



# Schedule of Accommodation

Planning Application for Proposed Residential Development of 30 Dwellings at  
Newcastle, Co. Dublin for Deane & Deane Ltd.

May 2022

### 1.0 Site Schedule

Gross Site Area	1.33 ha
Lands Zoned Rural Amenity (RU)	0.31 ha
Net Site Area	0.93 ha
Total Units	30
Density	30.6 units per hectare
Open Space Requirement	0.2 ha (15%)
Open Space within Gross Site Area	0.45 ha (33%)
Open Space within Net Site Area	0.12 ha (13%)

Gross Floor Area Total	3,890 m <sup>2</sup>
Plot Ratio	0.39
Site Coverage Area	1,244 m <sup>2</sup>
Site Coverage Percentage	12.7 %
Houses	30 (100%)
Car Parking	55 (See Section 4)

### 1.1 Bedroom Numbers

2-Bed Units	2	(7%)
3-Bed Units	28	(93%)

### 1.2 Unit Mix

Mid-Terrace	11	(36.6%)
End of Terrace	6	(20%)
Semi-Detached	12	(40%)
Detached	1	(3.4%)
Total	30	

**2.0 – House Schedule**

(Minimum Standards in Parentheses)

<u>House Type</u>	<u>A1 – Terraced 3-Bed</u>	
No.	15	
Storeys	2	
Beds	3	
People	6	
Ground Floor Area	56.2m <sup>2</sup>	
Gross Floor Area	112.4m <sup>2</sup>	(100m <sup>2</sup> )
Living Room Area	15.8m <sup>2</sup>	(15m <sup>2</sup> )
Agg. Living Area	39.8m <sup>2</sup>	(37m <sup>2</sup> )
Agg. Bedroom Area	37.2m <sup>2</sup>	(36m <sup>2</sup> )
Storage	7m <sup>2</sup>	(6m <sup>2</sup> )

<u>House Type</u>	<u>A2- Terraced Corner Unit 3-Bed</u>	
No.	2	
Storeys	2	
Beds	3	
People	6	
Ground Floor Area	57m <sup>2</sup>	
Gross Floor Area	113.2m <sup>2</sup>	(100m <sup>2</sup> )
Living Room Area	15.8m <sup>2</sup>	(15m <sup>2</sup> )
Agg. Living Area	40.6m <sup>2</sup>	(37m <sup>2</sup> )
Agg. Bedroom Area	37.2m <sup>2</sup>	(36m <sup>2</sup> )
Storage	7m <sup>2</sup>	(6m <sup>2</sup> )

<u>House Type</u>	<u>A3- Semi-Detached 3-Bed</u>	
No.	6	
Storeys	2	
Beds	3	
People	6	
Ground Floor Area	69.5m <sup>2</sup>	
Gross Floor Area	125.4m <sup>2</sup>	(100m <sup>2</sup> )
Living Room Area	15.8m <sup>2</sup>	(15m <sup>2</sup> )
Agg. Living Area	52.8m <sup>2</sup>	(37m <sup>2</sup> )
Agg. Bedroom Area	37.2m <sup>2</sup>	(36m <sup>2</sup> )
Storage	7m <sup>2</sup>	(6m <sup>2</sup> )

<u>House Type</u>	<u>B1- Semi-Detached 3-Bed</u>	
No.	4	
Storeys	2	
Beds	3	
People	5	
Ground Floor Area	65.2m <sup>2</sup>	
Gross Floor Area	116.8m <sup>2</sup>	(92m <sup>2</sup> )
Living Room Area	20.9m <sup>2</sup>	(13m <sup>2</sup> )
Agg. Living Area	55.6m <sup>2</sup>	(34m <sup>2</sup> )
Agg. Bedroom Area	32.8m <sup>2</sup>	(32m <sup>2</sup> )
Storage	5m <sup>2</sup>	(5m <sup>2</sup> )

<u>House Type</u>	<u>B2- Detached 3-Bed</u>	
No.	4	
Storeys	2	
Beds	3	
People	5	
Ground Floor Area	65.2m <sup>2</sup>	
Gross Floor Area	116.8m <sup>2</sup>	(92m <sup>2</sup> )
Living Room Area	20.9m <sup>2</sup>	(13m <sup>2</sup> )
Agg. Living Area	57.3m <sup>2</sup>	(34m <sup>2</sup> )
Agg. Bedroom Area	32.8m <sup>2</sup>	(32m <sup>2</sup> )
Storage	5m <sup>2</sup>	(5m <sup>2</sup> )

House Type C1 - Semi-Detached 2-Bed

\*Note: This Universal Access unit has been designed in collaboration with SDCC who have agreed to the unit type and bedroom sizes that are below the aggregate requirement for a 2-bedroom house

No.	1	
Storeys	2	
Beds	2	
People	3	
Ground Floor Area	44.2m <sup>2</sup>	
Gross Floor Area	86.9m <sup>2</sup>	(80m <sup>2</sup> )
Living Room Area	16.7m <sup>2</sup>	(13m <sup>2</sup> )
Agg. Living Area	32.4m <sup>2</sup>	(28m <sup>2</sup> )



Agg. Bedroom Area	22m <sup>2</sup>	(20m <sup>2</sup> )
Storage	4.1m <sup>2</sup>	(4m <sup>2</sup> )

**House Type**                      **C2 - Semi-Detached 2-Bed**

\*Note: This Universal Access unit has been designed in collaboration with SDCC who have agreed to the unit type and bedroom sizes that are below the aggregate requirement for a 2-bedroom house

No.	1	
Storeys	2	
Beds	2	
People	3	
Ground Floor Area	44.2m <sup>2</sup>	
Gross Floor Area	86.9m <sup>2</sup>	(80m <sup>2</sup> )
Living Room Area	16.7m <sup>2</sup>	(13m <sup>2</sup> )
Agg. Living Area	32.4m <sup>2</sup>	(28m <sup>2</sup> )
Agg. Bedroom Area	22m <sup>2</sup>	(20m <sup>2</sup> )
Storage	4.1m <sup>2</sup>	(4m <sup>2</sup> )

**3.0 – Schedule of Garden Areas**

Unit No.	House Type	Proposed Garden Area (m <sup>2</sup> )	Required Garden Area (m <sup>2</sup> )
1	B1	77	60
2	B1	77	60
3	B1	77	60
4	B1	77	60
5	B1	77	60
6	C1	66.2	55
7	C2	75.7	55
8	A3	71.3	60
9	A3	73	60
10	A3	73.2	60
11	A3	61.5	60
12	A2	64.4	60



13	A1	63.4	60
14	A1	80.9	60
15	A3	62.5	60
16	A3	64.5	60
17	A1	75.7	60
18	A1	60	60
19	A1	60	60
20	A1	66.2	60
21	A1	80.5	60
22	A1	65.5	60
23	A1	65.5	60
24	A1	65.5	60
25	A1	65.5	60
26	A1	65.5	60
27	A1	65.5	60
28	A1	65.5	60
29	A1	65.5	60
30	A2	68.1	60

#### 4.0 – Car Parking Schedule

No. Units	Unit Type	Car Parking Provision	No. Car Spaces Provided
18	3-Bed	2 Spaces per Unit	36
10	3-Bed	1 Space per Unit	10
2	2-Bed	1 Space per Unit	12
		<b>Total Private Spaces</b>	<b>48</b>
		<b>Total Visitor Spaces</b>	<b>7</b>
		<b>Total Car Spaces</b>	<b>55</b>