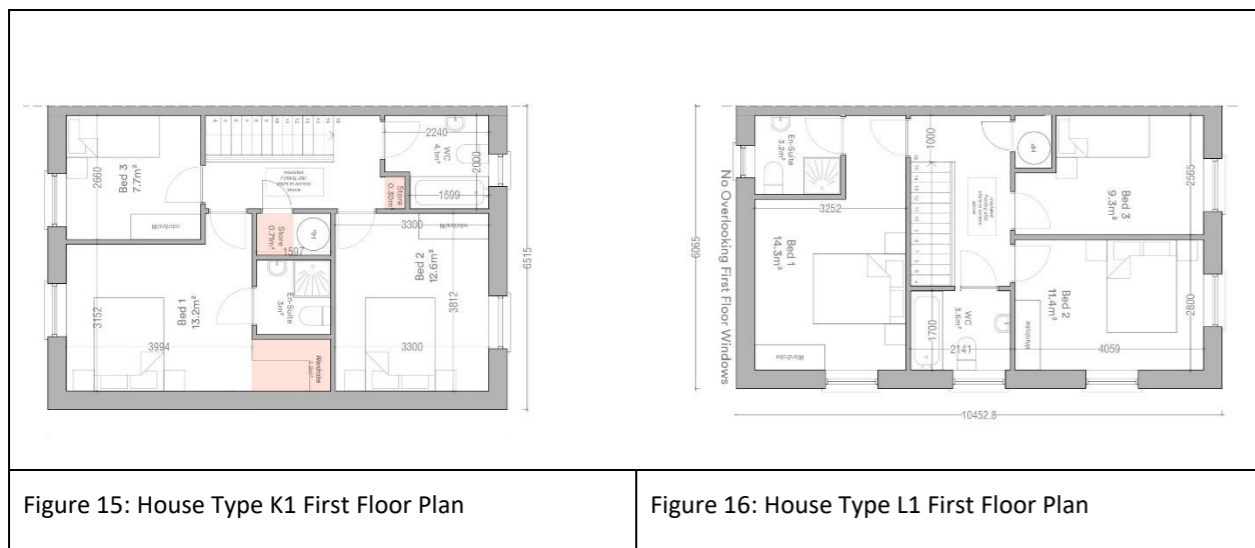
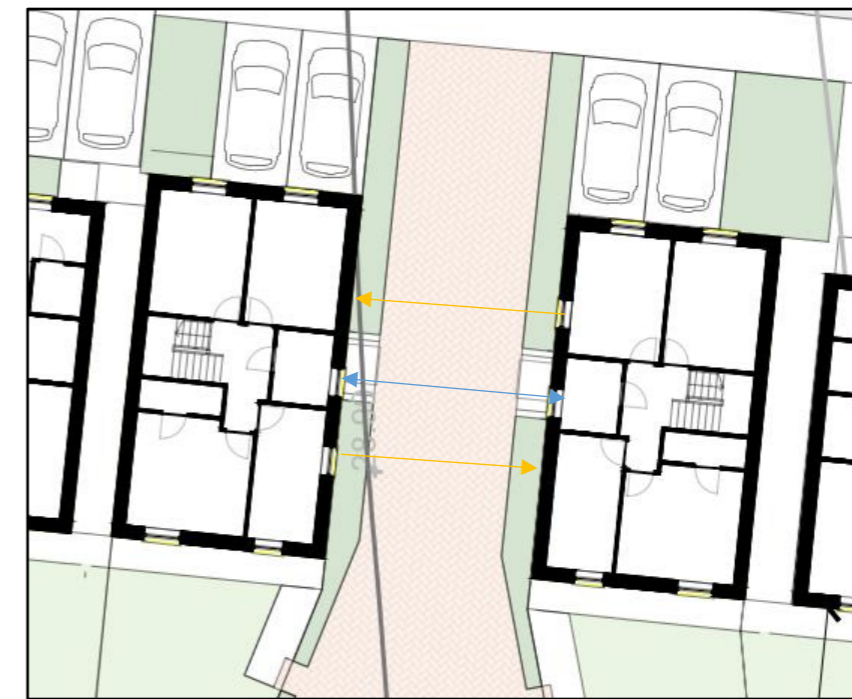
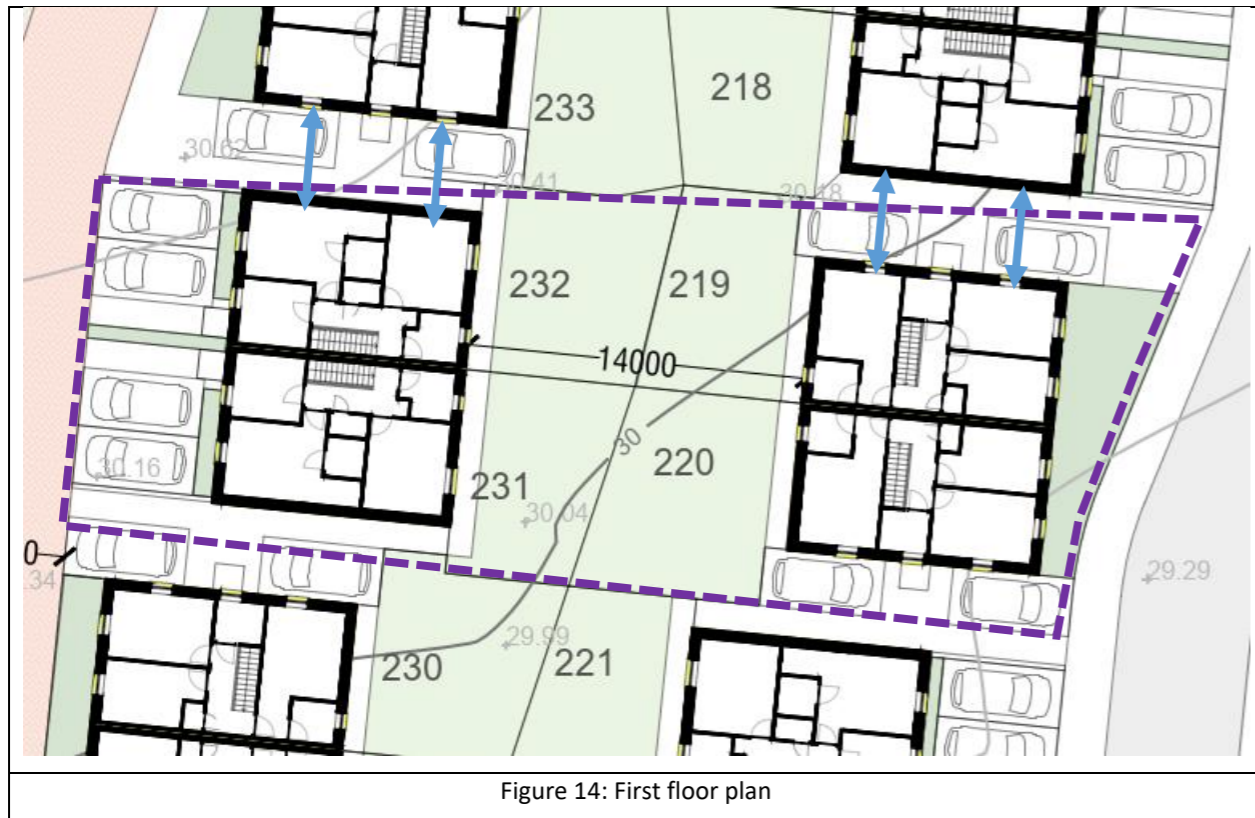


