



# HOUSING QUALITY ASSESSMENT

LRD STAGE 3  
PLANNING APPLICATION

LARGE-SCALE RESIDENTIAL DEVELOPMENT AT  
NEWTOWNHOLMES ROAD, CALTRAGH &  
CORNAGEEHA, SLIGO, CO. SLIGO

CLIENT: JOHN WALTER BURKE  
DATE: 30TH APRIL 2024  
REF: 22110-XXXX-XXX-RP-RHA-AR-02602  
REVISION 02

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REVISION SUMMARY

REV	DATE	DESCRIPTION	ISSUE	CHECKED
00	29/09/2023	DRAFT LRD STAGE 2	AR	JL
01	10/10/2023	LRD STAGE 2	AR	JL
02	15/04/2024	LRD STAGE 3	NK	JL

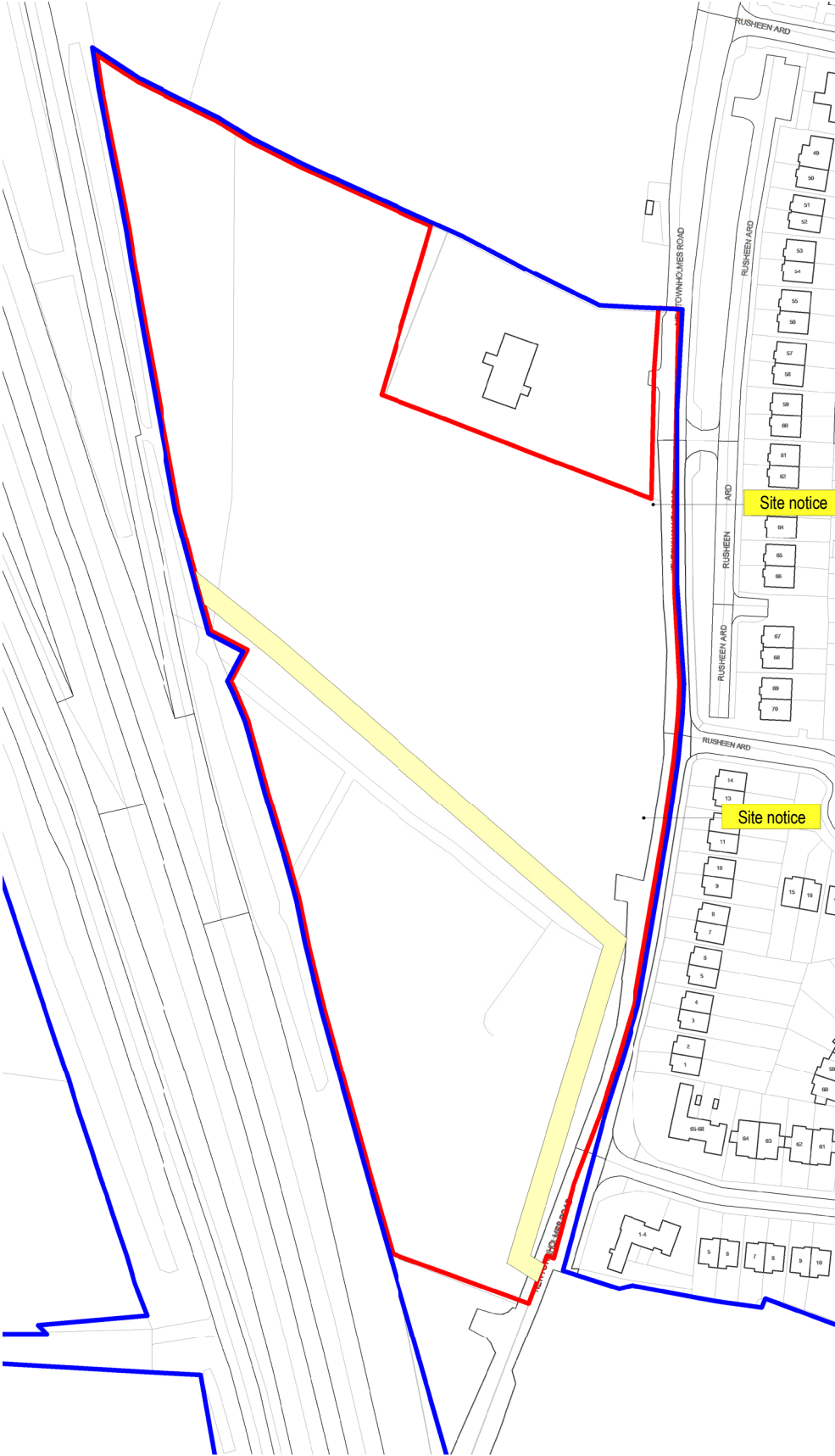


Site Summary	Area (sq.m)	Area (Ha)	
Gross Site	37959.6 m²	3.8 hectare	
Net Site	33613.5 m²	3.4 hectare	
Public Open Space	5190.4 m²	0.51 hectare	15.4% of Net Site 14% of Gross Site

Unit Schedule	Bedrooms	Unit Count	%	
Houses	2	8	7%	
	3	40	34%	
	4	41	35%	
	5	1	1%	
	Total Hse:	90	76%	
Apartments	1	8	7%	
	2 (3 Per)	20	17%	
	Total Apt:	28	24%	
Total Units		118	100%	35 UPH - Density (Net Site)
Dual Aspect:		118	100%	
North (only) Facing:		0	0%	
Communal OS (req):	2 Bed (2 Per)	8	5 sq.m/unit	40 sq.m OS required
	2 Bed (3 Per)	20	6 sq.m/unit	120 sq.m OS required
Communal OS:	160 sq.m OS required		272.5 m² provided	

Site Coverage	7670.5 m²
Plot Ratio / Gross Site	0.202
Plot Ratio / Net Site	0.228

Gross Internal Floor Areas	Area (sq.m)
Houses	11999.2 m²
Apartments <small>Total building incl common</small>	2074.5 m²
Apartment <small>Units Only (incl above)</small>	1729.6 m²
Other (Bin/Bike Stores)	49.4 m²
Total Residential GIFA:	14123.1 m²
Creche	392.2 m²
Total GIFA:	14452.3 m²







Unit Type Schedule												
Unit Type	Bedrooms	Bedspaces	Height	Description	Count	%	L00 GIA	L01 GIA	L02 GIA	Min GIFA	GIFA	Compliant
Apartments												
A1AA	1	2	2 Storey	Ground Floor Apartment	4	3%	55.0 m²	0.0 m²	0.0 m²	43.0 m²	55.0 m²	Yes
A1BA	1	2	2 Storey	First Floor Apartment	4	3%	0.0 m²	49.3 m²	0.0 m²	43.0 m²	49.3 m²	Yes
1: 8					8	7%						
A2AA	2	3	2 Storey	Ground Floor Apartment	2	2%	69.3 m²	0.0 m²	0.0 m²	63.0 m²	69.3 m²	Yes
A2AB	2	3	2 Storey	Ground Floor Apartment	8	7%	64.7 m²	0.0 m²	0.0 m²	63.0 m²	64.7 m²	Yes
A2BA	2	3	2 Storey	First Floor Apartment	2	2%	0.0 m²	69.3 m²	0.0 m²	63.0 m²	69.3 m²	Yes
A2BB	2	3	2 Storey	First Floor Apartment	8	7%	0.0 m²	64.7 m²	0.0 m²	63.0 m²	64.7 m²	Yes
2: 20					20	17%						
Total Apartments:					28	24%						
Houses												
H2CA	2	4	2 Storey	Semi Detached House	8	7%	46.3 m²	46.0 m²	0.0 m²	80.0 m²	92.3 m²	Yes
2: 8					8	7%						
H3AA	3	5	2 Storey	Semi Detached House	27	23%	58.0 m²	59.0 m²	0.0 m²	92.0 m²	117.0 m²	Yes
H3AB	3	5	2 Storey	Semi Detached House w Stepped Ground Floor	9	8%	58.0 m²	59.0 m²	0.0 m²	92.0 m²	117.0 m²	Yes
H3CA	3	4	2 Storey	Semi Detached House	2	2%	46.3 m²	46.0 m²	0.0 m²	83.0 m²	92.3 m²	Yes
H3CB	3	4	2 Storey	Semi Detached House w Corner Aspect / Side Entrance	2	2%	46.3 m²	46.0 m²	0.0 m²	83.0 m²	92.3 m²	Yes
3: 40					40	34%						
H4AA	4	7	3 Storey	Semi Detached House	25	21%	59.0 m²	59.0 m²	45.5 m²	120.0 m²	163.5 m²	Yes
H4AB	4	7	3 Storey	Semi Detached House w Stepped Ground Floor	8	7%	58.0 m²	59.0 m²	45.5 m²	120.0 m²	162.5 m²	Yes
H4BA	4	6	2 Storey	Detached Corner House w No Rear Facing Habitable Rooms	3	3%	70.6 m²	70.6 m²	0.0 m²	110.0 m²	141.2 m²	Yes
H4BB	4	6	2 Storey	Detached Dwelling House	5	4%	70.6 m²	70.6 m²	0.0 m²	110.0 m²	141.2 m²	Yes
4: 41					41	35%						
H5AA	5	9	3 Storey	Semi Detached House, Side Entrance	1	1%	58.0 m²	59.0 m²	45.5 m²	120.0 m²	162.5 m²	Yes
5: 1					1	1%						
No: 90					90	76%						
Grand total: 118					118	100%						
					Total Houses:	90						
					Total Units:	118						

Unit Type Legend				
<div></div> H2CA	C-Type Houses	<div></div> H3AA	A-Type Houses	
<div></div> H3CA		<div></div> H3AB (3m GF Ceiling)		
<div></div> H3CB (Side Entrance)		<div></div> H4AA		
<div></div> H4BA		<div></div> H4AB (3m GF Ceiling)		
<div></div> H4BB	B-Type	<div></div> H5AA (Side Entrance)		
<div></div> Apartment Block BA01 - Unit Types (A2AA & A2BA)				
<div></div> Apartment Block BA02 - Unit Types (A2AB & A2BB)				
<div></div> Apartment Block BA03 - Unit Types (A1AA & A1BA)				
<div></div> Creche (BX01)				

**PRIVATE AMENITY FOR APARTMENTS**  
IS TO BE PROVIDED IN COMPLIANCES WITH  
"SUSTAINABLE URBAN HOUSING;  
DESIGN STANDARDS FOR NEW APARTMENTS -  
GUIDELINES FOR PLANNING AUTHORITIES", 2022

SPECIFICALLY THE SCHEDULE SET OUT IN THE  
APPENDIX WHICH REQUIRES 6 SQ.M PRIVATE  
AMENITY SPACE FOR A 2 BED 3 PERSON UNIT  
AND 5 SQ.M PRIVATE AMENITY SPACE FOR A 1  
BED 2 PERSON UNIT.

**PRIVATE AMENITY FOR HOUSES**  
THIS IS SET OUT IN COMPLIANCE SECTION  
"13.3.7 - PRIVATE OPEN SPACE" OF THE SLIGO  
COUNTY DEVELOPMENT PLAN 2017-2023

-THIS SECTION SETS OUT A GENERAL  
REQUIREMENT OF 75SQ.M PER DWELLING  
-60SQ.M PERMISSIBLE FOR NARROW FRONTAGE  
HOUSES  
-GARDEN DEPTH IS STATED AS BEING  
REQUIRED AS 11M

THIS SECTION ALSO STATES:  
*"IN THE CASE OF HIGH DENSITY, INFILL  
DEVELOPMENTS, SPECIAL-NEEDS HOUSING OR  
RETIREMENT HOMES, SMALLER  
GARDENS (REDUCED AREA OR DEPTH) MAY BE  
PERMITTED IF THERE ARE NO OVERLOOKING  
ISSUES."*

THE SCHEME PROVIDES FOR A MINIMUM 22M  
BETWEEN BUILDINGS WHERE OVERLOOKING  
FIRST FLOOR WINDOWS EXIST. IN GENERAL,  
THIS PROVIDES FOR THE 11M REAR GARDEN  
DEPTH. WHERE THE GARDEN DEPTH IS  
REDUCED, DWELLINGS WITH RESTRICTED  
ASPECT AT FIRST FLOOR LEVEL ARE  
INTRODUCED

ALL 4/5 BED HOUSES (H4A, H5A, & H4B SERIES)  
WITH A MINIMUM PRIVATE OPEN SPACE AREA OF  
75 SQ.M.  
THE "H4B" SERIES OF HOUSES FACILITATE  
CORNER PLOTS WITH VARIED DEPTH.

2 & 3 BED HOUSES ARE PROVIDED WITH A  
VARIETY OF GARDEN SIZES RANGING FROM  
75SQ.M TO 48SQ.M.  
THE USE OF 48SQ.M AS A LOWER GARDEN  
THRESHOLD IS LIMITED TO THE SOUTHERN  
SECTION OF THE SITE, SMALLER 2 BED AND 3  
BED 4 PERSON (H2C & H3C TYPE) UNITS. THIS  
AREA OF THE SITE IS CONSTAINED BY DEPTH  
BUT IS DESIGNED TO PROVIDE A CONTINUOUS  
ACTIVE STREET FACADE.

THE FOLLOWING SCHEDULE SETS OUT MINIMUM  
AND PROVIDED GARDEN AREAS.

