

Project: Jacob's Island Strategic Housing Development
Location: Jacob's Island, Mahon, Cork
Client: Hibernia Star Ltd.
Doc. Title: Schedule of Accommodation
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Schedule of Accommodation

GENERAL

Site Area (red line boundary)	3.95Ha
Net Site Area (excludes the Main Access Road)	3.55Ha
Buildings footprint	14,990m ²
Net Site Coverage	42%
Net Plot Ratio (Residential)	1:1.3
Public Open Space	4,350m ²
% of net site area	12.3%
Communal Open Space	3,470m ²
Demolition Area	0m ²
Residential Units Total	489
Dual Aspect %	50.7%
Net Density	137.7 Units/Ha

APARTMENTS NUMBERS

BLOCK 11	STUDIO 1P	1 BED 2P	1 BED 2P + STUDY	2 BED 3P	2 BED 4P	2 BED 4P + STUDY	Total
Level G1		3			1		4
Level G2	1	7		1	3		12
Level 01 podium		7		1	11		19
Level 02		6		1	12		19
Level 03		6		1	12		19
Level 04		3		1	8		12
Level 05		3		1	8		12
Level 06		1			3		4
TOTAL	1	36	0	6	58	0	101

Dual Aspect	
1	25.0%
3	25.0%
10	52.6%
10	52.6%
10	52.6%
8	66.7%
8	66.7%
3	75.0%
53	52.5%

BLOCK 13	STUDIO 1P	1 BED 2P	1 BED 2P + STUDY	2 BED 3P	2 BED 4P	2 BED 4P + STUDY	Total
Level G1					0		0
Level G3					4		4
Level 01					5		5
Level 02					5		5
Level 03					5		5
Level 04					5		5
Level 05					5		5
Level 06					5		5
Level 07					5		5
TOTAL	0	0	0	0	39	0	39

Dual Aspect	
0	0.0%
3	0.0%
4	80.0%
4	80.0%
4	80.0%
4	80.0%
4	80.0%
4	80.0%
4	80.0%
31	79.5%

BLOCK 14	STUDIO 1P	1 BED 2P	1 BED 2P + STUDY	2 BED 3P	2 BED 4P	2 BED 4P + STUDY	Total
Level G1		7			4		11
Level 01 (podium)		12		1	13		26
Level 02		11		2	13		26
Level 03		11		2	13		26
Level 04		6		2	13		21
Level 05		4		1	5		10
Level 06		4		1	5		10
TOTAL	0	55	0	9	66	0	130

Dual Aspect	
2	18.2%
17	65.4%
15	57.7%
15	57.7%
13	61.9%
4	40.0%
5	50.0%
71	54.6%

BLOCK 15	STUDIO 1P	1 BED 2P	1 BED 2P + STUDY	2 BED 3P	2 BED 4P	2 BED 4P + STUDY	Total
Level G2		6	1		2		9
Level G3 (podium)		11	2		16	1	30
Level 01		11		2	24	1	38
Level 02		11		2	24	1	38
Level 03		11		2	24	1	38
Level 04		9		2	20	1	32
Level 05		4			12	1	17
Level 06		4			12	1	17
TOTAL	0	67	3	8	134	7	219

Dual Aspect	
2	0.0%
14	46.7%
17	44.7%
17	44.7%
17	44.7%
14	43.8%
6	35.3%
6	35.3%
93	42.5%

	STUDIO 1P	1 BED 2P	1 BED 2P + STUDY	2 BED 3P	2 BED 4P	2 BED 4P + STUDY	Total
RESIDENTIAL TOTAL	1	158	3	23	297	7	489
RESIDENTIAL MIX	0.2%	32.3%	0.6%	4.7%	60.7%	1.4%	100.0%
RESIDENTIAL TOTAL	1	161			327		489
RESIDENTIAL MIX	0.2%	32.9%			66.9%		100.0%

Dual Aspect	
248	50.72%

APARTMENTS NUMBERS PER RESIDENTIAL CORE (TOTAL FOR ALL FLOORS)

BLOCK	Core A	Core B	Core C	Core D	Total
Block 11	31	48	22		101
Block 13	39				39
Block 14	33	28	26	43	130
Block 15	62	61	27	69	219
TOTAL					489

RESIDENTIAL AREAS

BLOCK 11	GIA		NIA		EFFICIENCY
Level G1	1,018.2m ²	10959.8ft ²	257.3m ²	2769.6ft ²	25.3%
Level G2	1,261.2m ²	13575.4ft ²	712.6m ²	7670.4ft ²	56.5%
Level 01 (podium level)	1,675.0m ²	18029.5ft ²	1,310.8m ²	14109.3ft ²	78.3%
Level 02	1,675.0m ²	18029.5ft ²	1,334.6m ²	14365.5ft ²	79.7%
Level 03	1,675.0m ²	18029.5ft ²	1,334.6m ²	14365.5ft ²	79.7%
Level 04	1,117.9m ²	12033.0ft ²	858.5m ²	9240.8ft ²	76.8%
Level 05	1,117.8m ²	12031.9ft ²	858.5m ²	9240.8ft ²	76.8%
Level 06	375.4m ²	4040.8ft ²	285.1m ²	3068.8ft ²	75.9%
SUBTOTAL	9,915.5m²	106729.5ft²	6,952.0m²	74830.7ft²	70.1%