Figure 13: Extract from JFOC drawing 22.127.PD1003

←→ 14m minimum separation distance ←→ 16m minimum separation distance



The bedroom in House Type L1 to the rear of the property is served by a window on the side gable. As illustrated above, there are no directly opposing windows between L1 and the adjoining house type, K1. Daylight analysis undertaken by IES demonstrates that all bedrooms will receive adequate daylight levels. Further detail on the internal home environment is provided at Section 4.6 of this statement.



Figures 17 and 18 above illustrate how House Type R2/R2 and L2/L2 are mirrored across the shared surface on entrance to the courtyards serving House Type O. This avoids directly opposing windows between habitable rooms at first floor level. The windows identified with a blue arrow above serve bathrooms which will be fitted with frosted glazing.

4.4 PRIVATE OPEN SPACE

The modifications to the permitted SHD apply the specific planning policy requirements (SPPR) within newly adopted Section 28 Guidelines for Sustainable and Compact Settlements (2024). SPPR 2 provides the minimum private open space requirements for housing. A full schedule of garden areas is provided at appendix A of this report completed by project architects JFOC.

SPPR 2 - Minimum Private Open Space Standards for Houses

It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards:

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

A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 5.1 below). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.

Apartments and duplex units shall be required to meet the private and semi-private open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates).

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.

Figure 19: SPPR 2

All 165no. private gardens proposed have been assessed by IES against the recommended BRE standard for external amenity space. The modifications proposed to the site layout plan maximise the number of homes with an east-west orientation. There are no dwellings with north facing gardens. All balcony/terraces serving duplex/simplex units are south facing.



Figure 20: Extract from IES Report Section 6.4.4

To demonstrate compliance with the BRE Guideline (3rd edition), for a space to appear adequately sunlit throughout the year, at least half of the garden or amenity space should receive at least 2 hours of sunlight on March 21st. The development of the site layout plan and overall design of the proposed modifications has been an iterative process informed by detailed specialist analysis by IES. The initial analysis of private gardens by IES achieved a high overall score for the March 21st, at 82% (135 out of 165) of the proposed back garden amenity spaces within the development site receiving at least 2 hours of sunlight over their total area. The assessment also highlighted a number of gardens that did not meet the BRE recommendations to achieve a sunlit garden throughout the year.

The feedback received by the Design Team from IES stated that the majority of gardens receiving sunlight below recommended levels were as a result of the location and position in relation to neighbouring dwellings. In site layout planning this is inevitable. Not all amenities can be south facing or free from overshadowing from neighbouring dwellings within a housing development. For these reasons noted, achieving in excess of 80% of private amenities above the recommendations of 2 hours of sunlight during March 21st is a high standard to achieve. However, the applicant sought to achieve the best possible result and a review of the garden areas was undertaken by the project architects to seek to address this issue.

The review identified that while Houses numbered 36 & 37 (test points 80 & 81) had south facing gardens they achieved a low level of sunlight on the 21st of March. This was due to House numbered 38 causing overshadowing of these gardens. Initially, proposed house number 38 was reduced in height to a single storey. This approach improved access to sunlight but imbalanced the streetscape. The design response was to extend the north-south terrace and shorten the east west terrace. The revised design was tested by IES and all garden areas in this block (Figure 22) receive the recommended standard of sunlight in the garden areas when assessed against the minimum area.

