

Appendix D

Schedule of Garden Areas.

SCHEDULE OF GARDEN AREAS - PLANNING

Project Ref: 06.135	Client: Glan Developments Limited
Project: Residential Development – Ballymany, Co. Kildare	Date: 24 th October 2018

The proposed development will consist of the demolition of an existing derelict house and sheds and the construction of a new residential development comprising 180 dwellings (145 No. houses of between 2 and 2.5 storeys, and 35 No. apartments in a part 4 storey and part 6-storey block), bicycle stores and bin store for the apartments, and all associated and ancillary site development works on lands to the west/ south-west of Ballymany Manor and Rathcurragh Housing Estates. The application includes improvement works to the foul sewer pump station and provision of additional storage capacity and surface water attenuation pond. A new c.660m. long link street connecting onto the R445 (Ballymany Road) including a new right turning lane created from the R445 and terminating at the Rathcurragh Public open space will be provided as a part of the planning application.

Kildare County Development Plan 2017 – 2023

Minimum private open space requirements:

Table 17.5

Minimum Private Open Space Requirements for Dwelling Houses

Unit Type (House)	Floor Area
One Bedroom	48m ²
Two Bedroom	55 m ²
Three Bedroom	60 m ²
Four Bedroom or more	75m ²

Table 17.7

Minimum amenity Space Requirements for Apartments

Unit Type (Apt)	Private Space	Communal Space
Studio	4m ²	4m ²
One Bedroom	5m ²	5m ²
Two Bedroom	7m ²	7m ²
Three Bedroom	9m ²	9m ²

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities – March 2018

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Minimum floor areas for communal amenity space

Studio	4 sq m
One bedrooms	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

The communal amenity space required for apartments has been incorporated with the overall public open space provided for the development as a whole. Public open space located immediately adjacent to the apartments is illustrated below.

Communal Amenity Space for Apartments:

Apartment Types	Minimum Communal Amenity Space Required
15 No. 1 bedroom apartments	$(15 * 5) = 75\text{m}^2$
7 No 2 bedroom apartments	$(7 * 7) = 49\text{m}^2$
13 No. 3 bedroom apartments	$(13 * 9) = 117\text{m}^2$
TOTAL	241 m ²

Total Area of Public Open Space provided: 0.84Ha

Area of communal amenity space for apartments

included in overall public open space: 0.0241Ha.



House No.	House Type	Garden Areas
1	H	72.4
2	J	71.4
3	K	97.3
4	H	116.6
5	A	135.7
6	F	104
7	A	173
8	A1	156.8
9	A1	143.9
10	A	91.2
11	A	126.7
12	A	111.4
13	A	84.1
14	A	81
15	D	63.2
16	D	63
17	A	85.1
18	A	85.6
19	D	65.6
20	D	67
21	B	89.6
22	B	76.9
23	A1	105.2
24	H	76.9
25	K	63.9
26	J	55.9
27	H	81.8
28	A	99.6
29	A1	93.9
30	H	80.3
31	K	64.6
32	J	55.9
33	H	79.5
34	A	98.8
35	A1	90.6
36	A	101.9
37	C	85
38	B	71.6
39	A1	97.3
40	A	109.7
41	A	107
42	A	101.5
43	A1	95.4
44	A	106.5
45	A	105.8
46	A	101.4
47	A1	94.5

House No.	House Type	Garden Areas
48	A	109.5
49	C	112.9
50	C	77.4
51	A	91.2
52	A1	80.9
53	A	90.2
54	A	91.7
55	A1	97.9
56	A	116.3
57	F	81.9
58	A	134.5
59	G	75.5
60	G	78.3
61	A	103.4
62	A	66.5
63	B	84.4
64	F	66.6
65	A	68.5
66	G	61.9
67	G	65.8
68	A	102.8
69	F	96.9
70	A	131
71	A	119.9
72	A1	107.5
73	A	107.5
74	A	162.4
75	B	76.2
76	A1	94
77	H	78.8
78	K	63.5
79	J	55
80	H	77
81	A	99.3
82	A1	92.7
83	A	97.4
84	A1	92.6
85	A	97.4
86	A1	92.6
87	A1	93.5
88	B	81.2
89	B	80.4
90	A1	96.9
91	A	108.5
92	A	108.3
93	A	105.3
94	A1	101

House No.	House Type	Garden Areas
95	A	108.6
96	A	107.5
97	A	101.8
98	A1	96.7
99	A1	97
100	B	76.7
101	C	75.9
102	A	93.9
103	A	87.8
104	C	93.6
105	A1	96.9
106	A	97.1
107	A1	92.3
108	A	97.2
109	A1	92.4
110	A	97.1
111	A1	91.8
112	A1	91
113	B	77.5
114	B	75
115	A1	93.6
116	A	106.3
117	A1	93.7
118	A	113.5
119	A1	95.6
120	E	126.5

House No.	House Type	Garden Areas
121	E	114.8
122	J2	98.5
123	K1	57.4
124	J1	57.1
125	J2	65.6
126	A	86.1
127	A	86.3
128	B	75.7
129	D	58.9
130	D	59
131	A	79.2
132	A	92.4
133	F	66.7
134	A	101.7
135	A1	106.4
136	B	77
137	F	67.6
138	A	123.3
139	A	123.3
140	F	64
141	L	63
142	A	83.2
143	F	66.9
144	A	102.4
145	A1	104.1

Apartment No.	Apartment Type	Private Space
146	M5	15
147	M1	14.7
148	M1	14.7
149	M1	14.7
150	M4	7
151	M2	9
152	M3	14
153	M1	14.7
154	M1	14.7
155	M1	15
156	M4	7
157	M2	9
158	M6	7
159	M7	6.2
160	M8	5.4
161	M8	5.4
162	M8	5.4

163	M10	11.7
164	M2	9
165	M9	12.4
166	M8	5.4
167	M8	5.4
168	M7	6.2
169	M7	6.2
170	M8	5.4
171	M8	5.4
172	M8	5.4
173	M10	11.7
174	M2	9
175	M9	12.4
176	M8	5.4
177	M8	5.4
178	M7	6.2
179	M2	9
180	M2	9