

Residential Development at Farrankelly, Greystones, Delgany, Wicklow	ABP Planning Application Issue	27-Aug-19
--	--------------------------------	-----------

Houses (Terrace, Semi detached and Detached)																				
Unit Type	Dwelling Type	No. of Dwelling Type	Minimum Gross Floor Area - Sqm Table 5.1 QHSC*	Gross Floor Area sqm	Compliance Yes/ No	Minimum Living Room Area - Sqm Table 5.1 QHSC*	Living Room area provided sqm	Compliance Yes/ No	Minimum Aggregate Living Area- Sqm Table 5.1 QHSC*	Aggregate Living Area provided - Sqm	Compliance Yes/ No	Minimum Aggregate Bedroom Area- Sqm Table 5.1 QHSC*	Aggregate Bedroom Area provided - sqm	Compliance Yes/ No	Minimum Storage Area - Sqm Table 5.1 QHSC*	Storage Area provided - sqm	Compliance Yes/ No	Private Open WCC Dev Plan Minimum Private Open Space 3+ Bedrooms - 60-75sqm	Garden area provided - sqm	Compliance Yes/ No
A	4 bed 6 person (2 Storey)	30	110	140	Yes	15	19.4	Yes	40	48.7	Yes	43	46.6	Yes	6	6.4	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
A1	4 bed 6 person (2 Storey)	14	110	140	Yes	15	26.7	Yes	40	56	Yes	43	46.6	Yes	6	6.4	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
A2	4 bed 7 person (2 Storey)	36	110	147	Yes	15	18	Yes	40	53.6	Yes	43	50.7	Yes	6	6	No	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
A3	4 bed 7 person (2 Storey)	4	110	147	Yes	15	18	Yes	40	53.6	Yes	43	50.7	Yes	6	6	No	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
B	3 bed 5 person (2 Storey)	99	92	120	Yes	13	19.2	Yes	34	38.5	Yes	32	39.2	Yes	5	5.3	No	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
B1	3 bed 5 person (2 Storey)	15	92	120	Yes	13	22.9	Yes	34	41.5	Yes	32	38.9	Yes	5	5.1	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
B2	3 bed 5 person (2 Storey)	31	92	119	Yes	13	17.7	Yes	34	37	Yes	32	40.1	Yes	5	5.1	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
D	4 bed 7 person (2 Storey)	1	110	141	Yes	15	22.6	Yes	40	52.9	Yes	43	45.7	Yes	6	6.4	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
E	5 bed 9 person (3 Storey)	4	120	213	Yes	15	24.8	Yes	40	49.8	Yes	43	75.8	Yes	6	22	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
G1	4 bed 7 person (Dormer)	5	120	186	Yes	15	17.1	Yes	40	55.7	Yes	43	57.2	Yes	6	15.7	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
G2	4 bed 7 person (Dormer)	2	120	184	Yes	15	16.3	Yes	40	54.3	Yes	43	60.7	Yes	6	15.2	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
G3	4 bed 7 person (Dormer)	1	120	186	Yes	15	17.1	Yes	40	55.7	Yes	43	57.2	Yes	6	15.7	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes
H	3 bed 5 person (Dormer)	3	92	149	Yes	13	29.5	Yes	34	56.5	Yes	32	41.7	Yes	5	5.2	Yes	60-75 sqm	garden > than minimum requirement refer to Neighbourhood Layout	Yes

Residential Development at Farrankelly, Greystones, Delgany, Wicklow	ABP Planning Application Issue	27-Aug-19
--	--------------------------------	-----------

