Metropolitan Workshop

Tower Two, Fumbally Court, Fumbally Lane Dublin 8 D08 N2N8

1609 Residential Development at Farrankelly, Greystones,

Delgany, Wicklow for Cairn Homes Properties Ltd.

Total Area of Farrankelly Site	21.21	На
	212,100	sqm
Total Number of Units	426	
Total Area of Residential Development Site - (Total Site Area excluding AOS and Greenway)	14.33	На
Total Gross Floor Area of Development	53,094	sqm
Adjusted area of residential development site - (Net Site Area) (excluding link street, LAP objective and landscape buffers)	11.94	На
Density (based on Net Site Area)	35.7	units / Ha
Total Plot Ratio of Development	0.25	
Total Site Coverage of Development on Site	45,507	sqm
Site Coverage as % of Total Site Area	21%	
Building Heights	1 to 4	Storeys
Total Number of Carparking Spaces	762	
Total number of Bicycle Spaces	225	

Open Space provision		
Three Trouts Greenway (zoned open space)	2.4	На
POS (Public Open Space) Provided (on zoned residential lands)	1.8	На
% of Open Space Provided (based on Net site area of 11.94 Ha)	15%	
Active Open Space (zoned AOS in LAP)	4.5	На
Total Communal Open Space provided (excluding POS)	0.2	На
Green Infrastructure/ Buffer Areas	1.3	На
Total Open Space Provided	10.1	На
% of Site Area	48%	

Communal Open	space Required for Duplex/Apartments required		
1 Bed	5	180	sqm
2 Bed 3 Person	6	54	sqm
2 Bed 4 Person	7	616	sqm
3 Bed	9	432	sqm
Total Communal Open Space Required		1,282	sqm
Total Communal	Open Space Provided	1,547	sqm

