

Project: Jacob's Island
Location: Jacob's Island, Cork
Client: Montip Horizon Ltd.
Doc. Title: Housing Quality Assessment - Block 10
Doc. No.: 1730-OMP-B10-XX-SA-A-XX-60010

Proj. No.: 1730
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Doc. Purpose: For Information
Revision: E (27-06-2018) Planning Issue

Housing Quality Assessment

Apartments

Level Number	Unit Number	Allocated Part 5 units indicated as P5	Unit Type	Unit Description	Unit Area Required	Unit Area Achieved	Units 10% over minimum area	Aspect	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Area Required	Aggregate Bedroom Area Achieved	Main Living Room Area Required	Main Living Room Area Achieved	Main Living Room Width Required	Main Living Room Width Achieved	Kitchen/Living/Dining Area Required	Kitchen/Living/Dining Area Achieved	Aggregate Storage Area Required	Aggregate Storage Area Achieved	Garden/Terrace/Balcony Area Required	Garden/Terrace/Balcony Area Achieved
GF				Retail Unit 01	n/a	590.0m ²		n/a	S/E	0.0m	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
GF				Retail unit 02	n/a	142.0m ²		n/a	S/E	0.0m	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
GF				Retail unit 03	n/a	129.0m ²		n/a	S/E	0.0m	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
GF				Creche	n/a	392.2m ²		n/a	S/E	0.0m	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
01	1	P5		1 bed apartment (Block 10)	45.0m ²	48.0m ²	0	N/W	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.0m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²
01	2	P5		2 bed apartment (Block 10)	73.0m ²	75.0m ²	0	N/W	0.0m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.9m	30.0m ²	30.0m ²	6.0m ²	6.0m ²	7.0m ²	7.0m ²
01	3	P5		1 bed apartment (Block 10)	45.0m ²	48.8m ²	0	N/W	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.8m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²
01	4	P5		2 bed apartment (Block 10)	73.0m ²	78.2m ²	0	N/W	0.0m	2	4	24.4m ²	24.7m ²	n/a	n/a	3.6m	4.4m	30.0m ²	30.4m ²	6.0m ²	6.1m ²	7.0m ²	7.2m ²
01	5	P5		2 bed apartment (Block 10)	73.0m ²	79.1m ²	0	N/E	0.0m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.6m	30.0m ²	30.9m ²	6.0m ²	6.6m ²	7.0m ²	7.2m ²
01	6	P5		2 bed apartment (Block 10)	73.0m ²	75.0m ²	0	S/E	0.0m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.9m	30.0m ²	30.0m ²	6.0m ²	6.0m ²	7.0m ²	7.2m ²
01	7	P5		1 bed apartment (Block 10)	45.0m ²	50.3m ²	1	S/E	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	4.6m	23.0m ²	23.0m ²	3.0m ²	4.7m ²	5.0m ²	5.2m ²
01	8	P5		1 bed apartment (Block 10)	45.0m ²	48.8m ²	0	S/E	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.8m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²
01	9			1 bed studio apartment (Block 10)	37.0m ²	37.6m ²	0	N/W	0.0m	1	2	11.4m ²	26.0m ²	n/a	n/a	4.0m	4.7m	30.0m ²	30.0m ²	3.0m ²	3.0m ²	4.0m ²	7.9m ²
01	10	P5		1 bed apartment (Block 10)	45.0m ²	52.0m ²	1	N/W	0.0m	1	2	11.4m ²	11.7m ²	n/a	n/a	3.3m	3.3m	23.0m ²	25.8m ²	3.0m ²	3.1m ²	5.0m ²	11.6m ²
01	11	P5		1 bed apartment (Block 10)	45.0m ²	52.0m ²	1	N/W	0.0m	1	2	11.4m ²	11.7m ²	n/a	n/a	3.3m	3.3m	23.0m ²	25.8m ²	3.0m ²	3.1m ²	5.0m ²	12.0m ²
01	12			2 bed apartment (Block 10)	73.0m ²	81.6m ²	1	W	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.2m	30.0m ²	31.8m ²	6.0m ²	6.0m ²	7.0m ²	24.0m ²
01	13			2 bed apartment (Block 10)	73.0m ²	80.0m ²	0	S/E	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.0m	30.0m ²	30.2m ²	6.0m ²	6.0m ²	7.0m ²	15.9m ²
01	14			2 bed apartment (Block 10)	73.0m ²	80.0m ²	0	S/E	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.0m	30.0m ²	30.2m ²	6.0m ²	6.0m ²	7.0m ²	16.1m ²
01	15	P5		2 bed apartment (Block 10)	73.0m ²	80.0m ²	0	S/E	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.0m	30.0m ²	30.2m ²	6.0m ²	6.0m ²	7.0m ²	15.9m ²

