

MCAULEY PLACE 2

SALLINS ROAD, NAAS
RESIDENTIAL QUALITY AUDIT MARCH 2026







Introduction | BEAUFORT, SALLINS RD.

Proposed Development Description

The proposed development seeks planning permission for the construction of a residential development for older persons at 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas West, Naas, Co. Kildare. Beaufort House is proposed to be retained and repurposed to facilitate a community room for the proposed residents, and the demolition of the non-original fabric alterations and additions is proposed. Demolition of the three existing terraced cottages fronting Sallins Road is proposed.

The residential development will provide 44 no. 1 and 2-bedroom units across 3 blocks ranging in height from 3-4 storeys, a rear garden pavilion, associated communal and public open spaces and 4 surface car parking spaces. Additional car parking will be made available within the existing town centre car park located opposite the site. A pedestrian crossing is proposed at the front of the site, across Sallins Road. Access to the site is proposed from Sallins Road via a right of way from Father Murphy's Terrace along the southern boundary. A bridge is proposed to the rear of the site across the Mill Lane stream connecting the site to the rear Luisne Gardens public open space.

REVISION RECORD

ISSUE	DATE	STATUS	PREPARED	CHECKED
1	30/04/2025	PLANNING	MC/RT	NG 
2	19/05/2025	PLANNING	MC/RT	NG 
3	08/09/2025	PLANNING	MC/RT/RF	NG 
4	06/03/2026	PLANNING	MC/RF	NG 

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1.0

SUMMARY SCHEDULE

SUMMARY SCHEDULE | BEAUFORT, SALLINS RD.

SITE OVERVIEW		
Overall Building Areas	Area sqm	
Proposed Buildings Area (GFA)	3248.78	
Proposed Buildings Footprint*	1134.82	
Existing Buildings Area (GEA)	558.10	
Proposed Demolitions Area (GEA)	421.40	
*Including retained Beaufort House		
Site Area	Area sqm	Ha
Overall Site Area	4830	0.48
Net Development Area (Res. Total GFA)	2555	0.26
Total No. of Residential Units	44	
Residential Units per Hectare	91	
Communal Open Space (COS)	469	0.05
Public Open Space (POS)	945	0.09
Plot Ratio	0.7:1	
Site Coverage	23%	
On-Site Parking Spaces Provided		
EV Charging/ Accessible	2	
Standard Parking	2	
Total	4	
Off-Site Car Parking		
Town centre car park	20	
Bike Parking Spaces Provided		
External Spaces (Residents & Visitors)*	44	
Total	44	
* 1 per 5 units (9 spaces) required		
Shared Amenity		
Beaufort House	57	
Garden Pavilion	35.74	
Total	92.74	

Communal Open Space (COS)			
Type	Total No. Of Units	Required*	Provided
1 Bed Apt	37	5	
2 Bed Apt (3P)	7	6	
Total required Area		227	469

*DSNA= Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities





Dual Aspect Units			
Type	Total No. Of Units	Dual Aspect	%
1 Bed Apt	37	24	65%
2 Bed Apt	7	7	100%
Total	44	31	70%

UA Units			
Type	Total No. Of Units	UA Units	%
1 Bed Apt	37	8	22%
2 Bed Apt	7	3	43%
Total	44	11	25%

Unit Mix		
Type	Total No. Of Units	%
1 Bed Apt	37	84%
2 Bed Apt	7	16%
Total	44	100%

RESIDENTIAL UNIT MIX							
Apt Type	GF	1F	2F	3F	Total No. Units	Mix	Total Area (NET) sq.m
Apartment Block 01							
1 BED	4	3	3	3	13	81%	
2 BED		1	1	1	3	19%	
	4	4	4	4			
				Total	16		861.6
Apartment Block 02							
1 BED	5	5	5	5	20	100%	
	5	5	5	5			
				Total	20		1006.8
Apartment Block 03							
1 BED	1	1	1	1	4	50%	
2 BED	1	1	1	1	4	50%	
	2	2	2	2			
				Total	8		458.4
RESIDENTIAL TOTALS					Total	44	2326.8

SUMMARY SCHEDULE | BEAUFORT, SALLINS RD.

