



FORMER TEAGASC LANDS, KINSEALY

Housing Quality Assessment

Proposed Development on behalf of The Land Development Agency.

February 2025



CONROY CROWE KELLY
ARCHITECTS & URBAN DESIGNERS

Document No. KI-CCK-S1b-XX-SH-A-I000

KI-CCK-S1b-XX-SH-A-I001

KI-CCK-S1b-XX-SH-A-I002

Overall Schedule of Accommodation

Former Teagasc Lands, Kinsealy
Document No. KI-CCK-S1b-XX-SH-A-1000
Revision: P1

	Unit Type	Description	No. of Bedrooms	No. of Storey	Floor Area (m2)	No. Units	Total Residential Net Floor Area (m2)
Houses	A	Mid Terrace	2	2	81	30	2430
	B/B1	Mid Terrace/End Terrace	3	2	96.4	93	8965.2
	C	End Terrace	3	2	106.4	15	1596
	D/D1	Mid Terrace/End Terrace (Wide Fronted)	3	2	107.4	15	1611
Total Houses						153	14602.2

	Unit Type	Description	No. of Bedrooms	No. of Storey	Floor Area (m2)	No. Units	Total Residential Net Floor Area (m2)
Duplex & Apartments	A	Ground floor apartment	2	1	73.2	10	732
	A1	Ground floor apartment	2	1	73.2	10	732
	B	First floor duplex unit	3	2	112.4	10	1124
	B1	First floor duplex unit	3	2	112.4	10	1124
Total Duplex & Apartments Units						40	3712

Overall Total Residential Units						193	18314.2
Childcare Facility (capacity for c.50 Children)						1	283

Housing Quality Assessment - Houses (Unit No.s 1-153)

Former Teagasc Lands, Kinsealy

Document No. KI-CCK-S1b-XX-SH-A-1001

Revision: P1

CONROY CROWE KELLY
Architects & Urban Designers

No of Units	House type	Description	No. of Bedrooms	% by type	Gross Floor Area (m²)
30	A	Mid Terrace	2	19.61%	2430.0
63	B	Mid Terrace	3	41.18%	6073.2
30	B1	End Terrace	3	19.61%	2892.0
15	C	End Terrace	3	9.80%	1596.0
8	D	Mid Terrace	3	5.23%	859.2
7	D1	End Terrace	3	4.58%	751.8
153				100.00%	14602.2

The proposed dwellings have been designed to meet and exceed current standards. The Houses are designed to comply with the "Quality Housing for Sustainable Communities" and "Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities", January 2024. The relevant data is set out in the following schedule.

							TOTAL UNIT AREA		AGREGATE LIVING AREA		AGREGATE BEDROOM AREA		STORAGE AREAS		PRIVATE GARDEN	
BLOCK NUMBER	UNIT NUMBER	HOUSE TYPE	FAÇADE	NO. OF BEDROOMS	NO. OF BEDSPACES	ORIENTATION (GARDEN)	TOTAL FLOOR AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AGG. BEDROOM AREA (m²)	MIN. REQUIRED AGG. BEDROOM AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)

1	1	C	Painted dashed render with brick plinth	3	5	N	106.4	92	38.1	34	33.2	32	5.9	5	71.5	40
	2	B	Painted dashed render with brick plinth	3	5	N	96.4	92	34.2	34	32	32	5.5	5	69.9	40
	3	A	Painted dashed render with brick plinth	2	4	N	81	80	30.6	30	25.9	25	4.5	4	58.2	30
	4	A	Painted dashed render with brick plinth	2	4	N	81	80	30.6	30	25.9	25	4.5	4	57.1	30
	5	B	Painted dashed render with brick plinth	3	5	N	96.4	92	34.2	34	32	32	5.5	5	67.1	40
	6	C	Painted dashed render with brick plinth	3	5	N	106.4	92	38.1	34	33.2	32	5.9	5	67.5	40
2	7	D1	Painted dashed render with brick plinth	3	5	W	107.4	92	38.4	34	33.7	32	5.8	5	109.3	40
	8	D	Painted dashed render with brick plinth	3	5	W	107.4	92	38.4	34	33.7	32	5.8	5	91.4	40
	9	D	Painted dashed render with brick plinth	3	5	W	107.4	92	38.4	34	33.7	32	5.8	5	89.9	40
	10	D1	Painted dashed render with brick plinth	3	5	W	107.4	92	38.4	34	33.7	32	5.8	5	103	40

