

Project: Proposed residential development in Edmondstown Co. Dublin
 Pro. No. 18.132

Client: BCDK Holdings Ltd. & Coill Avon Ltd.
 Date Oct-21

Quality Housing Assessment

Dwelling Type	No. of Units	Bedrooms	Storeys	Persons	Min Floor Area m ²	Proposed Area m ²	Min Agg. Living Area m ²	Agg. Liv. Area m ²	Min. Agg. Bed. Area m ²	Agg Bed. Area m ²	Min Storage m ²	Proposed Storage m ²	Min Private Amenity	Private Amenity
A	10	3	2	5	92	120.8	34	40.5	32	38.4	5	8.6	60	≥ 60
A1	10	3	2	5	92	120.8	34	40.5	32	38.4	5	8.6	60	≥ 60
B	5	4	3	7	120	160	40	50.4	43	54.1	6	8.3	70	≥ 70
B1	1	4	3	7	120	158	40	50.4	43	51.7	6	6.3	70	70
C	4	4	3	7	120	152.5	40	48.9	43	49.9	6	6.7	70	≥ 70
C1	3	4	3	7	120	152.5	40	48.9	43	49.9	6	6.7	70	≥ 70
D	4	3	2	5	92	116	34	42.1	32	38.5	5	5.3	60	≥ 60
E	4	2	2	4	80	91.6	30	32	25	27.9	4	4.9	55	≥ 55
E1	1	2	2	4	80	99.2	30	33.1	25	27.7	4	4	55	≥ 55
E2	1	2	2	4	80	91.6	30	32	25	27.9	4	4.9	55	≥ 55
F	8	3	2	5	92	121.5	34	41.7	32	33.8	5	6.1	60	≥ 60
G	5	3	2	5	92	121.5	34	41.7	32	33.8	5	6.8	60	≥ 60
H	4	3	2	5	92	121.5	34	41.7	32	33.8	5	6.1	60	≥ 60
J	5	4	3	7	120	171	40	57.1	43	53.2	6	6.6	70	≥ 70
L	1	4	2	8	110	254.3	40	93.7	43	68.8	6	10.1	70	304
M	3	3	3	5	102	134	34	46.1	32	40.5	5	8.2	60	≥ 60
N	1	4	3	7	120	163	40	58.6	43	51.8	6	6.2	70	78.2
N1	1	4	3	7	120	163	40	58.6	43	51.8	6	6.2	70	82.2
P	1	3	2	5	80	119.8	30	43.4	25	35.3	4	5.7	60	≥ 60
S1	1	3	Simplex	5	90	100.4	34	36.7	31.5	31.7	9	9	9	13.7
S2	1	3	Duplex	5	90	147.5	34	44.4	31.5	39.7	9	9.5	9	15.6
S3	1	2	Duplex	4	73	90.7	30	31.9	24.4	25.6	6	6.1	7	7.9
S4	1	2	Duplex	4	73	116.2	30	33.4	24.4	26.7	6	6.4	7	17.5
T1	6	1	Simplex	2	45	61.5	23	29.7	11.4	13.6	3	6	5	≥ 5
T2	8	3	Simplex	5	90	111	34	45.4	31.5	34.3	9	10.6	9	≥ 9
T2b	1	3	Simplex	5	90	111	34	45.4	31.5	34.2	9	10.6	9	≥ 9
T3	12	2	Duplex	4	73	90.1	30	33.1	24.4	24.9	6	6.2	7	13
T3a	3	2	Duplex	4	73	89.7	30	33.1	24.4	24.7	6	6	7	13
T3b	3	2	Duplex	4	73	89.5	30	32.2	24.4	24.9	6	6	7	13
T4	3	3	Duplex	6	90	116.1	34	37.6	31.5	37.3	9	9	9	9.2
T4a	1	3	Duplex	6	90	115.9	34	37.3	31.5	37.3	9	9	9	9.2
T4b	2	3	Duplex	6	90	116.6	34	37.9	31.5	37.3	9	9	9	9.2
Apt - A1a	2	2	Duplex	4	73	87	30	31.5	24.4	25	6	6.7	7	8
Apt - A1b	8	2	Duplex	4	73	86.7	30	31.5	24.4	24.9	6	6.7	7	8
Apt - A2	1	2	Duplex	4	73	108.3	30	30.5	24.4	25	6	8.8	7	19.4
Apt - A3	1	2	Duplex	4	73	96.1	30	32.3	24.4	26.7	6	7.3	7	8
Apt - A4a	2	1	Simplex	2	45	53.9	23	28.8	11.4	12.2	3	3	5	7.2
Apt - A4b	4	1	Simplex	2	45	54.2	23	29.1	11.4	12.2	3	3	5	7.2
Apt - A4c	2	1	Simplex	2	45	54.4	23	29.3	11.4	12.2	3	3	5	7.2
Apt - A4d	2	1	Simplex	2	45	54	23	29.1	11.4	12.2	3	3	5	7.2
Apt - A5	2	1	Simplex	2	45	53.4	23	24	11.4	11.8	3	3.6	5	14.6
Apt - A6	2	1	Simplex	2	45	57.7	23	25.2	11.4	12.5	3	3.3	5	7.2
Apt - A7	1	3	Duplex	6	90	115.6	34	37.7	35.8	41	9	10	9	9.5
Apt - A8	8	2	Duplex	4	73	85.7	30	30.5	24.4	24.9	6	6.7	7	8
Apt - A9	1	2	Duplex	4	73	93.5	30	35	24.4	24.9	6	8.2	7	16.5
Apt - A10	1	2	Duplex	4	73	96.1	30	31.8	24.4	26.9	6	7	7	8
Apt - A11	1	2	Duplex	4	73	87.2	30	30.9	24.4	25	6	7.1	7	8
Apt - A12	1	2	Duplex	4	73	87.2	30	32.3	35.6	25	6	7.1	7	7.5
Apt - E1	2	2	Duplex	4	73	93.1	30	31.5	24.4	27.4	6	8.6	7	8.2
Apt - E2	4	2	Duplex	4	73	89.4	30	30.5	24.4	27.4	6	8	7	10
Apt - E3	2	2	Duplex	4	73	89.2	30	30.5	24.4	27.4	6	8.3	7	10
Apt - E4	4	2	Duplex	4	73	90.2	30	31.1	24.4	27.4	6	7.9	7	8.3
Apt - E5	4	2	Duplex	4	73	90.2	30	31.1	24.4	27.4	6	6	7	8.3
Apt - E6	4	1	Simplex	2	45	45.7	23	23	11.4	12.3	3	3.3	5	8.2
Apt - E7	4	1	Simplex	2	45	45.7	23	23	11.4	12.3	3	3.3	5	8.3
Requirements as per <i>Quality Housing for Sustainable Communities - Design Guidelines 2007 & Design Standards for New Apartments 2020</i>													SDCC Dev. Plan	

