

Residential Development at Stepside, Co. Dublin
McGarrell Reilly Homes

General Data & Housing Quality Assessment



**Residential Development at Stepside, Co. Dublin
McGarrell Reilly Homes**

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Residential Development at Stepside, Co. Dublin
McGarrell Reilly Homes

Overall

Summary Residential Schedule of Accommodation

	Houses	Apartments	Total	
1-bed	0	28	28	24%
2-bed	0	69	69	58%
3-Bed	10	0	10	8%
4-Bed	11	0	11	9%
Total	21	97	118	
	18%	82%		

Creche

TFA(m ²)	Child places	No. of staff
156	27	6

Cumulative gross floor area

Houses	2624
Apartments	9193
	11817

Residential Development at Stepside, Co. Dublin
McGarrell Reilly Homes

Summary Residential Schedule of Accommodation - Houses

House Type	No. of Each	No. of Bedrooms	No. of Storeys	Floor Area (m ²)	No. of Car Spaces	Floor Area totals (m ²)
Type B	2	3	2	108	2	216
Type B1	3	3	2	110	2	330
Type B2	2	3	2	110	2	220
Type E6	2	3	2	124	2	248
Type E6A	1	3	2	124	2	124
Type G	1	4	2	126	2	126
Type H1	9	4	2	136	2	1224
Type H2	1	4	2	136	2	136
Total	21					2624

Residential Development at Stepside, Co. Dublin
McGarrell Reilly Homes

The houses are designed to meet and exceed current standards under "Quality Housing for Sustainable Communities", DoEHLG, 2007.

Detailed Residential Schedule of Accommodation – Housetypes

Housetype	No. of Units	No. of Bedrooms	Floor Area (m ²)		Total Floor Area (m ²)	Aggregate Living Area (m ²)		Living Room Width (m)		Double Bedroom Area (m ²)			Single Bedroom Area (m ²)			Aggregate Bedroom Area (m ²)		Storage area (m ²)	
			Reqd. Min.	Provided		Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.
Type B	2	3	92	108	216	34	33.9	3.8	3.8	13 / 11.4	13.5	11.5	7.1	7.2	-	32	32.2	5	5.5
Type B1	3	3	92	110	330	34	40	3.8	3.8	13 / 11.4	19.7	11.4	7.1	7.4	-	32	38.5	5	5
Type B2	2	3	92	110	220	34	35.9	3.8	3.8	13 / 11.4	13.7	11.6	7.1	7.2	-	32	32.5	5	5.4
Type E6	2	3	92	124	248	34	44.4	3.8	3.8	13 / 11.4	14.8	12.5	7.1	9.6	-	32	36.9	5	5.8
Type E6A	1	3	92	124	124	34	45.6	3.8	3.8	13 / 11.4	14.8	12.5	7.1	9.6	-	32	36.9	5	6.9
Type G	1	4	110	126	126	40	48.8	3.8	3.8	13 / 11.4	13.5	11.4	7.1	7.1	7.1	36	39.1	6	6.6
Type H1	9	4	110	136	1224	40	42.3	3.8	3.8	13 / 11.4	15.5	11.4	7.1	8.7	7.4	43	43	6	6
Type H2	1	4	110	136	136	40	48.5	3.8	3.9	13 / 11.4	13.3	14.2	7.1	10.2	7.8	43	45.5	6	7.6
Total	21				2624														

Cumulative TFA by no. of beds

3-Bed	1138
4-Bed	1486
	2624

Residential Development at Stepside, Co. Dublin
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Summary Residential Schedule of Accommodation - Apartments

	1-bed	2 Bed		Total	No. of Dual Aspect	% Dual Aspect	No. with area 10% larger than minimum	% with area 10% larger than minimum	Gross Floor Area (m ²)
Block 1	28	69		97	58	60%	73	75%	9193
		2 Bed (3 Person)	2 Bed (4 Person)						
		5	64						

Block 1 Green Roof extent	
	Area (m²)
Total roof area	1891
Green roof above 5th floor	1012
Green roof above 4th floor	406
Green roof as % of total roof	75%

Residential Development at Stepside, Co. Dublin
McGarrell Reilly Homes

The apartments are designed to meet and exceed current standards under "Sustainable Urban Housing: Design Standards for New Apartments", DoHLGH 2020.