							TOTAL UNIT AREA		AGREGATE LIVING AREA		AGREGATE BEDROOM AREA		STORAGE AREAS		PRIVATE GARDEN	
BLOCK NUMBER	UNIT NUMBER	HOUSE TYPE	FAÇADE	NO. OF BEDROOMS	NO. OF BEDSPACES	ORIENTATION (GARDEN)	TOTAL FLOOR AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AGG. BEDROOM AREA (m²)	MIN. REQUIRED AGG. BEDROOM AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)
3	11	D1	Painted dashed render with brick plinth	3	5	N	107.4	92	38.4	34	33.7	32	5.8	5	74.7	40
	12	D	Painted dashed render with brick plinth	3	5	N	107.4	92	38.4	34	33.7	32	5.8	5	80.3	40
	13	D	Painted dashed render with brick plinth	3	5	N	107.4	92	38.4	34	33.7	32	5.8	5	79.5	40
	14	C	Painted dashed render with brick plinth	3	5	N	106.4	92	38.1	34	33.2	32	5.9	5	42.4	40
4	15	B1	Painted dashed render with brick plinth	3	5	E	96.4	92	34.2	34	32	32	5.5	5	45.1	40
	16	B	Painted dashed render with brick plinth	3	5	E	96.4	92	34.2	34		32	5.5	5	43.1	40
	17	A	Painted dashed render with brick plinth	2	4	E	81	80	30.6	30	25.9	25	4.5	4	36.7	30
	18	B	Painted dashed render with brick plinth	3	5	E	96.4	92	34.2	34	32	32	5.5	5	61.6	40
	19	B1	Painted dashed render with brick plinth	3	5	E	96.4	92	34.2	34		32	5.5	5	69.1	40
5	20	C	Painted dashed render with brick plinth	3	5	S	106.4	92	38.1	34	33.2	32	5.9	5	48.5	40
	21	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32	32	5.5	5	48.5	40
	22	A	Painted dashed render with brick plinth	2	4	S	81	80	30.6	30	25.9	25	4.5	4	41.3	30
	23	A	Painted dashed render with brick plinth	2	4	S	81	80	30.6	30	25.9	25	4.5	4	41.3	30
	24	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.5	40
	25	C	Painted dashed render with brick plinth	3	5	S	106.4	92	38.1	34	33.2	32	5.9	5	48.5	40
6	26	B1	Painted dashed render with brick plinth	3	5	W	96.4	92	34.2	34	32	32	5.5	5	53.9	40
	27	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.2	34		32	5.5	5	43.1	40
	28	A	Painted dashed render with brick plinth	2	4	W	81	80	30.6	30	25.9	25	4.5	4	36.7	30
	29	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.2	34	32	32	5.5	5	43.1	40
	30	B1	Painted dashed render with brick plinth	3	5	W	96.4	92	34.2	34		32	5.5	5	61.4	40
7	31	B1	Painted dashed render with brick plinth	3	5	E	96.4	92	34.2	34	32	32	5.5	5	45.1	40
	32	B	Painted dashed render with brick plinth	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	33	B	Painted dashed render with brick plinth	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	34	A	Painted dashed render with brick plinth	2	4	E	81	80	30.6	30	25.9	25	4.5	4	50	30

