

Sea Gardens

Phase 1B Block A
Housing Quality Assessment and
Development Schedules

PART 1 OF 2

Howells

ballymore.

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Introduction

This application is for Phase 1b of a larger development of the former Bray Golf Club lands, now known as Sea Gardens.

The applicant is seeking permission for the second phase of a larger development - Sea Gardens - comprising of 341 unit, including 200 own-door units and 141 apartment units.

In addition, a childcare facility, public house, medical centre, hotel and a variety of other retail and commercial units are proposed along with all associated and ancillary development and infrastructural works, hard and soft landscaping, open spaces, boundary treatment works, ancillary car and bicycle parking spaces at surface and undercroft levels.

The proposed houses and duplexes range in height from 2-3 storeys with the proposed 2 no. apartment blocks being 3-4 storeys and 15 storeys in height. The design also proposed 3no. of commercial units located off the western entrance (off Main Street), 2no. pavilion buildings 1 storey in height, and a larger 2 storey retail unit as well as a new hotel located next to the Market Square (consented in Phase 1).

This document outlines how the development meets the requirements outlined in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2023) and Sustainable Residential Development and Compact Settlements Guidelines across a range of criteria. The document consists of two parts - a written report describing compliance and a development schedule.

The wider masterplan has already obtained a permission for Phase 1 located off Ravenswell Road and Dublin Road, Bray, County Wicklow and County Dublin (ABP-311181-21, ABP-314686-22).



Fig. 01 View from Bray Harbour looking West. (Left to right: Block E -, Block B Alternative Massing, Block A Proposed Massing)



Fig. 03 Aerial view of the development



Fig. 02 Pocket Park alongside the Trainline

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1.0 Policy Overview

1.1 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2023

The Housing Quality Assessment provides a framework which quantifies each of the criteria required by the Sustainable Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities 2020, against the proposed apartments within the development. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities specify planning policy requirements for:

1. Mix of Units
2. Apartment Floor Areas
3. Dual Aspect Ratios
4. Floor to Ceiling Heights
5. Lift and Stair Cores
6. Internal Storage
7. Private Amenity Space
8. Security Considerations
9. Communal Facilities
10. Build to Rent

The guidelines have been issued by the Minister for Housing, Planning and Local Government, under section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Board Pleanála are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRs) of the guidelines, within the meaning of Section 28. (1C) of the Planning and Development Act 2000 (as amended), in carrying out their functions.

Accordingly, where SPPRs are stated in the guideline document, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans should be amended by the relevant planning authority to reflect the content of these guidelines and properly inform the public of the relevant specific planning policy requirements.

The document also provides the minimum requirements with respect to internal storage, private amenity space, security considerations, access to services etc. which was used as a checklist to ensure all units within Sea Gardens Phase 1b are compliant with the design standards.

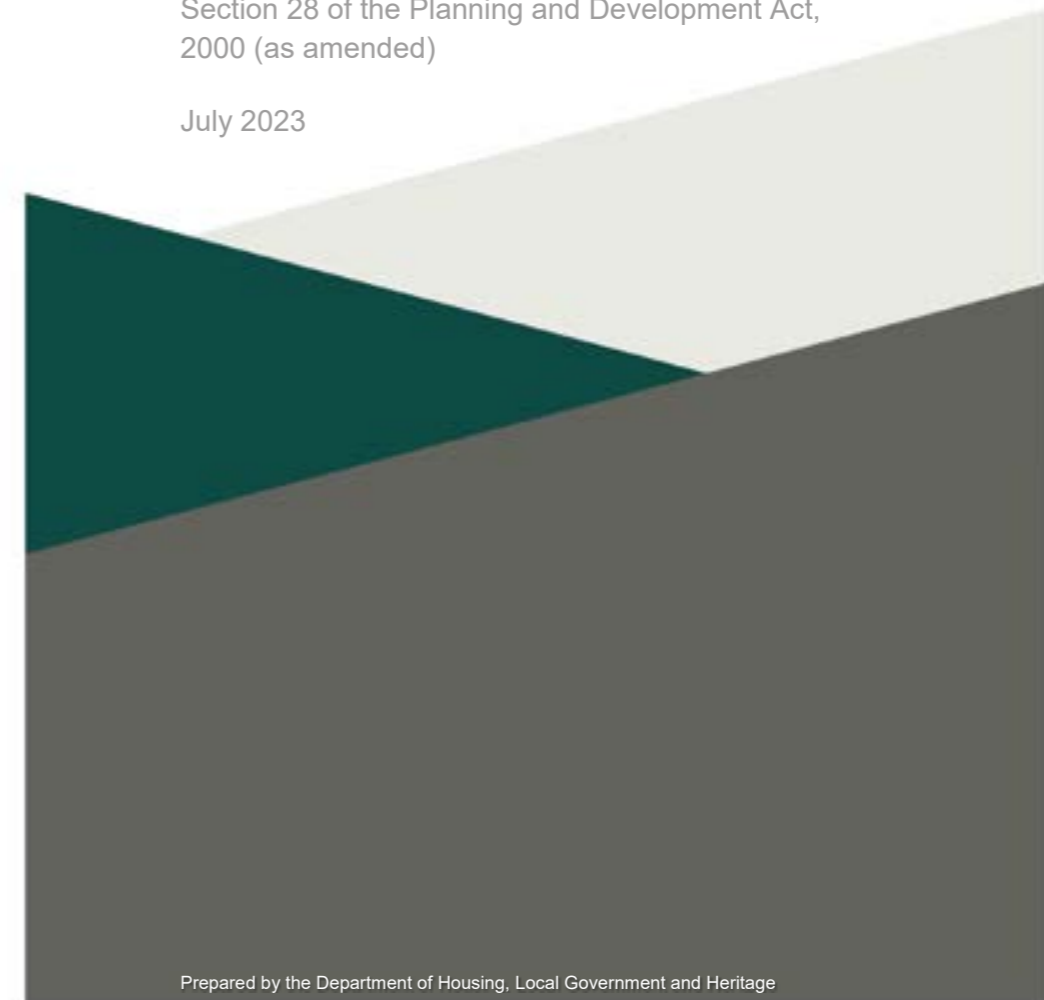


An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities issued under
Section 28 of the Planning and Development Act,
2000 (as amended)

July 2023



Prepared by the Department of Housing, Local Government and Heritage

Fig. 04 Sustainable Urban Housing: Design Standards for New Apartments

1.2 Sustainable Residential Development and Compact Settlements

The Sustainable Residential Development and Compact Settlements guide provides a framework which sets out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements. The guidelines states standards in respect of density and provide a framework for the following criteria when developing compact housing neighbourhoods:

1. Separation Distances
2. Private Open Space for Houses
3. Public Open Space
4. Car Parking - Quantum, Form and Location
5. Bicycle Parking and Storage
6. Operation and Management of the Development
7. Daylight

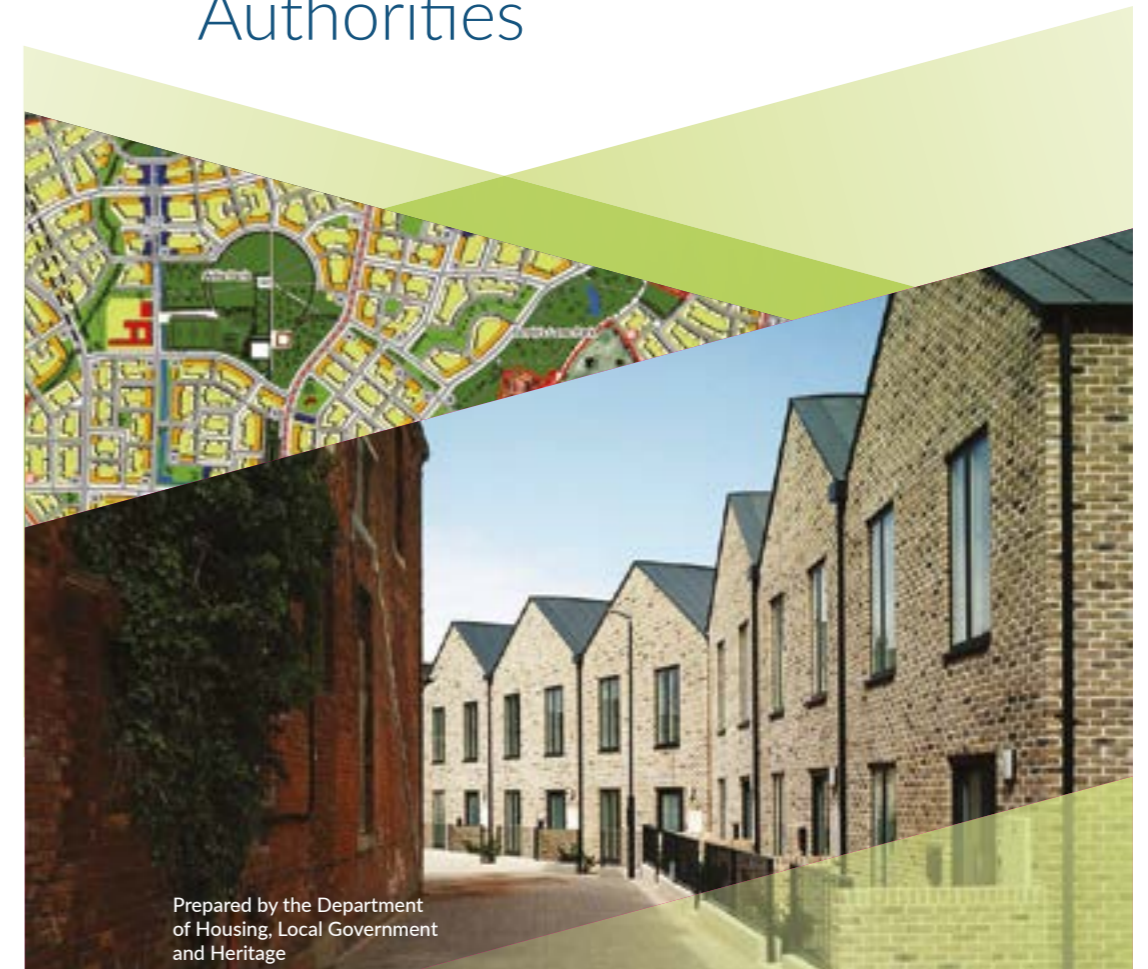
The guide has been issued by the Department of Housing, Local Government and Heritage in January 2024, following a range of public consultations during 2023. The aim of the guide is to minimise urban sprawl and encourage utilisation of existing buildings and brownfield sites to create '15-minute cities' where possible.

Local authorities are required to review statutory development plans and consider whether these are in line with the new Guidelines that have been issues. Where the development plan is materially inconsistent with the Guidelines, the local authority is required to vary the development plan accordingly



Rialtas na hÉireann
Government of Ireland

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities



Prepared by the Department
of Housing, Local Government
and Heritage

Fig. 05 Sustainable Urban Housing: Design Standards for New Apartments

2.0 Sustainable Urban Housing: Design Standards for New Apartments (July 2023)

2.1 Unit Mix

Overview:

The mix of residential units across the proposed development are outlined in the adjacent tables.

It is noted under the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities that residential schemes are required to comply with the following standards:

Specific Planning Requirement 1

The mix of residential units across the proposed development are outlined in the adjacent tables.

'Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartments and other housing development, but only further to an evidence based on Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).'

(i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;

The unit mix within the proposed Block A aligns with the DLR Development Plan Apartment Mix for an *Existing Built Up Area*.

See the table below for unit mix.

	Block A1	Block A2	TownH.	Total	Mix
1 Beds	22	26	-	48	30%
2 Beds	26	32	-	58	36%
3 Beds	21	23	-	44	28%
4 Beds	-	-	9	9	6%
Total	69	81	9	159	

Fig. 07 Development Unit Mix Schedule for Phase 1b

Typical Floor

As a general principle, one bed apartments wrap around the core and this continues up the buildings to the East facing the sea premium 3 bed apartments take full advantage of the sea views. The 'tail' of the building then houses the Two bed apartments that have been arranged to get both views of the sea and views out the Wicklow mountains and the surrounding vistas.

Step Backs

The plan steps allow the creation of terraces and garden for the units higher up aswell as creating greater levels of dual aspect for the units.

Penthouses

The two levels of Penthouses on Block A1 and A2 offer two different typologies; premium 3 beds and the final penthouse level. These both have generous private amenity space with great views out over the Irish Sea.

Apartments	Block A					Townhouse
	1B2P	2B3P	2B4P	3B5P	3B6P	
L10	-	-	-	-	-	-
L09	-	-	-	-	2	-
L08	-	-	-	2	4	-
L07	2	-	2	4	3	-
L06	6	-	4	4	1	-
L05	8	-	6	4	-	-
L04	8	-	8	4	-	-
L03	8	-	8	4	-	-
L02	8	-	8	4	-	-
L01	4	-	10	4	-	-
M01	2	-	8	2	-	4
L00	2	1	-	5	-	5
TOTAL:	48	1	57	34	10	9

Fig. 06 Development Unit Schedule for Apartment Buildings on Block A

2.2 Apartment Floor Areas & Safeguarding Higher Standards

SPPR 3: Minimum apartment floor areas:

- 1. Studio apartment (1 person) **37 sqm**
- 2. 1 bedroom apartment (2 persons) **45 sqm**
- 3. 2 bedroom apartment (4 persons) **73 sqm**
- 4. 3 bedroom apartment (5 persons) **90sqm**

SPPR3 - Sustainable Urban Housing Design Standards for New Apartments (2024)

Section 3.8 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines states the following:

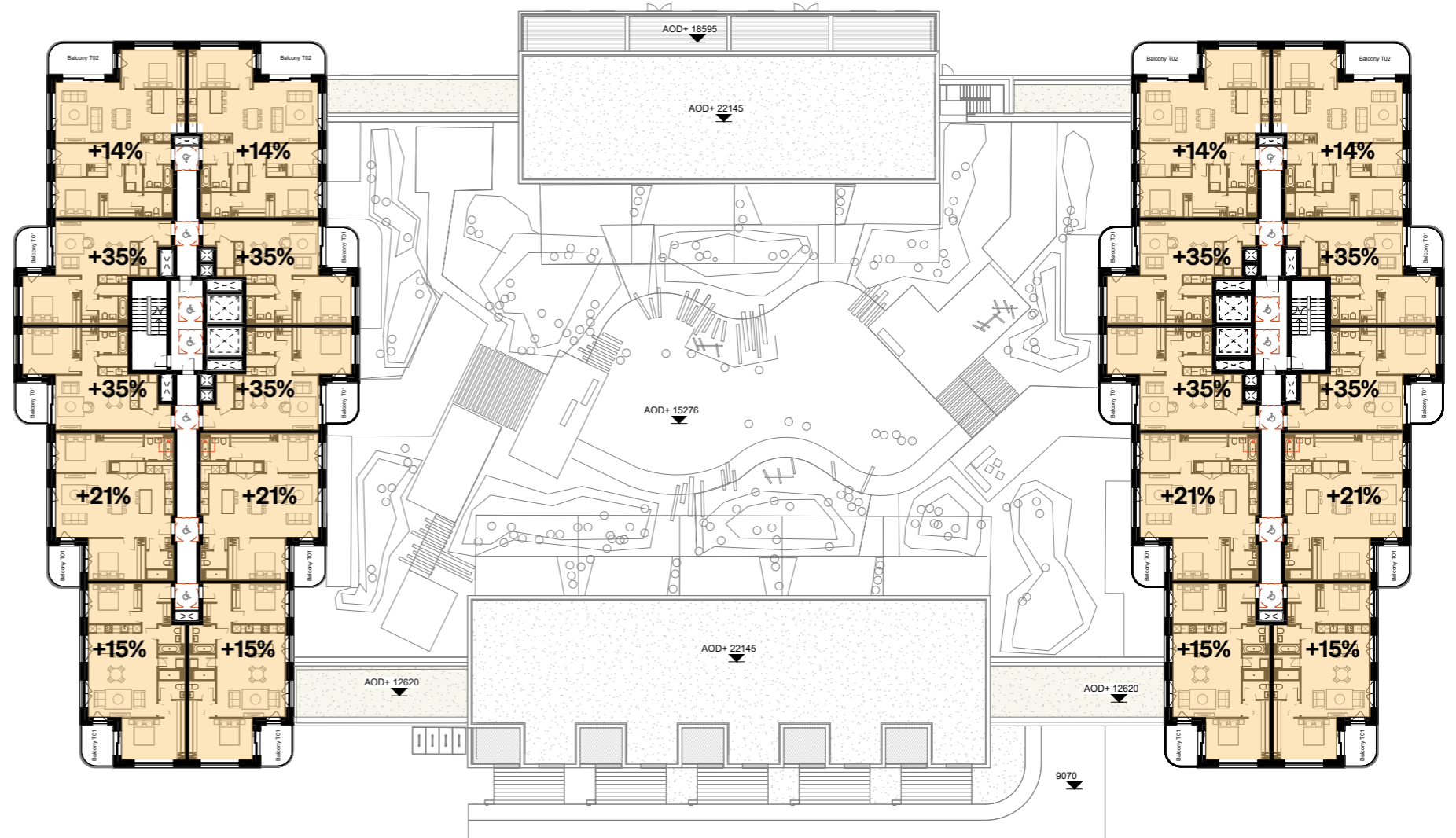
a) The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom units, by a minimum of 10% (any studio apartments must be included in the total, but are not calculated as units that exceed the minimum by at least 10%)

The proposed development set out within this application is a specific response to the site's context and the opportunities presented by its unique location. This has resulted in an appropriate mix and variety of unit types across the development.

All apartment and duplex units comply with the minimum size requirement of SPPR3. A full schedule of apartment and duplex areas is contained within an appendix of this report, with a plan layout of each apartment type included.

All of the apartments and duplexes in the proposed scheme exceed the minimum floor area standard by 10% or more, with all of the apartments within Block A exceeding it by at least 14%.

The figures apply to the apartments in Block A that have their accommodation on a single floor for each individual unit, excluding the townhouse units as per Section 3.14 of Sustainable Design Standards for New Apartments Guidelines.



■ Apartment meets the minimum standards
■ Apartment exceeds the minimum standards by more than 10%

Fig. 08 Block A Typical Floor Plan highlighting all oversized apartments on a typical floor

2.3 Dual Aspect Ratios

'Where there is a greater freedom in design terms, such as in larger apartment developments on greenfield or standalone brownfield regeneration sites where requirements like street frontage are less onerous, it is an objective that there shall be a minimum of 50% dual aspect apartments. Ideally any 3 bedroom apartment should be dual aspect.'

Sustainable Urban Housing: Design Standards for new apartments (3.17)

The proposed buildings have been designed from the outset to provide good day light levels in the individual apartment units, whilst ensuring adequate amenity and privacy in adjacent properties.

As the site is considered to be stand alone, there is a requirement to achieve a minimum of 50% dual aspect in accordance with section 3.17 of the Design Standards for New Apartments 2023 and as set out in SPPR4.

The apartment units in the proposed development achieve a dual aspect ratio of 100%, with all apartments being dual aspect. The adjacent drawing shows a typical floor plan highlighting the location of the dual aspect units.

The apartment layouts have been carefully reviewed. Through an iterative process with the 3D Design Bureau, who have acted as daylight and sunlight consultants for the project, each building and apartment unit has been optimised to achieve the recommended standards where possible.

Building Orientation

For the purpose of the guidelines, North facing units are those which face predominantly North, North-West or North-East and fall within a 45 degree angle of due North (0 degrees), as illustrated by the shaded area in figure 15.

