

Project Name: Residential Development at Ballyoulster, Cellbridge  
 Date: June.2022  
 Schedule of Accommodation  
 File Ref: 20007-OMP-XX-SA-A-0001

Client: Kieran Curtin, Receiver over certain assets of Maplewood Developments Unlimited Company (in liquidation and in receivership)



**Site A -**

Apartments	GFA	Duplex Unit Type A1		Duplex Unit Type A2		Duplex Unit Type A3		Duplex Unit Type A4		Duplex Unit Type B		Duplex Type C1		Duplex Type C2		TOTAL
		3 Bed Dup Lower Terrace	115.8	3 Bed Dup Upper Terrace	117.1	3 Bed Dup Lower End of Terrace	116.1	3 Bed Dup Upper End of Terrace	119.7	1 Bed Apt Lower	51	2Bed Dup Upper	96	2Bed Dup Upper	95.2	
		no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
Block 01	1,515	4		4		2		2		-		-		-		12
Block 02	1,515	4		4		2		2		-		-		-		12
Block 03	1,261	-		-		-		-		8		4		4		16
Block 04	1,261	-		-		-		-		8		4		4		16
Block 05	1,515	4		4		2		2								12
Block 06	1,515	4		4		2		2								12
Own Door	8,583	16		16		8		8		16		8		8		80

Houses	GFA	3bed Hse_D1 Terrace	117.6	3bed Hse D2 Wide Detached	110.3	3bed Hse D3 Wide Semi-Detached	110.3	3bed Hse D4 Wide Terrace	104.9	4bed Hse_D5 Semi-Detached	142.7	3 Bed Hse_D6 Side Entrance	124.9	TOTAL
		no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
Lot A	3,087.5	11		-		-		-		11		1		23
Lot B	1,874.6	6		-		-		-		6		2		14
Lot C	1,874.6	6		-		-		-		6		2		14
SUBTOTAL	6,837	23		0		0		0		23		5		51

Housing Mix	3bed	4bed	TOTAL
	28	23	51
	55%	45%	

Semi-D	3bed	4bed	TOTAL
	5	23	28
	18%	82%	

Mid-Terr.	3bed	4bed	TOTAL
	23	0	23
	100%	0%	

Site A Totals	GFA	HOUSING	Apartments	TOTAL
		no. units	sqm	no. units
UNITS		51		80
	15,420	51	80	131
MIX		39%	61%	

Block 07 Creche	GFA
Total GFA	369sqm

Parking Totals Site A	HOUSING	APARTMENT / DUPLICATE	Visitor	Loading Bay	Creche	TOTAL
	102	80	25	2	9	218
	2 per house	1 per unit	11%			

**Site B -**

Apartments	GFA	Duplex Unit Type A1		Duplex Unit Type A2		Duplex Unit Type A3		Duplex Unit Type A4		Duplex Unit Type B		Duplex Type C1		Duplex Type C2		Duplex Unit Type D1		Duplex Unit Type D2		Corner Apartment Type E		TOTAL	
		3 Bed Dup Lower Terrace	115.8	3 Bed Dup Upper Terrace	117.1	3 Bed Dup Lower End of Terrace	116.1	3 Bed Dup Upper End of Terrace	119.7	1 Bed Apt Lower	51	2Bed Dup Upper	96	2Bed Dup Upper	95.2	3 Bed Dup Upper	109.6	3 Bed Dup Upper	108.7	2 Bed Apt	81.8		
		no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm		
Block 01	1,648.2	0		0		0		0		8		0		0		4		4		0		3	19
Block 02	1,261.0	0		0		0		0		8		4		4		0		0		0		0	16
Block 03	1,515.2	4		4		2		2		0		0		0		0		0		0		0	12
Block 04	2,018.9	6		6		2		2		0		0		0		0		0		0		0	16
Own Door	6,443	10		10		4		4		16		4		4		4		4		4		3	63

