

Project: Former O'Devaney Gardens **Proj. No.:** 19045
Location: Dublin 7 **Proj. Lead:** DMD
Client: Bartra ODG Limited **Created by:** TT
Doc. Title: Schedule of Accommodation **Doc. Purpose:** Planning
Doc. No.: 19045-OMP-ZZ-ZZ-SA-A-0001 **Revision:** P05 (21-04-2021)

Site Area 5.2 ha
Density 201 units/ha
GFA 102,940 sqm
Plot Ratio 2.0
Site Coverage 44%
Public Open Space 16%

Overall Mix	No. of Units		Area (sqm)
1 Bed	318	30%	15,947
2 Bed	567	54%	44,678
3 Bed	162	16%	15,901
Total	1047		

Gross Floor Area (sqm), excluding Car Park

Block 2	5,649
Block 3	489
Block 4	1,202
Block 5	30,430
Block 6	8,482
Block 7	26,924
Block 8	2,995
Block 9	18,281
Block 10	8,489
Total	102,940

Residential Gross Floor Area (sqm)

100,646 *Note: Including residential amenity, bike stores and plant, excluding car park*

Non-residential Gross Floor Area (sqm)

Cafe	155
Creche	489
Community Use	157
Retail	1,393
ESB Sub-Stations	100
Total	2,294

Car Parking Provision

7,992 sqm (not included in GFA)

	Residential	Retail	Community	Café	Creche	Set-Down	Total
Block 5	87	3	1		5		96
Block 7	92	2		1			95
Block 9	35						35
On-street	47					3	50
Total Spaces							276
ratio per unit							0.26

Bicycle Parking

Block 2	48
Block 3	10
Block 4	22
Block 5	344
Block 6	76
Block 7	600
Block 8	40
Block 9	264
Block 10	80
Sub-total Long Term	1484
Visitor Spaces within public realm	380
Visitor Spaces within private threshold	136

Total Bicycle Spaces

2000

ratio per unit

1.9

Motorcycle Spaces

11

Public Open Space (sqm)

Central Park	5500
Northern Park	2260
Urban Open Space	487
Total	8247

Demolitions (sqm)

ESB Sub-station	16.5
Security Hut	21
Total	37.5

Schedule of Accommodation (sqm areas unless stated otherwise)

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Block 02	Residential								Ancillary				Non-Residential										
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
G	6	1	3	2				12	764	53	28	61		142	1,110					14	14	1,124	
01	9		4	1				14	822						1,004							1,004	
02	9		4	1				14	822						1,004							1,004	
03	9		4	1				14	822						1,004							1,004	
04	9		4	1				14	822						1,004							1,004	
05	2		3	1				6	414						509							509	
Total	44	1	22	7				74	4,465	53	28	61		142	5,635					14	14	5,649	
Mix %	59%	1%	30%	9%																			
NIA	2,124	67	1,643	630																			

Block 03	Residential								Ancillary				Non-Residential										
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
Total																489					489	489	

Block 04	Residential								Ancillary				Non-Residential										
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
G1					11			11	1,202						1,202							1,202	
Total					11			11	1,202						1,202							1,202	
Mix %					100%																		
NIA					1,202																		

Block 05	Residential								Ancillary				Non-Residential										
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
G2	6		7	2				15	1,061	393	127	315	155	989	2,903			157	1,027	30	1,213	4,116	3,452
01	14	2	23	16				55	4,145						5,158							5,158	
02	14		24	17				55	4,184						5,158							5,158	
03	14		24	17				55	4,184						5,158							5,158	
04	12	1	23	13				49	3,692						4,575							4,575	
05	6	1	16	9				32	2,489						3,103							3,103	
06	2	1	7	3				13	1,013						1,251							1,251	
07	2	1	7	3				13	1,013						1,251							1,251	
08	1		6					7	527						660							660	
Total	71	6	137	80				294	22,307	393	127	315	155	989	29,217			157	1,027	30	1,213	30,430	3,452
Mix %	24%	2%	47%	27%																			
NIA	3,542	408	10,706	7,650																			

Block 06	Residential								Ancillary		Non-Residential												
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
GL	4	1	2	2		1	10	690	73	29	144		246	1,122					14	14	1,136		
01	2		7	2			11	799						1,024								1,024	
02	2		7	2			11	799						977								977	
03	2		7	2			11	799						977								977	
04	2		7	2			11	799						977								977	
05	2		7	2			11	799						977								977	
06	1		4	1			6	436						538								538	
07	1		4	1			6	436						538								538	
08	1		3				4	283						363								363	
09	1		3				4	283						363								363	
10	3		1				4	235						307								307	
11	3		1				4	235						307								307	
Total	24	1	53	14		1	93	6,593	73	29	144		246	8,468					14	14	8,482		
Mix %	26%	1%	57%	15%		1%																	
NIA	1,222	66	3,953	1,262		90																	

