



# Church Fields East

Mulhuddart, Dublin 15

P-202 HOUSING QUALITY ASSESSMENT

Rev 2

May 2023





Rev.	Date	Rev Description	Prepared By	Approved By
0	24/03/2023	Issued for Comment	BR	DW
1	04/04/2023	Issued for Comment	BR	DW
2	26/05/2023	Issued for Planning	BR	DW

# 1.0 Introduction

## 1.1 Introduction

This Housing Quality Assessment Design Statement has been prepared on behalf of Fingal County Council in support of a Planning Application at a site of c.5.52 hectares at Church Fields East, Mulhuddart, Dublin 15.

The development site is located south of Damastown Avenue; west of Church Road; east of previously permitted residential development at Church Fields (Planning Reg. Ref.: PARTXI/012/21); and north of a permitted linear park (Eastern Linear Park Planning Reg. Ref.: PARTXI/012/21), in the townland of Tyrrelstown, Dublin 15.

The proposed development seeks the construction of 217 no. residential units (ranging from 2 – 4 storeys in height) in a mixed tenure development, comprising of 121 no. houses and 96 no. apartments. The development will also include the provision of car parking, cycle parking, new pedestrian / cycle links, services, drainage and attenuation, and all associated site and infrastructural works.

The development forms the latest phase in the development of Fingal County Council owned lands at Church Fields.

The Housing Quality Assessment provides a framework which demonstrates compliance of the proposed residential houses and apartments against the provisions of:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2022)
- Fingal Development Plan 2023-2029

This HQA is intended as a supplementary document to the Architects Design Report and should be read in conjunction with this, the Architects Drawings and consultants' reports and drawings included in this submission.

Church Fields East, Mulhuddart, Dublin 15 - Housing Quality Assessment - Apartments

Location: Mulhuddart, Dublin 15  
Client: Fingal County Council  
Doc Title: Housing Quality Assessment - Apartments  
Doc No.: 20009\_P202  
Created by: BR  
Revision: 26/05/2023

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Note: This schedule should be read in conjunction with the Architects Schedules of Accommodation, Proposed Site Layout drawing and relevant drawings submitted as part of the subject application.

