

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:** P07 (25-03-2025)

Site Area 5.2 ha
Density 201 units/ha
GFA 103,153 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	565	44,510
3 Bed	163	16,010
Total	1046	

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	3,208	
Block 9	18,281	
Block 10	8,489	
Total	103,153	

Residential Gross Floor Area (sqm)		
	100,588	<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	
Total	2,565	

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

Motorcycle Spaces	
	11

Public Open Space (sqm)	
Central Park	5500
Northern Park	2260
Urban Open Space	487
Total	8247

Demolitions (sqm)	
ESB Sub-station	16.5
Security Hut	21
Total	37.5

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	7	9	28	3,053						3,208							3,208	
Total					12	7	9	28	3,053						3,208							3,208	

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	7	9	39	4,255						4,409							4,409	
NIA					2,615	665	975																

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	13	9	1046	76,466	1,424	360	1,460	1,107	4,350	100,588	155	489	157	1,663	100	2,565	103,153	7,992
NIA	15,947	605	42,654	12,420	2,615	1,252	975																

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			
Block 4B					7			
Total					11			11
Block 8A					6			
Block 8B					6			
Block 8C D						7	9	
Block 8D						4	3	
Total				12		7	9	28