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Introduction
Housing Quality Assessment

The following Housing Quality Assessment (HQA) demonstrates the compliance of the proposed 396 no. Apartment Units proposed, in Blocks C, D & E Parklands Pointe, with the Sustainable Urban Housing Design Standards for New Apartments 2023 and the residential dwelling standards in the South Dublin County Development Plan 2022-2028.

Proposed Unit Mix Blocks C, D & E

- One-bed Units 106 no. = 27%
- Two-bed 4P Units 239 no. = 60%
- Three-bed 5P Units 51 no. = 13%

This mix is broadly in line with the permitted Parklands Pointe Blocks A -E (SHD ABP-305563-19) with an increase of 3 beds from 9% to 13% and 1 beds 24% to 27%.

When these modifications proposed are considered with the mix achieved in Phase 1 Parklands (ABP ref: 300555-18) the overall % of 3 beds is 30% and together with the 4 beds = 48% of the total 1100 units of Phases 1 & 2 Parklands & Parklands Pointe.

The 1 bed % = 14%. These statistics comply with the South Dublin County Development Plan 2022 - 2028 mix standards that state:

H1 Objective 12: Proposals for residential development shall provide a minimum of 30% 3-bedroom units.

Dual Aspect Ratios

The proposed development consists of 396 no. units in total across Blocks C, D & E with 198 of these (50%) being dual aspect units. This is in accordance with SPPR 4, In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.

Floor to Ceiling Heights

SPPR 5 states that ground level apartment

floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. The proposed design provides for ground floor units with a floor to ceiling height of 2.7m.

Internal Storage

All apartments accord with and exceed minimum space provisions for internal storage within their units as set out in Appendix 1.

Hot-presses and plant areas within the apartments are not counted towards the

minimum space provisions and no single storage room exceeds 3.5 SqM in area.

Private Amenity Space

Private open space for the Apartments is provided as cantilevered balconies, ground floor terraces and deck access. All private open spaces have a minimum usable depth of 1.5m and accord with and in most cases exceed the minimum space provisions as set out in Appendix 1.

Security Considerations

All ground level dwellings adjoining the communal amenity space or the public street have a ground floor terrace of at least 1.5m deep together with a privacy strip of 0.5 metres that will be landscaped with hedging/ planting to provide additional screening.

Access & Services

The proposed development has been designed with due regard to the principles of universal design, including the 'Building for everyone' publications. All apartments have level access delivering ease of access for all. Access to the building as well as common circulation areas are all designed in accordance with Part M of the Building regulations The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility notwithstanding the varying levels across the site.

Refuse Storage

Appropriate provision has been made for the storage and collection of waste materials in the basement of the proposed apartment scheme. Refuse facilities are accessible to residents from the Stair & lift cores and the management company will have direct access to Parklands Parade for waste collection services. The facilities have been designed and sized with regard to the projected level of waste generation and types and quantities of receptacles required.

Unit Type	Description	Gross Floor Area		Aggregate Living Area		Aggregate Bedroom Area		Storage Area		Private Amenity Area	
		Target Min.	Proposed	Target Min.	Proposed	Target Min.	Proposed	Target Min.	Proposed	Target Min.	* Min. Proposed
		(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)	(m ²)
Unit Type 1A	1 Bed/ 2 Person/ 1 Storey	45	50	23	23.6	11.4	11.4	3	3	5	5
Unit Type 1B	1 Bed/ 2 Person/ 1 Storey	45	50	23	23.3	11.4	11.5	3	3	5	5
Unit Type 1C	1 Bed/ 2 Person/ 1 Storey	45	62.3	23	36.4	11.4	11.4	3	3	5	5
Unit Type 1D	1 Bed/ 2 Person/ 1 Storey	45	54.6	23	23.5	11.4	12.9	3	3.4	5	5
Unit Type 1E	1 Bed/ 2 Person/ 1 Storey	45	51.6	23	25.9	11.4	13	3	3	5	5
Unit Type 1F	1 Bed/ 2 Person/ 1 Storey	45	48.8	23	26.6	11.4	11.4	3	3.5	5	5
Unit Type 1G	1 Bed/ 2 Person/ 1 Storey	45	54.9	23	26.9	11.4	11.4	3	3.1	5	5
Unit Type 1H	1 Bed/ 2 Person/ 1 Storey	45	56.5	23	30.0	11.4	11.4	3	3.1	5	20
Unit Type 1I	1 Bed/ 2 Person/ 1 Storey	45	50.4	23	25.6	11.4	12.6	3	4.8	5	11
Unit Type 2A	2 Bed/ 4 Person/ 1 Storey	73	75.7	30	32.5	24.4	24.4	6	6	7	7
Unit Type 2B	2 Bed/ 4 Person/ 1 Storey	73	82.7	30	31.1	24.4	24.5	6	6	7	7
Unit Type 2C	2 Bed/ 4 Person/ 1 Storey	73	78.5	30	31.0	24.4	24.6	6	6.1	7	7
Unit Type 2D	2 Bed/ 4 Person/ 1 Storey	73	85	30	30.8	24.4	25.6	6	7	7	7
Unit Type 2E	2 Bed/ 4 Person/ 1 Storey	73	83.6	30	31.3	24.4	25.2	6	6	7	14.3
Unit Type 2F	2 Bed/ 4 Person/ 1 Storey	73	80.8	30	32.4	24.4	25.2	6	6	7	13.9
Unit Type 3A	3 Bed/5 Person/ 1 Storey	90	99	34	34.9	31.5	32.4	9	10.5	9	9
Unit Type 3B	3 Bed/5 Person/ 1 Storey	90	99.4	34	34.0	31.5	34.1	9	9	9	9

▲ Table demonstrating compliance with apartment standards

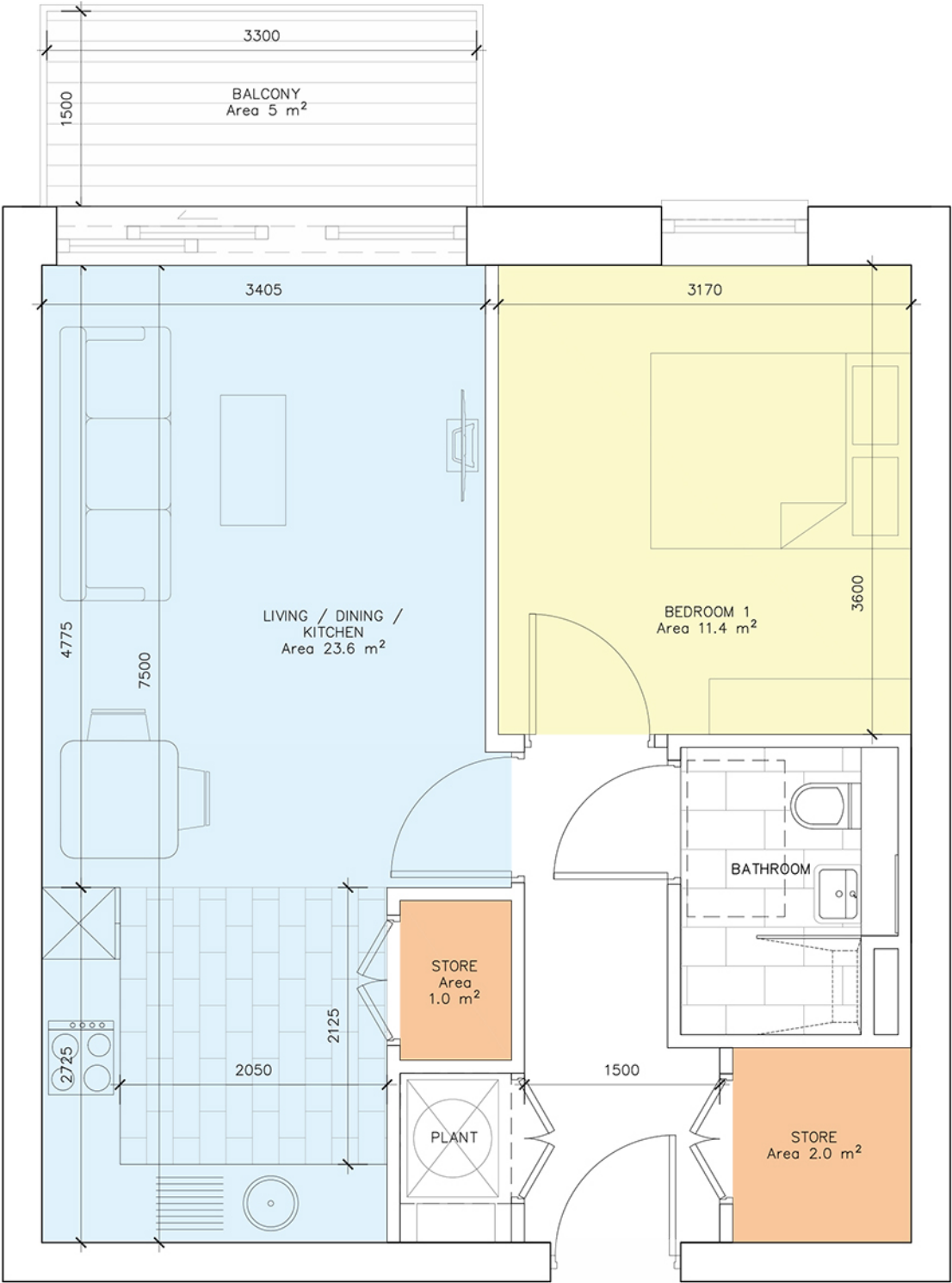


1 Bedroom Apartment Type

TYPE 1A

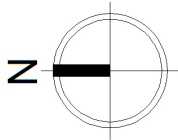
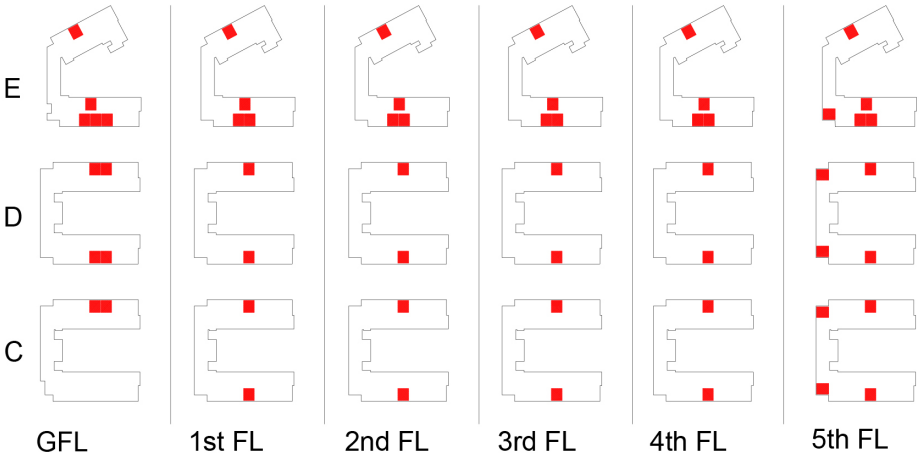
1 BEDROOM APARTMENT
(2 PERSON)

1:50 @ A3



14%

UNIT TYPE 1A		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	50 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	23.6 sqm
width of living/ dining	3.3 m	3.4 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	11.4 sqm/ 3.1m
bedroom aggregate floor area	11.4 sqm	11.4 sqm
Storage area	3 sqm	3 sqm
Balcony area	5 sqm	5 sqm