BLOCK No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BEDROOMS	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 AREA REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE AREA PROPOSED (m <sup>2</sup> )	PRIVATE AMENITY SPACE REQUIRED (m <sup>2</sup> )	PRIVATE AMENITY SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (Yes/No)	FLOOR AREA > 10% Min (Yes/No)
<b>APARTMENT BLOCK D</b>																	
D	1	Apt Type B1	2Bed/4P	73	74.9	2	4	30	30	24.4	24.8	6	6.6	6	10.5	Y	N
D	2	Apt Type C1	1Bed/2P (Designated Accessible Unit)	45	53.3	1	2	23	24.9	11.4	11.6	3	3.6	5	9.6	Y	Y
D	3	Apt Type C2	1Bed/2P (Designated Accessible Unit)	45	50.9	1	2	23	23	11.4	11.4	3	3.7	5	9.6	Y	Y
D	4	Apt Type B2	2Bed/4P	73	79.6	2	4	30	32.6	24.4	25.2	6	7.3	6	10.5	Y	Y
D	5	Apt Type B3	2Bed/4P	73	77.7	2	4	30	30.1	24.4	24.6	6	7	6	10.5	Y	N
D	6	Apt Type B4	2Bed/4P	73	73.3	2	4	30	30	24.4	24.9	6	7.1	6	10.5	Y	N
D	7	Apt Type C5	1Bed/2P	45	49.8	1	2	23	23	11.4	11.5	3	4.1	5	9.6	N	Y
D	8	Apt Type B1	2Bed/4P	73	74.9	2	4	30	30	24.4	24.8	6	6.6	6	10.5	Y	N
D	9	Apt Type B1	2Bed/4P	73	74.9	2	4	30	30	24.4	24.8	6	6.6	6	10.5	Y	N
D	10	Apt Type C3	1Bed/2P	45	49.5	1	2	23	24.4	11.4	11.6	3	3.6	5	9.6	Y	Y
D	11	Apt Type C4	1Bed/2P	45	48.5	1	2	23	23.3	11.4	11.5	3	3.9	5	9.6	Y	Y
D	12	Apt Type B2	2Bed/4P	73	79.6	2	4	30	32.6	24.4	25.2	6	7.3	6	10.5	Y	Y
D	13	Apt Type B3	2Bed/4P	73	77.7	2	4	30	30.1	24.4	24.6	6	7	6	10.5	Y	N
D	14	Apt Type B4	2Bed/4P	73	73.3	2	4	30	30	24.4	24.9	6	7.1	6	10.5	Y	N
D	15	Apt Type C5	1Bed/2P	45	49.8	1	2	23	23	11.4	11.5	3	4.1	5	9.6	N	Y
D	16	Apt Type B1	2Bed/4P	73	74.9	2	4	30	30	24.4	24.8	6	6.6	6	10.5	Y	N
D	17	Apt Type B1	2Bed/4P	73	74.9	2	4	30	30	24.4	24.8	6	6.6	6	10.5	Y	N
D	18	Apt Type C3	1Bed/2P	45	49.5	1	2	23	24.4	11.4	11.6	3	3.6	5	9.6	Y	Y
D	19	Apt Type C4	1Bed/2P	45	48.5	1	2	23	23.3	11.4	11.5	3	3.9	5	9.6	Y	Y
D	20	Apt Type B2	2Bed/4P	73	79.6	2	4	30	32.6	24.4	25.2	6	7.3	6	10.5	Y	Y
D	21	Apt Type B3	2Bed/4P	73	77.7	2	4	30	30.1	24.4	24.6	6	7	6	10.5	Y	N
D	22	Apt Type B4	2Bed/4P	73	73.3	2	4	30	30	24.4	24.9	6	7.1	6	10.5	Y	N
D	23	Apt Type C5	1Bed/2P	45	49.8	1	2	23	23	11.4	11.5	3	4.1	5	9.6	N	Y
D	24	Apt Type B1	2Bed/4P	73	74.9	2	4	30	30	24.4	24.8	6	6.6	6	10.5	Y	N
D	25	Apt Type B1	2Bed/4P	73	74.9	2	4	30	30	24.4	24.8	6	6.6	6	10.5	Y	N
D	26	Apt Type C3	1Bed/2P	45	49.5	1	2	23	24.4	11.4	11.6	3	3.6	5	9.6	Y	Y
D	27	Apt Type C4	1Bed/2P	45	48.5	1	2	23	23.3	11.4	11.5	3	3.9	5	9.6	Y	Y
D	28	Apt Type B2	2Bed/4P	73	79.6	2	4	30	32.6	24.4	25.2	6	7.3	6	10.5	Y	Y
D	29	Apt Type B3	2Bed/4P	73	77.7	2	4	30	30.1	24.4	24.6	6	7	6	10.5	Y	N
D	30	Apt Type B4	2Bed/4P	73	73.3	2	4	30	30	24.4	24.9	6	7.1	6	10.5	Y	N
D	31	Apt Type C5	1Bed/2P	45	49.8	1	2	23	23	11.4	11.5	3	4.1	5	9.6	N	Y
D	32	Apt Type B1	2Bed/4P	73	74.9	2	4	30	30	24.4	24.8	6	6.6	6	10.5	Y	N

