

19014 - Clonburris Phase 1a

SCHEDULE OF ACCOMMODATION



OVERALL SUMMARY

TOTAL UNITS :	569 no. units
Block 1	172 no. units 6 Storey
Block 2	38 no. units 4 Storey
Block 3	38 no. units 4 Storey
2 bed Simplex	74 no. units 1 Storey
3 bed Duplex	74 no. units 2 Storey
Houses	173 no. units 2 Storey

APARTMENT MIX:

	Block 1	%	BLOCK 2	%	BLOCK 3	%	Duplex					TOT	%
One Bed	76	44.2%	16	42.1%	16	42.1%		0.0%				108	27.3%
Two Bed	91	52.9%	22	57.9%	22	57.9%	74	50.0%				209	52.8%
Three Bed	5	2.9%	0	0.0%	0	0.0%	74	50.0%				79	19.9%
Total	172	100%	38	100%	38	100%	148	100%				396	100%
Dual Aspect	63	37%	16	42%	16	42%	148	100%				243	61.36%
10%+ Floor Area	125	73%	19	50%	19	50%	74	50%				237	60%
Gross Area													
Net Area													

HOUSING MIX:

		%										TOT	%
Two Bed	8	4.6%										8	4.6%
Three Bed	153	88.4%										153	88.4%
4 Bed	12	6.9%										12	6.9%
Total	173	100%										173	100%

SITE ANALYTICS :

1- SITE AREA:

1a- GROSS AREA:	17.02 Ha
1b- NET AREA:	10.51 Ha

2- DENSITY:

2a- GROSS DENSITY on gross site area	33.43 unit/Ha
2b- NET DENSITY on net site area	54.14 unit/Ha

3- HAUL ROAD AREA:

	2.90 Ha
--	----------------

4- APARTMENT SUMMARY

	1 BED	108 no.
	2 BED	209 no.
	3 BED	79 no.
	TOTAL	396 no.
	GROSS FLOOR AREA (residential only)	36299 sqm
	NET FLOOR AREA (residential only)	33084 sqm
	DUAL ASPECT	243 no.
	10%+ FLOOR AREA	237 no.

4- HOUSE TYPE SUMMARY

	2 BED	8 no.
	3 BED	153 no.
	4 BED	12 no.
	TOTAL	173 no.
	GROSS FLOOR AREA	18213 sqm

6- ANCILLARY TOTALS - LOCAL NODE BUILDING

	Community Facility - Creche	547 sqm
	Commercial Facility - Innovation Hub	626 sqm
	TOTAL	1173 sqm

7- COMMUNAL OPEN SPACE:

	COS BLOCK 1	1698 sqm
	COS BLOCK 2	234 sqm
	COS BLOCK 3	234 sqm
	DUPLEX	1770 sqm
	TOTAL	3936 sqm

8- PUBLIC OPEN SPACE:

	CSW S3	15645 sqm
	CSW S4	25653 sqm
	TOTAL	41298 sqm

9- BICYCLE PARKING PROVISION

	BLOCK 1	246 no.
	BLOCK 2	56 no.
	BLOCK 3	56 no.
	DUPLEX	234 no.
	TOTAL	592 no.

10- CAR PARKING

	SURFACE / VISITOR	80 no.
	SECTOR CSW S3	172 no.
	SECTOR CSW S4	484 no.
	TOTAL	656 no.

19014 - Clonburris Phase 1a
SCHEDULE OF ACCOMMODATION
CSW S3 SUMMARY



TOTAL UNITS : 162 no. units

Block 2	38 no. units	4 Storey
Block 3	38 no. units	4 Storey
2 bed Simplex	30 no. units	1 Storey
3 bed Duplex	30 no. units	2 Storey
Houses	26 no. units	2 Storey

APARTMENT MIX:

	BLOCK 2	%	BLOCK 3	%	Duplex							TOT	%
One Bed	16	42.1%	16	42.1%		0.0%						32	23.5%
Two Bed	22	57.9%	22	57.9%	30	50.0%						74	54.4%
Three Bed	0	0.0%	0	0.0%	30	50.0%						30	22.1%
Total	38	100%	38	100%	60	100%						136	100%
Dual Aspect	16	42%	16	42%	60	100%						92	67.65%
10%+ Floor Area	19	50%	19	50%	74	123%						112	82%
Gross Area													
Net Area													

HOUSING MIX:

		%										TOT	%
Three Bed	26	100.0%										26	100.0%
Total	26	100%										26	100%

SITE ANALYTICS :

