


<b>Adamtowns Extension- Clonburris SDZ Residential Development</b>  Client: Quintain Developments Ireland Ltd. Project Number: 6268  <b>HOUSING QUALITY ASSESSMENT</b>  ISSUED FOR PLANNING <span style="float: right;">27.01.23</span>	NOTES: (I) MINIMUM COMPULSORY DESIGN STANDARDS IN "GUIDELINES FOR PLANNING AUTHORITIES" 2022 FOR APARTMENTS (AND DUPLEX UNITS) SHOWN IN BLUE FOR CLARITY (II) INDICATIVE DESIGN STANDARDS IN "QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES" 2007 FOR HOUSES SHOWN IN GREEN FOR CLARITY (III) MINIMUM FLOOR AREA STANDARD & PRIVATE OPEN SPACE AREAS DICTATED BY SDZ/SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN, SHOWN IN RED FOR CLARITY (IV) FOR ALL UNITS THE MINIMUM STORAGE REQUIREMENTS ARE MET WITHOUT THE NEED TO UTILISE THE ATTIC SPACE. (G) REFER TO SITE PLAN FOR GARDEN AREAS	 <small>BURKE KENNEDY DOYLE</small>
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UNIT NUMBER	UNIT TYPE HOUSES / APARTMENTS	AREA (I)		BED SPACES	LIVING ROOM AREA (I)			LIVING/DINING/KITCHEN TOTAL AREA (I)			LIVING/DINING ROOM MIN WIDTH (I)			BEDROOM AREAS (I)						BEDROOM TOTAL AREA (I)		BEDROOM MIN WIDTH (I)						FLOOR TO CEILING HEIGHT	STORAGE (I)			ASPECT	PRIVATE OPEN SPACE (+ COMMUNAL OPEN SPACE) (I)					
		m²	MIN		No.	m²	MIN	m	MIN	m²	MIN	1	MIN	2	MIN	3	MIN	4	MIN	m²	MIN	1	MIN	2	MIN	3	MIN		4	MIN	m		m²	MIN	No.	m²	MIN	m²