							TOTAL UNIT AREA		AGREGATE LIVING AREA		AGREGATE BEDROOM AREA		STORAGE AREAS		PRIVATE GARDEN	
BLOCK NUMBER	UNIT NUMBER	HOUSE TYPE	FAÇADE	NO. OF BEDROOMS	NO. OF BEDSPACES	ORIENTATION (GARDEN)	TOTAL FLOOR AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AGG. BEDROOM AREA (m²)	MIN. REQUIRED AGG. BEDROOM AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)
	35	B	Painted dashed render with brick plinth	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	36	B	Painted dashed render with brick plinth	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	37	B1	Painted dashed render with brick plinth	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	59.3	40
8	38	C	Brick	3	5	S	106.4	92	38.1	34	33.2	32	5.9	5	48.5	40
	39	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.6	40
	40	A	Painted dashed render with brick plinth	2	4	S	81	80	30.6	30	25.9	25	4.5	4	41.4	30
	41	A	Painted dashed render with brick plinth	2	4	S	81	80	30.6	30	25.9	25	4.5	4	41.4	30
	42	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.6	40
	43	C	Brick	3	5	S	106.4	92	38.1	34	33.2	32	5.9	5	48.5	40
	44	B1	Brick	3	5	W	96.4	92	34.2	34	32	32	5.5	5	45.1	40
9	45	B	Brick	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	46	B	Brick	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	47	A	Brick	2	4	W	81	80	30.6	30	25.9	25	4.5	4	50	30
	48	B	Brick	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	49	B	Brick	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	50	B1	Brick	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	61.4	40
	51	B1	Brick	3	5	E	96.4	92	34.2	34	32	32	5.5	5	45.1	40
10	52	B	Brick	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	53	B	Brick	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	54	A	Brick	2	4	E	81	80	30.6	30	25.9	25	4.5	4	50	30
	55	B	Brick	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	56	B	Brick	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	57	B1	Brick	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	59.3	40
	58	C	Brick	3	5	S	106.4	92	38.1	34	33.2	32	5.9	5	48.5	40
11	59	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.6	40
	60	A	Painted dashed render with brick plinth	2	4	S	81	80	30.6	30	25.9	25	4.5	4	41.4	30
	61	A	Painted dashed render with brick plinth	2	4	S	81	80	30.6	30	25.9	25	4.5	4	41.4	30
	62	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.6	30

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12	63	C	Brick	3	5	S	106.4	92	38.1	34	33.2	32	5.9	5	48.5	40
	64	B1	Painted dashed render with brick plinth	3	5	W	96.4	92	34.2	34	32	32	5.5	5	45.1	40
	65	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	66	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	67	A	Painted dashed render with brick plinth	2	4	W	81	80	30.6	30	25.9	25	4.5	4	50	30
	68	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	69	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	70	B1	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	61.4	40
13	71	B1	Painted dashed render with brick plinth	3	5	E	96.4	92	34.2	34	32	32	5.5	5	45.1	40
	72	A	Painted dashed render with brick plinth	2	4	E	81	80	30.6	30	25.9	25	4.5	4	36.7	30
	73	B	Painted dashed render with brick plinth	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	74	B	Painted dashed render with brick plinth	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	57.3	40
	75	B	Painted dashed render with brick plinth	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	76	A	Painted dashed render with brick plinth	2	4	E	81	80	30.6	30	25.9	25	4.5	4	36.7	30
	77	B1	Painted dashed render with brick plinth	3	5	E	96.4	92	34.4	34	32.8	32	5.5	5	61.4	40
14	78	B1	Painted dashed render with brick plinth	3	5	W	96.4	92	34.2	34	32	32	5.5	5	45.1	40
	79	A	Painted dashed render with brick plinth	2	4	W	81	80	30.6	30	25.9	25	4.5	4	36.7	30
	80	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	81	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	57.3	40
	82	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	43.1	40
	83	A	Painted dashed render with brick plinth	2	4	W	81	80	30.6	30	25.9	25	4.5	4	36.7	30
	84	B1	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	61.4	40
15	85	C	Brick	3	5	S	106.4	92	38.1	34	33.2	32	5.9	5	48.5	40
	86	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.5	40
	87	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.5	40

