

Caheranardrish LRD

Housing Quality Assessment

Proposed Residential Development at Caheranardrish, Mungret, Co. Limerick

LRD Planning Application - March 2026



DEADY GAHAN



Document prepared by Deady Gahan Architects
on behalf of



Table of contents

<u>1.0</u>	<u>Introduction and Project Description</u>	<u>3</u>
<u>2.0</u>	<u>Policy Overview</u>	<u>4</u>
<u>3.0</u>	<u>Proposed Site Layout</u>	<u>5</u>
3.1	Summary Schedule	6
3.2	Developable Area & Open Spaces	7
<u>4.0</u>	<u>Housing Quality Assessment</u>	<u>8</u>
<u>5.0</u>	<u>Bicycle Storage and Waste Management</u>	<u>15</u>

1.0 Introduction and Project Description

This Housing Quality Assessment report has been prepared by Deady Gahan Architects to provide information on the proposed residential development at **Caheranardrish, Mungret, Co. Limerick**

The total site area comprises 5.67 hectares with a net developable area of 4.49 hectares (site area minus the primary access street, archaeological feature, existing road network, pumping station, and the crèche area). The site rises from south to north with its highest point in the central northern section of the site. The site itself is located to the south Mungret Village, on a greenfield site zoned for new residential development. It is connected to the Mungret Park Road which runs towards Mungret village and Limerick City afterwards.

The proposed scheme will consist of the development of 182 no. residential units, ranging from 1 - 4 bedroom apartments, townhouses, semi-detached units, detached units, and a crèche. The scheme will also include provision for car parking, cycle parking, new pedestrian/cycle links, storage, services and plant areas. Landscaping will include for high quality private open space, communal amenity areas and public open space provision.

Deady Gahan Architects are the designers of the proposed scheme and the units have been specifically designed to meet the demands of the housing market. All the proposed units will be assessed in this report against the relative regulations.

The proposed development will accommodate no. 182 residential units and a 70 child crèche.

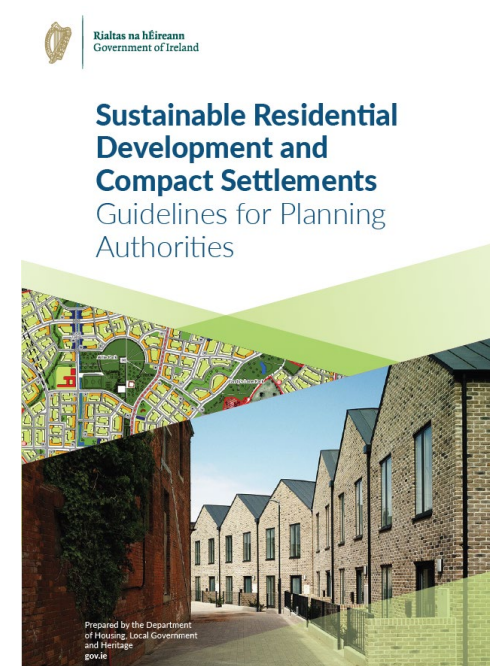
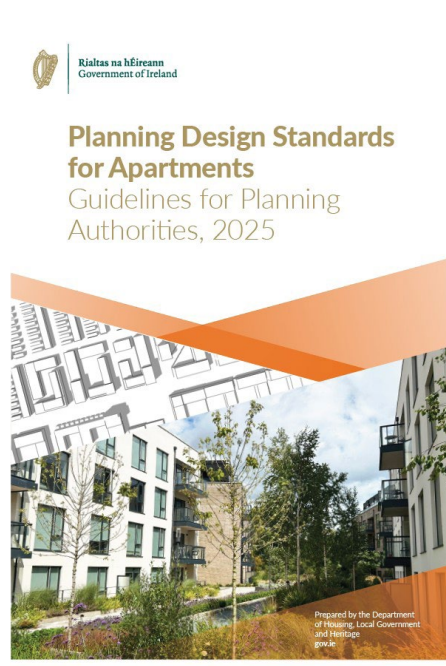
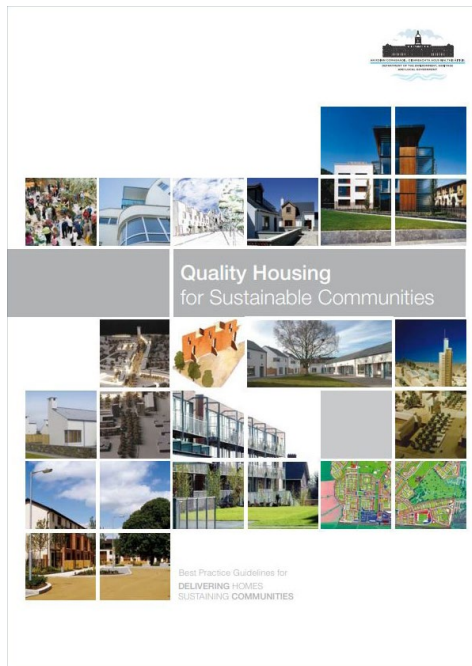
2.0 Policy Overview

Deady Gahan Architects have been appointed to produce this Housing Quality Assessment to accompany the Large-scale Residential Development (LRD) planning application to Limerick City and County Council for the proposed development which consists of:

182 no. residential units (141 no. houses and 41 no. apartment / duplexes) and associated site works at Caheranardrish, Mungret, Co. Limerick.

