

Proposed Housing Development at Newtownstalaban, Drogheda, Co. Louth



Housing Quality Assessment

October 2019

Prepared on behalf of Lagan Homes Drogheda Ltd

Project Number: 1686

Project Name: Development of lands at Newtownstalaban, Drogheda

Client: Lagan Homes Drogheda Ltd

Date: 04.10.2019

Design Standards: Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities March 2018

Quality Housing for Sustainable Communities

Louth County Council Development Plan



HOUSING QUALITY ASSESSMENT

SITE No.	House Type	Description	Bedrooms	Bedspaces	Overall Floor Area (sq.m)		Aggregate Living Area (sq.m)		Living Room (sq.m)		Storage (sq.m)		Aggregate Bedroom Area (sq.m)		Bedroom 1		Bedroom 2		Bedroom 3		Bedroom 4		Rear Garden Area (sq.m)		Orientation	Car spaces
					Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.		
1	3A	2 storey house	2	3	(70)	87.5	(28)	28	(13)	28	(3)	3	(20)	26	(11.4)	17.7	(7.1)	8.3			(60)	67	E/W	2		
2	1	2.5 storey house	3	5	(102)	110	(34)	34	(13)	26	(5)	5	(32)	36	(11.4)	13	(11.4)	11.5	(7.1)	11.5			(80)	80	E/W	2
3	1	2.5 storey house	3	5	(102)	110	(34)	34	(13)	26	(5)	5	(32)	36	(11.4)	13	(11.4)	11.5	(7.1)	11.5			(80)	80	E/W	2
4	3C	2 storey house	2	3	(70)	87.5	(28)	28	(13)	28	(3)	3	(20)	26	(11.4)	17.7	(7.1)	8.3			(60)	130	W/E	2		
5	1	2.5 storey house	3	5	(102)	110	(34)	34	(13)	26	(5)	5	(32)	36	(11.4)	13	(11.4)	11.5	(7.1)	11.5			(80)	72	W/E	2
6	1	2.5 storey house	3	5	(102)	110	(34)	34	(13)	26	(5)	5	(32)	36	(11.4)	13	(11.4)	11.5	(7.1)	11.5			(80)	75	W/E	2
7	9	2 storey house	3	4	(83)	114	(30)	38.5	(13)	14.5	(4)	7.3	(28)	33	(11.4)	16	(7.1)	9	(7.1)	8			(80)	80	W/E	2
8	1	2.5 storey house	3	5	(102)	110	(34)	34	(13)	26	(5)	5	(32)	36	(11.4)	13	(11.4)	11.5	(7.1)	11.5			(80)	75	W/E	2
9	1	2.5 storey house	3	5	(102)	110	(34)	34	(13)	26	(5)	5	(32)	36	(11.4)	13	(11.4)	11.5	(7.1)	11.5			(80)	75	W/E	2
10	9	2 storey house	3	4	(83)	114	(30)	38.5	(13)	14.5	(4)	7.3	(28)	33	(11.4)	16	(7.1)	9	(7.1)	8			(80)	80	W/E	2
11	9	2 storey house	3	4	(83)	114	(30)	38.5	(13)	14.5	(4)	7.3	(28)	33	(11.4)	16	(7.1)	9	(7.1)	8			(80)	80	W/E	2
12	8A	2 storey house	3	5	(92)	117	(34)	46.5	(13)	29	(5)	5	(32)	35.5	(11.4)	15	(11.4)	11.5	(7.1)	9			(60)	56	S/N	2
13	6	2 storey house	2	4	(80)	89	(30)	30	(13)	17	(4)	4	(25)	25.4	(11.4)	14	(11.4)	11.4			(60)	60	S/N	2		
14	6	2 storey house	2	4	(80)	89	(30)	30	(13)	17	(4)	4	(25)	25.4	(11.4)	14	(11.4)	11.4			(60)	60	S/N	2		
15	8A	2 storey house	3	5	(92)	117	(34)	46.5	(13)	29	(5)	5	(32)	35.5	(11.4)	15	(11.4)	11.5	(7.1)	9			(60)	66	S/N	2
16	9	2 storey house	3	4	(83)	114	(30)	38.5	(13)	14.5	(4)	7.3	(28)	33	(11.4)	16	(7.1)	9	(7.1)	8			(80)	87	E/W	2
17	1	2.5 storey house	3	5	(102)	110	(34)	34	(13)	26	(5)	5	(32)	36	(11.4)	13	(11.4)	11.5	(7.1)	11.5			(80)	76	E/W	2
18	1	2.5 storey house	3	5	(102)	110	(34)	34	(13)	26	(5)	5	(32)	36	(11.4)	13	(11.4)	11.5	(7.1)	11.5			(80)	75	E/W	2
19	9	2 storey house	3	4	(83)	114	(30)	38.5	(13)	14.5	(4)	7.3	(28)	33	(11.4)	16	(7.1)	9	(7.1)	8			(80)	80	E/W	2
20	7	2.5 storey house	4	7	(120)	164	(40)	40	(15)	15	(6)	6.8	(43)	68	(11.4)	18.5	(7.1)	10.5	(11.4)	21	(11.4)	18	(80)	80	E/W	2
21	2B	2.5 storey house	4	7	(120)	136	(40)	40	(15)	20	(6)	6	(43)	56	(11.4)	18	(7.1)	10.8	(11.4)	13.4	(11.4)	13.8	(80)	160	E/W	2
22	2B	2.5 storey house	4	7	(120)	136	(40)	40	(15)	20	(6)	6	(43)	56	(11.4)	18	(7.1)	10.8	(11.4)	13.4	(11.4)	13.8	(80)	235	SE/NW	2
23	3A	2 storey house	2	3	(70)	87.5	(28)	28	(13)	28	(3)	3	(20)	26	(11.4)	17.7	(7.1)	8.3			(60)	220	S/N	2		
24	9	2 storey house	3	4	(83)	114	(30)	38.5	(13)	14.5	(4)	7.3	(28)	33	(11.4)	16	(7.1)	9	(7.1)	8			(80)	94	S/N	2

