



HARTFIELD PLACE PRS DEVELOPMENT, SWORDS ROAD, WHITEHALL  
SCHEDULE OF ACCOMMODATION  
PLANNING APPLICATION

MARCH 2022





HARTFIELD  
PLACE

# Schedule of Accommodation - Key Statistics

Hartfield Place - Swords Road	
KEY STATISTICS	
Site Area (Application site area)	3.889 ha (38,897m <sup>2</sup> )
Site Area (Developable site area)	2.734 ha (27,340 m <sup>2</sup> )
Plot Ratio Z1 - 0.25-2.0 (Development site)	1.47
Site Coverage Z1 45-65% (Development site)	29.2%
Gross Residential Density /ha (Development site)	172.6
Public open space (m <sup>2</sup> )	6165.00
Public Open Space ratio (% of development site)	22.55%
Communal open space (m <sup>2</sup> )	3279.86
Creche GFA (m <sup>2</sup> )	445.76
Creche outdoor play area (m <sup>2</sup> )	118.00
No. of children catered for in Creche	63 Full time / 73 ECCE
Café (m <sup>2</sup> )	99.00
Residents Leisure (m <sup>2</sup> ) (Gym, Sun Lounge, Residents' Lounge, Screen Room, Meeting rooms, Flexi Space)	511.00
Non Residential GFA Total (m <sup>2</sup> ) (incl. Creche, Café)	544.76

Quantity & Area of units with Internal Space 10% +					
Blocks	Total Qty Units	Qty. Units: 10% +	Area Required	Area Achieved	% Units: 10% +
Block A	56	40	2,703	3,148	71%
Block B	78	23	1,679	1,914	29%
Block C	54	43	2,540	3,040	80%
Block D	76	53	2,878	3,375	70%
Block E	58	58	3,786	4,337	100%
Block F	76	58	3,114	3,633	76%
Block G	74	56	2,968	3,460	76%
<b>Total</b>	<b>472</b>	<b>331</b>	<b>19,668</b>	<b>22,906</b>	<b>70%</b>

Accommodation Mix		
Apartments Only		
Type	Number	%
Studio	32	6.8%
1 bed	198	41.9%
2 bed	233	49.4%
3 bed	9	1.9%
<b>Total</b>	<b>472</b>	<b>100.0%</b>

Car Parking and Cycle Spaces	
Type	Provided
Residents Parking (Basement)	249
Residents Parking (Surface)	37
Accessible Parking	22
Car Share / Car Club	5
Visitor Parking	19
Creche Staff	5
<b>Total for Residents</b>	<b>313</b>
<b>Car Parking Total</b>	<b>337</b>
<b>Motorcycle Parking</b>	<b>14</b>
Cargo Bike Spaces	14
Secure Cycle Spaces	732
Visitor Cycle Spaces	236
<b>Cycle Spaces Total</b>	<b>982</b>

# Schedule of Accommodation - Key Statistics

Floor:	No. Studio	No. 1 Bed Apt.	No. 2 Bed Apt.	No. 3 Bed Apt.	No. Apts. Per Floor	G.I.A (m2):
Ground Floor:	6	36	37	1	80	6599.57
First Floor:	6	36	37	1	80	6449.15
Second Floor:	6	36	37	1	80	6449.15
Third Floor:	6	36	37	1	80	6449.15
Fourth Floor:	6	27	35	1	69	5888.05
Fifth Floor:	2	21	29	2	54	4883.51
Sixth Floor:	0	5	13	1	19	1997.75
Seventh Floor:	0	1	8	1	10	1371.10

Apartment Type Totals:	<b>32</b>	<b>198</b>	<b>233</b>	<b>9</b>	Total No. Apts:	<b>472</b>	G.I.A of Development m2:	<b>40087.41</b>
	<b>6.8%</b>	<b>41.9%</b>	<b>49.4%</b>	<b>2%</b>			Basement Area Excl.	10626

Average Studio m2*:	<b>37</b>	Average 1 Bed m2*:	<b>51.9</b>	Average 2 Bed m2*:	<b>82.8</b>	Average 3 Bed m2*:	<b>104.9</b>
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\*Note: Apartment sizes vary; area stated is an average of the scheme

Internal Communal Amenity Space m2:	<b>511</b>	External Communal Space m2:	<b>3280</b>	Public Open Space m2:	<b>6165</b>	Total External Communal/ Open Space m2:	<b>9445</b>
External Communal Space required m2:	<b>2830</b>						

Commercial Space m2:	<b>99</b>	Creche m2:	<b>445.8</b>	Ext. Play Area m2:	<b>118.4</b>
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## Schedule of Accommodation - Percentage Mix

Previously Approved (ABP Ref. PL29N.238685, DCC Reg. Ref. 3269/10 & 3405/19)		
Blocks	Floors	DCC Approved
A	(5-7)	43
B	5	55
C	(4-5)	40
D	7	56
E	(4-7)	50
F	6	76
G	(4-6)	54
<b>Total</b>		<b>374</b>
<b>%Mix:</b>		
	<b>Units</b>	<b>%</b>
Studio	0	0.0%
1 bed	60	16.0%
2 bed	254	67.9%
3 bed	60	16.0%
<b>Total</b>	<b>374</b>	<b>100%</b>

Proposed Application		
Blocks	Floors	Proposed
A	(5-8)	56
B	(5-6)	78
C	(4-6)	54
D	(7-8)	76
E	(4-8)	58
F	(5-6)	76
G	(4-6)	74
<b>Total</b>		<b>472</b>
<b>%Mix:</b>		
	<b>Units</b>	<b>%</b>
Studio	32	6.8%
1 bed	198	41.9%
2 bed	233	49.4%
3 bed	9	1.9%
<b>Total</b>	<b>472</b>	<b>100%</b>

The current application proposes to deviate from the previously granted permission by providing an alternative mix of dwelling types and sizes to accommodate changing demographic and market demands. The previously granted permission predominantly provided 2 bedroom apartments (67.9%) and 3 bedroom apartments (16.0%) with a relatively small quantity of 1 bedroom apartments (16.0%). It is proposed to revise this mix to provide a larger percentage of 1 bedroom apartments (41.9%) and a small number of studio apartments (6.8%) and to reduce the amount of 3 bedroom apartments to 1.9% and 2 bedroom apartments to 49.4%.



**C+W O'BRIEN**  
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 [@CWrightarch](#)  
 [corstorphinewright](#)  
 [corstorphine-wright](#)  
 [admin@cwoarchitects.ie](mailto:admin@cwoarchitects.ie)  
 [www.cwoarchitects.ie](http://www.cwoarchitects.ie)