

# **SECTION 4.0**

## *DEVELOPMENT DESCRIPTION*

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## 4.1 Description of the Proposed Development

The proposed development will consist of the following:

1. Construction of 352 no. residential units comprising 220 no. 2-4 bedroom houses and 132 no. 1-3 bedroom apartments.
2. Provision of private, communal and public open space. Provision of a new park to the north and west of the site (c.4.34ha).
3. All internal residential access roads and cyclist/pedestrian paths serving the proposed development.
4. Provision of car and bicycle parking.
5. Proposed pedestrian connections and landscape revisions to a section of Tinakilly Avenue included in permitted application WCC Ref. 22/837.

All vehicular and pedestrian connections between Tinakilly Park and Rathnew Village via a new section of the Rathnew Inner Relief Road.

All associated site development works, services provision, infrastructural and drainage works, provision of esb substations, bin stores, bicycle stores, car parking, public lighting, landscaping, open space, and boundary treatment works.

No further changes to development permitted under WCC Refs. 17/219/ ABP Ref. PL27.301261, 20/1000, 21/411, 22/837 or 21/1333.





















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<b>Project Title</b>	TINAKILLY 2	<b>Project No.</b>	21110		
<b>Document Title</b>	SITE STATISTICS SUMMARY	<b>Document No.</b>	21110-STW-PLA-ZZ-SCH-A-0022		
<b>Issue Date</b>	21.07.2023	<b>Revision No.</b>	PL 1		
<b>GENERAL NOTE:</b>					
1. This schedule is intended for Planning purposes only.					
2. Please refer to Site Materplan drawing 21110-STW-SIT-ZZ-DR-A-0101 for the extent of the proposed site redline boundary.					
3. Please refer to Unit Mix Layout drawings 21110-STW-SIT-ZZ-DR-A-0114 for the locations of house types indicated on this schedule.					
4. Please refer to the "Schedule of Areas" document and Architects drawings submitted in conjunction with this schedule for further information on Proposed Unit Types listed on this schedule.					
5. Please refer to the accompanying Engineers documentation including the 'Parking Allocation' drawing for further details relating to car parking provision.					
<b>SITE STATISTICS SUMMARY</b>					
<b>GENERAL SITE STATISTICS</b>					
<b>Category</b>	<b>Proposed Areas</b>		<b>Comments</b>		
Area of Overall Current Application Site	16.84 Ha		Area outlined in red on accompanying drawing 21110-STW-SIT-ZZ-DR-A-0001		
Nett Developable Area (R1 + R2 Zoned Lands)	10.0 Ha		Area outlined in orange on accompanying drawing 21110-STW-SIT-ZZ-DR-A-0001		
R2 (Medium Density) Residential Zoned Land	7.6 Ha				
R1 (High Density) Residential Zoned Land	2.4 Ha				
Communal Open Space	1788 sqm		(min 870 sqm required)		
Residential Open Space	9075 sqm		(min 7523 sqm required)		
Active Open Space	2.40 Ha				
Passive Open Space	1.94 Ha				
Total No. of Units Proposed	352				
Average Residential Density on R1 & R2 Zoned Lands	35 Units per Ha				
Plot Ratio	0.35		GFA / Net Developable Area		
Overall Building Footprint within Current Application Site Area	19,536 sqm		Footprint Including Ancillary Structures		
Site Coverage within Residential Zoned Areas	0.1954		Total Area of Ground Covered by Buildings / Net Developable Area		
<b>SCHEDULE OF RESIDENTIAL UNITS SUMMARY</b>					
<b>UNIT MIX</b>					
<b>Unit Type</b>	<b>Bedrooms Per Unit</b>	<b>Bed Spaces Per Unit</b>	<b>Unit Type Quantity</b>	<b>Mix %</b>	<b>Bed Spaces Provided</b>
5 Bed House	5	10	3	0.85	30
4 Bed House	4	7	6	1.70	42
4 Bed House	4	6	66	18.75	396
3 Bed House	3	5	114	32.39	570
2 Bed House	2	4	29	8.24	116
2 Bed House	2	3	2	0.57	6
3-Bed Apartment (Duplex)	3	5	14	3.98	70
2-Bed Apartment (Duplex)	2	4	14	3.98	56
1-Bed Apartment (Maisonette)	1	2	8	2.27	16
1-Bed Apartment (Apt. Block)	1	2	48	13.64	96
2-Bed Apartment (Apt. Block)	2	4	48	13.64	192
		<b>TOTALS</b>	<b>352</b>	<b>100.00</b>	<b>1590</b>
<b>BEDROOM MIX</b>					
<b>Unit Type</b>	<b>Unit Quantity</b>	<b>Mix %</b>			
5 Bedroom Unit	3	0.85			
4 Bedroom Unit	72	20.45			
3 Bedroom Unit	128	36.36			
2 Bedroom Unit	93	26.42			
1 Bedroom Unit	56	15.91			
<b>TOTALS</b>	<b>352</b>	<b>100.00</b>			
<b>TYPOLGY MIX</b>					
<b>Unit Description</b>	<b>Height</b>	<b>Unit Type Ref.</b>	<b>Unit Type Quantity</b>	<b>Mix %</b>	
5-Bed Detached House	2.5 story (dormer type)	Z2b	1	0.28	
5-Bed Semi-Detached House	2.5 story (dormer type)	Z1	2	0.57	
4-Bed Detached House	2 storey	W1b	3	0.85	
4-Bed Detached House	2 storey	O2a, O2b, P2a	9	2.56	
4-Bed Semi-Detached House	2 storey	O1, O1b	60	17.05	
3-Bed Semi-Detached House	2 storey	M1, N1, N2a	96	27.27	
3-Bed Terraced House	2 storey	R2a, R2d	18	5.11	
2-Bed Detached House	1 storey	W2a	2	0.57	
2-Bed Terraced House	2 storey	Q2c, Q2d	29	8.24	
3-Bed Apartment (Duplex)	Upper two floors of 3 storey building	V21a, V21c, V21d, V21e	14	3.98	
2-Bed Apartment (Duplex)	Ground floor of 3 storey building	V21a, V21c, V21d, V21e	14	3.98	
1-Bed Apartment (Maisonette)	Ground & First Floor Units	Dxa, Dxd	8	2.27	
1-Bed Apartment (Apt. Block)	All levels of Apt Blocks	AP1a, AP1b	48	13.64	
2-Bed Apartment (Apt. Block)	All levels of Apt Blocks	AP2a, AP2b	48	13.64	
		<b>TOTALS</b>	<b>352</b>	<b>100.00</b>	



