

24004-AR-AQA - Apartments Quality Assessment Schedule based on Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025

Apartments at Proposed Large Residential Development (LRD) at "Crowpark 1st Division", Kildalkey Road, Trim, County Meath

Jun-26

Unit No.	Apartment Block	Character Area	Apartment Type	Universal Design / Lifetime Adaptable & Age Friendly	Description	Floor	Bed Spaces	Unit Area (m ²)			Living Room Width (m)		Bed 1 (m ²)	Bed 2 (m ²)	Agg. Bedroom Area (m ²)		Storage (m ²)		Private Open Space				Aspect	Orientation (single aspects units only)
								Required	Proposed	Exceeds (%)	Required	Proposed			Required	Proposed	Required	Proposed	Required Area (m2)	Proposed Area (m2)	Required Width (m)	Proposed Width (m)		

Block A

128	A	3	1(a)	Yes	2 Bedroom Apartment	GF	4	73.00	80.92	10.85%	3.60	4.225	15.30	11.42	25.00	26.72	6.00	6.41	7.00	7.69	1.50	1.82	Dual	N/A						
129	A	3	3	No	1 Bedroom Apartment	GF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.16	1.50	1.82	Single	West						
130	A	3	2	Yes	2 Bedroom Apartment	GF	4	73.00	84.32	15.51%	3.60	3.800	13.05	12.21	25.00	25.26	6.00	8.66	7.00	9.78	1.50	1.82	Dual	N/A						
131	A	3	3(a)	No	1 Bedroom Apartment	GF	2	45.00	52.33	16.29%	3.30	3.350	13.19	N/A	11.40	13.19	3.00	3.01	5.00	5.05	1.50	1.82	Single	South						
132	A	3	3	No	1 Bedroom Apartment	GF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.08	1.50	1.87	Single	South						
133	A	3	2(a)	Yes	2 Bedroom Apartment	GF	4	73.00	79.82	9.34%	3.60	3.800	13.00	11.40	25.00	24.40	6.00	7.30	7.00	10.05	1.50	1.87	Dual	N/A						
134	A	3	3	No	1 Bedroom Apartment	GF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.16	1.50	1.82	Single	East						
135	A	3	1	Yes	2 Bedroom Apartment	GF	4	73.00	87.17	19.41%	3.60	4.675	16.94	12.75	25.00	29.69	6.00	6.51	7.00	8.51	1.50	1.82	Dual	N/A						
136	A	3	1(a)	Yes	2 Bedroom Apartment	FF	4	73.00	80.92	10.85%	3.60	4.225	15.30	11.42	25.00	26.72	6.00	6.41	7.00	7.69	1.50	1.82	Dual	N/A						
137	A	3	3	No	1 Bedroom Apartment	FF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.16	1.50	1.82	Single	West						
138	A	3	2	Yes	2 Bedroom Apartment	FF	4	73.00	84.32	15.51%	3.60	3.800	13.05	12.21	25.00	25.26	6.00	8.66	7.00	9.78	1.50	1.82	Dual	N/A						
139	A	3	3(a)	No	1 Bedroom Apartment	FF	2	45.00	52.33	16.29%	3.30	3.350	13.19	N/A	11.40	13.19	3.00	3.01	5.00	5.05	1.50	1.82	Single	South						
140	A	3	3	No	1 Bedroom Apartment	FF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.08	1.50	1.87	Single	South						
141	A	3	2(a)	Yes	2 Bedroom Apartment	FF	4	73.00	79.82	9.34%	3.60	3.800	13.00	11.40	25.00	24.40	6.00	7.30	7.00	10.05	1.50	1.87	Dual	N/A						
142	A	3	3	No	1 Bedroom Apartment	FF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.16	1.50	1.82	Single	East						
143	A	3	1	Yes	2 Bedroom Apartment	FF	4	73.00	87.17	19.41%	3.60	4.675	16.94	12.75	25.00	29.69	6.00	6.51	7.00	8.51	1.50	1.82	Dual	N/A						
144	A	3	1(a)	Yes	2 Bedroom Apartment	SF	4	73.00	80.92	10.85%	3.60	4.225	15.30	11.42	25.00	26.72	6.00	6.41	7.00	7.69	1.50	1.82	Dual	N/A						
145	A	3	3	No	1 Bedroom Apartment	SF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.16	1.50	1.82	Single	West						
146	A	3	2	Yes	2 Bedroom Apartment	SF	4	73.00	84.32	15.51%	3.60	3.800	13.05	12.21	25.00	25.26	6.00	8.66	7.00	9.78	1.50	1.82	Dual	N/A						
147	A	3	3(a)	No	1 Bedroom Apartment	SF	2	45.00	52.33	16.29%	3.30	3.350	13.19	N/A	11.40	13.19	3.00	3.01	5.00	5.05	1.50	1.82	Single	South						
148	A	3	3	No	1 Bedroom Apartment	SF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.08	1.50	1.87	Single	South						
149	A	3	2(a)	Yes	2 Bedroom Apartment	SF	4	73.00	79.82	9.34%	3.60	3.800	13.00	11.40	25.00	24.40	6.00	7.30	7.00	10.05	1.50	1.87	Dual	N/A						
150	A	3	3	No	1 Bedroom Apartment	SF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.16	1.50	1.82	Single	East						
151	A	3	1	Yes	2 Bedroom Apartment	SF	4	73.00	87.17	19.41%	3.60	4.675	16.94	12.75	25.00	29.69	6.00	6.51	7.00	8.51	1.50	1.82	Dual	N/A						
152	A	3	1(a)	Yes	2 Bedroom Apartment	TF	4	73.00	80.92	10.85%	3.60	4.225	15.30	11.42	25.00	26.72	6.00	6.41	7.00	7.69	1.50	1.82	Dual	N/A						
153	A	3	3	No	1 Bedroom Apartment	TF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.16	1.50	1.82	Single	West						
154	A	3	2	Yes	2 Bedroom Apartment	TF	4	73.00	84.32	15.51%	3.60	3.800	13.05	12.21	25.00	25.26	6.00	8.66	7.00	9.78	1.50	1.82	Dual	N/A						
155	A	3	3(a)	No	1 Bedroom Apartment	TF	2	45.00	52.33	16.29%	3.30	3.350	13.19	N/A	11.40	13.19	3.00	3.01	5.00	5.05	1.50	1.82	Single	South						
156	A	3	3	No	1 Bedroom Apartment	TF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.08	1.50	1.87	Single	South						
157	A	3	2(a)	Yes	2 Bedroom Apartment	TF	4	73.00	79.82	9.34%	3.60	3.800	13.00	11.40	25.00	24.40	6.00	7.30	7.00	10.05	1.50	1.87	Dual	N/A						
158	A	3	3	No	1 Bedroom Apartment	TF	2	45.00	49.43	9.84%	3.30	3.350	11.84	N/A	11.40	11.84	3.00	3.01	5.00	5.16	1.50	1.82	Single	East						
159	A	3	1	Yes	2 Bedroom Apartment	TF	4	73.00	87.17	19.41%	3.60	4.675	16.94	12.75	25.00	29.69	6.00	6.51	7.00	8.51	1.50	1.82	Dual	N/A						
								Total (m²)		2131.40																				

