

Statement of Response - 10.4 Housing Quality Assessment by Block

Recommended Opinion 1.d)

1.d) The Housing Quality Assessment (HQA) should be split for each proposed Block for ease of assessment.

The Housing Quality Assessment (HQA) has been now been split out for each block for ease if assessment

Housing Quality Assessment- Block 01

Proj. Number:	20016A	Project:	White Heather	
Proj. Lead:	MH	Location:	White Heather Industrial Estate, South Circular Road, Dublin 8	Part V Allocation
Created By:	EM	Client:	Green Urban Logistics 3 White Heather Propco Limited.	
Doc. Purpose:	Planning Permission	Doc. Title:	Housing Quality Assessment	10% Additional Floorspace
Revision:	P01(05-12-2025)	Doc. No.:	20016A-OMP-HQA-ZZ-SA-HA-0001	

Unique Address		Unit Category	Tenure	Type Code	Type Description	Bedrooms	Bedspace	Aspect	Orientation	Net Room Areas	Unit Area	Required Unit Area	Total Bed Area	Required Bed Area	Total Living Area	Total Store Area	Required Store Area	Total POS Area	Required POS Area	LDK Width	Req Width LDK	Bed 1 Width	Req Width Bed 1	Bed 2 Width	Req Width Bed 2	Potential Unit for UD
B01		23 Units																								
B01.0001		AT	Part V	A1C1	1 Bed	1	2	Single	N	45	46.4	45	13.3	11.4	24.1	3.2	3	5	5	4.2	3.3	4.3	2.8			
B01.0002		AT	Part V	A2K1	2 Bed (4p)	2	4	Dual+	N/S/W	78.6	81	73	26	22.8	34.1	6.2	6	7	7	5.4	3.6	2.8	2.8	3.0	2.1	Y
B01.0003		AT	Part V	A1K1	1 Bed	1	2	Single	S	46.6	48.4	45	12	11.4	21.8	3.8	3	9.8	5	4.3	3.3	2.8	2.8			
B01.0004		AT	Part V	A1C2	1 Bed	1	2	Dual	S/E	48.9	50.7	45	12.1	11.4	23	3.1	3	7	5	3.3	3.3	2.8	2.8			Y
B01.0005		AT	Part V	A1B4	1 Bed	1	3	Dual	N/E	53.3	54.7	45	14.4	11.4	28.9	5.9	3	5	5	5.4	3.3	3.0	2.8			Y
B01.0101		AT	Part V	A1C1	1 Bed	1	2	Single	N	45	46.4	45	13.3	11.4	24.1	3.2	3	5	5	4.2	3.3	4.3	2.8			
B01.0102		AT	Part V	A2K1	2 Bed (4p)	2	4	Dual+	N/S/W	78.6	81	73	26	22.8	34.1	6.2	6	7	7	5.4	3.6	2.8	2.8	3.0	2.1	Y
B01.0103		AT	Part V	A1K1	1 Bed	1	3	Single	S	46.6	48.4	45	12	11.4	21.8	3.8	3	9.8	5	4.3	3.3	2.8	2.8			
B01.0104		AT	Part V	A2K2	2 Bed (4p)	2	4	Dual	S/E	71.6	74	73	24.2	22.8	30.4	6	6	7	7	3.8	3.6	3.0	2.8	2.8	2.1	
B01.0105		AT	Part V	A1C1	1 Bed	1	2	Dual	N/E	45	46.4	45	13.3	11.4	24.1	3.2	3	5	5	4.2	3.3	4.3	2.8			
B01.0201		AT	Part V	A1C1	1 Bed	1	2	Single	N	45	46.4	45	13.3	11.4	24.1	3.2	3	5	5	4.2	3.3	4.3	2.8			
B01.0202		AT	Part V	A2K1	2 Bed (4p)	2	4	Dual+	N/S/W	78.6	81	73	26	22.8	34.1	6.2	6	7	7	5.4	3.6	2.8	2.8	3.0	2.1	Y
B01.0203		AT	Part V	A1K1	1 Bed	1	3	Single	S	46.6	48.4	45	12	11.4	21.8	3.8	3	9.8	5	4.3	3.3	2.8	2.8			
B01.0204		AT	Part V	A2K2	2 Bed (4p)	2	4	Dual	S/E	71.6	73.9	73	24.2	22.8	30.4	6	6	7	7	3.8	3.6	3.0	2.8	2.8	2.1	
B01.0205		AT	Part V	A1C1	1 Bed	1	2	Dual	N/E	45	46.4	45	13.3	11.4	24.1	3.2	3	5	5	4.2	3.3	4.3	2.8			
B01.0301		AT	Part V	A1C1	1 Bed	1	2	Single	N	45	46.4	45	13.3	11.4	24.1	3.2	3	5	5	4.2	3.3	4.3	2.8			
B01.0302		AT	Part V	A2K1	2 Bed (4p)	2	4	Dual+	N/S/W	78.6	81	73	24.9	22.8	34.1	6.6	6	7	7	5.4	3.6	2.8	2.8	3.0	2.1	Y
B01.0303		AT	Part V	A1K1	1 Bed	1	3	Single	S	46.6	48.4	45	12	11.4	21.8	3.8	3	9.8	5	4.3	3.3	2.8	2.8			
B01.0304		AT	Part V	A2K2	2 Bed (4p)	2	4	Dual	S/E	71.6	73.9	73	24.2	22.8	30.4	6	6	7	7	3.8	3.6	3.0	2.8	2.8	2.1	
B01.0305		AT	Part V	A1C1	1 Bed	1	2	Dual	N/E	45	46.4	45	13.3	11.4	24.1	3.2	3	5	5	4.2	3.3	4.3	2.8			
B01.0401		AT	Part V	A2H2	2 Bed (3p)	2	3	Dual+	E/S/N	65	66.7	63	20.3	18.5	32.4	5.9	5	9.4	6	4.7	3.6	2.2	2.1	3.0	2.8	
B01.0402		AT	Part V	A1C3	1 Bed	1	2	Dual	S/E	57.5	59.3	45	13.1	11.4	30.6	5	3	9.2	5	4.3	3.3	3.6	2.8			Y
B01.0403		AT	Part V	A1C1	1 Bed	1	2	Dual	N/E	46.5	47.9	45	13.6	11.4	25	3.5	3	5	5	4.2	3.3	4.3	2.8			

Unique Address		Unit Category	Tenure	Type Code	Type Description	Bedrooms	Bedspace	Aspect	Orientation	Net Room Areas	Unit Area	Required Unit Area	Total Bed Area	Required Bed Area	Total Living Area	Total Store Area	Required Store Area	Total POS Area	Required POS Area	LDK Width	Req Width LDK	Bed 1 Width	Req Width Bed 1	Bed 2 Width	Req Width Bed 2	Potential Unit for UD
B0273 Units																										
B02.G201		AT		A2E2	2 Bed (4p)	2	4	Dual	N/W	74.9	77.5	73	24.6	22.8	31	7.1	6	7	7	5.7	3.6	2.8	2.8	3.0	2.8	
B02.G202		AT		A0A2	Studio		2	Single	W	32.4	33.1	32			25.3	3.3	3	4.8	4	4.3	4					
B02.G203		AT		A0A4	Studio		2	Single	W	32.8	33.6	32			25.9	3	3	4.8	4	4.0	4					
B02.G204		AT		A0A1	Studio		2	Single	W	35	35.8	32			27.6	3.5	3	4.8	4	4.6	4					
B02.G205		AT		A0A1	Studio		2	Single	W	34.8	35.6	32			27.3	3.7	3	4.8	4	4.6	4					
B02.G206		AT		A2C2	2 Bed (4p)	2	4	Single	W	70.2	73	73	25.8	22.8	30.2	10.2	6	7	7	6.3	3.6	2.8	2.8	2.9	2.1	
B02.G207		AT		A2H	2 Bed (3p)	2	3	Dual	S/W	61.5	63.9	63	20	18.5	28.9	5.8	5	7	6	4.3	3.6	3.0	2.8	2.1	2.1	
B02.G208		AT		A1F3	1 Bed	1	2	Dual	S/W	49	50.7	45	12	11.4	29.2	3.7	3	5.2	5	3.9	3.3	3.2	2.8			
B02.G209		AT		A1L1	1 Bed	1	2	Single	S	51.5	52.9	45	13.8	11.4	24.2	3.3	3	5	5	3.3	3.3	2.8	2.8			Y
B02.G210		AT		A0A1	Studio		2	Single	E	35.2	36	32			27.5	3.9	3	4.5	4	4.7	4					
B02.G211		AT		A0A1	Studio		2	Single	E	35.2	36	32			27.5	3.9	3	4.3	4	4.7	4					
B02.G212		AT		A2H3	2 Bed (3p)	2	3	Single	E	62.5	64.6	63	18.8	18.5	33.5	6	5	6.6	6	6.7	3.6	2.1	2.1	2.9	2.8	
B02.0101		AT		A2A2	2 Bed (4p)	2	4	Dual	N/E	72.2	75.2	73	23.9	22.8	34.8	6.7	6	7	7	6.4	3.6	3.3	2.8	3.2	2.8	
B02.0102		AT		A2A3	2 Bed (4p)	2	4	Dual	N/W	71.8	74.6	73	24	22.8	34.1	6.2	6	7	7	4.2	3.6	3.3	2.8	3.3	2.8	
B02.0103		AT		A2C1	2 Bed (4p)	2	4	Single	W	72.5	75.9	73	27.5	22.8	31	6.8	6	7	7	3.6	3.6	5.4	2.8	2.8	2.8	
B02.0104		AT		A1A2	1 Bed	1	3	Single	W	48.1	49.8	45	12.6	11.4	25.5	6	3	5.1	5	3.6	3.3	2.8	2.8			
B02.0105		AT		A2B2	2 Bed (4p)	2	4	Single	W	70.7	73.7	73	23.6	22.8	29.5	8.7	6	7	7	6.4	3.6	2.8	2.1	2.8	2.8	
B02.0106		AT		A1A2	1 Bed	1	2	Single	W	48	49.6	45	12.6	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0107		AT		A1B1	1 Bed	1	2	Dual	S/W	46.9	48.4	45	11.5	11.4	28.4	3.3	3	5.1	5	3.6	3.3	3.1	2.8			
B02.0108		AT		A1F1	1 Bed	1	2	Dual	S/W	46.7	48.1	45	12	11.4	27.2	3.3	3	5.2	5	3.9	3.3	3.2	2.8			
B02.0109		AT		A1L1	1 Bed	1	2	Single	S	51.5	52.9	45	13.8	11.4	24.2	3.3	3	5	5	3.3	3.3	2.8	2.8			Y
B02.0110		AT		A1G2	1 Bed	1	2	Single	E	47.9	49.2	45	11.7	11.4	25.5	3	3	5	5	5.0	3.3	2.9	2.8			
B02.0111		AT		A2B1	2 Bed (4p)	2	4	Single	E	74.2	77.2	73	24.1	22.8	30.4	10	6	7	7	4.2	3.6	2.8	2.1	2.8	2.8	
B02.0112		AT		A1G1	1 Bed	1	2	Single	E	48.3	49.5	45	11.4	11.4	28.3	3.5	3	5	5	5.6	3.3	4.0	2.1			
B02.0201		AT		A2A2	2 Bed (4p)	2	4	Dual	N/E	72.2	75.2	73	23.9	22.8	34.8	6.7	6	7	7	6.4	3.6	3.3	2.8	3.2	2.8	
B02.0202		AT		A2A3	2 Bed (4p)	2	4	Dual	N/W	71.8	74.6	73	24	22.8	34.1	6.2	6	7	7	6.5	3.6	3.3	2.8	3.3	2.8	
B02.0203		AT		A1A2	1 Bed	1	3	Single	W	48	49.6	45	12.6	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0204		AT		A1A2	1 Bed	1	3	Single	W	46.5	48.2	45	12.6	11.4	25.4	4.7	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0205		AT		A1A2	1 Bed	1	3	Single	W	48.1	49.8	45	12.6	11.4	25.5	6	3	5.1	5	3.6	3.3	2.8	2.8			
B02.0206		AT		A1A2	1 Bed	1	3	Single	W	47.8	49.5	45	12.5	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0207		AT		A1A2	1 Bed	1	2	Single	W	48	49.6	45	12.6	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0208		AT		A1B1	1 Bed	1	2	Dual	S/W	46.9	48.4	45	11.5	11.4	28.4	3.3	3	5.1	5	3.6	3.3	3.1	2.8			
B02.0209		AT		A1F1	1 Bed	1	2	Dual	S/W	46.7	48.1	45	12	11.4	27.2	3.3	3	5.2	5	3.9	3.3	3.2	2.8			
B02.0210		AT		A1L1	1 Bed	1	2	Single	S	51.5	52.9	45	13.8	11.4	24.2	3.3	3	5	5	3.3	3.3	2.8	2.8			Y
B02.0211		AT		A1G2	1 Bed	1	2	Single	E	47.9	49.2	45	11.7	11.4	25.5	3	3	5	5	4.4	3.3	2.9	2.8			
B02.0212		AT		A2B1	2 Bed (4p)	2	4	Single	E	74.2	77.2	73	24.1	22.8	30.4	10	6	7	7	4.2	3.6	2.8	2.1	2.8	2.8	
B02.0213		AT		A1G1	1 Bed	1	2	Single	E	48.3	49.5	45	11.4	11.4	28.3	3.5	3	5	5	5.6	3.3	4.0	2.1			

