

Job Reference: 17-098

## Residential Development, Stoney Lane, Rathcoole, Co. Dublin

### Overall Development Summary:

#### Unit Breakdown Overall:

1 bed units:	10	4.9%
2 bed units:	43	21.1%
3 bed units:	139	68.1%
4 bed units:	12	5.9%
<b>Overall:</b>	<b>204</b>	<b>100.0%</b>

#### Unit Breakdown per type:

##### Houses:

3 bed units:	111	90.2%
4 bed units:	12	9.8%
<b>Overall:</b>	<b>123</b>	<b>100.0%</b>

##### Apartments (includes apartment block and apartments over duplex units):

1 bed units:	10	18.9%
2 bed units:	33	62.2%
3 bed units:	10	18.9%
<b>Overall:</b>	<b>53</b>	<b>100.0%</b>

##### Duplexes:

2 bed units:	10	35.7%
3 bed units:	18	64.3%
<b>Overall:</b>	<b>28</b>	<b>100.0%</b>

**Overall Total:** 123 + 53 + 28 = 204

Site Area:

**NOTE:** Excludes Creche Site Area

Gross Site Area: 7.783 ha 19.23 acres

Nett Site Area: 5.054 ha 12.49 acres

(Refer to Drawing 17-098-110 for Gross / Nett Density calculations)

Density:

204 units / 5.054 ha 40.36 units per ha

204 units / 12.49 acres 16.33 units per acre

Gross Floor Areas:

Residential: 23,042.73 m<sup>2</sup>

Creche: 639.20 m<sup>2</sup>

Creche Outdoor Play Area: 624.31 m<sup>2</sup>

Plot Ratio:

Total Gross Floor Area (23,042.73 m<sup>2</sup>) /  
Gross Site Area (77,830 m<sup>2</sup>) 0.30

Public Open Space:

Refer to drawing 17-098-111 for Open Space Calculations

Provided: 15.05 % (excess of 1.05%)

Apartment Communal Amenity Space:

10 x 1 bed apartments @ 5 m<sup>2</sup> each: 50 m<sup>2</sup>

23 x 2 bed apartments @ 7 m<sup>2</sup> each\*: 161 m<sup>2</sup>

6 x 3 bed apartments @ 9 m<sup>2</sup> each: 54 m<sup>2</sup>

Overall required: 265 m<sup>2</sup>

Provided: 331 m<sup>2</sup> (excess of 66 m<sup>2</sup>)

\* all 2 bed apartments are 4 person units

Car Parking Spaces (Zone 1):

**Houses and Duplexes:**

Houses and Duplexes assessed under the requirements of the South Dublin County Development Plan 2016 – 2022, extract below:

**Table 11.24: Maximum Parking Rates (Residential Development)**

DWELLING TYPE	NO. OF BEDROOMS	ZONE 1	ZONE 2
<b>Apartment</b>	1 Bed	1 space	0.75 space
	<b>Duplex</b>		
	2 bed	1.25 space	1 space
	3 bed+	1.5 spaces	1.25 space
<b>House</b>	1 Bed	1 space	1 space
	2 Bed	1.5 space	1.25
	3+ bed	2 space	1.5

Houses:

111 no. 3 bed houses	2 spaces required per unit	222
12 no. 4 bed houses	2 spaces required per unit	24
Overall Required:		246

Provided: 2 spaces per unit within house curtilage 246

*(Includes 1 no. Designated Car Parking Space in accordance with Clause 1.1.5, Technical Guidance Document M)*

Duplexes:

10 no. 2 bed duplexes	1.25 spaces required per unit	13
18 no. 3 bed duplexes	1.5 spaces required per unit	27
Overall Required:		40

Provided: 42

*(Includes 1 no. Designated Car Parking Space in accordance with Clause 1.1.5, Technical Guidance Document M)*

**Apartments:**

Apartments assessed under the requirements of Sustainable Urban Housing: Design Standards for New Apartments, clause 4.22, extract below:

**Peripheral and/or Less Accessible Urban Locations:**

4.22 As a benchmark guideline for apartments in relatively peripheral or less accessible urban locations, one car parking space per unit, together with an element of visitor parking, such as one space for every 3-4 apartments, should generally be required.

**Apartments over Duplexes:**

10 no. 2 bed apartments	1 space required per unit	10
4 no. 3 bed apartments	1 space required per unit	4
Visitor Parking	1 space per 3 – 4 apartments	3
Provided:	For apartments	14
	For Visitors	3
<b>Overall Provided:</b>		<b>17</b>

**Apartments Block:**

10 no. 1 bed apartments	1 space required per unit	10
23 no. 2 bed apartments	1 space required per unit	23
6 no. 3 bed apartments	1 space required per unit	6
Visitor Parking	1 space per 3 – 4 apartments	10
Provided:	parking spaces in Apartment basement	41
	(Consisting of 1 per apartment	39
	Visitor Parking	2)
	Visitor Parking externally	8
<b>Overall Provided:</b>		<b>49</b>

Stand Alone Designated Car Parking Space \*: 1  
(in accordance with Clause 1.1.5, Technical Guidance Document M)

**Overall Parking Total:** **355**

\* Note: overall number of Designated Car Parking Spaces total 3, which equates to 4.6% of the parking requirements for Apartments.

**Creche:**

Creche assessed under the requirements of the South Dublin County Development Plan 2016 – 2022, extract below:

<b>Education</b>	College of Higher Education	1 per staff + 1 per 15 students	1 per 2 staff + 1 per 30 students
	Crèche School <sup>9</sup>	1 per classroom	0.5 per classroom

Breakdown:	Age Group:	No. of:	Staff required:
	0-1 years	12	4
	1 – 2 years	18	4
	2 – 3 years	27	5
	3 – 6 years	34	4
	Totals	91	17

Parking required: 1 per classroom = 6 spaces  
 Parking Provided: 10, including 1 no. Designated Car Parking Spaces.

**Bicycle Parking Spaces:**

Residential Bicycle Parking Spaces assessed under the requirements of Sustainable Urban Housing: Design Standards for New Apartments, clause 4.17, extract below:

- *Quantity* – a general minimum standard of 1 cycle storage space per bedroom shall be applied. For studio units, at least 1 cycle storage space shall be provided. Visitor cycle parking shall also be provided at a standard of 1 space per 2 residential units. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/enlargement, etc.

**Residential:**

Apartment Block:		39
Number of Bedrooms:	1 per bedroom Apartment	74
Visitor Parking:	1 per 2 apartments	20
Required:		94
Provided:	In Apartment Basement (within secure room):	87
	At Courtyard level:	12
Overall Provided:		99 (excess of 5 spaces)

Residential:

Apartments over Duplexes:		14
Number of Bed Spaces:	1 per bed space	60
Visitor Parking:	1 per 2 apartments	7
Required:		67
Provided:		70 (3 excess spaces)

Creche:

Creche assessed under the requirements of the South Dublin County Development Plan 2016 – 2022, extract below:

CATEGORY	LAND USE	LONG TERM	SHORT STAY
<b>Education</b>	College of Higher Education	1 per 5 staff 1 per 2 students	
	Crèche	1 per 5 staff	1 per 10 children

Creche:

Required:	Long Term 1 per 5 staff	4
	Short Stay 1 per 10 children	5
Required:		9
Provided:		<u>20</u>