APARTMENT UNITS		104																																					
Block 1 LEVEL 01																																							
001	Unit Type B3.1- 2 Bed (+10%)	81.9	80.3	4.0			30.5	30.0	3.6	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
002	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
003	Unit Type A2.1- 1 Bed (+10%)	53.9	49.5	2.0			27.5	23.0	3.3	3.3	14.4	11.4							14.4	11.4	2.8	2.8								2.4	4.2	3.0	2.0			7.2	5.0	1.7	1.5
004	Unit Type B2.3- 2 Bed (+10%)	81.5	80.3	4.0			30.1	30.0	4.5	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
005	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
006	Unit Type B2.2- 2 Bed (+10%)	81.5	80.3	4.0			30.1	30.0	4.5	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	1.0			7.1	7.0	1.7	1.5
007	Unit Type B1.1- 2 Bed	64.7	63.0	3.0			29.7	28.0	3.8	3.6	13.3	13.0	7.9	7.1					21.2	20.1	2.8	2.8	2.1	2.1						2.4	5.4	5.0	1.0			6.1	6.0	1.7	1.5
008	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
009	Unit Type B2.1- 2 Bed (+10%)	81.5	80.3	4.0			30.1	30.0	4.5	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
010	Unit Type A2.1- 1 Bed (+10%)	53.9	49.5	2.0			27.5	23.0	3.3	3.3	14.4	11.4							14.4	11.4	2.8	2.8								2.4	4.2	3.0	2.0			7.2	5.0	1.7	1.5
011	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
012	Unit Type B1.1- 2 Bed	64.7	63.0	3.0			29.7	28.0	3.8	3.6	13.3	13.0	7.9	7.1					21.2	20.1	2.8	2.8	2.1	2.1						2.4	5.4	5.0	1.0			6.1	6.0	1.7	1.5
Block 1 LEVEL 02																																							
013	Unit Type B3.1- 2 Bed (+10%)	81.9	80.3	4.0			30.5	30.0	3.6	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
014	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
015	Unit Type A2.1- 1 Bed (+10%)	53.9	49.5	2.0			27.5	23.0	3.3	3.3	14.4	11.4							14.4	11.4	2.8	2.8								2.4	4.2	3.0	2.0			7.2	5.0	1.7	1.5
016	Unit Type B2.3- 2 Bed (+10%)	81.5	80.3	4.0			30.1	30.0	4.5	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
017	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
018	Unit Type B2.4- 2 Bed (+10%)	81.5	80.3	4.0			30.1	30.0	4.5	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
019	Unit Type B1.1- 2 Bed	64.7	63.0	3.0			29.7	28.0	3.8	3.6	13.3	13.0	7.9	7.1					21.2	20.1	2.8	2.8	2.1	2.1						2.4	5.4	5.0	1.0			6.1	6.0	1.7	1.5
020	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
021	Unit Type B2.1- 2 Bed (+10%)	81.5	80.3	4.0			30.1	30.0	4.5	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
022	Unit Type A2.1- 1 Bed (+10%)	53.9	49.5	2.0			27.5	23.0	3.3	3.3	14.4	11.4							14.4	11.4	2.8	2.8								2.4	4.2	3.0	2.0			7.2	5.0	1.7	1.5
023	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
024	Unit Type B1.1- 2 Bed	64.7	63.0	3.0			29.7	28.0	3.8	3.6	13.3	13.0	7.9	7.1					21.2	20.1	2.8	2.8	2.1	2.1						2.4	5.4	5.0	1.0			6.1	6.0	1.7	1.5
Block 1 LEVEL 03																																							
025	Unit Type B3.1- 2 Bed (+10%)	81.9	80.3	4.0			30.5	30.0	3.6	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
026	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
027	Unit Type A2.1- 1 Bed (+10%)	53.9	49.5	2.0			27.5	23.0	3.3	3.3	14.4	11.4							14.4	11.4	2.8	2.8								2.4	4.2	3.0	2.0			7.2	5.0	1.7	1.5
028	Unit Type B2.3- 2 Bed (+10%)	81.5	80.3	4.0			30.1	30.0	4.5	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
029	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
030	Unit Type B2.4- 2 Bed (+10%)	81.5	80.3	4.0			30.1	30.0	4.5	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
031	Unit Type B1.1- 2 Bed	64.7	63.0	3.0			29.7	28.0	3.8	3.6	13.3	13.0	7.9	7.1					21.2	20.1	2.8	2.8	2.1	2.1						2.4	5.4	5.0	1.0			6.1	6.0	1.7	1.5
032	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
033	Unit Type B2.1- 2 Bed (+10%)	81.5	80.3	4.0			30.1	30.0	4.5	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
034	Unit Type A2.1- 1 Bed (+10%)	53.9	49.5	2.0			27.5	23.0	3.3	3.3	14.4	11.4							14.4	11.4	2.8	2.8								2.4	4.2	3.0	2.0			7.2	5.0	1.7	1.5
035	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
036	Unit Type B1.1- 2 Bed	64.7	63.0	3.0			29.7	28.0	3.8	3.6	13.3	13.0	7.9	7.1					21.2	20.1	2.8	2.8	2.1	2.1						2.4	5.4	5.0	1.0			6.1	6.0	1.7	1.5
Block 1 LEVEL 04																																							
037	Unit Type B3.1- 2 Bed (+10%)	81.9	80.3	4.0			30.5	30.0	3.6	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1	7.0	1.7	1.5
038	Unit Type A1- 1 Bed	48.9	45.0	2.0			26.6	23.0	3.3	3.3	11.8	11.4							11.8	11.4	2.8	2.8								2.4	3.2	3.0	1.0			5.4	5.0	1.7	1.5
039	Unit Type A2.1- 1 Bed (+10%)	53.9	49.5	2.0			27.5	23.0	3.3	3.3	14.4	11.4							14.4	11.4	2.8	2.8								2.4	4.2	3.0	2.0			7.2	5.0	1.7	1.5
040	Unit Type B2.3- 2 Bed (+10%)	81.5	80.3	4.0			30.1	30.0	4.5	3.6	13.1	13.0	11.5	11.4					24.6	24.4	2.8	2.8	2.8							2.4	6.1	6.0	2.0			7.1</			