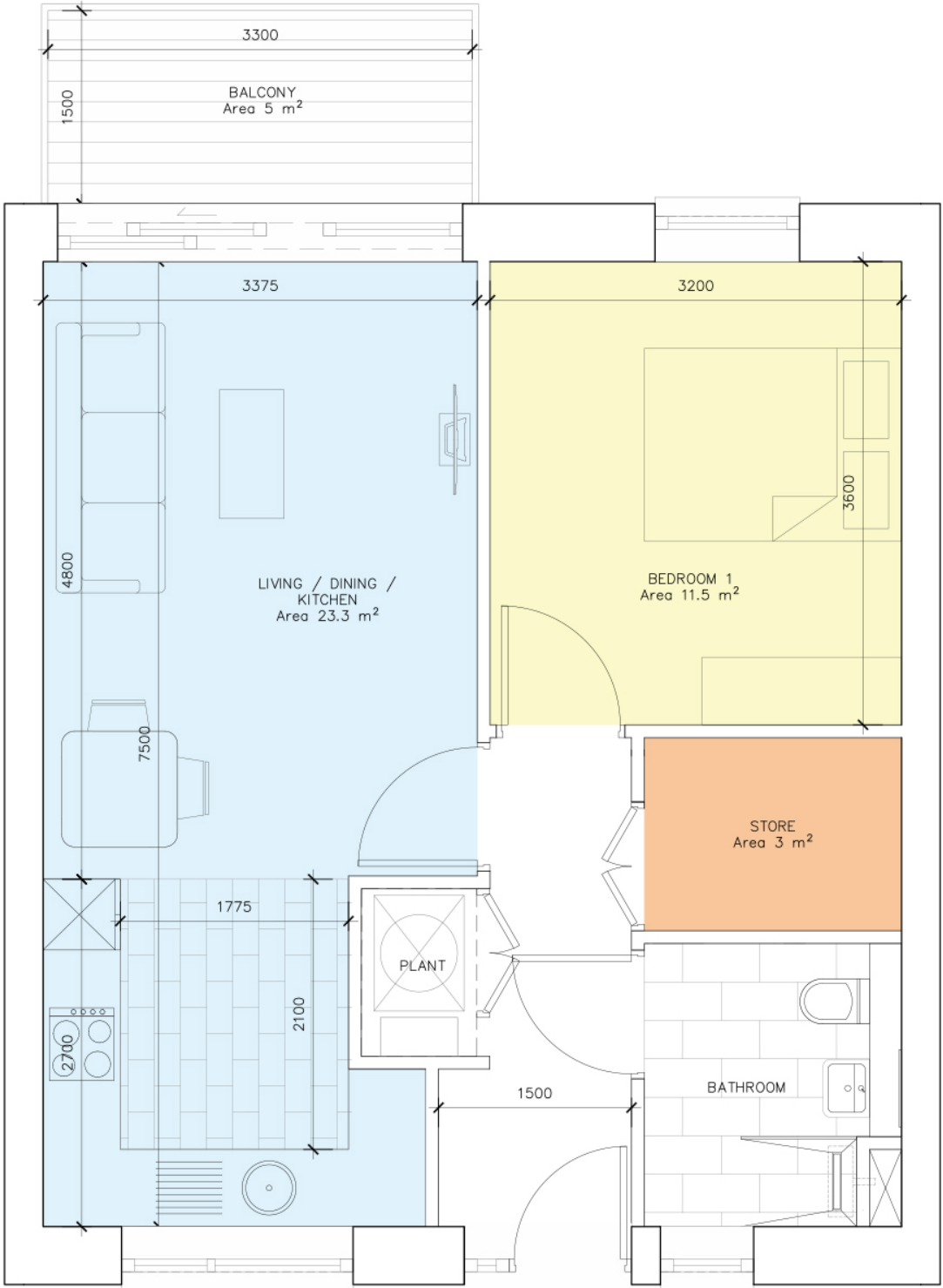


1 Bedroom Apartment Type

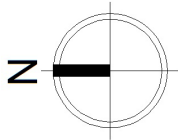
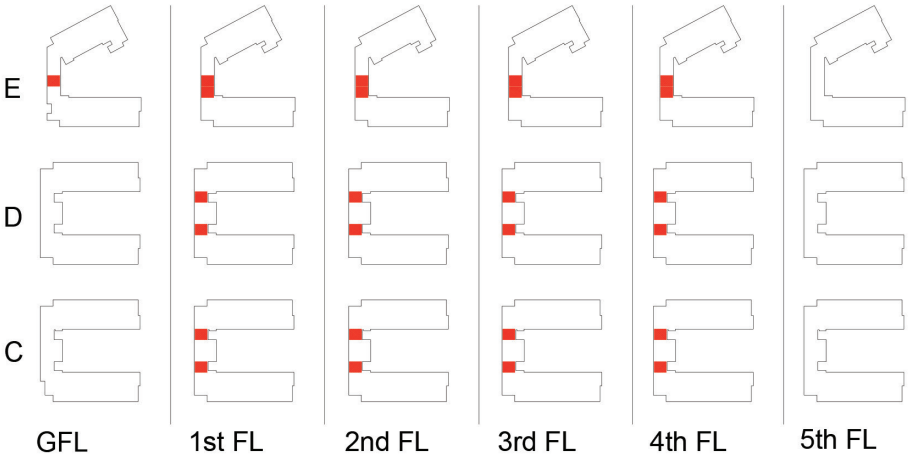
TYPE 1B

1 BEDROOM APARTMENT
(2 PERSON)

1:50 @ A3



UNIT TYPE 1B		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	50 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	23.3 sqm
width of living/ dining	3.3 m	3.3 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	11.5 sqm/ 3.2m
bedroom aggregate floor area	11.4 sqm	11.5 sqm
Storage area	3 sqm	3 sqm
Balcony area	5 sqm	5 sqm

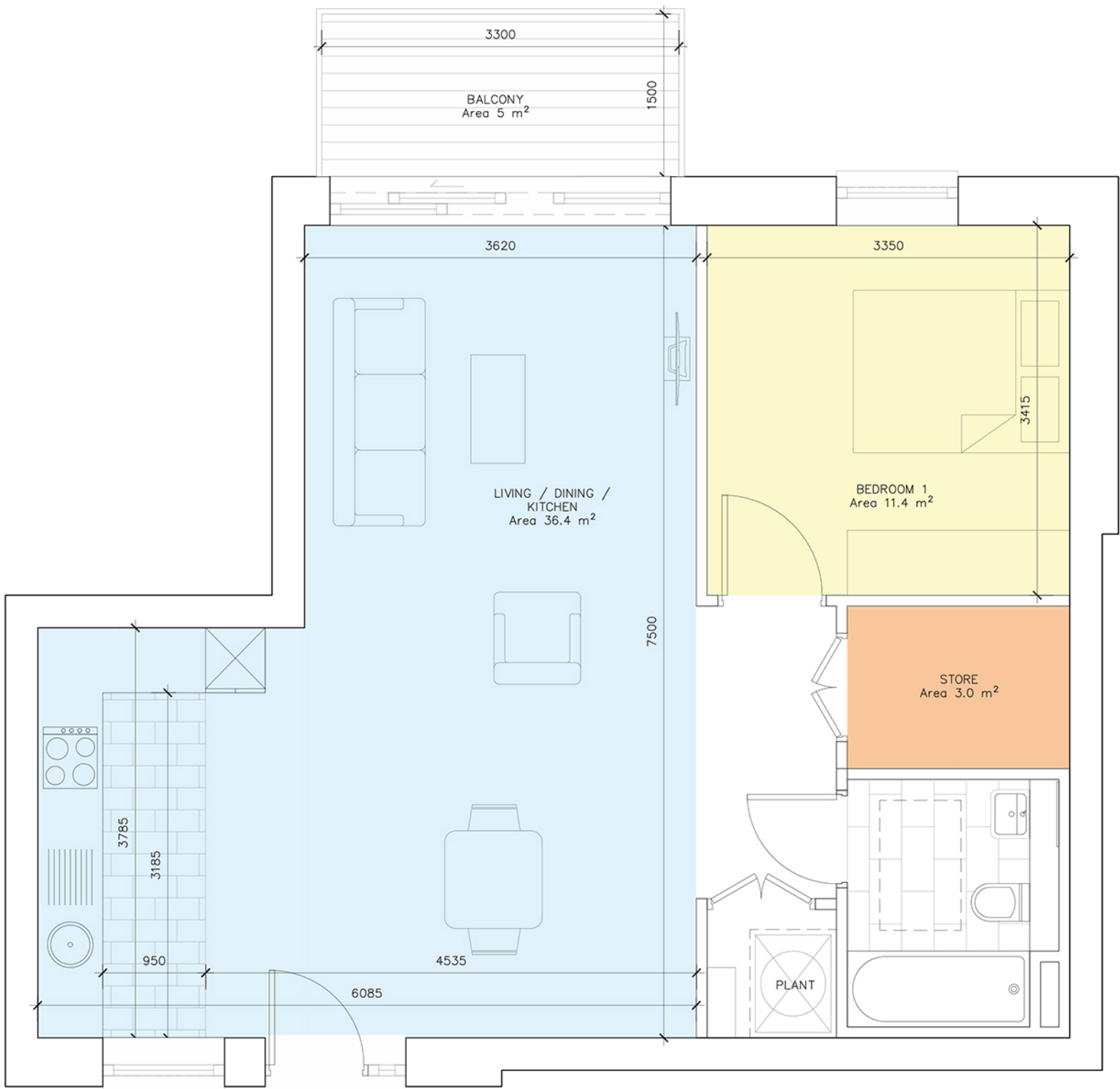


1 Bedroom Apartment Type

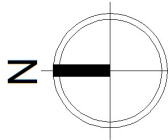
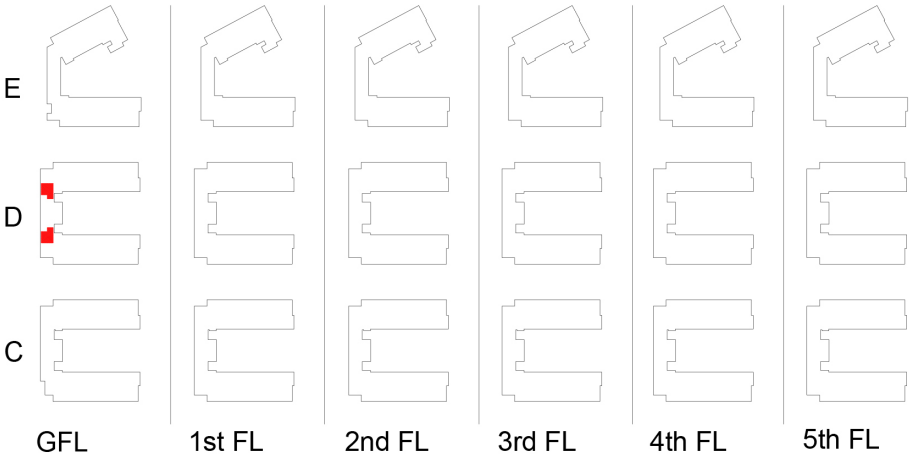
TYPE 1C

1 BEDROOM APARTMENT
(2 PERSON)

1:50 @ A3



UNIT TYPE 1C		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	62.3 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	36.4 sqm
width of living/ dining	3.3 m	3.6 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	11.4 sqm/ 3.3m
bedroom aggregate floor area	11.4 sqm	11.4 sqm
Storage area	3 sqm	3 sqm
Balcony area	5 sqm	5 sqm

