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Project Title: Residential Development at Doyles Nursey, Brennanstown Road
Job No. 1408
Date: Feb-18
Status: PLANNING

SCHEDULE OF ACCOMMODATION

UNIT TYPE	1 Bed	2 Bed	3 Bed	4 bed	4/5 Bed	Total
HOUSES						
A1 DETACHED			1			
A2 DETACHED					1	
A3 DETACHED			2			
A4 DETACHED					3	
B SEMI DET					2	
B1 SEMI DET			8			
C DETACHED				2		
F TERRACE			7			
HOUSES TOTAL			18	2	6	26
APARTMENTS						
D DUPLEX	4		4			
APARTMENTS E1 -E4	9	54	18			
APARTMENTS TOTAL	13	54	22			89
OVERALL TOTALS	13	54	40	2	6	115
AS %	11.3	47.0	34.8	1.7	5.2	

Nett Site Area 1.85 Ha.
Gross Site Area incl Brennanstown Road 2.24 Ha
Density on Nett area 62 per Ha

HOUSING QUALITY AUDIT

BASED ON STANDARDS AS SET OUT IN :DOEC DOCUMENT " SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS AND DLRCOCO COUNTY DEVELOPMENT PLAN 2016-2022

house type / plot no.	unit size	area (sq.m)
House Type A1		
1 no.		
Plot 1	3-bed	144
House Type A2		
1no.		
Plot 4	4/5-bed	195
House Type A3		
2 no.		
Plot 7	3-bed	176
Plot 16	3-bed	176
House Type A4		
3 no.		
Plot 17	4/5-bed	169
Plot 18	4/5-bed	169
Plot 19	4/5-bed	169
House Type B		
2 no.		
Plot 2	4/5-bed	198.5
Plot 3	4/5-bed	198.5
House Type B1		
8 no.		
Plot 8	3-bed	176
Plot 9	3-bed	176
Plot 10	3-bed	176
Plot 11	3-bed	176
Plot 12	3-bed	176
Plot 13	3-bed	176
Plot 14	3-bed	176
Plot 15	3-bed	176
House Type C		
2 no.		
Plot 5	4-bed	146
Plot 6	4-bed	146
3295		

Houses

Plot no. - Type	description	area (sq.m)	min. req. area (sq.m)	min req. area + 10% (sq.m)	Agg. Living area)	(agg. Living min. req area)	width of living room (m)	bedroom 1 (sq.m)	bedroom 2 (sq.m)	bedroom 3 (sq.m)	bedroom 4 (sq.m)	bedroom 5 optional (sq.m)	total bedroom area (sq.m)	total bedroom min. req. area (sq.m)	storage (sq.m)	storage min. req. (sq.m)	rear garden area (sq.m)	rear garden min. req. area (sq.m)
Plot 01- House Type A1	3-bed	144	110	n/a	64.3	37	4	15.8	11.4	11.4			38.6	36	9.6	6	84.7	60
Plot 02 - House Type B	4/5-bed	198.5	120	n/a	72	40	4.6	18.7	11.4	11.4	18.5		60	43	16	6	75	75
Plot 03 - House Type B	4/5-bed	198.5	120	n/a	72	40	4.6	18.7	11.4	11.4	18.5		60	43	16	6	75	75
Plot 04 - House Type A2	4/5-bed	195	120	n/a	58	40	4.6	18.2	11.4	11.4	13.5	17.5	72	43	10	6	76	75
Plot 05 - House Type C	4-bed	146.2	110	n/a	50.7	40	4.3	17	12.1	11.4	9.4		49.9	43	7.6	6	119	75
Plot 06 - House Type C	4-bed	146.2	110	n/a	50.7	40	4.3	17	12.1	11.4	9.4		49.9	43	7.6	6	128	75
Plot 07 - House Type A3	3-bed	176	110	n/a	89	37	4	14	11.4	11.4			36.8	36	6.8	6	109	60
Plot 08 - House Type B1	3-bed	176	110	n/a	87	37	4	13.5	11.4	11.4			36.3	36	7	6	97	60
Plot 09 - House Type B1	3-bed	176	110	n/a	87	37	4	13.5	11.4	11.4			36.3	36	7	6	92	60
Plot 10 - House Type B1	3-bed	176	110	n/a	87	37	4	13.5	11.4	11.4			36.3	36	7	6	87	60
Plot 11 - House Type B1	3-bed	176	110	n/a	87	37	4	13.5	11.4	11.4			36.3	36	7	6	85	60
Plot 12 - House Type B1	3-bed	176	110	n/a	87	37	4	13.5	11.4	11.4			36.3	36	7	6	81	60
Plot 13 - House Type B1	3-bed	176	110	n/a	87	37	4	13.5	11.4	11.4			36.3	36	7	6	78	60
Plot 14 - House Type B1	3-bed	176	110	n/a	87	37	4	13.5	11.4	11.4			36.3	36	7	6	75	60
Plot 15 - House Type B1	3-bed	176	110	n/a	87	37	4	13.5	11.4	11.4			36.3	36	7	6	71.7	60
Plot 16 - House Type A3	3-bed	176	110	n/a	89	37	4	14	11.4	11.4			36.8	36	6.8	6	79	60
Plot 17 - House Type A4	4-bed	169	120	n/a	56.2	40	4.6	15	11.9	15.3	11.4		53.6	43	11	6	114	75
Plot 18 - House Type A4	4-bed	169	120	n/a	56.2	40	4.6	15	11.9	15.3	11.4		53.6	43	11	6	107	75
Plot 19 - House Type A4	4-bed	169	120	n/a	56.2	40	4.6	15	11.9	15.3	11.4		53.6	43	11	6	100	75

