

## Site Area

Gross Application Site Area	142,886sq.m	14.28ha
Development Area	114,564sq.m	
Residential nett site area	100,674sq.m	10.07ha
Neighbourhood Centre lands	6,576sq.m	
Pipes/pumping station	7,314sq.m	
Cycle scheme along Clonminch Road	28,322sq.m	

## Open Space Breakdown

Public Open Space	16,207sq.m	16.10%
ST. COLOMBA'S GREEN	7,035	
CLONMINCH SQUARE	4,131	
Green Park	1,415	
Green Street West	2,496	
Public Square	1,130	
Communal Open Space	1,383sq.m	

## Residential Mix

Detached = 5

Semi-D = 48

Terrace = 143

**Houses = 196**

**Apartments = 153**

**Total units proposed = 349**

35 per hectare

Breakdown:

**1-bed = 41**  
**2-bed = 103**  
**3-bed = 155**  
**4-bed = 50**  
**Total = 349**

**Houses:**

2-bed = 4  
3-bed = 142  
4-bed = 50  
**Total = 196**

Unit Type	No.Units	Gross Floor Area m2
1-bed	x	x
2-bed	4	366
3-bed	142	16925
4-bed	50	6804.4
4+ bed	x	x
<b>Total</b>	<b>196</b>	<b>24095.4</b>

**Apartments:**

**1-bed = 41**  
**2-bed = 99**  
**3-bed = 13**

**Total = 153**

Unit Type	No.Units	Gross Floor Area m2
Studio	x	x
1-bed	41	<b>2146.8</b>
2-bed	99	<b>7968.5</b>
3-bed	13	<b>1443</b>
4-bed	x	x
4+ bed	x	x
<b>Total</b>	<b>153</b>	<b>11558.3</b>

**Floor Area Calculation =**

Apartments - Floor area - m2                   **11,558.30** sq.m  
Houses - Floor Area - m2                       **24,095.40** sq.m  
**Total - Residential                               35,653.70** sq.m

Neighbourhood Centre 1                       1,274 sq.m  
Neighbourhood Centre 2                       1,733 sq.m  
Local Shop in Block F                         56 sq.m  
Creche (stand alone building)               1,299 sq.m

**Total - Non - Residential** 4,362.00 sq.m Max permit 4,500sqm

**Total:** 40,015.70 sq.m

**Parking**

Houses - incurtilage 278  
Houses - not incurtilage 114  
total no house 196 x 2 number carparking spaces **392**

Apartments - incurtilage 148  
Apartments - not incurtilage 46  
Apartments - 153 no. **194**  
1.25 car parking spaces per unit—153 Apartments

**Total - Residential** 586

Neighbourhood Centre 1 10  
Neighbourhood Centre 2 58  
Creche (stand alone building) 21  
Shop local - in Block F 56mq 5

**Additional**  
Clonminch Sq 9  
Other Visitors 6

**Total - Non - Residential** 109

**Total Car parking** 695

Block A	Total No. of Units	Type	Unit No.	No. of Units	No.	Floor Area		Floor Area Total	Living/Kitchen/Dining Area		Bed1	Bed2	Bed3	Aggregate Bed Area*		Storage Area*		Private Open Space		Aspect	
						Bedrooms	Proposed		Min	Proposed				Min	Proposed	Min	Proposed	Min	Proposed		Min
13	2B/4P	X1	3	2		73.2	73	219.6	30	30	11.4	13		24.4	24.4	6	6	9.46	7	Triple	
	2B/4P	X2	3			73.9	73	221.7	32.7	30	11.4	13		24.4	24.4	6.24	6	15.88	7	Single	
	2B/4P	X3	3			74.2	73	222.6	32	30	11.4	13		24.4	24.4	6.14	6	13.89	7	Single	
	2B/4P	X4	2			74.2	73	148.4	30.9	30	11.4	13		24.4	24.4	6.15	6	9.69	7	Single	
	2B/4P	X5	2			73.1	73	146.2	30	30	11.4	13		24.4	24.4	6.13	6	7.23	7	Triple	
								958.5													

