



Part V Proposal to South Dublin County Council

for
Residential Development, Firhouse Road, Firhouse, Dublin 24
for
Bluemont Developments (Firhouse) Ltd.

June 2022

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SECTION 1

1.00 Notes on Part V Proposal

PART V PROPOSAL
FIRHOUSE ROAD
KNOCKLYON
DUBLIN 24

Notes on Part V Proposal

1.00 The following notes should be read in conjunction with the All-in Cost Analysis Summary & Commentary.

1.01 This Part V proposal, relating to the All-in Construction Costs for a proposed residential development at Firhouse Road, Firhouse, Dublin 24, has been prepared on behalf of Bluemont Developments (Firhouse) Ltd. for submission to South Dublin County Council and their representatives.

Bluemont Developments (Firhouse) Limited intend to apply to An Bord Pleanála (the Board) for a Strategic Housing Development with a total site area of c.0.46 ha, on lands located at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24.

The development will consist of the demolition of all existing structures on site (c. 1,326 sq m), including:

- Two storey building formally used as public house, ancillary off-licence and associated structures (c. 972 sq m);
- Two storey building comprising an existing barber shop and betting office (c. 260 sq m);
- Two storey building formally used as public house, ancillary off-licence and associated structures (c. 972 sq m);
- Single storey cottage building and associated structures (c. 94 sq m); and
- Eastern boundary wall and gated entrance from Mount Carmel Park.

The development with a total gross floor area of c. 11,638 sq m, will also consist of 100 no. residential units arranged in 2 blocks (Blocks 01 and 02) ranging between 3 and 5 storeys in height, over lower ground floor and basement levels, comprising:

- 96 no. apartments (consisting of 2 no. studio units; 45 no. one bedroom units; 10 no. two bedroom (3 person) units; 34 no. two bedroom (4 person) units; and 5 no. three bedroom units), together with private (balconies and private terraces) and communal amenity open space provision at podium and roof levels; and
- 4 no. duplex apartments (consisting of 2 no. one bedroom units and 2 no. two bedroom units (4 person) located within Block B01, together with private balconies and terraces.

The development will also consist of non-residential uses (c. 355 sq m), including:

- 1 no. café (c. 58 sq m) and 1 no. office (c. 30 sq m) located at ground floor level of Block B01;
- 1 no. medical unit (c. 59 sq m) and 1 no. betting office (c. 66 sq m) located at ground floor level of Block B02;
- 1 no barber shop (c. 28 sq m) located at ground floor level between Blocks 01 and 02; and
- 1 no. crèche (c. 114 sq m) located at lower ground floor level of Block B01 and associated outdoor play area to the rear.

Vehicular access to the site will be from the existing access off Firhouse Road. The proposal includes minor alterations to the existing access, including the provision of new and enhanced pedestrian infrastructure.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, basement car parking (80 no. spaces in total, including accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections to existing public services, (including relocation of existing surface water sewer and water main from within the application site onto the public roads area along Firhouse Road and Mount Carmel Park); ducting; plant; waste management provision; SuDS measures; stormwater management and attenuation; sustainability measures; signage; changes in levels; public lighting; and all ancillary site development and excavation works above and below ground.

1.02 Twenty Part V related apartments are proposed in Blocks 1 and 2 of the proposed scheme. We understand South Dublin County Councils preference in respect of Part V is to acquire units on site and is bound by the planning permission granted. The units under consideration, subject to agreement with South Dublin County Council, and assessed as part of this report are:

Level 00:

Block 01: 2 no. 1-Bed 49.5 sqm

Block 02: 2 no. 1-Bed 49.5 sqm

Level 01:

Block 01: 2 no. 2-Bed 63 sqm

Block 02: 1 no. 1-Bed 46.5 sqm

Block 02: 1 no. 2-Bed 63 sqm

Level 02:

Block 01: 2 no. 2-Bed 63 sqm

Block 02: 1 no. 1-Bed 46.5 sqm

Block 02: 1 no. 2-Bed 63 sqm

Level 03:

Block 01: 1 no. 1-Bed 49.5 sqm

Block 01: 1 no. 2-Bed 65 sqm

Block 02: 1 no. 1-Bed 49.5 sqm

Block 02: 1 no. 2-Bed 65 sqm

Level 04:

Block 01: 1 no. 2-Bed 65 sqm

Block 02: 2 no. 1-Bed 49.5 sqm

Block 02: 1 no. 2-Bed 65 sqm

1.03 The report herein is based on information provided by and obtained through recent discussion with Bluemont Developments (Firhouse) Ltd. and design team representatives and auctioneers and our review of preliminary design information as provided by the developer.