Dual Aspect Summary		
	Block A	Townhouses
No. Dual Aspect Units	150	9
Total Units	150	9
% of Units	100%	100%
Dual Aspect Units	159	
Total Dual Aspect %	100%	

Fig. 10 Dual Aspect Summary Schedule

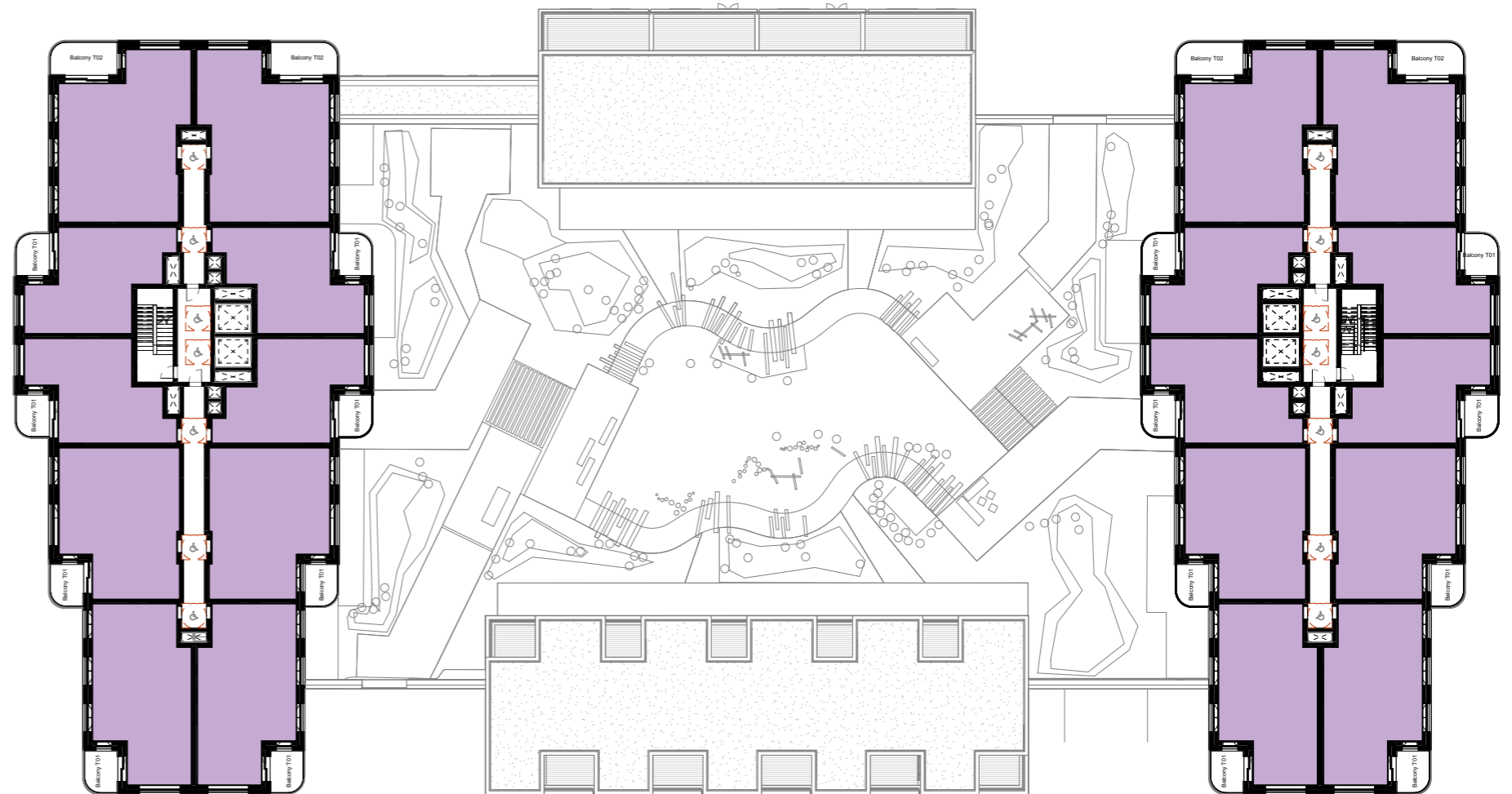


Fig. 09 Dual Aspect Apartments and Duplexes across the Masterplan

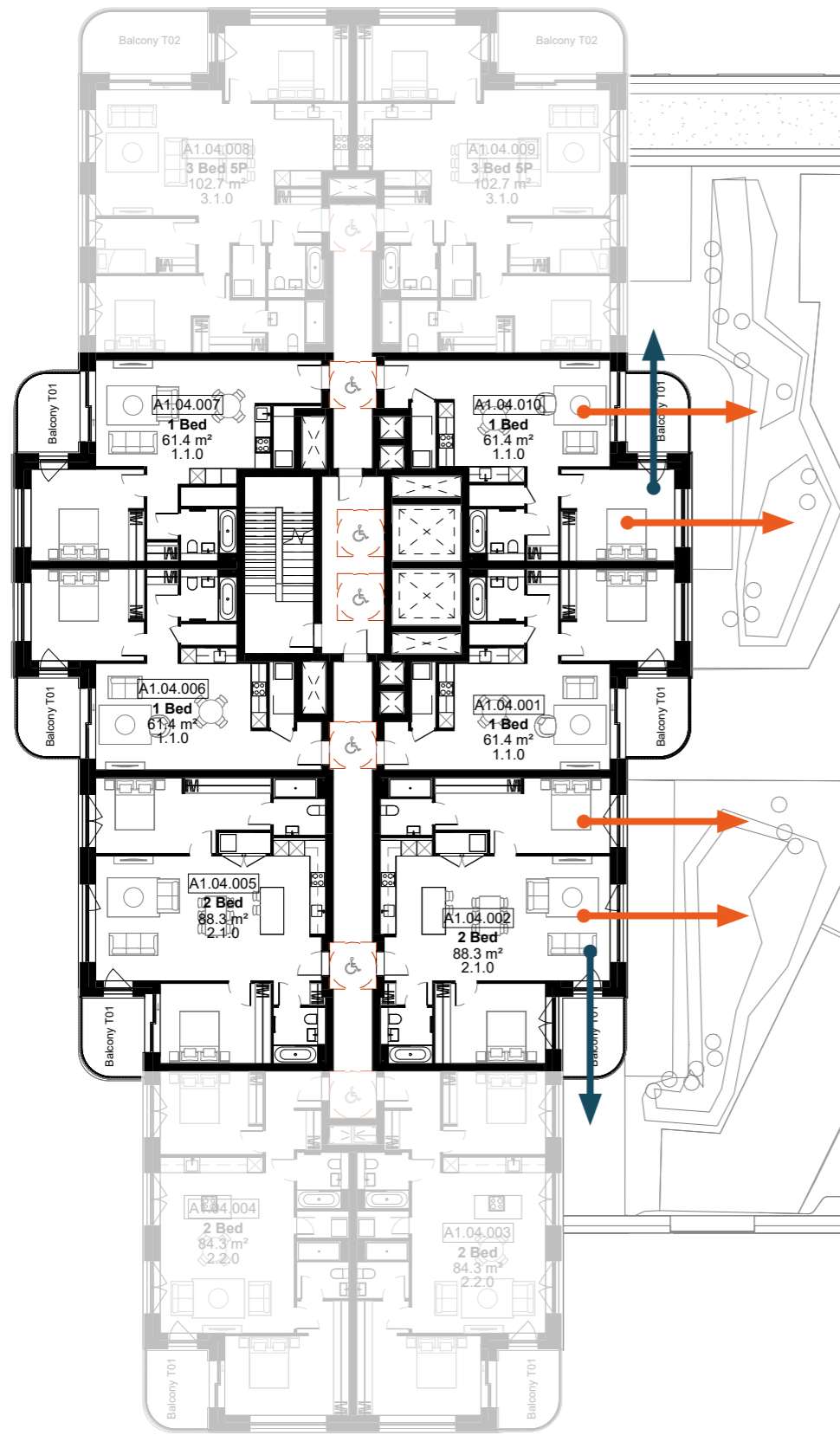


Fig. 13 Block A- Typical Lower Floor

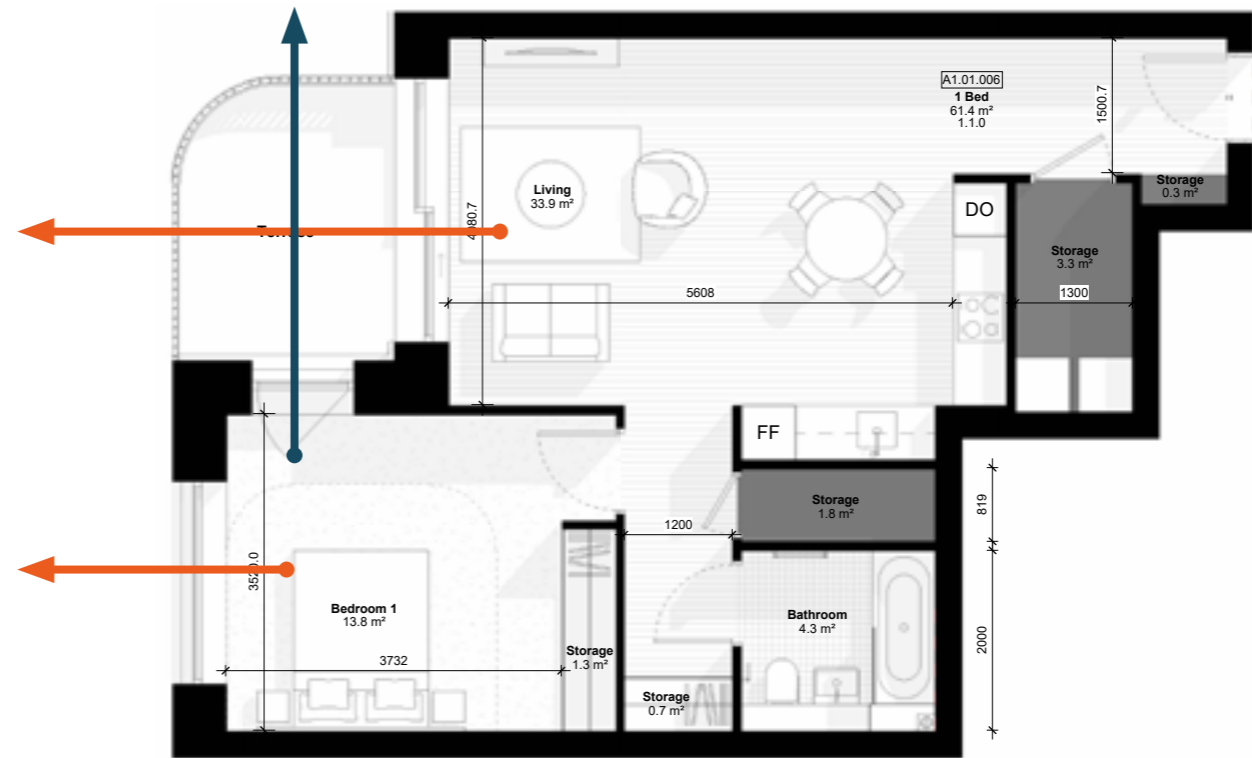


Fig. 12 Dual Aspect 1 Bed Apartment

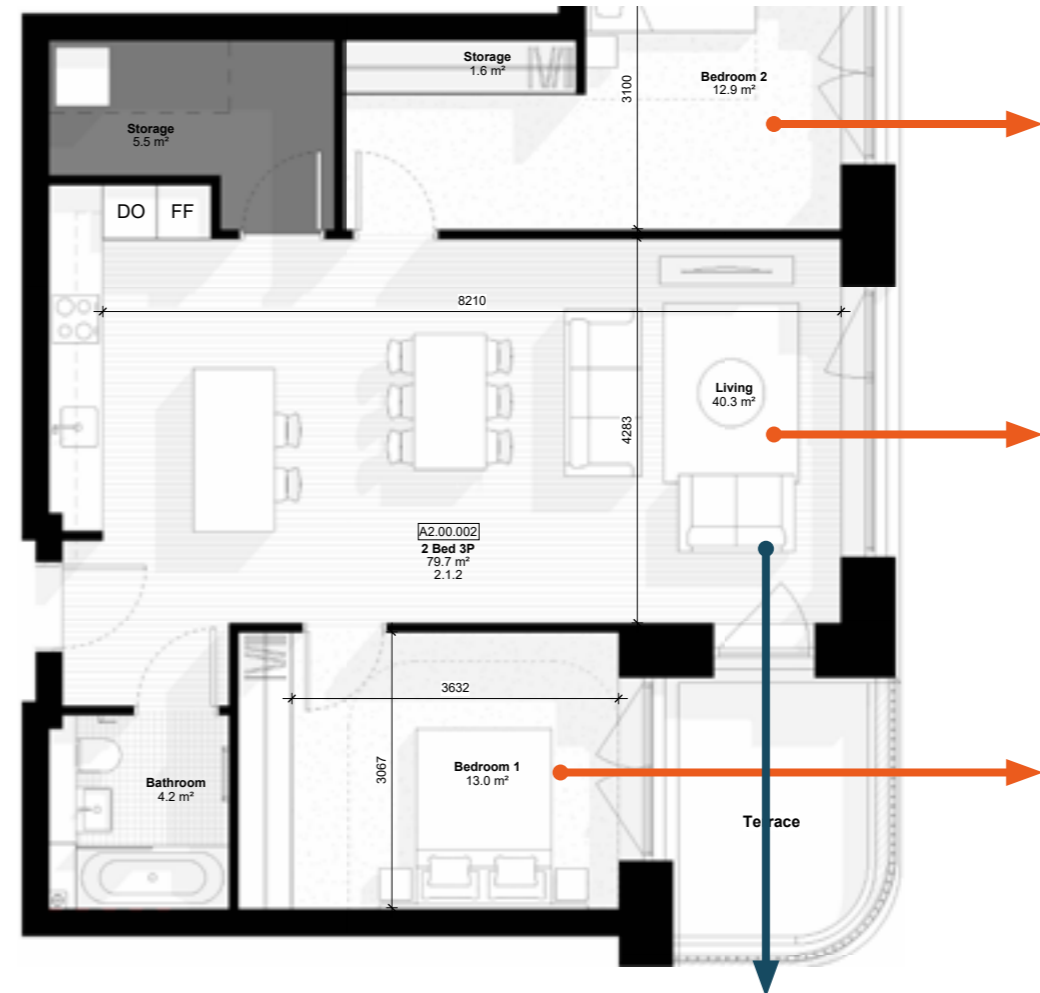


Fig. 11 Dual Aspect 2 Bed Apartment

- ➔ Primary Aspect
- ➔ Secondary Aspect

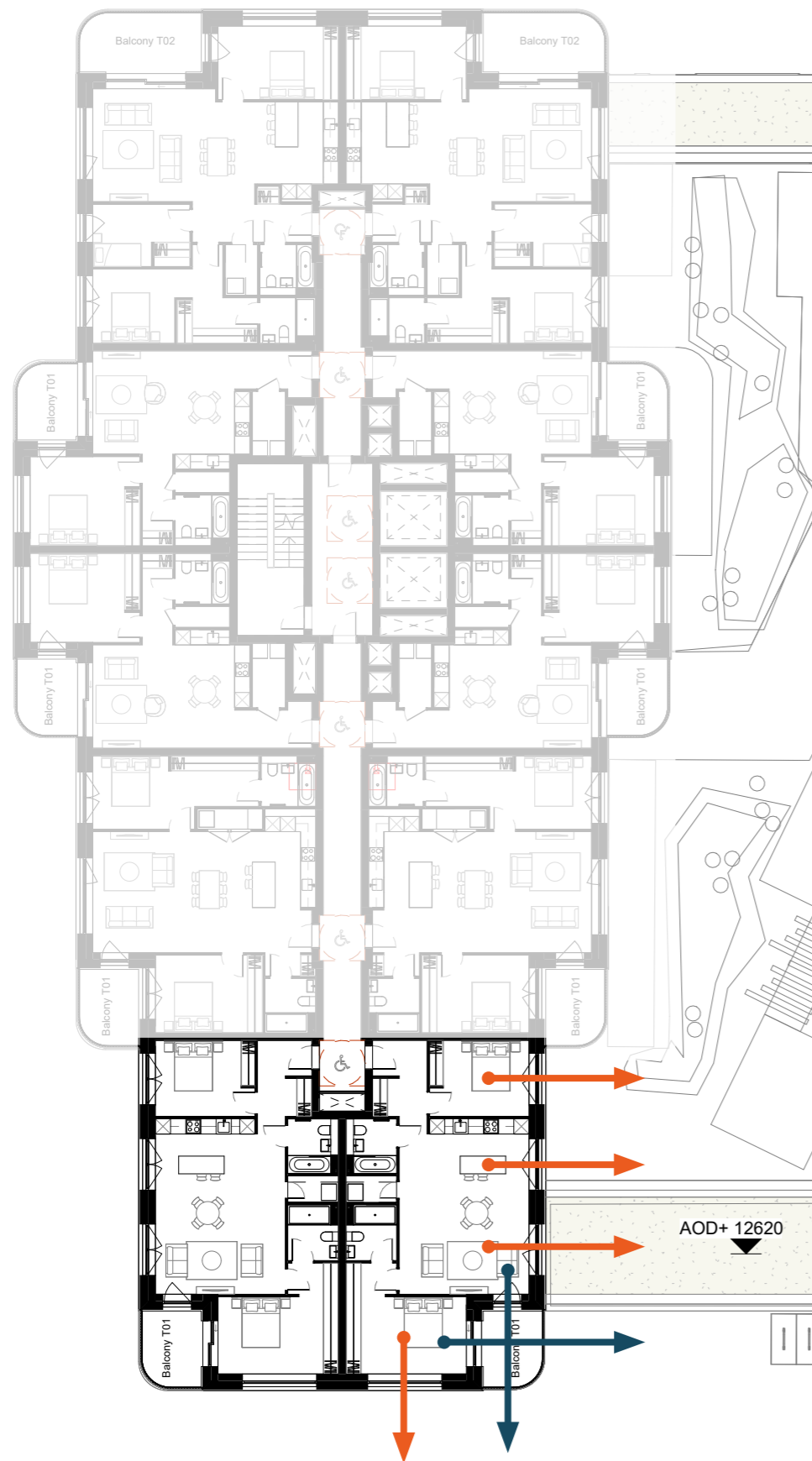
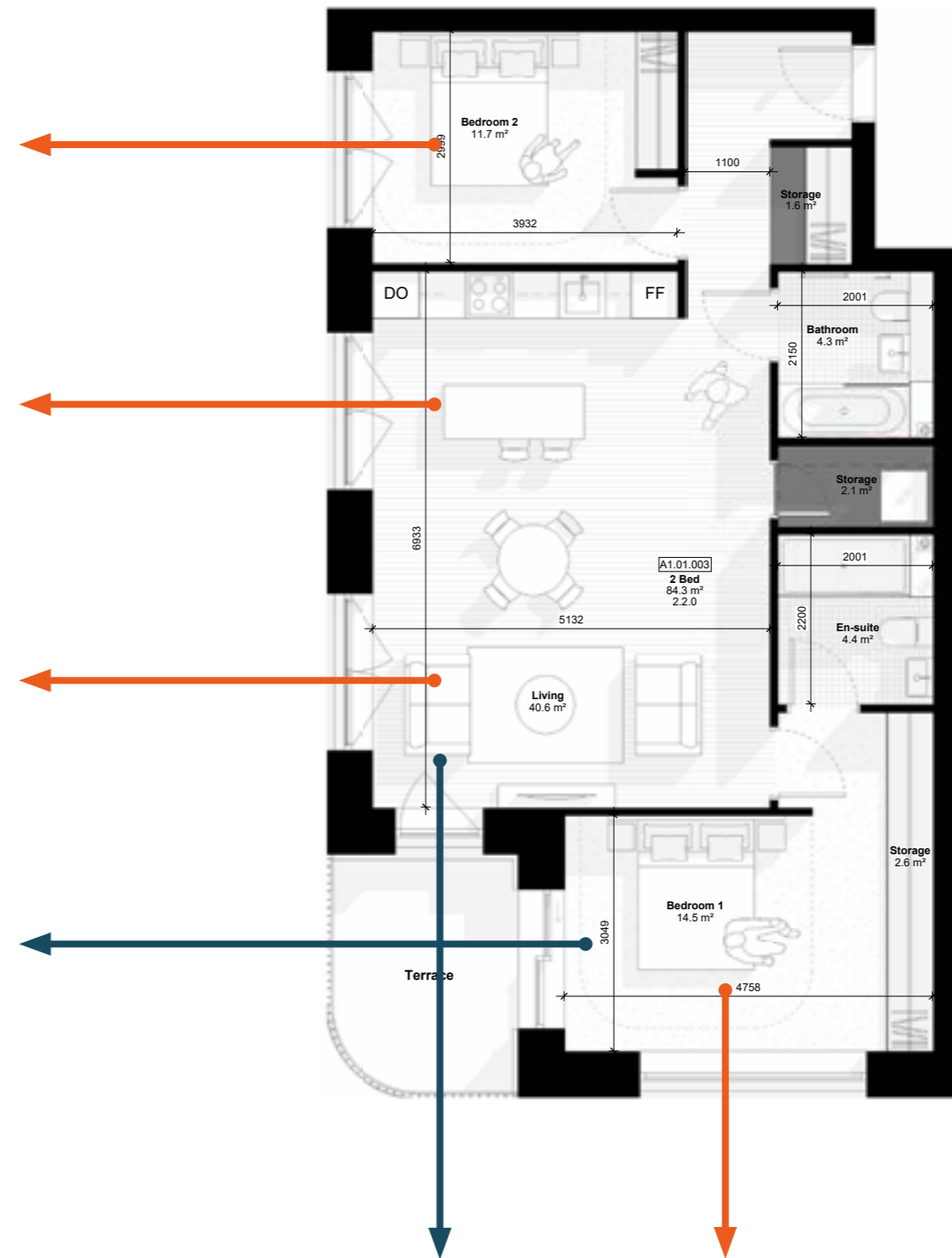
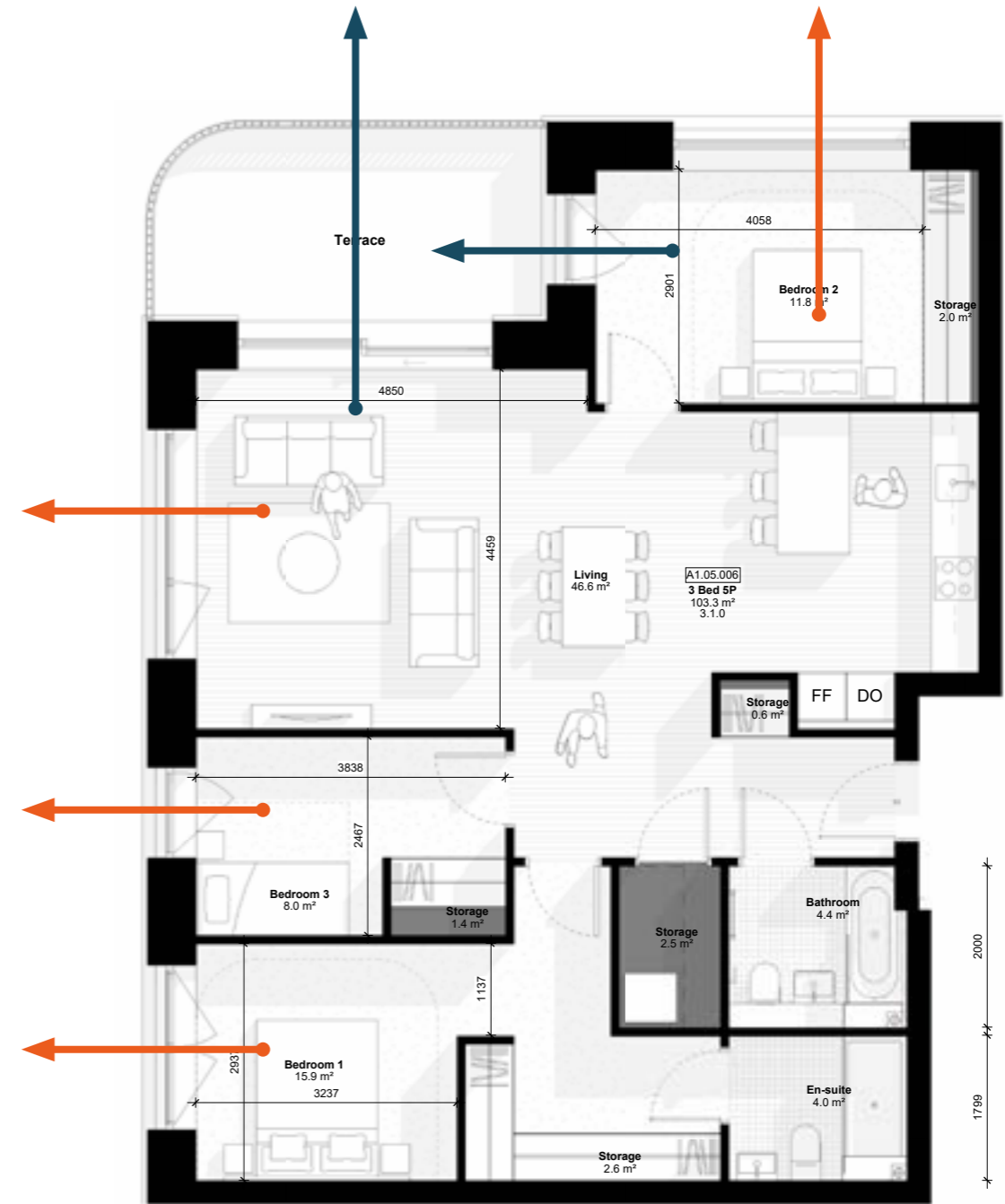
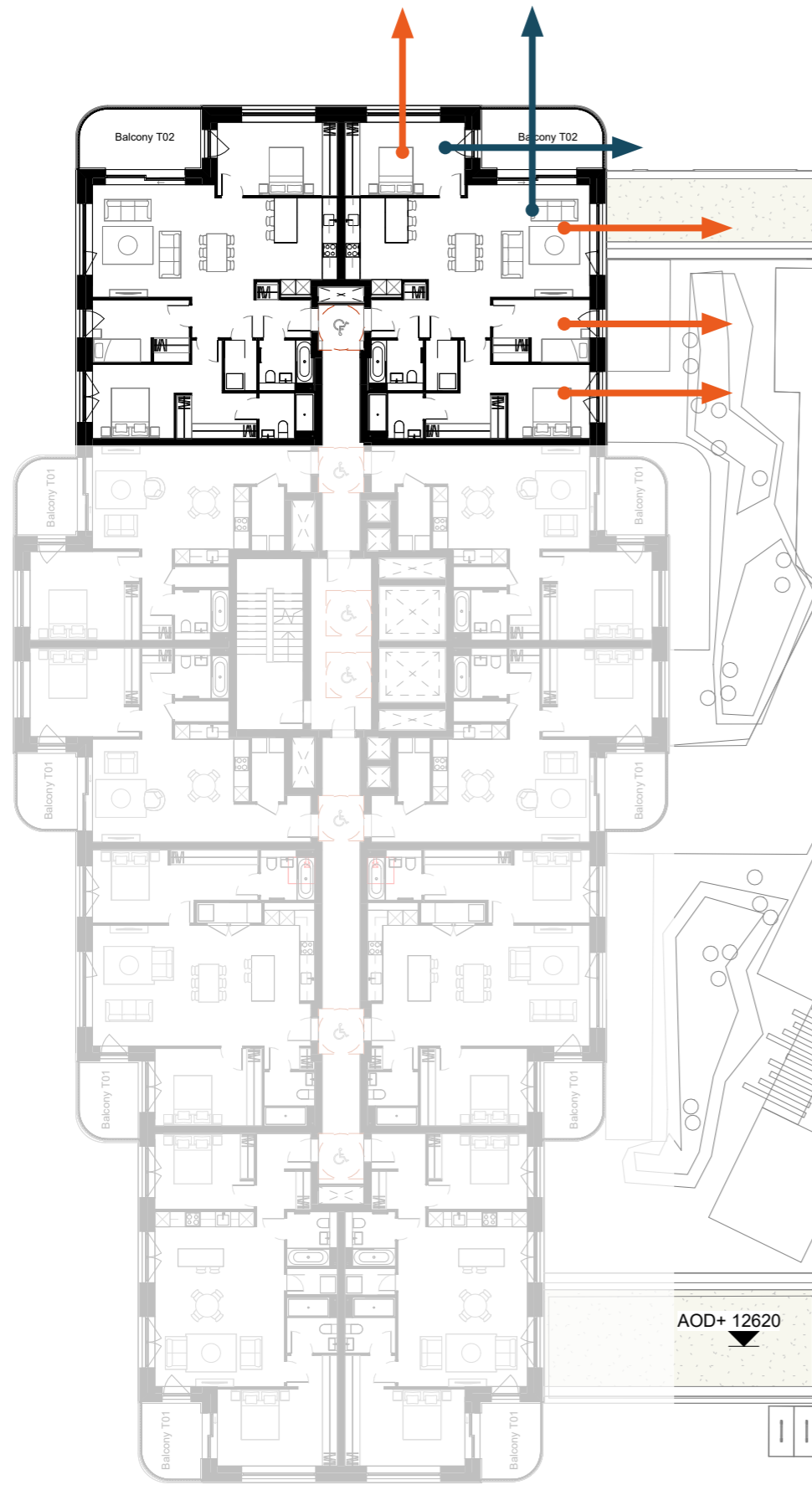


Fig. 15 Block A - Typical Lower Floor



- Primary Aspect
- Secondary Aspect

Fig. 14 Dual Aspect 2 Bed Apartment





-  Primary Aspect
-  Secondary Aspect



Fig. 16 Dual Aspect 3 Bed Apartment

2.4 Floor to Ceiling Height

Floor to Ceiling Height:

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. For building refurbishment schemes on sites of up to 0.25ha, planning authorities may exercise discretion on case-by-case basis, subject to overall design quality.

SPPR5

The sustainable Urban Housing: Design Standards for New Apartment Guidelines 2020, Section 3.21 requires a minimum floor to ceiling height of 2.4m. Where ground floor units exist, these units should look to achieve a minimum floor to ceiling height of 2.7m.

Please refer to figure 17 which show the following floor to ceiling heights:

1. Ground floor residential and amenity spaces - floor to ceiling heights meet or exceed 2.7m
2. Typical upper floor levels - Floor to ceiling heights of 3.15m in Block A.



Fig. 17 Section through Block A showing minimum ceiling heights expected for the apartments

2.5 Lift and Stair Core

A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.

SPPR6

The sustainable Urban Housing: Design Standards for New Apartments Guidelines 2023, Section 3.27 allows up to 12 apartments per floor per stair/lift core. Block A has 10 apartment units per floor per core on a typical level and no core serving any level with 12 or more apartments. Therefore Block A complies with the design standards. Additionally, all townhouses within the development also comply with the design standards outlined in the New Apartments Guidelines requirements.

