

| Application Site Area |             |           |
|-----------------------|-------------|-----------|
| Description           | Area        | (Area)    |
| Net Site Area         | 6.2 hectare | 62,185 m² |
| Gross Site Area       | 8.7 hectare | 87,224 m² |

**Net Site Area** : The area within C(16) on the Naas Land Use Zoning Map, excluding the extension to Gallops Avenue.  
**Gross Site Area** : The overall site application area.

| Accommodation Schedule |           |            |
|------------------------|-----------|------------|
| Unit Type              | Typology  | Unit Count |
| 1 Bed 2P               | Apartment | 37         |
| 2 Bed 4P               | Apartment | 38         |
| 3 Bed 5P               | Apartment | 44         |
| 3 Bed                  | House     | 48         |
| 4 Bed                  | House     | 65         |
| 5 Bed                  | House     | 2          |
| Grand total            |           | 234        |

The development comprises **234 residential units**, consisting of:

**Houses (115 no.):**

- 48 no. 3-bedroom houses
- 65 no. 4-bedroom houses
- 2 no. 5-bedroom houses

**Apartments within the apartment block (21 no.):**

- 19 no. 1-bedroom apartments
- 2 no. 2-bedroom apartments

**Apartments within 40 duplex buildings (80 no.):**

- 36 no. 2-bedroom apartments
- 4 no. 3-bedroom apartments
- 40 no. 3-bedroom duplex apartments

**Apartments within 6 triplex buildings (18 no.):**

- 18 no. 1-bedroom apartments

Details of unit types are set out below.

|                                                                                                                                                                             |                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HT-01</b><br>Typology : Fully Detached House<br>Bedrooms : 5 Bedrooms<br>Storey : 2.5 Storey<br>Quantity : 2 No                                                          | <b>HT-08</b><br>Typology : House<br>Bedrooms : 4 Bedrooms<br>Storey : 2 Storey<br>Quantity : 16 No                                                                                                                  |
| <b>HT-02</b><br>Typology : House<br>Bedrooms : 4 Bedrooms<br>Storey : 2.5 Storey<br>Quantity : 20 No                                                                        | <b>HT-09</b><br>Typology : House<br>Bedrooms : 3 Bedrooms<br>Storey : 2 Storey<br>Quantity : 2 No                                                                                                                   |
| <b>HT-03</b><br>Typology : House<br>Bedrooms : 4 Bedrooms<br>Storey : 2 Storey<br>Quantity : 29 No                                                                          | <b>HT-10</b><br>Typology : Triplex<br>Storey : 3 Storey<br>Ground Floor : 1 Bedroom Apartment<br>First Floor : 1 Bedroom Apartment<br>Second Floor : 1 Bedroom Apartment<br>Quantity : 3+3+3=9 No of Units          |
| <b>HT-04</b><br>Typology : House<br>Bedrooms : 3 Bedrooms<br>Storey : 2 Storey<br>Quantity : 37 No                                                                          | <b>HT-11</b><br>Typology : House<br>Bedrooms : 3 Bedrooms<br>Storey : 2 Storey<br>Quantity : 9 No                                                                                                                   |
| <b>HT-05</b><br>Typology : Duplex<br>Storey : 3 Storey<br>Ground Floor : 2 Bedroom Apartment<br>Upper Floor : 3 Bedroom Duplex Apartment<br>Quantity : 24+24=48 No of Units | <b>HT-12</b><br>Typology : Triplex<br>Storey : 3 Storey<br>Ground Floor : 1 Bedroom Apartment<br>First Floor : 1 Bedroom Apartment<br>Second Floor : 1 Bedroom Apartment<br>Quantity : 3+3+3=9 No of Units          |
| <b>HT-06</b><br>Typology : Duplex<br>Storey : 3 Storey<br>Ground Floor : 2 Bedroom Apartment<br>Upper Floor : 3 Bedroom Duplex Apartment<br>Quantity : 6+6=12 No of Units   | <b>HT-13</b><br>Typology : Duplex<br>Storey : 3 Storey<br>Ground Floor : 2 Bedroom Apartment<br>Upper Floor : 3 Bedroom Duplex Apartment<br>Quantity : 6+6=12 No of Units                                           |
| <b>HT-07</b><br>Typology : Duplex<br>Storey : 3 Storey<br>Ground Floor : 3 Bedroom Apartment<br>Upper Floor : 3 Bedroom Duplex Apartment<br>Quantity : 4+4=8 No of Units    | <b>APARTMENT BLOCK</b><br>Typology : Apartment Block<br>Storey : 3 Storey <ul style="list-style-type: none"><li>19 no 1 Bedroom Apartments</li><li>2 no of 2 Bedroom Apartments</li></ul> Quantity : 21 no of Units |

Please refer to the proposed site layout plans and general arrangement drawings for further details on unit locations and layouts.