SECTION 2

2.00 All-in Part V Cost Summary

PART V PROPOSAL
FIRHOUSE ROAD
KNOCKLYON
DUBLIN 24

Residential Development, Firhouse Road, Firhouse, Dublin 24

Bluemont Developments (Firhouse) Ltd.

All-in Part V Cost Summary

No.	Description	Qty	Unit	Unit Cost	Total
1.01	1-Bed Apartments	10	no.	€ 536,785.55	€ 5,367,855.49
1.02	2-Bed Apartments	10	no.	€ 581,546.41	€ 5,815,464.12
1.03	Total including VAT				€ 11,183,319.61

SECTION 3

3.00 All-in Part V Cost Assessment Breakdowns, for:

1-Bedroom Unit

2-Bedroom Unit

PART V PROPOSAL
FIRHOUSE ROAD
KNOCKLYON
DUBLIN 24

All-in Part V Cost Summary
for
Residential Development, Firhouse Road, Firhouse, Dublin 24
Bluemont Developments (Firhouse) Ltd.

1-Bedroom Unit

Average Floor Area:

50 m2

	€	Comments
Construction Costs		
Substructure, Superstructure, External Works and Site Development Works	€260,000.00	Outline estimated construction costs inclusive of standard kitchen; standard sanitary ware; floor vinyl and tiling to selected areas; wall tiling in splashbacks; normal site development works.
Abnormal Works	€30,000.00	Allowance for abnormal works associated with site demolitions; ground conditions; changes in levels; diversion of existing public surface water and public water infrastructure; SuDS attenuation; attenuation tank; plantrooms; ESB substations; site boundary treatments; archaeological works; tree alterations works.
Construction Costs Sub-total:	€290,000.00	
Indirect Costs (Prelims & Insurances)	€34,800.00	Indirect Costs at 12%.
Builders Profit	€32,480.00	Builders Profit at 10%.
Development Costs		
Contribution & Charges	€4,771.31	Allowance for Planning Condition Contributions associated with public infrastructure and facilities benefiting development.
Planning Application & Commencement Notice Fees	€173.55	Allowance for Planning Application & Commencement Notice Fees.
Road Opening Licence / Hoarding Licence Fees	€1,000.00	During construction there will be a requirement for a hoarding and scaffolding licence with an accompanying traffic management plan and a requirement for a road opening licence for connection to existing utilities - exact costs are unknown at this point.
Finance Costs associated with Planning Bond	€500.00	Allowance for provision of a Planning Bond, with associated requirement to finance same.
Fire Cert and DAC Costs	€228.20	Fees payable to South Dublin County Council for Fire Cert Application and DAC.
Professional Fees	€42,873.60	Professional fees associated with Project Manager; Architect and Assigned Certifier; Structural/Civil Engineer; Services Engineer; Quantity Surveyor; Landscape Architect; Archaeologist; Arboriculturalist; Planning Consultant; Ecologist; Traffic Consultant - allowed at 12% of construction cost.
Legal Fees	€2,500.00	Allowance for legal fees.
Electrical Connection Fees	€1,000.00	Allowance for electrical connection fees.
Irish Water Fees	€5,347.00	Costs reflect Irish Water Charges Plan with €3,499 payable for waste water connection charge and €1,848 payable for water connection charge.
Broadband / Telecom Fees	€500.00	Allowance for telecom/broadband connection fees.
Construction Guarantee Scheme Fee	€900.00	Fee payable to Global Home Warranties for Construction Guarantee Scheme.
Finance Costs	€42,305.30	Finance cost calculated based on a rate of 11%.
Development Costs Sub-total:	€102,098.96	
Land Costs	€18,737.86	Refer to correspondence in Section 5 from Hooke & MacDonald Auctioneers, outlining an Existing Use Value of €1,670,000 and a Development Value of €3,600,000. Net Monetary Value of €1,930,000. Same averaged per average unit cost, 103-units proposed.
Total Unit Cost (Excl. VAT):	€478,116.82	
Add VAT at 13.5%:	€48,232.80	VAT on construction costs.
Add VAT at 23%:	€10,435.93	VAT on professional fees.
Total including VAT	€536,785.55	

