

**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]	476
RESIDENTIAL UNITS PER HECTARE [MASTERPLAN] (OF DEVELOPABLE AREA)	51.8
PUBLIC OPEN SPACE HECTARES [MASTERPLAN]	2.1

UNIT TYPES	UNIT TYPE DESCRIPTION	GROSS INTERNAL AREA (m ²) *	NUMBER OF UNITS	TOTAL AREA GIA (m ²)	BED SPACES	TOTAL BED SPACES	
HOUSES							
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	(90)	10	1400.0	7	70
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)	21	2436.0	5	105
TOTAL HOUSES				160	18688.3		876

RESIDENTIAL UNIT TYPE MIX					
UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)	
3-bed house	122	25.6	25.6	76.3	
4-bed house	38	8.0	8.0	23.8	
TOTAL UNITS	160				

DUPLEX					
UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)	
J 2 Bed Apartment (1 storey)	60	14.7	14.7	22.0	
K 3 Bed Duplex (2 storeys)	101	21.2	21.2	27.7	
L 2 Bed Duplex (2 storeys)	31	6.5	6.5	8.2	
M 3 Bed Duplex (2 storeys)	55	11.6	11.6	15.5	
O 2 Bed Apartment (1 storeys)	10	2.5	2.5	3.0	
P 3 Bed Duplex (2 storeys)	6	1.5	1.5	1.9	
A1/A2 1 bed/2 people Apartments	55	12.6	12.6	16.1	
B1 2bed/3people Apartments	22	5.3	5.3	6.6	
B2/B3 2 bed/4people Apartments	37	8.4	8.4	10.7	
TOTAL DUPLEX / APARTMENTS UNITS	316	28912.3		1233	

DUPLEX / APARTMENTS UNIT TYPE MIX					
UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)	
2 Bed Apartment (1 storey)	70	14.7	14.7	22.2	
3 Bed Duplex (2 storeys)	101	21.2	21.2	27.7	
2 Bed Duplex (2 storeys)	31	6.5	6.5	8.2	
1 bed/2 people Apartments	55	11.6	11.6	15.4	
2bed/3people Apartments	22	4.6	4.6	5.9	
2 bed/4people Apartments	37	7.8	7.8	10.1	
TOTAL DUPLEX / APT UNITS	316			1233	

	UNITS	AREA	BEDS
TOTAL (MASTERPLAN)	476	48518.0	2109.0

OVERALL SCHEDULE OF AREAS

**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	7.51
TOTAL NUMBER OF RESIDENTIAL UNITS [PROPOSED]	395
RESIDENTIAL UNITS PER HECTARE [PROPOSED] (OF DEVELOPABLE AREA)	52.6
PUBLIC OPEN SPACE HECTARES [PROPOSED]	1.45

UNIT TYPES	UNIT TYPE DESCRIPTION	GROSS INTERNAL AREA (m ²) *	NUMBER OF UNITS	TOTAL AREA GIA (m ²)	BED SPACES	TOTAL BED SPACES	
HOUSES							
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	(90)	8	1107.2	7	56
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)	18	2088.0	5	90
TOTAL HOUSES				139	16465.0		763

RESIDENTIAL UNIT TYPE MIX					
UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)	
3-bed house	105	26.6	26.6	75.5	
4-bed house	34	8.6	8.6	24.5	
TOTAL UNITS	139				

DUPLEX / APARTMENTS					
UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)	
J 2 Bed Apartment (1 storey)	44	12.7	12.7	19.5	
K 3 Bed Duplex (2 storeys)	71	18.0	18.0	27.7	
L 2 Bed Duplex (2 storeys)	21	5.3	5.3	8.2	
M 3 Bed Duplex (2 storeys)	21	5.3	5.3	8.2	
O 2 Bed Apartment (1 storeys)	6	1.5	1.5	1.9	
P 3 Bed Duplex (2 storeys)	6	1.5	1.5	1.9	
A1/A2 1 bed/2 people Apartments	55	12.6	12.6	16.1	
B1 2bed/3people Apartments	22	5.3	5.3	6.6	
B2/B3 2 bed/4people Apartments	37	8.4	8.4	10.7	
TOTAL DUPLEX / APARTMENTS UNITS	256	22445.7		963	

DUPLEX / APARTMENTS UNIT TYPE MIX					
UNIT TYPE	No UNITS	OVERALL (%)	(%)	Housing (%)	
2 Bed Apartment (1 storey)	50	12.7	12.7	19.5	
3 Bed Duplex (2 storeys)	71	18.0	18.0	27.7	
2 Bed Duplex (2 storeys)	21	5.3	5.3	8.2	
1 bed/2 people Apartments	55	13.9	13.9	21.5	
2bed/3people Apartments	22	5.6	5.6	8.6	
2 bed/4people Apartments	37	9.4	9.4	14.5	
TOTAL DUPLEX / APT UNITS	256			963	