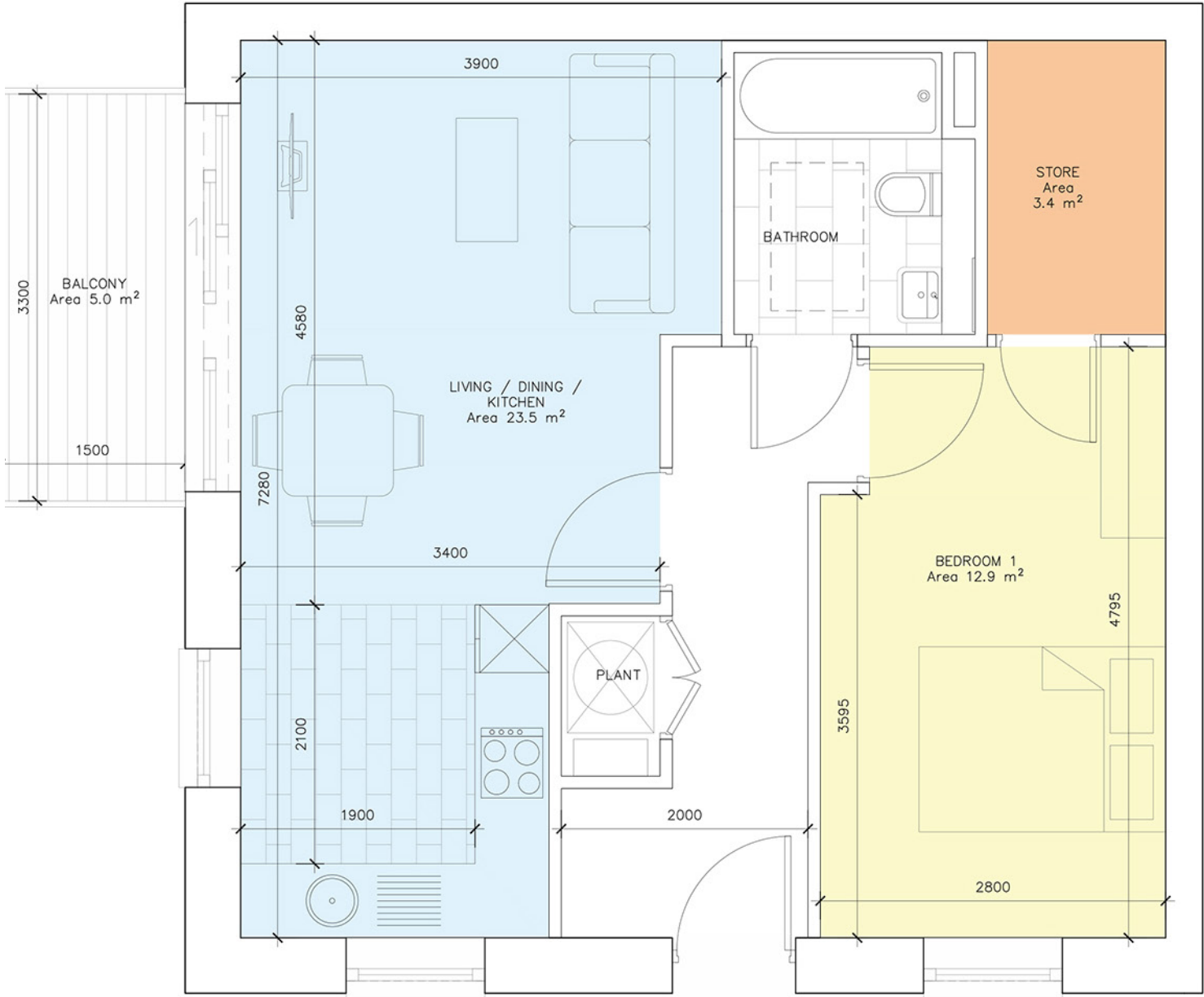


1 Bedroom Apartment Type

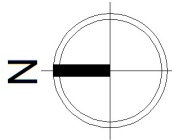
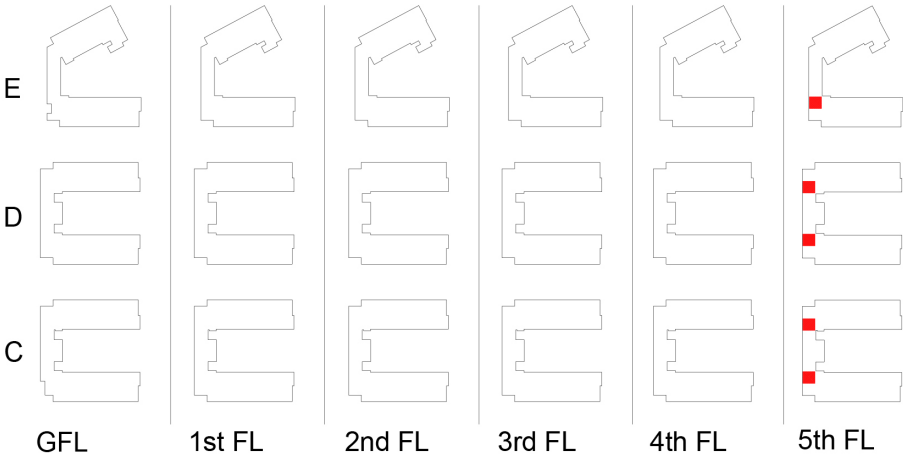
TYPE 1D

1 BEDROOM APARTMENT
(2 PERSON)

1:50 @ A3



UNIT TYPE 1D		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	54.6 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	23.5 sqm
width of living/ dining	3.3 m	3.4 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	12.9 sqm/ 2.8m
bedroom aggregate floor area	11.4 sqm	12.9 sqm
Storage area	3 sqm	3.4 sqm
Balcony area	5 sqm	5 sqm



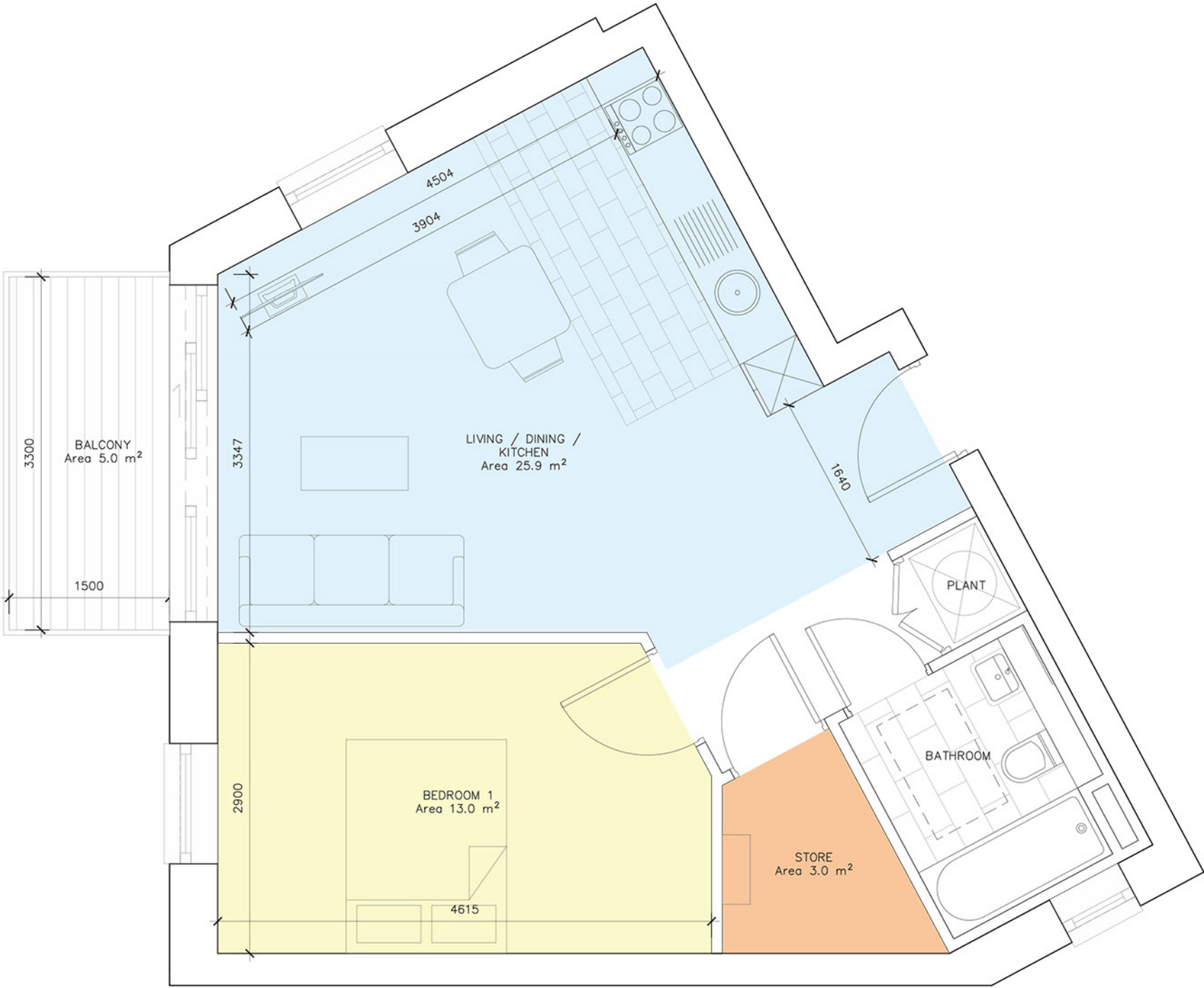
1 Bedroom Apartment Type

TYPE 1E

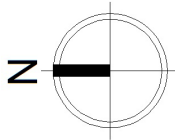
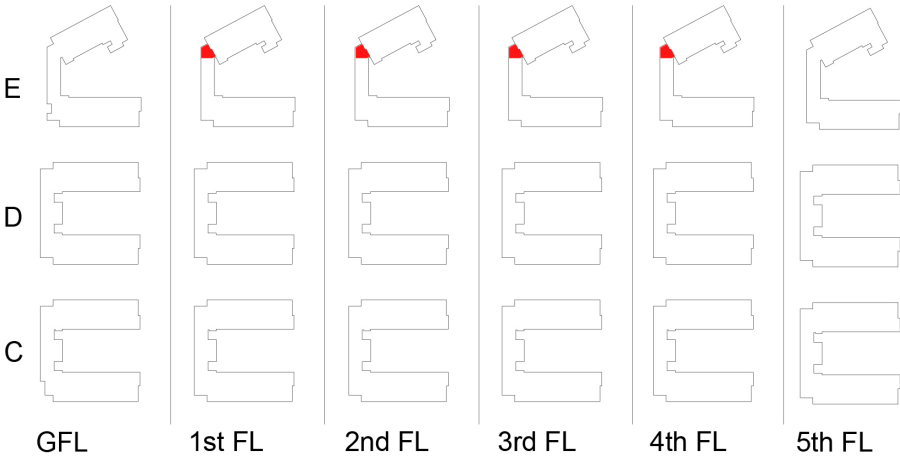
1 BEDROOM APARTMENT

(2 PERSON)

1:50 @ A3



UNIT TYPE 1E		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	51.6 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	25.9 sqm
width of living/ dining	3.3 m	3.3 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	13 sqm/ 2.9m
bedroom aggregate floor area	11.4 sqm	13 sqm
Storage area	3 sqm	3 sqm
Balcony area	5 sqm	5 sqm

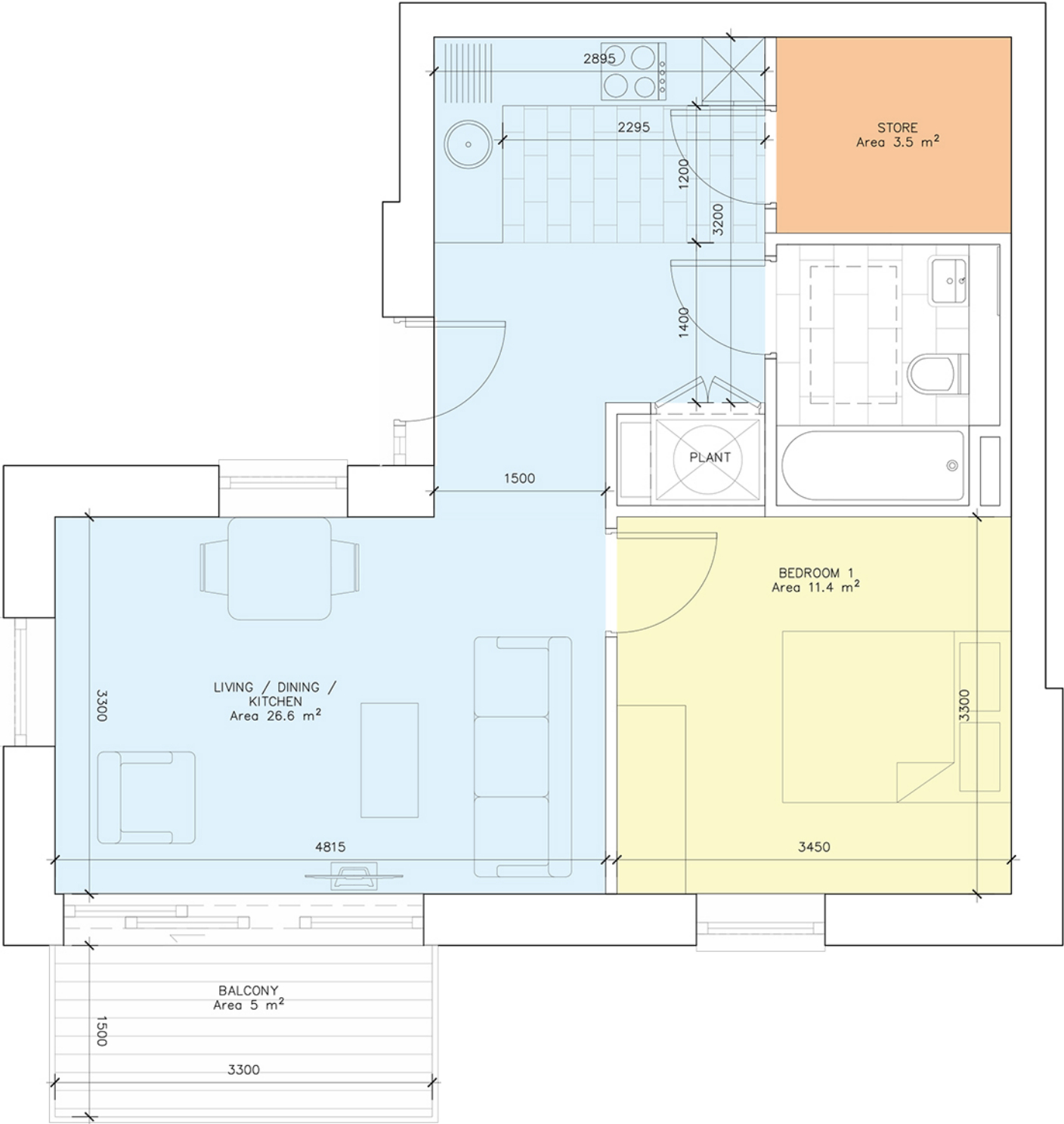


1 Bedroom Apartment Type

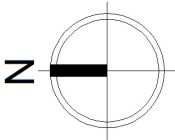
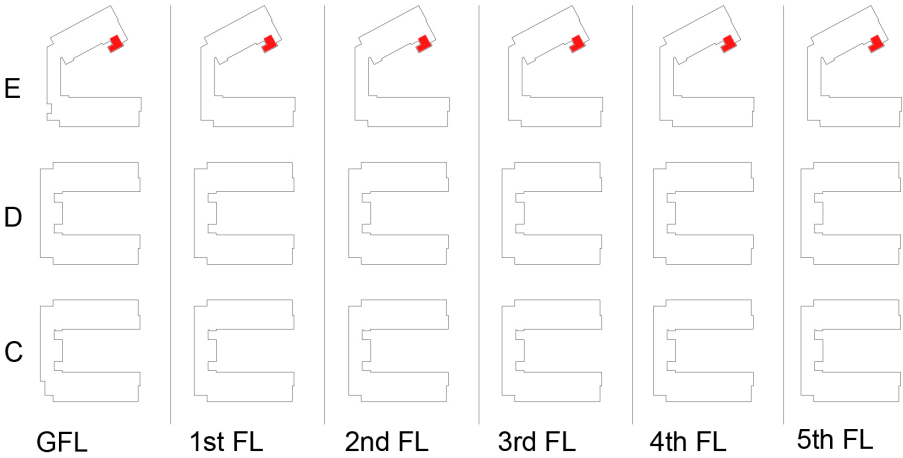
TYPE 1F

