

Carmanhall Road SHD

Sandyford, Dublin 18

6246-SA SCHEDULE OF ACCOMMODATION



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PL1 ABP - PLANNING APPLICATION March 2021

SITE	
Planning Application Site Area (Ha)*	1.03
Ownership Site Area (Ha)	0.73
Total Number of Residential Units	428
Residential Units per Hectare Red Line	417
Residential Units per Hectare Ownership	588
Total Gross Floor Area (Ha)	4.05
Plot Ratio	3.94
Building Footprint Ground Floor	0.57
Building Footprint First Floor	0.38
Site Coverage Ground Floor	0.56
Site Coverage First Floor	0.37

* The Application Site Area includes the intended streetspace/ public realm upgrades to Carmanhall Road and Blackthorn Road, subject to consent of Dun Laoghaire-Rathdown County Council

PUBLIC OPEN SPACE		
	Min Required	Provided
Public Open space (sqm)	1,027	2,746
		26.75%

Note: For Public Open space calculation site area has been considered as application site area (10,295sqm)

Note: Public Open Space Provided within the ownership line 693.4 sqm

COMMUNAL OPEN SPACE		
	Min Required	Provided
Communal Open space (sqm)	2,309	2,600

RESIDENTIAL														
LEVEL	TOTAL		RESIDENTIAL USE										CAR PARKING (sqm)	
	GFA (sqm)	GFA (sqft)	GFA (sqm)	Studio (35.3sqm to 45.5sqm)	1BED (43.8sqm to 77.8sqm)	2BED (3 person) (77.4sqm to 128.5sqm)	2BED (4 person) (77.4sqm to 128.5sqm)	3BED (120sqm to 128.4sqm)	TOTAL UNITS	DUAL ASPECT	AMENITIES (sqm)	STORAGE (sqm)		COMMUNAL AMMUNITY SPACE (sqm)
Basement	1,978	21,291	408	-	-	-	-	-	-	-	-	408	-	-
Ground floor	5,722	61,591	1,757	-	-	-	-	-	-	-	1,167	-	-	3,965
First floor	3,774	40,623	3,708	3	32	-	11	-	46	13	66	-	1,083	-
Second floor	3,724	40,085	3,724	2	33	-	10	2	47	15	-	-	-	-
Third floor	3,724	40,085	3,724	2	33	-	10	2	47	15	-	-	-	-
Fourth floor	3,709	39,923	3,709	2	27	2	12	2	45	17	-	-	-	-
Fifth floor	3,709	39,923	3,709	2	27	2	12	2	45	17	-	-	-	-
Sixth floor	3,136	33,756	3,136	3	28	-	10	-	41	13	-	-	516	-
Seventh floor	2,919	31,420	2,919	11	21	2	7	-	41	13	-	-	-	-
Eighth floor	1,922	20,688	1,922	8	16	-	4	-	28	9	-	-	762	-
Ninth floor	1,416	15,242	1,416	2	15	-	3	-	20	7	-	-	239	-
Tenth floor	1,416	15,242	1,416	2	15	-	3	-	20	7	-	-	-	-
Eleventh floor	590	6,351	590	-	7	-	1	-	8	4	-	-	-	-
Twelfth floor	590	6,351	590	-	7	-	1	-	8	4	-	-	-	-
Thirteenth floor	560	6,028	560	-	7	1	-	-	8	4	-	-	-	-
Fourteenth floor	560	6,028	560	-	7	1	-	-	8	4	-	-	-	-
Fifteenth floor	514	5,533	514	3	4	1	-	-	8	4	-	-	-	-
Sixteenth floor	528	5,683	528	1	6	1	-	-	8	4	-	-	-	-
TOTAL	40,491	435,841	34,890	41	285	10	84	8	428	150	1,233	408	2,600	3,965
PERCENTAGE				9.58%	66.59%	21.96%		1.87%	100%	35.05%				

Note: Car parkig area to ground floor includes ESB substation and switchroom, and refuse storage
Access to roof terrace not included on GFA (Sixth, Eight and Ninth floors.)

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BASEMENT									
LEVEL	TOTAL		STORAGE		OTHER USES				
	GFA (sqm)	GFA (sqft)	Compensatory Storage Units (sqm)	Individual Storage Units (sqm)	Bin stores (sqm)	Core/access (sqm)	Bicycle storage (sqm)	Coms (sqm)	Plant room (sqm)
Basement level	1,978	21,291	235.7	172.3	-	383	566	10	482
			408			1440			

AMENITIES AND INFRASTRUCTURE								
	Location	Area (sqm)	Subtotal	Sqm/unit	TOTAL	Sqm/unit		
Resident's Amenities								
Concierge/ Meeting Rooms	Ground	159	535	1.25	1,233	2.88		
Office Space	Ground	168						
Residents Childcare Facility	Ground	142						
Resident's Meeting/Games	First	66						
Resident's Amenities/Community Infrastructure								
Café/Lounge	Ground	278	698	1.63				
Cinema	Ground	105						
Gym	Ground	216						
Yoga Studio	Ground	77						
Laundry	Ground	22						

PARKING FACILITIES						
BICYCLES						
	Type	Quantity of Apartments	Long stay Space Requirements	Long Stay Spaces Required	Short Stay Space Requirements	Short Stay Spaces Required
Apartments	Studio	41	1 per Bedroom	41	1 per 2 units	20.5
	1 Bed	285	1 per Bedroom	285	1 per 2 units	142.5
	2 Bed	94	1 per Bedroom	188	1 per 2 units	47
	3 Bed	8	1 per Bedroom	24	1 per 2 units	4
			Required for long stay	538	Required for short stay	214
TOTAL REQUIRED (long stay plus short stay)				752		
PROVIDED AT BASEMENT LEVEL				752		
PROVIDED FOR RESIDENTIAL SHORT STAY AT GROUND FLOOR LEVEL ON STREET (integrated with landscape design)				22		
TOTAL PROVIDED (and as a percentage of total required)				774 103%		

PARKING FACILITIES				
CARS				
	Type	Quantity	Long stay Space Requirements	Long Stay Spaces Required
Apartments	Studio	41	1 per 1 bed	41
	1 Bed	285	1 per 1 bed	285
	2 Bed	94	1.5 per 2 bed	141
	3 Bed	8	2 per 3 bed	16
TOTAL REQUIRED				483
TOTAL PROVIDED (and as a percentage of total required)				145 30.02%
From which designated parking spaces:				8 6%
From which electrical car charging spaces:				44 30.34%

* The scheme provides of 5 no. motorcycle spaces.

* DHPLG Sustainable Urban Housing: Design Standards for New Apartments Guidelines state that there shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures.

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