

# Howells

## Ballykeeran Gardens - Phase 1

## Planning

Job No: 2650  
RIAI Stage: Stage 3  
Job Name: Ballykeeran Gardens - Phase 1  
Client: Ballymore  
Doc Ref: 2650-HWS-P1-XX-L-A-05001  
Revision: P05

### Permitted Schedule of Accomodation: Overall Masterplan

| Type       | Bedrooms | Person   | Type          | Storeys | No. Units | GFA per Unit | Total GFA |
|------------|----------|----------|---------------|---------|-----------|--------------|-----------|
| 3A         | 3 Bed    | 5 Person | Terraced      | 2       | 50        | 106.4        | 5320      |
| 3B         | 3 Bed    | 5 Person | Terraced      | 2       | 16        | 94.6         | 1513.6    |
| 3C         | 3 Bed    | 5 Person | Terraced      | 2       | 36        | 89.8         | 3232.8    |
| 3D         | 3 Bed    | 5 Person | Terraced      | 2       | 20        | 118.3        | 2366      |
| 3F         | 3 Bed    | 5 Person | Terraced      | 2       | 7         | 110.9        | 776.3     |
| 3G         | 4 Bed    | 7 Person | Terraced      | 2       | 22        | 112.8        | 2481.6    |
| 4A         | 4 Bed    | 7 Person | Semi-Detached | 2       | 14        | 151.2        | 2116.8    |
| 4B         | 4 Bed    | 7 Person | Semi-Detached | 2       | 6         | 133          | 798       |
| 4C         | 4 Bed    | 7 Person | Terraced      | 2       | 4         | 143.4        | 573.6     |
| 1A         | 1 Bed    | 2 Person | Duplex Upper  | 1       | 6         | 64.7         | 388.2     |
| 1B         | 1 Bed    | 2 Person | Duplex Upper  | 1       | 10        | 65.6         | 656       |
| 2A         | 2 Bed    | 4 Person | Duplex Lower  | 1       | 2         | 86.4         | 172.8     |
| 2B         | 2 Bed    | 4 Person | Duplex Lower  | 1       | 4         | 84.6         | 338.4     |
| 2C         | 2 Bed    | 4 Person | Duplex Lower  | 1       | 10        | 88.5         | 885       |
| 2D         | 2 Bed    | 4 Person | Duplex Lower  | 1       | 8         | 85.3         | 682.4     |
| 2E         | 2 Bed    | 4 Person | Duplex Lower  | 1       | 17        | 83.1         | 1412.7    |
| 3E         | 3 Bed    | 5 Person | Duplex Upper  | 2       | 25        | 124.8        | 3120      |
| 1C         | 1 Bed    | 2 Person | Apartment     | 1       | 4         | 64.9         | 259.6     |
| 1D         | 1 Bed    | 2 Person | Apartment     | 1       | 3         | 55.8         | 167.4     |
| 1E         | 1 Bed    | 2 Person | Apartment     | 1       | 1         | 63.3         | 63.3      |
| 1F         | 1 Bed    | 2 Person | Apartment     | 1       | 1         | 74.1         | 74.1      |
| 2F         | 2 Bed    | 4 Person | Apartment     | 1       | 3         | 89.5         | 268.5     |
| 2G         | 2 Bed    | 4 Person | Apartment     | 1       | 4         | 88.2         | 352.8     |
| 2H         | 2 Bed    | 4 Person | Apartment     | 1       | 3         | 91.7         | 275.1     |
| 2I         | 2 Bed    | 4 Person | Apartment     | 1       | 4         | 99           | 396       |
| 2J         | 2 Bed    | 4 Person | Apartment     | 1       | 3         | 92           | 276       |
| 2K, 2L, 2M | 2 Bed    | 4 Person | Apartment     | 1       | 14        | 79.5         | 1113      |
| 2P         | 2 Bed    | 4 Person | Apartment     | 1       | 3         | 80.7         | 242.1     |
| 2Q         | 2 Bed    | 4 Person | Apartment     | 1       | 1         | 75.4         | 75.4      |
| 2R         | 2 Bed    | 4 Person | Apartment     | 1       | 2         | 100          | 200       |
| 2S         | 2 Bed    | 4 Person | Apartment     | 1       | 1         | 80.7         | 80.7      |
| 2t         | 2 Bed    | 4 Person | Apartment     | 1       | 1         | 74           | 74        |
| Total      |          |          |               |         | 305       |              | 30752.2   |

