

Proposed Residential Development  
**STONEY HILL ROAD, RATHCOOLE, CO.DUBLIN**

Schedule of Accommodation  
& Housing Quality Assessment

Prepared on behalf of  
**ROMEVILLE DEVELOPMENTS Ltd.**

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1.0 Schedule of Accommodation Summary

1.1 Houses				
Unit Type	Type	Floor number	No. of Units	Gross Floor Space in m <sup>2</sup>
3-bed	Type F1 (Terraced / End of terrace)	3	9	1359
	Type F2 (Terraced)	3	8	1208
	Type F3 (corner)	3	2	302
	Type F4 (corner)	3	2	302
	Type L1 (Terraced / End of terrace)	2	17	1887
	Type L2 (corner)	2	4	564
Total number of residential dwelling houses in proposed development				42
Cumulative gross floor space of residential dwelling houses, in m <sup>2</sup>				5622

2.0 Unit Breakdown

2.1 Houses

Unit Type	Form	No. of beds	Size Per Unit (m <sup>2</sup> )	Total no. of units proposed	Sub Total
F1	Terraced/End of terrace	3	151	9	1359
F2	Terraced	3	151	8	1208
F3 (corner)	Semi-Detached	3	151	2	302
F4 (corner)	Semi-Detached	3	151	2	302
L1	Terraced/End of terrace	3	111	17	1887
L2 (corner)	Semi-Detached	3	141	4	564
<b>Total</b>				<b>42</b>	<b>5622</b>

Unit Size in Beds	Total Proposed	% Mix
4	0	0.00%
3	42	100.00%
2	0	0.00%
1	0	0.00%
<b>Total</b>	<b>42</b>	<b>100.00%</b>

3.0 Site Areas, Site Coverage & Plot Ratio

3.1 Site Areas

Site Areas	
Site Breakdown	Area m2
<b>Gross Total Site Area</b>	<b>29,076</b>
Area of RU zoned lands and Stoney Hill Road within redline	14,902
Remaining Redline Area	14,174
East Park	1,033
West Park	2,248
<b>Remaining Nett Site Area</b>	<b>10,893</b>

Public open space Areas	
Southern Park	11,797
West Park	1,033
East Park	2,248
<b>Total Public Open Space</b>	<b>15,078</b>
<b>Public Open Space (excl. South Park)</b>	<b>3,281</b>

Public open space Calculations		%	Ratio
Gross Site Area	29,076	100%	1
Total public open space	15,078	51.86	0.518572018

Remaining Redline Area	14,174	100%	1
Public open space (excl. South Park)	3,281	23.15	0.231480175

### 3.0 Site Coverage, Gross Floor Areas & Plot Ratio

#### 3.2 Site Coverage

Ground Floor Area Breakdown			
Unit Type	Size Per Unit (m <sup>2</sup> )	Total no. of units proposed	Sub Total Unit Areas (m <sup>2</sup> )
F1 (Terraced/End of terrace)	56	9	504
F2 (Terraced)	56	8	448
F3 (Corner)	61	2	122
F4 (Corner)	61	2	122
L1 (Terraced/End of terrace)	56	17	952
L2 (Corner)	73	4	292
<b>Total</b>		<b>42</b>	<b>2440</b>

#### 3.3 Gross Floor Areas

Gross Floor Area Breakdown			
Unit Type	Size Per Unit (m <sup>2</sup> )	Total no. of units proposed	Sub Total Unit Areas (m <sup>2</sup> )
F1 (Terraced/End of terrace)	151	9	1359
F2 (Terraced)	151	8	1208
F3 (Corner)	151	2	302
F4 (Corner)	151	2	302
L1 (Terraced/End of terrace)	111	17	1887
L2 (Corner)	141	4	564
<b>Total</b>			<b>5622</b>

#### 3.4 Site Coverage, Plot Ratio & Density

Site Coverage = Ground Floor Area / Gross Site Area	
Ground Floor Area	Gross Site Area
2440	29076
<b>Site Coverage %</b>	<b>8.391800798</b>

Plot Ratio = Gross Floor Area / Gross Site Area	
Gross Floor Area	Gross Site Area
5622	29076
<b>Plot Ratio %</b>	<b>19.33553446</b>

Gross Site Density = Units / Gross Site Area	
Gross Site Area	Units
2.9076	42
<b>Denisty per hectare</b>	<b>14.44490301</b>

Site Coverage = Ground Floor Area / Remaining Nett Site Area	
Ground Floor Area	Remaining Nett Site Area (Hc)
2440	10893
<b>Site Coverage %</b>	<b>22.39970623</b>

Plot Ratio = Gross Floor Area / Remaining Nett Site Area	
Gross Floor Area	Remaining Nett Site Area (Hc)
5622	10893
<b>Plot Ratio %</b>	<b>51.61112641</b>

Nett Site Density = Units / Remaining Nett Site Area	
Remaining Nett Site Area (Hc)	Units
1.0893	42
<b>Denisty per hectare</b>	<b>38.55687139</b>

