Part V Proposals

In respect of:

Proposed Mixed Use & Residential Development at "Clonburris Urban Centre" & "Clonburris South-East" of the Clonburris Strategic Development Zone (SDZ).

Prepared by the applicant:

Kelland Homes Ltd.

Submitted on behalf of the applicant by:

Armstrong Fenton Associates
Planning & Development Consultants

June 2022

Kelland Homes - Clonburris

Part V Costs

Unit Location	Duplex Block B		Apart Block B
Unit Type	2 bed	3 bed	2bed
Avg Net Sq.M	74.4	111.8	82
Avg Gross Sq.M	74.4	111.8	82
No of units	6	6	20

Building Costs	2 bed	3 bed	2bed
Unit Construction Cost	148,154	222,630	248,841
Site Development	25,875	25,875	25,875
Abnormal (Boherboy Road Upgrade)	3,000	3,000	3,000
Abnormal (Off Site Drainage)	10,962	10,962	10,962
Indirect Costs (Prelims)	18,799	26,247	28,868
Total Cost	**206,790**	**288,713**	**317,545**

Margin	**20,679**	**28,871**	**31,755**

Development Costs	2 bed	3 bed	2bed
Professional Fees (Pre Planning)	2,000	2,000	2,000
Professional Fees (Post Planning)	18,000	18,000	18,000
Other (Irish Water)	5,600	5,600	5,600
Other (General Utility)	1,500	1,500	1,500
Section 48 Contributions	0	0	0
Section 49 Contributions	0	0	0
Other (Utility Connection)	2,000	2,000	2,000
Other (Homebond)	850	850	850
Other (Fire Certs)	183	274	247
Other (DAC Certs)	39	5,864	53
Legal Fees	2,200	2,200	2,200
Total Development Costs	**32,372**	**38,288**	**32,449**

Finance	**18,094**	**25,262**	**27,785**
Total Cost	**277,935**	**381,135**	**409,534**
Existing Use Value	**1,224**	**1,224**	**1,224**
VAT	**37,686**	**51,618**	**55,452**
Total Per Unit	**316,845**	**433,977**	**466,210**
Grand Total	**1,901,071**	**2,603,862**	**9,324,207**
	0	*0*	*0*