Block B	Total No. of Units	Type	Unit No.	No. of Units	No.	Floor Area		Floor Area Total	Living/Kitchen/Dining Area		Bed1	Bed2	Bed3	Aggregate Bed Area*		Storage Area*		Private Open Space		Aspect	
						Bedrooms	Proposed		Min	Proposed				Min	Proposed	Min	Proposed	Min	Proposed		Min
24	1B/2P	W1	1	1		62.9	45	62.9	33.5	23	14.1			14.1	11.4	3	3	12.9	5	Single	
	2B/4P	X1	1	2		83.5	74	83.5	30	30	13	13		26	24.4	6	6	25	6	Dual	
	2B/4P	X2	3	2		79.6	74	238.8	31.3	30	13.1	12		25.1	24.4	6	6	16.1	6	Dual	
	2B/4P	X3	3	2		85.8	74	257.4	35.7	30	13.9	11.4		25.3	24.4	6	6	10.6	6	Dual	
	2B/4P	X4	7	2		74	74	518	30	30	13.8	11.4		25.2	24.4	6	6	8	6	Single	
	2B/4P	X5	4	2		94.6	74	378.4	31.3	30	19	13.8		32.8	24.4	8.2	6	13.6	6	Dual	
	2B/4P	X6	2	2		77.6	74	155.2	30.1	30	17.4	11.4		28.8	24.4	6	6	12.9	6	Single	
	3B/6P	Y1	3	3		115.7	95	347.1	36.8	34	18.8	17.7	12.3	48.8	31.5	10.8	9	25	9	Dual	
								2041.3													

Block C	Total No. of Units	Type	Unit No.	No. of Units	No.	Floor Area		Floor Area Total	Living/Kitchen/Dining Area		Bed1	Bed2	Bed3	Aggregate Bed Area*		Storage Area*		Private Open Space		Aspect	
						Bedrooms	Proposed		Min	Proposed				Min	Proposed	Min	Proposed	Min	Proposed		Min
8	2B/4P	X1	3	2		75	73	225	30.5	30	13	11.4		24.4	24.4	6	6	8.1	7	Triple	
	2B/4P	X2	3			77	73	231	30	30	13	11.7		24.7	24.4	6.8	6	9.6	7	Dual	
	2B/4P	X3	2			80	73	160	30	30	15	11.4		26.4	24.4	6.2	6	7.3	7	Dual	
								616													

Block D	Total No. of Units	Type	Unit No.	No. of Units	No.	Floor Area		Floor Area Total	Living/Kitchen/Dining Area		Bed1	Bed2	Bed3	Aggregate Bed Area*		Storage Area*		Private Open Space		Aspect	
						Bedrooms	Proposed		Min	Proposed				Min	Proposed	Min	Proposed	Min	Proposed		Min
28	1B/2P	W1	2	1		49.5	45	99	22.7	23	12.3			12.3	11.4	4.14	3	6.77	5	Single	
	1B/2P	W2	8	1		53	45	424	24.4	23	12.3			12.3	11.4	4.3	3	11.71	5	Single	
	2B/4P	X1	2	2		86	74	172	37.5	30	13.2	11.4		24.6	24.4	6.88	6	9.8	6	Dual	
	2B/4P	X2	4	2		78	74	312	30.4	30	13.1	11.2		24.3	24.4	6.05	6	9.67	6	Dual	
	2B/4P	X3	2	2		78.5	74	157	30.6	30	13.6	11.3		24.9	24.4	6.04	6	8.76	6	Single	
	2B/4P	X4	2	2		84.2	74	168.4	30.7	30	14.3	13.1		27.4	24.4	6.14	6	9.72	6	Dual	
	2B/4P	X5	2	2		81.2	74	162.4	30.3	30	14.1	12.8		26.9	24.4	6	6	8.8	6	Dual	
	2B/4P	X6	1	2		100	74	100	39	30	15.5	13.8		29.3	24.4	11.9	6	34.76	6	Dual	
	2B/4P	X7	1	2		91	74	91	36.3	30	13.3	12.8		26.1	24.4	10.61	6	37.7	6	Dual	
	2B/4P	X8	1	2		75	74	75	29.5	30	13.9	10.2		24.1	24.4	5.79	6	8.88	6	Dual	
	3B/6P	Y1	1	3		109.4	90	109.4	37.9	34	14.8	13.9	12.2	40.9	31.5	9.4	9	142.5	9	Triple	
	3B/6P	Y2	1	3		116.4	90	116.4	39.1	34	15.7	13.5	12.6	41.8	31.5	13.2	9	34.9	9	Dual	
	3B/6P	Y3	1	3		101.1	90	101.1	36.5	34	15.2	13.3	10.8	39.3	31.5	9.25	9	18.5	9	Dual	
								2087.7													