Adamtowns Extension- Clonburris SDZ Residential Development



Client: Quintain Developments Ireland Ltd.  
Project Number: 6268

HOUSING QUALITY ASSESSMENT

ISSUED FOR PLANNING

27.01.23

NOTES:

- (I) MINIMUM COMPULSORY DESIGN STANDARDS IN "GUIDELINES FOR PLANNING AUTHORITIES" 2022 FOR APARTMENTS (AND DUPLEX UNITS) SHOWN IN BLUE FOR CLARITY
- (II) INDICATIVE DESIGN STANDARDS IN "QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES" 2007 FOR HOUSES SHOWN IN GREEN FOR CLARITY
- (III) MINIMUM FLOOR AREA STANDARD & PRIVATE OPEN SPACE AREAS DICTATED BY SDZ/SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN, SHOWN IN RED FOR CLARITY
- (IV) FOR ALL UNITS THE MINIMUM STORAGE REQUIREMENTS ARE MET WITHOUT THE NEED TO UTILISE THE ATTIC SPACE.
- (G) REFER TO SITE PLAN FOR GARDEN AREAS

UNIT NUMBER	UNIT TYPE HOUSES / APARTMENTS	AREA (I)		BED SPACES	LIVING ROOM AREA (I)			LIVING/DINING/ KITCHEN TOTAL AREA (I)			LIVING/DINING ROOM MIN WIDTH (I)			BEDROOM AREAS (I)								BEDROOM TOTAL AREA (I)		BEDROOM MIN WIDTH (I)								FLOOR TO CEILING HEIGHT	STORAGE (I)		ASPECT	PRIVATE OPEN SPACE (+ COMMUNAL OPEN SPACE) (I)					
		m²	MIN		No.	m²	MIN	m	MIN	m²	MIN	1	MIN	2	MIN	3	MIN	4	MIN	m²	MIN	1	MIN	2	MIN	3	MIN	4	MIN	m	m²		MIN	m²		MIN	m²	MIN			

