

Project: Knockrabo **Proj. No.:** 1307F
Location: Mt. Anville Road, Dublin **Proj. Lead:** SD
Client: KIDAC **Created by:** SD
Doc. No.: 1307F-OMP-SA-XX-XX-A-6000 **Doc. Purpose:** Planning
Doc. Title: Schedule of Accommodation **Revision:** 21 (29-10-2021)

Schedule of Accommodation

GENERAL

Gross Site Area/Overall Knockrabo Lands (Ha)	53890.0 Sq. m
Completed Units within Phase 1 Knockrabo lands	119
Permitted Units within Phase 1 Knockrabo lands yet to be completed	6
Proposed units as part of subject SHD Planning Application (Phase 2)	227
Total No. of units proposed within Overall Knockrabo Lands	352
Density (Gross Site Area/Overall Knockrabo Lands)	65.3 Units/ha
Completed/permitted Public Open Space within Phase 1 Knockrabo lands	4029.8 Sq. m
Permitted Public Open Space within Phase 1 Knockrabo lands yet to be completed	2372.0 Sq. m
Proposed Public Open Space as part of subject SHD Planning Application	5679.0 Sq. m
Total Public Open Space proposed within Overall Knockrabo Lands	12080.8 Ha
% of Gross Site Area/Overall Knockrabo Lands as Public Open Space	22.4%
Net Site Area/Overall Knockrabo Lands (Ha)	41917.0
Density (Net Site Area/Overall Knockrabo Lands)	83 Units/ha

*Note: Net Density is calculated by excluding the area reserved for the access route to the DEBP and the area surrounding Cedar Mount house from the gross site area. Please refer to OMP design statement for further detail.

Red Line Area for subject application (Ha)	17795.0 Sq. m
Density (Red Line Area)	127.6 Units/ha
Red Line Area subject application (Ha), exc. part of DEBP + CedarM.Reservations	14448.0 Sq. m
Density (Red Line Area, excluding part of DEBP Reservation)	157.1 Units/ha
Proposed units as part of subject SHD Planning Application (Phase 2)	227
Proposed Public Open Space as part of subject SHD Planning Application	5679.0 Sq. m
% of Red Line Areas as Public Open Space	31.9%
Demolition Area	0.0m ²

RESIDENTIAL UNITS	Unit Type	Unit Numbers	% Mix
	1-bed apartments	76	33.5%
	2-bed apartments	145	63.9%
	3-bed apartments	6	2.6%
TOTALS		227	100.0%

CAR PARKING	No. Residential Units	Visitor/Drop off Parking (On street)	Go-Car Parking (On street)	Residential Parking (On-street)	Residential Parking (Podium)	Total Residential Parking per Block	Residential Parking Ratio	Total Car Parking Provision
Block E	8	1	0	1	7	8	1.00	
Block F	84	3	2	12	48	60	0.71	
Block G + H	135	12	0	22	70	92	0.68	
TOTALS	227	16	2	35	125	160	0.70	178

BICYCLE PARKING	No. Residential Units	No. of Bedspaces	Residential Bicycle Parking Requirement (DLRCC)*	Residential Bicycle Parking Proposed	Visitor Bicycle Parking Requirement (DLRCC)*	Visitor Bicycle Parking Proposed	Total Residential and Visitor Bicycle Parking Requirement (DLRCC)*	Total Bicycle Parking Requirement (Apartment Guidelines)**	Total Bicycle Parking Provision
Block E	8	15	8	15	1.6	10	9.6		25
Block F	84	137	84	138	16.8	44	100.8		182
Block G + H	135	232	135	236	27.0	76	162		312
TOTALS	227	384	227	389	45	130	272	498	519

*DLRCC - general minimum standard – 1 long stay parking space per 1 unit and visitor at 1 space per 5 units – 227 units + 45 (visitor) – 272 required for the scheme

**Note: Calculations are based on Apartment Guidelines - General Minimum Standard: 1 bicycle storage space per bedroom and visitor at 1 space per 2 units – 498 required for the scheme

MOTOR BIKE PARKING	Motorbike Parking (Podium)	Motorbike Parking (On-Street)	Total Motorbike Parking
Block E	0	1	1
Block F	3		3
Block G + H	3	5	8
TOTALS	6	6	12

BICYCLE PARKING TYPE BREAKDOWN	Sheffield Stand Spaces	Stacked Spaces	Wall Mounted Spaces	Cargo Spaces
Block E	16	9	0	0
Block F	110	46	24	2
Block G + H	170	60	80	2
TOTALS	296	115	104	4
% OF TOTAL	57%	22%	20%	1%

COMMUNAL SPACE	No. Residential Units	Communal Open Space Requirement Apartment Guidelines***	Communal Open Space Proposed (Level 00 + 01)	Communal Open Space Proposed (Roof level)	Communal Open Space Proposed Total	Tenant Amenity Proposed (Internal)
Block E	8	54	175	0	175	
Block F	84	532	370	198	569	
Block G + H	135	869	1433	0	1433	537.2
TOTALS	227	1401	1978	198	2176	537.2

