

CAR-XX-XXX-DR-JFA-AR-P7001
2326
Client:

Residential Development at Cartron, Oranmore
Marshall Yards Development Company Ltd.

10.05.2024
Planning

SCHEDULE OF ACCOMMODATION AND AREAS

Type	Beds (Persons)	Description	Storeys	Internal Ground Floor Area (sqm)	Internal First Floor Area (sqm)	Internal Second Floor Area (sqm)	Internal Gross Floor Area (sqm)	Overall Internal Gross Floor Area (sqm)	Number of Units
House Type M4 - 1 Bed Maisonette (type A1)	1 (2)	Maisonette	1	56.5	0	n/a	56.5	452	8
House Type M4 - 1 Bed Maisonette (type A2)	1 (2)	Maisonette	1	6.4	58.4	n/a	64.8	518.4	8
Duplex Apartment Type A2 - 2 Bed Apartment	2 (4)	Apartment	2	40.9	43	n/a	83.9	335.6	4
House Type E1 - 2 Bed Mid Terrace	2 (3)	Mid Terrace	2	36.2	37.6	n/a	73.8	5239.8	71
House Type D1 - 3 Bed End of Terrace	3 (4)	End of Terrace	2	45.7	47.1	n/a	92.8	3062.4	33
House Type F1 - 3 Bed End of Terrace (side entry)	3 (5)	End of Terrace	2	51.4	51.4	n/a	102.8	2364.4	23
House Type C1 - 3 Bed Semi Detached	3 (5)	Semi Detached	2	49.7	51.4	n/a	101.1	1415.4	14
House Type B1 - 4 Bed Semi Detached	4 (7)	Semi Detached	3	49.7	51.4	51.4	152.5	915	6
House Type F4 - 4 Bed Semi Detached (side entry)	4 (7)	Semi Detached	3	51.4	51.4	51.4	154.2	616.8	4

Site Schedule	Hectares
Overall site area **	5.55
Net development site area	4.39
** Includes areas subject to Letter of Consent	
Density Units/Ha *	39.0
Plot ratio*	0.36
Site coverage*	17.82%

* Plot Ratio, Site Coverage and Density calculation based on the Net Development Area

Open Space	Hectares	Sqm
Public Open Space 1	0.13983	1398.3
Public Open Space 2	0.35264	3526.4
Public Open Space 3	0.10691	1069.1
Public Open Space 4	0.02743	274.3
	0.62681	6268.1
Total *	14.3%	

Duplex Apartments communal open space	141 sqm
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Car Parking	No. Spaces
Maisonettes (on street parking)	16
Apartments (on street parking)	8
2, 3 and 4 BEDs (in-curtilage parking)	231
Visitor spaces	7
Creche	7
1 of which are accessible	
Total	269

Gross floor area	sqm
Gross floor space area for parking of vehicles	3116.16
ESB Kiosk	5.72
Pump Station Control Kiosk	3.45
Pump Station Wet Kiosk	0.45

TOTAL	14919.8	171
Creche GFA (sqm)	232.9	48 Child Spaces

Unit mix Breakdown			
Unit Type	Number	Percentage	
1 Bed Maisonette	16	9.4%	9.4%
2 Bed Duplex Apartment	4	2.3%	43.9%
2 Bed Mid Terrace	71	41.5%	
3 Bed End Terrace	33	19.3%	
3 Bed End Terrace (side)	23	13.5%	40.9%
3 Bed Semi Detached	14	8.2%	
4 Bed Semi Detached	6	3.5%	
4 Bed Semi Detached (side)	4	2.3%	5.8%
Total	171	100.0%	

Bicycle Parking	No. Spaces
Rear Garden	616
Front Garden Bike Store	166
Visitor Parking	86
Creche	12
Total	880