HOUSE UNITS

139

BLOCK 3																																									
133	(B1) 4 Bed - End Terrace (3 st)	154.9	120	7.0	21.9	15.0	49.7	40.0	3.8	3.8	17.1	13.0	13.0	11.4	14.0	11.4	8.2	7.1	52.3	43.0	3.4	2.8	3.6	2.8	3.7	2.8	2.3	2.1	2.4	18.8	6.0	2	70.3	70.0							
134	(B2) 4 Bed - End Terrace (3 st)	154.9	120	7.0	23.2	15.0	49.8	40.0	3.8	3.8	15.3	13.0	14.2	11.4	15.9	11.4	8.3	7.1	53.7	43.0	3.7	2.8	3.1	2.8	3.7	2.8	2.5	2.1	2.4	19.4	6.0	2	88.8	70.0							
135	(B2) 4 Bed - End Terrace (3 st)	154.9	120	7.0	23.2	15.0	49.8	40.0	3.8	3.8	15.3	13.0	14.2	11.4	15.9	11.4	8.3	7.1	53.7	43.0	3.7	2.8	3.1	2.8	3.7	2.8	2.5	2.1	2.4	19.4	6.0	2	94.6	70.0							
136	(B1) 4 Bed - End Terrace (3 st)	154.9	120	7.0	21.9	15.0	49.7	40.0	3.8	3.8	17.1	13.0	13.0	11.4	14.0	11.4	8.2	7.1	52.3	43.0	3.4	2.8	3.6	2.8	3.7	2.8	2.3	2.1	2.4	18.8	6.0	2	78.8	70.0							
137	(A2) 4 Bed - End Terrace (3 st)	141.2	120	7.0	15.4	15.0	45.9	40.0	3.8	3.8	13.7	13.0	12.8	11.4	13.4	11.4	7.7	7.1	47.6	43.0	3.6	2.8	3.5	2.8	2.8	2.8	2.4	2.1	2.4	7.7	6.0	2	113.2								
138	(A1) 4 Bed - Mid Terrace (3 st)	141.2	120	7.0	15.4	15.0	45.9	40.0	3.8	3.8	13.7	13.0	12.8	11.4	13.4	11.4	7.7	7.1	47.6	43.0	3.6	2.8	3.5	2.8	2.8	2.8	2.4	2.1	2.4	7.7	6.0	2	81.7								
139	(A1) 4 Bed - Mid Terrace (3 st)	141.2	120	7.0	15.4	15.0	45.9	40.0	3.8	3.8	13.7	13.0	12.8	11.4	13.4	11.4	7.7	7.1	47.6	43.0	3.6	2.8	3.5	2.8	2.8	2.8	2.4	2.1	2.4	7.7	6.0	2	81.5								
140	(A1) 4 Bed - Mid Terrace (3 st)	141.2	120	7.0	15.4	15.0	45.9	40.0	3.8	3.8	13.7	13.0	12.8	11.4	13.4	11.4	7.7	7.1	47.6	43.0	3.6	2.8	3.5	2.8	2.8	2.8	2.4	2.1	2.4	7.7	6.0	2	81.6								
141	(A1) 4 Bed - Mid Terrace (3 st)	141.2	120	7.0	15.4	15.0	45.9	40.0	3.8	3.8	13.7	13.0	12.8	11.4	13.4	11.4	7.7	7.1	47.6	43.0	3.6	2.8	3.5	2.8	2.8	2.8	2.4	2.1	2.4	7.7	6.0	2	82.1								
142	(A2) 4 Bed - End Terrace (3 st)	141.2	120	7.0	15.4	15.0	45.9	40.0	3.8	3.8	13.7	13.0	12.8	11.4	13.4	11.4	7.7	7.1	47.6	43.0	3.6	2.8	3.5	2.8	2.8	2.8	2.4	2.1	2.4	7.7	6.0	2	104.6								
143	(C1) 4 Bed - End Terrace (2 st)	138.4	110	7.0	21.8	15.0	53.1	40.0	3.8	3.8	16.5	13.0	12.1	11.4	11.8	11.4	7.6	7.1	48.0	32.0	3.3	2.8	3.0	2.8	3.4	2.8	2.3	2.1	2.4	8.1	6.0	3	77.0	70.0							
144	(F1) 3 Bed - End Terrace (2 st)	116.0	92	5.0	21.8	13.0	40.7	34.0	3.8	3.8	16.5	13.0	11.7	11.4	9.8	7.1			32.0	3.3	2.8	3.0	2.8	2.5	2.1			2.4	11.8	5.0	2	99.6	60.0								
145	(F1) 3 Bed - End Terrace (2 st)	116.0	92	5.0	21.8	13.0	40.7	34.0	3.8	3.8	16.5	13.0	11.7	11.4	9.8	7.1	4.0 MIN		m²	32.0	3.3	2.8	3.0	2.8	2.5	2.1		2.4	11.8	5.0	2	96.5	60.0								
146	(C1) 4 Bed - End Terrace (2 st)	138.4	110	7.0	21.8	15.0	53.1	40.0	3.8	3.8	16.5	13.0	12.1	11.4	11.8	11.4	7.6	7.1	48.0	32.0	3.3	2.8	3.0	2.8	3.4	2.8	2.3	2.1	2.4	8.1	6.0	3	70.6	70.0							
147	(D2) 3 Bed - End Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	95.3	60.0								
