

Portmarnock Phase 1D

Client: Quintain Developments Ireland Limited Project Number: 6158B	NOTES:
OVERALL SCHEDULE OF AREAS	
TOTAL SITE AREA PHASE 1D	11.05 Ha
TOTAL DEVELOPMENT AREA PHASE 1D	5.33 Ha *
TOTAL NUMBER OF RESIDENTIAL UNITS	172
DENSITY (based on development area)	32.3 units/Ha
PLOT RATIO (based on development area)	0.21
SITE COVERAGE (based on development area)	25%

*1 (EXCLUDING CENTRAL LINEAR PARK, SKYLARK PARK, RAILWAY LINEAR PARK, LANDSCAPED SOUTHER EDGE OF SITE, INTERMONUMENT ROUTE, PRIMARY LINK ROAD TO THE SOUTH AND SECONDARY ROAD LINK TO JUNCTION WITH PRIMARY ROAD (WHERE NOT SERVICING UNITS IN THIS PHASE))

NO. OF UNIT TYPES	UNIT TYPE	AREA*	NUMBER OF UNITS	TOTAL AREA
	RESIDENTIAL	GIA		GROSS
		m ²		m ²
HOUSES				
A1	3 Bedroom House - End Terrace	108.6	6	651.6
A2	3 Bedroom House - Mid Terrace	108.6	19	2063.4
A3	3 Bedroom House -End Terrace	108.6	7	760.2
A4	3 Bedroom House - Mid Terrace w/ return	117.6	7	823.2
A5	3 Bedroom House - End Terrace w/ return	117.6	3	352.8
A6	3 Bedroom House - End Terrace w/ return	117.6	1	117.6
B1	3-Bedroom House - End of Terrace	110.6	7	774.2
B2	3-Bedroom House -MidTerrace	110.6	11	1216.6
B3	3-Bedroom House - End of Terrace	110.6	4	442.4
C1	3 Bedroom House - End of Terrace	118.0	9	1062
C2	3 Bedroom House - Mid Terrace	117.4	8	939.2
C3	3 Bedroom House - Detached	118.6	1	118.6
D1	4 Bedroom House - End of Terrace	141.0	9	1269
D2	4 Bedroom House - Detached	142.0	2	284
F1	4 Bedroom House - Mid Terrace	134.4	11	1478.4
F2	4 Bedroom House - End of Terrace	135.6	5	678
F3	4 Bedroom House - Detached	146.5	2	293
F4	4 Bedroom House - End of Terrace w/ return	146.4	5	732
F5	4 Bedroom House - End of Terrace w/ return	147.8	17	2512.6
G	3 Bedroom House - Semi- Detached	114.0	11	1254
H	4 Bedroom House - Semi- Detached	147.0	5	735
TOTAL HOUSES		2619.1	150	18558
Duplex				
J1	2 Bedroom Apartment (Gr.fl)	78.5	4	314
J2	2 Bedroom Apartment (Gr.fl)	78.5	5	392.5
J3	2 Bedroom Apartment (Gr.fl)	83.5	2	167
K1	3 Bedroom Duplex (1st & 2nd.fl)	114.4	4	457.6

K2	3 Bedroom Duplex (1st & 2nd.fl)	114.4	5	572
K3	3 Bedroom Duplex (1st & 2nd.fl)	114.4	2	228.8

TOTAL DUPLEX		583.7	22	2132
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TOTAL **3202.8** **172** **20690**

RESIDENTIAL UNIT TYPE MIX			
	UNIT TYPE	No UNITS	PERCENTAGE (%)
1	3 Bed Houses	94	54.7
2	4 Bed Houses	56	32.6
3	Duplex/Apts [2 & 3 bed]	22	12.8

CAR PARKING SPACES	Required	Provided
DUPLEX UNITS 1.5 no. car parking space per 2-bed unit (11no.) & 2 no. car parking spaces per 3-bed unit (11no.)	38.5	45
VISITORS SPACES FOR DUPLEXES 1 no. car parking space every 5 units	4.4	
HOUSES	300	300

BIKE PARKING SPACES	Required	Provided
DUPLEX SPACES 1 no. bike parking space per unit	22	22
VISITORS SPACES FOR DUPLEXES 1 no. car parking space every 5 units	4.4	8

Note: SPACES PROVIDED FOR RESIDENTS IN 2 SECURE BIKE STORES
SPACES PROVIDED FOR VISITORS VIA SHEFFIELD STANDS

COMMUNAL OPEN SPACE	Required m ²	Proposed m ²
DUPLEX UNITS 7 m ² per 2-bed unit (No.11) + 9 m ² . per 3-bed unit (No.11)		
Block 01 (6 units- 3no. 2b, 3no. 3b) & Block 02 (6 units- 3no. 2b, 3no. 3b)	96	429
Block 03 (10 units- 5no. 2b, 5no. 3b)	80	330
TOTAL COMMUNAL OPEN SPACE AREA	176	759