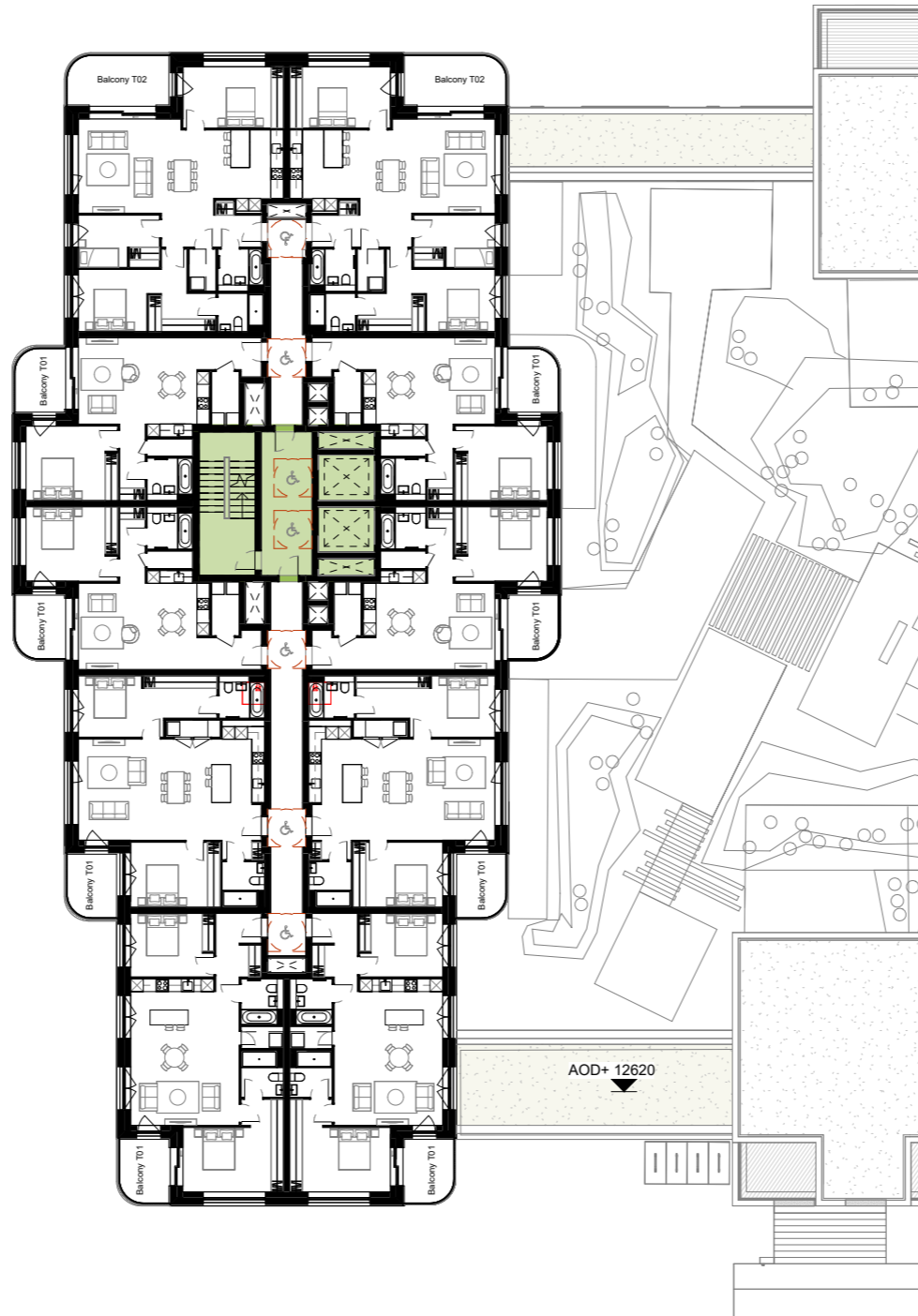


Fig. 18 Block A Typical Floor Plan highlighting lift and stair cores

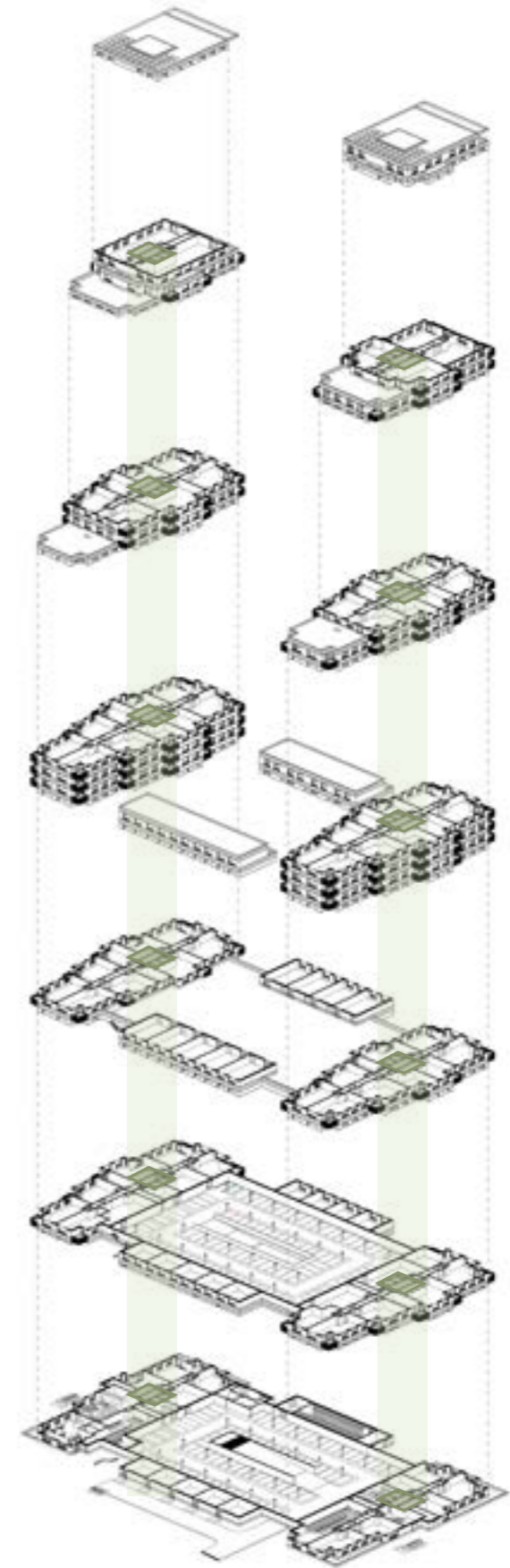


Fig. 19 Exploded Axonometric

2.6 Internal Storage

ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity.

SPPR8

Appendix 1 of the Sustainable Urban Housing Design Standards for New Apartments sets out the following minimum floor areas for storage space areas:

- 1. Studio: 3 sqm
- 2. 1 Bedroom Apartment: 3 sqm
- 3. 2 Bedroom Apartment: 6 sqm
- 4. 3 Bedroom Apartment: 9sqm

Apartment storage requirements are provided within each, individual apartment. The storage provided in each apartment is in addition to that provided in the kitchen presses and the storage either meets or exceeds that required for the individual apartment type.

A typical storage distribution within an apartment is as follows:

- 1. Cloak room upon entrance to the apartment
- 2. Utility cupboard in close proximity to the kitchen
- 3. Built in wardrobe space



Fig. 20 Diagram showing a typical storage distribution within an apartment

	Block A1	Block A2	TownH.	Total	Mix
1 Beds	22	26	-	48	30%
2 Beds	26	32	-	58	36%
3 Beds	21	23	-	44	28%
4 Beds	-	-	9	9	6%
Total	69	81	9	159	

Fig. 21 Unit Mix distribution within Block A

2.7 Private Amenity Space

Appendix 1 of the Sustainable Urban Housing Design Standards for New Apartments sets out the following minimum floor areas for private amenity space as follows:

1. Type A - 7.1 m²
2. Type A - 11.4 m²

All of the apartments and duplex units in the proposed development have their own private amenity space in the form of balconies or terraces. All balconies and terraces meet or exceed the minimum requirements of the guidelines as set out above. On average balconies exceed the requirements by at least 50%. For information on specific areas please refer to the

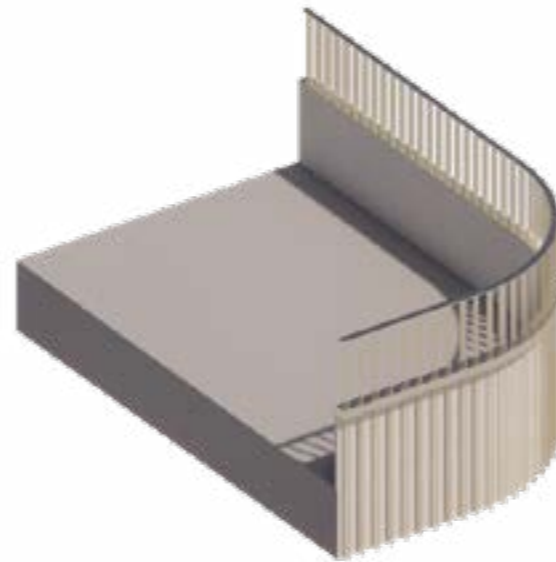


Fig. 22 Private amenity space design - Block A

ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity.

SPPR8

The apartment buildings are designed so there are excellent natural surveillance of the surrounding streets and public spaces, including the communal external spaces at podium level.

Where podium level apartments are provided with terraces, these terraces face onto public realm and are provided with landscaped strips adjacent to the terraces to ensure privacy.