Duplex and Apartments																							
Unit Type	Dwelling Type		Minimum Gross Floor Area - Sqm Appendix 1 DSNA**	Gross Floor Area sqm	Compliance Yes/ No	Minimum width Living, Kitchen and Dining Room - Appendix 1 DSNA**	Width provided for Living, Kitchen and Dining Room - Appendix 1 DSNA**	Compliance Yes/ No	Minimum Aggregate Living, Kitchen and Dining Room Sqm Appendix 1 DSNA**	Aggregate Living, Kitchen and Dining Room provided - Sqm	Compliance Yes/ No	Minimum Aggregate Bedroom Area- Sqm Appendix 1 DSNA**	Aggregate Bedroom Area provided - sqm	Compliance Yes/ No	Minimum Storage Area - Sqm Appendix 1 DSNA**	Storage Area provided - sqm	Compliance Yes/ No	Minimum floor areas for amenity space - sqm Appendix 1 DSNA**	Area of amenity space provided - sqm	Compliance Yes/ No	Minimum floor areas for communal amenity space - sqm Appendix 1 DSNA**	Area of communal amenity space provided - sqm	Compliance Yes/ No
DUPA-2B	GF Duplex 2 Bed 4 person (1 storey)	32	73	89.5	Yes	3.6 m width **	4.09 m width **	Yes	30	30.1	Yes	24.4	29.2	Yes	6	6	Yes	7	15	Yes	7	7	Yes
DUPA-3B	FF/SF Duplex 3 Bed 5 person (2 Storey)	32	90	124.4	Yes	3.8 m width **	4.10 m width **	Yes	34	44	Yes	31.5	33.3	Yes	9	9	Yes	9	23	Yes	9	9	Yes
DUPB-2B Mid Terrace	GF Duplex 2 Bed 4 person (1 storey)	6	73	79.5	Yes	3.6 m width **	4.55 m width **	Yes	30	31.9	Yes	24.4	26.6	Yes	6	7	Yes	7	9	Yes	7	7	Yes
DUPB-2B End of Terrace	GF Duplex 2 Bed 4 person (1 storey)	6	73	80.8	Yes	3.6 m width **	4.65 m width **	Yes	30	32.4	Yes	24.4	27.1	Yes	6	7	Yes	7	10	Yes	7	7	Yes
DUPB-3B Mid Terrace	FF/SF Duplex 3 Bed 5 person (2 Storey)	6	90	123	Yes	3.8 m width **	3.80 m width **	Yes	34	37.4	Yes	31.5	33.4	Yes	9	9	Yes	9	21	Yes	9	9	Yes
DUPB-3B End of Terrace	FF/SF Duplex 3 Bed 5 person (2 Storey)	6	90	127	Yes	3.8 m width **	4.00 m width **	Yes	34	39	Yes	31.5	34.9	Yes	9	9	Yes	9	22	Yes	9	9	Yes
APT-1A	1 Bed Apartment 2 person	32	45	52.1	Yes	3.3 m width **	3.78 m width **	Yes	23	23.7	Yes	11.4	13.5	Yes	3	3	No	5	6	Yes	5	5	Yes
APT-1B	1 Bed Apartment 2 person	2	45	55.5	Yes	3.3 m width **	3.68 m width **	Yes	23	23.1	Yes	11.4	15.3	Yes	3	3	Yes	5	13	Yes	5	5	Yes
APT-1C	1 Bed Apartment 2 person	2	45	62.6	Yes	3.3 m width **	4.39 m width **	Yes	23	28.1	Yes	11.4	16.4	Yes	3	5	Yes	5	7	Yes	5	5	Yes
APT- 2A	2 Bed Apartment 4 person	20	73	85.3	Yes	3.6 m width **	4.95 m width **	Yes	30	31.1	Yes	24.4	26.8	Yes	6	6	Yes	7	9	Yes	7	7	Yes
APT- 2B	2 Bed Apartment 4 Person	24	73	86.5	Yes	3.6 m width **	5.55 m width **	Yes	30	30.8	Yes	24.4	24.9	Yes	6	6	Yes	7	7	Yes	7	7	Yes
APT- 2C	2 Bed Apartment 3 person	9	63	71.1	Yes	3.6 m width **	4.39 m width **	Yes	28	28.1	Yes	20.1	22.1	Yes	5	6	Yes	6	7	Yes	6	6	Yes
APT-3A	3 Bed Apartment 5 person	2	90	106.7	Yes	3.38 m width **	4.95 m width **	Yes	34	34	Yes	31.5	39.2	Yes	9	9	Yes	9	9	Yes	9	9	Yes
APT-3B	3 Bed Apartment 6 person	2	90	115	Yes	3.38 m width **	4.95 m width **	Yes	34	34	Yes	31.5	44.6	Yes	9	9	Yes	9	9	Yes	9	9	Yes
																					Note a total of 1,547 sqm is provided for the Duplex and Apartment units (181 units in total providing an average of 8.5 sqm per unit)		

Notes

- * QHSC Table 5.1. Space provision for room sizes for typical dwellings, Quality Housing Sustainable Communities
- ** DSNA Appendix 1, Sustainable Urban Housing: Design Standards for New Apartments 2018
- *** WCC Wicklow County Council Development Plan notes that 0.64 sqm of Private Open Space should be provided for every 1sqm of dwelling floor area