

MAGEE BARRACKS  
SCHEDULE OF ACCOMMODATION & AREAS - FEBRUARY 2018

DATE  
26.03.2018

PHASE I - SHD		UNIT No.	UNIT Area	TOTAL
RESIDENTIAL				
	TYPE A: 3 BED SEMI-DETACHED	150	117	17,550
	TYPE B: 4 BED SEMI-DETACHED	16	143	2,288
	TYPE C: 4 BED DETACHED	10	143	1,430
	TYPE E1: 3 BED TERRACE (Semi Detached)	14	117	1,638
	TYPE E2 3 BED TERRACE (Terraced)	8	117	936
	TYPE F: 4 BED TERRACE (Corner Units)	2	143	286
	TYPE G1 / G2 / G3: 2 BED APARTMENT	26	82.5	2,145
	TYPE G1 / G2 / G3: 3 BED APARTMENT (Duplex)	26	123	3,198
	TYPE H: 1 BED APARTMENTS	12	54	648
	<b>TOTAL RESIDENTIAL DEVELOPMENT</b>	<b>264</b>		<b>30,119</b>
COMMERCIAL				
NEIGHBOURHOOD CENTRE	CHILDCARE FACILITY		680	
	COFFEE SHOP		300	
	RETAIL UNIT 1		115	
	RETAIL UNIT 2		105	
	RETAIL UNIT 3		100	
	ESB SUBSTATION		12.5	
	BIN STORE		12.5	
	TOTAL COMMERCIAL			<b>1,325</b>
<b>PROPOSED</b>	<b>TOTAL DEVELOPMENT AREA (PHASE I)</b>			<b>31,444</b>
SUPERMARKET UNIT	CONCURRENT APPLICATION (BY OTHERS)	(APPROX)	2200	
CANCER TREATMENT CLINIC	CONCURRENT APPLICATION (BY OTHERS)	(APPROX)	3555	

PHASE II DEVELOPMENT

PHASE II				
	TYPE A: 3 BED SEMI-DETACHED	80	117	9,360
	TYPE B: 4 BED SEMI-DETACHED	10	143	1,430
	TYPE C: 4 BED DETACHED	5	143	715
	TYPE D: 4 BED DETACHED (Face-On)	4	143	572
	TYPE E1: 3 BED TERRACE (Semi Detached)	38	117	4,446
	TYPE E2 3 BED TERRACE (Terraced)	22	143	3,146
	TYPE F: 4 BED TERRACE (Corner Units)	4	143	572
	TYPE G1 / G2 / G3: 2 BED APARTMENT	8	82.5	660
	TYPE G1 / G2 / G3: 3 BED APARTMENT (Duplex)	8	123	984
	<b>TOTAL RESIDENTIAL DEVELOPMENT</b>	<b>179</b>		<b>21,885</b>
<b>TOTAL UNITS</b>	<b>PHASE I &amp; II</b>	<b>443</b>		<b>53,329</b>

SITE		SQM/HECTARE	ACRE
MASTERPLAN	ENTIRE FORMER MAGEE BARRACKS SITE AREA	207,840	51.36
	<b>PHASE I SITE AREA</b>	<b>111,448</b>	<b>27.54</b>
	PHASE I RESIDENTIAL AREA	101,920	25.18
	NEIGHBOURHOOD CENTRE	7,421	1.83
	HOSPITAL ST. WORKS	3,076	0.76
	RESIDENTIAL AREA: PHASE II	70,230	17.35
	RESIDENTIAL AREA (PHASE I & II))	172,150	42.54
	SITE A: SUPERMARKET UNIT	10,733	2.65
	SITE B: CANCER TREATMENT CLINIC	20,609	5.09
PHASE 1 - SHD			
DENSITY	DEVELOPMENT AREA PHASE I - SHD (LESS GREEN AREA & NEIGHBOURHOOD CENTRE)	76,975	19.02
	UNITS PER HECTARE /ACRE	34.3	13.9
PLOT RATIO	PHASE I (HECTARE & ACRE) (INCLUDING GREEN AREA & NEIGHBOURHOOD CENTRE)	0.28	
PHASE I - SHD	SITE AREA (INC. HOSPITAL ST. WORKS)	111,448	27.54
	OPEN SPACE	19,700	4.87
	OPEN SPACE RATIO	17.7%	
EXISTING - SHD	FLOOR SPACE TO BE DEMOLISHED (FOOTPRINT)	7,695	
	TOTAL FLOOR SPACE TO BE DEMOLISHED	16,115	
	TOTAL FLOOR SPACE TO BE RETAINED	0	
SITE COVERAGE - SHD	GROUND FLOOR AREA COVERAGE	14,803	
	SITE COVERAGE RATIO (GF AREA/SITE AREA)	13.5%	

PHASE I & II MASTERPLAN

DENSITY	DEVELOPMENT AREA PHASE I & II (LESS GREEN AREA & NEIGHBOURHOOD CENTRE)	137,493	33.97
	UNITS PER HECTARE /ACRE	32.2	13.0
PLOT RATIO	RESIDENTIAL UNITS: PHASE I & II (HECTARE & ACRE)	0.30	
PHASE I & II	SITE AREA + OPEN SPACE	178,602	44.13
	SITE A: SUPERMARKET UNIT	10,733	2.65
	SITE B: CANCER TREATMENT CLINIC (LESS HOSPITAL ST. WORKS)	17,533	4.33
	TOTAL	206,871	51.12
SITE COVERAGE	GROUND FLOOR AREA COVERAGE	24,953	
	SITE COVERAGE RATIO (GF AREA/SITE AREA)	14.0%	
MASTERPLAN OPEN SPACE	OPEN SPACE (PLUS CLINIC PARK)	32,734	8.09
	OPEN SPACE RATIO	15.8%	