

Compliance Statement

Apartment Design Standards 2025

Castle Peak Properties Limited

02.06.2026

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Introduction

Review of revised Schedule of Accommodation against Apartment Design Standards of Apartment Standards 2025

This report has been prepared in response to the Planning Authority's request for further information regarding the performance of the proposed residential scheme at the former DELL EMC premises, Innishmore, Ballincollig, Cork, against the requirements of Section 3 of the Apartment Design Standards 2025. The assessment is based on the revised Schedule of Accommodation submitted, which provides detailed information on unit typologies, floor areas, storage provision and private amenity space.

The purpose of this review is to clearly demonstrate compliance with the minimum standards set out in the Guidelines, including apartment sizes, dual aspect provision, and associated residential quality metrics. In accordance with the Planning Authority's request, dual aspect units are identified within the accompanying drawing set, and their proportion within the scheme is addressed in the relevant section below.

3.1 Building Height and Layout

The proposed development demonstrates compliance with Section 3.1 of the Apartment Design Standards 2025, which emphasises the importance of appropriate building height, layout, separation distances, and access to daylight and sunlight. The scheme adopts a clear hierarchy of building heights, with taller apartment blocks addressing the primary frontage and stepping down toward lower-density residential edges. This approach supports an appropriate urban form while ensuring that the scale of development responds sensitively to adjoining properties and avoids undue impacts on neighbouring amenity.

The layout of the scheme has been carefully configured to provide adequate separation between opposing elevations and to maximise daylight and sunlight penetration to habitable rooms and communal amenity areas. Buildings are arranged to frame open space and maintain clear distances between blocks, facilitating good levels of natural light and outlook in accordance with the principles set out in the Guidelines. The internal arrangement of blocks and open spaces also ensures that communal areas are well-lit and usable, contributing to residential quality.

Overall, the combination of graduated building heights, considered block positioning, and appropriate spacing ensures that the development aligns with the key objectives of Section 3.1, delivering a layout that supports daylight access, residential amenity, and a coherent urban structure.

3.2 Housing Mix

The scheme comprises a mix of:

- 1-bed apartments and duplex units
- 2-bed apartments and duplex units
- 3-bed duplex units

A broad distribution of unit types is evident, including both apartment and duplex formats, with a strong proportion of 2-bed units and a smaller proportion of 1-bed and 3-bed units.

No restrictions on housing mix is proposed within the scheme.

The unit mix can be considered varied and compliant with guidance.

3.3 Apartment Floor Areas

The submitted schedule of accommodation includes detailed minimum and provided floor areas for all units.

- 1-bed units: minimum 45 sq.m required; provided typically range approx. 45.6–55.3 sq.m and are Compliant
- 2-bed (3p/4p) units: minimum 63–73 sq.m required; provided typically range approx. 65.4–86.1 sq.m and are Compliant
- 3-bed duplex units: minimum 90 sq.m required; provided typically approx. 122.6–124.6 sq.m and are Compliant

Across the scheme:

- All units meet or exceed the prescribed minimum gross internal floor areas.
- A significant proportion of units exceed minimum requirements by a notable margin. particularly larger 2-bed and 3-bed units.

No units below minimum standards are proposed.

3.4 Dual Aspect Ratios

The schedule identifies:

- 56 dual aspect units (45%)

This exceeds the minimum requirement of 25%.

Dual aspect units are considered compliant.

(As requested, dual aspect units are clearly identified in the submitted drawings associated with this schedule. Please refer to drawing ref **231064-MA-ZZ-05-DR-A-1109-P01**)

3.5 Floor to Ceiling Height

All apartments are designed to comply with Technical Guidance Documentation, and exceed the minimum floor to ceiling height of 2.4m.

3.6 Lift and Stair Cores

Each apartment building is fully designed with a universally compliant stair core and lift access to comply with Part M of the Technical Guidance Documents.

Access and circulation is considered compliant.

3.7 Internal Storage

All units include listed storage areas.

- Storage provision is identified separately from habitable rooms in all cases.
- Storage quantities meet or exceed minimum requirements across unit types.

No exceedance of storage room size limits is identified within the schedule.

Storage provision is considered compliant.

3.8 Private Amenity Space

Private amenity space (balconies/terraces) is provided for all units:

- 1-bed units: minimum 5 sq.m required → typically provided 5.0–10.5 sq.m
- 2-bed units: minimum 7 sq.m required → typically provided 7.0–9.9 sq.m
- 3-bed units: minimum 9 sq.m required → typically provided approx. 9.0–10.3 sq.m

All units meet or exceed minimum private amenity standards.

Private amenity provision is compliant.