1 BEDROOM APARTMENT
(2 PERSON)

1:50 @ A3



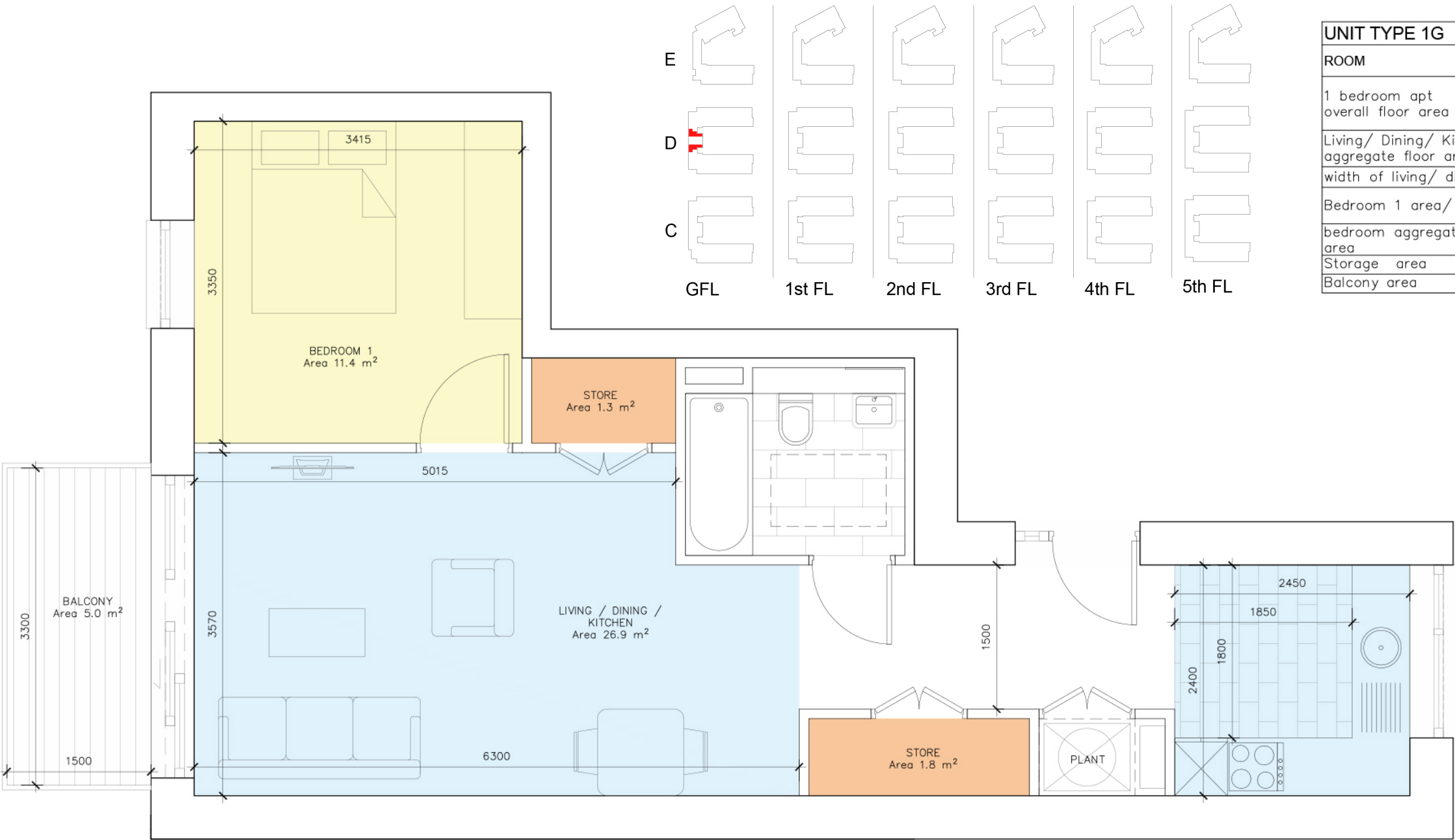
UNIT TYPE 1F		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	48.8 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	26.6 sqm
width of living/ dining	3.3 m	3.3 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	11.4 sqm/ 3.4m
bedroom aggregate floor area	11.4 sqm	11.4 sqm
Storage area	3 sqm	3.5 sqm
Balcony area	5 sqm	5 sqm



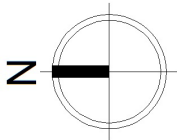
1 Bedroom Apartment Type

TYPE 1G

1 BEDROOM APARTMENT
 (2 PERSON)
 1:50 @ A3



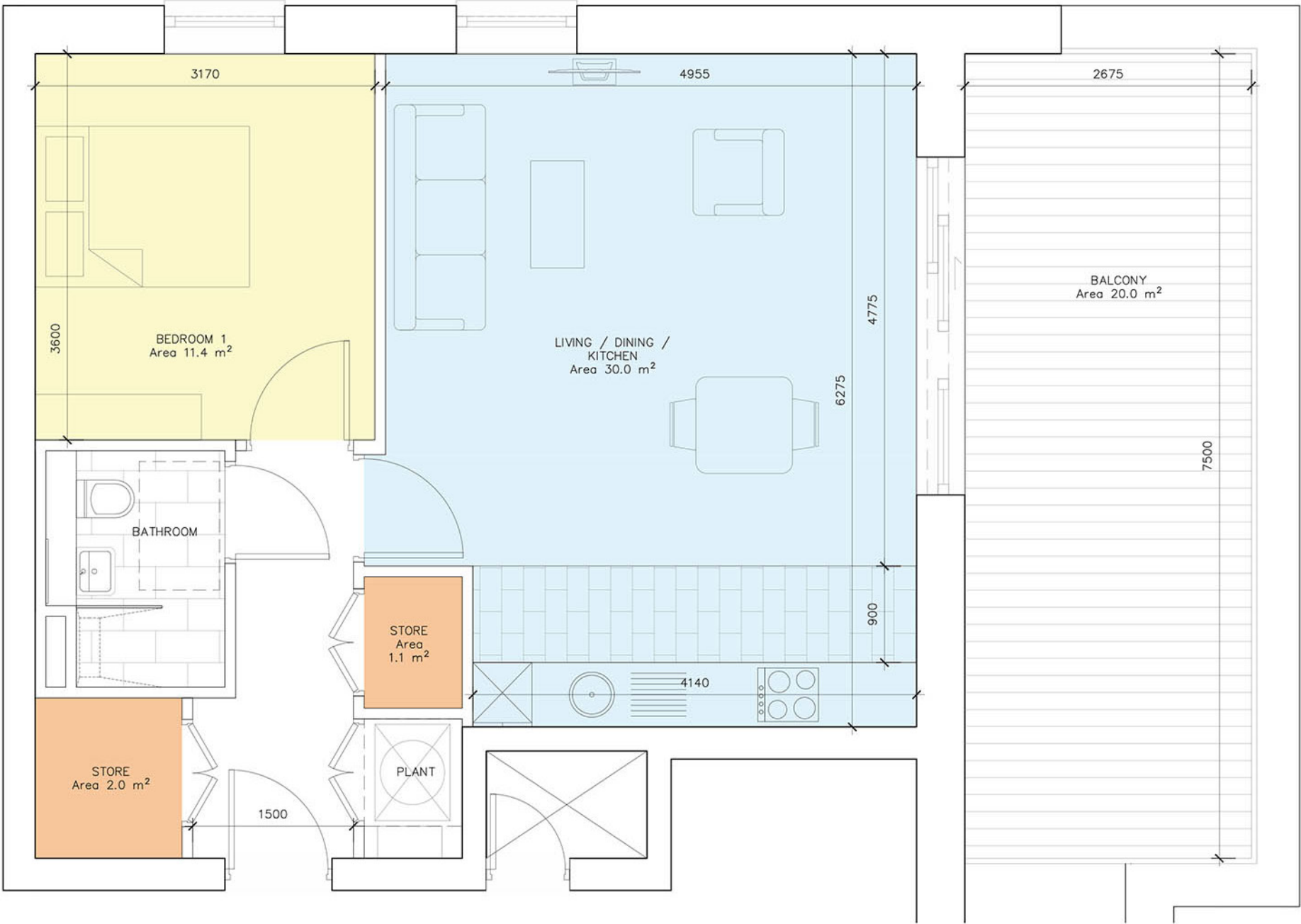
UNIT TYPE 1G		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	54.9 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	26.9 sqm
width of living/ dining	3.3 m	3.5 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	11.4 sqm/ 3.3m
bedroom aggregate floor area	11.4 sqm	11.4 sqm
Storage area	3 sqm	3.1 sqm
Balcony area	5 sqm	5 sqm



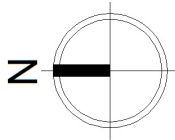
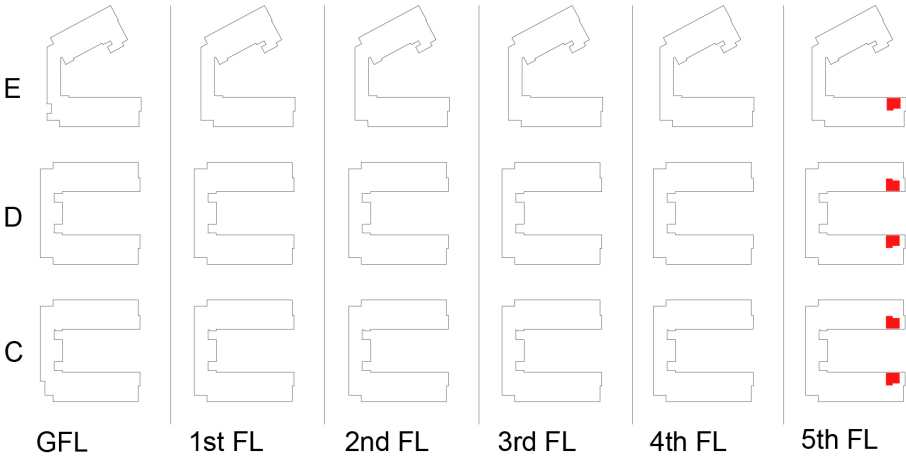
1 Bedroom Apartment Type