	UNITS	AREA	BEDS
TOTAL (EXTENT OF PROPOSED APPLICATION) *	395	39828	1726

* NOTE - FIGURE SHOWN INCLUDES RESIDENTIAL ACCOMMODATION + ANCILLARY ACCOMMODATION

Building Footprint	Area (m ²)
Total Proposed Building Footprint *	19054.4

Plot Ratio (Total GFA / Overall Site)	0.53
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Site Coverage (Building footprint / Site Area)	26%
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Ancillary Residential	No. of bikes	Area (m ²)
Bicycle Store - Duplex Terrace 1	51	39.4
Bicycle Store - Duplex Terrace 2	47	43.3
Bicycle Store - Duplex Terrace 3	34	27.4
Bicycle Store - Duplex Terrace 4	47	43.3
Bicycle Store - Duplex Terrace 5	34	27.4
Bicycle Store - Duplex Terrace 6	47	43.3
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
Bicycle Store - Apartment Block 02	103	94.3
Bicycle Store - Apartment Block 01	129	87.2
Total Bicycle Store Areas		559.3

Ancillary Service	No. of buildings	Area (m ²)
Bin store Block 01	0	36.3
Bin store Block 02	1	37.6
ESB Substation + Switchroom	2	83.56
ESB Kiosk	2	10.74
Plant Room Block 01	0	93.9
Plant Room Block 02	0	96
Total Ancillary Service Areas		358.1

Total Ancillary Accommodation (Bike stores + Ancillary Services)	917.4
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**ADAMSTOWN EXTENSION-CLONBRURRIS
- RESIDENTIAL DEVELOPMENT**

Client: Quintain
Project Number: 6268
**CAR PARKING + BIKE PARKING + COMMUNAL
OPEN SPACE SCHEDULE**

NOTES:
1.1 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
PERMISEABLE 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
TOTAL	139		278
60% in curtilage (max)			
167			
Duplex and Apartments- ZONE 1			
Unit type	no. of units	space required	Total
1 bed	31	1	31
2 bed	80	1.25	100
3 bed +	46	1.5	69
TOTAL	157		200
5% disabled parking			
24			
TOTAL ZONE 1			478

Duplex and Apartments- ZONE 2 (triangle) SDZ			
Unit type	no. of units	space required	Total
1 bed	24	0.75	18
2 bed	51	1	51
3 bed +	25	1.25	31
5% disabled parking			
5			
TOTAL ZONE 2			100

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

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

Duplexes & Houses - ZONE 1 Level 4 SDZ			
Unit type	no. of units	space provided	Total
1,2 & 3 beds	296	1.33	395
TOTAL			395
In curtilage			
0			
% in curtilage			
0.0			
Visitor spaces			
0			
Disabled parking			
21			
TOTAL ZONE 1			416

Duplex and Apartments- ZONE 2 (triangle) SDZ Level 2			
Unit type	no. of units	space provided	Total
1,2 & 3 beds	100	0.6	76
Undercroft parking at GF			
40			
On street parking			
36			
Disabled parking			
5			
TOTAL ZONE 2			81

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

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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
TOTAL			426

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

Unit type	no. of units	space required	Total
1 bed (0)	55	1	55
2 bed	59	2	118
3 bed +	0	3	0
0.5 per unit (visitors)	114	0.5	57
TOTAL			230

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

	Total
bicycle	348
cargo bike	29
visitor bicycle	98
visitor cargo bicycle	30
TOTAL	505

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

	Total
bicycle	226
cargo bike	6
visitor bicycle	48
visitor cargo bicycle	12
TOTAL	292

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 115
Number of non-visitor EV charging cargo bicycle spaces 7
Total number of non-visitor EV charging bicycle spaces 122

OVERALL TOTAL [REQUIRED] 656

OVERALL TOTAL [PROPOSED] 797

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
Total	142		1136

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

Unit type Apart	no. of units	space required (m²)	AREA (m²)
1 bed	55	5	275
2 bed	59	7	413
3 bed +	n/a	9	n/a
Total	114		688

OVERALL TOTAL [REQUIRED] 1824

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

	AREA (m²)
Double area of private open space provided in lieu of communal open space	1465
Total	1465

Note:
Figure shown above include balcony and external terrace areas

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

	no. of units	AREA (m²)
n/a		
Communal space 1		285.8
Communal space 2*		411.0
Total	114	696.8

*includes area at Level 5 and at ground level

OVERALL TOTAL [PROPOSED] 2162

Note:
Bin storage provided within curtilage of each unit as a general basis (except for apartment buildings)