Development Summary - Planning Stage - Rev E

WILSON ARCHITECTURE
OMM|W

Project: 2530 Ballincollig Apartments, Old Fort Rd
Date: 14/09/2026

SITE DATA

Description			Area	Ratio
Site Area			12055.9 m²	
Density				126.9 per Ha
Plot Ratio				1.23
Site Coverage				25.8%

OPEN SPACE

Description		Requirement	Area	Ratio
Public Open Area		10%	1789.3 m²	14.8%
Communal Outdoor Space		917 m²	1164.4 m²	9.7%
Creche Outdoor Space			305.3 m²	2.5%
Total Open Space			3259.0 m²	27.0%

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		69	62	4
Block B		84	124	4
Block C		80	62	4
Total		233	**260**	

BUILDING DATA

Block	Number of Units	Units over 10% Floor Area	Dual Aspect	Gross Internal Area	Building Footprint	Residential Accommodation
Block A	45	15	15	4006.8 m²	1071.3 m²	2764.8 m²
Block B	55	18	19	4806.5 m²	1077.5 m²	3364.5 m²
Block C	53	19	18	4792.3 m²	961.8 m²	3219.7 m²
Total	**153 Units**	34.0% 52	34.0% 52	13605.6 m²	3110.6 m²	9349.0 m²

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	13	1	1	21	1	45
Block B	10	16	1	2	26	0	55
Block C	10	16	1	2	23	1	53
Sub Total	28	45	3	5	70	2	
Unit Mix (%)	18.3%	29.4%	2.0%	3.3%	45.8%	1.3%	
Total	73		8		72		
Unit Mix (%)	47.7%		5.2%		47.1%		
Total	153 Units						