							TOTAL UNIT AREA		AGREGATE LIVING AREA		AGREGATE BEDROOM AREA		STORAGE AREAS		PRIVATE GARDEN	
BLOCK NUMBER	UNIT NUMBER	HOUSE TYPE	FAÇADE	NO. OF BEDROOMS	NO. OF BEDSPACES	ORIENTATION (GARDEN)	TOTAL FLOOR AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AGG. BEDROOM AREA (m²)	MIN. REQUIRED AGG. BEDROOM AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)
15	88	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.5	40
	89	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.5	40
	90	C	Brick	3	5	S	106.4	92	38.1	34	33.2	32	5.9	5	48.5	40
16	91	B1	Painted dashed render with brick plinth	3	5	W	96.4	92	30.2	30	24.8	32	5.5	5	74.9	40
	92	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.8	40
	93	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.8	40
	94	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.8	40
	95	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.8	40
	96	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.8	40
	97	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.8	40
	98	B1	Painted dashed render with brick plinth	3	5	W	96.4	92	30.2	30	24.8	32	5.5	5	74.9	40
	99	D1	Brick	3	5	N	107.4	92	38.4	34	33.7	32	5.8	5	77.4	40
17	100	D	Painted dashed render with brick plinth	3	5	N	107.4	92	38.4	34	33.7	32	5.8	5	77	40
	101	D	Painted dashed render with brick plinth	3	5	N	107.4	92	38.4	34	33.7	32	5.8	5	77	40
	102	D1	Brick	3	5	N	107.4	92	38.4	34	33.7	32	5.8	5	77.4	40
	103	B1	Brick	3	5	E	96.4	92	30.2	30	24.8	32	5.5	5	90.1	40
18	104	A	Brick	2	4	E	81	80	30.6	30	25.9	25	4.5	4	67.7	30
	105	A	Brick	2	4	E	81	80	30.6	30	25.9	25	4.5	4	51	30
	106	B1	Brick	3	5	E	96.4	92	30.2	30	24.8	32	5.5	5	62.6	40
	107	B1	Brick	3	5	E	96.4	92	30.2	30	24.8	32	5.5	5	62.6	40
19	108	A	Brick	2	4	E	81	80	30.6	30	25.9	25	4.5	4	51	30
	109	A	Brick	2	4	E	81	80	30.6	30	25.9	25	4.5	4	67.7	30
	110	B1	Brick	3	5	E	96.4	92	30.2	30	24.8	32	5.5	5	96.6	40
	111	C	Brick	3	5	S	106.4	92	38.1	34	33.2	32	5.9	5	48.5	40
20	112	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.6	40
	113	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.6	40
	114	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.6	40