3295.4

HOUSING QUALITY ASSESSMENT

House Type F

House no.	description	area (sq.m)	min. req. area (sq.m)	min req. area + 10% (sq.m)	Agg. Living area)	(agg. Living min. req area)	width of living /dining room (m)	bedroom 1 (sq.m)	bedroom 2 (sq.m)	bedroom 3 (sq.m)		total bedroom area (sq.m)	total bedroom min. req. area (sq.m)	storage (sq.m)	storage min. req. (sq.m)	balcony /terrace area (sq.m)	balcony /terrace min. req. area	dual-aspect/ orientation
House F.1	3-bed	144	110	na	40	37	3.8	13	11.9	11.8		36.7	36	9	6	61.4	60	Y
House F.2	3-bed	144	110	na	40	37	3.8	13	11.9	11.8		36.7	36	9	6	60	60	Y
House F.3	3-bed	144	110	na	40	37	3.8	13	11.9	11.8		36.7	36	9	6	60	60	Y
House F.4	3-bed	144	110	na	40	37	3.8	13	11.9	11.8		36.7	36	9	6	60	60	Y
House F.5	3-bed	144	110	na	40	37	3.8	13	11.9	11.8		36.7	36	9	6	60	60	Y
House F.6	3-bed	144	110	na	40	37	3.8	13	11.9	11.8		36.7	36	9	6	60	60	Y
House F.7	3-bed	144	110	na	40	37	3.8	13	11.9	11.8		36.7	36	9	6	62.1	60	Y