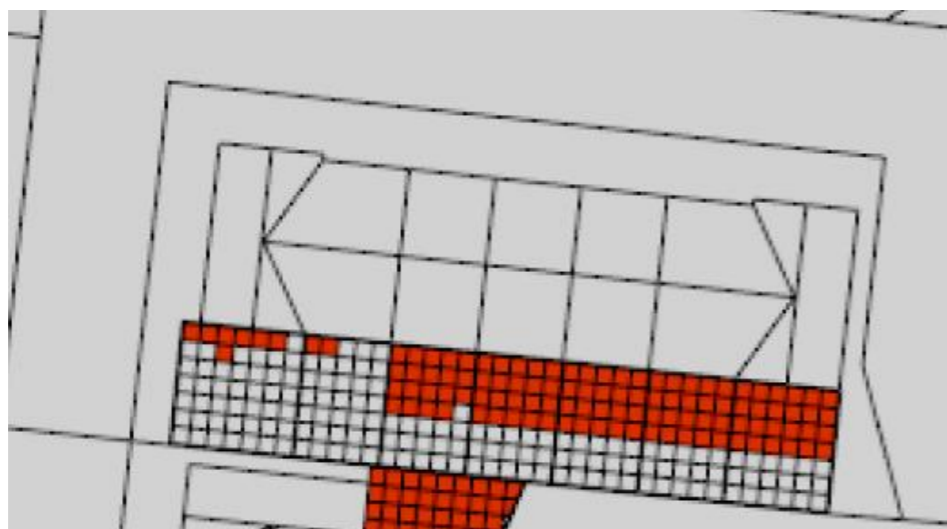


Figure 21: Initials IES Sunlight Assessment Results

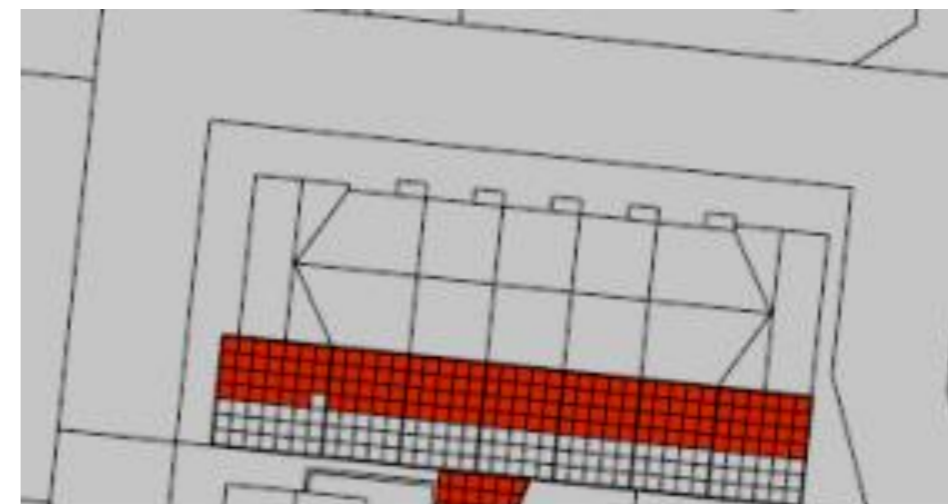


Figure 22 – IES Sunlight Assessment Result for the first design revision

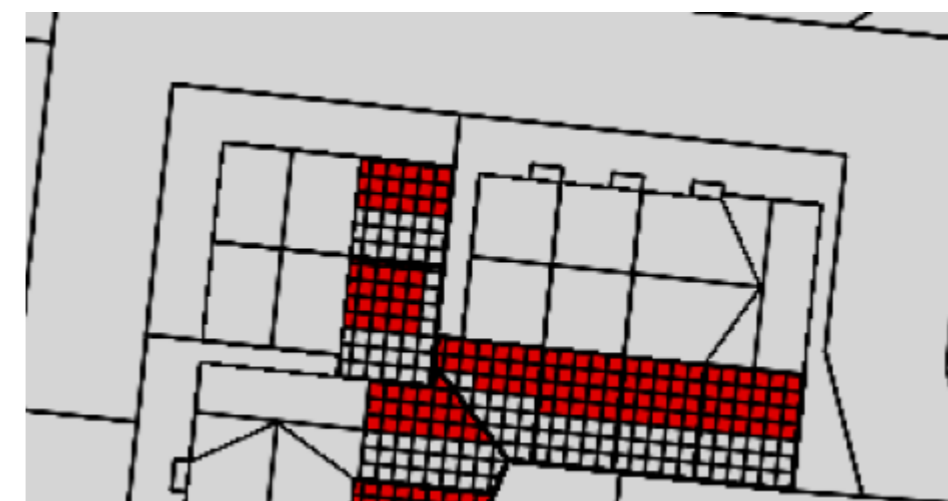


Figure 22 – iterative design process to achieve greater sunlight to private garden areas

The assessment by IES submitted under separate cover identifies the full garden area and the minimum garden area required in each case. In some cases, larger gardens were failing to meet the standard of 2hrs. When the minimum garden area is considered, these gardens passed. On March 21st, 80% (135 out of 165) of the proposed rear garden amenity spaces within the development site will receive at least 2 hours of sunlight over their total area. When compared against the minimum area required for each dwelling the compliance rate increases to 95% (157 out of 165). It is not proposed to reduce the garden sizes but the assessment demonstrates that residents will have good access to sunlight in their gardens.

In order to mitigate noise intrusion into the private gardens of house numbers 93, 94 a 3metre boundary has been proposed along the south of these gardens. IES undertook a second assessment with a reduced garden boundary height of 2metres. This assessment demonstrated that reducing the height of the southern boundary wall increases access to sunlight to the recommended BRE Standard (increasing the pass rate to 96% overall). It was considered by the design team that a balance needed to be achieved in this location and that noise exposure would have a greater impact on future residential amenity. These garden areas will have greater access to sunlight during the summer months when the sun is higher in the sky while the noise level will not be reduced significantly in the 10-year forecast undertaken.

4.5 HOUSING QUALITY ASSESSMENT

A detailed examination of the internal space standards proposed is attached to this report at appendix A. All dwellings proposed meet and or exceed the minimum internal space standards as prescribed by the Development Plan and Section 28 Guidelines.



Figure 23:CGI courtyard in front of House Type O with House Type L2/R2 in the foreground

4.5.1 HOUSING

The modifications proposed will provide 165no. houses in a mix of detached, semi-detached and terraced format as illustrated by architect drawing no. 22.127.PD1003. Eight house types in a variety of designs are proposed across the application site as illustrated by architect drawing 22.127.PD1004 that will provide 28no. 2-bed, 115no. 3-bed and 22no. 4-bed two storey dwellings. This is in addition to the 30no. houses already under construction.

The LCDP encourages modern and innovative dwelling designs that have a positive impact on the surrounding streetscape (S.13.8.13). JFOC Architects have prepared an Architectural Design Statement that provides the background to the proposed modifications to create a high quality neighbourhood comprising largely of houses and exclusively of own door units. The modifications proposed take on board the advice of the Sustainable and Compact Settlement Guidelines that require a change from the continued application of suburban housing standards originally conceived during the 20th Century (para. 5.2). the proposed development features many of the key urban design characteristics of low-rise compact forms of ‘own door’ housing identified by the Guidelines at Figure 5.1 including;

- narrow blocks, small plots and compact layouts
- Well defined edges and legible urban form
- Narrow streets and small setbacks
- Traffic calmed streets/Ease of movement for vulnerable users
- Reduced car parking
- Highly permeable and connected road network with enhanced connections for sustainable modes
- Reduced separation/privacy measures

4.5.2 APARTMENTS

It is proposed to provide 42no. apartments in a three story simplex/duplex arrangement across three separate blocks located at the north of the SHD site.

Based on the mix of apartments proposed – 21no. 1-bed and 21no. 2-bed, the minimum floor area to be achieved is 2,478m². An additional 10% would raise this figure to 2,726m². Collectively, the 42no. apartments have a floor area of 2,982m² which is 20% above the minimum floor area requirement. Even taking into account the stairways and landing areas, the floor area far exceeds the minimum required.



Figure 24: CGI Southern façade of duplex units

4.5.3 UNIVERSAL DESIGN

The Design Statement prepared by JFOC Architects details how universal design has been integrated into the design of house types M, P and R and the simplex apartment Q1 which is noted in green text on the floor plans provided under separate cover. 21no. of the units (9%) within the SHD as proposed to be modified will be single level apartments at ground floor level which could meet the needs of older persons and/or persons with restricted mobility. Together, the 48no. houses and 21no. apartments (69no. units) would represent 33% of the 207no. within the application site and 30% of the overall SHD site (237no.). House Type R is used as an example of the UD features proposed in the figure below.



