

STEEPLES ROAD, DULEEK - RESIDENTIAL DEVELOPMENT

Client: Davy Target Investments ICAV Project Number: 6204 OVERALL SCHEDULE OF AREAS	REVISED 30-03-20	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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NO. OF UNIT TYPES	UNIT TYPE	AREA*		NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES
RESIDENTIAL		m ²			GROSS m ²		
1	(A1) 3 Bed - End of Terrace	110.0	(92)	18	1980.0	5	90
2	(A2) 3 Bed - Mid Terrace	110.0	(92)	23	2530.0	5	115
3	(A3) 3 Bed - End of Terrace	111.0	(92)	2	222.0	5	10
4	(B1) 3 Bed - Semi-Detached	109.0	(92)	7	763.0	5	35
5	(B2) 3 Bed - Semi-Detached	110.0	(92)	1	110.0	5	5
6	(C1) 3 Bed - Semi-Detached	115.0	(92)	2	230.0	5	10
7	(C2) 3 Bed - Semi-Detached	115.0	(92)	2	230.0	5	10
8	(C3) 3 Bed - Detached	115.0	(92)	1	115.0	5	5
9	(D1) 4 Bed - Detached	132.0	(110)	2	264.0	7	14
10	(D2) 4 Bed - Semi-Detached	132.0	(110)	2	264.0	7	14
11	(E1) 4 Bed - Semi-Detached & End of Terrace	117.0	(110)	25	2925.0	6	150
12	(E2) 4 Bed - Mid Terrace	117.0	(110)	2	234.0	6	12
13	(E3) 4 Bed - Semi-Detached	118.0	(110)	1	118.0	6	6
14	(F1) 4 Bed - Detached	120.0	(110)	3	360.0	6	18
15	(F2) 4 Bed - Detached	122.0	(110)	2	244.0	6	12
TOTAL HOUSES				93	10589.0		506
16	(G1) 2 Bed	79.0	(73)	4	316	4	16
17	(G2) 2 Bed	78.0	(73)	25	1950	4	100
18	(H1) 3 Bed	118.0	(90)	4	472	5	20
19	(H2) 3 Bed	116.0	(90)	27	3132	5	135
20	(H3) 3 Bed	118.0	(90)	3	354	5	15
21	(H4) 3 Bed	118.0	(90)	2	236	5	10
22	(H5) 3 Bed	118.0	(90)	1	118	5	5
23	(J1) 1 Bed	65.0	(45)	2	130	4	8
24	(J2) 1 Bed	65.0	(45)	2	130	4	8
25	(J3) 1 Bed	65.0	(45)	3	195	4	12
26	(J4) 1 Bed	65.0	(45)	1	65	4	4
TOTAL DUPLEX UNITS				74	7098.0		333
TOTAL RESIDENTIAL UNITS				167	17687.0		839

1	Bicycle Store 1 - Duplexes				102		
2	Bicycle Store 2 - Duplexes				45		
3	Bicycle Store 3 - Duplexes				45		

TOTAL ANCILLARY RESIDENTIAL				AREA	192		
TOTAL RESIDENTIAL AREA (UNITS+ANCILLARY)				AREA	17879.0		

RESIDENTIAL UNIT TYPE MIX			
	UNIT TYPE	No UNITS	PERCENTAGE (%)
1	1-bed	8	4.8
2	2-bed	29	17.4
3	3-bed	93	55.7
4	4-bed	37	22.1

CRECHE		
TOTAL CRECHE AREA		415.0

TOTAL GFA(m ²)		18294.0
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BUILDING FOOTPRINT	AREA (m ²)
Residential (incl. ancillary)	9619
Creche	303
TOTAL	9922

SITE AREA	Ha
OVERALL SITE AREA	
*Area within red line - Current Application	4.8
'RESIDENTIAL' SITE AREA	
*Excl. roads and footpaths outside Proposed	4.7
TOTAL NUMBER OF RESIDENTIAL UNITS	167
RESIDENTIAL UNITS PER HECTARE	35.5
PUBLIC OPEN SPACE	0.705
THIS IS 15% OF THE RESIDENTIAL SITE AREA	
*min 15% = 0.705 Ha	

PLOT RATIO (TOTAL GFA / OVERALL SITE AREA)	0.38 :1
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SITE COVERAGE (BUILDING FOOTPRINT / SITE AREA)	20.67%
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CAR PARKING SPACES	No.
HOUSES [93] *2 car parking spaces per unit	186
DUPLEX UNITS [74] *1.25 car parking spaces per 1-bed and 2-bed unit; 2 car parking spaces per 3-bed unit; 1 visitor per 4 units	138
CRECHE *1 car parking space per employee (9 employees); 0.2 car parking spaces per child (45 children)	18
TOTAL	342

BICYCLE PARKING SPACES	No.
DUPLEX UNITS [74] *1 bicycle space per bedroom + 1 visitor space per 2 units	215
CRECHE *1 bicycle space per 1 car space	20
TOTAL	235

COMMUNAL OPEN SPACE	AREA (m ²)
DUPLEX UNITS *Required: 576 sq.m 5 sq.m. per 1-bed unit (No.8) + 7 sq.m. per 2-bed unit (No.29) + 9 sq.m. per 3-bed unit (No.37)	1614
PROPOSED AREA	1614