This report demonstrates the proposed residential houses and apartments against the provisions of:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Planning Design Standards for Apartments - Guidelines for Planning Authorities, 2025
- Limerick Development Plan 2022-2028
- Sustainable Residential Development and Compact Settlements. Guidelines for Planning Authorities (2024)



3.0 Proposed Site Layout



3.1 Summary Schedule

CAHERANARDRISH LRD - LIMERICK						
UNIT TYPE	DESCRIPTION	NO. OF BEDROOMS	BED SPACES	UNIT AREA (m²)	NO. OF UNITS	
A1	4 Bed Semi-Detatched	4	7	134.0	21	11.5%
A2	4 Bed Semi-Detatched	4	6	136.5	3	1.7%
B1	3 Bed Semi-Detatched	3	5	115.3	39	21.5%
B2	3 Bed Semi-Detatched	3	5	104.4	23	12.6%
B3	3 Bed Semi-Detatched	3	5	119.6	5	2.7%
B4	3 Bed Semi-Detatched	3	5	108.6	5	2.7%
C2	3 Bed Semi-Detatched	3	5	114.2	2	1.1%
C4	3 Bed Semi-Detatched	3	5	114.2	2	1.1%
C10	3 Bed Detatched	3	5	114.2	2	1.1%
C5	2 Bed Semi-Detatched	2	4	84.7	2	1.1%
D1	3 Bed End Townhouse	3	5	109.8	13	7.2%
D3	3 Bed End Townhouse	3	5	113.3	5	2.7%
E1	2 Bed Mid Townhouse	2	4	80.2	19	10.5%
H1	2 Bed Apartment	2	3	71.9	1	0.5%
H2	1 Bed Apartment	1	2	61.6	1	0.5%
H3	2 Bed Apartment	2	3	69.4	1	0.5%
J1	2 Bed Apartment	2	4	74.1-75.7	13	7.2%
J2	1 Bed Apartment	1	2	46.8-53.4	25	13.8%
TOTAL NO. OF UNITS					182	100.0%
4 bed		24		13.2%		
3 bed		96		52.7%		
2 bed		36		19.8%		
1 bed		26		14.3%		
Detatched/Semi-Detatched		104		57.1%		
Townhouses		37		20.4%		
Apartments		41		22.5%		
TOTAL NUMBER OF UNITS		182				
SITE AREA (RED LINE BOUNDARY)		5.67 HA				
DEVELOPABLE AREA		4.49 HA				
DENSITY		40.5 Units/Ha				
OPEN SPACE		15%				
70 CHILD CRECHE (GF of Apt Block)		G.I.A. 374.7 sq.m.				

3.2 Developable Area & Open Spaces

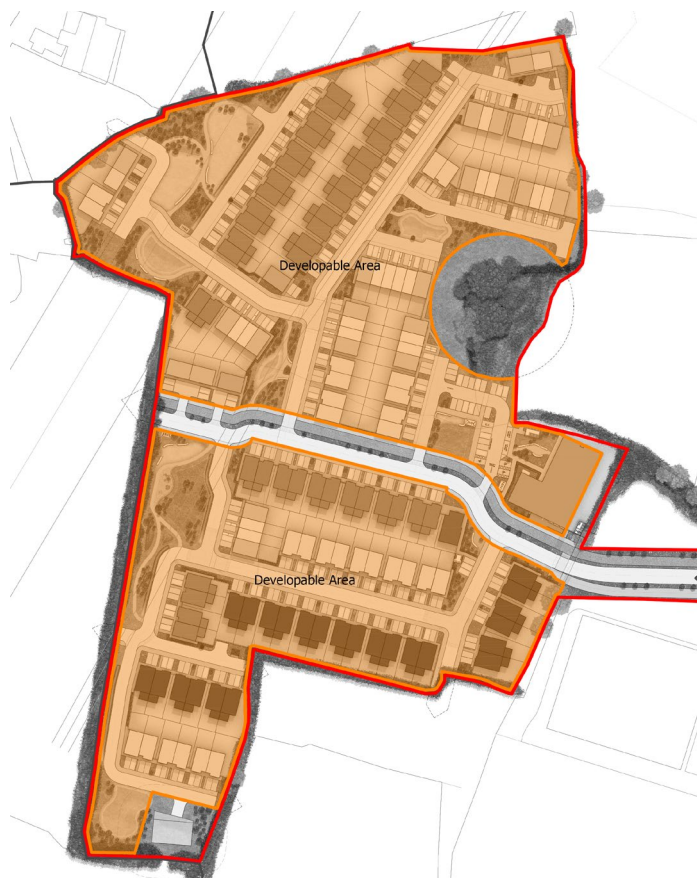
The total **SITE AREA** comprises **5.67 HA**, with a net **DEVELOPABLE AREA** of **4.49 HA**.

The areas excluded from the total site area to provide a net developable area are: the primary access street, the archaeological feature, the existing road network, the pumping station, and the crèche area.