Housing Quality Assessment

Apartments

Level Number	Unit Number	Allocated Part 5 units indicated as P5	Unit Type	Unit Description	Unit Area Required	Unit Area Achieved	Units 10% over minimum area	Aspect	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Area Required	Aggregate Bedroom Area Achieved	Main Living Room Area Required	Main Living Room Area Achieved	Main Living Room Width Required	Main Living Room Width Achieved	Kitchen/Living/Dining Area Required	Kitchen/Living/Dining Area Achieved	Aggregate Storage Area Required	Aggregate Storage Area Achieved	Garden/Terrace/Balcony Area Required	Garden/Terrace/Balcony Area Achieved
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02	16	P5		1 bed apartment (Block 10)	45.0m ²	48.0m ²	0	N/W	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.0m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²
02	17	P5		2 bed apartment (Block 10)	73.0m ²	75.0m ²	0	N/W	0.0m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.9m	30.0m ²	30.0m ²	6.0m ²	6.0m ²	7.0m ²	7.0m ²
02	18	P5		1 bed apartment (Block 10)	45.0m ²	48.8m ²	0	N/W	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.8m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²
02	19	P5		2 bed apartment (Block 10)	73.0m ²	78.2m ²	0	N/W	0.0m	2	4	24.4m ²	24.7m ²	n/a	n/a	3.6m	4.4m	30.0m ²	30.4m ²	6.0m ²	6.1m ²	7.0m ²	7.2m ²
02	20	P5		2 bed apartment (Block 10)	73.0m ²	79.1m ²	0	N/E	0.0m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.6m	30.0m ²	30.9m ²	6.0m ²	6.6m ²	7.0m ²	7.2m ²
02	21	P5		2 bed apartment (Block 10)	73.0m ²	75.0m ²	0	S/E	0.0m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.9m	30.0m ²	30.0m ²	6.0m ²	6.0m ²	7.0m ²	7.2m ²
02	22	P5		1 bed apartment (Block 10)	45.0m ²	50.3m ²	1	S/E	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	4.6m	23.0m ²	23.0m ²	3.0m ²	4.7m ²	5.0m ²	5.2m ²
02	23	P5		1 bed apartment (Block 10)	45.0m ²	48.8m ²	0	S/E	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.8m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²
02	24			1 bed apartment (Block 10)	45.0m ²	52.0m ²	1	N/W	0.0m	1	2	11.4m ²	11.7m ²	n/a	n/a	3.3m	3.3m	23.0m ²	25.8m ²	3.0m ²	3.1m ²	5.0m ²	5.2m ²
02	25			1 bed apartment (Block 10)	45.0m ²	52.0m ²	1	N/W	0.0m	1	2	11.4m ²	11.7m ²	n/a	n/a	3.3m	3.3m	23.0m ²	25.8m ²	3.0m ²	3.1m ²	5.0m ²	5.2m ²
02	26			1 bed apartment (Block 10)	45.0m ²	52.0m ²	1	N/W	0.0m	1	2	11.4m ²	11.7m ²	n/a	n/a	3.3m	3.3m	23.0m ²	25.8m ²	3.0m ²	3.1m ²	5.0m ²	5.2m ²
02	27			2 bed apartment (Block 10)	73.0m ²	81.6m ²	1	W	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.2m	30.0m ²	31.8m ²	6.0m ²	6.0m ²	7.0m ²	7.0m ²
02	28			2 bed apartment (Block 10)	73.0m ²	80.0m ²	0	S/E	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.0m	30.0m ²	30.2m ²	6.0m ²	6.0m ²	7.0m ²	7.2m ²
02	29			2 bed apartment (Block 10)	73.0m ²	80.0m ²	0	S/E	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.0m	30.0m ²	30.2m ²	6.0m ²	6.0m ²	7.0m ²	7.2m ²
02	30			2 bed apartment (Block 10)	73.0m ²	80.0m ²	0	S/E	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.0m	30.0m ²	30.2m ²	6.0m ²	6.0m ²	7.0m ²	7.2m ²
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03	31	P5		1 bed apartment (Block 10)	45.0m ²	48.0m ²	0	N/W	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.0m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²
03	32	P5		2 bed apartment (Block 10)	73.0m ²	75.0m ²	0	N/W	0.0m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.9m	30.0m ²	30.0m ²	6.0m ²	6.0m ²	7.0m ²	7.0m ²
03	33	P5		1 bed apartment (Block 10)	45.0m ²	48.8m ²	0	N/W	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.8m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²
03	34	P5		2 bed apartment (Block 10)	73.0m ²	78.2m ²	0	N/W	0.0m	2	4	24.4m ²	24.7m ²	n/a	n/a	3.6m	4.4m	30.0m ²	30.4m ²	6.0m ²	6.1m ²	7.0m ²	7.2m ²
03	35	P5		2 bed apartment (Block 10)	73.0m ²	79.1m ²	0	N/E	0.0m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.6m	30.0m ²	30.9m ²	6.0m ²	6.6m ²	7.0m ²	7.2m ²
03	36	P5		2 bed apartment (Block 10)	73.0m ²	75.0m ²	0	S/E	0.0m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.9m	30.0m ²	30.0m ²	6.0m ²	6.0m ²	7.0m ²	7.2m ²
03	37	P5		1 bed apartment (Block 10)	45.0m ²	50.3m ²	1	S/E	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	4.6m	23.0m ²	23.0m ²	3.0m ²	4.7m ²	5.0m ²	5.2m ²
03	38	P5		1 bed apartment (Block 10)	45.0m ²	48.8m ²	0	S/E	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.8m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²

