

Development Summary

Rev E

WILSON ARCHITECTURE



Project: Longview, Ballyvolane
Number: 2326 - 704
Date: 01/10/2026

SITE DATA

Description	Area Site	Building Footprint	Plot Ratio	Site Coverage	No. of Units	Density
Developable Site Area	62400.0 m²					
Total Site Area (Area within Red Line Boundary)	76160.5 m²					
Public Open Area	14407.0 m²			23.09%		
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	28506.1 m²	3061.5 m²	0.43	10.74%	100	35.1 per Ha
Area 03	26001.1 m²	2551.9 m²	0.34	9.81%	80	30.8 per Ha
Total		7574.4 m²	0.43	12.1%	248	39.7 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	17	83	24	0	124
Area 03	0	8	36	12	0	56
Total	33	60	119	36	0	
Unit Mix (%)	13.3%	24.1%	47.9%	14.5%	0.0%	
Total	248 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	9	12	4.8%	1598.4 m²
Type B	4-Bed End Terrace	133.2 m²	0	13	11	24	9.7%	3196.8 m²
Type D	3-Bed Semi-Detached	102.8 m²	0	51	40	91	36.7%	9354.8 m²
Type E	3 Bed Terrace	95.0 m²	0	15	11	26	10.5%	2470.0 m²
Type F	3 Bed Mews End Terrace	106.4 m²	0	1	1	2	0.8%	212.8 m²
Type G	2 Bed Terrace	80.8 m²	0	17	8	25	10.1%	2020.0 m²
Type K-01	2 Bed Duplex	79.5 m²	7	0	0	7	2.8%	556.5 m²
Type K-02	2 Bed Duplex	66.5 m²	7	0	0	7	2.8%	465.5 m²
Type J-01	1 Bed Apartment	48.0 m²	17	0	0	17	6.9%	816.0 m²
Type J-02	2 Bed Apartment	70.6 m²	13	0	0	13	5.2%	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	6.0%	750.0 m²
Type J-06	2 Bed Apartment	75.0 m²	7	0	0	7	2.8%	525.0 m²
			68	100	80	248		23035.6 m²

PERCENTAGE OF UNIT TYPES

	House	Duplex	Apts
Area 01	0	14	54
Area 02	100	0	0
Area 03	80	0	0
	180	14	54
	72.58%	5.65%	21.77%

RESIDENTIAL CAR PARKING

House	Apts & Duplex	Residential Parking Ratio	Total
	69	1.01	69
168	0	1.68	168
141	0	1.76	141
309	69	1.5	378

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	23035.6
Apt Ancilliary	1222.9
Creche	452.7
Total	24711.2

Houses			
Unit Types	No. of Units	No. of Bedspaces	
Terrace	51	179	4490.0 m²
Semi-Detached	128	712	14362.8 m²
Detached	1	5	106.4 m²
Duplex	14	42	1022.0 m²
Total	194	938	19981.2 m²