

Housing Quality Assessment

In Respect Of

PLANNING APPLICATION FOR DEVELOPMENT

At

Lands at Second Sea Road / Gibraltar Rd,

Knappagh More,

Sligo,

Co. Sligo

DATE : AUG 2023



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1 Planning Policy

Planning Policy Requirements

The design of the proposed dwellings has incorporated the requirements of a number of key documents which included:

Quality Housing for Sustainable Communities: Design Guidelines

Sustainable Urban Housing: Design Standards for New Apartments

Sligo and Environs Development Plan 2010-2016

Sligo County Development Plan 2017-2023

Minimum Floor Areas:

Studio Apartment (1 Person)	37 sq.m
1 Bedroom Apartment (2 Persons)	45 sq.m
2 Bedroom Apartment (3 Persons)	63 sq.m
2 Bedroom Apartment (4 Persons)	73sq.m
3 Bedroom Apartment (5 Persons)	90 sq.m
2 Bedroom House (4 Person)	80 sq.m
3 Bedroom House (2 Storey)	92 sq.m
4 Bedroom House (2 Storey)	110 sq.m
5 Bedroom House (3 Storey)	120 sq.m

Private Open Space (Houses):

1 & 2 Bedroom Units	48-55 sq.m
3 & 4 Bedroom Units	60-75 sq.m

Communal Open Space (Apartments):

Studio	4 sq m
One bedrooms	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m



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1 Detailed Schedule of Accommodation

Summary Residential Schedule of Accommodation

4+ Bed Units	25	20
3 Bed Units	60	47
1 & 2 Bed Units	42	33
Total	127	100%

The proposed dwellings have been designed to meet and exceed current standards.

House Type A - 4 Bed, 7 Person			
	Quality Housing for Sustainable Communities	Provided	Compliant
Min. Overall Area	120m ²	158m ²	✓
Aggregate area of Living/Dining/Kitchen	40m ²	40.9m ²	✓
Living Room (Room Dims.)	15m ²	16m ² (4.25m x 3.7m)	✓
			✓
Main Bedroom - No. 1 (Room Dims.)	13.0m ²	15.4m ² (4.97m x 3.1m)	✓
Main Bedroom - No. 2 (Room Dims.)	11.4m ²	11.4m ² (4.12m x 2.8m)	✓
Main Bedroom - No. 3 (Room Dims.)	7.1m ²	8.6m ² (4.12m x 2.1m)	✓
Main Bedroom - No. 4 (Room Dims.)	11.4m ²	15m ² (4.97m x 2.89m)	✓
Aggregate Bedroom floor areas	43m ²	50.4m ²	✓
Storage	6m ²	6.32m ²	✓

House Type A1 - 5 Bed, 7 Person			
	Quality Housing for Sustainable Communities	Provided	Compliant
Min. Overall Area	120m ²	152m ²	✓
Aggregate area of Living/Dining/Kitchen	40m ²	40.9m ²	✓
Living Room (Room Dims.)	15m ²	16m ² (4.25m x 3.7m)	✓
			✓
Main Bedroom - No. 1 (Room Dims.)	13.0m ²	15.4m ² (4.97m x 3.1m)	✓
Bedroom - No. 2 (Room Dims.)	11.4m ²	11.4m ² (4.12m x 2.8m)	✓
Bedroom - No. 3 (Room Dims.)	7.1m ²	8.6m ² (4.12m x 2.1m)	✓
Bedroom - No. 4 (Room Dims.)	11.4m ²	15m ² (4.97m x 2.89m)	✓
Bedroom - No. 5 (Room Dims.)	7.1m ²	9.0 m ² (4.0m x 2.27m)	✓
Aggregate Bedroom floor areas	43m ²	50.4m ²	✓
Storage	6m ²	67m ²	✓

House Type B/B1 - 3 Bed, 5 Person			
	Quality Housing for Sustainable Communities	Provided	Compliant
Min. Overall Area	92m ²	113.3m ²	✓
Aggregate area of Living/Dining/Kitchen	34m ²	37.88m ²	✓
Living Room (Room Dims.)	15m ²	16.1m ² (4.25m x 3.7m)	✓
			✓
Main Bedroom - No. 1 (Room Dims.)	13.0m ²	15.4m ² (4.97m x 3.1m)	✓
Bedroom - No. 2 (Room Dims.)	11.4m ²	11.4m ² (4.12m x 2.8m)	✓
Bedroom - No. 3 (Room Dims.)	7.1m ²	8.6m ² (4.12m x 2.1m)	✓
Aggregate Bedroom floor areas	32m ²	35.4m ²	✓
Storage	5m ²	6.19m ²	✓