All-in Part V Cost Summary
for
Residential Development, Firhouse Road, Firhouse, Dublin 24
Bluemont Developments (Firhouse) Ltd.

2-Bedroom Unit
Average Floor Area: 65 m2

	€	Comments
Construction Costs		
Substructure, Superstructure, External Works and Site Development Works	€280,000.00	Outline estimated construction costs inclusive of standard kitchen; standard sanitary ware; floor vinyl and tiling to selected areas; wall tiling in splashbacks; normal site development works.
Abnormal Works	€35,000.00	Allowance for abnormal works associated with site demolitions; ground conditions; changes in levels; diversion of existing public surface water and public water infrastructure; SuDS attenuation; attenuation tank; plantrooms; ESB substations; site boundary treatments; archaeological works; tree alterations works.
Construction Costs Sub-total:	€315,000.00	
Indirect Costs (Prelims & Insurances)	€37,800.00	Indirect Costs at 12%.
Builders Profit	€35,280.00	Builders Profit at 10%.
Development Costs		
Contribution & Charges	€6,265.35	Allowance for Planning Condition Contributions associated with public infrastructure and facilities benefiting development.
Planning Application & Commencement Notice Fees	€218.50	Allowance for Planning Application & Commencement Notice Fees.
Road Opening Licence / Hoarding Licence Fees	€1,000.00	During construction there will be a requirement for a hoarding and scaffolding licence with an accompanying traffic management plan and a requirement for a road opening licence for connection to existing utilities - exact costs are unknown at this point.
Finance Costs associated with Planning Bond	€500.00	Allowance for provision of a Planning Bond, with associated requirement to finance same.
Fire Cert and DAC Costs	€284.00	Fees payable to South Dublin County Council for Fire Cert Application and DAC.
Professional Fees	€46,569.60	Professional fees associated with Project Manager; Architect and Assigned Certifier; Structural/Civil Engineer; Services Engineer; Quantity Surveyor; Landscape Architect; Archaeologist; Arboriculturalist; Planning Consultant; Ecologist; Traffic Consultant - allowed at 12% of construction cost.
Legal Fees	€2,500.00	Allowance for legal fees.
Electrical Connection Fees	€1,000.00	Allowance for electrical connection fees.
Irish Water Fees	€5,347.00	Costs reflect Irish Water Charges Plan with €3,499 payable for waste water connection charge and €1,848 payable for water connection charge.
Broadband / Telecom Fees	€500.00	Allowance for telecom/broadband connection fees.
Construction Guarantee Scheme Fee	€900.00	Fee payable to Global Home Warranties for Construction Guarantee Scheme.
Finance Costs	€45,967.29	Finance cost calculated based on a rate of 11%.
Development Costs Sub-total:	€111,051.74	
Land Costs	€18,737.86	Refer to correspondence in Section 5 from Hooke & MacDonald Auctioneers, outlining an Existing Use Value of €1,670,000 and a Development Value of €3,600,000. Net Monetary Value of €1,930,000. Same averaged per average unit cost, 103-units proposed.
Total Unit Cost (Excl. VAT):	€517,869.60	
Add VAT at 13.5%:	€52,390.80	VAT on construction costs.
Add VAT at 23%:	€11,286.01	VAT on professional fees.
Total including VAT	€581,546.41	

SECTION 4

4.00 Auctioneers Site Valuation Correspondence



CHARTERED SURVEYORS | PROPERTY CONSULTANTS | VALUERS

118 Lower Baggot Street, Dublin 2, Ireland
+353 1 661 0100 | info@hmd.ie | hmd.ie

Mr Hugh McCann,
Bluemont International,
Blackwood Court,
Northwood Avenue,
Dublin 9,
D09 FY6D