TOTAL PROPOSED UNIT SCHEDULE

TYPE	NO	Plan No	TYPE	AREA	LOCATION	BED	TYPE	Floor	Net Sq.M	Toal Sq.M
Apartment Block B	1	Part V	B1-G	K2-A	Cell 1	2 bed	Apartment	GF Apartment	80.0	80.0
Apartment Block B	1	Part V	B2-G	K2-A	Cell 1	2 bed	Apartment	GF Apartment	79.8	79.8
Apartment Block B	1	Part V	B3-G	K2-A	Cell 1	2 bed	Apartment	GF Apartment	81.8	81.8
Apartment Block B	1	Part V	B4-G	K2-A	Cell 1	2 bed	Apartment	GF Apartment	84.4	84.4
Apartment Block B	1	Part V	B5-G	K2-A	Cell 1	2 bed	Apartment	GF Apartment	86.3	86.3
Apartment Block B	1	Part V	B1-1	K2-A	Cell 1	2 bed	Apartment	1st Floor Apartment	80.0	80.0
Apartment Block B	1	Part V	B2-1	K2-A	Cell 1	2 bed	Apartment	1st Floor Apartment	79.8	79.8
Apartment Block B	1	Part V	B3-1	K2-A	Cell 1	2 bed	Apartment	1st Floor Apartment	81.8	81.8
Apartment Block B	1	Part V	B4-1	K2-A	Cell 1	2 bed	Apartment	1st Floor Apartment	84.4	84.4
Apartment Block B	1	Part V	B5-1	K2-A	Cell 1	2 bed	Apartment	1st Floor Apartment	86.3	86.3
Apartment Block B	1	Part V	B1-2	K2-A	Cell 1	2 bed	Apartment	2nd Floor Apartment	80.0	80.0
Apartment Block B	1	Part V	B2-2	K2-A	Cell 1	2 bed	Apartment	2nd Floor Apartment	79.8	79.8
Apartment Block B	1	Part V	B3-2	K2-A	Cell 1	2 bed	Apartment	2nd Floor Apartment	81.8	81.8
Apartment Block B	1	Part V	B4-2	K2-A	Cell 1	2 bed	Apartment	2nd Floor Apartment	84.4	84.4
Apartment Block B	1	Part V	B5-2	K2-A	Cell 1	2 bed	Apartment	2nd Floor Apartment	86.3	86.3
Apartment Block B	1	Part V	B1-3	K2-A	Cell 1	2 bed	Apartment	3rd Floor Apartment	80.0	80.0
Apartment Block B	1	Part V	B2-3	K2-A	Cell 1	2 bed	Apartment	3rd Floor Apartment	79.8	79.8
Apartment Block B	1	Part V	B3-3	K2-A	Cell 1	2 bed	Apartment	3rd Floor Apartment	81.8	81.8
Apartment Block B	1	Part V	B4-3	K2-A	Cell 1	2 bed	Apartment	3rd Floor Apartment	84.4	84.4
Apartment Block B	1	Part V	B5-3	K2-A	Cell 1	2 bed	Apartment	3rd Floor Apartment	86.3	86.3
House	1		A1	K1	Cell 2	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 2	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		B	K1	Cell 2	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		B	K1	Cell 2	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		A2	K1	Cell 2	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 2	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 2	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 2	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 2	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 2	3 bed	End Terrace	2 Storey	107.4	107.4
Duplex Block A	1		D2-E	K1	Cell 2	2 bed	End Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block A	1		D3-E	K1	Cell 2	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	111.8	111.8
Duplex Block A	1		D2-M	K1	Cell 2	2 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block A	1		D3-M	K1	Cell 2	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.8	111.8
Duplex Block A	1		D2-M	K1	Cell 2	2 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block A	1		D3-M	K1	Cell 2	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.8	111.8
Duplex Block A	1		D2-M	K1	Cell 2	2 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block A	1		D3-M	K1	Cell 2	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.8	111.8
Duplex Block A	1		D2-M	K1	Cell 2	2 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block A	1		D3-M	K1	Cell 2	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.8	111.8
Duplex Block A	1		D2-M	K1	Cell 2	2 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block A	1		D3-M	K1	Cell 2	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.8	111.8
Duplex Block A	1		D2-E	K1	Cell 2	2 bed	End Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block A	1		D3-E	K1	Cell 2	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	111.8	111.8
House	1		A1	K1	Cell 3	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 3	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 3	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 3	3 bed	Semi Detached	2 Storey	107.4	107.4
House	1		A1	K1	Cell 3	3 bed	Semi Detached	2 Storey	107.4	107.4
Duplex Block B	1	Part V	D2-E	K1	Cell 3	2 bed	End Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block B	1	Part V	D3-E	K1	Cell 3	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block B	1	Part V	D2-M	K1	Cell 3	2 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block B	1	Part V	D3-M	K1	Cell 3	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block B	1	Part V	D2-M	K1	Cell 3	2 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block B	1	Part V	D3-M	K1	Cell 3	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block B	1	Part V	D2-M	K1	Cell 3	2 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block B	1	Part V	D3-M	K1	Cell 3	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block B	1	Part V	D2-M	K1	Cell 3	2 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block B	1	Part V	D3-M	K1	Cell 3	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block B	1		D2-M	K1	Cell 3	2 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block B	1		D3-M	K1	Cell 3	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block B	1		D2-E	K1	Cell 3	3 bed	End Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block B	1		D3-E	K1	Cell 3	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block C	1		D2-1E	K2	Cell 4	3 bed	End Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block C	1		D3-1E	K2	Cell 4	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block C	1		D2-1M	K2	Cell 4	3 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block C	1		D3-1M	K2	Cell 4	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block C	1		D2-1M	K2	Cell 4	3 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block C	1		D3-1M	K2	Cell 4	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block C	1		D2-1E	K2	Cell 4	3 bed	End Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block C	1		D3-1E	K2	Cell 4	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block D	1		D2-1E	K2	Cell 4	3 bed	End Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block D	1		D3-1E	K2	Cell 4	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block D	1		D2-1M	K2	Cell 4	3 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block D	1		D3-1M	K2	Cell 4	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block D	1		D2-1M	K2	Cell 4	3 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block D	1		D3-1M	K2	Cell 4	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block D	1		D2-1E	K2	Cell 4	3 bed	End Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block D	1		D3-1E	K2	Cell 4	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block E	1		D2-1E	K2	Cell 4	3 bed	End Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block E	1		D3-1E	K2	Cell 4	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block E	1		D2-1M	K2	Cell 4	3 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block E	1		D3-1M	K2	Cell 4	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block E	1		D2-1M	K2	Cell 4	3 bed	Mid Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block E	1		D3-1M	K2	Cell 4	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block E	1		D2-1E	K2	Cell 4	3 bed	End Terrace	GF Apartment Duplex	74.4	74.4
Duplex Block E	1		D3-1E	K2	Cell 4	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		80.8	80.8
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		82.4	82.4
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		72.3	72.3
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		53.1	53.1
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		84.1	84.1
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		85.3	85.3

Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		80.8	80.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		82.4	82.4	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		72.3	72.3	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		84.1	84.1	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		85.3	85.3	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		80.8	80.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		82.4	82.4	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		72.3	72.3	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		84.1	84.1	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		85.3	85.3	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		80.8	80.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		82.4	82.4	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		72.3	72.3	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		84.1	84.1	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		85.3	85.3	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		80.8	80.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		82.4	82.4	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		72.3	72.3	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		84.1	84.1	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		85.3	85.3	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		80.8	80.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		82.4	82.4	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		72.3	72.3	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		84.1	84.1	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		81.8	81.8	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		85.3	85.3	
Apartment Block A	1			K2-A	Cell 5	2 bed	Apartment		85.3	85.3	
Duplex Block F	1		D2-E	K1	Cell 6	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block F	1		D3-E	K1	Cell 6	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block F	1		D2-M	K1	Cell 6	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block F	1		D3-M	K1	Cell 6	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block F	1		D2-M	K1	Cell 6	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block F	1		D3-M	K1	Cell 6	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block F	1		D2-M	K1	Cell 6	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block F	1		D3-M	K1	Cell 6	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block G	1		D2-M	K1	Cell 6	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block G	1		D3-M	K1	Cell 6	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block G	1		D2-M	K1	Cell 6	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block G	1		D3-M	K1	Cell 6	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block G	1		D2-M	K1	Cell 6	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block G	1		D3-M	K1	Cell 6	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block G	1		D2-E	K1	Cell 6	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block G	1		D3-E	K1	Cell 6	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
House	1		A3	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		B	K1	Cell 7	2 bed	Mid Terrace	2 Storey	86.2	86.2	
House	1		B	K1	Cell 7	2 bed	Mid Terrace	2 Storey	86.2	86.2	
House	1		B	K1	Cell 7	2 bed	Mid Terrace	2 Storey	86.2	86.2	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	4 bed	End Terrace	2 Storey	107.4	107.4	
House	1		C	K1	Cell 7	4 bed	Semi Detached	2 Storey	132.8	132.8	
House	1		C	K1	Cell 7	4 bed	Semi Detached	2 Storey	132.8	132.8	
House	1		C	K1	Cell 7	4 bed	Semi Detached	2 Storey	132.8	132.8	
House	1		C	K1	Cell 7	4 bed	Semi Detached	2 Storey	132.8	132.8	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A2	K1	Cell 7	3 bed	Mid Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		A1	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
House	1		B	K1	Cell 7	2 bed	Mid Terrace	2 Storey	86.2	86.2	
House	1		B	K1	Cell 7	2 bed	Mid Terrace	2 Storey	86.2	86.2	
House	1		B	K1	Cell 7	2 bed	Mid Terrace	2 Storey	86.2	86.2	
House	1		A3	K1	Cell 7	3 bed	End Terrace	2 Storey	107.4	107.4	
Duplex Block H	1		D2-E	K2	Cell 8	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block H	1		D3-E	K2	Cell 8	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block H	1		D2-M	K2	Cell 8	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block H	1		D3-M	K2	Cell 8	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block H	1		D2-M	K2	Cell 8	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block H	1		D3-M	K2	Cell 8	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block H	1		D2-M	K2	Cell 8	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block H	1		D3-M	K2	Cell 8	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block I	1		D2-M	K2	Cell 8	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	
Duplex Block I	1		D3-M	K2	Cell 8	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7	
Duplex Block I	1		D2-M	K2	Cell 8	2 bed	Duplex	GF Apartment Duplex	74.4	74.4	

