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-05002
Revision: P02

Proposed Schedule of Accomodation: Overall Masterplan

Type	Bedrooms	Person	Type	Storeys	No. Units	GFA per Unit	Total GFA
3A	3 Bed	5 Person	Terraced	2	27	106.4	2872.8
3B	3 Bed	5 Person	Terraced	2	0	94.6	0
3C	3 Bed	5 Person	Terraced	2	20	89.8	1796
3D	3 Bed	5 Person	Terraced	2	12	118.3	1419.6
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	2	151.2	302.4
4B	4 Bed	7 Person	Semi-Detached	2	0	133	0
4C	4 Bed	7 Person	Terraced	2	0	143.4	0
1A	1 Bed	2 Person	Duplex Upper	1	0	64.7	0
1B	1 Bed	2 Person	Duplex Upper	1	8	65.6	524.8
~~2A~~	~~2 Bed~~	~~4 Person~~	~~Duplex Lower~~	~~1~~	~~0~~	~~86.4~~	~~0~~
2B	2 Bed	4 Person	Duplex Lower	1	0	84.6	0
2C	2 Bed	4 Person	Duplex Lower	1	8	88.5	708
2D	2 Bed	4 Person	Duplex Lower	1	6	85.3	511.8
2E	2 Bed	4 Person	Duplex Lower	1	12	83.1	997.2
3E	3 Bed	5 Person	Duplex Upper	2	18	124.8	2246.4
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	0	79.5	0
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
H3.1	3 Bed	5 Person	Semi-Detached	2	48	106.4	5107.2
H3.2	3 Bed	5 Person	Semi-Detached	2	9	129.6	1166.4
H4.1	4 Bed	7 Person	Semi-Detached	2	19	132	2508

Summary of Proposed Mix & Type of Units (Overall Masterplan)

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
House Units	-	-	145	47	-	192
Apartment Units	26	59	26	-	-	111
Total	**26**	**59**	**171**	**47**	**0**	**303**
	9%	19%	56%	16%	0%	100%

	Gross		Net	
Site Area	12.28	Ha	12.28	Ha
Plot Ratio	0.26			
Site Coverage	14.6%			
Open Space	22,602	18.41%		
Density	35.6	DPH		

New House Types

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H4.2	4 Bed	7 Person	Semi-Detached	2	7	146.2	1023.4
H4.3	4 Bed	7 Person	Detached	2	2	152.9	305.8
H4.4	4 Bed	7 Person	Semi-Detached	2	3	152.9	458.7
H4.5	4 Bed	7 Person	Semi-Detached	2	12	135.5	1626
H4.6	4 Bed	7 Person	Semi-Detached	2	2	152.9	305.8
D1	2 Bed	4 Person	Duplex Lower	1	8	89.6	716.8
D1	3 Bed	5 Person	Duplex Upper	2	8	117.6	940.8
T1	1 Bed	2 Person	Walk-Up Lower	1	3	60.5	181.5
T1	1 Bed	2 Person	Walk-Up Upper	1	6	54.5	327
Total					**303**		**32109.3**

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Proposed Residential Schedule of Accomodation: Phase 1

Type	Bedrooms	Person	Type	Storeys	No. Units	GFA per Unit	Total GFA
H3.1	3 Bed	5 Person	Semi-Detached	2	48	106.4	5107.2
H3.2	3 Bed	5 Person	Semi-Detached	2	9	128	1152
H4.1	4 Bed	7 Person	Sem-Detached	2	19	132	2508
H4.2	4 Bed	7 Person	Semi-Detached	2	7	145.1	1015.7
H4.3	4 Bed	7 Person	Detached	2	2	152.9	305.8
H4.4	4 Bed	7 Person	Semi-Detached	2	3	152.9	458.7
H4.5	4 Bed	7 Person	Semi-Detached	2	12	135.5	1626
H4.6	4 Bed	7 Person	Semi-Detached	2	2	152.9	305.8
D1	2 Bed	4 Person	Duplex Lower	1	8	89.6	716.8
D1	3 Bed	5 Person	Duplex Upper	2	8	117.4	939.2
T1	1 Bed	2 Person	Walk-Up Lower	1	3	60.5	181.5
T1	1 Bed	2 Person	Walk-Up Upper	1	6	54.5	327
Total					**127**		**14643.7**

Summary of Proposed Mix & Type of Units (Proposed Amendments Area)

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
House Units	-	-	57	45	-	102
Apartment Units	9	8	8	-	-	25
Total	**9**	**8**	**65**	**45**	**0**	**127**
	7%	6%	51%	35%	0%	100%

	Area (m²)	Area (ha)
Amendment Area	54464	5.45
Plot Ratio	0.27	
Open Space	12,970	24%
Communal Space	225.0	0.02

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