Block A - Single / Dual Aspect	
Total Number of Dual Aspect Units	16 (50%)
Total Number of Single Aspect Units	16 (50%)
NOTE: Single Aspect Units have either an East, West or South Orientation.	

Communal Open Space Block A		m ²
7m ² per 2 bedroom apartment (4 Person) x 16 units =		112.00
5m ² per 1 bedroom apartment x 16 units =		80.00
Total Communal Open Space Required		192.00
Area of Communal Open Space Provided		276.00

CAR PARKING On-street car parking has been provided for each apartment block at the rate of 1 no. car parking space per apartment and 1 no. visitor car parking space per 4 apartments (overall rate provided = 1.25 car parking spaces per apartment). Apartment Block A (32 apartments) provided with 32 no. car parking spaces plus 8 no. visitor spaces.

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Unit No.	Apartment Block	Character Area	Apartment Type Universal Design / Lifetime Adaptable & Age Friendly	Description	Floor	Bed Spaces	Unit Area (m ²)			Living Room Width (m)		Bed 1 (m ²)	Bed 2 (m ²)	Agg. Bedroom Area (m ²)		Storage (m ²)		Private Open Space				Aspect	Orientation (single aspects units only)
							Required	Proposed	Exceeds (%)	Required	Proposed			Required	Proposed	Required	Proposed	Required Area (m2)	Proposed Area (m2)	Required Width (m)	Proposed Width (m)		
							BICYCLE PARKING				Bicycle parking has been provided in secure purpose designed building located a short distance from the main entrance to each block and directly accessible from the public road. Secure bicycle parking has been provided at the rate of 1 space per bedroom (SPPR 4) and external visitor bicycle parking has been provided at a rate of 1 space per 2 apartments. Apartment Block A (32 apartments/48 bedrooms) has been provided with 48 no. secure bicycle parking spaces (racked system) within the dedicated storage building including additional area for cargo bike etc. and 16 no. visitor bicycle parking spaces (sheffield stands) outside the secure storage building.												
WASTE MANAGEMENT				Each apartment block has been provided with a secure purpose designed building located a short distance from the main entrance to each block with space for bins to be left out on collection days without blocking footpaths. Stores have been designed to accommodate all the variants and volume of bins required as set out in the Operational Waste & Recycling Management Plan.																			

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								Required	Proposed	Exceeds (%)	Required	Proposed			Required	Proposed	Required	Proposed	Required Area (m2)	Proposed Area (m2)	Required Width (m)	Proposed Width (m)		
Block B																								
160	B	3	4	Yes	2 Bedroom Apartment	GF	4	73.00	100.45	37.60%	3.60	4.925	15.78	13.47	25.00	29.25	6.00	6.82	7.00	8.32	1.50	1.62	Dual	N/A
161	B	3	5	Yes	2 Bedroom Apartment	GF	4	73.00	101.90	39.59%	3.60	5.630	12.52	13.32	25.00	25.84	6.00	6.15	7.00	7.49	1.50	2.10	Dual	N/A
