

Development Summary

Rev D

Project: Longview, Ballyvolane
Number: 2326 - 705
Date: 26/05/2026

SITE DATA

Description	Area Site	Building Footprint	Plot Ratio	Site Coverage	No. of Units	Density
Developable Site Area	63400.0 m²					
Total Site Area (Area within Red Line Boundary)	76160.5 m²					
Public Open Area	14362.0 m²			22.65%		
Communal Open Area	480.7 m²					
Area 01	8285.5 m²	1961.0 m²	0.70	23.67%	68	82.0 per Ha
Area 02	28524.7 m²	6412.9 m²	0.45	22.48%	107	38.2 per Ha
Area 03	26001.1 m²	5476.3 m²	0.39	21.06%	87	33.4 per Ha
Total		13850.2 m²	0.45	21.8%	262	41.3 per Ha

BUILDING DATA

Site Areas	Unit Type					Total No. of Units
	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	
Area 01	33	35	0	0	0	68
Area 02	0	19	74	14	0	107
Area 03	0	5	62	20	0	87
Total	33	59	136	34	0	
Unit Mix (%)	12.6%	22.5%	51.9%	13.0%	0.0%	
Total	262 Units					

UNIT TYPE DATA

Type	Description	Net Area					%	Cumulative Area
			Character Area 01	Character Area 02	Character Area 03	Overall Site		
Type A	4-Bed End Terrace	133.2 m²	0	3	6	9	3.4%	1198.8 m²
Type B	4-Bed End Terrace	133.2 m²	0	11	14	25	9.5%	3330.0 m²
Type D	3-Bed Semi-Detached	102.8 m²	0	39	32	71	27.1%	7298.8 m²
Type E	3 Bed Terrace	95.0 m²	0	30	28	58	22.1%	5510.0 m²
Type F	3 Bed Mews End Terrace	106.4 m²	0	5	2	7	2.7%	744.8 m²
Type G	2 Bed Terrace	80.8 m²	0	17	5	22	8.4%	1777.6 m²
Type H	2 Bed Mews Terrace	81.0 m²	0	2	0	2	0.8%	162.0 m²
Type K-03	2 Bed Duplex	79.5 m²	7	0	0	7	2.7%	556.5 m²
Type K-04	2 Bed Duplex	66.5 m²	7	0	0	7	2.7%	465.5 m²
Type J-01	1 Bed Apartment	48.0 m²	17	0	0	17	6.5%	816.0 m²
Type J-02	2 Bed Apartment	70.6 m²	13	0	0	13	5.0%	917.8 m²
Type J-03	1 Bed Apartment	56.4 m²	1	0	0	1	0.4%	56.4 m²
Type J-04	2 Bed Apartment	95.6 m²	1	0	0	1	0.4%	95.6 m²
Type J-05	1 Bed Apartment	50.0 m²	15	0	0	15	5.7%	750.0 m²
Type J-06	2 Bed Apartment	75.0 m²	7	0	0	7	2.7%	525.0 m²
			68	107	87	262		24204.8 m²

PERCENTAGE OF UNIT TYPES

	House	Duplex	Apts
Area 01	0	14	54
Area 02	107	0	0
Area 03	87	0	0
	194	14	54
	74.00%	5.00%	21.00%

RESIDENTIAL CAR PARKING

House	Apts & Duplex	Residential Parking Ratio	Total
	69	1.01	69
170	0	1.59	170
144	0	1.66	144
314	69	1.5	383

CRECHE

CRECHE AREAS & CALCULATIONS						
Age Range	Area per Child	Room Area	No. of Child Spaces	Ratio of Staff to Child	Required No. of Staff	Creche Parking
0 - 1 yrs	3.5m²	66.5m²	19	1:3	6	
1 - 2 yrs	2.8m²	59.7m²	21	1:5	4	
2 - 3 yrs	2.35m²	44.0m²	19	1:6	3	
3 - 6 yrs	2.3m²	40.0m²	17	1:8	2	
Total			76		15	8

Apartments		
Unit Types	No. of Units	Gross floor space in m²
1 Bed	33	1622.4 m²
2 Bed	21	1538.4 m²
Total	54	3160.8 m²

Gross Floor Area	
Cumulative Area	24204.8
Apt Ancilliary	1222.9
Total	25427.7

Houses			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Terrace	123	577	12723.2 m²
Semi-Detached	71	355	7298.8 m²
Duplex	14	42	1022.0 m²
Total	208	974	21044.0 m²