1008

4303

	1Bed	2Bed	3 Bed	Total
Block F	0	0	7	7

Houses Total	3 Bed	4 bed	4/5 Bed	Total
	18	2	6	26

APARTMENTS

block type / apt. no.	description	area (sq.m)	min. req. area (sq.m)	min req. area + 10% (sq.m)	Agg. Living area)	(agg. Living min. req area)	width of living /dining room (m)	bedroom 1 (sq.m)	bedroom 2 (sq.m)	bedroom 3 (sq.m)		total bedroom area (sq.m)	total bedroom min. req. area (sq.m)	storage (sq.m)	storage min. req. (sq.m)	balcony /terrace area (sq.m)	balcony /terrace min. req. area (sq.m)	dual-aspect/ orientation
APT. D.1	1-bed	53.5	45	49.5	25.5	23	3.5	12.7				12.7	11.4	3.4	3	7.1	5	y
APT. D.2	1-bed	53.5	45	49.5	25.5	23	3.5	12.7				12.7	11.4	3.4	3	7.1	5	y
APT. D.3	1-bed	53.5	45	49.5	25.5	23	3.5	12.7				12.7	11.4	3.4	3	7.1	5	y
APT. D.4	1-bed	53.5	45	49.5	25.5	23	3.5	12.7				12.7	11.4	3.4	3	7.1	5	y
APT. D.5	3-bed	107	90.0	99.0	34	34	4.3	13	11.5	7.4		31.9	31.5	9	9	10.3	9	y
APT. D.6	3-bed	107	90.0	99.0	34	34	4.3	13	11.5	7.4		31.9	31.5	9	9	10.3	9	y
APT. D.7	3-bed	107	90.0	99.0	34	34	4.3	13	11.5	7.4		31.9	31.5	9	9	10.3	9	y
APT. D.8	3-bed	107	90.0	99.0	34	34	4.3	13	11.5	7.4		31.9	31.5	9	9	10.3	9	y

642

	1Bed	2Bed	3 Bed	Total
Block D	4	0	4	8

HOUSING QUALITY ASSESSMENT

block type / apt. no.	description	area (sq.m)	min. req. area (sq.m)	min req. area + 10% (sq.m)	Agg. Living area)	(agg. Living min. req area)	width of living /dining room (m)	bedroom 1 (sq.m)	bedroom 2 (sq.m)	bedroom 3 (sq.m)		total bedroom area (sq.m)	total bedroom min. req. area (sq.m)	storage (sq.m)	storage min. req. (sq.m)	balcony /terrace area (sq.m)	balcony /terrace min. req. area (sq.m)	dual-aspect/ orientation
Block E1																		
level 0 podium / Upper Ground																		
APT. E1.1	2-bed	76.7	73	80.3	30	30	5.1	13	11.5			24.5	24.4	6	6	9	7	y
APT. E1.2	2-bed	82.6	73	80.3	31.7	30	3.6	13	11.4			24.4	24.4	6	6	10.1	7	y
APT. E1.3	1-bed	55.5	45	49.5	30.0	23	3.9	11.7				11.7	11.4	4.4	3	5.7	5	n (south)
level 1																		
APT. E1.4	2-bed	76.7	73	80.3	30	30	5.1	13	11.5			24.5	24.4	6	6	9	7	y
APT. E1.5*	3-bed	95.0	90.0	99.0	34	34	5.8	13	11.4	7.4		31.8	31.5	*9.5	9	9	9	y
APT. E1.6	2-bed	80.0	73	80.3	30	30	4.3	13	11.4			24.4	24.4	6	6	7.2	7	n (south)
APT. E1.7	2-bed	85.5	73	80.3	30	30	4	13.4	12.7			26.1	24.4	6.2	6	7.3	7	y
level 2																		
APT. E1.8	2-bed	76.7	73	80.3	30	30	5.1	13	11.5			24.5	24.4	6	6	9	7	y
APT. E1.9*	3-bed	95.0	90.0	99.0	34	34	5.8	13	11.4	7.4		31.8	31.5	*9.8	9	9	9	y
APT. E1.10	2-bed	80.0	73	80.3	30	30	4.3	13	11.4			24.4	24.4	6	6	7.2	7	n (south)
APT. E1.11	2-bed	85.5	73	80.3	30	30	4	13.4	12.7			26.1	24.4	6.2	6	7.3	7	y
level 3																		
APT. E1.12	2-bed	76.7	73	80.3	30	30	5.1	13	11.5			24.5	24.4	6	6	9	7	y
APT. E1.13*	3-bed	95.0	90.0	99.0	34	34	5.8	13	11.4	7.4		31.8	31.5	*9.4	9	9	9	y
APT. E1.14	2-bed	80.0	73	80.3	30	30	4.3	13	11.4			24.4	24.4	6.1	6	7.2	7	n (south)
APT. E1.15	2-bed	85.5	73	80.3	30	30	4	13.4	12.7			26.1	24.4	6.2	6	7.3	7	y
level 4																		
APT. E1.16	1-bed	49.4	45	49.5	24.8	23	4.2	12.2	-	-		12.2	11.4	3.1	3	23	5	y
APT. E1.17	2-bed	88.3	73	80.3	39.3	30	5.9	13.1	11.5	-		24.6	24.4	6.1	6	35.5	7	y
APT. E1.18	2-bed	90.8	73	80.3	33.3	30	4.2	14.2	13.3	-		27.5	24.4	8.1	6	52	7	y