Housing Quality Assessment

Apartments

Level Number	Unit Number	Allocated Part 5 units indicated as P5	Unit Type	Unit Description	Unit Area Required	Unit Area Achieved	Units 10% over minimum area	Aspect	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Area Required	Aggregate Bedroom Area Achieved	Main Living Room Area Required	Main Living Room Area Achieved	Main Living Room Width Required	Main Living Room Width Achieved	Kitchen/Living/Dining Area Required	Kitchen/Living/Dining Area Achieved	Aggregate Storage Area Required	Aggregate Storage Area Achieved	Garden/Terrace/Balcony Area Required	Garden/Terrace/Balcony Area Achieved	
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03	39			1 bed apartment (Block 10)	45.0m ²	52.0m ²		1	N/W	0.0m	1	2	11.4m ²	11.7m ²	n/a	n/a	3.3m	3.3m	23.0m ²	25.8m ²	3.0m ²	3.1m ²	5.0m ²	5.2m ²
03	40			1 bed apartment (Block 10)	45.0m ²	52.0m ²		1	N/W	0.0m	1	2	11.4m ²	11.7m ²	n/a	n/a	3.3m	3.3m	23.0m ²	25.8m ²	3.0m ²	3.1m ²	5.0m ²	5.2m ²
03	41			1 bed apartment (Block 10)	45.0m ²	52.0m ²		1	N/W	0.0m	1	2	11.4m ²	11.7m ²	n/a	n/a	3.3m	3.3m	23.0m ²	25.8m ²	3.0m ²	3.1m ²	5.0m ²	5.2m ²
03	42			2 bed apartment (Block 10)	73.0m ²	81.6m ²		1	W	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.2m	30.0m ²	31.8m ²	6.0m ²	6.0m ²	7.0m ²	7.0m ²
03	43			2 bed apartment (Block 10)	73.0m ²	80.0m ²		0	S/E	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.0m	30.0m ²	30.2m ²	6.0m ²	6.0m ²	7.0m ²	7.2m ²
03	44			2 bed apartment (Block 10)	73.0m ²	80.0m ²		0	S/E	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.0m	30.0m ²	30.2m ²	6.0m ²	6.0m ²	7.0m ²	7.2m ²
03	45			2 bed apartment (Block 10)	73.0m ²	80.0m ²		0	S/E	0.0m	2	4	24.4m ²	25.4m ²	n/a	n/a	3.6m	4.0m	30.0m ²	30.2m ²	6.0m ²	6.0m ²	7.0m ²	7.2m ²
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04	46	P5		1 bed apartment (Block 10)	45.0m ²	48.0m ²		0	N/W	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.0m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²
04	47	P5		2 bed apartment (Block 10)	73.0m ²	75.0m ²		0	N/W	0.0m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.9m	30.0m ²	30.0m ²	6.0m ²	6.0m ²	7.0m ²	7.0m ²