Block E	Total No. of Units	Type	Unit No.	No. of Units	No.	Floor Area		Floor Area Total	Living/Kitchen/Dining Area		Bed1	Bed2	Bed3	Aggregate Bed Area*		Storage Area*		Private Open Space		Aspect	
						Bedrooms	Proposed		Min	Proposed				Min	Proposed	Min	Proposed	Min	Proposed		Min
51	1B/2P	W1	18	1		53	45	954	24.4	23	12.3			12.3	11.4	4.36	3	11.71	5	Single	
	1B/2P	W2	9	1		49.5	45	445.5	23	23	12.3			12.3	11.4	4.14	3	6.77	5	Single	
	1B/2P	W3	2	1		55.2	45	110.4	25.2	23	11.6			11.6	11.4	3.2	3	20	5	Single	
	2B/4P	X1	3	2		81.2	74	243.6	30.3	30	14.1	12.8		26.9	24.4	6	6	8.8	6	Dual	
	2B/4P	X2	12	2		78	74	936	30.4	30	13.1	11.9		25	24.4	6.05	6	9.67	6	Dual	
	2B/4P	X3	3	2		86	74	258	37.5	30	13.2	11.4		24.6	24.4	6.88	6	9.8	6	Dual	
	3B/6P	Y1	2	3		110	95	220	36.3	34	14.2	13.3	13.3	40.8	31.5	10.9	9	80	9	Triple	
	3B/6P	Y2	2	3		115.5	95	231	36.3	34	14.9	14.9	14.2	44	31.5	10.9	9	80	9	Dual	
								3398.5													

Block F	Total No. of Units	Type	Unit No.	No. of Units	No.	Floor Area		Floor Area Total	Living/Kitchen/Dining Area		Bed1	Bed2	Bed3	Aggregate Bed Area*		Storage Area*		Private Open Space		Aspect	
						Bedrooms	Proposed		Min	Proposed				Min	Proposed	Min	Proposed	Min	Proposed		Min
5	2B/4P	X1	2	2		79	73	158	32	30	13	11.6		24.6	24.4	7.5	6	8	7	Triple	
	3B/6P	X2	3	3		106	90	318	36	34	15.65	11.9	11.62	39	31.5	9	9	9	9	Dual	
								476													

Block G	Total No. of Units	Type	Unit No.	No. of Units	No.	Floor Area		Floor Area Total	Living/Kitchen/Dining Area		Bed1	Bed2	Bed3	Aggregate Bed Area*		Storage Area*		Private Open Space		Aspect	
						Bedrooms	Proposed		Min	Proposed				Min	Proposed	Min	Proposed	Min	Proposed		Min
24	1B/2P	W1	1	1		51	45	51	24.1	23	13.8			13.8	11.4	3	3	8	5	Single	
	2B/4P	X1	1	2		79.3	74	79.3	31	30	13	12.8		25.8	24.4	6	6	24.4	6	Dual	
	2B/4P	X2	3	2		79.6	74	238.8	31.3	30	13.1	12		25.1	24.4	6	6	16.1	6	Dual	
	2B/4P	X3	3	2		85.8	74	257.4	35.7	30	13.9	11.4		25.3	24.4	6	6	10.6	6	Dual	
	2B/4P	X4	9	2		74	74	666	30.1	30	13.8	11.4		25.2	24.4	6	6	10	6	Single	
	2B/4P	X5	4	2		94.7	74	378.8	31.3	30	18.9	13.8		32.7	24.4	8.2	6	12.9	6	Dual	
2B/4P	X6	3	2		103	74	309	31	30	16.8	13		29.8	24.4	15.2	6	24.2	6	Dual		
								1980.3													