Duplex Block I	1		D3-M	K2	Cell 8	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block I	1		D2-M	K2	Cell 8	2 bed	Duplex	GF Apartment Duplex	74.4	74.4
Duplex Block I	1		D3-M	K2	Cell 8	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block I	1		D2-E	K2	Cell 8	2 bed	Duplex	GF Apartment Duplex	74.4	74.4
Duplex Block I	1		D3-E	K2	Cell 8	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
House	1		A3	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		B	K1	Cell 9	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		B	K1	Cell 9	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		B	K2	Cell 10	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		B	K1	Cell 9	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		C	K1	Cell 9	4 bed	Semi Detached	2 Storey	132.8	132.8
House	1		C	K1	Cell 9	4 bed	Semi Detached	2 Storey	132.8	132.8
House	1		C	K1	Cell 9	4 bed	Semi Detached	2 Storey	132.8	132.8
House	1		C	K1	Cell 9	4 bed	Semi Detached	2 Storey	132.8	132.8
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		B	K2	Cell 9	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A3	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
Duplex Block J	1		D2-E	K2	Cell 10	2 bed	Duplex	GF Apartment Duplex	74.4	74.4
Duplex Block J	1		D3-E	K2	Cell 10	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block J	1		D2-M	K2	Cell 10	2 bed	Duplex	GF Apartment Duplex	74.4	74.4
Duplex Block J	1		D3-M	K2	Cell 10	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block J	1		D2-M	K2	Cell 10	2 bed	Duplex	GF Apartment Duplex	74.4	74.4
Duplex Block J	1		D3-M	K2	Cell 10	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block J	1		D2-M	K2	Cell 10	2 bed	Duplex	GF Apartment Duplex	74.4	74.4
Duplex Block J	1		D3-M	K2	Cell 10	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block K	1		D2-M	K2	Cell 10	2 bed	Duplex	GF Apartment Duplex	74.4	74.4
Duplex Block K	1		D3-M	K2	Cell 10	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block K	1		D2-M	K2	Cell 10	2 bed	Duplex	GF Apartment Duplex	74.4	74.4
Duplex Block K	1		D3-M	K2	Cell 10	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block K	1		D2-M	K2	Cell 10	2 bed	Duplex	GF Apartment Duplex	74.4	74.4
Duplex Block K	1		D3-M	K2	Cell 10	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
Duplex Block K	1		D2-E	K2	Cell 10	2 bed	Duplex	GF Apartment Duplex	74.4	74.4
Duplex Block K	1		D3-E	K2	Cell 10	3 bed	Duplex	3 Bed 1st & 2nd Floor Duplex	111.7	111.7
House	1		A3	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		B	K2	Cell 10	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		B	K1	Cell 9	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		C	K1	Cell 9	4 bed	Semi Detached	2 Storey	132.8	132.8
House	1		C	K1	Cell 9	4 bed	Semi Detached	2 Storey	132.8	132.8
House	1		C	K1	Cell 9	4 bed	Semi Detached	2 Storey	132.8	132.8
House	1		C	K1	Cell 9	4 bed	Semi Detached	2 Storey	132.8	132.8
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		B	K1	Cell 9	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		A2	K1	Cell 9	3 bed	Mid Terrace	2 Storey	107.4	107.4
House	1		B	K1	Cell 9	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		A1	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
House	1		B	K2	Cell 9	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		B	K2	Cell 9	2 bed	Mid Terrace	2 Storey	86.2	86.2
House	1		A3	K1	Cell 9	3 bed	End Terrace	2 Storey	107.4	107.4
TOTAL	286		TOTAL						19,225	19,225

House Unit Summary

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
House A1	42	107.4	A1			3 bed	End Terrace	2 Storey	4,511	4,511
House A2	39	107.4	A2			3 bed	Mid Terrace	2 Storey	4,189	4,189
House A3	6	107.4	A3			3 bed	End Terrace	2 Storey	644	644
House B	19	86.2	B			2 bed	Mid Terrace	2 Storey	1,638	1,638
House C	12	132.8	C			4 bed	Semi Detached	2 Storey	1,594	1,594
Sub Total	118								12,575	12,575

