

Part of the subject lands (site 2 and site 3) are included in the Public Safety Zone due to their proximity to Dublin Airport, which is situated to the east of the site. More precisely, these lands are situated in the Outer Public Safety Zone of Dublin Airport and for this reason the regulation sets out a restriction of a maximum density of 60 persons per half hectare.

The proposed layout has been assessed to determine its compliance with the required residential density resulting in an **occupancy of ≤ 60 persons per half hectare**. Each grid square indicated corresponds to a single half hectare in area.

A grid of half-hectare squares was overlaid onto the proposed residential layout. The grid provides a framework within which the proposed scheme could be checked for compliance. To ensure accuracy in measurement, and to avoid locations where areas of high occupancy could be divided by two adjacent squares, an additional offset grid of half-hectare squares was generated to further test the proposed layout.

The occupancy of each unit was determined by figures stated in the Fingal Development Plan. Fingal County Council based occupancy rates on the public open space calculation assumptions contained in Section 4.5 of the Fingal Development Plan 2005-2011 which are the same as Objective PM52 of the current Development Plan.

Objective PM52 states:

"Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms."

1-beds = 1.5 persons
2-beds = 1.5 persons
3-beds = 3.5 persons
4-beds = 3.5 persons

Squares with higher density:
Density between 56 and 60 persons
per half hectare

