



DOWNEY

29 Merrion Square, D02RW64
+353 (0) 1 253 0220
info@downey.ie

HOUSING QUALITY ASSESSMENT - PLANNING

PROJECT - RESIDENTIAL DEVELOPMENT LANDS AT KILGOBBIN ROAD
JOB NO. - 698_008

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGATE STORAGE REQUIRED (m²)	AGGREGATE STORAGE PROPOSED (m²)	PRIVATE OPEN SPACE REQUIRED (m²)	PRIVATE OPEN SPACE PROPOSED (m²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
BLOCK A														
GROUND FLOOR														
A-01	1 BED APARTMENT	45	45	1	2	18.4	11.4	11.4	3	3.1	5	5.1	YES	NO
A-02	1 BED APARTMENT	45	45	1	2	17.1	11.4	13	3	3.3	5	5.1	YES	NO
A-03	2BED 3P APARTMENT	63	63	2	3	22.1	18.5	20.3	5	5.2	6	7.2	YES	NO
A-04	1 BED APARTMENT	45	49.6	1	2	23.2	11.4	11.5	3	3.2	5	5.0	NO	YES
A-05	1 BED APARTMENT	45	49.6	1	2	23.2	11.4	11.5	3	3.2	5	5.0	NO	YES
A-06	2BED 3P APARTMENT	63	68.8	2	3	27.6	18.5	21.1	5	5.0	6	7.9	YES	NO
A-07	1 BED APARTMENT	45	55.5	1	2	23.6	11.4	15.9	3	3.6	5	7.2	YES	YES
A-08	1 BED APARTMENT	45	48	1	2	23	11.4	11.4	3	3.3	5	7.1	YES	NO
FIRST FLOOR														
A-09	1 BED APARTMENT	45	45	1	2	18.4	11.4	11.4	3	3.1	5	5.1	YES	NO
A-10	1 BED APARTMENT	45	45	1	2	17.1	11.4	13	3	3.3	5	5.1	YES	NO
A-11	2BED 3P APARTMENT	63	63	2	3	22.1	18.5	20.3	5	5.2	6	7.2	YES	NO
A-12	1 BED APARTMENT	45	49.1	1	2	23	11.4	11.4	3	3.5	5	5.0	NO	NO
A-13	3 BED 4P APARTMENT	76	84.3	3	4	28.4	25.6	30.5	6	7.8	7	7.1	NO	YES
A-14	1 BED APARTMENT	45	49.6	1	2	23.2	11.4	11.5	3	3.2	5	5.0	NO	YES
A-15	1 BED APARTMENT	45	49.6	1	2	23.2	11.4	11.5	3	3.2	5	5.0	NO	YES
A-16	2BED 3P APARTMENT	63	68.8	2	3	27.6	18.5	21.1	5	5.0	6	7.9	YES	NO
A-17	1 BED APARTMENT	45	55.5	1	2	23.6	11.4	15.9	3	3.6	5	7.2	YES	YES
A-18	2BED 3P APARTMENT	63	63.3	2	3	23.9	18.5	21.8	5	6.0	6	7.1	YES	NO
SECOND FLOOR														
A-19	1 BED APARTMENT	45	45	1	2	18.4	11.4	11.4	3	3.1	5	5.1	YES	NO
A-20	1 BED APARTMENT	45	45	1	2	17.1	11.4	13	3	3.3	5	5.1	YES	NO
A-21	2BED 3P APARTMENT	63	63	2	3	22.1	18.5	20.3	5	5.2	6	7.2	YES	NO
A-22	1 BED APARTMENT	45	49.1	1	2	23	11.4	11.4	3	3.5	5	5.0	NO	NO
A-23	3 BED 4P APARTMENT	76	84.3	3	4	28.4	25.6	30.5	6	7.8	7	7.1	NO	YES
A-24	1 BED APARTMENT	45	49.6	1	2	23.2	11.4	11.5	3	3.2	5	5.0	NO	YES
A-25	1 BED APARTMENT	45	49.6	1	2	23.2	11.4	11.5	3	3.2	5	5.0	NO	YES
A-26	2BED 3P APARTMENT	63	68.8	2	3	27.6	18.5	21.1	5	5.0	6	7.9	YES	NO
A-27	1 BED APARTMENT	45	55.5	1	2	23.6	11.4	15.9	3	3.6	5	7.2	YES	YES
A-28	2BED 3P APARTMENT	63	63.3	2	3	23.9	18.5	21.8	5	6.0	6	7.1	YES	NO
THIRD FLOOR														
A-29	1 BED APARTMENT	45	45	1	2	18.4	11.4	11.4	3	3.1	5	5.1	YES	NO
A-30	1 BED APARTMENT	45	45	1	2	17.1	11.4	13	3	3.3	5	5.1	YES	NO
A-31	2BED 3P APARTMENT	63	63	2	3	22.1	18.5	20.3	5	5.2	6	7.2	YES	NO
A-32	1 BED APARTMENT	45	49.1	1	2	23	11.4	11.4	3	3.5	5	5.0	NO	NO
A-33	3 BED 4P APARTMENT	76	84.3	3	4	28.4	25.6	30.5	6	7.8	7	7.1	NO	YES
A-34	1 BED APARTMENT	45	49.6	1	2	23.2	11.4	11.5	3	3.2	5	5.0	NO	YES
A-35	1 BED APARTMENT	45	49.6	1	2	23.2	11.4	11.5	3	3.2	5	5.0	NO	YES
A-36	2BED 3P APARTMENT	63	68.8	2	3	27.6	18.5	21.1	5	5.0	6	7.9	YES	NO
A-37	1 BED APARTMENT	45	55.5	1	2	23.6	11.4	15.9	3	3.6	5	7.2	YES	YES
A-38	2BED 3P APARTMENT	63	63.3	2	3	23.9	18.5	21.8	5	6.0	6	7.1	YES	NO
FOURTH FLOOR														
A-39	2 BED APARTMENT	73	76	2	4	31	22.8	24.4	6	6	7	7.1	YES	NO
A-40	1 BED APARTMENT	45	49.6	1	2	23.2	11.4	11.5	3	3.2	5	5.0	NO	YES
A-41	1 BED APARTMENT	45	49.6	1	2	23.2	11.4	11.5	3	3.2	5	5.0	NO	YES
A-42	2BED 3P APARTMENT	63	68.8	2	3	27.6	18.5	21.1	5	5.0	6	7.9	YES	NO