162	B	3	6	Yes	2 Bedroom Apartment	GF	4	73.00	82.36	12.82%	3.60	3.800	13.23	11.62	25.00	24.85	6.00	6.74	7.00	11.53	1.50	2.10	Single	South
163	B	3	6(a)	Yes	2 Bedroom Apartment	GF	4	73.00	85.15	16.64%	3.60	3.800	14.52	13.03	25.00	27.55	6.00	6.74	7.00	11.53	1.50	2.10	Single	South
164	B	3	5(a)	Yes	2 Bedroom Apartment	GF	4	73.00	106.27	45.58%	3.60	5.630	14.09	13.32	25.00	27.41	6.00	6.09	7.00	7.49	1.50	2.10	Dual	N/A
165	B	3	4(a)	Yes	2 Bedroom Apartment	GF	4	73.00	94.72	29.75%	3.60	5.025	13.94	11.90	25.00	25.84	6.00	6.82	7.00	7.59	1.50	1.62	Dual	N/A
166	B	3	4	Yes	2 Bedroom Apartment	FF	4	73.00	100.45	37.60%	3.60	4.925	15.78	13.47	25.00	29.25	6.00	6.82	7.00	8.32	1.50	1.62	Dual	N/A
167	B	3	5	Yes	2 Bedroom Apartment	FF	4	73.00	101.90	39.59%	3.60	5.630	12.52	13.32	25.00	25.84	6.00	6.15	7.00	7.49	1.50	2.10	Dual	N/A
168	B	3	6	Yes	2 Bedroom Apartment	FF	4	73.00	82.36	12.82%	3.60	3.800	13.23	11.62	25.00	24.85	6.00	6.74	7.00	11.53	1.50	2.10	Single	South
169	B	3	6(a)	Yes	2 Bedroom Apartment	FF	4	73.00	85.15	16.64%	3.60	3.800	14.52	13.03	25.00	27.55	6.00	6.74	7.00	11.53	1.50	2.10	Single	South
170	B	3	5(a)	Yes	2 Bedroom Apartment	FF	4	73.00	106.27	45.58%	3.60	5.630	14.09	13.32	25.00	27.41	6.00	6.09	7.00	7.49	1.50	2.10	Dual	N/A
171	B	3	4(a)	Yes	2 Bedroom Apartment	FF	4	73.00	94.72	29.75%	3.60	5.025	13.94	11.90	25.00	25.84	6.00	6.82	7.00	7.59	1.50	1.62	Dual	N/A
172	B	3	4	Yes	2 Bedroom Apartment	SF	4	73.00	100.45	37.60%	3.60	4.925	15.78	13.47	25.00	29.25	6.00	6.82	7.00	8.32	1.50	1.62	Dual	N/A
173	B	3	5	Yes	2 Bedroom Apartment	SF	4	73.00	101.90	39.59%	3.60	5.630	12.52	13.32	25.00	25.84	6.00	6.15	7.00	7.49	1.50	2.10	Dual	N/A
174	B	3	6	Yes	2 Bedroom Apartment	SF	4	73.00	82.36	12.82%	3.60	3.800	13.23	11.62	25.00	24.85	6.00	6.74	7.00	11.53	1.50	2.10	Single	South
175	B	3	6(a)	Yes	2 Bedroom Apartment	SF	4	73.00	85.15	16.64%	3.60	3.800	14.52	13.03	25.00	27.55	6.00	6.74	7.00	11.53	1.50	2.10	Single	South
176	B	3	5(a)	Yes	2 Bedroom Apartment	SF	4	73.00	106.27	45.58%	3.60	5.630	14.09	13.32	25.00	27.41	6.00	6.09	7.00	7.49	1.50	2.10	Dual	N/A
177	B	3	4(a)	Yes	2 Bedroom Apartment	SF	4	73.00	94.72	29.75%	3.60	5.025	13.94	11.90	25.00	25.84	6.00	6.82	7.00	7.59	1.50	1.62	Dual	N/A
178	B	3	4	Yes	2 Bedroom Apartment	TF	4	73.00	100.45	37.60%	3.60	4.925	15.78	13.47	25.00	29.25	6.00	6.82	7.00	8.32	1.50	1.62	Dual	N/A
179	B	3	5	Yes	2 Bedroom Apartment	TF	4	73.00	101.90	39.59%	3.60	5.630	12.52	13.32	25.00	25.84	6.00	6.15	7.00	7.49	1.50	2.10	Dual	N/A
180	B	3	6	Yes	2 Bedroom Apartment	TF	4	73.00	82.36	12.82%	3.60	3.800	13.23	11.62	25.00	24.85	6.00	6.74	7.00	11.53	1.50	2.10	Single	South
181	B	3	6(a)	Yes	2 Bedroom Apartment	TF	4	73.00	85.15	16.64%	3.60	3.800	14.52	13.03	25.00	27.55	6.00	6.74	7.00	11.53	1.50	2.10	Single	South
182	B	3	5(a)	Yes	2 Bedroom Apartment	TF	4	73.00	106.27	45.58%	3.60	5.630	14.09	13.32	25.00	27.41	6.00	6.09	7.00	7.49	1.50	2.10	Dual	N/A
183	B	3	4(a)	Yes	2 Bedroom Apartment	TF	4	73.00	94.72	29.75%	3.60	5.025	13.94	11.90	25.00	25.84	6.00	6.82	7.00	7.59	1.50	1.62	Dual	N/A
Total (m²)								2283.40																