BUILDING AREAS							
	Level	Total Area (GEA) sq.m	Total Area (GIA) sq.m	Total Area (NET) sq.m	Shared Amenity sq.m	Building Footprint	
	Apartment Block 01						
	GF	387.10	323.63	198.30	66.55		
	1F	380.54	312.83	221.10			
	2F	380.54	312.83	221.10			
	3F	380.54	312.83	221.10			
	Total	1528.72	1262.12	861.60		387.10	
	Apartment Block 02						
	GF	417.26	349.44	251.7			
	1F	417.26	349.44	251.7			
	2F	417.26	349.44	251.7			
	3F	417.26	349.44	251.7			
	Total	1669.04	1397.76	1006.8		417.26	
	Apartment Block 03						
	GF	168.89	116.24	114.6			
	1F	168.89	116.24	114.6			
	2F	168.89	116.24	114.6			
	3F	168.89	116.24	114.6			
	Total	675.56	464.96	458.4		168.89	
RESIDENTIAL TOTALS		3873.32	3124.84	2326.80		973.25	
	Beaufort House						
	Ancillary/Community Space	GF	101.90	76.80		57	101.90
	Other						
	Bin Store	GF	15.07	11.40			15.07
	Plant Room	GF	52.70	45.54			52.70
Garden Pavilion	GF	44.60	35.74		35.74	44.60	
OVERALL TOTALS		4034.89	3248.78	2326.80	159.29	1134.82	

BLOCK 01 SCHEDULE OF ACCOMMODATION | BEAUFORT, SALLINS RD.

APARTMENT BLOCK 01 - SCHEDULE OF ACCOMMODATION										
Block	No	AREA INFORMATION				AREA REQUIREMENT		Aspect	Compliance Check	
		Level	Apartment Type	Type	Occupancy	Count	Min Area			Actual Area
Level 00										
Block 01	B01.00.01	Level 00	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Single	Yes
Block 01	B01.00.02	Level 00	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Dual	Yes
Block 01	B01.00.03	Level 00	1 Bed Apt	A1C	2 Person	1	45 m ²	49.7 m ²	Dual	Yes
Block 01	B01.00.04	Level 00	1 Bed Apt	A1B	2 Person	1	45 m ²	51.8 m ²	Single	Yes
						4	198.3 m ²			
Level 01										
Block 01	B01.01.01	Level 01	2 Bed Apt	A2A (UA)	3 Person	1	63 m ²	71.2 m ²	Dual	Yes
Block 01	B01.01.02	Level 01	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Dual	Yes
Block 01	B01.01.03	Level 01	1 Bed Apt	A1C	2 Person	1	45 m ²	49.7 m ²	Dual	Yes
Block 01	B01.01.04	Level 01	1 Bed Apt	A1B	2 Person	1	45 m ²	51.8 m ²	Single	Yes
						4	221.1 m ²			
Level 02										
Block 01	B01.02.01	Level 02	2 Bed Apt	A2A (UA)	3 Person	1	63 m ²	71.2 m ²	Dual	Yes
Block 01	B01.02.02	Level 02	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Dual	Yes
Block 01	B01.02.03	Level 02	1 Bed Apt	A1C	2 Person	1	45 m ²	49.7 m ²	Dual	Yes
Block 01	B01.02.04	Level 02	1 Bed Apt	A1B	2 Person	1	45 m ²	51.8 m ²	Single	Yes
						4	221.1 m ²			
Level 03										
Block 01	B01.03.01	Level 03	2 Bed Apt	A2A (UA)	3 Person	1	63 m ²	71.2 m ²	Dual	Yes
Block 01	B01.03.02	Level 03	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Dual	Yes
Block 01	B01.03.03	Level 03	1 Bed Apt	A1C	2 Person	1	45 m ²	49.7 m ²	Dual	Yes
Block 01	B01.03.04	Level 03	1 Bed Apt	A1B	2 Person	1	45 m ²	51.8 m ²	Single	Yes
						4	221.1 m ²			
Grand total: 16						16	861.7 m ²			

BLOCK 02 SCHEDULE OF ACCOMMODATION | BEAUFORT, SALLINS RD.