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGATE STORAGE REQUIRED (m²)	AGGREGATE STORAGE PROPOSED (m²)	PRIVATE OPEN SPACE REQUIRED (m²)	PRIVATE OPEN SPACE PROPOSED (m²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
A-43	1 BED APARTMENT	45	55.5	1	2	23.6	11.4	15.9	3	3.6	5	7.2	YES	YES
A-44	2BED 3P APARTMENT	63	63.3	2	3	23.9	18.5	21.8	5	6.0	6	7.1	YES	NO
BLOCK B														
GROUND FLOOR														
B-01	1 BED APARTMENT	45	45	1	2	24.3	11.4	11.4	3	3.3	5	5.0	YES	NO
B-02	2 BED APARTMENT	73	81.3	2	4	40.9	22.8	24.4	6	6.5	7	8.5	YES	YES
B-03	2 BED APARTMENT	73	86	2	4	41.9	22.8	24.7	6	9.3	7	7	YES	YES
B-04	2 BED APARTMENT	73	76.2	2	4	32.9	22.8	25.9	6	7.3	7	7.3	NO	NO
B-05	2 BED APARTMENT	73	80.5	2	4	37.4	22.8	26.4	6	6.6	7	7.3	NO	YES
B-06	1 BED APARTMENT	45	53.9	1	2	27	11.4	11.5	3	3.0	5	7.3	NO	YES
B-07	1 BED APARTMENT	45	45.5	1	2	23	11.4	11.5	3	3.5	5	7.3	NO	NO
B-08	1 BED APARTMENT	45	47.4	1	2	24	11.4	11.6	3	3.2	5	7.3	NO	NO
B-09	2 BED APARTMENT	73	86	2	4	41.9	22.8	24.7	6	9.3	7	7	YES	YES
B-10	1 BED APARTMENT	45	46.4	1	2	23.8	11.4	11.6	3	3.1	5	6.0	YES	NO
FIRST FLOOR														
B-11	1 BED APARTMENT	45	47.5	1	2	26.5	11.4	12.4	3	3.0	5	5.0	NO	NO
B-12	1 BED APARTMENT	45	47.1	1	2	24.1	11.4	12.9	3	4.7	5	5.0	NO	NO
B-13	2 BED APARTMENT	73	74.6	2	4	28.3	24.4	23.7	6	6.2	7	7	YES	NO
B-14	3 BED 4P APARTMENT	76	78.2	3	5	31	25.6	30.8	6	6.2	7	8.5	YES	NO
B-15	1 BED APARTMENT	45	45	1	2	23	11.4	12.9	3	3.7	5	5.0	NO	NO
B-16	2BED 3P APARTMENT	63	63	2	3	28.3	18.5	22.2	5	6.2	6	6.4	YES	NO
B-17	2 BED APARTMENT	73	76.2	2	4	32.9	24.4	25.9	6	7.3	7	7.3	NO	NO
B-18	2 BED APARTMENT	73	80.5	2	4	37.4	24.4	26.4	6	6.6	7	7.3	YES	YES
B-19	1 BED APARTMENT	45	53.9	1	2	27	11.4	11.5	3	3.0	5	7.3	YES	YES
B-20	1 BED APARTMENT	45	45.5	1	2	23	11.4	11.5	3	3.5	5	7.3	NO	NO
B-21	1 BED APARTMENT	45	47.4	1	2	24	11.4	11.6	3	3.2	5	7.3	NO	NO
