



Canal Bank

A mixed use development at Pa Healy Road and City Canal

Revington Developments Ltd

Schedule of Accommodation and Area Schedule

OCA Architects

October 2021

Revington Developments Ltd. intend to apply to An Bord Pleanála for a ten year permission for a strategic housing development at Canal Bank, Pa Healy Road, Limerick.

The development will consist of a mixed-use development of build-to-rent apartments, student apartments incorporating common areas, café and 3no retail units, creche and management facilities building, and dwelling houses at Canal Bank, Pa Healy Road, Limerick. The development will consist of a 4ha area bounded by City Canal to the north, Pa Healy Road to the south and Park Road to the east, Canal Bank, Limerick;

A. Demolition of existing 530m² warehouse building on site.

B. Block 1 – Student accommodation building of 8,238m² stepped from three to six storeys, with ground floor café of 144.60m² and 3 no. retail units facing onto Pa Healy road of 86.59m² each, with 9 no. two bedroom, 37 no. three bedroom, and 15 no. four bedroom student apartments, totalling 189 bed spaces, ancillary laundry, refuse and enclosed communal courtyard with landscaping and bicycle storage;

C. Block 2 - A residential apartment building of 6,013.25m² with eight storeys and two penthouse storeys, total ten storeys containing 10 no. studio, 1 no. one bedroom and 52 no. two-bedroom apartments;

D. Block 3 – A residential apartment building of 8,107.10m² with six storeys and two penthouse storeys, total eight storeys containing 16 no. studio, 10 no. one bedroom, and 62 no. two-bedroom apartments;

E. Block 4 – A residential apartment building of 3,869.18m² with six storeys and one penthouse storey, total seven storeys containing 7 no. studio, 13 no. one bedroom and 25 no. two-bedroom apartments;

F. Block 5 – A residential apartment building of 5,849.40m² with six storey and one penthouse storey total seven storeys containing 14 no. studio, 16 no. one bedroom and 36 no. two-bedroom apartments;

G. Block 6 a residential apartment building of 3,869.18m² with six storeys and one penthouse storey, total seven storeys containing 7 no. studio, 13 no. one bedroom and 25 no. two-bedroom apartments;

H. Block 7 a residential apartment building of 4,962m² with five storeys and one penthouse storey, total six storeys containing 12 no. studio, 14 no. one bedroom and 30 no. two-bedroom apartments;

- I. Community facilities building of 1,336.90m² and three storeys with creche, café, management offices and common accommodation for use by apartment dwellers;
- J. 18 no. Executive Houses – Consisting of 2 no. detached four-bedroom houses of 194.62m² each and 16 no. terraced four-bedroom houses of 177.82m² each, with off street parking to front separate from communal parking;
- K. 149 Car parking spaces throughout the development and 420 secured bicycle parking spaces throughout the development;
- L. Ancillary works comprising; new vehicular entrances onto Pa Healy Road, pedestrian and cycle links to Pa Healy road, Park road and City Canal, bin storage for all developments adjacent to all entrances, New public park of 0.5ha along city canal, communal open space and communal roof gardens for all apartments, all ancillary drainage, civil and landscape works, public lighting within estate and Electricity Sub-station to rear of Block 1.

The total number of units is as follows;

Build to rent apartments - 363 (66x studio, 67x one bedroom, 230x two bedroom); Student apartments - 61 (9x two-bedroom, 37x three bedroom and 15x four bedroom, totalling 189 student bed spaces); 18 Dwelling houses.

Overall total of residential units is 442. Overall Gross floor area of development proposed is 45,478.65m² on a site of circa 4ha.

A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been prepared in respect of the proposed development

Canal Bank Schedule of accommodation

Including Part V Compliance Submission **Social and Affordable Units Schedule of accommodation** indicated in yellow.

Summary information of aspect ratios.