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RESIDENTIAL AREAS				
Unit Type Ref.	Unit Description	Unit Type Quantity	Unit Type Floor Area	Floor Area (sqm) Provided
M1	3 Bed Semi-Detached	52	110.53	5747.56
N1	3 Bed Semi-Detached	36	112.8	4060.8
N2a	3 Bed Semi-Detached End Row	8	114.6	916.8
O1	4 Bed Semi-Detached	49	134.07	6569.43
O1b	4 Bed Semi-Detached End Row	11	135.39	1489.29
O2a	4 Bed Detached / Front Entry	5	134.07	670.35
O2b	4 Bed Detached End Row	1	135.39	135.39
P2a	4 Bed Detached / Side Entry End Row	3	149.1	447.3
Q2c	2 Bed Mid Terrace	23	86.4	1987.2
Q2d	2 Bed End of Terrace	6	86.4	518.4
R2a	3 Bed End of Row	4	101.86	407.44
R2d	3 Bed End of Terrace	14	100.4	1405.6
W2a	2 Bed Detached	2	82.33	164.66
W1b	4 Bed Detached	3	138.19	414.57
Z1	5 Bed Semi-D / Front Entry	2	212.39	424.78
Z2b	5 Bed Detached / Front Entry End Row	1	214.3	214.3
V21a-2	2 Bed Duplex End of Row	3	79.6	238.8
V21a-3	3 Bed Duplex End of Row	3	108.4	325.2
V21c-2	2 Bed Duplex Mid Terrace	8	79.6	636.8
V21c-3	3 Bed Duplex Mid Terrace	8	108.4	867.2
V21d-2	2 Bed Duplex End of Terrace	2	79.6	159.2
V21d-3	3 Bed Duplex End of Terrace	2	108.4	216.8
V21e-2	2 Bed Duplex at Tinakilly Avenue	1	80.85	80.85
V21e-3	3 Bed Duplex at Tinakilly Avenue	1	109	109
Dxa-1	1 Bed Maisonette - GF Unit	2	51.61	103.22
Dxa-2	1 Bed Maisonette - FF Unit	2	58.06	116.12
Dxd-1	1 Bed Maisonette - GF Unit	2	51.61	103.22
Dxd-2	1 Bed Maisonette - FF Unit	2	58.06	116.12
AP1a	1 Bed Apartment Type a	24	49.5	1188
AP1b	1 Bed Apartment Type b	24	48.4	1161.6
AP2a	2 Bed Apartment Type a	24	80.9	1941.6
AP2b	2 Bed Apartment Type b	24	79.2	1900.8
	<b>Unit Totals</b>	<b>352</b>	<b>Total Proposed Floor Area</b>	<b>34838.4</b>

  

PARKING PROVISION				
CAR PARKING				
Unit Type	Car Parking Location	Provision per Unit	Number of Units	Number of Spaces Provided
5 Bed House	Within the curtilage of each House	2	3	6
4 Bed House	Within the curtilage of each House	2	72	144
3 Bed House	Within the curtilage of each House	2	114	228
2 Bed House (Part 1 of 2)	Within the curtilage of each House	1	31	31
2 Bed House (Part 2 of 2)	On Street (In addition to in-curtilage as above)	0.2	31	6
3 Bed Apartment (Duplex)	On Street	2	14	28
2 Bed Apartment (Duplex)	On Street	1.2	14	17
1 Bed Apartment (Maisonette)	On Street	1.2	8	10
2 Bed Apartment (Apt. Block)	On Street	1.2	48	58
1 Bed Apartment (Apt. Block)	On Street	1.2	48	58
			<b>Total Car Parking Spaces Required</b>	<b>585</b>
			<i>of which are Accessible Bays (5%)</i>	<b>29</b>

  

BICYCLE PARKING				
Unit Type	Bike Parking Location	Provision per Unit	Number of Units	No. of Bicycle Parking Spaces Provided
5 Bed House	Secure Store within the curtilage of each House	5	3	15
4 Bed House	Secure Store within the curtilage of each House	4	72	288
3 Bed House	Secure Store within the curtilage of each House	3	114	342
2 Bed House	Secure Store within the curtilage of each House	2	31	62
3 Bed Apartment (Duplex)	Secure Store To Front of Unit	3	14	42
2 Bed Apartment (Duplex)	Secure Store To Front of Unit	2	14	28
1 Bed Apartment (Maisonette)	Secure Store To Front of Unit	1	8	8
2 Bed Apartment (Apt. Block)	Secure Central Bike Store	2	48	96
1 Bed Apartment (Apt. Block)	Secure Central Bike Store	1	48	48
Visitor Spaces	Within the curtilage of Houses	0.2	220	44
Visitor Spaces	On Street	0.2	132	26
			<b>Total Bicycle Parking Spaces</b>	<b>999</b>











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