#### 4.0 Housing Quality Assessment

##### 4.1 Areas Schedules - Houses

HOUSE TYPE F1 : <span style="float: right;">3-STOREY 3BED/6P HOUSE</span>		
AREAS	M <sup>2</sup> (REQ'D) (6P) <small>Quality Housing for sustainable communities, Dept. of Environ.</small>	M <sup>2</sup> (PROVIDED)
GROUND FLOOR	-	55.5
FIRST FLOOR	-	52.4
SECOND FLOOR	-	43.4
TOTAL	110	151.3
AGGREGATE LIVING	37	43.7
MAIN LIVING ROOM	15	17.6
BEDROOM 1	13	21.3
BEDROOM 2	11.4	12.5
BEDROOM 3	11.4	12.4
BEDROOM 4	-	-
BEDROOM 5	-	-
AGGREGATE BEDROOMS	36	46.2
STORAGE	6	6.8
OUTDOOR STORAGE SHED	-	-
TOTAL STORAGE	6	6.8

HOUSE TYPE F2 : <span style="float: right;">3-STOREY 3BED/6P HOUSE</span>		
AREAS	M <sup>2</sup> (REQ'D) (6P) <small>Quality Housing for sustainable communities, Dept. of Environ.</small>	M <sup>2</sup> (PROVIDED)
GROUND FLOOR	-	55.5
FIRST FLOOR	-	52.4
SECOND FLOOR	-	43.4
TOTAL	110	151.3
AGGREGATE LIVING	37	43.9
MAIN LIVING ROOM	15	17.6
BEDROOM 1	13	21.3
BEDROOM 2	11.4	12.6
BEDROOM 3	11.4	12.4
BEDROOM 4	-	-
BEDROOM 5	-	-
AGGREGATE BEDROOMS	36	46.3
STORAGE	6	6.8
OUTDOOR STORAGE SHED	-	-
TOTAL STORAGE	6	6.8

HOUSE TYPE F3 : <span style="float: right;">3-STOREY 3BED/5P HOUSE</span>		
AREAS	M <sup>2</sup> (REQ'D) (5P) <small>Quality Housing for sustainable communities, Dept. of Environ.</small>	M <sup>2</sup> (PROVIDED)
GROUND FLOOR	-	60.9
FIRST FLOOR	-	49.0
SECOND FLOOR	-	40.7
TOTAL	102	150.6
AGGREGATE LIVING	34	43.7
MAIN LIVING ROOM	13	16.5
BEDROOM 1	13	20.3
BEDROOM 2	11.4	11.7
BEDROOM 3	7.1	8.7
BEDROOM 4	-	-
BEDROOM 5	-	-
AGGREGATE BEDROOMS	32	40.7
STORAGE	5	7.5
OUTDOOR STORAGE SHED	-	-
TOTAL STORAGE	5	7.5

HOUSE TYPE F4 : <span style="float: right;">3-STOREY 3BED/5P HOUSE</span>		
AREAS	M <sup>2</sup> (REQ'D) (5P) <small>Quality Housing for sustainable communities, Dept. of Environ.</small>	M <sup>2</sup> (PROVIDED)
GROUND FLOOR	-	60.9
FIRST FLOOR	-	49.0
SECOND FLOOR	-	40.7
TOTAL	102	150.6
AGGREGATE LIVING	34	43.7
MAIN LIVING ROOM	13	16.5
BEDROOM 1	13	20.3
BEDROOM 2	11.4	11.7
BEDROOM 3	7.1	8.7
BEDROOM 4	-	-
BEDROOM 5	-	-
AGGREGATE BEDROOMS	32	40.7
STORAGE	5	9.4
OUTDOOR STORAGE SHED	-	-
TOTAL STORAGE	5	9.4

HOUSE TYPE L1 : <span style="float: right;">2-STOREY 3BED/5P HOUSE</span>		
AREAS	M <sup>2</sup> (REQ'D) (5P) <small>Quality Housing for sustainable communities, Dept. of Environ.</small>	M <sup>2</sup> (PROVIDED)
GROUND FLOOR	-	56.2
FIRST FLOOR	-	54
SECOND FLOOR	-	-
TOTAL	92	110.2
AGGREGATE LIVING	34	36.1
MAIN LIVING ROOM	13	21.7
BEDROOM 1	13	13.8
BEDROOM 2	11.4	11.6
BEDROOM 3	7.1	8.3
BEDROOM 4	-	-
BEDROOM 5	-	-
AGGREGATE BEDROOMS	32	33.7
STORAGE	5	6.1
OUTDOOR STORAGE SHED	-	-
TOTAL STORAGE	5	6.1

HOUSE TYPE L2 : <span style="float: right;">2-STOREY 3BED/5P HOUSE</span>		
AREAS	M <sup>2</sup> (REQ'D) (5P) <small>Quality Housing for sustainable communities, Dept. of Environ.</small>	M <sup>2</sup> (PROVIDED)
GROUND FLOOR	-	73.0
FIRST FLOOR	-	67.9
SECOND FLOOR	-	-
TOTAL	92	140.9
AGGREGATE LIVING	34	51.1
MAIN LIVING ROOM	13	23.7
BEDROOM 1	13	16.2
BEDROOM 2	11.4	12.6
BEDROOM 3	7.1	13.2
BEDROOM 4	-	-
BEDROOM 5	-	-
AGGREGATE BEDROOMS	32	42
STORAGE	5	10.5
OUTDOOR STORAGE SHED	-	-
TOTAL STORAGE	5	10.5