

**Project:** Residential Development at Dunshaughlin Phase 2 **Proj. No.:** 1217A  
**Location:** Dunshaughlin, Co. Meath **Proj. Lead:** CK  
**Client:** Castlethorn Construction ULC **Created by:** SK  
**Doc. No.:** 1217A-OMP-XX-XX-SA-A-0000 **Doc. Purpose:** For Planning  
**Doc. Title:** Schedule of Accommodation **Revision:** 22 (25-09-2020)

Schedule of Accommodation

Summary

HOUSE TYPE	Description	No. of Units	Height of Units [storeys]	Floor Area [m <sup>2</sup> ]	Floor Area [ft <sup>2</sup> ]	POTENTIAL ADDITIONAL FLOOR AREA		Potential Total Floor Area [m <sup>2</sup> ]	Gross Floor Area [m <sup>2</sup> ]	Potential Gross Floor Area [m <sup>2</sup> ]
						Adaptable Family Room (Ground Fl.) [m <sup>2</sup> ]	Total Potential Additional Area [m <sup>2</sup> ]			
H01	3-bed deep plan	102	2	105.6	1137.0	8.4	8.4	114.0	10771.2	11628.0
H02A	4-bed deep plan	19	2	129.1	1390.0	0.0	0.0	129.1	2452.9	2452.9
H02B	4-bed deep plan w. Bay Window	2	2	130.8	1408.0	0.0	0.0	130.8	261.6	261.6
H03A	3-bed wide plan	20	2	103.2	1111.0	0.0	0.0	103.2	2064.0	2064.0
H03B	3-bed wide plan w. Bay Window	20	2	105.0	1130.0	0.0	0.0	105.0	2100.0	2100.0
H04A	3-bed wide plan + garage	21	2	104.5	1125.0	0.0	0.0	104.5	2194.5	2194.5
H04B	3-bed wide plan + garage	8	2	104.9	1129.0	0.0	0.0	104.9	839.2	839.2
H04C	3-bed wide plan + garage	4	2	104.6	1126.0	0.0	0.0	104.6	418.4	418.4
H05	4-bed wide plan corner unit detached house	6	2	136.3	1467.0	0.0	0.0	136.3	817.8	817.8
H06	3-bed deep plan	10	2	102.4	1102.0	0.0	0.0	102.4	1024.0	1024.0
H07A	4-bed detached deep plan	3	2	143.4	1544.0	0.0	0.0	143.4	430.2	430.2
H07B	4-bed detached wide plan house	3	2	146.1	1573.0	0.0	0.0	146.1	438.3	438.3
H08A	4-bed deep plan terraced house	22	3	141.4	1522.0	0.0	0.0	141.4	3110.8	3110.8
H08B	4-bed deep plan terraced house	1	3	142.2	1531.0	0.0	0.0	142.2	142.2	142.2
H08C	4-bed deep plan terraced house	1	3	142.0	1528.0	0.0	0.0	142.0	142.0	142.0
H09A	2-bed house	6	1	70.8	762.0	0.0	0.0	70.8	424.8	424.8
H09B	3-bed house	6	2	118.9	1280.0	0.0	0.0	118.9	713.4	713.4
<b>Totals</b>		<b>254</b>							<b>28345.3</b>	<b>29202.1</b>

	2-bed houses	6
	3-bed houses	191
	4-bed houses	57
<b>Total</b>		<b>254</b>

APARTMENTS									
Block 01	Studio	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	Total	No. of Dual Aspect	% of Dual Aspect Units	GIA Apt Blocks	NIA Apt Blocks
Level 00	0	0	3	0	3	2	66.7%	342.3	237.5
Level 01	0	3	7	0	10	5	50.0%	874.6	701.3
Level 02	0	3	7	0	10	5	50.0%	874.6	701.3
Level 03	0	3	7	0	10	5	50.0%	874.6	701.3
Level 04	0	1	4	0	5	3	60.0%	464.9	365.2
Level 00 Creche								408.5	-
<b>Block 01 Total</b>	<b>0</b>	<b>10</b>	<b>28</b>	<b>0</b>	<b>38</b>	<b>20</b>	<b>52.6%</b>	<b>3431.0</b>	<b>2706.6</b>
<b>Block 01 Mix</b>	0.0%	26.3%	73.7%	0.0%					

