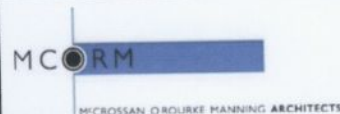


19014 - Clonburris Phase 1a  
SCHEDULE OF ACCOMMODATION - FI



OVERALL SUMMARY

<b>TOTAL UNITS :</b>	<b>563 no. units</b>	
Block 1	168 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	171 no. units	2 Storey

APARTMENT MIX:												
	Block 1	%	BLOCK 2	%	BLOCK 3	%	Duplex				TOT	%
One Bed	60	35.7%	16	42.1%	16	42.1%		0.0%			92	23.5%
Two Bed	103	61.3%	22	57.9%	22	57.9%	74	50.0%			221	56.4%
Three Bed	5	3.0%	0	0.0%	0	0.0%	74	50.0%			79	20.2%
<b>Total</b>	<b>168</b>	<b>100%</b>	<b>38</b>	<b>100%</b>	<b>38</b>	<b>100%</b>	<b>148</b>	<b>100%</b>			<b>392</b>	<b>100%</b>
Dual Aspect	67	40%	16	42%	16	42%	148	100%			247	63.01%
10%+ Floor Area	127	76%	19	50%	19	50%	74	50%			239	61%
Gross Area												
Net Area												

HOUSING MIX:												
		%									TOT	%
Two Bed	6	3.5%									6	3.5%
Three Bed	153	89.5%									153	89.5%
4 Bed	12	7.0%									12	7.0%
<b>Total</b>	<b>171</b>	<b>100%</b>									<b>171</b>	<b>100%</b>

SITE ANALYTICS :	
<b>1- SITE AREA:</b>	
1a- GROSS AREA:	17.04 Ha
1b- NET AREA:	10.51 Ha
<b>2- DENSITY:</b>	
2a- GROSS DENSITY on gross site area	33.04 unit/Ha
2b- NET DENSITY on net site area	53.57 unit/Ha
3- HAUL ROAD AREA:	2.90 Ha

4- APARTMENT & DUPLEX SUMMARY	
1 BED	92 no.
2 BED	221 no.
3 BED	79 no.
GROSS FLOOR AREA	44669 sqm
NET FLOOR AREA	41153 sqm
TOTAL	392 no.
DUAL ASPECT	247 no.
10%+ FLOOR AREA	239 no.

4- HOUSE TYPE SUMMARY	
2 BED	6 no.
3 BED	153 no.
4 BED	12 no.
TOTAL	171 no.
GROSS FLOOR AREA	18047 sqm

6- ANCILLARY TOTALS - LOCAL NODE BUILDING	
Community Facility - Multi Purpose Room	74 sqm
Community Facility - Creche	534 sqm
<b>Community Facility - Total</b>	<b>608 sqm</b>
Commercial Facility - Office Space	665 sqm
<b>TOTAL</b>	<b>1272.6 sqm</b>

7- COMMUNAL OPEN SPACE:	
COS BLOCK 1	1360 sqm
COS BLOCK 2	234 sqm
COS BLOCK 3	234 sqm
DUPLEX	1741 sqm
<b>TOTAL</b>	<b>3569 sqm</b>

8- PUBLIC OPEN SPACE:	
CSW S3	15645 sqm
CSW S4	25630 sqm
<b>TOTAL</b>	<b>41275 sqm</b>

9- BICYCLE PARKING PROVISION	
BLOCK 1 (1.53 spaces per unit)	246 no.
BLOCK 2 (1.47 spaces per unit)	56 no.
BLOCK 3 (1.47 spaces per unit)	56 no.
DUPLEX (2 spaces per unit)	294 no.
<b>TOTAL</b>	<b>652 no.</b>
SURFACE / VISITOR	120 no.

10- CAR PARKING	
SECTOR CSW S3	170 no
SECTOR CSW S4	482 no
<b>TOTAL</b>	<b>652 no.</b>

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



<b>TOTAL UNITS :</b>	<b>162 no. units</b>		
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:							TOT	%
	BLOCK 2	%	BLOCK 3	%	Duplex			
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%
<b>Total</b>	<b>38</b>	<b>100%</b>	<b>38</b>	<b>100%</b>	<b>60</b>	<b>100%</b>	<b>136</b>	<b>100%</b>
Dual Aspect	16	42%	16	42%	60	100%	92	67.65%
10%+ Floor Area	19	50%	19	50%	30	50%	68	50%
Gross Area	3443		3443		15670		22556	
Net Area	2550		2550		15670		20770	

HOUSING MIX:							TOT	%
		%						
Three Bed	26	100.0%					26	100.0%
<b>Total</b>	<b>26</b>	<b>100%</b>					<b>26</b>	<b>100%</b>

**SITE ANALYTICS :**

<b>1- SITE AREA:</b>	
CSW S3 SECTOR AREA:	8.27 Ha
DEVELOPMENT GROSS AREA:	4.37 Ha
DEVELOPMENT NET AREA:	2.81 Ha
<b>2- DENSITY:</b>	
2a- GROSS DENSITY on gross site area	37 unit/Ha
2b- NET DENSITY on net site area	58 unit/Ha

