

ISSUE CODE		SIGNATURE:		Issue Code	P	P	PL	PL	PL												
P	PRELIMINARY ONLY			Dispatch Code																	
I	INFORMATION ONLY	ISSUE DATE:																			
S	FOR SIGNOFF	DISTRIBUTED TO		Attention																	
PL	PLANNING	CLIENT	Quintain		EM	EM	EM	EM	EM	EM											
T	TENDER	ARCHITECT	BKD Architects		EM																
C	CONSTRUCTION	TRAFFIC	Aitkins					EM													
DISPATCH CODE		PLANNING	BMA Planning		EM	EM	EM	EM	EM	EM											
H	HAND/MESSANGER	LANDSCAPE ARCHITECT	Daihi O' Triothigh																		
X	COURIER	SURVEY	xxxx					EM													
M	MAIL/FACSIMILE	STRUCTURAL	Waterman Moylans					EM													
R	RECEIV COLLECT	CIVILS	Waterman Moylans																		
MEDIA CODE		MECH & ELEC	Waterman Moylans																		
P#	PRINTS (No. off)	QUANTITY SURVEYOR	MMP		EM			EM													
N#	NEGS (No. off)	CGI's	3D Design Bureau		EM																
D	DISKETTE, CDROM																				
G	GENERAL DOC																				
EM	E-MAIL																				
		LOCAL AUTHORITY	South Dublin County Council																		
DRG. NO.	DRAWING TITLE			Issued	D	14	20	24	12	14											
					M	04	05	05	07	01											
					Y	21	21	21	21	22											
				Scale	Size	EVISIC	EVISIC	REVISION													
6259-P-003	Proposed Site Layout Plan			1:500	A1			01	01												
6259-P-004	Taking In Charge Drawing			1:500	A1			01	01												
6259-P-006	Parking Strategy			1:500	A1			01	01												
6259		Overall Schedule of Areas_SHD Planning Application		N/A	A3				01												
ISSUED FOR CONSTRUCTION U N O																					
ALL DWGS SUPERSEDED BY THIS ISSUE SHOULD BE MARKED 'SUPERCEDED' AND REMOVED FROM USE. VERIFY ALL ISSUES ON THIS SCHEDULE HAVE BEEN RECEIVED.																					

ADERRIG PHASE 2, ADAMSTOWN - RESIDENTIAL DEVELOPMENT

Response to Clarification of Further Information- SDZ21A/0014

Client: Quintain Project Number: 6259 UNIT SCHEDULE OF AREAS 20/05/2021-Issued for planning_rev.B 14.01.2022	NOTES: (-) DESIGN STANDARDS IN GUIDELINES FOR PLANNING AUTHORITIES 2018 FOR APARTMENTS AND QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES 2007 FOR HOUSES, SHOWN IN RED.
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UNIT TYPES	UNIT TYPE DESCRIPTION	GROSS INTERNAL AREA (m²) *	NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES	
				GIA (m²)			
	3 Bed - Terrace (2 storey)	105.2	(100)	25	2630.0	6	150
	3 Bed - Terrace (2 storey)	108.0	(190)	8	864.0	6	48
	3 Bed - Terrace (2 storey)	105.2	(100)	2	210.4	6	12
	3 Bed - Terrace (2 storey)	124.6	(100)	1	124.6	6	6
	3 Bed - Terrace (2 storey)	124.4	(190)	1	124.4	6	6
	3 Bed - Terrace (2 storey)	110.9	(92)	19	2107.1	5	95
	3 Bed - Terrace (2 storey)	110.9	(92)	7	776.3	5	35
	3 Bed - Terrace (2 storey)	110.9	(92)	1	110.9	5	5
	3 Bed - Terrace (2 storey)	107.0	(92)	19	2033.0	5	95
	3 Bed - Terrace (2 storey)	107.0	(92)	3	321.0	5	15
	3 Bed - Terrace (2 storey)	107.0	(92)	7	749.0	5	35
	3 Bed - Terrace (2 storey) + GF extension	114.4	(92)	2	228.8	5	10
	4 Bed - Terrace (3 storey)	142.3	(120)	22	3130.6	7	154
	4 Bed - Terrace (3 storey)	142.3	(120)	1	142.3	7	7
	4 Bed - Terrace (3 storey)	142.3	(120)	2	284.6	7	14
	4 Bed - Terrace (3 storey) + GF extension	151.0	(120)	3	453.0	7	21
<b>TOTAL HOUSES</b>				<b>123</b>	<b>14290.0</b>		<b>708</b>