TYPE 1H

1 BEDROOM APARTMENT
 (2 PERSON)
 1:50 @ A3



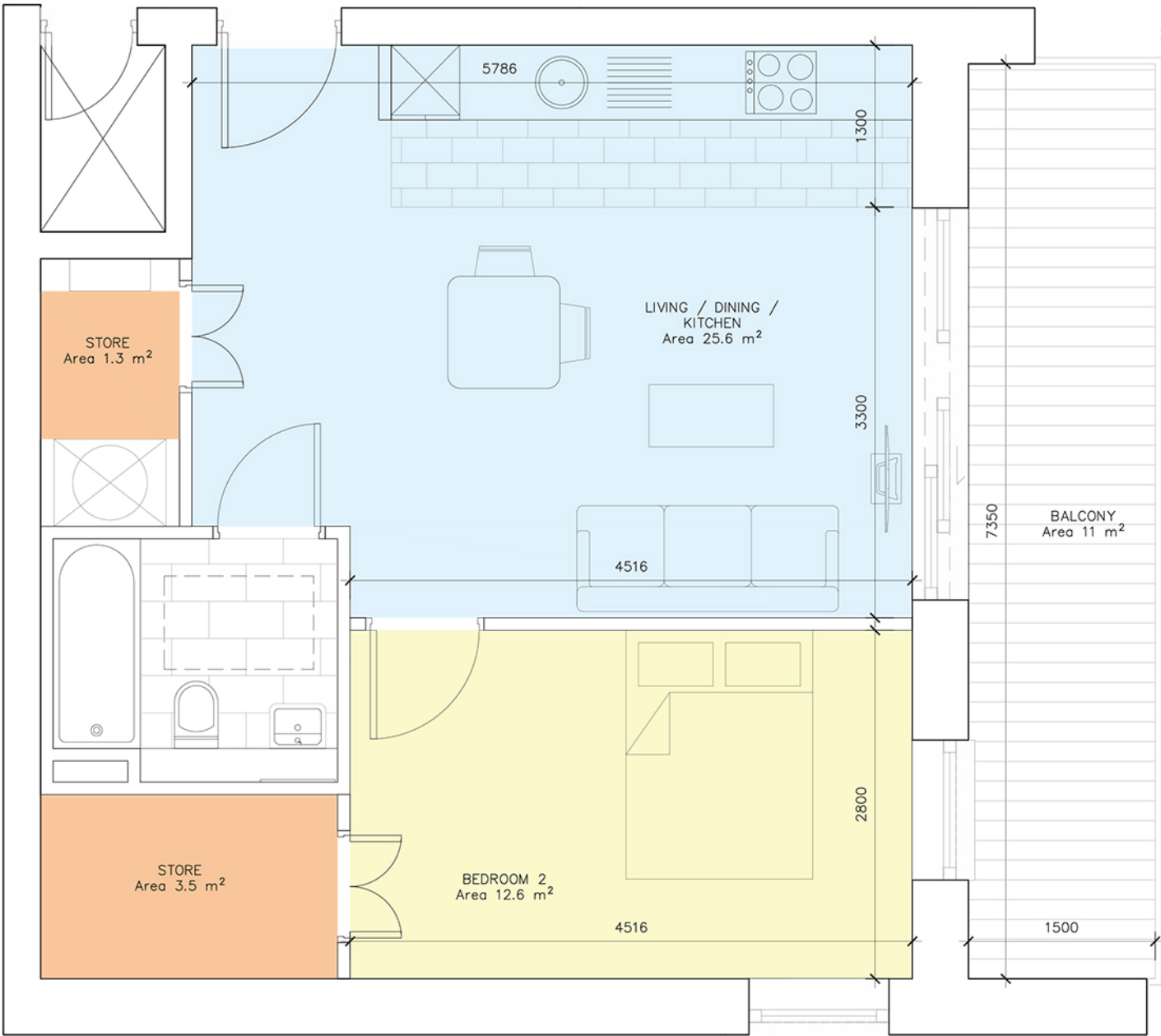
UNIT TYPE 1H		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	56.5 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	30 sqm
width of living/ dining	3.3 m	4.7 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	11.4 sqm/ 3.1m
bedroom aggregate floor area	11.4 sqm	11.4 sqm
Storage area	3 sqm	3.1 sqm
Balcony area	5 sqm	20 sqm



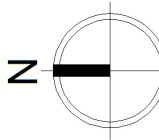
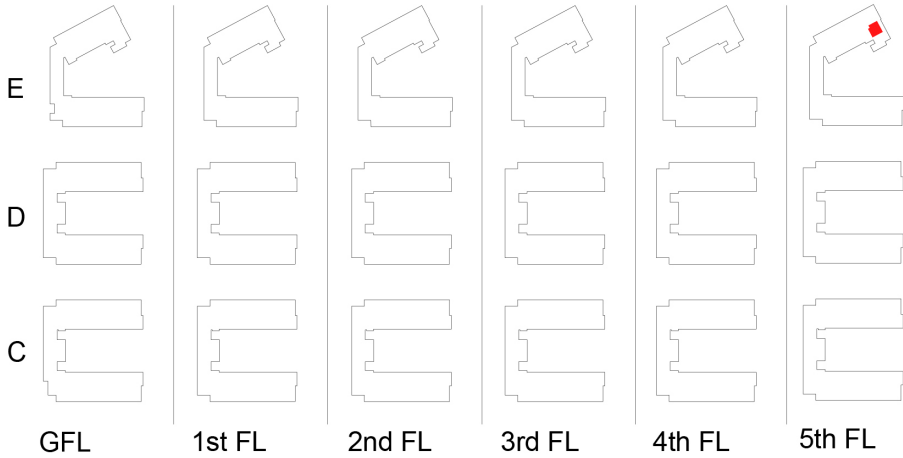
1 Bedroom Apartment Type

TYPE 1I

1 BEDROOM APARTMENT
(2 PERSON)
1:50 @ A3



UNIT TYPE 1I		
ROOM	REQUIRED	PROPOSED
1 bedroom apt overall floor area	45 sqm	50.4 sqm
Living/ Dining/ Kitchen aggregate floor area	23 sqm	25.6 sqm
width of living/ dining	3.3 m	3.3 m
Bedroom 1 area/ width	11.4 sqm/ 2.8m	12.6 sqm/ 2.8m
bedroom aggregate floor area	11.4 sqm	12.6 sqm
Storage area	3 sqm	4.8 sqm
Balcony area	5 sqm	11 sqm

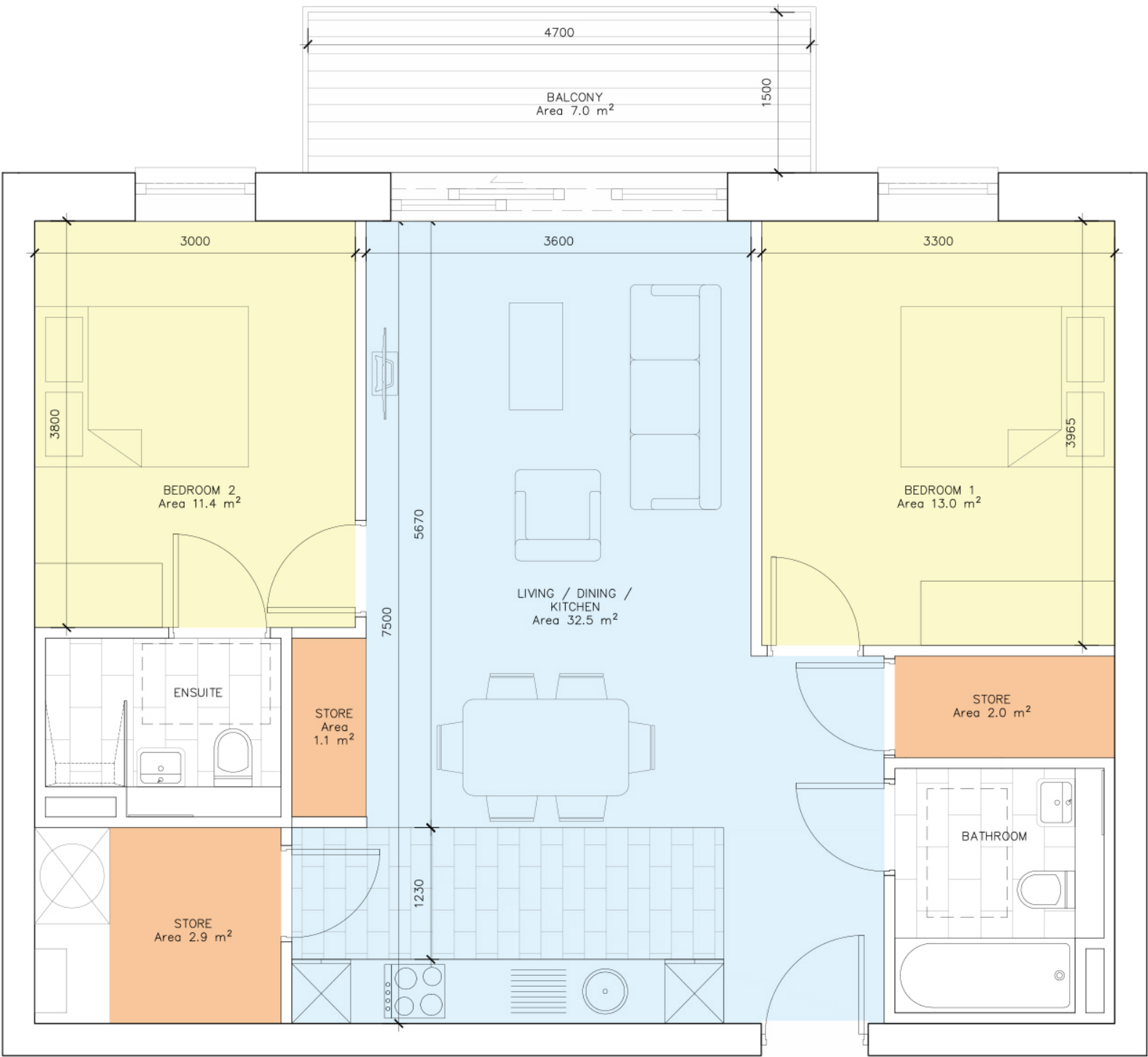


2 Bedroom Apartment Type

TYPE 2A

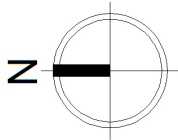
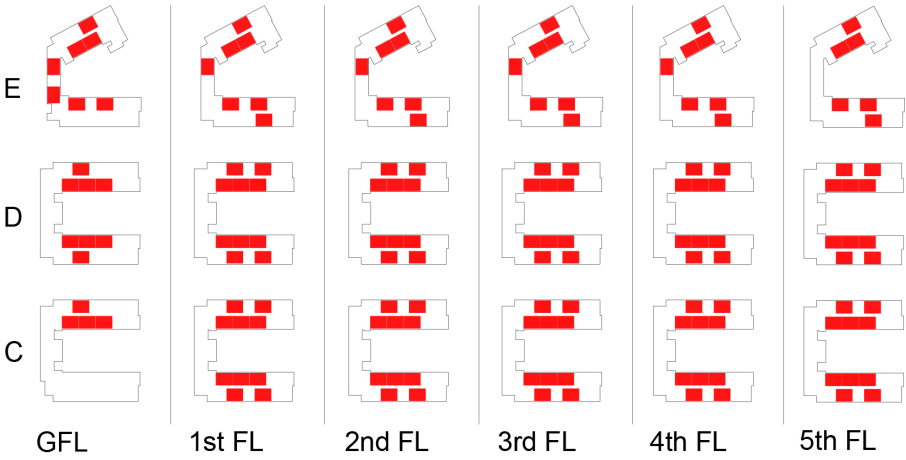
2 BEDROOM APARTMENT
(4 PERSON)

1:50 @ A3



39%

UNIT TYPE 2A		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	75.7 sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	32.5 sqm
width of living/ dining	3.6 m	3.6 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13 sqm/ 3.3 m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	11.4 sqm/ 3 m
Bedroom aggregate floor area	24.4 sqm	24.4 sqm
Storage area	6 sqm	6 sqm
Private open space area	7 sqm	7 sqm

