

Ross Road LRD

Housing Quality Assessment

Proposed Residential Development on Ross Road, Killarney, Co. Kerry

LRD Planning Application - August 2025



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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 on **Ross Road, Killarney, Co. Kerry**.

The total site area comprises 3.94 hectares with a net developable area of 3.35 hectares (site area minus the primary access street, existing road network, and the crèche area). The site rises from Ross Road in the north to the residential land to the south. The site itself is located to the southern side of town, on a greenfield site zoned for new residential development. It is connected to Ross Road which runs to the centre of the town. This road connects to several key routes, including the N71 Ring of Kerry, the N22 to Tralee and Kerry Airport.

The proposed scheme will consist of the development of 134 no. residential units, ranging from 1 - 4 bedroom apartments, townhouse, 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. 134 residential housing units and a 102 child crèche.

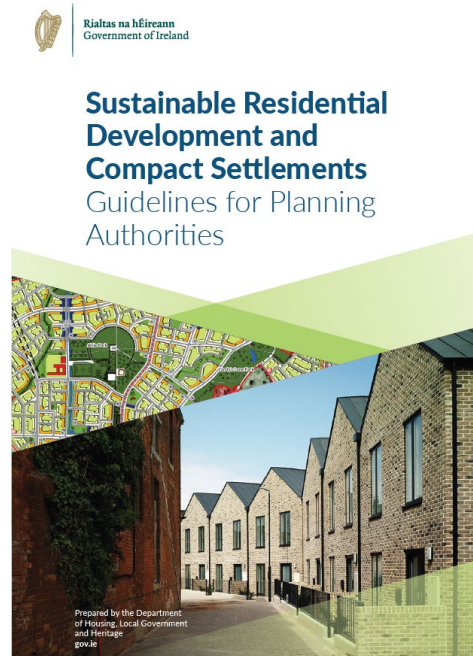
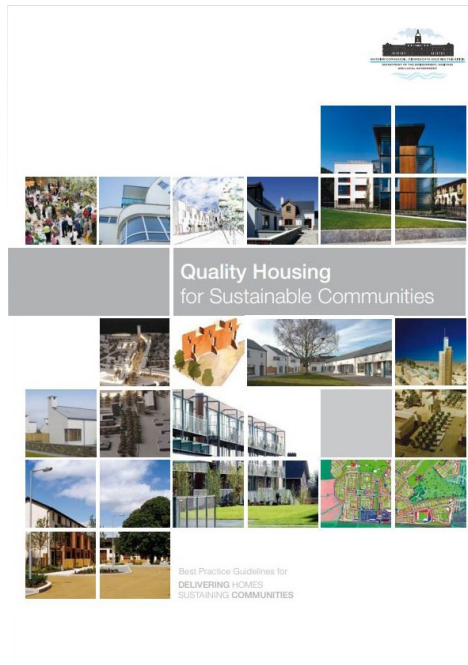
2.0 Policy Overview

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

134 no. residential units and associated site works at Ross Road, Killarney, Co. Kerry.

