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Project:	Mixed Use Development	**Proj. No.:**	23060
Location:	Carrigaline Road/Churchyard Lane, Douglas, Cork	**Proj. Lead:**	CK
Client:	Barry's Field Ltd.	**Created by:**	AR
Doc. Title:	Schedule of Accommodation and Areas	**Doc. Purpose:**	Planning
Doc. No.:	23060-OMP-XX-XX-SA-A-6000	**Revision:**	A3-C01 (17-01-2025)

GENERAL

Redline Site Boundary	1.04Ha	including road/footpath/service connection areas outside the control of the applicant
Gross/Net Site Area	0.84Ha	excluding road/footpath/service connection areas outside the control of the applicant
Buildings Footprint	3167.0m²	
Site Coverage	37.9%	
Development Area (GIA)	11094.1m²	
Residential Area (GIA)	10698.2m²	
Net Residential Site Area	0.81Ha	net site area reduced in proportion to non-residential GIA as a percentage of total GIA
Units Number	124	
Site Ratio	1:1.1	
Public Open Space	1444.9m²	
Communal Open Space	789.7m²	
Dual Aspect	52.4%	
Net Residential Density	153.7 Units/Ha	

APARTMENT BLOCKS

UNIT NUMBERS

BLOCK 1	1BED APT	2BED 3P APT	2BED 4P APT	3BED 5P APT	Total	Dual Aspect	%	UD	%
Level 00	2	1	3	0	6	3	50.0%	0	0.0%
Level 01	5	2	4	2	13	7	53.8%	1	7.7%
Level 02	5	2	4	2	13	7	53.8%	1	7.7%
Level 03	4	2	4	0	10	4	40.0%	1	10.0%
Level 04	2	2	3	1	8	4	50.0%	0	0.0%
TOTAL	**18**	**9**	**18**	**5**	**50**	**25**	**50.0%**	**3**	**6.0%**

BLOCK 2	1BED 2P APT	2BED 3P APT	2BED 4P APT	3BED 5P APT	Total	Dual Aspect	%	UD	%
Level 00	8	0	7	0	15	6	40.0%	0	0.0%
Level 01	6	1	9	0	16	9	56.3%	2	12.5%
Level 02	6	1	9	0	16	9	56.3%	2	12.5%
Level 03	6	1	7	0	14	7	50.0%	2	14.3%
Level 04	5	0	2	2	9	5	55.6%	2	22.2%
TOTAL	**31**	**3**	**34**	**2**	**70**	**36**	**51.4%**	**8**	**11.4%**

BLOCK 3	1BED 2P APT	2BED 3P APT	2BED 4P APT	3BED 5P APT	Total	Dual Aspect	%	UD	%
Level 00	1	0	0	3	4	4	100.0%	0	0.0%
TOTAL	**1**	**0**	**0**	**3**	**4**	**4**	**100.0%**	**0**	**0.0%**

TOTAL	**50**	**12**	**52**	**10**	**124**	**65**	**52.4%**	**11**	**8.9%**
MIX	**40.3%**	**9.7%**	**41.9%**	**8.1%**	**100.0%**				
BEDROOMS	**50**	**24**	**104**	**30**	**208**				

Suitability-Checked by-Date

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AREAS

BLOCK 1	GIA (m^2)	NIA RESI (m^2)	PLANT ETC (m^2)	NON-RESI (m^2)	EFFICIENCY*
Level 00	1067.7m²	410.0m²	134.6m²	395.9m²	75.5%
Level 01	1093.4m²	942.9m²			86.2%
Level 02	1090.4m²	944.4m²			86.6%
Level 03	806.0m²	664.5m²			82.4%
Level 04	714.3m²	578.2m²			80.9%
TOTAL	**4771.8m²**	**3540.0m²**	**134.6m²**	**395.9m²**	**82.5%**

BLOCK 2	GIA (m^2)	NIA RESI (m^2)	PLANT ETC (m^2)	NON-RESI (m^2)	EFFICIENCY*
Level 00	1267.8m²	955.8m²	55.7m²		75.4%
Level 01	1334.0m²	1105.7m²			82.9%
Level 02	1334.0m²	1105.7m²			82.9%
Level 03	1166.3m²	947.7m²			81.3%
Level 04	795.5m²	635.9m²			79.9%
TOTAL	**5897.6m²**	**4750.8m²**	**55.7m²**		**81.5%**

BLOCK 3	GIA (m^2)	NIA RESI (m^2)	PLANT ETC (m^2)	NON-RESI (m^2)	EFFICIENCY*
Level 00	196.2m²	188.9m²			96.3%
Level 01	196.2m²	188.9m²			96.3%
TOTAL	**392.4m²**	**377.8m²**			**96.3%**

BLOCK 4	GIA (m^2)	NIA RESI (m^2)	PLANT ETC (m^2)	NON-RESI (m^2)	EFFICIENCY*
Level 00	32.3m²		31.4m²		0.0%
TOTAL	**32.3m²**		**31.4m²**		**0.0%**

TOTAL AREAS

	GIA (m^2)	NIA RESI (m^2)	PLANT(m^2)	NON-RESI (m^2)	EFFICIENCY*
TOTAL	**11094.1m²**	**8668.6m²**	**221.7m²**	**395.9m²**	**81.7%**

* Efficiency compares NIA to GIA. NIA figure considered includes residential units NIA and office/cafe NIA. Plant, cores and outer walls are discounted.

TOTAL DEVELOPMENT

UNIT NUMBERS AND AREAS

	1BED 2P	2BED 3P	2BED 4P	3BED 5P	Total No.	TOTAL GIA
TOTAL	**50**	**12**	**52**	**10**	**124**	**11094.1m²**

OPEN SPACE

Communal Amenity Space Required for apartments by Sustainable Urban Housing: Design Standards for New Apartments - 5m^2 per 1Bed, 6m^2 per 2Bed 3P, 7m^2 per 2Bed 4P		776.0m²
Public Open Space required by Cork City Development Plan 2022-2028 - 15% of site area		1254.8m²
PUBLIC OPEN SPACE PROVIDED		**1444.9m²**
COMMUNAL OPEN SPACE PROVIDED		**789.7m²**

PARKING

CAR PARKING	STANDARD (no EV charger)	STANDARD (EV charger)	ACCESSIBLE (no EV charger)	ACCESSIBLE (EV charger)	CAR CLUB (no EV charger)	CAR CLUB (EV charger)
TOTAL	**18**	**1**	**4**	**1**	**1**	**1**

TOTAL CAR PARKING	RATIO
26	**0.21 per Unit**

BICYCLE PARKING	RESIDENT (covered)	VISITOR (open stands)	TOTAL (residential)
TOTAL	**208**	**62**	**270**

OTHER (open stands)
4

TOTAL BICYCLE PARKING
274

Note: This schedule should be read in conjuction with the proposed site layout drawing and relevant floor plan drawings submitted as part of the subject application.