

Detailed Schedule of Accomodation

Lot	Innishmore, Ballincollig
Scheme	
Bidder	

Total no. of units	56
No. of Houses	18
No. of Apartments	38
Total Public Open Space	0.1 Ha (10%)

TO BE SUBMITTED IN BOTH PDF FORMAT AND EXCEL FORMAT

REQUIREMENTS PER UNIT TYPE AS PER GUIDELINES 1 and 2

Guidelines to be included for reference as per unit type to comply with 1. Sustainable Urban Housing: Design Standards for New Apartments 2023 and 2. Quality Housing for Sustainable Communities 2007

Unit Ref	Unit Type	No. of Storeys	Bedrooms	Bed Spaces	No. of Type - Inter	No. of Type - End	No. of Type - Total	Internal Width (mm)	Internal Depth (mm)	Floor Area - Gross - Internal (m2)	Minimum Floor Area - Gross - Internal (m2) required as per Guidelines	% Difference	Floor Area - Ground Floor (m2)	Minimum Floor Area - Ground Floor (m2) required as per Guidelines	% Difference	Area (SQM) Living/Dining	Minimum Area (SQM) Living/Dining required as per Guidelines	% Difference	Area (SQM) Kitchen	Minimum Area (SQM) Kitchen required as per Guidelines	% Difference	Area (SQM) Agg. Living/Dining/ Kitchen	Minimum Area (SQM) Agg. Living/Dining/Kitchen as per Guidelines	% Difference
3 Bed Mid-Townhouse	A1	2	3	4	15	0	15	5800	7730	89.6	83.0	8.0%	44.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	31.1	30.0	3.7%
3 Bed End-Townhouse	A2	2	3	4	0	2	2	5800	7730	89.6	83.0	8.0%	44.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	31.1	30.0	3.7%
Accessible 4 Bed End - Townhouse	A3	2	4	6	0	1	1	5800	12650	118.2***	100.0*	18.2%	73.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	38.9	37.0*	5.1%
Accessible 1 Bed Apartment	B1	1	1	2	12	0	12	5800	10470	54.0***	45.0	20.0%	54.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	23.0	23.0	0.0%
2 Bed Duplex	C1	2	2	4	12	0	12	5800	7610	85.6	82.0**	4.4%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30.0	30.0	0.0%
2 Bed Apartment	D2	1	2	4	0	7	7	6000	14395	77.6	73.0	6.3%	77.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30.0	30.0	0.0%
3 Bed Duplex	E1	2	3	5	0	7	7	6000	8475	98.5	96.0**	2.6%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	34.1	34.0	0.3%

* Note: Unit A3 is a 4 bed 6 person unit. With reference to Quality Housing for Sustainable Communities 2007, there are no 4 bed 6 person guidelines and as such the guidelines for a 3 bed 6 person dwelling have been followed.

**Note: The minimum areas for the Duplex units have been adjusted based on the recommendations set out in section 5.6.5 of the 'Design Manual for Quality Housing' 2023.

***Note: These units are accessible units and the internal areas are larger in order to incorporate design measures set out in the 'Universal Design Guidelines for Homes in Ireland' (2023) document.

Area (SQM) Bed 1	Minimum Area (SQM) Bed 1 required as per Guidelines	% Difference	Area (SQM) Bed 2	Minimum Area (SQM) Bed 2 required as per Guidelines	% Difference	Area (SQM) Bed 3	Minimum Area (SQM) Bed 3 required as per Guidelines	% Difference	Area (SQM) Bed 4	Minimum Area (SQM) Bed 4 required as per Guidelines	% Difference	Area (SQM) Agg Bed	Minimum Area (SQM) Agg Bed required as per Guidelines	% Difference	Area (SQM) Storage	Minimum Area (SQM) Storage required as per Guidelines	% Difference	Area (SQM) Private Amenity Space	Minimum Area (SQM) Private Amenity required as per Guidelines	% Difference	Minimum width (mm) - Bed 1	Minimum width (mm) - Bed 2	Minimum width (mm) - Bed 3	Minimum width (mm) - Bed 4	Dual Aspect (yes / no)
13.1	13.0	0.8%	10.4	7.1	46.5%	7.1	7.1	0.0%	/	/	/	30.6	28.0	9.3%	4.7	4.0	17.5%	47.8-49.2	40.0	19.5-23.0%	3500	2800	2655	/	YES
13.1	13.0	0.8%	10.4	7.1	46.5%	7.1	7.1	0.0%	/	/	/	30.6	28.0	9.3%	4.7	4.0	17.5%	68.3	40.0	70.8%	3500	2800	2655	/	YES
13.0	13.0	0.0%	11.4	11.4	0.0%	8.7	7.1	22.5%	7.1	7.1	0.0%	40.2	36.0*	11.7%	6.1	6.0*	1.7%	104.8	50.0	109.6%	3400	3255	2700	2370	YES
13.0	11.4	14.0%	/	/	/	/	/	/	/	/	/	13.0	11.4	14.0%	3	3.0	0.0%	35.8-42.1	5.0	616.0-742.0%	2850	/	/	/	YES
13.0	13.0	0.0%	11.4	11.4	0.0%	/	/	/	/	/	/	24.4	24.4	0.0%	6.0	6.0	0.0%	13.3	7.0	90.0%	2815	2885	/	/	YES
13.0	13.0	0.0%	12.1	11.4	6.1%	/	/	/	/	/	/	25.1	24.4	2.9%	6.9	6.0	15.0%	13.6-21.9	7.0	94.3-212.9%	2800	2800	/	/	YES
13.1	13.0	0.8%	11.5	11.4	0.9%	8.1	7.1	14.1%	/	/	/	32.7	31.5	3.8%	9.0	9.0	0.0%	10.2	9.0	13.2%	2975	2800	2100	/	YES