

Appendix 14.5: Methodology for calculating the maximum population of residents within the Proposed Development

Regarding population projections residing within the Proposed Development, data regarding the number of residential units, housing type, housing tenure and housing size was provided. The maximum residential units will be 1,050 across three different quarters and all residential units will be apartments. 80% of residential units will be market value units and 20% affordable units. In terms of size, 20% of residential units will have 1 bedroom, 70% will have 2 bedrooms and 10% will have 3 bedrooms.

Considering the data provided, a worst-case population scenario was calculated in order to assess potential population pressures on existing social infrastructure services.

Firstly, the different plans for dwelling houses were identified across three different quarters within the Proposed Development and their Net Internal Area (NIA) in square meters was calculated. Subsequently, their size mix was considered in order to calculate how many 1 bedroom, 2 bedroom and 3-bedroom residential units will be provided in each quarter. Residential units in the Mixed-Use Quarter were grouped together. Moreover, assumptions were made about the maximum amount of people residing in each residential unit. According to the worst-case scenario, it was assumed that the number of people residing in 1-bedroom apartments will be two, the number of people residing in 2 bedroom apartments will be three and the number of people residing in 3 bedroom apartments will be four. A detailed overview of the residential unit data, calculations and assumptions, is shown in Table 14.5.1. below.

Table 14.5.1: Number of residents per residential plan (maximum)								
Quarter	Residential Dwellings within Masterplan	Use Class GIA (sqm)	Use Class NIA (Sqm)	Max Residential Units	1 bedroom residential units (20%)	2 bedroom residential units (70%)	3 bedroom residential units (10 %)	Maximum Number of residents per Residential Unit
Mixed Use Quarter	RDC (A) - C3 Dwellinghouses + Mixed Use (C) - C3 Dwellinghouses	24,500	22,050	150	30	105	15	435
Waterfront Quarter	Residential Plots (H1) - C3 Dwellinghouses	17,500	15,750	350	70	245	35	1015
Bute East Dock Quarter	Residential Plots (H2-H4) - C3 Dwellinghouses	30,500	27,450	550	110	385	55	1595

According to the calculations explained above, the maximum population residing within the Proposed Development and across all three quarters, will be 3045. Assuming that this population would have a similar age profile to Butetown, 435 individuals would be up to 19 years old and therefore requiring education services, 2369 individuals would be working age and 237 individuals would be more than 64 years old.