10th September 2021

Re: Development and Existing Use Values
Property at The Firhouse Inn, The Cottage Tea Rooms,
and 2 Firhouse Road, Firhouse Road, Dublin 24

Dear Mr McCann,

Further to your request, we now write to provide you with our thoughts regarding the current Development and Existing Use values of the subject property at The Firhouse Inn, The Cottage Tea Rooms, and 2 Firhouse Road, Firhouse Road, Dublin 24 (the "Property").

We understand that this letter is required for negotiation purposes relating to Part V of the Planning and Development Act 2000 (as amended), which states that the Existing Use Value of the land should be "calculated by reference to its existing use on the date of the transfer of ownership of the land to the planning authority concerned on the basis that on that date it would have been, and would thereafter have continued to be, unlawful to carry out any development in relation to that land other than exempted development".

Existing Use Value

We would consider the Existing Use Value of the Property at The Firhouse Inn, The Cottage Tea Rooms, and 2 Firhouse Road, Firhouse Road, Dublin 24, as at the date of this letter, to be in the region of:

The Firhouse Inn - €1,000,000
The Cottage Tea Rooms - €170,000
2 Firhouse Road - €500,000
Total - €1,670,000
(One Million Six Hundred and Seventy Thousand Euro)

DIRECTORS Ken MacDonald (FSCSI FRICS MIPAV MFIABCI M.INST.D), David Lawlor (FSCSI FRICS MIPAV), David Cantwell (FSCSI FRICS MIPAV), Renagh MacDonald (FSCSI FRICS), Donald MacDonald (BA FCA MSC. MIPAV), Enda Moore (MSCSI MRICS), Des Donnelly (ASSOC. SCSi ASSOC. RICS MIPAV), Gavin Hanlon (MSCSI MRICS)

Development Value

We would consider the Development Value of the Property at The Firhouse Inn, The Cottage Tea Rooms, and 2 Firhouse Road, Firhouse Road, Dublin 24, on the Special Assumption that the Property has full planning permission for the proposed scheme of 103 no. apartments, as at the date of this letter, to be in the region of:

€3,600,000

(Three Million Six Hundred Thousand Euro)

Equating to approximately:

€35,000 per apartment site

This letter is provided in the course of providing estate agency services and is not intended for loan security purposes. Consequently, in accordance with PS1, paragraph 5.4, of the RICS Valuation – Global Standards, we have not been required to provide a formal Valuation Report for the intended purpose of this report as stated above. In the event that we are required to undertake a formal Valuation Report, we reserve the right to alter the stated figure herein.

Finally, in accordance with our standard practice we must state that the likely sale prices stated herein are provided merely as an informal estimation for the sole use of the party to whom it is addressed. In accordance with our standard practice we state that our current estimation of likely sale prices provide no guarantee of future likely sale price which may increase or decrease.

Yours sincerely,

A handwritten signature in blue ink that reads "Hooke & MacDonald".

Hooke & MacDonald
Chartered Surveyors & Property Consultants

Developer: Bluemont International
Property: The Firhouse Inn, The Cottage Tea Rooms, & 2 Firhouse Road, Dublin 24
Subject: Existing Use Values
Date: 10th September 2021