3b	13
2b	99
1b	41
	153

Total 11558.3

Aspect Ratio	
Triple	13
Dual	71
Single	68

Total Apartments

Total No. of Units	Block	Type	Unit No.	No. of Units	No. Bedrooms	Floor Area		Floor Area Total	Aggregate Living Area		Bed 1	Bed 2	Bed 3	Bed 4	Aggregate Bed Area*		Storage Area*		Private Open Space		
						Proposed	Min		Proposed	Min					Proposed	Min	Proposed	Min	Proposed	Min	
						474.6															
5	D1	2B/4P	D1	50,162	2	2	91.5	70	183	41.8	30	13.28	11.69		25	25	4.1	4	60-75	60-75	
	D2	2B/4P	D2	51,161	2		91.5	70	183	41.8	30	13.28	11.69		25	25	4.1	4	60-75	60-75	
	D3	3B/5P	B3.15	72	1	3	108.6	92	108.6	37.1	34	13.46	1.47	7.16	3.2	32	5.5	5	60-75	60-75	
									474.6												
Total No. of Units	Block	Type	Unit No.	No. of Units	No. Bedrooms	Floor Area		Floor Area Total	Aggregate Living Area		Bed 1	Bed 2	Bed 3	Bed 4	Aggregate Bed Area*		Storage Area*		Private Open Space		
						Proposed	Min		Proposed	Min					Proposed	Min	Proposed	Min	Proposed	Min	
						6355.8															
48	B1	3B/5P	B1.1	159	1	3	120.6	92	120.6	43.8	34	14.2	11.41	7.5	33.2	32	5.5	5	60-75	60-75	
		3B/5P	B1.2	160	1	3	120.6	92	120.6	43.8	34	14.2	11.41	7.5	33.2	32	5.5	5	60-75	60-75	
		4B/6P	C2.1	39,56,84,184	4	4	129	110	516	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
	B7	4B/6P	C2.2	40,57,85,185	4	4	129	110	516	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
		4B/6P	C2.2	52,167	2	4	129	110	258	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
	B7.1	4B/6P	C2.4	53,168	2	4	129	110	258	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
		4B/6P	C2.5	37	1	4	129	110	129	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
	B7.2	4B/6P	C2.6	38	1	4	129	110	129	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
		4B/6P	C2.5	54,126,142	3	4	129	110	387	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
	B7.3	4B/6P	C2.12	55,127,143	3	4	129	110	387	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
		4B/6P	C2.9	41,148,130,138,178	5	4	129	110	645	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
	B7.4	4B/6P	C2.10	42,149,131,139,179	5	4	129	110	645	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
		4B/6P	C2.5	128,140,194	3	4	129	110	387	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
	B7.5	4B/6P	C2.11	129,141,195	3	4	129	110	387	43.9	40	12.42	15.63	8.66	7.16	43.8	43	6.5	6	60-75	60-75
		4B/7P	C.3.1	86,173,169,171	4	4	154	120	616	41.5	40	12.41	12.51	7.1	24.18	56.2	43	6	6	60-75	60-75
	B8	4B/7P	C.3.2	87,174,170,172	4	4	154	120	616	41.5	40	12.41	12.51	7.1	24.18	56.2	43	6	6	60-75	60-75
		4B/7P	C4.1	196	1	4	130	110	130	47.7	40	13.16	12	11.14	7.16	43.5	43	6.7	6	60-75	60-75
	B9	3B/5P	B1.5	197	1	3	108.6	92	108.6	37.1	34	13.08	11.47	7.16	32.2	32	5.5	5	60-75	60-75	
										6355.8											
	Total No. of Units	Block	Type	Unit No.	No. of Units	No. Bedrooms	Floor Area		Floor Area Total	Aggregate Living Area		Bed 1	Bed 2	Bed 3	Bed 4	Aggregate Bed Area*		Storage Area*		Private Open Space	
							Proposed	Min		Proposed	Min					Proposed	Min	Proposed	Min	Proposed	Min
17264.95																					
143	B2	3B/6P	B4.1	97,98,99	3	3	126	110	378	38	37	11.7	11.8	11.8	36	36	6.5	6	60-75	60-75	
		3B/6P	B4.3	96	1	3	126	110	126	41	37	11.7	11.8	11.8	36	36	6.5	6	60-75	60-75	
		3B/6P	B4.6	100,101,102	3	3	143	110	429	41.5	37	13.8	12.2	14	41	36	6.5	6	60-75	60-75	
	B3	3B/6P	B4.7	103	1	3	143	110	143	41.5	37	13.8	12.2	14	41	36	6.5	6	60-75	60-75	
		3B/5P	B2.1	30	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.2	31	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
	B3.1	3B/5P	B2.3	32	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.4	69,73,76,132,135,175	6	3	110	92	660	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.5	70,74,77,133,136,176	6	3	110	92	660	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
	B3.2	3B/5P	B2.6	71,75,78,134,137,177	6	3	110	92	660	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.13	58	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.16	59	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
	B4	3B/5P	B2.17	60	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.18	150	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.18	151,152	2	3	110	92	220	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
	B4.1	3B/5P	B2.19	153	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.13	144,163	2	3	110	92	220	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.18	145,146,164,165	4	3	110	92	440	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
	B4.2	3B/5P	B2.20	147,166	2	3	110	92	220	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.21	61	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.5	62	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
	B4.3	3B/5P	B2.18	63	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.20	64	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B6	33,180	2	3	110	92	220	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
	B4.4	3B/5P	B7	34,35,181,182	4	3	110	92	440	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B10	36,183	2	3	110	92	220	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.21	65,186	2	3	110	92	220	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
	B4.5	3B/5P	B2.5	66,187	2	3	110	92	220	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.16	67,188	2	3	110	92	220	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.20	68,189	2	3	110	92	220	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
	B5	3B/5P	B2.13	190	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.22	191	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B2.11	192	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
	B6	3B/5P	B2.12	193	1	3	110	92	110	36.4	34	14.97	11.69	7.72	34.3	32	5	5	60-75	60-75	
		3B/5P	B3.15	82	1	3	108.6	92	108.6	37.1	34	13.08	11.47	7.16	32.2	32	5.5	5	60-75	60-75	
		3B/5P	B3.2	81	1	3	108.6	92	108.6	37.1	34	13.08	11.47	7.16	32.2	32	5.5	5	60-75	60-75	
	B7	3B/5P	B3.16	80	1	3	108.6	92	108.6	37.1	34	13.08	11.47	7.16	32.2	32	5.5				