Private Amenity Schedule - Apartments							
Unit Information					Private Amenity		
Unit Number	Unit Type	Block Name	Bedrooms	Bedspaces	Minimum	Provided	Compliant
#1	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#2	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#3	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#4	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#5	A1AA	BA03	1	2	5.0 m²	7 m²	Yes
#6	A1AA	BA03	1	2	5.0 m²	7 m²	Yes
#7	A1BA	BA03	1	2	5.0 m²	7 m²	Yes
#8	A1BA	BA03	1	2	5.0 m²	7 m²	Yes
#9	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#10	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#11	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#12	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#13	A1AA	BA03	1	2	5.0 m²	7 m²	Yes
#14	A1AA	BA03	1	2	5.0 m²	7 m²	Yes
#15	A1BA	BA03	1	2	5.0 m²	7 m²	Yes
#16	A1BA	BA03	1	2	5.0 m²	7 m²	Yes
#17	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#18	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#19	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#20	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#21	A2BA	BA01	2	3	6.0 m²	7 m²	Yes
#22	A2BA	BA01	2	3	6.0 m²	7 m²	Yes
#23	A2BA	BA01	2	3	6.0 m²	7 m²	Yes
#24	A2BA	BA01	2	3	6.0 m²	7 m²	Yes
#25	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#26	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#27	A2BB	BA02	2	3	6.0 m²	7 m²	Yes
#28	A2BB	BA02	2	3	6.0 m²	7 m²	Yes

Private Amenity Minimum Area requirements as per:  
"Sustainable Urban Housing: Design Standards for New Apartments"; 2022; Appendix 1

Private Amenity Schedule - Houses							
Unit Information					Private Amenity		
Unit Number	Unit Type	Block Name	Bedrooms	Bedspaces	Minimum	Provided	Compliant
#29	H4AA	BHA4	4	7	75.0 m²	94.7 m²	Yes
#30	H4AB	BHA4	4	7	75.0 m²	91.0 m²	Yes
#31	H4AA	BHA4	4	7	75.0 m²	90.9 m²	Yes
#32	H4AB	BHA4	4	7	75.0 m²	75.1 m²	Yes
#33	H4AA	BHA4	4	7	75.0 m²	75.1 m²	Yes
#34	H4AB	BHA4	4	7	75.0 m²	75.1 m²	Yes
#35	H4AA	BHA4	4	7	75.0 m²	75.1 m²	Yes
#36	H4AB	BHA4	4	7	75.0 m²	75.1 m²	Yes
#37	H4AA	BHA4	4	7	75.0 m²	75.1 m²	Yes
#38	H4AB	BHA4	4	7	75.0 m²	75.1 m²	Yes
#39	H3AA	BHA1	3	5	60.0 m²	75.0 m²	Yes
#40	H3AA	BHA1	3	5	60.0 m²	75.0 m²	Yes
#41	H3AA	BHA1	3	5	60.0 m²	75.0 m²	Yes
#42	H3AA	BHA1	3	5	60.0 m²	68.6 m²	Yes
#43	H4BA	BHB1	4	6	75.0 m²	75.3 m²	Yes
#44	H4BB	BHB2	4	6	75.0 m²	76.2 m²	Yes
#45	H4BB	BHB2	4	6	75.0 m²	147.6 m²	Yes
#46	H4BB	BHB2	4	6	75.0 m²	101.1 m²	Yes
#47	H3AA	BHA2	3	5	60.0 m²	75.1 m²	Yes
#48	H3AA	BHA2	3	5	60.0 m²	75.1 m²	Yes
#49	H3AB	BHA2	3	5	60.0 m²	75.1 m²	Yes
#50	H3AA	BHA2	3	5	60.0 m²	75.1 m²	Yes
#51	H3AB	BHA2	3	5	60.0 m²	75.1 m²	Yes
#52	H3AA	BHA2	3	5	60.0 m²	75.1 m²	Yes
#53	H3AB	BHA2	3	5	60.0 m²	75.1 m²	Yes
#54	H3AA	BHA2	3	5	60.0 m²	75.0 m²	Yes
#55	H3AB	BHA2	3	5	60.0 m²	75.3 m²	Yes
#56	H3AA	BHA2	3	5	60.0 m²	75.2 m²	Yes
#57	H3AB	BHA2	3	5	60.0 m²	75.2 m²	Yes
#58	H3AA	BHA2	3	5	60.0 m²	75.9 m²	Yes
#59	H4AA	BHA3	4	7	75.0 m²	76.5 m²	Yes
#60	H4AA	BHA3	4	7	75.0 m²	77.8 m²	Yes
#61	H4AA	BHA3	4	7	75.0 m²	76.5 m²	Yes
#62	H4AA	BHA3	4	7	75.0 m²	78.0 m²	Yes
#63	H4AA	BHA3	4	7	75.0 m²	76.6 m²	Yes
#64	H4AA	BHA3	4	7	75.0 m²	78.2 m²	Yes
#65	H4AA	BHA3	4	7	75.0 m²	76.6 m²	Yes
#66	H4AA	BHA3	4	7	75.0 m²	75.6 m²	Yes
#67	H4AA	BHA5	4	7	75.0 m²	76.9 m²	Yes
#68	H5AA	BHA5	5	9	75.0 m²	90.3 m²	Yes
#69	H4AB	BHA4	4	7	75.0 m²	183.2 m²	Yes
#70	H4AA	BHA4	4	7	75.0 m²	75.2 m²	Yes
#71	H4AB	BHA4	4	7	75.0 m²	75.2 m²	Yes
#72	H4AA	BHA4	4	7	75.0 m²	75.2 m²	Yes
#73	H4AB	BHA4	4	7	75.0 m²	75.2 m²	Yes

Private Amenity Schedule - Houses							
Unit Information					Private Amenity		
Unit Number	Unit Type	Block Name	Bedrooms	Bedspaces	Minimum	Provided	Compliant
#74	H4AA	BHA4	4	7	75.0 m²	75.2 m²	Yes
#75	H4BA	BHB1	4	6	75.0 m²	92.8 m²	Yes
#76	H3AA	BHA2	3	5	60.0 m²	75.0 m²	Yes
#77	H3AB	BHA2	3	5	60.0 m²	75.0 m²	Yes
#78	H3AA	BHA2	3	5	60.0 m²	60.5 m²	Yes
#79	H3AB	BHA2	3	5	60.0 m²	60.5 m²	Yes
#80	H3AA	BHA2	3	5	60.0 m²	60.5 m²	Yes
#81	H3AB	BHA2	3	5	60.0 m²	60.5 m²	Yes
#82	H4BA	BHB1	4	6	75.0 m²	75.0 m²	Yes
#83	H4BB	BHB2	4	6	75.0 m²	133.6 m²	Yes
#84	H3AA	BHA2	3	5	60.0 m²	166.3 m²	Yes
#85	H3AB	BHA2	3	5	60.0 m²	109.0 m²	Yes
#86	H4AA	BHA3	4	7	75.0 m²	75.1 m²	Yes
#87	H4AA	BHA3	4	7	75.0 m²	75.1 m²	Yes
#88	H4AA	BHA3	4	7	75.0 m²	75.1 m²	Yes
#89	H4AA	BHA3	4	7	75.0 m²	75.1 m²	Yes
#90	H4AA	BHA3	4	7	75.0 m²	75.1 m²	Yes
#91	H4AA	BHA3	4	7	75.0 m²	75.1 m²	Yes
#92	H4AA	BHA3	4	7	75.0 m²	75.1 m²	Yes
#93	H4AA	BHA3	4	7	75.0 m²	75.1 m²	Yes
#94	H4BB	BHB2	4	6	75.0 m²	76.0 m²	Yes
#95	H3AA	BHA1	3	5	60.0 m²	75.7 m²	Yes
#96	H3AA	BHA1	3	5	60.0 m²	75.1 m²	Yes
#97	H3AA	BHA1	3	5	60.0 m²	75.1 m²	Yes
#98	H3AA	BHA1	3	5	60.0 m²	75.1 m²	Yes
#99	H3AA	BHA1	3	5	60.0 m²	75.1 m²	Yes
#100	H3AA	BHA1	3	5	60.0 m²	75.1 m²	Yes
#101	H3AA	BHA1	3	5	60.0 m²	75.1 m²	Yes
#102	H3AA	BHA1	3	5	60.0 m²	75.1 m²	Yes
#103	H3AA	BHA1	3	5	60.0 m²	75.1 m²	Yes
#104	H3AA	BHA1	3	5	60.0 m²	75.1 m²	Yes
#105	H3AA	BHA1	3	5	60.0 m²	75.1 m²	Yes
#106	H3AA	BHA1	3	5	60.0 m²	75.1 m²	Yes
#107	H3CB	BHC2	3	4	48.0 m²	87.6 m²	Yes
#108	H2CA	BHC2	2	4	48.0 m²	62.6 m²	Yes
#109	H2CA	BHC2	2	4	48.0 m²	62.6 m²	Yes
#110	H3CB	BHC2	3	4	48.0 m²	78.6 m²	Yes
#111	H3CA	BHC3	3	4	48.0 m²	68.6 m²	Yes
#112	H3CA	BHC3	3	4	48.0 m²	78.4 m²	Yes
#113	H2CA	BHC1	2	4	48.0 m²	71.3 m²	Yes
#114	H2CA	BHC1	2	4	48.0 m²	61.1 m²	Yes
#115	H2CA	BHC1	2	4	48.0 m²	59.3 m²	Yes
#116	H2CA	BHC1	2	4	48.0 m²	69.8 m²	Yes
#117	H2CA	BHC1	2	4	48.0 m²	69.9 m²	Yes
#118	H2CA	BHC1	2	4	48.0 m²	69.8 m²	Yes



**PUBLIC OPEN SPACE**  
THIS IS SET OUT IN COMPLIANCE SECTION "13.3.8 - PUBLIC OPEN SPACE IN MULTI UNIT HOUSING SCHEMES" OF THE SLIGO COUNTY DEVELOPMENT PLAN 2017-2023

AMENITY REQUIREMENTS REQUIRED FOR PUBLIC OPEN SPACE ARE DESCRIBED IN THE ARCHITECTURAL DESIGN STATEMENT AND LANDSCAPE STRATEGY REPORTS.

**COMMUNAL OPEN SPACE**  
THIS IS SET OUT IN COMPLIANCE WITH THE SCHEDULE SET OUT IN THE APPENDIX OF "SUSTAINABLE URBAN HOUSING; DESIGN STANDARDS FOR NEW APARTMENTS - GUIDELINES FOR PLANNING AUTHORITIES", 2022

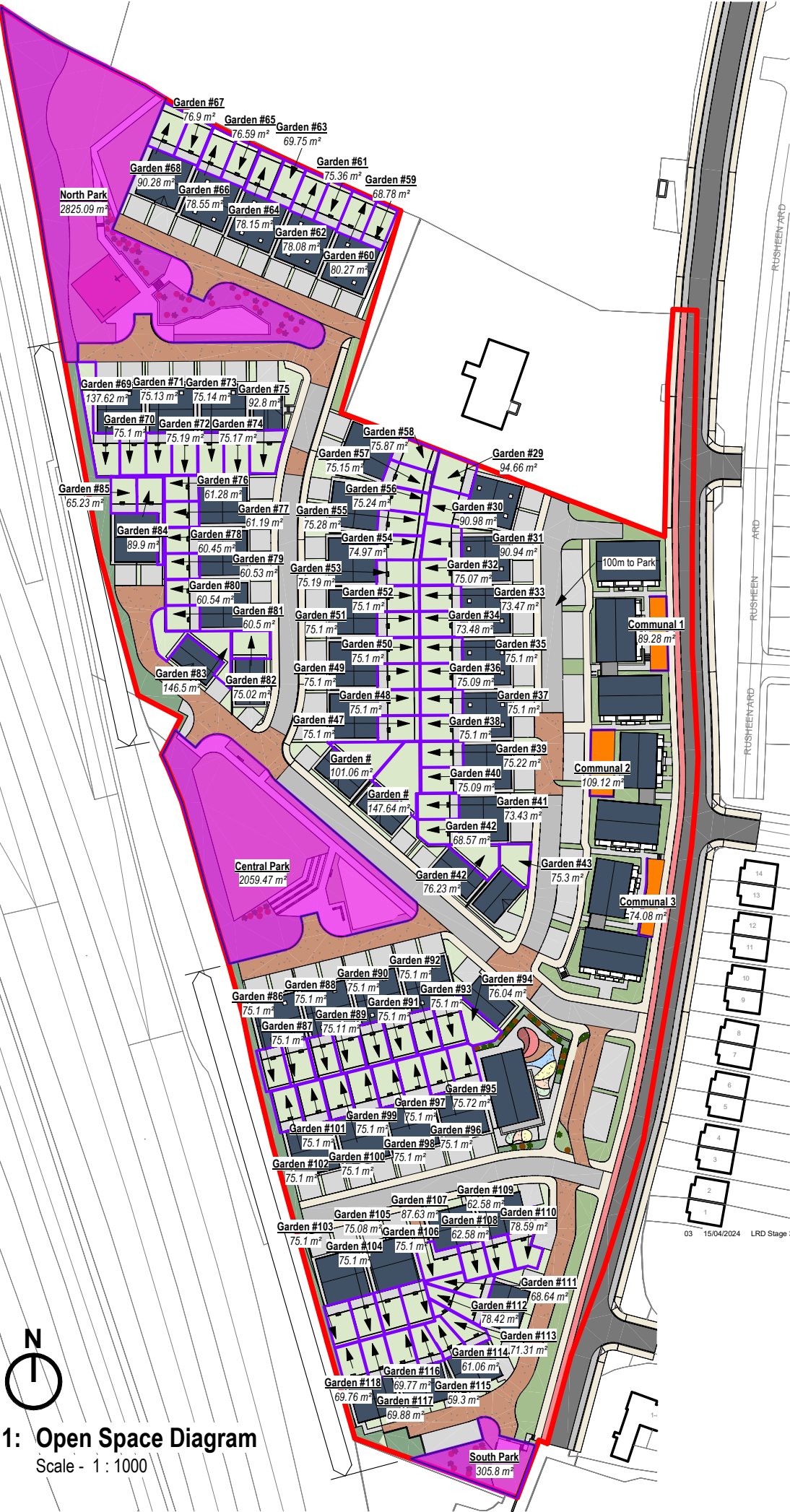
Public Open Space Required  
Net Site Area - 33,803sq.m  
POS required - 5,070sq.m (@15%)

Public Open Space		
Name	Type	Area
Central Park	Small Park	2059.5 m²
North Park	Small Park	2825.1 m²
South Park	Pocket Park	305.8 m²
Public OS: 3		5190.4 m²

The layout is designed to ensure all buildings are within approximately a 100m radius of a public open space.