B-22	2BED 3P APARTMENT	63	63	2	3	28.3	18.5	22.2	5	6.2	6	6.4	YES	NO
B-23	1 BED APARTMENT	45	45	1	2	23	11.4	12.9	3	3.7	5	5.0	NO	NO
B-24	1 BED APARTMENT	45	45.9	1	2	25.6	11.4	11.4	3	3.9	5	6.0	YES	NO
B-25	1 BED APARTMENT	45	45.6	1	2	23.1	11.4	12.7	3	3.4	5	7.4	YES	NO
B-26	1 BED APARTMENT	45	47.2	1	2	26.5	11.4	11.6	3	3.3	5	5.0	NO	NO
SECOND FLOOR														
B-27	1 BED APARTMENT	45	55.5	1	2	32.8	11.4	12.4	3	3.0	5	5.0	NO	YES
B-28	1 BED APARTMENT	45	47.1	1	2	24.1	11.4	12.9	3	4.7	5	5.0	NO	NO
B-29	2 BED APARTMENT	73	74.6	2	4	28.3	24.4	23.7	6	6.2	7	7	YES	NO
B-30	3 BED 4P APARTMENT	76	78.2	3	5	31	25.6	30.8	6	6.2	7	8.5	YES	NO
B-31	1 BED APARTMENT	45	45	1	2	23	11.4	12.9	3	3.7	5	5.0	NO	NO
B-32	2BED 3P APARTMENT	63	63	2	3	28.3	18.5	22.2	5	6.2	6	6.4	YES	NO
B-33	2 BED APARTMENT	73	76.2	2	4	32.9	24.4	25.9	6	7.3	7	7.3	NO	NO
B-34	2 BED APARTMENT	73	80.5	2	4	37.4	24.4	26.4	6	6.6	7	7.3	YES	YES
B-35	1 BED APARTMENT	45	53.9	1	2	27	11.4	11.5	3	3.0	5	7.3	YES	YES
B-36	1 BED APARTMENT	45	45.5	1	2	23	11.4	11.5	3	3.5	5	7.3	NO	NO
B-37	1 BED APARTMENT	45	47.4	1	2	24	11.4	11.6	3	3.2	5	7.3	NO	NO
B-38	2BED 3P APARTMENT	63	63	2	3	28.3	18.5	22.2	5	6.2	6	6.4	YES	NO
B-39	1 BED APARTMENT	45	45	1	2	23	11.4	12.9	3	3.7	5	5.0	NO	NO
B-40	3 BED 4P APARTMENT	76	82.8	3	5	39.9	25.6	26.1	6	6.3	7	7.4	YES	NO
B-41	1 BED APARTMENT	45	55.2	1	2	32.8	11.4	11.6	3	3.3	5	5.0	NO	YES
THIRD FLOOR														
B-42	1 BED APARTMENT	45	55.5	1	2	32.8	11.4	12.4	3	3.0	5	5.0	NO	YES
B-43	2 BED APARTMENT	73	77.5	2	4	30.4	24.4	24.4	6	5.4	7	7	YES	NO
B-44	3 BED 4P APARTMENT	76	78.2	3	5	31	25.6	30.8	6	6.2	7	8.5	YES	NO
B-45	1 BED APARTMENT	45	45	1	2	23	11.4	12.9	3	3.7	5	5.0	NO	NO
B-46	2BED 3P APARTMENT	63	63	2	3	28.3	18.5	22.2	5	6.2	6	6.4	YES	NO
B-47	2 BED APARTMENT	73	76.2	2	4	32.9	24.4	25.9	6	7.3	7	7.3	NO	NO
B-48	2 BED APARTMENT	73	80.5	2	4	37.4	24.4	26.4	6	6.6	7	7.3	YES	YES

