

# Castle Park

## Housing Quality Assessment

Castle Park, Castlelands (Townland), Mallow, Co Cork

LRD Planning Application - October 2024



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## 1.0 Introduction and Project Description

This Housing Quality Assessment report has been prepared by Deady Gahan Architects to provide information on the proposed residential development in Castle Park, Castlelands (Townland), Mallow, Co Cork.

The proposed development relates to a 18.2 Ha site with a developable area of 12.7 Ha. The land is a greenfield site of a flat to steep topographical nature. St. Joseph's Road provides access to the site, running along the site's northern boundary, with the dwellings within the scheme being accessed from Kingsfort Avenue within the existing Castle Park development. The site is flanked by the existing Castle Park development to the west, a public park to the south and a residential dwelling and agricultural lands to the west. Scoil Aonghusa National School is located to the north of the site. The site is also a short distance from the N20 Road, providing the site with excellent connections to Cork City/County, North Cork, Limerick and nationally thereafter.

The proposed development will consist of the development of 469 no. residential units, consisting of 164 no. apartments/duplexes (ranging from 1 - 2 bedrooms) and 305 no. houses (ranging from 1 - 4 bedrooms). The scheme will also include for car parking, cycle parking, new pedestrian/cycle links, storage, services and plant areas. Landscaping will include for high quality private open space, communal amenity areas and public open space provision.

Deady Gahan Architects are the designers of the proposed scheme and the units have been specifically designed to meet the demands of the housing market. All the proposed units will be assessed in this report against the relative regulation.

The proposed development will accommodate no. 469 residential units:

- No. 305 Standard Housing
- No. 164 Apartments/Duplexes

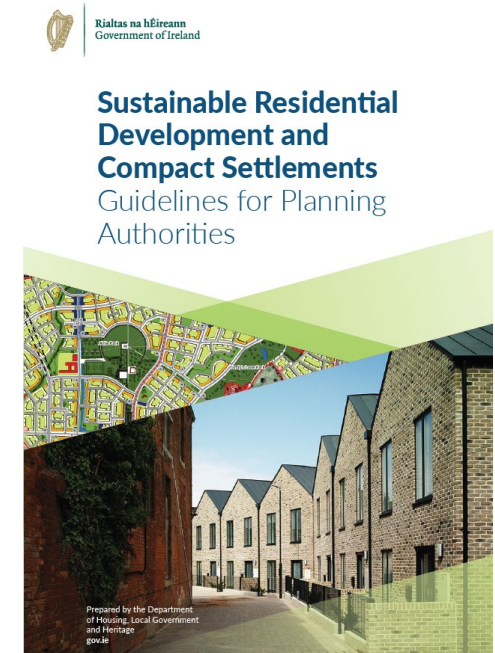
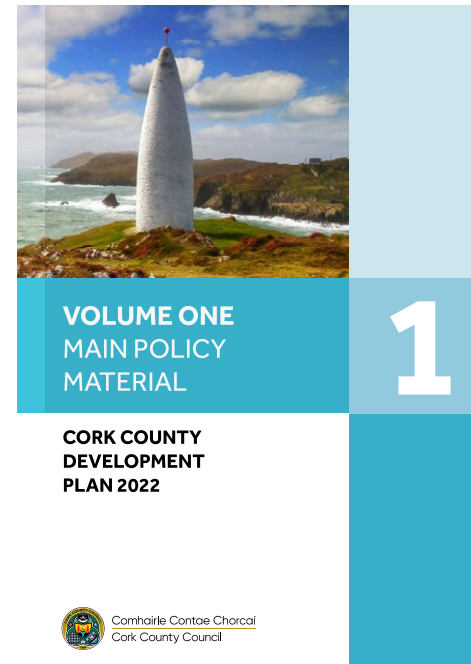
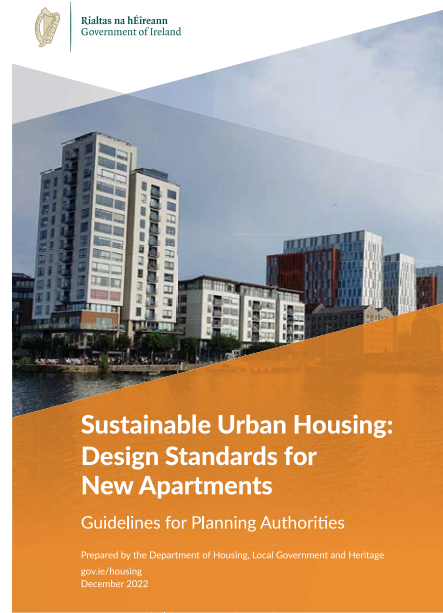
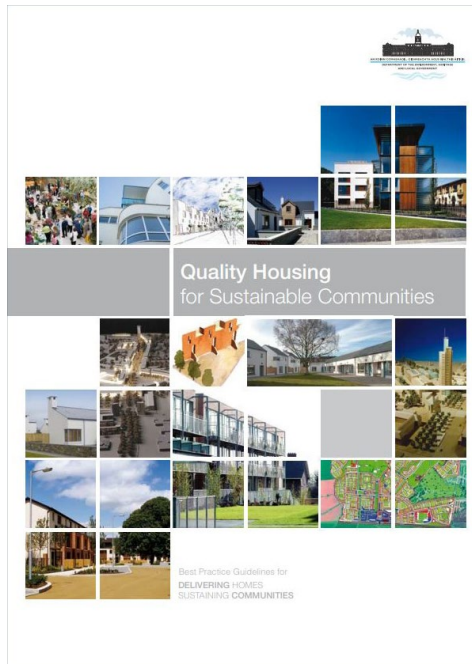
## 2.0 Policy Overview

Deady Gahan Architects have been appointed to produce this Housing Quality Assessment to accompany the Large-scale Residential Development (LRD) planning application to Cork County Council for the proposed development which consists of:

469 no. residential units (305 no. houses and 164 no. apartments/duplexes) and associated site works at Castle Park, Castlelands (Townland), Mallow, Co Cork.