BLOCK No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BEDROOMS	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 AREA REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE AREA PROPOSED (m <sup>2</sup> )	PRIVATE AMENITY SPACE REQUIRED (m <sup>2</sup> )	PRIVATE AMENITY SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (Yes/No)	FLOOR AREA > 10% Min (Yes/No)
<b>APARTMENT BLOCK E</b>																	
E	1	Apt Type B5	2Bed/4P (Designated AF/ACC Unit)	73	88.6	2	4	30	36.6	24.4	27.3	6	7.4	6	10.5	Y	Y
E	2	Apt Type C10	1Bed/2P	45	49.8	1	2	23	24.2	11.4	11.5	3	4.2	5	9.6	N	Y
E	3	Apt Type C3	1Bed/2P	45	49.5	1	2	23	24.4	11.4	11.6	3	3.6	5	9.6	Y	Y
E	4	Apt Type B6	2Bed/4P	73	76.4	2	4	30	30.7	24.4	25.2	6	6.6	6	10.5	Y	N
E	5	Apt Type B7	2Bed/4P (Designated AF/ACC Unit)	73	86.6	2	4	30	31	24.4	30.5	6	8.6	6	10.5	Y	Y
E	6	Apt Type C6	1Bed/2P	45	47.8	1	2	23	23	11.4	11.8	3	3.5	5	9.6	N	N
E	7	Apt Type B4	2Bed/4P	73	73.3	2	4	30	30	24.4	24.9	6	7.1	6	10.5	Y	N
E	8	Apt Type B8	2Bed/4P (Designated AF/ACC Unit)	73	82.1	2	4	30	30.8	24.4	26	6	6.2	6	10.5	Y	Y
E	9	Apt Type A1	3Bed/5P	90	93.6	3	5	34	34	31.5	34.2	9	9.6	9	10.5	Y	N
E	10	Apt Type C10	1Bed/2P	45	49.8	1	2	23	24.2	11.4	11.5	3	4.2	5	9.6	N	Y
E	11	Apt Type C3	1Bed/2P	45	49.5	1	2	23	24.4	11.4	11.6	3	3.6	5	9.6	Y	Y
E	12	Apt Type B6	2Bed/4P	73	76.4	2	4	30	30.7	24.4	25.2	6	6.6	6	10.5	Y	N
E	13	Apt Type A2	3Bed/5P	90	90.5	3	5	34	34	31.5	31.6	9	9.7	9	11.5	Y	N
E	14	Apt Type C6	1Bed/2P	45	47.8	1	2	23	23	11.4	11.8	3	3.5	5	9.6	N	N
E	15	Apt Type B4	2Bed/4P	73	73.3	2	4	30	30	24.4	24.9	6	7.1	6	10.5	Y	N
E	16	Apt Type B8	2Bed/4P (Designated AF/ACC Unit)	73	82.1	2	4	30	30.8	24.4	26	6	6.2	6	10.5	Y	Y
E	17	Apt Type A1	3Bed/5P	90	93.6	3	5	34	34	31.5	34.2	9	9.6	9	10.5	Y	N
E	18	Apt Type C10	1Bed/2P	45	49.8	1	2	23	24.2	11.4	11.5	3	4.2	5	9.6	N	Y
E	19	Apt Type C3	1Bed/2P	45	49.5	1	2	23	24.4	11.4	11.6	3	3.6	5	9.6	Y	Y
E	20	Apt Type B6	2Bed/4P	73	76.4	2	4	30	30.7	24.4	25.2	6	6.6	6	10.5	Y	N
E	21	Apt Type A2	3Bed/5P	90	90.5	3	5	34	34	31.5	31.6	9	9.7	9	11.5	Y	N
E	22	Apt Type C6	1Bed/2P	45	47.8	1	2	23	23	11.4	11.8	3	3.5	5	9.6	N	N
E	23	Apt Type B4	2Bed/4P	73	73.3	2	4	30	30	24.4	24.9	6	7.1	6	10.5	Y	N
E	24	Apt Type B8	2Bed/4P (Designated AF/ACC Unit)	73	82.1	2	4	30	30.8	24.4	26	6	6.2	6	10.5	Y	Y
E	25	Apt Type B9	2Bed/4P	73	76.8	2	4	30	30.5	24.4	26.5	6	6	6	10.5	Y	N
E	26	Apt Type C10	1Bed/2P	45	49.8	1	2	23	24.2	11.4	11.5	3	4.2	5	9.6	N	Y
E	27	Apt Type C3	1Bed/2P	45	49.5	1	2	23	24.4	11.4	11.6	3	3.6	5	9.6	Y	Y
E	28	Apt Type B6	2Bed/4P	73	76.4	2	4	30	30.7	24.4	25.2	6	6.6	6	10.5	Y	N
E	29	Apt Type B10	2Bed/4P	73	76.7	2	4	30	30.6	24.4	24.7	6	7.8	6	10.5	Y	N
E	30	Apt Type C6	1Bed/2P	45	47.8	1	2	23	23	11.4	11.8	3	3.5	5	9.6	N	N
E	31	Apt Type B4	2Bed/4P	73	73.3	2	4	30	30	24.4	24.9	6	7.1	6	10.5	Y	N
E	32	Apt Type B8	2Bed/4P (Designated AF/ACC Unit)	73	82.1	2	4	30	30.8	24.4	26	6	6.2	6	10.5	Y	Y