Student Apartments (63 units)							Overall percentage % of Total Student Apartments
Single Aspect	3						4.92%
Dual Aspect	54						88.52%
Triple Aspect	4						6.56%
BTR Apartments(363Units0							Overall Percentage % of BTR Apartments
	BL.2	BL.3	BL.4	BL.5	BL.6	BL.7	
Single aspect	25	50	24	36	24	31	52.34%
Dual Aspect	38	38	15	24	15	20	41.32%
Triple Aspect	0	0	6	6	6	5	6.34%
<u>Amalgamated Percentage Student+BTR (total unit numbers=424</u>							
Single Aspect	45.52%						
Dual Aspect	48.11%						
Triple Aspect	6.37%						
Total Social and Affordable. Apartments							36
Total Bed spaces	Block 1						189
Total Bed spaces	Blocks 2-7						1210

See dwelling house design by Gleeson McSweeney Architects for details of 18 Townhouses in addition to these figures

Schedule of Accommodation by floor area in m2/ balcony area in m2 / bed spaces provided per unit,/ Aspect for each unit, /orientation for each unit.

Community /Creche building

	Floor areas m2	balconies/terraces or enclosed play m2	Bedspaces	Aspect-Single/Dual/Triple	Orientation
Ground floor	472m2	110,5m2(enclosed play for creche)	n/a	Triple	North/East/West
First Floor	472m2		n/a	"	"
Second floor	392.90m2		n/a	"	"
Total	1336.90		n/a		

Student Building Block 1 8238m2

<u>5th Floor</u>	560.80				
Apt 5a -3 bedroom	111.65		3	Dual	North + East
Apt 5b-3 bedroom	119.40		3	Dual	East + West
Apt 5c-3 bedroom	136.50		3	Triple	East/West+South
Apt 5d 3 bedroom-	105.65		3	Dual	East+South
<u>4th Floor</u>	981.40				
Apt4a-2 bedroom	79.50		2	Dual	North+South
Apt 4b-3 bedroom	90.13		3	Dual	North+South
Apt 4c-3 bedroom	90.13		3	Dual	North +West
Apt 4d2 bedroom	79.50		2	Dual	East + West
Apt 4e-3 bedroom	111.65		3	Triple	East,West+South
Apt 4f-3 bedroom	119.40		3	Dual	East=South
Apt 4g- 3 bedroom	136.50		3	Dual	North+South
Apt 4h- 3 bedroom	105.65		3	Dual	North and South

3rd Floor **1456.08**

Apt 3a- 2 bedroom	79.50	2	Dual	North=South
Apt 3b- 3 bedroom	90.13	3	Dual	North+South
Apt 3 c-3 bedroom	86.70	3	Dual	North+South
Apt 3d- 4 bedroom	108.54	4	Dual	North+South
Apt 3e- 4 bedroom	108.23	4	Dual	North+West
Apt 3f-3 bedroom	86.95	3	Dual	East+West
Apt 3g- 3 bedroom	90.13	3	Triple	East,West+South
Apt 3h- 2 bedroom	79.50	2	Dual	East+South
Apt 3j- 3 bedroom	111.65	3	Dual	North+South
Apt 3k – 3 bedroom	119.40	3	Dual	North+South
Apt 3l- 3 bedroom	136.50	3	Dual	North+South
Apt 3m- 3 bedroom	105.65	3	Dual	North=south

2nd Floor **1994.03**

Apt 2a- 2 bedroom	79.55	2	Dual	Noth=South
Apt 2b- 3 bedroom	90.13	3	Dual	North+South
Apt 2c- 3 bedroom	86.70	3	Dual	North+South
Apt 2d- 4 bedroom	108.54	4	Dual	North+South
Apt 2e- 3 bedroom	86.70	3	Dual	North=South
Apt 2f- 4 bedroom	108.54	4	Dual	North=South
Apt 2g- 4 bedroom	108.23	4	Dual	North+West
Apt 2h- 3 bedroom	86.95	3	Dual	East=West
Apt 2j- 4 bedroom	108.47	4	Triple	East,West+South
Apt 2k – 3 bedroom	86.75	3	Dual	East+South