Block 02	Studio	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	Total	No. of Dual Aspect	% of Dual Aspect Units	GIA Apt Blocks	NIA Apt Blocks
Level 00	0	1	5	0	6	4	66.7%	564.5	448.2
Level 01	0	3	5	0	8	5	62.5%	672.5	542.6
Level 02	0	3	5	0	8	5	62.5%	672.5	542.6
Level 03	0	3	5	0	8	5	62.5%	672.5	542.6
Level 04	0	1	3	0	4	3	75.0%	366.1	283.8
<b>Block 02 Total</b>	<b>0</b>	<b>11</b>	<b>23</b>	<b>0</b>	<b>34</b>	<b>22</b>	<b>64.7%</b>	<b>2948.1</b>	<b>2359.8</b>
<b>Block 02 Mix</b>	0.0%	32.4%	67.6%	0.0%					

Block 03	Studio	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	Total	No. of Dual Aspect	% of Dual Aspect Units	GIA Apt Blocks	NIA Apt Blocks
Level 00	0	1	5	0	6	4	66.7%	573.9	448.2
Level 01	0	3	5	0	8	4	50.0%	678.4	542.6
Level 02	0	3	5	0	8	4	50.0%	678.4	542.6
Level 03	0	3	5	0	8	4	50.0%	678.4	542.6
Level 04	0	1	3	0	4	2	50.0%	376.1	283.8
<b>Block 03 Total</b>	<b>0</b>	<b>11</b>	<b>23</b>	<b>0</b>	<b>34</b>	<b>18</b>	<b>52.9%</b>	<b>2985.2</b>	<b>2359.8</b>
<b>Block 03 Mix</b>	0.0%	32.4%	67.6%	0.0%					

DUPLEX									
Type 01	Studio	1 Bed Apartment	2 Bed Duplex	3 Bed Duplex	Total	No. of Dual Aspect	% of Dual Aspect Units	GIA Duplex Blocks	NIA Duplex Blocks
Unit 01 Level 00 & 01	-	-	-	1	1	1	100.0%	106.1	-
Unit 02 Level 00 & 01	-	-	-	1	1	1	100.0%	100.1	-
Unit 03 Level 00, 01 & 02	-	-	1	-	1	1	100.0%	95.4	-
<b>Type 01 [Single Block]</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>100.0%</b>	<b>301.6</b>	<b>-</b>
<b>Total No. of Type 01 Blocks:</b>									<b>7</b>
<b>Type 01 Total No. of Individual Units Provided</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>14</b>	<b>21</b>	<b>21</b>	<b>100.0%</b>	<b>2111.2</b>	<b>-</b>
<b>Type 01 Mix</b>	0.0%	0.0%	33.3%	66.7%					

Type 02	Studio	1 Bed Apartment	2 Bed Duplex	3 Bed Duplex	Total	No. of Dual Aspect	% of Dual Aspect Units	GIA Apt Blocks	NIA Apt Blocks
Unit 01 Level 00 & 01	-	-	-	1	1	1	100.0%	107.3	-
Unit 02 Level 00, 01 & 02	-	-	1	-	1	1	100.0%	98.9	-
<b>Type 02 [Single Block]</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>100.0%</b>	<b>206.2</b>	<b>-</b>
<b>Total No. of Type 02 Blocks:</b>									<b>17</b>
<b>Type 02 Total No. of Individual Units Provided</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>17</b>	<b>34</b>	<b>34</b>	<b>100.0%</b>	<b>3505.4</b>	<b>-</b>
<b>Type 02 Mix</b>	0.0%	0.0%	50.0%	50.0%					
<b>Total Number of Dual Aspect Apartment/Duplex units</b>	<b>115</b>	<b>71.4%</b>							

Schedule of Accommodation

APARTMENTS		
	1-bed apartments	32
	2-bed apartments	74
	3-bed apartments	0
<b>Total</b>		<b>106</b>

Duplex		
	1-bed duplex unit	0
	2-bed duplex unit	24
	3-bed duplex unit	31
<b>Total</b>		<b>55</b>

<b>TOTAL RESIDENTIAL UNITS</b>	<b>415</b>
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MIX		
	57 no. 4 bed houses	13.7 % of houses total
	191 no. 3 bed houses	46.0 % of houses total
	6 no. 2 bed houses	1.4 % of houses total
	31 no. 3 bed duplex	7.5 % of houses total
	0 no. 3 bed apartment	0.0 % of houses total
	24 no. 2 bed duplex	5.8 % of houses total
	74 no. 2 bed apartment	17.8 % of houses total
	32 no. 1 bed apartment	7.7 % of houses total

