

Ratoath South SHD

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Architects. This drawing may not be edited or modified by the recipient.

A3

Overall Summary

Site Area Schedule	ha	sqm	%
Application Site Boundary	14.166	141,660	-
Net Site Area*	11.009	110,090	-
Proposed Number of Units	452	-	-
Proposed Density (Net Site Area)	41.1	Units per Hectare	-
Public Open Space (Net Site Area)	2.247	22,470	20.4%
Communal Open Space	1.06	10,583	9.6%
Total Gross Floor Area	5.92	59,177	-
Residential GFA	5.42	54,175	91.5%
Commercial GFA	0.15	1,537	2.6%
Other Non-Residential GFA	0.35	3,465	5.9%
Plot Ratio (TGFA/Gross Site Area)	-	-	0.42
Gross Building Footprints	2.44	24,393	-
Site Coverage (GBF/Gross Site Area)	-	-	17.2%
RORR Area	2.28	22,825	16.1%

*Note: The Net Site Area excludes the area of the Outer Relief Road and supporting cycle and pedestrian lanes, main site access road & creche and associated play and parking spaces.

Unit Breakdown Summary	#	%	Unit Types
3 Bed Houses	150	33.2%	A1 A2 B1 B2
Total Houses	150	33.2%	A1 A2 B1 B2
3 Bed Maisonnets	167	36.9%	M1 M2 M3 M4 M6
1 Bed Maisonnets	15	3.3%	M5
Total Maisonnets	182	40.3%	M1 M2 M3 M4 M5 M6
3 Bed Apartments	20	4.4%	D4
2 Bed Apartments	100	22.1%	D1 D2 D3
Total Apartments	120	26.5%	D1 D2 D3 D4
Total 1 Bed Units	15	3.3%	M5
Total 2 Bed Units	100	22.1%	D1 D2 D3
Total 3 Bed Units	337	74.6%	A1 A2 B1 B2 M1 M2 M3 M4 M6 D4

Amenity Space

Neighbourhood	Communal Amenity Space				Communal Amenity Space Provided (sqm)	Target Private Amenity Space (sqm)
	Apartments - 2 Beds	Apartments - 3 Beds	Maisonnets - 1 Beds	Maisonnets - 3 Beds		
A	25	5	0	4	662.0	256
B	0	0	0	20	1753.0	180
C	25	5	2	18	1270.0	392
D	0	0	4	20	798.0	200
E	0	0	0	12	643.0	108
F	0	0	0	16	664.0	144
G	0	0	3	15	430.0	150
H	25	5	0	12	1153.0	328
J	0	0	4	20	1148.0	200
K	25	5	0	0	200.0	220
L	0	0	2	18	845.0	172
M	0	0	0	12	1017.0	108
Total	100	20	15	167	10583	2350

Communal Amenity Space for Duplex Maisonnets and Apartments is provided in accordance with the Design Standards for Apartments 2020, Appendix 1, Minimum Floor Areas for Communal Amenity Space.

Aspect

Neighbourhood	Single Aspect Units	Dual Aspect Units	Triple Aspect Units	Total Units	% Dual Aspect Min.
A	0	36	2	38	100%
B	0	33	10	43	100%
C	0	54	8	62	100%
D	0	28	10	38	100%
E	0	24	6	30	100%
F	0	28	8	36	100%
G	0	21	8	29	100%
H	0	44	6	50	100%
J	0	25	12	37	100%
K	0	30	0	30	100%
L	0	27	8	35	100%
M	0	18	6	24	100%
Total	0	368	84	452	100%

*Specific Planning Policy Requirement 4 (ii) & Section 3.17 of the 'Design Standards for Apartments 2020' requires that min. 50% are dual-aspect.

Parking

Car parking	
Type	Number
Resident Parking (Surface)	502
Resident Parking (Undercroft)	100
Visitor Parking	139
Staff Parking	5
Total	746
Motorcycle Parking	
Motorcycle Spaces	Number
Resident Cycle Parking (Surface)	415
Resident Cycle Parking (Undercroft)	360
Visitor Cycle Parking (Surface)	41
Total	816

Non-Residential Schedule

Name	Block	GFA (sqm)
Apartment Block A - Level 0	A	1022.4
Apartment Block C - Level 0	C	1022.4
Apartment Block H - Level 0	H	314
Commercial Unit H1	H	105.8
Commercial Unit H2	H	121.4
Commercial Unit H3	H	171
Commercial Unit H4	H	135.4
Apartment Block K - Level 0	K	1022.4
Childcare Centre	K	1003.3
ESB Substation	D	14.0
ESB Substation	E	14.0
ESB Substation	G	14.0
ESB Substation	H	14.0
ESB Substation	L	14.0
ESB Substation	M	14.0
Total	-	5002.1

NOTE: Commercial Unit areas include associated WCs.

Neighbourhood Schedule

Neighbourhood -->		A	B	C	D	E	F	G	H	J	K	L	M	Creche	Total	%	Total %	GFA / Unit (sqm)	Total GFA Area (sqm)
		House	A1	4	10	6	7	8	12		4	5		5			61	13%	33%
House	A2			6		10						6	6		28	6%	124	3472	
House	B1		5					3	4	8		4	6		30	7%	139.9	4197	
House	B2		8		7		8	8							31	7%	141.4	4383.4	
Maisonette	M1	1	5	4	5	3	4	4	3	6		4	3		42	9%	40%	122.8	5157.6
Maisonette	M2	1	5	4	5	3	4	4	3	6		4	3		42	9%		151.7	6871.4
Maisonette	M3	1	5	4	3	3	4	2	3	2		4	3		34	8%		121.3	4124.2
Maisonette	M4	1	5	4	3	3	4	2	3	2		4	3		34	8%		150.2	5106.8
Maisonette	M5			2	4			3		4		2			15	3%		62.5	997.5
Maisonette	M6			2	4			3		4		2			15	3%		144.3	2164.5
Apartment	D1	15		15					15		15				60	13%	27%	82.6	4956
Apartment	D2	5		5					5		5				20	4%		92.9	1858
Apartment	D3	5		5					5		5				20	4%		84.5	1690
Apartment	D4	5		5					5		5				20	4%		109	2180
Total	All	38	43	62	38	30	36	29	50	37	30	35	24		452	100%	-	-	54174.6

Parking

	A	B	C	D	E	F	G	H	J	K	L	M	Creche	Total
Parking Required	51	71	87	58	51	60	45	69	56	38	55	39	-	680
Parking Proposed	51	76	96	62	56	64	48	76	56	38	57	39	27	746
Residents / Staff Parking	42	66	74	52	48	56	40	58	50	30	50	36	5	607
Visitors Parking	9	10	22	10	8	8	8	18	6	8	7	3	22	139
Bike Parking Required	90	50	130	60	30	40	45	110	60	80	50	30	-	775
Bike Parking Proposed	92	52	142	60	30	42	48	118	60	92	50	30	-	816
Motorcycle Spaces	2		2							2				6

P1	MAY 2022	DC	PLANNING SUBMISSION
REV	DATE	CHK BY	DESCRIPTION

BEO PROPERTIES LTD.

STATUS	PLANNING		
PROJECT	RATOATH SOUTH SHD		
PROJECT ADDRESS	RATOATH SOUTH, CO. MEATH		
DWG TITLE	SCHEDULE OF AREAS		
DWG NO	21088-RKD-ZZ-ZZ-SH-A-2000		
REV	PROJECT NO	SCALE	
P1	21088	N/A	
DATE	MAY 2022	DRN DC	CHK DC

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