

ACCOMMODATION QUALITY ASSESSMENT

Project No: 2527
 Doc No: LMK-XX-XX-JFA-SH-AR-P9003
 Project Title: Lady's Lane PBSA, Limerick
 Date: July 2026



Floor	Unit Type	Area (sqm)	Cluster No.	Bed Spaces	Single Ensuite 1	Single Ensuite 2	Single Ensuite 3	Single Ensuite 4	Single Ensuite 5	Single Ensuite 6	Single Ensuite 7	Single Ensuite 8	Single Ensuite 9	Single Ensuite 10	Single Ensuite 11	Single Ensuite 12	Living, Kitchen, Dining
Ground	Communal Area / Amenity	358															
	Library	47															
	Cinema	40															
	Study Room	27															
	Laundry	36															
	Gym	80															
	Public Café	78															
	Bicycle Store	63															
	Admin Office	41															
	Comms Room	10															
	ESB + Switch room	23															
	Recycle Centre	73															
	Plant / Water Tank Room	122															
	External Plant Area	89															
	External Amenity	274															
	External Bicycle Store	109															
Total Gross floor area (sqm)		1165.5															
First	7 Bed Cluster 1.1	132.3	1.1	7	11.5	11.5	11.5	11.5	12.0	11.5	11.5						29.0
	6 Bed Cluster 1.2	119.2	1.2	6	11.5	11.5	11.5	11.5	11.5	14.7							27.2
	6 Bed Cluster 1.3	120.2	1.3	6	11.5	11.5	11.5	11.5	11.5	14.7							28.3
	11 Bed Cluster 1.4	195.6	1.4	11	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5		38.4
	10 Bed Cluster 1.5	191.5	1.5	10	11.5	11.5	11.5	11.6	22.8	11.5	11.5	11.5	11.5	14.7			36.7
	4 Bed Cluster 1.6	98.0	1.6	4	11.5	11.5	11.5	22.3									22.2
	5 Bed Cluster 1.7	96.8	1.7	5	11.5	11.5	11.5	11.5	11.9								24.4
	5 Bed Cluster 1.8	96.8	1.8	5	11.5	11.5	11.5	11.5	11.9								24.4
	Total No.			54													
Total Gross floor area (sqm)		1240.4															
Second	7 Bed Cluster 2.1	132.3	2.1	7	11.5	11.5	11.5	11.5	12.0	11.5	11.5						29.0
	6 Bed Cluster 2.2	119.2	2.2	6	11.5	11.5	11.5	11.5	11.5	14.7							27.2
	6 Bed Cluster 2.3	120.2	2.3	6	11.5	11.5	11.5	11.5	11.5	14.7							28.3
	11 Bed Cluster 2.4	195.6	2.4	11	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5		38.4
	10 Bed Cluster 2.5	191.5	1.5	10	11.5	11.5	11.5	11.6	22.8	11.5	11.5	11.5	11.5	14.7			36.7
	4 Bed Cluster 2.6	98.0	2.6	4	11.5	11.5	11.5	22.3									22.2
	5 Bed Cluster 2.7	96.8	2.7	5	11.5	11.5	11.5	11.5	11.9								24.4
	5 Bed Cluster 2.8	96.8	2.8	5	11.5	11.5	11.5	11.5	11.9								24.4
	Total No.			54													
Total Gross floor area (sqm)		1240.4															
Third	7 Bed Cluster 3.1	132.3	3.1	7	11.5	11.5	11.5	11.5	12.0	11.5	11.5						29.0
	6 Bed Cluster 3.2	119.2	3.2	6	11.5	11.5	11.5	11.5	11.5	14.7							27.2
	6 Bed Cluster 3.3	120.2	3.3	6	11.5	11.5	11.5	11.5	11.5	14.7							28.3
	11 Bed Cluster 3.4	195.6	3.4	11	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5		38.4
	10 Bed Cluster 3.5	191.5	1.5	10	11.5	11.5	11.5	11.6	22.8	11.5	11.5	11.5	11.5	14.7			36.7
	4 Bed Cluster 3.6	98.0	3.6	4	11.5	11.5	11.5	22.3									22.2
	5 Bed Cluster 3.7	96.8	3.7	5	11.5	11.5	11.5	11.5	11.9								24.4
	5 Bed Cluster 3.8	96.8	3.8	5	11.5	11.5	11.5	11.5	11.9								24.4
	Total No.			54													
Total Gross floor area (sqm)		1240.4															
Fourth	7 Bed Cluster 4.1	132.3	4.1	7	11.5	11.5	11.5	11.5	12.0	11.5	11.5						29.0
	6 Bed Cluster 4.2	119.2	4.2	6	11.5	11.5	11.5	11.5	11.5	14.7							27.2
	6 Bed Cluster 4.3	120.2	4.3	6	11.5	11.5	11.5	11.5	11.5	14.7							28.3
	11 Bed Cluster 4.4	195.6	4.4	11	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5		38.4
	10 Bed Cluster 4.5	191.5	1.5	10	11.5	11.5	11.5	11.6	22.8	11.5	11.5	11.5	11.5	14.7			36.7
	4 Bed Cluster 4.6	98.0	4.6	4	11.5	11.5	11.5	22.3									22.2
	5 Bed Cluster 4.7	96.8	4.7	5	11.5	11.5	11.5	11.5	11.9								24.4
	5 Bed Cluster 4.8	96.8	4.8	5	11.5	11.5	11.5	11.5	11.9								24.4
	Total No.			54													
Total Gross floor area (sqm)		1240.4															