	Required Area	Proposed
1 Bed	5m ²	7m ²
2 Bed	7m ²	7m ²
3 Bed	9m ²	11m ²
4 Bed	12m ²	20m ²

Fig. 25 Proposed Balcony/ Private Amenity Size

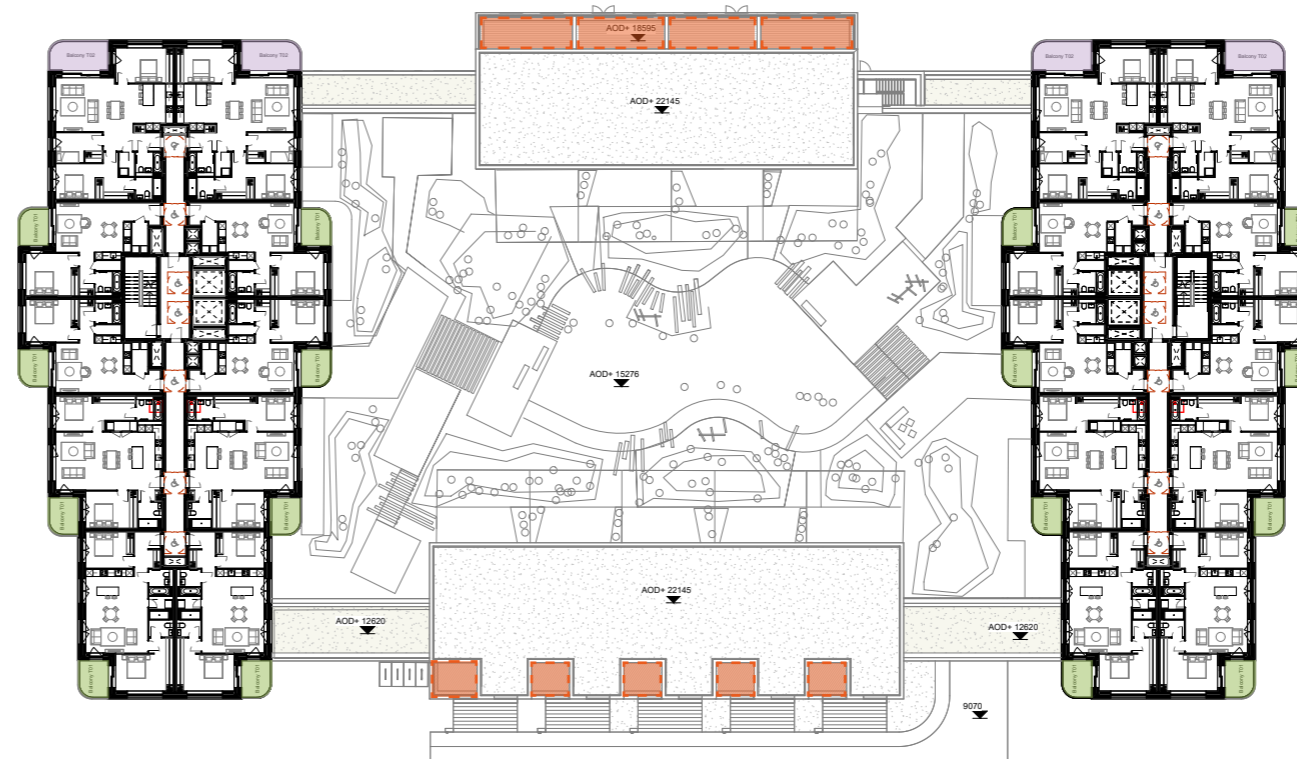


Fig. 24 Private Balcony types - Block A

2.8 Terraces

Podium Gardens

The residents' communal amenity space is located on top of the car park below, with direct access from both Block A1 and Block A2 at Level 01. This space is designed to offer both recreational and relaxing areas, ideal for socializing or enjoying the surrounding natural environment. It also offers views of the Irish Sea, particularly from the nearby town houses.

In addition to the private amenity area on the podium, defensible planting is incorporated in front of all windows facing the podium, ensuring residents' privacy.

Access

Access to the amenity space is restricted to residents only, with the main entry points located through the building cores. Additional access and escape stairs will link the podium gardens to the park to the west and the green link to the east, enhancing connectivity within the development.



Fig. 27 Viewing platform



Fig. 28 Podium Garden

	Area (sqm)
Communal Amenity Space Required	1123
CAS Provided	1874

Fig. 26 Communal Amenity Calculation

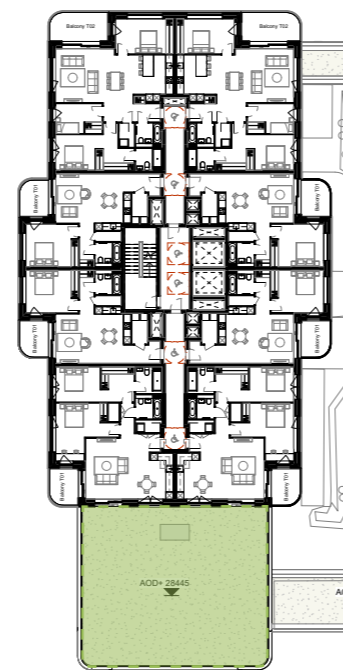


Fig. 30 Private Amenity L06

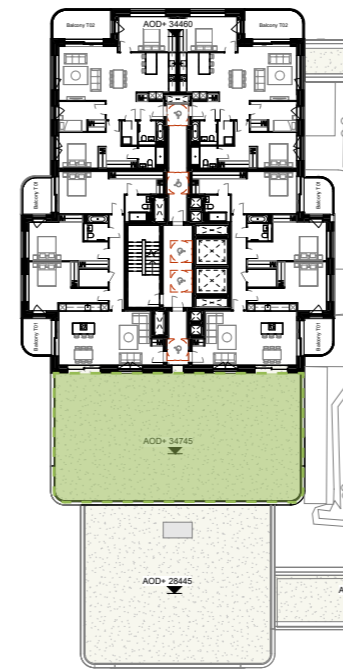


Fig. 31 Private Amenity L08

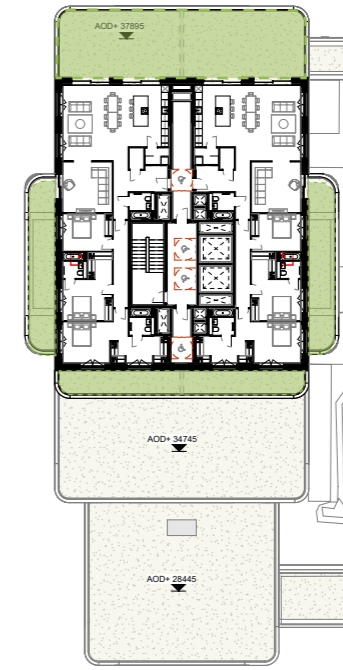


Fig. 32 Private Amenity L09

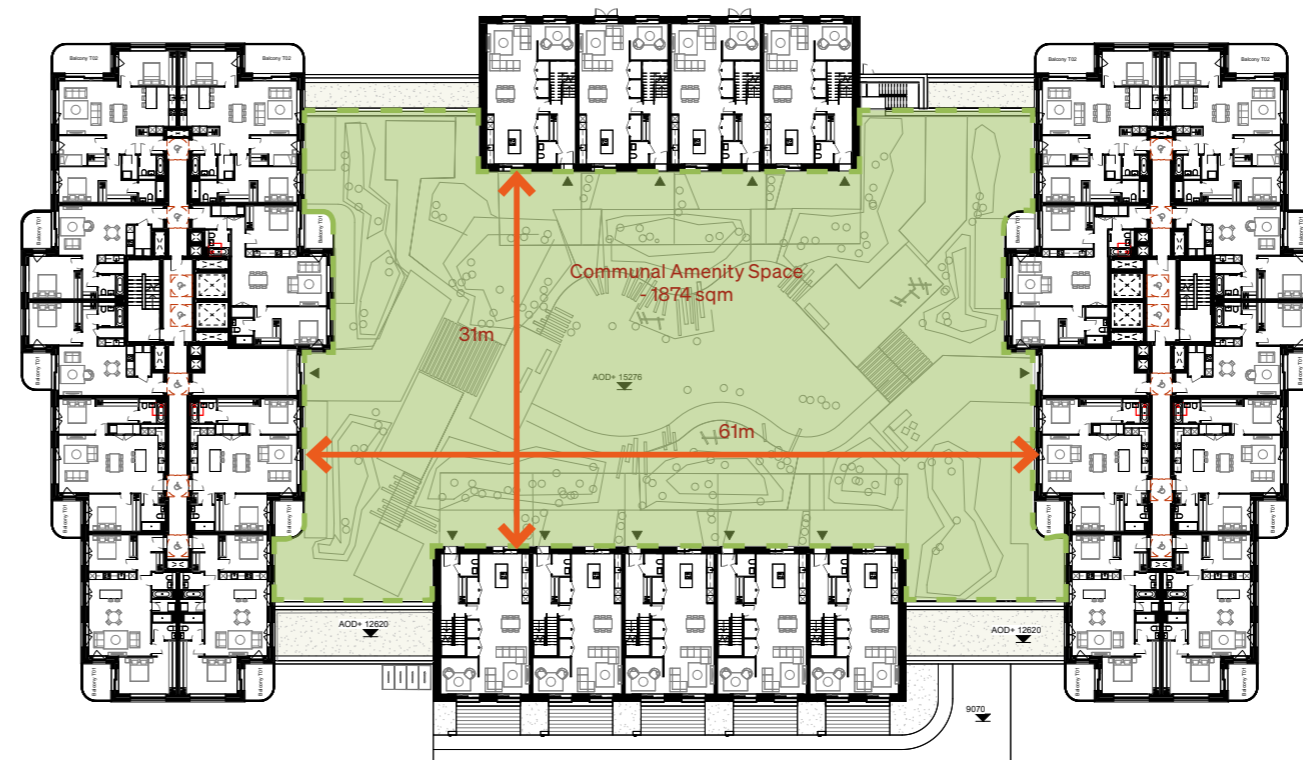


Fig. 29 Communal Amenity L01

3.0 Compliance with Standards

Sustainable Urban Housing: Design Standards for New Apartments (July 2023)

Sustainable Residential Development and Compact Settlements

3.1 Access and Services

Pedestrian connections are a key element of the overall Sea Gardens Masterplan, ensuring that the development is not only accessible but also vibrant and safe for residents and visitors. The north to south axis forms the central pedestrian route through the site, connecting different areas of the development with key public spaces whilst linking the masterplan back to the town. Pedestrian paths link the residential quarters with amenities, parks, and transport links, creating a fluid and welcoming environment for walking and cycling.

Corke Abbey Park

The Cork Abbey Park connection currently agreed with DLR will be maintained and improved with a new landscape design proposed within the application boundary,

Ravenswell Schools Campus

Well designed streets connect the Ravenswell Schools Campus with the site as part of the Phase 1 works. These streets are well observed and well lit to provide safe movement of children to the local school and crèche.

Public Transport

The overall Sea Gardens Masterplan prioritizes public transport connectivity, ensuring the development is easily accessible by bus and other forms of public transport. The layout is designed to provide direct access to public transport options and reducing the reliance on private cars. This encourages a more sustainable, environmentally-friendly lifestyle.

Key transport connections include:

- BusConnects Scheme: The National Transport Authority is enhancing links along the spine, connecting Bray to UCD and the city centre, further improving access to public transport for residents.
- Bray DART Station: Situated within 800m south, providing easy access to DART rail services for fast links to Dublin and key destinations.
- For further details, please refer to the Traffic and Transport Assessment produced by Atkins, which accompanies this application.

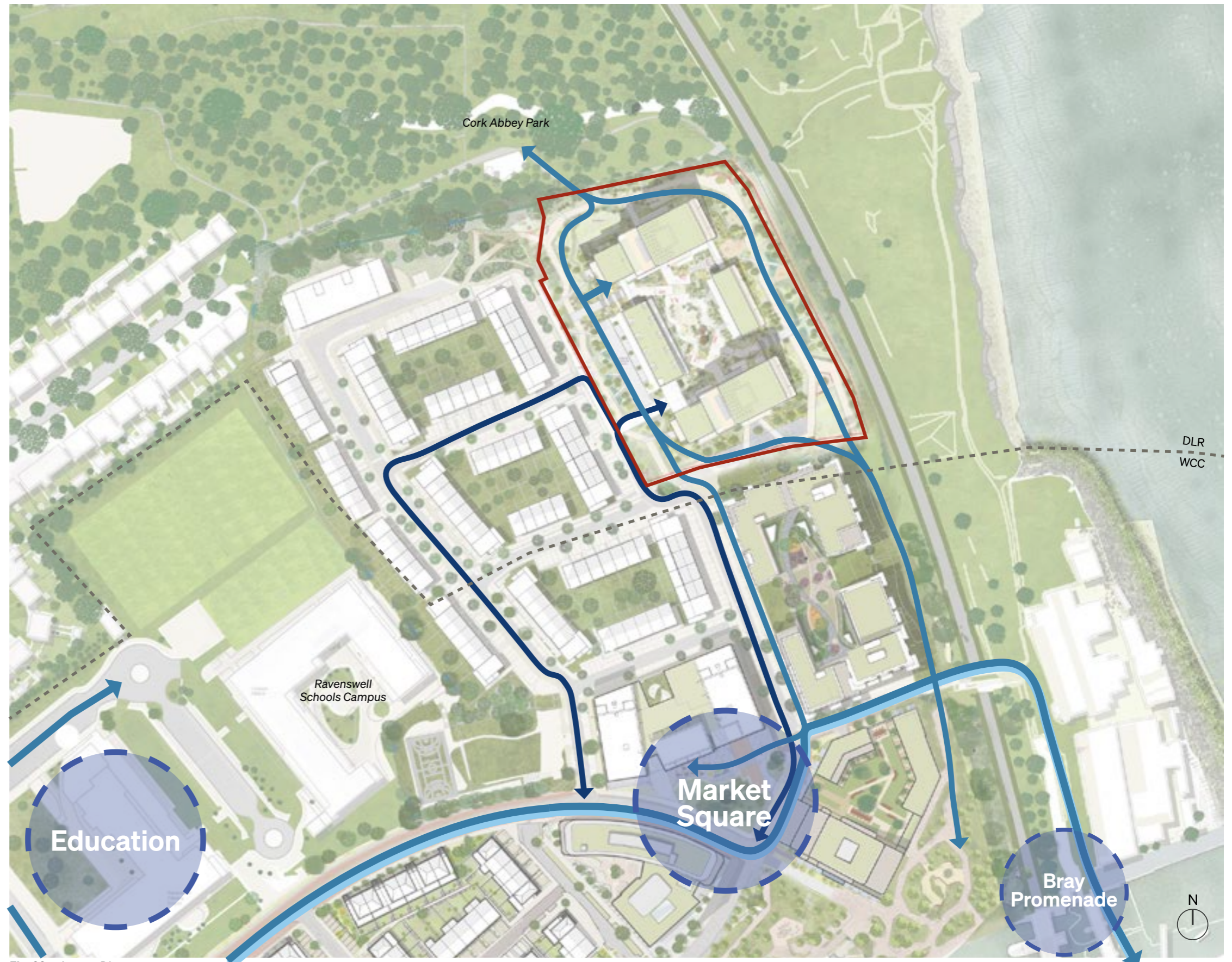
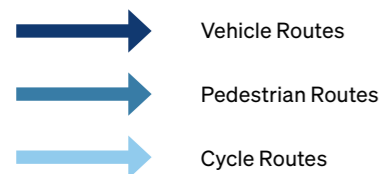


Fig. 33 Access Diagram

3.2 Communal Facilities

It is important to note that while Block A is proposed for private ownership, it offers high-quality internal communal and recreational amenities for residents. These facilities are strategically located on the ground floor, just inside the main entrance.

On the first floor residents can access a private communal garden. The following services and amenities are proposed within the block to support residents:

Post and Parcel

Both Cores will have their own access and small lounge space with space for post boxes and rest. There is also opportunity for a combined parcel and concierge area within A1 to the North, this area of brief is currently being developed but will be finalised before submission.

Gym

One of the key spaces within the residents amenity is a gym overlooking the public park. This space is suitably sized for residents use and creates all day activation to the park.

Work Space/ Lounge

With the boom in Working from Home, dedicated space will be created along side a lounge space for those needing some additional space away from their home environment.

Cinema

The scheme also has a cinema room located on the first floor offering residents a convenient and communal space for entertainment. Designed to create a sense of community and providing a high-quality shared facility within the building.



Fig. 38 Communal Area

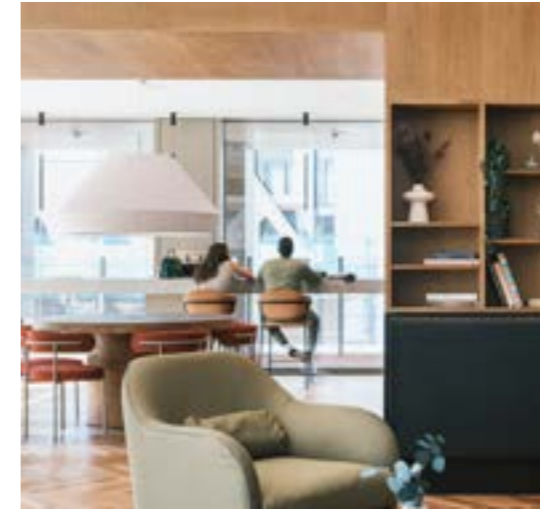


Fig. 37 Co-working space



Fig. 36 Gym with a view

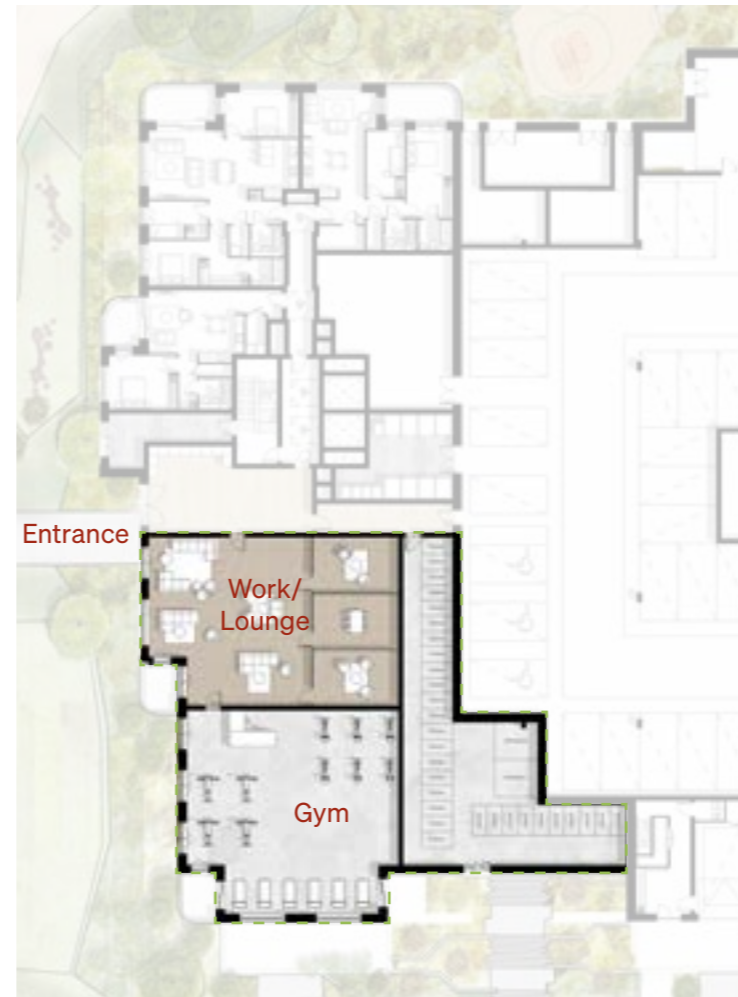


Fig. 34 Block A Ground Floor Amenity



Fig. 35 Block A Mezzanine Floor Amenity

3.3 Refuse Storage

Refuse storage will be provided in line with the standards set out in the Operational Waste Management Report by Atkins.

Each residential unit will have adequate storage provisions to facilitate the recycling policies of Dún Laoghaire–Rathdown County Council.

Each apartment building block will have the outlined below bin collection system provided, with 1100L reusable bins being the main means of storage.

1. Dry Mixed Recyclables (DMR)
2. Mixed Non-Recyclables (MNR)
3. Glass (segregated by colour)

All residents have ease of access to a bin store, close to the core serving their individual apartment. The waste areas are located so as to be easily accessed by residents, management staff and refuse collectors. Waste can be taken at grade to collection points outside the blocks, by either the management company or waste collection companies.