1. The entrance to the home is in a logical location that is readily identified from the road/pavement with level access and thresholds.
2. Good contrast provided between the brickwork and the door
3. A glazed panel beside the door gives daylight to the hallway and views in and out.
4. All front doors will be clearly numbered.
5. A light is provided at the front door that is controlled from the inside of the home.
6. The entrance hallway is generous.
7. A wheelchair accessible toilet is provided at entry level.
8. Internal doors open into a room with the hinge side against the return wall.
9. Provision is made for the future installation of a homelift (1000mmx15000 aperture on plans).
10. Clear turning space in the living room and recommended living room widths are achieved.
11. Space is provided for a desk and chair in the living room and at least one bedroom.
12. A location has been identified for a bed space at entrance level.
13. Turning space is provided in the kitchen where the dining table is located.
14. Kitchen is designed in an 'L' Shape or has a continuous run of worktop where the sink and cooker/hob can be located.
15. Family 3-bedrooms homes have a separate utility room off the kitchen with space for a washing machine and dryer.
16. Private gardens are accessible from the ground level with double doors.
17. A paved area of at least 1800mm is provided against the house for the full width of the home.
18. At least 800mm clear space either side of bed and more at the end of the bed.
19. Single bedrooms are at least 8sq.m
20. A clear space for a turning circle of 1500mm in the main bedroom.
21. A double bedroom is located beside the main bathroom with a soft spot for future connection.
22. Bathroom door opens outwards

4.6 HOME ENVIRONMENT

4.6.1 INTERNAL NOISE

Façade specifications for the glazing and façade elements of the proposed housing have been developed to meet the internal noise criteria based on the predicted noise levels and measured noise levels by Amplitude Acoustics. Predicted noise levels include a 10-year forecast (2034) using predicted road traffic counts as a worst-case scenario as requested by Louth County Council.

The internal noise levels will meet the requirements of ProPG 2017 and BS 8233:2014 as shown in Table 1 below.

Table 1: BS 8233:2014 internal noise criteria – Commercial and Residential Buildings.

Activity	Location	07:00 to 23:00 Hrs	23:00 to 07:00 Hrs
Resting	Living Room	35 dB LAeq, 16 hour	-
Dining	Dining Room/Area	35 dB LAeq, 16 hour	-
Sleeping (daytime resting)	Bedroom	35 dB LAeq, 16 hour	30 dB LAeq, 8 Hours

Table X:

4.6.2 DAYLIGHT/SUNLIGHT ASSESSMENT

According to the Guidelines on Compact and Sustainable Settlements, “In drawing conclusions in relation to daylight performance, planning authorities must weigh up the overall quality of the design and layout of the scheme and the measures proposed to maximise daylight provision, against the location of the site and the general presumption in favour of increased scales of urban residential development. Poor performance may arise due to design constraints associated with the site or location and there is a need to balance that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.”

As requested by Louth County Council, all 207no. proposed-dwellings have been subject to daylight assessment in accordance with IS EN 17037-2018+A1-2021 Method 2 (BRE Guide 3rd Edition) and BS EN 17037-2018+A1-2021 National Annex Method 2 (BRE Guide 3rd Edition).

The aim of these assessments is to derive how much daylight will be received within each of the houses and apartments within the proposed development. The design team have utilised the results of these assessments to maximise the daylight available within each unit through an iterative process explained below.

In the first assessment undertaken, 34 bedrooms in houses (7% of bedrooms tested) failed to comply with the IS EN 17037-2018+A1-2021 standard, while a 100% passing rate was achieved under the BS EN 17037-2018+A1-2021 standard. As stated by IES in their report under separate cover, is important to highlight that the IS EN 17037 sets a higher target to achieve, requiring all rooms, regardless of their use, to achieve 300 Lux over 50% of the space. The results demonstrated sufficient daylight was achieved in the bedrooms, exceeding the recommendations of the BS EN 17037 standard, which specifies 100 Lux for bedrooms over 50% of the space.

All simplex/duplex apartments achieved a 100% compliance rate under both standards.

A review of the bedrooms that failed to meet the higher standard set by IS EN 17037 identified that they were all located in House Type K or M2/M3. The project architects reviewed the design of these house types with input from IES to achieve the higher daylight standard in all cases by increasing the size of the window serving the bedroom. The design as proposed achieves 100% compliance with the IS EN 17037-2018+A1-2021 standard.

The 207no. houses and apartments have been individually assessed by IES using Solar Exposure calculations in accordance with IS/BS EN 17037-2018+A1-2021 (BRE Guide 3rd Edition) to derive how much sunlight proposed development can expect to receive.

The sunlight exposure assessment in accordance with BRE Guide 3rd Edition / IS/BS EN 17037-2018+A1-2021 considers the orientation of the rooms. Section 3.1.11 of the guide states;

“The BS EN 17037 criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west it is unlikely to be met.”

100% of test points meet the BRE Guide 3rd Edition / IS EN 17037-2018+A1-2021 sunlight exposure recommendations of greater than 1.5 hours on March 21st.



Figure 26: First Floor Plan House Type K1. IES first assessment highlighted house types that had rooms that failed to reach BER recommended standards



Figure 27: House Type K1 - bedrooms failed to reach BER recommended standards



Figure 28: House Type K1 – First floor windows serving bedrooms have been increased in size

4.7 COMMUNITY USE

The permitted SHD included a creche. Due to the modifications proposed to the site layout plan, the creche building has been redesigned as a standalone building that will cater for the revised mix of dwellings proposed. The creche is centrally located within the SHD development which will encourage parents and children to walk or cycle over using the private car. The design of the creche is in keeping with the design strategy for the housing proposed making it an integrated part of the streetscape.

Car parking for staff is conveniently located in front of the creche building and a set down area is also provided. Bicycle parking is provided to the rear in a purpose build structure that will be finished in brick as detailed by JFOC drawing no. 22.127.PD7004. The creche service will have access to an enclosed courtyard as well as a garden area. The internal layout has been designed by JFOC in line with the Child Care Act 1991 (Early Years Services) Regulations 2016.

It is submitted that the provision of a creche will increase the quality of the residential environment as children can be cared for within the neighbourhood and the community can grow in this way.



