



NOTES

**PLANNING**

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PART V - IDENTIFICATION		
NO.	UNITS	AMOUNT
1	1 BED APARTMENT	1
3	1 BED APARTMENT	1
13	2 BED APARTMENT	1
16	2 BED APARTMENT	1
TOTAL UNITS		4 NO.
UNIT AREAS		
1	FLOOR AREA	75 SQM
	PRIVATE OPEN SPACE	8.4 SQM
3	FLOOR AREA	66 SQM
	PRIVATE OPEN SPACE	8.8 SQM
13	FLOOR AREA	86 SQM
	PRIVATE OPEN SPACE	8.8 SQM
16	FLOOR AREA (FIRST FLOOR)	86 SQM
	PRIVATE OPEN SPACE	8.8 SQM
TOTAL PART V UNITS		313 SQM

REV	DATE	DESCRIPTION	BY
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PROJECT  
**PROPOSED DEVELOPMENT  
 NEWCASTLE, CO. DUBLIN**

CLIENT  
**RATHGEARAN LTD.**

STATUS **PLANNING** SHEET A3

DRAWING  
**SITE PLAN - PART V LAYOUT**

SCALE 250 DRN LT CHK... DATE JUN 2022

PROJECT NO. DRAWING NO. REVISION  
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**SITE PLAN - PART V LAYOUT**  
 SCALE 1:250



# Housing Quality Assessment

CLIENT Rathgearan Ltd  
PROJECT Newcastle

JOB NO. 5432  
REVISION

UNIT	UNIT TYPE	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m <sup>2</sup> )	AGGREGATE LIVING AREA PROPOSED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA REQUIRED (m <sup>2</sup> )	AGGREGATE BEDROOM AREA PROPOSED (m <sup>2</sup> )	AGGREGATE STORAGE REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE PROPOSED (m <sup>2</sup> )	PRIVATE SPACE REQUIRED (m <sup>2</sup> )	PRIVATE SPACE PROPOSED (m <sup>2</sup> )	NUMBER OF UNITS	DUAL ASPECT	FLOOR AREA > 10% MIN. (YES/NO)
<b>APARTMENT TYPES</b>																	
1		1 BED APT	45	75	1	2	23	31	11	15	3	6.3	5	8.4	1	YES	YES
2		3 BED APT	90	110	3	5	34	34	31.5	37.5	9	9.6	9	9.6	1	YES	YES
3		1 BED APT	45	66	1	2	23	31	11	13.6	3	3.5	5	8.8	1	YES	YES
4		1 BED APT	45	66	1	2	23	31	11	13.6	3	3.5	5	8.8	1	YES	YES
5		1 BED APT	45	66	1	2	23	31	11	13.6	3	3.5	5	8.8	1	YES	YES
6		2 BED APT 3P	63	92	2	3	28	33	20.1	28.5	5	7.3	6	8.4	1	YES	YES
7		2 BED APT 3P	63	96	2	3	28	34	20.1	28	5	6.2	6	9.6	1	YES	YES
8		3 BED DUPLEX	90	137	3	5	34	41	31.5	42	9	10.3	9	8.8	1	YES	YES
9		3 BED DUPLEX	90	137	3	5	34	41	31.5	42	9	10.3	9	8.8	1	YES	YES
10		3 BED DUPLEX	90	137	3	5	34	41	31.5	42	9	10.3	9	8.8	1	YES	YES
11		2 BED APT 3P	63	114	2	3	28	33	20.1	28.5	5	7.5	6	8.4	1	YES	YES
12		2 BED APT 3P	63	117	2	3	28	34	20.1	28	5	6.7	6	9.6	1	YES	YES
	<b>Total</b>		<b>792</b>	<b>1213</b>	<b>24</b>	<b>40</b>	<b>340</b>	<b>415</b>	<b>250.4</b>	<b>332.3</b>	<b>68</b>	<b>85</b>	<b>80</b>	<b>106.8</b>	<b>12</b>	<b>12</b>	<b>12</b>
13		2 BED APT 4P	73	86	2	4	30	30	24.4	27.8	6	6	7	8.8	1	YES	YES
14		3 BED APT	90	114	3	5	34	34	31.5	42.3	9	9	9	9.6	1	YES	YES
15		1 BED APT	45	61	1	2	23	25	11	12.6	3	3.6	5	8.4	1	YES	YES
16		2 BED APT 4P	73	86	2	4	30	30	24.4	27.8	6	6	7	8.8	1	YES	YES
17		3 BED APT	90	114	3	5	34	34	31.5	42.3	9	9	9	9.6	1	YES	YES
18		1 BED APT	45	58	1	2	23	25	11	12.6	3	3.6	5	8.4	1	YES	YES
	<b>Total</b>		<b>416</b>	<b>519</b>	<b>12</b>	<b>22</b>	<b>174</b>	<b>178</b>	<b>133.8</b>	<b>165.4</b>	<b>36</b>	<b>37.2</b>	<b>42</b>	<b>53.6</b>	<b>6</b>	<b>6</b>	<b>6</b>
	<b>Overall</b>		<b>1208</b>	<b>1732</b>	<b>36</b>	<b>62</b>	<b>514</b>	<b>593</b>	<b>384.2</b>	<b>497.7</b>	<b>104</b>	<b>122.2</b>	<b>122</b>	<b>160.4</b>	<b>18</b>	<b>18</b>	<b>18</b>