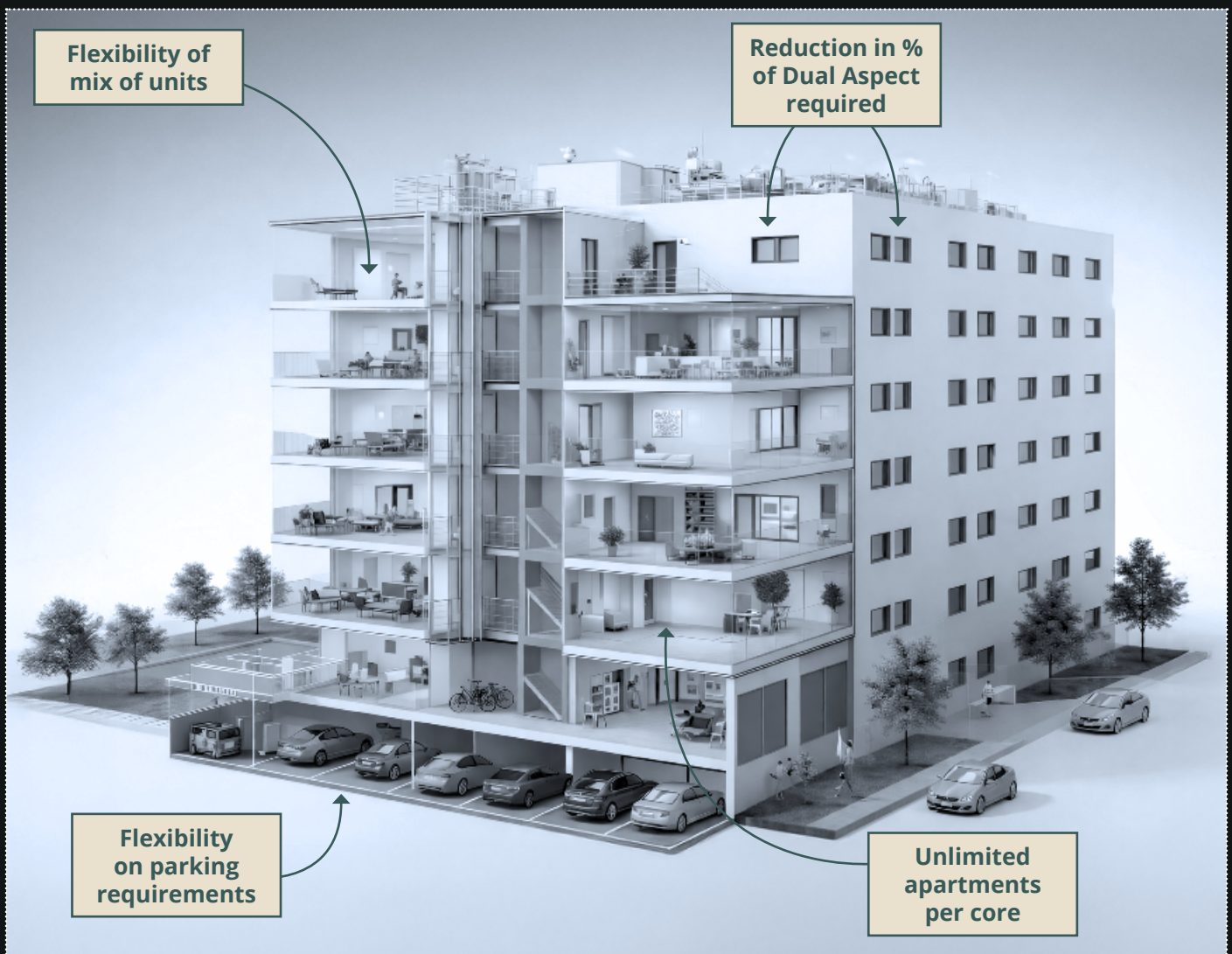


**PROPOSED GOVERNMENT CHANGES (JULY 2025)**

In July 2025, The Department of Housing, Local Government and Heritage issued proposed changes to the previous standards to provide more flexibility in design with a view to making apartment development more viable.

In October 2025, a Judicial Review of the changes was taken by a number of people, including 4 serving councillors. This is currently with the European Court of Justice.

In November 2025, the Government stated that it intends to replace the proposed new planning guidelines for apartments with a draft national planning statement and to carry out an environmental assessment. Further information is awaited and the proposed standards are still only in draft form.



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These requirements are set down in the **Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025**