Apartment Block E

Block E	Total No. of Units	Type	Unit No.	No. of Units	No.	Floor Area		Floor Area Total	Living/Kitchen/Dining Area		Bed1	Bed2	Bed3	Aggregate Bed Area*		Storage Area*		Private Open Space		Aspect
					Bedrooms	Proposed	Min		Proposed	Min				Proposed	Min	Proposed	Min	Proposed	Min	
		1B/2P	W1	18	1	53	45	954	24.4	23	12.3			12.3	11.4	4.36	3	7.4	5	Single
		1B/2P	W2	9	1	49.5	45	445.5	23	23	12.3			12.3	11.4	4.14	3	6.77	5	Single
		1B/2P	W3	2	1	55.2	45	110.4	25.2	23	11.6			11.6	11.4	3.2	3	20	5	Single
	51	2B/4P	X1	3	2	81.2	74	243.6	30.3	30	14.1	12.8		26.9	24.4	6	6	8.8	6	Dual
		2B/4P	X2	8	2	78	74	624	30.4	30	13.1	11.9		25	24.4	6.05	6	9.4	6	Dual
		2B/4P	X2.1	4	2	80.7	74	322.8	41.1	30	13.1	11.9		25	24.4	6.05	6	7	6	Dual
		2B/4P	X3	3	2	86	74	258	37.5	30	13.2	11.4		24.6	24.4	6.88	6	9.8	6	Dual
		3B/6P	Y1	2	3	110	95	220	36.3	34	14.2	13.3	13.3	40.8	31.5	10.9	9	80	9	Triple
		3B/6P	Y2	2	3	115.5	95	231	36.3	34	14.9	14.9	14.2	44	31.5	10.9	9	80	9	Dual