The waste storage facilities will be adequately ventilated, to minimize odours and the potential nuisance from vermin or flies.



Fig. 39 Ground Floor Plan showing refuse storage/collection routes

3.4 Communal Amenity Space

The quantity of residents' communal open space exceeds the requirements of the standards as set out in Appendix 1 of the 'Sustainable Urban Housing Design Standards for New Apartments'.

External residents' communal open space (COS) has been provided at podium levels. Block A also has a smaller communal open space on the upper floors of the building.

There is a clear separation between the public realm and the semi private spaces used as residents communal open space. The orientation of the blocks allows for all external amenity areas assessed to be fully compliant under the BRE 3rd edition guidelines.

The communal open spaces associated with the duplex units have been combined and grouped in convenient locations throughout the masterplan. Although associated with the duplexes, they will be open for the whole community to use rather than small, closed off spaces.

Children's Play

The recreational needs of children have been considered as part of the design of both the communal open space within the apartment blocks as part of the public realm.

Blocks A has a podium play areas for residents and all residents will have access to a large Central Park located at the heart of Sea Gardens which will have a large children's play area incorporated into the design.

Unit Type	Area
Studio	4sqm
1B2P	5sqm
2B3P	6sqm
2B4P	7sqm
3B5P	9sqm
4 Bed TH	12sqm

Fig. 41 Minimum floor areas for communal amenity space

	PROPOSED	REQUIRED	COMPLIANCE
Block A Amenity	1,692.9sqm	1149sqm	YES

Fig. 42 Compliance Summary

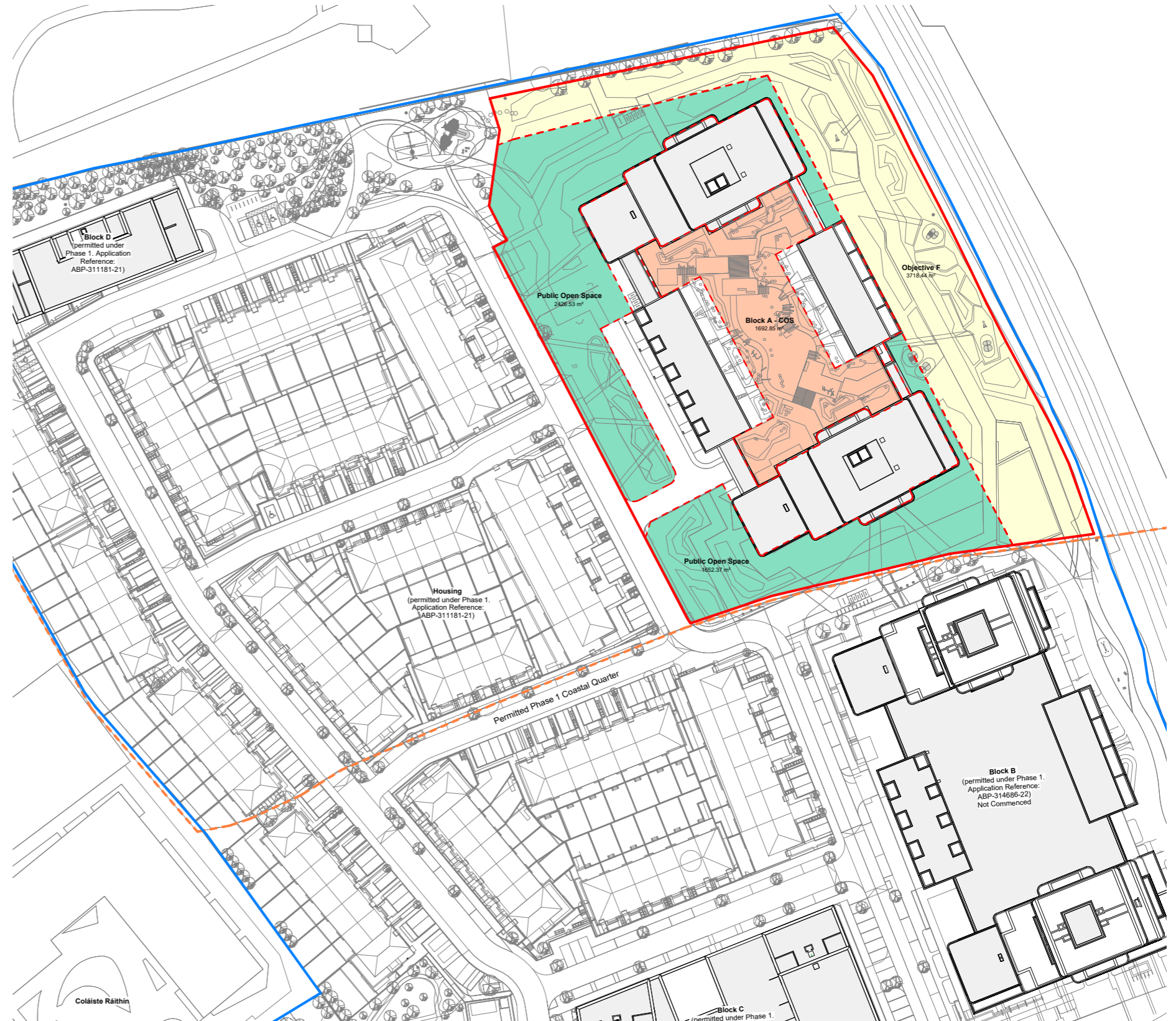


Fig. 40 Public Open Space, residents external communal space and children's play areas diagram

3.5 Vehicle Parking

In larger scale and higher density developments, comprising wholly of apartments in more central locations that are well served by public transport, the default policy is for car parking provision to be minimised, substantially reduced or wholly eliminated in certain circumstances.

The policies would be particularly applicable in highly accessible areas such as in or adjoining city cores or at a confluence of public transport systems such rail and bus stations located in close proximity.

These locations are most likely to be in cities, especially in or adjacent to (i.e. within 15 minutes walking distance of) city centres or centrally located employment locations.

This includes 10 minutes walking distance of DART, commuter rail or Luas stops or within 5 minutes walking distance of high frequency (min 10 minute peak hour frequency) bus services.

Section 4.19-4.20 of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023.

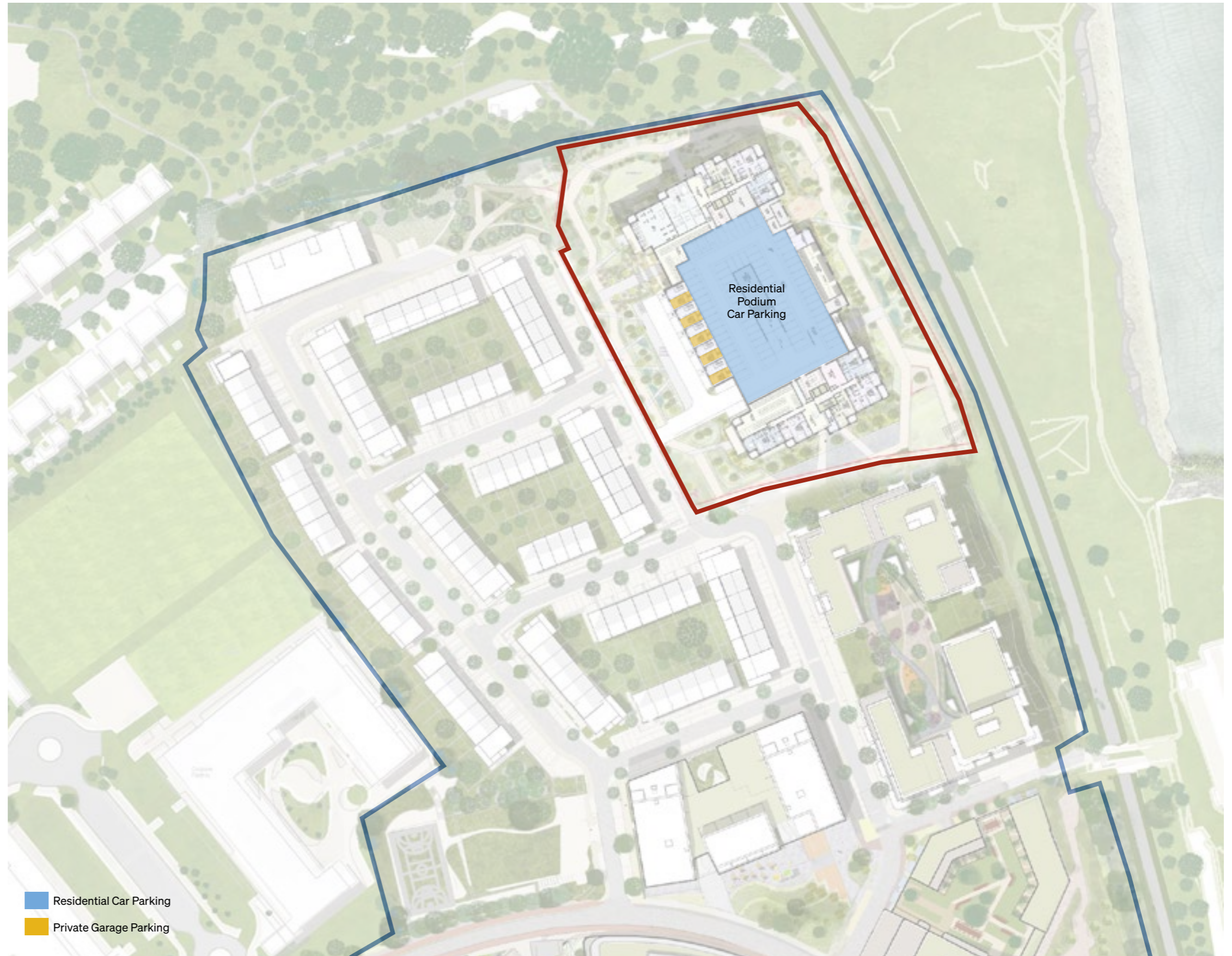
The Block A car park has been designed as a simple structure between the two apartment blocks. It is separated away from the accommodation to reduce the number of spaces that are below residential accommodation. Access to the parking is provided through an entrance to the west as per the previous application. The access road is designed as a Homezone to ensure low speeds as the road crosses the green space.

The west facing town houses with own door entrances of the Park all have their own private garage at the ground floor with a small area of defensible space adjacent to their houses.

The main parking is split over two levels with a ramp houses internally. Ventilation is provided in the façade to the east and west and will be integrated into the planting strategy and terracing. The accessible bays are located near to the entrances to the cores with motorbike spaces provided in the corners of the car park.

For more information please see Atkins Transport Report

Car Spaces	Standard Bays	Accessible Bays	Total	Motorbike
Block A Car Park	157	9	166	8
Block A Garages	5	0	5	
Total	162	9	171	8



3.6 Bicycle Parking

The accessibility to, and secure storage of, bicycles is a key concern for apartment residents and apartment proposals must respond accordingly to the requirements below in their design and provision of cycle storage facilities. Requirements of these guidelines include: location, quantity, design and management.

Section 4.17 of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023.

There are three cycle stores within block A, for the long stay spaces. Two of the cycle store directly face onto the west in the linear park. The stores include all of the single stacking 'Sheffield Stand' and Universal Cargo cycle stands, 174 in total. The remains long stay spaces are accessed from the Eastern Green space and are formed of double stacking spaces.

The types of bike storage have been designed to align with the DLR Standards of Cycle Parking and associated Cycling Facilities for New Developments. To make cycling more convenient for residents

Active travel is key design driver for Sea Gardens and ensuring cycles are promoted has been well considered. By locating the cycle entrances off the main thoroughfare, Frontage is given to the cycle entrances and direct connection through to the residents amenity.

Visitor spaces will be provided within the landscape around the building. They will be close to the main entrances of Block A1 and A2 and designed into the overall landscape design.

For more information please see Atkins Transport Report

Long Stay	Visitor Ratio	Visitor No.	Total
332	20%	33	365

Long Stay Single Stack	Long Stay Double Stack	Visitor Single Stack	Visitor Double Stack
174	158	33	-

* - visitor parking is to be located within the landscape

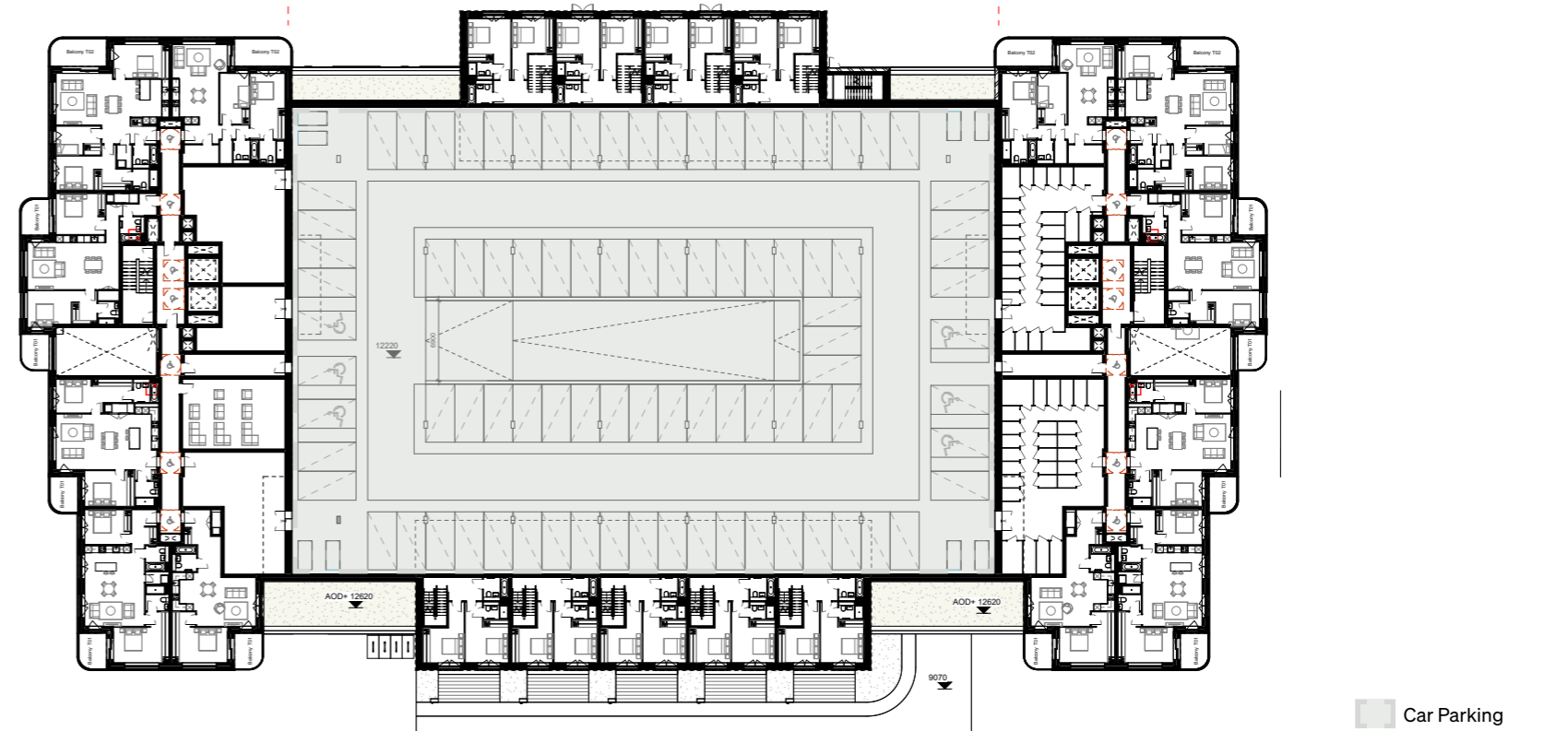


Fig. 45 Bicycle parking strategy within Block A- Mezzanine

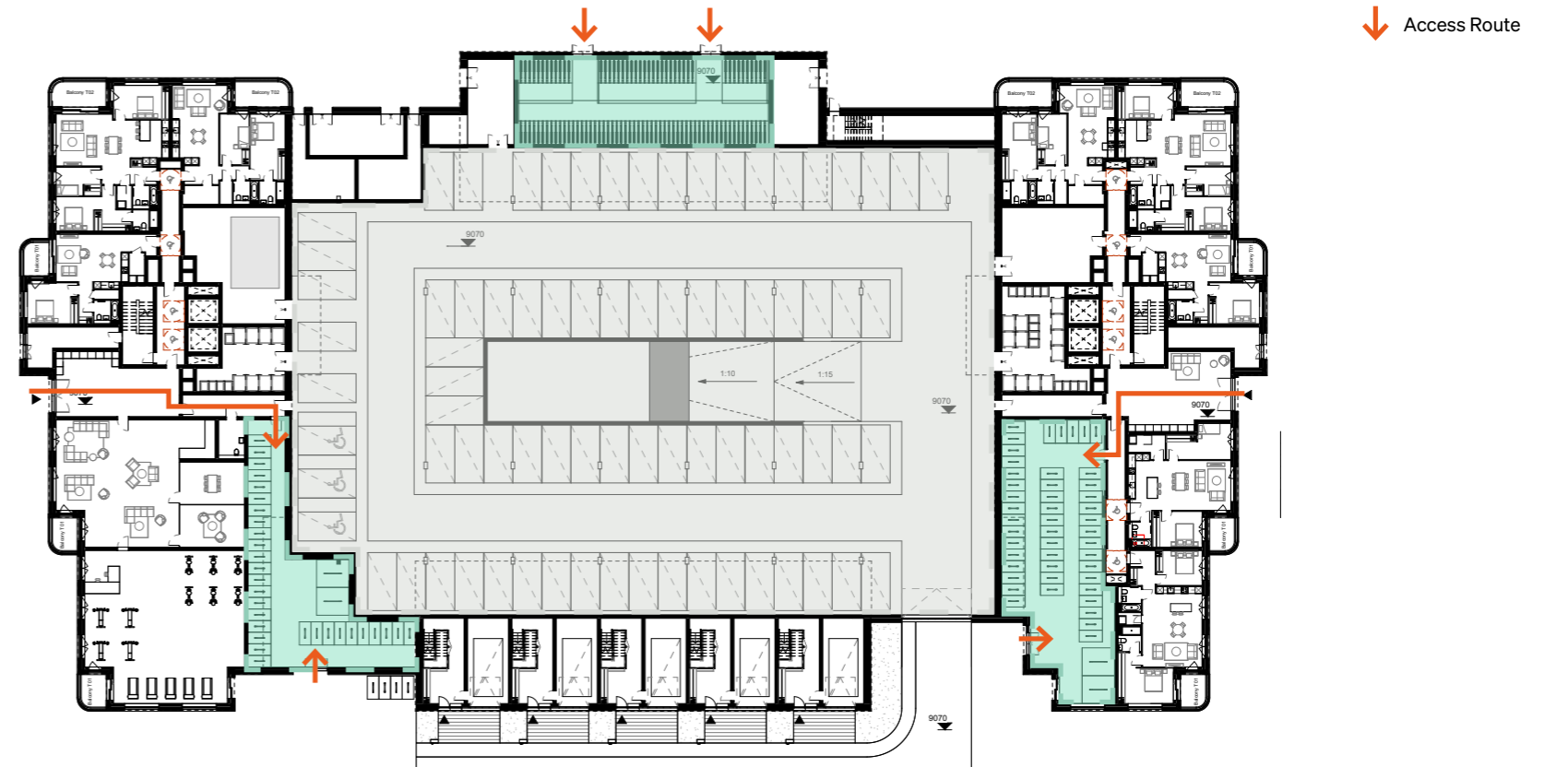


Fig. 44 Bicycle parking strategy within Block A-L00

4.0 Compliance with Sustainable Residential Development and Compact Settlements

4.1 Separation Distances

It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 meters between opposing windows serving habitable rooms at the rear or side of house, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 meters between opposing windows serving habitable rooms at the rear, or side of houses, duplex units and apartment units, above ground level shall be maintained.

There shall be no specific minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

(SPPR 1 - Separation Distances)

Compact Settlement

The Sea Gardens masterplan is all about the green space, well-designed private gardens form an integral part of houses and is essential for health and wellbeing of the residents. The minimum private open space imposed by the compact housing guide reflects the more traditional separation distances.

