

HOUSING QUALITY ASSESSMENT

Apartments

CORE	APT NUMBER	APT TYPE	No. 1 BEDS	No. 2 BEDS	BED SPACES	UNIT AREA m ²	Agg. LIVING AREA m ²	BED 1 AREA m ²	BED 2 AREA m ²	Agg. BED AREA m ²	STORE AREA m ²	PRIVATE OPEN SPACE M ²	SINGLE ASPECT	DUAL ASPECT
Block A (Ground Floor)														
CORE 1	1	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	2	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	3	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	4	C4	1		2	61.5	31.40	14.50		14.50	5.80	5.00	1	
	5	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	6	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	7	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
Block A (First Floor)														
CORE 1	8	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	9	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	10	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	11	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1	
	12	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	13	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	14	D		1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
	15	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
Block A (Second Floor)														
CORE 1	16	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	17	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	18	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	19	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1	
	20	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	21	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	22	D		1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
	23	A		1	4	81.1	30.00	13.90	11.50	25.40	6.00	7.00		1
Block A (Third Floor)														
CORE 1	24	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	25	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	26	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	27	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1	
	28	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	29	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	30	D		1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
31	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1	
BLOCK 'A' TOTAL														
	31		13	18	98	2124.2						191.00	12	19

HOUSING QUALITY ASSESSMENT

Apartments

CORE	APT NUMBER	APT TYPE	No. 1 BEDS	No. 2 BEDS	BED SPACES	UNIT AREA m ²	Agg. LIVING AREA m ²	BED 1 AREA m ²	BED 2 AREA m ²	Agg. BED AREA m ²	STORE AREA m ²	PRIVATE OPEN SPACE M ²	SINGLE ASPECT	DUAL ASPECT
Block B (Ground Floor)														
CORE 1	1	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	2	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	3	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	4	C4	1		2	61.5	31.40	14.50		14.50	5.80	5.00	1	
	5	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	6	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	7	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
Block B (First Floor)														
CORE 1	8	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	9	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	10	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	11	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1	
	12	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	13	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	14	D		1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
	15	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
Block B (Second Floor)														
CORE 1	16	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	17	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	18	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	19	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1	
	20	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	21	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	22	D		1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
	23	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
Block B (Third Floor)														
CORE 1	24	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	25	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	26	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	27	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1	
	28	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	29	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	30	D		1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
31	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1	
BLOCK 'B' TOTAL														
31														
13														
18														
98														
2124.2														
191														
12														
19														
APARTMENT TOTALS														
26														
36														
196														
4248														
382														
24														
38														
62														
50*														
78.1%														
63.0%														

OVERALL UNITS WITH FLOOR AREA 10% GREATER THAN MIN:

*50 Units associated with Block A & B (50 of 64 = 78.1%)