0.68 HA Usable Public Open Space is provided which equates to the **15%** of the developable area.

In line with the requirements set out in the 2025 Apartment Guidelines, in certain circumstances, additional communal open space is required on top of the private amenity spaces provided for each apartment. A total of 350 sq.m. (as per the guidelines) has been located adjacent to the apartment block to satisfy these requirements. This area is provided on top of the public open space provision for the development and is not included in the public open space calculation.

DEVELOPABLE AREA STRATEGY



OPEN SPACE STRATEGY



4.0 Housing Quality Assessment -Housing

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Quality Housing for Sustainable Communities (2007)”, the “Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024)”. Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”. Please see schedule on the following pages showing the house typologies proposed within the development compared with the relative legislation.

The size and depth for private amenity spaces are dictated by the Compact Growth Guidelines issued in 2024, the depth of the gardens are reduced from 11m to 8m and the minimum area requirements are as follows;

- Minimum 30 sq.m. for 2 bed houses
- Minimum 40 sq.m. for 3 bed houses.
- Minimum 50 sq.m. for 4 bed houses.

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

Extract from Quality Housing for Sustainable Communities (2007)



Housing Quality Assessment

Housing

Unit No.	Unit Type	Description	Bed Spaces	Min. Unit Area m ²	Unit Area m ²	Min. Agg. Living Area m ²	Agg. Living Area m ²	Bed 1	Bed 2	Bed 3	Bed 4	Min. Agg. Bed Area m ²	Agg. Bed Area m ²	Min Storage m ²	Storage m ²	Dual Aspect	Min. Private amenity Space m ²	Private Amenity Space m ²
1	B4(m)	3 Bed Semi-Detached	5	92.0	108.6	34.0	40.7	14.4	11.4	7.1	-	32.0	32.9	5.0	7.0	YES	40.0	57
2	B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
3	B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
4	B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
5	B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
6	B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	154
7	A2(m)	4 Bed Semi-Detached	6	100.0	136.5	37.0	58.6	13.4	11.9	7.1	8.3	36.0	40.7	6.0	6.5	YES	50.0	50
8	A1	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	69
9	A1(m)	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	69
10	A1	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	69
11	A1(m)	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	69
12	A1	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	153
13	B3	3 Bed Semi-Detached	5	92.0	119.6	34.0	51.7	14.4	11.4	7.1	-	32.0	32.9	5.0	7.0	YES	40.0	40
14	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	57
15	B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	57
16	B3(m)	3 Bed Semi-Detached	5	92.0	119.6	34.0	51.7	14.4	11.4	7.1	-	32.0	32.9	5.0	7.0	YES	40.0	40
17	A1(m)	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	83
18	A1	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	77
19	A1(m)	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	77
20	A1	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	97
21	A1(m)	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	77
22	A1	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	77
23	A1(m)	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	77
24	A1	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	77
25	A1(m)	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	77
26	A1	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	77
27	A1(m)	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	77
28	A2	4 Bed Semi-Detached	6	100.0	136.5	37.0	58.6	13.4	11.9	7.1	8.3	36.0	40.7	6.0	6.5	YES	50.0	66
29	A1(m)	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	194
30	A1	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	88
31	A1(m)	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	91
32	A1	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	94
33	A1(m)	4 Bed Semi-Detached	7	110.0	134.0	40.0	52.2	13.5	11.6	11.5	7.7	43.0	44.3	6.0	6.0	YES	50.0	93
34	A2	4 Bed Semi-Detached	6	100.0	136.5	37.0	58.6	13.4	11.9	7.1	8.3	36.0	40.7	6.0	6.5	YES	50.0	66
35	B4	3-Bed Semi Detached	5	92	108.6	34.0	40.7	14.4	11.4	7.1	-	32.0	32.9	5.0	7.0	YES	40.0	50
36	B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
37	B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
38	B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
39	B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
40	B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70

Housing Quality Assessment

Housing

Unit No.		Unit Type	Description	Bed Spaces	Min. Unit Area m ²	Unit Area m ²	Min. Agg. Living Area m ²	Agg. Living Area m ²	Bed 1	Bed 2	Bed 3	Bed 4	Min. Agg. Bed Area m ²	Agg. Bed Area m ²	Min Storage m ²	Storage m ²	Dual Aspect	Min. Private amenity Space m ²	Private Amenity Space m ²
41		B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
42		B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
43		B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
44		B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	70
45		D3(m)	3 Bed Townhouse	5	92.0	113.3	34.0	42.5	14.8	11.4	7.2	-	32.0	33.4	5.0	8.0	YES	40.0	58
46		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	41
47		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	41
48		D1	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	81
49		B3	3 Bed Semi-Detached	5	92.0	119.6	34.0	51.7	14.4	11.4	7.1	-	32.0	32.9	5.0	7.0	YES	40.0	40
50		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	56
51		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	57
52		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	57
53		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	57
54		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	57
55		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	57
56		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	57
57		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	57
58		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	57
59		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	57
60		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	54
102		D1(m)	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	79
103		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36
104		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36
105		D1	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	70
106		B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	71
107		B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	71
108		B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	71
109		B4(m)	3-Bed Semi Detached	5.0	92.0	108.6	34.0	40.7	14.4	11.4	7.1	-	32.0	32.9	5.0	7.0	YES	40.0	50
110		B4	3-Bed Semi Detached	5.0	92.0	108.6	34.0	40.7	14.4	11.4	7.1	-	32.0	32.9	5.0	7.0	YES	40.0	50
111		B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	71
112		B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	71
113		B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	71
114		D1(m)	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	72
115		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36
116		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36
117		D1	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	73
118		D3	3 Bed Townhouse	5	92.0	113.3	34.0	42.5	14.8	11.4	7.2	-	32.0	33.4	5.0	8.0	YES	40.0	51
119		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36
120		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36
121		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36