House Type C - 2 Bed, 3 Person			
	Quality Housing for Sustainable Communities	Provided	Compliant
Min. Overall Area	63m ²	67m ²	✓
Aggregate area of Living/Dining/Kitchen	28m ²	28.1m ²	✓
Living Room (Room Dims.)	13m ²	13.1m ² (6.65m x 4.26m)	✓
			✓
Main Bedroom - No. 1 (Room Dims.)	13.0m ²	13.2m ² (4.12m x 3.13m)	✓
Bedroom - No. 2 (Room Dims.)	7.1m ²	8.9m ² (4.24m x 2.1m)	✓
Aggregate Bedroom floor areas	20m ²	22.1m ²	✓
Storage	3m ²	4.4m ²	✓

House Type E - 2 Bed, 4 Person			
	Quality Housing for Sustainable Communities	Provided	Compliant
Min. Overall Area	60m ²	77m ²	✓
Aggregate area of Living/Dining/Kitchen	28m ²	32.6m ²	✓
Living Room (Room Dims.)	13m ²	17.3m ² (8.5m x 3.6m)	✓
			✓
Main Bedroom - No. 1 (Room Dims.)	13.0m ²	15.0 m ² (4.7m x 3.4m)	✓
Bedroom - No. 2 (Room Dims.)	7.1m ²	8.25m ² (3.2m x 2.4m)	✓
Aggregate Bedroom floor areas	20m ²	23.25m ²	✓
Storage	3m ²	3.9m ²	✓

House Type D - 2 Bed, 4 Person			
	Quality Housing for Sustainable Communities	Provided	Compliant
Min. Overall Area	80m ²	91.1m ²	✓
Aggregate area of Living/Dining/Kitchen	30m ²	30m ²	✓
Living Room (Room Dims.)	13m ²	17.3m ² (8.5m x 3.6m)	✓
			✓
Main Bedroom - No. 1 (Room Dims.)	13.0m ²	17.8m ² (4.68m x 3.8m)	✓
Bedroom - No. 2 (Room Dims.)	11.4m ²	12.1m ² (3.6m x 3.35m)	✓
Aggregate Bedroom floor areas	25m ²	29.9m ²	✓
Storage	4m ²	4.5m ²	✓



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House Type F/F1 - 4 Bed, 4 Person			
	Quality Housing for Sustainable Communities	Provided	Compliant
Min. Overall Area	110m ²	136.3m ²	✓
Aggregate area of Living/Dining/Kitchen	40m ²	58.5m ²	✓
Living Room (Room Dims.)	15m ²	19m ² (5 m x 3.8m)	✓
			✓
Main Bedroom - No. 1 (Room Dims.)	13.0m ²	13 m ² (4.45m x 3.3m)	✓
Bedroom - No. 2 (Room Dims.)	11.4m ²	11.4m ² (3.2m x 3.2m)	✓
Bedroom - No. 3 (Room Dims.)	7.1m ²	9.6m ² (3.2m x 2.65m)	✓
Bedroom - No. 4 (Room Dims.)	7.1m ²	9.2m ² (4.46m x 2.55m)	✓
Aggregate Bedroom floor areas	36m ²	43.2m ²	✓
Storage	6m ²	6.1m ²	✓