HOUSING QUALITY ASSESSMENT

Duplexes

BLOCK	UNIT QUANTITY	1 BED No's (2 Person)	2 BED No's (4 Person)	BED SPACES	UNIT AREA m ²	Agg. LIVING AREA m ²	BED 1 Area m ²	BED 2 Area m ²	Agg. BED AREA m ²	STORE AREA m ²	PRIVATE OPEN SPACE ²	Orientation	ASPECT
Block A													
Ground Floor APT Type A	10	10		20.0	45.1	25.3	11.8		11.8	3.1	50.0	NW/SE	Dual
Duplex Type B	9		9	36	97.0	32.9	14.7	11.5	26.2	4.8 + Attic	63.0	NW/SE	Dual
Duplex Type B1	1		1	4	99.5	35.0	14.7	11.5	26.2	4.8 + Attic	7.0	NW/SE	Dual
DUPLEX 'A' TOTAL	20	10	10								120		
Block B													
Ground Floor APT Type A	6	6		12	45.1	25.3	11.8		11.8	3.1	30.0	NE/SW	Dual
Ground Floor APT Type A1	1	1		2	45.1	25.3	11.8		11.8	3.1	5.0	NE/SW	Dual
Duplex Type B	7		7	28	97.0	32.9	14.7	11.5	26.2	4.8 + Attic	49.0	NE/SW	Dual
DUPLEX 'B' TOTAL	14	7	7								84		
Block C													
Ground Floor APT Type A	8	8		16	45.1	25.3	11.8		11.8	3.1	40.0	SE/NW	Dual
Duplex Type B	7		7	28	97.0	32.9	14.7	11.5	26.2	4.8 + Attic	49.0	SE/NW	Dual
Duplex Type B1	1		1	4	99.5	35.0	14.7	11.5	26.2	4.8 + Attic	7.0	SE/NW	Dual
DUPLEX 'C' TOTAL	16	8	8								96		
Block D													
Ground Floor APT Type A	10	10		20	45.1	25.3	11.8		11.8	3.0	50.0	N/S	Dual
Ground Floor APT Type A1	1	1		2	45.1	25.3	11.8		11.8	3.0	5.0	N/S	Dual
Duplex Type B	11		11	44	97.0	32.9	14.7	11.5	26.2	4.8 + Attic	77.0	N/S	Dual
DUPLEX 'D' TOTAL	22	11	11								132		
Block E													
Ground Floor APT Type A	4	4		8	54.5	30.6	13.5		13.5	3.5	20.0	E/W	Dual
Ground Floor APT Type A2	2	2		4	59.8	37.0	13.5		13.5	3.5	10.0	E/W	Dual
Duplex Type B	3		3	12	97.0	32.6	14.7	11.7	26.4	4.7 + Attic	21.0	E/W	Dual
Duplex Type B1	1		1	4	99.2	35.0	14.7	11.7	26.4	4.7 + Attic	7.0	E/W	Dual
Duplex Type B2	2		2	8	112.3	39.8	16.3	15.6	31.9	4.7 + Attic	14.0	E/W	Dual
DUPLEX 'E' TOTAL	12	6	6								72		
Block F													
Ground Floor APT Type A	6	6		12	45.1	25.7	11.5		11.5	3.0	30.0	E/W	Dual
Ground Floor APT Type A1	1	1		2	45.1	26.0	11.5		11.5	3.0	5.0	E/W	Dual
Ground Floor APT Type A2	2	2		4	52.2	31.9	11.5		11.5	3.0	10.0	E/W	Dual
Duplex Type B	7		7	28	97.0	32.6	14.7	11.7	26.4	4.7 + Attic	49.0	E/W	Dual
Duplex Type B2	2		2	8	112.3	39.8	16.3	15.6	31.9	4.7 + Attic	14.0	E/W	Dual
DUPLEX 'F' TOTAL	18	9	9								108.0		
TOTAL	102	51	51	306	1632.1						612.0		100.0%