Housing Quality Assessment- Block 02 Continued

Unique Address		Unit Category	Tenure	Type Code	Type Description	Bedrooms	Bedspaces	Aspect	Orientation	Net Room Areas	Unit Area	Required Unit Area	Total Bed Area	Required Bed Area	Total Living Area	Total Store Area	Required Store Area	Total POS Area	Required POS Area	LDK Width	Req Width LDK	Bed 1 Width	Req Width Bed 1	Bed 2 Width	Req Width Bed 2	Potential Unit for UD
B02.0301		AT		A2A2	2 Bed (4p)	2	4	Dual	N/E	72.2	75.2	73	23.9	22.8	34.8	6.7	6	7	7	4.4	3.6	3.3	2.8	3.2	2.8	
B02.0302		AT		A2A3	2 Bed (4p)	2	4	Dual	N/W	71.8	74.6	73	24	22.8	34.1	6.2	6	7	7	4.2	3.6	3.3	2.8	3.3	2.8	
B02.0303		AT		A1A2	1 Bed	1	3	Single	W	48	49.6	45	12.6	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0304		AT		A1A2	1 Bed	1	3	Single	W	46.5	48.2	45	12.6	11.4	25.4	4.7	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0305		AT		A1A2	1 Bed	1	3	Single	W	48.1	49.8	45	12.6	11.4	25.5	6	3	5.1	5	3.6	3.3	2.8	2.8			
B02.0306		AT		A1A2	1 Bed	1	3	Single	W	47.8	49.5	45	12.5	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0307		AT		A1A2	1 Bed	1	2	Single	W	48	49.6	45	12.6	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0308		AT		A1B1	1 Bed	1	2	Dual	S/W	46.9	48.4	45	11.5	11.4	28.4	3.3	3	5.1	5	3.6	3.3	3.1	2.8			
B02.0309		AT		A1F1	1 Bed	1	2	Dual	S/W	46.7	48.1	45	12	11.4	27.2	3.3	3	5.2	5	3.9	3.3	3.2	2.8			
B02.0310		AT		A1L1	1 Bed	1	2	Single	S	51.5	52.9	45	13.8	11.4	24.2	3.3	3	5	5	3.3	3.3	2.8	2.8			Y
B02.0311		AT		A1G2	1 Bed	1	2	Single	E	47.9	49.2	45	11.7	11.4	25.5	3	3	5	5	5.0	3.3	2.9	2.8			
B02.0312		AT		A2B1	2 Bed (4p)	2	4	Single	E	74.2	77.2	73	24.1	22.8	30.4	10	6	7	7	4.2	3.6	2.8	2.1	2.8	2.8	
B02.0313		AT		A1G1	1 Bed	1	2	Single	E	48.3	49.5	45	11.4	11.4	28.3	3.5	3	5	5	5.6	3.3	4.0	2.1			
B02.0401		AT		A2A2	2 Bed (4p)	2	4	Dual	N/E	72.2	75.2	73	23.9	22.8	34.8	6.7	6	7	7	6.4	3.6	3.3	2.8	3.2	2.8	
B02.0402		AT		A2A3	2 Bed (4p)	2	4	Dual	N/W	71.8	74.6	73	24	22.8	34.1	6.2	6	7	7	4.2	3.6	3.3	2.8	3.3	2.8	
B02.0403		AT		A1A2	1 Bed	1	3	Single	W	48	49.6	45	12.6	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0404		AT		A1A2	1 Bed	1	3	Single	W	46.5	48.2	45	12.6	11.4	25.4	4.7	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0405		AT		A1A2	1 Bed	1	3	Single	W	48.1	49.8	45	12.6	11.4	25.5	6	3	5.1	5	3.6	3.3	2.8	2.8			
B02.0406		AT		A1A2	1 Bed	1	3	Single	W	47.8	49.5	45	12.5	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0407		AT		A1A2	1 Bed	1	2	Single	W	48	49.6	45	12.6	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0408		AT		A1B1	1 Bed	1	2	Dual	S/W	46.9	48.4	45	11.5	11.4	28.4	3.3	3	5.1	5	3.6	3.3	3.1	2.8			
B02.0409		AT		A1F1	1 Bed	1	2	Dual	S/W	46.7	48.1	45	12	11.4	27.2	3.3	3	5.2	5	3.9	3.3	3.2	2.8			
B02.0410		AT		A1L1	1 Bed	1	2	Single	S	51.5	52.9	45	13.8	11.4	24.2	3.3	3	5	5	3.3	3.3	2.8	2.8			Y
B02.0411		AT		A1G2	1 Bed	1	2	Single	E	47.9	49.2	45	11.7	11.4	25.5	3	3	5	5	4.4	3.3	2.9	2.8			
B02.0412		AT		A2B1	2 Bed (4p)	2	4	Single	E	74.2	77.2	73	24.1	22.8	30.4	10	6	7	7	4.2	3.6	2.8	2.1	2.8	2.8	
B02.0413		AT		A1G1	1 Bed	1	2	Single	E	48.3	49.5	45	11.4	11.4	28.3	3.5	3	5	5	5.6	3.3	4.0	2.1			
B02.0501		AT		A1A2	1 Bed	1	3	Dual	N/W	48	49.6	45	12.6	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0502		AT		A1A2	1 Bed	1	3	Single	W	46.5	48.2	45	12.6	11.4	25.4	4.7	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0503		AT		A1A2	1 Bed	1	2	Single	W	48.1	49.8	45	12.6	11.4	25.5	6	3	5.1	5	3.6	3.3	2.8	2.8			
B02.0504		AT		A1A2	1 Bed	1	3	Single	W	47.8	49.5	45	12.5	11.4	25.4	6	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0505		AT		A1A8	1 Bed	1	2	Single	W	44.4	45.7	45	12.6	11.4	24	3.5	3	5.1	5	3.5	3.3	2.8	2.8			
B02.0506		AT		A1B2	1 Bed	1	2	Dual	S/W	51.8	53.3	45	12.9	11.4	32.1	3	3	5.1	5	3.7	3.3	3.9	2.8			Y
B02.0507		AT		A2A4	2 Bed (4p)	2	3	Dual	S/E	71.5	74.4	73	23.7	22.8	30.2	6.1	6	33.2	7	4.4	3.6	3.1	2.8	3.6	2.1	
B02.0508		AT		A1G2	1 Bed	1	2	Single	E	47.9	49.2	45	11.7	11.4	25.5	3	3	5	5	5.0	3.3	2.9	2.8			
B02.0509		AT		A2B1	2 Bed (4p)	2	4	Single	E	74.2	77.2	73	24.1	22.8	30.4	10	6	7	7	6.3	3.6	2.8	2.1	2.8	2.8	
B02.0510		AT		A2H4	2 Bed (3p)	2	3	Dual	N/E	63.3	65.3	63	21.1	18.5	30.8	5.9	5	7	6	4.8	3.6	2.1	2.1	2.9	2.8	

Unique Address		Unit Category	Tenure	Type Code	Type Description	Bedrooms	Bedspaces	Aspect	Orientation	Net Room Areas	Unit Area	Required Unit Area	Total Bed Area	Required Bed Area	Total Living Area	Total Store Area	Required Store Area	Total POS Area	Required POS Area	LDK Width	Req Width LDK	Bed 1 Width	Req Width Bed 1	Bed 2 Width	Req Width Bed 2	Potential Unit for UD
B03		87 Units																								
B03.G201		AT		A2E1	2 Bed (4p)	2	4	Dual	N/E	80.2	83.3	73	24.6	22.8	35.3	8.4	6	7.9	7	5.7	3.6	2.8	2.8	3.0	2.8	Y
B03.G202		AT		A2G1	2 Bed (3p)	2	3	Single	E	66.6	69.1	63	21.5	18.5	31.9	6.6	5	6	6	3.6	3.6	2.8	2.8	2.1	2.1	
B03.G203		AT		A0A5	Studio		2	Single	E	32.5	33.2	32			25.2	3.5	3	5.1	4	4.2	4					
B03.G204		AT		A1A6	1 Bed	1	2	Single	E	48.4	50.1	45	11.8	11.4	25.2	6.6	3	5.1	5	3.6	3.3	2.8	2.8			
B03.G205		AT		A1G2	1 Bed	1	2	Single	E	48.1	49.4	45	11.7	11.4	25.5	3	3	5.1	5	5.0	3.3	2.9	2.8			
B03.G206		AT		A1L1	1 Bed	1	2	Single	S	51.5	52.9	45	13.8	11.4	24.2	3.3	3	5	5	3.3	3.3	2.8	2.8			Y
B03.G207		AT		A1F3	1 Bed	1	2	Dual	S/W	49.1	50.8	45	12	11.4	29.2	3.7	3	5.3	5	3.9	3.3	3.2	2.8			
B03.G208		AT		A2H	2 Bed (3p)	2	3	Dual	S/W	61.5	63.9	63	20	18.5	28.9	5.8	5	7	6	4.3	3.6	3.0	2.8	2.1	2.1	
B03.G209		AT		A1A1	1 Bed	1	2	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.8	5	3.4	3.3	2.8	2.8			
B03.G210		AT		A1A1	1 Bed	1	2	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.4	5	3.4	3.3	2.8	2.8			
B03.G211		AT		A1A4	1 Bed	1	2	Single	W	46	47.6	45	11.8	11.4	23.5	6.5	3	5	5	3.6	3.3	2.8	2.8			
B03.0101		AT		A2D1	2 Bed (4p)	2	4	Dual+	S/E/W	77.7	80.9	73	24.7	22.8	27.7	6.8	6	7	7	4.9	3.6	2.8	2.8	4.7	2.8	Y
B03.0102		AT		A2L1	2 Bed (3p)	2	3	Dual	S/W	61.3	63.9	63	19.3	18.5	32.5	5.5	5	6.1	6	4.3	3.6	3.6	2.8		2.8	
B03.0103		AT		A2M1	2 Bed (3p)	2	4	Dual	N/W	67	69.3	63	21.9	18.5	34.8	6.1	5	6.1	6	5.6	3.6	3.2	2.8	2.5	2.1	Y
B03.0104		AT		A2F1	2 Bed (4p)	2	4	Dual	N/W	71.3	74.2	73	24.6	22.8	33.2	6.3	6	7	7	4.8	3.6	3.4	2.8	2.8	2.8	
B03.0105		AT		A2A2	2 Bed (4p)	2	4	Dual	N/E	72.6	75.6	73	23.9	22.8	34.9	6.9	6	7	7	4.4	3.6	3.3	2.8	3.2	2.8	
B03.0106		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			
B03.0107		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	6.1	5	3.3	3.3	2.8	2.8			
B03.0108		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.9	11.4	22.9	6.7	3	5.1	5	3.2	3.3	2.9	2.8			
B03.0109		AT		A2H1	2 Bed (4p)	2	4	Single	E	69.8	72.1	73	23.4	22.8	32.6	9.5	6	7	7	4.5	3.6	2.9	2.1	2.9	2.8	
B03.0110		AT		A1L1	1 Bed	1	2	Single	S	51.5	52.9	45	13.8	11.4	24.2	3.3	3	5	5	3.3	3.3	2.8	2.8			Y
B03.0111		AT		A1F1	1 Bed	1	2	Dual	S/W	46.7	48.2	45	12	11.4	27.2	3.3	3	5.3	5	3.9	3.3	3.2	2.8			
B03.0112		AT		A2A1	2 Bed (4p)	2	4	Dual	S/W	73.9	77.1	73	24.7	22.8	35.4	7	6	7	7	6.3	3.6	3.2	2.8	2.9	2.8	
B03.0113		AT		A1A1	1 Bed	1	2	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.1	5	3.4	3.3	2.8	2.8			
B03.0114		AT		A1A1	1 Bed	1	3	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.1	5	3.4	3.3	2.8	2.8			
B03.0115		AT		A1A7	1 Bed	1	2	Single	W	47.6	50.1	45	14	11.4	24.8	3.5	3	5.1	5	5.9	3.3	2.9	2.8			
B03.0201		AT		A2D1	2 Bed (4p)	2	4	Dual+	S/E/W	77.7	80.9	73	24.7	22.8	27.7	6.8	6	7	7	4.8	3.6	2.8	2.8	4.7	2.8	Y
B03.0202		AT		A2L1	2 Bed (3p)	2	3	Dual	S/W	61.3	63.9	63	19.3	18.5	32.5	5.5	5	6.1	6	4.3	3.6	3.5	2.8		2.8	
B03.0203		AT		A2M1	2 Bed (3p)	2	4	Dual	N/W	67	69.3	63	21.9	18.5	34.8	6.1	5	6.1	6	5.6	3.6	3.2	2.8	2.5	2.1	Y
B03.0204		AT		A2F1	2 Bed (4p)	2	4	Dual	N/W	71.3	74.1	73	24.6	22.8	33.2	6.3	6	7	7	4.8	3.6	3.4	2.8	2.8	2.8	
B03.0205		AT		A2A2	2 Bed (4p)	2	4	Dual	N/E	72.6	75.6	73	23.8	22.8	34.9	7	6	7	7	6.4	3.6	3.3	2.8	3.2	2.8	
B03.0206		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			
B03.0207		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	6.1	5	3.3	3.3	2.8	2.8			
B03.0208		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			
B03.0209		AT		A2H1	2 Bed (4p)	2	4	Single	E	69.8	72.1	73	23.4	22.8	32.6	9.5	6	7	7	6.1	3.6	2.9	2.1	2.9	2.8	
B03.0210		AT		A1L1	1 Bed	1	2	Single	S	51.5	52.9	45	13.8	11.4	24.2	3.3	3	5	5	3.3	3.3	2.8	2.8			Y
B03.0211		AT		A1F1	1 Bed	1	2	Dual	S/W	46.7	48.2	45	12	11.4	27.2	3.3	3	5.3	5	3.9	3.3	3.2	2.8			
B03.0212		AT		A2A1	2 Bed (4p)	2	4	Dual	S/W	73.9	77.1	73	24.7	22.8	35.4	7	6	7	7	4.3	3.6	3.2	2.8	2.9	2.8	