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PRIVATE OPEN SPACE / COMMUNAL OPEN SPACE										
	Description	Unit Type	Floor Area		No. Bedrooms	Private Open Space (sq.m.)		Communal Open Space (sq.m.)		Aspect Single / Dual
			Min. Req.	Proposed		Min. Req.	Proposed	Min. Req.	Proposed	
1	4 Bed Detached	F	110	136.3	4	60	77			
2	4 Bed Detached	F	110	136.3	4	60	81			
3	4 Bed Detached	F	110	136.3	4	60	83			
4	4 Bed Detached	F	110	136.3	4	60	83			
5	4 Bed Detached	F	110	136.3	4	60	83			
6	4 Bed Detached	F	110	136.3	4	60	83			
7	4 Bed Detached	F	110	136.3	4	60	83			
8	4 Bed Detached	F	110	136.3	4	60	83			
9	4 Bed Detached	F	110	136.3	4	60	83			
10	4 Bed Detached	F1	110	139.8	4	60	92			
11	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
12	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
13	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
14	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
15	4 Bed Semi-Detached	A	120	158	4	60	70			
16	4 Bed Semi-Detached	A1	120	125	5	60	73			
17	3 Bed Semi Detached	B	92	113.3	3	60	73			
18	3 Bed Semi Detached	B	92	113.3	3	60	115			
19	4 Bed Semi-Detached	A	120	158	4	60	136			
20	4 Bed Semi-Detached	A1	120	125	5	60	74			
21	2 Bed Bungalow	E	60	77	2	48	63			
22	2 Bed Dormer	D	80	93.5	2	48	62			
23	2 Bed Dormer	D	80	93.5	2	48	67			
24	3 Bed Semi Detached	B	92	113.3	3	60	84			
25	3 Bed Semi Detached	B	92	113.3	3	60	84			
26	3 Bed Semi Detached	B	92	113.3	3	60	84			
27	3 Bed Semi Detached	B	92	113.3	3	60	84			
28	3 Bed Semi Detached	B	92	113.3	3	60	74			
29	3 Bed Semi Detached	B	92	113.3	3	60	74			
30	4 Bed Semi-Detached	A	120	158	4	60	97			
31	4 Bed Semi-Detached	A1	120	125	5	60	99			
32	3 Bed Semi Detached	B	92	113.3	3	60	67			
33	3 Bed Terraced	B1	92	113.3	3	60	63			
34	3 Bed Semi Detached	B	92	113.3	3	60	78			
35	3 Bed Semi Detached	B	92	113.3	3	60	79			
36	3 Bed Semi Detached	B	92	113.3	3	60	81			
37	3 Bed Semi Detached	B	92	113.3	3	60	83			
38	3 Bed Semi Detached	B	92	113.3	3	60	85			
39	3 Bed Semi Detached	B	92	113.3	3	60	75			
40	3 Bed Semi Detached	B	92	113.3	3	60	76			
41	3 Bed Semi Detached	B	92	113.3	3	60	101			
42	3 Bed Semi Detached	B	92	113.3	3	60	103			
43	4 Bed Semi-Detached	A	120	158	4	60	125			
44	4 Bed Semi-Detached	A	120	158	4	60	127			
45	2 Bedroom Apartment	C	63	67	2	6	6	6	11.5	Dual
46	2 Bedroom Apartment	C	63	67	2	6	6	6	11.5	Dual
47	2 Bedroom Apartment	C	63	67	2	6	6	6	11.5	Dual
48	2 Bedroom Apartment	C	63	67	2	6	6	6	11.5	Dual
49	3 Bed Semi Detached	B	92	113.3	3	60	66			
50	3 Bed Semi Detached	B	92	113.3	3	60	66			
51	3 Bed Semi Detached	B	92	113.3	3	60	66			
52	3 Bed Semi Detached	B	92	113.3	3	60	60			
53	2 Bed Dormer	D	80	93.5	2	48	50			
54	2 Bed Dormer	D	80	93.5	2	48	55			
55	2 Bedroom Apartment	C	63	67	2	6	6	6	10	Dual
56	2 Bedroom Apartment	C	63	67	2	6	6	6	10	Dual
57	2 Bedroom Apartment	C	63	67	2	6	6	6	10	Dual
58	2 Bedroom Apartment	C	63	67	2	6	6	6	10	Dual
59	3 Bed Semi Detached	B	92	113.3	3	60	85			
60	3 Bed Semi Detached	B	92	113.3	3	60	85			