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

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



3.0 Proposed Site Layout



3.1 Summary Schedule

ROSS ROAD LRD - KILLARNEY						
UNIT TYPE	DESCRIPTION	NO. OF BEDROOMS	BED SPACES	UNIT AREA (m ²)	NO. OF UNITS	
A1	4 Bed Semi-Detached	4	7	134.0	6	4.5%
A2	4 Bed Semi-Detached	4	6	136.5	2	1.5%
B1	3 Bed Semi-Detached	3	5	115.3	36	26.9%
B2	3 Bed Semi-Detached	3	5	104.4	11	8.2%
B3	3 Bed Semi-Detached	3	5	119.6	2	1.5%
B4	3 Bed Semi-Detached	3	5	108.6	1	0.7%
C1	3 Bed Semi-Detached	3	5	115.8	4	3.0%
C2	3 Bed Detached	3	5	115.8	1	0.7%
D1	3 Bed End Townhouse	3	5	109.8	23	17.2%
D2	3 Bed Mid Townhouse	3	5	109.8	8	6.0%
D3	3 Bed End Townhouse	3	5	113.3	1	0.7%
E1	2 Bed Mid Townhouse	2	4	80.2	19	14.2%
F2	4 Bed Detached	4	6	126.8	1	0.7%
G	4 Bed Detached	4	8	272.8	1	0.7%
H1	2 Bed Apartment	2	3	71.9	6	4.5%
H2	1 Bed Apartment	1	2	61.6	6	4.5%
H3	2 Bed Apartment	2	3	69.4	6	4.5%
TOTAL NO. OF UNITS					134	100.0%
4 bed		10		7.4%		
3 bed		87		64.9%		
2 bed		31		23.2%		
1 bed		6		4.5%		
Detached/Semi-Detached		65		48.4%		
Townhouses		51		38.1%		
Apartments		18		13.5%		
TOTAL NUMBER OF UNITS		134				
SITE AREA (RED LINE BOUNDARY)		3.94 HA				
DEVELOPABLE AREA		3.35 HA				
DENSITY		40 Units /Ha				
OPEN SPACE		15%				
102 CHILD CRECHE		G.I.A. 585 sq.m.				

3.2 Developable Area & Open Spaces

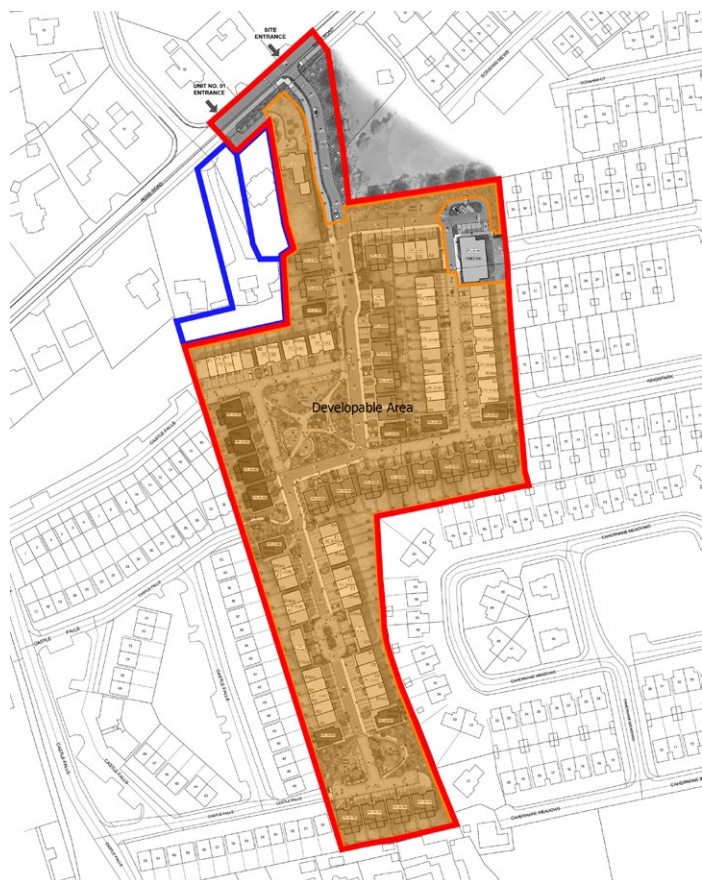
The total **SITE AREA** comprises **3.94 HA**, with a net **DEVELOPABLE AREA** of **3.35 HA**.