CRECHE	
Proposed Floor Area:	408.5 m <sup>2</sup>
Creche Garden & Play Area:	429.5 m <sup>2</sup>

SUBSTATION	
Number of Units:	6
Proposed Gross Floor Area:	10.8 m <sup>2</sup>
<b>Proposed Total Gross Floor Area:</b>	<b>64.8 m<sup>2</sup></b>

<b>TOTAL SITE AREA</b>	122,193 m <sup>2</sup>	12.22 ha	30.19 acres
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OVERALL DENSITY	
<b>Total Red Line Area:</b> [incl. Character 3, 4 & 6]	148,703.5 m <sup>2</sup>
<b>New Foul &amp; Water Main:</b>	1,593.7 m <sup>2</sup>
<b>Expected Pedestrian &amp; Cycle Access Works to R125:</b>	1,304.3 m <sup>2</sup>
<b>Western Planted Boundary:</b>	308.8 m <sup>2</sup>
<b>Total Gross Site Area:</b> [excl. Linear Park, Landscape Link Road Buffer and expected works to road]	122,192.9 m <sup>2</sup>
<b>Total Net Site Area:</b> [excl. Flood Risk Area, Attenuation Area and Class 1 Open Space]	99,465.9 m <sup>2</sup>
<b>Total Gross Floor Area:</b>	43,799.5 m <sup>2</sup>
<b>Total Potential Gross Floor Area:</b>	44,656.3 m <sup>2</sup>
<b>Overall Gross Density:</b>	34.0 dwelling per ha
<b>Overall Net</b>	41.7 dwelling per ha
<b>Plot Ratio: (Gross Site Area)</b>	0.36 unit/ha
<b>Plot Ratio: (Net Site Area)</b>	0.44 unit/ha
<b>Site Coverage: (Gross Site Area)</b>	15.1%
<b>Site Coverage: (Net Site Area)</b>	18.6%

Schedule of Accommodation

OPEN SPACE	
Lands Zoned Open Space:	21,839.5 m <sup>2</sup>
Proposed Class 1 Open Space:	8,180.0 m <sup>2</sup>
Proposed Class 2 Open Space:	10,685.1 m <sup>2</sup>
Landscape Buffer Zones:	1,221.0 m <sup>2</sup>
Total Public Open Space: [excl. Existing Attenuation and Landscape Buffer Zones]	40,704.6 m <sup>2</sup>
Total Public Open Space: [excl. F1 Zoned Land, Existing Attenuation and Landscape Buffer Zones]	18,865.1 m <sup>2</sup>
Open Space as Percentage of Red Line Area: [excl. Existing Attenuation and Landscape Buffer Zones]	27.4 %
Public Open Space Provision within A2 Residential Zoned Land: [excl. Existing Attenuation, F1 Zoned Lands and Landscape Buffer Zones]	15.4 %

COMMUNAL OPEN SPACE		
APARTMENTS	Area Proposed [m <sup>2</sup> ]	Minimum Area Required [m <sup>2</sup> ]
<b>Block 01</b>		
Level 04	278.0	246.0
<b>Block 02</b>		
Level 00	216.4	216.0
<b>Block 03*</b>		
Level 00	350.0	216.0

\* Communal Open Space shared with 7no. Type 2 Duplexes adjacent

<b>Total Block 01, 02 &amp; 03 Provision:</b>	844.4	678.0
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DUPLEX	Area Proposed [m <sup>2</sup> ]	Minimum Area Required [m <sup>2</sup> ]
<b>Character Area 3&amp;4</b>		
<b>Type 01</b>		
Level 00	76.4	25.0
Level 00	58.1	25.0
Level 00	100.8	25.0
Level 00	49.6	25.0
Level 00	84.5	25.0
<b>Type 02</b>		
Level 00	346.6	160.0

<b>Character Area 6</b>		
<b>Type 01</b>		
Level 00	153.4	25.0
Level 00	99.4	25.0
<b>Type 02*</b>		
Level 00	354.5	112.0

\* Communal Open Space shared with Block 03 adjacent

<b>Total Type 01 &amp; 02 Provision:</b>	968.8	447.0
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<b>TOTAL</b>	1,813.2	1125.0
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CAR PARKING		
	No. of spaces	Ratio spaces/unit
Residential - Houses (Allocated & Visitor/Unallocated)	442	1.7
Residential - Apartments/Duplex	161	1.0
Visitor - Apartment/Duplex	47	-
Disabled Parking	6	-
Creche (Staff Parking)	8	-
<b>TOTAL</b>	664	

