

**ADERRIG PHASE 3, ADAMSTOWN
- RESIDENTIAL DEVELOPMENT**

RFI Issue 15.03.23

Client: Quintain Project Number: 6259A OVERALL SCHEDULE OF AREAS	NOTES: (*) DESIGN STANDARDS IN GUIDELINES FOR PLANNING AUTHORITIES 2020 FOR APARTMENTS (AND DUPLEX UNITS) AND QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES 2007 FOR HOUSES
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NO. OF UNIT TYPES	UNIT TYPE RESIDENTIAL	AREA *		NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES
			m ²				
					GROSS		
			m ²		m ²		
1	(A1) 3 Bed - (2 storey)	105.1	(92)	10	1051.0	5	50
2	(A2) 3 Bed - (2 storey)	114.9	(92)	5	574.5	5	25
3	(B1) 3 Bed - (2 storey)	109.4	(92)	16	1750.4	5	80
4	(B2) 3 Bed - (2 storey)	109.8	(92)	12	1317.6	5	60
5	(C1) 3 Bed - (2 storey)	113.1	(92)	5	565.5	5	25
6	(C2) 3 Bed - (2 storey)	113.4	(92)	7	793.8	5	35
7	(C3) 3 Bed - (2 storey)	113.4	(92)	3	340.2	5	15
8	(C4) 3 Bed - (2 storey)	113.4	(92)	1	113.4	5	5
9	(D) 4 Bed - (2 storey)	136.8	(110)	3	410.4	7	21
10	(E1) 4 Bed - (2 storey)	126.8	(110)	4	507.2	6	24
11	(E2) 4 Bed - (2 storey)	127.4	(110)	3	382.2	6	18
12	(K1) 4 Bed - (2 storey)	118.8	(110)	4	475.2	6	24
13	(K2) 4 Bed - (2 storey)	118.8	(110)	1	118.8	6	6
14	(K3) 4 Bed - (2 storey)	118.8	(110)	1	118.8	6	6
TOTAL HOUSES				75	8519.0		394
15	(F1) 2 Bed	80.9	(73)	3	242.7	4	12
16	(F1) 3 Bed	116.7	(94)	3	350.1	5	15
17	(F2) 2 Bed	79.8	(73)	1	79.8	4	4
18	(F2) 3 Bed	117.1	(94)	1	117.1	5	5
19	(F3) 2 Bed	77.2	(73)	6	463.2	4	24
20	(F3) 3 Bed	117.9	(94)	6	707.4	5	30
21	(G1) 2 Bed	78.3	(73)	33	2583.9	4	132
22	(G1) 3 Bed	106.3	(94)	33	3507.9	5	165
23	(G2) 2 Bed	77.4	(73)	2	154.8	4	8
24	(G2) 3 Bed	106.7	(94)	2	213.4	5	10
25	(G3) 2 Bed	77.4	(73)	7	541.8	4	28
26	(G3) 3 Bed	106.7	(94)	7	746.9	5	35
27	(H1) 3 Bed	114.7	(94)	2	229.4	5	10
28	(H2) 3 Bed	111.3	(94)	2	222.6	6	12
29	(J1) 2 Bed	81.3	(73)	9	731.7	4	36
30	(J1) 3 Bed	110.8	(94)	9	997.2	4	36
31	(J2) 2 Bed	81.8	(73)	3	245.4	5	15
32	(J2) 3 Bed	113.3	(94)	3	339.9	5	15
TOTAL DUPLEX UNITS				132	12475.2		592
TOTAL RESIDENTIAL UNITS				207	20994.2		986.0

ANCILLARY RESIDENTIAL		AREA	BIKES	CARGO BIKES
1	Bicycle Store 1 - Duplexes	18.8	10	4
2	Bicycle Store 2 - Duplexes	26.1	0	8
3	Bicycle Store 3 - Duplexes	40.8	40	2
4	Bicycle Store 4 - Duplexes	31.1	30	2
5	Bicycle Store 5 - Duplexes	31.1	30	2
TOTAL ANCILLARY RESIDENTIAL		147.9	110	18