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGATE STORAGE REQUIRED (m²)	AGGREGATE STORAGE PROPOSED (m²)	PRIVATE OPEN SPACE REQUIRED (m²)	PRIVATE OPEN SPACE PROPOSED (m²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
B-49	1 BED APARTMENT	45	53.9	1	2	27	11.4	11.5	3	3.0	5	7.3	YES	YES
B-50	1 BED APARTMENT	45	45.5	1	2	23	11.4	11.5	3	3.5	5	7.3	NO	NO
B-51	1 BED APARTMENT	45	47.4	1	2	24	11.4	11.6	3	3.2	5	7.3	NO	NO
B-52	2BED 3P APARTMENT	63	63	2	3	28.3	18.5	22.2	5	6.2	6	6.4	YES	NO
B-53	1 BED APARTMENT	45	45	1	2	23	11.4	12.9	3	3.7	5	5.0	NO	NO
B-54	3 BED 4P APARTMENT	76	82.8	3	5	39.9	25.6	26.1	6	6.3	7	7.4	YES	NO
B-55	1 BED APARTMENT	45	55.2	1	2	32.8	11.4	11.6	3	3.3	5	5.0	NO	YES

FOURTH FLOOR														
B-56	1 BED APARTMENT	45	55.5	1	2	32.8	11.4	12.4	3	3.0	5	5.0	NO	YES
B-57	2 BED APARTMENT	73	77.5	2	4	30.4	24.4	24.4	6	5.4	7	7	YES	NO
B-58	3 BED 4P APARTMENT	76	78.2	3	5	31	25.6	30.8	6	6.2	7	8.5	YES	NO
B-59	1 BED APARTMENT	45	45	1	2	23	11.4	12.9	3	3.7	5	5.0	NO	NO
B-60	2BED 3P APARTMENT	63	63	2	3	28.3	18.5	22.2	5	6.2	6	6.4	YES	NO
B-61	2 BED APARTMENT	73	76.2	2	4	32.9	24.4	25.9	6	7.3	7	7.3	NO	NO
B-62	2 BED APARTMENT	73	80.5	2	4	37.4	24.4	26.4	6	6.6	7	7.3	YES	YES
B-63	1 BED APARTMENT	45	53.9	1	2	27	11.4	11.5	3	3.0	5	7.3	YES	YES
B-64	1 BED APARTMENT	45	45.5	1	2	23	11.4	11.5	3	3.5	5	7.3	NO	NO
B-65	1 BED APARTMENT	45	47.4	1	2	24	11.4	11.6	3	3.2	5	7.3	NO	NO
B-66	2BED 3P APARTMENT	63	63	2	3	28.3	18.5	22.2	5	6.2	6	6.4	YES	NO
B-67	1 BED APARTMENT	45	45	1	2	23	11.4	12.9	3	3.7	5	5.0	NO	NO
B-68	3 BED 4P APARTMENT	76	82.8	3	5	39.9	25.6	26.1	6	6.3	7	7.4	YES	NO
B-69	1 BED APARTMENT	45	55.2	1	2	32.8	11.4	11.6	3	3.3	5	5.0	NO	YES

FIFTH FLOOR														
B-70	2 BED APARTMENT	73	79.3	2	4	38.9	22.8	25.5	6	6.1	7	9	NO	NO
B-71	2BED 3P APARTMENT	63	65	2	3	28	18.5	24.4	5	6.0	6	7.3	NO	NO
B-72	1 BED APARTMENT	45	47.4	1	2	24	11.4	11.6	3	3.2	5	7.3	NO	NO
B-73	2BED 3P APARTMENT	63	63	2	3	28.3	18.5	22.2	5	6.2	6	6.4	YES	NO
B-74	1 BED APARTMENT	45	45	1	2	23	11.4	12.9	3	3.7	5	5.0	NO	NO
B-75	3 BED 4P APARTMENT	76	82.8	3	5	39.9	25.6	26.1	6	6.3	7	7.4	YES	NO
B-76	1 BED APARTMENT	45	55.2	1	2	32.8	11.4	11.6	3	3.3	5	5.0	NO	YES

TOTAL APARTMENTS	120	6,687	7,149	184	331	3,250	1,923	2,118	496	561	683	776	64	38
---------------------	-----	-------	-------	-----	-----	-------	-------	-------	-----	-----	-----	-----	----	----