Housing Quality Assessment- Block 03 Continued

Unique Address		Unit Category	Tenure	Type Code	Type Description	Bedrooms	Bedspace	Aspect	Orientation	Net Room Areas	Unit Area	Required Unit Area	Total Bed Area	Required Bed Area	Total Living Area	Total Store Area	Required Store Area	Total POS Area	Required POS Area	LDK Width	Req Width LDK	Bed 1 Width	Req Width Bed 1	Bed 2 Width	Req Width Bed 2	Potential Unit for UD
B03.0213		AT		A1A1	1 Bed	1	2	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.1	5	3.4	3.3	2.8	2.8			
B03.0214		AT		A1A1	1 Bed	1	3	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.1	5	3.4	3.3	2.8	2.8			
B03.0215		AT		A1A7	1 Bed	1	2	Single	W	47.6	50.1	45	14	11.4	24.8	3.5	3	5.1	5	5.9	3.3	2.9	2.8			
B03.0301		AT		A2D1	2 Bed (4p)	2	4	Dual+	S/E/W	77.7	80.9	73	24.7	22.8	27.7	6.8	6	7	7	4.8	3.6	2.8	2.8	4.7	2.8	Y
B03.0302		AT		A2L1	2 Bed (3p)	2	3	Dual	S/W	61.3	63.9	63	19.3	18.5	32.5	5.5	5	6.1	6	4.3	3.6	3.6	2.8		2.8	
B03.0303		AT		A2M1	2 Bed (3p)	2	4	Dual	N/W	67	69.3	63	21.9	18.5	34.8	6.1	5	6.1	6	5.6	3.6	3.2	2.8	2.5	2.1	Y
B03.0304		AT		A2F1	2 Bed (4p)	2	4	Dual	N/W	71.3	74.1	73	24.6	22.8	33.2	6.3	6	7	7	4.8	3.6	3.4	2.8	2.8	2.8	
B03.0305		AT		A2A2	2 Bed (4p)	2	4	Dual	N/E	72.6	75.6	73	23.8	22.8	34.9	7	6	7	7	4.4	3.6	3.3	2.8	3.2	2.8	
B03.0306		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			
B03.0307		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	6.1	5	3.3	3.3	2.8	2.8			
B03.0308		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			
B03.0309		AT		A2H1	2 Bed (4p)	2	4	Single	E	69.8	72.1	73	23.4	22.8	32.6	9.5	6	7	7	4.5	3.6	2.9	2.1	2.9	2.8	
B03.0310		AT		A1L1	1 Bed	1	2	Single	S	51.5	52.9	45	13.8	11.4	24.2	3.3	3	5	5	3.3	3.3	2.8	2.8			Y
B03.0311		AT		A1F1	1 Bed	1	2	Dual	S/W	46.7	48.2	45	12	11.4	27.2	3.3	3	5.3	5	3.9	3.3	3.2	2.8			
B03.0312		AT		A2A1	2 Bed (4p)	2	4	Dual	S/W	73.9	77.1	73	24.7	22.8	35.4	7	6	7	7	4.3	3.6	3.2	2.8	2.9	2.8	
B03.0313		AT		A1A1	1 Bed	1	2	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.1	5	3.4	3.3	2.8	2.8			
B03.0314		AT		A1A1	1 Bed	1	3	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.1	5	3.4	3.3	2.8	2.8			
B03.0315		AT		A1A7	1 Bed	1	2	Single	W	47.6	50.1	45	14	11.4	24.8	3.5	3	5.1	5	5.9	3.3	2.9	2.8			
B03.0401		AT		A2D1	2 Bed (4p)	2	4	Dual+	S/E/W	77.7	80.9	73	24.7	22.8	27.7	6.8	6	7	7	4.9	3.6	2.8	2.8	4.7	2.8	Y
B03.0402		AT		A2L1	2 Bed (3p)	2	3	Dual	S/W	61.3	63.9	63	19.3	18.5	32.5	5.5	5	6.1	6	4.3	3.6	3.6	2.8		2.8	
B03.0403		AT		A2M1	2 Bed (3p)	2	4	Dual	N/W	67	69.3	63	21.9	18.5	34.8	6.1	5	6.1	6	5.6	3.6	3.2	2.8	2.5	2.1	Y
B03.0404		AT		A2F1	2 Bed (4p)	2	4	Dual	N/W	71.3	74.1	73	24.6	22.8	33.2	6.3	6	7	7	4.8	3.6	3.4	2.8	2.8	2.8	
B03.0405		AT		A2A2	2 Bed (4p)	2	4	Dual	N/E	72.6	75.6	73	23.8	22.8	34.9	7	6	7	7	6.4	3.6	3.3	2.8	3.2	2.8	
B03.0406		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			
B03.0407		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	6.1	5	3.3	3.3	2.8	2.8			
B03.0408		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			
B03.0409		AT		A2H1	2 Bed (4p)	2	4	Single	E	69.8	72.1	73	23.4	22.8	32.6	9.5	6	7	7	6.1	3.6	2.9	2.1	2.9	2.8	
B03.0410		AT		A1L1	1 Bed	1	2	Single	S	51.5	52.9	45	13.8	11.4	24.2	3.3	3	5	5	3.3	3.3	2.8	2.8			Y
B03.0411		AT		A1F1	1 Bed	1	2	Dual	S/W	46.7	48.2	45	12	11.4	27.2	3.3	3	5.3	5	3.9	3.3	3.2	2.8			
B03.0412		AT		A2A1	2 Bed (4p)	2	4	Dual	S/W	73.9	77.1	73	24.7	22.8	35.4	7	6	7	7	6.3	3.6	3.2	2.8	2.9	2.8	
B03.0413		AT		A1A1	1 Bed	1	2	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.1	5	3.4	3.3	2.8	2.8			
B03.0414		AT		A1A1	1 Bed	1	3	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.1	5	3.4	3.3	2.8	2.8			
B03.0415		AT		A1A7	1 Bed	1	2	Single	W	47.6	50.1	45	14	11.4	24.8	3.5	3	5.1	5	5.9	3.3	2.9	2.8			
B03.0501		AT		A1G3	1 Bed	1	2	Dual	N/W	47	48.2	45	12.3	11.4	27.7	3.2	3	5.1	5	7.7	3.3	2.8	2.8			
B03.0502		AT		A1A3	1 Bed	1	2	Dual	N/E	45.7	47.4	45	11.3	11.4	23.4	6.5	3	5.1	5	3.3	3.3	2.8	2.1			
B03.0503		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	6.1	5	3.3	3.3	2.8	2.8			
B03.0504		AT		A1A3	1 Bed	1	2	Single	E	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			
B03.0505		AT		A2H1	2 Bed (4p)	2	4	Single	E	69.8	72.1	73	23.4	22.8	32.6	9.5	6	7	7	6.1	3.6	2.9	2.1	2.9	2.8	
B03.0506		AT		A2A4	2 Bed (4p)	2	3	Dual	S/E	71.6	74.5	73	23.7	22.8	30.2	6.1	6	33.4	7	4.4	3.6	3.1	2.8	3.6	2.1	
B03.0507		AT		A2A5	2 Bed (4p)	2	4	Dual	S/W	75.9	78.8	73	25.9	22.8	34.8	8.2	6	7	7	6.3	3.6	3.2	2.8	3.3	2.8	
B03.0508		AT		A1A1	1 Bed	1	2	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.1	5	3.4	3.3	2.8	2.8			
B03.0509		AT		A1A1	1 Bed	1	3	Single	W	46.8	48.5	45	11.8	11.4	23.9	6.6	3	5.1	5	3.4	3.3	2.8	2.8			

Housing Quality Assessment- Block 03 Continued

Unique Address		Unit Category	Tenure	Type Code	Type Description	Bedrooms	Bedspace	Aspect	Orientation	Net Room Areas	Unit Area	Required Uni Area	Total Bed Area	Required Bed Area	Total Living Area	Total Store Area	Required Store Area	Total POS Area	Required POS Area	LDK Width	Req Width LDK	Bed 1 Width	Req Width Bed 1	Bed 2 Width	Req Width Bed 2	Potential Uni for UD
B03.0510		AT		A1A7	1 Bed	1	2	Single	W	47.6	50.1	45	14	11.4	24.8	3.5	3	5.1	5	5.9	3.3	2.9	2.8			
B03.0601		AT		A1A1	1 Bed	1	2	Dual		47.9	49.6	45	12	11.4	24.6	6.6	3	5.1	5	3.5	3.3	2.8	2.8			
B03.0602		AT		A1G2	1 Bed	1	2	Single	E	49.1	50.4	45	11.9	11.4	26.2	3	3	7	5	5.0	3.3	2.9	2.8			
B03.0603		AT		A2A4	2 Bed (4p)	2	3	Dual	S/E	72.9	75.8	73	24.2	22.8	31	6.1	6	7	7	4.5	3.6	3.1	2.8	3.6	2.8	
B03.0604		AT		A2A5	2 Bed (4p)	2	4	Dual	S/W	77.2	80.2	73	26.4	22.8	35.6	8.2	6	7	7	4.4	3.6	4.9	2.8	3.3	2.8	
B03.0605		AT		A1A1	1 Bed	1	2	Single	W	47.3	49	45	12	11.4	24.2	6.6	3	5.1	5	3.4	3.3	2.8	2.8			
B03.0606		AT		A1A1	1 Bed	1	3	Single	W	47.9	49.6	45	12	11.4	24.6	6.6	3	5.1	5	3.5	3.3	2.8	2.8			