APARTMENT BLOCK 02 - SCHEDULE OF ACCOMMODATION										
Block	No	AREA INFORMATION					AREA REQUIREMENT		Aspect	Compliance Check
		Level	Apartment Type	Type	Occupancy	Count	Min Area	Actual Area		
Level 00										
Block 02	B02.00.01	Level 00	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Single	Yes
Block 02	B02.00.02	Level 00	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Dual	Yes
Block 02	B02.00.03	Level 00	1 Bed Apt	A1C	2 Person	1	45 m ²	49.7 m ²	Dual	Yes
Block 02	B02.00.04	Level 00	1 Bed Apt	A1D (UA)	2 Person	1	45 m ²	52.6 m ²	Single	Yes
Block 02	B02.00.05	Level 00	1 Bed Apt	A1D (UA)	2 Person	1	45 m ²	52.6 m ²	Dual	Yes
						5	251.7 m ²			
Level 01										
Block 02	B02.01.01	Level 01	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Single	Yes
Block 02	B02.01.02	Level 01	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Dual	Yes
Block 02	B02.01.03	Level 01	1 Bed Apt	A1C	2 Person	1	45 m ²	49.7 m ²	Dual	Yes
Block 02	B02.01.04	Level 01	1 Bed Apt	A1D (UA)	2 Person	1	45 m ²	52.6 m ²	Single	Yes
Block 02	B02.01.05	Level 01	1 Bed Apt	A1D (UA)	2 Person	1	45 m ²	52.6 m ²	Dual	Yes
						5	251.7 m ²			
Level 02										
Block 02	B02.02.01	Level 02	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Single	Yes
Block 02	B02.02.02	Level 02	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Dual	Yes
Block 02	B02.02.03	Level 02	1 Bed Apt	A1C	2 Person	1	45 m ²	49.7 m ²	Dual	Yes
Block 02	B02.02.04	Level 02	1 Bed Apt	A1D (UA)	2 Person	1	45 m ²	52.6 m ²	Single	Yes
Block 02	B02.02.05	Level 02	1 Bed Apt	A1D (UA)	2 Person	1	45 m ²	52.6 m ²	Dual	Yes
						5	251.7 m ²			
Level 03										
Block 02	B02.03.01	Level 03	1 Bed Apt	A1D (UA)	2 Person	1	45 m ²	52.6 m ²	Dual	Yes
Block 02	B02.03.02	Level 03	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Single	Yes
Block 02	B02.03.02	Level 03	1 Bed Apt	A1D (UA)	2 Person	1	45 m ²	52.6 m ²	Single	Yes
Block 02	B02.03.04	Level 03	1 Bed Apt	A1C	2 Person	1	45 m ²	49.7 m ²	Dual	Yes
Block 02	B02.03.06	Level 03	1 Bed Apt	A1A	2 Person	1	45 m ²	48.4 m ²	Dual	Yes
						5	251.7 m ²			
Grand total: 20						20	1006.9 m ²			

BLOCK 03 SCHEDULE OF ACCOMMODATION | BEAUFORT, SALLINS RD.