This report demonstrates the proposed residential houses and apartments against the provisions of:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)
- Cork County Development Plan 2022-2028
- Sustainable Residential Development and Compact Settlements. Guidelines for Planning Authorities (2024)



### 3.0 Proposed Site Layout



### 3.1 Summary Schedule

CASTLE PARK LRD					
Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	No. of Unit
A1	4-bed semi-detached	4 bed	6	138.2	61
A2	4-bed semi-detached	4 bed	6	140.0	7
B1	3-bed semi-detached	3 bed	5	116.6	82
B2	3-bed semi-detached	3 bed	5	118.5	6
B3	3-bed semi-detached	3 bed	5	116.0	4
C1 / C2 / C3	3-bed semi-detached / detached	3 bed	5	110.5	40
D1	3-bed end townhouse	3 bed	5	116.6	45
D2	3-bed mid townhouse	3 bed	5	116.6	12
D3	3-bed end townhouse	3 bed	5	118.5	3
E1	2-bed mid townhouse	2 bed	4	92.4	42
F1/F2/F3	1-bed bungalow w/study	1 bed	2	66.9	3
M1/M2/M3	2-bed duplex	2 bed	4	89.0	10
N1/N2/N3	1-bed GF apartment	1 bed	2	51.7 - 53.5	10
J1/J2/J3	1-bed GF apartment	1 bed	2	55.5	72
K1/K2/K3	2-bed duplex	2 bed	4	89.4	72
<b>4 bed</b>		68	14.5%		
<b>3 bed</b>		192	40.9%		
<b>2 bed</b>		124	26.5%		
<b>1 bed</b>		85	18.1%		
<b>houses</b>		305	65.0%		
<b>duplex-apartments</b>		164	35.0%		
<b>TOTAL NUMBER OF UNITS</b>		<b>469</b>			
<b>SITE AREA (RED LINE BOUNDARY)</b>		<b>18.2 Ha</b>			
<b>DEVELOPABLE AREA</b>		<b>12.7 Ha</b>			
<b>DENSITY</b>		<b>36.9 UNITS / HA</b>			
<b>OPEN SPACE</b>		<b>17.5%</b>			
<b>122-child CRECHE</b>		<b>G.I.A. 788.6 sq.m.</b>			
<b>INTERPRETIVE CENTRE AND CAFÉ</b>		<b>G.I.A. 58.7 sq.m.</b>			