BICYCLE PARKING*		
	No. of spaces	Ratio spaces/unit
Allocated Parking - Apartments	188	1 per bedroom
Short Term Parking - Apartments	58	1 per 2 units
Allocated Parking - Duplex		
Rear Garden/Patio Access within Bike Stores	78	1 per bedroom
	63	
Short Term Parking - Duplex	28	1 per 2 units
Houses (Mid-Terrace)		
within Bike Stores	101	1 per unit
Short Term Parking - Houses	52	1 per 5 units
<b>TOTAL</b>	568	

\*as per Sustainable Urban Housing: Design Standards for New Apartments 2018

**Project:** Residential Development at Dunshaughlin Phase 2 **Proj. No.:** 1217A  
**Location:** Dunshaughlin, Co. Meath **Proj. Lead:** CK  
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**Doc. Title:** Schedule of Accommodation **Revision:** 22 (25-09-2020)

Schedule of Accommodation

Character Area 3 & 4

HOUSES										
HOUSE TYPE	Description	No. of Units	Height of Units [storeys]	Floor Area [m <sup>2</sup> ]	Floor Area [ft <sup>2</sup> ]	POTENTIAL ADDITIONAL FLOOR AREA		Potential Total Floor Area [m <sup>2</sup> ]	Gross Floor Area [m <sup>2</sup> ]	Potential Gross Floor Area [m <sup>2</sup> ]
						Adaptable Family Room (Ground Fl.) [m <sup>2</sup> ]	Total Potential Additional Area [m <sup>2</sup> ]			
H01	3-bed deep plan	68	2	105.6	1137.0	8.4	8.4	114.0	7180.8	7752.0
H02A	4-bed deep plan	13	2	129.1	1390.0	0.0	0.0	129.1	1678.3	1678.3
H02B	4-bed deep plan w. Bay Window	2	2	130.8	1408.0	0.0	0.0	130.8	261.6	261.6
H03A	3-bed wide plan	15	2	103.2	1111.0	0.0	0.0	103.2	1548.0	1548.0
H03B	3-bed wide plan w. Bay Window	15	2	105.0	1130.0	0.0	0.0	105.0	1575.0	1575.0
H04A	3-bed wide plan + garage	7	2	104.5	1125.0	0.0	0.0	104.5	731.5	731.5
H04B	3-bed wide plan + garage	5	2	104.9	1129.0	0.0	0.0	104.9	524.5	524.5
H04C	3-bed wide plan + garage	2	2	104.6	1126.0	0.0	0.0	104.6	209.2	209.2
H05	4-bed wide plan corner unit detached house	3	2	136.3	1467.0	0.0	0.0	136.3	408.9	408.9
H06	3-bed deep plan	0	2	102.4	1102.0	0.0	0.0	102.4	0.0	0.0
H07A	4-bed detached deep plan	0	2	143.4	1544.0	0.0	0.0	143.4	0.0	0.0
H07B	4-bed detached wide plan house	1	2	146.1	1573.0	0.0	0.0	146.1	146.1	146.1
H08A	4-bed deep plan terraced house	14	3	141.4	1522.0	0.0	0.0	141.4	1979.6	1979.6
H08B	4-bed deep plan terraced house	1	3	142.2	1531.0	0.0	0.0	142.2	142.2	142.2
H08C	4-bed deep plan terraced house	1	3	142.0	1528.0	0.0	0.0	142.0	142.0	142.0
H09A	2-bed house	6	1	70.8	762.0	0.0	0.0	70.8	424.8	424.8
H09B	3-bed house	6	2	118.9	1280.0	0.0	0.0	118.9	713.4	713.4
<b>Totals</b>		<b>159</b>							<b>17665.9</b>	<b>18237.1</b>

2-bed houses	6
3-bed houses	118
4-bed houses	35
<b>Total</b>	<b>159</b>

APARTMENTS		
Block 01	Type	Quantity
	1 Bed	10
	2 Bed	28
	3 Bed	0
<b>Total Block 01</b>		<b>38</b>

Block 02	Type	Quantity
	1 Bed	11
	2 Bed	23
	3 Bed	0
<b>Total Block 02</b>		<b>34</b>

<b>Total</b>	Apartment Blocks 01 & 02	<b>72</b>
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1-bed apartments	21
2-bed apartments	51
3-bed apartments	0
<b>Total</b>	<b>72</b>