Property / Unit	Tenant	Floor / Description	Sq M	Sq Ft	Estimated Market Rent psf / p.c.m.	Estimated Market Rent Per Annum	Capitalisation Yield	Gross Value	Less Purchaser's Costs	Net Valuation	SAY Net Valuation	Net Initial Yield	€ / psf
The Firhouse Inn													
Public House	Vacant	Ground Floor - Public House incl. Off License Basement - Keg Store, Coldroom, etc. First Floor - Pub Toilets	335.19 123.7 TBC 458.89	3608 1331 TBC 4939	- - - €10.02	- - - €49,500							
First Floor Office Space	Vacant	First Floor - Office Space	91.48	985	€8.12	€8,000							
Residential Accommodation	Vacant	First Floor - Two x 2-Bedroom Flats	TBC	TBC	€2,500.00	€30,000							
Total - The Firhouse Inn		NB - Total Floor Area of 707.22 sq m (Gnd - 335.19 sq m; 1st - 248.33 sq m; and Bst - 123.7 sq m)	707.22	7612	€11.50	€87,500	8.00%	€1,093,750	9.96%	€994,680	€1,000,000	7.96%	€131
Cottage Tea Rooms													
Cottage Tea Rooms	Vacant	Ground Floor - Retail (Tea Rooms / Coffee Shop)	63.3	681	€22.03	€15,000	8.00%	€187,500	9.96%	€170,517	€170,000	8.02%	€250
2 Firhouse Road													
Unit 1	Boylesports	Ground Floor - Retail (Betting Shop) First Floor - Office	43.56 13.08 56.64	469 141 610	- - €30.33	- - €18,500							
Unit 2	Carizima Barbers	Ground Floor - Retail (Barbershop)	34.14	367	€40.71	€14,940							
Unit 3	Vacant	First Floor - Office	60.81	655	€12.21	€8,000							
Advertising Hoardings		Advertising Hoardings	n/a	n/a	n/a	€500							
Total - 2 Firhouse Road			151.59	1632	€25.70	€41,940	7.50%	€559,200	9.96%	€508,549	€500,000	7.63%	€306
Total			922.11	9925	€14.55	€144,440			9.96%	€1,670,000		7.87%	€168

Assumptions:

The floor areas for the Tea Rooms and 2 Firhouse Road have been sourced from the Valuation Office Rateable Valuations for these properties and are assumed to be correct.

In accordance with our standard practice we state that our thoughts regarding the likely sales prices and rental levels of the proposed accommodation, which are provided for discussion purposes only at this time, are based; current market conditions; current Irish legislation. The above is provided in the course of providing estate agency services in accordance with PS1, paragraph 5.4, of the RICS Valuation - Global Standards, and is not intended for loan security purposes. In accordance with our standard practice we must state that this document is provided merely as an informal estimation of likely sales prices and rental levels for the sole use of the party to whom it is addressed. Subject to contract / contract denied.

Subject to Contract / Contract Denied. Hooke & MacDonald and the Vendor give note that the particulars and information contained in this schedule do not constitute any part of any offer or contract and are for guidance purposes only. All descriptions, dimensions, references to condition and necessary permission or licences for use or occupation, access and other details are given in good faith and are believed to be correct. However, whilst care has been taken in the preparation of this schedule any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. Prices, rents or any other outgoings are for guidance purposes only and are subject to change. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. Hooke & MacDonald nor any of their employees have any authority to make or give any representation or warranty (expressed or implied) in relation to the property and Hooke & MacDonald nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessee or any third party arising from the particulars or information contained in this schedule or related marketing material. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this schedule does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.

SECTION 5

5.00 Architects Report

PART V PROPOSAL
FIRHOUSE ROAD
KNOCKLYON
DUBLIN 24

o'mahony pike

May 2022

20022-OMP-XX-XX-RP-A-90002

Proposed Residential Development

Firhouse Inn, Firhouse Road

Part V Document

Firhouse, Dublin 13



**** GENERAL NOTE:**

Drawings / maps in this statement are for illustrative purposes. For exact site boundary and architectural details, please refer to the OMP drawing pack.

Bibliographic reference for citation:

O'Mahony Pike, 2019. [HOLE IN THE WALL ROAD, DONAGHMEDE] **[PART V REPORT]**.

Report by O'Mahony Pike Architects for [Bellwall Ltd].

File ref: C:\Users\lookane\OneDrive - O'Mahony Pike Arch\Documents\OOK @ OMP\FIRHOUSE INN\WIP\Reports\20022-OMP-XX-XX-PP-A-90002 Part V Document 220513.indd

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Cover photograph: Aerial View of Former Columban Missionary Lands and 25 Hole in the Wall Road, 

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1. Introduction

1.1 Project Description

Bluemont Developments (Firhouse) Limited intend to apply to An Bord Pleanála (the Board) for permission for a strategic housing development with a total site area of c. 0.46 ha on lands located at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24.

