

CLIENT LORAT TRADING LTD
 PROJECT PROPOSED DEVELOPMENT AT MAIN STREET, RATHCOOLE, CO.DUBLIN

436-003

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m ²)	FLOOR AREA PROPOSED (m ²)	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m ²)	AGGREGATE LIVING AREA PROPOSED (m ²)	AGGREGATE BEDROOM AREA REQUIRED (m ²)	AGGREGATE BEDROOM AREA PROPOSED (m ²)	AGGREGATE STORAGE REQUIRED (m ²)	AGGREGATE STORAGE PROPOSED (m ²)	PRIVATE OPEN SPACE REQUIRED (m ²)	PRIVATE OPEN SPACE PROPOSED (m ²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
COTTAGES															
COTTAGE-01	2 BED APARTMENT	73	73	2	4	30	30	24.4	24*	6	6	7	19	YES	NO
COTTAGE-02	2 BED APARTMENT	73	83	2	4	30	30	24.4	26	6	6	7	32	YES	YES
BLOCK A															
A-01	1 BED APARTMENT	45	60	1	2	23	30	11.4	13.7	3	5	5	5	YES	YES
A-02	1 BED APARTMENT	45	51	1	2	23	27	11.4	12.4	3	3	5	5	YES	YES
A-03	1 BED APARTMENT	45	60	1	2	23	30	11.4	14	3	3	5	5	YES	YES
A-04	1 BED APARTMENT	45	51	1	2	23	23	11.4	12.5	3	3	5	5	YES	YES
A-05	1 BED APARTMENT	45	60	1	2	23	30	11.4	14	3	3	5	5	YES	YES
A-06	1 BED APARTMENT	45	51	1	2	23	23	11.4	12.5	3	3	5	5	YES	YES
BLOCK B															
B-07	2 BED APARTMENT	73	78	2	4	30	31	24.4	23.2*	6	6	7	7	YES	NO
B-08	1 BED APARTMENT	45	48	1	2	23	23	11.4	11.3*	3	3	5	5	NO	NO
B-09	2 BED APARTMENT	73	76	2	4	30	30	24.4	23.3*	6	6	7	7	YES	NO
B-10	2 BED APARTMENT	73	75	2	4	30	30	24.4	23.8*	6	6	7	7	NO	NO
B-11	2 BED APARTMENT	73	83	2	4	30	31	24.4	25.5	6	6	7	7	YES	YES
B-12	2 BED APARTMENT	73	78	2	4	30	31	24.4	23.2*	6	6	7	7	YES	NO
B-13	1 BED APARTMENT	45	48	1	2	23	23	11.4	11.3*	3	3	5	5	NO	NO
B-14	2 BED APARTMENT	73	76	2	4	30	30	24.4	23.3*	6	6	7	7	YES	NO
B-15	2 BED APARTMENT	73	79	2	4	30	30	24.4	26.8	6	6	7	7	NO	NO
B-16	2 BED APARTMENT	73	83	2	4	30	31	24.4	25.5	6	6	7	7	YES	YES
B-17	2 BED APARTMENT	73	78	2	4	30	31	24.4	23.2*	6	6	7	7	YES	NO
B-18	1 BED APARTMENT	45	48	1	2	23	23	11.4	11.3*	3	3	5	5	NO	NO
B-19	2 BED APARTMENT	73	76	2	4	30	30	24.4	23.3*	6	6	7	7	YES	NO
B-20	2 BED APARTMENT	73	79	2	4	30	30	24.4	26.8	6	6	7	7	NO	NO
B-21	2 BED APARTMENT	73	83	2	4	30	31	24.4	25.5	6	6	7	7	YES	YES
TOTAL BLOCK A	23	1,427	1,577	37	74	627	658	444	235	111	113	143	180	17	9