Communal Open Space Required  
1 bed 2 person - 5sq.m per Apt  
x8 No. Units - 40 sq.m.  
2 bed 3 person - 6sq.m per Apt  
x20 No. Units - 120 sq.m.  
Total COS Required - 160sq.m

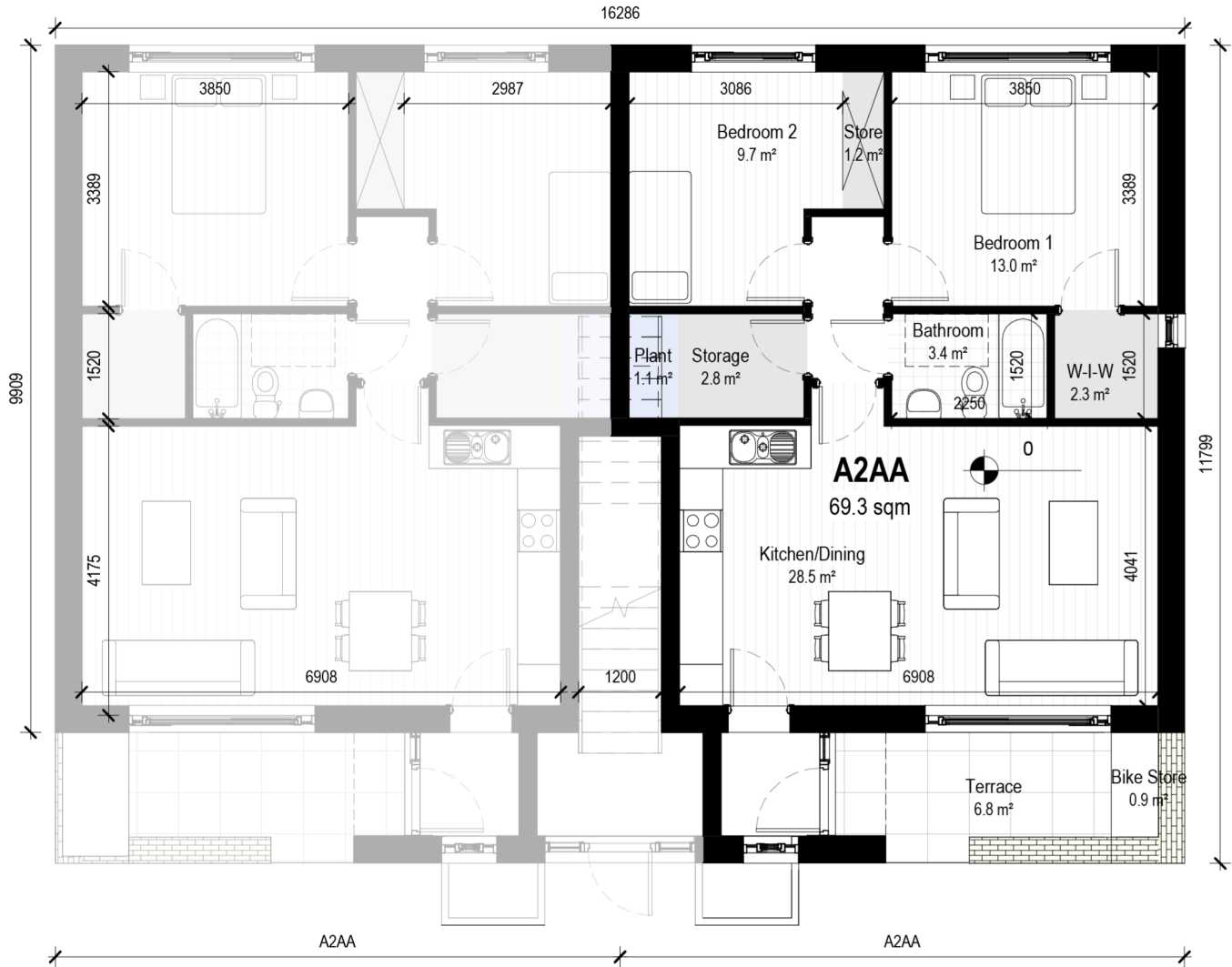
Communal Open Space		
Name	Type	Area
Communal 1	Communal Garden	89.3 m²
Communal 2	Communal Garden	109.1 m²
Communal 3	Communal Garden	74.1 m²
Communal OS: 3		272.5 m²







Apartment Type A2AA



No Side Facing Habitable rooms to allow reduction in 22m overlooking distance

CONDITIONS OF USE OF THIS DRAWING:

A. This drawing shall be read in conjunction with all relevant civil, structural, mechanical and electrical drawings together with the specifications and schedules.  
B. All dimensions are in millimeters and levels meters. **Do not scale off this drawing.** Use figured dimensions only.  
C. All dimensions are to face of block or brick or stud typically unless noted otherwise.  
D. Contractor must verify all dimensions on site before setting out, commencing work, or producing any shop drawings.  
E. All fire stopping to be carried out with an approved fire stopping contractor in accordance with manufacturers detail.  
F. Drawings to be read in conjunction with fire compliance report & all other contract documents.  
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Gross Internal Area Schedule - A2AA

Level	Min Area	Actual Area
L00 Ground Floor	63.0 m²	69.3 m²

Room Area - Housing Quality Audit - Unit TYPE A2AA

Name	Level	Department	Occupancy	Min Area	Area	Area Compliant
Bedroom 1	L00 Ground Floor	Bedroom	2	13.0 m²	13.0 m²	Yes
Bedroom 2	L00 Ground Floor	Bedroom	1	7.1 m²	9.7 m²	Yes
Bedroom: 2				20.1 m²	22.7 m²	
Kitchen/Dining	L00 Ground Floor	Living Area		28.0 m²	28.5 m²	Yes
Living Area: 1				28.0 m²	28.5 m²	
Plant	L00 Ground Floor	Plant		1.0 m²	1.1 m²	Yes
Plant: 1				1.0 m²	1.1 m²	
Bathroom	L00 Ground Floor	Sanitary			3.4 m²	
Sanitary: 1				0.0 m²	3.4 m²	
Storage	L00 Ground Floor	Storage		2.5 m²	2.8 m²	Yes
Store	L00 Ground Floor	Storage		1.0 m²	1.2 m²	Yes
W-I-W	L00 Ground Floor	Storage		1.5 m²	2.3 m²	Yes
Storage: 3				5.0 m²	6.2 m²	

1: A2AA/HQA Ground Floor  
Scale - 1 : 100

Areas as per section 5.2 Dwelling Design of the Design Manual for Quality Housing

3	15/04/2024	LRD Stage 3	NK
2	10/10/2023	LRD Stage 2	AR
1	01/09/2023	Draft HQA for LRD Stage 2	AR
0	11/08/2023	Initial Issue	AR
rev.	date	description	by



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CLIENT John Walter Burke

PROJECT Caltragh LRD

DRAWING HQA Analysis - A2AA

DRG. No. 22110-BA01-XXX-DR-RHA-AR-90001

STAGE LRD Stage 3 STATUS P03 - S REV 3 DATE 30/04/24

DRAWN BY NK APPROVED JL JOB No. 22110 SCALE 1 : 100 @A3

Apartment Type A2BA



No Side Facing Habitable rooms to allow reduction in 22m overlooking distance

2: A2BA/HQA First Floor

Scale - 1 : 100

Areas as per section 5.2 Dwelling Design of the Design Manual for Quality Housing

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Gross Internal Area Schedule - A2BA

Level	Min Area	Actual Area
L01 First Floor	63.0 m²	64.7 m²

Room Area - Housing Quality Audit - Unit TYPE A2BA

Name	Level	Department	Occupancy	Min Area	Area	Area Compliant
Bedroom 1	L01 First Floor	Bedroom	2	13.0 m²	13.0 m²	Yes
Bedroom 2	L01 First Floor	Bedroom	1	7.1 m²	7.1 m²	Yes
Bedroom: 2				20.1 m²	20.2 m²	
Entrance Hall	L01 First Floor	Circulation			4.4 m²	
Circulation: 1				0.0 m²	4.4 m²	
Kitchen/Dining	L01 First Floor	Living Area		28.0 m²	28.0 m²	Yes
Living Area: 1				28.0 m²	28.0 m²	
Plant	L01 First Floor	Plant		1.0 m²	1.2 m²	Yes
Plant: 1				1.0 m²	1.2 m²	
Balcony	L01 First Floor	Private Amenity Space		6.0 m²	7.0 m²	Yes
Private Amenity Space: 1				6.0 m²	7.0 m²	
Bathroom	L01 First Floor	Sanitary			3.5 m²	
Sanitary: 1				0.0 m²	3.5 m²	
Storage	L01 First Floor	Storage		1.9 m²	1.9 m²	Yes
Store	L01 First Floor	Storage		0.6 m²	0.6 m²	Yes
W-I-W	L01 First Floor	Storage		2.5 m²	2.5 m²	Yes
Storage: 3				5.0 m²	5.0 m²	

3	15/04/2024	LRD Stage 3	NK
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CLIENT John Walter Burke

PROJECT Caltragh LRD

DRAWING HQA Analysis - A2BA

DRG. No. 22110-BA01-XXX-DR-RHA-AR-90002

STAGE LRD Stage 3 STATUS P03 - S REV 3 DATE 30/04/24

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# Apartment Type A2AB



1: HQA/A2AB Ground Floor  
Scale - 1 : 100

Areas as per section 5.2 Dwelling Design of the Design Manual for Quality Housing

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## Gross Internal Area Schedule - A2AB

Level	Min Area	Actual Area
L00 Ground Floor	63.0 m²	69.3 m²

## Room Area - Housing Quality Audit - Unit TYPE A2AB

Name	Level	Department	Occupancy	Min Area	Area	Area Compliant
Bedroom 1	L00 Ground Floor	Bedroom	2	13.0 m²	13.0 m²	Yes
Bedroom 2	L00 Ground Floor	Bedroom	1	7.1 m²	9.5 m²	Yes
Bedroom: 2				20.1 m²	22.5 m²	
Kitchen/Dining	L00 Ground Floor	Living Area		28.0 m²	28.5 m²	Yes
Living Area: 1				28.0 m²	28.5 m²	
Plant	L00 Ground Floor	Plant		1.0 m²	1.1 m²	Yes
Plant: 1				1.0 m²	1.1 m²	
Bathroom	L00 Ground Floor	Sanitary			3.4 m²	
Sanitary: 1				0.0 m²	3.4 m²	
Storage	L00 Ground Floor	Storage		2.5 m²	2.8 m²	Yes
Store	L00 Ground Floor	Storage		1.0 m²	1.4 m²	Yes
W-I-W	L00 Ground Floor	Storage		1.5 m²	2.3 m²	Yes
Storage: 3				5.0 m²	6.4 m²	

3	15/04/2024	LRD Stage 3	NK
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CLIENT John Walter Burke

PROJECT Caltragh LRD

DRAWING HQA Analysis - A2AB

DRG. No. 22110-BA02-XXX-DR-RHA-AR-90001

STAGE	LRD Stage 3	STATUS	P03 - S	REV	3	DATE	30/04/24
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# Apartment Type A2BB



1: HQA/A2BB First Floor  
Scale - 1 : 100

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Gross Internal Area Schedule - A2BB		
Level	Min Area	Actual Area
L01 First Floor	63.0 m²	64.7 m²

Room Area - Housing Quality Audit - Unit TYPE A2BB						
Name	Level	Department	Occupancy	Min Area	Area	Area Compliant
Bedroom 1	L01 First Floor	Bedroom	2	13.0 m²	13.0 m²	Yes
Bedroom: 1				13.0 m²	13.0 m²	
Entrance Hall	L01 First Floor	Circulation			4.4 m²	
Circulation: 1				0.0 m²	4.4 m²	
Kitchen/Dining	L01 First Floor	Living Area		28.0 m²	28.0 m²	Yes
Living Area: 1				28.0 m²	28.0 m²	
Plant	L01 First Floor	Plant		1.0 m²	1.2 m²	Yes
Plant: 1				1.0 m²	1.2 m²	
Balcony	L01 First Floor	Private Amenity Space		6.0 m²	7.0 m²	Yes
Private Amenity Space: 1				6.0 m²	7.0 m²	
Bathroom	L01 First Floor	Sanitary			3.5 m²	
Sanitary: 1				0.0 m²	3.5 m²	
Storage	L01 First Floor	Storage		1.9 m²	1.9 m²	Yes
Store	L01 First Floor	Storage		0.6 m²	0.6 m²	Yes
W-I-W	L01 First Floor	Storage		2.5 m²	2.5 m²	Yes
Storage: 3				5.0 m²	5.0 m²	

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CLIENT	John Walter Burke						
PROJECT	Caltragh LRD						
DRAWING	HQA Analysis - A2BB						
DRG. No.	22110-BA02-XXX-DR-RHA-AR-90003						
STAGE	LRD Stage 3	STATUS	P03 - S	REV	3	DATE	30/04/24
DRAWN BY	NK	APPROVED	JL	JOB No.	22110	SCALE	1 : 100 @A3



# Apartment Type A1AA



No Side Facing  
Habitable rooms to  
allow reduction in 22m  
overlooking distance

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## Gross Internal Area Schedule - A1AA

Level	Min Area	Actual Area
L00 Ground Floor	45.0 m²	55.0 m²

## Room Area - Housing Quality Audit - Unit TYPE A1AA

Name	Level	Department	Occupancy	Min Area	Area	Area Compliant
Bedroom	L00 Ground Floor	Bedroom	2	11.4 m²	13.4 m²	Yes
Bedroom: 1				11.4 m²	13.4 m²	
Hall	L00 Ground Floor	Circulation			1.8 m²	
Circulation: 1				0.0 m²	1.8 m²	
Kitchen/Dining	L00 Ground Floor	Living Area		23.0 m²	25.3 m²	Yes
Living Area: 1				23.0 m²	25.3 m²	
Terrace	L00 Ground Floor	Private Amenity Space			4.9 m²	
Private Amenity Space: 1				0.0 m²	4.9 m²	
Bathroom	L00 Ground Floor	Sanitary			5.4 m²	
Sanitary: 1				0.0 m²	5.4 m²	
Storage	L00 Ground Floor	Storage		2.0 m²	2.6 m²	Yes
Store	L00 Ground Floor	Storage		1.0 m²	2.4 m²	Yes
Storage: 2				3.0 m²	5.0 m²	

## 1: A1AA/HQA Ground Floor

Scale - 1 : 100

Areas as per section 5.2 Dwelling Design of the Design Manual for Quality Housing

3	15/04/2024	LRD Stage 3	NK
2	10/10/2023	LRD Stage 2	AR
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CLIENT John Walter Burke