Church Fields East, Mulhuddart, Dublin 15 - Housing Quality Assessment - Apartments

Location: Mulhuddart, Dublin 15  
Client: Fingal County Council  
Doc Title: Housing Quality Assessment - Apartments  
Doc No.: 20009\_P202  
Created by: BR  
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Note: This schedule should be read in conjunction with the Architects Schedules of Accommodation, Proposed Site Layout drawing and relevant drawings submitted as part of the subject application.

BLOCK No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR AREA REQUIRED (m <sup>2</sup> )	FLOOR AREA PROPOSED (m <sup>2</sup> )	NO. OF BEDROOMS	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 AREA REQUIRED (m <sup>2</sup> )	AGGREGATE STORAGE AREA PROPOSED (m <sup>2</sup> )	PRIVATE AMENITY SPACE REQUIRED (m <sup>2</sup> )	PRIVATE AMENITY SPACE PROPOSED (m <sup>2</sup> )	DUAL ASPECT (Yes/No)	FLOOR AREA > 10% Min (Yes/No)
<b>APARTMENT BLOCK F</b>																	
F	1	Apt Type B12	2Bed/4P (Designated AF/ACC Unit)	73	79	2	4	30	30	24.4	24.4	6	6.2	6	10.5	Y	N
F	2	Apt Type B13	2Bed/4P	73	79.2	2	4	30	31	24.4	25.1	6	7.8	6	10.5	Y	N
F	3	Apt Type C8	1Bed/2P	45	49.5	1	2	23	23.6	11.4	11.4	3	4.3	5	5.7	Y	Y
F	4	Apt Type B14	2Bed/4P	73	74.9	2	4	30	30	24.4	24.4	6	6.8	6	10.5	Y	N
F	5	Apt Type B15	2Bed/4P	73	75.7	2	4	30	30.4	24.4	24.7	6	6.8	6	10.5	Y	N
F	6	Apt Type C9	1Bed/2P	45	49.4	1	2	23	24.3	11.4	11.4	3	4	5	9.6	Y	Y
F	7	Apt Type C7	1Bed/2P (Designated Acc Unit)	45	58.9	1	2	23	23.2	11.4	11.5	3	6.9	5	9.6	N	Y
F	8	Apt Type B11	2Bed/4P (Designated AF/ACC Unit)	73	81.1	2	4	30	30.1	24.4	24.4	6	7.2	6	10.5	Y	Y
F	9	Apt Type B12	2Bed/4P (Designated AF/ACC Unit)	73	79	2	4	30	30	24.4	24.4	6	6.2	6	10.5	Y	N
