

Appendix D

Schedule of Garden Areas

SCHEDULE OF GARDEN AREAS – PLANNING APPLICATION

Project Ref: 00.129	Client: McCourt Developments Ltd
Project: Residential Development – Earl’s Court Kill Co. Kildare	Date: 18 th December 2018

Residential development of 136 no. dwellings, 1 no. vehicular link at Kill Hill Lane, 2 no. vehicular connections to The Avenue, Earl’s Court, a further pedestrian link at No. 16 The Green, Earl’s Court, the provision of a new Heritage Trail and all associated and ancillary site development works.

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

Minimum floor areas for communal amenity space

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

House No.	House Type	Garden Areas
1	A	118 sq m
2	B	109 sq m
3	B	107 sq m
4	B	107 sq m
5	B	109 sq m
6	B	109 sq m
7	B	109 sq m
8	B	112 sq m
9	G	109 sq m
10	G	114 sq m
11	G	86 sq m
12	G	98 sq m
13	M	110 sq m
14	N	55 sq m
15	N	55 sq m
16	M	109 sq m
17	B	105 sq m
18	B	105 sq m
19	B	105 sq m
20	A	147 sq m
21	A	75 sq m
22	B	105 sq m
23	B	105 sq m
24	B	105 sq m
25	B	105 sq m
26	B	105 sq m
27	H	202 sq m
28	H	147 sq m
29	B	105 sq m
30	B	105 sq m
31	M1	78 sq m
32	M1	81 sq m
33	M1	81 sq m
34	M1	101 sq m
35	A	103 sq m
36	A	77 sq m
37	B	121 sq m
38	B	153 sq m
39	B	145 sq m
40	B	137 sq m
41	B	129 sq m
42	B	120 sq m
43	A	80 sq m
44	B	109 sq m

House No.	House Type	Garden Areas
45	B	106 sq m
46	B	148 sq m
47	B	136 sq m
48	A	76 sq m
49	N1	125 sq m
50	N	72 sq m
51	M	135 sq m
52	N1	125 sq m
53	N	77 sq m
54	M	143 sq m
55	B	143 sq m
56	A	88 sq m
57	B	89 sq m
58	B	116 sq m
59	B	96 sq m
60	A	95 sq m
61	B	135 sq m
62	B	100 sq m
63	A	79 sq m
64	B	105 sq m
65	B	104 sq m
66	B	102 sq m
67	C	125 sq m
68	C	124 sq m
69	C	122 sq m
70	C	134 sq m
71	A	99 sq m
72	B	122 sq m
73	K	44 sq m
74	J	44 sq m
75	K1	44 sq m
76	J1	44 sq m
77	C	105 sq m
78	C	116 sq m
79	M1	95 sq m
80	M1	102 sq m
81	M	114 sq m
82	N	65 sq m
83	M1	102 sq m
84	C	101 sq m
85	C	102 sq m
86	A1	88 sq m
87	B	105 sq m
88	B	128 sq m

House No.	House Type	Garden Areas
89	B	117 sq m
90	A	88 sq m
91	M1	80 sq m
92	N	58 sq m
93	N	58 sq m
94	N1	72 sq m
95	M1	75 sq m
96	N	55 sq m
97	N	55 sq m
98	N1	93 sq m
99	M1	104 sq m
100	M1	106 sq m
101	M1	99 sq m
102	M1	102 sq m
103	M	105 sq m
104	N	58 sq m
105	N1	99 sq m
106	M	87 sq m
107	N	59 sq m
108	N1	68 sq m
109	M1	78 sq m
110	N	55 sq m
111	N	55 sq m
112	N1	68 sq m

House No.	House Type	Garden Areas
113	A	76 sq m
114	B	109 sq m
115	B	110 sq m
116	B	144 sq m
117	B	148 sq m
118	A	104 sq m
119	A	77 sq m
120	B	120 sq m
121	N	103 sq m
122	N	61 sq m
123	N	60 sq m
124	M1	107 sq m
125	M1	101 sq m
126	M1	96 sq m
127	M1	95 sq m
128	M1	95 sq m
129	N1	85 sq m
130	N	55 sq m
131	M	105 sq m
132	K	60 sq m
133	J	60 sq m
134	K1	60 sq m
135	J1	60 sq m
136	B	163 sq m