25	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 82	S/N	2
26	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 104	S/N	2
27	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 90	S/N	2
28	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	S/N	2
29	2A	2.5 storey house	4	7	(120) 136	(40) 40	(15) 20	(6) 6	(43) 56	(11.4) 18	(7.1) 10.8	(11.4) 13.4	(11.4) 13.8	(80) 135	S/N	2
SITE No.	House Type	Description	Bedrooms	Bedspaces	Floor Area (sq.m) Reqd. Prov.	Aggregate Living Area (sq.m) Reqd. Prov.	Living Room (sq.m) Reqd. Prov.	Storage (sq.m) Reqd. Prov.	Aggregate Bedrooms (sq.m) Reqd. Prov.	Bedroom 1 Reqd. Prov.	Bedroom 2 Reqd. Prov.	Bedroom 3 Reqd. Prov.	Bedroom 4 Reqd. Prov.	Rear Garden Area (sq.m) Reqd. Prov.	Orientation	Car spaces
30	3	2 storey house	2	3	(70) 87.5	(28) 28	(13) 28	(3) 3	(20) 26	(11.4) 17.7	(7.1) 8.3			(60) 80	E/W	2
31	3	2 storey house	2	3	(70) 87.5	(28) 28	(13) 28	(3) 3	(20) 26	(11.4) 17.7	(7.1) 8.3			(60) 60	E/W	2
32	6	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 60	E/W	2
33	6	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 60	S/N	2
34	7	2.5 storey house	4	7	(120) 164	(40) 40	(15) 15	(6) 6.8	(43) 68	(11.4) 18.5	(7.1) 10.5	(11.4) 21	(11.4) 18	(80) 85	S/N	2
35	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 85	S/N	2
36	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	S/N	2
37	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	S/N	2
38	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 84	S/N	2
39	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 84	S/N	2
40	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	S/N	2
41	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	S/N	2
42	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 85	S/N	2
43	7	2.5 storey house	4	7	(120) 164	(40) 40	(15) 15	(6) 6.8	(43) 68	(11.4) 18.5	(7.1) 10.5	(11.4) 21	(11.4) 18	(80) 85	S/N	2
44	6	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 60	S/N	2
45	6	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 60	W/E	2
46	6	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 76	W/E	2
47	6	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 62	N/S	2
48	7	2.5 storey house	4	7	(120) 164	(40) 40	(15) 15	(6) 6.8	(43) 68	(11.4) 18.5	(7.1) 10.5	(11.4) 21	(11.4) 18	(80) 84	N/S	2
49	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 84	N/S	2
50	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	N/S	2
51	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	N/S	2
52	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 84	N/S	2
53	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 85	N/S	2
54	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	N/S	2
55	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	N/S	2
56	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 80	N/S	2
57	7	2.5 storey house	4	7	(120) 164	(40) 40	(15) 15	(6) 6.8	(43) 68	(11.4) 18.5	(7.1) 10.5	(11.4) 21	(11.4) 18	(80) 80	N/S	2
58	3B	2 storey house	2	3	(70) 87.5	(28) 28	(13) 28	(3) 3	(20) 26	(11.4) 17.7	(7.1) 8.3			(60) 110	W/E	2
59	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 100	W/E	2
60	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 81	W/E	2
61	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 84	W/E	2
62	8	2 storey house	3	5	(92) 110	(34) 39	(13) 21.5	(5) 5	(32) 35.5	(11.4) 15	(11.4) 11.5	(7.1) 9		(80) 82	W/E	2
63	2B	2.5 storey house	4	7	(120) 136	(40) 40	(15) 20	(6) 6	(43) 56	(11.4) 18	(7.1) 10.8	(11.4) 13.4	(11.4) 13.8	(80) 80	SE/NW	2
64	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 83	SE/NW	2
65	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 80	SE/NW	2
66	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 80	SE/NW	2
67	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	SE/NW	2

