

PROJECT: EMMET ROAD MIXED USE DEVELOPMENT  
 PROJECT NO: 0318  
 TITLE: SUMMARY SCHEDULE OF ACCOMMODATION

	Residential							Area GIA	Non-residential						Total		
	Unit Numbers						Dual Aspect		10% Over	Crèche	Cafe	Retail / Commercial	Supermarket	Management Office	Community Hub & Library ("CHuBY")	REQUIRED	PROVIDED
	Studio	1B2P	2B4P	3B5P	Total												
<b>Site</b>																	
Overall Site Area (including works to Emmet Road)																4.68 hectares	
Net Development Site Area (excluding taken in charge area)																3.72 hectares	
Main Development Site Area (including taken in charge area)																3.89 hectares	
<b>Open Space</b>																	
<b>Public Open Space</b>																	
A - Emmet Place*																3,166	
B - Richmond Place*																1,165	
C - Goldenbridge Place*																1,038	
D - Open Space adjacent to Block C / CHuBY Inchicore																	
Community Sports building																1,561	
<b>Public Open Space Subtotal</b>																<b>7,230 sq.metres</b>	
<b>Communal Open Space</b>																	
Commercial Mixed Use - Block C																567 600	
Main Residential 1 (MR1) - Block A																1,766 2,540	
Main Residential 2 (MR2) - Block B																1,131 1,167	
<b>Communal Open Space Subtotal</b>																<b>3,464 4,307 sq.metres</b>	
<b>Mobility / Parking</b>																	
<b>Car Parking</b>																	
Residential																50	
Goldenbridge Cemetery																2	
Supermarket																22	
Retail / Commercial including Café																2	
Community Hub / Library																12	
Village / Public																18	
<b>Car Parking Subtotal</b>																<b>106 no.</b>	
<b>Bicycle Parking / Storage</b>																	
Community Hub & Library																30	
Supermarket																28	
Retail / Commercial / Café																8	
Crèche																10	
Residential in Commercial Mixed Use - Block C																152	
Main Residential - Block A & B																768	
Residential Visitors in Commercial Mixed Use - Block C																46	
Main Residential Visitors - Block A & B																243	
<b>Bicycle Parking / Storage Subtotal</b>																<b>1,285 no.</b>	
<b>Community / Civic Uses</b>																	
Community Hub & Library																2,810 sq.metres	
Crèche																816 sq.metres	
<b>Commercial Mixed Use - Block C</b>																	
Retail / Commercial																816	
Cafe																205	
Supermarket																564	
Commercial Mixed Use Residential																2,476	
<b>Commercial Mixed Use Subtotal</b>																<b>8,241</b>	
Percentages																11.0% 31.9% 47.3% 9.9% 57.1% 35.2%	
<b>Main Residential (MR) - Blocks A &amp; B</b>																	
<b>Main Residential 1 (MR1) - Block A</b>																	
Block A1																10 14 11 0 35 16 59	
Block A2																14 22 19 0 55 17	
Block A3																14 10 15 0 39 19	
Block A4																0 0 0 0 20 20	
Block A5																14 20 20 0 54 25	
Block A6																10 14 13 0 37 18	
Block A7																14 20 20 0 54 22	
Block A8																0 0 6 6 12 12	
<b>MR1 / Block A Subtotal</b>																<b>76 100 104 26 306 149 24,265 80 59</b>	
<b>Main Residential 2 (MR2) - Block B</b>																	
Block B1																0 3 23 7 33 19	
Block B2																14 20 20 0 54 17	
Block B3																0 0 4 4 8 8	
Block B4																10 14 14 0 38 14	
Block B5																0 6 42 0 48 35	
<b>MR2 - Block B Subtotal</b>																<b>24 43 103 11 181 93 17,321</b>	
<b>Main Residential (Block A &amp; B) Subtotal</b>																<b>100 143 207 37 487 242 265 41,587 80 59 0</b>	
Percentages																20.5% 29.4% 42.5% 7.6% 49.7% 54.4%	
<b>TOTAL</b>																<b>110 172 250 46 578 294 297 49,828 816 285 564 2,476 59 2,810 69,402 sq.metres</b>	
Percentages																19.0% 29.8% 43.3% 8.0% 50.9% 51.4%	
<b>Total for Studios &amp; 1B2P:</b>																<b>48.8%</b>	