The proposed development will consist of: the demolition of the existing single and two-storey buildings on the site (c. 1,326 sq m), including the former 'The Firhouse Inn' public house and off-licence, barbers, betting office, cottage and other ancillary structures, and the provision of 3 no. blocks (Block A, B and C) ranging in height from four to five storeys, comprising residential over commercial ground floor uses (c. 7,138 sq m), all over a basement level.

The proposed development will comprise 103 no. apartment units in total (3 no. studio apartments, 48 no. 1 bedroom apartments, 47 no. 2 bedroom apartments and 5 no. three-bedroom apartments), with private, communal and public open space provision (including balconies and terraces to be provided on all elevations at all levels); the provision of a crèche (c. 110 sq m), a café (c. 63 sq m), a betting office (c. 80 sq m) and a retail unit (c. 83 sq m); car and cycle parking at basement and surface levels; storage areas; roads and pathways; pedestrian access points; hard and soft landscaping and boundary treatments. Vehicular access to the site will be via Firhouse Road (R114) on the southern site boundary.

The development will also include changes in levels; diversion of existing public surface water and public water infrastructure; ground works and foul drainage, stormwater drainage, water supply, service ducting and cabling; SuDS attenuation; attenuation tank; plantrooms; ESB substations, waste management areas; signage; public lighting and all site development and excavation works above and below ground.



1.2 Proposed Development Overview



1.3 Identification of Part V Units

Apartment Allocation

The Part V provision is 20% of the total development, comprising of 20 no. apartments.

The mix of these is proportional to that of the overall development - as identified on the floorplans here.

Subject to agreement with South Dublin County Council.

Proposed Part V Units - Level 00

Block 01

2 no. 1Bed ~49.5 sqm

Block 02

2 no. 1Bed ~49.5 sqm

Total = 4 apartments

● Part V Apartment

▶ Entrances to Residential Blocks



Proposed Part V Units - Level 00



Proposed Part V Units - Level 01

Block 01

2 no. 2Bed ~63 sqm

Block 02

1 no. 2Bed ~63 sqm & no. 1Bed ~46.5 sqm

Total = 4 apartments



Proposed Part V Units - Level 02

Block 01

2 no. 2Bed ~63 sqm

Block 02

1 no. 2Bed ~63 sqm & no. 1Bed ~46.5 sqm

Total = 4 apartments

● Part V Apartment



Proposed Part V Units - Level 03

Block 01

1 no. 1Bed ~49.5 sqm & 1 no. 2Bed ~65 sqm

Block 02

1 no. 1Bed ~49.5 sqm & 1 no. 2Bed ~65 sqm

Total = 4 apartments



Proposed Part V Units - Level 04

Block 01

1 no. 2Bed ~65 sqm

Block 02

2 no. 1Bed ~49.5 sqm & 1 no. 2Bed ~65 sqm

Total = 4 apartments

● Part V Apartment

Unit Number	Unit Description	Unit Type	No. of Aspects 1 = s, 2 = d, 3 = t	Orientations	Bedroom Count	Bedspaces	Ceiling Height	Total Area (NIA)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Req. Private Open Space
04																															
B02.0401	1 Bed	A1B1	1	E	1	2	2.4	46.5	45.0	22.9	23.0	3.5	3.3	-	11.4	3.4	-	-	-	-	11.4	11.4	1.0	1.6	-	3.0	3.0	5.0	-	5.0	5.0
B02.0402	1 Bed	A1B	1	E	1	1	2.4	52.2	45.0	40.1	23.0	0.1	3.3	-	-	0.1	-	-	-	-	-	11.4	1.0	1.9	-	3.0	3.0	-	-	-	5.0
B02.0403	1 Bed	A1F	2	SE/E	1	2	2.4	44.6	45.0	23.1	23.0	4.8	3.3	-	11.4	2.8	-	-	-	-	11.4	11.4	-	1.8	-	1.8	3.0	-	-	-	5.0
B02.0404	2 Bed (3p)	A2N	3	SE/SW/W	2	3	1.7	70.4	63.0	28.4	28.0	-	3.6	-	12.9	2.8	7.3	1.1	-	-	20.2	20.1	2.0	2.9	-	5.0	5.0	6.3	-	6.3	6.0
B02.0405	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0406	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0407	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0408	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0409	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0
B02.0410	3 Bed	A3A	2	N/W	3	5	1.7	100.2	90.0	31.4	34.0	5.3	3.8	-	15.8	2.9	13.2	2.8	9.5	2.3	38.5	31.5	4.0	-	5.6	9.1	9.0	9.0	-	9.0	9.0
B02.0411	2 Bed (4p)	A2A	2	N/E	2	4	2.6	75.0	73.0	29.9	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	-	24.4	24.4	3.0	3.1	-	6.0	6.0	7.0	-	7.0	7.0
Block 02: 52																															
Grand total: 100																															