Housing Quality Assessment- Block 04

Unique Address		Unit Category	Tenure	Type Code	Type Description	Bedrooms	Bedspaces	Aspect	Orientation	Net Room Areas	Unit Area	Required Unit Area	Total Bed Area	Required Bed Area	Total Living Area	Total Store Area	Required Store Area	Total POS Area	Required POS Area	LDK Width	Req Width LDK	Bed 1 Width	Req Width Bed 1	Bed 2 Width	Req Width Bed 2	Potential Unit for UD
B04A		15 Units																								
B04A.0001		AT		A1D3	1 Bed	1	2	Single	W	44.5	45.6	45	11.5	11.4	25.9	3.3	3	5.1	5	5.1	3.3	3.5	2.8			
B04A.0002		AT		A1D4	1 Bed	1	2	Dual	E/W	43.9	45.1	45	11.3	11.4	25.5	3	3	5.1	5	4.0	3.3	2.8	2.1			
B04A.0003		AT		A0B	Studio		2	Single	W	32.1	32.8	32			24.5	3.5	3	5.1	4	5.0	4					
B04A.0101		AT		A2T	2 Bed (4p)	2	4	Dual+	N/E/W	76.1	79.1	73	25.5	22.8	30.5	6.5	6	7	7	4.4	3.6	3.2	2.8	3.4	2.8	
B04A.0102		AT		A1D4	1 Bed	1	2	Dual+	N/E/W	43.8	45.1	45	11.3	11.4	25.5	3	3	5.1	5	4.0	3.3	2.8	2.1			
B04A.0103		AT		A2N1	2 Bed (3p)	2	3	Dual+	N/E/W	64.3	66.1	63	21.2	18.5	31.5	5.5	5	6.1	6	6.4	3.6	2.4	2.1	2.7	2.8	
B04A.0201		AT		A2T	2 Bed (4p)	2	4	Dual+	N/E/W	76.1	79.1	73	25.5	22.8	30.5	6.5	6	7	7	4.4	3.6	3.2	2.8	3.4	2.8	
B04A.0202		AT		A1D4	1 Bed	1	2	Single	W	43.7	45.1	45	11.3	11.4	25.5	3	3	5.1	5	4.0	3.3	2.8	2.1			
B04A.0203		AT		A2N1	2 Bed (3p)	2	3	Dual+	N/E/W	64.3	66.1	63	21.2	18.5	31.5	5.5	5	6.1	6	6.4	3.6	2.4	2.1	2.7	2.8	
B04A.0301		AT		A2T	2 Bed (4p)	2	4	Dual+	N/E/W	76.1	79.1	73	25.5	22.8	30.5	6.5	6	7	7	6.5	3.6	3.2	2.8	3.4	2.8	
B04A.0302		AT		A1D4	1 Bed	1	2	Single	W	43.9	45.1	45	11.3	11.4	25.5	3	3	5.1	5	4.0	3.3	2.8	2.1			
B04A.0303		AT		A2N1	2 Bed (3p)	2	3	Dual+	N/E/W	64.3	66.1	63	21.2	18.5	31.5	5.5	5	6.1	6	6.4	3.6	2.4	2.1	2.7	2.8	
B04A.0401		AT		A2T	2 Bed (4p)	2	4	Dual+	N/E/W	76.1	79.1	73	25.5	22.8	30.5	6.5	6	7	7	6.5	3.6	3.2	2.8	3.4	2.8	
B04A.0402		AT		A1D4	1 Bed	1	2	Single	W	43.8	45.1	45	11.3	11.4	25.5	3	3	5.1	5	4.0	3.3	2.8	2.1			
B04A.0403		AT		A2N1	2 Bed (3p)	2	3	Dual+	N/E/W	64.3	66.1	63	21.2	18.5	31.5	5.5	5	6.1	6	6.4	3.6	2.4	2.1	2.7	2.8	
B04B		36 Units																								
B04B.0001		AT		A0A3	Studio		2	Single	W	31.6	32	32			24.7	3.1	3	5.1	4	4.2	4					
B04B.0002		AT		A0A3	Studio		2	Single	W	31.6	32	32			24.7	3.1	3	5.1	4	4.2	4					
B04B.0003		AT		A0A3	Studio		2	Single	W	31.6	32	32			24.7	3.1	3	5.1	4	4.2	4					
B04B.0004		AT		A0A3	Studio		2	Single	W	31.6	32	32			24.7	3.1	3	5.1	4	4.2	4					
B04B.0005		AT		A1H1	1 Bed	1	2	Dual	S/W	46.5	47.7	45	12.6	11.4	26.6	3.2	3	7	5	7.0	3.3	3.3	2.8			
B04B.0006		AT		A1F2	1 Bed	1	2	Dual	S/W	44.8	46	45	12.2	11.4	25.3	3.2	3	5	5	3.5	3.3	2.9	2.8			
B04B.0007		AT		A1J1	1 Bed	1	2	Dual+	N/E/W	53.7	55.1	45	14.3	11.4	26.8	4.6	3	5.2	5	3.3	3.3	3.1	2.8			Y
B04B.0101		AT		A1D1	1 Bed	1	2	Single	W	44.7	46.2	45	12.1	11.4	22.4	3	3	5.1	5	4.6	3.3		2.8			
B04B.0102		AT		A1A3	1 Bed	1	2	Single	W	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			
B04B.0103		AT		A1A3	1 Bed	1	2	Single	W	46.1	47.7	45	11.5	11.4	23.4	6.6	3	6.1	5	3.3	3.3	2.8	2.8			
B04B.0104		AT		A1B1	1 Bed	1	2	Dual	S/W	46.7	48.2	45	11.6	11.4	28	3.3	3	7	5	3.6	3.3	3.1	2.8			
B04B.0105		AT		A1F2	1 Bed	1	2	Dual	S/W	44.8	46	45	12.2	11.4	25.3	3.2	3	5	5	3.5	3.3	2.9	2.8			
B04B.0106		AT		A1J1	1 Bed	1	2	Single	N	53.7	55.1	45	14.3	11.4	26.8	4.6	3	5.2	5	3.3	3.3	3.1	2.8			Y
B04B.0201		AT		A1D1	1 Bed	1	2	Dual	E/W	44.7	46.2	45	12.1	11.4	22.4	3	3	5.1	5	4.6	3.3	3.3	2.8			
B04B.0202		AT		A1A3	1 Bed	1	2	Single	W	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			
B04B.0203		AT		A1A3	1 Bed	1	2	Single	W	46.1	47.7	45	11.5	11.4	23.4	6.6	3	6.1	5	3.3	3.3	2.8	2.8			
B04B.0204		AT		A1B1	1 Bed	1	2	Dual	S/W	46.7	48.2	45	11.6	11.4	28	3.3	3	7	5	3.6	3.3	3.1	2.8			
B04B.0205		AT		A1F2	1 Bed	1	2	Dual	S/W	44.8	46	45	12.2	11.4	25.3	3.2	3	5	5	3.5	3.3	2.9	2.8			
B04B.0206		AT		A1J1	1 Bed	1	2	Single	N	53.7	55.1	45	14.3	11.4	26.8	4.6	3	5.2	5	3.3	3.3	3.1	2.8			Y
B04B.0301		AT		A1D1	1 Bed	1	2	Dual	E/W	44.7	46.2	45	12.1	11.4	22.4	3	3	5.1	5	4.6	3.3	3.3	2.8			
B04B.0302		AT		A1A3	1 Bed	1	2	Single	W	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			

Housing Quality Assessment- Block 04

Unique Address		Unit Category	Tenure	Type Code	Type Description	Bedrooms	Bedspaces	Aspect	Orientation	Net Room Areas	Unit Area	Required Unit Area	Total Bed Area	Required Bed Area	Total Living Area	Total Store Area	Required Store Area	Total POS Area	Required POS Area	LDK Width	Req Width LDK	Bed 1 Width	Req Width Bed 1	Bed 2 Width	Req Width Bed 2	Potential Unit for UD
B04B.0303		AT		A1A3	1 Bed	1	2	Single	W	46.1	47.7	45	11.5	11.4	23.4	6.6	3	6.1	5	3.3	3.3	2.8	2.8			
B04B.0304		AT		A1B1	1 Bed	1	2	Dual	S/W	46.7	48.2	45	11.6	11.4	28	3.3	3	7	5	3.6	3.3	3.1	2.8			
B04B.0305		AT		A1F2	1 Bed	1	2	Dual	S/W	44.8	46	45	12.2	11.4	25.3	3.2	3	5	5	3.5	3.3	2.9	2.8			
B04B.0306		AT		A1J1	1 Bed	1	2	Single	N	53.7	55.1	45	14.3	11.4	26.8	4.6	3	5.2	5	8.3	3.3	3.1	2.8			Y
B04B.0401		AT		A1D1	1 Bed	1	2	Dual	E/W	44.7	46.2	45	12.1	11.4	22.4	3	3	5.1	5	4.6	3.3	3.3	2.8			
B04B.0402		AT		A1A3	1 Bed	1	2	Single	W	46.1	47.7	45	11.5	11.4	23.4	6.6	3	5.1	5	3.3	3.3	2.8	2.8			
B04B.0403		AT		A1A3	1 Bed	1	2	Single	W	46.1	47.7	45	11.5	11.4	23.4	6.6	3	6.1	5	3.3	3.3	2.8	2.8			
B04B.0404		AT		A1B1	1 Bed	1	2	Dual	S/W	46.7	48.2	45	11.5	11.4	28.2	3.3	3	7	5	3.6	3.3	3.1	2.8			
B04B.0405		AT		A1F2	1 Bed	1	2	Dual	S/W	44.8	46	45	12.2	11.4	25.3	3.2	3	5	5	3.5	3.3	2.9	2.8			
B04B.0406		AT		A1J1	1 Bed	1	2	Single	N	53.7	55.1	45	14.3	11.4	26.8	4.6	3	5.2	5	3.3	3.3	3.1	2.8			Y
B04B.0501		AT		A2G	2 Bed (3p)	2	4	Dual	N/W	60.3	62.6	63	19.9	18.5	29.7	5.5	5	7	6	7.0	3.6	2.1	2.1	2.8	2.8	
B04B.0502		AT		A1A1	1 Bed	1	3	Single	W	46.3	48	45	11.5	11.4	23.6	6.6	3	5.1	5	3.4	3.3	2.8	2.8			
B04B.0503		AT		A1A1	1 Bed	1	2	Single	W	46.3	48	45	11.5	11.4	23.6	6.6	3	6.1	5	3.4	3.3	2.8	2.8			
B04B.0504		AT		A1D2	1 Bed	1	3	Dual	S/W	50.7	52.3	45	12.3	11.4	23.9	3.5	3	5.1	5	4.5	3.3	3.0	2.8			Y
B04B.0505		AT		A1E1	1 Bed	1	2	Dual+	N/S/E	49.5	51.8	45	11.7	11.4	21.8	3.5	3	25.5	5	4.5	3.3	3.1	2.8			Y

Unique Address		Unit Category	Tenure	Type Code	Type Description	Bedrooms	Bedspace	Aspect	Orientation	Net Room Areas	Unit Area	Required Unit Area	Total Bed Area	Required Bed Area	Total Living Area	Total Store Area	Required Store Area	Total POS Area	Required POS Area	LDK Width	Req Width LDK	Bed 1 Width	Req Width Bed 1	Bed 2 Width	Req Width Bed 2	Potential Unit for UD
T05		16 Units																								
T05.0001		AT	Part V	D1A3	1 Bed	1	2	Dual	NE/NW	47.4	48.9	45	13.9	11.4	25.6	4.1	3	6.3	5	6.5	3.3	5.0	2.8			
T05.0002		AT		D1A	1 Bed	1	2	Dual	SW	46.7	48	45	11	11.4	27.5	4.5	3	5.4	5	6.2	3.3	3.2	2.1			
T05.0003		AT		D1A	1 Bed	1	2	Dual	SW	46.7	48	45	11	11.4	27.5	4.5	3	5.4	5	6.2	3.3	3.2	2.1			
T05.0004		AT		D1A	1 Bed	1	2	Dual	NE/NW	46.8	48.1	45	11	11.4	27.6	4.5	3	5.7	5	3.4	3.3	3.2	2.1			
T05.0005		AT		D1A	1 Bed	1	2	Dual	NE/NW	46.8	48.1	45	11	11.4	27.5	4.5	3	5.7	5	6.2	3.3	3.2	2.1			
T05.0006		AT		D1A	1 Bed	1	2	Dual	SW	46.7	48	45	11	11.4	27.5	4.5	3	5.4	5	6.2	3.3	3.2	2.1			
T05.0007		AT		D1A	1 Bed	1	2	Dual	SW	46.7	48	45	11	11.4	27.5	4.5	3	5.4	5	6.2	3.3	3.2	2.1			
T05.0008		AT		D1A	1 Bed	1	2	Dual	NE/NW	46.8	48.1	45	11	11.4	27.6	4.5	3	5.7	5	6.2	3.3	3.2	2.1			
T05.0101		AT	Part V	D2A	Duplex (2b4p)	2	4	Dual	NW/SE	74.2	77.9	73	23	22.8	27.6	6	6	5.7	7	6.2	3.6	2.8	2.8	3.3	2.1	
T05.0102		AT		D2B	Duplex (2b4p)	2	4	Dual	NW/SE	74.8	115.1	73	23.6	22.8	27.6	6.5	6	5.2	7	6.2	3.6	3.3	2.8	2.8	2.8	
T05.0103		AT		D2A	Duplex (2b4p)	2	4	Dual	NW/SE	74.7	120.3	73	23.5	22.8	27.6	6	6	5.3	7	6.2	3.6	2.8	2.8	3.3	2.1	
T05.0104		AT		D2B	Duplex (2b4p)	2	4	Dual	NW/SE	74.2	114.5	73	23	22.8	27.6	6.5	6	5.6	7	6.2	3.6	3.3	2.8	2.8	2.8	
T05.0105		AT		D2A	Duplex (2b4p)	2	4	Dual	NW/SE	74.2	77.9	73	23	22.8	27.6	6	6	5.7	7	6.2	3.6	2.8	2.8	3.3	2.1	
T05.0106		AT		D2B	Duplex (2b4p)	2	4	Dual	NW/SE	74.8	115.1	73	23.6	22.8	27.6	6.5	6	5.2	7	6.2	3.6	3.3	2.8	2.8	2.8	
T05.0107		AT		D2A	Duplex (2b4p)	2	4	Dual	NW/SE	74.7	78.4	73	23.5	22.8	27.6	6	6	5.3	7	6.2	3.6	2.8	2.8	3.3	2.1	
T05.0108		AT		D2B	Duplex (2b4p)	2	4	Dual	NW/SE	74.2	114.5	73	23	22.8	27.6	6.5	6	5.6	7	3.7	3.6	3.3	2.8	2.8	2.8	



Statement of Response - 10.5 Universal Design

Recommended Opinion 1.e)

- 1.e) The HQA should include a column which shows which apartments are designed as UD units.

