

**PROPOSED LARGE SCALE HOUSING DEVELOPMENT
AT SPA GLEN, MALLOW, CO. CORK**

ON BEHALF OF O'FLYNN CONSTRUCTION CO UNLIMITED COMPANY

SCHEDULE & CALCULATIONS



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DMNA

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DEVELOPMENT AT SPAGLEN, MALLOW FOR O' FLYNN CONSTRUCTION

Residential Uses - Houses and Duplex

House type	No. of Storeys	No. of beds	Gross Floor Area (sq.m.)	No of units			Total No of Units	Cumulative Floor Area (sq.m.)
				Terraced	Semi-Det	Duplex		
A	2	4	140.6		15		15	2,109.00
A1	2	3	115.2		16		16	1,843.20
A2	2	4	152		1		1	152.00
B	2	3	114.5		40		40	4,580.00
C	2	3	110.1	16			16	1,761.60
D	2	3	103.4	3			3	310.20
D1	2	3	104.38	29			29	3,027.02
E	2	2	82.2	48			48	3,945.60
F	1	1	52.1			8	8	416.80
F1	1	1	60 (inc Stairs) 51.4 Net			8	8	480.00
G	1	1	53.5			1	1	53.50
G1	1	1	60.5 (inc Stairs) 52.8 Net			1	1	60.50
Total				96	72	18	186	18,739.42
Percentage Mix				51.61%	38.71%	9.68%	100%	

Non Residential Uses	Area (sq.m.)
Creche	417.9
Total	417.9

Total Development area	
Total Housing Development	18,739.42
Creche	417.9
TOTAL	19,157.32

HOUSING MIX		
	NUMBERS	PERCENTAGE
4 BED UNITS	16	8.60%
3 BED UNITS	104	55.91%
2 BED UNITS	48	25.81%
1 BED UNITS	18	9.68%

DEMOLITIONS		
Building A	Dwelling	76
Building B	Shed/Farm Building	104
Building C	Haybarn	318.9
TOTAL		498.9

DENSITY	
Total Site Area (hectares)	8.142
Undevelopable Areas: (Hectares)	
Road Improvement works	
Areas prone to flooding	
Creche Site	
Existing ESB Pylons	
Existing Hedgerows retained	
Total Excluded	2.182
Total Developable Area	5.96
Density (Units /Hectare)	31.21
Density (Units /Acre)	12.63

PLOT RATIO	
Total Development	Net Developable Area (Ha)
19,157.32	5.96
Plot Ratio	0.32

SITE COVERAGE	
Development Footprint	Net Developable Area (Ha)
Housing	5.96
Creche	417.9
Total	9,786.90
Site Coverage	0.16

PUBLIC OPEN SPACE	
Total Site Area (Ha)	8.142
Total Developable Site Area (Ha)	5.96
Total Open Space within Developable Area (Ha)	1.48
Total Usable Open (Ha)	1.12
Total Usable Open as percentage of Developable Area	18.79%

CAR PARKING	
On curtilage parking (houses)	336
Shared parking (Duplex Apartments)	20
Shared parking (Creche)	10
TOTAL	366

BICYCLE PARKING		
Buildings	Regular Bike	Cargo Bike
Mid Terrace Housing (48 units)	72 spaces	12 spaces
Creche	6 spaces	1 space
Duplex Apartments (18 Units)	22 spaces	4 spaces
TOTAL	100 spaces	17 spaces