

**ADAMSTOWN EXTENSION-CLONBRURRIS  
- RESIDENTIAL DEVELOPMENT**

Client: Quintain Project Number: 6268 UNIT SCHEDULE OF AREAS	NOTES:  (-) DESIGN STANDARDS IN GUIDELINES FOR PLANNING AUTHORITIES 2022 FOR APARTMENTS AND QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES 2007 FOR HOUSES. SHOWN IN RED
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**ADAMSTOWN EXTENSION - MASTERPLAN**

AREA	Ha
OVERALL MASTERPLAN SITE AREA	10.52
NETT DEVELOPMENT AREA [AS DEFINED BY SDZ] *Excl. Avenue / Link St permitted under SDZ20A-0021	9.19
TOTAL NUMBER OF RESIDENTIAL UNITS [MASTERPLAN]	466
RESIDENTIAL UNITS PER HECTARE [MASTERPLAN] (OF DEVELOPABLE AREA)	50.7
PUBLIC OPEN SPACE HECTARES [MASTERPLAN]	2.1

UNIT TYPES	UNIT TYPE DESCRIPTION	GROSS INTERNAL AREA (m <sup>2</sup> ) *	NUMBER OF UNITS	TOTAL AREA GIA (m <sup>2</sup> )	BED SPACES	TOTAL BED SPACES	
<b>HOUSES</b>							
A	4 Bed -Terrace (3 storey)	140.6	(120)	13	1827.8	7	91
B	4 Bed -Terrace (3 storey)	144.2	(120)	15	2163.0	7	105
C	4 Bed -Terrace (2 storey)	140.0	(110)	13	1820.0	7	91
D	3 Bed - Terrace (2 storey)	105.9	(92)	55	5824.5	5	275
E	3 Bed - Terrace (2 storey)	109.5	(92)	46	5037.0	5	230
F	3 Bed - Terrace (2 storey)	116.0	(92)	18	2098.0	5	90
<b>TOTAL HOUSES</b>				<b>160</b>	<b>18760.3</b>		<b>882</b>

UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)
3-bed house	119	25.5	25.5	74.4
4-bed house	41	8.8	8.8	25.6
<b>TOTAL UNITS</b>	<b>160</b>			

UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)
3-bed house	119	25.5	25.5	74.4
4-bed house	41	8.8	8.8	25.6
<b>TOTAL UNITS</b>	<b>160</b>			

UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)
2 Bed Apartment (1 storey)	70	15.0		22.9
3 Bed Duplex (2 storeys)	101	21.7		33.0
2 Bed Duplex (2 storeys)	31	6.7		10.1
1 bed/2 people Apartments	48	10.3		15.7
2bed/3people Apartments	20	4.3		6.5
2 bed/4people Apartments	36	7.7		11.8
<b>TOTAL DUPLEX / APT UNITS</b>	<b>306</b>			

	UNITS	AREA	BEDS
<b>TOTAL (MASTERPLAN)</b>	<b>466</b>	<b>48191.3</b>	<b>2091.0</b>

**PROPOSED EXTENT OF APPLICATION  
"CLEAR REAL ESTATE HOLDINGS LIMITED" LANDS ONLY**

AREA	Ha
OVERALL SITE AREA WITHIN CURRENT APPLICATION RED-LINE BOUNDARY	8.94
NETT DEVELOPMENT AREA *Excl. Avenue / Link St permitted under SDZ20A-0021	7.43
TOTAL NUMBER OF RESIDENTIAL UNITS [PROPOSED]	385
RESIDENTIAL UNITS PER HECTARE [PROPOSED] (OF DEVELOPABLE AREA)	51.8
PUBLIC OPEN SPACE HECTARES [PROPOSED]	1.45

UNIT TYPES	UNIT TYPE DESCRIPTION	GROSS INTERNAL AREA (m <sup>2</sup> ) *	NUMBER OF UNITS	TOTAL AREA GIA (m <sup>2</sup> )	BED SPACES	TOTAL BED SPACES	
<b>HOUSES</b>							
A	4 Bed -Terrace (3 storey)	141.2	(120)	11	1553.2	7	77
B	4 Bed -Terrace (3 storey)	154.9	(120)	15	2323.5	7	105
C	4 Bed -Terrace (2 storey)	138.4	(110)	11	1522.4	7	77
D	3 Bed - Terrace (2 storey)	106.6	(92)	46	4903.6	5	230
E	3 Bed - Terrace (2 storey)	109.5	(92)	41	4489.5	5	205
F	3 Bed - Terrace (2 storey)	116.0	(92)	15	1740.0	5	75
<b>TOTAL HOUSES</b>				<b>139</b>	<b>16532.2</b>		<b>769</b>

UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)
3-bed house	102	26.5		73.4
4-bed house	37	9.6		26.6
<b>TOTAL UNITS</b>	<b>139</b>			

UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)
3-bed house	102	26.5		73.4
4-bed house	37	9.6		26.6
<b>TOTAL UNITS</b>	<b>139</b>			

UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)
2 Bed Apartment (1 storey)	50	13.0		20.3
3 Bed Duplex (2 storeys)	71	18.4		28.9
2 Bed Duplex (2 storeys)	21	5.5		8.5
1 bed/2 people Apartments	48	12.5		19.5
2bed/3people Apartments	20	5.2		8.1
2 bed/4people Apartments	36	9.4		14.6
<b>TOTAL DUPLEX / APT UNITS</b>	<b>246</b>			

	UNITS	AREA	BEDS
<b>TOTAL (EXTENT OF PROPOSED APPLICATION) *</b>	<b>385</b>	<b>39234</b>	<b>1708</b>

\* NOTE - FIGURE SHOWN INCLUDES  
RESIDENTIAL ACCOMMODATION + AMENITY BUILDING + ANCILLARY ACCOMMODATION

**OVERALL SCHEDULE OF AREAS**

Building Footprint	Area (m <sup>2</sup> )
<b>Total Proposed Building Footprint *</b>	<b>17386.16</b>

<b>Plot Ratio (Total GFA / Overall Site)</b>	<b>0.52</b>
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<b>Site Coverage (Building footprint / Site Area)</b>	<b>23%</b>
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Ancillary Residential	No. of bikes	Area (m <sup>2</sup> )
Bicycle Store - Duplex Terrace 1	47	43.3
Bicycle Store - Duplex Terrace 2	34	27.4
Bicycle Store - Duplex Terrace 3	47	43.7
Bicycle Store - Duplex Terrace 4	54	52
Bicycle Store - Duplex Terrace 5	34	27.4
Bicycle Store - Duplex Terrace 6	34	27.4
Bicycle Store - Duplex Terrace 7	34	27.4
Bicycle Store - Duplex Terrace 8	47	43.3
Bicycle Store - Duplex Terrace 9	37	39.7
Bicycle Store - Duplex Terrace 10	47	43.3
<b>Total Bicycle Store Areas</b>		<b>374.9</b>

Ancillary Residential	No. of buildings	Area (m <sup>2</sup> )
ESB Substation + Switchroom	1	41.78
ESB Kiosk	2	10.74
<b>Total Substation Areas</b>		<b>63.26</b>

<b>Total Ancillary Accommodation</b> (Bike stores + sub-stations)		<b>438.16</b>
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**ADAMSTOWN EXTENSION-CLONBRURRIS  
- RESIDENTIAL DEVELOPMENT**  
Client: Quintain  
Project Number: 6268  
**CAR PARKING + BIKE PARKING + COMMUNAL OPEN  
SPACE SCHEDULE**

NOTES:  
(-) DESIGN STANDARDS IN GUIDELINES FOR PLANNING  
AUTHORITIES 2018 FOR APARTMENTS AND QUALITY HOUSING FOR  
SUSTAINABLE COMMUNITIES 2007 FOR HOUSES. SHOWN IN RED.

**CAR PARKING + BICYCLE PARKING + COMMUNAL OPEN SPACE**

**CAR PARKING SPACES REQUIRED (MAXIMUM  
PERMISSIBLE UNDER SDZ)**  
Clonburris SDZ Transport Strategy- Zone 1 & 2

Houses- ZONE 1			
Unit type	no of units	space required	Total
2 bed	0	1.5	0
3 bed +	139	2	278
<b>TOTAL</b>	<b>139</b>		<b>278</b>

60% in curtilage (max) 167

**Duplex and Apartments- ZONE 1**

Unit type	no of units	space required	Total
1 bed	0	1	0
2 bed	57	1.25	71
3 bed +	57	1.5	86
<b>TOTAL</b>	<b>114</b>		<b>157</b>

5% disabled parking 22  
**TOTAL ZONE 1 435**

**Duplex and Apartments- ZONE 2**

Unit type	no of units	space required	Total
1 bed	48	0.75	36
2 bed	70	1	70
3 bed +	14	1.25	18
<b>TOTAL ZONE 2</b>			<b>124</b>

5% disabled parking 6  
**TOTAL ZONE 2 124**

NUMBER OF PROPOSED CAR SPACES WHICH ALSO INCLUDE EV CHARGING (20%) 112

**OVERALL TOTAL [ZONE 1 & 2 COMBINED] 558**

**CAR PARKING SPACES PROPOSED - CLEAR REAL ESTATE  
HOLDINGS LIMITED APPLICATION**  
Duplex, Apartments and Houses

Duplexes & Houses - ZONE 1			
Unit type	no of units	space provided	Total
1,2 & 3 beds	253	1.54	390
<b>TOTAL</b>			<b>390</b>