### Summary of Permitted Mix & Type of Units (Overall Masterplan)

|                 | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | Total |
|-----------------|-------|-------|-------|-------|-------|-------|
| House Units     | -     | -     | 151   | 24    | -     | 175   |
| Apartment Units | 25    | 80    | 25    | -     | -     | 130   |
| Total           | 25    | 80    | 176   | 24    | 0     | 305   |
|                 | 8%    | 26%   | 58%   | 8%    | 0%    | 100%  |

|               | Gross | Net |
|---------------|-------|-----|
| Site Area     | 12.28 | Ha  |
| Plot Ratio    | 0.25  |     |
| Site Coverage | 14.6% |     |
| Open Space    | 2.35  | 19% |
| Density       | 35.5  | DPH |

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| Permitted Residential Schedule of Accomodation: Phase 1 |          |          |               |         |           |              |           |
|---------------------------------------------------------|----------|----------|---------------|---------|-----------|--------------|-----------|
| Type                                                    | Bedrooms | Person   | Type          | Storeys | No. Units | GFA per Unit | Total GFA |
| 3A                                                      | 3 Bed    | 5 Person | Terraced      | 2       | 23        | 106.4        | 2447.2    |
| 3B                                                      | 3 Bed    | 5 Person | Terraced      | 2       | 16        | 94.6         | 1513.6    |
| 3C                                                      | 3 Bed    | 5 Person | Terraced      | 2       | 16        | 89.8         | 1436.8    |
| 3D                                                      | 3 Bed    | 5 Person | Terraced      | 2       | 8         | 118.3        | 946.4     |
| 4A                                                      | 4 Bed    | 7 Person | Semi-Detached | 2       | 12        | 151.2        | 1814.4    |
| 4B                                                      | 4 Bed    | 7 Person | Semi-Detached | 2       | 6         | 133          | 798       |
| 4C                                                      | 4 Bed    | 7 Person | Terraced      | 2       | 4         | 143.4        | 573.6     |
| 1A                                                      | 1 Bed    | 2 Person | Duplex Upper  | 1       | 6         | 64.7         | 388.2     |
| 1B                                                      | 1 Bed    | 2 Person | Duplex Upper  | 1       | 2         | 65.6         | 131.2     |
| 2A                                                      | 2 Bed    | 4 Person | Duplex Lower  | 1       | 2         | 86.4         | 172.8     |
| 2B                                                      | 2 Bed    | 4 Person | Duplex Lower  | 1       | 4         | 84.6         | 338.4     |
| 2C                                                      | 2 Bed    | 4 Person | Duplex Lower  | 1       | 2         | 88.5         | 177       |
| 2D                                                      | 2 Bed    | 4 Person | Duplex Lower  | 1       | 2         | 85.3         | 170.6     |
| 2E                                                      | 2 Bed    | 4 Person | Duplex Lower  | 1       | 5         | 83.1         | 415.5     |
| 3E                                                      | 3 Bed    | 5 Person | Duplex Upper  | 2       | 7         | 124.8        | 873.6     |
| 2K, 2L, 2M                                              | 2 Bed    | 4 Person | Apartment     | 1       | 14        | 79.5         | 1113      |
| Total                                                   |          |          |               |         | 129       |              | 12197.3   |

| Summary of Permitted Mix & Type of Units (Proposed Amendments Area) |       |       |       |       |       |       |
|---------------------------------------------------------------------|-------|-------|-------|-------|-------|-------|
|                                                                     | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | Total |
| House Units                                                         | -     | -     | 63    | 22    | -     | 85    |
| Apartment Units                                                     | 8     | 29    | 7     | -     | -     | 44    |
| Total                                                               | 8     | 29    | 70    | 22    | 0     | 129   |
|                                                                     | 6%    | 22%   | 54%   | 17%   | 0%    | 100%  |

|                | Area (m²) | Area (ha) |
|----------------|-----------|-----------|
| Amendment Area | 54464     | 5.45      |
| Plot Ratio     | 0.22      |           |
| Open Space     | 13,835    | 25%       |