Duplex Summary

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
Duplex Block A	2	74.4	D2-E	K1	Cell 2	3 bed	End Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block A	2	111.8	D3-E	K1	Cell 2	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	223.5	223.5
Duplex Block A	6	74.4	D2-M	K1	Cell 2	3 bed	Mid Terrace	GF Apartment Duplex	446.4	446.4
Duplex Block A	6	111.8	D3-M	K1	Cell 2	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	670.5	670.5
Sub Total	16								1,489	1,489

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
Duplex Block B	2	74.4	D2-E	K1	Cell 2	2 bed	Mid Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block B	2	111.8	D3-E	K1	Cell 2	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Duplex Block B	6	74.4	D2-M	K1	Cell 2	2 bed	Mid Terrace	GF Apartment Duplex	446.4	446.4
Duplex Block B	6	111.8	D3-M	K1	Cell 2	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	670.8	670.8
Sub Total	16								1,490	1,490

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
Duplex Block C	2	74.4	D2-E	K1	Cell 2	3 bed	Mid Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block C	2	111.8	D3-E	K1	Cell 2	2 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	223.5	223.5
Duplex Block C	2	74.4	D2-M	K1	Cell 2	3 bed	Mid Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block C	2	111.8	D3-M	K1	Cell 2	2 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Sub Total	8								745	745

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
Duplex Block D	2	74.4	D2-E	K1	Cell 3	3 bed	End Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block D	2	111.8	D3-E	K1	Cell 3	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Duplex Block D	2	74.4	D2-M	K1	Cell 3	3 bed	End Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block D	2	111.8	D3-M	K1	Cell 3	3 bed	Semi Detached	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Sub Total	8								745	745

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
Duplex Block E	2	74.4	D2-E	K1	Cell 4	3 bed	Mid Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block E	2	111.8	D3-E	K1	Cell 4	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Duplex Block E	2	74.4	D2-M	K1	Cell 4	3 bed	Mid Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block E	2	111.8	D3-M	K1	Cell 4	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Sub Total	8								745	745

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
Duplex Block F	2	74.4	D2-E	K1	Cell 6	3 bed	Mid Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block F	2	111.8	D3-E	K1	Cell 6	4 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Duplex Block F	2	74.4	D2-M	K1	Cell 6	3 bed	Mid Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block F	2	111.8	D3-M	K1	Cell 6	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Sub Total	8								745	745

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
Duplex Block G	2	74.4	D2-E	K2	Cell 6	3 bed	End Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block G	2	111.8	D3-E	K2	Cell 6	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Duplex Block G	2	74.4	D2-M	K2	Cell 6	3 bed	Mid Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block G	2	111.8	D3-M	K2	Cell 6	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Sub Total	8								745	745

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
Duplex Block H	2	74.4	D2-E	K2	Cell 6	3 bed	End Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block H	2	111.8	D3-E	K2	Cell 6	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Duplex Block H	2	74.4	D2-M	K2	Cell 6	3 bed	End Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block H	2	111.8	D3-M	K2	Cell 6	3 bed	Mid Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Sub Total	8								745	745

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
Duplex Block I	2	74.4	D2-E	K2	Cell 6	3 bed	End Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block I	2	111.8	D3-E	K2	Cell 6	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Duplex Block I	2	74.4	D2-M	K2	Cell 6	3 bed	End Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block I	2	111.8	D3-M	K2	Cell 6	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Sub Total	8								745	745

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
Duplex Block J	2	74.4	D2-E	K2	Cell 6	3 bed	Mid Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block J	2	111.8	D3-E	K2	Cell 6	3 bed	End Terrace	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Duplex Block J	2	74.4	D2-M	K2	Cell 6	3 bed	End Terrace	GF Apartment Duplex	148.8	148.8
Duplex Block J	2	111.8	D3-M	K2-A	Cell 6	2 bed	Apartment	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Sub Total	8								745	745

