

# HOUSING QUALITY ASSESSMENT

for

## RESIDENTIAL DEVELOPMENT

at

**HAYDEN'S LANE, LUCAN, CO. DUBLIN**  
**(SDDC Plan Ref: SD21A/0369)**



View of Proposed development of Griffeen Valley Park

SUBMISSION TO  
SOUTH DUBLIN COUNTY COUNCIL

JUNE 2022

## Response to “Clarification of Additional Information”



## CLARIFICATION OF ADDITIONAL INFORMATION

UNIT NO	UNIT TYPE	UNIT DESCRIPTOIN	UNIT AREA REQUIRED (sq. m.)	UNIT AREA ACHIVED (sq. m.)	% above minimum required	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Area Required (sq.m.)	Aggregate Bedroom Area Achieved (sq.m.)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Aggregate Living Area Required (m)	Aggregate Living Area Achieved (sq.m)	Aggregate Storage Area Required (sq. m.)	Aggregate Storage Area Achieved (sq. m.)	Balcony/Area Required (sq.m.)	Balcony Area Achieved (sq.m.)	Balcony Depth Required (sq.m.)	Balcony Depth Achieved (sq.m.)
<b>BLOCK 1</b>																						
<b>BLOCK 1 - GROUND FLOOR APARTMENTS</b>																						
1	Apt	3 Bed Apartment	90	112.5	25%	Triple	N+S+W	2.8M	3	6	31.5	36.3	3.8	5.5	34	35.2	9	9.8	9	17.3	1.5m	2
2	Apt	3 Bed Apartment	90	121.4	35%	Dual	N+S	2.8m	3	5	31.5	35.5	3.8	6.6	34	47.7	9	10.8	9	16.7	1.5m	2
3	Apt	3 Bed Apartment	90	112.5	25%	Triple	N+S+E	2.8m	3	6	31.5	36.3	3.8	5.5	34	35.2	9	9.4	9	17.3	1.5m	2
<b>BLOCK 1 - DUPLEX UNITS</b>																						
4	Dup	3 Bed Duplex	90	130.8	45	Triple	N+S+W	2.8m	3	6	31.5	37.5	3.8	4.5	34	47.3	9	11.1	9	38.2	1.5m	4.7
5	Dup	3 Bed Duplex	90	130.8	45	Dual	N+S	2.8m	3	6	31.5	36.9	3.8	4.5	34	47.3	9	11.7	9	39.1	1.5m	4.7
6	Dup	3 Bed Duplex	90	130.8	45	Triple	N+S+E	2.8m	3	6	31.5	36.9	3.8	4.5	34	47.3	9	11.7	9	38.6	1.5m	4.7
<b>BLOCK 2</b>																						
<b>BLOCK 2 - GROUND FLOOR</b>																						
1	Apt	2 Bed Apartment	73	80	10%	Dual	S+W	2.8m	2	4	24.4	25.3	3.6	3.7	30	30	6	7	7	7	1.5	1.5
2	Apt	2 Bed Apartment	73	80	10%	Dual	S+E	2.8m	2	4	24.4	24.4	3.6	3.8	30	32	6	6	7	7	1.5	1.5
3	Apt	1 Bed Apartment	45	50	11%	Single	E	2.8m	1	2	11.4	11.8	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5
4	Apt	1 Bed Apartment	45	50	11%	Single	E	2.8m	1	2	11.4	11.7	3.6	4.1	30	23	6	6	7	12.2	1.5	1.5
5	Apt	2 Bed Apartment	73	80	10%	Dual	N+E	2.8m	2	4	24.4	24.4	3.6	3.9	30	32	6	6	7	7	1.5	1.5
6	Apt	2 Bed Apartment	73	80	10%	Dual	N+W	2.8m	2	4	24.4	25.3	3.6	3.9	30	20	6	6	7	7	1.5	1.5
7	Apt	1 Bed Apartment	45	50	11%	Single	W	2.8m	1	2	11.4	11.7	3.3	3.3	23	23	3	4.7	5	7	1.5	1.5
8	Apt	1 Bed Apartment	45	50	11%	Single	W	2.8m	2	4	11.4	11.7	3.3	3.3	23	23	3	4.7	5	7	1.5	1.5
<b>BLOCK 2 - FIRST FLOOR</b>																						
9	Apt	2 Bed Apartment	73	80	10%	Dual	S+W	2.5m	2	4	24.4	25.3	3.6	3.9	30	30	6	6.4	7	7	1.5	1.5
10	Apt	2 Bed Apartment	73	80	10%	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32	6	6	7	12	1.5	1.5
11	Apt	1 Bed Apartment	45	50	11%	Single	E	2.5m	1	2	11.4	11.8	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5
12	Apt	1 Bed Apartment	45	50	11%	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	4.7	5	5	1.5	1.5
13	Apt	2 Bed Apartment	73	80	10%	Dual	N+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	30.9	6	6	7	7	1.5	1.5
14	Apt	2 Bed Apartment	73	80	10%	Dual	N+W	2.5m	2	4	24.4	25.3	3.6	3.9	30	30	6	6	7	7	1.5	1.5
15	Apt	2 Bed Apartment	73	78	7%	Single	W	2.5m	2	4	11.4	11.7	3.3	3.3	23	23	3	4.7	5	7	1.5	1.5
16	Apt	2 Bed Apartment	73	76	4%	Single	W	2.5m	2	4	11.4	11.7	3.3	3.3	23	23	3	4.7	5	7	1.5	1.5
<b>BLOCK 2 - SECOND FLOOR</b>																						
17	Apt	2 Bed Apartment	73	80	10%	Dual	S+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.9	6	6.4	7	7	1.5	1.5
18	Apt	2 Bed Apartment	73	80	10%	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	6	6	7	13	1.5	1.5
19	Apt	1 Bed Apartment	45	50	11%	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5
20	Apt	1 Bed Apartment	45	50	11%	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	4.7	5	5	1.5	1.5
21	Apt	2 Bed Apartment	73	80	10%	Dual	N+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	30	6	6	7	7	1.5	1.5