Housing Quality Assessment

Housing

Unit No.		Unit Type	Description	Bed Spaces	Min. Unit Area m ²	Unit Area m ²	Min. Agg. Living Area m ²	Agg. Living Area m ²	Bed 1	Bed 2	Bed 3	Bed 4	Min. Agg. Bed Area m ²	Agg. Bed Area m ²	Min Storage m ²	Storage m ²	Dual Aspect	Min. Private amenity Space m ²	Private Amenity Space m ²
122		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36
123		D3(m)	3 Bed Townhouse	5	92.0	113.3	34.0	42.5	14.8	11.4	7.2	-	32.0	33.4	5.0	8.0	YES	40.0	51
124		C10	3 Bed Detached	5	92.0	114.2	34.0	38.7	15.3	12.6	8.4	-	32.0	36.3	5.0	7.7	YES	40.0	59
125		C2	3 Bed Semi-Detached	5	92.0	114.2	34.0	37.8	17.0	12.1	8.1	-	32.0	37.2	5.0	9.0	YES	40.0	65
126		C2(m)	3 Bed Semi-Detached	5	92.0	114.2	34.0	37.8	17.0	12.1	8.1	-	32.0	37.2	5.0	9.0	YES	40.0	90
127		B3	3 Bed Semi-Detached	5	92.0	119.6	34.0	51.7	14.4	11.4	7.1	-	32.0	32.9	5.0	7.0	YES	40.0	164
128		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	113
129		D1(m)	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	109
130		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	48
131		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	40
132		D3	3 Bed Townhouse	5	92.0	113.3	34.0	42.5	14.8	11.4	7.2	-	32.0	33.4	5.0	8.0	YES	40.0	53
133		B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	175
134		B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	99
135		C5	2 Bed Semi-Detached	4	80.0	84.7	30.0	31.9	13.8	11.4	-	-	25.0	25.2	4.0	4.0	YES	30.0	117
136		C4	3 Bed Semi-Detached	5	92.0	114.2	34.0	38.7	15.3	12.6	8.4	-	32.0	36.3	5.0	7.7	YES	40.0	85
137		B3	3 Bed Semi-Detached	5	92.0	119.6	34.0	51.7	14.4	11.4	7.1	-	32.0	32.9	5.0	7.0	YES	40.0	40
138		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	59
139		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
140		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
141		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
142		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
143		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
144		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
145		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
146		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
147		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
148		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	208
149		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	150
150		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	135
151		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	133
152		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	83
153		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
154		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
155		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
156		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
157		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
158		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
159		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
160		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58
161		B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	58

Housing Quality Assessment

Housing

Unit No.		Unit Type	Description	Bed Spaces	Min. Unit Area m ²	Unit Area m ²	Min. Agg. Living Area m ²	Agg. Living Area m ²	Bed 1	Bed 2	Bed 3	Bed 4	Min. Agg. Bed Area m ²	Agg. Bed Area m ²	Min Storage m ²	Storage m ²	Dual Aspect	Min. Private amenity Space m ²	Private Amenity Space m ²
162		B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	56
163		C10	3 Bed Detached	5	92.0	114.2	34.0	38.7	15.3	12.6	8.4	-	32.0	36.3	5.0	7.7	YES	40.0	72
164		B4(m)	3-Bed Semi Detached	5.0	92.0	108.6	34.0	40.7	14.4	11.4	7.1	-	32.0	32.9	5.0	7.0	YES	40.0	50
165		B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.8	14.2	11.5	8.0	-	32.0	33.7	5.0	5.0	YES	40.0	78
166		D1	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	62
167		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36
168		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36
169		D1(m)	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	72
170		D1	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	72
171		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36
172		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	36
173		D1(m)	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	181
174		D3(m)	3 Bed Townhouse	5	92.0	113.3	34.0	42.5	14.8	11.4	7.2	-	32.0	33.4	5.0	8.0	YES	40.0	90
175		E1	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	38
176		D1	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	75
177		D1(m)	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	75
178		E1(m)	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	38
179		E1(m)	2 Bed Mid-Townhouse	4	80.0	80.2	30.0	32.2	13.2	11.8	-	-	25.0	25.0	4.0	4.0	YES	30.0	38
180		D1	3 Bed Townhouse	5	92.0	109.8	34.0	36.6	14.0	11.6	7.9	-	32.0	33.5	5.0	6.0	YES	40.0	231
181		C5(m)	2 Bed Semi-Detached	4	80.0	84.7	30.0	31.9	13.8	11.4	-	-	25.0	25.2	4.0	4.0	YES	30.0	141
182		C4(m)	3 Bed Semi-Detached	5	92.0	114.2	34.0	38.7	15.3	12.6	8.4	-	32.0	36.3	5.0	7.7	YES	40.0	55

5.0 Housing Quality Assessment - Apartments

For the apartments/duplexes, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Planning Design Standards for Apartments - Guidelines for Planning Authorities, 2025”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”. Please see schedule on the following pages showing the apartment typologies proposed within the development against the relative legislation.