Apt 2l- 3 bedroom	90.50	3	Dual	North+South
Apt 2m- 2 bedroom	79.50	2	Dual	North+South
Apt 2n- 3 bedroom	111.65	3	Dual	North=South
Apt 2p- 3 bedroom	119.40	3	Dual	North=South
Apt 2q- 3 bedroom	136.50	3	Dual	North=South
Apt 2r- 3 bedroom	105.65	3	Dual	North+South
First floor	1994.03			
Apt 1a- 3 bedroom	86.7	3	Dual	North+South
Apt 1b- 4 bedroom	108.54	4	Dual	North+South
Apt 1c- 3 bedroom	86.70	3	Dual	North=South
Apt 1d- 4 bedroom	108.54	4	Dual	North=South
Apt 1e – 3 bedroom	86.70	3	Dual	North+South
Apt 1f – 4 bedroom	108.54	4	Dual	North=South
Apt 1 g – 4 bedroom	108.23	4	Dual	North=South
Apt 1 h- 3 bedroom	86.95	3	Dual	North+South
Apt 1 j- 4 bedroom	108.47	4	Dual	North+South
Apt 1k- 3 bedroom	86.75	3	Dual	North+South
Apt 1l- 4 bedroom	108.50	4	Dual	North+South
Apt 1m – 3 bedroom	86.90	3	Dual	North+South
Student hang out area	475m2	n/a	Quadruple	North/South/East+West
Ground floor	2086.79			
Apt 1a- 2 bedroom	101.70	2	Single	North
Apt 1b- 2 bedroom	101.70	2	Single	North

Apt 1c – 2 bedroom	101.70	2	Single	North
Apt 1d- 4 bedroom	108.56	4	Dual	North+South
Apt 1e – 3 bedroom	86.95	3	Dual	North+South
Apt 1f – 4 bedroom	108.47	4	Dual	North+South
Apt 1g – 3 bedroom	88.75	3	Dual	North+South
Apt 1h – 4 bedroom	108.5	4	Dual	North+South
Apt 1j – 3 bedroom	86.90	3	Dual	North+South
Total Bedspaces Block 1 Student		189		
Café	144.60	n/a		
Retail 2	86.59	n/a		
Retail 3	86.59	n/a		
Retail 4	86.59	n/a		
Laundry	45.80	n/a		
Bin	45.60	n/a		
Reception	304.70	n/a	dual	East=West

Block 2 Build to Rent Apartment Units

Block 2	6013.25 M2	Balconies M2	Bedspaces	Aspect-Single/Dual/Triple	Orientation
230 total					
<u>9th floor</u>	<u>303.25m2</u>				
2 bed apt	98.35m2	19.55	4	Dual	West+South
2 bed apt	93.60	72.33	4	Dual	West+North
Studio	39.95m2	12.05	2	Dual	East+North
<u>8th Floor</u>	<u>399m2</u>				
2bed	79.80m2	11.88	4	Single	South
2 bed apt	95.89m2	46.2	4	Dual	West+South
2 bed apt	96.3m2	28.55	4	Dual	West+North
Studio	40m2	12.05	2	Dual	East+North
<u>1-7th Floor</u>	<u>698m2 (each, 7 floors in total)</u>				
2 bed	95.89	46.2	4(28)	Dual	West+South
2 bed	79.80	11.88	4(28)	Single	South
2 bed	96.30	28.56	4(28)	Dual	West+North
Studio	40.00	12.05	2(14)	Single	North-east
2 bed	95.78	42.75	4(28)	Dual	East+North
2 bed	91.20	21.57	4(28)	Dual	East+South
2 bed	79.80	13.40	4(28)	Single	South

Ground Floor	698					
2 bed	95.89	46.2	4	Dual	West+South	
1 bed	57.54	11.88	2	Single	South	
2 bed	96.30	28.56	4	Dual	West+North	
Studio	40.00	12.05	2	Single	North-east	
2 bed	95.78	42.75	4	Dual	North+East	
2 bed	91.20	21.57	4	Dual	South +East	
2 bed	79.80	13.40	4	Single	South	
Store/bins/bikes	18.35					