ABP Planning Application Issue	27-Aug-19	Rev: 00

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louse type	House type	Quantity	GIA (m2)	Total GIA (m2)	Car Parking Provision	Bicycle Parking
	Terrace/townhouse					
В	3 Bed Town House	14	120	1,680	28	
B1	3 Bed Town House End of Terrace	2	120	240	4	
B2	3 Bed Town House	31	119	3,689	62	
	Total	47		5,609	94	
	Semi- detached					
A	4 Bed Semi-Detached	30	140	4,200	60	
A1	4 Bed Semi-Detached - End of Terrace	14	140	1,960	28	
A2	4 Bed Semi-Detached	36	147	5,292	72	
B	3 Bed Semi-Detached	85	120	10,200	170	
B1	3 Bed Semi-Detached - End of Terrace	13	120	1,560	26	
	Total	178		23,212	356	
	Detached					
				500		
A3	4 Bed Detached	4	147	588	8	
D E	4 Bed Detached 5 Bed Detached	1	141 213	141 852	2 8	
<u> </u>	4 Bed Detached	4	213 186	930	<u> </u>	
G1 G2	4 Bed Detached	2	186	368	4	
G2 G3	4 Bed Detached	1	184	186	2	
<u>83</u>	3 Bed Detached	3	149	447	6	
	Total	20		3,512	40	1
	Duplex					
DUPA-2B	2B4P Apartment	32	90	2,880	32	
DUPA-3B	3B5P Apartment	32	124	3,968	64	
DUPB-2B	2B4P Apartment	6	80	480	6	
Mid Terrace DUPB-2B	2B4P Apartment	6	81	486	6	
End of Terrace DUPB-3B						
Mid Terrace DUPB-3B	3B5P Apartment	6	123	738	12	
End of Terrace	3B5P Apartment	6	127	762	12	
	Total Duplexes	88		9,314	132	88
	Apartments BLOCKS 01, 02 & 03 - 4 Storey					
	BLOCK 1			107		
APT- 3A	BLOCK 1 3B5P Apartment		107	107	1	
APT- 3B	BLOCK 1 3B5P Apartment 3B6P Apartment	1	115	115	1	
APT- 3B APT- 2A	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment	1 6	115 85	115 510	1 6	
APT- 3B	BLOCK 1 3B5P Apartment 3B6P Apartment	1	115	115	1	
APT- 3B APT- 2A	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment	1 6	115 85	115 510	1 6	
APT- 3B APT- 2A APT- 2B	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B4P Apartment	1 6 8	115 85 87	115 510 696	1 6 8	
APT- 3B APT- 2A APT- 2B APT- 2C	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B4P Apartment 2B3P Apartment	1 6 8 3	115 85 87 71	115 510 696 213	1 6 8 3	
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B4P Apartment 2B3P Apartment 1B2P Apartment 1B2P Apartment	1 6 8 3 10	115 85 87 71 52 56	115 510 696 213 520	1 6 8 3 10	
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B4P Apartment 2B3P Apartment 1B2P Apartment 1B2P Apartment 1B2P Apartment	1 6 8 3 10 1	115 85 87 71 52	115 510 696 213 520 56 63	1 6 8 3 10 1	
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B3P Apartment 1B2P Apartment 1B2P Apartment 1B2P Apartment Gross floor area of Block 01	1 6 8 3 10 10 1 1	115 85 87 71 52 56	115 510 696 213 520 56 63 2,740	1 6 8 3 10 1 1	24
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B3P Apartment 1B2P Apartment 1B2P Apartment 1B2P Apartment Gross floor area of Block 01 Total Apartments	1 6 8 3 10 1	115 85 87 71 52 56	115 510 696 213 520 56 63	1 6 8 3 10 1	31
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B3P Apartment 1B2P Apartment 1B2P Apartment 1B2P Apartment Gross floor area of Block 01 Total Apartments BLOCK 2	1 6 8 3 10 1 1 1 31	115 85 87 71 52 56 63	115 510 696 213 520 56 63 2,740 2,740 2,740	1 6 8 3 10 1 1 33	31
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C APT- 3A	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B4P Apartment 2B3P Apartment 1B2P Apartment 1B2P Apartment 1B2P Apartment Gross floor area of Block 01 Total Apartments BLOCK 2 3B5P Apartment	1 6 8 3 10 10 1 1 1 31 31	115 85 87 71 52 56 63 107	115 510 696 213 520 56 63 2,740 2,740 2,740 107	1 6 8 3 10 1 1 33 1	31
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C APT- 3A APT- 3B	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B4P Apartment 2B3P Apartment 1B2P Apartment 1B2P Apartment 1B2P Apartment Gross floor area of Block 01 Total Apartment 3B5P Apartment 3B5P Apartment 3B6P Apartment	1 6 8 3 10 10 1 1 1 31 31 1 1	115 85 87 71 52 56 63 107 115	115 510 696 213 520 56 63 2,740 2,740 2,740 107 115	1 6 8 3 10 1 1 33 1 1 1	31
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C APT-3A APT- 3B APT- 2A	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B4P Apartment 2B3P Apartment 1B2P Apartment 3B5P Apartment 3B5P Apartment 3B5P Apartment 3B6P Apartment 2B4P Apartment	1 6 8 3 10 10 1 1 1 31 31 1 1 6	115 85 87 71 52 56 63 107 115 85	115 510 696 213 520 56 63 2,740 2,740 2,740 107 115 510	1 6 8 3 10 1 1 33 3 1 1 6	31
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C APT- 3A APT- 3B APT- 2A APT- 2B	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B3P Apartment 1B2P Apartment 3B5P Apartment BLOCK 2 3B5P Apartment 2B4P Apartment 2B4P Apartment 2B4P Apartment 2B4P Apartment 2B4P Apartment	1 6 8 3 10 10 1 1 1 31 31 1 1 1 6 8 8	115 85 87 71 52 56 63 	115 510 696 213 520 56 63 2,740 2,740 2,740 107 115 510 696	1 6 8 3 10 1 1 33 33 1 1 6 8	31
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C APT-1C APT- 3A APT- 3B APT- 2A APT- 2B APT- 2C	BLOCK 1 3B5P Apartment 3B6P Apartment 2B4P Apartment 2B3P Apartment 1B2P Apartment 1B2P Apartment 1B2P Apartment 1B2P Apartment Gross floor area of Block 01 Total Apartment 3B5P Apartment 3B5P Apartment 3B5P Apartment 2B4P Apartment	1 6 8 3 10 10 1 1 1 31 31 1 1 1 6 8 3 3	115 85 87 71 52 56 63 63 107 115 85 85 87 71	115 510 696 213 520 56 63 2,740 2,740 107 115 510 696 213	1 6 8 3 10 1 1 1 33 3 3 3	31