Houses	GFA	3bed Hse_D1 Terrace	117.6	3bed Hse D2 Wide Detached	110.3	3bed Hse D3 Wide Semi-Detached	110.3	3bed Hse D4 Wide Terrace	104.9	4bed Hse_U5 Semi-Detached	142.7	3 Bed Hse_D6 Side Entrance	124.9	TOTAL
		no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
Lot A	1,006.3	6		-		-		-		0		2		8
SUBTOTAL	1,006	6		0		0		0		0		2		8

Housing Mix	3bed	4bed	TOTAL
	8	0	8
	100%	0%	

Semi-D	3bed	4bed	TOTAL
	2	0	2
	100%	0%	

Mid-Terr.	3bed	4bed	TOTAL
	6	0	6
	100%	0%	

Site B Totals	GFA	HOUSING	APARTMENTS	TOTAL	
		no. units	sqm	no. units	sqm
UNITS		8		63	
	7,450	8		63	71
MIX		11%		89%	

Parking Totals Site B	HOUSING	Apartments	Visitor	Loading Bay	TOTAL
	16	63	25	1	105
	2 / house	1 / unit	24%		

**Site C -**

Apartments	GFA	Duplex Unit Type A1		Duplex Unit Type A2		Duplex Unit Type A3		Duplex Unit Type A4		Duplex Unit Type B		Duplex Unit Type D1		Duplex Unit Type D2		Corner Apartment Type E		TOTAL
		3 Bed Dup Lower Terrace	115.8	3 Bed Dup Upper Terrace	117.1	3 Bed Dup Lower End of Terrace	116.1	3 Bed Dup Upper End of Terrace	119.7	1 Bed Apt Lower	51	3 Bed Dup Upper	109.6	3 Bed Dup Upper	108.7	2 Bed Apt	81.8	
		no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
Block 01	1,515.2	4		4		2		2		0		0		0		0		12
Block 02	1,515.2	4		4		2		2		0		0		0		0		12
Block 03	1,001.4	0		0		0		0		6		3		3		0		9
Block 04	1,338.4	0		0		0		0		8		4		4		0		12
Block 05	1,648.2	0		0		0		0		8		4		4		3		15
	<b>7,018</b>	<b>8</b>		<b>8</b>		<b>4</b>		<b>4</b>		<b>22</b>		<b>11</b>		<b>11</b>		<b>3</b>		<b>71</b>

Houses	GFA	3bed Hse_D1 Terrace		3bed Hse D2 Wide Detached		3bed Hse D3 Wide Semi-Detached		3bed Hse D4 Wide Terrace		4bed Hse_D5 Semi-Detached		3 Bed Hse_D6 Side Entrance		TOTAL
		117.6	110.3	110.3	104.9	142.9	124.9							
		no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
Lot A	2,653.6	4		0		4		0		10		2		20
Lot B	1,994.0	2		3		4		1		5		1		16
Lot C	2,377.5	4		1		8		0		6		0		19
Lot D	2,138.4	8		0		0		0		6		2		16
SUBTOTAL	<b>9,164</b>	<b>18</b>		<b>4</b>		<b>16</b>		<b>1</b>		<b>27</b>		<b>5</b>		<b>71</b>

Housing Mix	3bed	4bed	TOTAL	Semi-D	3bed	4bed	TOTAL
	44	27	71		21	27	48
	62%	38%			44%	56%	

Mid-Terr.	3bed	4bed	TOTAL
	19	0	19
	100%	0%	

Detached	3bed	4bed	TOTAL
	4	0	4
	100%	0%	

Site C Totals	GFA	HOUSING	APARTMENTS	TOTAL
		no. units	no. units	
UNITS		71	71	
	<b>16,182</b>	<b>71</b>	<b>71</b>	<b>142</b>
MIX		50%	50%	

Parking Totals Site C	HOUSING	Apartments	Visitor	Loading Bay	TOTAL
	142	71	52	1	266
	2 per house	1 per unit	20%		