1454.9

* part of storage at basement

	1Bed	2Bed	3 Bed	Total
Block E1	2	13	3	18

APT. E1.5*	storage at basement = 5.2 (sq.m)
APT. E1.9*	storage at basement = 5.5 (sq.m)
APT. E1.13*	storage at basement = 5.1 (sq.m)

HOUSING QUALITY ASSESSMENT

block type / apt. no.	description	area (sq.m)	min. req. area (sq.m)	min req. area + 10% (sq.m)	Agg. Living area)	(agg. Living min. req area)	width of living /dining room (m)	bedroom 1 (sq.m)	bedroom 2 (sq.m)	bedroom 3 (sq.m)		total bedroom area (sq.m)	total bedroom min. req. area (sq.m)	storage (sq.m)	storage min. req. (sq.m)	balcony /terrace area (sq.m)	balcony /terrace min. req. area (sq.m)	dual-aspect/ orientation
Block E2																		
level -1 / Lower Ground																		
APT. E2.1	2-bed	77.7	73	80.3	30.5	30	5.3	13	12.1	-		25.1	24.4	6	6	13	7	y
APT. E2.2	2-bed	82.6	73	80.3	31.8	30	3.9	13	11.4	-		24.4	24.4	6	6	9.6	7	y
level 0 podium / Upper Ground																		
APT. E2.3	2-bed	77.1	73	80.3	30	30	5.1	13	12	-		25	24.4	6	6	9	7	y
APT. E2.4	2-bed	82.6	73	80.3	31.8	30	3.89	13	11.4	-		24.4	24.4	6	6	10.4	7	y
APT. E2.5	2-bed	78.6	73	80.3	30	30	4.1	13.4	11.8	-		25.2	24.4	6	6	7.5	7	n (south)
APT. E2.6	1-bed	63.6	45	49.5	35.4	23	4.3	13.4				13.4	11.4	3.5	3.0	10.7	5.0	y
level 1																		
APT. E2.7	2-bed	77.1	73	80.3	30	30	5.1	13	12.1	-		25.1	24.4	6	6	9	7	y
APT. E2.8*	3-bed	95.0	90.0	99.0	34	34	5.9	13	11.4	7.4		31.8	31.5	*9	9	9	9	y
APT. E2.9	2-bed	78.0	73	80.3	30	30	4.1	13	11.4	-		24.4	24.4	6	6	7	7	n (south)
APT. E2.10	2-bed	85.2	73	80.3	32.2	30	4	13	11.5	-		24.5	24.4	6.3	6	9.1	7	y
level 2																		
APT. E2.11	2-bed	77.1	73	80.3	30	30	5.1	13	12.1	-		25.1	24.4	6	6	9	7	y
APT. E2.12*	3-bed	95.0	90.0	99.0	34	34	5.9	13	11.4	7.4		31.8	31.5	*9	9	9	9	y
APT. E2.13	2-bed	78.0	73	80.3	30	30	4.1	13	11.4	-		24.4	24.4	6	6	7	7	n (south)
APT. E2.14	2-bed	85.2	73	80.3	32.2	30	4	13	11.5	-		24.5	24.4	6.3	6	9.1	7	y
level 3																		
APT. E2.15	2-bed	77.1	73	80.3	30	30	5.1	13	12.1	-		25.1	24.4	6	6	9	7	y
APT. E2.16*	3-bed	95.0	90.0	99.0	34	34	5.9	13	11.4	7.4		31.8	31.5	*9	9	9	9	y
APT. E2.17	2-bed	78.0	73	80.3	30	30	4.1	13	11.4	-		24.4	24.4	6	6	7	7	n (south)
APT. E2.18	2-bed	85.2	73	80.3	32.2	30	4	13	11.5	-		24.5	24.4	6.3	6	9.1	7	y
level 4																		
APT. E2.19	1-bed	49.4	45	49.5	24.8	23	4.6	12.2	-	-		12.2	11.4	3.1	3	23	5	y
APT. E2.20	2-bed	88.3	73	80.3	39.4	30	5.9	13.4	11.9	-		25.3	24.4	6.1	6	35.5	7	y
APT. E2.21	3-bed	106.9	90.0	99.0	33.6	34	4.2	14.9	12	11.1		38	31.5	9.3	9	34.8	9	y