148	(D1) 3 Bed - Mid Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	77.7	60.0								
149	(D1) 3 Bed - Mid Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	77.8	60.0								
150	(D1) 3 Bed - Mid Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	78.2	60.0								
151	(D1) 3 Bed - Mid Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	79.4	60.0								
152	(D1) 3 Bed - Mid Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	78.7	60.0								
153	(D2) 3 Bed - End Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	78.0	60.0								
BLOCK 4																																									
268	(C1) 4 Bed - End Terrace (2 st)	138.4	110	7.0	21.8	15.0	53.1	40.0	3.8	3.8	16.5	13.0	12.1	11.4	11.8	11.4	7.6	7.1	48.0	32.0	3.3	2.8	3.0	2.8	3.4	2.8	2.3	2.1	2.4	8.1	6.0	3	84.5	70.0							
269	(F1) 3 Bed - End Terrace (2 st)	116.0	92	5.0	21.8	13.0	40.7	34.0	3.8	3.8	16.5	13.0	11.7	11.4	9.8	7.1			32.0	3.3	2.8	3.0	2.8	2.5	2.1			2.4	11.8	5.0	2	92.1	60.0								
270	(F1) 3 Bed - End Terrace (2 st)	116.0	92	5.0	21.8	13.0	40.7	34.0	3.8	3.8	16.5	13.0	11.7	11.4	9.8	7.1	7.6	7.1	48.0	32.0	3.3	2.8	3.0	2.8	2.5	2.1		2.4	11.8	5.0	2	87.9	60.0								
271	(C1) 4 Bed - End Terrace (2 st)	138.4	110	7.0	21.8	15.0	53.1	40.0	3.8	3.8	16.5	13.0	12.1	11.4	11.8	11.4	7.6	7.1	48.0	32.0	3.3	2.8	3.0	2.8	3.4	2.8	2.3	2.1	2.4	8.1	6.0	3	70.8	70.0							
272	(E2) 3 Bed - End Terrace (2 st)	109.5	92	5.0	15.2	13.0	34.6	34.0	3.8	3.8	13.4	13.0	12.1	11.4	8.8	7.1			34.3	32.0	3.5	2.8	3.0	2.8	2.2	2.1		2.4	8.0	5.0	2	83.7	60.0								
273	(E1) 3 Bed - Mid Terrace (2 st)	109.5	92	5.0	15.2	13.0	34.6	34.0	3.8	3.8	13.4	13.0	12.1	11.4	8.8	7.1			34.3	32.0	3.5	2.8	3.0	2.8	2.2	2.1		2.4	8.0	5.0	2	64.6	60.0								
274	(E2) 3 Bed - End Terrace (2 st)	109.5	92	5.0	15.2	13.0	34.6	34.0	3.8	3.8	13.4	13.0	12.1	11.4	8.8	7.1			34.3	32.0	3.5	2.8	3.0	2.8	2.2	2.1		2.4	8.0	5.0	2	82.6	60.0								
275	(D2) 3 Bed - End Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	100.5	60.0								
276	(D1) 3 Bed - Mid Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	78.7	60.0								
277	(D1) 3 Bed - Mid Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	75.7	60.0								
278	(D1) 3 Bed - Mid Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	74.8	60.0								
279	(D1) 3 Bed - Mid Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	74.6	60.0								
280	(D2) 3 Bed - End Terrace (2 st)	106.6	92	5.0	14.7	13.0	34.3	34.0	3.8	3.8	14.2	13.0	11.9	11.4	7.1	7.1			33.2	32.0	3.6	2.8	3.0	2.8	2.5	2.1		2.4	7.6	5.0	2	85.8	60.0								
281	(F2) 3 Bed - Mid Terrace (2 st)	116.0	92	5.0	21.8	13.0	40.7	34.0	3.8	3.8	16.5	13.0	11.7	11.4	9.8	7.1			38.0	32.0	3.3	2.8	3.0	2.8	2.5	2.1		2.4	11.8	5.0	3	73.4	70.0								
282	(F1) 3 Bed - End Terrace (2 st)	116.0	92	5.0	21																																				







