






<b>Adamtowns Extension- Clonburris SDZ Residential Development</b>			
Client: Quintain Developments Ireland Ltd. Project Number: 6268		<b>NOTES:</b> (I) MINIMUM COMPULSORY DESIGN STANDARDS IN "GUIDELINES FOR PLANNING AUTHORITIES" 2023 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 SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN 2022 - 2028, SHOWN IN RED FOR CLARITY (IV) FOR UNITS WITH ACCESS TO AN ATTIC SPACE - ADDITIONAL STORAGE IN THE ATTIC HAS BEEN INCLUDED. IN THE MAJORITY OF UNITS THE MINIMUM STORAGE REQUIREMENTS ARE MET WITHOUT THE NEED TO UTILISE THE ATTIC SPACE. (V) REFER TO SITE PLAN FOR GARDEN AREAS	
<b>HOUSING QUALITY ASSESSMENT</b>		<b>RFI Submission</b> <b>01.11.23</b>	

UNIT NUMBER	UNIT TYPE HOUSES / APARTMENTS	AREA (I)		BED SPACES No.	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 m	STORAGE (I)		ASPECT No.	PRIVATE OPEN SPACE (+ COMMUNAL OPEN SPACE) (I)					
		m²	MIN		m²	MIN	m	MIN	m²	MIN	1	MIN	2	MIN	3	MIN	4	MIN	1	MIN	2	MIN	3	MIN	4	MIN	m²	MIN		m²	MIN		m²	MIN				

224	Unit Type A1 - 1 Bed	46.6	45.0	2.0	25.1	23.0	3.3	3.3	11.4	11.4							11.4	11.4	2.8	2.8						2.4	3.0	3.0	1.0			5.4	5.0	1.7	1.5
225	Unit Type B1 - 2 Bed	63.4	63.0	3.0	28.7	28.0	3.8	3.6	13.4	13.0	7.9	7.1					21.3	20.1	2.8	2.8	2.1	2.1				2.4	5.0	5.0	1.0			6.0	6.0	1.7	1.5

**HOUSE UNITS**                      **139**

BLOCK 3	
101	(B1) 4 Bed - End Terrace (3 st)
102	(B2) 4 Bed - End Terrace (3 st)
103	(B2) 4 Bed - End Terrace (3 st)
104	(B1) 4 Bed - End Terrace (3 st)
105	(A2) 4 Bed - End Terrace (3 st)
106	(A1) 4 Bed - Mid Terrace (3 st)
107	(A1) 4 Bed - Mid Terrace (3 st)
108	(A1) 4 Bed - Mid Terrace (3 st)
109	(A1) 4 Bed - Mid Terrace (3 st)
110	(A2) 4 Bed - End Terrace (3 st)
111	(C1) 4 Bed - End Terrace (2 st)
112	(F1) 3 Bed - End Terrace (2 st)
113	(F1) 3 Bed - End Terrace (2 st)
114	(C1) 4 Bed - End Terrace (2 st)
115	(D2) 3 Bed - End Terrace (2 st)
116	(D1) 3 Bed - Mid Terrace (2 st)
117	(D1) 3 Bed - Mid Terrace (2 st)
118	(D1) 3 Bed - Mid Terrace (2 st)
119	(D1) 3 Bed - Mid Terrace (2 st)
120	(D1) 3 Bed - Mid Terrace (2 st)
121	(D2) 3 Bed - End Terrace (2 st)
BLOCK 4	
278	(C1) 4 Bed - End Terrace (2 st)
279	(F3) 3 Bed - Mid Terrace (2 st)
280	(F3) 3 Bed - Mid Terrace (2 st)
281	(F2) 3 Bed - End Terrace (2 st)
282	(E2) 3 Bed - End Terrace (2 st)
283	(E1) 3 Bed - Mid Terrace (2 st)
284	(E2) 3 Bed - End Terrace (2 st)
285	(D2) 3 Bed - End Terrace (2 st)
286	(D1) 3 Bed - Mid Terrace (2 st)
287	(D1) 3 Bed - Mid Terrace (2 st)
288	(D1) 3 Bed - Mid Terrace (2 st)
289	(D1) 3 Bed - Mid Terrace (2 st)
290	(D2) 3 Bed - End Terrace (2 st)
291	(F2) 3 Bed - End Terrace (2 st)
292	(F1) 3 Bed - End Terrace (2 st)
293	(F1) 3 Bed - End Terrace (2 st)
294	(C1) 4 Bed - End Terrace (2 st)
295	(E2) 3 Bed - End Terrace (2 st)
296	(E1) 3 Bed - Mid Terrace (2 st)
297	(E2) 3 Bed - End Terrace (2 st)
298	(D2) 3 Bed - End Terrace (2 st)
299	(D1) 3 Bed - Mid Terrace (2 st)
300	(D1) 3 Bed - Mid Terrace (2 st)
301	(D1) 3 Bed - Mid Terrace (2 st)
302	(D1) 3 Bed - Mid Terrace (2 st)
303	(D2) 3 Bed - End Terrace (2 st)
BLOCK 5	
304	(F2) 3 Bed - End Terrace (2 st)
305	(F1) 3 Bed - End Terrace (2 st)
306	(F1) 3 Bed - End Terrace (2 st)
307	(C1) 4 Bed - End Terrace (2 st)
308	(D2) 3 Bed - End Terrace (2 st)
309	(D1) 3 Bed - Mid Terrace (2 st)
310	(D1) 3 Bed - Mid Terrace (2 st)
311	(D1) 3 Bed - Mid Terrace (2 st)







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**HOUSING QUALITY ASSESSMENT**

RFI Submission 01.11.23

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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 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	BEDROOM AREAS (I)						BEDROOM TOTAL AREA (I)						STORAGE (I)			GARDEN			BALCONY		BALCONY WIDTH							
										1	MIN	2	MIN	3	MIN	4	MIN	1	MIN	2	MIN	3	MIN	4	MIN	1		MIN	2	MIN		m <sup>2</sup>	MIN	m <sup>2</sup>	MIN	m <sup>2</sup>	MIN
228	(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							

TOTAL RESIDENTIAL UNITS 395

AREA (m<sup>2</sup>) 38,942