# CURRENT AND PROPOSED APARTMENT STANDARDS COMPARISON INFOCARD JANUARY 2026



## BUILD TO SELL

## PROPOSED BUILD TO SELL STANDARDS

## DIFFERENCE



<b>Dual Aspect</b>	> 33% Urban > 50% Suburban						>25%						-8% to -25% reduction in dual aspect requirements																													
<b>Apartments Core</b>	≤12						No Restriction						Now allowed to build in excess of 12 apartments per core.																													
	<b>Urban:</b> Minimal <b>Suburban:</b> 1 Car/Unit + 1 Space/3-4 Units (Visitor)						No minimum. Max cannot exceed 2 spaces per dwelling.						The car parking standards were updated from the original apartment standards in Section 5.25 of SPPR 3 of the SRDCSG in Jan 24.																													
	1 per Bed + 1 per 2 Units (Visitor)						1 per Bed + 1 per 10 Units (Visitor)						The bicycle parking standards for visitors were reduced from the original apartment standards in Section 5.25 of SPPR 4 of the SRDCSG in Jan 24.																													
<b>Floor To Ceiling</b>	>2.70m (Ground)		>2.40m (Upper)				>2.70m (Ground)		>2.40m (Upper)				—		—																											
	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed (3P)</b>	<b>2 Bed (4P)</b>	<b>3 Bed (4P)</b>	<b>3 Bed (5P)</b>	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed (3P)</b>	<b>2 Bed (4P)</b>	<b>3 Bed (4P)</b>	<b>3 Bed (5P)</b>	—	—	—	—	—	—																								
<b>Storage</b>	3m <sup>2</sup>	3m <sup>2</sup>	5m <sup>2</sup>	6m <sup>2</sup>	n/a	9m <sup>2</sup>	3m <sup>2</sup>	3m <sup>2</sup>	5m <sup>2</sup>	6m <sup>2</sup>	6m <sup>2</sup>	9m <sup>2</sup>	—	—	—	—	—	—																								
<b>Communal Amenity</b>	4m <sup>2</sup>	5m <sup>2</sup>	6m <sup>2</sup>	7m <sup>2</sup>	n/a	9m <sup>2</sup>	4m <sup>2</sup>	5m <sup>2</sup>	6m <sup>2</sup>	7m <sup>2</sup>	7m <sup>2</sup>	9m <sup>2</sup>	—	—	—	—	—	—																								
<b>Minimum Apartment Sizes</b>	<table border="1"> <tr><td>3B(5P)</td><td>90m<sup>2</sup></td></tr> <tr><td>3B(4P)</td><td>76m<sup>2</sup></td></tr> <tr><td>2B(4P)</td><td>73m<sup>2</sup></td></tr> <tr><td>2B(4P)</td><td>63m<sup>2</sup></td></tr> <tr><td>1B</td><td>45m<sup>2</sup>**</td></tr> <tr><td>Studio</td><td>37m<sup>2</sup>**</td></tr> </table>						3B(5P)	90m <sup>2</sup>	3B(4P)	76m <sup>2</sup>	2B(4P)	73m <sup>2</sup>	2B(4P)	63m <sup>2</sup>	1B	45m <sup>2</sup> **	Studio	37m <sup>2</sup> **	<table border="1"> <tr><td>3B(5P)</td><td>90m<sup>2</sup></td></tr> <tr><td>3B(4P)</td><td>76m<sup>2</sup></td></tr> <tr><td>2B(4P)</td><td>73m<sup>2</sup></td></tr> <tr><td>2B(4P)</td><td>63m<sup>2</sup></td></tr> <tr><td>1B</td><td>45m<sup>2</sup>**</td></tr> <tr><td>Studio</td><td>32m<sup>2</sup>**</td></tr> </table>						3B(5P)	90m <sup>2</sup>	3B(4P)	76m <sup>2</sup>	2B(4P)	73m <sup>2</sup>	2B(4P)	63m <sup>2</sup>	1B	45m <sup>2</sup> **	Studio	32m <sup>2</sup> **	Studio size reduced from 37m <sup>2</sup> to 32m <sup>2</sup> No change to 1B, 2B or 3B(5P) 10% restriction on 2B(3P) removed. New 3B(4P) (76m <sup>2</sup> ) unit type added Requirement that 50% of units need to exceed minimum sizes by 10% reduced to 25%.					
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<b>Mix</b>	— ≤25% — Studio — ≤50% — Studio/1B <10% 2B(3p) Flexible 2B/3B						No Restriction (except for social/affordable and housing for older persons)						Complete flexibility regarding mix to meet market demand in particular area, except for social / affordable and housing for older persons.																													
<b>Width of living/dining room**</b>	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed (3P)</b>	<b>2 Bed (4P)</b>	<b>3 Bed (4P)</b>	<b>3 Bed (5P)</b>	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed (3P)</b>	<b>2 Bed (4P)</b>	<b>3 Bed (4P)</b>	<b>3 Bed (5P)</b>	—	—	—	—	—	—																								
	4m	3.3m	3.6m	3.6m	n/a	3.8m	4m	3.3m	3.6m	3.6m	3.8m	3.8m	—	—	—	—	—	—																								
<b>Aggregate floor area of living/ dining/ kitchen area**</b>	30m <sup>2</sup>	23m <sup>2</sup>	28m <sup>2</sup>	30m <sup>2</sup>	n/a	34m <sup>2</sup>	30m <sup>2</sup>	23m <sup>2</sup>	28m <sup>2</sup>	30m <sup>2</sup>	n/a	34m <sup>2</sup>	—	—	—	—	—	—																								
<b>Bedroom Min Width**</b>	<b>Studio</b>	<b>Single</b>	<b>Double</b>	<b>Twin</b>	<b>Studio</b>	<b>Single</b>	<b>Double</b>	<b>Twin</b>	<b>Studio</b>	<b>Single</b>	<b>Double</b>	<b>Twin</b>	—	—	—	—	—	—																								
	4m	2.1m	2.8m	2.8m	4m	2.1m	2.8m	2.8m	—	—	—	—	—	—	—	—	—	—																								
<b>Bedroom Min Floor Area**</b>	30m <sup>2</sup>	7.1m <sup>2</sup>	11.4m <sup>2</sup>	13m <sup>2</sup>	25m <sup>2</sup>	7.1m <sup>2</sup>	11.4m <sup>2</sup>	11.4m <sup>2</sup>	-5m <sup>2</sup>	—	—	—	-1.6m <sup>2</sup>	—	—	—	—	—																								

\*\*Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas



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