1712.7

* part of storage at basement

	1Bed	2Bed	3 Bed	Total
Block E2	2	15	4	21

APT. E2.8*	storage at basement = 4.7 (sq.m)
APT. E2.12*	storage at basement = 6 (sq.m)
APT. E2.16*	storage at basement = 4.7 (sq.m)

HOUSING QUALITY ASSESSMENT

block type / apt. no.	description	area (sq.m)	min. req. area (sq.m)	min req. area + 10% (sq.m)	Agg. Living area)	(agg. Living min. req area)	width of living /dining room (m)	bedroom 1 (sq.m)	bedroom 2 (sq.m)	bedroom 3 (sq.m)		total bedroom area (sq.m)	total bedroom min. req. area (sq.m)	storage (sq.m)	storage min. req. (sq.m)	balcony /terrace area (sq.m)	balcony /terrace min. req. area (sq.m)	dual-aspect/ orientation
Block E3																		
level -1 / Lower Ground																		
APT. E3.1	2-bed	79.5	73	80.3	31.6	30	5.3	13.6	11.9	-		25.5	24.4	6	6	11.3	7	y
level 0 podium / Upper Ground																		
APT. E3.2	1-bed (+ Study)	74.5	45	49.5	29.1	23	5.1	13.4	-	-		13.4	11.4	4	3	6.5	5	y
APT. E3.3	3-bed	98.8	90.0	99.0	34	34	5.8	13	11.4	7.2		31.6	31.5	9	9	10.3	9	y
APT. E3.4	2-bed	80.7	73	80.3	31	30	4.3	13.3	11.8	-		25.1	24.4	6.1	6	9	7	n (south)
APT. E3.5	1-bed	60.5	45	49.5	32.2	23	4.3	13.5	-	-		13.5	11.4	3.5	3	9.3	5.0	y
level 1																		
APT. E3.6	2-bed	77.4	73	80.3	30	30	5.1	13.3	12.1			25.4	24.4	6	6	9	7	y
APT. E3.7*	3-bed	95.0	90.0	99.0	34.2	34	5.8	13.1	11.5	7.4		32	31.5	*9.7	9	9	9	y
APT. E3.8	2-bed	80.0	73	80.3	31	30	4.3	13	11.4			24.4	24.4	6.1	6	7.2	7	n (south)
APT. E3.9	2-bed	85.5	73	80.3	30	30	4	13.4	12.7			26.1	24.4	6.2	6	7.2	7	y
level 2																		
APT. E3.10	2-bed	77.4	73	80.3	30	30	5.1	13.3	12.1			25.4	24.4	6	6	9	7	y
APT. E3.11*	3-bed	95.0	90.0	99.0	34.1	34	5.8	13.1	11.4	7.4		31.9	31.5	*9.2	9	9	9	y
APT. E3.12	2-bed	80.0	73	80.3	31	30	4.3	13	11.4			24.4	24.4	6.1	6	7.2	7	n (south)
APT. E3.13	2-bed	85.5	73	80.3	30	30	4	13.4	12.7			26.1	24.4	6.2	6	7.2	7	y
level 3																		
APT. E3.14	2-bed	77.4	73	80.3	30	30	5.1	13.3	12.1			25.4	24.4	6	6	9	7	y
APT. E3.15*	3-bed	95.0	90.0	99.0	34.1	34	5.8	13.1	11.4	7.4		31.9	31.5	*9.4	9	9	9	y
APT. E3.16	2-bed	80.0	73	80.3	31	30	4.3	13	11.4			24.4	24.4	6.1	6	7.2	7	n (south)
APT. E3.17	2-bed	85.5	73	80.3	30	30	4	13.4	12.7			26.1	24.4	6.2	6	7.2	7	y
level 4																		
APT. E3.18	1-bed	49.4	45	49.5	24.8	23	4.6	12.2	-	-		12.2	11.4	3.1	3	23	5	y
APT. E3.19	2-bed	88.3	73	80.3	39.5	30	5.9	13.1	11.5	-		24.6	24.4	6.1	6	35.4	7	y
APT. E3.20	2-bed	90.8	73	80.3	33.3	30	4.2	14.2	13.3	-		27.5	24.4	8.1	6	52.2	7	y