## Density (Residential)

**Units per Ha (Gross Site Area)** : 234 / 8.7 = **26.8** Unit per Ha  
**Units per Ha (Net Site Area)** : 234 / 6.2 = **37.7** Unit per Ha

| Residential Units Overall GIA |           |
|-------------------------------|-----------|
| Typology                      | Area      |
| Apartment                     | 11,217 m² |
| House                         | 16,322 m² |
| Grand total                   | 27,539 m² |

GIA of Apartment include duplexes, triplexes and apartment block.

## Plot Ratio (Residential)

**Plot Ratio** : Overall GIA / Net Site Area  
**Plot Ratio** : 27,539 m² / 62,185 m² = **0.44**

## Total Ground Floor Area

| Name         | Area        |
|--------------|-------------|
| Ground Floor | 14,495.7 m² |

**Total ground floor area** represents the building footprint of residential units at ground floor level, excluding the crèche.

## Site Coverage (Residential)

**Total ground floor area** : 14,495 m²  
**Net Site Area** : 62,185 m²  
**Site Coverage** : 14,495 m² / 62,185 m² = **0.23**

## Part V Schedule

| Unit Type   | Typology  | Unit Count | % of Total Part V Units |
|-------------|-----------|------------|-------------------------|
| 1 Bed 2P    | Apartment | 37         | 70%                     |
| 2 Bed 4P    | Apartment | 8          | 15%                     |
| 3 Bed       | House     | 2          | 4%                      |
| 3 Bed 5P    | Apartment | 6          | 11%                     |
| Grand total |           | 53         |                         |

The development comprises 234 residential units, of which **53** units are proposed as Part V units.

**Part V ratio**: 53 / 234 = **0.23**

The proposed Part V unit types are set out below.

|                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HT-10</b><br>Typology : Triplex<br>Storey : 3 Storey<br>Ground Floor : 1 Bedroom Apartment<br>First Floor : 1 Bedroom Apartment<br>Second Floor : 1 Bedroom Apartment<br>Quantity : 3+3+3=9 No of Units | <b>HT-13</b><br>Typology : Duplex<br>Storey : 3 Storey<br>Ground Floor : 2 Bedroom Apartment<br>Upper Floor : 3 Bedroom Duplex Apartment<br>Quantity : 6+6=12 No of Units<br><br><b>APARTMENT BLOCK</b><br>Typology : Apartment Block<br>Storey : 3 Storey <ul style="list-style-type: none"><li>19 no 1 Bedroom Apartments</li><li>2 no of 2 Bedroom Apartments</li></ul> Quantity : 21 no of Units |
| <b>HT-11</b><br>Typology : House<br>Bedrooms : 3 Bedrooms<br>Storey : 2 Storey<br>Quantity : 2 No                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>HT-12</b><br>Typology : Triplex<br>Storey : 3 Storey<br>Ground Floor : 1 Bedroom Apartment<br>First Floor : 1 Bedroom Apartment<br>Second Floor : 1 Bedroom Apartment<br>Quantity : 3+3+3=9 No of Units |                                                                                                                                                                                                                                                                                                                                                                                                      |

Please refer to sheet *02-1012-Proposed Site Layout Plan-PART V units* for Part V units and general arrangement drawings for further details on unit locations and layouts

## Childcare Facility Schedule

| Typology | Count | Area     | Number of Childcare Spaces |
|----------|-------|----------|----------------------------|
| Creche   | 1     | 470.8 m² | 97                         |

The indicated area 470.8 m² refers to the GIA crèche. An external play area of 228.7 m², accessed directly from the crèche, is also proposed.  
Please refer to sheet *02-1121-Proposed Creche GA Drawings* for further details

## Open Space Area Schedule

| Name         | Area        |
|--------------|-------------|
| Proposed CAS | 485.0 m²    |
| Proposed POS | 10,007.4 m² |

POS : Public Open Space  
CAS : Communal Amenity Space

Please refer to sheet *02-1014-Public Open Space & Residential Amenity Areas* further details and the areas of each proposed Public Open Spaces and Communal Amenity Spaces.

## Public Open Space (Residential)

Narrow tracts of land or pieces of land 'left over after planning' are not counted as part of Public Open Space Area.

**Net Site Area** : 62,185 m²  
**Required POS Area**: 15% of the total site area  
**Required POS Area** : 0.15 x 62,185 m² = 9327 m²  
**Proposed POS Area** : **10,007 m²**

## Communal Amenity Space (Residential)

Two communal amenity spaces are proposed within the scheme to serve the residents. The required communal amenity provision is calculated in accordance with the Design Standards for New Apartments – Guidelines for Planning Authorities (2025).

**Apartment Block Schedule**: 19 no. 1-bedroom apartments, 2 no. 2-bedroom apartments  
**Required CAS Area**: (19x5 m²)+(2x7 m²)= 109 m²  
**Proposed CAS Area** : **485 m²**

## Private Open Space (Residential)

Each dwelling is provided with dedicated, usable private outdoor space in the form of rear gardens, ground floor terraces, first-floor terraces, and balconies.