***Note: Communal Open Space Requirement is based on Apartment Guidelines Minimum Floor Areas for Communal Amenity Space

APARTMENTS							
BLOCK E		1 BED	2 BED	3 BED	TOTAL	DUAL ASPECT	%
Level 00	0	0	0	0	0	0	
Level 01	0	1	1	0	2	2	100.0%
Level 02	0	0	2	0	2	2	100.0%
Level 03	0	0	2	0	2	2	100.0%
Level 04	0	0	2	0	2	2	100.0%
SUBTOTAL	0	1	7	0	8	8	100.0%

BLOCK F	2 BED DUPLEX	1 BED	2 BED	3 BED	TOTAL	DUAL ASPECT	%
Level 00	0	0	1	0	1	1	100.0%
Level 01	3	6	7	0	16	8	50.0%
Level 02	0	5	9	0	14	6	42.9%
Level 03	0	5	9	0	14	6	42.9%
Level 04	0	5	9	0	14	6	42.9%
Level 05	0	5	9	0	14	6	42.9%
Level 06	0	3	4	0	7	5	71.4%
Level 07	0	2	2	0	4	4	100.0%
SUBTOTAL	3	31	50	0	84	42	50.0%

BLOCK G		1 BED	2 BED	3 BED	TOTAL	DUAL ASPECT	%
Level 00	0	0	0	0	0	0	
Level 01	0	4	5	0	9	3	33.3%
Level 02	0	6	7	1	14	6	42.9%
Level 03	0	6	7	1	14	6	42.9%
Level 04	0	6	7	1	14	6	42.9%
Level 05	0	6	7	1	14	6	42.9%
Level 06	0	5	4	0	9	3	33.3%
Level 07	0	4	3	1	8	4	50.0%
SUBTOTAL	0	37	40	5	82	34	41.5%

BLOCK H		1 BED	2 BED	3 BED	TOTAL	DUAL ASPECT	%
Level 00	0	0	0	0	0	0	
Level 01	0	2	7	0	9	5	55.6%
Level 02	0	1	9	0	10	6	60.0%
Level 03	0	1	9	0	10	6	60.0%
Level 04	0	1	9	0	10	6	60.0%
Level 05	0	1	9	0	10	6	60.0%
Level 06	0	1	2	1	4	3	60.0%
SUBTOTAL	0	7	45	1	53	32	60.4%
Total		3	76	142	6	227	51.1%

BLOCK E	Parking/Services	Tenant Amenity	GIA	NIA	%
Level 00	223.6	0.0	50.5	0.0	0.0%
Level 01	0.0	0.0	241.2	149.9	62.1%
Level 02	0.0	0.0	241.2	184.5	76.5%
Level 03	0.0	0.0	241.2	184.5	76.5%
Level 04	0.0	0.0	241.2	184.5	76.5%
Level 04	0.0	0.0	0.0	0.0	
SUBTOTAL	223.6	0.0	1015.3	703.4	69.3%

BLOCK F	Parking/Services	Tenant Amenity	GIA	NIA	%
Level 00	1517.9	0.0	511.9	92.3	18.0%
Level 01	0.0	0.0	1430.0	1061.4	74.2%
Level 02	0.0	0.0	1381.9	1140.5	82.5%
Level 03	0.0	0.0	1251.1	1009.7	80.7%
Level 04	0.0	0.0	1251.1	1009.7	80.7%
Level 05	0.0	0.0	1251.1	1009.7	80.7%
Level 06	0.0	0.0	603.5	485.7	80.5%
Level 07	0.0	0.0	361.6	269.8	74.6%
SUBTOTAL	1517.9	0.0	8042.2	6078.8	75.6%

BLOCK G	Parking/Services	Tenant Amenity	GIA	NIA	%
Level 00	2206.9	537.2	1169.2	537.2	45.9%
Level 01	0.0	0.0	1214.6	624.1	51.4%
Level 02	0.0	0.0	1201.6	982.0	81.7%
Level 03	0.0	0.0	1201.6	982.0	81.7%
Level 04	0.0	0.0	1201.6	982.0	81.7%
Level 05	0.0	0.0	1201.6	982.0	81.7%
Level 06	0.0	0.0	739.5	600.9	81.3%
Level 07	0	0.0	695.8	558.0	80.2%
SUBTOTAL	2206.9	537.2	8625.5	6248.2	72.4%

BLOCK H	Parking/Services	Tenant Amenity	GIA	NIA	%
Level 00	0.0	0.0	0.0	0.0	
Level 01	0.0	0.0	984.3	687.4	69.8%
Level 02	0.0	0.0	984.3	803.1	81.6%
Level 03	0.0	0.0	984.3	803.1	81.6%
Level 04	0.0	0.0	984.3	803.1	81.6%
Level 05	0.0	0.0	984.3	803.1	81.6%
Level 06	0.0	0.0	492.2	359.6	73.1%
SUBTOTAL	0.0	0.0	5413.7	4259.4	78.7%
TOTALS	3948.4	537.2	23096.7	17289.8	74.9%