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

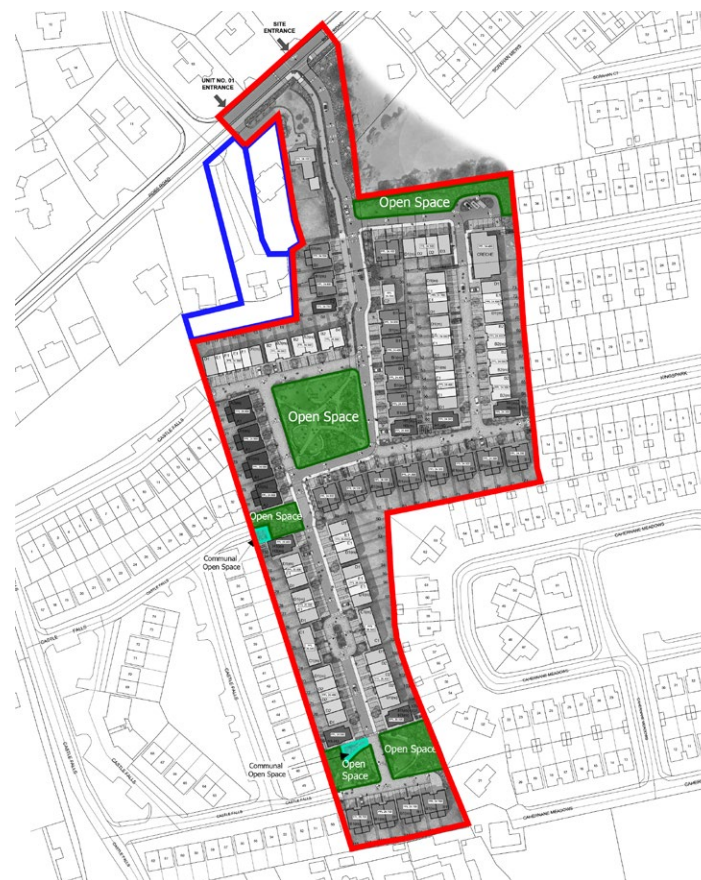
0.505 HA Usable Public Open Space is provided which equates to the **15%** of the developable area.

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 102 sq.m. (as per the guidelines) has been located in 2 no. locations in close proximity of each block to satisfy these requirements. These areas are provided on top of the public open space provision for the development and are 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 and 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	Aspect	Min. Private amenity Space m ²	Private Amenity Space m ²
1	G	4 Bed Detached	8	110.0	272.8	40.0	90.6	25.7	14.6	14.9	14.9	43.0	70.1	6.0	12.5	YES	50.0	569.0
2	B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	60.3
3	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	67.7
4	B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	72.5
5	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	75.2
6	F2	4 Bed Detached	6	100.0	126.8	37.0	45.2	13.2	11.4	7.1	7.1	36.0	38.8	6.0	6.0	YES	50.0	89.6
7	B4	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	51.5
8	B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	74.6
9	B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	77.6
10	B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	67.5
11	B2(m)	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	67.7
12	B2	3 Bed Semi-Detached	5	92.0	104.4	34.0	35.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	67.8
13	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	69.7
14	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	35.8
15	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	35.9
16	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	35.9
17	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	35.9
18	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	67.4
19	A2(m)	4 Bed Semi-Detached	6	100.0	136.5	37.0	58.2	13.4	12.2	7.1	7.9	36.0	40.6	6.0	6.0	YES	50.0	50.9
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	62.1
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	62.3
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	62.5
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	62.6
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	62.7
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	62.8
26	A2	4 Bed Semi-Detached	6	100.0	136.5	37.0	58.2	13.4	12.2	7.1	7.9	36.0	40.6	6.0	6.0	YES	50.0	50.1
30	B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	40.1
31	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.5
32	B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.5
33	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.5
34	B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.5
35	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.5
36	B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.5
37	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	70.7
38	C2	3 Bed Detached	5	92.0	115.8	34.0	39.3	17.0	12.1	8.1	-	32.0	37.2	5.0	9.0	YES	40.0	94.1
39	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	54.6
40	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	78
41	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	71.2
42	D2	3 Bed Mid-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	49.2
43	D2	3 Bed Mid-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	49.2
44	D3	3 Bed Townhouse	5	92.0	113.3	34.0	42.2	14.8	11.4	7.2	-	32.0	33.4	5.0	7.3	YES	40.0	51.1