BLOCK 13	GIA		NIA		EFFICIENCY
Level G1	412.6m ²	4441.2ft ²		0.0ft ²	0.0%
Level G3	504.2m ²	5427.2ft ²	326.3m ²	3512.3ft ²	64.7%
Level 01	504.2m ²	5427.2ft ²	407.1m ²	4382.0ft ²	80.7%
Level 02	504.2m ²	5427.2ft ²	407.1m ²	4382.0ft ²	80.7%
Level 03	504.2m ²	5427.2ft ²	407.1m ²	4382.0ft ²	80.7%
Level 04	504.2m ²	5427.2ft ²	407.1m ²	4382.0ft ²	80.7%
Level 05	504.2m ²	5427.2ft ²	407.1m ²	4382.0ft ²	80.7%
Level 06	504.2m ²	5427.2ft ²	407.1m ²	4382.0ft ²	80.7%
Level 07	504.2m ²	5427.2ft ²	407.1m ²	4382.0ft ²	80.7%
SUBTOTAL	4,446.2m²	47858.5ft²	3,176.0m²	34186.2ft²	71.4%

BLOCK 14	GIA		NIA		EFFICIENCY
Level G1 (excl. car park only)	2,034.2m ²	21895.9ft ²	660.9m ²	7113.9ft ²	32.5%
Level 01 (podium level)	2,175.2m ²	23413.7ft ²	1,750.5m ²	18842.2ft ²	80.5%
Level 02	2,153.1m ²	23175.8ft ²	1,769.8m ²	19050.0ft ²	82.2%
Level 03	2,153.1m ²	23175.8ft ²	1,769.8m ²	19050.0ft ²	82.2%
Level 04	1,890.5m ²	20349.2ft ²	1,493.3m ²	16073.7ft ²	79.0%
Level 05	871.2m ²	9377.5ft ²	672.2m ²	7235.5ft ²	77.2%
Level 06	871.2m ²	9377.5ft ²	672.2m ²	7235.5ft ²	77.2%
SUBTOTAL	12,148.5m²	130765.4ft²	8,788.7m²	94600.8ft²	72.3%

BLOCK 15	GIA		NIA		EFFICIENCY
Level G2 (excl. car park only)	2,080.6m ²	22395.4ft ²	531.4m ²	5719.9ft ²	25.5%
Level G3 (podium level)(excl. residents' amenity)	2,757.1m ²	29677.2ft ²	2,058.3m ²	22155.4ft ²	74.7%
Level 01	3,376.9m ²	36348.6ft ²	2,701.0m ²	29073.3ft ²	80.0%
Level 02	3,376.9m ²	36348.6ft ²	2,701.0m ²	29073.3ft ²	80.0%
Level 03	3,376.9m ²	36348.6ft ²	2,701.0m ²	29073.3ft ²	80.0%
Level 04	2,862.9m ²	30816.0ft ²	2,281.6m ²	24558.9ft ²	79.7%
Level 05	1,576.0m ²	16963.9ft ²	1,234.6m ²	13289.1ft ²	78.3%
Level 06	1,576.0m ²	16963.9ft ²	1,234.6m ²	13289.1ft ²	78.3%
SUBTOTAL	20,983.3m²	225862.4ft²	15,443.5m²	166232.4ft²	73.6%

SUBTOTAL RESIDENTIAL EXCL. PODIUM CAR PK AND RESI AMENITY	GIA		NIA		EFFICIENCY
	47,493.5m²	511215.8ft²	34,360.2m²	369850.1ft²	72.3%

BLOCK 15 RESIDENTS' AMENITY SUBTOTAL	GIA		NIA		EFFICIENCY
	575.9m²	6198.9ft²	575.9m²	6198.9ft²	100.0%

TOTAL RESIDENTIAL INCL. RESI AMENITY, EXCL. PODIUM CAR PARK	GIA		NIA		EFFICIENCY
	48,069.4m²	517414.7ft²	34,936.1m²	376049.0ft²	72.7%

RESIDENTIAL PODIUM CAR PARK AREAS	
Block 11	1,111.1m ²
Block 13 & 14	1,362.7m ²
Block 15	4,024.9m ²
TOTAL	6,498.7m²

