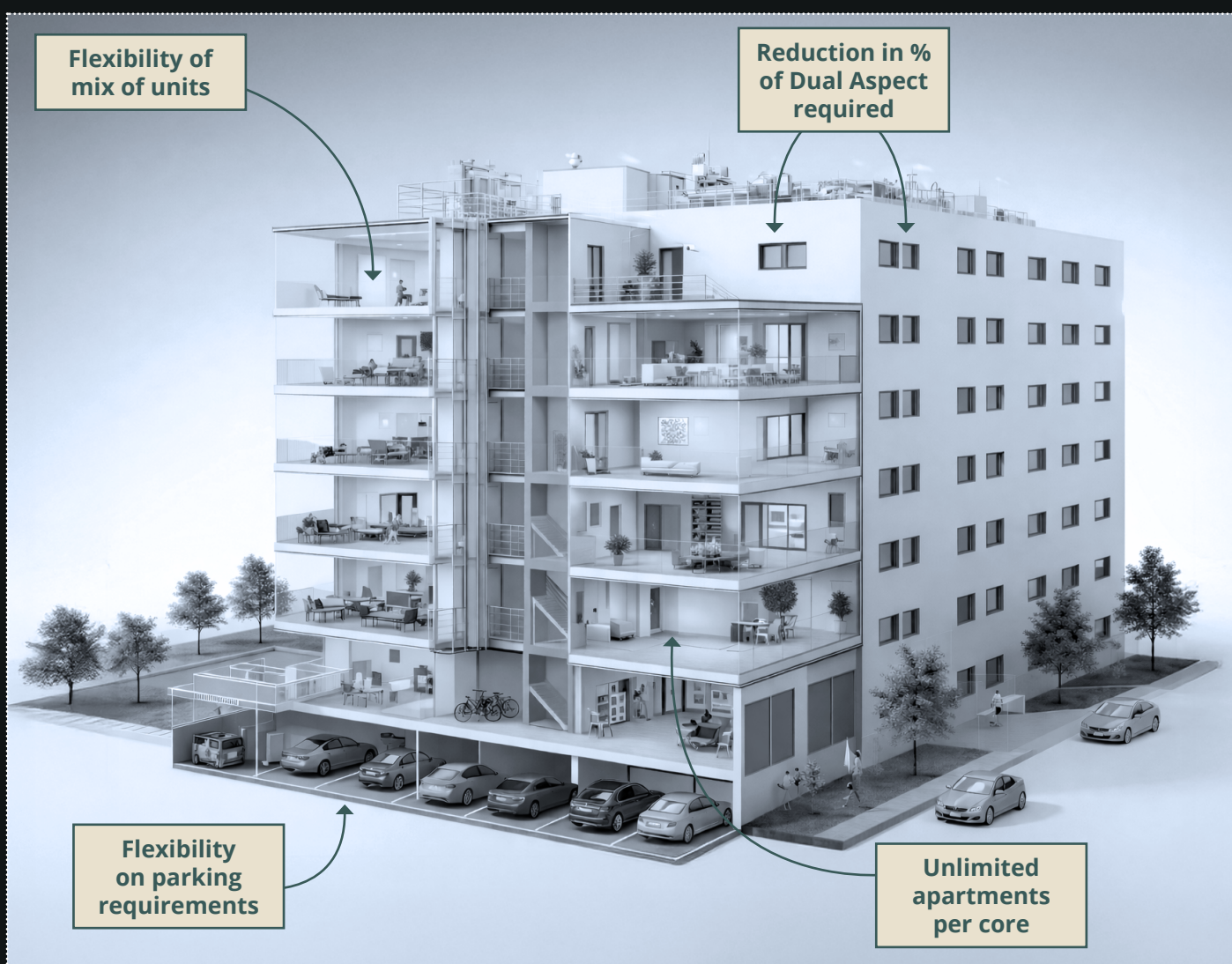


PROPOSED GOVERNMENT CHANGES (JULY 2025)

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



Dual Aspect	> 33% Urban > 50% Suburban						>25%						-8% to -25% reduction in dual aspect requirements					
Apartments Core	≤12						No Restriction						Now allowed to build in excess of 12 apartments per core.					
	Urban: Minimal Suburban: 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.					
Floor To Ceiling	>2.70m (Ground)		>2.40m (Upper)				>2.70m (Ground)		>2.40m (Upper)				—		—			
	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed (4P)	3 Bed (5P)	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed (4P)	3 Bed (5P)	—	—	—	—	—	—
Storage	3m ²	3m ²	5m ²	6m ²	n/a	9m ²	3m ²	3m ²	5m ²	6m ²	6m ²	9m ²	—	—	—	—	—	—
Communal Amenity	4m ²	5m ²	6m ²	7m ²	n/a	9m ²	4m ²	5m ²	6m ²	7m ²	7m ²	9m ²	—	—	—	—	—	—
Minimum Apartment Sizes													Studio size reduced from 37m ² to 32m ² No change to 1B, 2B or 3B(5P) 10% restriction on 2B(3P) removed. New 3B(4P) (76m ²) unit type added Requirement that 50% of units need to exceed minimum sizes by 10% reduced to 25%.					
Mix	≤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.					
Width of living/dining room**	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed (4P)	3 Bed (5P)	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed (4P)	3 Bed (5P)	—	—	—	—	—	—
	4m	3.3m	3.6m	3.6m	n/a	3.8m	4m	3.3 m	3.6m	3.6m	3.8m	3.8m	—	—	—	—	—	—
Aggregate floor area of living/ dining/ kitchen area**	30m ²	23m ²	28m ²	30m ²	n/a	34m ²	30m ²	23m ²	28m ²	30m ²	n/a	34m ²	—	—	—	—	—	—

Bedroom Min Width**	Studio 4m	Single 2.1m	Double 2.8m	Twin 2.8m	Studio 4m	Single 2.1m	Double 2.8m	Twin 2.8m	Studio —	Single —	Double —	Twin —
Bedroom Min Floor Area**	30m ²	7.1m ²	11.4m ²	13m ²	25m ²	7.1m ²	11.4m ²	11.4m ²	-5m ²	—	—	-1.6m ²

**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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