SECTION 6

6.00 Overall Project Schedule of Accommodation

Schedule of Accommodation (sqm areas unless stated otherwise)

Project: Firhouse
Location: Firhouse Road, Knocklyon, Dublin 24
Client: Bluemont Developments (Firhouse) Limited
Doc. Title: Schedule of Accommodation
Doc. No.: 20022-OMP-ZZ-ZZ-SA-A-0001

Proj. No.: 20022
Proj. Lead: MH
Created by: EP/KN/OOK
Doc. Purpose: Planning
Revision: P04 (18-05-22)

Site Summary

Site Area 0.460 ha
 Density 217 units/ha
 Plot Ratio 1.5 : 1
 Site Coverage 35%

Block 01	Residential								Efficiency			Commercial (GIA)										Resi. + Comm.			
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
B2															1,682								152	1,834	1,834
B1						2	2	4	1	25%	313	144	218%		1,150	219	118			116			224	1,827	1,971
G1															27				58			30		115	115
G2	2	2		4				8	5	63%	492														
O1		5	2	5				12	8	67%	780	924	84%												924
O2		5	2	4				11	6	55%	708	851	83%												851
O3		5	1	3				9	4	44%	550	660	83%												660
O4		1	1	2				4	3	75%	275	338	81%												338
Total	2	18	6	18		2	2	48	27	56%	3,117	2,916	107%	27	2,832	219	118		58	116		30	376	3,776	6,692
Mix %	4%	38%	13%	38%		4%	4%																		
NIA	75	884	440	1,405		121	193																		
Net Room Areas	75	898	423	1,067		107	179																		

Block 02	Residential								Efficiency			Commercial (GIA)										Resi. + Comm.			
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
O0												539													539
G1		1						1	1	100%	54							66			57			123	123
G2		1		3	1			5	4	80%	375														
O1		6	1	4	1			12	5	42%	782	934	84%												934
O2		6	1	4	1			12	5	42%	781	934	84%												934
O3		5	1	4	1			11	5	45%	724	870	83%												870
O4		8	1	1	1			11	4	36%	635	736	86%												736
Total		27	4	16	5			52	24	46%	3,351	4,012	84%					66		57			123	4,135	
Mix %		52%	8%	31%	10%																				
NIA		1,328	291	1,231	501																				
Net Room Areas		1,280	346	1,184																					

Total Apartments	Residential								Efficiency			Commercial (GIA)-Total Apartments										Resi. + Comm.			
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
Total	2	45	10	34	5	2	2	100	51	51%	6,468	6,928	93%	27	2,832	219	118	66	58	116	57	30	376	3,899	10,827
Mix %	2%	45%	10%	34%	5%	2%	2%																		
NIA	75	2,211	732	2,636	501	121	193																		
Net Room Areas	75	2,220	769	8,660	8,621	107	235																		

Total Sitewide	Residential								Efficiency			Commercial (GIA)-Total Sitewide										Resi. + Comm.			
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
Total	2	45	10	34	5	2	2	100	51	51%	6,468	6,928	93%	27	2,832	219	118	66	58	116	57	30	376	3,899	10,827
Mix %	2%	45%	10%	34%	5%	2%	2%																		
NIA	75	2,211	732	2,636	501	121	193																		