ST. TERESA'S, BLACKROCK

o'mahony pike

1706A-OMP-ZZ-ZZ-SA-A-0004 - OPEN SPACE SCHEDULE
01.11.2021

Communal and public open space requirement

Site Area .... 39,917 sq.m.

Communal open space calculation

Rate per unit calculation

Apartment type	No.	Rate in sq.m.	Area provided	
Studio	18	4	72	sq.m.
1 bed	220	5	1100	sq.m.
2 bed (3P)	39	6	234	sq.m.
2 bed (4P)	169	7	1183	sq.m.
3 bed	47	9	423	sq.m.
	493			

Communal open space required: .... 3012 sq.m.

7.54% of site area

Open space calculation

Institutional open space designation	25% of site area
Public open space required :	9,979 sq.m.

Population based calculation

3.5 persons x 47 units (3 or more bedrooms)	164.5	persons
1.5 persons x 446 units (2 or fewer bedrooms)	669	persons
Population	833.5	persons

Open space required:

833.5 x 15 m2	12502	sq.m.
	31.30%	of site area
833.5 x 20m2	16670	sq.m.
	41.76%	of site area

Total open space required: .... between 12502 sq.m. and 16670 sq.m.

Breakdown of open space areas

Public Open Space		
Parkland (central space)	3680	sq.m.
Garden link	636	sq.m.
Tree belt	1568.4	sq.m.
Woodland park *	5687.9	sq.m.
	11572.3	sq.m.
	29%	of site area

* LAP Woodland park boundary area	5357 sq.m.
Proposed Woodland park boundary area	5799 sq.m.
less footprint of gatelodge and car park stairs	**5687.9 sq.m.**

	Communal open space		
A	Plaza & terraced garden	454	sq.m.
B	Terraced garden	275	sq.m.
C	Garden C1	313	sq.m.
D	Garden A1	121	sq.m.
E	Terrace C3	298	sq.m.
F	Entrance gardens	1082	sq.m.
G	Roof terrace B2	155	sq.m.
H	Roof terrace B3	155	sq.m.
I	Temple Road gardens	674.4	sq.m.
		3527.4	sq.m.
		8.84%	of site area

TOTAL OPEN SPACE PROVIDED	**15099.7**	sq.m.
	38%	of site area

Open space based on population is provided at a rate of 18.1 sq.m. per person

Areas not included in open space calculation:
Creche garden / play area .... 302 sq.m.