Housing Quality Assessment

Housing and 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	Aspect	Min. Private amenity Space m ²	Private Amenity Space m ²
45	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	98.3
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	53.2
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	53.2
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	55.2
49	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	55.2
50	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	36.6
51	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	36.6
52	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	55.2
53	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	55.2
54	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	36.6
55	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	36.6
56	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	36.6
57	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	51.1
64	B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	50.1
65	B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	54.2
66	B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	54.2
67	B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	54.2
68	B2(m)	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	54.2
69	B2	3 Bed Semi-Detatched	5	92.0	104.4	34.0	35.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	54.2
70	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	131.4
71	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	72.1
72	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	72.1
73	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	131.4
74	B1	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	61.1
75	B1(m)	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.4
76	B1	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.4
77	B1(m)	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.4
78	B1	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.4
79	B1(m)	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.4
80	B1	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.4
81	B1(m)	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.4
82	B1	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.4
83	B1(m)	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	57.4
84	B1	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	59.6
85	B1(m)	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	69.6
86	B1	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	73.6
87	B1(m)	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	62.4
88	B1	3 Bed Semi-Detatched	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	60.4
89	B3	3 Bed Semi-Detatched	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	40.2
90	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	131.4
91	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	72.1
92	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	68.1

Housing Quality Assessment

Housing and 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	Aspect	Min. Private amenity Space m ²	Private Amenity Space m ²
93	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	114.4
94	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	103.1
95	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	51.1
96	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	46.2
97	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	77.8
98	C1(m)	3 Bed Semi-Detached	5	92.0	115.8	34.0	39.3	17.0	12.1	8.1	-	32.0	37.2	5.0	9.0	YES	40.0	113.2
99	C1	3 Bed Semi-Detached	5	92.0	115.8	34.0	39.3	17.0	12.1	8.1	-	32.0	37.2	5.0	9.0	YES	40.0	90.5
100	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	59.9
101	D2	3 Bed Mid-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	43.5
102	D2	3 Bed Mid-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	44.3
103	D2	3 Bed Mid-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	45.3
104	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	58.4
108	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	118.6
109	B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	41.0
110	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	41.0
111	B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	41.1
112	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	41.2
113	B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	41.2
114	B1	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	41.3
115	B1(m)	3 Bed Semi-Detached	5	92.0	115.3	34.0	46.1	14.0	12.6	7.3	-	32.0	33.9	5.0	6.0	YES	40.0	63.0
119	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	53.3
120	D2	3 Bed Mid-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	44.5
121	D2	3 Bed Mid-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	44.5
122	D2	3 Bed Mid-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	44.5
123	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	61.4
124	C1(m)	3 Bed Semi-Detached	5	92.0	115.8	34.0	39.3	17.0	12.1	8.1	-	32.0	37.2	5.0	9.0	YES	40.0	85.6
125	C1	3 Bed Semi-Detached	5	92.0	115.8	34.0	39.3	17.0	12.1	8.1	-	32.0	37.2	5.0	9.0	YES	40.0	85.4
126	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	73.8
127	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	42.2
128	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	80.1
129	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	80.0
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	41.8
131	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	68.7

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)