04	48	P5		1 bed apartment (Block 10)	45.0m ²	48.8m ²		0	N/W	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.8m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²
04	49	P5		2 bed apartment (Block 10)	73.0m ²	78.2m ²		0	N/W	0.0m	2	4	24.4m ²	24.7m ²	n/a	n/a	3.6m	4.4m	30.0m ²	30.4m ²	6.0m ²	6.1m ²	7.0m ²	7.2m ²
04	50	P5		2 bed apartment (Block 10)	73.0m ²	79.1m ²		0	N/E	0.0m	2	4	24.4m ²	24.8m ²	n/a	n/a	3.6m	4.6m	30.0m ²	30.9m ²	6.0m ²	6.6m ²	7.0m ²	7.2m ²
04	51	P5		2 bed apartment (Block 10)	73.0m ²	75.0m ²		0	S/E	0.0m	2	4	24.4m ²	25.0m ²	n/a	n/a	3.6m	3.9m	30.0m ²	30.0m ²	6.0m ²	6.0m ²	7.0m ²	7.2m ²
04	52	P5		1 bed apartment (Block 10)	45.0m ²	50.3m ²		1	S/E	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	4.6m	23.0m ²	23.0m ²	3.0m ²	4.7m ²	5.0m ²	5.2m ²
04	53	P5		1 bed apartment (Block 10)	45.0m ²	48.8m ²		0	S/E	0.0m	1	2	11.4m ²	11.5m ²	n/a	n/a	3.3m	3.3m	23.0m ²	23.8m ²	3.0m ²	3.0m ²	5.0m ²	5.2m ²
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05	54	P5		2 bed apartment (Block 10)	73.0m ²	77.0m ²		0	N/W	0.0m	2	4	24.4m ²	24.4m ²	n/a	n/a	3.6m	4.8m	30.0m ²	30.4m ²	6.0m ²	6.2m ²	7.0m ²	11.3m ²
05	55	P5		1 bed apartment (Block 10)	45.0m ²	48.6m ²		0	N/W	0.0m	1	2	11.4m ²	12.3m ²	n/a	n/a	3.3m	4.0m	23.0m ²	23.9m ²	3.0m ²	3.0m ²	5.0m ²	13.1m ²
05	56	P5		2 bed apartment (Block 10)	73.0m ²	78.6m ²		0	N/W	0.0m	2	4	24.4m ²	25.2m ²	n/a	n/a	3.6m	4.8m	30.0m ²	32.3m ²	6.0m ²	6.6m ²	7.0m ²	11.7m ²
05	57	P5		2 bed apartment (Block 10)	73.0m ²	78.1m ²		0	S/E	0.0m	2	4	24.4m ²	26.1m ²	n/a	n/a	3.6m	4.8m	30.0m ²	31.2m ²	6.0m ²	6.3m ²	7.0m ²	7.6m ²
05	58	P5		1 bed apartment (Block 10)	45.0m ²	49.4m ²		0	S/E	0.0m	1	2	11.4m ²	12.3m ²	n/a	n/a	3.3m	4.0m	23.0m ²	24.5m ²	3.0m ²	3.2m ²	5.0m ²	13.2m ²
05	59	P5		2 bed apartment (Block 10)	73.0m ²	82.0m ²		1	S/E	0.0m	2	4	24.4m ²	25.8m ²	n/a	n/a	3.6m	4.8m	30.0m ²	32.1m ²	6.0m ²	8.0m ²	7.0m ²	14.1m ²

Cumulative gross floor space of residential accommodation B10

3844.9m²

Unit Areas: Unit Areas: 61 % of units are 10% or more above the minimum area requirements. This is an average across all blocks 3,4,7,8,9 & 10.

Note: This schedule should be read in conjunction with the proposed site layout drawing and relevant house type drawings submitted as part of the subject application.