

## **Schedule of Accommodation**

Residential Development at  
Main Street, Newcastle, Co. Dublin

Additional Information Submission to South Dublin County Council  
February 2023

## 1.0 Site Information

|  |                        |                        |
|--|------------------------|------------------------|
| Gross Site Area                            | 1.33 hectares          |                        |
| Lands Zoned RES-N                          | 0.83 hectares          |                        |
| Lands Zoned RES                            | 0.04 hectares          |                        |
| Lands Zoned VC- Village Centre             | 0.04 hectares          |                        |
| Lands Zoned RU- Rural Amenity              | 0.39 hectares          |                        |
| Net Site Area (excluding RU Land)          | 0.94 hectares          |                        |
| <br>                                       |                        |                        |
| Total Public Open Space<br>(See Section 2) | 0.36 hectares          | 27% of Gross Site Area |
| <br>                                       |                        |                        |
| Gross Floor Area Total                     | 3,890 m <sup>2</sup>   |                        |
| Plot Ratio                                 | 1.26                   |                        |
| Site Coverage                              | 718m <sup>2</sup>      | 35.9% site             |
| Units                                      | 29                     | (See Section 3)        |
| Density                                    | 30.9 Units per Hectare |                        |
| Car Parking                                | 46 spaces              | (See Section 6)        |

## 2.0 Open Space Schedule

|                           |               |                          |
|---------------------------|---------------|--------------------------|
| Open Space on RU Lands    | 0.26 hectares | 19.5% of Gross Site Area |
| Open Space on RES-N Lands | 0.10 hectares | 12% of RES-N Lands       |
| Total Open Space          | 0.36 hectares | 27% of Gross Site Area   |

With reference to the standards set out in Section 8.7.3 of the South County Dublin Development Plan, the open space requirement based on an occupancy rate of 3.5 persons per 3 bedroom dwelling proposed, and 1.5 persons per 2 bedroom dwelling proposed is as follows:

| House Type | No. | Occupancy Rate | Population |
|------------|-----|----------------|------------|
| 2 Bedroom  | 2   | 1.5            | 3          |
| 3 Bedroom  | 27  | 3.5            | 94.5       |
| Total      |     |                | 98         |

|                           |  |
|---------------------------|--|
| Open Space Rate           | 2.4 ha per 1,000 persons<br><u>24m<sup>2</sup> per 1 person x 98 persons</u> |
| Open Space Required       | 0.24 Ha of Open Space  |
| Total Open Space Provided | 0.36 hectares  |

## 3.0 Unit Mix

| Type        | No. Units | Proportion |
|-------------|-----------|------------|
| 2 Bed House | 2         | 7%         |
| 3 Bed House | 27        | 93%        |

| Typology      | No. Units | Proportion |
|---------------|-----------|------------|
| Terraced      | 20        | 69%        |
| Semi-Detached | 8         | 28%        |
| Detached      | 1         | 3%         |

#### 4.0 Unit Breakdown

(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> )  |

| <u>House Type</u> | <u>C1 - Semi-Detached 2-Bed</u> |  |
|-------------------|---------------------------------|--|
|-------------------|---------------------------------|--|

\*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> )  |

| <u>House Type</u> | <u>C2 - Semi-Detached 2-Bed</u> |  |
|-------------------|---------------------------------|--|
|-------------------|---------------------------------|--|

\*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> )  |

5.0 Schedule of Garden Areas

| Unit No. | House Type | Proposed Garden Area (m <sup>2</sup> ) | Required Garden Area (m <sup>2</sup> ) |
|----------|------------|--|--|
| 1        | B1         | 65                                     | 60                                     |
| 2        | B1         | 65                                     | 60                                     |
| 3        | B1         | 65                                     | 60                                     |
| 4        | B1         | 65                                     | 60                                     |
| 5        | B1         | 65                                     | 60                                     |
| 6        | C1         | 82                                     | 55                                     |
| 7        | C2         | 92                                     | 55                                     |
| 8        | A1         | 88                                     | 60                                     |
| 9        | A1         | 74                                     | 60                                     |
| 10       | A2         | 100                                    | 60                                     |
| 11       | A2         | 64.4                                   | 60                                     |
| 12       | A1         | 63.4                                   | 60                                     |
| 13       | A1         | 80.9                                   | 60                                     |
| 14       | A3         | 62.5                                   | 60                                     |
| 15       | A3         | 64.5                                   | 60                                     |
| 16       | A1         | 75.7                                   | 60                                     |
| 17       | A1         | 60                                     | 60                                     |
| 18       | A1         | 60                                     | 60                                     |
| 19       | A1         | 66.2                                   | 60                                     |
| 20       | A1         | 74                                     | 60                                     |
| 21       | A1         | 60                                     | 60                                     |
| 22       | A1         | 60                                     | 60                                     |
| 23       | A1         | 60                                     | 60                                     |
| 24       | A1         | 60                                     | 60                                     |
| 25       | A1         | 60                                     | 60                                     |
| 26       | A1         | 60                                     | 60                                     |
| 27       | A1         | 60                                     | 60                                     |
| 28       | A1         | 60                                     | 60                                     |
| 29       | A2         | 62.6                                   | 60                                     |

**6.0 Car Parking Schedule**

| No. Units | Unit Type | Car Parking Provision       | No. Car Spaces Provided |
|-----------|-----------|-----------------------------|-------------------------|
| 5         | 3-Bed     | 2 Spaces per Unit           | 10                      |
| 12        | 3-Bed     | 1.5 Spaces per Unit         | 18                      |
| 10        | 3-Bed     | 1 Spaces per Unit           | 10                      |
| 2         | 2-Bed     | 1 Space per Unit            | 2                       |
|           |           | <b>Total Private Spaces</b> | <b>40</b>               |
|           |           | <b>Total Visitor Spaces</b> | <b>6 (13%)</b>          |
|           |           | <b>Total Car Spaces</b>     | <b>46</b>               |

There are 24 no. EV charging spaces accommodated in the car parking provision proposed. This equates to 52% of the overall provisions. All spaces proposed to accommodate the future installation of EV Charging points.