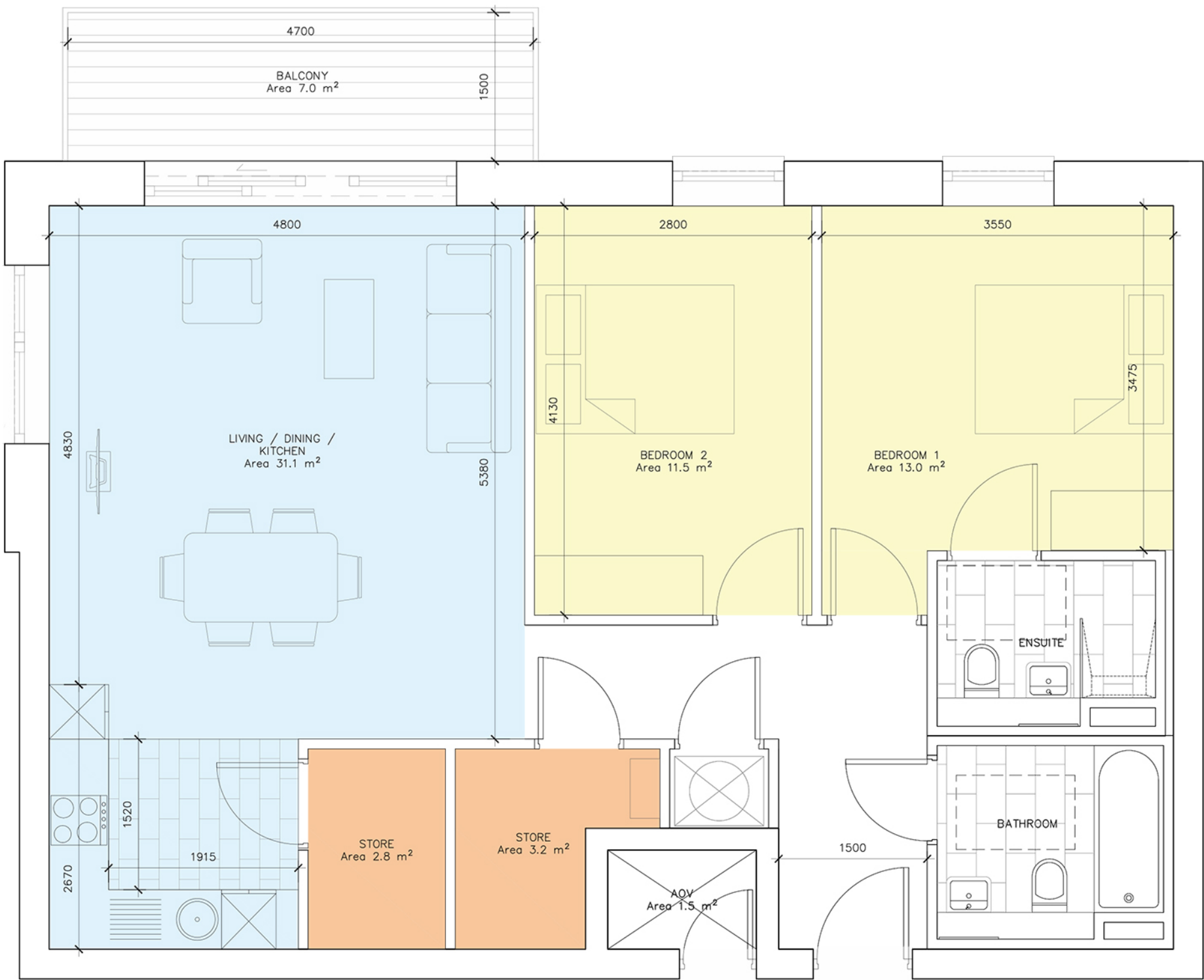


2 Bedroom Apartment Type

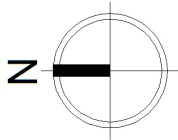
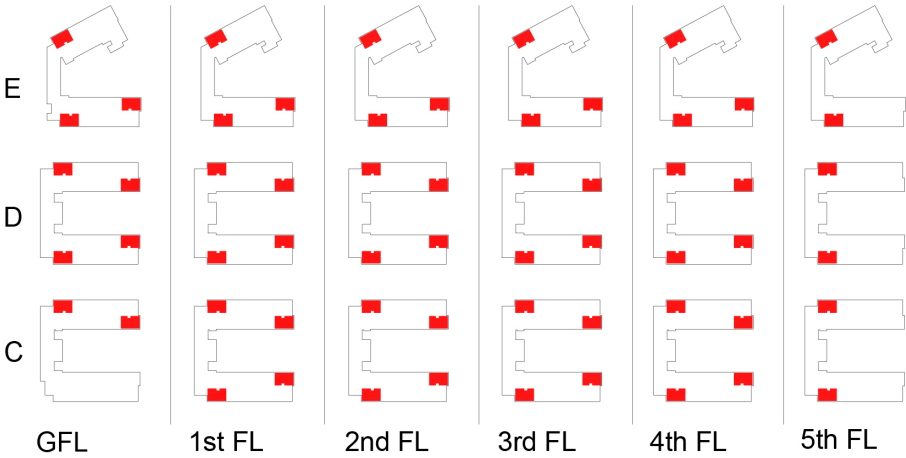
TYPE 2B

2 BEDROOM APARTMENT
(4 PERSON)

1:50 @ A3



UNIT TYPE 2B		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	82.7 sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	31.1 sqm
width of living/ dining	3.6 m	4.8 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13 sqm/ 3.4 m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	11.5 sqm/ 2.8 m
Bedroom aggregate floor area	24.4 sqm	24.5 sqm
Storage area	6 sqm	6 sqm
Private open space area	7 sqm	7 sqm



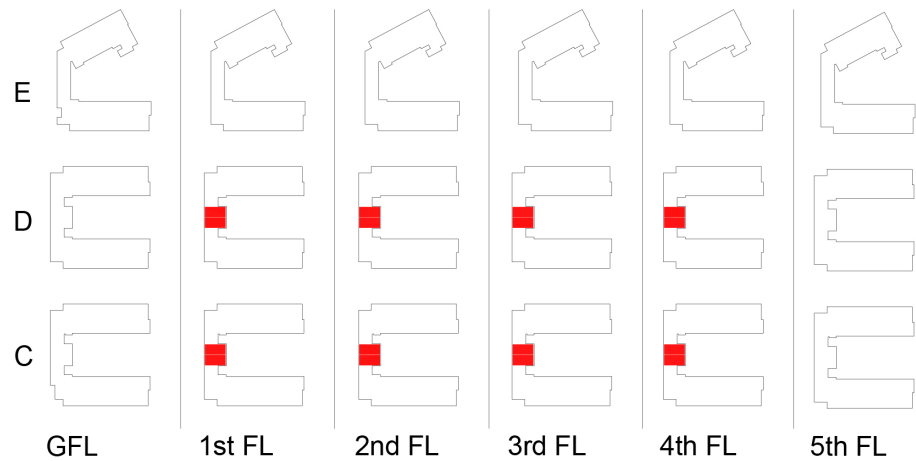
2 Bedroom Apartment Type

TYPE 2C

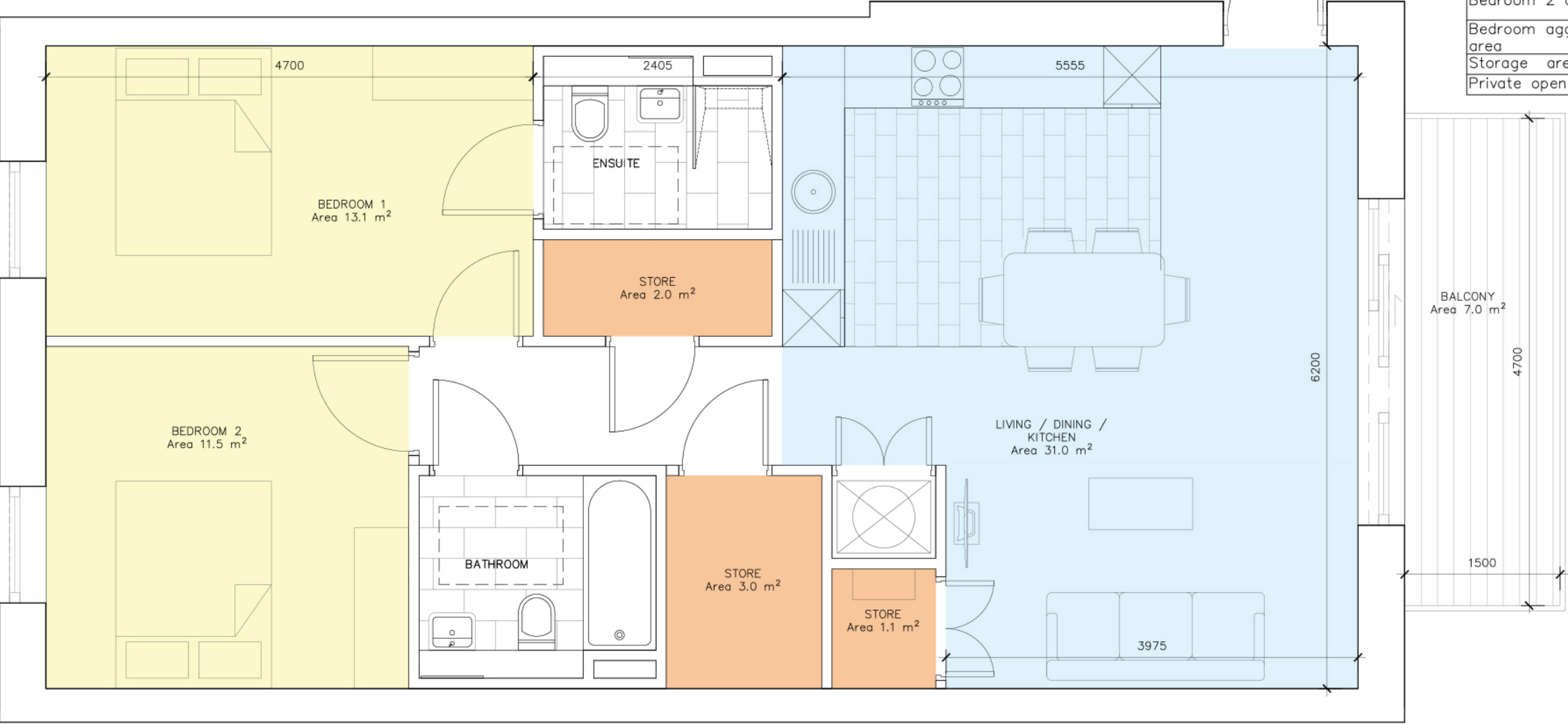
2 BEDROOM APARTMENT

(4 PERSON)

1:50 @ A3



UNIT TYPE 2C		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	78.5 sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	31 sqm
width of living/ dining	3.6 m	3.9 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13.1 sqm/ 2.8 m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	11.5 sqm/ 3.3 m
Bedroom aggregate floor area	24.4 sqm	24.6 sqm
Storage area	6 sqm	6.1 sqm
Private open space area	7 sqm	7 sqm