Figure 29: CGI view towards the creche from the village green

4.8 ROAD SAFETY AND CAR PARKING MANAGEMENT

The modifications proposed to the site layout plan are compliant with the Design Manual for Urban Roads and Streets (DMURS). A hierarchy of streets is proposed with primary and secondary streets, shared surfaces and home zones. The architects have sought to minimise the impact of car parking by containing it between buildings and creating courtyards. The site layout plan has been subject to a Road Safety Audit Stage 1 to ensure the safety of residents and that the site will work efficiently and effectively allowing for all necessary service vehicles.

5.0 EXISTING RESIDENTIAL AMENITY

The application site is bound to the south by two existing residential properties that front onto the Old Slane Road. The potential impact of the proposed development has been assessed by IES in terms of shadow analysis, sunlight and daylight in their report under separate cover. The proposed modifications will not alter the character of development as permitted along the southern boundary where the site meets existing residential properties.



Figure 30:
Permitted Development bounding existing residential development to the south

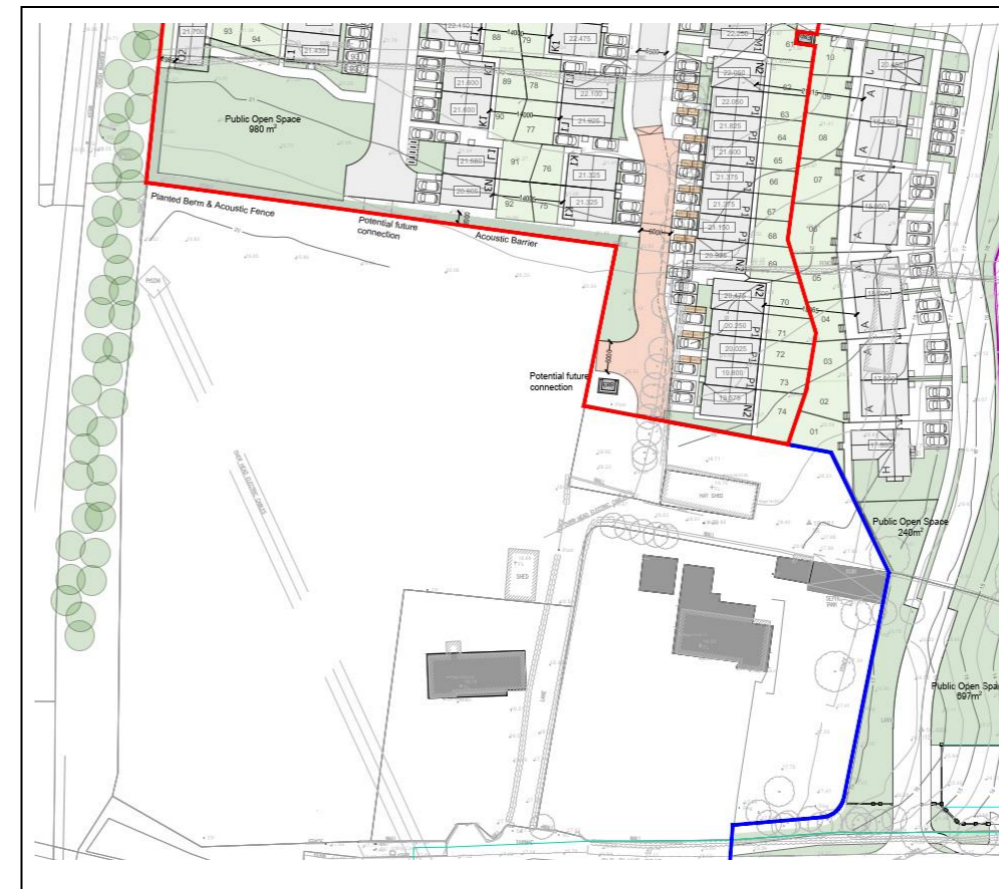


Figure 31:
Proposed development bounding residential development to the south

5.1 SHADOW

Assessed using shadow images cast at key times throughout the year, i.e. March 21st, June 21st and December 21st to determine if any overshadowing impact occurs and to what extent to any existing residential neighbouring buildings in accordance with the BRE Guide (3rd Edition). No additional shading visible from the proposed development on the existing properties to the south fronting Old Slane Road throughout the year.

5.2 SUNLIGHT

The BRE guide (3rd Edition) notes that there should be no impact to sunlight for these properties “It is not always necessary to do a full calculation to check sunlight potential. The guideline above is met provided either the following is true:

- If the window wall faces within 90° of due south and no obstruction, measured in the section perpendicular to the window wall, subtends an angle of more than 25° to the horizontal. Again, obstructions within 90° of due north need not be counted.”

Given the statement above, the surrounding dwellings adjacent to the proposed development were verified noting that, in a section perpendicular to the window wall, no angle subtended more than 25° and, in some cases, they were also sitting to the south of the proposed development. The surrounding existing/permitted properties have been excluded from the assessment as noted in Section 3.2.9 of the BRE Guide 3rd Edition, that these windows need not be analysed as sunlight impact will be unnoticeable to the existing occupants.

5.3 DAYLIGHT

Based on the criteria outlined in Section 2.2.5 of the BRE guidance (3rd Edition) it is not always necessary to do a full calculation to check daylight potential. The guideline above is met provided the following is true:

- no obstruction, measured in the section perpendicular to the window wall, subtends an angle of more than 25° to the horizontal.

Therefore, as noted above, the adjacent buildings have been excluded within the VSC assessment as the daylight impact will be unnoticeable to the occupants of the neighbouring elevations.

5.4 SEPARATION AND PRIVACY

The closest existing property to the south is c.39metres from the gable of proposed house no. 74 but has no direct view to this property due to an existing hay shed to the north. The second dwelling is c.86m from proposed house no.75 and c.90metres south of proposed house no. 92. In addition, the mitigation measures recommended by Amplitude Acoustics place a 4m high barrier along the southern boundary. There is no potential overlooking or perceived overlooking from the proposed two storey houses and existing dwellings to the south.

The minimum separation distance between the 30no. units under construction within the SHD and the new house types proposed is 16m. It has been demonstrated at section 6.3.2 of the IES report under separate cover that all the permitted private gardens (1-30) will continue to exceed the minimum BRE standard in relation to sunlight with the modifications in place.

6.0 CONCLUSION

The proposed modifications to the permitted strategic housing development have been designed and assessed by a multi-disciplinary team of qualified and experienced experts to ensure it offers a high level of residential amenity. The new neighbourhood proposed is fully in keeping with the latest Section 28 Guidelines.

