

**RESIDENTIAL DEVELOPMENT, HAROLD'S CROSS ROAD 1:250 @ A1**

**SITE STATISTICS**  
 Site Area: 10172.1 sqm / 1.01 Ha  
 Open Space: 1355 sqm / 0.1 Ha (13.3%)(10% required - 1017.2 sqm)  
 Plot Ratio: 1.49  
 Density: 192 units / Ha  
 Site Coverage: 40%

**UNIT MIX**  
 Total Residential Units: 194  
 Studio Apt: 03. no  
 1 Bed Apt: 80. no  
 2 Bed Apt: 105. no  
 3 Bed Apt: 06. no

Dual Aspect: 139 Units = 72%  
 Single Aspect: 55 Units = 28%

1. No Retail Unit: 175 m2  
 1. No Creche: 142 m2  
 Commercial Workshops: 1958 m2

Total Communal Space: 1348 m2  
 incl. Communal Rooms: 136 m2  
 Communal Open Space: 1212 m2

**CAR PARKING**  
 Total Car Parking: 65 Spaces  
 incl. 4 no - Mobility Impaired  
 16 no - EV spaces  
 4 no - Go Car spaces

58 no. Basement Spaces  
 incl. 2 no - Mobility Impaired  
 13 no - EV spaces

7 no. Surface Spaces  
 incl. 3 no - EV (2 no EV Mobility Impaired)  
 4 no - Go Car spaces

Motorcycle Parking: 4 no spaces (basement)  
 Set Down / Loading: 2 no spaces

**BICYCLE PARKING**  
 Total Bicycle Parking: 580 Spaces  
 incl. 392 no - Resident long term  
 110 no - Visitor spaces  
 12 no - Commercial spaces  
 48 no - Electric bicycle spaces  
 10 no - Covered staff spaces  
 8 no - Cargo bicycle spaces

426 no. Basement Spaces  
 incl. 330 no - Resident long term  
 40 no - Visitor spaces  
 8 no - Cargo bicycle spaces  
 48 no - Electric bicycle (resident)

104 no. Block Spaces (GF)  
 incl. 62 no - Resident long term  
 30 no - Visitor spaces  
 12 no - Commercial spaces

50 no. Surface Spaces (Sheffield stands)  
 incl. 40 no - Visitor spaces  
 10 no - Covered staff spaces

**BIN STORAGE**  
 Total No of Bins: 73 (7 Bin Stores)  
 incl. 51 no - Residential Bins  
 07 no - Creche Bins  
 08 no - Retail Bins  
 07 no - Commercial Bins

**LEGEND**

- RED LINE denotes extent of application site area
- BLUE LINE denotes extent of adjoining lands in applicants ownership
- YELLOW TONE denotes extent of wayleave
- ↗ RED ARROW denotes pedestrian entrance to blocks

Dotted Lines indicate outline of Block D above

Dotted Lines indicate outline of Block A above



**BASEMENT PLAN**  
 SCALE 1:250