Minimum overall apartment floor areas

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

Housing and Apartments

Unit No.	Unit Type	Description	Bed Spaces	Min. Unit Area m ²	Unit Area m ²	Agg. Living Area m ²	Bed 1	Bed 2	Bed 3	Bed 4	Agg. Bed Area m ²	Min Storage m ²	Storage m ²	Aspect	Min. Private amenity Space m ²	Private Amenity Space m ²
27	H1(m)	2 Bed Apartment	3	63.0	71.9	28.0	13.0	7.4	-	-	20.4	5.0	5.6	YES	6.0	22.8
28	H2(m)	1 Bed Apartment	2	45.0	61.6	31.2	13.0	-	-	-	13.0	3.0	8.2	YES	5.0	5.0
29	H3(m)	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
58	H1	2 Bed Apartment	3	63.0	71.9	28.0	13.0	7.4	-	-	20.4	5.0	5.6	YES	6.0	29.2
59	H2	1 Bed Apartment	2	45.0	61.6	31.2	13.0	-	-	-	13.0	3.0	8.2	YES	5.0	5.0
60	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
61	H1(m)	2 Bed Apartment	3	63.0	71.9	28.0	13.0	7.4	-	-	20.4	5.0	5.6	YES	6.0	27.2
62	H2(m)	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(m)	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
105	H1(m)	2 Bed Apartment	3	63.0	71.9	28.0	13.0	7.4	-	-	20.4	5.0	5.6	YES	6.0	25.1
106	H2(m)	1 Bed Apartment	2	45.0	61.6	31.2	13.0	-	-	-	13.0	3.0	8.2	YES	5.0	5.0
107	H3(m)	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
116	H1	2 Bed Apartment	3	63.0	71.9	28.0	13.0	7.4	-	-	20.4	5.0	5.6	YES	6.0	18.8
117	H2	1 Bed Apartment	2	45.0	61.6	31.2	13.0	-	-	-	13.0	3.0	8.2	YES	5.0	5.0
118	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
132	H1(m)	2 Bed Apartment	3	63.0	71.9	28.0	13.0	7.4	-	-	20.4	5.0	5.6	YES	6.0	28.9
133	H2(m)	1 Bed Apartment	2	45.0	61.6	31.2	13.0	-	-	-	13.0	3.0	8.2	YES	5.0	5.0
134	H3(m)	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

5.0 Bicycle Storage and Waste Management

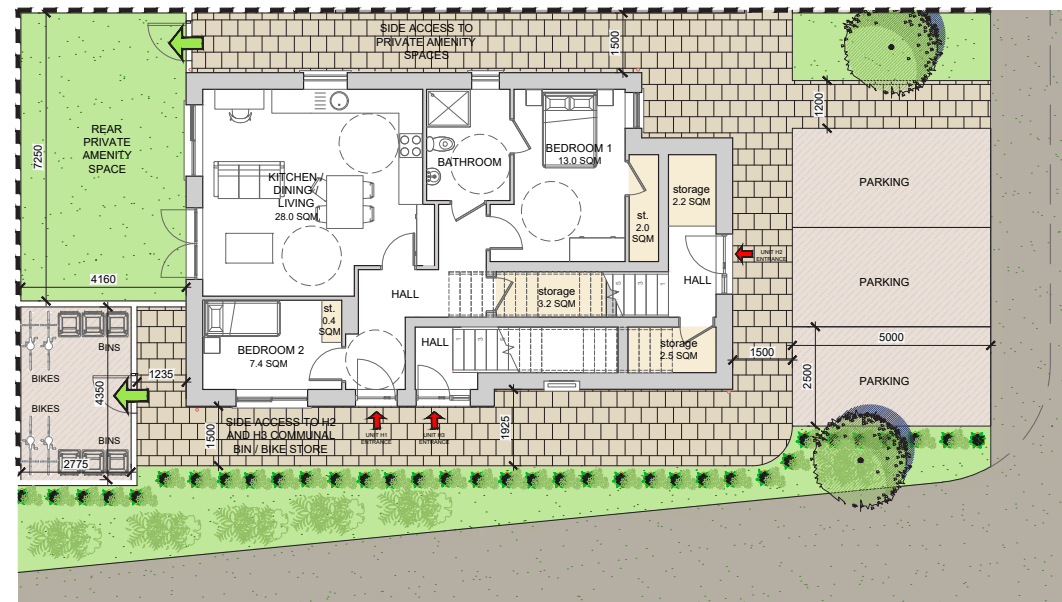
The use of refuse bin stores will be minimised where possible.