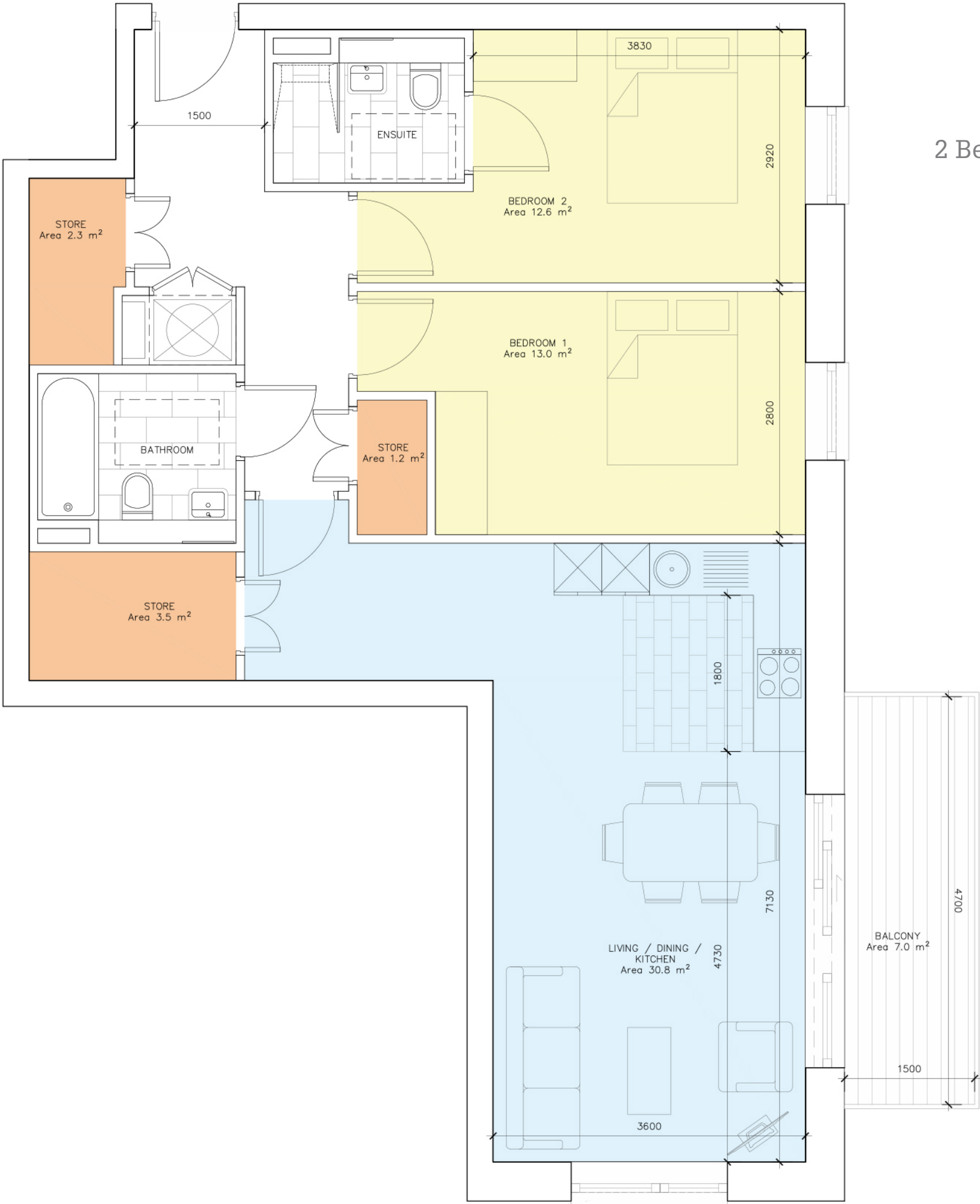
2 Bedroom Apartment Type

TYPE 2D

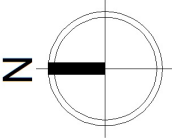
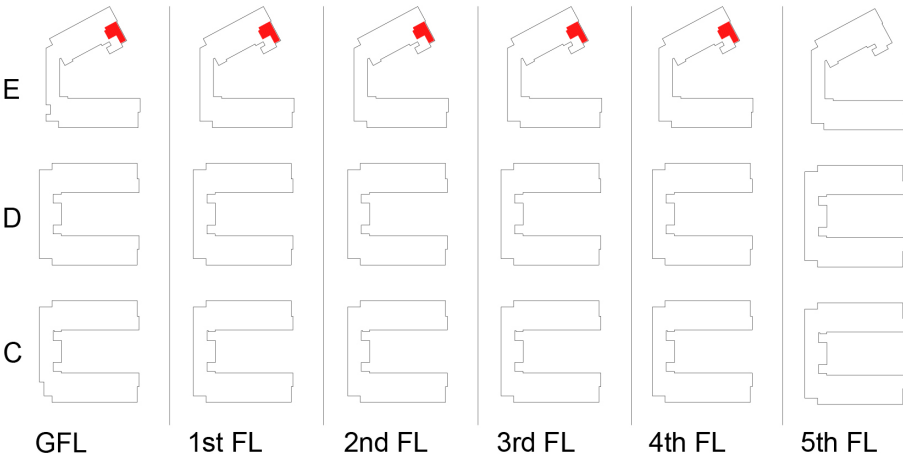
2 BEDROOM APARTMENT

(4 PERSON)

1:50 @ A3



UNIT TYPE 2D		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	85 sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	30.8 sqm
width of living/ dining	3.6 m	3.6 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13 sqm/ 2.8 m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	12.6 sqm/ 2.9 m
Bedroom aggregate floor area	24.4 sqm	25.6 sqm
Storage area	6 sqm	7 sqm
Private open space area	7 sqm	7 sqm



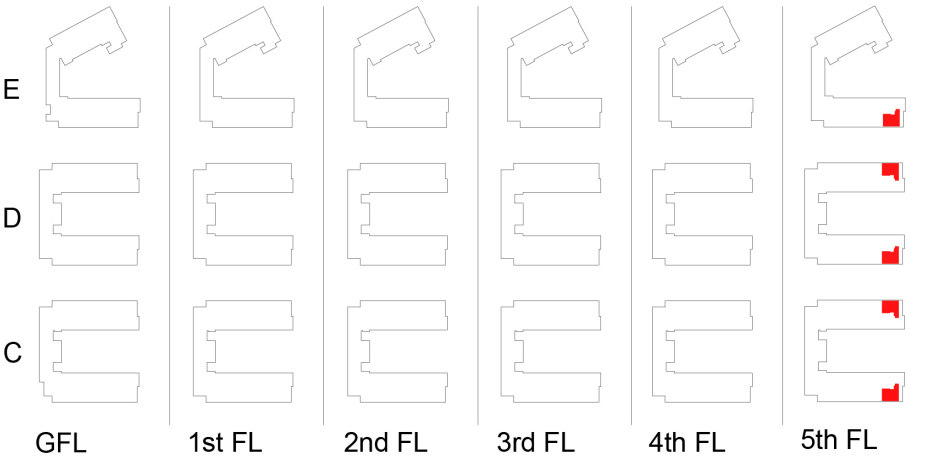
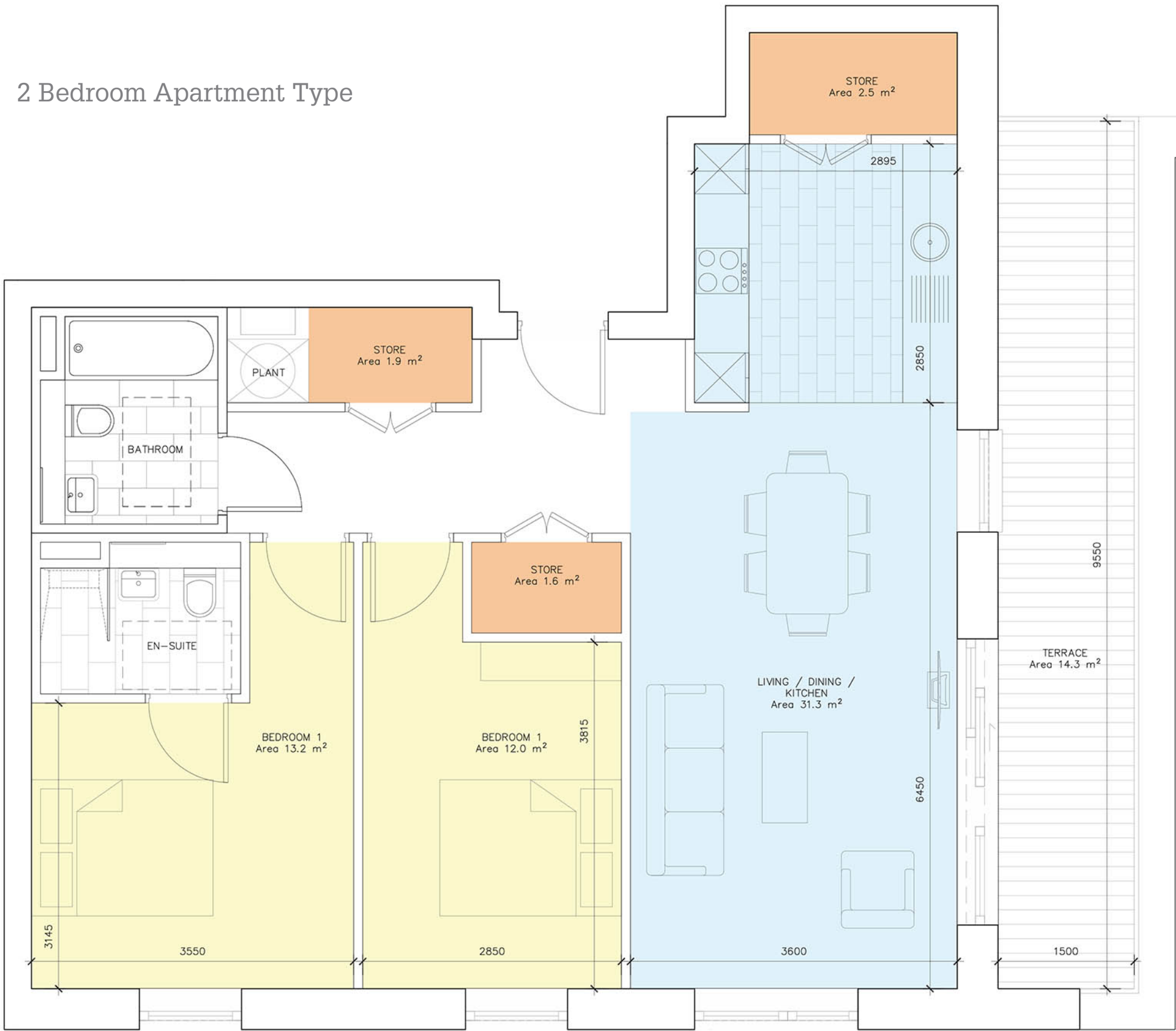
2 Bedroom Apartment Type

TYPE 2E

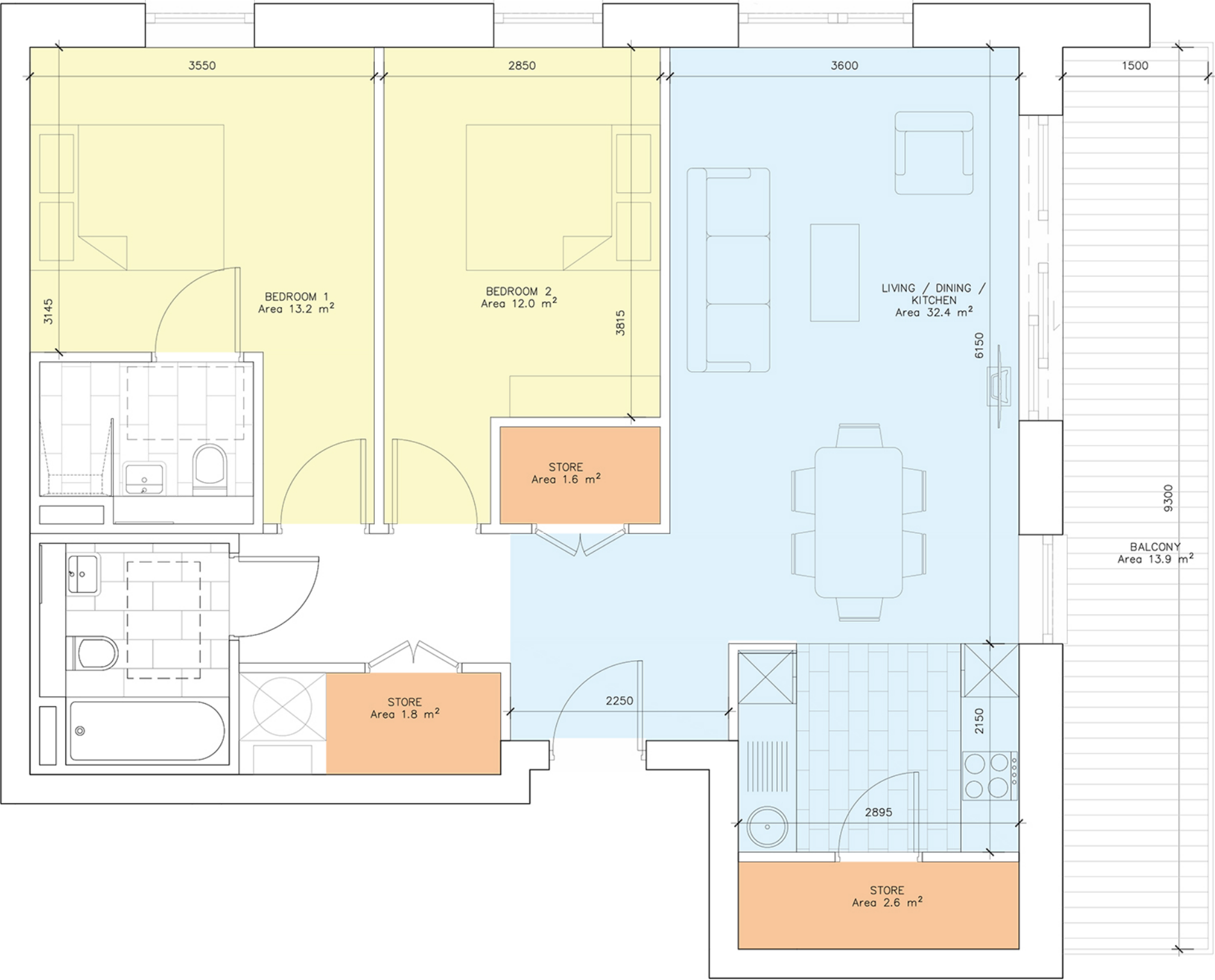
2 BEDROOM APARTMENT
(4 PERSON)

1:50 @ A3

UNIT TYPE 2E		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	83.6 sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	31.3 sqm
width of living/ dining	3.6 m	3.6 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13.2 sqm/ 3.1 m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	12 sqm/ 2.8 m
Bedroom aggregate floor area	24.4 sqm	25.2 sqm
Storage area	6 sqm	6 sqm
Private open space area	7 sqm	14.3 sqm