							TOTAL UNIT AREA		AGREGATE LIVING AREA		AGREGATE BEDROOM AREA		STORAGE AREAS		PRIVATE GARDEN	
BLOCK NUMBER	UNIT NUMBER	HOUSE TYPE	FAÇADE	NO. OF BEDROOMS	NO. OF BEDSPACES	ORIENTATION (GARDEN)	TOTAL FLOOR AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AGG. BEDROOM AREA (m²)	MIN. REQUIRED AGG. BEDROOM AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)
	115	B	Painted dashed render with brick plinth	3	5	S	96.4	92	34.4	34	32.8	32	5.5	5	48.5	40
	116	C	Brick	3	5	S	106.4	92	38.1	34	33.2	32	5.9	5	48.5	40
21	117	B1	Brick	3	5	W	96.4	92	30.2	30	24.8	32	5.5	5	74.9	40
	118	B	Brick	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.9	40
	119	B	Brick	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.8	40
	120	B	Brick	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.8	40
	121	B	Brick	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.8	40
	122	B	Brick	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.8	40
	123	B	Brick	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	59.8	40
	124	B1	Brick	3	5	W	96.4	92	30.2	30	24.8	32	5.5	5	74.9	40
	125	D1	Brick	3	5	N	107.4	92	38.4	34	33.7	32	5.8	5	77.4	40
22	126	D	Painted dashed render with brick plinth	3	5	N	107.4	92	38.4	34	33.7	32	5.8	5	77	40
	127	D	Painted dashed render with brick plinth	3	5	N	107.4	92	38.4	34	33.7	32	5.8	5	77	40
	128	D1	Brick	3	5	N	107.4	92	38.4	34	33.7	32	5.8	5	77.4	40
	129	B1	Painted dashed render with brick plinth	3	5	E	96.4	92	30.2	30	24.8	32	5.5	5	90.1	40
23	130	A	Painted dashed render with brick plinth	2	4	E	81	80	30.6	30	25.9	25	4.5	4	67.7	30
	131	A	Painted dashed render with brick plinth	2	4	E	81	80	30.6	30	25.9	25	4.5	4	51	30
	132	B1	Painted dashed render with brick plinth	3	5	E	96.4	92	30.2	30	24.8	32	5.5	5	62.6	40
	133	B1	Painted dashed render with brick plinth	3	5	E	96.4	92	30.2	30	24.8	32	5.5	5	62.6	40
24	134	A	Painted dashed render with brick plinth	2	4	E	81	80	30.6	30	25.9	25	4.5	4	51	30
	135	A	Painted dashed render with brick plinth	2	4	E	81	80	30.6	30	25.9	25	4.5	4	67.7	30
	136	B1	Painted dashed render with brick plinth	3	5	E	96.4	92	30.2	30	24.8	32	5.5	5	96.6	40
	137	C	Painted dashed render with brick plinth	3	5	W	106.4	92	38.1	34	33.2	32	5.9	5	44	40
25	138	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	44	40
	139	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	44.3	40
	140	A	Painted dashed render with brick plinth	2	4	W	81	80	30.6	30	25.9	25	4.5	4	38	30
	141	A	Painted dashed render with brick plinth	2	4	W	81	80	30.6	30	25.9	25	4.5	4	38.2	30

							TOTAL UNIT AREA		AGREGATE LIVING AREA		AGREGATE BEDROOM AREA		STORAGE AREAS		PRIVATE GARDEN	
BLOCK NUMBER	UNIT NUMBER	HOUSE TYPE	FAÇADE	NO. OF BEDROOMS	NO. OF BEDSPACES	ORIENTATION (GARDEN)	TOTAL FLOOR AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AGG. BEDROOM AREA (m²)	MIN. REQUIRED AGG. BEDROOM AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)	PROPOSED AREA (m²)	MIN. REQUIRED AREA (m²)
	142	A	Painted dashed render with brick plinth	2	4	W	81	80	30.6	30	25.9	25	4.5	4	38.2	30
	143	A	Painted dashed render with brick plinth	2	4	W	81	80	30.6	30	25.9	25	4.5	4	38.4	30
	144	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	45.3	40
	145	B1	Painted dashed render with brick plinth	3	5	W	96.4	92	30.2	30	24.8	32	5.5	5	56.8	40
26	146	B1	Painted dashed render with brick plinth	3	5	W	96.4	92	30.2	30	24.8	32	5.5	5	57	40
	147	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	45.7	40
	148	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	45.8	40
	149	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	46	40
	150	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	46.1	40
	151	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	46.3	40
	152	B	Painted dashed render with brick plinth	3	5	W	96.4	92	34.4	34	32.8	32	5.5	5	46.4	40
	153	C	Painted dashed render with brick plinth	3	5	W	106.4	92	38.1	34	33.2	32	5.9	5	61.8	40

Housing Quality Assessment - Duplex Units (Unit No.s 154-193)

Former Teagasc Lands, Kinsealy
Document No. KI-CKK-S1b-XX-SH-A-1002
Revision: P1

CONROY CROWE KELLY
Architects & Urban Designers

No. of Units	Unit Type	Description	No. Bedrooms	% by beds	Gross Floor Area (m ²)
10	A	Apartment	2	25.00%	764.0
10	A1	Apartment	2	25.00%	764.0
10	B	Duplex	3	25.00%	1124.0
10	B1	Duplex	3	25.00%	1124.0
40				100.00%	3776.0
Age-Friendly Units					

The proposed dwellings have been designed to meet and exceed current standards. The apartments are designed to comply with “Sustainable Urban Housing: Design Standards for New Apartments”, July 2023 and "Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities", January 2024. The relevant data is set out in the following schedule.