NON RESIDENTIAL AREAS

OFFICE BLOCK 12	GIA		NIA		EFFICIENCY
Level G2 (excl. car park only)	487.0m ²	5242.0ft ²	172.4m ²	1855.7ft ²	35.4%
Level 01	1,203.4m ²	12953.3ft ²	993.3m ²	10691.3ft ²	82.5%
Level 02	1,203.4m ²	12953.3ft ²	993.3m ²	10691.3ft ²	82.5%
Level 03	654.6m ²	7046.1ft ²	387.7m ²	4173.1ft ²	59.2%
Level 04	564.0m ²	6070.8ft ²	387.7m ²	4173.1ft ²	68.7%
TOTAL	4,112.4m²	44265.5ft²	2,934.3m²	31584.3ft²	71.4%

CRÈCHE BLOCK 13	GIA	
Level G3	190.3m ²	2048.4ft ²
Level 01	190.3m ²	2048.4ft ²
TOTAL	380.6m²	4096.7ft²

TOTAL NON RESIDENTIAL	GIA		NIA	
	4,493.0m²	48362.2ft²	3,314.9m²	35681.1ft²

CARPARKING PROVISION

RESIDENTIAL	Residential Podium	Residential Surface	Total	Apt numbers	Ratio
Block 11	27	8	35	101	0.35 per apt
Block 13 & 14	43	41	84	169	0.50 per apt
Block 15	116	11	127	219	0.58 per apt
TOTAL	186	60	246	489	0.50 per apt

CRÈCHE & OFFICE (SHD)	Undercroft	Surface	Total	Office Parking Spaces per 50m ²	Office Parking Spaces per 100m ²
Block 12 (office)	32	37	69	0.84	1.68
Block 13 (creche)		6	6		
TOTAL	32	43	75		

CAR CLUB SPACES	Undercroft	Surface	Total
		6	6
TOTAL	0	6	6

ALLOCATION OF PART M, MOTOR BIKE & EV NOTE EV & PART M SPACES SCHEDULED HERE ARE INCLUDED IN THE TOTAL CAR SPACES FIGURE	Total Car Spaces	Part M Spaces Required (5%)	Part M Spaces Proposed	Motor Bike Spaces Required (10%)	Motor Bike Spaces Proposed	EV Spaces Required (20% for resi, 1no. other uses)	EV Spaces Proposed
Block 11 & Car Club	41	2.1	3	4.1	5	8.2	10
Block 12	69	3.5	4	6.9	7	1.0	1
Block 13 & 14	90	4.5	5	9.0	9	18.0	18
Block 15	127	6.4	7	12.7	13	25.4	26
TOTAL	327	16.4	19	32.7	34	52.6	55

BICYCLE PARKING PROVISION

RESIDENTIAL (COMPLIANCE WITH GUIDELINES FOR NEW APARTMENTS 2020)	Required (Residents)	Proposed (Residents)	Required (Visitor)	Proposed (Visitor)
Block 11	165	165	51	51
Block 13	78	78	20	20
Block 14	205	205	65	65
Block 15	368	368	110	110
TOTAL	816	816	244.5	245

COMMERCIAL (COMPLIANCE WITH DRAFT DEVELOPMENT PLAN 2022-2028)	Required	Proposed
Block 12 (office) 1 per 150m ² GFA	27	80
Block 13 (creche) 1 per 25 children - 53 children	3	4
TOTAL	30	84

COMMUNAL OPEN SPACE (COMPLIANCE WITH GUIDELINES FOR NEW APARTMENTS 2020)

COMMUNAL OPEN SPACE	BLOCK 11		BLOCK 13		BLOCK 14		BLOCK 15		TOTAL	
	Area Required	Area Proposed	Area Required	Area Proposed	Area Required	Area Proposed	Area Required	Area Proposed	Area required	Area Proposed
Area Required Per Apartment										
4m ² per studio	4m ²		0m ²		0m ²		0m ²		4m ²	
5m ² per 1Bed 2P	180m ²		0m ²		275m ²		350m ²		805m ²	
6m ² per 2Bed 3P	36m ²		0m ²		54m ²		48m ²		138m ²	
7m ² per 2Bed 4P	406m ²		273m ²		462m ²		987m ²		2,128m ²	
TOTAL	626m²	705m²	273m²	281m²	791m²	973m²	1,385m²	1,511m²	3,075m²	3,470m²

PUBLIC OPEN SPACE (COMPLIANCE WITH SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS)

	Net Site Area Ha	Public Open Space Required 10%	Main Central Green Space	Public space to North of Block 15	Public space to South West of Block 12	TOTAL PROPOSED	% of Net Site Area
10% Min. Required (brownfield)	3.55Ha	3,550m ²	3,262m ²	421m ²	667m ²	4,350m²	12.3%

Note: This schedule should be read in conjunction with the proposed site layout drawing and relevant drawings submitted as part of the subject application.