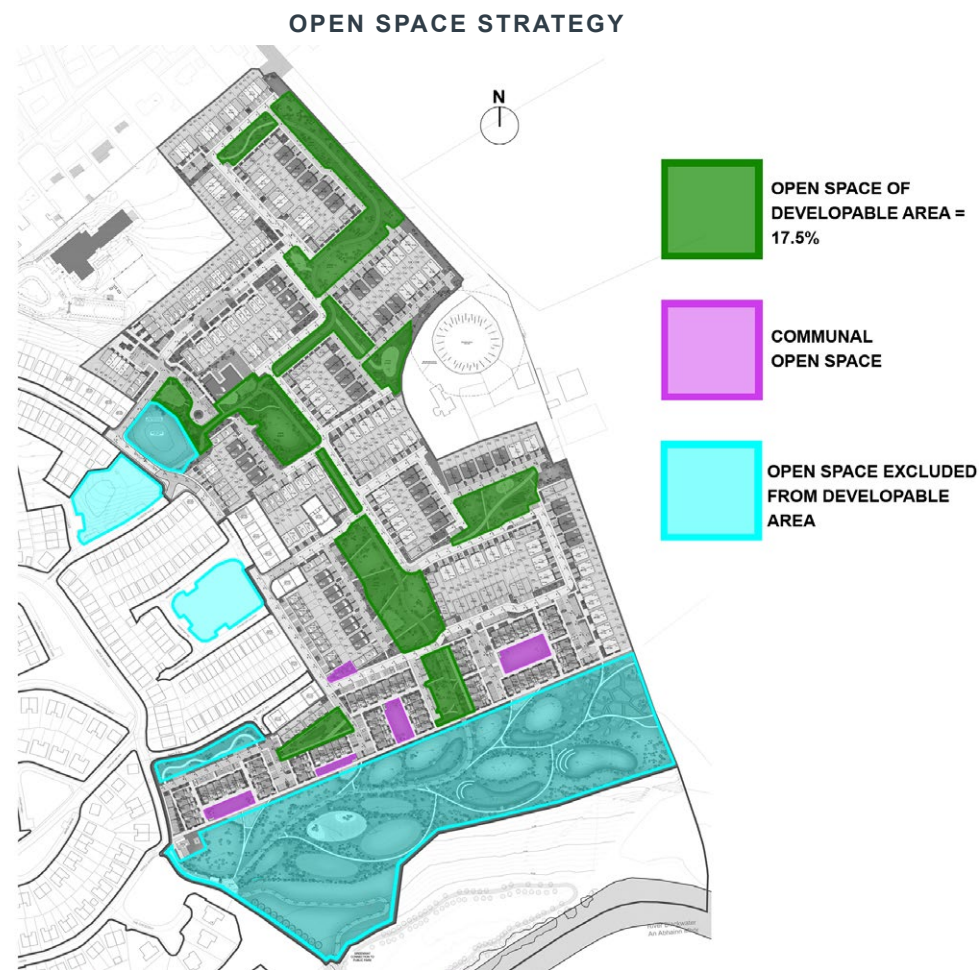
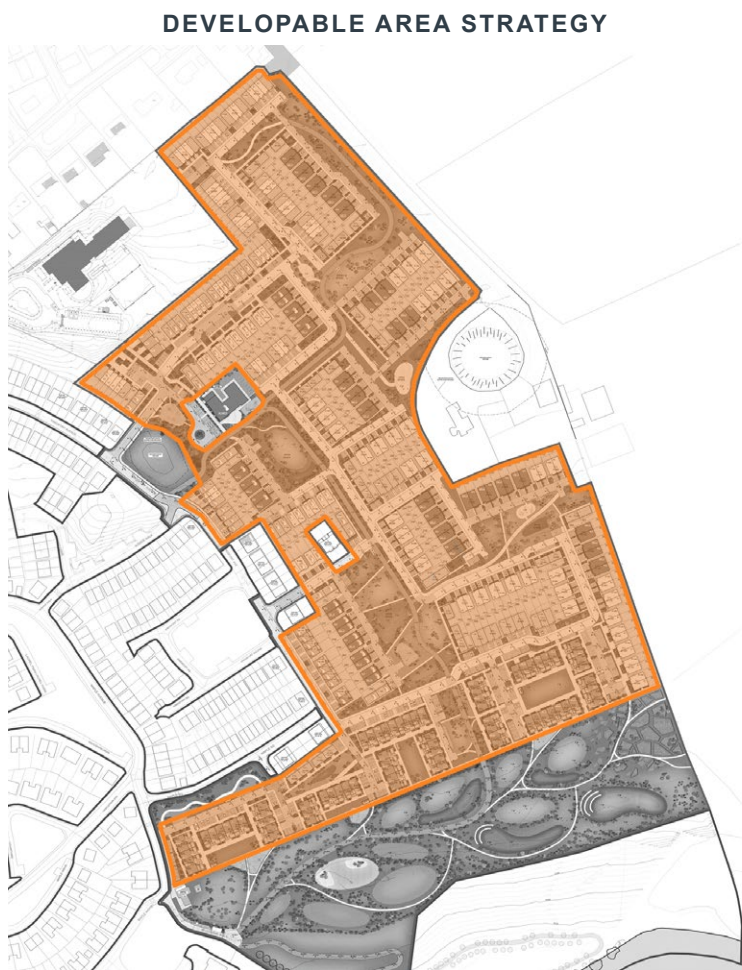
## 3.2 Developable Area & Open Spaces

The total **SITE AREA** comprises **18.2 HA**, with a net **DEVELOPABLE AREA** of **12.7 HA**.

Excluded from the total site area to provide a net developable area are: existing access streets, existing open spaces, the creche site, and the zoned public open space to the south of the site.

**2.22 HA** Usable Public Open Space is provided which equates to the **17.5%** of the developable area.

Additional spaces not counted in the above include the landscaped area to the south within the zoned public open space (approx. 4.3 HA) and the existing open spaces within the Castle park development. These areas provides additional usable public spaces that have **not** been considered in the open space calculation for this application.



## 4.0 Housing Quality Assessment - Houses

For the housing element, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Quality Housing for Sustainable Communities (2007)” and the “Cork County Development Plan 2022-2028”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”.

Please see schedule on the following pages showing the house typologies proposed within the development compared with the relative legislation.

The size and depth for private amenity spaces are dictated by the Compact Growth Guidelines issued in 2024, the depth of the gardens are reduced from 11m to 8m and the minimum area requirements are as follows;

- Minimum 30 sq.m. for 2 bed houses
- Minimum 40 sq.m. for 3 bed houses.
- Minimum 50 sq.m. for 4 bed houses.

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	(m <sup>2</sup> )	(m <sup>2</sup> )	(m <sup>2</sup> )	(m <sup>2</sup> )	(m <sup>2</sup> )
<b>Family Dwellings - 3 or more persons</b>					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

Extract from Quality Housing for Sustainable Communities (2007)





Castle Park, Castlelands (Townland), Mallow, Co. Cork

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
1	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	143.1
2	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	45.0
3	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	44.4
4	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	13.8
5	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	82.1
6	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	98.0
7	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	54.6
8	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	52.1
9	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	50.0
10	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	91.0
11	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	87.9
12	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	45.4
13	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	44.6
14	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	83.3
15	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	81.9
16	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	42.2
17	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	41.7
18	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	41.5
19	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	91.7
20	C3	3 Bed Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	118.2
21	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	73.9
22	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
23	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	73.9
24	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
25	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	73.9
26	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	84.9
27	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	67.6
28	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
29	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
30	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	73.9
31	C3(m)	3 Bed Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	118.2
32	C2(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	68.0
33	C1	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.4
34	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	69.2
35	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.6
36	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.6
37	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.6
38	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	81.2
39	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	74.3
40	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.6
41	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.6
42	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
43	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
44	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.6
45	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.6
46	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	69.2