1556.7

* part of storage at basement

	1Bed	2Bed	3 Bed	Total
Block E3	3	13	4	20

APT. E3.7*	storage at basement = 5.2 (sq.m)
APT. E3.11*	storage at basement = 4.7 (sq.m)
APT. E3.15*	storage at basement = 4.9 (sq.m)

HOUSING QUALITY ASSESSMENT

block type / apt. no.	description	area (sq.m)	min. req. area (sq.m)	min req. area + 10% (sq.m)	Agg. Living area)	(agg. Living min. req area)	width of living /dining room (m)	bedroom 1 (sq.m)	bedroom 2 (sq.m)	bedroom 3 (sq.m)		total bedroom area (sq.m)	total bedroom min. req. area (sq.m)	storage (sq.m)	storage min. req. (sq.m)	balcony /terrace area (sq.m)	balcony /terrace min. req. area (sq.m)	dual-aspect/ orientation
Block E4																		
level -1 / Lower Ground																		
APT. E4.1	2-bed	80.2	73	80.3	30.7	30	4.8	13.6	12.6			26.2	24.4	6	6	12.5	7	y
APT. E4.2	2-bed	84.7	73	80.3	32.6	30	4.4	13.4	11.4			24.8	24.4	6	6	12.9	7	y
APT. E4.3	2-bed	87.1	73	80.3	34.2	30	4.5	13	12.7			25.7	24.4	6.4	6	19.8	7	n (south)
level 0 / Upper Ground																		
APT. E4.4	2-bed	80.2	73	80.3	30	30	4.5	13.1	11.4			24.5	24.4	6.3	6	7.5	7	y
APT. E4.5	2-bed	87.1	73	80.3	30	30	4.1	13	11.7			24.7	24.4	*6.2	6	7.6	7	y
APT. E4.6	2-bed	85.2	73	80.3	31.0	30	4.1	14.3	13.3			27.6	24.4	6.0	6	8.3	7	n (south)
APT. E4.7	1-bed	75.4	45	49.5	32.5	23	4.3	13.4				13.4	11.4	3.4	3	8.7	5	y
level 1																		
APT. E4.8	2-bed	80.2	73	80.3	30	30	4.5	13.1	11.4			24.5	24.4	6.3	6	7.3	7	y
APT. E4.9*	3-bed	99.3	90.0	99.0	34	34	6	13	11.3	7.5		31.8	31.5	*9	3	9	9	y
APT. E4.10	2-bed	85.2	73	80.3	31.0	30	4.1	14.3	13.4			27.7	24.4	6.0	6	8.0	7	n (south)
APT. E4.11	3-bed	100.4	90.0	99.0	34.8	34	4.3	13	11.4	8.2		32.6	31.5	9.2	9	9	9	Y
level 2																		
APT. E4.12	2-bed	80.2	73	80.3	30	30	4.5	13.1	11.4			24.5	24.4	6.3	6	7.3	7	y
APT. E4.13*	3-bed	99.3	90.0	99.0	34	34	6	13	11.3	7.5		31.8	31.5	*9	9	9	9	y
APT. E4.14	2-bed	85.2	73	80.3	31.0	30	4.1	14.3	13.4			27.7	24.4	6.0	6	8.0	7	n (south)
APT. E4.15	3-bed	100.4	90.0	99.0	34.8	34	4.3	13	11.4	8.2		32.6	31.5	9.2	9	9	9	Y
level 3																		
APT. E4.16	2-bed	80.2	73	80.3	30	30	4.5	13.1	11.4			24.5	24.4	6.3	6	7.3	7	y
APT. E4.17*	3-bed	99.3	90.0	99.0	34	34	6	13	11.3	7.5		31.8	31.5	*9.4	9	9	9	y
APT. E4.18	2-bed	85.2	73	80.3	31.0	30	4.1	14.3	13.4			27.7	24.4	6.0	6	8.0	7	n (south)
APT. E4.19	3-bed	100.4	90.0	99.0	34.8	34	4.3	13	11.4	8.2		32.6	31.5	9.2	9	9	9	Y
level 4																		
APT. E4.20	1-bed	49.6	45	49.5	24.9	23	4.5	12.3				12.3	11.4	3.1	3	28	5	y
APT. E4.21	2-bed	90.2	73	80.3	40.3	30	5.6	13.7	12.1			25.8	24.4	6.3	6	39.2	7	y
APT. E4.22	3-bed	117.5	90.0	99.0	35.6	34	4.5	17.2	16.7	9.6		43.5	31.5	9.9	9	54	9	y