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 each of the buildings.

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.

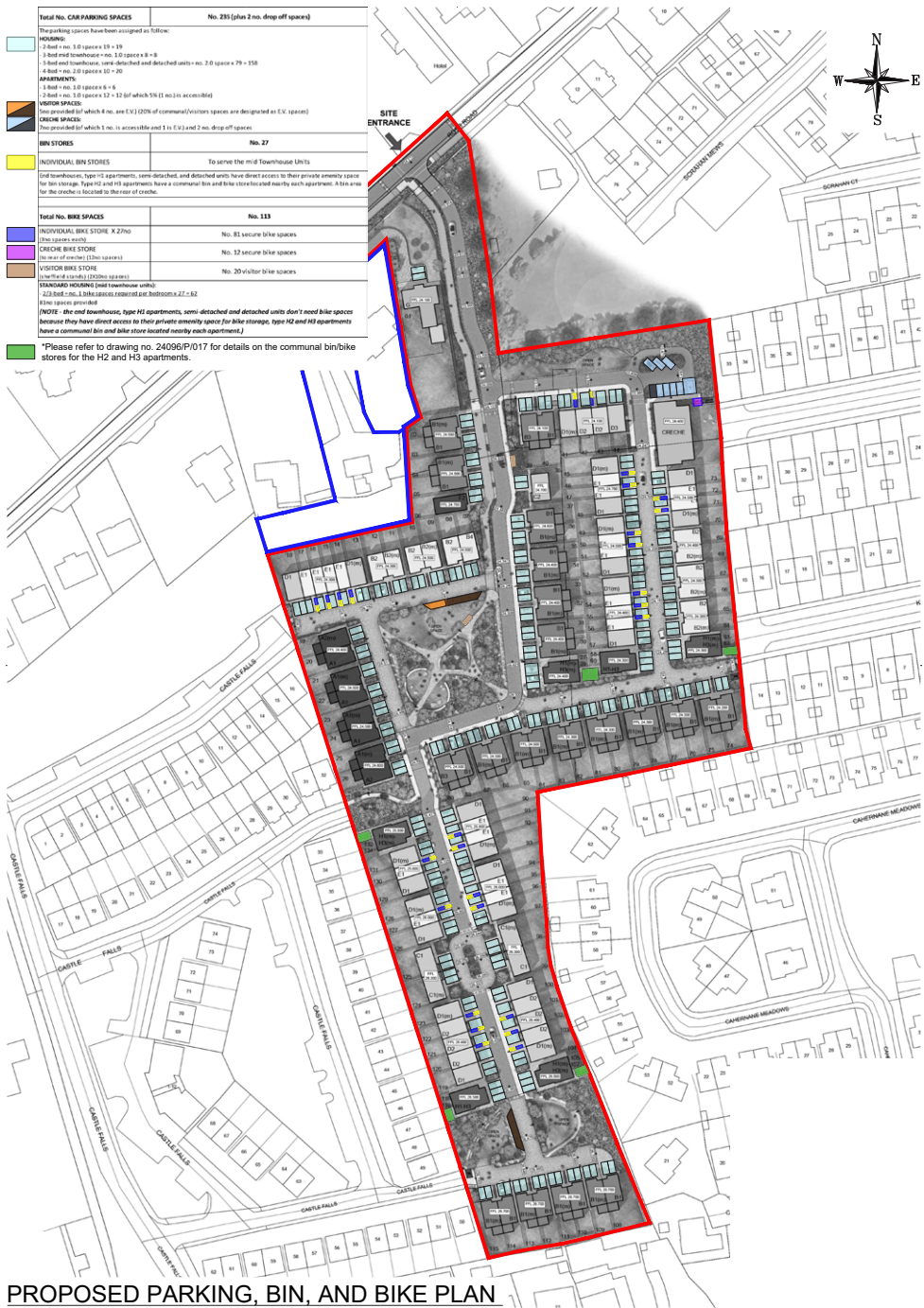
The dimensions of bin storage areas for the houses have been designed to satisfy the three-bin system.