F	10	Apt Type B13	2Bed/4P	73	79.2	2	4	30	31	24.4	25.1	6	7.8	6	10.5	Y	N
F	11	Apt Type C8	1Bed/2P	45	49.5	1	2	23	23.6	11.4	11.4	3	4.3	5	5.7	Y	Y
F	12	Apt Type B14	2Bed/4P	73	74.9	2	4	30	30	24.4	24.4	6	6.8	6	10.5	Y	N
F	13	Apt Type B15	2Bed/4P	73	75.7	2	4	30	30.4	24.4	24.7	6	6.8	6	10.5	Y	N
F	14	Apt Type C9	1Bed/2P	45	49.4	1	2	23	24.3	11.4	11.4	3	4	5	9.6	Y	Y
F	15	Apt Type C3	1Bed/2P	45	49.5	1	2	23	24.4	11.4	11.6	3	3.6	5	9.6	N	Y
F	16	Apt Type B16	2Bed/4P (Designated AF/ACC Unit)	73	81.2	2	4	30	30.3	24.4	26.4	6	6.8	6	10.5	Y	Y
F	17	Apt Type B12	2Bed/4P (Designated AF/ACC Unit)	73	79	2	4	30	30	24.4	26.5	6	6.2	6	10.5	Y	N
F	18	Apt Type B13	2Bed/4P	73	79.2	2	4	30	31	24.4	25.1	6	7.8	6	10.5	Y	N
F	19	Apt Type C8	1Bed/2P	45	49.5	1	2	23	23.6	11.4	11.4	3	4.3	5	5.7	Y	Y
F	20	Apt Type B14	2Bed/4P	73	74.9	2	4	30	30	24.4	24.4	6	6.8	6	10.5	Y	N
F	21	Apt Type B15	2Bed/4P	73	75.7	2	4	30	30.4	24.4	24.7	6	6.8	6	10.5	Y	N
F	22	Apt Type C9	1Bed/2P	45	49.4	1	2	23	24.3	11.4	11.4	3	4	5	9.6	Y	Y
F	23	Apt Type C3	1Bed/2P	45	49.5	1	2	23	24.4	11.4	11.6	3	3.6	5	9.6	N	Y
F	24	Apt Type B16	2Bed/4P	73	81.2	2	4	30	31.9	24.4	26.9	6	7.2	6	10.5	Y	Y
F	25	Apt Type B12	2Bed/4P (Designated AF/ACC Unit)	73	79	2	4	30	30	24.4	26.5	6	6.2	6	10.5	Y	N
F	26	Apt Type B13	2Bed/4P	73	79.2	2	4	30	31	24.4	25.1	6	7.8	6	10.5	Y	N
F	27	Apt Type C8	1Bed/2P	45	49.5	1	2	23	23.6	11.4	11.4	3	4.3	5	5.7	Y	Y
F	28	Apt Type B14	2Bed/4P	73	74.9	2	4	30	30	24.4	24.4	6	6.8	6	10.5	Y	N
F	29	Apt Type B15	2Bed/4P	73	75.7	2	4	30	30.4	24.4	24.7	6	6.8	6	10.5	Y	N
F	30	Apt Type C9	1Bed/2P	45	49.4	1	2	23	24.3	11.4	11.4	3	4	5	9.6	Y	Y
F	31	Apt Type C3	1Bed/2P	45	49.5	1	2	23	24.4	11.4	11.6	3	3.6	5	9.6	N	Y
F	32	Apt Type B16	2Bed/4P (Designated AF/ACC Unit)	73	81.2	2	4	30	31.9	24.4	26.9	6	7.2	6	10.5	Y	Y