PROJECT Caltragh LRD

DRAWING HQA Analysis - A1AA

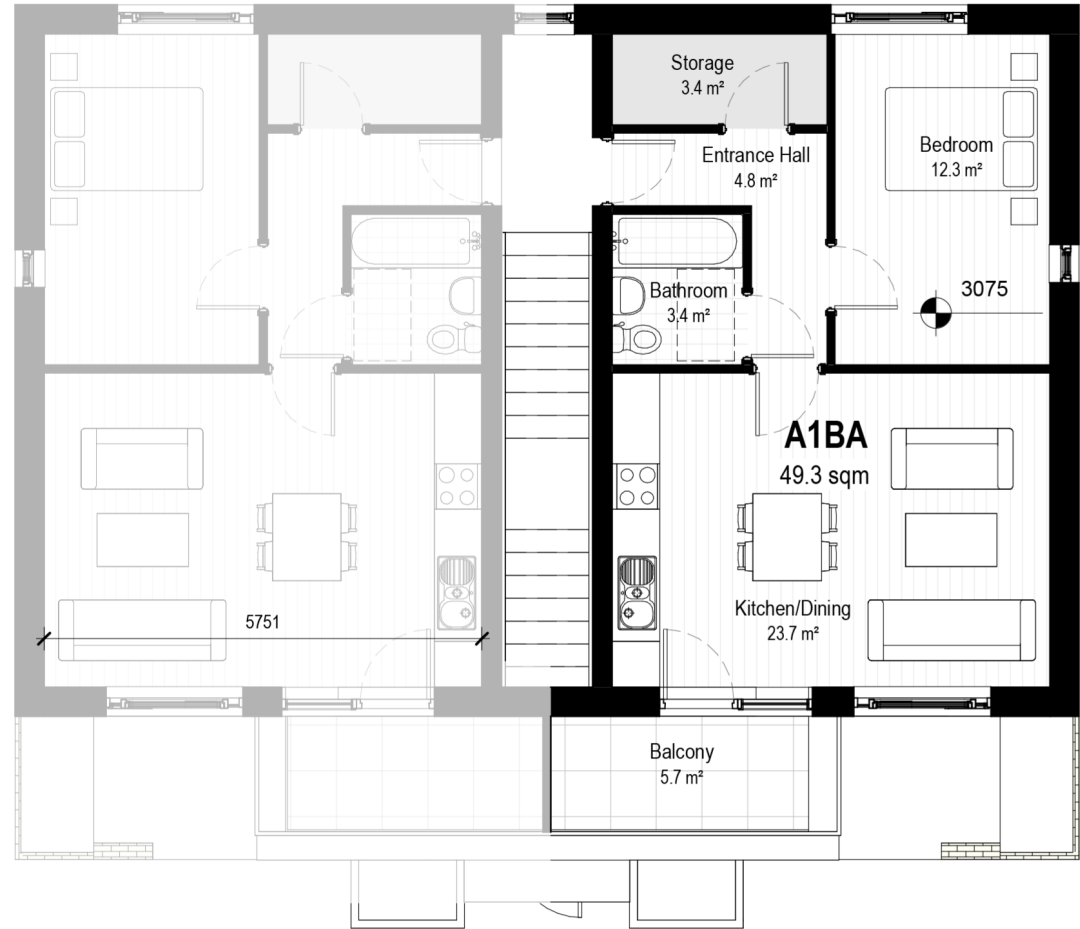
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STAGE LRD Stage 3 STATUS P03 - S REV 3 DATE 30/04/24

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Apartment Type A1BA



No Side Facing Habitable rooms to allow reduction in 22m overlooking distance

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Gross Internal Area Schedule - A1BA		
Level	Min Area	Actual Area
L01 First Floor	45.0 m²	49.3 m²

Room Area - Housing Quality Audit - Unit TYPE A1BA						
Name	Level	Department	Occupancy	Min Area	Area	Area Compliant
Bedroom	L01 First Floor	Bedroom	2	11.4 m²	12.3 m²	Yes
Bedroom: 1				11.4 m²	12.3 m²	
Entrance Hall	L01 First Floor	Circulation			4.8 m²	
Circulation: 1				0.0 m²	4.8 m²	
Kitchen/Dining	L01 First Floor	Living Area		23.0 m²	23.7 m²	Yes
Living Area: 1				23.0 m²	23.7 m²	
Balcony	L01 First Floor	Private Amenity Space		5.0 m²	5.7 m²	Yes
Private Amenity Space: 1				5.0 m²	5.7 m²	
Bathroom	L01 First Floor	Sanitary			3.4 m²	
Sanitary: 1				0.0 m²	3.4 m²	
Storage	L01 First Floor	Storage		3.0 m²	3.4 m²	Yes
Storage: 1				3.0 m²	3.4 m²	

2: A1BA/HQA First Floor  
Scale - 1 : 100

Areas as per section 5.2 Dwelling Design of the Design Manual for Quality Housing

3	15/04/2024	LRD Stage 3	NK
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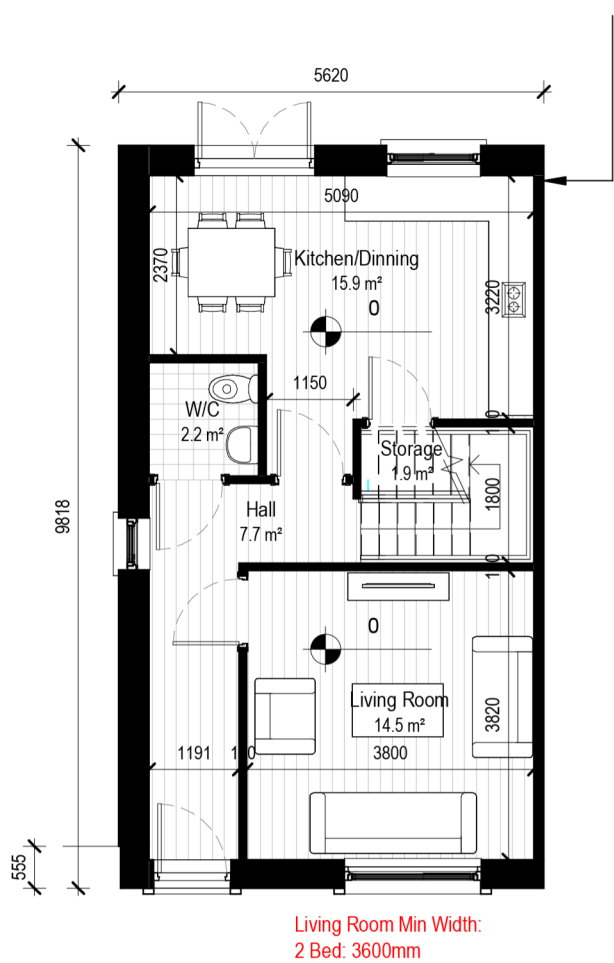
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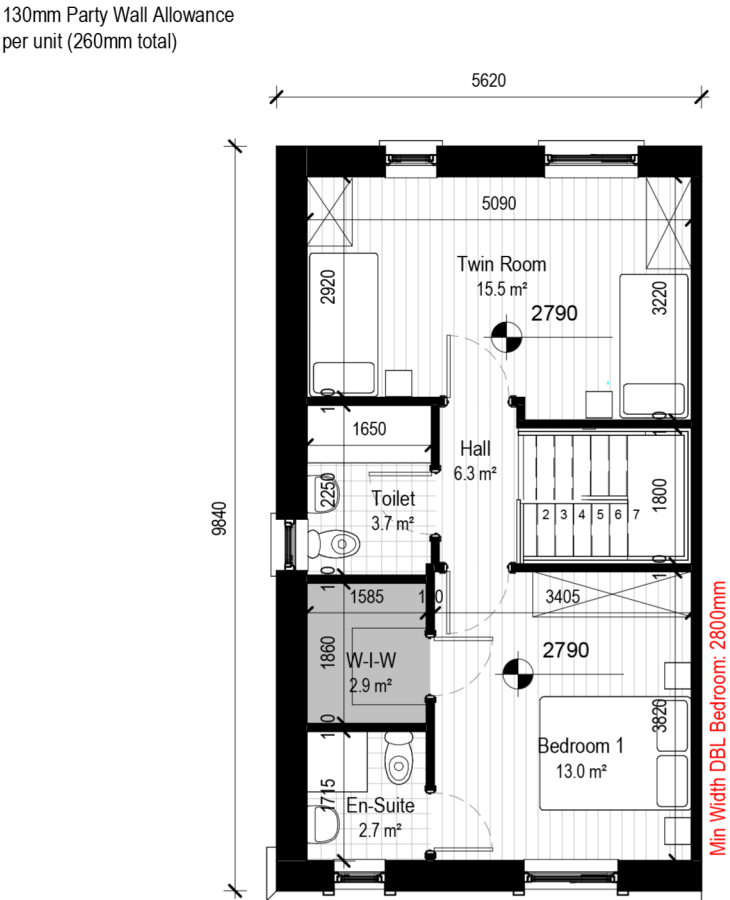
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PROJECT	Caltragh LRD		
DRAWING	HQA Analysis - A1BA		
DRG. No.	22110-BA03-XXX-DR-RHA-AR-90002		
STAGE	L01 First Floor	STATUS	P03 - S
REV	3	DATE	30/04/24
DRAWN BY	NK	APPROVED	JL
JOB No.	22110	SCALE	1 : 100 @A3

House Type H2CA



1: Ground Floor Plan  
Scale - 1 : 100



2: First Floor Plan  
Scale - 1 : 100

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Gross Internal Area Schedule - H2CA				
Name	Level	Target Area	Actual Area	Area Difference
H2C	L00 Ground Floor	40.0 m²	46.3 m²	6.3 m²
H2C	L01 First Floor	40.0 m²	46.0 m²	6.0 m²
Grand total: 2		80.0 m²	92.3 m²	12.3 m²
2 Bed 4 Person, 2 Storey Area Required - 80sq.m				

Room Area - Housing Quality Audit - H2CA					
Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	13.0 m²	Yes
Twin Room	L01 First Floor	2	12.0 m²	15.5 m²	Yes
Bedroom: 2			25.0 m²	28.5 m²	
Hall	L00 Ground Floor			7.7 m²	
Hall	L01 First Floor			6.3 m²	
Circulation: 2			0.0 m²	14.0 m²	
Kitchen/Dinning	L00 Ground Floor			15.9 m²	
Living Room	L00 Ground Floor		13.0 m²	14.5 m²	Yes
Living Area: 2			30.0 sq.m	30.4 m²	
W/C	L00 Ground Floor			2.2 m²	
Toilet	L01 First Floor			3.7 m²	
En-Suite	L01 First Floor			2.7 m²	
Sanitary: 3			0.0 m²	8.6 m²	
Storage	L00 Ground Floor		1.1 m²	1.9 m²	Yes
W-I-W	L01 First Floor		2.9 m²	2.9 m²	Yes
Storage: 2			4.0 m²	4.8 m²	

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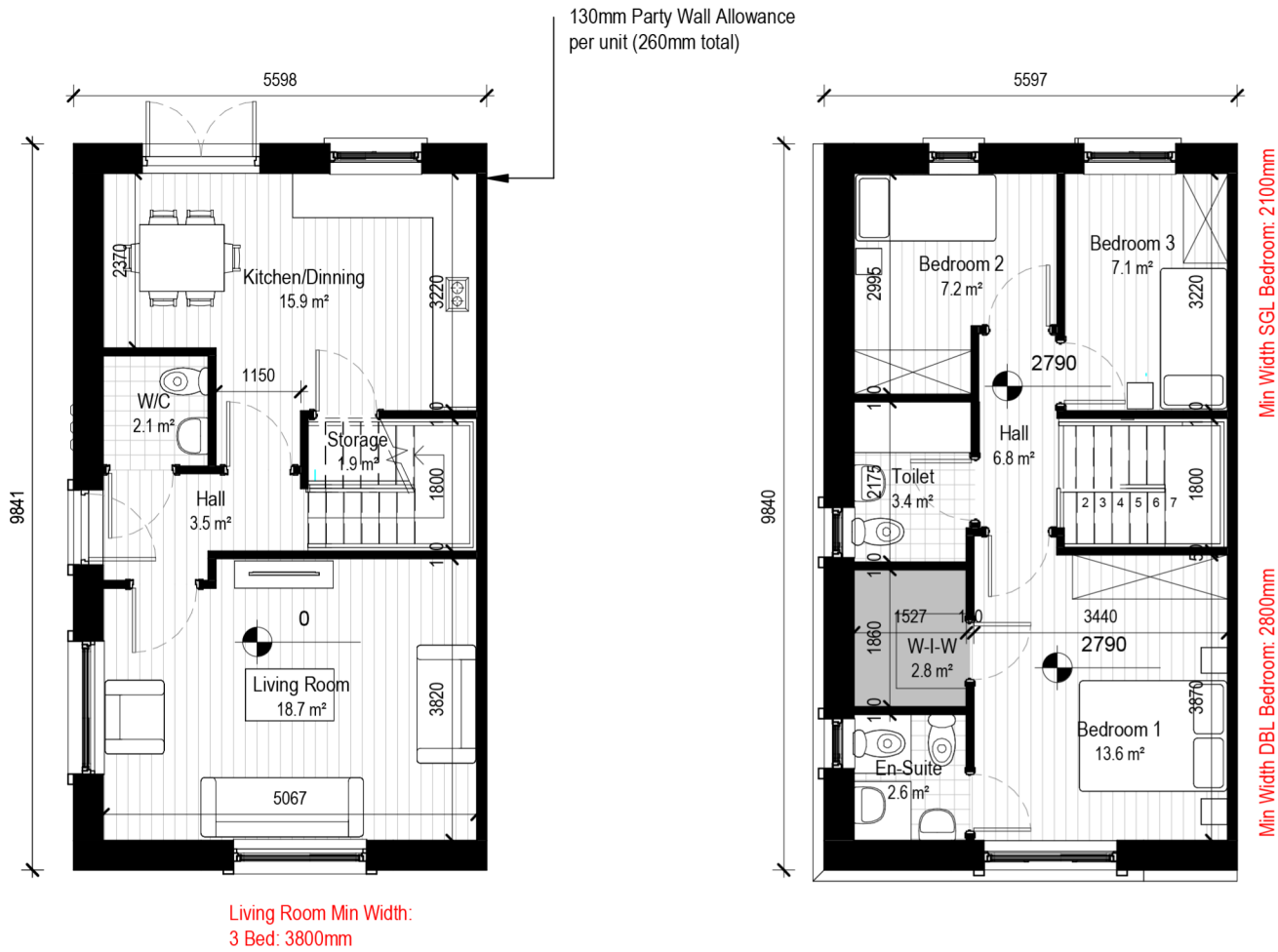
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DRAWING	HQA Analysis - H2CA						
DRG. No.	22110-H2CA-XXX-DR-RHA-AR-90001						
STAGE	LRD Stage 3	STATUS	P03 - S	REV	3	DATE	30/04/24
DRAWN BY	NK	APPROVED	JL	JOB No.	22110	SCALE	1 : 100 @A3

House Type H3CA



1: Ground Floor Plan  
Scale - 1 : 100

2: First Floor Plan  
Scale - 1 : 100

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Gross Internal Area Schedule - H3CA				
Name	Level	Target Area	Actual Area	Area Difference
H2C	L00 Ground Floor	41.5 m²	46.3 m²	4.8 m²
H2C	L01 First Floor	41.5 m²	45.8 m²	4.3 m²
Grand total: 2		83.0 m²	92.1 m²	9.1 m²

Room Area - Housing Quality Audit - H3CA					
Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	13.6 m²	Yes
Bedroom 2	L01 First Floor	1	7.1 m²	7.2 m²	Yes
Bedroom 3	L01 First Floor	1	7.1 m²	7.1 m²	Yes
Bedroom: 3			Min Aggregate Living Area:	28.0 sq.m	27.9 m²
Hall	L00 Ground Floor			3.5 m²	
Hall	L01 First Floor			6.8 m²	
Circulation: 2			0.0 m²	10.4 m²	
Kitchen/Dinning	L00 Ground Floor			15.9 m²	
Living Room	L00 Ground Floor		13.0 m²	18.7 m²	Yes
Living Area: 2			Min Aggregate Living Area:	30.0 sq.m	34.6 m²
W/C	L00 Ground Floor			2.1 m²	
Toilet	L01 First Floor			3.4 m²	
En-Suite	L01 First Floor			2.6 m²	
Sanitary: 3			0.0 m²	8.2 m²	
Storage	L00 Ground Floor		1.2 m²	1.9 m²	Yes
W-I-W	L01 First Floor		2.8 m²	2.8 m²	Yes
Storage: 2			4.0 m²	4.7 m²	

