Dunlo SHD, Ballinasloe, Co. Galway
Schedule of Accommodation & Site Analytics
Date: 23rd August 2022

Types	Description	Agg. Living Area (m^2)	Bed 1 (m^2)	Bed 2 (m^2)	Bed 3 (m^2)	Agg. Bedroom Area (m^2)	Private Ammenity Area (m^2)	Storage Area (m^2)	Unit Area (m^2)	Quantity	Level
Block A1 & A2 (2 No. Blocks)											
Apartment 01	2 Bed / 4P	31.3	13.0	11.6		24.6	20.0	7.2	79.9	2	Ground
Apartment 02	2 Bed / 4P	32.6	13.5	13.6		27.1	42.0	7.3	90.9	2	Ground
Apartment 03	2 Bed / 4P	36.4	15.5	12.2		27.7	19.0	7.2	92.1	2	Ground
Apartment 04	2 Bed / 4P	36.4	15.5	12.2		27.7	19.0	7.2	92.1	2	Ground
Apartment 05	2 Bed / 4P	32.6	15.5	12.2		27.7	42.0	6.9	90.9	2	Ground
Apartment 06	1 Bed / 2P	26.8	12.1			12.1	26.5	3.0	56.1	2	Ground
Apartment 07	2 Bed / 4P	33.1	13.2	11.7		24.9	10.0	8.0	96.7	2	Ground
Duplex 01	3 Bed / 5P	40.1	14.9	13.5	10.2	38.6	10.2	9.3	126.6	2	First & Second
Duplex 02	3 Bed / 5P	40.1	14.9	13.5	10.2	38.6	10.3	9.3	126.6	2	First & Second
Duplex 03	3 Bed / 5P	40.1	14.9	13.5	10.2	38.6	10.3	9.3	126.6	2	First & Second
Duplex 04	3 Bed / 5P	40.1	14.9	13.5	10.2	38.6	10.3	9.3	126.6	2	First & Second
Duplex 05	3 Bed / 5P	40.1	14.9	13.5	10.2	38.6	10.4	9.3	126.6	2	First & Second
Duplex 06	3 Bed / 5P	40.1	14.9	13.5	10.2	38.6	10.3	9.3	126.6	2	First & Second
Duplex 07	3 Bed / 5P	40.1	14.9	13.5	10.2	38.6	10.4	9.3	126.6	2	First & Second
Apartment 08	3 Bed / 5P	36.7	13.0	11.4	7.1	31.5	10.2	8.1	118.2	2	Second
							Total per block:		**1603.1**		
Block B1-B3 & B6-B13 (11 No. Blocks)											
Duplex 01	2 Bed / 4P	31.7	14.3	11.4		25.7	13.6	5.2	86.0	11	Ground & First
Duplex 02	2 Bed / 4P	30.0	14.3	11.4		25.7	14.0	5.0	86.0	11	Ground & First
Duplex 03	3 Bed / 5P	36.8	14.6	13.1	7.3	35.0	13.8	8.8	116.0	11	Ground & First
Duplex 04	3 Bed / 5P	39.6	13.0	11.5	7.2	31.7	12.4	10.5	116.0	11	Ground & First
Apartment 01	2 Bed / 4P	39.0	14.2	11.4		25.6	7.0	6.1	94.0	11	Second
Apartment 02	1 Bed / 2P	23.0	12.0			12.0	5.0	3.0	49.9	11	Second
							Total per block:		**547.9**		
Block B4 & B5 (2 No. Blocks)											
Duplex 02	2 Bed / 4P	30.0	14.3	11.4		25.7	14.0	5.0	86.0	2	Ground & First
Duplex 03	3 Bed / 5P	36.8	14.6	13.1	7.3	35.0	13.8	8.8	116.0	2	Ground & First
Duplex 04	3 Bed / 5P	39.6	13.0	11.5	7.2	31.7	12.4	10.5	116.0	2	Ground & First
Apartment 01	2 Bed / 4P	39.0	14.2	11.4		25.6	7.0	6.1	94.0	2	Second
Apartment 02	1 Bed / 2P	23.0	12.0			12.0	5.0	3.0	49.9	2	Second
							Total per block:		**461.9**		
House Types											
House Type C	2 Bed / 4P	32.6	14.0	12.0		25.9	70.2 (min.)	0.9	83.9	32	Ground & First
House Type E	3 Bed / 5P	31.4	19.3	10.5	8.4	38.2	57.9 (min.)	0.0	104.5	27	Ground & First
							Total Residential Units:		**165**		

Site Analytics

TOTAL SITE AREA:	6.6702 HA			
NET DENSITY (R1 & R2)	32 Unit / HA	**Plot Ratio:**	**0.31**	
TOTAL BUILT AREA: (Habitable)	15663 m2	**Car Parking**	Dwelling (1-3 bed): 1.5 spaces/unit	
OPEN SPACE: (R1&R2)	15345 m2	**Standards:**		
DISTRIBUTOR ROADS	15335m2			
		Total Required Car Parking: 106 x 1.5 = 159		
		Proposed Car	Total Provision	**163.00**
HOUSING MIX:		**Parking**	Overall Ratio	1.54
Apartment	1 Bed / 2P	15	9.09%	**Provision**
	2 Bed / 4P	25	15.15%	Note: The above applies to apartment & duplex units only, houses each have 2 no. off-street car parking spaces
	3 Bed / 5P	2	1.21%	**Cycle Parking** Total Required	91
Duplex	2 Bed / 4P	24	14.55%	Total Provision	246.00
	3 Bed / 5P	40	24.24%	Overall Ratio	1.49
House	2 Bed / 4P	32	19.39%		
	3 Bed / 5P	27	16.36%		
Total		**165**	**100.00%**	

TOTAL SITE AREA:	6.6702 Ha
R1 & R2 ZONED LANDS:	5.2331 Ha
B&E ZONED LANDS:	0.3253 Ha
OS ZONED LANDS:	1.1218 Ha
OPEN SPACE PROVISION WITHIN R1 & R2 ZONED LANDS:	
PUBLIC OPEN SPACE:	0.7999 Ha
COMMUNAL OPEN SPACE:	0.7346 Ha
TOTAL OPEN SPACE PROVISION	1.5345 Ha

Sustainable Urban Housing:
Design Standards for New Apartments

Required Minimum Floor Areas and Standards

Minimum overall apartment floor areas

Studio	37 sq m *(n/a)**
One bedroom	45 sq m *(38 sq m)**
Two bedrooms (3 person)**	63 sq m *(n/a)**
Two bedrooms (4 person)	73 sq m *(55 sq m)**
Three bedrooms	90 sq m *(70 sq m)**

* Figures in brackets refer to 1995 guidelines
**Permissible in limited circumstances

Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres
**Note: Combined living/dining/bedspace, also includes circulation
*** Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

Minimum bedroom floor areas/widths*

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements
**Note: Combined living/dining/bedspace

Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Minimum floor areas for communal amenity space

Studio	4 sq m
One bedrooms	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m