	1 BED UNIT	2 BED UNIT
BLOCK A	6	0
BLOCK B	3	12
COTTAGES	0	2
TOTAL NO. OF UNITS	9	14

EXTRACT FROM DESIGN STANDARDS FOR NEW APARTMENTS GUIDELINES 2018:
 * VARIATION OF UP TO 5% CAN BE APPLIED TO ROOM AREAS AND WIDTHS SUBJECT TO OVERALL COMPLIANCE WITH REQUIRED MINIMUM OVERALL APARTMENT FLOOR AREAS

SUMMARY		
	1 BEDROOM UNITS	2 BEDROOM UNITS
NO. OF UNITS COTTAGES	0	2
NO. OF UNITS BLOCK A	6	0
NO. OF UNITS BLOCK B	3	12
TOTAL NO. OF UNITS	9	14
% TOTAL NO. UNITS	39%	61%
% TOTAL NO. UNITS BLOCK A	67%	0%
% TOTAL NO. UNITS BLOCK B	33%	86%
TOTAL NO. OF UNITS COTTAGES	2	
TOTAL NO. OF UNITS BLOCK A	6	
TOTAL NO. OF UNITS BLOCK B	15	
GRAND TOTAL NO. OF UNITS IN DEVELOPMENT	23	
TOTAL NO. OF BEDROOMS	37	
TOTAL NO. OF BED SPACES	74	
COTTAGES TOTAL GROSS FLOOR AREA (m ²)	164	
BLOCK A TOTAL GROSS FLOOR AREA (m ²)	446	
BLOCK A TOTAL NETT FLOOR AREA (m ²)	351	
BLOCK B TOTAL GROSS FLOOR AREA (m ²)	1,351	
BLOCK B TOTAL NETT FLOOR AREA (m ²)	1,147	
COMMERCIAL TOTAL GROSS FLOOR AREA (m ²)	466	
TOTAL RESIDENTIAL GROSS FLOOR AREA (m ²)	1,961	
TOTAL DEVELOPMENT GROSS FLOOR AREA (m ²)	2,427	
TOTAL RESIDENTIAL NETT FLOOR AREA (m ²)	1,662	
TOTAL SITE AREA OUTLINED BLUE (HECTARES)	0.59	
TOTAL SITE AREA OUTLINED RED (HECTARES)	0.57	
TOTAL SITE AREA OUTLINED RED (SQM)	5700	
EXISTING FOOTPRINT OF COTTAGES	189	
EXISTING FOOTPRINT OF COMMERCIAL (PUBLIC HOUSE + STRUCTURES)	760	
EXISTING FOOTPRINT TO BE DEMOLISHED (RESIDENTIAL + COMMERCIAL)	339	
EXISTING FOOTPRINT TO BE RETAINED	610	
TOTAL FOOTPRINT AREA OF PROPOSED (BLOCKS A&B + COTTAGE EXTENSION)	811	
TOTAL FOOTPRINT AREA OF RESIDENTIAL (RETAINED EXISTING + PROPOSED)	953	
DEVELOPMENT SITE COVERAGE	25%	
DENSITY (UNITS PER HECTARE)	40	
DEVELOPMENT PLOT RATIO	0.4	
TOTAL PUBLIC OPEN SPACE AREA (m ²)	1292	
% OF OPEN SPACE	23%	
PUB CAR PARKING SPACES	15	
RESIDENTS CAR PARKING SPACES	17	
TOTAL CAR PARKING SPACES PROVIDED	32	
TOTAL BICYCLE SPACES	44	
TOTAL NO. OF SINGLE ASPECT UNITS	6	
% NO. OF SINGLE ASPECT UNITS	26%	
TOTAL NO. OF DUAL ASPECT UNITS	17	
% NO. OF DUAL ASPECT UNITS	74%	
TOTAL NO. NORTHERN FACING SINGLE UNITS	0	
TOTAL NO. OF UNITS > 10% GROSS FLOOR AREA	9	
% NO. OF UNITS > 10% GROSS FLOOR AREA	39%	
BUILDING HEIGHT COTTAGES	1 STOREY	
BUILDING HEIGHT BLOCK A	3 STOREYS	
BUILDING HEIGHT BLOCK B	3 STOREYS	