APPENDIX A

Project: Proposed residential development at Gort Mell, Old Slane Road, Drogheda, 22.127

Client: Lagan Homes Tullyallen Ltd.
Date: 3rd May 2024

LRD PLANNING APPLICATION

Quality Housing Assessment

Dwelling Type	No. of Units	Bedrooms	Typology	Storeys / Level	Persons	Min Floor Area m ²	Proposed Area m ²	Min Aggr. Living Area m ²	Aggr. Liv. Area m ²	Min Aggr. Bed Area m ²	Aggr. Bed Area m ²	Min Storage m ³	Proposed Storage m ³	Min Private Amenity	Private Amenity	Proposed Universal Access	Floor Area % of minimum
K1	26	3	Semi-D	Two	5	92	108	34	34.8	32	33.5	5	6.5	40			117
K2	2	3	Semi-D	Two	5	92	108	34	34.8	32	33.5	5	6.5	40			117
L1	40	3	Semi-D	Two	5	92	105.5	34	38.6	32	35.7	5	5.1	40			115
L2	6	3	EOT	Two	5	92	105.5	34	38.6	32	35.7	5	5.1	40			115
M1	2	4	DET	Two	7	110	132	40	46	43	47	6	7	50	2		120
M2	2	4	Semi-D	Two	7	110	134	40	46	43	47	6	7	50	2		122
M3	4	4	Semi-D	Two	7	110	134	40	46	43	47	6	7	50	4		122
N1	10	3	Semi-D	Two	5	92	105.5	34	37.2	32	35.2	6	7.2	40			115
N2	10	3	EOT	Two	5	92	105.5	34	37.2	32	35.2	6	7.2	40			115
N3	1	3	EOT	Two	5	92	105.5	34	37.2	32	35.2	6	7.2	40			115
O1	4	3	Semi-D	Two	5	92	110	34	34.7	32	35.1	5	5	40			120
O2	10	3	EOT	Two	5	92	110	34	34.7	32	35.1	5	5	40			120
O3	6	3	Terrace	Two	5	92	110	34	34.7	32	35.1	5	5	40			120
P1	14	2	Terrace	Two	4	80	86	30	30	25	26.2	4	5.8	40	14		108
P2	11	2	Terrace	Two	4	80	86	30	30	25	26.2	4	5.8	40	11		108
P3	1	2	EOT	Two	4	80	86	30	30	25	26.2	4	5.8	40	1		108
R1	4	4	Det	Two	7	110	126.6	40	45.6	43	45	6	8	40	4		115
R2	10	4	Det	Two	7	110	126.6	40	45.6	43	45	6	8	40	10		115
Q1	21	1	Simplex	GFL	2	45	56	23	23.4	11.4	14	3	3	5	21		124
Q2	19	2	Duplex	1 & 2	4	73	86	30	34.6	24.4	24.5	6	6.3	7			118
Q3	2	2	Duplex	1 & 2	4	73	86	30	34.6	24.4	24.5	6	6.3	7			118
T1	1	2	HOUSE	Two	4	80	84	30	31.2	25	26	4	5.9	40			105
T2	1	2	House	Two	4	80	84	30	31.2	25	26	4	5.9	40			105
Type A	8	3	Semi-D	Two	5		111.4										
Type C	7	3	Semi-D	Two	5		118.0										
Type C1	1	3	Semi-D	Two	5		118.0										
Type D	1	3	Terrace	Two	5		103.0										
Type F	10	3	Semi-D	Two	5		113.0										
Type H	1	4	Detached	Two	7		150.0										
Type J2	2	4	Detached	Three	7		147.0										
Total	237																

Requirements as per Design Standards for New Apartments 2020, Quality Housing for Sustainable Communities, Sustainable & Compact Settlement Guidelines 2024 and Design Manual for Quality Housing 2023

Sustainable & Compact Settlement Guidelines
LCC Dev. Plan

Universal Design Requirements as per the Louth County Development Plan; approx 30% of proposed units 69

SUBJECT SITE OF APPLICATION - LRD

Nett Site Area of subject site of LRD application (Ha.)	4.8	Nett Residential Floor Area	20519 sqm.
Total Number Dwellings	207	Total Number Houses	165
		Total Number Apts.	42
Parking Spaces	368	Total Bedrooms	352
2 Per 3 or 4 Bedroom house	274	Residential Floor Area	20518.9
1 Per 2 Bedroom house	28	Area of Creche	352.3m ² 58 Children 11 Staff
1 Per Simplex/ Duplex Apt.	42		
1 Visitor Space/ 3 Apartments	15		
9 Spaces for the Creche	9		
TOTAL SITE - including previously approved SHD			
Gross Site Area (Ha.)	7.4	Density per ha.	39 per Ha.
Nett Site Area in for full SHD site (Ha.)	6.1	Site Coverage	23%
		Plot Ratio	1: 4
		Footprint of Buildings For purpose of calculating site coverage	14254 sqm.
		Public Open Space	9150 sqm. 15%
		Gross Residential Floor Area	24115.1 sqm.
		Parking Spaces	Total 428
		2 Per 3 or 4 Bedroom house	334
		1 Per 2 Bedroom house	28
		1 Per Simplex/ Duplex Apt.	42
		1 Visitor Space/ 3 Apartments	15
		9 Spaces for the Creche	9
		Total Residential	237

Project: Proposed residential development at Gort Mell, Old Slane Road, Drogheda, Co. Louth.