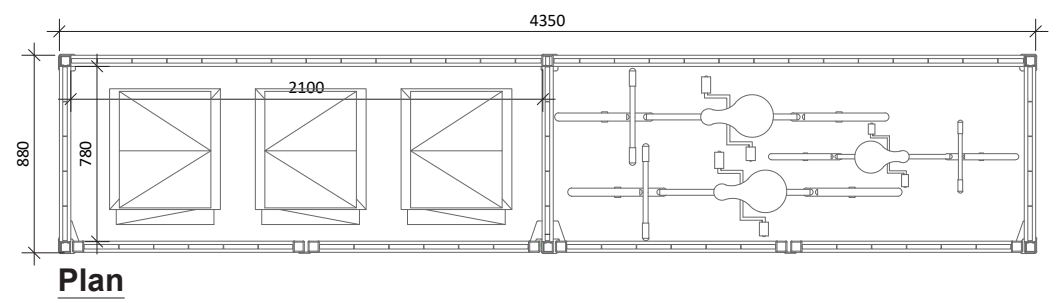
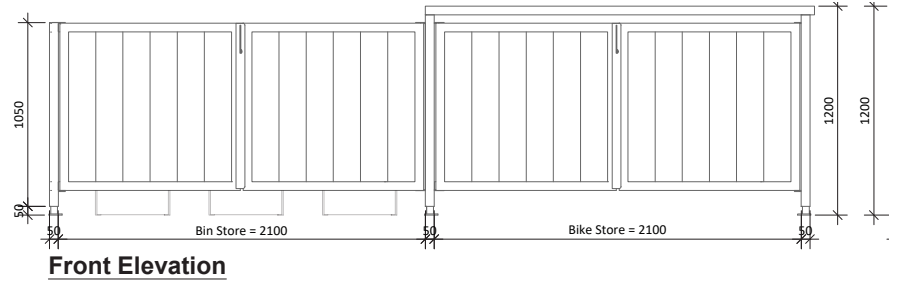
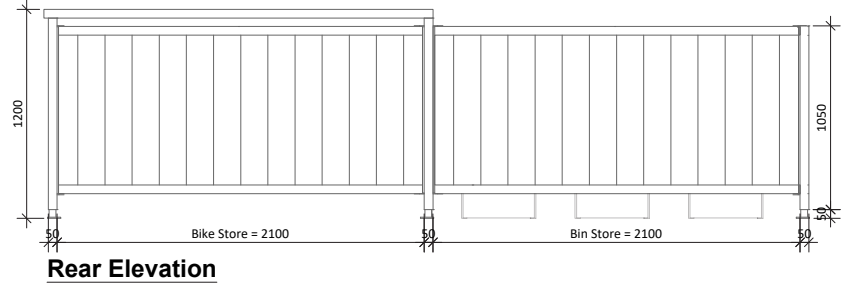
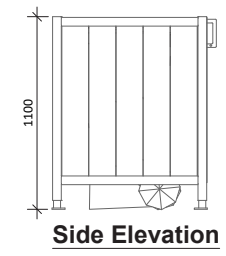
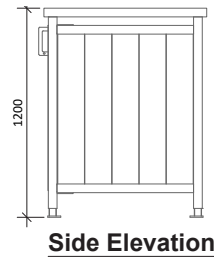
TYPICAL APARTMENT H2/H3 COMMUNAL BIN AND BIKE STORE

TYPICAL MID-TOWNHOUSE BIN AND BIKE STORE





PROPOSED PARKING, BIN, AND BIKE PLAN



TYPICAL MID-TOWNHOUSE BIN AND BIKE STORE