Block 07	Residential								Ancillary		Non-Residential												
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
B1											144		144	146								146	
GL	4		10				14	1,051	391	88	322	280	1,081	2,841	155				366	14	535	3,376	1,697
01	2		15				17	1,350	115		59		174	2,192								2,192	1,658
02	16		21	4			41	2,887				94	94	3,705								3,705	
03	15		23	4			42	3,005						3,704								3,704	
04	15		23	4			42	3,005						3,704								3,704	
05	15		23	4			42	3,005						3,704								3,704	
06	5		16				21	1,529				167	167	2,183								2,183	
07	5		18				23	1,694						2,183								2,183	
08	2		2				4	267						353								353	
09	2		2				4	267						353								353	
10	2		2				4	267						353								353	
11	2		2				4	267						353								353	
12	1		2				3	235						307								307	
13	1		2				3	235						307								307	
Total	87		161	16			264	19,063	506	88	524	542	1,660	26,388	155			366	14	535	26,924	3,355	
Mix %	33%		61%	6%																			
NIA	4,381		13,067	1,614																			

Block 08	Residential								Ancillary		Non-Residential												
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
G1					12	6	8	26	2,844						2,995							2,995	
Total					12	6	8	26	2,844						2,995							2,995	
Mix %					46%	23%	31%																
NIA					1,414	565	866																

Block 09	Residential								Ancillary		Non-Residential												
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
B1											150		150	154								154	
GU	9		7				16	1,042	324	59	123	269	774	2,390						14	14	2,404	1,184
01	10		18			4	32	2,364						2,688								2,688	
02	10		18				28	1,942						2,619								2,619	
03	10		18				28	1,942						2,418								2,418	
04	10		18				28	1,942						2,418								2,418	
05	10		18				28	1,942						2,419								2,419	
06	2		7				9	659				141	141	1,027								1,027	
07	3		8				11	781						1,028								1,028	
08	2		4				6	424						554								554	
09	2		4				6	424						554								554	
Total	68		120			4	192	13,463	324	59	272	410	1,064	18,267					14	14	18,281	1,184	
Mix %	35%		63%			2%																	
NIA	3,436		9,618			409																	

Block 10	Residential Ancillary											Non-Residential											
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
GU	4	1	2	2		1	10	689	76	29	144		249	1,123					14	14	1,137		
01	2		7	2			11	799						1,029								1,029	
02	2		7	2			11	799						977								977	
03	2		7	2			11	799						977								977	
04	2		7	2			11	799						977								977	
05	2		7	2			11	799						977								977	
06	1		4	1			6	436						538								538	
07	1		4	1			6	436						538								538	
08	1		3				4	283						363								363	
09	1		3				4	283						363								363	
10	3		1				4	235						307								307	
11	3		1				4	235						307								307	
Total	24	1	53	14		1	93	6,590	76	29	144		249	8,475					14	14	8,489		
Mix %	26%	1%	57%	15%		1%																	
NIA	1,241	64	3,935	1,262		88																	

Total Apartments	Total Apartment: Ancillary											Non-Residential											
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
Total	318	9	546	131		6	1010	72,480	1,424	360	1,460	1,107	4,350	96,450	155	489	157	1,393	100	2,294	98,744	7,992	
NIA	15,947	605	42,922	12,420		587																	

Total Housing	Total Housing Ancillary							Non-Residential															
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
Total					23	6	8	37	4,046						4,196							4,196	
No. of Types																							
NIA					2,615	565	866																

Total Sitewide	Total Sitewide Ancillary											Non-Residential											
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total	NIA	Bike Store	Bin Store	Plant Room	Residential Amenity	Total Ancillary	Resi GFA	Cafe	Creche	Community Use	Retail	ESB Sub-Station	Non-Resi GFA	Overall GFA	Car Park
Total	318	9	546	131	23	12	8	1047	76,526	1,424	360	1,460	1,107	4,350	100,646	155	489	157	1,393	100	2,294	102,940	7,992
NIA	15,947	605	42,922	12,420	2,615	1,152	866																

Breakdown of Blocks 4 and 8

	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	House (3b)	Duplex (2b4p)	Duplex (3b)	Total
Block 4A					4			
Block 4B					7			
Total					11			11
Block 8A					6			
Block 8B					6			
Block 8C						5	5	
Block 8D						1	3	
Total					12	6	8	26