Total No. of Units	Block	Type	Unit No.	No. of Units	No. Bedrooms	Floor Area		Floor Area Total	Aggregate Living Area		Bed 1	Bed 2	Bed 3	Bed 4	Aggregate Bed Area*		Storage Area*		Private Open Space		% Over Min Floor Area	
						Proposed	Min		Proposed	Min					Proposed	Min	Proposed	Min	Proposed	Min		
143	B2	3B/6P	B4.1	97,98,99	3	3	126	110	378	38	37	11.7	11.8	11.8		36	36	6.5	6	60-75	60-75	15%
		3B/6P	B4.3	96	1	3	126	110	126	41	37	11.7	11.8	11.8		36	36	6.5	6	60-75	60-75	15%
		3B/6P	B4.6	100,101,102	3	3	143	110	429	41.5	37	13.8	12.2	14		41	36	6.5	6	60-75	60-75	30%
		3B/6P	B4.7	103	1	3	143	110	143	41.5	37	13.8	12.2	14		41	36	6.5	6	60-75	60-75	30%
	B3	3B/5P	B2.1	30	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.2	31	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.3	32	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
	B3.1	3B/5P	B2.4	69,73,76,132,135,175	6	3	110	92	660	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.5	70,74,77,133,136,176	6	3	110	92	660	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.6	71,75,78,134,137,177	6	3	110	92	660	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
	B3.2	3B/5P	B2.13	58	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.16	59	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.17	60	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
	B4	3B/5P	B2.13	150	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.18	151,152	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.19	153	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
	B4.1	3B/5P	B2.13	144,163	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.18	145,146,164,165	4	3	110	92	440	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.20	147,166	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
	B4.2	3B/5P	B2.21	61	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.5	62	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.18	63	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.20	64	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
	B4.3	3B/5P	B6	33,180	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B7	34,35,181,182	4	3	110	92	440	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B10	36,183	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
	B4.4	3B/5P	B2.21	65,186	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.5	66,187	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.16	67,188	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.20	68,189	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
	B4.5	3B/5P	B2.13	190	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.22	191	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.11	192	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.12	193	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
	B5	3B/5P	B3.15	82	1	3	108.6	92	108.6	37.1	34	13.08	11.47	7.16		32.2	32	5.5	5	60-75	60-75	18%
		3B/5P	B3.2	81	1	3	108.6	92	108.6	37.1	34	13.08	11.47	7.16		32.2	32	5.5	5	60-75	60-75	18%
		3B/5P	B3.16	80	1	3	108.6	92	108.6	37.1	34	13.08	11.47	7.16		32.2	32	5.5	5	60-75	60-75	18%
		4B/7P	C5.1	79	1	4	130	110	130	47.7	40	13.18	12	11.14	7.16	43.5	43	6.7	6	60-75	60-75	18%
	B6	4B/7P	C5.2	83	1	4	130	110	130	47.7	40	13.18	12	11.14	7.16	43.5	43	6.7	6	60-75	60-75	18%
		3B/5P	B4.1	154	1	3	108.25	92	108.25	36	34	16.23	11.9	8.27		37.94	32	6.7	5	60-75	60-75	18%
		3B/5P	B4.2	155	1	3	108.25	92	108.25	36	34	16.23	11.9	8.27		37.94	32	6.7	5	60-75	60-75	18%
		3B/5P	B4.3	158	1	3	108.25	92	108.25	36	34	16.23	11.9	8.27		37.94	32	6.7	5	60-75	60-75	18%
		4B/8P	C6.1	156	1	4	199	120	199	59.65	40	22.01	16.94	13.97	12.03	64.95	43	16.1	6	60-75	60-75	66%
		4B/8P	C6.2	157	1	4	199	120	199	59.65	40	22.01	16.94	13.97	12.03	64.95	43	16.1	6	60-75	60-75	66%
	B10	3B/5P	B2.13	49	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.18	48,46	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.5	47	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.22	45	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/5P	B2.11	44	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
	B11	3B/5P	B2.23	43	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	20%
		3B/6P	B4.1	19,20,21,22,25,26,27,28	8	3	126	110	1008	38	37	11.7	11.7	11.8		36	36	6.5	6	60-75	60-75	15%
		3B/6P	B4.2	18,23,24,29	4	3	126	110	504	38	37	11.7	11.7	11.8		36	36	6.5	6	60-75	60-75	15%
		3B/6P	B4.1	2,3,4,5,6,7,105,106,107,108,109,110	12	3	126	110	1512	38	37	11.7	11.7	11.8		36	36	6.5	6	60-75	60-75	15%
		3B/6P	B4.3	8,111	2	3	126	110	252	41	37	11.7	11.7	11.8		36	36	6.5	6	60-75	60-75	15%
	B13	3B/6P	B4.1	10,11,12	3	3	126	110	378	38	37	11.7	11.7	11.8		36	36	6.5	6	60-75	60-75	15%
		3B/6P	B4.2	9	1	3	126	110	126	38	37	11.7	11.7	11.8		36	36	6.5	6	60-75	60-75	15%
		3B/6P	B4.4	13,14,15	3	3	146	110	438	42.2	37	15.2	13.7	15.4		46	36	6.5	6	60-75	60-75	33%
		3B/6P	B4.5	16	1	3	147	110	147	48	37	15.2	13.7	15.4		46	36	6.5	6	60-75	60-75	34%
	B14	3B/6P	G3.1	124,122	2	3	140.4	110	280.8	43.3	37	13.25	11.4	13.25		38	36	6	6	60-75	60-75	28%
		3B/6P	G3.2	125,123	2	3	140.4	110	280.8	43.3	37	13.25	11.4	13.25		38	36	6	6	60-75	60-75	28%
	B15	3B/6P	G1.1	120	1	3	128.6	110	128.6	40.9	37	13.05	11.41	13.05		37.5	36	6	6	60-75	60-75	17%
		3B/6P	G1.2	121	1	3	128.6	110	128.6	40.9	37	13.05	11.41	13.05		37.5	36	6	6	60-75	60-75	17%
		3B/6P	G2.1	118	1	3	133.8	110	133.8	41	37	13.63	12.2	13.63		39.5	36	6	6	60-75	60-75	22%
		3B/6P	G2.2	119,117	2	3	133.8	110	267.6	41	37	13.63	12.2	13.63		39.5	36	6	6	60-75	60-75	22%
	B16	3B/6P	G1.1	112,114	2	3	128.6	110	257.2	40.9	37	13.05	11.41	13.05		37.5	36	6	6	60-75	60-75	17%
		3B/6P	G2.1	116	1	3	133.8	110	133.8	41	37	13.63	12.2	13.63		39.5	36	6	6	60-75	60-75	22%
		3B/6P	G2.2	115	1	3	133.8	110	133.8	41	37	13.63	12.2	13.63		39.5	36	6	6	60-75	60-75	22%
	B17	4B/7P	G4.1	113	1	4	140.4	120	140.4	42.4	40	13.05										