Block B - Single / Dual Aspect	
Total Number of Dual Aspect Units	16 (66%)
Total Number of Single Aspect Units	8 (33%)
NOTE: Single Aspect Units have either an East, West or South Orientation.	

Communal Open Space Block B		m ²
7m ² per 2 bedroom apartment (4 Person) x 24 units =		168.00
Total Communal Open Space Required		168.00
Area of Communal Open Space Provided		314.00

CAR PARKING	On-street car parking has been provided for each apartment block at the rate of 1 no. car parking space per apartment and 1 no. visitor car parking space per 4 apartments (overall rate provided = 1.25 car parking spaces per apartment). Apartment Block B (24 apartments) provided with 24 no. car parking spaces plus 6 no. visitor spaces.
BICYCLE PARKING	Bicycle parking has been provided in secure purpose designed building located a short distance from the main entrance to each block and directly accessible from the public road. Secure bicycle parking has been provided at the rate of 1 space per bedroom (SPPR 4) and external visitor bicycle parking has been provided at a rate of 1 space per 2 apartments. Apartment Block B (24 apartments/48 bedrooms) has been provided with 48 no. secure bicycle parking spaces (racked system) within the dedicated storage building including additional area for cargo bike etc. and 12 no. visitor bicycle parking spaces (sheffield stands) outside the secure storage building.
WASTE MANAGEMENT	Each apartment block has been provided with a secure purpose designed building located a short distance from the main entrance to each block with space for bins to be left out on collection days without blocking footpaths. Stores have been designed to accommodate all the variants and volume of bins required as set out in the Operational Waste & Recycling Management Plan.