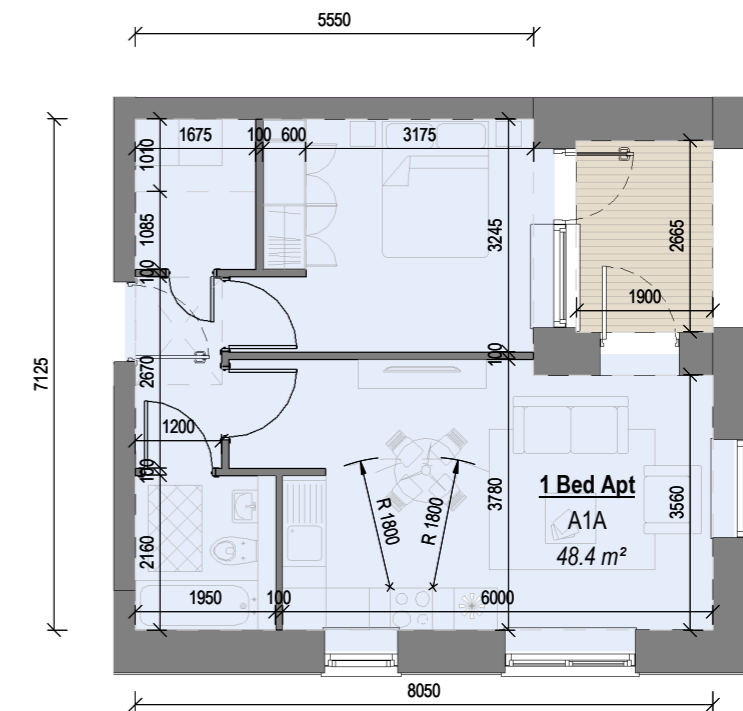
APARTMENT BLOCK 03 - SCHEDULE OF ACCOMMODATION										
Block	No	AREA INFORMATION					AREA REQUIREMENT		Aspect	Compliance Check
		Level	Apartment Type	Type	Occupancy	Count	Min Area	Actual Area		
Level 00										
Block 03	B03.00.01	Level 00	1 Bed Apt	A1E	2 Person	1	45 m ²	48.2 m ²	Dual	Yes
Block 03	B03.00.02	Level 00	2 Bed Apt	A2B	3 Person	1	63 m ²	66.4 m ²	Dual	Yes
						2	114.6 m ²			
Level 01										
Block 03	B03.01.01	Level 01	1 Bed Apt	A1E	2 Person	1	45 m ²	48.2 m ²	Dual	Yes
Block 03	B03.01.02	Level 01	2 Bed Apt	A2B	3 Person	1	63 m ²	66.4 m ²	Dual	Yes
						2	114.6 m ²			
Level 02										
Block 03	B03.02.01	Level 02	1 Bed Apt	A1E	2 Person	1	45 m ²	48.2 m ²	Dual	Yes
Block 03	B03.02.02	Level 02	2 Bed Apt	A2B	3 Person	1	63 m ²	66.4 m ²	Dual	Yes
						2	114.6 m ²			
Level 03										
Block 03	B03.03.01	Level 03	1 Bed Apt	A1E	2 Person	1	45 m ²	48.2 m ²	Dual	Yes
Block 03	B03.03.02	Level 03	2 Bed Apt	A2B	3 Person	1	63 m ²	66.4 m ²	Dual	Yes
						2	114.6 m ²			
Grand total: 8						8	458.3 m ²			

2.0

APARTMENT UNIT TYPES

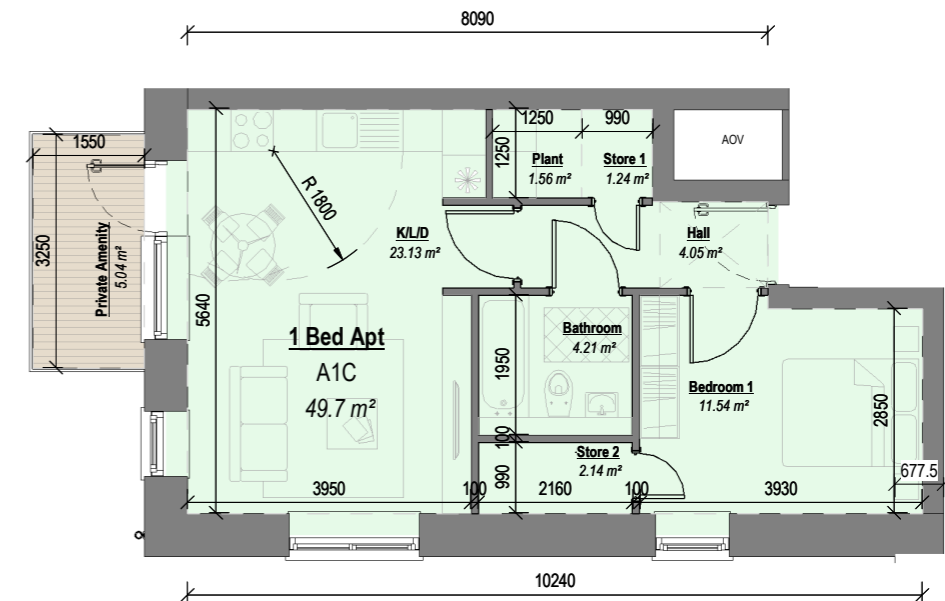
1 BED APT - TYPE A1A | BEAUFORT, SALLINS RD.