Figure 46 demonstrates how all houses within the development meet comply with the requirement outlined in SPPR 1.

The distance between adjacent windows has been maximised where possible, often generously exceeding the minimum 16m required. The back-to-back distances range between 18.9m to 32.3m. In cases where the rear windows back onto a blank facade of an adjacent property, the distance between the two has also been maximised to ensure adequate levels of daylight.



Fig. 46 Diagram showing private amenity space

4.2 Density

Metropolitan Towns (>1,500 population) – Centre and Urban Neighbourhoods. The centre and urban neighbourhoods category includes: (i) the town centre and immediately surrounding neighbourhoods, (ii) strategic and sustainable development locations, and (iii) lands around existing or planned high capacity public transport nodes or interchanges (defined in Table 3.8). It is a policy and objective of these Guidelines that residential densities in the range 50 dph to 150 dph (net) shall generally be applied in the centres and in urban neighbourhoods of Metropolitan Towns.

The Urban Development and Building Heights Guidelines (2018) and the Sustainable Residential Development and Compact Settlements Guidelines (2024) emphasize increasing residential densities in appropriate areas to address smaller household sizes and reduce CO2 emissions by promoting energy-efficient living in both residential and transport sectors.

Block A and the red line for this application gives a gross density of 115 Dwellings Per Hectare (DPH), however when measured with the full extent of the DLR lands is measured at 76 DPH. The overall site wayleave extent is 0.37 ha / 3723.7 m². Block A has a net density of 159 Dwellings Per Hectare (DPH), however when measured with the full extent of the DLR lands is measured at 89 DPH.

This aligns with the Metropolitan Towns guidelines for ‘Centre and Urban Neighbourhoods’. These guidelines recommend residential densities between 50 and 150 dph for town centres, strategic development locations, and areas near high-capacity public transport. Suburban or urban extension areas typically see densities from 35 to 50 dph, though up to 100 dph may be considered for areas with strong transport connections.

The DLR CDP states if the site is within 1km of a rail station or quality bus corridor higher densities above 50DPH net will be encouraged

The Sea Gardens site is located near Bray’s town centre, close to high-capacity public transport, and within the strategic lands of the former Bray Golf Course, as designated in the RSES. Given these factors, the site falls within the ‘Centre and Urban Neighbourhoods’ category of the Metropolitan Towns guidelines, supporting the proposed residential density of 89 dph.



Gross Density	Site Area	No. of Units	Density
Phase 1a (DLR Lands)	2.19ha	112	51 DPH
Proposed Block A	1.38ha	159	115 DPH
Total DLR Lands	3.57ha	271	76 DPH

Net Density	Site Area	No. of Units	Density
Phase 1a (DLR Lands)	2.04ha	112	55 DPH
Proposed Block A	1.00ha	159	159 DPH
Total DLR Lands	3.04ha	271	89 DPH

Fig. 48 Proposed Site Density

Fig. 47 Building Heights Plan

5.0 Appendix

A: Units Floor Plans



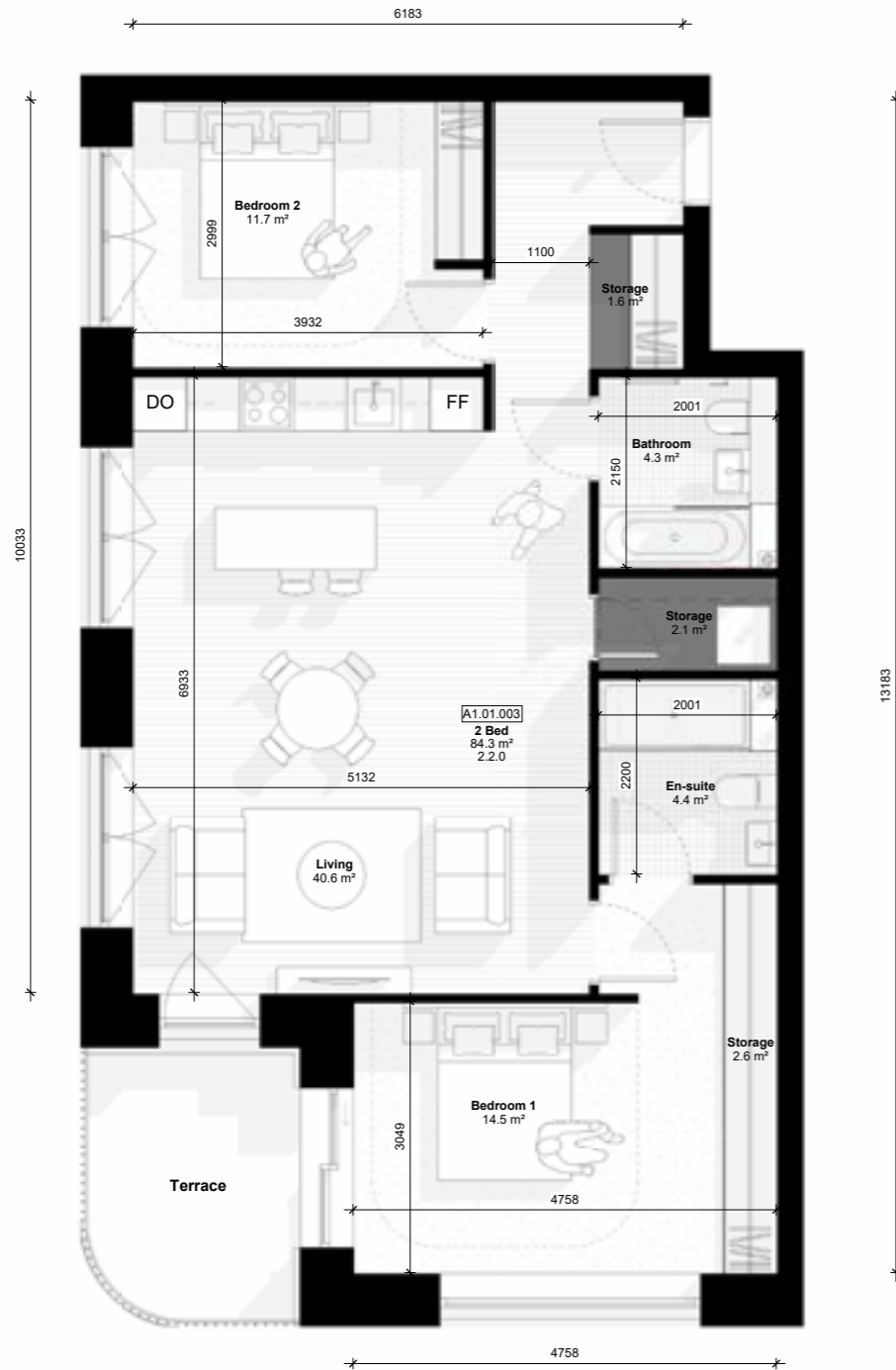
Apartment Type - APRT 1.1.0 Unit Type - 1 Bed 2 Person		
	Minimum Req.	Proposed
Gross Floor Area (m²)	45	61.4
Private Amenity Space (m²)	5	7.1
Storage Area (m²)	3	7.4
Living/ Dining/ Kitchen (m²)	23	33.9
Width Living Room (m)	3.3	4.08
Bedroom 1 Area (m²)	11.4	13.8
Bedroom 1 Width (m)	2.8	3.52

Apartment Type - APRT 1.1.3 Unit Type - 1 Bed 2 Person		
	Minimum Req.	Proposed
Gross Floor Area (m²)	45	66.5
Private Amenity Space (m²)	5	7.1
Storage Area (m²)	3	5.2
Living/ Dining/ Kitchen (m²)	23	40.5
Width Living Room (m)	3.3	4.2
Bedroom 1 Area (m²)	11.4	14.5
Bedroom 1 Width (m)	2.8	3



Apartment Type - APRT APT 2.1.0		
Unit Type - 2 Bed 4 Person		
	Minimum Req.	Proposed
Gross Floor Area (m²)	73	88.3
Private Amenity Space (m²)	7	7.1
Storage Area (m²)	6	6.1
Living/ Dining/ Kitchen (m²)	30	44.9
Width Living Room (m)	3.6	4.7
Bedroom 1 Area (m²)	13	14.6
Bedroom 1 Width (m)	2.8	2.9
Bedroom 2 Area (m²)	11.4	11.5
Bedroom 2 Width (m)	2.8	3.1

Apartment Type - APT 2.1.2		
Unit Type - 2 Bed 3 Person		
	Minimum Req.	Proposed
Gross Floor Area (m²)	63	79.7
Private Amenity Space (m²)	7	7.1
Storage Area (m²)	5	5.1
Living/ Dining/ Kitchen (m²)	28	40.3
Width Living Room (m)	3.6	4.2
Bedroom 1 Area (m²)	13	13
Bedroom 1 Width (m)	2.8	3.1
Bedroom 2 Area (m²)	7.1	12.9
Bedroom 2 Width (m)	2.1	3.1



Apartment Type - APRT APT 2.2.0		
Unit Type - 2 Bed 4 Person		
	Minimum Req.	Proposed
Gross Floor Area (m²)	73	84.3
Private Amenity Space (m²)	7	7.1
Storage Area (m²)	6	6.3
Living/ Dining/ Kitchen (m²)	30	40.6
Width Living Room (m)	3.6	5.1
Bedroom 1 Area (m²)	13	14.5
Bedroom 1 Width (m)	2.8	3.1
Bedroom 2 Area (m²)	11.4	11.7
Bedroom 2 Width (m)	2.8	3.0

Apartment Type - APRT APT 2.3.0		
Unit Type - 2 Bed 4 Person		
	Minimum Req.	Proposed
Gross Floor Area (m²)	73	91.7
Private Amenity Space (m²)	7	7.1
Storage Area (m²)	6	6.9
Living/ Dining/ Kitchen (m²)	30	39.2
Width Living Room (m)	3.6	5.0
Bedroom 1 Area (m²)	13	16.2
Bedroom 1 Width (m)	2.8	2.9
Bedroom 2 Area (m²)	11.4	16.8
Bedroom 2 Width (m)	2.8	2.8

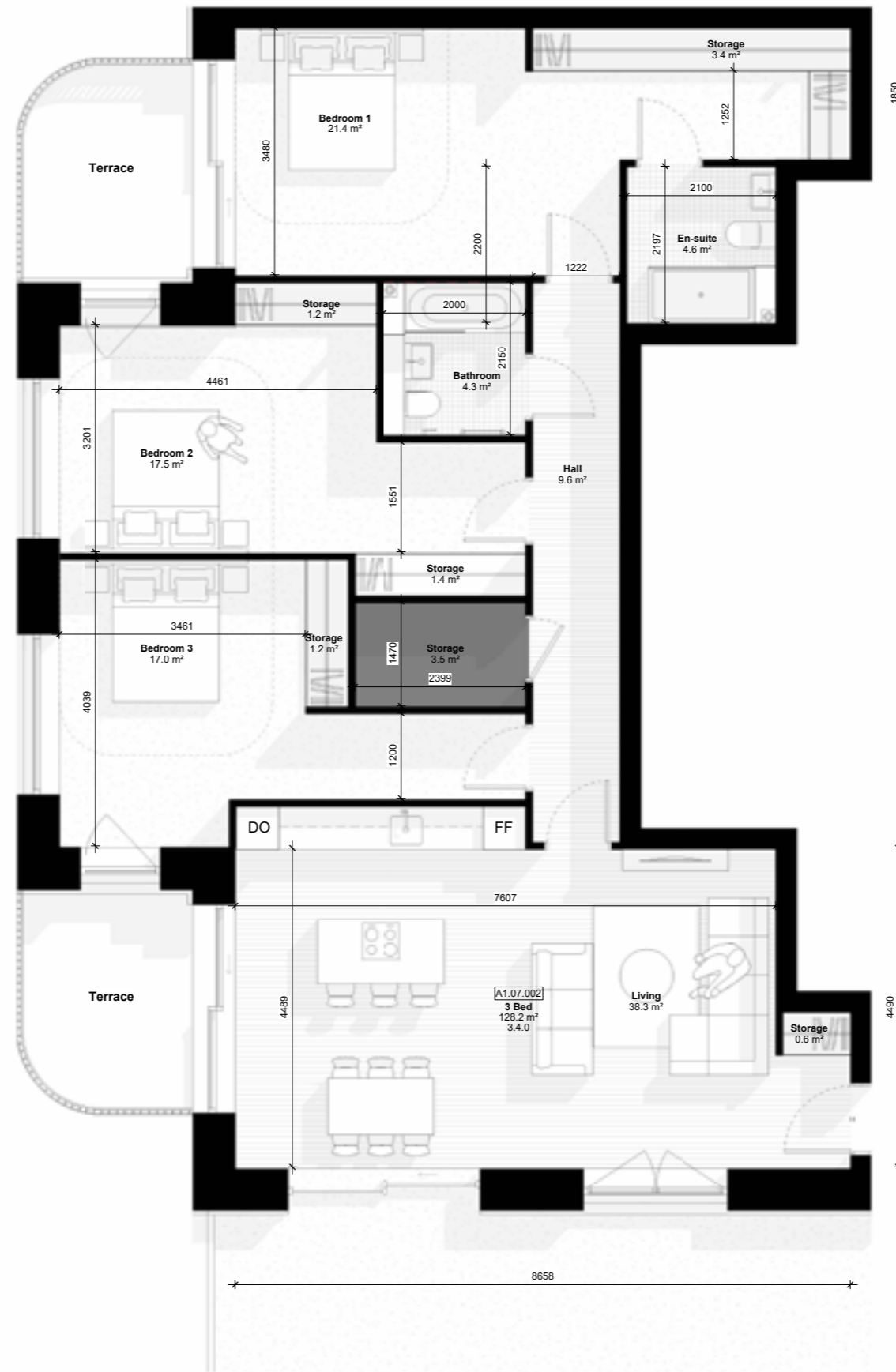


Apartment Type - APRT APT 2.4.0		
Unit Type - 2 Bed 4 Person		
	Minimum Req.	Proposed
Gross Floor Area (m²)	73	91.5
Private Amenity Space (m²)	7	7.1
Storage Area (m²)	6	6.9
Living/ Dining/ Kitchen (m²)	30	42.8
Width Living Room (m)	3.6	4.6
Bedroom 1 Area (m²)	13	17.1
Bedroom 1 Width (m)	2.8	3.15
Bedroom 2 Area (m²)	11.4	13.6
Bedroom 2 Width (m)	2.8	3.5

Apartment Type - APRT APT 2.5.0		
Unit Type - 2 Bed 3 Person		
	Minimum Req.	Proposed
Gross Floor Area (m²)	63	82.4
Private Amenity Space (m²)	7	11.4
Storage Area (m²)	5	7.9
Living/ Dining/ Kitchen (m²)	28	36.5
Width Living Room (m)	3.6	4.8
Bedroom 1 Area (m²)	13	15.4
Bedroom 1 Width (m)	2.8	3.0
Bedroom 2 Area (m²)	7.1	10.1
Bedroom 2 Width (m)	2.1	2.5



Apartment Type - APRT 3.1.0		
Unit Type - 3 Bed 5 Person		
	Minimum Req.	Proposed
Gross Floor Area (m²)	90	103.3
Private Amenity Space (m²)	9	11.4
Storage Area (m²)	9	9.1
Living/ Dining/ Kitchen (m²)	34	46.6
Width Living Room (m)	3.8	4.5
Bedroom 1 Area (m²)	13	15.9
Bedroom 1 Width (m)	2.8	2.94
Bedroom 2 Area (m²)	11.4	11.8
Bedroom 2 Width (m)	2.8	2.9
Bedroom 3 Area (m²)	7.1	8.0
Bedroom 3 Width (m)	2.1	2.5



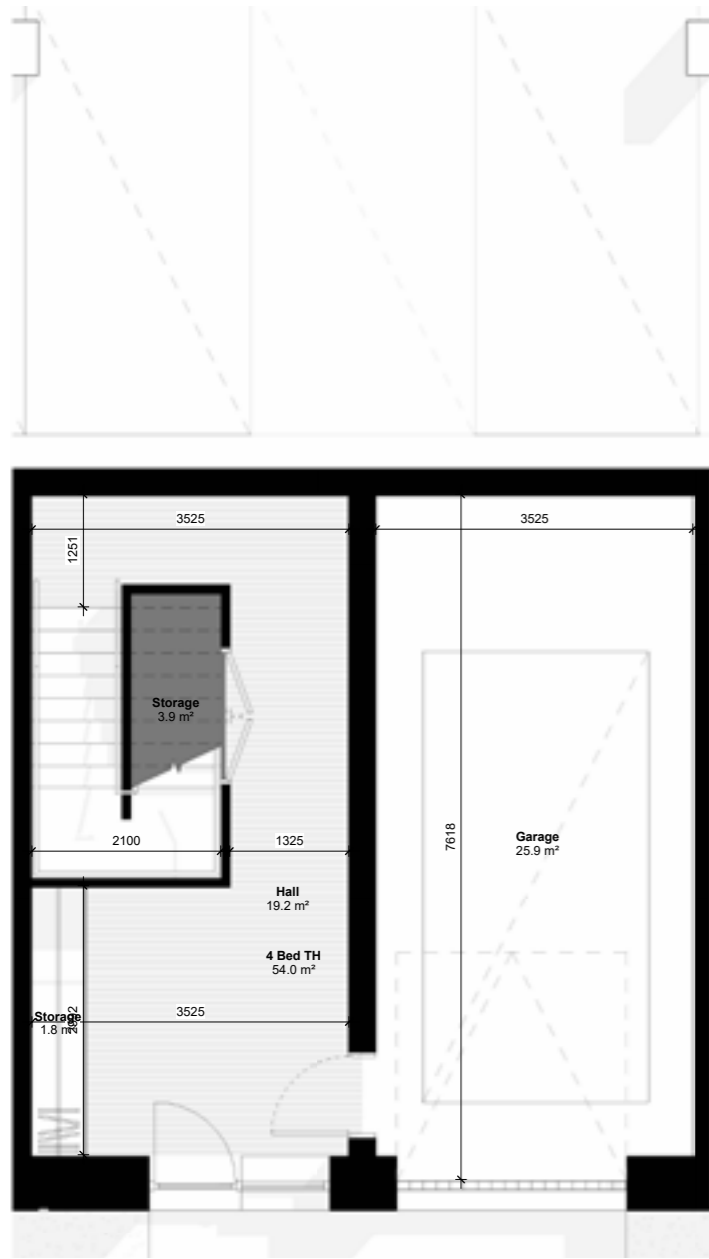
Apartment Type - APRT 3.4.0		
Unit Type - 3 Bed 6 Person		
	Minimum Req.	Proposed
Gross Floor Area (m²)	90	128.2
Private Amenity Space (m²)	9	14.2
Storage Area (m²)	9	11.3
Living/ Dining/ Kitchen (m²)	34	38.3
Width Living Room (m)	3.8	4.5
Bedroom 1 Area (m²)	13	21.4
Bedroom 1 Width (m)	2.8	3.5
Bedroom 2 Area (m²)	11.4	17.5
Bedroom 2 Width (m)	2.8	3.2
Bedroom 3 Area (m²)	11.4	17
Bedroom 3 Width (m)	2.8	4