4	15/04/2024	LRD Stage 3	NK
3	10/10/2023	LRD Stage 2	AR
2	26/09/2023	Draft LRD Stage 2	AR
1	01/09/2023	Draft HQA for LRD Stage 2	AR
0	17/08/2023	Initial Issue	AR
rev.	date	description	by



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CLIENT John Walter Burke

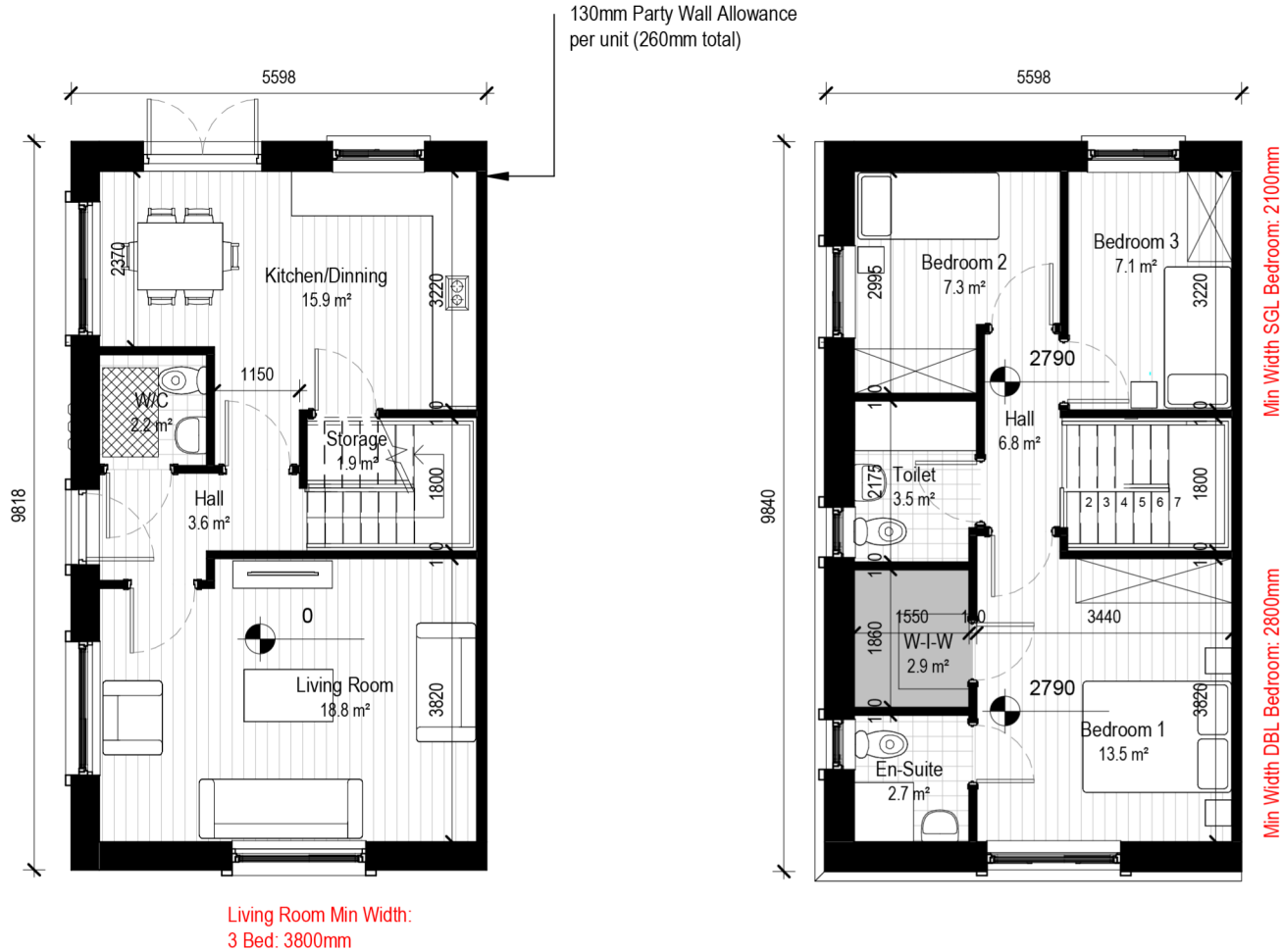
PROJECT Caltragh LRD

DRAWING HQA Analysis - H3CA

DRG. No. 22110-H3CA-XXX-DR-RHA-AR-90001

STAGE	LRD Stage 3	STATUS	P03 - S	REV	4	DATE	30/04/24
DRAWN BY	NK	APPROVED	JL	JOB No.	22110	SCALE	1 : 100 @A3

House Type H3CB



1: Ground Floor Plan  
Scale - 1 : 100

2: First Floor Plan  
Scale - 1 : 100

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Gross Internal Area Schedule - H3CB

Name	Level	Min Area	Actual Area	Area Difference
H2C	L00 Ground Floor	41.5 m²	46.3 m²	4.8 m²
H2C	L01 First Floor	41.5 m²	46.0 m²	4.5 m²
Grand total: 2		83.0 m²	92.3 m²	9.3 m²

Room Area - Housing Quality Audit - H3CB

Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	13.5 m²	Yes
Bedroom 2	L01 First Floor	1	7.1 m²	7.3 m²	Yes
Bedroom 3	L01 First Floor	1	7.1 m²	7.1 m²	Yes
Bedroom: 3			Min Aggregate Living Area:	28.0 sq.m	27.9 m²

Hall	L00 Ground Floor			3.6 m²	
Hall	L01 First Floor			6.8 m²	
Circulation: 2			0.0 m²	10.4 m²	

Kitchen/Dinning	L00 Ground Floor			15.9 m²	
Living Room	L00 Ground Floor		13.0 m²	18.8 m²	Yes
Living Area: 2			Min Aggregate Living Area:	30.0 sq.m	34.8 m²

W/C	L00 Ground Floor			2.2 m²	
Toilet	L01 First Floor			3.5 m²	
En-Suite	L01 First Floor			2.7 m²	
Sanitary: 3			0.0 m²	8.4 m²	

Storage	L00 Ground Floor		1.2 m²	1.9 m²	Yes
W-I-W	L01 First Floor		2.8 m²	2.9 m²	Yes
Storage: 2			4.0 m²	4.7 m²	

4	15/04/2024	LRD Stage 3	NK
3	10/10/2023	LRD Stage 2	AR
2	29/09/2023	Draft LRD Stage 2	AR
1	01/09/2023	Draft for LRD Stage 2	AR
0	17/08/2023	Initial Issue	AR
rev.	date	description	by



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CLIENT John Walter Burke

PROJECT Caltragh LRD

DRAWING HQA Analysis - H3CB

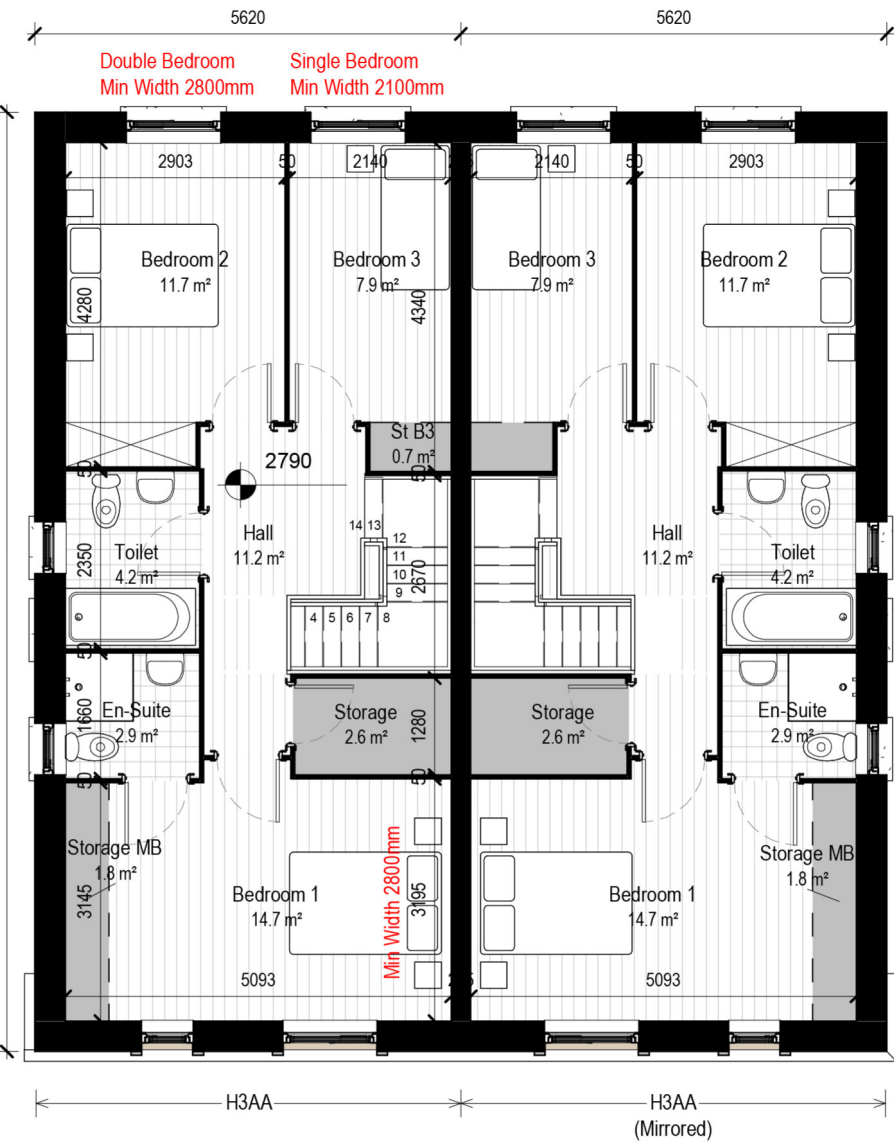
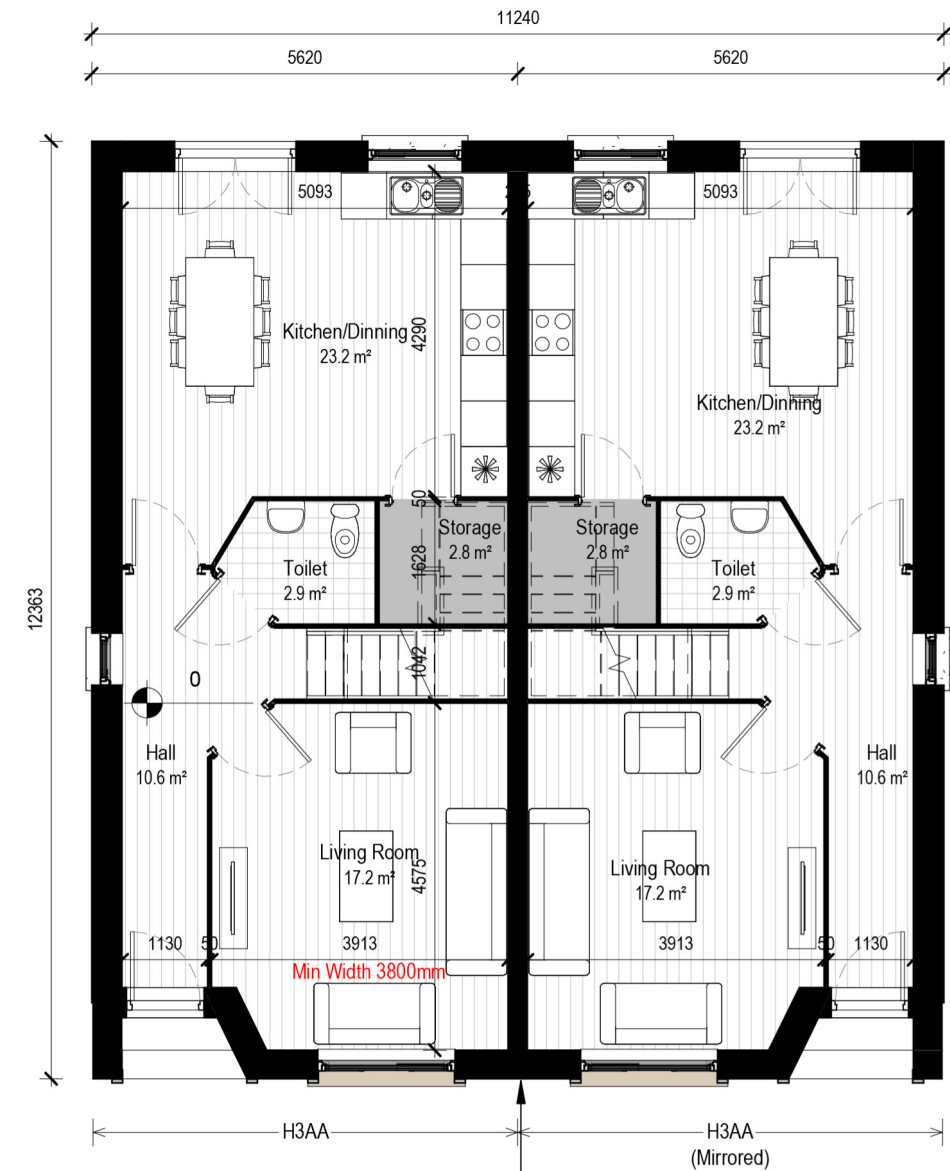
DRG. No. 22110-H3CB-XXX-DR-RHA-AR-90001

STAGE LRD Stage 3 STATUS P03 - S REV 4 DATE 30/04/24

DRAWN BY NK APPROVED JL JOB No. 22110 SCALE 1 : 100 @A3



House Type H3AA



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Gross Internal Area Schedule - H3AA				
Name	Level	Min Area	Actual Area	Area Difference
H3AA	L00 Ground Floor	46.0 m²	58.0 m²	12.0 m²
H3AA	L01 First Floor	46.0 m²	59.0 m²	13.0 m²
Grand total: 2		92.0 m²	117.0 m²	25.0 m²
Gross Internal Area & Room Area Minimum Requirements as Per Table in Section 5.2.2.2 of the Design Manual for Quality Housing (Jan2022)				