HQA - 1 BED APT - TYPE A1A										
Apartment Type	Occupancy	ROOM REQUIREMENT				DIMENSION REQUIREMENT			Compliance Check	
		Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Comments	Min Width (m)	Actual Width (m)		Difference (m)
A1A	1B 2P	Bathroom		4.21 m ²						
A1A	1B 2P	Bedroom 1	11.40 m ²	11.43 m ²	0.03 m ²		2.80	3.17	0.37	Yes
A1A	1B 2P	Hall		3.20 m ²						
A1A	1B 2P	K/L/D	23.00 m ²	23.21 m ²	0.21 m ²		3.30	3.56	0.26	Yes
A1A	1B 2P	Plant		1.69 m ²						
A1A	1B 2P	Private Amenity	5.00 m ²	5.06 m ²	0.06 m ²		1.50	1.90	0.40	Yes
A1A	1B 2P	Store 1		1.82 m ²						Yes
A1A	1B 2P	Store 2		1.26 m ²		Storage Sum: 1.82+1.26= 3.08m ² > 3m ²				Yes



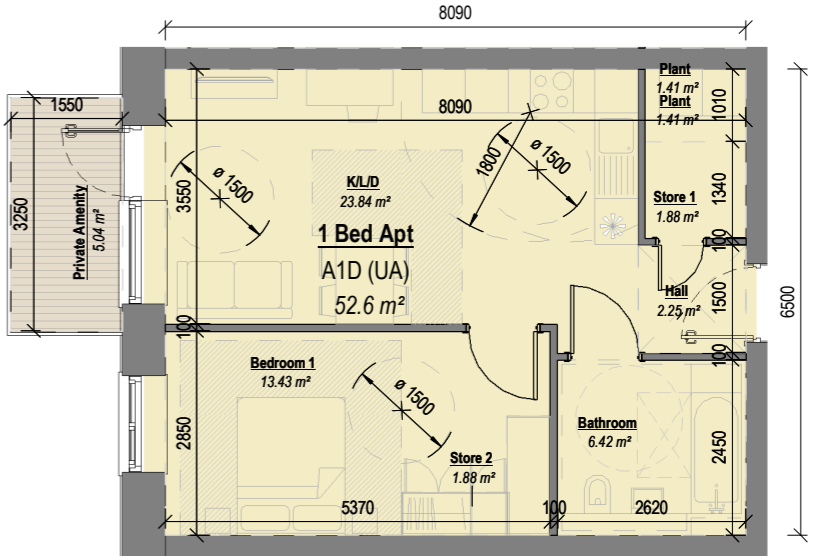
1 BED APT - TYPE A1C | BEAUFORT, SALLINS RD.

HQA - 1 BED APT - TYPE A1C										
Apartment Type	Occupancy	ROOM REQUIREMENT				DIMENSION REQUIREMENT			Compliance Check	
		Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Comments	Min Width (m)	Actual Width (m)		Difference (m)
A1C	1B 2P	Bathroom		4.21 m ²						
A1C	1B 2P	Bedroom 1	11.40 m ²	11.54 m ²	0.14 m ²		2.80	2.85	0.05	Yes
A1C	1B 2P	Hall		4.05 m ²						
A1C	1B 2P	K/L/D	23.00 m ²	23.13 m ²	0.13 m ²		3.30	5.64	2.34	Yes
A1C	1B 2P	Plant		1.56 m ²						
A1C	1B 2P	Private Amenity	5.00 m ²	5.04 m ²	0.04 m ²		1.50	1.90	0.40	Yes
A1C	1B 2P	Store 1		1.24 m ²						Yes
A1C	1B 2P	Store 2		2.14 m ²		Storage Sum: 1.19+2.14= 3.33m ² > 3m ²				Yes



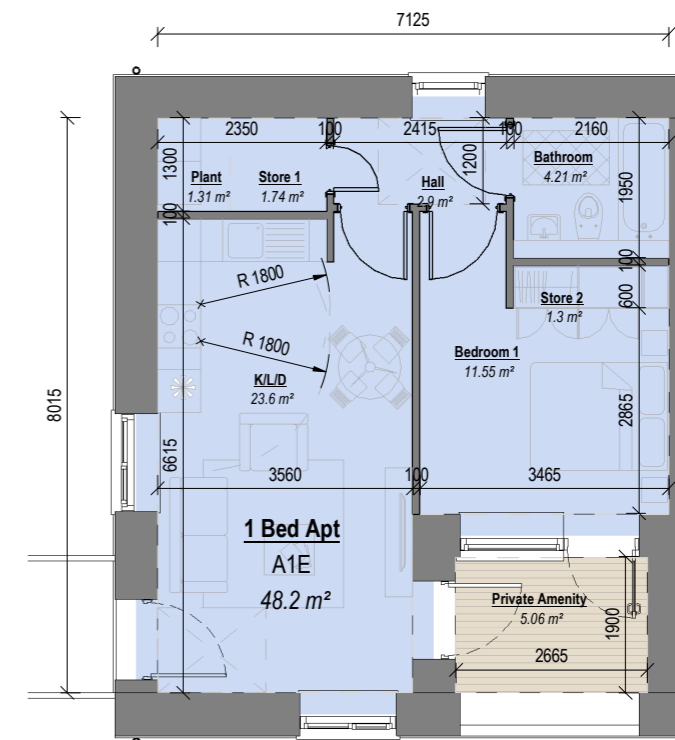
1 BED APT - TYPE A1D (UA) | BEAUFORT, SALLINS RD.

