

General data

Site Area	Total (sqm)	Total (hectares)
Net Site Area*	33,908	3.390
Application Site Area	31,858	3.185

* incl. Public Open Space A (provided under Phase 1)

Plot ratio		
PLOT RATIO	0.39	

Site Coverage		
HT A building footprint total	620	sqm
HT B building footprint total	3136	sqm
HT B1 building footprint total	1087	sqm
HT C building footprint total	815	sqm
Duplex A, A(UD) total	918	sqm
Duplex A1, A1(UD) total	774	sqm
Bins & Bike Stores	261	sqm
ESB substation	4	sqm
Total building footprint	7,615	sqm
SITE COVERAGE	22.46%	

Density		
DENSITY	40	uph

Public Open Space (POS) Provision	Total (sqm)	Total (hectares)
Total Required (10% of NET Site Area)	3,390	0.339
Public Open Space A (provided under PHASE 1)	2,050	0.205
Public Open Space B (PHASE 2)	2,133	0.213
TOTAL POS PROVIDED (PHASE 2)	4,183	0.418
	12.34%	

Communal Amenity Space (CAS) Provision	Required (sqm)	Provided (sqm)
Communal Amenity Space A	159	454
Communal Amenity Space B	60	74
Communal Amenity Space C	60	74
TOTAL CAS PROVIDED	279	602

Car Parking	no. of car spaces	no. of EV charging points
residential on curtilage	27	27
residential on street	107	37
residential accessible spaces	3	3
TOTAL RESIDENTIAL	137	67
accessible visitor car spaces (additional)	4	4
TOTAL CAR SPACES	141	71
CAR PARKING RATIO	1.0	EV spaces: 50%

Motor Bike Parking	Required (5% of car spaces)	Provided
TOTAL MOTOR BIKE SPACES	7	7

Bicycle Parking	Required	Provided
Resident bikes (houses) on curtilage for houses with no rear access @1/bedroom	194	194
Resident bike spaces (Duplex Apartments)	90	90
Resident cargo bike space (Duplex Apartments)	0	4
Visitor bike spaces	18	18
TOTAL BIKE SPACES	302	306

Non residential areas	Non-Residential Floor Area (m²)
Bike stores - Duplex apartments	92
Bike stores - Houses	138
Bin stores - Duplex apartments	31
ESB substation	4
TOTAL NON-RESIDENTIAL	265

Schedule of Accommodation - Units

Residential areas (Units)		Area sqm	No. of Units	Total Floor Area
2 Bed/ 4 Person House	HT A	81	13	1,053
3 Bed/ 5 Person House - 2 storey	HT B	96	56	5,376
3 Bed/ 5 Person House - 2 storey (end terrace)	HT B1	96	19	1,824
3 Bed/ 5 Person House - 2 storey	HT C	106	13	1,378
2 Bed/ 4P Own-Door Apt - mid terrace	Duplex A	73	7	511
2 Bed/ 3P Own-Door Apt (UD) - mid terrace	Duplex A (UD)	73	4	292
2 Bed/ 4P Own-Door Apt - end terrace/ corner	Duplex A1	73	2	146
2 Bed/ 3P Own-Door Apt (UD) - end terrace/ corner	Duplex A1 (UD)	73	5	365
3 Bed/5P Own-Door Duplex - end terrace/ corner	Duplex A2	115	8	920
3 Bed/5P Own-Door Duplex - mid terrace	Duplex A3	115	10	1,150
TOTAL RESIDENTIAL			137	13,015