Church Fields East, Mulhuddart, Dublin 15 - Housing Quality Assessment - Houses

Location: Mulhuddart, Dublin 15  
Client: Fingal County Council  
Doc Title: Housing Quality Assessment - Houses  
Doc No.: 20009\_P202  
Created by: BR  
Revision: 28/04/2023

Note: This schedule should be read in conjunction with the Architects Schedules of Accommodation, Proposed Site Layout drawing and relevant drawings submitted as part of the subject application.

BLOCK No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BEDROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m²)	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGATE STORAGE AREA REQUIRED (m²)	AGGREGATE STORAGE AREA PROPOSED (m²)	GARDEN AMENITY SPACE REQUIRED (m²)	GARDEN AMENITY SPACE PROPOSED (m²)	DUAL ASPECT (Yes/No)	FLOOR AREA > 10% Min (Yes/No)
<b>HOUSE BLOCK Vi - 31 Units</b>																	
Vi	1	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vi	2	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
Vi	3	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	50	Y	N
Vi	4	House Type B3	3Bed/6P/3S corner unit side entrance	110	127.9	3	6	37	37.9	36	45	6	9.2	60	80	Y	Y
Vi	5	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	62	Y	N
Vi	6	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
Vi	7	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	56	Y	N
Vi	8	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
Vi	9	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
Vi	10	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	56	Y	N
Vi	11	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
Vi	12	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	74	Y	N
Vi	13	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	71	Y	N
Vi	14	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
Vi	15	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
Vi	16	House Type A2	4Bed/7P/3S corner unit side entrance	120	133.5	4	7	40	39.8	43	44.3	6	7.4	75	76	Y	Y
Vi	17	House Type A3	4Bed/7P/3S end terrace	120	131.7	4	7	40	40	43	47.1	6	7	75	75	Y	Y
Vi	18	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	51	Y	N
Vi	19	House Type D1	4Bed/7P/2S end terrace (Accessible Unit)	110	126.7	4	7	40	40.1	43	47	6	6	75	83	Y	Y
Vi	20	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	80	Y	N
Vi	21	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vi	22	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vi	23	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vi	24	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vi	25	House Type D2	3Bed/5P/2S end terrace (AF/ Acc Unit)	92	104.8	3	5	34	34.1	32	35.5	5	6.5	60	74	Y	Y
Vi	26	House Type D2	3Bed/5P/2S end terrace (AF/ Acc Unit)	92	104.8	3	5	34	34.1	32	35.5	5	6.5	60	72	Y	Y
Vi	27	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vi	28	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vi	29	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vi	30	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
Vi	31	House Type C1	2Bed/4P/2S end terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N

<b>HOUSE BLOCK Vii - 31 Units</b>																	
Vii	32	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vii	33	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	50	Y	N
Vii	34	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	53	Y	N
Vii	35	House Type B3	3Bed/6P/3S corner unit side entrance	110	127.9	3	6	37	37.9	36	45	6	9.2	60	70	Y	Y
Vii	36	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	74	Y	N
Vii	37	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
Vii	38	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	56	Y	N
Vii	39	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
Vii	40	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
Vii	41	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	56	Y	N
Vii	42	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
Vii	43	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	70	Y	N
Vii	44	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	61	Y	N
Vii	45	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	61	Y	N
Vii	46	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
Vii	47	House Type A2	4Bed/7P/3S corner unit side entrance	120	133.5	4	7	40	39.8	43	44.3	6	7.4	75	75	Y	Y
Vii	48	House Type A3	4Bed/7P/3S end terrace	120	131.7	4	7	40	40	43	47.1	6	7	75	75	Y	Y
Vii	49	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	50	Y	N
Vii	50	House Type D1	4Bed/7P/2S end terrace (Accessible Unit)	110	126.7	4	7	40	40.1	43	47	6	6	75	83	Y	Y
Vii	51	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	79	Y	N
Vii	52	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vii	53	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vii	54	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vii	55	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vii	56	House Type D2	3Bed/5P/2S end terrace (AF/ Acc Unit)	92	104.8	3	5	34	34.1	32	35.5	5	6.5	60	76	Y	Y
Vii	57	House Type D2	3Bed/5P/2S end terrace (AF/ Acc Unit)	92	104.8	3	5	34	34.1	32	35.5	5	6.5	60	72	Y	Y
Vii	58	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vii	59	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vii	60	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Vii	61	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
Vii	62	House Type C1	2Bed/4P/2S end terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N

Note: AF/ ACC = Age Friendly / Accessible Unit



Location: Mulhuddart, Dublin 15  
Client: Fingal County Council  
Doc Title: Housing Quality Assessment - Houses  
Doc No.: 20009\_P202  
Created by: BR  
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Note: This schedule should be read in conjunction with the Architects Schedules of Accommodation, Proposed Site Layout drawing and relevant drawings submitted as part of the subject application.