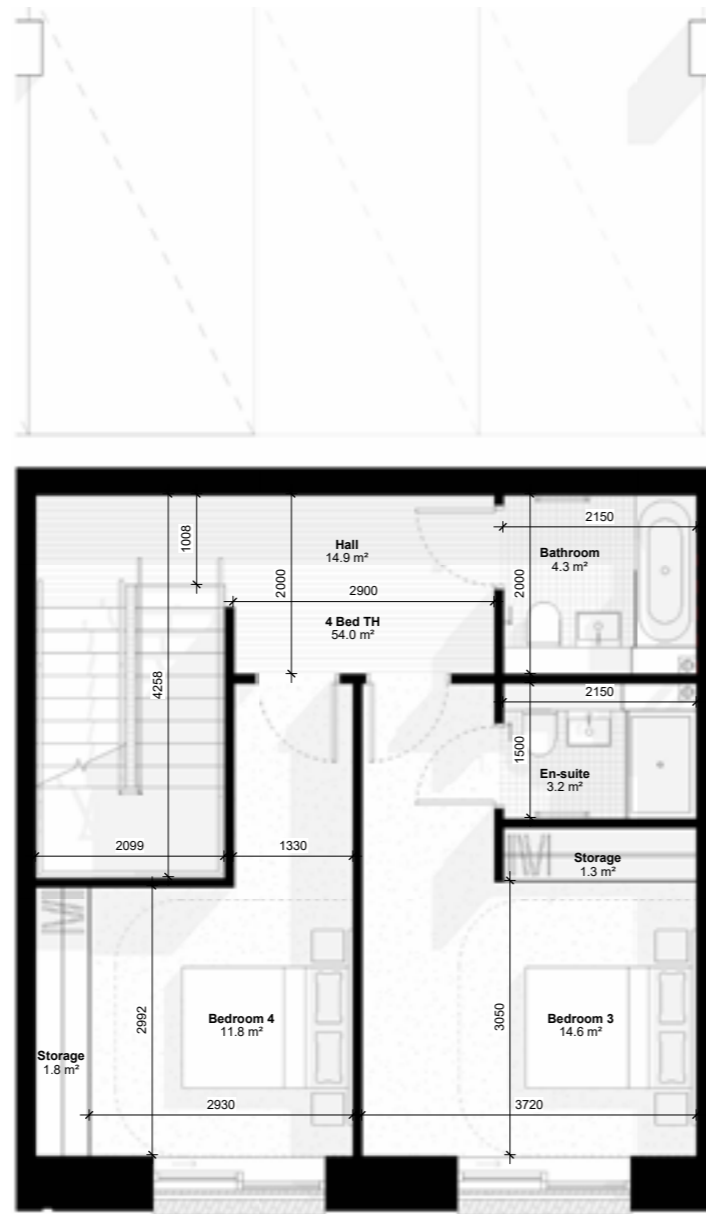
Apartment Type - APRT 3.2.0 Unit Type - 3 Bed 6 Person		
	Minimum Req.	Proposed
Gross Floor Area (m ²)	90	125.2
Private Amenity Space (m ²)	9	14.2
Storage Area (m ²)	9	10.7
Living/ Dining/ Kitchen (m ²)	34	38.6
Width Living Room (m)	3.8	4.5
Bedroom 1 Area (m ²)	13	21.4
Bedroom 1 Width (m)	2.8	3.5
Bedroom 2 Area (m ²)	11.4	17.5
Bedroom 2 Width (m)	2.8	3.2
Bedroom 3 Area (m ²)	11.4	17
Bedroom 3 Width (m)	2.8	4



Apartment Type - APRT 3.5.0		
Unit Type - 3 Bed 6 Person		
	Minimum Req.	Proposed
Gross Floor Area (m ²)	90	171
Private Amenity Space (m ²)	9	52
Storage Area (m ²)	9	12.8
Living/ Dining/ Kitchen (m ²)	34	63
Width Living Room (m)	3.8	6.3
Bedroom 1 Area (m ²)	13	23.5
Bedroom 1 Width (m)	2.8	3.4
Bedroom 2 Area (m ²)	11.4	15.1
Bedroom 2 Width (m)	2.8	3.4
Bedroom 3 Area (m ²)	11.4	11.5
Bedroom 3 Width (m)	2.8	3.1



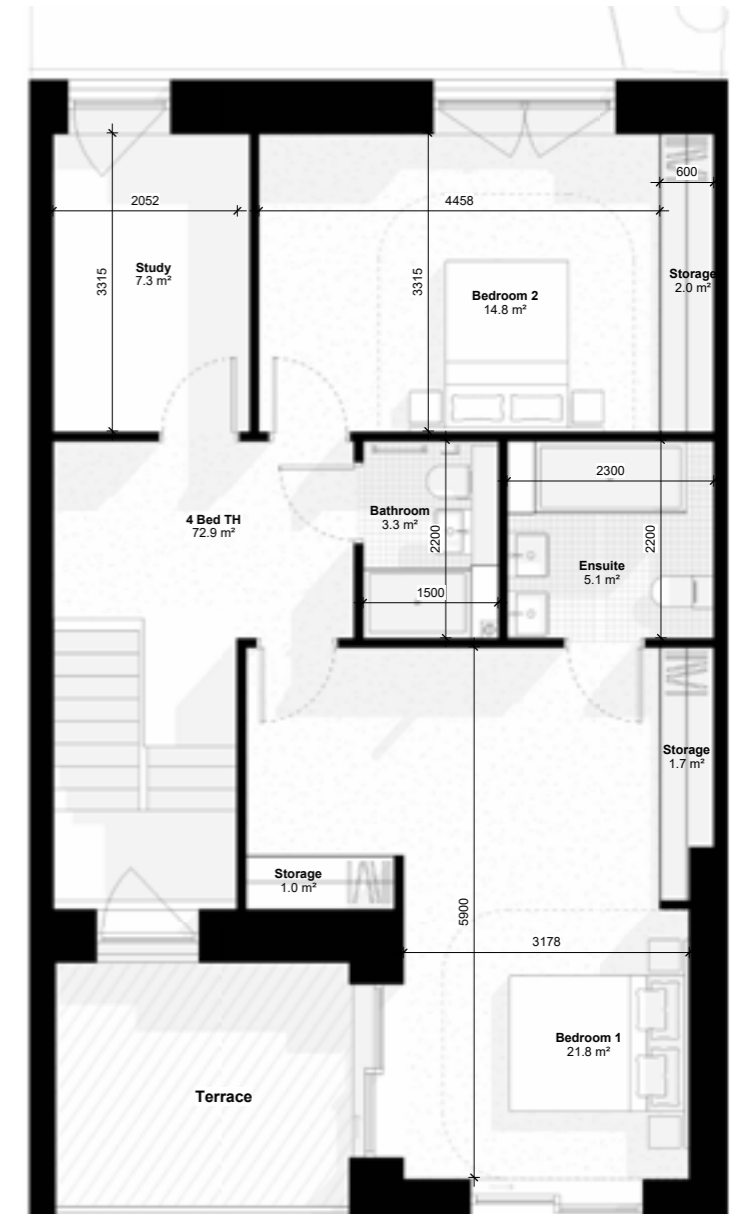
Ground Floor



Mezzanine Floor

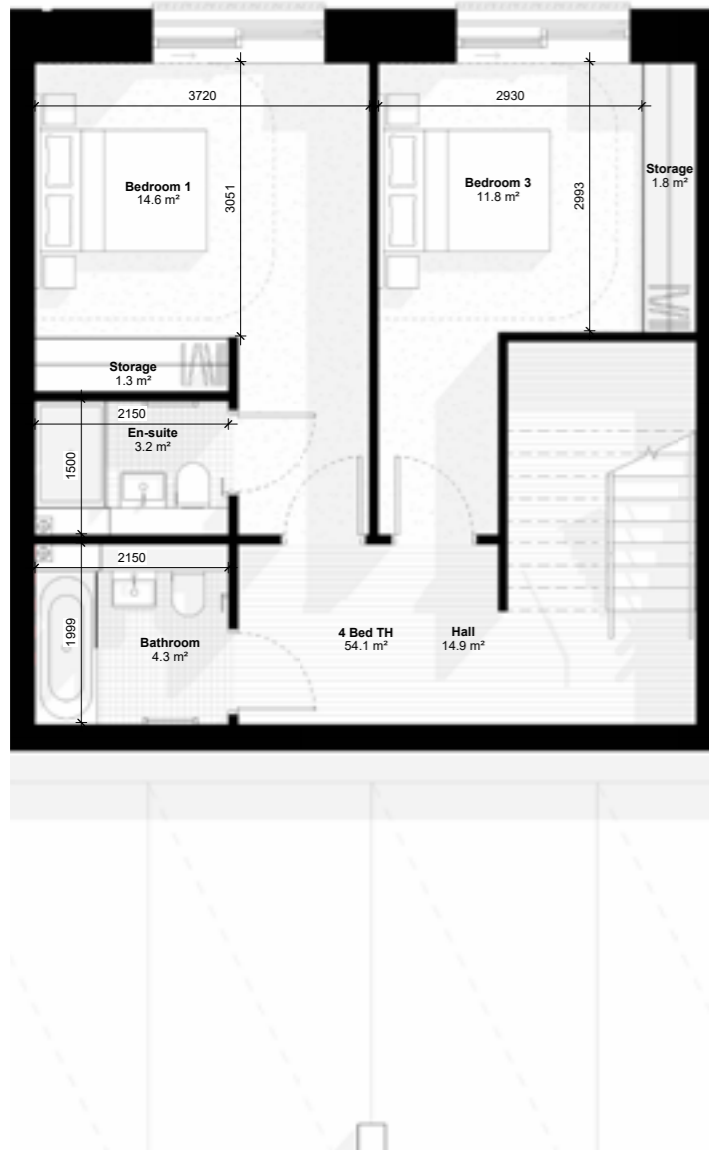


First Floor

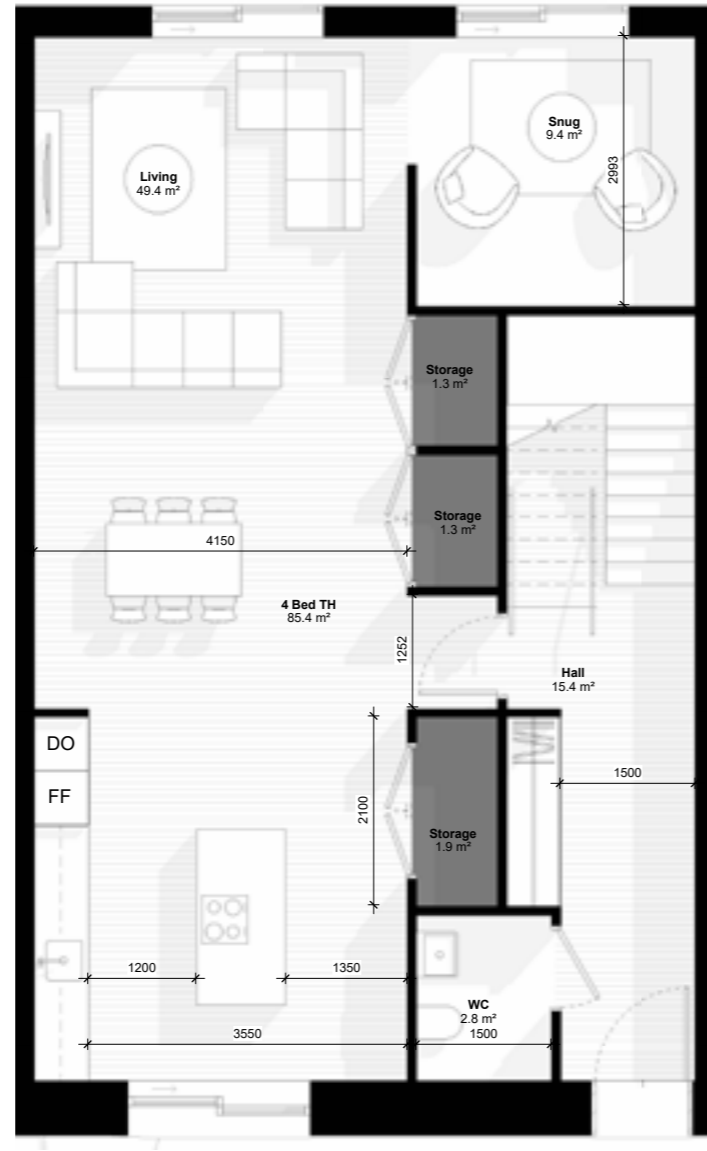


Second Floor

Apartment Type - APRT 4.1.0		
Unit Type - Townhouse		
	Minimum Req.	Proposed
Gross Floor Area (m ²)	90	266.3
Private Amenity Space (m ²)	9	53.8
Storage Area (m ²)	9	19.3
Living/ Dining/ Kitchen (m ²)	34	49.4
Width Living Room (m)	3.8	4.15
Bedroom 1 Area (m ²)	13	21.8
Bedroom 1 Width (m)	2.8	3.1
Bedroom 2 Area (m ²)	11.4	14.8
Bedroom 2 Width (m)	2.8	4.5
Bedroom 3 Area (m ²)	11.4	14.6
Bedroom 3 Width (m)	2.8	3.7
Bedroom 4 Area (m ²)	11	11.8
Bedroom 4 Width (m)	3	2.9



Ground Floor



Mezzanine Floor



First Floor

Apartment Type - APRT 4.1.1		
Unit Type - Townhouse		
	Minimum Req.	Proposed
Gross Floor Area (m ²)	90	202.8
Private Amenity Space (m ²)	9	19.8
Storage Area (m ²)	9	9.9
Living/ Dining/ Kitchen (m ²)	34	49.4
Width Living Room (m)	3.8	4.15
Bedroom 1 Area (m ²)	13	14.6
Bedroom 1 Width (m)	2.8	3.7
Bedroom 2 Area (m ²)	11.4	13.9
Bedroom 2 Width (m)	2.8	4.5
Bedroom 3 Area (m ²)	11.4	11.8
Bedroom 3 Width (m)	2.8	2.9
Bedroom 4 Area (m ²)	11	11.4
Bedroom 4 Width (m)	3	3.3

B: HQA



Sea Gardens - Phase 2

Job No: 2481
 RIAI Stage: Stage 3
 Job Name: Sea Gardens - Phase 1B
 Client: Ballymore
 Doc Ref: BRA-HWS-BA-ZZ-L-A-05001
 Revision: P07

Development Schedule : Plots

	Block A1					Block A2					Podium					Total	
	Resi NIA	Resi GIA*	Amenity GIA	Plant GIA	Total GIA	Resi NIA	Resi GIA*	Amenity GIA	Plant GIA	Total GIA	Resi NIA	Resi GIA*	Amenity GIA	Plant GIA	Parking GIA	Total GIA	GIA
L09	0.0	0.0	0.0	0.0	0.0	342.0	453.6	0.0	0.0	453.6	0.0	0.0	0.0	0.0	0.0	0.0	454
L08	342.0	453.6	0.0	0.0	453.6	463.0	581.1	0.0	0.0	581.1	0.0	0.0	0.0	0.0	0.0	0.0	1035
L07	463.0	581.1	0.0	0.0	581.1	638.0	780.6	0.0	0.0	780.6	0.0	0.0	0.0	0.0	0.0	0.0	1362
L06	638.0	780.6	0.0	0.0	780.6	635.6	780.6	0.0	0.0	780.6	0.0	0.0	0.0	0.0	0.0	0.0	1561
L05	635.6	780.6	0.0	0.0	780.6	796.8	964.0	0.0	0.0	964.0	0.0	0.0	0.0	0.0	0.0	0.0	1745
L04	796.8	964.0	0.0	0.0	964.0	796.8	964.0	0.0	0.0	964.0	0.0	0.0	0.0	0.0	0.0	0.0	1928
L03	796.8	964.0	0.0	0.0	964.0	796.8	964.0	0.0	0.0	964.0	0.0	0.0	0.0	0.0	0.0	0.0	1928
L02	796.8	964.0	0.0	0.0	964.0	796.8	964.0	0.0	0.0	964.0	618.1	636.3	0.0	0.0	0.0	636.3	2564
L01	765.5	929.4	34.7	0.0	964.0	765.5	927.0	37.1	0.0	964.0	768.6	792.7	0.0	0.0	0.0	792.7	2721
M01	516.0	736.6	0.0	243.6	980.3	516.0	980.9	0.0	0.0	980.9	486.0	507.3	0.0	0.0	2474.5	2981.8	4943
L00	247.1	590.1	404.9	0.0	995.0	410.8	916.3	65.8	0.0	982.2	270.0	492.7	0.0	304.7	2279.0	3076.4	5054
Sub Total	5997.6	7744.0	439.6	243.6	8427.2	6958.1	9276.1	102.9	0.0	9379.0	2142.7	2429.1	0.0	304.7	4753.5	7487.2	25293
	77%					75%					88%						

Unit Schedule : Plots

	Block A1					Block A2					Podium					Overall
	1 Bed	2 Bed	3 Bed	4 Bed	Total	1 Bed	2 Bed	3 Bed	4 Bed	Total	1 Bed	2 Bed	3 Bed	4 Bed	Total	Total
L09	-	-	-	-	0	0	0	2	-	2	-	-	-	-	0	2
L08	-	-	2	-	2	0	0	4	-	4	-	-	-	-	0	6
L07	-	-	4	-	4	2	2	3	-	7	-	-	-	-	0	11
L06	2	2	3	-	7	4	2	2	-	8	-	-	-	-	0	15
L05	4	2	2	-	8	4	4	2	-	10	-	-	-	-	0	18
L04	4	4	2	-	10	4	4	2	-	10	-	-	-	-	0	20
L03	4	4	2	-	10	4	4	2	-	10	-	-	-	-	0	20
L02	4	4	2	-	10	4	4	2	-	10	-	-	-	-	0	20
L01	2	5	2	-	9	2	5	2	-	9	-	-	-	-	0	18
M01	1	4	1	-	6	1	4	1	-	6	-	-	-	4	4	16
L00	1	1	1	-	3	1	3	1	-	5	-	-	-	5	5	13
Sub Total	22	26	21	0	69	26	32	23	0	81	0	0	0	9	9	159

1 Bed	2 Bed	3 Bed	4 Bed	Total
48	58	44	9	159
30%	36%	28%	6%	

Sea Gardens - Block A

Job No: 2481
 RIAI Stage: Stage 3
 Job Name: Sea Gardens - Block A
 Client: Ballymore
 Doc Ref: BRA-HWS-BA-ZZ-L-A-05002
 Revision: P01

Housing Quality Assessment - Apartments

Plot	Level	Type	Unique No.	Bedroom No.	Bed Space No.	Area m ²	Min. m ² *	10%	K/L/D Area	Min. m ² *	K/L/D Width	Min.*	Bed 1 Area	Min. m ² *	Bed 1 Width	Min.*	Bed 2 Area	Min. m ² *	Bed 2 Width	Min.*	Bed 3 Area	Min. m ² *	Bed 3 Width	Min.*	Bed 4 Area	Min. m ² *	Bed 4 Width	Min.*	Storage	Min. m ² *	POS	Min. m ² *	Dual Aspect	Count
A1	L00	1.1.0	A1.00.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A1	L00	3.1.0	A1.00.002	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A1	L00	2.5.0	A1.00.003	2	3	82.4	63	Y	36.5	28	4.8	3.6	15.4	13	3.0	2.8	10.1	7.1	2.5	2.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.9	5	7.1	7	Y	1	
Total	L00			6	10	247	198																						25.6	21			3	
A1	M01	1.1.3	A1.0M.001	1	2	66.5	45	Y	40.5	23	4.2	3.3	14.5	17.1	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.2	3	7.1	5	Y	1
A1	M01	2.2.0	A1.0M.002	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	
A1	M01	2.1.0	A1.0M.003	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A1	M01	2.4.0	A1.0M.004	2	4	91.5	73	Y	42.8	30	4.6	3.6	17.1	13	3.2	2.8	13.6	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1	
A1	M01	3.1.0	A1.0M.005	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	9.1	9	11.4	9	Y	1	
A1	M01	2.5.0	A1.0M.006	2	3	82.4	63	Y	36.5	28	4.8	3.6	15.4	13	3.0	2.8	10.1	7.1	2.5	2.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.9	5	7.1	7	Y	1	
Total	M01			12	22	516	417																						46.9	42			6	
A1	L01	2.1.0	A1.01.001	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A1	L01	2.2.0	A1.01.002	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	
A1	L01	2.2.0	A1.01.003	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	
A1	L01	2.1.0	A1.01.004	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A1	L01	1.1.0	A1.01.005	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
A1	L01	1.1.0	A1.01.006	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
A1	L01	3.1.0	A1.01.007	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	9.1	9	11.4	9	Y	1	
A1	L01	3.1.0	A1.01.008	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	9.1	9	11.4	9	Y	1	
A1	L01	2.4.0	A1.01.009	2	4	91.5	73	Y	42.8	30	4.6	3.6	17.1	13	3.2	2.8	13.6	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1	
Total	L01			18	34	766	635																						72.5	63			9	
A1	L02	1.1.0	A1.02.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
A1	L02	2.1.0	A1.02.002	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A1	L02	2.2.0	A1.02.003	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	
A1	L02	2.2.0	A1.02.004	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	
A1	L02	2.1.0	A1.02.005	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A1	L02	1.1.0	A1.02.006	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
A1	L02	1.1.0	A1.02.007	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
A1	L02	3.1.0	A1.02.008	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	9.1	9	11.4	9	Y	1	
A1	L02	3.1.0	A1.02.009	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	9.1	9	11.4	9	Y	1	
A1	L02	1.1.0	A1.02.010	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
Total	L02			18	34	797	652																						79.6	66			10	
A1	L03	1.1.0	A1.03.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
A1	L03	2.1.0	A1.03.002	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A1	L03	2.2.0	A1.03.003	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	