Total Number Dwellings	178
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Total Number Houses	72
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Total Number Apts.	106
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Parking Spaces	
House Spaces	112
Apartment Spaces	106
NC (Staff/Customers/Visitor)	16
Staff designated spaces	2
Creche designated spaces	3
Visitor Spaces	50
Total	289

Beds	Total
1 beds	28
2 beds	66
3 beds	63
4 beds	21
	178

Creche	312.6m ²
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Commercial	549.7m ²
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Existing Buildings	83.5m ²
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Total Footprint of Buildings	9334m ²
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Gross Site Area in hectares	6.77ha
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Density per ha.	41.2
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Total Overall Floor Area	23503m ²
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Nett Site Area in hectares	4.32ha
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Public Open Space Requirement 14%	.60ha
Public Open Space Provided 16%	.691ha

Site Coverage	16.7%
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Plot Ratio	0.42
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Communal Open Space Northern Site Required	152m ²	Communal Open Space Northern Site	508m ²
Communal Open Space Southern Site Required	570m ²	Communal Open Space Southern Site	723m ²
Total Communal Open Space Required	722m ²	Total Communal Open Space Provided	1231m ²

Note site coverage and plot ratio calculated on the gross site area of subject lands in ownership of applicant - 5.6 Ha.

Apartment Typology:	Number of Units per person	Mn. Communal Open Space per unit m²	Total Communal Open Space required m²
One Bedroom / Two Person Apartments	28	5	140
Two Bedroom / Three Person Apartments	0	6	0
Two Bedroom / Four Person Apartments	60	7	420
Three Bedroom / Five Person Apartments	11	9	99
Three Bedroom / Six Person Apartments	7	9	63
Totals:	106		722