Client: Lagan Homes Tullyallen Ltd.
Date: 1st May 2024

Pro. No. 22.127

LRD PLANNING APPLICATION

Schedule of Accomodation

Dwelling Number	Dwelling Type	Dwelling Typology	Aspect	Bedrooms	Number of Designated Car-Parking Spaces	Location of Designated Car Parking Space	Location of Designated Car Parking Space	Location of 2nd Parking Provision (MAXIMUM)	LCC Car Parking Provision (minimum)	Number of Bicycle Spaces (minimum)	Location of Bicycle Spaces	Location of Bin Store	Min Private Amenity (SCSG)	Private Amenity Space
31	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage		2	3	Rear Garden	Rear Garden	40	44
32	P2	Mid-Terrace	Dual	2	1	On-Street			2	2	Secure Bicycle Store	Secure Bin Storage	30	36
33	P2	Mid-Terrace	Dual	2	1	On-Street			2	2	Secure Bicycle Store	Secure Bin Storage	30	36
34	P3	End of Terrace	Dual	2	1	On-Street			2	2	Rear Garden	Rear Garden	30	34
35	T2	Semi-Detached	Triple	2	1	On-Street			2	2	Rear Garden	Rear Garden	30	36
36	T1	Semi-Detached	Dual	2	1	On-Street			2	2	Rear Garden	Rear Garden	30	35
37	N2	End of Terrace	Dual	3	2	On-Street	On-Street		2	3	Rear Garden	Rear Garden	40	54
38	P2	Mid-Terrace	Dual	2	1	On-Street			2	2	Rear Garden	Secure Bin Storage	30	41
39	P2	Mid-Terrace	Dual	2	1	On-Street			2	2	Secure Bicycle Store	Secure Bin Storage	30	35
40	P2	Mid-Terrace	Dual	2	1	On-Street			2	2	Secure Bicycle Store	Secure Bin Storage	30	30
41	P2	Mid-Terrace	Dual	2	1	On-Street			2	2	Secure Bicycle Store	Secure Bin Storage	30	31
42	P2	Mid-Terrace	Dual	2	1	On-Street			2	2	Secure Bicycle Store	Secure Bin Storage	30	30
43	P2	Mid-Terrace	Dual	2	1	On-Street			2	2	Secure Bicycle Store	Secure Bin Storage	30	34
44	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage		2	3	Rear Garden	Rear Garden	40	64
45	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage		2	3	Rear Garden	Rear Garden	40	56
46	P1	Mid-Terrace	Dual	2	1	In-Curtilage			2	2	Secure Bicycle Store	Secure Bin Storage	30	38
47	P1	Mid-Terrace	Dual	2	1	In-Curtilage			2	2	Secure Bicycle Store	Secure Bin Storage	30	38
48	P1	Mid-Terrace	Dual	2	1	In-Curtilage			2	2	Secure Bicycle Store	Secure Bin Storage	30	38
49	P1	Mid-Terrace	Dual	2	1	In-Curtilage			2	2	Secure Bicycle Store	Secure Bin Storage	30	38
50	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage		2	3	Rear Garden	Rear Garden	40	46
51	Creche								9					163
52	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage		2	3	Rear Garden	Rear Garden	40	46
53	P1	Mid-Terrace	Dual	2	1	In-Curtilage			2	2	Secure Bicycle Store	Secure Bin Storage	30	61
54	L1	Semi-Detached	Triple	3	2	In-Curtilage	On-Street		2	3	Rear Garden	Rear Garden	40	98
55	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage		2	3	Rear Garden	Rear Garden	40	50
56	P2	Mid-Terrace	Dual	2	1	In-Curtilage			2	2	Secure Bicycle Store	Secure Bin Storage	30	45
57	P2	Mid-Terrace	Dual	2	1	In-Curtilage			2	2	Secure Bicycle Store	Secure Bin Storage	30	49
58	P2	Mid-Terrace	Dual	2	1	In-Curtilage			2	2	Secure Bicycle Store	Secure Bin Storage	30	53
59	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage		2	3	Rear Garden	Rear Garden	40	77
60	M1	Detached	Triple	4	2	In-Curtilage	In-Curtilage		2	4	Rear Garden	Rear Garden	50	120
61	M1	Detached	Triple	4	2	In-Curtilage	In-Curtilage		2	4	Rear Garden	Rear Garden	50	55
62	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage		2	3	Rear Garden	Rear Garden	40	59
63	P1	Mid-Terrace	Dual	2	1	In-Curtilage			2	2	Secure Bicycle Store	Secure Bin Storage	30	42
64	P1	Mid-Terrace	Dual	2	1	In-Curtilage			2	2	Secure Bicycle Store	Secure Bin Storage	30	41

LRD - Subject site of Application

RIAI

JFOC ARCHITECTS

Dwelling Number	Dwelling Type	Dwelling Typology	Aspect	Bedrooms	Number of Designated Car-Parking Spaces	Location of Designated Car Parking Space	Location of Designated Car Parking Space	Location of Designated Car Parking Space (MAXIMUM)	LCC Car Parking Provision (Minimum)	Number of Bicycle Spaces (Minimum)	Location of Bicycle Spaces	Location of Bin Store	Min Private Amenity (SCS9)	Private Amenity Space
65	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	2	Secure Bicycle Store	Secure Bin Storage	30	40
66	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	2	Secure Bicycle Store	Secure Bin Storage	30	39
67	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	2	Secure Bicycle Store	Secure Bin Storage	30	38
68	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	2	Secure Bicycle Store	Secure Bin Storage	30	38
69	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	64
70	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	54
71	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	2	Secure Bicycle Store	Secure Bin Storage	30	50
72	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	2	Secure Bicycle Store	Secure Bin Storage	30	51
73	P1	Mid-Terrace	Dual	2	1	In-Curtilage		2	2	2	Secure Bicycle Store	Secure Bin Storage	30	49
74	N2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	69
75	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
76	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	52
77	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	64
78	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	63
79	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	63
80	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	47
81	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	60
82	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	52
83	R1	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	73
84	R1	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	76
85	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	55
86	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	45
87	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	51
88	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	51
89	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	48
90	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	51
91	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	60
92	N3	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	59
93	O2	End of Terrace	Dual	3	2	On-Street	On-Street	2	3	3	Rear Garden	Rear Garden	40	52
94	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	54
95	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	54
96	R2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	54
97	O3	Mid-Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Secure Bicycle Store	Secure Bin Storage	40	47
98	O2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
99	R2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	54
100	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	54
101	L2	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	59
102	O2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
103	O3	Mid-Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Secure Bicycle Store	Secure Bin Storage	40	48