Sea Gardens - Block A

Job No: 2481
 RIAI Stage: Stage 3
 Job Name: Sea Gardens - Block A
 Client: Ballymore
 Doc Ref: BRA-HWS-BA-ZZ-L-A-05002
 Revision: P01

Housing Quality Assessment - Apartments

Plot	Level	Type	Unique No.	Bedroom m No.	Bed Space No.	Area m ²	Min. m ² *	10%	K/L/D Area	Min. m ² *	K/L/D Width	Min.*	Bed 1 Area	Min. m ² *	Bed 1 Width	Min.*	Bed 2 Area	Min. m ² *	Bed 2 Width	Min.*	Bed 3 Area	Min. m ² *	Bed 3 Width	Min.*	Bed 4 Area	Min. m ² *	Bed 4 Width	Min.*	Storage	Min. m ² *	POS	Min. m ² *	Dual Aspect	Count
A1	L03	2.2.0	A1.03.004	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1
A1	L03	2.1.0	A1.03.005	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1
A1	L03	1.1.0	A1.03.006	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
A1	L03	1.1.0	A1.03.007	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
A1	L03	3.1.0	A1.03.008	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A1	L03	3.1.0	A1.03.009	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A1	L03	1.1.0	A1.03.010	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
Total	L03			18	34	797	652																					79.6	66			10		
A1	L04	1.1.0	A1.04.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
A1	L04	2.1.0	A1.04.002	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A1	L04	2.2.0	A1.04.003	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	
A1	L04	2.2.0	A1.04.004	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	
A1	L04	2.1.0	A1.04.005	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A1	L04	1.1.0	A1.04.006	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A1	L04	1.1.0	A1.04.007	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A1	L04	3.1.0	A1.04.008	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A1	L04	3.1.0	A1.04.009	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A1	L04	1.1.0	A1.04.010	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
Total	L04			18	34	797	652																					79.6	66			10		
A1	L05	1.1.0	A1.05.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A1	L05	2.3.0	A1.05.002	2	4	91.7	73	Y	39.2	30	5	3.6	16.2	13	2.9	2.8	16.8	11.4	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1	
A1	L05	2.3.0	A1.05.003	2	4	91.7	73	Y	39.2	30	5	3.6	16.2	13	2.9	2.8	16.8	11.4	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1	
A1	L05	1.1.0	A1.05.004	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A1	L05	1.1.0	A1.05.005	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A1	L05	3.1.0	A1.05.006	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A1	L05	3.1.0	A1.05.007	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A1	L05	1.1.0	A1.05.008	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
Total	L05			14	26	636	506																					65.4	52			8		
A1	L06	3.2.0	A1.06.001	3	6	125.2	90	Y	38.6	34	4.5	3.8	21.4	13.0	3.5	2.8	17.5	11.4	3.2	2.8	17	11.4	4	2.8	N/A	N/A	N/A	N/A	10.7	9.0	14.2	9.0	Y	1
A1	L06	2.3.0	A1.06.002	2	4	91.7	73	Y	39.2	30	5	3.6	16.2	13	2.9	2.8	16.8	11.4	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1	
A1	L06	2.3.0	A1.06.003	2	4	91.7	73	Y	39.2	30	5	3.6	16.2	13	2.9	2.8	16.8	11.4	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1	
A1	L06	1.1.0	A1.06.004	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A1	L06	1.1.0	A1.06.005	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A1	L06	3.1.0	A1.06.006	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A1	L06	3.1.0	A1.06.007	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1

Sea Gardens - Block A

Job No: 2481
 RIAI Stage: Stage 3
 Job Name: Sea Gardens - Block A
 Client: Ballymore
 Doc Ref: BRA-HWS-BA-ZZ-L-A-05002
 Revision: P01

Housing Quality Assessment - Apartments

Plot	Level	Type	Unique No.	Bedroom No.	Bed Space No.	Area m ²	Min. m ² *	10%	K/L/D Area	Min. m ² *	K/L/D Width	Min.*	Bed 1 Area	Min. m ² *	Bed 1 Width	Min.*	Bed 2 Area	Min. m ² *	Bed 2 Width	Min.*	Bed 3 Area	Min. m ² *	Bed 3 Width	Min.*	Bed 4 Area	Min. m ² *	Bed 4 Width	Min.*	Storage	Min. m ² *	POS	Min. m ² *	Dual Aspect	Count	
Total	L06			15	28	638	506																							65.4	51		7		
A1	L07	3.4.0	A1.07.001	3	6	128.2	90	Y	38.3	34	4.5	3.8	21.4	13.0	3.5	2.8	17.5	11.4	3.2	2.8	17	11.4	4	2.8	N/A	N/A	N/A	N/A	11.3	9.0	14.2	9.0	Y	1	
A1	L07	3.4.0	A1.07.002	3	6	128.2	90	Y	38.3	34	4.5	3.8	21.4	13.0	3.5	2.8	17.5	11.4	3.2	2.8	17	11.4	4	2.8	N/A	N/A	N/A	N/A	11.3	9.0	14.2	9.0	Y	1	
A1	L07	3.1.0	A1.07.003	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1	
A1	L07	3.1.0	A1.07.004	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1	
Total	L07			12	22	463	360																						51.2	36		4			
A1	L08	3.5.0	A1.08.001	3	6	171	90	Y	63.0	34	6.3	3.8	23.5	13.0	3.4	2.8	15.1	11.4	3.4	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	12.8	9.0	52.0	9.0	Y	1	
A1	L08	3.5.0	A1.08.002	3	6	171	90	Y	63.0	34	6.3	3.8	23.5	13.0	3.4	2.8	15.1	11.4	3.4	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	12.8	9.0	52.0	9.0	Y	1	
Total	L08			6	12	342	180																						104	18		2			
Total				137	256	5998	4758																						670	481		69			
A2	L00	1.1.0	A2.00.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A2	L00	2.1.2	A2.00.002	2	3	79.7	63	Y	40.3	28	4.2	3.6	13	13	3.06	2.8	12.9	7.1	3.1	2.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.1	5	7.1	7	Y	1	
A2	L00	2.2.0	A2.00.003	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	
A2	L00	2.5.0	A2.00.004	2	3	82.4	63	Y	36.5	28	4.8	3.6	15.4	13	3.0	2.8	10.1	7.1	2.5	2.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.9	5	7.1	7	Y	1	
A2	L00	3.1.0	A2.00.005	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1	
Total	L00			10	17	411	334																						39.8	35		5			
A2	M01	2.4.0	A2.0M.001	2	4	91.5	73	Y	42.8	30	4.6	3.6	17.1	13	3.2	2.8	13.6	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1	
A2	M01	2.1.0	A2.0M.002	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A2	M01	2.2.0	A2.0M.003	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	
A2	M01	1.1.3	A2.0M.004	1	2	66.5	45	Y	40.5	23	4.2	3.3	14.5	17.1	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.2	3	7.1	5	Y	1		
A2	M01	2.5.0	A2.0M.005	2	3	82.4	63	Y	36.5	28	4.8	3.6	15.4	13	3.0	2.8	10.1	7.1	2.5	2.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.9	5	7.1	7	Y	1	
A2	M01	3.1.0	A2.0M.006	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1	
Total	M01			12	22	516	417																						46.9	42		6			
A2	L01	1.1.0	A2.01.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A2	L01	2.1.0	A2.01.002	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A2	L01	2.2.0	A2.01.003	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	
A2	L01	2.2.0	A2.01.004	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1	
A2	L01	2.1.0	A2.01.005	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A2	L01	2.4.0	A2.01.006	2	4	91.5	73	Y	42.8	30	4.6	3.6	17.1	13	3.2	2.8	13.6	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1	
A2	L01	3.1.0	A2.01.007	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1	
A2	L01	3.1.0	A2.01.008	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1	
A2	L01	1.1.0	A2.01.009	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
Total	L01			18	34	766	635																						72.5	63		9			
A2	L02	1.1.0	A2.02.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	

Sea Gardens - Block A

Job No: 2481
 RIAI Stage: Stage 3
 Job Name: Sea Gardens - Block A
 Client: Ballymore
 Doc Ref: BRA-HWS-BA-ZZ-L-A-05002
 Revision: P01

Housing Quality Assessment - Apartments

Plot	Level	Type	Unique No.	Bedroom No.	Bed Space No.	Area m ²	Min. m ² *	10%	K/L/D Area	Min. m ² *	K/L/D Width	Min.*	Bed 1 Area	Min. m ² *	Bed 1 Width	Min.*	Bed 2 Area	Min. m ² *	Bed 2 Width	Min.*	Bed 3 Area	Min. m ² *	Bed 3 Width	Min.*	Bed 4 Area	Min. m ² *	Bed 4 Width	Min.*	Storage	Min. m ² *	POS	Min. m ² *	Dual Aspect	Count
A2	L02	2.1.0	A2.02.002	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1
A2	L02	2.2.0	A2.02.003	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1
A2	L02	2.2.0	A2.02.004	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1
A2	L02	2.1.0	A2.02.005	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1
A2	L02	1.1.0	A2.02.006	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A2	L02	1.1.0	A2.02.007	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A2	L02	3.1.0	A2.02.008	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L02	3.1.0	A2.02.009	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L02	1.1.0	A2.02.010	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1	
Total	L02			18	34	797	652																						79.6	66			10	
A2	L03	1.1.0	A2.03.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A2	L03	2.1.0	A2.03.002	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1
A2	L03	2.2.0	A2.03.003	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1
A2	L03	2.2.0	A2.03.004	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1
A2	L03	2.1.0	A2.03.005	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1
A2	L03	1.1.0	A2.03.006	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A2	L03	1.1.0	A2.03.007	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A2	L03	3.1.0	A2.03.008	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L03	3.1.0	A2.03.009	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L03	1.1.0	A2.03.010	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
Total	L03			18	34	797	652																						79.6	66			10	
A2	L04	1.1.0	A2.04.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A2	L04	2.1.0	A2.04.002	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1
A2	L04	2.2.0	A2.04.003	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1
A2	L04	2.2.0	A2.04.004	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1
A2	L04	2.1.0	A2.04.005	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1
A2	L04	1.1.0	A2.04.006	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A2	L04	1.1.0	A2.04.007	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A2	L04	3.1.0	A2.04.008	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L04	3.1.0	A2.04.009	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L04	1.1.0	A2.04.010	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
Total	L04			18	34	797	652																						79.6	66			10	
A2	L05	1.1.0	A2.05.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1
A2	L05	2.1.0	A2.05.002	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1
A2	L05	2.2.0	A2.05.003	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1

Sea Gardens - Block A

Job No: 2481
 RIAI Stage: Stage 3
 Job Name: Sea Gardens - Block A
 Client: Ballymore
 Doc Ref: BRA-HWS-BA-ZZ-L-A-05002
 Revision: P01

Housing Quality Assessment - Apartments

Plot	Level	Type	Unique No.	Bedroom No.	Bed Space No.	Area m ²	Min. m ² *	10%	K/L/D Area	Min. m ² *	K/L/D Width	Min.*	Bed 1 Area	Min. m ² *	Bed 1 Width	Min.*	Bed 2 Area	Min. m ² *	Bed 2 Width	Min.*	Bed 3 Area	Min. m ² *	Bed 3 Width	Min.*	Bed 4 Area	Min. m ² *	Bed 4 Width	Min.*	Storage	Min. m ² *	POS	Min. m ² *	Dual Aspect	Count
A2	L05	2.2.0	A2.05.004	2	4	84	73	Y	40.6	30	5.1	3.6	14.5	13	3.1	2.8	11.7	11.4	3.0	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.3	6	7.1	7	Y	1
A2	L05	2.1.0	A2.05.005	2	4	88.3	73	Y	44.9	30	4.7	3.6	14.6	13	2.9	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.1	6	7.1	7	Y	1	
A2	L05	1.1.0	A2.05.006	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A2	L05	1.1.0	A2.05.007	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A2	L05	3.1.0	A2.05.008	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L05	3.1.0	A2.05.009	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L05	1.1.0	A2.05.010	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
Total	L05			18	34	797	652																							79.6	66		10	
A2	L06	1.1.0	A2.06.001	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A2	L06	2.3.0	A2.06.002	2	4	91.7	73	Y	39.2	30	5	3.6	16.2	13	2.9	2.8	16.8	11.4	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1		
A2	L06	2.3.0	A2.06.003	2	4	91.7	73	Y	39.2	30	5	3.6	16.2	13	2.9	2.8	16.8	11.4	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1		
A2	L06	1.1.0	A2.06.004	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A2	L06	1.1.0	A2.06.005	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A2	L06	3.1.0	A2.06.006	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L06	3.1.0	A2.06.007	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L06	1.1.0	A2.06.008	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
Total	L06			14	26	636	506																							65.4	52		8	
A2	L07	3.2.0	A2.07.001	3	6	125.2	90	Y	38.6	34	4.5	3.8	21.4	13.0	3.5	2.8	17.5	11.4	3.2	2.8	17	11.4	4	2.8	N/A	N/A	N/A	N/A	10.7	9.0	14.2	9.0	Y	1
A2	L07	2.3.0	A2.07.002	2	4	91.7	73	Y	39.2	30	5	3.6	16.2	13	2.9	2.8	16.8	11.4	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1		
A2	L07	2.3.0	A2.07.003	2	4	91.7	73	Y	39.2	30	5	3.6	16.2	13	2.9	2.8	16.8	11.4	2.8	2.8	N/A	N/A	N/A	N/A	N/A	N/A	6.9	6	7.1	7	Y	1		
A2	L07	1.1.0	A2.07.004	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A2	L07	1.1.0	A2.07.005	1	2	61.4	45	Y	33.9	23	4.08	3.3	13.8	11.4	3.5	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4	3	7.1	5	Y	1		
A2	L07	3.1.0	A2.07.006	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L07	3.1.0	A2.07.007	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
Total	L07			15	28	638	506																							65.4	51		7	
A2	L08	3.4.0	A2.08.001	3	6	128.2	90	Y	38.3	34	4.5	3.8	21.4	13.0	3.5	2.8	17.5	11.4	3.2	2.8	17	11.4	4	2.8	N/A	N/A	N/A	N/A	11.3	9.0	14.2	9.0	Y	1
A2	L08	3.4.0	A2.08.002	3	6	128.2	90	Y	38.3	34	4.5	3.8	21.4	13.0	3.5	2.8	17.5	11.4	3.2	2.8	17	11.4	4	2.8	N/A	N/A	N/A	N/A	11.3	9.0	14.2	9.0	Y	1
A2	L08	3.1.0	A2.08.003	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
A2	L08	3.1.0	A2.08.004	3	5	103.3	90	Y	46.6	34	4.5	3.8	15.9	13	2.9	2.8	11.8	11.4	2.9	2.8	8	7.1	2.5	2.1	N/A	N/A	N/A	N/A	9.1	9	11.4	9	Y	1
Total	L08			12	22	463	360																							51.2	36		4	
A2	L09	3.5.0	A2.09.001	3	6	171	90	Y	63.0	34	6.3	3.8	23.5	13.0	3.4	2.8	15.1	11.4	3.4	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	12.8	9.0	52.0	9.0	Y	1
A2	L09	3.5.0	A2.09.002	3	6	171	90	Y	63.0	34	6.3	3.8	23.5	13.0	3.4	2.8	15.1	11.4	3.4	2.8	11.5	11.4	3.1	2.8	N/A	N/A	N/A	N/A	12.8	9.0	52.0	9.0	Y	1
Total	L09			6	12	342	180																							104	18		2	
Total				159	297	6958	5546																							764	561		81	

Sea Gardens - Block A

Job No: 2481
RIAI Stage: Stage 3
Job Name: Sea Gardens - Block A
Client: Ballymore
Doc Ref: BRA-HWS-BA-ZZ-L-A-05002
Revision: P01

Housing Quality Assessment - Apartments

Plot	Level	Type	Unique No.	Bedroom No.	Bed Space No.	Area m ²	Min. m ² *	10%	K/L/D Area	Min. m ² *	K/L/D Width	Min.*	Bed 1 Area	Min. m ² *	Bed 1 Width	Min.*	Bed 2 Area	Min. m ² *	Bed 2 Width	Min.*	Bed 3 Area	Min. m ² *	Bed 3 Width	Min.*	Bed 4 Area	Min. m ² *	Bed 4 Width	Min.*	Storage	Min. m ² *	POS	Min. m ² *	Dual Aspect	Count
Podium	L00	T4.1.0	P.00.001	4	8	266	120**	Y	49.4	40	4.15	3.8	14.6	15	3.7	2.8	13.9	11.4	4.5	2.8	11.8	11.4	2.9	2.8	11.4	11.4	3.3	2.8	9.9	6	64.8	NA		1
Podium	L00	T4.1.0	P.00.002	4	8	266	120**	Y	49.4	40	4.15	3.8	14.6	15	3.7	2.8	13.9	11.4	4.5	2.8	11.8	11.4	2.9	2.8	11.4	11.4	3.3	2.8	9.9	6	64.8	NA		1
Podium	L00	T4.1.0	P.00.003	4	8	266	120**	Y	49.4	40	4.15	3.8	14.6	15	3.7	2.8	13.9	11.4	4.5	2.8	11.8	11.4	2.9	2.8	11.4	11.4	3.3	2.8	9.9	6	64.8	NA		1
Podium	L00	T4.1.0	P.00.004	4	8	266	120**	Y	49.4	40	4.15	3.8	14.6	15	3.7	2.8	13.9	11.4	4.5	2.8	11.8	11.4	2.9	2.8	11.4	11.4	3.3	2.8	9.9	6	64.8	NA		1
Podium	L00	T4.1.0	P.00.005	4	8	266	120**	Y	49.4	40	4.15	3.8	14.6	15	3.7	2.8	13.9	11.4	4.5	2.8	11.8	11.4	2.9	2.8	11.4	11.4	3.3	2.8	9.9	6	64.8	NA		1
Total	L00			20	40	1332	0																							324	0		5	
Podium	M01	T4.1.1	P.0M.001	4	8	203	120**	Y	49.4	40	4.2	3.8	14.6	15	3.7	2.8	13.9	11.4	4.5	2.8	11.8	11.4	2.9	2.8	11.8	11.4	2.9	2.8	9.9	6	66.7	NA		1
Podium	M01	T4.1.1	P.0M.002	4	8	203	120**	Y	49.4	40	4.2	3.8	14.6	15	3.7	2.8	13.9	11.4	4.5	2.8	11.8	11.4	2.9	2.8	11.8	11.4	2.9	2.8	9.9	6	66.7	NA		1
Podium	M01	T4.1.1	P.0M.003	4	8	203	120**	Y	49.4	40	4.2	3.8	14.6	15	3.7	2.8	13.9	11.4	4.5	2.8	11.8	11.4	2.9	2.8	11.8	11.4	2.9	2.8	9.9	6	66.7	NA		1
Podium	M01	T4.1.1	P.0M.004	4	8	203	120**	Y	49.4	40	4.2	3.8	14.6	15	3.7	2.8	13.9	11.4	4.5	2.8	11.8	11.4	2.9	2.8	11.8	11.4	2.9	2.8	9.9	6	66.7	NA		1
Total	M01			16	32	811	0																							267	0		4	
Total				36	72	2143	0																							591	0		9	
Total				332	625	15098	10304																							2024	1042		159	

* - All minimum room requirements and private amenity area standards are based on the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023)'.

** - All minimum room requirements area standards are based on the 'Quality Housing for Sustainable Communities: Design Guidelines'.

Howells

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