

APPENDIX 02 / HOUSING QUALITY ASSESSMENT BY UNIT TYPE

Proposed Residential Development

Cappagh Road, Knocknacra, Co.Galway

12.03.2026

Developable Site Area:	0.697 Hectares	1.72 Acres					Social Units				Affordable Units				
House Types	No. of Units	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Total Bed Spaces	Agg. Living Area (sqm)	Living space Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)	Private open Space (sqm)	Aspect	Attic Extension Possible
SITE A															
Apartment Type 'A' - 2 Bed - 4 Person - 00	4	85.2	1	4	16	34.9	3.6	13.2	12.2	-	25.4	6.2	26.7	Dual	No
Apartment Type 'B' - 2 Bed - 3 Person - 01&02	8	76.1	1	3	24	34.3	3.6	13.1	9	-	22.1	4.5	8.2	Varies	No
Apartment Type 'C' - 2 Bed - 3 Person - 01,02&03	3	76.1	1	2	6	34.9	3.6	13	9.1	-	22.1	4.7	13.2	Triple	No
Apartment Type 'D' - 2 Bed - 4 Person - 01,02	1	83.6	2	4	4	27.7	3.5	13	12.9	-	25.9	4.5	7	Triple	No
SITE B															
Apartment Type '1A' - 1 Bed - 2 Person - 00	1	49.8	1	2	2	23	3.45	11.6	-	-	11.6	3	TBC	Triple	No
Apartment Type '1B' - 1 Bed - 2 Person - 00	3	49.9	1	2	6	23	4	11.6	-	-	11.6	3	Varies	Dual	No
Apartment Type '1C' - 1 Bed - 2 Person - 00	1	50.2	1	2	2	27.1	3.3	11.4	-	-	11.4	2.7	TBC	Triple	No
Duplex-Apartment Type '2D' - 2 Bed - 3 Person - 01&02	1	78.5	2	3	3	28	4	13.2	9.5	-	22.7	5	6.2	Triple	No
Duplex-Apartment Type '2E' - 2 Bed - 4 Person - 01&02	1	85.7	2	4	4	33.2	5.4	11.4	13.8	-	25.2	6.5	6.2	Triple	No
Duplex-Apartment Type '2F' - 2 Bed - 3 Person - 01&02	3	78.5	2	3	9	28	4	13.2	9.5	-	22.7	5	6.2	Dual	No
House Type '2A&2B' - 2 Bed Terrace - 00&01	6	81.6	2	4	24	30.06	4	11.4	13.2	-	24.6	4.81	Varies	Dual	Yes
House Type '3A,3B&3C' - 3 Bed Terrace - 00&01	6	106.4	2	5	30	39.1	4.5	11.8	13.3	7.5	32.6	5.23	Varies	Dual	Yes
TOTAL	38				130										

Department of the Enviroment, Community & Local Goverment Standard - Sustainable Urban Housing: Design standards for new apartments guidelines for planning Authorities (2023)

Apartment Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces		Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)		Private open Space (sqm)
1 Bed/ 2 person unit	45	n/a	2		23	3.3	11.4	0	0	0	11.4	3		5
2 Bed/ 3 person unit	63	n/a	3		28	3.6	13	7.1	0	0	20.1	5		6
2 Bed/ 4 person unit	73	n/a	4		30	3.6	11.4	13	0	0	24.4	6		7
3 Bed/5 person unit	90	n/a	5		34	3.8	11.4	13	7.1	0	31.5	9		9

Department of the Enviroment, Community & Local Goverment Standard - Quality Housing for Sustainable Communities (2020)

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Bed 5 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed / 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	11.4	0	0	0	25	4
3 Bed / 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	11.4	7.1	0	0	32	5
4 Bed / 7 person dwelling (3 Storey)	120	3	7	15	40	3.8	13	11.4	11.4	7.1	0	43	6