HOUSING QUALITY ASSESSMENT

HOUSING QUALITY ASSESSMENT

Houses

TYPES	DESCRIPTION	2 BED No's (4 Person)	3 BED No's (5 Person)	4 BED No's (6 Person)	TOTAL Hse No's	HEIGHT	BEDSPACE No's	Hse Area m ²	TOTAL Hse Area m ²	Agg. LIVING Area m ²	BED 1	BED 2	BED 3	BED 4	Agg. BED Area m ²	STORE	GARDEN AREA M ²	ASPECT	
Overall		4	5	7															
House Type A	3 Bed - Semi-Detached-Wide Frontage		7		7	2 Storey	35	123.0	861.0	45.5	15.3	10.0	13.4		38.7	4.75 + Attic	Min 60m ² +	Dual	
House Type B	4 Bed - Semi-Detached-Corner			7	7	2 Storey	49	145.4	1017.8	54.4	14.8	11.4	12.0	11.0	49.2	6.4 + Attic	Min 75m ² +	Dual	
House Type C	3 Bed - Semi-Detached/Mid Terrace		126		126	2 Storey	630	113.0	14238.0	42.5	13.2	14.4	7.8		35.4	3.5 + Attic	Min 60m ² +	Dual	
House Type C1	3 Bed - Semi-Detached/End Terrace		23		23	2 Storey	115	114.0	2622.0	40.4	18.2	11.5	8.1		37.8	3.1 + Attic	Min 60m ² +	Dual	
House Type D	4 Bed - Semi-Detached/Mid Terrace			9	9	2 Storey	63	136.2	1225.8	47.2	14.2	12.0	10.0	10.5	46.7	5.9 + Attic	Min 75m ² +	Dual	
House Type D1	4 Bed - Semi-Detached/End Terrace			5	5	2 Storey	35	137.6	688.0	54.2	14.2	12.0	10.0	10.5	46.7	5.9 + Attic	Min 75m ² +	Dual	
House Type E	2 Bed - Mid Terrace	18			18	2 Storey	72	88.2	1587.6	30.9	13.0	12.6			25.6	6.8 + Attic	Min 55m ² +	Dual	
House Type E1	2 Bed - End Terrace	1			1	2 Storey	4	88.2	88.2	30.2	13.0	12.6			25.6	5.4 + Attic	Min 55m ² +	Dual	
TOTAL		19	156	21	196		1003		22328.4										
Character Area 2																			
House Type C	3 Bed - Mid Terrace		18		18	2 Storey	90	113.0	2034.0	42.5	13.2	14.4	7.8		35.4	3.5 + Attic	Min 60m ² +	Dual	
House Type C1	3 Bed - End Terrace		4		4	2 Storey	20	114.0	456.0	40.4	18.2	11.5	8.1		37.8	3.1 + Attic	Min 60m ² +	Dual	
House Type E	2 Bed - Mid Terrace	6			6	2 Storey	24	88.2	529.2	30.9	13.0	12.6			25.6	6.8 + Attic	Min 55m ² +	Dual	
House Type E1	2 Bed - End Terrace	1			1	2 Storey	4	88.2	88.2	30.2	13.0	12.6			25.6	5.4 + Attic	Min 55m ² +	Dual	
TOTAL		7	22	0	29		138		3107.4										
Character Area 3																			
House Type A	3 Bed - Semi-Detached-Wide Frontage		7		7	2 Storey	35	123.0	861.0	45.5	15.3	10.0	13.4		38.7	4.75 + Attic	Min 60m ² +	Dual	
House Type B	4 Bed - Semi-Detached-Corner			7	7	2 Storey	49	145.4	1017.8	54.4	14.8	11.4	12.0	11.0	49.2	6.4 + Attic	Min 75m ² +	Dual	
House Type C	3 Bed - Semi-Detached/Mid Terrace		67		67	2 Storey	335	114.0	7638.0	42.7	13.0	14.6	7.8		35.4	3.5 + Attic	Min 60m ² +	Dual	
House Type C1	3 Bed - Semi-Detached/End Terrace		11		11	2 Storey	55	114.0	1254.0	40.4	18.2	11.5	8.1		37.8	3.1 + Attic	Min 60m ² +	Dual	
House Type D	4 Bed - Semi-Detached/Mid Terrace			9	9	2 Storey	63	136.2	1225.8	47.2	14.2	12.0	10.0	10.5	46.7	5.9 + Attic	Min 75m ² +	Dual	
House Type D1	4 Bed - Semi-Detached/End Terrace			5	5	2 Storey	35	137.6	688.0	54.2	14.2	12.0	10.0	10.5	46.7	5.9 + Attic	Min 75m ² +	Dual	
House Type E	2 Bed - Mid Terrace	12			12	2 Storey	48	88.2	1058.4	30.9	13.0	12.6			25.6	6.8 + Attic	Min 55m ² +	Dual	
TOTAL		12	85	21	118		536		13743.0										
Character Area 4																			
House Type C	3 Bed - Semi-Detached/Mid Terrace		41		41	2 Storey	205	113.0	4633.0	42.5	13.2	14.4	7.8		35.4	3.5 + Attic	Min 60m ² +	Dual	
House Type C1	3 Bed - Semi-Detached/End Terrace		8		8	2 Storey	40	114.0	912.0	40.4	18.2	11.5	8.1		37.8	3.1 + Attic	Min 60m ² +	Dual	
TOTAL		0	49	0	49		245		5545.0										
TOTALS		19	156	21	196				22395.4										
% of total Houses		10%	80%	11%															

Rear Garden Sizes

Note: Garden sizes correspond to Min Requirement as per Meath Co Council's Development Plan = 55m² for 2 Bed, 60m² for 3 Bed & 75m² for 4 Bed+

HOUSING QUALITY ASSESSMENT

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UNIT TYPE	AREA (M²)	QUANTITY					TOTAL	% DUAL ASPECT
		CRECHE	1 BED (2 Person)	2 BED (4 Person)	3 BED (5 Person)	4 BED (6 Person)		
APARTMENTS								
BLOCK A	2,124		13	18			31	19 of 31
BLOCK B	2,124		13	18			31	19 of 31
TOTAL	4,248		26	36	0	0	62	61%
DUPLEX								
BLOCK A	1,424		10	10			20	20 of 20
BLOCK B	995		7	7			14	14 of 14
BLOCK C	1,139		8	8			16	16 of 16
BLOCK D	1,563		11	11			22	22 of 22
BLOCK E	952		6	6			12	12 of 12
BLOCK F	1,324		9	9			18	18 of 18
TOTAL	7,397		51	51	0	0	102	100%
HOUSES								
	22,328		0	19	156	21	196	
TOTAL RESIDENTIAL UNITS	33,974		77	106	156	21	360	
			21%	29%	43%	6%	100%	%
CRECHE	514	1						
SCOUT DEN	220							
OVERALL TOTAL	34,707							