Detailed Residential Schedule of Accommodation - Apartments

Block 1	Unit No.	Level	Total Floor Area (m ²)		No. Bedrooms	No. Bed Spaces	Aspect	Orientation	Aggregate Living Area (m ²)		Living/Dining Width (m)		Aggregate Bedroom Area (m ²)		Storage area (m ²)		Private Open Space (m ²)	
			Reqd. Min.	Provided**					Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided
	Apt - 01	Ground	45	55.4	1	2	Single	SE	23(21.85)*	23.4	3.3(3.135)*	3.6	11.4	15.3	3	4.2	5	7
	Apt - 02	Ground	73	78.1	2	4	Dual	NE&SE	30(28.5)*	30	3.6(3.42)*	3.8	24.4	24.6	6	6	7	7
	Apt - 03	Ground	45	50.1	1	2	Dual	NE&E	23(21.85)*	23.8	3.3(3.135)*	3.5	11.4	11.5	3	3.5	5	5
	Apt - 04	Ground	45	55.3	1	2	Triple	NW, NE&E	23(21.85)*	26.2	3.3(3.135)*	3.5	11.4	12.3	3	4.6	5	5
	Apt - 05	Ground	73	85.6	2	4	Dual	NE&NW	30(28.5)*	30	3.6(3.42)*	4	24.4	30.2	6	6	7	7
	Apt - 06	First	63	72.1	2	3	Single	NW	28(26.6)*	26.6	3.6(3.42)*	4.7	20.1	20.1	5	7	6	7
	Apt - 07	First	73	83.9	2	4	Single	NW	30(28.5)*	30.2	3.6(3.42)*	4.1	24.4	25.4	6	6	7	7
	Apt - 08	First	73	83.7	2	4	Single	SE	30(28.5)*	31.5	3.6(3.42)*	3.6	24.4	25.7	6	6	7	7
	Apt - 09	First	45	53.3	1	2	Dual	SE&SW	23(21.85)*	24.1	3.3(3.135)*	3.4	11.4	13.6	3	4.5	5	5
	Apt - 10	First	73	81.5	2	4	Single	SE	30(28.5)*	28.5	3.6(3.42)*	3.8	24.4	26.9	6	7	7	7
	Apt - 11	First	73	78.1	2	4	Dual	NE&SE	30(28.5)*	30	3.6(3.42)*	3.8	24.4	24.6	6	6	7	7
	Apt - 12	First	45	49.5	1	2	Dual	NE&SE	23(21.85)*	23.2	3.3(3.135)*	4.5	11.4	12.2	3	3	5	5
	Apt - 13	First	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.7	6	6	7	7
	Apt - 14	First	45	55.3	1	2	Triple	NW, NE&E	23(21.85)*	26.2	3.3(3.135)*	3.5	11.4	12.3	3	4.6	5	5
	Apt - 15	First	73	84	2	4	Dual	NE&SW	30(28.5)*	32.3	3.6(3.42)*	5	24.4	26.5	6	6	7	7
	Apt - 16	First	73	79.7	2	4	Single	SW	30(28.5)*	30.9	3.6(3.42)*	5.8	24.4	25.2	6	6.5	7	7
	Apt - 17	First	45	58.3	1	2	Single	SW	23(21.85)*	25.9	3.3(3.135)*	4.2	11.4	15.4	3	3.5	5	7
	Apt - 18	First	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.6	6	6	7	7
	Apt - 19	First	45	50.1	1	2	Dual	NE&E	23(21.85)*	23.8	3.3(3.135)*	3.5	11.4	11.5	3	3.5	5	5
	Apt - 20	First	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.6	6	6	7	7
	Apt - 21	First	45	49.5	1	2	Dual	NE&NW	23(21.85)*	23.2	3.3(3.135)*	4.5	11.4	12.2	3	3	5	5
	Apt - 22	First	73	78.5	2	4	Dual	NE&NW	30(28.5)*	30	3.6(3.42)*	4	24.4	25.2	6	6	7	7
	Apt - 23	First	73	79.2	2	4	Single	NW	30(28.5)*	30.2	3.6(3.42)*	5.4	24.4	24.7	6	6.8	7	7
