

1725 AMIL Properties Ltd. - Creagh SHD, Ballowen/Ramsfortpark, Gorey, Co. Wexford

Area Schedule and Unit Mix - Residential Site

12.2.2018

Block No.	A	B	C	D	E	F	G	H	J	Apartments			Block Total Units
	4-bed Detached	4-bed Detached	4-bed Semi-D	3-bed Semi-D	3-bed Semi-D	3-bed Terraced	3-bed Terraced	2-bed Terraced	5-bed Detached	1-bed	2-bed	3-bed	
1		7	6								4	2	19
2		9	6								2	1	18
3		2	6						1				9
4	5		4	5	4				1		2	2	23
5	6	2		3	4	6	4				3	2	30
6	6		2	2	5	4	4				2	2	27
7	5	2		11	9				2		2	1	32
8	9			12	13								34
9				8	4			9			5	4	30
10				5	8			8			4	4	29
11								9			8	6	23
12							14				4	5	23
Type Totals	31	22	24	46	47	10	22	26	4	0	36	29	297
	77			125				26	4	0	36	29	
% of Overall Units	10.4%	7.4%	8.1%	15.5%	15.8%	3.4%	7.4%	8.8%	1.3%	0.0%	12.1%	9.8%	
	25.9%			42.1%				8.8%	1.3%	21.9%			
% of Floor Area	8.2%	10.2%	11.1%	14.4%	14.0%	3.4%	7.2%	6.1%	1.0%	0.0%	9.4%	9.4%	
	34.0%			39.0%				6.1%	1.0%	18.8%			
Total No. Units													297

Area Schedule - Creche Site		29.11.2018
Floor Area	553.7 m ²	
Footprint	594.0 m ²	
Site Area m2	2785.7 m ²	
Plot Ratio	0.20	
Site Coverage	0.21	
Amenity Space m2	937.2 m ²	34%

House Types	2-bed	26	11%
	3-bed	125	54%
	4-bed	77	33%
	5-bed	4	2%
TOTAL		232	
Apartment Blocks	2-unit	16	59%
	3-unit	11	41%
TOTAL		27	

Overall Planning Site Area	11.41 ha	28.2 ac
Main Development Area	10.38 ha	25.64 ac
Gross Residential Site Area	9.70 ha	23.97 ac
Gross Residential Density	31 units/ha	12.4 units/ac
Net Residential Site Area	7.95 ha	19.65 ac
Net Residential Density	37 units/ha	15 units/ac
Residential Plot Ratio (Net Residential Site Area)	0.45	
Total Area of Individual Residential Sites	5.83 ha	14.4 ac
Residential Site coverage (Individual Sites)	0.35	
Public Open Space Main	0.885 ha	9.1%
Public Open Space Pocket	0.521 ha	5.4%

Floor Areas m2	Per Unit	Unit Total
A 4-bed	147.1	2942.0
A 4-bed end units 11 no.	149.4	1643.4
B 4-bed	166.2	3656.4
C 4-bed	166.2	3988.8
D 3-bed	112.8	5188.8
E 3-bed	107.0	5029.0
F 3-bed	121.2	1212.0
G 3-bed	118.0	2596.0
H 2-bed	84.6	2199.6
J 5-bed	180.7	361.4
J 5-bed end units 2 no.	184.1	368.2
Apartments 1-bed average		0.0
Apartments 2-bed average	93.9	3380.4
Apartments 3-bed average	115.9	3361.1
TOTAL m2		35927.1

Site coverage Areas m2	Per Unit	Unit Total
A 4-bed	91.2	1824.0
A 4-bed end units 11 no.	91.2	1003.2
B 4-bed	81.8	1799.6
C 4-bed	78.5	1884.0
D 3-bed	66.9	3077.4
E 3-bed	63.8	2998.6
F 3-bed	55.7	557.0
G 3-bed	75.2	1654.4
H 2-bed	49.2	1279.2
J 5-bed	91.2	182.4
J 5-bed end units 2 no.	91.2	182.4
Apartment Blocks average	141.3	3815.0
TOTAL m2		20257.2