BULKY ITEMS STORE - FOR RESIDENTS USE - BLOCK A - TOTAL OF14.6sq.m in Ground Floor GENERAL STORE FOR RESIDENTS USE - BLOCK A - TOTAL OF 09.6sq.m (3.2sq.m on 1st, 2nd and 3rd floors)
--

BULKY ITEMS STORE - FOR RESIDENTS USE - BLOCK B - TOTAL OF 28sq.m: 2x 14.1sq.m residents communal store rooms in Ground Floor.
--

TOTAL BULKY STORE FOR RESIDENTS IN BOTH BLOCKS GROUND FLOOR: 42.6sq.m			OVERALL TOTAL STORAGE: 52.2sq.m		
BIKE PARKING SPACES - BLOCK A - INSIDE BUILDING (3 No. Cargo Bike, 36 No. Tier Bike above Sheffield Stands, 35 No. Sheffield Spaces, including 5 e- Bike Spaces- Total 74 No.)	BIKE PARKING SPACES - BLOCK B (6 No. Cargo Bike, 46 No. Two Tier Bike above SheffieldI, 79 No. Sheffield Spaces, including 11 e- Bike Spaces- Total 131 No.)	BIKE PARKING SPACES - BLOCK A - EXTERNAL BIKE STORAGE (12 No. Sheffield Spaces)		BIKE PARKING SPACES - EXTERNAL AREA - SHORT STAY SHELTERED (22 No. Sheffield) AND NON-SHELTERED (22 No. Sheffield) - TOTAL 56 No.	
OVERALL TOTAL BIKE SPACES = 273					
CAR PARKING SPACES = 54 MOTORCYCLE PARKING SPACES = 3					



DOWNEY

29 Merrion Square, D02RW64

+353 (0) 1 253 0220

info@dwny.ie

SUMMARY

NO. OF APARTMENT UNITS	1 BEDROOM UNITS	67 (27 BLOCK A + 40 BLOCK B)
	2 BEDROOM UNITS (3 and 4 persons)	42 (14 BLOCK A + 28 BLOCK B)
	3 BEDROOM UNITS	11 (03 BLOCK A + 08 BLOCK B)
TOTAL NO. OF APARTMENT UNITS		120
TOTAL NO. OF BEDROOMS		184
TOTAL NO. OF BED SPACES		331
TOTAL DEVELOPMENT GROSS FLOOR AREA (m ²)		10,563
TOTAL RESIDENTIAL NETT FLOOR AREA (m ²)		7,149
TOTAL SITE AREA (HECTARES)		1.21939
BUILDING FOOTPRINT (m ²)		2,234
DEVELOPMENT SITE COVERAGE		18%
DENSITY (UNITS PER HECTARE)		98.4
DEVELOPMENT PLOT RATIO		0.87
PUBLIC OPEN SPACE WITHIN ZONING OBJECTIVE A		0.2387
% OF PUBLIC OPEN SPACE WITHIN ZONING OBJECTIVE A		19.6%
PUBLIC OPEN SPACE WITHIN ZONING OBJECTIVE F		0.3698
% OF PUBLIC OPEN SPACE WITHIN ZONING OBJECTIVE F		30.3%
OVERALL TOTAL PUBLIC OPEN SPACE AREA (HECTARES)		0.6084
% OF OVERALL TOTAL PUBLIC OPEN SPACE		49.9%
BLOCK A ROOF TOP COMMUNAL OPEN SPACE AREA (HECTARES)		0.0238
BLOCK B ROOF TOP COMMUNAL OPEN SPACE AREA (HECTARES)		0.0613
OVERALL TOTAL COMMUNAL OPEN SPACE AREA (HECTARES)		0.0852
% OF COMMUNAL OPEN SPACE (ROOF TOPS)		7.0%
GROUND FLOOR CAR PARKING SPACES		54
TOTAL BICYCLE SPACES		273
TOTAL MOTORBIKE SPACES		3
TOTAL NO. OF SINGLE ASPECT UNITS		56
% NO. OF SINGLE ASPECT UNITS		47%
TOTAL NO. OF DUAL ASPECT UNITS		64
% NO. OF DUAL ASPECT UNITS		53%
TOTAL NO. OF UNITS > 10% GROSS FLOOR AREA		38
% NO. OF UNITS > 10% GROSS FLOOR AREA		32%
% NO. OF 3-BED UNITS (OVERALL TOTAL FOR BOTH BLOCKS)		9%
BUILDING HEIGHT		4 TO 6 STOREYS