Car Parking Spaces				
Residential Car Parking Spaces	Block	No. of Units	No. of Spaces	No. of Spaces which are in curtilage
	A	13	17	0
	B	24	30	27
	C	8	10	10
	D	28	36	35
	E	51	64	46
	F	5	7	0
	G	24	30	30
	D1	2	4	4
	D2	2	4	4
	D3	1	2	0
	B1	2	4	4
	B2	8	16	0
	B3	3	6	6
	B3.1	18	36	35
	B3.2	3	6	6
	B4	4	8	8
	B4.1	8	16	16
	B4.2	4	8	8
	B4.3	8	16	16
B4.4	8	16	16	
B4.5	4	8	8	
B5	5	10	7	
B6	5	10	10	
B7	8	16	16	
B7.1	4	8	8	
B7.2	2	4	4	
B7.3	6	12	12	
B7.4	10	20	20	
B7.5	6	12	12	
B8	8	16	16	
B9	2	4	4	
B10	7	14	14	
B11	12	24	10	
B12	16	32	6	
B13	8	16	0	
B14	4	8	0	
B15	5	10	0	
B16	5	10	0	
B17	4	8	8	
B18	4	8	0	
<b>Total</b>	<b>349</b>	<b>586</b>	<b>426</b>	
Other Car Parking	Creche	100 Child	21	x
	Local Shop Block F	x	5	x
	NHC1 +NHC2	x	68	x
	Vistor	x	6	x
	Clonminch Sq	x	9	x
	<b>Total</b>	<b>x</b>	<b>695</b>	<b>x</b>



Bicycle Parking Spaces					
Bicycle Parking Spaces	Block	No. of Units	No. of Spaces of covered	No. of visitor Spaces	Total
	A	13	24	7	24
	B	24	36	12	36
	C	12	8	4	12
	D	28	40	12	40
	E	51	77	26	77
	F	5	5	3	8
	G	40	40	12	40
	Creche	100 child	14	14	14
	NHC1	X	32	*	32
	NHC2	X	32	*	32
	<b>Total:</b>	<b>308</b>	<b>90</b>	<b>315</b>	

Part V Units																					
Part V Units	Block	No. of Part V Units in Block	Type	Unit No.	No. of Units in Block	No. Bedrooms	Floor Area		Floor Area Total	Living/Kitchen/Dining Area		Bed 1	Bed 2	Bed 3	Bed 4	Aggregate Bed Area*		Storage Area*		Private Open Space	
							Proposed	Min		Proposed	Min					Proposed	Min	Proposed	Min	Proposed	Min
B4.1	4	3B/5P	163	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			164,165	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			166	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
B4	4	3B/5P	150	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			151,152	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			153	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
B4.5	4	3B/5P	190	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			191	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			192	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			193	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
D	4	1B/2P	W2	4	1	53	45	212	24.4	23	12.3				12.3	11.4	4.3	3	11.71	5	
E	4	1B/2P	W1	4	1	53	45	212	24.4	23	12.3				12.3	11.4	4.36	3	11.71	5	
G	4	1B/2P	W1	1	1	51	45	51	24.1	23	13.8				13.8	11.4	3	3	8	5	
			2B/4P	X4	3	2	74	74	222	30.1	30	13.8	11.4			25.2	24.4	6	6	10	6
B10	7	3B/5P	49	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			48,46	2	3	110	92	220	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			47	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			45	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			44	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
			43	1	3	110	92	110	36.4	34	14.97	11.69	7.72		34.3	32	5	5	60-75	60-75	
B	4	2B/4P	X4	4	2	74	74	296	30	30	13.8	11.4			25.2	24.4	6	6	8	6	

Total Part V Units:

35

Phase 1

Phase 2

349 Units in Total : 10% = 35no. Units

Part V Distribution:

**Phase 1**

238 Unit Total : 10% = 24 Units

12 No. Apartments

12 No. Dwelling Units

**Phase 2**

111 Unit Total : 10% = 11 Units

4 No. Apartments

7 No. Dwelling Units

Part V Units

Part V Units	Block	No. of Part V Units in Block	Type	Unit No.	No. of Units in Block	No. Bedrooms	Floor Area	Construction Costs psm	Construction Cost per Unit	Development Cost Per Unit	Profit on Cost	Land Cost	Totals Per Unit	Total Cost	Total Cost psm	
	All Costs are Inclusive of VAT figures @ 13.5%															
Part V Units	B4.1	4	3B/5P	163	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300	
			3B/5P	164,165	2	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€505,950	€2,300	
			3B/5P	166	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300	
	B4	4	3B/5P	150	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300	
			3B/5P	151,152	2	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€505,950	€2,300	
			3B/5P	153	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300	
	B4.5	4	3B/5P	190	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300	
			3B/5P	191	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300	
			3B/5P	192	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300	
			3B/5P	193	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300	
	D	4	1B/2P	W2	4	1	53	€2,750	€145,750	€35,000	€13,556	€2,500	€196,806	€787,225	€3,713	
	E	4	1B/2P	W1	4	1	53	€2,750	€145,750	€35,000	€13,556	€2,500	€196,806	€787,225	€3,713	
	G	4	1B/2P	W1	1	1	51	€2,750	€140,250	€35,000	€13,144	€2,500	€190,894	€190,894	€3,743	
			2B/4P	X4	3	2	74	€2,750	€203,500	€35,000	€17,888	€2,500	€258,888	€776,663	€3,498	
	Phase 1 - 24 Units															
	Part V Units	B10	7	3B/5P	49	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300
				3B/5P	48,46	2	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€505,950	€2,300
				3B/5P	47	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300
				3B/5P	45	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300
				3B/5P	44	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300
3B/5P				43	1	3	110	€1,800	€198,000	€35,000	€17,475	€2,500	€252,975	€252,975	€2,300	
B		4	2B/4P	X4	4	2	74	€2,750	€203,500	€35,000	€17,888	€2,500	€258,888	€1,035,550	€3,498	
Phase 2 - 11 Units																

**NHC1**

NHC1		Ground Floor	1st Floor	2nd Floor	
	Business Hub	x	354.66	357.46	
	Shop	87.04	x	x	
	Shop	117.94			
	Shop	70.99	x	x	
<b>Totals</b>	<b>275.97</b>	<b>354.66</b>	<b>357.46</b>	<b>1274</b>	

**NHC2**

NHC2		Ground Floor	1st Floor	2nd Floor	
	Medical Centre	186.7	x	x	
	Shop	71.99	x	x	
	Shop	57.79	x	x	
	Shop	57.79	x	x	
	Shop	67.57	x	x	
	Physio. Consultant Room	x	60.24	x	
	Treatment Room	x	47.12	x	
	Consultant Room	x	47.12	x	
	Consultant Room	x	47.12	x	
	Staff Room	x	47.12	x	
	Office	x	23.01	x	
	Gym	x	x	442.6	
<b>Totals</b>	<b>591</b>	<b>571</b>	<b>571</b>	<b>1733</b>	

NHC1	1274
NHC2	1733
<b>Total:</b>	<b>3007</b>

NHC1		No.	Ground Floor Net Area (m2)	No.	1st Floor Net Area (m2)	No.	2nd Floor Net Area (m2)
	Deliveries	3	25	x	x	x	x
	Lift	2	7	2	7	1	3
	Shop	3	336	x	x	x	x
	Stairs	2	43	2	43	3	46
	WC	3	16	1	5	1	5
	Business Hub	x	x	1	355	1	357
	Toilets	x	x	1	13	1	13

NHC2		No.	Ground Floor Net Area (m2)	No.	1st Floor Net Area (m2)	No.	2nd Floor Net Area (m2)
	Deliveries	4	24	x	x	x	x
	Lift	3	12	3	11	2	6
	Store	1	4	x	x	x	x
	Shop	4	256	x	x	x	x
	Stairs	3	64	2	42	2	46
	WC	4	16	2	8	x	x
	Toilets	1	21	1	21	1	21
	Admin Office	1	8	x	x	x	x
	Medical Centre	1	187	x	x	x	x
	Circulation	x	x	2	134	x	x
	Consulting Room	x	x	2	94	x	x
	Corridor	x	x	1	83	x	x
	Office	x	x	1	23	x	x
	Physiotherapist Consulting Room	x	x	1	60	x	x
	Staffs	x	x	1	47	x	x
Treatment Room	x	x	1	47	x	x	
GYM	x	x	x	x	1	442	

Creche		No.	Ground Floor Net Area (m2)	No.	1st Floor Net Area (m2)	No.	2nd Floor Net Area (m2)
	Circulation	1	62	1	62	1	62
	Class 1	1	53	x	x	x	x
	Class 2	1	53	x	x	x	x
	Class 3	1	50	x	x	x	x
	Lift	1	5	1	5	1	5
	Stairs	1	14	1	14	1	14
	Reception	1	34	x	x	x	x
	Quiet Room	1	22	1	22	1	22
	Male WC	1	3	1	3	1	3
	Female WC	1	3	1	3	1	3
	Class 4	x	x	1	53	x	x
	Class 5	x	x	1	53	x	x
	Class 6	x	x	1	55	x	x
	Kitchen	x	x	1	22	x	x
	Class 7	x	x	x	x	1	53
	Class 8	x	x	x	x	1	55
	Library	x	x	x	x	1	68
Staff	x	x	x	x	1	29	

Block F Shop		No.	Ground Floor Net Area (m2)
	Retail	1	56
	Bin Store	1	15
	Accessible WC	1	3