

**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:** P06 (30-05-2023)  
 Condition 3, ABP 310327-21 implemented

**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	15,947
2 Bed	564	44,410
3 Bed	162	15,901
<b>Total</b>	<b>1044</b>	

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	
<b>Total</b>	<b>102,940</b>	

Residential Gross Floor Area (sqm)		
	100,375	<i>Note: Including residential amenity, bike stores and plant, excluding car park</i>

Non-residential Gross Floor Area (sqm)		
Cafe	155	
Creche	489	
Community Use	157	
Retail	1,664	
ESB Sub-Stations	100	
<b>Total</b>	<b>2,565</b>	

Car Parking Provision	7,992 sqm (not included in GFA)						Total
	Residential	Retail	Community	Café	Creche	Set-Down	
Block 5	87	3	1		5		96
Block 7	92	2		1			95
Block 9	35						35
On-street	47					3	50
<b>Total Spaces</b>							<b>276</b>
<b>ratio per unit</b>							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
<b>Sub-total Long Term</b>	<b>1484</b>
<b>Visitor Spaces within public realm</b>	<b>380</b>
<b>Visitor Spaces within private threshold</b>	<b>136</b>
<b>Total Bicycle Spaces</b>	<b>2000</b>
<b>ratio per unit</b>	<b>1.9</b>

Motorcycle Spaces	
	11

Public Open Space (sqm)	
Central Park	5500
Northern Park	2260
Urban Open Space	487
<b>Total</b>	<b>8247</b>

Demolitions (sqm)	
ESB Sub-station	16.5
Security Hut	21
<b>Total</b>	<b>37.5</b>

# PERMITTED SCHEME

By ABP-310327-21      13 September 2021

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			

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			

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			

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				

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			

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	

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		4				13	774		324	59	123	269	774	2,119				270	14	284	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		117			4	189	13,194		324	59	272	410	1,064	17,998				270	14	284	18,281	1,184

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	

Total Apartments	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	318	9	543	131		6	1007	72,211		1,424	360	1,460	1,107	4,350	96,179	155	489	157	1,663	100	2,565	98,744	7,992
NIA	15,947	605	42,654	12,420		587																	

Total Housing	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					23	6	8	37	4,046						4,196							4,196	
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	543	131	23	12	8	1044	76,257	1,424	360	1,460	1,107	4,350	100,375	155	489	157	1,663	100	2,564	102,940	7,992
NIA	15,947	605	42,654	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			4
Block 4B					7			7
Total					11			11
Block 8A					6			6
Block 8B					6			6
Block 8C						5	5	10
Block 8D						1	3	4
Total					12	6	8	26