Please refer to the Architectural Design Statement, Housing Quality Assessment (HOA), and GA drawings for further details. The HQA schedules detail the areas of each proposed private open space.

## Dual Aspect Schedule

| Typology    | Unit Count | Dual Aspect |
|-------------|------------|-------------|
| Apartment   | 110        | Yes         |
| House       | 115        | Yes         |
| Grand total | 225        |             |

Design Standards for New Apartments – Guidelines for Planning Authorities (2025), Specific Planning Policy Requirement 3, note that a minimum of 25% of units within a development shall be dual aspect.

Of the 234 proposed residential units, **225** are dual aspect. The remaining 9 units located within Apartment Block are single aspect. None of these units are north-facing.

**Dual aspect units**: 225  
**Dual aspect unit ratio**: 225 / 234 = **96%**

## Safeguarding Higher Standards

| Typology    | Unit Count | Exceed the minimum size by 10% |
|-------------|------------|--------------------------------|
| Apartment   | 119        | Yes                            |
| House       | 115        | Yes                            |
| Grand total | 234        |                                |

Design Standards for New Apartments – Guidelines for Planning Authorities (2025),note that , at least 25% of units within a development shall exceed the minimum sizes set out in SPPR2 by 10%.

The development comprises **234 residential units**, and all proposed units sizes exceed the minimum SPPR2 unit size requirements by at least 10%.

## Proposed Car Parking Schedule

| Comments          | Count |
|-------------------|-------|
| Creche-Accessible | 1     |
| Creche-Drop Off   | 3     |
| Creche-Staff      | 5     |
| Residential       | 277   |
| Visitor           | 30    |
| Grand total: 316  | 316   |

All visitor parking spaces (30 visitor parking spaces in total, including 2 accessible spaces) and 7 off-curtilage residential parking spaces will be EV charging ready. In addition, 2 spaces serving the crèche building will be provided with EV charging.

A total of **39** EV charging ready car parking spaces are proposed across the development.

Please refer to the proposed site layout plans for parking locations.

## Proposed Bicycle Parking

**Residential**  
A minimum standard of one cycle storage space per bedroom is applied, in accordance with SPPR 4 of the Sustainable Residential Development and Compact Settlements Guidelines.

Residential units with rear garden access via alleyways will be able to store bicycles within their rear gardens, with provision made for residents to install bicycle storage in these areas.

For residential units that do not have ground-level private open space, or that have ground-level private open space without direct access from the public street, dedicated bicycle storage is provided to the front of the units or adjacent to the rear gardens, contributing to a total of 135 bicycle spaces.

Two standalone bicycle storage sheds are proposed, providing 62 bicycle spaces and 5 no. cargo bike spaces. Please refer to drawing *02-1140-Proposed Bicycle Store 01-02 GA Drawings* for further details.

Overall, for 234 units comprising 659 bedrooms, a total of **663** bicycle storage spaces is provided, ensuring the scheme complies with the Sustainable Residential Development and Compact Settlements Guidelines

### Visitor

A minimum of 50 visitor bicycle parking spaces is provided across the development within residential area.

**Crèche**  
6 no. Sheffield stands and 2 no. cargo bike spaces are provided for the crèche. In addition, internal bicycle storage comprising 10 spaces is provided within the crèche building for staff.

Please refer to drawings *02-1121-Proposed Creche GA Drawings* for further details.

### Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

### Drawing Notes:

|           |            |      |                             |
|-----------|------------|------|-----------------------------|
| A         | 15/04/2026 | CAS  | Issued for LRD Application  |
| Issued to | Date       | Drwn | Details of Issue / Revision |

| Issues & Revisions                                                                    |                                                                                                                                                 |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
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Client Details:  
**Ballymore Developments Limited**

### Project Details:

**Naas Racecourse**  
**Naas, Co. Kildare**

Drawing Title:  
**Development Schedules**

|                                                                             |                                                |                                    |  |                           |          |
|-----------------------------------------------------------------------------|------------------------------------------------|------------------------------------|--|---------------------------|----------|
| Job No.<br><b>P24-352D</b>                                                  |                                                | Sheet Size:<br><b>A2_Landscape</b> |  | Scale @A2:                |          |
| Issue Date:<br><b>15/04/2026</b>                                            |                                                | Drawn By:<br><b>CAS</b>            |  | Reviewed By:<br><b>BF</b> |          |
| Status<br><b>P3</b>                                                         | Purpose of Issue<br><b>Planning Permission</b> |                                    |  |                           |          |
| Project - System - Spatial Zone - Level - Type - Originator - Role - Number |                                                |                                    |  |                           | Revision |
| <b>NRC-02-XX-XXX-SH-RAU-AR-0004</b>                                         |                                                |                                    |  |                           | <b>A</b> |