The HQA has been updated to identify potential UD units within the scheme.  
All units denoted with a ‘Y’ will have potential to be designed as UD units.  
Please refer to previous section.

## Statement of Response - 10.6 Screening of Conservation Area Housing

### Recommended Opinion 1.f)

- 1.f) The applicant is requested to submit details of any proposed screening of balconies and clearly identify all units on plan which will require screening to ensure no undue overlooking.

On elevations the north elevations of Block 02, 03 and 04 have been highlighted as potentially overlooking onto the Z2 Conservation Area on South Circular Road. In addition to balcony screening site features



Views into South Circular Road Housing impeded by Site Features and single storey Ancillary Buildings



Block 02- First Floor Balcony Screen Locations



Location of screens to balconies at First to Fourth Floor level to screen nieghbouring housings from Overlooking -----



## Block 02- Fifth Floor Balcony Screen Locations



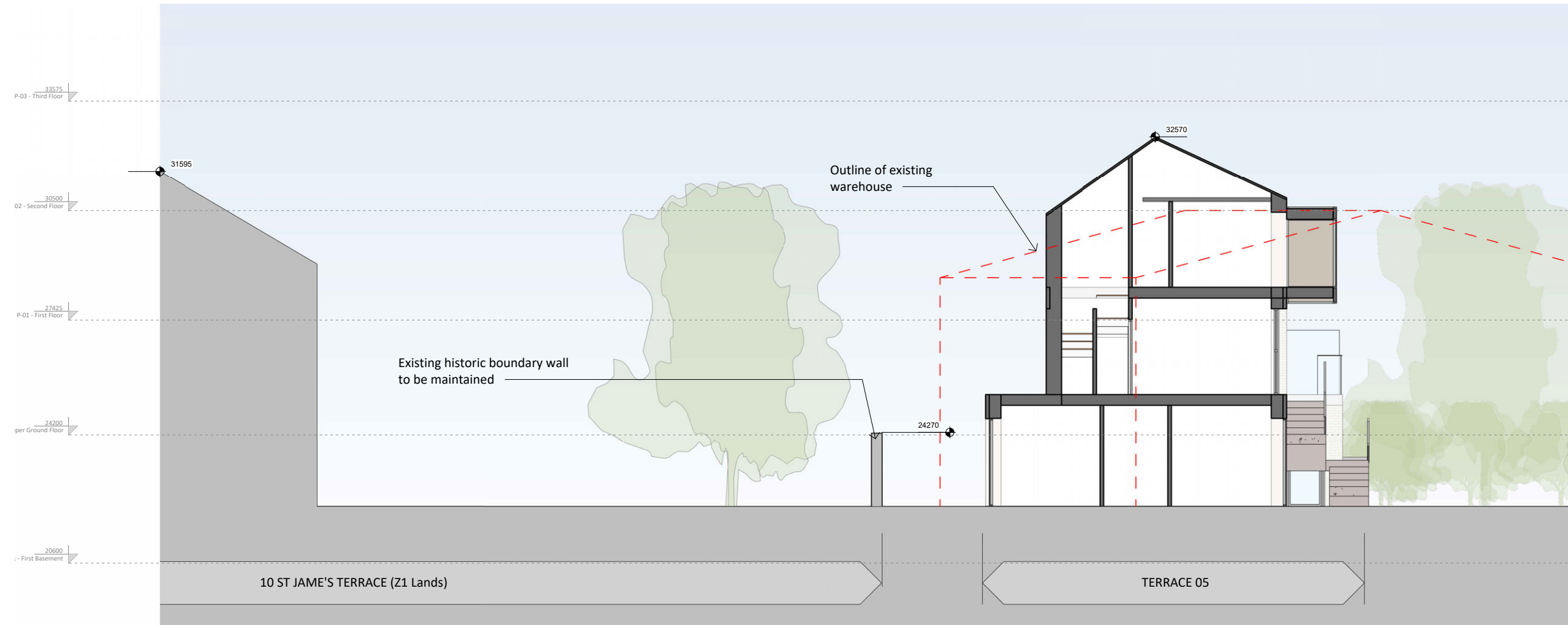
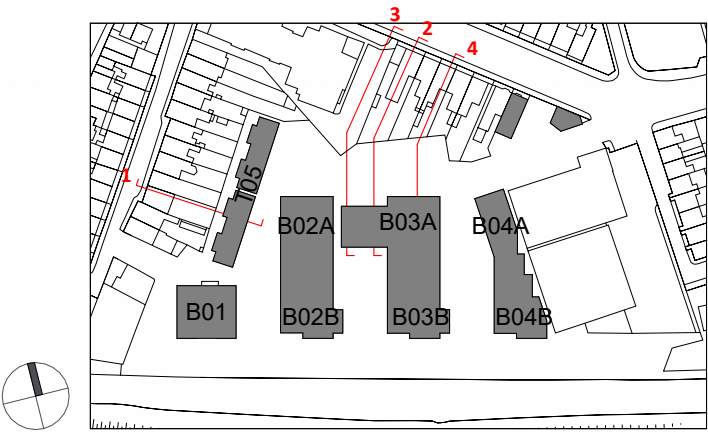
Location of screens to Roof Terraces at Fifth Floor level to screen neighbouring housings from Overlooking

Statement of Reponse - 10.7 Boundary Treatments

For detail on the items below from the Recommended Opinion please see the relevant consultants submission documentation.

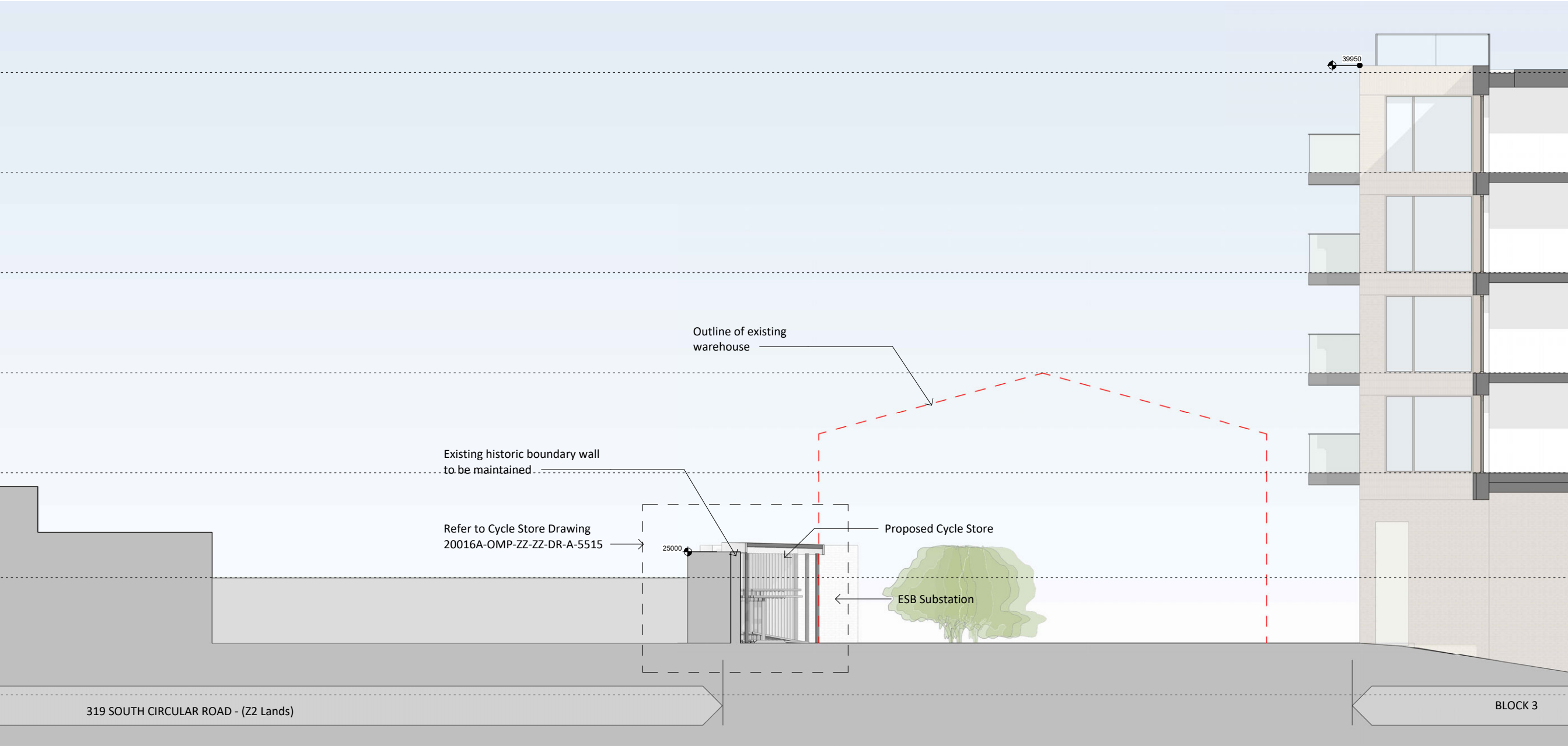
- 1.g) The Applicant is requested to submit details of the boundary treatments proposed & ensure retention of all adjoining historic boundary walls to the Z1 and Z2 housing.

All historic boundaries will be maintained. Please see the following sections which illustrates our proposals at the Z1 & Z2 lands.

