Development Summary - Planning Stage - Rev D

WILSON ARCHITECTURE
OMM|W

Project: 2530 Ballincollig Apartments, Old Fort Rd
Date: 15/06/2026

SITE DATA

Description			Area	Ratio
Site Area			12055.9 m²	
Density				130.2 per Ha
Plot Ratio				1.25
Site Coverage				25.1%

OPEN SPACE

Description		Requirement	Area	Ratio
Public Open Area		10%	1620.3 m²	13.4%
Communal Outdoor Space		937 m²	1003.8 m²	8.3%
Creche Outdoor Space			305.3 m²	2.5%
Additional Planted Area			133.9 m²	1.1%
Total Open Space			3063.3 m²	25.4%

CAR PARKING SPACES

Description			Regular	Disabled
New Spaces			48	5
Repurposed Spaces			38	0
Total			**91**	
Car Space to Unit Ratio			0.6	

BICYCLE PARKING (1 Space per Bedroom)

Description		Requirement	Regular	Cargo
Block A		71	62	4
Block B		86	124	4
Block C		80	62	4
Total		237	**260**	

BUILDING DATA

Block	Number of Units	Units over 10% Floor Area	Dual Aspect	Gross Internal Area	Building Footprint	Net Internal Area
Block A	47	17	15	4074.4 m²	1035.8 m²	2862.2 m²
Block B	57	20	19	4868.6 m²	1035.8 m²	3461.9 m²
Block C	53	19	18	4792.3 m²	960.4 m²	3219.7 m²
Total	**157 Units**	35.7%	33.1%	13735.3 m²	3032.0 m²	9543.8 m²
		56	52			

APARTMENT MIX

Block	Unit Type						Total No. of Units
	1-Bed		2-Bed (3-Person)		2-Bed (4-Person)		
	Min	+ 10%	Min	+ 10%	Min	+ 10%	
Block A	8	15	1	1	21	1	47
Block B	10	18	1	2	26	0	57
Block C	10	16	1	2	23	1	53
Sub Total	28	49	3	5	70	2	
Unit Mix (%)	17.8%	31.2%	1.9%	3.2%	44.6%	1.3%	
Total	77		8		72		
Unit Mix (%)	49.0%		5.1%		45.9%		
Total	157 Units						