Fifth	7 Bed Cluster 5.1	132.3	5.1	7	11.5	11.5	11.5	11.5	12.0	11.5	11.5						29.0
	6 Bed Cluster 5.2	119.2	5.2	6	11.5	11.5	11.5	11.5	11.5	14.7							27.2
	6 Bed Cluster 5.3	120.2	5.3	6	11.5	11.5	11.5	11.5	11.5	14.7							28.3
	11 Bed Cluster 5.4	195.6	5.4	11	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5		38.4
	10 Bed Cluster 5.5	191.5	1.5	10	11.5	11.5	11.5	11.6	22.8	11.5	11.5	11.5	11.5	14.7			36.7
	4 Bed Cluster 5.6	98.0	5.6	4	11.5	11.5	11.5	22.3									22.2
	5 Bed Cluster 5.7	96.8	5.7	5	11.5	11.5	11.5	11.5	11.9								24.4
	5 Bed Cluster 5.8	96.8	5.8	5	11.5	11.5	11.5	11.5	11.9								24.4
	Total No.			54													
Total Gross floor area (sqm)		1240.4															

Sixth	9 Bed Cluster 6.1	173.0	6.1	9	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	14.7				34.3
	6 Bed Cluster 6.2	120.2	6.2	6	11.5	11.5	11.5	11.5	11.5	14.7							28.3
	11 Bed Cluster 6.3	195.6	6.3	11	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5		38.4
	10 Bed Cluster 6.4	191.5	1.5	10	11.5	11.5	11.5	11.6	22.8	11.5	11.5	11.5	11.5	14.7			36.7
	4 Bed Cluster 6.5	98.0	6.5	4	11.5	11.5	11.5	22.3									22.2
	5 Bed Cluster 6.6	96.8	6.6	5	11.5	11.5	11.5	11.5	11.9								24.4
	5 Bed Cluster 6.7	96.8	6.7	5	11.5	11.5	11.5	11.5	11.9								24.4
	Total No.			50													
Total Gross floor area (sqm)		1160.1															

Seventh	6 Bed Cluster 7.1	119.2	7.1	6	11.5	11.5	11.5	11.5	11.5	14.7							27.2
	12 Bed Cluster 7.2	219.5	7.2	12	14.1	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	40.2
	8 Bed Cluster 7.3	146.0	7.3	8	11.5	11.5	11.5	11.6	11.5	11.5	11.5	11.5					32.1
	4 Bed Cluster 7.4	98.0	7.4	4	11.5	11.5	11.5	22.3									22.2
	Total No.			30													
	Internal Amenity	50.7															
	External Amenity	212.9															
Total Gross floor area (sqm)		786.5															

TOTAL BEDROOMS	350
TOTAL ACCESSIBLE BEDROOMS	13

4%

TOTAL CLUSTERS	51
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GROSS FLOOR AREA	
Floor	Area(sqm)
Ground Floor	1165.5
First Floor	1240.4
Second Floor	1240.4
Third Floor	1240.4
Fourth Floor	1240.4
Fifth Floor	1240.4
Sixth Floor	1160.1
Seventh Floor	786.5
TOTAL	9314.1

SITE STATISTICS		
Overall site net area (sqm):		1865.0
Overall site gross area (sqm):		1915.1
Site Coverage		62%
Density (ha):	4 bedroom = 1 unit	469.2
Total Cycle parking spaces required		70
Total Cycle parking spaces provided		129
Total Car parking spaces provided		0

0.187 ha
0.192 ha

AMENITY SPACE	sqm
Total Exterior Amenity Space (sqm)	486.9
Total Interior Amenity Space (sqm)	716.7
TOTAL	1203.6
Area provided per bedroom	3.44