Block 3 Build to Rent Apartments units

Block 3	8107.10	M2	Balconies	M2	300 total	Aspect	orientation
<u>Penthouse level 7th</u>	<u>684.70</u>						
2 bed	82.60		20.50		4	Single	East
Studio	38.20		15.10		2	Dual	West+South
2 bed	77.30		24.90		4	Single	West
2 bed	77.30		24.85		4	Dual	West+North
Studio	38.20		15.35		2	Single	West
2 bed	77.30		19.40		4	Dual	North+West
1 bed	61.6		16.5		2	Dual	East+North
2 bed	82.6		20.5		4	Single	East
<u>Lower penthouse level 6th</u>	<u>684.70</u>						
2 bed	82.60		20.50		4	Single	East
Studio	38.20		15.10		2	Dual	West+South
2 bed	77.30		24.90		4	Single	West
2 bed	77.30		24.85		4	Dual	West+North
Studio	38.20		15.35		2	Single	West
2 bed	77.30		19.40		4	Dual	North+West
1 bed	61.6		16.5		2	Dual	East+North
2 bed	82.6		20.5		4	Single	East

<u>1st-5th floor</u>		<u>1122.95(each , 5 floor in total)</u>				
2 bed	79.80	9.7	4(20)	Single	East	
2 bed	91.30	23.00	4(20)	Dual	East+South	
2 bed	96.30	14.50	4(20)	Dual	West+South	
Studio	38.20	15.10	2(10)	single	West	
2 bed	79.80	16.50	4(20)	Single	West	
2 bed	97.00	9.14	4(20)	Dual	East+West	
1 bed	57.54	11.4	2(10)	Single	West	
Studio	38.2	15.35	2(10)	Single	West	
2 bed	90.26	32.4	4(20)	Dual	West+North	
2 bed	79.80	40.4	4(20)	Dual	East+North	
2 bed	79.80	12.00	4(20)	Single	East	
2 bed	79.80	12.00	4(20)	Single	East	
<u>Ground Floor</u>		<u>1122.95</u>				
1 bed	57.54	9.7	2	Single	East	
2 bed	91.30	23.00	4	Dual	East+South	
2 bed	96.30	14.50	4	Dual	West+South	
Studio	38.20	15.10	2	Single	West	
2 bed	79.80	16.50	4	Single	West	
2 bed	97.00	9.14	4	Dual	East+West	
1 bed	57.54	11.4	2	Single	West	
Studio	38.2	15.35	2	Single	West	
2 bed	90.26	32.4	4	Dual	West+North	
2 bed	79.80	40.4	4	Dual	East+North	

1 bed	57.54	12.00	2	Single	East
2 bed	79.80	12.00	4	Single	East
Store/bins/bikes A	18.35				
Store/bins/bikes B	18.35				

Block 5 Build to Rent Apartment Units

Block 5	5849.40		216 total		
<u>Penthouse Level</u>	<u>525.00</u>				
1 bed	61.90	16.95	2	Dual	North+West
1 bed	62.90	31.20	2	Dual	North+East
Studio	37.20	15.15	2	Single	East
2 bed	97.80	25.65(13.50+12.15)	4	Dual	East+West
2 bed	98.15	26.30(14.00+12.30)	4	Dual	East+West
Studio	38.20	15.35	2	Dual	East+South
<u>1st-5th Floor</u>	<u>887.40 each, 5 floors in total)</u>				
2 bed	79.80	40.40	4(20)	Dual	West+North
2 bed	90.25	32.47	4(20)	Dual	North+East
Studio	38.20	15.15	2(20)	Single	East
2 bed	94.00	9.14	4(20)	Dual	East+West
1 bed	57.54	11.40	2(10)	Single	East
Studio	38.20	15.35	2(10)	Single	East
1 bed	57.54	11.40	2(10)	Single	East

2 bed	90.12	24.20	4(20)	Triple	West/East/South
2 bed	79.80	12.65	4(20)	Single	West
2 bed	79.80	12.00	4(20)	Single	West
<u>Ground Floor</u>	<u>887.40</u>				
1 bed	55.00	40.40	2	Dual	North+West
2 bed	90.25	32.47	4	Dual	North+East
Studio	38.20	15.15	2	Single	East
2 bed	94.00	9.14	4	Dual	East+West
1 bed	57.54	11.40	2	Single	East
Studio	38.20	15.35	2	Single	East
1 bed	57.54	11.40	2	Single	West
2 bed	90.12	24.20	4	Triple	East/West/South
2 bed	79.80	12.65	4	Single	West
1 bed	55.00	12.00	2	Dual	West+North
Stores Bins/bikes	36.70				

