

Rev	Date	Comment:	By
A	13.11.24	Issued for Planning	LR

FRD_XX_XX_SH_JFA_AR_P7000

Job No: 2361

Project: Mixed Use Development, Cork

Client: Marina Quarter Ltd

Site Area		BLOCK A					BLOCK B				
Level		Gross Internal Area (GIA)	1 Bed	2 Bed /3P	2 Bed /4P	3 Bed	Gross Internal Area (GIA)	1 Bed	2 Bed /3P	2 Bed /4P	3 Bed
		m ²	Units				m ²	Units			
-01	Basement	3295									
	Gym	389									
00	Ground Floor	1025	6	1	4	0	1009	5	1	1	2
	Retail / Café	131					181				
01	First Floor	1025	4	0	8	0	1027	4	0	3	4
02	Second Floor	1025	4	0	8	0	1027	4	0	3	4
03	Third Floor	1025	4	0	8	0	1027	4	0	3	4
04	Fourth Floor	1025	4	0	8	0	1027	4	0	3	4
05	Fifth Floor	1025	4	0	8	0	1027	4	0	3	4
06	Sixth Floor	1025	4	0	8	0	1027	4	0	3	4
07	Seventh Floor	551	2	0	4	0	435	1	0	1	2
08	Eighth Floor	0	0	0	0	0	428	0	1	1	2
09	Ninth Floor	0	0	0	0	0	428	0	1	1	2
10	Tenth Floor	0	0	0	0	0	0	0	0	0	0
Block Total excl Basement		7728	32	1	56	0	8462.3	30	3	22	32
		48%	36%	1%	63%	0%	52%	34%	3%	25%	37%
			89					87			
Total Block A & B excl Basement		16190									
Total incl Basement		19485									

Summary of Numbers

Total Number of Units	BLOCK A				BLOCK B				OVERALL			
Breakdown of Units	1 Bed	2 Bed /3P	2 Bed /4P	3 Bed	1 Bed	2 Bed /3P	2 Bed /4P	3 Bed	1 Bed	2 Bed /3P	2 Bed /4P	3 Bed
Total Units	32	1	56	0	30	3	22	32	62	4	78	32
Percentage by Type	36%	1%	63%	0%	34%	3%	25%	37%	35.2%	2.3%	44.3%	18.2%

Overall Site Area (Ha)	0.84
Density (u/Ha)	210
GFA (sq.m)	16190
Plot Ratio	1.54
Site Coverage	0.44

Communal Open Space (sq.m)	Required	1168
	Provided	1400

Car spaces	56
Car parking ratio	0.32

Public Open Space (sq.m)	Required	1260
	Provided	1846 (within new site)
	Additional	1932 (within SHD red line)

Bike Spaces	427
Bike ratio	2.43

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Overall Area	180.9			
Relevant Units	114			
No spaces req	30.4			
Total Spaces Provided	35			
Play Area	102			
Breakdown:	Area	Req	Spaces	Staff
Area provided for 0-1	36.4	3.5	10	3
Area provided for 1-2	37.7	2.8	13	3
Area provided for 2-3	28.4	2.35	12	2
Staff estimate (incl admin)				9