Duplex		
Type 01	Total No. Blocks within CA 3&4	5
	Total No. 1 Beds Units	0
	Total No. 2 Beds Units	5
	Total No. 3 Beds Units	10
<b>Type 01</b>		<b>15</b>

Type 02	Total No. Blocks within CA 3&4	10
	Total No. 1 Beds Units	0
	Total No. 2 Beds Units	10
	Total No. 3 Beds Units	10
<b>Type 02</b>		<b>20</b>

1-bed duplex unit	0
2-bed duplex unit	15
3-bed duplex unit	20
<b>Total</b>	<b>35</b>

<b>TOTAL RESIDENTIAL UNITS</b>	<b>266</b>
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Schedule of Accommodation

MIX [Character Area 3&4]	
35 no. 4 bed houses	13.2 % of houses total
118 no. 3 bed houses	44.4 % of houses total
6 no. 2 bed houses	2.3 % of houses total
20 no. 3 bed duplex	7.5 % of houses total
0 no. 3 bed apartment	0.0 % of houses total
15 no. 2 bed duplex	5.6 % of houses total
51 no. 2 bed apartment	19.2 % of houses total
21 no. 1 bed apartment	7.9 % of houses total

CRECHE	
Proposed Floor Area:	408.5 m <sup>2</sup>
Creche Garden & Play Area:	429.5 m <sup>2</sup>

<b>SITE AREA</b>	84,731 m <sup>2</sup>	8.47 ha	20.94 acres
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DENSITY [Character 3&4]	
<b>Red Line Area:</b>	105,307.0 m <sup>2</sup>
<b>Gross Site Area:</b> [excl. Linear Park, Landscape Link Road Buffer and expected works to road]	84,730.6 m <sup>2</sup>
<b>Net Site Area:</b> [excl. Flood Risk Area, Attenuation Area and Class 1 Open Space]	63,236.1 m <sup>2</sup>
<b>Gross Density:</b>	31.4 dwelling per ha
<b>Net Density:</b>	42.1 dwelling per ha

OPEN SPACE	
<b>Lands Zoned Open Space:</b>	21,839.5 m <sup>2</sup>
<b>Proposed Class 1 Open Space:</b>	8,180.0 m <sup>2</sup>
<b>Proposed Class 2 Open Space:</b>	4,981.2 m <sup>2</sup>
<b>Landscape Buffer Zones:</b>	1,221.0 m <sup>2</sup>
<b>Total Public Open Space:</b> [excl. Existing Attenuation and Landscape Buffer Zones]	35,000.7 m <sup>2</sup>
<b>Open Space as Percentage of Red Line Area:</b> [excl. Existing Attenuation and Landscape Buffer Zones]	33.2 %
<b>Open Space as Percentage of Gross Site Area:</b> [excl. Existing Attenuation, F1 Zoned Lands and Landscape Buffer Zones]	15.5 %

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**Location:** Dunshaughlin, Co. Meath **Proj. Lead:** CK  
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Schedule of Accommodation

Character Area 6

HOUSES										
HOUSE TYPE	Description	No. of Units	Height of Units [storeys]	Floor Area [m <sup>2</sup> ]	Floor Area [ft <sup>2</sup> ]	POTENTIAL ADDITIONAL FLOOR AREA		Potential Total Floor Area [m <sup>2</sup> ]	Gross Floor Area [m <sup>2</sup> ]	Potential Gross Floor Area [m <sup>2</sup> ]
						Adaptable Family Room (Ground Fl.) [m <sup>2</sup> ]	Total Potential Additional Area [m <sup>2</sup> ]			
H01	3-bed deep plan	34	2	105.6	1137.0	8.4	8.4	114.0	3590.4	3876.0
H02A	4-bed deep plan	6	2	129.1	1390.0	0.0	0.0	129.1	774.6	774.6
H02B	4-bed deep plan w. Bay Window	0	2	130.8	1408.0	0.0	0.0	130.8	0.0	0.0
H03A	3-bed wide plan	5	2	103.2	1111.0	0.0	0.0	103.2	516.0	516.0
H03B	3-bed wide plan w. Bay Window	5	2	105.0	1130.0	0.0	0.0	105.0	525.0	525.0
H04A	3-bed wide plan + garage	14	2	104.5	1125.0	0.0	0.0	104.5	1463.0	1463.0
H04B	3-bed wide plan + garage	3	2	104.9	1129.0	0.0	0.0	104.9	314.7	314.7
H04C	3-bed wide plan + garage	2	2	104.6	1126.0	0.0	0.0	104.6	209.2	209.2
H05	4-bed wide plan corner unit detached house	3	2	136.3	1467.0	0.0	0.0	136.3	408.9	408.9
H06	3-bed deep plan	10	2	102.4	1102.0	0.0	0.0	102.4	1024.0	1024.0
H07A	4-bed detached deep plan	3	2	143.4	1544.0	0.0	0.0	143.4	430.2	430.2
H07B	4-bed detached wide plan house	2	2	146.1	1573.0	0.0	0.0	146.1	292.2	292.2
H08A	4-bed deep plan terraced house	8	3	141.4	1522.0	0.0	0.0	141.4	1131.2	1131.2
H08B	4-bed deep plan terraced house	0	3	142.2	1531.0	0.0	0.0	142.2	0.0	0.0
H08C	4-bed deep plan terraced house	0	3	142.0	1528.0	0.0	0.0	142.0	0.0	0.0
H09A	2-bed house	0	1	70.8	762.0	0.0	0.0	70.8	0.0	0.0
H09B	3-bed house	0	2	118.9	1280.0	0.0	0.0	118.9	0.0	0.0
<b>Totals</b>		<b>95</b>							<b>10679.4</b>	<b>10965</b>