Room Area - Housing Quality Audit - H3AA					
Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	14.7 m²	Yes
Bedroom 2	L01 First Floor	2	11.4 m²	11.7 m²	Yes
Bedroom 3	L01 First Floor	1	7.1 m²	7.9 m²	Yes
Bedroom			31.5 m²	34.3 m²	
Circulation	Not Placed			Not Placed	
Hall	L00 Ground Floor			10.6 m²	
Hall	L01 First Floor			11.2 m²	
Circulation			0.0 m²	21.8 m²	
Kitchen/Dining	L00 Ground Floor			23.2 m²	
Living Room	L00 Ground Floor		15.0 m²	17.2 m²	Yes
Living Area		Aggregate Living Area Required:	34.0 m²	40.3 m²	
En-Suite	L01 First Floor			2.9 m²	
Toilet	L00 Ground Floor			2.9 m²	
Toilet	L01 First Floor			4.2 m²	
Sanitary			0.0 m²	10.1 m²	
St B3	L01 First Floor		0.0 m²	0.7 m²	Yes
Storage	L00 Ground Floor		2.5 m²	2.8 m²	Yes
Storage	L01 First Floor		2.5 m²	2.6 m²	Yes
Storage MB	L01 First Floor		1.0 m²	1.8 m²	Yes
Storage			6.0 m²	7.9 m²	

1: Ground Floor Plan  
Scale - 1 : 100

2: First Floor Plan  
Scale - 1 : 100

2	15/04/2024	LRD Stage 3	NK
1	29/09/2023	LRD Stage 2	AR
0	04/09/2023	Draft for HQA / LRD Stage 2	AR
rev.	date	description	by



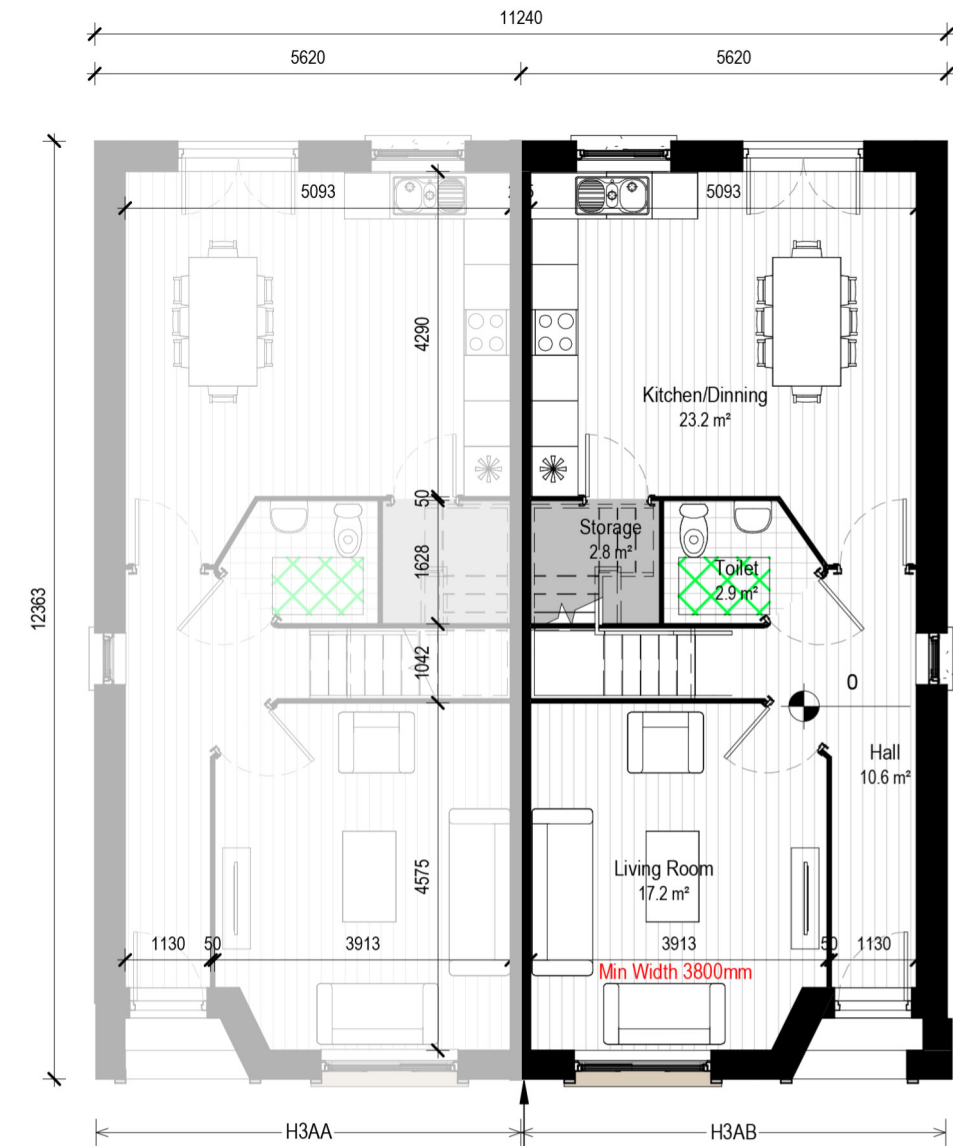
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CLIENT	John Walter Burke				
PROJECT	Residential Development at Newtownholmes Road, Caltragh, Sligo				
DRAWING	HQA Analysis - H3AA				
DRG. No.	221110-H3AA-XXX-DR-RHA-AR-90001				
STAGE	LRD Stage 3	STATUS	P03 - S	REV	2
DATE	30/04/24				
DRAWN BY	NK	APPROVED	JL	JOB No.	221110
SCALE	1 : 100 @A3				



House Type H3AB



1: Ground Floor Plan  
Scale - 1 : 100



2: First Floor Plan  
Scale - 1 : 100

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Gross Internal Area Schedule - H3AB				
Name	Level	Min Area	Actual Area	Area Difference
H3AB	L00 Ground Floor	46.0 m²	58.0 m²	12.0 m²
H4AB	L01 First Floor	46.0 m²	59.0 m²	13.0 m²
Grand total: 2		92.0 m²	117.0 m²	25.0 m²

Gross Internal Area & Room Area Minimum Requirements as Per Table in Section 5.2.2.2 of the Design Manual for Quality Housing (Jan2022)

Room Area - Housing Quality Audit - H3AB					
Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	14.7 m²	Yes
Bedroom 2	L01 First Floor	2	11.4 m²	11.7 m²	Yes
Bedroom 3	L01 First Floor	1	7.1 m²	8.0 m²	Yes
Bedroom			31.5 m²	34.3 m²	
Hall	L00 Ground Floor			10.6 m²	
Hall	L01 First Floor			11.2 m²	
Circulation			0.0 m²	21.9 m²	
Kitchen/Dinning	L00 Ground Floor			23.2 m²	
Living Room	L00 Ground Floor		15.0 m²	17.2 m²	Yes
Living Area			Aggregate Living Area Required: 34.0 m²		40.3 m²
En-Suite	L01 First Floor			3.0 m²	
Toilet	L00 Ground Floor			2.9 m²	
Toilet	L01 First Floor			4.2 m²	
Sanitary			0.0 m²	10.1 m²	
St B3	L01 First Floor		0.0 m²	0.7 m²	Yes
Storage	L00 Ground Floor		2.5 m²	2.8 m²	Yes
Storage	L01 First Floor		2.5 m²	2.6 m²	Yes
Storage MB	L01 First Floor		1.0 m²	1.9 m²	Yes
Storage			6.0 m²	8.0 m²	

2	15/04/2024	LRD Stage 3	NK
1	29/09/2023	LRD Stage 2	AR
0	04/09/2023	Draft for HQA / LRD Stage 2	AR
rev.	date	description	by

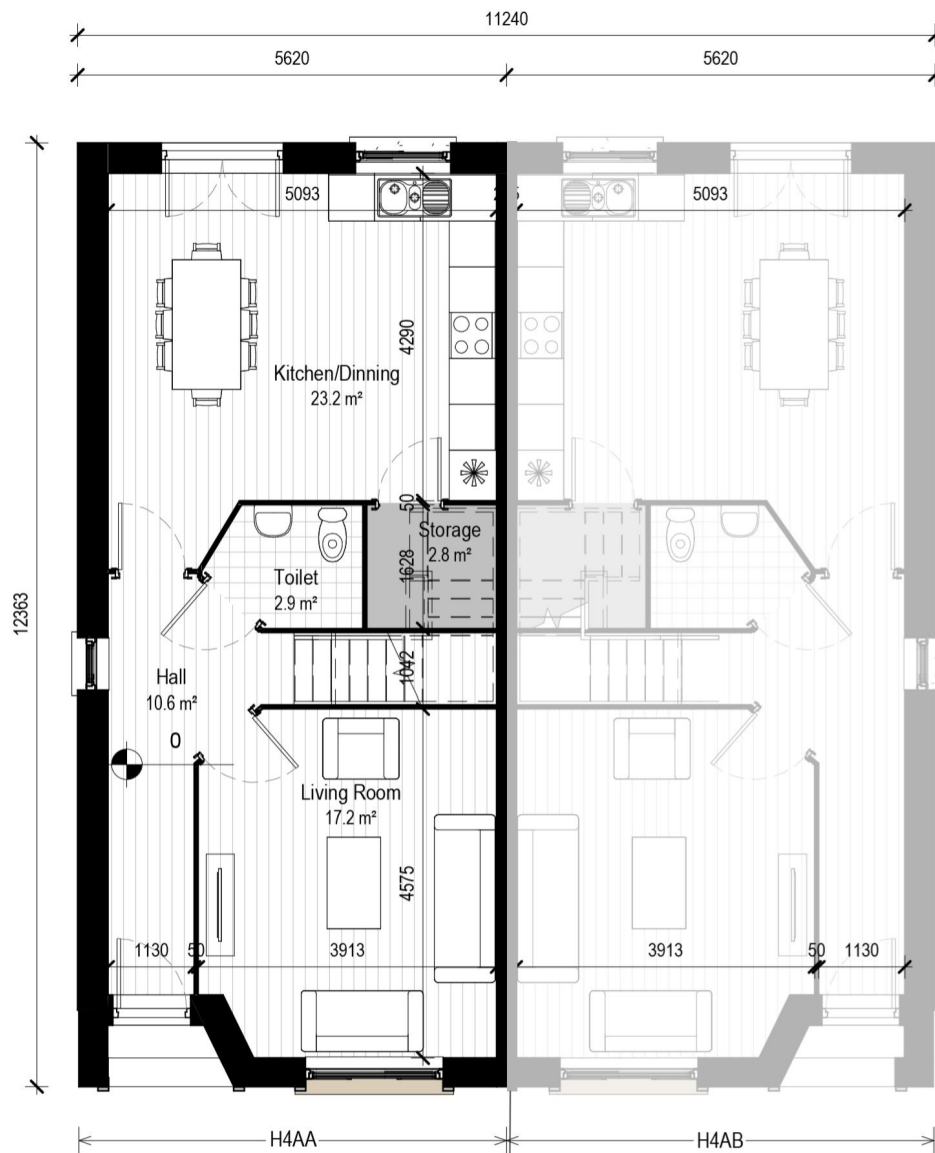


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PROJECT	Residential Development at Newtownholmes Road, Caltragh, Sligo				
DRAWING	HQA Analysis - H3AB				
DRG. No.	22110-H3AB-XXX-DR-RHA-AR-90001				
STAGE	LRD Stage 3	STATUS	P03 - S	REV	2
DATE	30/04/24				
DRAWN BY	NK	APPROVED	JL	JOB No.	22110
SCALE	1 : 100 @A3				

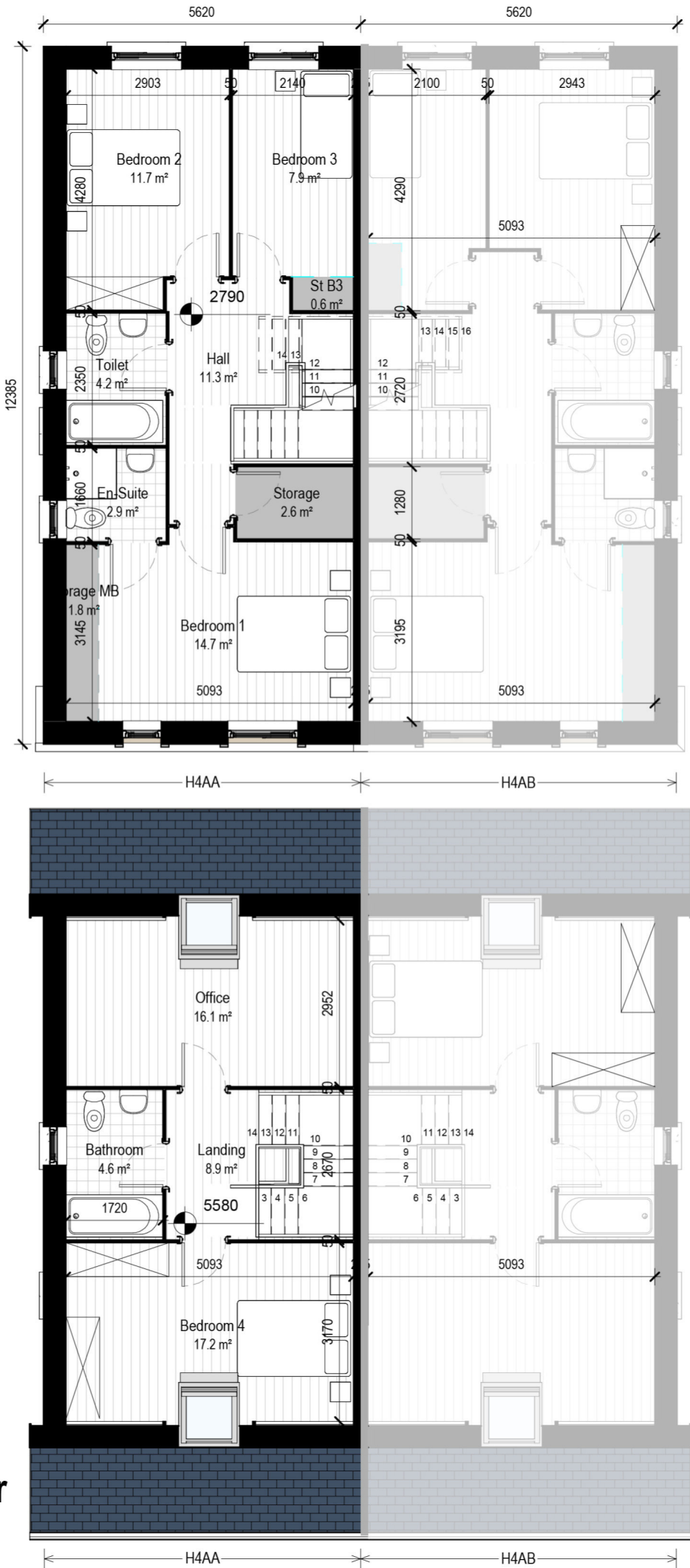
2: First Floor Plan  
Scale - 1 : 100

House Type H4AA



1: Ground Floor Plan  
Scale - 1 : 100

3: HQA H4AA - L02 Second Floor  
Scale - 1 : 100



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Gross Internal Area Schedule - H4AA