Castle Park, Castlelands (Townland), Mallow, Co. Cork

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
47	C2	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	68.0
48	C1(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.4
49	D3	3 Bed Townhouse	5	92.0	118.4	34.0	45.3	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	64.7
50	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	42.9
51	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	43.7
52	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	44.7
53	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	45.6
54	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	88.1
55	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	90.5
56	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	42.9
57	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	43.7
58	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	44.7
59	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	97.9
60	D3	3 Bed Townhouse	5	92.0	118.4	34.0	45.3	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	63.1
61	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	47.7
62	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	46.7
63	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	96.9
64	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	95.2
65	D2	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	54.6
66	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	85.6
67	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	85.4
68	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	43.8
69	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	44.2
70	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	86.6
71	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	86.6
72	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	44.4
73	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	44.6
74	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	44.2
75	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	86.2
76	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	86.2
77	D2	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	54.6
78	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	100.0
79	F1	1 Bed Bungalow	2	44.0	66.9	23.0	28.0	13.0	/	/	/	11.0	13.0	2.0	3.4	Yes	20.0	93.0
80	F2	1 Bed Bungalow	2	44.0	66.9	23.0	28.0	13.0	/	/	/	11.0	13.0	2.0	3.4	Yes	20.0	49.0
81	F3	1 Bed Bungalow	2	44.0	66.9	23.0	28.0	13.0	/	/	/	11.0	13.0	2.0	3.4	Yes	20.0	49.0
82	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	232.0
83	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	55.8
84	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	53.5
85	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	52.0
86	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	50.5
87	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	91.2
88	C2	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	76.9
89	C1(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	49.5
90	C1	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	57.3
91	C2(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	74.1

Castle Park, Castlelands (Townland), Mallow, Co. Cork

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
92	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.3
93	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	83.4
94	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	83.3
95	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	83.7
96	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	83.7
97	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	83.6
98	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	83.7
99	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	83.7
100	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	83.7
101	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	100.0
102	A2	4 Bed Semi-Detached	6	100.0	140.0	37.0	54.6	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	59.2
103	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
104	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
105	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
106	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
107	A2(m)	4 Bed Semi-Detached	6	100.0	140.0	37.0	54.6	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	59.1
108	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	82.8
109	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.6
110	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.6
111	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
112	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
113	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.4
114	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.4
115	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	100.0
116	C3(m)	3 Bed Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	129.0
117	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	73.9
118	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
119	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	73.9
120	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
121	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
122	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
123	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
124	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
125	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
126	B2(m)	3 Bed Semi-Detached	5	92.0	118.5	34.0	45.3	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	46.0
127	B2	3 Bed Semi-Detached	5	92.0	118.5	34.0	45.3	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	46.0
128	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
129	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
130	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
131	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
132	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
133	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	72.7
134	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
135	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
136	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	72.7

Castle Park, Castlelands (Townland), Mallow, Co. Cork

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
137	C2	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	68.1
138	C1(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.5
139	C3	3 Bed Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	118.2
140	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	73.9
141	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
142	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
143	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	72.7
144	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
145	A2(m)	4 Bed Semi-Detached	6	100.0	140.0	37.0	54.6	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	55.5
146	B2	3 Bed Semi-Detached	5	92.0	118.5	34.0	45.3	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	66.0
147	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
148	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
149	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
150	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
151	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	69.2
152	C2	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	68.0
153	C1(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.4
154	C1	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.5
155	C1(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	60.0
156	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
157	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	74.0
158	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
159	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	74.0
160	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
161	A2(m)	4 Bed Semi-Detached	6	100.0	140.0	37.0	54.6	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	50.0
162	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	164.0
163	D2	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	44.0
164	D2	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	44.0
165	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	68.2
166	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
167	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.6
168	E1	2 Bed Townhouse	4	80.0	92.4	30.0	37.2	14.5	12.2	/	/	25.0	26.7	4.0	4.2	Yes	30.0	35.6
169	D3(m)	3 Bed Townhouse	5	92.0	118.4	34.0	45.3	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	59.6
170	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	93.7
171	D2	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	49.5
172	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.3
173	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.3
174	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.3
175	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	74.2
176	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.2
177	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	73.7
178	B2(m)	3 Bed Semi-Detached	5	92.0	118.5	34.0	45.3	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	48.0
179	C2(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	115.0
180	C1	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	87.4
181	B3(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	39.5	14.6	12.2	8.3	/	32.0	35.1	5.0	6.2	Yes	40.0	108.0

# Housing Quality Assessment



## Castle Park, Castlelands (Townland), Mallow, Co. Cork

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
182	B3	3 Bed Semi-Detached	5	92.0	116.6	34.0	39.5	14.6	12.2	8.3	/	32.0	35.1	5.0	6.2	Yes	40.0	113.0
183	B3(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	39.5	14.6	12.2	8.3	/	32.0	35.1	5.0	6.2	Yes	40.0	113.0
184	B3	3 Bed Semi-Detached	5	92.0	116.6	34.0	39.5	14.6	12.2	8.3	/	32.0	35.1	5.0	6.2	Yes	40.0	107.0
185	C3	3 Bed Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	118.2
186	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	68.0
187	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
188	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
189	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
190	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
191	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
192	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
193	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	130.0
194	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	143.0
195	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
196	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
197	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
198	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
199	D2	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	44.0
200	D2	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	44.0
201	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	69.2
202	C2	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	68.0
203	C1(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.5
204	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	46.0
205	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
206	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
207	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
208	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
209	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
210	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
211	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
212	C1(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	51.8
213	C1	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	51.8
214	A2(m)	4 Bed Semi-Detached	6	100.0	140.0	37.0	54.6	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	59.1
215	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
216	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
217	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
218	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
219	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
220	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	75.1
221	A2	4 Bed Semi-Detached	6	100.0	140.0	37.0	54.6	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	50.0
222	A2(m)	4 Bed Semi-Detached	6	100.0	140.0	37.0	54.6	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	81.3
223	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	98.1
224	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	99.0
225	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	100.0
226	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	101.0