1932.5

* part of storage at basement

	1Bed	2Bed	3 Bed	Total
Block E4	2	13	7	22

APT. E4.9*	storage at basement = 3 (sq.m)
APT. E4.13*	storage at basement = 3 (sq.m)
APT. E4.17*	storage at basement = 3.4 (sq.m)

Total D, E1 ,E2 ,E3 ,E4	13	54	22	89
as %	14.6	60.7		24.7

No of units 10% above min floor area(incl basement st)	10.0	26.0	16.0	52.0	52.0	
As %	76.9	48.1	72.7	236.4	58.4	% OF UNITS ARE 10% ABOVE THE MINIMUM FLOOR AREAS
No of dual aspect units	72				80.9	% OF UNITS ARE DUAL ASPECT

Nett Site Area 1.85 Ha.
 Gross Site Area incl Brennanstown Road 2.24 Ha

Open Space	sq.m	% of nett
Public Open Space		
at Podium level	1835	10
Riparian Corridor	1600	8.6
Total	3435	18.6

Communal Open Space				
	1Bed	2Bed	3 Bed	Total
Communal open per unit required m ²	4	5	7	
No of units	13	54	22	89
Total required m ²	52	270	154	476
Provided				1070
Total Shared and private m ²	1070			
Area per bedspace m ²	12			

PARKING				
CAR PARKING	1BED	2BED	3BED+	
BAYS REQUIRED PER UNIT	1	1.5	2	
NR	13	54	48	
	13	81	96	
TOTAL				190
BAYS PROVIDED				
OFF STREET (2 PER 3BED + HOUSE)				38
ON STREET				13
BASEMENT				139
TOTAL				190

DISABLED PARKING BAYS			
BASEMENT	@ 4%	OF 152	6
WITHIN CURTILAGE	@50%	OF 26	13
			19

CYCLE PROVISION		
BASEMENT	1 PER UNIT	90
PODIUM	1 PER 4 UNITS VISITORS	22
WITHIN CURTILAGE	2 PER HOUSE	52
TOTAL		164

MOTORBIKE PROVISION		
BASEMENT	4 PER 100 BAYS OF 152	7

Building to be demolished	area (sq.m)
House	252
Greenhouse 1	159
Greenhouse 2	374
Office	157
Total	942

FLOOR AREAS

Total nett area of res development	11601.8
Area of substation	22.6
	11624.4