All the apartments are dual or triple-aspect (Planning Design Standards for Apartments, paragraph 3.4)



Extract from Planning Design Standards for Apartments:
Guidelines for Planning Authorities, 2025

Studio	32 sq.m	(n/a) ^a
One bedroom	45 sq.m	(38 sq.m) ^a
Two bedrooms (3 person)	63 sq.m	(55 sq.m) ^a
Two bedrooms (4 person)	73 sq.m	
Three bedroom (4 persons)	76 sq.m	(70 sq.m) ^a
Three bedrooms (5 persons)	90 sq.m	

^a Figures in brackets refer to 1995 Guidelines

Recommended minimum widths for the main living/dining rooms

Apartment type ^b	Minimum width
Studio	4m ^c
One bedroom	3.3 m
Two bedrooms (3 person)	3.6m
Two bedrooms (4 person)	3.6 m
Three bedrooms (4 persons)	3.8 m
Three bedrooms (5 persons)	3.8 m

^b Note: Variation of up to 5% can be applied to widths in all apartment types, subject to overall compliance with required minimum overall apartment floor areas.

^c Note: Combined living/dining/bedspace, also includes circulation

Recommended minimum bedroom widths

Apartment type ^d	Minimum width	Minimum floor area
Studio	4m ^e	25 sq.m ^e
Single bedroom	2.1 m	7.1 sq.m
Double/Twin bedroom	2.8 m	11.4 sq.m

^d Note: Variation of up to 5% can be applied to widths and floor areas in all apartment types, subject to overall compliance with required minimum overall apartment floor areas.

^e Note: Combined living/dining/bedspace

Minimum storage space requirements^f

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

^f Note: Where secure, allocated storage is provided in addition to that within individual units, it may be used to satisfy up to half of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in these Guidelines.

Minimum recommended floor areas for private amenity space, where provided

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 (4 persons)	7 sq.m
Three bedrooms (5 persons)	9 sq.m

Minimum recommended floor areas for communal amenity space, where provided

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 (4 persons)	7 sq.m
Three bedrooms (5 persons)	9 sq.m