Castle Park, Castlelands (Townland), Mallow, Co. Cork

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
227	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	100.0
228	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	96.3
229	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	92.4
230	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	90.7
231	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	87.2
232	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	84.0
233	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	162.0
234	C1	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.4
235	C2(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	86.0
236	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	79.7
237	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	79.4
238	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	79.4
239	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	79.4
240	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	79.4
241	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	76.4
242	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	76.4
243	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	79.4
244	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	79.4
245	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	81.5
246	C1	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.4
247	C1(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.4
268	C3	3 Bed Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	117.0
269	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	74.9
270	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.2
271	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.3
272	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.3
273	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.3
274	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.1
275	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.3
276	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	79.9
277	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.3
278	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	79.3
279	C1	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.5
280	C2(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	70.6
281	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
282	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
283	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
284	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
285	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
286	B2(m)	3 Bed Semi-Detached	5	92.0	118.5	34.0	45.3	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	70.4
287	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	115.0
288	D2(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	79.8
289	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	112.9
290	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	81.2
291	D2	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	49.5

Castle Park, Castlelands (Townland), Mallow, Co. Cork

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
292	D2	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	49.5
293	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.3
294	D1	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	77.3
295	D2	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	49.5
296	D2	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	49.5
297	D1(m)	3 Bed Townhouse	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	76.1
298	C2	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	68.0
299	C1(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.5
300	C1(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	54.4
301	C2	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	135.0
302	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	98.3
303	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	95.4
304	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	92.5
305	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	89.6
306	A1(m)	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	86.8
307	A1	4 Bed Semi-Detached	6	100.0	138.2	37.0	47.7	13.0	12.9	9.5	9.5	36.0	44.9	6.0	6.3	Yes	50.0	83.8
308	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	82.7
309	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	79.5
310	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	78.6
311	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	73.7
312	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	103.0
313	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	108.0
314	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	105.0
315	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	103.0
316	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	100.0
317	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	97.0
318	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	95.2
319	B1	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	92.5
320	B1(m)	3 Bed Semi-Detached	5	92.0	116.6	34.0	38.4	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	89.9
321	B2	3 Bed Semi-Detached	5	92.0	118.5	34.0	45.3	16.4	11.6	8.1	/	32.0	36.1	5.0	5.5	Yes	40.0	73.0
434	C1(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	66.1
435	C2	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	78.6
436	C2(m)	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	77.4
437	C1	3 Semi-Detached	5	92.0	110.4	34.0	39.4	13.2	11.4	7.5	/	32.0	32.1	5.0	5.8	Yes	40.0	61.3

## 5.0 Housing Quality Assessment - Duplex-Apartments

Extract from Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)

For the apartments/duplexes, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2023)”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”.

Please see schedule on the following pages showing the apartment typologies proposed within the development against the relative legislation.

All the apartments are dual or triple-aspect (Design Standards for New Apartments, paragraph 3.17).



### Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

### Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

### Minimum bedroom floor areas/widths\*\*\*

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

### Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

### Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

### Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m



# Housing Quality Assessment



## Castle Park, Castlelands (Townland), Mallow, Co. Cork

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
248	N3	1 Bed Apartment	2	45.0	51.7	23.0	24.9	13.1	/	/	/	11.4	13.1	3.0	3.1	Yes	5.0	67.0
249	M3	2 Bed Duplex Apartment	4	73.0	89.0	30.0	30.5	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	13.0
250	N2(m)	1 Bed Apartment	2	45.0	53.5	23.0	24.0	13.0	/	/	/	11.4	13.0	3.0	3.2	Yes	5.0	85.7
251	M2(m)	2 Bed Duplex Apartment	4	73.0	89.0	30.0	30.5	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	12.4
252	N1	1 Bed Apartment	2	45.0	53.5	23.0	24.0	13.0	/	/	/	11.4	13.0	3.0	3.2	Yes	5.0	85.7
253	M1	2 Bed Duplex Apartment	4	73.0	89.0	30.0	30.5	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	12.4
254	N2(m)	1 Bed Apartment	2	45.0	53.5	23.0	24.0	13.0	/	/	/	11.4	13.0	3.0	3.2	Yes	5.0	50.0
255	M2(m)	2 Bed Duplex Apartment	4	73.0	89.0	30.0	30.5	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	12.4
256	N2	1 Bed Apartment	2	45.0	53.5	23.0	24.0	13.0	/	/	/	11.4	13.0	3.0	3.2	Yes	5.0	65.4
257	M2	2 Bed Duplex Apartment	4	73.0	89.0	30.0	30.5	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	12.4
258	N1(m)	1 Bed Apartment	2	45.0	53.5	23.0	24.0	13.0	/	/	/	11.4	13.0	3.0	3.2	Yes	5.0	108.0
259	M1(m)	2 Bed Duplex Apartment	4	73.0	89.0	30.0	30.5	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	12.4
260	N1	1 Bed Apartment	2	45.0	53.5	23.0	24.0	13.0	/	/	/	11.4	13.0	3.0	3.2	Yes	5.0	108.0
261	M1	2 Bed Duplex Apartment	4	73.0	89.0	30.0	30.5	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	12.4
262	N2(m)	1 Bed Apartment	2	45.0	53.5	23.0	24.0	13.0	/	/	/	11.4	13.0	3.0	3.2	Yes	5.0	68.0
263	M2(m)	2 Bed Duplex Apartment	4	73.0	89.0	30.0	30.5	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	12.4
264	N2	1 Bed Apartment	2	45.0	53.5	23.0	24.0	13.0	/	/	/	11.4	13.0	3.0	3.2	Yes	5.0	68.0
265	M2	2 Bed Duplex Apartment	4	73.0	89.0	30.0	30.5	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	12.4
266	N1(m)	1 Bed Apartment	2	45.0	53.5	23.0	24.0	13.0	/	/	/	11.4	13.0	3.0	3.2	Yes	5.0	141.0
267	M1(m)	2 Bed Duplex Apartment	4	73.0	89.0	30.0	30.5	13.0	11.4	/	/	24.4	24.4	6.0	6.0	Yes	7.0	12.4
322	J2	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
323	K2	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
324	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
325	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
326	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
327	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
328	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
329	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
330	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
331	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
332	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
333	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
334	J3(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
335	K3(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
336	J2(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
337	K2(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
338	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
339	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
340	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
341	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
342	J3	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
343	K3	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
344	J3(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
345	K3(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
346	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0