68	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	SE/NW	2
69	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 80	SE/NW	2
70	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 80	SE/NW	2
71	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 116	SE/NW	2
72	7	2.5 storey house	4	7	(120) 164	(40) 40	(15) 15	(6) 6.8	(43) 68	(11.4) 18.5	(7.1) 10.5	(11.4) 21	(11.4) 18	(80) 125	S/N	2
SITE No.	House Type	Description	Bedrooms	Bedspaces	Floor Area (sq.m)	Aggregate Living Area (sq.m)	Living Room (sq.m)	Storage (sq.m)	Aggregate Bedrooms (sq.m)	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Rear Garden Area (sq.m) Reqd. Prov.	Orientation	Car spaces
					Reqd. Prov.	Reqd. Prov.	Reqd. Prov.	Reqd. Prov.	Reqd. Prov.	Reqd. Prov.	Reqd. Prov.	Reqd. Prov.	Reqd. Prov.			
73	7	2.5 storey house	4	7	(120) 164	(40) 40	(15) 15	(6) 6.8	(43) 68	(11.4) 18.5	(7.1) 10.5	(11.4) 21	(11.4) 18	(80) 170	S/N	2
74	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 97	SW/NE	2
75	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 88	SW/NE	2
76	4B	G.F Apartment	1	2	(45) 70	(23) 28	(11) 28	(3) 8	(11.4) 14.5	(11.4) 14.5				(7) 7	SW/NE	1
77	5B	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	SW/NE	1
78	4B	G.F Apartment	1	2	(45) 70	(23) 28	(11) 28	(3) 8	(11.4) 14.5	(11.4) 14.5				(7) 7	SW/NE	1
79	5B	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	SW/NE	1
80	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	SW/NE	1
81	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	SW/NE	1
82	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	SW/NE	1
83	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	SW/NE	1
84	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	SW/NE	1
85	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	SW/NE	1
86	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	SW/NE	1
87	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	SW/NE	1
88	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 82	SW/NE	2
89	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	SW/NE	2
90	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	SW/NE	2
91	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 82	SW/NE	2
92	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 82	SW/NE	2
93	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 77	SW/NE	2
94	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 77	SW/NE	2
95	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 76	SW/NE	2
96	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 77	SW/NE	2
97	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 87	SW/NE	2
98	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	W/E	1
99	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	W/E	1
100	4A	G.F Apartment	2	3	(63) 74	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	W/E	1
101	5A	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	W/E	1
102	4A	G.F Apartment	2	3	(63) 74	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	NW/SE	1
103	5A	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	NW/SE	1
104	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	NW/SE	1
105	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	NW/SE	1
106	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	NW/SE	1
107	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	NW/SE	1
108	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	NW/SE	1
109	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	NW/SE	1
110	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	NW/SE	1

