

**ADERRIG PHASE 2, ADAMSTOWN  
- RESIDENTIAL DEVELOPMENT**

Client: Quintrain  
Project Number: 6259  
UNIT SCHEDULE OF AREAS

20/05/2021 - Issued for planning

NOTES:  
(-) DESIGN STANDARDS IN GUIDELINES FOR PLANNING AUTHORITIES 2018 FOR APARTMENTS AND QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES 2007 FOR HOUSES SHOWN IN RED.

UNIT TYPES	UNIT TYPE DESCRIPTION	GROSS INTERNAL AREA (m <sup>2</sup> )	NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES
				GIA (m <sup>2</sup> )		

E1.0	3 Bed - Terrace (2 storey)	105.2 (1100)	25	2630.0	6	150
E1.1	3 Bed - Terrace (2 storey)	108.0 (1100)	8	864.0	6	48
E2.0-E3.0-E4.0	3 Bed - Terrace (2 storey)	105.2 (1100)	2	210.4	6	12
E2.1-E3.1-E4.1	3 Bed - Terrace (2 storey)	124.6 (1100)	1	124.6	6	6
F1.0-F4.0	3 Bed - Terrace (2 storey)	124.4 (1100)	1	124.4	6	6
F1.1-F4.1	3 Bed - Terrace (2 storey)	110.9 (927)	19	2107.1	5	95
F2.0	3 Bed - Terrace (2 storey)	110.9 (927)	7	776.3	5	35
F3.0	3 Bed - Terrace (2 storey)	110.9 (927)	1	110.9	5	5
F4.0	3 Bed - Terrace (2 storey)	107.0 (927)	19	2033.0	5	95
C2	3 Bed - Terrace (2 storey)	107.0 (927)	3	321.0	5	15
C3	3 Bed - Terrace (2 storey)	107.0 (927)	7	749.0	5	35
C2+	3 Bed - Terrace (2 storey) + GF extension	114.4 (927)	2	228.8	5	10
D1	4 Bed - Terrace (3 storey)	142.3 (1120)	22	3130.6	7	154
D2	4 Bed - Terrace (3 storey)	142.3 (1120)	2	284.6	7	14
D3	4 Bed - Terrace (3 storey)	142.3 (1120)	2	284.6	7	14
D2+	4 Bed - Terrace (3 storey) + GF extension	151.0 (1120)	2	302.0	7	14
<b>TOTAL HOUSES</b>				<b>123</b>	<b>14281.3</b>	<b>708</b>

RESIDENTIAL UNIT TYPE MIX		UNITS	AREA	BEDS
TOTAL RESIDENTIAL UNITS		227	24346.8	1184.0
TOTAL DUPLEX UNITS		104	10065.52	476

UNIT TYPE	No UNITS	OVERALL (%)	Housing (%)
3-bed house	95	41.9	77.2
4-bed house	28	12.3	22.8
2-bed apartments	48	21.1	
3-bed duplex	36	24.7	
<b>TOTAL GIA(m<sup>2</sup>)</b>		<b>24346.8</b>	

PART V	no. of bikes	Area m <sup>2</sup>				
E1.0	2 Bed Apartment (1 storey)	79.2 (73)	9	712.8	4	36
E1.1	3 Bed Duplex (2 storeys)	105.6 (90)	9	950.4	4	45
	2 Bed Apartment (1 storey)	78.6 (73)	2	157.2	4	8
	3 Bed Duplex (2 storeys)	118.2 (90)	2	236.4	5	10
D3	4 Bed - Terrace (3 storey)	142.3 (1120)	1	142.3	7	7
<b>TOTAL UNITS</b>			<b>23</b>	<b>2189.1</b>		<b>106</b>

	no. of bikes	Area m <sup>2</sup>	
1	Bicycle Store 1 - Duplexes	40	35
2	Bicycle Store 2 - Duplexes	40	35
3	Bicycle Store 3 - Duplexes	40	35
4	Bicycle Store 4 - Duplexes	24	20
5	Bicycle Store 5 - Duplexes	24	20
<b>Total</b>		<b>168</b>	<b>149</b>

	Area m <sup>2</sup>	AREA
1	Substation 1	11
2	Substation 2	11
<b>Total</b>		<b>22</b>
<b>TOTAL ANCILLARY RESIDENTIAL</b>		<b>AREA 167</b>
<b>TOTAL RESIDENTIAL AREA (UNITS+ANCILLARY)</b>		<b>AREA 24513.8</b>

BUILDING FOOTPRINT	AREA (m <sup>2</sup> )
Residential (incl. ancillary)	11174
TOTAL	11174

SITE AREA	HA
OVERALL SITE AREA	4.9
Area within red line - Current Application	
NETT DEVELOPMENT AREA	4.24
*Excl road to the north and perimeter edge footpaths	
TOTAL NUMBER OF RESIDENTIAL UNITS	227
RESIDENTIAL UNITS PER HECTARE	53.5
PUBLIC OPEN SPACE HECTARES	0.12

NOTE: 0.78 hectares of public space required for Aderrig has been provided for in Phase 1	
PILOT RATIO	0.50 -1
(TOTAL GFA / OVERALL SITE	
SITE COVERAGE (BUILDING FOOTPRINT / SITE AREA)	26.35%

CAR PARKING SPACES REQUIRED	No.
Adamsstown SDZ maximum requirement	
Unit type	space required
1 bed	0
2 bed	34
3 bed +	179
TOTAL	499
60% in curtilage (max)	245
4% disabled parking	10
Adamsstown SDZ minimum requirement	No.
Unit type	space required
1 bed (0)	0
2 bed	48
3 bed +	179
TOTAL	227
60% in curtilage (max)	136
4% disabled parking	5

CAR PARKING SPACES PROVIDED	No.
Unit type	space provided
all units	227
TOTAL	378
In curtilage	192
% in curtilage	50.8
Visitor spaces	22.0
4% disabled parking	8

Note: 17 off curtilage parking spaces provided on Calbridge Link Road permitted under planning ref:SDS17A0009. 361 car parking spaces provided as part of this application

BICYCLE SPACE REQUIRED (DUPEX)	No.	
Adamsstown SDZ		
Unit type	no. of units	space required
1 space per unit (res.)	104	1
0.25 per unit (visitors)	104	0.25
OVERALL TOTAL		130

BICYCLE SPACE PROVIDED (DUPEX UNITS)	No.	
Unit type	no. of units	space provided
all units	104	1.6
TOTAL		168

COMMUNAL OPEN SPACE REQUIRED (DUPEX)	AREA (m <sup>2</sup> )		
Sustainable Housing Design Guide			
Unit type	no. of units	space required	TOTAL
1 bed	0	5	0
2 bed	48	7	336
3 bed +	56	9	504
PROPOSED AREA			840

Note: Communal area provided generally as part of private amenity space Bin storage provided within curtilage of each unit as a general basis