

Site Area

Gross Application Site Area	142,886sq.m	14.28ha
Development Area	114,564sq.m	
Residential nett site area	100,674sq.m	10.07ha
Neighbourhood Centre lands	6,576sq.m	
Pipes/pumping station	7,314sq.m	
Cycle scheme along Clonminch Road	28,322sq.m	

Open Space Breakdown

Public Open Space	16,207sq.m	16.10%
ST. COLOMBA'S GREEN	7,035	
CLONMINCH SQUARE	4,131	
Green Park	1,415	
Green Street West	2,496	
Public Square	1,130	
Communal Open Space	1,383sq.m	

Residential Mix

Detached = 5

Semi-D = 48

Terrace = 143

Houses = 196

Apartments = 153

Total units proposed = 349

35 per hectare

Breakdown:

1-bed = 41
2-bed = 103
3-bed = 155
4-bed = 50
Total = 349

Houses:

2-bed = 4
3-bed = 142
4-bed = 50
Total = 196

Unit Type	No.Units	Gross Floor Area m2
1-bed	x	x
2-bed	4	366
3-bed	142	16925
4-bed	50	6804.4
4+ bed	x	x
Total	196	24095.4

Apartments:

1-bed = 41
2-bed = 99
3-bed = 13

Total = 153

Unit Type	No.Units	Gross Floor Area m2
Studio	x	x
1-bed	41	2146.8
2-bed	99	7968.5
3-bed	13	1443
4-bed	x	x
4+ bed	x	x
Total	153	11558.3

Floor Area Calculation =

Apartments - Floor area - m2 **11,558.30** sq.m
Houses - Floor Area - m2 **24,095.40** sq.m
Total - Residential 35,653.70 sq.m

Neighbourhood Centre 1 1,274 sq.m
Neighbourhood Centre 2 1,733 sq.m
Local Shop in Block F 56 sq.m
Creche (stand alone building) 1,299 sq.m

Total - Non - Residential 4,362.00 sq.m Max permit 4,500sqm

Total: 40,015.70 sq.m

Parking

Houses - incurtilage 278
Houses - not incurtilage 114
total no house 196 x 2 number carparking spaces **392**

Apartments - incurtilage 148
Apartments - not incurtilage 46
Apartments - 153 no. **194**
1.25 car parking spaces per unit—153 Apartments

Total - Residential 586

Neighbourhood Centre 1 10
Neighbourhood Centre 2 58
Creche (stand alone building) 21
Shop local - in Block F 56mq 5

Additional
Clonminch Sq 9
Other Visitors 6

Total - Non - Residential 109

Total Car parking 695