Castle Park, Castlelands (Townland), Mallow, Co. Cork

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
347	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
348	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
349	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
350	J2	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
351	K2	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
352	J3(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
353	K3(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
354	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
355	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
356	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
357	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
358	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
359	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
360	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
361	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
362	J2	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
363	K2	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
364	J2(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
365	K2(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
366	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
367	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
368	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
369	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
370	J3	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
371	K3	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
372	J3(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
373	K3(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
374	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
375	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
376	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
377	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
378	J2	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
379	K2	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
380	J2(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
381	K2(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
382	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
383	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
384	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
385	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
386	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
387	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
388	J3	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
389	K3	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
390	J2(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
391	K2(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1

Castle Park, Castlelands (Townland), Mallow, Co. Cork

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
392	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
393	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
394	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
395	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
396	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
397	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
398	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
399	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
400	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
401	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
402	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
403	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
404	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
405	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
406	J2	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
407	K2	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
408	J3(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
409	K3(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
410	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
411	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
412	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
413	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
414	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
415	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
416	J2	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
417	K2	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
418	J2(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
419	K2(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
420	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
421	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
422	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
423	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
424	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
425	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
426	J3	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
427	K3	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
428	J2(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
429	K2(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
430	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
431	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
432	J2	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
433	K2	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1

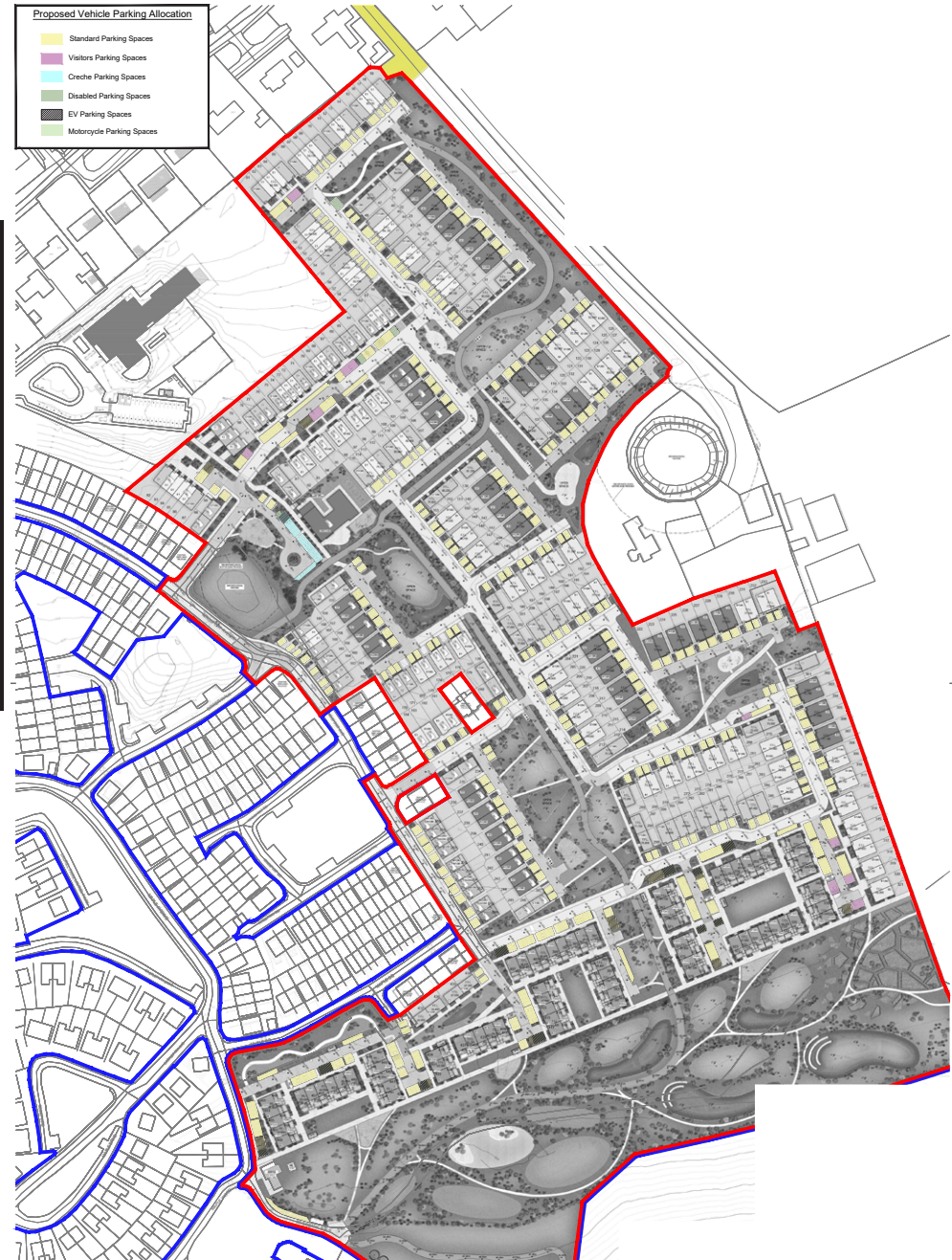
Castle Park, Castlelands (Townland), Mallow, Co. Cork