OVERALL TOTALS										
	TOTAL GFA	ESB Substations sqm	Creche GFA sqm	Residential GFA sqm	Housing GFA	HOUSING no.	Apartments GFA	APARTMENTS no.	TOTAL	
UNITS NO.	39,444	24	369	39,051	17,007	130	22,045	214	344	35.5 Units/ Ha NET density (Net Site Area 9.7 Ha) GROSS density
UNIT MIX						38%		62%		26.1 Units/ Ha

39,051

Housing Mix	3bed	4bed	TOTAL
Unit No.	80	50	130
Mix	62%	38%	

Semi-D	3bed	4bed	TOTAL
	28	50	78
	36%	64%	

Detached	3bed	TOTAL
	4	4
	100%	

Mid-Terr.	3bed	TOTAL
	48	48
	100%	

Apartment MIX	1bed	2bed	3bed
Unit No.	54	30	130
Mix	25%	14%	61%

Typology	Apartment	Duplex	TOTAL
	60	154	214
	28%	72%	

Overall MIX	1 Bed	2 Bed	3 Bed	4 Bed	Total
Unit No.	54	30	210	50	344
Mix	16%	9%	61%	15%	

Communal Space	sqm
5	7
270	210
1170	1650

Car Parking		Creche	Housing		Apartment / Duplex Units			Visitor @ 17%	Loading Bay	
Car Parking	Total	No.	No. of Units	Parking	No. of Units	No.	No.	No.		
Site A	218	9	51	102	2 spaces/ unit	80	80	1 space / unit	25	2
Site B	105		8	16	2 spaces/ unit	63	63	1 space / unit	25	1
Site C	266		71	142	2 spaces/ unit	71	71	1 space / unit	52	1
Total no.	589	1.7 per unit	130	260	2 spaces/ unit	214	214	1 space / unit	102	4

17% Visitor Spaces Overall 1.5 per Apt unit provision

Bike Parking		Ratio
164	Gable / Semi D Resident cycle parking spaces in rear gardens	2 per house (82no houses)
214	Apartments with stand on curtilage ( per unit)	1 per apartment
378	Residential on curtilage spaces	
		2 per terraced house covered in secure store
120	Designated Resident cycle parking in external communal stores	+ 24no.designated to apartments
120	Residential Shared, Covered & Secure spaces (stackers)	
272	Visitor space per apartments on curtilage ( per unit)	1 per Apartment on curtilage
45	Visitor bike space within public realm	1 per 3 houses in public realm
13	Creche cycle parking within public realm	13 per Creche
770		2.24 circa overall ratio

Open Space Areas				
Site	Local Park	Playgrounds	plus 10% SUDS Area	PUBLIC
A	10022	200	430	10652
B	10550		165	10715
C	3373	500	346	4219
OVERALL		18% gross	25% net	25586
Requirement for 9.7H Net Site Area @ 15%: 14550sqm				
Site	Gardens	Courtyards	COMMUNAL	
A	230	845	1075	
B	86	400	486	
C	195	395	590	
Z	Communal Open Space		2151	
Requirement for 214no. Apartments: 1650sqm				

Site Statistics + Areas			
Gross	NET	Gross Site Area Ha	Redline Boundary
13.4 Ha	9.7 Ha		Net Site Area Ha
	3.7 Ha		Exclude area for the purposes of Net Area calculation. Please refer to diagram within Planners Reports and Architects Design Statement for clarification.
344			Total Number of Units
		35.5upH	Net Density [Based on net Site Area of 9.7 Ha]
13%	18%		Site Coverage (17,197sqm ground floor area to Site Area Net /Gross)
0.3	0.4		Plot Ratio (39,444sqm to Site Area Net / Gross )
18%	25%		Public Open Space (25,586sqm to Site Area Net /Gross)
39,051			Total Resi Gross Floor Area
369			Total Creche Facility
24			Total ESB Sub Stations [ No. 1; No.2 + No.3]
39,444	sqm		Total Gross Floor Area [Resi+Creche+ESB Substations]