LRD - Subject site of Application

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JFOC ARCHITECTS

Dwelling Number	Dwelling Type	Dwelling Typology	Aspect	Bedrooms	Number of Designated Car-Parking Spaces	Location of Designated Car Parking Space	Location of Designated Car Parking Space	Location of Designated Car Parking Space (MAXIMUM)	LCC Car Parking Provision (Minimum)	Number of Bicycle Spaces (Minimum)	Location of Bicycle Spaces	Location of Bin Store	Min Private Amenity (SCS9)	Private Amenity Space
104	L2	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
105	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	59
106	R2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	57
107	O2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	50
108	O2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	50
109	R2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	59
110	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	58
111	L2	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
112	O3	Mid-Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Secure Bicycle Store	Secure Bin Storage	40	48
113	O3	Mid-Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Secure Bicycle Store	Secure Bin Storage	40	48
114	L2	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
115	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	59
116	R2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	57
117	O2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
118	O2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	50
119	R2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	54
120	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	58
121	L2	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
122	O3	Mid-Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Secure Bicycle Store	Secure Bin Storage	40	48
123	O2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	52
124	L2	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
125	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	59
126	R2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	58
127	O2	End of Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	46
128	O3	Mid-Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Secure Bicycle Store	Secure Bin Storage	40	44
129	R2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	51
130	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	64
131	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
132	O2	End of Terrace	Dual	3	2	On-Street	On-Street	2	3	3	Rear Garden	Rear Garden	40	53
133	O1	Semi-Detached	Dual	3	2	On-Street	On-Street	2	3	3	Rear Garden	Rear Garden	40	50
134	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	54
135	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	68
136	R2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	76
137	O1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
138	O1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	49
139	R2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	4	Rear Garden	Rear Garden	50	59
140	N1	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	58
141	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	3	Rear Garden	Rear Garden	40	50
142	O1	Semi-Detached	Dual	3	2	On-Street	On-Street	2	3	3	Rear Garden	Rear Garden	40	48

LRD - Subject site of Application

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JFOC ARCHITECTS

Dwelling Number	Dwelling Type	Dwelling Typology	Aspect	Bedrooms	Number of Designated Car-Parking Spaces	Location of Designated Car Parking Space	Location of Designated Car Parking Space	Location of Designated Car Parking Space (MAXIMUM)	LCC Car Parking Provision (Minimum)	Number of Bicycle Spaces (Minimum)	Location of Bicycle Spaces	Location of Bin Store	Min Private Amenity (SCS9)	Private Amenity Space
143	Q1	GF Simplex	Dual	1	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
144	Q1	GF Simplex	Dual	1	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
145	Q1	GF Simplex	Dual	1	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
146	Q1	GF Simplex	Dual	1	1	On-Street		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
147	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
148	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
149	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
150	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
151	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
152	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
153	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
154	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
155	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
156	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
157	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
158	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
159	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
160	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
161	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
162	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
163	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
164	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
165	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
166	Q3	1F Duplex	Triple	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
167	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
168	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
169	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
170	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
171	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
172	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
173	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
174	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
175	Q1	GF Simplex	Dual	1	1	In-Curtilage		2	1	Secure Bicycle Store	Secure Bin Storage	5	7	
176	Q3	1F Duplex	Triple	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
177	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
178	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
179	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
180	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
181	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	

LRD - Subject site of Application

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JFOC ARCHITECTS

Dwelling Number	Dwelling Type	Dwelling Typology	Aspect	Bedrooms	Number of Designated Car-Parking Spaces	Location of Designated Car Parking Space	Location of Designated Car Parking Space	Location of Designated Car Parking Space (MAXIMUM)	LCC Car Parking Provision (Minimum)	Number of Bicycle Spaces (Minimum)	Location of Bicycle Spaces	Location of Bin Store	Min Private Amenity (SCS9)	Private Amenity Space
182	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
183	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
184	Q2	1F Duplex	Dual	2	1	On-Street		2	2	Secure Bicycle Store	Secure Bin Storage	7	7.5	
185	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	52	
186	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	51	
187	M3	Semi-Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	50	77	
188	M3	Semi-Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	50	94	
189	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	67	
190	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	72	
191	M3	Semi-Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	50	81	
192	M3	Semi-Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	50	115	
193	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	74	
194	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	68	
195	M2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	50	77	
196	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	52	
197	K2	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	52	
198	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	50	
199	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	53	
200	M2	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	50	77	
201	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	56	
202	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	52	
203	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	84	
204	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	106	
205	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	60	
206	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	55	
207	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	71	
208	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	76	
209	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	59	
210	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	59	
211	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	50	
212	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	45	
213	K2	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	46	
214	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	54	
215	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	56	
216	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	52	
217	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	64	
218	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	54	
219	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	51	
220	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	64	

LRD - Subject site of Application



Dwelling Number	Dwelling Type	Dwelling Typology	Aspect	Bedrooms	Number of Designated Car-Parking Spaces	Location of Designated Car-Parking Space	Location of Designated Car-Parking Space	LCC Car Parking Provision (MAXIMUM)	Number of Bicycle Spaces (minimum)	Location of Bicycle Spaces	Location of Bin Store	Min Private Amenity (SCSG)	Private Amenity Space
221	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	47
222	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	47
223	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	56
224	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	53
225	R1	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	50	74
226	R1	Detached	Triple	4	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	50	63
227	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	46
228	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	55
229	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	64
230	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	60
231	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	51
232	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	59
233	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	54
234	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	55
235	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	55
236	K1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	60
237	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	52
238	L1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	40	47
Requirements as per Quality Housing for Sustainable Communities - Design Guidelines 2007, Design Standards for New Apartments 2022 and Louth County Development Plan												Requirements as per SCSG	
1	H	Detached	Dual	4	2	In-Curtilage	In-Curtilage	2	4	Rear Garden	Rear Garden	80	104
2	A	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	87
3	A	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	87
4	A	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	80
5	A	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	95
6	A	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	116
7	A	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	101
8	A	Semi-Detached	Dual	3	2	On-Street	On-Street	2	3	Rear Garden	Rear Garden	80	97
9	A	Semi-Detached	Dual	3	2	On-Street	On-Street	2	3	Rear Garden	Rear Garden	80	89
10	J	Detached	Triple	4	2	On-Street	On-Street	2	4	Rear Garden	Rear Garden	80	80
11	J	Detached	Triple	4	2	On-Street	On-Street	2	4	Rear Garden	Rear Garden	80	83
12	F	Semi-Detached	Dual	3	2	On-Street	On-Street	2	3	Rear Garden	Rear Garden	80	80
13	F	Semi-Detached	Dual	3	2	On-Street	On-Street	2	3	Rear Garden	Rear Garden	80	80
14	C	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	81
15	C	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	81
16	C	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	84
17	C	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	87
18	F	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	97
19	F	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	84
20	F	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	82
21	F	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	88
22	C	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	85
23	C	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	113
24	F	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	117
25	F	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	109
26	F	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	148
27	D	Mid-Terrace	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Secure Bin	Rear Garden	80	65
28	F	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	109
29	C	Semi-Detached	Dual	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	95
30	C1	Semi-Detached	Triple	3	2	In-Curtilage	In-Curtilage	2	3	Rear Garden	Rear Garden	80	105
Total Area of Private Amenity Space												12355.5	

R10 - Subject site of Application

As Previously Approved