HQA - 1 BED APT - TYPE A1D (UA)										
Apartment Type	Occupancy	ROOM REQUIREMENT				DIMENSION REQUIREMENT			Compliance Check	
		Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Comments	Min Width (m)	Actual Width (m)		Difference (m)
A1D	1B 2P	Bathroom		6.42 m ²						
A1D	1B 2P	Bedroom 1	13.00 m ²	13.43 m ²	0.43 m ²		2.80	2.85	0.05	Yes
A1D	1B 2P	Hall		2.25 m ²						
A1D	1B 2P	K/L/D	23.00 m ²	23.84 m ²	0.84 m ²		3.30	3.55	0.25	Yes
A1D	1B 2P	Plant		1.41 m ²						
A1D	1B 2P	Private Amenity	5.00 m ²	5.04 m ²	0.04 m ²		1.50	1.90	0.40	Yes
A1D	1B 2P	Store 1		1.88 m ²						Yes
A1D	1B 2P	Store 2		1.88 m ²		Storage Sum:1.88+1.88= 3.76m ² > 3m ²				Yes



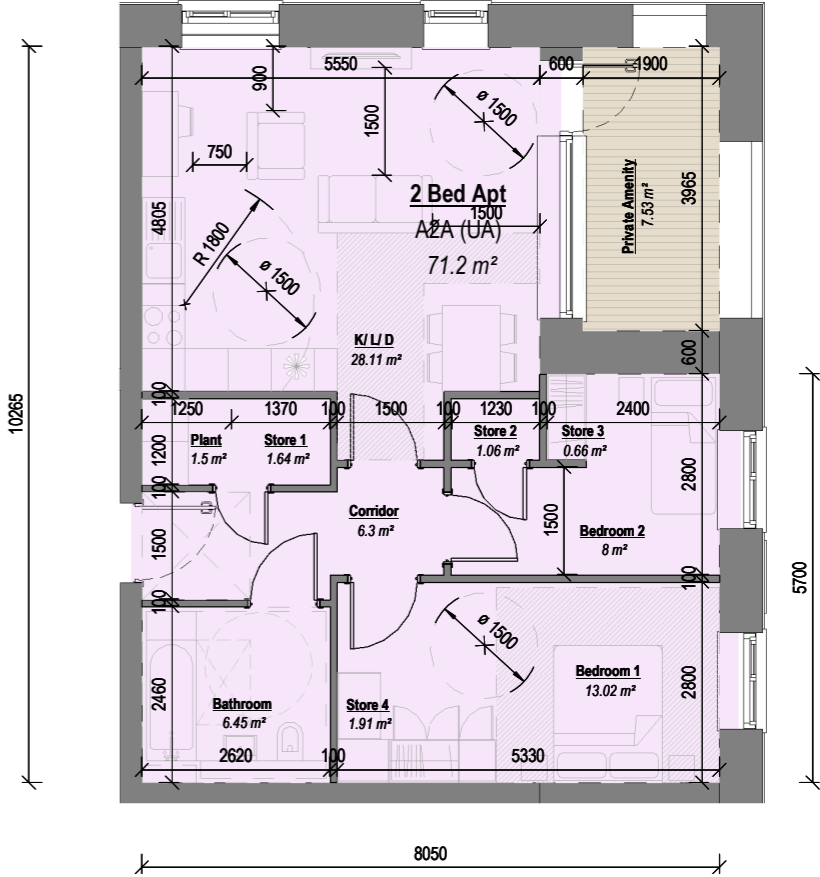
1 BED APT - TYPE A1E | BEAUFORT, SALLINS RD.