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Toal Sq.M
Duplex Block K	2	74.4	D2-E	K2-A	Cell 6	2 bed	Apartment	GF Apartment Duplex	148.8	148.8
Duplex Block K	2	111.8	D3-E	K2-A	Cell 6	2 bed	Apartment	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Duplex Block K	2	74.4	D2-M	K2-A	Cell 6	2 bed	Apartment	GF Apartment Duplex	148.8	148.8
Duplex Block K	2	111.8	D3-M	K2-A	Cell 6	2 bed	Apartment	3 Bed 1st & 2nd Floor Duplex	223.6	223.6
Sub Total	8								745	745

Apartment Units

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Gross Sq.M	
Apartment Block A	1	65				1 Bed	Apartment		53.1	64.7	
Apartment Block A	43	81				2 Bed	Apartment		3,496.6	3,496.6	
Sub Total	44								3,550	4,266	4,266

Unit Type	No	Sq.M	Ref			Bed	Type	Storey	Net Sq.M	Gross Sq.M	
Apartment Block B	20	101	0.0			2 bed	Apartment		1,647.8	2,010.3	
Sub Total	20								1,648	2,010	2,010

Totals		Net	Gross
Total House	118	12,575	12,575
Total Duplex	104	9,682	9,682
Total Apartment	64	5,197	6,276
Total	286	27,455	28,533

PART V	Total	PV %	Total
Units	286	10%	29
Sq.M	27,455	10%	2,745

Part V Units	No	Avg Net Sq.M	Avg Gross Sq.M			Bed	Type		Total Net Sq.M	Total Gross Sq.M
Apartment Block B	20	82.4	100.5		Cell 1	2 Bed	Apartment		1,647.8	2,010.3
Duplex Block B	6	74.4	74		Cell 3	2 Bed	Duplex	GF Apartment Duplex	446	446
Duplex Block B	6	111.8	112		Cell 3	3 Bed	Duplex	3 Bed 1st & 2nd Floor Duplex	671	671
Total	32								2,765	3,127