CLARIFICATION OF ADDITIONAL INFORMATION

UNIT NO	UNIT TYPE	UNIT DESCRIPTOIN	UNIT AREA REQUIRED (sq.m.)	UNIT AREA ACHIVED (sq. m.)	% above minimum required	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Area Required (sq.m.)	Aggregate Bedroom Area Achieved (sq.m.)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Aggregate Living Area Required (m)	Aggregate Living Area Achieved (sq.m)	Aggregate Storage Area Required (sq. m.)	Aggregate Storage Area Achieved (sq. m.)	Balcony/Area Required (sq.m.)	Balcony Area Achieved (sq.m.)	Balcony Depth Required (sq.m.)	Balcony Depth Achieved (sq.m.)
22	Apt	2 Bed Apartment	73	80	10%	Dual	N+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.9	6	6	7	7	1.5	1.5
23	Apt	2 Bed Apartment	73	78	7%	Single	W	2.5m	2	4	24.4	23.8	3.6	3.7	30	29.2	6	6.3	7	7	1.5	1.5
24	Apt	2 Bed Apartment	73	76	4%	Single	W	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2	6	6	7	7	1.5	1.5
<b>BLOCK 2 - THIRD FLOOR</b>																						
25	Apt	2 Bed Apartment	73	80	10%	Dual	S+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.9	6	6.4	7	7	1.5	1.5
26	Apt	2 Bed Apartment	73	80	10%	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	6	6	7	12.2	1.5	1.5
27	Apt	1 Bed Apartment	45	50	11%	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5
28	Apt	2 Bed Apartment	73	78	7%	Dual	N+E	2.5m	2	4	24.4	24.4	3.6	3.8	34	30	6	6	7	7	1.5	1.5
29	Apt	2 Bed Apartment	73	78	7%	Dual	N+W	2.5m	2	4	24.4	24.5	3.6	3.8	34	30	6	6.3	7	7	1.5	1.5
30	Apt	2 Bed Apartment	73	76	4%	Single	W	2.5m	2	4	24.4	23.8	3.6	3.9	30	29.2	6	6	7	7	1.5	1.5
<b>BLOCK 2 - FOURTH FLOOR</b>																						
31	Apt	2 Bed Apartment	73	80	10%	Dual	S+W	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.9	6	6.4	7	7	1.5	1.5
32	Apt	2 Bed Apartment	73	80	10%	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	6	6.7	7	13	1.5	1.5
33	Apt	1 Bed Apartment	45	50	11%	Single	E	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	4.7	5	5	1.5	1.5
34	Apt	2 Bed Apartment	73	76	4%	Dual	N+W	2.7m	2	4	24.4	23.9	3.6	3.9	30	29.2	6	6	7	7	1.5	1.5
<b>BLOCK 3</b>																						
<b>BLOCK 3 - GROUND FLOOR</b>																						
1	Apt	1 Bed Apartment	45	48	6%	Single	W	2.8m	1	2	11.4	11.4	3.3	3.3	23	25	3	3	5	5	1.5	1.5
2	Apt	2 Bed Apartment	73	80	10%	Dual	S+W	2.8m	2	4	24.4	24.4	3.6	4.1	30	32	6	6	7	5	1.5	1.5
3	Apt	1 Bed Apartment	45	50	11%	Single	S	2.8m	1	2	11.4	11.8	3.3	3.3	23	23	4.7	5	5	5	1.5	2.5