	Apt - 24	First	63	78.5	2	3	Single	NW	28(26.6)*	30.6	3.6(3.42)*	3.6	20.1	23.1	5	5	6	6
	Apt - 25	First	73	83.9	2	4	Single	SE	30(28.5)*	30.2	3.6(3.42)*	4.1	24.4	25.4	6	6	7	7
	Apt - 26	First	63	72.1	2	3	Single	SE	28(26.6)*	28	3.6(3.42)*	5.3	20.1	20.7	5	5.9	6	6
	Apt - 27	Second	73	81.1	2	4	Single	NW	30(28.5)*	31.8	3.6(3.42)*	5	24.4	25.6	6	6.5	7	7
	Apt - 28	Second	73	83.9	2	4	Single	NW	30(28.5)*	30.2	3.6(3.42)*	4.1	24.4	25.4	6	6	7	7
	Apt - 29	Second	73	83.7	2	4	Single	SE	30(28.5)*	31.5	3.6(3.42)*	3.6	24.4	25.7	6	6	7	7
	Apt - 30	Second	45	53.3	1	2	Dual	SE&SW	23(21.85)*	24.1	3.3(3.135)*	3.4	11.4	13.6	3	4.5	5	5
	Apt - 31	Second	73	81.5	2	4	Single	SE	30(28.5)*	28.5	3.6(3.42)*	3.8	24.4	26.9	6	7	7	7
	Apt - 32	Second	73	78.1	2	4	Dual	NE&SE	30(28.5)*	30	3.6(3.42)*	3.8	24.4	24.6	6	6	7	7
	Apt - 33	Second	45	49.5	1	2	Dual	NE&SE	23(21.85)*	23.2	3.3(3.135)*	4.5	11.4	12.2	3	3	5	5
	Apt - 34	Second	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.7	6	6	7	7
	Apt - 35	Second	45	55.3	1	2	Triple	NW, NE&E	23(21.85)*	26.2	3.3(3.135)*	3.5	11.4	12.3	3	4.6	5	5
	Apt - 36	Second	73	84	2	4	Dual	NE&SW	30(28.5)*	32.3	3.6(3.42)*	5	24.4	26.5	6	6	7	7
	Apt - 37	Second	73	79.7	2	4	Single	SW	30(28.5)*	30.9	3.6(3.42)*	5.8	24.4	25.2	6	6.5	7	7
	Apt - 38	Second	73	79.7	2	4	Single	SW	30(28.5)*	30.9	3.6(3.42)*	5.8	24.4	25.2	6	6.5	7	7
	Apt - 39	Second	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.6	6	6	7	7
	Apt - 40	Second	45	50.1	1	2	Dual	NE&E	23(21.85)*	23.8	3.3(3.135)*	3.5	11.4	11.5	3	3.5	5	5
	Apt - 41	Second	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.6	6	6	7	7
	Apt - 42	Second	45	49.5	1	2	Dual	NE&NW	23(21.85)*	23.2	3.3(3.135)*	4.5	11.4	12.2	3	3	5	5
	Apt - 43	Second	73	78.5	2	4	Dual	NE&NW	30(28.5)*	30	3.6(3.42)*	4	24.4	25.2	6	6	7	7
	Apt - 44	Second	73	79.2	2	4	Single	NW	30(28.5)*	30.2	3.6(3.42)*	5.4	24.4	24.7	6	6.8	7	7
	Apt - 45	Second	63	78.5	2	3	Single	NW	28(26.6)*	30.6	3.6(3.42)*	3.6	20.1	23.1	5	5	6	6
	Apt - 46	Second	73	83.9	2	4	Single	SE	30(28.5)*	30.2	3.6(3.42)*	4.1	24.4	25.4	6	6	7	7
	Apt - 47	Second	73	81.1	2	4	Single	SE	30(28.5)*	31.8	3.6(3.42)*	5	24.4	25.6	6	6.5	7	7
	Apt - 48	Third	73	81.1	2	4	Single	NW	30(28.5)*	31.8	3.6(3.42)*	5	24.4	25.6	6	6.5	7	7
	Apt - 49	Third	73	83.9	2	4	Single	NW	30(28.5)*	30.2	3.6(3.42)*	4.1	24.4	25.4	6	6	7	7
	Apt - 50	Third	73	83.7	2	4	Single	SE	30(28.5)*	31.5	3.6(3.42)*	3.6	24.4	25.7	6	6	7	7