Unit No.	Unit Type	Description	BED SPACES	MIN. UNIT AREA M <sup>2</sup>	UNIT AREA M <sup>2</sup>	MIN. Agg. LIVING AREA M <sup>2</sup>	Agg. LIVING AREA M <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	MIN. Agg. BED AREA M <sup>2</sup>	Agg. BED AREA M <sup>2</sup>	MIN. STORAGE M <sup>2</sup>	STORAGE M <sup>2</sup>	Dual Aspect	MIN. Private Amenity Space M <sup>2</sup>	Private Amenity Space M <sup>2</sup>
438	J2(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
439	K2(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
440	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
441	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
442	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
443	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
444	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
445	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
446	J2	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
447	K2	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
448	J3(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
449	K3(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
450	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
451	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
452	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
453	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
454	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
455	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
456	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
457	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
458	J3	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
459	K3	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
460	J2(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
461	K2(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1
462	J1	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
463	K1	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
464	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
465	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
466	J1(m)	1 Bed Apartment	2	45.0	55.5	23.0	23.1	13.0	/	/	/	11.4	13.0	3.0	3.0	Yes	5.0	11.0
467	K1(m)	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.0
468	J2	1 Bed Apartment	2	45.0	55.5	23.0	23.0	16.8	/	/	/	11.4	16.8	3.0	3.0	Yes	5.0	11.0
469	K2	2 Bed Duplex Apartment	4	73.0	89.4	30.0	30.0	13.1	11.8	/	/	24.4	24.9	6.0	6.0	Yes	7.0	9.1

# 6.0 Car Parking and Bicycle Spaces






## 6.1. CAR PARKING

VEHICLE PARKING SPACES - RESIDENTIAL (HOUSING/APARTMENTS/DUPLEXES/CRECHE)			
Unit Types	No. of Units	Parking x Units	Total Parking
4 bed semi detached	68no.	2no. Parking spaces per unit	136no.
3 bed semi-detached / detached	132no.	1no. Parking space per unit	132no.
3 bed townhouse	60no.	1no. Parking space per unit	60no.
2 bed townhouse	42no.	1no. Parking space per unit	42no.
1 bed bungalow	3no.	1no. Parking space per unit	3no.
Apartments (GF apartments and duplex units)	164no.	0.8 no. Parking spaces per unit	134no.
<b>TOTAL NUMBER OF PRIVATE PARKING SPACES</b>			<b>507no.</b>
Accessible and Short Stay E.V. Spaces			41no.
Visitors Parking Spaces			23no.
Creche Parking and Drop Off			14no.
*includes 2 no. EV spaces, and 2 no. disabled spaces located in the creche car park.			
*2 no. motorcycle spaces, 2 no. EV spaces, and 2 no. disabled spaces are located in the creche car park.			
N.B. 4 no. parking spaces are allocated for the proposed Interpretive Centre / Café and Public Park to the South of the Site			
<b>TOTAL NUMBER OF PARKING SPACES (ENTIRE SITE)</b>			<b>589</b>



## 6.0 Car Parking and Bicycle Spaces

### 6.2. CYCLE PARKING

<b>BIKE PARKING SCHEDULE</b>	
<p><b>1/2/3 Bed Mid Townhouse / Bungalow / Apt.+Duplex Type M and N Units</b>  <i>(1 space per bedroom) - 151no. bike spaces required</i>  <i>*Semi-detached, End Townhouse/Bungalow, and End GF Apartment units have direct access to allocated GF private amenity space and can utilise this for bike storage.</i></p> <p> 69 X 3no. spaces (Secure)                      Total = 207no. spaces                      Meets standards set out in the 'Sustainable and Compact Settlements' Guidelines 2024</p>	
<p><b>Duplex Apartment Type K Spaces</b>  <i>(1 space per bed + 1 space per 2 Apt units)</i>  <i>*Apartment Type J units have direct access to allocated GF private amenity space and can utilise this for bike storage.</i></p> <p> -180no. bike spaces required                      192no. spaces provided (Secure)</p>	
<p><b>Visitors Spaces</b>  <i>(1 space per 5 housing units, 1 space per 2 type M and N apartment units) - 71no. bike spaces required</i></p> <p> 84no. spaces (Covered)</p>	
<p><b>Creche Spaces</b>  <i>*Spaces provided in covered store, please refer to drawing no. 23107/P/010C for layout.</i></p> <p> 12no. spaces (Covered)   3no. Cargo Bike spaces (Secure)</p>	
<b>TOTAL BIKE PARKING PROVIDED = 498no.</b>	



**KEY PLAN (BIKE STORE LOCATIONS)**

## 7.0 Waste Management

The use of refuse bin stores will be minimised where possible.