2 Bedroom Apartment Type

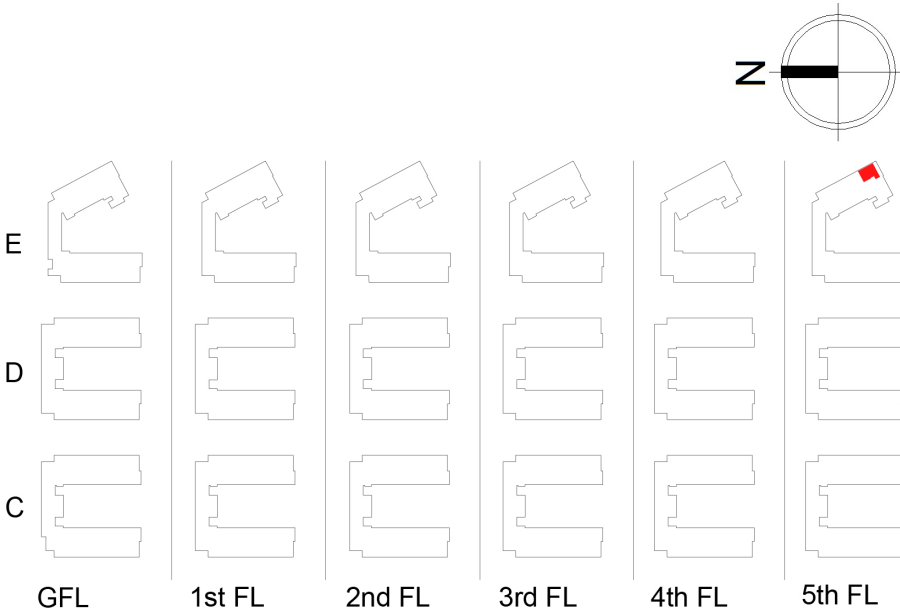


TYPE 2F

2 BEDROOM APARTMENT
(4 PERSON)

1:50 @ A3

UNIT TYPE 2F		
ROOM	REQUIRED	PROPOSED
2 bedroom apt (4 per.) overall floor area	73 sqm	80.8 sqm
Living/ Dining/ Kitchen aggregate floor area	30 sqm	32.4 sqm
width of living/ dining	3.6 m	3.6 m
Bedroom 1 area/ width	13 sqm/ 2.8m	13.2 sqm/ 3.1 m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	12 sqm/ 2.8 m
Bedroom aggregate floor area	24.4 sqm	25.2 sqm
Storage area	6 sqm	6 sqm
Private open space area	7 sqm	13.9 sqm

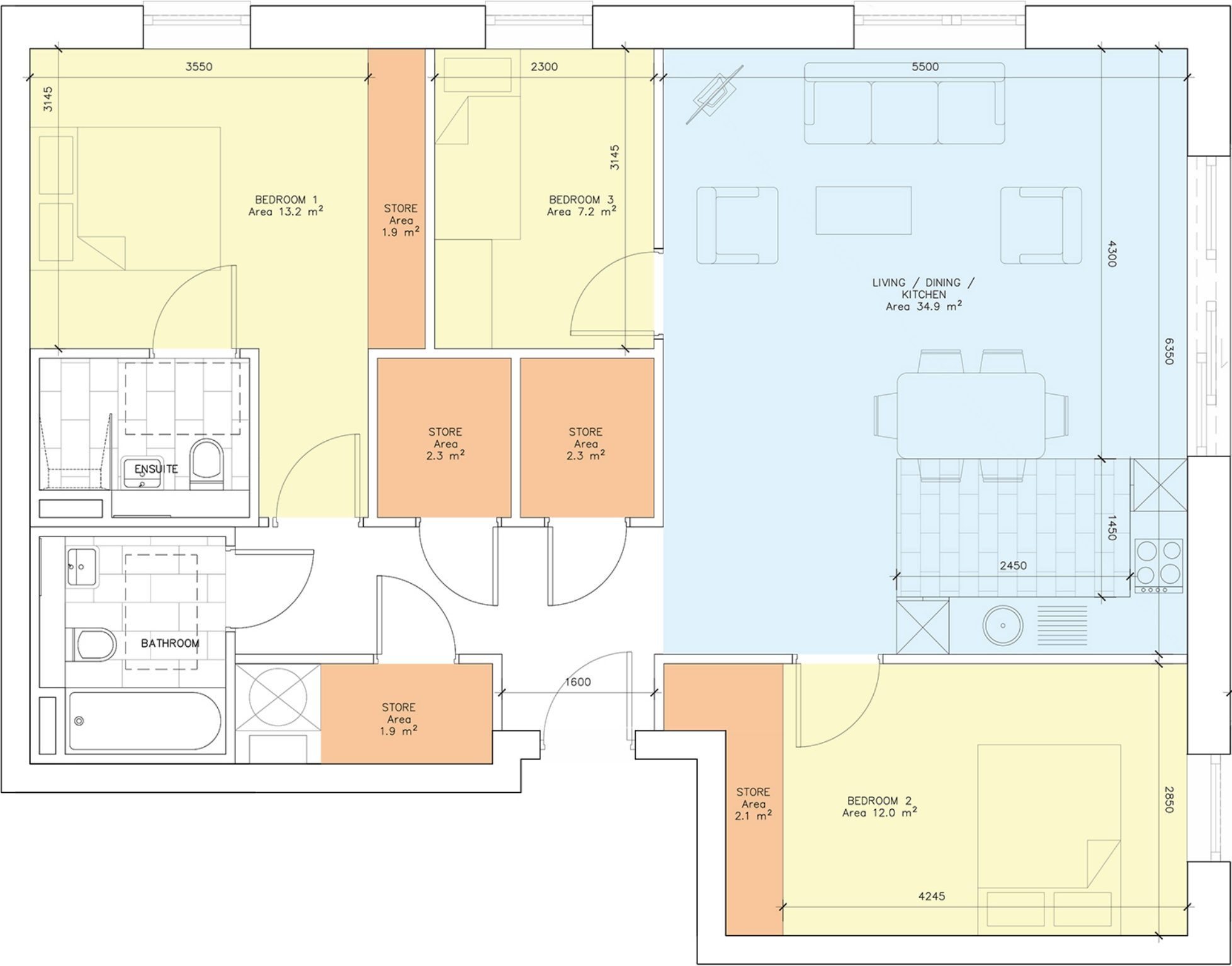


Section 3

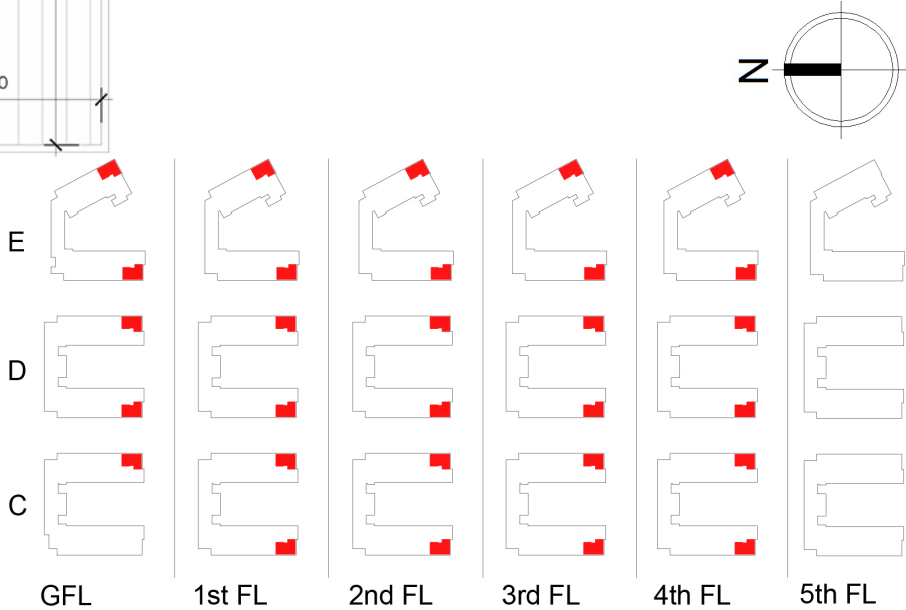
3 Bedroom Apartment Type

TYPE 3A

3 BEDROOM APARTMENT
(5 PERSON)
1:50 @ A3



UNIT TYPE 3A		
ROOM	REQUIRED	PROPOSED
3 bedroom apt overall floor area	90 sqm	99 sqm
Living/ Dining/ Kitchen aggregate floor area	34 sqm	34.9 sqm
width of living/ dining	3.8m	4.3
Bedroom 1 area/ width	13 sqm/ 2.8m	13.2 sqm/ 3.1m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	12 sqm/2.8m
Bedroom 3 area/ width	7.1 sqm/ 2.1m	7.2 sqm/ 2.3m
Bedroom aggregate floor area	31.5 sqm	32.4 sqm
Storage area	9 sqm	10.5 sqm
Balcony area	9 sqm	9 sqm



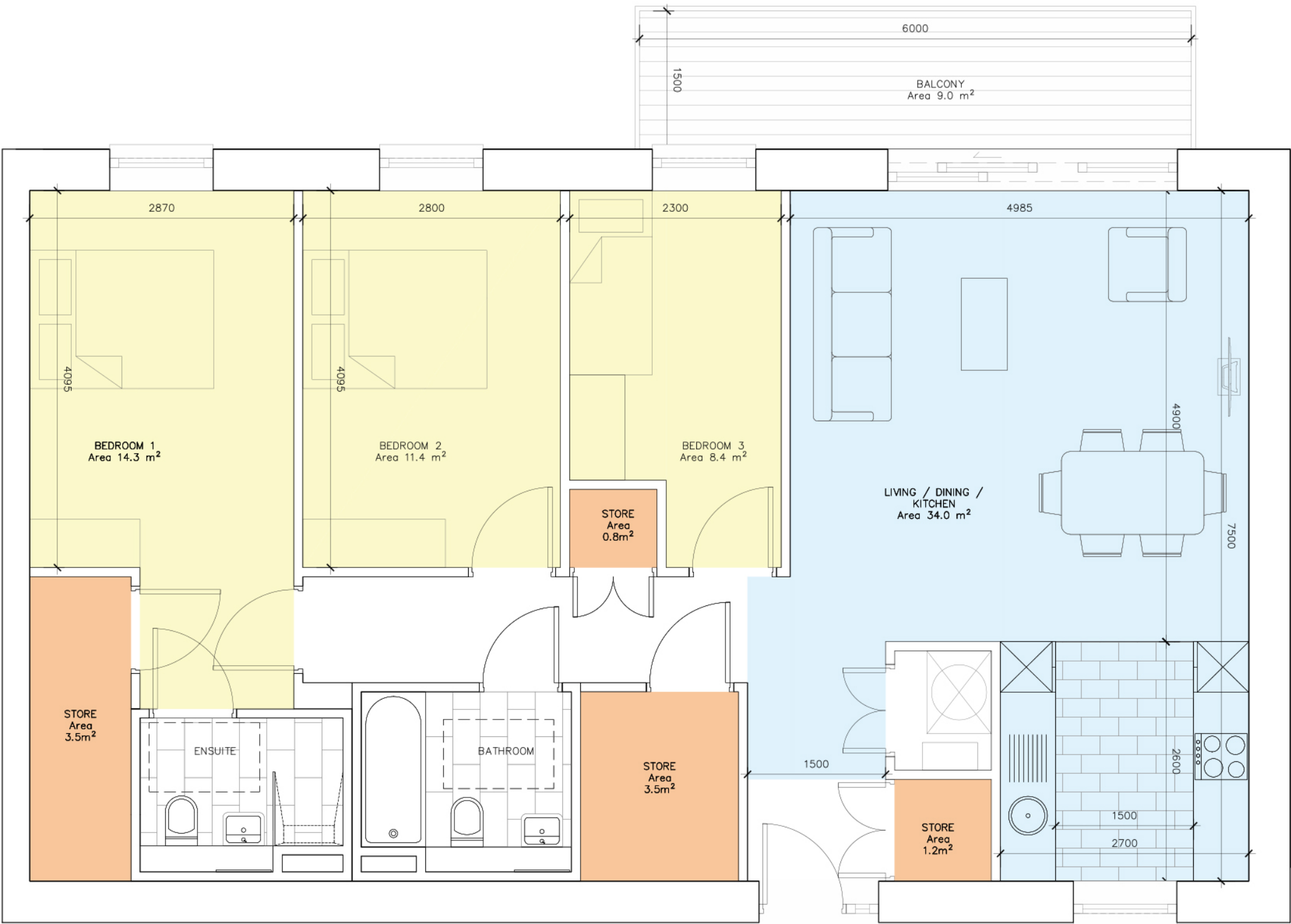
Section 4

3 Bedroom Apartment Type

TYPE 3B

3 BEDROOM APARTMENT
(5 PERSON)

1:50 @ A3



UNIT TYPE 3B		
ROOM	REQUIRED	PROPOSED
3 bedroom apt overall floor area	90 sqm	99.4 sqm
Living/ Dining/ Kitchen aggregate floor area	34 sqm	34 sqm
width of living/ dining	3.8m	4.9
Bedroom 1 area/ width	13 sqm/ 2.8m	14.3 sqm/ 2.8m
Bedroom 2 area/ width	11.4 sqm/ 2.8m	11.4 sqm/2.8m
Bedroom 3 area/ width	7.1 sqm/ 2.1m	8.4 sqm/ 2.3m
Bedroom aggregate floor area	31.5 sqm	34.1 sqm
Storage area	9 sqm	9 sqm
Balcony area	9 sqm	9 sqm