Apt - 51	Third	45	53.3	1	2	Dual	SE&SW	23(21.85)*	24.1	3.3(3.135)*	3.4	11.4	13.6	3	4.5	5	5
Apt - 52	Third	73	81.5	2	4	Single	SE	30(28.5)*	28.5	3.6(3.42)*	3.8	24.4	26.9	6	7	7	7
Apt - 53	Third	73	78.1	2	4	Dual	NE&SE	30(28.5)*	30	3.6(3.42)*	3.8	24.4	24.6	6	6	7	7
Apt - 54	Third	45	49.5	1	2	Dual	NE&SE	23(21.85)*	23.2	3.3(3.135)*	4.5	11.4	12.2	3	3	5	5
Apt - 55	Third	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.7	6	6	7	7
Apt - 56	Third	45	55.3	1	2	Triple	NW, NE&E	23(21.85)*	26.2	3.3(3.135)*	3.5	11.4	12.3	3	4.6	5	5
Apt - 57	Third	73	84	2	4	Dual	NE&SW	30(28.5)*	32.3	3.6(3.42)*	5	24.4	26.5	6	6	7	7
Apt - 58	Third	73	79.7	2	4	Single	SW	30(28.5)*	30.9	3.6(3.42)*	5.8	24.4	25.2	6	6.5	7	7
Apt - 59	Third	73	79.7	2	4	Single	SW	30(28.5)*	30.9	3.6(3.42)*	5.8	24.4	25.2	6	6.5	7	7
Apt - 60	Third	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.6	6	6	7	7
Apt - 61	Third	45	50.1	1	2	Dual	NE&E	23(21.85)*	23.8	3.3(3.135)*	3.5	11.4	11.5	3	3.5	5	5
Apt - 62	Third	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.6	6	6	7	7
Apt - 63	Third	45	49.5	1	2	Dual	NE&NW	23(21.85)*	23.2	3.3(3.135)*	4.5	11.4	12.2	3	3	5	5
Apt - 64	Third	73	78.5	2	4	Dual	NE&NW	30(28.5)*	30	3.6(3.42)*	4	24.4	25.2	6	6	7	7
Apt - 65	Third	73	79.2	2	4	Single	NW	30(28.5)*	30.2	3.6(3.42)*	5.4	24.4	24.7	6	6.8	7	7
Apt - 66	Third	63	78.5	2	3	Single	NW	28(26.6)*	30.6	3.6(3.42)*	3.6	20.1	23.1	5	5	6	6
Apt - 67	Third	73	83.9	2	4	Single	SE	30(28.5)*	30.2	3.6(3.42)*	4.1	24.4	25.4	6	6	7	7
Apt - 68	Third	73	81.1	2	4	Single	SE	30(28.5)*	31.8	3.6(3.42)*	5	24.4	25.6	6	6.5	7	7
Apt - 69	Fourth	73	81.1	2	4	Single	NW	30(28.5)*	31.8	3.6(3.42)*	5	24.4	25.6	6	6.5	7	7
Apt - 70	Fourth	45	53.3	1	2	Dual	SE&SW	23(21.85)*	24.1	3.3(3.135)*	3.4	11.4	13.6	3	4.5	5	5
Apt - 71	Fourth	73	81.5	2	4	Single	SE	30(28.5)*	28.5	3.6(3.42)*	3.8	24.4	26.9	6	7	7	7
Apt - 72	Fourth	73	78.1	2	4	Dual	NE&SE	30(28.5)*	30	3.6(3.42)*	3.8	24.4	24.6	6	6	7	7
Apt - 73	Fourth	45	49.5	1	2	Dual	NE&SE	23(21.85)*	23.2	3.3(3.135)*	4.5	11.4	12.2	3	3	5	5
Apt - 74	Fourth	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.7	6	6	7	7
Apt - 75	Fourth	45	55.3	1	2	Triple	NW, NE&E	23(21.85)*	26.2	3.3(3.135)*	3.5	11.4	12.3	3	4.6	5	5
Apt - 76	Fourth	73	84	2	4	Dual	NE&SW	30(28.5)*	32.3	3.6(3.42)*	5	24.4	26.5	6	6	7	7
Apt - 77	Fourth	73	79.7	2	4	Single	SW	30(28.5)*	30.9	3.6(3.42)*	5.8	24.4	25.2	6	6.5	7	7
Apt - 78	Fourth	73	79.7	2	4	Single	SW	30(28.5)*	30.9	3.6(3.42)*	5.8	24.4	25.2	6	6.5	7	7
Apt - 79	Fourth	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.6	6	6	7	7
Apt - 80	Fourth	45	50.1	1	2	Dual	NE&E	23(21.85)*	23.8	3.3(3.135)*	3.5	11.4	11.5	3	3.5	5	5
Apt - 81	Fourth	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.6	6	6	7	7
Apt - 82	Fourth	45	49.5	1	2	Dual	NE&NW	23(21.85)*	23.2	3.3(3.135)*	4.5	11.4	12.2	3	3	5	5
Apt - 83	Fourth	73	78.5	2	4	Dual	NE&NW	30(28.5)*	30	3.6(3.42)*	4	24.4	25.2	6	6	7	7
Apt - 84	Fourth	73	79.2	2	4	Single	NW	30(28.5)*	30.2	3.6(3.42)*	5.4	24.4	24.7	6	6.8	7	7
Apt - 85	Fourth	73	81.1	2	4	Single	SE	30(28.5)*	31.8	3.6(3.42)*	5	24.4	25.6	6	6.5	7	7
Apt - 86	Fifth	73	78.1	2	4	Dual	NE&SE	30(28.5)*	30	3.6(3.42)*	3.8	24.4	24.6	6	6	7	7
Apt - 87	Fifth	45	49.5	1	2	Dual	NE&SE	23(21.85)*	23.2	3.3(3.135)*	4.5	11.4	12.2	3	3	5	5
Apt - 88	Fifth	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.7	6	6	7	7
Apt - 89	Fifth	45	55.3	1	2	Triple	NW, NE&E	23(21.85)*	26.2	3.3(3.135)*	3.5	11.4	12.3	3	4.6	5	5
Apt - 90	Fifth	73	84	2	4	Dual	NE&SW	30(28.5)*	32.3	3.6(3.42)*	5	24.4	26.5	6	6	7	7
Apt - 91	Fifth	73	79.7	2	4	Single	SW	30(28.5)*	30.9	3.6(3.42)*	5.8	24.4	25.2	6	6.5	7	7
Apt - 92	Fifth	73	79.7	2	4	Single	SW	30(28.5)*	30.9	3.6(3.42)*	5.8	24.4	25.2	6	6.5	7	7
Apt - 93	Fifth	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.6	6	6	7	7
Apt - 94	Fifth	45	50.1	1	2	Dual	NE&E	23(21.85)*	23.8	3.3(3.135)*	3.5	11.4	11.5	3	3.5	5	5
Apt - 95	Fifth	73	83.9	2	4	Dual	NE&SW	30(28.5)*	31.7	3.6(3.42)*	4.8	24.4	25.6	6	6	7	7
Apt - 96	Fifth	45	49.5	1	2	Dual	NE&NW	23(21.85)*	23.2	3.3(3.135)*	4.5	11.4	12.2	3	3	5	5
Apt - 97	Fifth	73	78.5	2	4	Dual	NE&NW	30(28.5)*	30	3.6(3.42)*	4	24.4	25.2	6	6	7	7