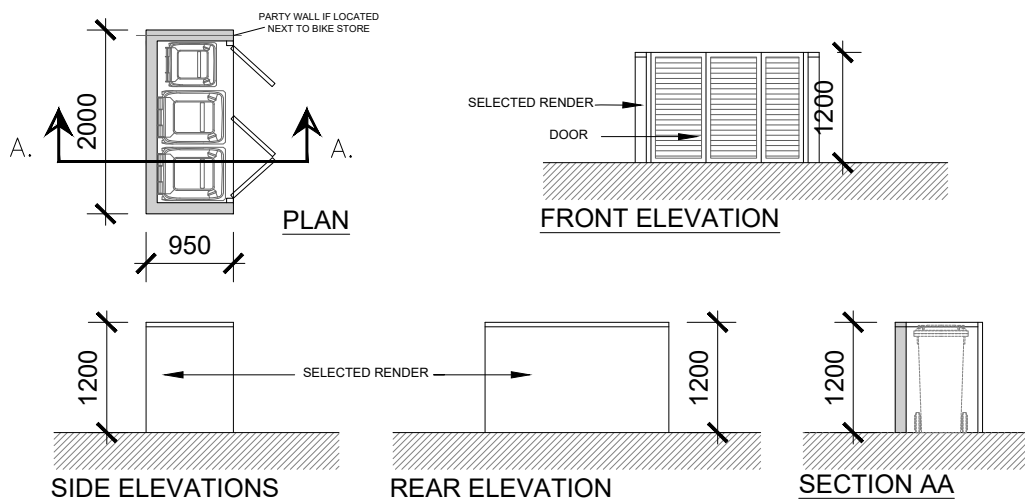
Stock housing units situated around the site with access to a rear-garden via a side-gate will be able to use this area as refuse bin storage. The mid-terrace units will have small private bin store near their entrance door. A communal bin store will be provided for mid townhouse units without a private bin store.

Apartment types M and N without rear garden access will have access to communal bin stores located near their apartments.

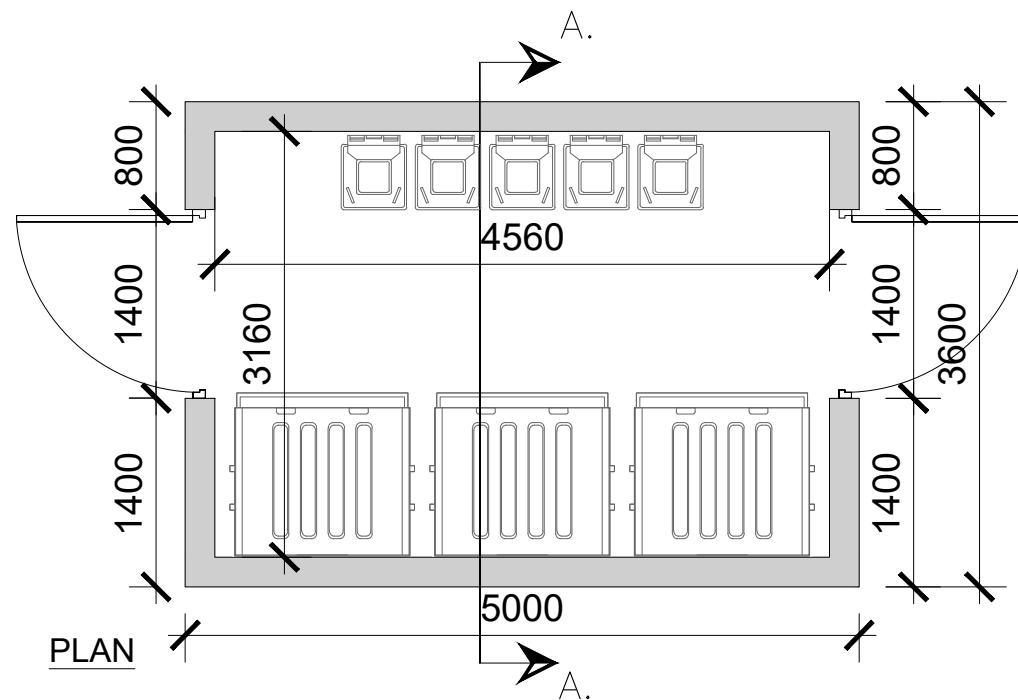
Apartment types J and K will have dedicated external bins stores provided in 5 no. locations spread around the southern section of the site.

Bin stores will be built from durable materials (in keeping with the design palate) and located in appropriate areas of the development.

The dimensions of bin storage areas for the houses have been designed to satisfy the three-bin system.



TOWNHOUSES - TYPICAL BIN STORE ARRANGEMENT



TYPICAL COMMUNAL BIN STORE PLAN

## 8.0 Site Coverage and Plot Ratio

### Site Coverage:

Total Ground Covered by Building Structures: 28,472.6 sq.m.

Total Site Area: 182,000 sq.m.

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Site Coverage = 15.6%

Total Ground Covered by Building Structures: 28,472.6 sq.m.

Site Area (Developable): 127,000 sq.m.

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Site Coverage = 22.4%

### Plot Ratio

Total Gross Floor Area: 48,351.0 sq.m.

Total Site Area: 182,000 sq.m.

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Plot Ratio = 0.265

Total Gross Floor Area: 48,351.0 sq.m.

Site Area (Developable): 127,000 sq.m.

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Plot Ratio = 0.38