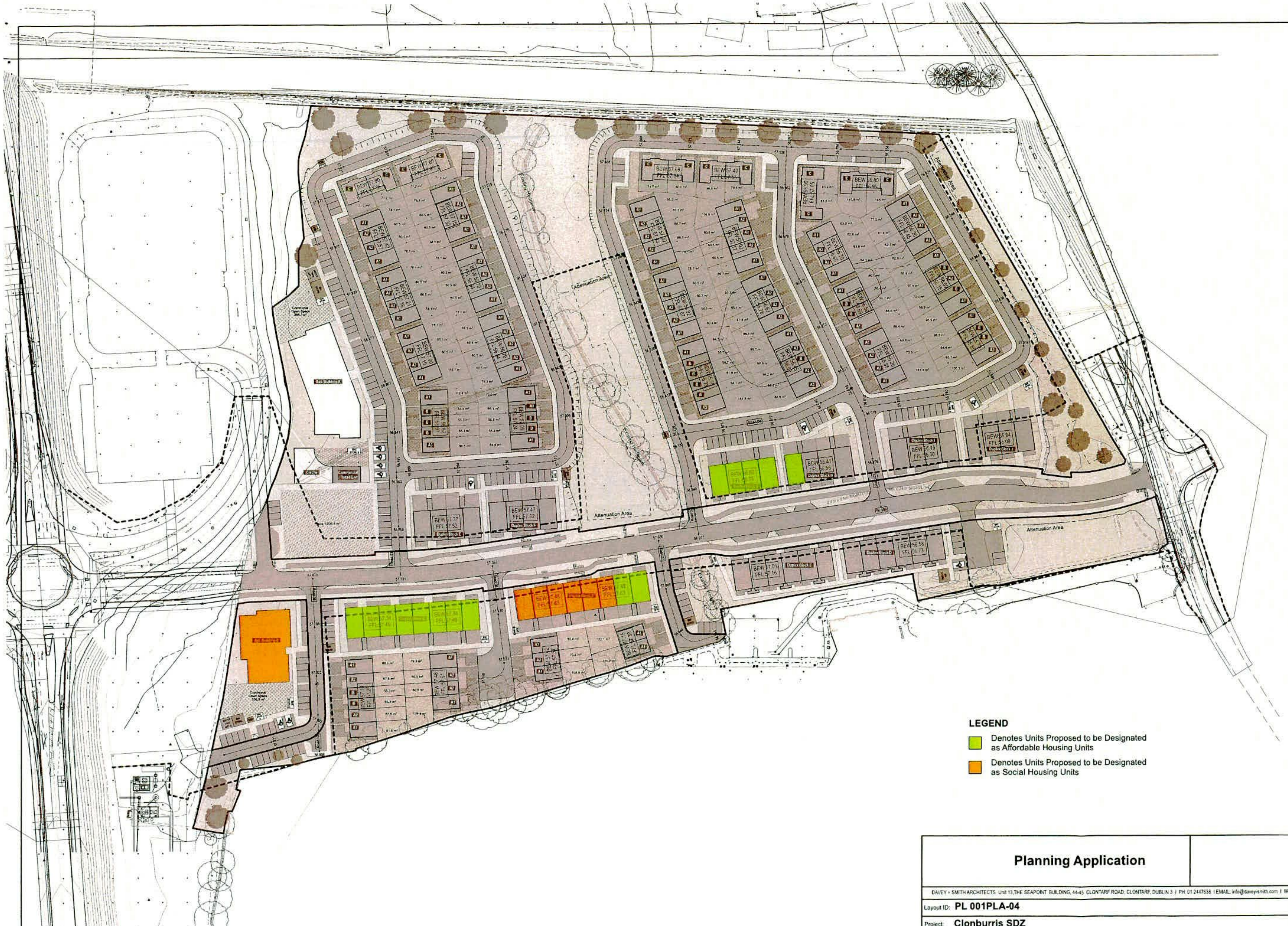
Variance	3.40								20	

Part V Unit Type	Apartment	Duplex	Total
1 bed	0	0	0
2 bed	20	6	26
3 bed	0	6	6
4 bed	0		0
Total	20	12	32

AFFORDABLE	Total	AFF %	Total
Units	286	10%	29
Sq.M	27,455	10%	2,745

Affordable Units	No	Avg Net Sq.M	Avg Gross Sq.M			Bed	Type		Total Net Sq.M	Total Gross Sq.M
Duplex Block A	8	74.4	74.4		Cell 2	2 Bed	Duplex	GF Apartment Duplex	595	595
Duplex Block A	8	111.8	111.8		Cel 2	3 Bed	Duplex	3 Bed 1st & 2nd Floor Duplex	894	894
Duplex Block A	2	74.4	74.4		Cell 3	2 Bed	Duplex	GF Apartment Duplex	149	149
Duplex Block A	2	111.8	111.8		Cell 3	3 Bed	Duplex	3 Bed 1st & 2nd Floor Duplex	224	224
Duplex Block A	4	74.4	74.4		Cell 8	2 Bed	Duplex	GF Apartment Duplex	298	298
Duplex Block A	4	111.8	111.8		Cell 8	3 Bed	Duplex	3 Bed 1st & 2nd Floor Duplex	447	447
Duplex Block A	1	74.4	74.4		Cell 8	2 Bed	Duplex	GF Apartment Duplex	74	298
Duplex Block A	1	111.8	112		Cell 8	3 Bed	Duplex	3 Bed 1st & 2nd Floor Duplex	112	447
Total	30								2,792	3,351
Variance	1.40								47	

Affordable Unit Type	Apartment	Duplex	Total
1 bed	0	0	0
2 bed	0	15	15
3 bed	0	15	15
4 bed	0		0
Total	0	30	30



LEGEND

- (green) Denotes Units Proposed to be Designated as Affordable Housing Units
- (orange) Denotes Units Proposed to be Designated as Social Housing Units

N

Planning Application

DAVEY + SMITH ARCHITECTS Unit 13,THE SEAPOINT BUILDING, 44-45 CLONTARF ROAD, CLONTARF, DUBLIN 3 | PH. 01 2447638 | EMAIL: info@davey-smith.com | WEB: www.davey-smith.com

Layout ID:	**PL 001PLA-04**	Scale:	1:1000
Project:	**Clonburris SDZ**	Job No:	2004
		Series:	Planning
Drawing Name:	**Part V Proposal**	Date:	28/04/2022
		Status:	

THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS - NOTIFY ARCHITECTS OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - USE FIGURE DIMENSIONS ONLY - COPYRIGHT RESERVED FOR DAVEY & SMITH ARCHITECTS LTD.