* 5% allowable deviation in room areas and widths

** TFAs shaded yellow have min. 10% greater TFA than the reqd. min

Cumulative TFA by no. of beds

1-Bed	1454.3
2-Bed	5606.1
	7060.4

Apartment Aspect

Single	39
Dual	52
Triple	6

Residential Development at Stepside, Co. Dublin
McGarrell Reilly Homes

Parking - Apartments

	no. of units	car ratio	No. of resident car spaces under podium	No. of resident motorcycle spaces under podium	No. of visitor car spaces provided on street	<u>No. of long term bicycle spaces required</u>	<u>No. of long term bicycle spaces provided under podium</u>	<u>No. of short term bicycle spaces required</u>	<u>No. of short term bicycle spaces provided externally</u>
1-Bed	28	1	28			28			
2 Bed	69	1	69			138			
Total	97		97	4	10	166	170	49	50

Parking - Houses

No. of houses	car ratio	Total	<u>No. of short term bicycle spaces provided externally</u>
21	2	42	6

Parking - Creche

Child places	Staff nos.	<u>No. of staff bicycle spaces provided</u>	<u>No. of drop-off bicycle spaces provided</u>	No. of drop-off car spaces provided	No. of staff car spaces provided (including drop-off)
27	6	6	16	2	4

Residential Development at Stepside, Co. Dublin
McGarrell Reilly Homes

Public Open Space Required

Site Area (Ha)	15% POS required (m ²)
1.97	2955

Public Open Space Provided

Open Space Area	(m ²)	% of site area
A	650	
B	1409	
C*	1943	
Total	4002	20%

* Open Space Area C excludes 926m² of open space above the attenuation tanks

Residential Development at Stepside, Co. Dublin
McGarrell Reilly Homes

Communal Amenity Space

Apartments	No. of Each	Min. area rate (m ²)	Min. area required (m ²)	Area provided (m ²)
1-bed	28	5	140	
2 Bed (3 Person)	5	6	30	
2 Bed (4 Person)	64	7	448	
Total	97		618	1454

Residential Development at Stepside, Co. Dublin
McGarrell Reilly Homes

Childcare Provision

Requirement

Please refer to the Childcare Demand Report

Provision

Full Day-Care staff ratios (2006 Regs):			
Age (Years)	Staff Ratios	Child nos.	Staff nos.
1 – 2	1:5	7	2
2 – 3	1:6	7	2
3 – 6	1:8	13	2
Total		27	6