

SCHEDULE OF ACCOMMODATION

210503	Housing Development Proposal at Baile Chláir, Co. Galway	Date: 15.06.2023
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HOUSES

HOUSE TYPE	Description	N° of Bedrooms	N° of Storeys	Ground Floor Area (m ²)	1st Floor Area (m ²)	Total Gross Internal Floor Area (m ²)	Total N° of units of this Type	Combined Gross Internal Floor Area (m ²)
A	End-terraced House_7 Person	4	2	85.7	45.2	130.90	2	261.80
TOTAL HOUSE TYPE A (4 Bedrooms)							2	
B	End-terraced House_5 Person	3	2	51.2	51.2	102.40	16	1,638.40
B1	Corner End-terraced House_5 Person	3	2	51.2	51.2	102.40	2	204.80
B2	Terraced Corner House_5 Person	3	2	55.1	55.1	110.20	1	110.20
TOTAL HOUSE TYPE B (3 Bedrooms)							19	
C	Mid-terraced House_4 Person	2	2	41.40	41.40	82.80	5	414.00
C1	Mid-terraced brick façade House_4 Person	2	2	41.40	41.40	82.80	4	331.20
C2	Semi-detached House_3 Person	2	1	41.30	41.30	82.60	6	495.60
C3	Mid-terraced House_4 Person	2	1	41.20	41.20	82.40	1	82.40
C4	Semi-detached House_4 Person	2	1	41.20	41.20	82.40	1	82.40
C5	End-terrace House_4 Person	2	1	41.20	41.20	82.40	1	82.40
TOTAL HOUSE TYPE C (2 Bedrooms)							18	
TOTAL HOUSE UNITS							39	3,620.80

APARTMENTS

APARTMENT TYPE	Description	N° of Bedrooms	N° of Storeys	Ground Floor Area (m ²)	Top Floor Area (m ²)	Total Gross Internal Floor Area (m ²)	Total N° of units of this Type	Combined Gross Internal Floor Area (m ²)
B	Semi-detached Duplex Apartment_5 Person	3	2	57.1	57.1	114.20	2	228.40
BX1	First Floor Duplex Apartment_5 Person	3	2	69.5	57.0	126.50	3	379.50
BX2	Duplex Apartment_5 Person	3	2	51.7	51.7	103.40	10	1,034.00
TOTAL APARTMENT TYPE B (3 Bedrooms)							15	
C	Ground Floor Corner Apartment_3 Person	2	1	68.2	N/A	68.20	2	136.40
C1	Duplex Apartment_3 Person	2	2	41.0	41	82.00	12	984.00
C2	Top Floor Apartment_3 Person	2	3	33.2	104	137.20	6	823.20
CX1	Top Floor Apartment_4 Person	2	3	94.7	40.2	134.90	1	134.90
TOTAL APARTMENT TYPE C (2 Bedrooms)							21	
D.a	Top Floor Apartment_2 Person	1	3	33.0	70.8	103.80	5	519.00
D.b	Top Floor Apartment_2 Person	1	3	33.0	70.8	103.80	5	519.00
D1	Ground Floor Apartment_2 Person	1	1	49.6	N/A	49.60	3	148.80
TOTAL APARTMENT TYPE D (1 Bedroom)							13	
TOTAL APARTMENT UNITS							49	4,907.20
TOTAL PROPOSED UNITS							88	

CRÈCHE

CRÈCHE TYPE	Description	N° of Children rooms	N° of Storeys	Ground Floor Area (m ²)	Top Floor Area (m ²)	Total Gross Internal Floor Area (m ²)	Total N° of units of this Type	Combined Gross Internal Floor Area (m ²)
CRÈCHE	Ground e First Floor_21 Children	3	2	128.3	57.1	185.40	1	185.40
TOTAL CRÈCHE (21 Children)							1	
TOTAL PROPOSED UNITS + CRÈCHE							89	

* Note colour coding per house type relates to Site Plan

PRIVATE OPEN SPACE

HOUSES			
HOUSE TYPES	HOUSE NUMBER	Description	Proposed Rear Garden (m ²)
A	70, 73	4 Bedroom, 7 person, 2 storey	78.30
	1		90.60
B	2		86.00
	3		99.10
	4		85.80
	5		69.30
	10		62.10
	11		103.20
	12		95.10
	13		9.40
	14		97.90
	24		94.80
	27		91.50
	28		90.10
	29		88.50
	35		88.60
	39		114.50
B1	7		39.60
	8		44.70
B2	22		257.80
C	6		38.40
	9		39.90
	36		53.50
	37		60.90
C1	38		64.20
	25		59.00
C2	26		58.80
	71, 72		53.90
	15		69.40
	16		49.90
	30		49.10
C3	31		49.20
	47, 48		62.70
	21		78.15
C4	20		70.40
C5	23		112.10