154	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	N/S	1					
155	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	N/S	1					
156	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	N/S	1					
157	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	N/S	1					
158	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	N/S	1					
SITE No.	House Type	Description	Bedrooms	Bedspaces	Floor Area (sq.m)		Aggregate Living Area (sq.m)		Living Room (sq.m)		Storage (sq.m)		Aggregate Bedrooms (sq.m)		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Rear Garden Area (sq.m) Reqd. Prov.	Orientation	Car spaces
					Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.	Reqd.	Prov.			
159	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	N/S	1					
160	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	N/S	1					
161	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	N/S	1					
162	4	G.F Apartment	2	3	(63) 73.5	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	N/S	1					
163	5	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	N/S	1					
164	4A	G.F Apartment	2	3	(63) 74	(28) 30	(13) 30	(5) 5	(18.5) 18.6	(11.4) 11.5	(7.1) 7.1			(7) 7	N/S	1					
165	5A	1 st & 2 nd fl. Duplex	3	5	(90) 115	(34) 34	(13) 34	(9) 9	(31.5) 46	(7.1) 11	(11.4) 20	(11.4) 15		(9) 11	N/S	1					
166	8A	2 storey house	3	5	(92) 117	(34) 46.5	(13) 29	(5) 5	(32) 35.5	(11.4) 15	(11.4) 11.5	(7.1) 9		(80) 70	S/N	2					
167	6A	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 61	S/N	2					
168	2	2.5 storey house	4	7	(120) 136	(40) 40	(15) 20	(6) 6	(43) 56	(11.4) 18	(7.1) 10.8	(11.4) 13.4	(11.4) 13.8	(80) 82	S/N	2					
169	6A	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 66	S/N	2					
170	8A	2 storey house	3	5	(92) 117	(34) 46.5	(13) 29	(5) 5	(32) 35.5	(11.4) 15	(11.4) 11.5	(7.1) 9		(80) 65	S/N	2					
171	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 89	W/E	2					
172	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 86	W/E	2					
173	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 86	W/E	2					
174	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	W/E	2					
175	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	W/E	2					
176	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 80	W/E	2					
177	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 90	W/E	2					
178	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 90	W/E	2					
179	8A	2 storey house	3	5	(92) 117	(34) 46.5	(13) 29	(5) 5	(32) 35.5	(11.4) 15	(11.4) 11.5	(7.1) 9		(80) 71	N/S	2					
180	6A	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 72	N/S	2					
181	2	2.5 storey house	4	7	(120) 136	(40) 40	(15) 20	(6) 6	(43) 56	(11.4) 18	(7.1) 10.8	(11.4) 13.4	(11.4) 13.8	(80) 89	N/S	2					
182	6A	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 67	N/S	2					
183	8A	2 storey house	3	5	(92) 117	(34) 46.5	(13) 29	(5) 5	(32) 35.5	(11.4) 15	(11.4) 11.5	(7.1) 9		(80) 74	N/S	2					
184	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 90	E/W	2					
185	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 85	E/W	2					
186	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 86	E/W	2					
187	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 81	E/W	2					
188	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	E/W	2					
189	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 86	E/W	2					
190	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 86	E/W	2					
191	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 90	E/W	2					
192	8A	2 storey house	3	5	(92) 117	(34) 46.5	(13) 29	(5) 5	(32) 35.5	(11.4) 15	(11.4) 11.5	(7.1) 9		(80) 71	N/S	2					
193	6A	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 72	N/S	2					
194	2	2.5 storey house	4	7	(120) 136	(40) 40	(15) 20	(6) 6	(43) 56	(11.4) 18	(7.1) 10.8	(11.4) 13.4	(11.4) 13.8	(80) 89	N/S	2					
195	6A	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 67	N/S	2					
196	8A	2 storey house	3	5	(92) 117	(34) 46.5	(13) 29	(5) 5	(32) 35.5	(11.4) 15	(11.4) 11.5	(7.1) 9		(80) 75	N/S	2					