PROJECT STATISTICS			
OVERALL SITE AREA		195,223 sq.m	19.52 ha
DEVELOPABLE SITE AREA			7.89 ha
DENSITY			45.6 units per ha
*note developable site area equals overall site area less access road & High Amenity Lands			
HIGH AMENITY LANDS			6.99 ha
PLOT RATIO - (Residential lands)			0.40
PLOT RATIO - (Residential & High Amenity Lands)			0.18
SITE COVERAGE GROSS (incl. creche, Scout Den, external Bin Stores, external Bike stores & ESB Sub stations)			10%
10% REQUIRED POS			0.79 ha
OPEN SPACE PROVIDED			0.99 ha (12.5%)
COMMUNAL OPEN SPACE			
		REQUIRED	PROVIDED
DUPLEX BLOCK A & APT BLOCK A		120 + 198sqm = 318sqm	319sqm
DUPLEX BLOCK B & C		84 + 96sqm = 180sqm	181sqm
DUPLEX BLOCK D & APT BLOCK B		132 + 198sqm = 330sqm	371sqm
DUPLEX BLOCK E & F		72 + 108sqm = 180sqm	331sqm
TOTAL		1008sqm	1202sqm 119%
CRECHE PROVISION			
Note: Creche based on provision for Phase 1A Lands (i.e. 185 houses (20 (4-bed) + 155 (3-bed) + 10 (50% 2-bed)) + 26 (50% 2-bed duplex) + 19 (50% 2-bed apartments) = 230* units with 230 / 75 x 20 child spaces = Creche required for 61 children			
*1-Bed Apartments & 50% of 2-Bed Apartments Discounted in Creche Unit Calculations			

HOUSING QUALITY ASSESSMENT

UNIT TYPE	AREA (M ²)	QUANTITY					TOTAL	% DUAL ASPECT
		CRECHE	1 BED (2 Person)	2 BED (4 Person)	3 BED (5 Person)	4 BED (6 Person)		

PROJECT STATISTICS

CAR PARKING

BICYCLE PARKING

APARTMENT BLOCK A (31 UNITS)				APARTMENT BLOCK B (31 UNITS)				DUPLICATE BLOCK A (20 UNITS)				DUPLICATE BLOCK B & C (30 UNITS)				DUPLICATE BLOCK D (22 UNITS)				DUPLICATE BLOCK E & F (30 UNITS)			
Total Spaces (1.25 per Apartment Unit):		38.75	(39 surface)	Total (1 per Unit + 1 visitor for every 2no. units)		47	(31 secure + 16 surface)	Total Spaces (1.25 per Apartment Unit):		38.75	(39 surface)	Total (1 per Unit + 1 visitor for every 2no. units)		47	(31 secure + 16 surface)	Total Spaces (1.25 per Apartment Unit):		25	(25 surface)	Total (1 per Unit + 1 visitor for every 2no. units)		30	(20 secure + 10 surface)
includes:		Disabled *	1	includes:		Resident	31 (secure)	includes:		Disabled	1	includes:		Resident	32 (secure)	includes:		Disabled	1	includes:		Resident	20 (secure)
Visitor *		8	(includes 1 no. Surface Level EV Space) (of which 1 no. EV spaces provided)	Visitor		16 (surface parking)		Visitor		8	(includes 1 no. Surface Level EV Space) (of which 1 no. EV spaces provided)	Visitor		16 (surface parking)		Visitor		5	(includes 1 no. Surface Level EV Space) (of which 1 no. EV spaces provided)	Visitor		10 (surface parking)	
includes:		Disabled	1	includes:		Resident	30 (secure)	includes:		Disabled	1	includes:		Resident	30 (secure)	includes:		Disabled	1	includes:		Resident	22 (secure)
Visitor		8	(includes 1 no. Surface Level EV Space) (of which 1 no. EV spaces provided)	Visitor		15 (surface parking)		Visitor		8	(includes 1 no. Surface Level EV Space) (of which 1 no. EV spaces provided)	Visitor		11 (surface parking)		Visitor		8	(includes 1 no. Surface Level EV Space) (of which 1 no. EV spaces provided)	Visitor		15 (surface parking)	

* Provision of facilities for the charging of battery operated cars at a rate of up to 5% of the total car parking spaces. All House parking spaces will be constructed to be capable of accomodating future charging points, as required.

Car Parking

Bicycle Parking

CRECHE				SCOUT DEN				PUBLIC PARK							
Total Spaces		29	(29 surface)	Total Spaces *		6	(6 surface)	Total Spaces*		24	(24 surface)	Total Spaces		12	(12 surface)
includes:		Setdown/Drop off	5	includes:				includes:				includes:			

* An additional 18 spaces have been provided for dual-use parking spaces for Public Park & future expansion of Creche. Please refer to the site plan drawing for the location of these spaces.