



Project Information	
Job Number/Code	480 / MAH
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Address	Skehard Road Site, Mahon Cork
Distribution	
Planning Authority	Cork County Council
Document information	
Document Number	MAH-PLU-ZZ-ZZ-SH-AR-Housing Quality Assessment

Standards Reference	Sustainable Urban Housing, Design Standards for New Apartments, July 2023										
Requirements	Dwelling Type	No. of bed spaces	Minimum GIA (sq.m)	Minimum Aggregate Living Area (sq.m.)	Minimum Bedroom Area 1 (sq.m)	Minimum Bedroom Area 2 (sq.m)	Minimum Bedroom Area 3 (sq.m)	Minimum Aggregate Bedroom Areas (sq.m)	Minimum Storage (total) sq.m	Minimum Private Open Space (sq.m)	Minimum floor areas for communal amenity
	STUDIO	1	37	30					3	4	4
	1 BED	2	45	23	11.4			11.4	3	5	5
	2 BED	3	63	28	13	7.1		20.1	5	6	6
	2 BED	4	73	30	13	11.4		24.4	6	7	7
	3 BED	5	90	34	13	11.4	7.1	31.5	9	9	9

Unit. No.	Dwelling Size	Dwelling Type	GIA (sq.m)	Aggregate Living Area (sq.m.)	Bedroom Area 1 (sq.m)	Bedroom Area 2 (sq.m)	Bedroom Area 3 (sq.m)	Aggregate Bedroom Areas (sq.m)	Storage (total) sq.m	Private Open Space (sq.m)	Minimum Public Open Space Required	Aspect	10% + Larger than Apartment Guidelines
00 Ground Floor													
00.01	2 BED 4 PERSON	Apartment	89.8	39.8	13.2	11.4		24.6	6	23.3	7	Dual Aspect	Yes
00.02	3 BED 5 PERSON	Apartment	90.2	34	12	15.5	8.2	35.7	9	38	9	Dual Aspect	No
00.03	2 BED 3 PERSON	Apartment	71.1	28	13	7.2		20.2	5.3	44.8	6	Dual Aspect	Yes
00.04	1 BED 2 PERSON	Apartment	62.8	32.8	14.4			14.4	3.4	16.1	5	Single Aspect	Yes
00.05	2 BED 4 PERSON	Apartment	83.5	33.5	13	12.1		25.1	6.6	10.9	7	Dual Aspect	Yes
00.06	2 BED 4 PERSON	2 Storey House	85.7	31.6	13.7	12		25.7	7.7	45.2	7	Dual Aspect	Yes
00.07	2 BED 4 PERSON	2 Storey House	85.7	31.6	13.7	12		25.7	7.7	43.2	7	Dual Aspect	Yes
00.08	2 BED 4 PERSON	2 Storey House	85.7	31.6	13.7	12		25.7	7.7	43.2	7	Dual Aspect	Yes
00.09	2 BED 4 PERSON	2 Storey House	85.7	31.6	13.7	12		25.7	7.7	45.2	7	Dual Aspect	Yes
01 First Floor													
01.01	2 BED 4 PERSON	Apartment	81.4	32.1	13.2	11.4		24.6	6	7.8	7	Dual Aspect	Yes
01.02	2 BED 4 PERSON	Apartment	82.8	33.8	13.3	12.5		25.8	6.7	8.2	7	Dual Aspect	Yes
01.03	1 BED 2 PERSON	Apartment	53.5	23	12.6			12.6	3	18	5	Dual Aspect	Yes
01.04	1 BED 2 PERSON	Apartment	50.7	23	13.3			13.3	3.5	10.6	5	Single Aspect	Yes
01.05	2 BED 4 PERSON	Apartment	87.7	37.3	14	11.5		25.5	6.8	7.2	7	Dual Aspect	Yes
02 Second Floor													
02.01	2 BED 4 PERSON	Apartment	81.4	32.1	13.2	11.4		24.6	6	7.8	7	Dual Aspect	Yes
02.02	2 BED 4 PERSON	Apartment	82.8	33.8	13.3	12.5		25.8	6.7	8.2	7	Dual Aspect	Yes
02.03	1 BED 2 PERSON	Apartment	53.5	23	12.6			12.6	3	18	5	Dual Aspect	Yes
02.04	1 BED 2 PERSON	Apartment	50.7	23	13.3			13.3	3.5	10.6	5	Single Aspect	Yes
02.05	2 BED 4 PERSON	Apartment	87.7	37.3	14	11.5		25.5	6.8	7.2	7	Dual Aspect	Yes
03 Third Floor													
03.01	1 BED 2 PERSON	Apartment	53.5	23	12.6			12.6	3	18	5	Dual Aspect	Yes
03.02	1 BED 2 PERSON	Apartment	50.7	23	13.3			13.3	3.5	10.6	5	Single Aspect	Yes
03.03	2 BED 4 PERSON	Apartment	87.7	37.3	14	11.5		25.5	6.8	7.2	7	Dual Aspect	Yes

Level	Gross Floor Area (sq.m)	Unit Mix			
		1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed (5p)
00 Ground Floor	686.40	1	1	6	1
02 First Floor	629.30	2		3	
02 Second Floor	439.80	2		3	
03 Third Floor	261.20	2		1	
TOTAL	2016.70	7 (32%)	1 (4.5%)	13 (59%)	1 (4.5%)

Key Site Statistics Summary		
Site Area (Red Line Boundary)	3977 sq.m	0.40 ha
No. of dwellings	22 units	
Density (= No. dwellings / Site Area)	55 unit per hectare	
Gross Floor Area	2017 sq.m	
Plot Ratio (= Gross Floor Area / Site Area)	0.51	
Site Coverage (= Ground Floor Area / Site Area in % )	17.3%	
Public Open Space Area	1498 sq.m	
Public Open Space Provision (= POS Area / Site Area)	37.7 %	10% minimum required
Communal Open Space Provided	555.0 sq.m	141 sqm minimum required
Building Heights	2 to 4 storey	
Dual Aspects	82%	
Vehicular parking	20	28.5 maximum allowed
Including DAC	1	
Including EV	4	
Resident Bicycle Parking	18	11 minimum required (0.5 per unit)