197	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 90	W/E	2		
198	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 85	W/E	2		
199	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 86	W/E	2		
200	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 81	W/E	2		
201	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	W/E	2		
SITE No.	House Type	Description	Bedrooms	Bedspaces	Floor Area (sq.m)		Living Room (sq.m)	Storage (sq.m)		Aggregate Bedrooms (sq.m)		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Rear Garden Area (sq.m) Reqd. Prov.	Orientation	Car spaces
					Reqd.	Prov.		Reqd.	Prov.	Reqd.	Prov.							
202	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 86	W/E	2		
203	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 86	W/E	2		
204	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 90	W/E	2		
205	8A	2 storey house	3	5	(92) 117	(34) 46.5	(13) 29	(5) 5	(32) 35.5	(11.4) 15	(11.4) 11.5	(7.1) 9		(80) 68	S/N	2		
206	6A	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 67	S/N	2		
207	2	2.5 storey house	4	7	(120) 136	(40) 40	(15) 20	(6) 6	(43) 56	(11.4) 18	(7.1) 10.8	(11.4) 13.4	(11.4) 13.8	(80) 82	S/N	2		
208	6A	2 storey house	2	4	(80) 89	(30) 30	(13) 17	(4) 4	(25) 25.4	(11.4) 14	(11.4) 11.4			(60) 61	S/N	2		
209	8A	2 storey house	3	5	(92) 117	(34) 46.5	(13) 29	(5) 5	(32) 35.5	(11.4) 15	(11.4) 11.5	(7.1) 9		(80) 70	S/N	2		
210	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 88	E/W	2		
211	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 86	E/W	2		
212	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 86	E/W	2		
213	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 80	E/W	2		
214	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 81	E/W	2		
215	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 80	E/W	2		
216	9	2 storey house	3	4	(83) 114	(30) 38.5	(13) 14.5	(4) 7.3	(28) 33	(11.4) 16	(7.1) 9	(7.1) 8		(80) 90	E/W	2		
217	1	2.5 storey house	3	5	(102) 110	(34) 34	(13) 26	(5) 5	(32) 36	(11.4) 13	(11.4) 11.5	(7.1) 11.5		(80) 88	E/W	2		

NUMBER OF BEDROOMS:	TOTAL NUMBER OF DWELLINGS:	% MIX
1	2 (apartments)	1%
	60 (38 apartments) (22 houses)	27%
3	140(40 apartments) (100 houses)	65%
4	15 (houses)	7%

TOTAL: 217 100%

CLIENT:	Lagan Homes Drogheda LTD								
ISSUE NO.	2								
SCHEDULE OF ACCOMMODATION									
Reference Drawing	1685/106								
GENERAL INFORMATION									
GROSS SITE AREA	5.8 HA								
TOTAL RESIDENTIAL UNITS	217								
RESENTIAL DENSITY	37.4 units/ha								
TOTAL RESIDENTIAL FLOOR AREA	22,974.5 sqm								
TOTAL NON RESIDENTIAL SQM.	862 sqm								
GROSS FLOOR AREA	23,836.5 sqm								
TOTAL PUBLIC OPEN SPACE	8,445 sqm								
% PUBLIC OPEN SPACE	14.5%								
CAR PARKING	364								
ACCOMMODATION SCHEDULE									
			Unit Types (Full Description in HQA)						
	GIA (sqm)	Parking/Unit	1 bed	2 bed	3 bed	4 bed	5 bed	Total Res	Total Parking
HOUSES									
Type 1	110	2			45			45	90
Type 2	136	2				8		8	16
Type 3	87.5	2		6				6	12
Type 6	89	2		16				16	32
Type 7	164	2				7		7	14
Type 8	117	2			11			11	22
Type 9	114	2			44			44	88
Total Houses	15,438 sqm		0	22	100	15	0	137	274
DUPLEX (APARTMENTS)									
Type 4	73.5	1		31				31	31
Type 4 a	74	1		7				7	7
Type 4 b	70	1	2					2	2
Type 5	115	1			40			40	40
Total Duplex Apartments (All Duplex Apartments have greater than 10% greater floor area than the minimum standards)	7,536.5 sqm		2	38	40	0	0	80	80
TOTAL RESIDENTIAL UNITS			2	60	140	15		217	354
PERCENTAGE MIX			1%	27%	65%	7%		100%	
CRECHE	380 sqm								10
RESIDENTS' GYM & COFFEE DOCK	448 sqm								
ESB SUBSTATION	14 sqm								
Total Non Residential	862 sq.m								