Name	Level	Min Area	Actual Area	Area Difference
H4AB	L02 Second Floor	28.0 m²	46.9 m²	18.9 m²
H4AB	L01 First Floor	46.0 m²	59.0 m²	13.0 m²
H4AB	L00 Ground Floor	46.0 m²	58.0 m²	12.0 m²
Grand total: 3		120.0 m²	163.9 m²	43.9 m²

Gross Internal Area & Room Area Minimum Requirements as Per Table in Section 5.2.2.2 of the Design Manual for Quality Housing (Jan2022)

Room Area - Housing Quality Audit - H4AA

Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	14.7 m²	Yes
Bedroom 2	L01 First Floor	2	11.4 m²	11.6 m²	Yes
Bedroom 3	L01 First Floor	1	7.1 m²	8.0 m²	Yes
Bedroom			31.5 m²	34.2 m²	
Hall	L00 Ground Floor			10.6 m²	
Hall	L01 First Floor			11.2 m²	
Circulation			0.0 m²	21.9 m²	
Kitchen/Dinning	L00 Ground Floor			23.2 m²	
Living Room	L00 Ground Floor		15.0 m²	17.2 m²	Yes
Living Area			Aggregate Living Area Required:	40.0 m²	40.3 m²
En-Suite	L01 First Floor			2.9 m²	
Toilet	L00 Ground Floor			2.9 m²	
Toilet	L01 First Floor			4.2 m²	
Sanitary			0.0 m²	10.0 m²	
St B3	L01 First Floor		0.0 m²	0.7 m²	Yes
Storage	L00 Ground Floor		2.5 m²	2.8 m²	Yes
Storage	L01 First Floor		2.5 m²	2.6 m²	Yes
Storage MB	L01 First Floor		1.0 m²	1.8 m²	Yes
Storage			6.0 m²	8.0 m²	

2	15/04/2024	LRD Stage 3	NK
1	29/09/2023	LRD Stage 2	AR
0	05/09/2023	Draft for HQA / LRD Stage 2	AR
rev.	date	description	by



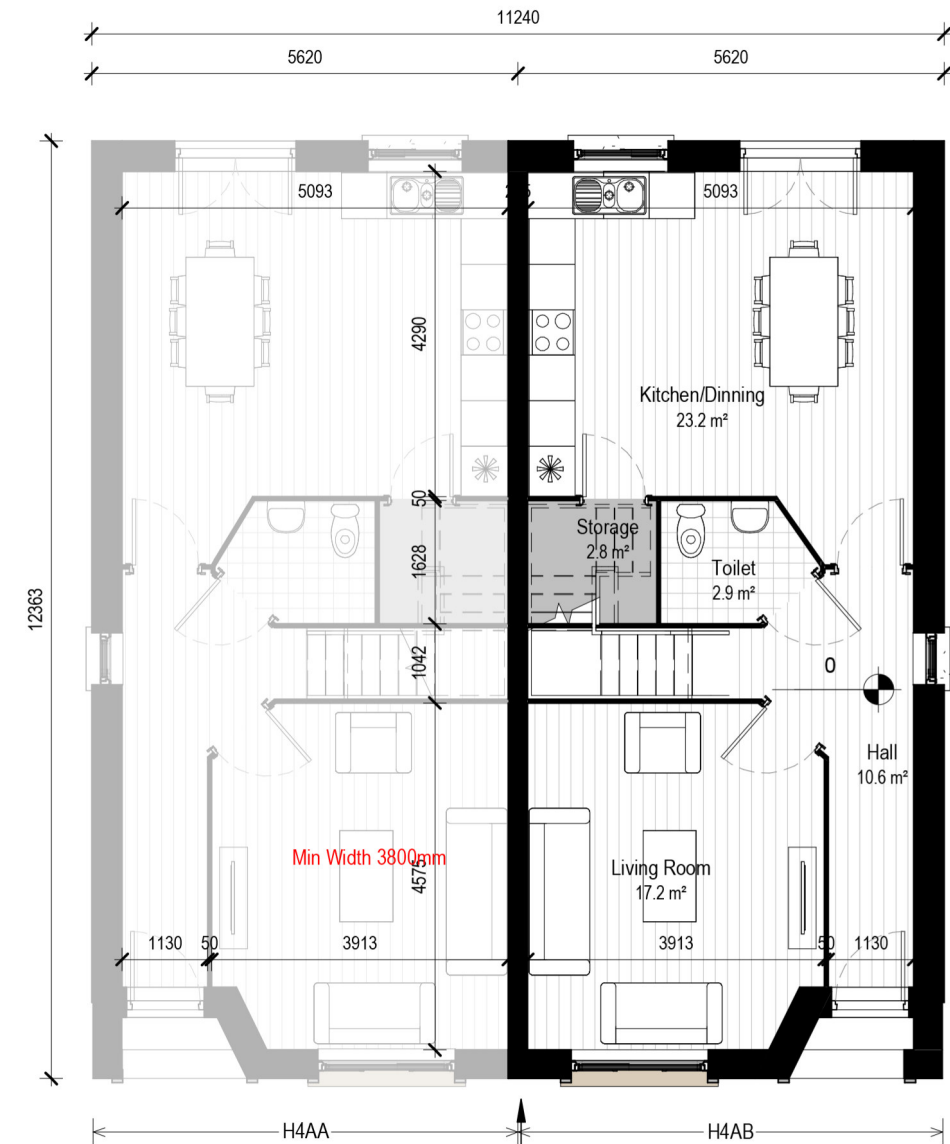
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CLIENT	John Walter Burke				
PROJECT	Residential Development at Newtownholmes Road, Caltragh, Sligo				
DRAWING	HQA Analysis - H4AA				
DRG. No.	22110-H4AA-XXX-DR-RHA-AR-90002				
STAGE	LRD Stage 3	STATUS	P03 - S	REV	2
DATE	30/04/24				
DRAWN BY	NK	APPROVED	JL	JOB No.	22110
SCALE	1 : 100 @A3				



2: First Floor Plan  
Scale - 1 : 100

House Type H4AB



1: Ground Floor Plan  
Scale - 1 : 100

3: HQA H4AB - L02 Second Floor  
Scale - 1 : 100



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Gross Internal Area Schedule - H4AB				
Name	Level	Min Area	Actual Area	Area Difference
H4AB	L02 Second Floor	28.0 m²	46.9 m²	18.9 m²
H4AB	L01 First Floor	46.0 m²	59.0 m²	13.0 m²
H4AB	L00 Ground Floor	46.0 m²	58.0 m²	12.0 m²
Grand total: 3		120.0 m²	163.9 m²	43.9 m²
Gross Internal Area & Room Area Minimum Requirements as Per Table in Section 5.2.2.2 of the Design Manual for Quality Housing (Jan2022)				

Room Area - Housing Quality Audit - H4AB					
Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	14.7 m²	Yes
Bedroom 2	L01 First Floor	2	11.4 m²	11.6 m²	Yes
Bedroom 3	L01 First Floor	1	7.1 m²	8.0 m²	Yes
Bedroom			31.5 m²	34.2 m²	
Hall	L00 Ground Floor			10.6 m²	
Hall	L01 First Floor			11.2 m²	
Circulation			0.0 m²	21.9 m²	
Kitchen/Dinning	L00 Ground Floor			23.2 m²	
Living Room	L00 Ground Floor		15.0 m²	17.2 m²	Yes
Living Area		Aggregate Living Area Required:	40.0 m²	40.3 m²	
En-Suite	L01 First Floor			2.9 m²	
Toilet	L00 Ground Floor			2.9 m²	
Toilet	L01 First Floor			4.2 m²	
Sanitary			0.0 m²	10.0 m²	
St B3	L01 First Floor		0.0 m²	0.7 m²	Yes
Storage	L00 Ground Floor		2.5 m²	2.8 m²	Yes
Storage	L01 First Floor		2.5 m²	2.6 m²	Yes
Storage MB	L01 First Floor		1.0 m²	1.8 m²	Yes
Storage			6.0 m²	8.0 m²	

2	15/04/2024	LRD Stage 3	NK
1	29/09/2023	LRD Stage 2	AR
0	05/09/2023	Draft for HQA / LRD Stage 2	AR
rev.	date	description	by

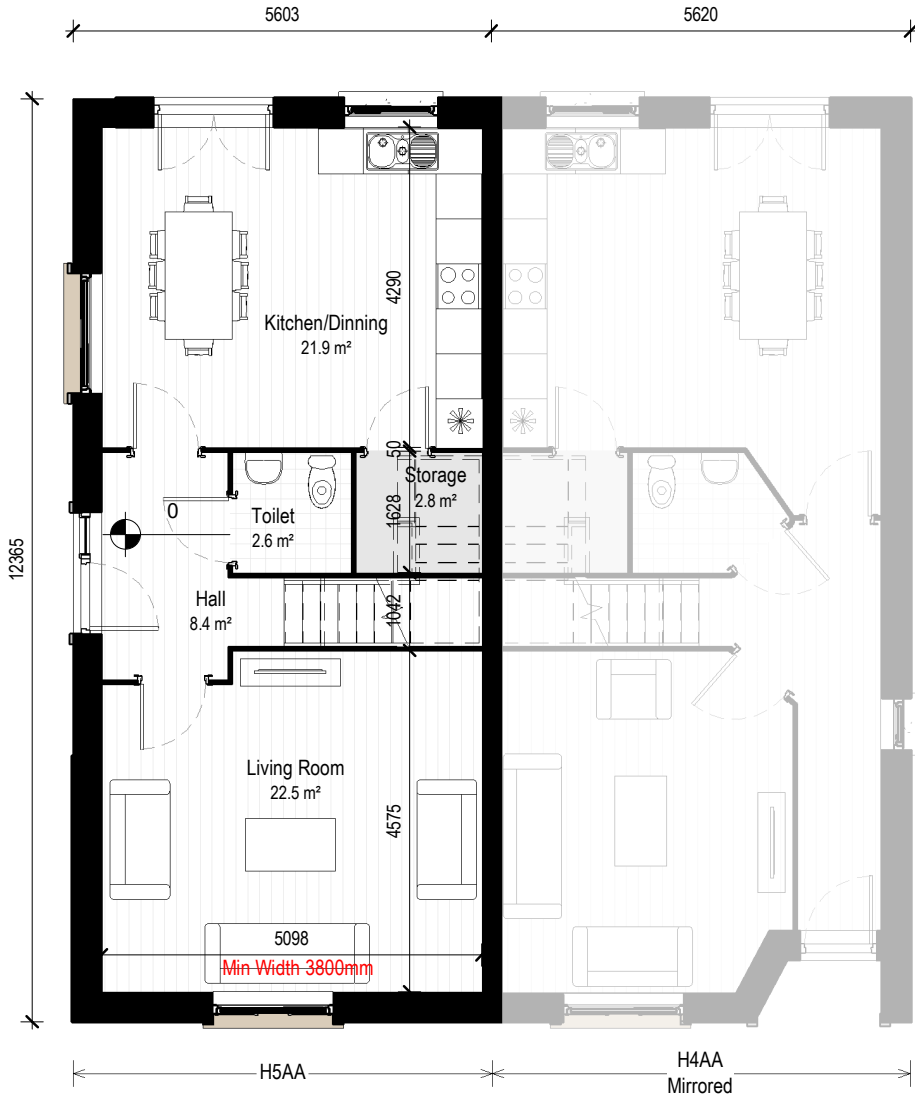
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CLIENT	John Walter Burke				
PROJECT	Residential Development at Newtownholmes Road, Caltragh, Sligo				
DRAWING	HQA Analysis - H4AB				
DRG. No.	22110-H4AB-XXX-DR-RHA-AR-90001				
STAGE	LRD Stage 3	STATUS	P03 - S	REV	2
DATE	30/04/24				
DRAWN BY	NK	APPROVED	JL	JOB No.	22110
SCALE	1 : 100 @A3				

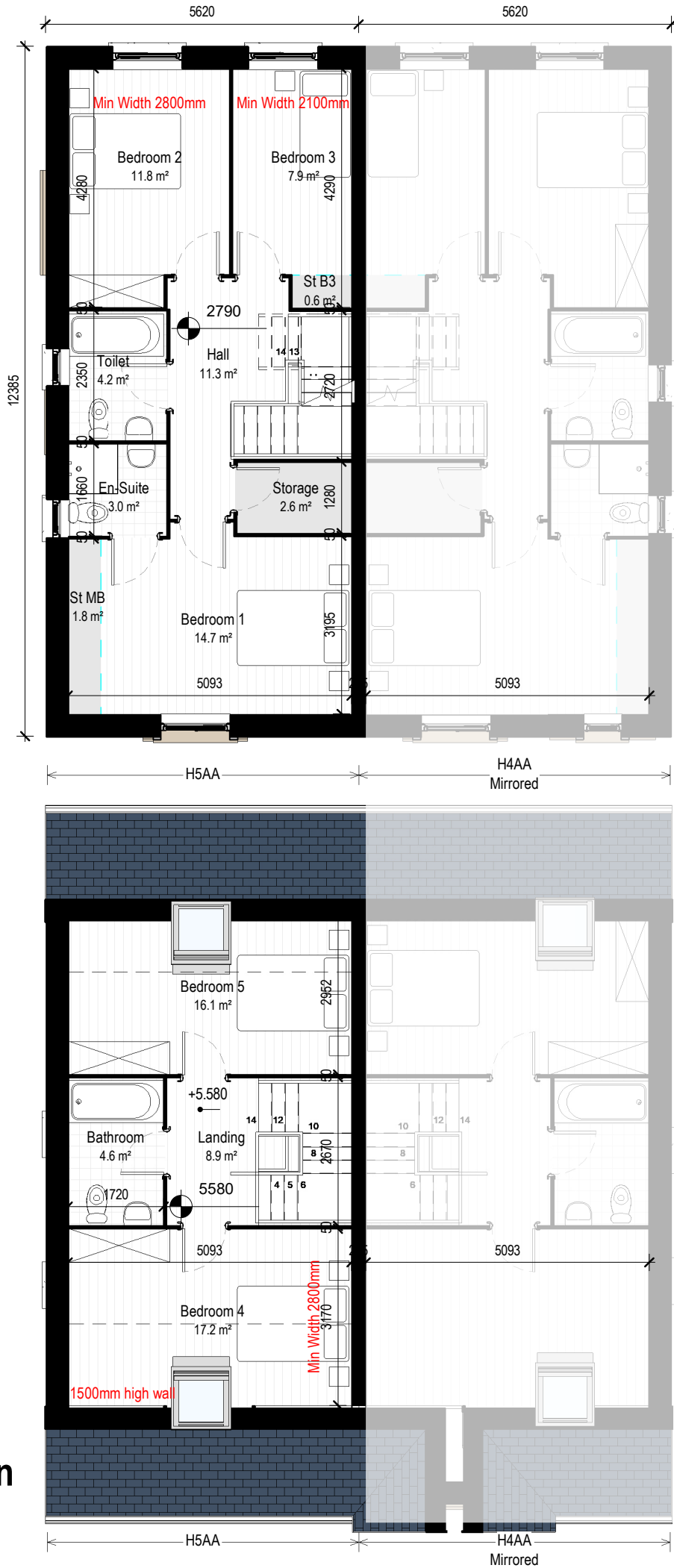
House Type H5AA

2: First Floor Plan  
Scale - 1 : 100



1: Ground Floor Plan  
Scale - 1 : 100

3: Second Floor Plan  
Scale - 1 : 100



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Gross Internal Area Schedule - H5AA