APARTMENTS			
APARTMENT TYPES	Apartment N°	Description	Proposed Rear Garden (m ²)
B	17		45.80
	32		59.50
BX1	19		6.50
	34		11.50
BX2	88		9.40
	40		83.10
	42		59.90
	50		23.40
	52		33.90
	56		83.10
	58		59.90
	67		62.80
	69		83.70
	74		83.80
C	76		62.90
	18	2 Bedroom, Ground Floor Corner Apartment_3 Person	37.30
C1	33		55.90
	44, 60		30.00
	45, 61		21.60
	54		43.80
	55		63.60
	64		53.50
	65		74.50
	78		75.30
79		54.60	
CX1	86		55.00
	87		73.60
D.a	83	2 Bedroom, Top Floor Apartment_4 Person	29.80
	41		36.90
	51		15.00
	57		37.00
D.b	68		37.20
	75		37.30
	43	1 Bedroom, Top Floor Apartment_2 Person	20.20
	49		12.70
D1	59		20.30
	66		48.10
	77		48.40
	81		34.10
D1	82	1 Bedroom, Ground Floor Apartment_2 Person	18.90
	84		47.10

CRÈCHE			
CRÈCHE TYPE	UNIT N°	Description	Proposed Rear Garden (m ²)
CRÈCHE	89	Crèche_21 Children, 2 storey	141.50

SITE STATISTICS

GROSS SITE AREA		
m ²	Ha	acres
27,110.04	2.7	6.7

Breakdown of Lands	Ha	% of site
Zoned Residential	2.1	100%
Net Developable Residential Area (Total - Restricted)	2.51	119.52%

Number of Dwellings & Crèche	89
Total Maximum Gross Internal Floor Area Proposed (Combined) (m ²)	8,713.40
Density (Units per Hectares)	33
Total Area of Ground Covered by Buildings	3,670.10
Site Coverage	13.54%
Plot Ratio	0.32
Plot Ratio Standards required	Outer Suburban Remote from Public Transport (0.25 - 0.35)

Principal Public Open Spaces included in net site area (m ² / ha)		
OS	m ²	ha
Open Space Area 1	4,255.08	0.426
Open Space Area 2	1252.43	0.125
Open Space Area 3	807.10	0.081
Open Space Area 4	365.78	0.037
Open Space Area 5	587.06	0.059
Total Open Space Provided	7,267.45	0.727
% Total Open Space Provided	26.81	
Total required Public Open Space (% and m²)	15%	4,066.51

SHARED SURFACE AREAS (Usable, but NOT included in area calculations)		
SSA	m ²	Ha
SSA 01	314.73	0.031
SSA 02	368.81	0.037
SSA 03	464.19	0.046
SSA 04	311.99	0.031
SSA 05	275.00	0.028
Total Shared Surface Areas	1,734.72	0.173

CAR AND BICYCLE PARKING

CAR PARKING SPACES						
UNIT TYPES	Car Spaces Required per Dwelling*	N° of Units	General Parking Required	Visitor Spaces Required		TOTAL CAR PARKING SPACES PER UNIT TYPES (including disabled spaces)
4 - Bed Houses	2	2	4	N/A		4
1 - 3 Houses/Apartments	1.5	86	129			129
TOTAL UNITS		88		TOTAL CAR PARKING SPACES PER UNITS		133
CHILDCARE FACILITIES	Car Spaces Required per Staff*	N° of Staff	Car Spaces Required per 4 Children	N° of Children	Total N° of Car Spaces Required per Children	TOTAL CAR PARKING SPACES PER CRÈCHE (including disabled spaces)
Crèche	1	5	1	21	5.25	11
Disabled Spaces Required						6
TOTAL UNITS REQUIRED						144
TOTAL UNITS PROVIDED						148

TOTAL ELECTRIC VEHICLE CHARGE SPACES	1 per 5 units	30	Electric Vehicle Charge Spaces
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BICYCLE PARKING SPACES							
UNIT TYPES	Cycle Parking Spaces Required per Bed Spaces*	N° of Bed Spaces	Total Residents Cycle Parking Spaces Required	Visitor Cycle Parking Spaces Required per 2 Dwelling*	N° of Dwellings	Total Visitor Cycle Spaces Required	TOTAL CYCLE PARKING SPACES REQUIRED
Houses/Apartments	1	201	201	1	88	44	245
						Provided	260
NOTE:	There are 52 Bicycle Stands with 5 racks each = 250 bicycle parking spaces in total						

*As required for Housing by Galway County Development Plan 2022-2028.