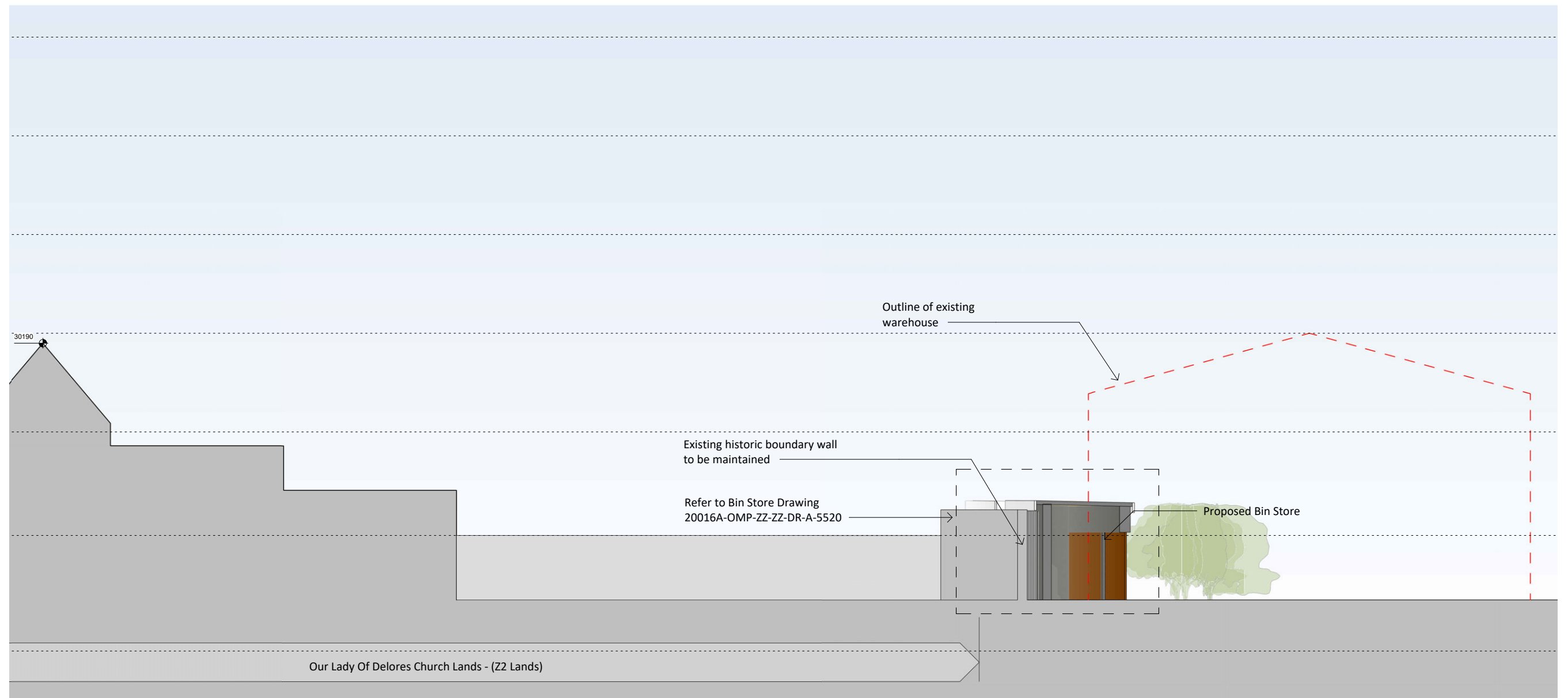


Section 1

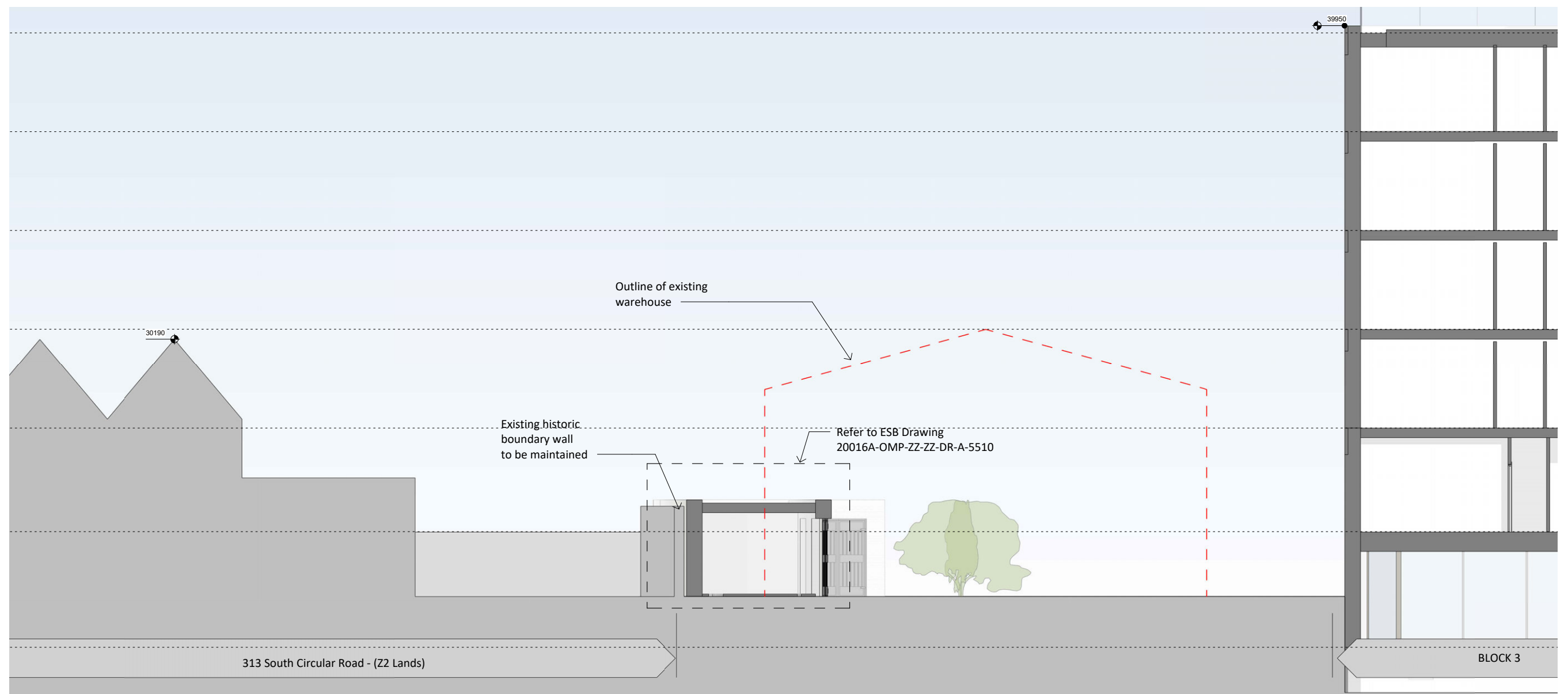




Section 2



### Section 3



#### Section 4

## Statement of Response - 10.8 Block 04 Potential Extended Massing

### Recommended Opinion 1.h)

- 1.h) It is understood that the An Post Depot site is under a long lease & the masterplan for potential future development could be an indicative layout- provide more in terms of block structure, heights- as opposed to the detailed proposed layout.

Dimensions have now been added to the plans between Block 04 and the An Post Depot.

The newly developed massing model for the future development of the An Post Depot site illustrates how the current location of Block 05 sits well with the potential future development of this site.

Please refer to Section 9 for more information.





Statement of Response - 10.9 Block 04 Setout

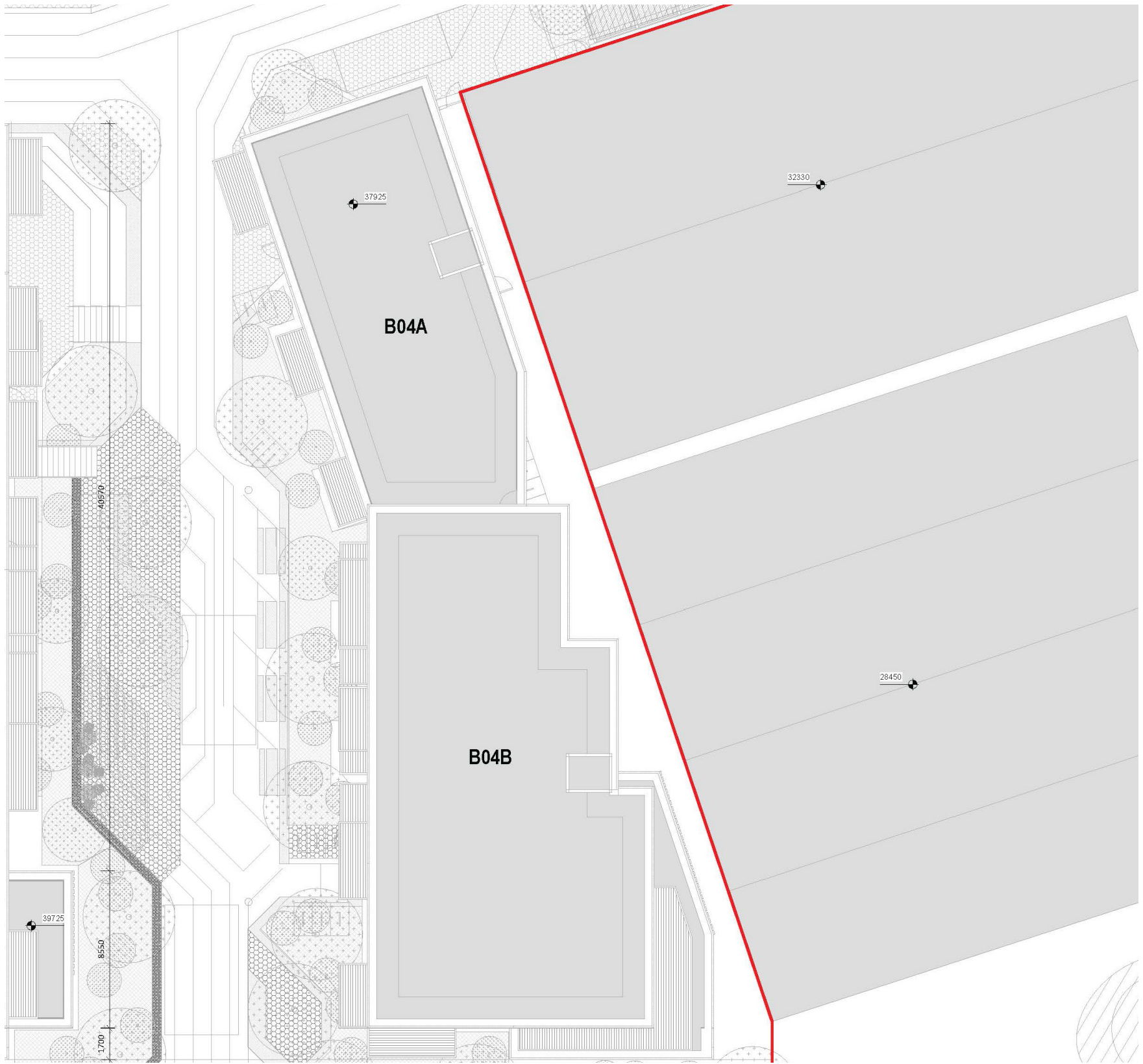
Recommended Opinion 1.i)

- 1.i) Explore a greater set back of Block 4A & 4B from common boundary with An Post depot – no dimensions given – future potential development of this neighbouring site needs to be considered & siting of block for future residents of this scheme – safety issues – concerning. All dimensions should be clearly shown.

Dimensions have now been added to the plans between Block 04 and the An Post Depot.

The newly developed massing model for the future development of the An Post Depot site illustrates how the current location of Block 05 sits well with the potential future development of this site. Currently the east side of Block 04 is almost exclusively a “back of house” elevation and the one bedroom window on this façade is located in a setback next to a single story building. The west elevations of the An Post Depot is exclusively “back of house” and is not negatively impacted by the proximity of the new proposed Block 04.

Please refer to Section 9 for more information.



Location of screens to Roof Terraces at Fifth Floor level to screen neighbouring housings from Overlooking



## Statement of Repsonse - 10.10 Taken In Charge / Areas of Consent

### Recommended Opinion 1.I)

- 1.I) Details on areas to be taken in charge (if any) should be considered, noting that the area outlined as public open space does not appear suitable to be taken in charge and therefore should be addressed in the overall management of the site.

Please refer to drawing 20016A-OMP-00-SP-DR-A-1001 for areas taken in charge & 20016A-OMP-00-SP-DR-A-1002 listing areas of consent.



Statement of Repsonse - 10.11 Cycle Parking

Traffic and Transport Matters- Cycle Parking

- b) Having regard to the guidance of the NTA Cycle Design Manual, 2023 and to the relevant provision of Section 3 and Table 1 of Appendix 5 of the Dublin City Development Plan, 2022-2028, the applicant is required to provide details of the following amendments to the scheme with regard to cycle parking:
- ii. The large basement-level cycle store shall be sub-divided into 2 or more smaller stores as a means of improving security.
  - iii. A minimum of 5% of the total residential cycle parking provision shall be of a type capable of accommodating non-standard / larger cycle parking equipment (e.g. cargo bikes, adaptive bikes, e-bikes).

The basement cycle parking is contained within one large area, divided into two lockable areas.

The total number of bike parking spaces in the proposed development is 421. Out of this number 5%, c.21 spaces, are now assigned as either E-bike or Cargo bike spaces.





Statement of Repsonse - Cycle Parking Provision Continued

- b) Having regard to the guidance of the NTA Cycle Design Manual, 2023 and to the relevant provision of Section 3 and Table 1 of Appendix 5 of the Dublin City Development Plan, 2022-2028, the applicant is required to provide details of the following amendments to the scheme with regard to cycle parking:
- iv. The proportion of double-stack cycle parking shall be reduced in favour of an increased number of secure ground level (e.g. Sheffield) stands.
- v. Separate, secure, sheltered, and well-lit staff cycle parking for the childcare facility shall be provided.
- vi. E-charging facilities shall be included within the overall cycle parking provision

There is a provision of both two tier cycle stores and sheffield stands at surface level.

5 No. separate storage shelters have been provided at Lower Ground and surface level. These shelters are secure and locakable.

E-charging facilities are provided at Lower Ground Level as illustrated.





Statement of Repsonse - 10.12 Building Height in Context

Conservstion 5.a)

- 5.a) The applicant is required to explore a reduced height given the key built heritage concerns regarding the proposed height, scale and massing relating to the impacts of the proposed development on the setting of the Protected Structure, and the impact on the setting and character of the established two-storey residential terraces that adjoin the site on South Circular Road and adjoining streets. The elevations on the South Circular Road illustrate the difference in height between the proposed development and the Protected Structure Church of Our Lady of Dolours and its setting.

The updated proposal reduces the number of stories in Blocks 02 and 04 to 6, Block 03 remains at 7 stories. The east façade of the uppermost floor of block 04 have been recessed to furthers reduce its impact on properties to the east and the west façade of the uppermost floor Block 01 has been recessed to reduce its impact to the west of the site. The uppermost floor of Block 03 has been recessed to the north to reduce its impact on the surrounding area

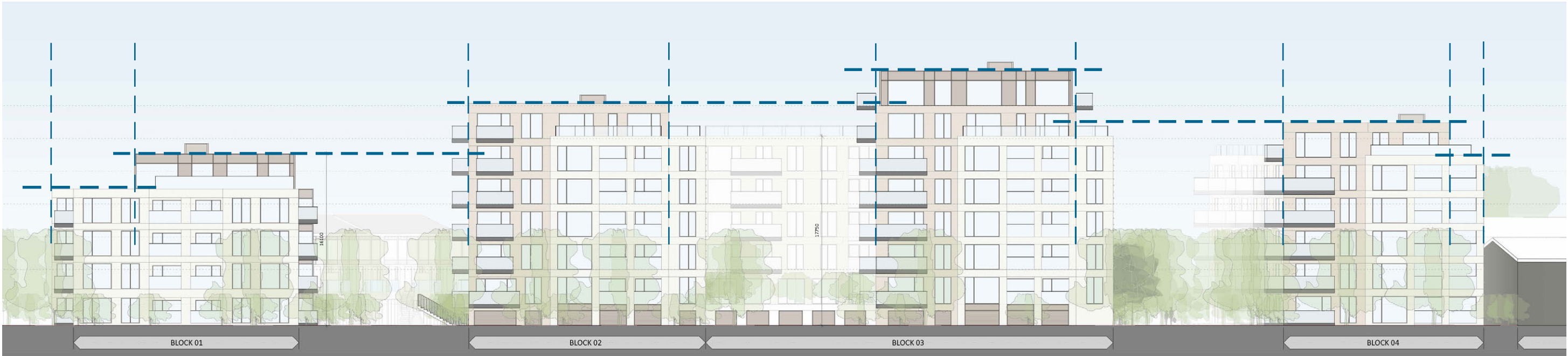
Taken together these design developments soften the relationship between the relationship between the proposed development and the surrounding built environment.