Adamtowns Extension- Clonburris SDZ Residential Development		NOTES:																				bkdarchitects BURKE KENNEDY DOYLE																			
Client: Quintain Developments Ireland Ltd. Project Number: 6268		(I) MINIMUM COMPULSORY DESIGN STANDARDS IN "GUIDELINES FOR PLANNING AUTHORITIES" 2022 FOR APARTMENTS (AND DUPLEX UNITS) SHOWN IN BLUE FOR CLARITY (II) INDICATIVE DESIGN STANDARDS IN "QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES" 2007 FOR HOUSES SHOWN IN GREEN FOR CLARITY (III) MINIMUM FLOOR AREA STANDARD & PRIVATE OPEN SPACE AREAS DICTATED BY SDZ/SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN, SHOWN IN RED FOR CLARITY (IV) FOR ALL UNITS THE MINIMUM STORAGE REQUIREMENTS ARE MET WITHOUT THE NEED TO UTILISE THE ATTIC SPACE.																																							
HOUSING QUALITY ASSESSMENT		ISSUED FOR PLANNING 27.01.23 (G) REFER TO SITE PLAN FOR GARDEN AREAS																																							
UNIT NUMBER	UNIT TYPE HOUSES / APARTMENTS	AREA (I)			LIVING ROOM AREA (I)			LIVING/DINING/KITCHEN TOTAL AREA (I)			LIVING/DINING ROOM MIN WIDTH (I)			BEDROOM AREAS (I)								BEDROOM TOTAL AREA (I)			BEDROOM MIN WIDTH (I)						FLOOR TO CEILING HEIGHT	STORAGE (I)			ASPECT	PRIVATE OPEN SPACE (+ COMMUNAL OPEN SPACE) (I)					
		m <sup>2</sup>	MIN	No.	m <sup>2</sup>	MIN	m	MIN	m <sup>2</sup>	MIN	m	MIN	1	MIN	2	MIN	3	MIN	4	MIN	m <sup>2</sup>	MIN	1	MIN	2	MIN	3	MIN	4	MIN	m	m <sup>2</sup>	MIN	No.		m <sup>2</sup>	MIN	m <sup>2</sup>	MIN	m <sup>2</sup>	MIN
204	(M1) 3 Bed - Mid Terrace (2 st)	135.5	90	5.0			35.6	34.0	3.8	3.8	13.4	13.0	11.8	11.4	7.2	7.1					32.4	31.5	3.8	2.8	3.3	2.8	2.5	2.1			2.4	9.8	9.0	2			19.0	(9+9)	1.8	1.5	
205	(L1) 2 Bed - Mid Terrace (2 st)	114.0	73	4.0			32.2	30.0	3.7	3.6	15.6	13.0	12.2	11.4							27.8	24.4	3.8	2.8	3.3	2.8			2.7	14.6	6.0	2	17.2	(7+7)			19.0	(9+9)	1.8	1.5	
206	(M1) 3 Bed - Mid Terrace (2 st)	135.5	90	5.0			35.6	34.0	3.8	3.8	13.4	13.0	11.8	11.4	7.2	7.1					32.4	31.5	3.8	2.8	3.3	2.8	2.5	2.1			2.4	9.8	9.0	2			19.0	(9+9)	1.8	1.5	
207	(L1) 2 Bed - Mid Terrace (2 st)	114.0	73	4.0			32.2	30.0	3.7	3.6	15.6	13.0	12.2	11.4							27.8	24.4	3.8	2.8	3.3	2.8			2.7	14.6	6.0	2	17.2	(7+7)			19.0	(9+9)	1.8	1.5	
208	(M1) 3 Bed - Mid Terrace (2 st)	135.5	90	5.0			35.6	34.0	3.8	3.8	13.4	13.0	11.8	11.4	7.2	7.1					32.4	31.5	3.8	2.8	3.3	2.8	2.5	2.1			2.4	9.8	9.0	2			19.0	(9+9)	1.8	1.5	
209	(L1) 2 Bed - Mid Terrace (2 st)	114.0	73	4.0			32.2	30.0	3.7	3.6	15.6	13.0	12.2	11.4							27.8	24.4	3.8	2.8	3.3	2.8			2.7	14.6	6.0	2	17.2	(7+7)			19.0	(9+9)	1.8	1.5	
210	(M3) 3 Bed - End Terrace (2 st)	135.6	90	5.0			35.6	34.0	3.8	3.8	13.4	13.0	11.8	11.4	7.2	7.1					32.4	31.5	3.8	2.8	3.3	2.8	2.5	2.1			2.4	9.8	9.0	3			18.8	(9+9)	1.7	1.5	
211	(L3) 2 Bed - End Terrace (2 st)	113.1	73	4.0			31.5	30.0	3.8	3.6	15.6	13.0	12.2	11.4							27.8	24.4	3.8	2.8	3.3	2.8			2.7	15.3	6.0	3	38.6	(7+7)							
TERRACE 7																																									
212	(K2) 3 Bed - End Terrace (2 st)	119.7	90	5.0			42.0	34.0	4.1	3.8	13.3	13.0	12.0	11.4	7.2	7.1					32.5	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.8	9.0	2			20.9	(9+9)	4.0	1.5	
213	(J2) 2 Bed - End Terrace (1 st)	86.0	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	10.9	6.0	2	25.6	(7+7)							
214	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0			41.3	34.0	4.0	3.8	13.0	13.0	11.6	11.4	7.2	7.1					31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
215	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	9.1	6.0	2	21.7	(7+7)							