	2-bed houses	0
	3-bed houses	73
	4-bed houses	22
<b>Total</b>		<b>95</b>

APARTMENTS		
Block 03	Type	Quantity
	1 Bed	11
	2 Bed	23
	3 Bed	0
<b>Total Block 03</b>		<b>34</b>

Duplex		
Type 1	Total No. Blocks within CA 6	2
	Total No. 1 Beds Units	0
	Total No. 2 Beds Units	2
	Total No. 3 Beds Units	4
<b>Type 1</b>		<b>6</b>

Type 2	Total No. Blocks within CA 6	7
	Total No. 1 Beds Units	0
	Total No. 2 Beds Units	7
	Total No. 3 Beds Units	7
<b>Type 2</b>		<b>14</b>

	1-bed duplex unit	0
	2-bed duplex unit	9
	3-bed duplex unit	11
<b>Total</b>		<b>20</b>

<b>TOTAL RESIDENTIAL UNITS</b>	<b>149</b>
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Schedule of Accommodation

MIX [Character Area 6]	
22 no. 4 bed houses	14.8 % of houses total
73 no. 3 bed houses	49.0 % of houses total
11 no. 3 bed duplex	7.4 % of houses total
0 no. 3 bed apartment	0.0 % of houses total
9 no. 2 bed duplex	6.0 % of houses total
23 no. 2 bed apartment	15.4 % of houses total
11 no. 1 bed apartment	7.4 % of houses total

<b>SITE AREA</b>	37,462 m <sup>2</sup>	3.75 ha	9.26 acres
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DENSITY [Character Area 6]	
<b>Red Line Area:</b>	43,396.5 m <sup>2</sup>
<b>New Foul &amp; Water Main:</b>	1,593.7 m <sup>2</sup>
<b>Expected Pedestrian &amp; Cycle Access Works to R125:</b>	1,304.3 m <sup>2</sup>
<b>Western Planted Boundary:</b>	308.8 m <sup>2</sup>
<b>Gross Site Area:</b> [excl. expected works to road & landscape buffers]	37,462.3 m <sup>2</sup>
<b>Net Site Area:</b> [excl. Landscaped Area to Drumree Road ]	36,229.8 m <sup>2</sup>
<b>Gross Density:</b>	39.8 dwelling per ha
<b>Net Density:</b>	41.1 dwelling per ha

OPEN SPACE	
<b>Lands Zoned Open Space:</b>	0.0 m <sup>2</sup>
<b>Proposed Class 1 Open Space:</b>	0.0 m <sup>2</sup>
<b>Proposed Class 2 Open Space:</b>	5,703.9 m <sup>2</sup>
<b>Landscape Buffer Zones:</b>	0.0 m <sup>2</sup>
<b>Total Public Open Space:</b> [excl. Landscape Buffer Zones]	5,703.9 m <sup>2</sup>
<b>Open Space as Percentage of Red Line Area:</b> [excl. Landscape Buffer Zones]	13.1 %
<b>Open Space as Percentage of Gross Site Area:</b> [excl. Landscape Buffer Zones]	15.2 %