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C APT-1C APT- 3A APT- 3B APT- 2A APT- 2B APT- 2C APT-1A	BLOCK 13B5P Apartment3B6P Apartment2B4P Apartment2B4P Apartment2B3P Apartment1B2P Apartment1B2P Apartment1B2P ApartmentGross floor area of Block 01Total ApartmentsBLOCK 23B5P Apartment2B4P Apartment2B4P Apartment2B4P Apartment3B5P Apartment2B4P Apartment2B4P Apartment2B4P Apartment2B4P Apartment2B3P Apartment2B3P Apartment1B2P Apartment	1 6 8 3 10 10 1 1 1 31 31 1 1 6 8 8 3 10	115 85 87 71 52 56 63 63 107 115 85 85 87 71 52	115 510 696 213 520 56 63 2,740 2,740 2,740 107 115 510 696 213 520	1 6 8 3 10 1 1 33 3 1 6 8 3 10	31
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APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C APT-1C APT- 3A APT- 3B APT- 2A APT- 2B APT- 2C APT-1A	BLOCK 13B5P Apartment3B6P Apartment2B4P Apartment2B4P Apartment2B3P Apartment1B2P Apartment1B2P Apartment1B2P ApartmentGross floor area of Block 01Total ApartmentsBLOCK 23B5P Apartment2B4P Apartment2B4P Apartment2B4P Apartment3B5P Apartment2B4P Apartment2B4P Apartment2B4P Apartment2B4P Apartment2B3P Apartment2B3P Apartment1B2P Apartment	1 6 8 3 10 10 1 1 1 31 31 1 1 6 8 8 3 10	115 85 87 71 52 56 63 63 107 115 85 85 87 71 52	115 510 696 213 520 56 63 2,740 2,740 2,740 107 115 510 696 213 520	1 6 8 3 10 1 1 33 3 1 6 8 3 10	31
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APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C APT-3B APT- 3B APT- 2A APT- 2B APT- 2B APT- 2C APT-1A APT-1B	BLOCK 13B5P Apartment3B6P Apartment2B4P Apartment2B4P Apartment2B3P Apartment1B2P Apartment1B2P Apartment1B2P ApartmentGross floor area of Block 01Total ApartmentsBLOCK 23B5P Apartment2B4P Apartment2B4P Apartment3B6P Apartment2B4P Apartment2B4P Apartment2B3P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment	1 6 8 3 10 10 1 1 1 31 31 1 1 6 8 8 3 3 10	115 85 87 71 52 56 63 	115 510 696 213 520 56 63 2,740 2,740 2,740 2,740 2,740 2,740 2,740 2,740 5,740 63 2,740 2,740 2,740 2,740 2,740 2,740 2,740 2,740 2,740 5,00 56 63	1 6 8 3 10 1 1 33 3 3 1 6 8 3 10 1	31
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APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C APT-1C APT- 3A APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C APT-1C	BLOCK 13B5P Apartment3B6P Apartment2B4P Apartment2B4P Apartment2B3P Apartment1B2P Apartment1B2P Apartment1B2P ApartmentGross floor area of Block 01Total ApartmentsBLOCK 23B5P Apartment2B4P Apartment2B4P Apartment2B4P Apartment3B6P Apartment1B2P Apartment2B4P Apartment2B3P Apartment1B2P Apartment2B3P Apartment2B3P Apartment2B4P Apartment2B3P Apartment3B5P Apartment3B2P Apartment3B2P Apartment3B3P Apartment3B3P Apartment3B35P Apartment3B5P Apartment	1 6 8 3 10 10 1 1 1 31 31 6 8 3 3 10 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	115 85 87 71 52 56 63 	115 510 696 213 520 56 63 2,740 2,740 2,740 107 115 510 696 213 520 56 63 2,740 2,740 2,740 2,740 2,740	1 6 8 3 10 1 1 1 33 3 3 10 1 1 1 1 33 3 0	
APT- 3B APT- 2A APT- 2B APT- 2C APT-1A APT-1B APT-1C APT-1C APT- 3A APT- 3B APT- 2C APT-2C APT-1A APT-1B APT-1C APT-1C APT-3A APT- 3B	BLOCK 13B5P Apartment3B6P Apartment2B4P Apartment2B4P Apartment2B3P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P ApartmentGross floor area of Block 01Total ApartmentsBLOCK 23B5P Apartment2B4P Apartment2B4P Apartment2B4P Apartment2B4P Apartment1B2P Apartment2B4P Apartment2B4P Apartment2B3P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment1B2P Apartment3B5P Apartment3B5P Apartment3B5P Apartment3B5P Apartment3B5P Apartment3B6P Apartment	1 6 8 3 10 10 1 1 1 31 31 1 6 8 3 3 10 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	115 85 87 71 52 56 63 107 115 85 87 71 52 56 63 87 71 52 56 63 105 115	115 510 696 213 520 56 63 2,740 2,740 2,740 2,740 2,740 2,740 2,740 520 56 63 213 520 56 63 2,740 2,740 2,740 2,740 0 0 0 0 0 0 0	1 6 8 3 10 1 1 33 3 3 10 1 1 6 8 3 3 10 1 1 1 1 33 0 0 0	
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Metropolitan Workshop

Tower Two, Fumbally Court, Fumbally Lane Dublin 8 D08 N2N8

esidential Development at Farrankelly, Greystones, y, Wicklow for Cairn Homes Properties Ltd.		ABP Planning Application Issue		27-Aug-19	Rev: 00
Gross floor area of Block 01, 02, 03		8,220			
 Total Apartments	93	10,332	97	93	-
Total Creche (Circa 100 children)		599	10	12	1
 Outdoor play area		253	10	12	
Total Residential Amenity Building		325	3	12	
 Residential Amenity Building		325	3	12	-
Active Open Space		n/a	30	20	
Other Site Buildings		191			
4 no ESB Substation		54			
Bicycle & Refuse Store 1		75			
Bicycle & Refuse Store 2		44			
Refuse Store 3		18			-
Total Number of Residential Units	426	51,979	762	225	-
Total Development Area		53,094			

Unit Schedule and Mix	Apartments & Duplex			House Types			
ТҮРЕ	TOTAL	1 BED	2 BED	3BED	3 BED	4 BED	5 BED
Apartments		36	53	4			
Duplex			44	44			
Houses					148	93	4
TOTAL	426	36	97	48	148	93	4
		8%	23%	11%	35%	22%	1%

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