216	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0			41.3	34.0	4.0	3.8	13.0	13.0	11.6	11.4	7.2	7.1					31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
217	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	9.1	6.0	2	21.7	(7+7)							
218	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0			41.3	34.0	4.0	3.8	13.0	13.0	11.6	11.4	7.2	7.1					31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
219	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	9.1	6.0	2	21.7	(7+7)							
220	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0			41.3	34.0	4.0	3.8	13.0	13.0	11.6	11.4	7.2	7.1					31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
221	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	9.1	6.0	2	21.7	(7+7)							
222	(K2) 3 Bed - End Terrace (2 st)	119.7	90	5.0			42.0	34.0	4.1	3.8	13.3	13.0	12.0	11.4	7.2	7.1					32.5	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.8	9.0	2			20.9	(9+9)	4.0	1.5	
223	(J2) 2 Bed - End Terrace (1 st)	86.0	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	10.9	6.0	2	25.6	(7+7)							
TERRACE 8																																									
224	(K2) 3 Bed - End Terrace (2 st)	119.7	90	5.0			42.0	34.0	4.1	3.8	13.3	13.0	12.0	11.4	7.2	7.1					32.5	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.8	9.0	2			20.9	(9+9)	4.0	1.5	
225	(J2) 2 Bed - End Terrace (1 st)	86.0	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	10.9	6.0	2	25.6	(7+7)							
226	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0			41.3	34.0	4.0	3.8	13.0	13.0	11.6	11.4	7.2	7.1					31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
227	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	9.1	6.0	2	21.7	(7+7)							
228	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0			41.3	34.0	4.0	3.8	13.0	13.0	11.6	11.4	7.2	7.1					31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
229	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	9.1	6.0	2	21.7	(7+7)							
230	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0			41.3	34.0	4.0	3.8	13.0	13.0	11.6	11.4	7.2	7.1					31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
231	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	9.1	6.0	2	21.7	(7+7)							
232	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0			41.3	34.0	4.0	3.8	13.0	13.0	11.6	11.4	7.2	7.1					31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
233	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	9.1	6.0	2	21.7	(7+7)							
234	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0			41.3	34.0	4.0	3.8	13.0	13.0	11.6	11.4	7.2	7.1					31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
235	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	9.1	6.0	2	21.7	(7+7)							
236	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0			41.3	34.0	4.0	3.8	13.0	13.0	11.6	11.4	7.2	7.1					31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
237	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	9.1	6.0	2	21.7	(7+7)							
238	(K2) 3 Bed - End Terrace (2 st)	119.7	90	5.0			42.0	34.0	4.1	3.8	13.3	13.0	12.0	11.4	7.2	7.1					32.5	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.8	9.0	2			20.9	(9+9)	4.0	1.5	
239	(J2) 2 Bed - End Terrace (1 st)	86.0	73	4.0			30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4							24.7	24.4	2.8	2.8	2.8	2.8			2.7	10.9	6.0	2	25.6	(7+7)							
TERRACE 9																																									
240	(K2) 3 Bed - End Terrace (2 st)	119.7	90	5.0			42.0	34.0	4.1	3.8	13.3	13.0	12.0	11.4	7.2	7.1					32																				