HQA - 1 BED APT - TYPE A1E										
Apartment Type	Occupancy	ROOM REQUIREMENT				DIMENSION REQUIREMENT			Compliance Check	
		Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Comments	Min Width (m)	Actual Width (m)		Difference (m)
A1E	1B 2P	Bathroom		4.21 m ²						
A1E	1B 2P	Bedroom 1	11.40 m ²	11.55 m ²	0.15 m ²		2.80	2.86	0.06	Yes
A1E	1B 2P	Hall		2.90 m ²						
A1E	1B 2P	K/L/D	23.00 m ²	23.60 m ²	0.60 m ²		3.30	3.56	0.26	Yes
A1E	1B 2P	Plant		1.31 m ²						
A1E	1B 2P	Private Amenity	5.00 m ²	5.06 m ²	0.06 m ²		1.50	1.90	0.40	Yes
A1E	1B 2P	Store 1		1.74 m ²						Yes
A1E	1B 2P	Store 2		1.30 m ²		Storage Sum: 1.74+1.30= 3.04m ² > 3m ²				Yes



2 BED APT - TYPE A2A (UA) | BEAUFORT, SALLINS RD.

HQA - 2 BED APT - TYPE A2A (UA)										
Apartment Type	Occupancy	ROOM REQUIREMENT				DIMENSION REQUIREMENT			Compliance Check	
		Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Comments	Min Width (m)	Actual Width (m)		Difference (m)
A2A	2B 3P	Bathroom		6.45 m ²						
A2A	2B 3P	Bedroom 1	13.00 m ²	13.02 m ²	0.02 m ²		2.80	2.81	0.01	Yes
A2A	2B 3P	Bedroom 2	8.00 m ²	8.00 m ²	0.00 m ²		2.10	2.40	0.30	Yes
A2A	2B 3P	Corridor		6.30 m ²						
A2A	2B 3P	K/ L/ D	28.00 m ²	28.11 m ²	0.11 m ²		3.60	4.80	1.20	Yes
A2A	2B 3P	Plant		1.50 m ²						
A2A	2B 3P	Private Amenity	6.00 m ²	7.53 m ²	1.53 m ²		1.50	1.90	0.40	Yes
A2A	2B 3P	Store 1		1.64 m ²						Yes
A2A	2B 3P	Store 2		1.06 m ²						Yes
A2A	2B 3P	Store 3		0.66 m ²						Yes
A2A	2B 3P	Store 4		1.91 m ²		Storage Sum: 1.64+1.06+0.66+1.91 = 5.27m ² > 5m ²				Yes



1 BED APT - TYPE A2B | BEAUFORT, SALLINS RD.

HQA - 2 BED APT - TYPE A2B										
Apartment Type	Occupancy	ROOM REQUIREMENT				DIMENSION REQUIREMENT			Compliance Check	
		Name	Min Area (m ²)	Actual Area (m ²)	Difference (m ²)	Comments	Min Width (m)	Actual Width (m)		Difference (m)
A2B	2B 3P	Bathroom		4.21 m ²						
A2B	2B 3P	Bedroom 1	11.40 m ²	11.40 m ²	0.00 m ²		2.80	3.30	0.50	Yes
A2B	2B 3P	Bedroom 2	7.10 m ²	7.15 m ²	0.05 m ²		2.10	2.60	0.50	Yes
A2B	2B 3P	Corridor		3.46 m ²						
A2B	2B 3P	Hall		3.00 m ²						
A2B	2B 3P	K/ L/ D	28.00 m ²	28.09 m ²	0.09 m ²		3.60	4.35	0.75	Yes
A2B	2B 3P	Plant		1.81 m ²						
A2B	2B 3P	Private Amenity	5.00 m ²	6.37 m ²	1.37 m ²		1.50	1.90	0.40	Yes
A2B	2B 3P	Store 1		1.56 m ²						Yes
A2B	2B 3P	Store 2		0.80 m ²						Yes
A2B	2B 3P	Store 3		1.51 m ²						Yes
A2B	2B 3P	Store 4		1.13 m ²		Storage Sum: 1.56+0.80+1.51+1.13=5.00m ² > 5m ²				Yes