UNIT TYPE	DESCRIPTION	GROSS INTERNAL AREA (m²)	NO. OF UNITS	TOTAL AREA (m²)	BED SPACES	TOTAL BED SPACES	
E1.0	2 Bed Apartment (1 storey)	79.2	(73)	30	2376	4	120
E1.1	3 Bed Duplex (2 storeys)	105.6	(90)	30	3168	5	150
E2.0-E3.0-E4.0	2 Bed Apartment (1 storey)	79.2	(73)	6	475.2	4	24
E2.1-E3.1-E4.1	3 Bed Duplex (2 storeys)	105.6	(90)	6	633.6	5	30
F1.0-F4.0	2 Bed Apartment (1 storey)	79.2	(73)	6	475.2	4	24
F1.1-F4.1	3 Bed Duplex (2 storeys)	116.6	(90)	6	699.6	5	30
F2.0	2 Bed Apartment (1 storey)	79.0	(73)	2	157.92	4	8
F2.1	3 Bed Duplex (2 storeys)	116.6	(90)	2	233.2	5	10
F3.0	2 Bed Apartment (1 storey)	78.6	(73)	4	314.4	4	16
F3.1	3 Bed Duplex (2 storeys)	118.2	(90)	4	472.8	5	20
G1.0-G3.0	3 Bed Duplex (2 storeys)	115.0	(90)	4	460	5	20
G1.1-G3.1	3 Bed Duplex (2 storeys)	149.9	(120)	4	599.6	6	24
<b>TOTAL DUPLEX UNITS</b>				<b>104</b>	<b>10065.52</b>		<b>476</b>
<b>TOTAL RESIDENTIAL UNITS</b>				<b>227</b>	<b>24355.5</b>		<b>1184.0</b>

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	56	24.7	

<b>TOTAL GIA(m²)</b>	<b>24355.5</b>
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UNIT TYPE	DESCRIPTION	GROSS INTERNAL AREA (m²)	NO. OF UNITS	TOTAL AREA (m²)	BED SPACES	TOTAL BED SPACES	
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	5	45
F3.0	2 Bed Apartment (1 storey)	78.6	(73)	2	157.2	4	8
F3.1	3 Bed Duplex (2 storeys)	118.2	(90)	2	236.4	5	10
D3	4 Bed -Terrace (3 storey)	142.3	(120)	1	142.3	7	7
<b>TOTAL UNITS</b>				<b>23</b>	<b>2199.1</b>		<b>106</b>

	no. of bikes	Area m2	
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>145</b>	

	Area m2	
1	Substation 1	11
2	Substation 2	11
<b>Total</b>	<b>22</b>	

	AREA
<b>TOTAL ANCILLARY RESIDENTIAL</b>	<b>167</b>
<b>TOTAL RESIDENTIAL AREA (UNITS+ANCILLARY)</b>	<b>24522.5</b>

Note:  
In Response to Clarification of Further Information- SDZ21A/0014  
One of the D2 type unit has been converted into a D2+ unit

BUILDING FOOTPRINT	AREA (m²)
Residential (incl. ancillary)	11174
<b>TOTAL</b>	<b>11174</b>

SITE AREA	Ha
<b>OVERALL SITE AREA</b>	<b>4.9</b>
*Area within red line - Current Application	
<b>NETT DEVELOPMENT AREA</b>	<b>4.24</b>
*Excl.road to the north and perimeter edge footpaths	
<b>TOTAL NUMBER OF RESIDENTIAL UNITS</b>	<b>227</b>
<b>RESIDENTIAL UNITS PER HECTARE</b>	<b>53.5</b>
<b>PUBLIC OPEN SPACE HECTARES</b>	<b>0.12</b>
NOTE: 0.78 hectares of public space required for Aderrig has been provided for in Phase 1	

<b>PLOT RATIO</b> (TOTAL GIA / OVERALL SITE)	<b>0.50 :1</b>
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<b>SITE COVERAGE</b> (BUILDING FOOTPRINT / SITE AREA)	<b>26.35%</b>
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Unit type	no. of units	space required	No.
<b>Adamstown SDZ maximum requirement</b>			
1 bed	0	1	0
2 bed	34	1.5	51
3 bed +	179	2	358
<b>TOTAL</b>			<b>409</b>
60% in curtilage (max)			245
4% disabled parking			10
<b>Adamstown SDZ minimum requirement</b>			
1 bed (0)	0	1	0
2 bed	48	1	48
3 bed +	179	1	179
<b>TOTAL</b>			<b>227</b>
60% in curtilage (max)			136
4% disabled parking			5

Unit type	no. of units	space provided	No.
<b>CAR PARKING SPACES PROVIDED</b>			
all units	227	1.6	359
<b>TOTAL</b>			<b>359</b>
In curtilage			107
% in curtilage			29.8
Visitor spaces			22.0
4% disabled parking (min)			11

Unit type	no. of units	space required	No.
<b>BICYCLE SPACE REQUIRED (DUPLEX)</b>			
<b>Adamstown SDZ</b>			
1 space per unit (res.)	104	1	104
0.25 per unit (visitors)	104	0.25	26
<b>OVERALL TOTAL</b>			<b>130</b>

Unit type	no. of units	space provided	No.
<b>BICYCLE SPACE PROVIDED (DUPLEX UNITS)</b>			
all units	104	1.6	168
<b>TOTAL</b>			<b>168</b>

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

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

Note:  
In Response to Clarification of Further Information- SDZ21A/0014  
Car parking spaces figures have changed (highlighted in yellow above)