Housing Quality Assessment

Apartments

Unit No.		Unit Type	Description	Bed Spaces	Min. Unit Area m ²	Unit Area m ²	Min. Agg. Living Area m ²	Agg. Living Area m ²	Bed 1	Bed 2	Bed 3	Bed 4	Min. Agg. Bed Area m ²	Agg. Bed Area m ²	Min Storage m ²	Storage m ²	Dual Aspect	Min. Private amenity Space m ²	Private Amenity Space m ²
61		H1	2 Bed Apartment	3	63.0	71.9	-	28.0	13.0	7.4	-	-	-	20.4	5.0	5.6	YES	6.0	46
62		H2	1 Bed Apartment	2	45.0	61.6	-	31.2	13.0	-	-	-	-	13.0	3.0	8.2	YES	5.0	5.0
63		H3	2 Bed Apartment	3	63.0	69.4	-	28.0	13.1	8.1	-	-	-	21.2	5.0	7.6	YES	6.0	7.0
64		Apt. 1	1 Bed Apartment	2	45.0	47.7	-	23.0	11.4	-	-	-	-	11.4	3.0	30.0	YES	5.0	5.4
65		Apt. 2	2 Bed Apartment	4	73.0	75.7	-	30.1	13.8	13.5	-	-	-	27.3	6.0	6.3	YES	7.0	7.4
66		Apt. 3	1 Bed Apartment	2	45.0	47.7	-	23.0	11.4	-	-	-	-	11.4	3.0	30.0	YES	5.0	5.4
67		Apt. 4	2 Bed Apartment	4	73.0	75.7	-	30.1	13.8	13.5	-	-	-	27.3	6.0	6.3	YES	7.0	7.4
68		Apt. 5	1 Bed Apartment	2	45.0	46.8	-	24.2	11.4	-	-	-	-	11.4	3.0	3.0	NO	5.0	5.0
69		Apt. 6	1 Bed Apartment	2	45.0	53.4	-	23.4	13.0	-	-	-	-	13.0	3.0	3.3	YES	5.0	5.2
70		Apt. 7	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
71		Apt. 8	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
72		Apt. 9	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
73		Apt. 10	2 Bed Apartment	4	73.0	74.1	-	30.1	13.0	11.7	-	-	-	24.7	6.0	6.0	YES	7.0	7.0
74		Apt. 11	2 Bed Apartment	4	73.0	74.1	-	30.1	13.0	11.7	-	-	-	24.7	6.0	6.0	YES	7.0	7.0
75		Apt. 12	1 Bed Apartment	2	45.0	47.7	-	23.0	11.4	-	-	-	-	11.4	3.0	30.0	YES	5.0	5.4
76		Apt. 13	2 Bed Apartment	4	73.0	75.7	-	30.1	13.8	13.5	-	-	-	27.3	6.0	6.3	YES	7.0	7.4
77		Apt. 14	1 Bed Apartment	2	45.0	46.8	-	24.2	11.4	-	-	-	-	11.4	3.0	3.0	NO	5.0	5.0
78		Apt. 15	1 Bed Apartment	2	45.0	53.4	-	23.4	13.0	-	-	-	-	13.0	3.0	3.3	YES	5.0	5.2
79		Apt. 16	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
80		Apt. 17	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
81		Apt. 18	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
82		Apt. 19	2 Bed Apartment	4	73.0	74.1	-	30.1	13.0	11.7	-	-	-	24.7	6.0	6.0	YES	7.0	7.0
83		Apt. 20	2 Bed Apartment	4	73.0	74.1	-	30.1	13.0	11.7	-	-	-	24.7	6.0	6.0	YES	7.0	7.0
84		Apt. 21	1 Bed Apartment	2	45.0	47.7	-	23.0	11.4	-	-	-	-	11.4	3.0	30.0	YES	5.0	5.4
85		Apt. 22	2 Bed Apartment	4	73.0	75.7	-	30.1	13.8	13.5	-	-	-	27.3	6.0	6.3	YES	7.0	7.4
86		Apt. 23	1 Bed Apartment	2	45.0	46.8	-	24.2	11.4	-	-	-	-	11.4	3.0	3.0	NO	5.0	5.0
87		Apt. 24	1 Bed Apartment	2	45.0	53.4	-	23.4	13.0	-	-	-	-	13.0	3.0	3.3	YES	5.0	5.2
88		Apt. 25	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
89		Apt. 26	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
90		Apt. 27	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
91		Apt. 28	2 Bed Apartment	4	73.0	74.1	-	30.1	13.0	11.7	-	-	-	24.7	6.0	6.0	YES	7.0	7.0
92		Apt. 29	2 Bed Apartment	4	73.0	74.1	-	30.1	13.0	11.7	-	-	-	24.7	6.0	6.0	YES	7.0	7.0
93		Apt. 30	1 Bed Apartment	2	45.0	47.7	-	23.0	11.4	-	-	-	-	11.4	3.0	30.0	YES	5.0	5.4
94		Apt. 31	2 Bed Apartment	4	73.0	75.7	-	30.1	13.8	13.5	-	-	-	27.3	6.0	6.3	YES	7.0	7.4
95		Apt. 32	1 Bed Apartment	2	45.0	46.8	-	24.2	11.4	-	-	-	-	11.4	3.0	3.0	NO	5.0	5.0
96		Apt. 33	1 Bed Apartment	2	45.0	53.4	-	23.4	13.0	-	-	-	-	13.0	3.0	3.3	YES	5.0	5.2
97		Apt. 34	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
98		Apt. 35	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
99		Apt. 36	1 Bed Apartment	2	45.0	47.0	-	23.0	11.9	-	-	-	-	11.9	3.0	3.0	NO	5.0	5.0
100		Apt. 37	2 Bed Apartment	4	73.0	74.1	-	30.1	13.0	11.7	-	-	-	24.7	6.0	6.0	YES	7.0	7.0
101		Apt. 38	2 Bed Apartment	4	73.0	74.1	-	30.1	13.0	11.7	-	-	-	24.7	6.0	6.0	YES	7.0	7.0

5.0 Bicycle Storage and Waste Management

The use of refuse bin stores will be minimised where possible.