61	3 Bed Semi Detached	B	92	113.3	3	60	87			
62	3 Bed Semi Detached	B	92	113.3	3	60	91			
63	3 Bed Semi Detached	B	92	113.3	3	60	75			
64	3 Bed Semi Detached	B	92	113.3	3	60	107			
65	4 Bed Semi-Detached	A	120	158	4	60	93			
66	4 Bed Semi-Detached	A	120	158	4	60	64			
67	3 Bed Semi Detached	B	92	113.3	3	60	64			
68	3 Bed Semi Detached	B	92	113.3	3	60	64			
69	3 Bed Semi Detached	B	92	113.3	3	60	64			
70	3 Bed Semi Detached	B	92	113.3	3	60	64			
71	3 Bed Semi Detached	B	92	113.3	3	60	60			
72	3 Bed Terraced	B	92	113.3	3	60	60			
73	3 Bed Terraced	B	92	113.3	3	60	61			
74	3 Bed Semi Detached	B	92	113.3	3	60	69			
75	2 Bed Bungalow	E	60	77	2	48	56			
76	2 Bed Dormer	D	80	93.5	2	48	48			
77	2 Bed Dormer	D	80	93.5	2	48	69			
78	3 Bed Semi Detached	B	92	113.3	3	60	66			
79	3 Bed Semi Detached	B	92	113.3	3	60	69			
80	3 Bed Semi Detached	B	92	113.3	3	60	66			
81	3 Bed Semi Detached	B	92	113.3	3	60	66			
82	3 Bed Semi Detached	B	92	113.3	3	60	60			
83	3 Bed Semi Detached	B	92	113.3	3	60	66			
84	3 Bed Semi Detached	B	92	113.3	3	60	66			
85	3 Bed Terraced	B	92	113.3	3	60	60			
86	4 Bed Semi-Detached	A1	120	125	5	60	88			
87	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
88	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
89	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
90	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
91	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
92	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
93	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
94	2 Bedroom Apartment	C	63	67	2	6	6	6	6	Dual
95	2 Bed Dormer	D	80	93.5	2	48	50			
96	2 Bed Dormer	D	80	93.5	2	48	64			
97	2 Bed Bungalow	E	60	77	2	48	75			
98	2 Bed Bungalow	E	60	77	2	48	50			
99	2 Bed Dormer	D	80	93.5	2	48	52			
100	2 Bed Dormer	D	80	93.5	2	48	50			
101	3 Bed Semi Detached	B	92	113.3	3	60	74			
102	3 Bed Semi Detached	B	92	113.3	3	60	74			
103	3 Bed Semi Detached	B	92	113.3	3	60	74			
104	3 Bed Semi Detached	B	92	113.3	3	60	68			
105	3 Bed Semi Detached	B	92	113.3	3	60	74			
106	3 Bed Semi Detached	B	92	113.3	3	60	74			
107	3 Bed Semi Detached	B	92	113.3	3	60	69			
108	3 Bed Semi Detached	B	92	113.3	3	60	68			
109	3 Bed Semi Detached	B	92	113.3	3	60	68			
110	3 Bed Semi Detached	B	92	113.3	3	60	68			
111	3 Bed Semi Detached	B	92	113.3	3	60	74			
112	3 Bed Semi Detached	B	92	113.3	3	60	74			
113	4 Bed Semi-Detached	A	120	158	4	60	74			
114	4 Bed Semi-Detached	A	120	158	4	60	74			
115	3 Bed Semi Detached	B	92	113.3	3	60	120			
116	4 Bed Semi-Detached	A	120	158	4	60	85			
117	4 Bed Semi-Detached	A	120	158	4	60	77			
118	3 Bed Semi Detached	B	92	113.3	3	60	97			
119	3 Bed Semi Detached	B	92	113.3	3	60	79			
120	2 Bedroom Apartment	C	63	67	2	6	6	6	28.75	Dual
121	2 Bedroom Apartment	C	63	67	2	6	6	6	28.75	Dual
122	2 Bedroom Apartment	C	63	67	2	6	6	6	28.75	Dual
123	2 Bedroom Apartment	C	63	67	2	6	6	6	28.75	Dual
124	2 Bedroom Apartment	C	63	67	2	6	6	6	23	Dual
125	2 Bedroom Apartment	C	63	67	2	6	6	6	23	Dual
126	2 Bedroom Apartment	C	63	67	2	6	6	6	23	Dual
127	2 Bedroom Apartment	C	63	67	2	6	6	6	23	Dual



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