Statement of Reponse - 10.13 Development Height

Conservation 5.b)

- 5.b) The applicant is required to explore a 4-storey base + 1 (recessed ‘attic’) up to 6 storeys as the maximum height considered. (This will still be significantly higher than the established 2-3 storey terraces and other buildings in the immediate receiving environment.

The applicant has explored the direction about which has resulted in the an adapeted developemnt proposal. To the edge of the western edge of the site Block 01 has a 4-story base with a recessed ‘attic’ at fifth floor level. Stepping into the site Block 02 assends to 6 floors. to the east of the site Block 04 , set back from the road egde asends to 6 floors. The proposed massing model for a potential future block on the An Post site presents to Priest Field Cottages as a 4-storey base rising to a maximum of 6 floor at a setback from the 4-storey base.





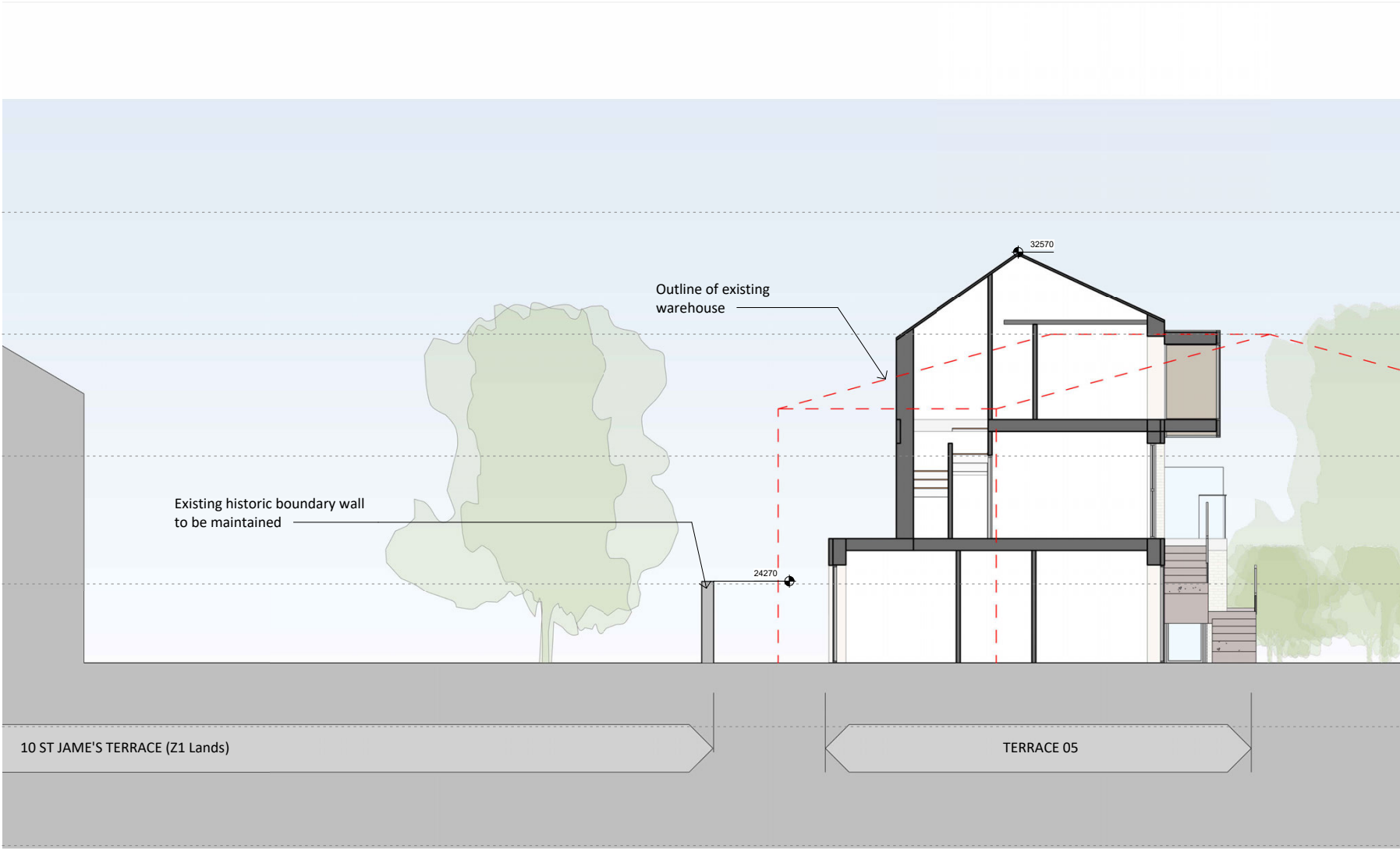
Statement of Repsonse - 10.14 Historic Boundary Walls

Conservation 5.c)

5.c) All adjoining historic boundary walls to the Z1 and Z2 housing around the subject site should be protected and retained, consolidated and repaired where required to best conservation practice.

All adjoining historic boundary walls to the Z1 and Z2 housing around the subject site will be protected and retained, consolidated and repaired where required.

See Boundary Treatment drawings 20016A-OMP-ZZ-ZZ-DR-A-5500 & 20016A-OMP-ZZ-ZZ-DR-A-5505 for information pertaining to walls that are retained and protected.

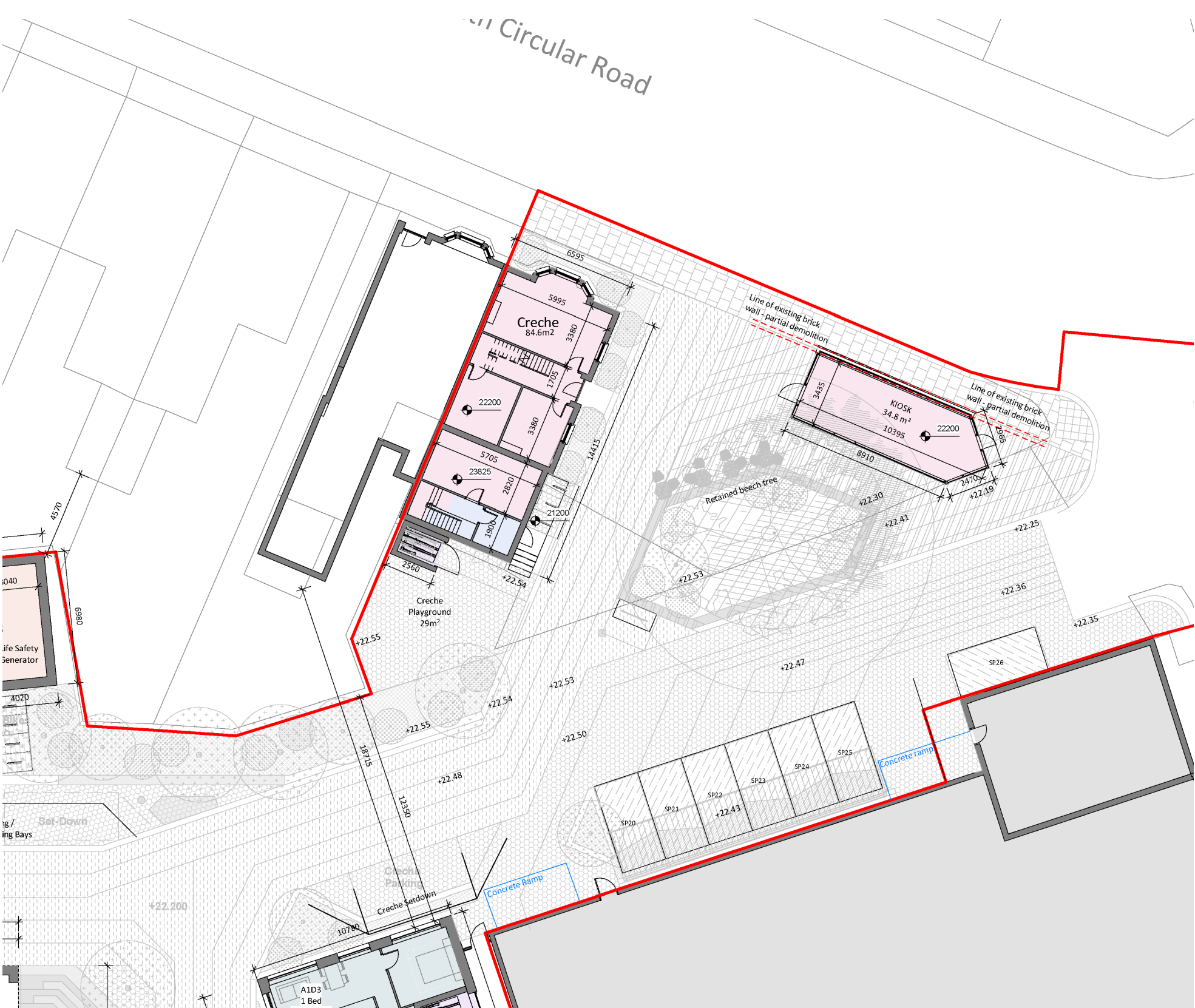


Statement of Response - 10.15 Buffer Zone to No.307 South Circular Rd.

Conservation 5.d)

5.d) With regard to the pedestrian and bicycle entrance, adjacent to No. 307 South Circular Road, the CO emphasises the importance of an appropriate buffer zone along the side of this house, in light of the removal of its garden. The proposed adaption and reuse of the house within the proposed development is welcomed in principle. The revision of the proposed development to ensure the retention of the beech tree is acknowledged and welcomed as it is important for the setting of the proposed development in the context of the established built heritage along the South Circular Road. All dimensions for the buffer zone shall be included on the final drawings.

A buffer zone has been introduced to the side of No. 307 South Circular Road to create appropriate separation from the proposed pedestrian and cycle entrance to the proposed development. The dimentions for this buffer zonre are included on the drawings.



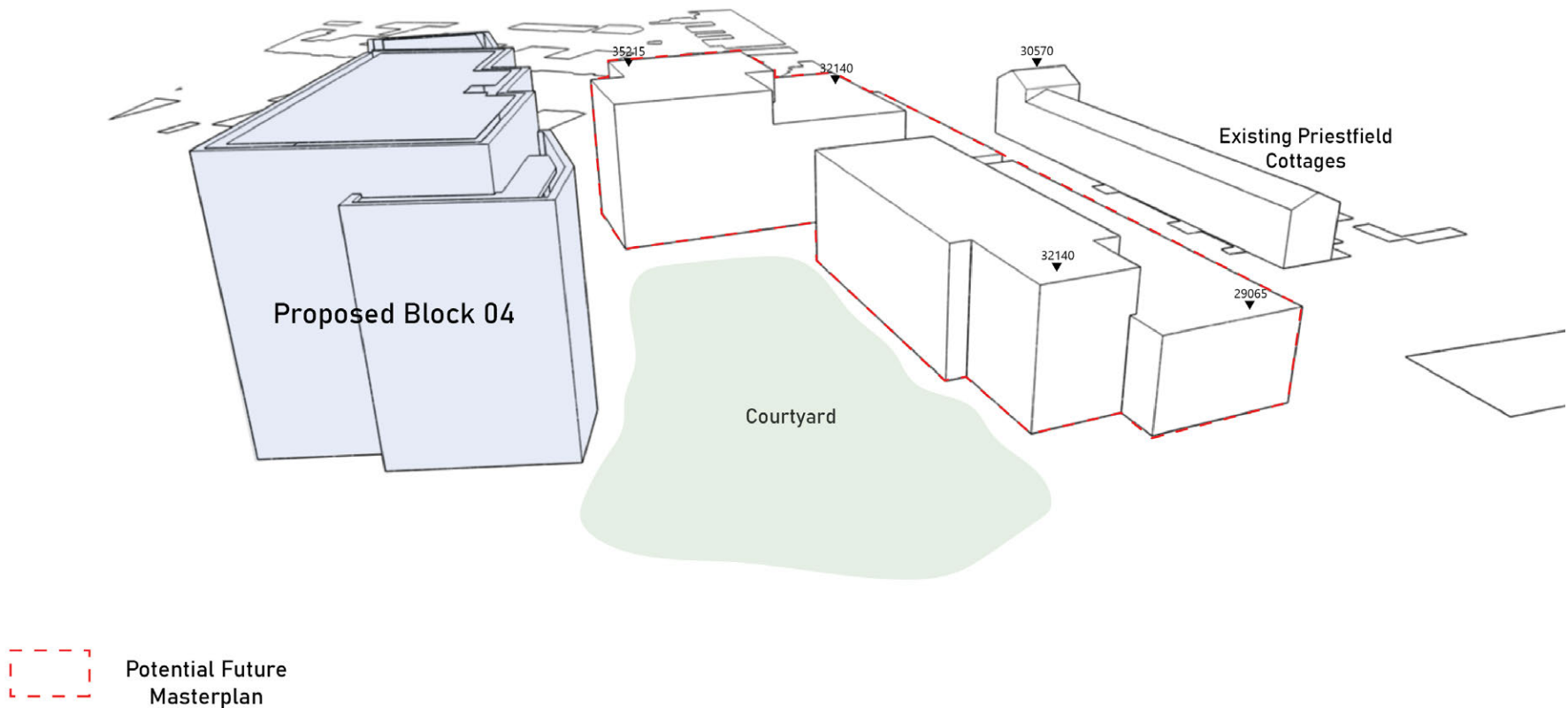
Statement of Repsonse - 10.16 Future Proofing for An Post site

Conservation 5.g)

5.g) Future proofing and masterplan for the adjacent An Post site needs to be considered & any schematic indicated for the adjacent An Post site should ensure that the scheme would not present a ‘back-of-house’ elevation / arrangement onto the existing streetscape and two-storey terraced houses of Priestfield. The ‘back-of-house’ should be located within the inner courtyard of the site.