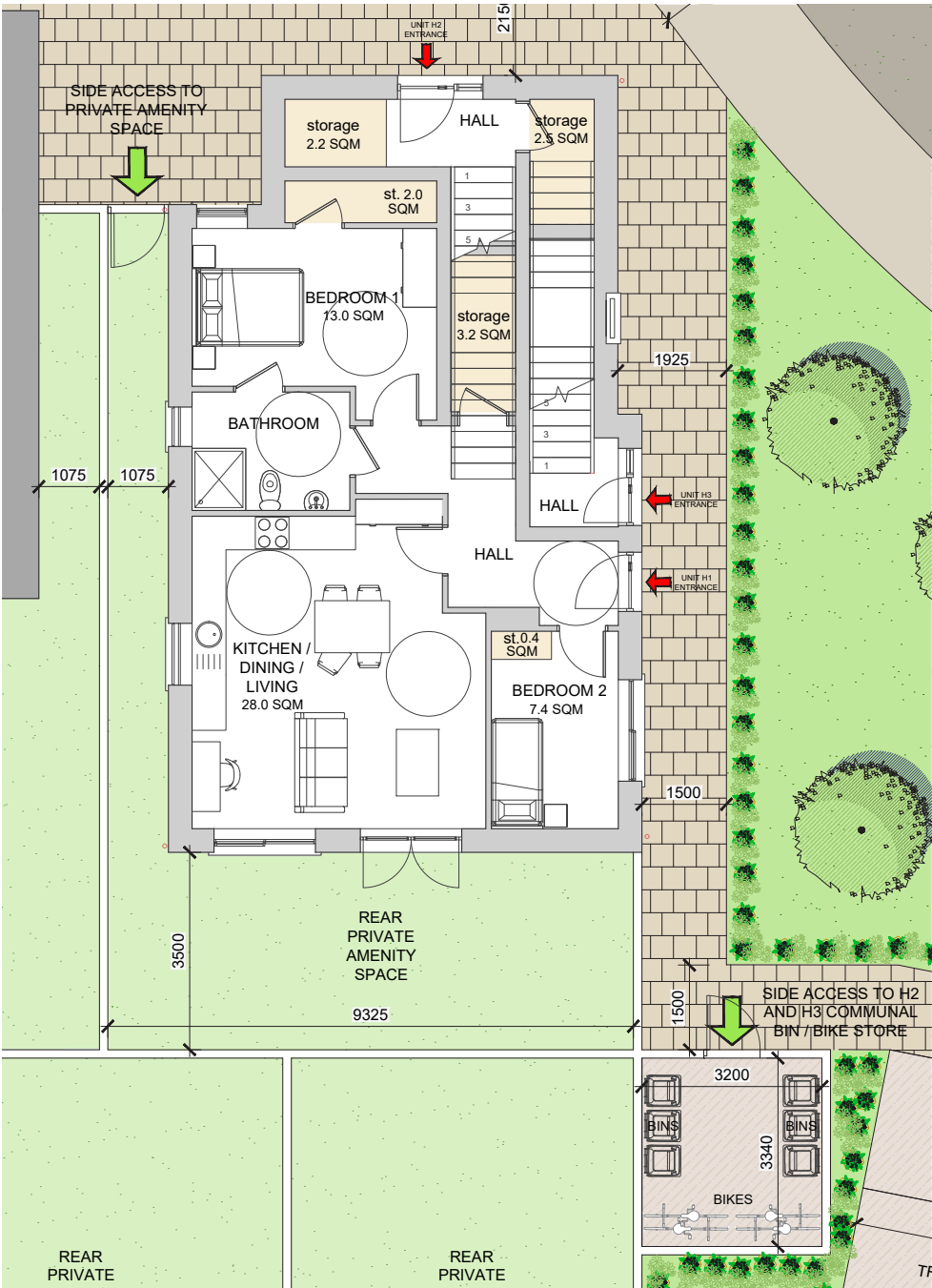
The housing and H1 apartment units that have access to a rear-garden via a side-gate will be able to utilise this area for bike and refuse bin storage. Visitors bikes can also be stored in these rear gardens. The mid-terrace type E1 and D2 units will have small private bike and bin storage area near the entrance door. Apartment types H2 and H3 will have access to a communal bike and bin store to the rear of the building. A secure bike store is located on the ground floor of the apartment building to serve the apartments along with a communal bin store located nearby.

These individual Bike and Bin stores will be built from durable materials (in keeping with the design palette) and located in appropriate areas of the development.