GENERAL INFORMATION										TOTAL UNIT AREA		AGREGATE LIVING AREA		AGREGATE BEDROOM AREA		STORAGE AREA		PRIVATE OPEN SPACE AREA	
DUPLEX BLOCK NAME	UNIT NUMBER	UNIT TYPE	DESCRIPTION	ENTRANCE LEVEL	FAÇADE	NO. BEDROOMS	NO. BEDSPACES	ASPECT	ORIENTATION (PRIVATE OPEN SPACE)	TOTAL FLOOR AREA (m ²)	MIN. REQUIRED AREA (m ²)	PROPOSED AREA (m ²)	MIN. REQUIRED AREA (m ²)	PROPOSED AGG. BEDROOM AREA (m ²)	MIN. REQUIRED AGG. BEDROOM AREA (m ²)	PROPOSED AREA (m ²)	MIN. REQUIRED AREA (m ²)	PROPOSED AREA (m ²)	MIN. REQUIRED AREA (m ²)
Block A1	154	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	W	76.4	73	30.2	30	25.8	24.4	6.1	6	10.7	7
	155	B	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	156	B1	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	157	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	12.9	7
Block A2	158	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	E	76.4	73	30.2	30	25.8	24.4	6.1	6	10.6	7
	159	B	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	160	B1	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	161	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	9.9	7
Block B1	162	A	Apartment	Ground	Brick	2	2	Triple	W	76.4	73	30.2	30	25.8	24.4	6.1	6	10	7
	163	B	Duplex	First	Brick	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	164	B1	Duplex	First	Brick	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	165	A1	Apartment	Ground	Brick	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	10.2	7
	166	A	Apartment	Ground	Brick	2	2	Triple	E	76.4	73	30.2	30	25.8	24.4	6.1	6	10.7	7

Block B2	167	B	Duplex	First	Brick	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	168	B1	Duplex	First	Brick	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	169	A1	Apartment	Ground	Brick	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	10	7
Block C1	170	A	Apartment	Ground	Brick	2	2	Triple	W	76.4	73	30.2	30	25.8	24.4	6.1	6	12.8	7
	171	B	Duplex	First	Brick	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	172	B1	Duplex	First	Brick	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	173	A1	Apartment	Ground	Brick	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	9.3	7
Block C2	174	A	Apartment	Ground	Brick	2	2	Triple	E	76.4	73	30.2	30	25.8	24.4	6.1	6	13	7
	175	B	Duplex	First	Brick	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	176	B1	Duplex	First	Brick	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	177	A1	Apartment	Ground	Brick	2	2	Dual	E	76.4	73	31.6	30	24.8	24.4	6	6	8.4	7
Block D1	178	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	W	76.4	73	30.2	30	25.8	24.4	6.1	6	13.6	7
	179	B	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	180	B1	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	181	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	9.4	7
Block D2	182	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	E	76.4	73	30.2	30	25.8	24.4	6.1	6	12.1	7
	183	B	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	184	B1	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	185	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	E	76.4	73	31.6	30	24.8	24.4	6	6	8	7
Block D3	186	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	E	76.4	73	30.2	30	25.8	24.4	6.1	6	10.1	7
	187	B	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	188	B1	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	189	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	E	76.4	73	31.6	30	24.8	24.4	6	6	8.9	7
Block D4	190	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	W	76.4	73	30.2	30	25.8	24.4	6.1	6	12.5	7
	191	B	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	192	B1	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	193	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	9.3	7