TOTAL RESIDENTIAL AREA (UNITS+ANCILLARY)		AREA
		21142.1

RESIDENTIAL UNIT TYPE MIX		No. of UNITS	OVERALL (%)
UNIT TYPE			
3-bed house		59	28.5
4-bed house		16	7.7
2-bed duplex		64	30.9
3-bed duplex		68	32.9

BUILDING FOOTPRINT	AREA (m ²)
Residential (incl. ancillary)	11844

SITE AREA	Ha
OVERALL SITE AREA	6.49
*Area within red line - Current Application	
NET DEVELOPMENT AREA	4.84
*Excl. roads which have previously been granted planning ie. Adamstown way and Cellbridge Link Rd - open space to north of site adjoining future school site	
TOTAL NUMBER OF RESIDENTIAL UNITS	207
RESIDENTIAL UNITS PER HECTARE (OF DEVELOPABLE AREA)	43

PUBLIC OPEN SPACE*	Ha
Local Park	0.087
Northern Open Space (west of CLR)	0.409
Northern Open Space (adjacent to the future school site)	0.919
TOTAL PUBLIC OPEN SPACE (HECTARES)	1.415

CAR PARKING SPACES			
Adamstown SDZ maximum requirement			
Unit type	no. of units	spaces per unit	no. of spaces
1 bed	0	1	0
2 bed	64	1.5	96
3 bed +	143	2	286
TOTAL			382
Adamstown SDZ minimum requirement			
Unit type	no. of units	spaces per unit	no. of spaces
1 bed	0	1	0
2 bed	64	1	64
3 bed +	143	1	143
TOTAL			207

TOTAL CAR PARKING SPACES PROVIDED			
Unit type	no. of units	spaces per unit	no. of spaces
houses	75	1.51	113
duplex units	132	1.52	201
TOTAL	207	1.52	314

CAR PARKING SPACE BREAKDOWN	*Application includes amendments to parking provision along Adamstown Way previously permitted under Reg. Ref. SDZ06A/5. (now includes accessible spaces & EV charging)			
	proposed new	Adamstown Way*	Total	%
In curtilage	52	0	52	17
Off curtilage	233	29	262	83
TOTAL	285	29	314	
Off curtilage includes:				
EV charging - Resident	24	8	32	
EV charging - Visitor	20	0	20	
EV charging - TOTAL	44	8	52	20
Visitor spaces - with EV	20	0	20	
Visitor spaces - without EV	29	2	31	
Visitor spaces - TOTAL	49	2	51	19
Disabled parking	11	2	13	5

PLOT RATIO (TOTAL GFA / TOTAL SITE AREA)	0.33 :1
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SITE COVERAGE (TOTAL BUILDING FOOTPRINT / TOTAL SITE AREA)	18.25%
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*We note that SDZ requires minimum local public open space provision of 0.78ha of which 0.89ha of public open space in the form of a linear open space has previously been provided under Aderrig Phase 1.

COMMUNAL OPEN SPACE REQUIRED (DUPLEX)			
Sustainable Housing Design Guide			AREA (m ²)
Unit type	no. of units	space required	TOTAL
1 bed	0	5	0
2 bed	64	7	448
3 bed +	68	9	612
PROPOSED AREA			1060

Note: communal area provided as part of private amenity space

VISITOR BICYCLE SPACE PROVIDED (DUPLEX UNITS)			
Unit type	no. of units	spaces per unit	no. of spaces
1 bed	0	0.5	0
2 bed	64	0.5	32
3 bed	68	0.5	34
TOTAL	132	0.5	66

RESIDENT BICYCLE SPACE PROVIDED (DUPLEX UNITS)			
Unit type	no. of units	spaces per unit	no. of spaces
In curtilage	88	42x2 + 46x3	222
Off curtilage	44	22x2 + 22x3	110
TOTAL	132		332