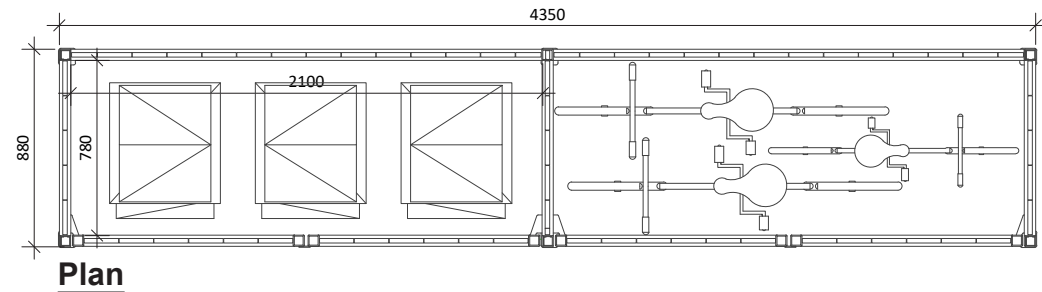
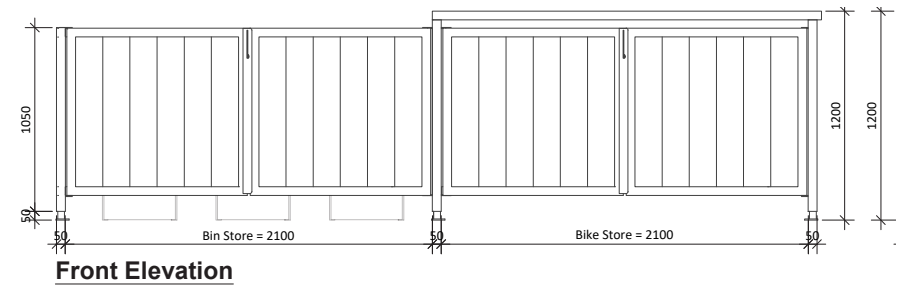
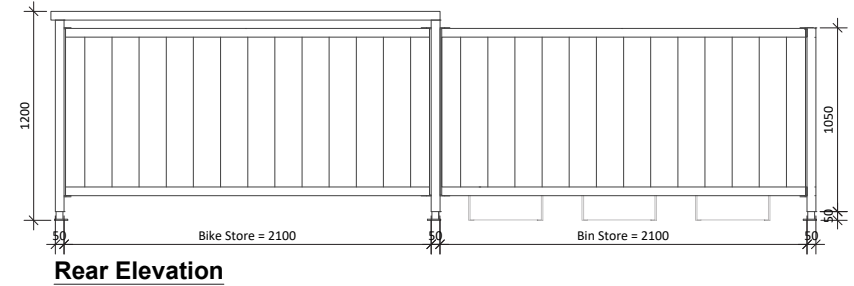
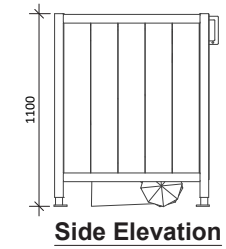
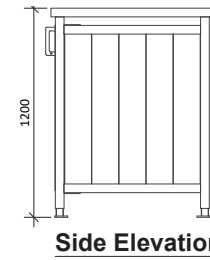
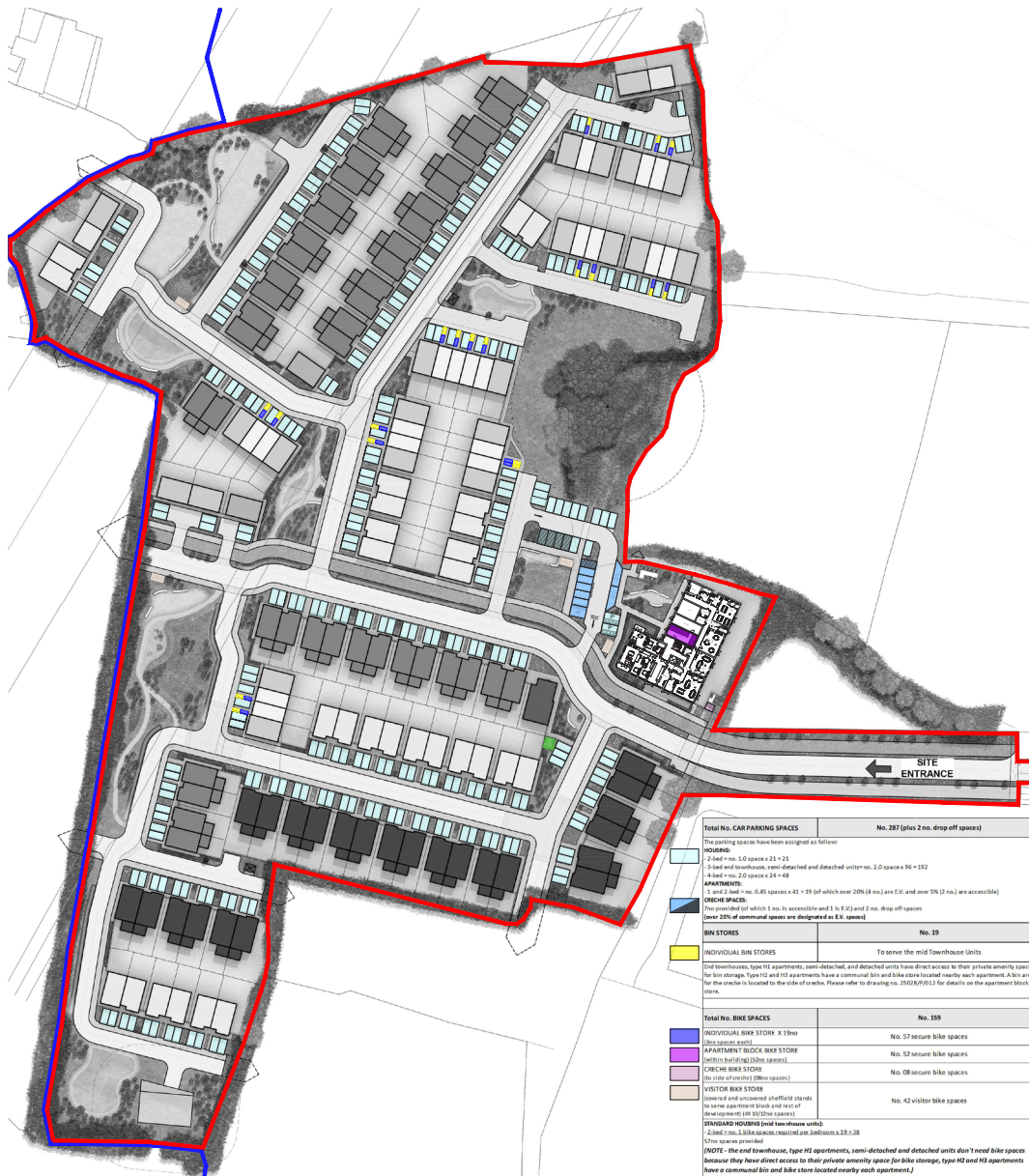
The bike allocation for the mid townhouse units will comply with the compact growth guidelines (2024) of 1 no. bike space per bedroom. The dimensions of bin storage areas for the houses have been designed to satisfy the three-bin system.



TYPICAL MID-TOWNHOUSE BIN AND BIKE STORE



APARTMENT H2/H3 COMMUNAL BIN AND BIKE STORE



TYPICAL MID-TOWNHOUSE BIN AND BIKE STORE