The newly developed massing model for the future development of the An Post Depot site illustrates how the current location of Block 05 sits well with the potential future development of this site.

Please refer to Section 9 of this document for information relating to the future masterplans and massing diagrams.



Statement of Reponse - 10.17 Eaves, Parapet and Ridge Heights

Conservation 5.h)

- 5.h) Elevation drawings of the receiving environment shall include eaves / parapet / ridge heights in any contextual drawings for comparison with the proposed new development, as the eaves / parapet levels are the most important to reference in new proposals.

The site context drawings now include eaves, parapet and parapet heights to the buildings in the receiving environment.





Statement of Repsonse - 10.18 Recommended Opinion Further Information

For detail on the items below from the Recommended Opinion please see the relevant consultants submission documentation.

- 1.g) The Applicant is requested to submit details of the boundary treatments proposed & ensure retention of all adjoining historic boundary walls to the Z1 and Z2 housing.

Please see BSLA submission documetation for full details and boundary treatment sections included in Section 07 of Statement of Response.

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- 1.j) Appropriate Assessment

Please see DNV submission documentation for full details.

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- 1.k) Ecological surveys (have been commissioned) and will need to be submitted for assessment at Stage 3 of the process.

Please see DNV submission documentation for full details.

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- 1.m) The Applicant is requested to satisfy themselves that all documents are up to date and that all documents as set out in Section 15-1 Thresholds for Planning Applications are submitted at Stage 3.

Please see MCG submission documentation for full details.

Statement of Repsonse - 10.19 Conservation Further Information

For detail on the items below from the Con please see the relevant consultants submission documentation.

- 5.e) The proximity of the proposed development to the 18th century Grand Canal is of concern. The applicant is requested to explore an augmented soft landscape strategy between the landscaping within the site boundary and the remaining canal banks that are within the ownership and control of Waterways Ireland, in order to protect the character of the Conservation Area.

Please see BSLA submission documetation for full details.

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- 5.f) The Archaeologist' concerns regarding industrial heritage and archaeology are noted regarding the remains of the former laundry and canal dock and should be addressed in the final submission.

Please see MCG submission documentation for full details.



## 11 | Community Safety Strategy

The Dublin City Development Plan 2022-2028 (DCDP) outlines best practice for Safe and Secure Design in Section 15.4.5 under Development Standards.

Under Objective QHSNO15 the DCDP requires the preparation and submission of a Community Safety Strategy for all housing developments over 100 units “which would set out the design features incorporated to address the above measures to ensure a high level of safety and security is maintained including overlooking, passive surveillance, street lighting and clear accessible routes.”  
From Section 15.4.5 of The Dublin City Development Plan 2022-2028:

### Safe and Secure Design

New developments and refurbishments should be designed to promote safety and security and avoid anti-social behaviour by:

- Maximising passive surveillance of streets, open spaces, play areas and surface parking.
- Avoiding the creation of blank facades, dark or secluded areas or enclosed public areas.
- Eliminating leftover pockets of land with no clear purpose.
- Providing adequate lighting.
- Providing a clear distinction between private and communal or public open space, including robust boundary treatment.
- Enabling residents to watch over the entrance to their home; recessed entrances should be avoided and front doors should also be overlooked from other houses or from well-trafficked public areas.
- Locating back gardens next to other back gardens or secure private areas rather than on to roadways or other public areas.



Image credit: Modelworks



- Ensuring that the layout and design of roads within residential areas encourages appropriate traffic volumes and speeds.
- Providing clear and direct routes through the area for pedestrians and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead.
- Using materials in public areas which are sufficiently robust to discourage vandalism.
- Avoiding the planting of fast-growing shrubs and trees where they would obscure lighting or pedestrian routes; shrubs should be set back from the edge of paths.
- Consulting with An Garda Síochána crime prevention design advisor where appropriate; Dublin City Council will also have regard to the Guidelines on Joint Policing Committees as established under the Garda Síochána Act 2005 as amended (2014), in order to ensure safe and secure communities.

### ***Maximising passive surveillance of streets, open spaces, play areas and surface parking***

The White Heather residential scheme, comprising of 4 no. apartment blocks and a terrace of duplex apartments, has been designed to ensure high levels of passive surveillance throughout the development. The layout, building orientation, and arrangement of openings have been carefully considered to promote safety, visibility, and natural oversight of all public and semi-public areas throughout the site.

All building frontages have been oriented to provide active edges to surrounding streets. Principal living spaces and balconies from the apartment blocks overlook key pedestrian desire lines and internal circulation routes. Duplex units feature front doors, kitchen windows,



Image credit: Modelworks

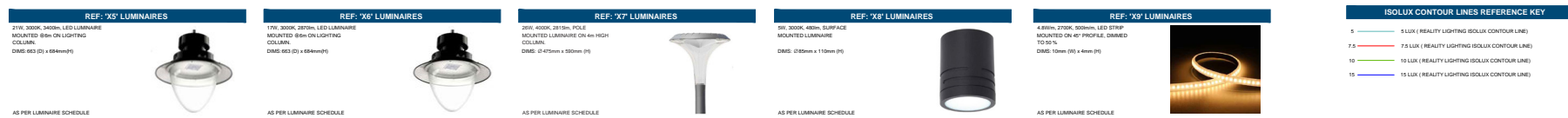
and upper-floor living rooms directly addressing the street, ensuring regular day-to-day activity and natural observation of movement through the development.

Shared green spaces and landscaped courtyards have been centrally located between buildings and are overlooked by multiple elevations of the four apartment blocks. The generous provision of windows, particularly to living rooms and bedrooms, ensures that communal open areas are continuously overlooked while maintaining residential privacy. Duplex units positioned along open spaces also provide additional natural surveillance from both ground and upper-floor windows.

The children's play area adjacent to Block 1 has been placed adjacent to active building frontages so they remain clearly visible from apartment living spaces, balconies, and duplex frontages. This arrangement ensures children can use the space safely while being naturally supervised by residents, helping deter anti-social activity and increasing community confidence.

Surface parking has been located within sightlines of both the apartment blocks and duplex homes. Windows from the apartment blocks & duplex units overlook each parking area, ensuring activity is observed at all hours. Good lighting and clear sightlines complement the passive surveillance provided by the residential units, enhancing safety and reducing the likelihood of unauthorised behaviour.





### ***Avoiding the creation of blank facades, dark or secluded areas or enclosed public areas***

All four apartment blocks and the duplex terrace have been designed with active frontages on all publicly visible elevations. Regularly spaced windows, balconies, and architectural detailing ensure no large, inactive wall sections face streets or communal areas. Duplex units similarly provide doors and windows onto adjacent public routes, ensuring visual interest and avoiding the creation of inactive or unattractive edges.

The site layout ensures that pedestrian routes, entrances and circulation paths are open, well-connected and highly visible. The positioning of buildings avoids creating narrow gaps or recessed alcoves that could become secluded. Shared spaces and pedestrian routes benefit from natural daylighting supplemented by a coordinated lighting strategy to ensure safe levels of illumination during evening and night-time hours.

Public and communal areas—including landscaped open spaces, pedestrian walkways and surface parking—are intentionally designed as open and permeable environments. Buildings are arranged to prevent the formation of enclosed “dead-end” spaces by maintaining clear sightlines and avoiding inward-facing courtyards without surveillance, capitalising on views out to the canal. The relationship between the four apartment blocks ensures that all communal zones remain visually permeable and free from hidden or isolated pockets.

### ***Eliminating leftover pockets of land with no clear purpose***

BSLA’s landscape approach ensures that every external space contributes to the development’s character and usability. Planting beds, green buffers, shared courtyards and pedestrian links are positioned purposefully, with consistent materials and detailing that unify the public realm and eliminate redundant or unmaintained land strips.

Image credit: IN2 Indicative Public Lighting Layout



### ***Providing adequate lighting***

All primary and secondary pedestrian pathways are equipped with appropriately scaled, energy-efficient lighting columns to ensure consistent illumination and safe movement after dark. Lighting is positioned to avoid glare while ensuring that footways, building entrances and access paths remain clearly visible.

IN2 have provided a lighting layout to illustrate proposals, supplementing this submission.

### ***Providing a clear distinction between private and communal or public open space, including robust boundary treatment.***

Communal spaces serving the four apartment blocks are defined through subtle but effective landscape measures—changes in paving materials, planting structure, and controlled access points. These areas remain open and inviting for residents while clearly distinguished from private and public zones.

Across the development, boundary treatments have been selected for durability, visual quality and clarity of function.

### ***Enabling residents to watch over the entrance to their home; recessed entrances should be avoided and front doors should also be overlooked from other houses or from well-trafficked public areas.***

Entrances to Blocks 1–4 have been strategically positioned within well-overlooked, high-activity areas. These entrance points are visible from multiple directions, including:

- adjacent apartment elevations and balconies,
- windows facing internal courtyards or public pedestrian routes
- communal spaces with regular footfall.



Image credit: Modelworks



This arrangement ensures that each block benefits from multiple layers of natural surveillance, significantly reducing opportunities for concealment or antisocial behaviour.

***Locating back gardens next to other back gardens or secure private areas rather than on to roadways or other public areas.***

This would only be relevant to the terrace of duplex units, with modest back garden spaces next to other back gardens along St. James’s Terrace.

***Ensuring that the layout and design of roads within residential area encourages appropriate traffic volumes and speeds.***

Landscape elements—including verge planting, street trees, well-positioned street furniture and shared surfaces —create a comfortable, human-scale environment that encourages drivers to maintain safe speeds. This environmental approach works alongside the physical layout to keep speeds appropriate without reliance on excessive signage.

***Providing clear and direct routes through the area for pedestrians and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead.***

Clear and direct routes have been created through the site for pedestrians and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead

Primary pedestrian and cycle routes follow desire lines through the site, linking apartment blocks, duplex units, open spaces and access points without unnecessary detours. Pathways are generously scaled and arranged to create a logical hierarchy that supports intuitive wayfinding and seamless connectivity to surrounding streets and transport links connecting South Circular Road.

Edges are designed to avoid creating hiding places or visual obstructions, supporting openness and personal safety while contributing to the landscape character defined by BSLA.

***Using materials in public areas which are sufficiently robust to discourage vandalism.***

Footpaths, shared spaces, and circulation routes are finished with robust paving materials such as granite paving, permeable paving where appropriate. These surfaces resist damage, staining and impact, ensuring longevity in areas with frequent pedestrian movement and occasional vehicle use.

A variety of landscape furniture including benches, picnic tables & loungers will be timber and hard wearing.

***Avoiding the planting of fast-growing shrubs and trees where they would obscure lighting or pedestrian routes; shrubs should be set back from the edge of paths.***

Fast-growing trees and shrubs that could rapidly obscure sightlines, lighting columns, or pathways have been avoided near pedestrian and cycle routes. All species are chosen for moderate growth rates, manageable mature heights, and low maintenance requirements, ensuring long-term visibility and safety.

***Consulting with An Garda Síochána crime prevention design advisor where appropriate; Dublin City Council will also have regard to the Guidelines on Joint Policing Committees as established under the Garda Síochána Act 2005 as amended (2014), in order to ensure safe and secure communities.***

The design team has incorporated principles from An Garda Síochána Crime Prevention Through Environmental Design Information Sheet in the site layout and design approach to the development.