In curtilage 89

% in curtilage 22.8

Visitor spaces 42

Disabled parking 18

Visitor spaces 42

Disabled parking 18

**TOTAL ZONE 1 408**

**TOTAL ZONE 1 408**

**Duplex and Apartments- ZONE 2**

Unit type	no of units	space provided	Total
1,2 & 3 beds	132	0.9	119
<b>TOTAL ZONE 2</b>			<b>119</b>

Undercroft parking at GF 76

On street parking 43

Disabled parking 11

**TOTAL ZONE 2 130**

NUMBER OF PROPOSED CAR SPACES WHICH ALSO INCLUDE EV CHARGING (20%) 94

**OVERALL TOTAL [ZONE 1 & 2 COMBINED] 538**

**BIKE SPACES REQUIRED PER SDZ**  
Duplex (Terraces 1,2,3,4,5,6,7,8,9,10)

Unit type	no of units	space required	Total
2 bed	71	2	142
3 bed	71	3	213
0.5 per unit (vis.)	142	0.5	71
<b>TOTAL</b>			<b>426</b>

**BIKE SPACES  
Apartments (blocks 1&2)**

Unit type	no of units	space required	Total
1 bed (0)	48	1	48
2 bed	56	2	112
3 bed +	0	3	0
0.5 per unit (visitors)	104	0.5	52
<b>TOTAL</b>			<b>212</b>

**BIKE SPACES PROPOSED  
- CLEAR REAL ESTATE HOLDINGS LIMITED APPLICATION**  
Duplex (Terraces 1,2,3,4,5,6,7,8,9,10)

Unit type	no of units	space required	Total
bicycle			392
cargo bike			28
visitor bicycle			80
visitor cargo bicycle			52
<b>TOTAL</b>			<b>552</b>

**OVERALL TOTAL [REQUIRED] 638**

**BIKE SPACES PROPOSED  
- CLEAR REAL ESTATE HOLDINGS LIMITED APPLICATION**  
Duplex (Terraces 1,2,3,4,5,6,7,8,9,10)

Unit type	no of units	space required	Total
bicycle			392
cargo bike			28
visitor bicycle			80
visitor cargo bicycle			52
<b>TOTAL</b>			<b>552</b>

**BIKE SPACES  
Apartments (blocks 1&2)**

Unit type	no of units	space required	Total
bicycle			232
cargo bike			8
visitor bicycle			66
visitor cargo bicycle			20
<b>TOTAL</b>			<b>326</b>

The following number of proposed (non-visitor) bicycle spaces have been provided with electric bike charging capability

Number of non-visitor EV charging bicycle spaces 80

Number of non-visitor EV charging cargo bicycle spaces 8

Total number of non-visitor EV charging bicycle spaces 88

**OVERALL TOTAL [PROPOSED] 878**

**COMMUNAL OPEN SPACE REQUIRED PER SDZ**  
Duplex (Terraces 1,2,3,4,5,6,7,8,9,10)

Duplex Unit type	no of units	space required (m²)	AREA (m²)
1 bed	n/a	5	n/a
2 bed	71	7	497
3 bed +	71	9	639
<b>Total</b>	<b>142</b>		<b>1136</b>

**COMMUNAL OPEN SPACE REQUIRED PER SDZ**  
Apartments (blocks 1&2)

Unit type Apart	no of units	space required (m²)	AREA (m²)
1 bed	48	5	240
2 bed	56	7	392
3 bed +	n/a	9	n/a
<b>Total</b>	<b>104</b>		<b>632</b>

**OVERALL TOTAL [REQUIRED] 1768**

**COMMUNAL OPEN SPACE PROPOSED  
CLEAR REAL ESTATE HOLDINGS LIMITED APPLICATION**  
Duplex (Terraces 1,2,3,4,5,6,7,8,9,10)

Unit type	no of units	AREA (m²)
Double area of private open space provided in lieu of communal open space	142	1465
<b>Total</b>		<b>1465</b>

Note:  
Figure shown above include balcony and external terrace area

**COMMUNAL OPEN SPACE PROPOSED  
- CLEAR REAL ESTATE HOLDINGS LIMITED APPLICATION**  
Apartments (blocks 1&2)

Unit type	no of units	AREA (m²)
n/a		
Communal space 1		285.8
Communal space 2		820.4
<b>Total</b>	<b>104</b>	<b>1106.2</b>

**OVERALL TOTAL [PROPOSED] 2571**

Note:  
Bin storage provided within curtilage of each unit as a general basis