Block 7 build to Rent Apartment Units

Block 7	4962.00		164 total			
<u>Penthouse Level</u>	<u>525.00</u>					
1 bed	61.90	16.95	2	Dual	West+North	
1 bed	62.90	31.20	2	Dual	East+North	
Studio	37.20	15.15	2	Single	East	
2 bed	97.80	25.65(13.50+12.15)	4	Dual	East+West	
2 bed	98.15	25.30(14.00+12.30)	4	Dual	East+West	
Studio	38.20	15.35	2	Dual	East+Southy	
<u>1st-4th Floor</u>	<u>887.40 each, 4 floors in total</u>					
2 bed	79.80	40.40	4(16)	Dual	West+North	
2 bed	90.25	32.47	4(16)	Dual	East+North	
Studio	38.20	15.15	2(8) 1st +2nd floor	2	Single	East
2 bed	94.00	9.14	4(16) "	2	Dual	East+West
1 bed	57.54	11.40	2(8) "	2	Single	East
Studio	38.20	15.35	2(8)	Single	East	
1 bed	57.54	11.40	2(8)	Single	East	
2 bed	90.12	24.20	4(16)	Triple	East/West/South	
2 bed	79.80	12.65	4(16) "	2	Single	West
2 bed	79.80	12.00	4(16)	Single	West	
<u>Ground Floor</u>	<u>887.40</u>					
1 bed	55.00	40.40	2	1	Dual	West+North
2 bed	90.25	32.47	4	Dual	East+North	

Studio	38.20	15.15	2	1	Single	East
2 bed	94.00	9.14	4	1	Dual	East+West
1 bed	57.54	11.40	2		Single	East
Studio	38.20	15.35	2		Single	East
1 bed	57.54	11.40	2		Single	East
2 bed	90.12	24.20	4		Triple	East/West/South
2 bed	79.80	12.65	4	1	Single	West
1 bed	55.00	12.00	4		Single	West
Stores Bins/bikes A	36.7					

Block 4 Build to Rent Apartment Units

Block 4	3869.18			150 total			
<u>Penthouse</u>	<u>278.00</u>						
Studio	38.20	15.35	2		Dual	South+West	
2 bed	89.15	28.35	4		Dual	West+North	
2 bed	85.70	31.45	4		Dual	East+North	
<u>1st-5th Floor Plan</u>	<u>598.53 (each , 5 floors in total)</u>						
2 bed	79.80	12.65	4(20)	1 st +2 nd floor	2	Single	East
2 bed	90.00	24.20	4(20)	"	2	Triple	East/West/South
1 bed	57.54	11.40	2(10)			Single	West
Studio	38.20	15.35	2(10)	"	2	Single	West
2 bed	92.13	28.45	4(20)			Dual	North+West
2 bed	84.80	40.45	4(20)			Dual	North+east
1 bed	57.54	7.58	2(10)	"	2	Single	East

Ground floor	598.83					
1 bed	57.54	12.65	2	1	Single	East
2 bed	90.00	24.20	4	1	Triple	East/West/South
1 bed	57.54	11.40	2		Single	West
Studio	38.20	15.35	2	1	Single	West
2 bed	92.13	28.45			Dual	North+West
2 bed	84.80	40.45	4	1	Dual	North+East
1 bed	57.54	7.58	2		Single	East
Store Bins/bikes	18.35					

Block 6 Build to Rent Apartment Units

Block 6	3869.18			150 total		
<u>Penthouse</u>	<u>278.00</u>					
Studio	38.20	15.35	2		Dual	South+West
2 bed	89.15	28.35	4		Dual	West+North
2 bed	85.70	31.45	4		Dual	East+North
<u>1st-5th Floor Plan</u>	<u>598.53 (each , 5 floors in total)</u>					
2 bed	79.80	12.65	4(20)	2	Single	East
2 bed	90.00	24.20	4(20)	2	Triple	East/West/South
1 bed	57.54	11.40	2(10)		Single	West
Studio	38.20	15.35	2(10)	2	Single	West
2 bed	92.13	28.45	4(20)		Dual	North+West