1- SITE AREA:	
CSW S3 SECTOR AREA:	8.27 Ha
DEVELOPMENT GROSS AREA:	4.37 Ha
DEVELOPMENT NET AREA:	2.81 Ha
2- DENSITY:	
2a- GROSS DENSITY on gross site area	37.07 unit/Ha
2b- NET DENSITY on net site area	57.65 unit/Ha

4- RESIDENTIAL TOTALS

4.1 Apartments		
	1 BED	32 no.
	2 BED	74 no.
	3 BED	30 no.
4.1 Houses		
	3 BED	26 no.
	TOTAL	162 no.

7- COMMUNAL OPEN SPACE:

	COS BLOCK 2	234 sqm
	COS BLOCK 3	234 sqm
	DUPLEX	930 sqm
	TOTAL	1398 sqm

7- PUBLIC OPEN SPACE:


	CSW S3	15645 sqm
	TOTAL	15645 sqm

8- BICYCLE PARKING PROVISION

	BLOCK 2	56 no.
	BLOCK 3	56 no.
	DUPLEX	94 no.
	TOTAL	206 no.
	SURFACE / VISITOR	20 no.

9- CAR PARKING - Sector CSW S3

Zone 2 - Parking Rates		
	1 Bed @ 0.75 per unit	24 no
	2 Bed @ 1 per unit	74 no
	3 Bed @ 1.5 per unit	45 no
	3+ Bed House @ 1.5 per unit	39 no
	Zone 2 - Total Permitted	182 no
	Total Provided	172 no

19014 - Clonburris Phase 1a		 <small>M^CCROSSAN O'ROURKE MANNING ARCHITECTS</small>											
SCHEDULE OF ACCOMMODATION													
SUMMARY CSW S4													
TOTAL UNITS :		407 no. units											
Block 1	172 no. units	6 Storey											
2 bed Simplex	44 no. units	1 Storey											
3 bed Duplex	44 no. units	2 Storey											
Houses	147 no. units	2 Storey											
APARTMENT MIX:													
	Block 1	%	Duplex								TOT	%	
One Bed	76	44.2%	0.0%								76	29.2%	
Two Bed	91	52.9%	44	50.0%							135	51.9%	
Three Bed	5	2.9%	44	50.0%							49	18.8%	
Total	172	100%	88	100%							260	100%	
Dual Aspect	63	37%	88	100%							151	58.08%	
10%+ Floor Area	125	73%	74	84%							199	77%	
Gross Area													
Net Area													
HOUSING MIX:													
		%									TOT	%	
Two Bed	8	5.4%									8	5.4%	
Three Bed	127	86.4%									127	86.4%	
Four Bed	12	8.2%									12	8.2%	
Total	147	100%									147	100%	
SITE ANALYTICS :													
1- SITE AREA:													
1a- GROSS AREA:										9.75 Ha			
1b- NET AREA:										6.83 Ha			
2- DENSITY:													
2a- GROSS DENSITY on gross site area										41.74 unit/Ha			
2b- NET DENSITY on net site area										59.59 unit/Ha			
4- RESIDENTIAL TOTALS													
4.1 Apartments													
1 BED										76 no.			
2 BED										135 no.			
3 BED										49 no.			
TOTAL										260 no.			
4.1 Houses													
2 BED										8 no.			
3 BED										127 no.			
4 BED										12 no.			
TOTAL										147 no.			
5- ANCILLARY TOTALS - LOCAL NODE BUILDING													
Community Facility - Creche										547 sqm			
Commercial Facility - Innovation Hub										626 sqm			
TOTAL										1173 sqm			
7- COMMUNAL OPEN SPACE:													
COS BLOCK 1										1698 sqm			
DUPLEX										840 sqm			
TOTAL										2538 sqm			
7- PUBLIC OPEN SPACE:													
CSW S4										25653 sqm			
TOTAL										25653 sqm			
8- BICYCLE PARKING PROVISION													
BLOCK 1										246 no.			
DUPLEX										140 no.			
TOTAL										386 no.			
SURFACE / VISITOR										30 no.			
9- CAR PARKING - CSW S4													
Zone 2 - Parking Rates										1 Bed @ 0.75 per unit		57 no	
										2 Bed @ 1 per unit		135 no	
										3 Bed @ 1.5 per unit		73.5 no	
										2 Bed House @ 1.25 per unit		10 no	
										3+ Bed House @ 1.5 per unit		208.5 no	
Zone 2 - Total Permitted										484 no			
Total Provided										484 no			