**Adamtowns Extension- Clonburris SDZ Residential Development**



Client: Quintain Developments Ireland Ltd.  
Project Number: 6268

**HOUSING QUALITY ASSESSMENT**

ISSUED FOR PLANNING

27.01.23

NOTES:

- (I) MINIMUM COMPULSORY DESIGN STANDARDS IN "GUIDELINES FOR PLANNING AUTHORITIES" 2022 FOR APARTMENTS (AND DUPLEX UNITS) SHOWN IN BLUE FOR CLARITY
- (II) INDICATIVE DESIGN STANDARDS IN "QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES" 2007 FOR HOUSES SHOWN IN GREEN FOR CLARITY
- (III) MINIMUM FLOOR AREA STANDARD & PRIVATE OPEN SPACE AREAS DICTATED BY SDZ/SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN, SHOWN IN RED FOR CLARITY
- (IV) FOR ALL UNITS THE MINIMUM STORAGE REQUIREMENTS ARE MET WITHOUT THE NEED TO UTILISE THE ATTIC SPACE.
- (G) REFER TO SITE PLAN FOR GARDEN AREAS

UNIT NUMBER	UNIT TYPE HOUSES / APARTMENTS	AREA (I)			LIVING ROOM AREA (I)	LIVING/DINING/KITCHEN TOTAL AREA (I)			LIVING/DINING ROOM MIN WIDTH (I)	BEDROOM AREAS (I)								BEDROOM TOTAL AREA (I)	BEDROOM MIN WIDTH (I)								FLOOR TO CEILING HEIGHT	STORAGE (I)			ASPECT	PRIVATE OPEN SPACE (+ COMMUNAL OPEN SPACE) (I)					
		m²	MIN	No.		m²	MIN	m		MIN	m²	MIN	1	MIN	2	MIN	3		MIN	4	MIN	m²	MIN	1	MIN	2		MIN	3	MIN		4	MIN	m	m²	MIN	No.
257	(J2) 2 Bed - End Terrace (1 st)	86.0	73	4.0	30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4					24.7	24.4	2.8	2.8	2.8						2.7	10.9	6.0	2	25.6	(7+7)					
258	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0	41.3	34.0	4.0	3.6	13.0	13.0	11.6	11.4	7.2	7.1			31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
259	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0	30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4					24.7	24.4	2.8	2.8	2.8					2.7	9.1	6.0	2	21.7	(7+7)						
260	(K1) 3 Bed - Mid Terrace (2 st)	117.9	90	5.0	41.3	34.0	4.0	3.6	13.0	13.0	11.6	11.4	7.2	7.1			31.8	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.1	9.0	2			21.0	(9+9)	4.0	1.5	
261	(J1) 2 Bed - Mid Terrace (1 st)	85.6	73	4.0	30.5	30.0	4.7	3.6	13.0	13.0	11.7	11.4					24.7	24.4	2.8	2.8	2.8					2.7	9.1	6.0	2	21.7	(7+7)						
262	(J3) 2 Bed - Mid Terrace (1 st) adj to	87.0	73	4.0	31.0	30.6	4.7	3.6	13.0	13.0	12.1	11.4					25.1	24.4	2.8	2.8	2.9	2.8				2.7	9.6	6.0	2	27.0	(7+7)						
263	(K3) 3 Bed - Mid Terrace (2 st) adj to	119.6	90	5.0	42.2	34.0	4.1	3.6	13.3	13.0	11.9	11.4	7.2	7.1			32.4	31.5	2.9	2.8	3.2	2.8	2.1	2.1			2.4	9.6	9.0	2			20.9	(9+9)	4.0	1.5	
264	(O) 2 Bed - Corner Unit (1 st)	79.5	73	4.0	31.7	30.0	5.0	3.6	13.2	13.0	11.4	11.4					24.6	24.4	3.1	2.8	3.2	2.8				2.7	7.0	6.0	2	22.5	(7+7)						
265	(P) 3 Bed - Corner Unit (2 st)	125.7	90	5.0	37.5	34.0	4.1	3.8	14.9	13.0	11.2	11.4	7.8	7.1			33.9	31.5	##	2.8	3.0	2.8	2.5	2.1			2.4	7.1	9.0	3			25.5	(9+9)	4.0	1.5	
266	(O) 2 Bed - Corner Unit (1 st)	79.5	73	4.0	31.7	30.0	5.0	3.6	13.2	13.0	11.4	11.4					24.6	24.4	3.1	2.8	3.2	2.8				2.7	7.0	6.0	2	22.5	(7+7)						
267	(P) 3 Bed - Corner Unit (2 st)	125.7	90	5.0	37.5	34.0	4.1	3.8	14.9	13.0	11.2	11.4	7.8	7.1			33.9	31.5	##	2.8	3.0	2.8	2.5	2.1			2.4	7.1	9.0	3			25.5	(9+9)	4.0	1.5	

TOTAL RESIDENTIAL UNITS	385
TOTAL RESIDENTIAL GIA (m²)	38,626