

**SUMMARY OF ACCOMMODATION SCHEDULE - Planning Application - Stage 3**

**SITE ANALYTICS :**

<b>1- SITE AREA:</b>		
1a- GROSS AREA:	141674 sqm equal to	<b>14.17 Ha</b>
1b- NET AREA:	89240 sqm equal to	<b>8.92 Ha</b>
<b>2- NET DENSITY DENSITY</b>		<b>70 unit/Ha</b>
<b>3 - TOTAL UNITS</b>		<b>621 no.</b>
<b>4 - TOTAL GROSS FLOOR AREA IN SITE ( excluding: Basement Block B; undecroft block A, bike/bin store and plant rooms )</b>		<b>61591 sq.m</b>
	Gross Floor Area Houses/Maisonettes	13538.0 sq.m
	Gross Floor Area Duplexes ( Block A to Block N)	14985.4 sq.m
	Gross Floor Residential Area Apartment Block A and B	31988.0 sq.m
	Gross Floor Area Creche	506.5 sq.m
	Gross Floor Communal Residential Amenity	573.00 sq.m
<b>5 - PLOT RATIO</b>		
5a- PLOT RATIO Based on gross site area 1a		0.43
5b- PLOT RATIO Based on net site area 1b		0.69
<b>6 - SITE COVERAGE</b>		24770 sq.m buildings ground floor footprint
6a- SITE COVERAGE Based on gross site area 1a		17%
6b- SITE COVERAGE Based on net site area 1b		28%

<b>7 RESIDENTIAL SITE MIX</b>						<b>621 no.</b>	<b>%</b>
	Maisonette	Apartment ( Block A1/A2/B)	Duplexes	Houses	Total no.		
1 Bed	8	137	0	0	145 no.		23%
2 Bed	0	201	77	0	278 no.		45%
3 Bed	0	11	77	99	187 no.		30%
4 Bed	0	0	0	11	11 no.		2%
<b>TOTAL</b>	<b>8</b>	<b>349</b>	<b>154</b>	<b>110</b>	<b>621 no.</b>		<b>100%</b>

<b>8 OPEN SPACES</b>					
<b>8a- Public Open space</b>				<b>10008 sq.m</b>	<b>11%</b>
		POS (A)		1904 sq.m	percentage based on site net area
		POS (B)		4634 sq.m	
		POS (C)		1795 sq.m	
		POS (D)		1675 sq.m	
<b>8b- Communal Amenity Spaces</b>				<b>8541 sq.m</b>	<b>Required</b>
	Apartment Block A1/A2	Cell01 - Amenity Area A:1180 sqm		2128 sq.m	888 sq.m
		Cell01 - Amenity Area B: 948 sqm			
	Apartment Block B	Cell02 -Amenity Area C		1353 sq.m	1303 sq.m
	Duplex Blocks: K, L, M, N	Cell03 -Amenity Area D		1560 sq.m	288 sq.m
	Duplex Blocks: H, I, J	Cell07 -Amenity Area E		897 sq.m	320 sq.m
	Duplex Blocks: D, E, F, G	Cell08 -Amenity Area F		1038 sq.m	352 sq.m
	Duplex Blocks: A, B, C	Cell10 -Amenity Area G		1565 sq.m	272 sq.m
<b>8d- Broadmeadow Riverside Park</b>				<b>29400 sq.m</b>	

**9- PARKING PROVISION**

<b>9a- BICYCLE PARKING PROVISION</b>			<b>856 no.</b>
	(approx > @ 1.5 per unit)	Apartment Block A1/A2 - Bike Store in the undercroft	210 no.
		Apartment Block B - Bike Store in the Basement	318 no.
		Duplex Blocks - Secured Store on surface	240 no.
		On Surface for Creche	8 no.
		On surface for visitors	80 no.
<b>9b- MOTORBIKES</b>			<b>21 no.</b>
		On Surface	9 no.
		Undercroft Block A1/A2	4 no.
		Basement	8 no.
<b>9c- CAR PARKING</b>			<b>705 no.</b>
		Houses @ n.2 per unit ( 3Bed and 4Bed)	220 no.
		Maisonette @ n.1 per unit (1Bed)	8 no.
		Duplex Blocks Standard spaces including visitors spaces on surface - n.154 parking spaces per units on surface - n.22 parking spaces per visitors	176 no.
		Apartment Blocks A1 and B Standard spaces including visitors spaces on surface - n.43 Standard Spaces -Block A on surface - n.10 parking spaces per visitors Block A1/A2/B Undercroft - n.58 Standard spaces -Block A Basement - n.155 Standard spaces Block B	266 no.
		EV Parking Spaces on surface: n.8 for Duplex Blocks on surface: n.2 for apartment Block A on surface: n.2 for Apartment Blocks B	12 no.
		Accessible Spaces on surface: n.8 for duplexes on surface on surface: n.1 for apartment Block A Undercroft: n.1 for apartment Block A on surface: n.2 for Apartment blocks B Basement: n.2 for Apartment blocks B	14 no.
		Car Sharing Spaces on surface: n.3 for Duplexes block on surface: n.2 for apartment Block A and B	5 no.
		Creche on surface with designated drop-off area	4 no.

10- RESIDENTIAL ANCILLARY		
	Gross Area Undercroft Car Parking Area - Block A	1858 sqm
	Plant Room Apartment Block A	220.4 sq.m
	Bike Store - Block A undecroft	213 sq.m
	Bin Store - Block A undecroft	85.5 sq.m
	Gross Area Basement Block B (excluding access/egress vehicular and cycle ramp) and including:	5380 sq.m
	1) Plant Room Block B - basement (315 sqm )	
	2) Bike Store Block B - basement (316 sqm)	
	3) Bin Store Block B - Basement (142.5 sqm)	
	4) Car Parking area (4255 sqm)	
	Bike/Bin store Duplexes	358.5 sqm
	ESB Substations	78.2 sq.m
	<b>TOTAL RESIDENTIAL ANCILLARY</b>	<b>8193.6 sq.m</b>
11- NON-RESIDENTIAL		
	Creche	506.50 sq.m
	Playground Creche	90.00 sq.m
	Bin Store for creche use	11.50 sq.m
	Communal Residential Amenity/Facilities	573.00 sq.m

Residential Apartment Block A1	
One Bed	18
Two Beds	44
Three Beds	5
Four Bed	-
<b>Total</b>	<b>67</b>
Dual Aspect	34
10%+larger	32
Gross Area	6603
Net Area	4970

Apartment Block A2	
One Bed	26
Two Beds	45
Three Beds	0
Four Bed	-
<b>Total</b>	<b>71</b>
Dual Aspect	26
10%+larger	31
Gross Area	6355
Net Area	4902

Apartment Block B	
One Bed	93
Two Beds	112
Three Beds	6
Four Bed	-
<b>Total</b>	<b>211</b>
Dual Aspect	106
10%+larger	135
Gross Area	19030
Net Area	14502

HOUSES	
One Bed	0
Two Beds	0
Three Beds	99
Four Bed	11
<b>Total</b>	<b>110</b>

MAISONETTE	
One Bed	8
Two Beds	0
Three Beds	0
Four Bed	0
<b>Total</b>	<b>8</b>

DUPLEXES	
One Bed	-
Two Beds	77
Three Beds	77
Four Bed	-
<b>Total</b>	<b>154</b>
Dual Aspect	154
10%+larger	130

Aspect		
	Total Based on Apartments / Duplexes	%
Single Aspect	183	36%
Dual /Triple Aspect	320	64%
<b>Totals</b>	<b>503</b>	100%