

Project: Hackettstown Development
 Location: Hackettstown Skerries, Co. Dublin
 Client: Land Development Agency
 Doc. No.: 19020A-OMP-ZZ-ZZ-SA-A-61001
 Doc. Title: Schedule of Accommodation

Proj. No.: 19020A
 Proj. Lead: DMD
 Created by: KOC
 Purpose: Planning
 Revision: P05 (07-04-2022)



Schedule of Accommodation

House	GIA	NIA	Hse D1- 3 Bed End of Terrace	112	Hse D2- 3 Bed End of Terrace	112	Hse E - 3 Bed Mid-Terrace	112	Hse F1- 3 Bed Semi D	115.8	Hse F2- 3 Bed Semi D	112.7	TOTAL
		sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
UNITS	4388	4388	11		1		21		5		1		
SUBTOTAL	4388	4388	11		1		21		5		1		39

Hse Mix	2 Bed	3 Bed	TOTAL	Semi-D	2 Bed	3 Bed	TOTAL	Mid-Terr.	2 Bed	3 Bed	TOTAL	End Terr.	2 Bed	3 Bed	TOTAL
	0	39	39	15%	0	6	6	54%	0	21	21	31%	0	12	12
	0.0%	100.0%		0%	100%			0%	100%			0%	100%		

Triplexes	GIA	NIA	A1 Triplex - Mid-Terrace	A2 Triplex - Mid-Terrace	A3 Triplex - End of Terrace	A4 Triplex - End of Terrace	TOTAL								
			2 Bed Apt 71.3	1 Bed Apt 56.8	3 Bed Duplex 119.4	2 Bed Apt 68.5	1 Bed Apt 51.9	3 Bed Duplex 122.3	2 Bed Apt 70	1 Bed Apt 53.3	3 Bed Duplex 125.3	2 Bed Apt 70	1 Bed Apt 52.9	3 Bed Duplex 124.6	
			no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units
UNITS			2	2	2	18	18	18	2	2	2	2	2	2	2
Own Door	4967.6	4967.6	2	2	2	18	18	18	2	2	2	2	2	2	2
TOTAL															72

Duplexes Type 01	GIA	NIA	B1 Duplex - Mid-Terrace	B1 Duplex - End of Terrace	B1A Duplex - End of Terrace	B2 Duplex - End of Terrace	B3 Duplex - End of Terrace	TOTAL				
			3 Bed Duplex Lower 110.9	3 Bed Duplex Upper 108.1	3 Bed Duplex Lower 110.9	3 Bed Duplex Upper 108.1	3 Bed Duplex Lower 113	3 Bed Duplex Upper 110.3	3 Bed Duplex Lower 115.7	3 Bed Duplex Upper 108.7		
			no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	
UNITS			28	28	2	2	1	1	3	3	1	1
Own Door	7687.1	7687.1	28	28	2	2	1	1	3	3	1	1
TOTAL												70

Duplexes Type 02	GIA	NIA	C1 Duplex - Mid-Terrace	C1 Duplex - End of Terrace	E1 Duplex - Mid-Terrace	E2 Duplex - End of Terrace	E4 Duplex - End of Terrace	E4 Duplex - Mid-Terrace	E4A Duplex - Mid-Terrace							
			1 Bed Apt Lower 51	2 Bed Duplex Upper 94.1	1 Bed Apt Lower 51	2 Bed Duplex Upper 94.1	3 Bed Duplex Lower 102.2	1 Bed Apt UPPER 51.1	3 Bed Duplex Lower 110.1	1 Bed Apt UPPER 54	3 Bed Duplex Lower 104	1 Bed Apt UPPER 50.4	3 Bed Duplex Lower 104	1 Bed Apt UPPER 50.4	3 Bed Duplex Lower 104	1 Bed Apt UPPER 50.4
			no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm
UNITS			32	32	4	4	10	10	8	8	2	2	2	2	2	2
Own Door	8995.8	8995.8	32	32	4	4	10	10	8	8	2	2	2	2	2	2

Apartments	GIA	NIA	Efficiency	Type 2E 2 BED 79.2	Type 2F 2 BED 79.2	Type 2G 2 BED 84.3	Type 2H 2 BED 68.7	TOTAL
				no. units	sqm	no. units	sqm	no. units
Level GF	1316	871.2	66%	11	3			14
Level 01	2604	2301.9	88%	0	28	1		28
Level 02	69	68.7	100%				1	1
TOTAL	3989	3241.8	81%	11	31	1	1	44

Apt. Mix	1 Bed	2 Bed	3 Bed	TOTAL	Apt. Dual Aspect	1 Bed	2 Bed	3 Bed	TOTAL	Overall Unit Mix	1 Bed	2 Bed	3 Bed	TOTAL
	84	104	118	306	84	104	118	306	84	104	157	345		
	27%	34%	39%		24%	30%	46%							

*Inc. Duplex Units

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Community Creche Facility	GIA
Level LG	95
Level UG	184.6
Level 01	98
TOTAL	377.6

Totals	GIA	NIA	Creche	Houses	Duplexes	Apts.	TOTAL
			sqm	no. units	no. units	no. units	
UNITS	30405	29280	378	39	154	152	345
MIX %				11%	45%	44%	

Car Parking	No. Units	Provision	Provision
Residential Spaces	345		414
Electric Charge Spaces			42
Disabled Spaces			19
Visitors / Creche Set Down			40
TOTAL	1.2 Ratio per Unit		414

Designated Cycle Parking	Provision
Residential Spaces	670
Visitor	120
Creche	12
TOTAL	2.2 Ratio per Unit

*Please refer to the TTA and traffic report prepared by DBFL for further details on parking

Site Statistics	
Application Site Area (Gross):	66,805.0 m ²
Development Site Area (Net):	66,157.0 m ²
Estimated Gross Floor Area:	30,405 m ² excludes Podium Carpark
Overall Net Density:	52 dwellings per ha
Plot Ratio: (Gross Site Area)	0.46 : 1
Plot Ratio: (Net Site Area)	0.46 : 1
Site Coverage: (Gross Site Area)	26.4%
Site Coverage: (Net Site Area)	26.7%
Apartments Dual Aspect Ratio:	100%

Open Space Calculations	
Apartments Communal Amenity Space:	2,277.0 m ²
Total Public Open Space:	16,670.0 m ²
Public Open Space % :	25%