Name	Level	Min Area	Actual Area	Area Difference
H4AC	L00 Ground Floor	46.0 m²	59.5 m²	13.5 m²
H4AC	L01 First Floor	46.0 m²	59.0 m²	13.0 m²
H4AC	L02 Second Floor	28.0 m²	46.8 m²	18.8 m²
Grand total: 3		120.0 m²	165.3 m²	45.3 m²

Gross Internal Area & Room Area Minimum Requirements as Per Table in Section 5.2.2.2 of the Design Manual for Quality Housing (Jan2022)  
Maximum 4 Bed requirement used, No figures available for 5 Bed House

Room Area - Housing Quality Audit - H5AA

Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	14.7 m²	Yes
Bedroom 2	L01 First Floor	2	11.4 m²	11.8 m²	Yes
Bedroom 3	L01 First Floor	1	7.1 m²	7.9 m²	Yes
Bedroom 4	L02 Second Floor	2	11.4 m²	17.2 m²	Yes
Bedroom 5	L02 Second Floor	2	11.4 m²	16.1 m²	Yes
Bedroom			54.3 m²	67.6 m²	

Hall	L00 Ground Floor			8.4 m²	
Hall	L01 First Floor			11.3 m²	
Landing	L02 Second Floor			8.9 m²	
Circulation			0.0 m²	28.5 m²	

Kitchen/Dinning	L00 Ground Floor			21.9 m²	
Living Room	L00 Ground Floor		15.0 m²	22.5 m²	Yes
Living Area			Aggregate Living Area Required: 40.0 m²	44.4 m²	

Bathroom	L02 Second Floor			4.6 m²	
En-Suite	L01 First Floor			3.0 m²	
Toilet	L00 Ground Floor			2.6 m²	
Toilet	L01 First Floor			4.2 m²	
Sanitary			0.0 m²	14.3 m²	

St B3	L01 First Floor		0.0 m²	0.6 m²	Yes
St MB	L01 First Floor		1.0 m²	1.8 m²	Yes
Storage	L00 Ground Floor		2.5 m²	2.8 m²	Yes
Storage	L01 First Floor		2.5 m²	2.6 m²	Yes
Storage			6.0 m²	7.9 m²	

2	15/04/2024	LRD Stage 3	NK
1	29/09/2023	LRD Stage 2	AR
0	05/09/2023	Draft for HQA / LRD Stage 2	AR
rev.	date	description	by

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CLIENT John Walter Burke

PROJECT LRD at Caltragh, Sligo

DRAWING HQA Analysis - H5AA

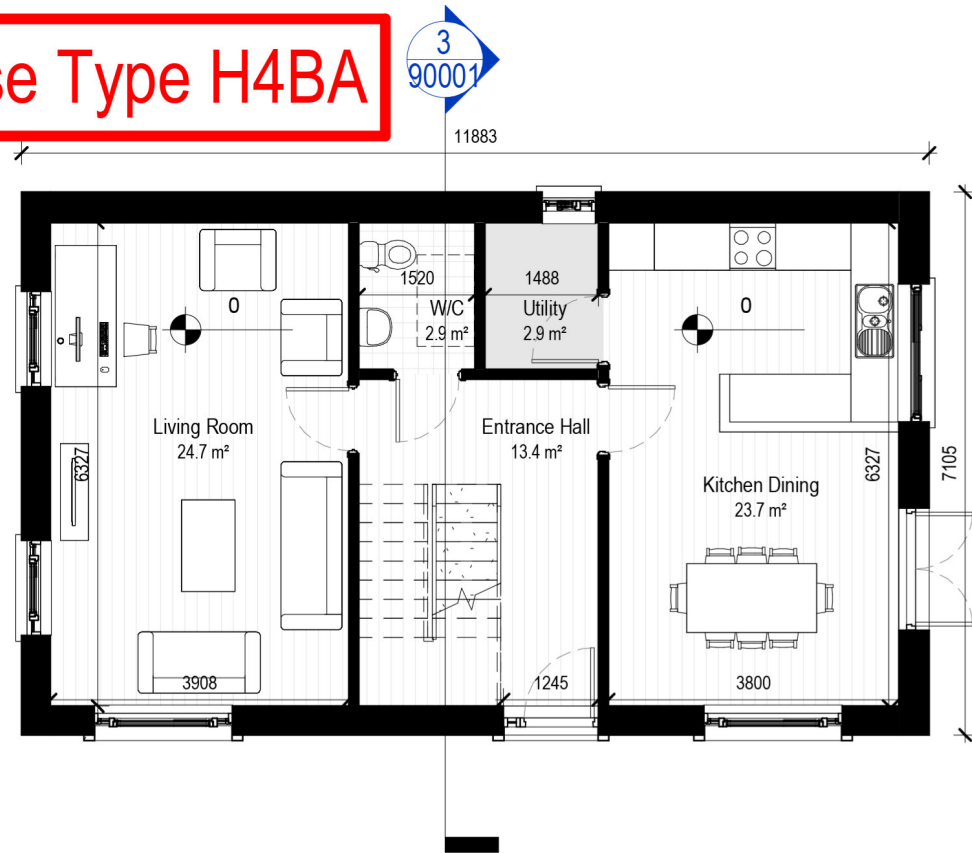
DRG. No. 22110-H5AA-XXX-DR-RHA-AR-90001

STAGE Prelim Design STATUS P03 - S REV 2 DATE 30/04/24

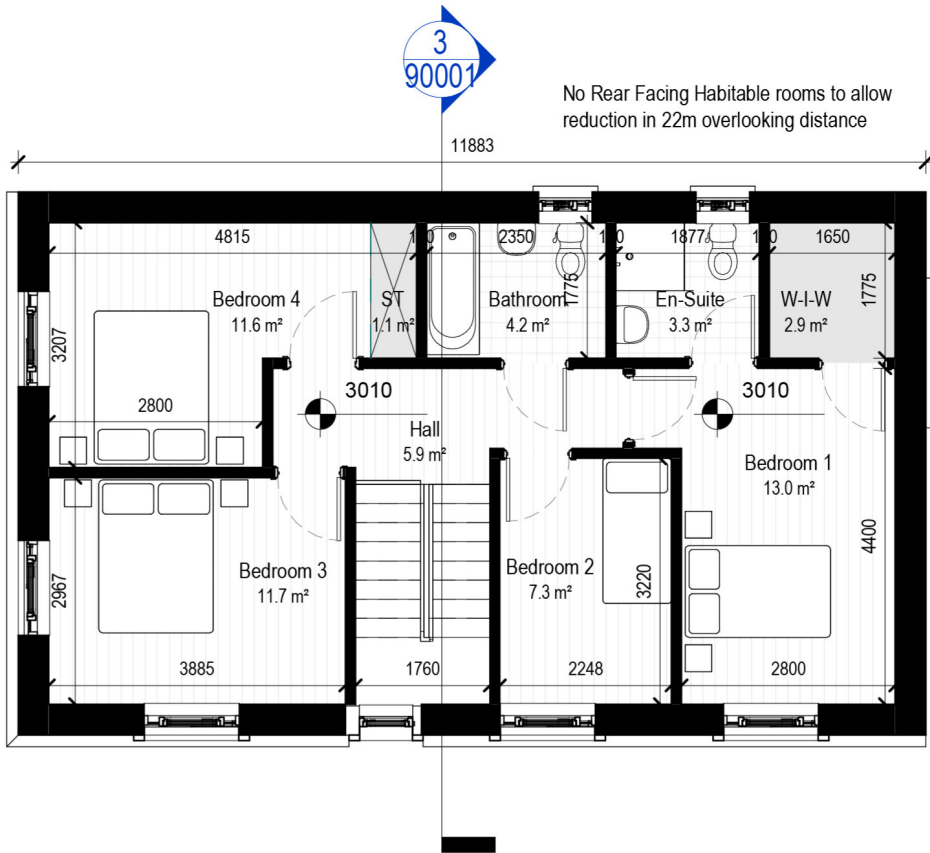
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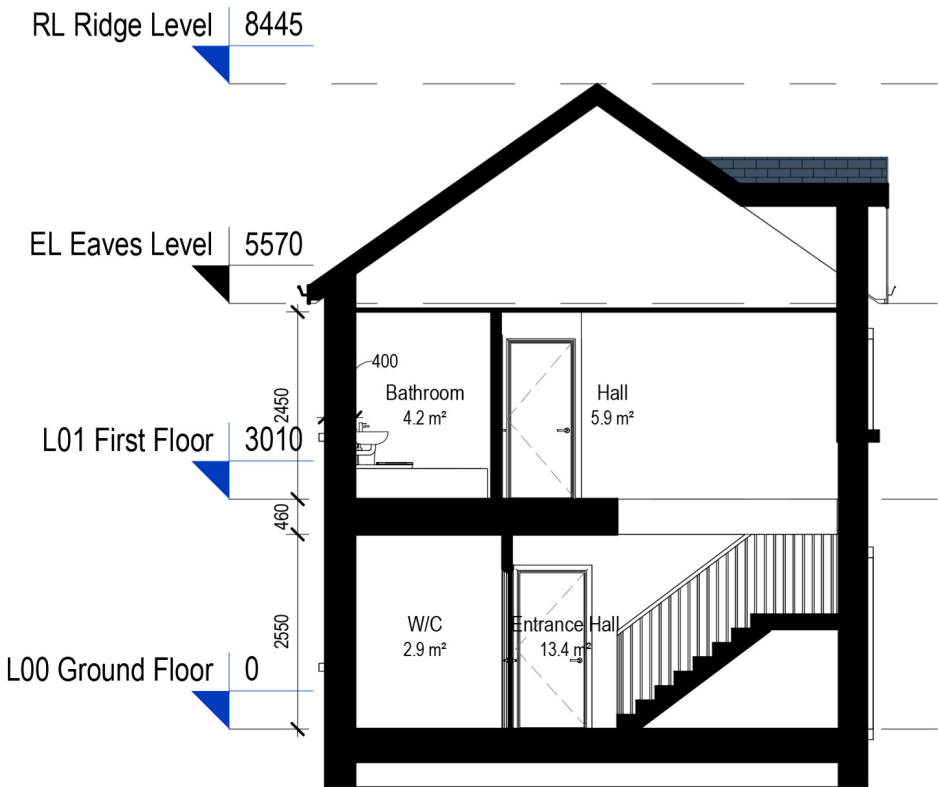
House Type H4BA



1: L00\_Proposed Ground Floor  
Scale - 1 : 100



2: L01\_Proposed First Floor  
Scale - 1 : 100



3: Section 1  
Scale - 1 : 100

Room Area - Housing Quality Audit - H4BA						
Name	Level	Department	Occupancy	Min Area	Area	Area Compliant
Bedroom 1	L01 First Floor	Bedroom	2	13.0 m²	13.0 m²	Yes
Bedroom 2	L01 First Floor	Bedroom	1	7.1 m²	7.3 m²	Yes
Bedroom 3	L01 First Floor	Bedroom	2	11.4 m²	11.7 m²	Yes
Bedroom 4	L01 First Floor	Bedroom	2	11.4 m²	11.6 m²	Yes
Bedroom: 4				42.9 m²	43.6 m²	
Entrance Hall	L00 Ground Floor	Circulation			13.4 m²	
Hall	L01 First Floor	Circulation			5.9 m²	
Circulation: 2				0.0 m²	19.3 m²	
Kitchen Dining	L00 Ground Floor	Living Area		20.0 m²	23.7 m²	Yes
Living Room	L00 Ground Floor	Living Area		20.0 m²	24.7 m²	Yes
Living Area: 2				40.0 m²	48.4 m²	
Bathroom	L01 First Floor	Sanitary			4.2 m²	
En-Suite	L01 First Floor	Sanitary			3.3 m²	
W/C	L00 Ground Floor	Sanitary			2.9 m²	
Sanitary: 3				0.0 m²	10.4 m²	
ST	L01 First Floor	Storage		1.0 m²	1.1 m²	Yes
Storage	Not Placed	Storage			Not Placed	
Utility	L00 Ground Floor	Storage		2.5 m²	2.9 m²	Yes
W-I-W	L01 First Floor	Storage		2.5 m²	2.9 m²	Yes
Storage: 4				6.0 m²	6.8 m²	
Grand total: 15				88.9 m²	128.6 m²	

Areas as per section 5.2 Dwelling Design of the Design Manual for Quality Housing

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F. Drawings to be read in conjunction with fire compliance report & all other contract documents.  
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Gross Internal Area Schedule - H4BA		
Level	Min Area	Actual Area
L00 Ground Floor	55.0 m²	70.3 m²
L01 First Floor	55.0 m²	69.9 m²
Grand total: 2	110.0 m²	140.1 m²

3	15/04/2024	LRD Stage 3	NK
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PROJECT	Development at Caltragh, Sligo, Co. Sligo		
DRAWING	HQA Analysis - H4BA		
DRG. No.	22110-H4BA-XXX-DR-RHA-AR-90001		
STAGE	LRD Stage 3	STATUS	P03 - S
REV	3	DATE	30/04/24
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Areas as per section 5.2 Dwelling Design of the Design Manual for Quality Housing

Gross Internal Area Schedule - H4BB		
Level	Min Area	Actual Area
L00 Ground Floor	55.0 m <sup>2</sup>	70.3 m <sup>2</sup>
L01 First Floor	55.0 m <sup>2</sup>	70.0 m <sup>2</sup>
Grand total: 2	110.0 m <sup>2</sup>	140.3 m <sup>2</sup>

3	15/04/2024	LRD Stage 3	NK
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