4	Apt	1 Bed Apartment	45	50	11%	Single	S	2.8m	1	2	11.4	11.7	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5
5	Apt	2 Bed Apartment	73	80	10%	Dual	S+E	2.8m	2	4	24.4	24.4	3.6	4.1	30	32	6	6	7	13	1.5	1.5
6	Apt	3 Bed Apartment	90	131	43%	Dual	N+E	2.8m	3	5	34	37	3.6	3.8	34	44	9	9	7	13.9	1.5	1.5
7	Apt	1 Bed Apartment - DELETED																				
8	Apt	2 Bed Apartment	73	80	10%	Dual	N+W	2.8m	2	4	24.4	24.4	3.6	3.6	30	30	6	60	7	7	1.5	1.5
<b>BLOCK 3 - FIRST FLOOR</b>																						
9	Apt	1 Bed Apartment	45	55	20%	Dual	E	2.5m	1	2	11.4	13.3	3.3	3.3	23	25	3	3	5	5	1.5	1.5
10	Apt	2 Bed Apartment	73	80	10%	Dual	S+SW	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	6	6	7	7	1.5	1.5
11	Apt	1 Bed Apartment	45	50	11%	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	4.7	5	5	1.5	1.5
12	Apt	1 Bed Apartment	45	50	11%	Single	S	2.5m	1	2	11.4	11.7	3.3	3.3	23	23	3	3.4	5	5	1.5	1.5
13	Apt	2 Bed Apartment	73	80	10%	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.1	30	32.4	6	6	7	10	1.5	1.5
14	Apt	1 Bed Apartment	45	54	20%	Dual	E+SE	2.5m	1	2	11.4	13.3	3.3	3.3	23	25	3	3	5	5	1.5	1.5
15	Apt	2 Bed Apartment	73	104	40%	Dual	N+SE	2.5m	2	4	24.4	24.9	3.6	3.6	30	49	6	6	7	14	1.5	1.5
16	Apt	2 Bed Apartment	73	106	40%	Dual	N+SW	2.5m	2	4	24.4	24.6	3.6	3.6	30	48	6	6	7	12.9	1.5	1.5
<b>BLOCK 3 - SECOND FLOOR</b>																						
17	Apt	2 Bed Apartment	73	77	6%	Dual	N+W	2.5m	2	4	24.4	23.8	3.6	3.65	30	30	6	6	7	7	1.5	1.5
18	Apt	2 Bed Apartment	73	104	40%	Dual	N+SE	2.5m	2	4	24.4	24.9	3.6	3.6	30	49	6	6	7	12	1.5	1.5

## CLARIFICATION OF ADDITIONAL INFORMATION

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19	Apt	1 Bed Apartment	45	54	20%	Dual	E+SE	2.5m	1	2	11.4	13.3	3.3	3.3	23	25	3	3	5	5	1.5	1.5
20	Apt	2 Bed Apartment	73	80	10%	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4	30	32.4	6	6	7	10	1.5	1.5
21	Apt	1 Bed Apartment	45	50	11%	Single	S	2.5m	1	2	11.4	11.9	3.3	3.3	23	23	3	3	5	5	1.5	1.5
22	Apt	2 Bed Apartment	73	76	4%	Dual	S+W	2.5m	2	4	24.4	24.4	3.6	3.75	30	30	6	6	7	7	1.5	1.5
<b>BLOCK 3 - THIRD FLOOR</b>																						
23	Apt	2 Bed Apartment	73	76	4%	Dual	N+W	2.5m	2	4	24.4	24.4	3.6	3.9	30	30	6	6	7	7	1.5	1.5
24	Apt	2 Bed Apartment	73	80	10%	Dual	N+E	2.5m	2	4	24.4	25.2	3.6	3.9	30	30.2	6	6	7	7	1.5	1.5
25	Apt	2 Bed Apartment	73	80	10%	Dual	S+E	2.5m	2	4	24.4	24.4	3.6	4.0	30	37.7	6	6	7	10	1.5	1.5
26	Apt	1 Bed Apartment	45	50	10%	Single	S	2.5m	1	2	11.4	11.9	3.3	3.3	23	23	3	3	5	5	1.5	1.5