BLOCK No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BEDROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m²)	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGATE STORAGE AREA REQUIRED (m²)	AGGREGATE STORAGE AREA PROPOSED (m²)	GARDEN AMENITY SPACE REQUIRED (m²)	GARDEN AMENITY SPACE PROPOSED (m²)	DUAL ASPECT (Yes/No)	FLOOR AREA > 10% Min (Yes/No)
<b>HOUSE BLOCK VIII - 26 Units</b>																	
Viii	63	House Type B3	3Bed/6P/3S corner unit side entrance	110	127.9	3	6	37	37.9	36	45	6	9.2	60	77	Y	Y
Viii	64	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	53	Y	N
Viii	65	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	53	Y	N
Viii	66	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Viii	67	House Type C1	2Bed/4P/2S end terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
Viii	68	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
Viii	69	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Viii	70	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Viii	71	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Viii	72	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Viii	73	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Viii	74	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
Viii	75	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	61	Y	N
Viii	76	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	63	Y	N
Viii	77	House Type A1	4Bed/7P/3S end terrace	120	129.7	4	7	40	40.1	43	44.3	6	8.5	75	77	Y	N
Viii	78	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	49	Y	N
Viii	79	House Type A3	4Bed/7P/3S end terrace	120	131.7	4	7	40	40	43	47.1	6	7	75	82	Y	Y
Viii	80	House Type A2	4Bed/7P/3S corner unit side entrance	120	133.5	4	7	40	39.8	43	44.3	6	7.4	75	75	Y	Y
Viii	81	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
Viii	82	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
Viii	83	House Type D2	3Bed/5P/2S end terrace (AF/ Acc Unit)	92	104.8	3	5	34	34.1	32	35.5	5	6.5	60	65	Y	Y
Viii	84	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	69	Y	N
Viii	85	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
Viii	86	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	56	Y	N
Viii	87	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
Viii	88	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	64	Y	N

<b>HOUSE BLOCK IX - 33 Units</b>																	
ix	89	House Type A1	4Bed/7P/3S end terrace	120	129.7	4	7	40	40.1	43	44.3	6	8.5	75	75	Y	N
ix	90	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
ix	91	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	50	Y	N
ix	92	House Type C3	2Bed/4P/2S corner unit side entrance	80	88.2	2	4	30	30.9	25	24.7	4.5	4.5	48	49	Y	Y
ix	93	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
ix	94	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
ix	95	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	54	Y	N
ix	96	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
ix	97	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	75	Y	N
ix	98	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	71	Y	N
ix	99	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	61	Y	N
ix	100	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	59	Y	N
ix	101	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	60	Y	N
ix	102	House Type B2	3Bed/5P/2S	92	94.4	3	5	34	35.5	32	31.5	5	5.2	60	65	Y	N
ix	103	House Type C3	2Bed/4P/2S corner unit side entrance	80	88.2	2	4	30	30.9	25	24.7	4.5	4.5	48	75	Y	Y
ix	104	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	58	Y	N
ix	105	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
ix	106	House Type D2	3Bed/5P/2S end terrace (AF/ Acc Unit)	92	104.8	3	5	34	34.1	32	35.5	5	6.5	60	62	Y	Y
ix	107	House Type B3	3Bed/6P/3S corner unit side entrance	110	127.9	3	6	37	37.9	36	45	6	9.2	60	60	Y	Y
ix	108	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
ix	109	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	48	Y	N
ix	110	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
ix	111	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
ix	112	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
ix	113	House Type D2	3Bed/5P/2S end terrace (AF/ Acc Unit)	92	104.8	3	5	34	34.1	32	35.5	5	6.5	60	72	Y	Y
ix	114	House Type D2	3Bed/5P/2S end terrace (AF/ Acc Unit)	92	104.8	3	5	34	34.1	32	35.5	5	6.5	60	75	Y	Y
ix	115	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
ix	116	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
ix	117	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
ix	118	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
ix	119	House Type B1	3Bed/6P/3S	110	112.8	3	6	37	37	36	37	6	6.3	60	60	Y	N
ix	120	House Type C2	2Bed/4P/2S mid terrace	80	82.8	2	4	30	30.3	25	25	4.5	5	48	49	Y	N
ix	121	House Type D1	4Bed/7P/2S end terrace (Accessible Unit)	110	126.7	4	7	40	40.1	43	47	6	6	75	76	Y	Y

Note: AF/ ACC = Age Friendly / Accessible Unit