

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.**

ABP Planning Application Issue

27-Aug-19

Rev: 00

Total Area of Farrankelly Site	21.21	Ha
	212,100	sqm
Total Number of Units	426	
Total Area of Residential Development Site - (Total Site Area excluding AOS and Greenway)	14.33	Ha
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	Ha
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	Ha
POS (Public Open Space) Provided (on zoned residential lands)	1.8	Ha
% of Open Space Provided (based on Net site area of 11.94 Ha)	15%	
Active Open Space (zoned AOS in LAP)	4.5	Ha
Total Communal Open Space provided (excluding POS)	0.2	Ha
Green Infrastructure/ Buffer Areas	1.3	Ha
Total Open Space Provided	10.1	Ha
% 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

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House type	House type	Quantity	GIA (m2)	Total GIA (m2)	Car Parking Provision	Bicycle Parking
Terrace/townhouse						
B	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						
A3	4 Bed Detached	4	147	588	8	
D	4 Bed Detached	1	141	141	2	
E	5 Bed Detached	4	213	852	8	
G1	4 Bed Detached	5	186	930	10	
G2	4 Bed Detached	2	184	368	4	
G3	4 Bed Detached	1	186	186	2	
H	3 Bed Detached	3	149	447	6	
	Total	20		3,512	40	
Duplex						
DUPA-2B	2B4P Apartment	32	90	2,880	32	
DUPA-3B	3B5P Apartment	32	124	3,968	64	
DUPB-2B Mid Terrace	2B4P Apartment	6	80	480	6	
DUPB-2B End of Terrace	2B4P Apartment	6	81	486	6	
DUPB-3B Mid Terrace	3B5P Apartment	6	123	738	12	
DUPB-3B 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						
APT- 3A	3B5P Apartment	1	107	107	1	
APT- 3B	3B6P Apartment	1	115	115	1	
APT- 2A	2B4P Apartment	6	85	510	6	
APT- 2B	2B4P Apartment	8	87	696	8	
APT- 2C	2B3P Apartment	3	71	213	3	
APT-1A	1B2P Apartment	10	52	520	10	
APT-1B	1B2P Apartment	1	56	56	1	
APT-1C	1B2P Apartment	1	63	63	1	
	Gross floor area of Block 01			2,740		
	Total Apartments	31		2,740	33	31
BLOCK 2						
APT- 3A	3B5P Apartment	1	107	107	1	
APT- 3B	3B6P Apartment	1	115	115	1	
APT- 2A	2B4P Apartment	6	85	510	6	
APT- 2B	2B4P Apartment	8	87	696	8	
APT- 2C	2B3P Apartment	3	71	213	3	
APT-1A	1B2P Apartment	10	52	520	10	
APT-1B	1B2P Apartment	1	56	56	1	
APT-1C	1B2P Apartment	1	63	63	1	
	Gross floor area of Block 02			2,740		
	Total Apartments	31		2,740	33	31
BLOCK 3						
APT- 3A	3B5P Apartment	0	105	0	0	
APT- 3B	3B6P Apartment	0	115	0	0	
APT- 2A	2B4P Apartment	8	85	680	8	
APT- 2B	2B4P Apartment	8	87	696	8	
APT- 2C	2B3P Apartment	3	71	213	3	
APT-1A	1B2P Apartment	12	52	624	12	
APT-1B	1B2P Apartment	0	57	0	0	
APT-1C	1B2P Apartment	0	63	0	0	
	Gross floor area of Block 03			2,740		
	Total Apartments	31		2,740	31	31
	Lower ground floor car parking level			2,112		

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	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
	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	TOTAL	Apartments & Duplex			House Types		
		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%