<b>4- RESIDENTIAL TOTALS</b>		
4.1 Apartments		
	1 BED	32 no.
	2 BED	74 no.
	3 BED	74 no.
4.1 Houses		
	3 BED	26 no.
	<b>TOTAL</b>	<b>132 no.</b>

<b>7- COMMUNAL OPEN SPACE:</b>		
	COS BLOCK 2	234 sqm
	COS BLOCK 3	234 sqm
	DUPLEX	902 sqm
	<b>TOTAL</b>	<b>1370 sqm</b>

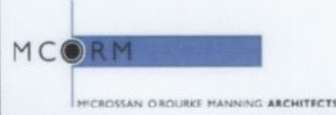
<b>7- PUBLIC OPEN SPACE:</b>		
	CSW S3	15645 sqm
	<b>TOTAL</b>	<b>15645 sqm</b>

<b>8- BICYCLE PARKING PROVISION</b>		
	BLOCK 2 (1.47 spaces per unit)	56 no.
	BLOCK 3 (1.47 spaces per unit)	56 no.
	DUPLEX (2.1 spaces per unit)	126 no.
	<b>TOTAL</b>	<b>238 no.</b>
	SURFACE / VISITOR	30 no.

<b>9- CAR PARKING - Sector CSW S3</b>		
Zone 2 - Parking Rates	1 Bed @ 0.75 per unit	24 no
	2 Bed @ 1 per unit	74 no
	3 Bed @ 1.25 per unit	37.5 no
	3+ Bed House @ 1.5 per unit	39 no
	<b>Zone 2 - Total Permitted</b>	<b>174.5 no</b>
	<b>Total Provided</b>	<b>170 no</b>



**19014 - Clonburris Phase 1a**  
**SCHEDULE OF ACCOMMODATION**



**SUMMARY CSW S4**

<b>TOTAL UNITS :</b>	<b>401 no. units</b>	
Block 1	168 no. units	6 Storey
2 bed Simplex	44 no. units	1 Storey
3 bed Duplex	44 no. units	2 Storey
Houses	145 no. units	2 Storey

**APARTMENT MIX:**

	Block 1	%	Duplex							TOT	%
One Bed	60	35.7%		0.0%						60	23.4%
Two Bed	103	61.3%	44	50.0%						147	57.4%
Three Bed	5	3.0%	44	50.0%						49	19.1%
<b>Total</b>	<b>168</b>	<b>100%</b>	<b>88</b>	<b>100%</b>						<b>256</b>	<b>100%</b>
Dual Aspect	67	40%	88	100%						155	60.55%
10%+ Floor Area	127	76%	44	50%						171	67%
Gross Area	15840		8303							24143	
Net Area	12080		8303							20383	

**HOUSING MIX:**

		%								TOT	%
Two Bed	6	4.1%								6	4.1%
Three Bed	127	87.6%								127	87.6%
Four Bed	12	8.3%								12	8.3%
<b>Total</b>	<b>145</b>	<b>100%</b>								<b>145</b>	<b>100%</b>

**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 unit/Ha
2b- NET DENSITY on net site area	59 unit/Ha

**4- RESIDENTIAL TOTALS**

4.1 Apartments											
	1 BED									60 no.	
	2 BED									147 no.	
	3 BED									49 no.	
	<b>TOTAL</b>									<b>256 no.</b>	
4.1 Houses											
	2 BED									6 no.	
	3 BED									127 no.	
	4 BED									12 no.	
	<b>TOTAL</b>									<b>145 no.</b>	

**5- ANCILLARY TOTALS - LOCAL NODE BUILDING**

Community Facility - Multi Purpose Room	74 sqm
Community Facility - Creche	534 sqm
<b>Community Facility - Total</b>	<b>608 sqm</b>
Commercial Facility - Office Space	664.6 sqm
<b>TOTAL</b>	<b>1272.6 sqm</b>

**7- COMMUNAL OPEN SPACE:**

COS BLOCK 1	1380 sqm
DUPLEX	811 sqm
<b>TOTAL</b>	<b>2191 sqm</b>

**7- PUBLIC OPEN SPACE:**

CSW S4	25653 sqm
<b>TOTAL</b>	<b>25653 sqm</b>

**8- BICYCLE PARKING PROVISION**

BLOCK 1 (1.53 spaces per unit)	258 no.
DUPLEX (1.9 spaces per unit)	168 no.
<b>TOTAL</b>	<b>426 no.</b>
SURFACE / VISITOR	90 no.

**9- CAR PARKING - CSW S4**

<b>Zone 2 - Residential Parking Rates</b>	1 Bed @ 0.75 per unit	45 no
	2 Bed @ 1 per unit	147 no
	3 Bed @ 1.25 per unit	61.25 no
	2 Bed House @ 1.25 per unit	7.5 no
	3+ Bed House @ 1.5 per unit	208.5 no
<b>Zone 2 - Enterprise &amp; Employment</b>	1 per 75sqm	17 no
	<b>Zone 2 - Total Permitted</b>	<b>486.25 no</b>
	<b>Total Provided</b>	<b>482 no</b>