NOTE: Total Figures above reflect combined totals for the full development in respect of minimum and maximum requirements of the Apartment Guidelines and Dublin City Development Plan 2016-2022

TENURE SPLIT *	Unit Numbers				
	Studio	1B2P	2B4P	3B5P	Total
<b>COST RENTAL</b>	110	111	195	25	441
Percentages	24.9%	25.2%	44.2%	5.7%	76%
<b>SOCIAL</b>	0	61	55	21	137
Percentages	0.0%	45.0%	40.0%	15.0%	24%

**Notes**  
 GIA excludes inset/projecting balconies and areas of deck access.  
 Residential GIA excludes cafe, crèche and management office areas.  
 GIA excludes all external bike and bin storage spaces.  
 GIA includes all internal bike storage, bin storage, plant areas incl. lower ground floor, energy centre and entrance lobbies.  
 GIA excludes all roof level plant areas.  
 Retail / Commercial GIA includes Back of House / Staff areas.  
 The Commercial Mixed Use block electrical services rooms incl. substations, switch rooms and transformer rooms are included in residential GIA.

\*The naming of all public / open spaces on the site is to be the subject of a separate process. Placeholder names are used for ease of reference in the planning application documentation.

	Residential							Non-residential				
	Unit Numbers						Area	Crèche	Cafe	Retail / Commercial	Management Office	
	Studio	1B2P	2B4P	3B5P	Total	Dual Aspect						10% Over
<b>BLOCK A (MR1)</b>												
<b>BLOCK A1</b>												
LEVEL 00	2	2	0	0	4	1	0					59
LEVEL 01	2	3	2	0	7	3	1					
LEVEL 02	2	3	3	0	8	4	1					
LEVEL 03	2	3	3	0	8	4	1					
LEVEL 04	2	3	3	0	8	4	1					
<b>SUBTOTAL</b>	<b>10</b>	<b>14</b>	<b>11</b>	<b>0</b>	<b>35</b>	<b>16</b>	<b>4</b>			<b>0</b>		<b>59</b>
<b>BLOCK A2</b>												
LEVEL 00	2	4	1	0	7	1	4					
LEVEL 01	2	3	3	0	8	2	5					
LEVEL 02	2	3	3	0	8	2	5					
LEVEL 03	2	3	3	0	8	2	5					
LEVEL 04	2	3	3	0	8	2	5					
LEVEL 05	2	3	3	0	8	4	5					
LEVEL 06	2	3	3	0	8	4	5					
<b>SUBTOTAL</b>	<b>14</b>	<b>22</b>	<b>19</b>	<b>0</b>	<b>55</b>	<b>17</b>	<b>34</b>			<b>0</b>		<b>0</b>
<b>BLOCK A3</b>												
LEVEL 00	2	2	3	0	7	3	2					
LEVEL 01	3	2	3	0	8	4	2					
LEVEL 02	3	2	3	0	8	4	2					
LEVEL 03	3	2	3	0	8	4	2					
LEVEL 04	3	2	3	0	8	4	2					
<b>SUBTOTAL</b>	<b>14</b>	<b>10</b>	<b>15</b>	<b>0</b>	<b>39</b>	<b>0</b>	<b>19</b>			<b>0</b>		<b>0</b>
<b>BLOCK A4</b>												
LEVEL 00	0	0	0	4	4	4	0					
LEVEL 01	0	0	0	4	4	4	0					
LEVEL 02	0	0	0	4	4	4	0					
LEVEL 03	0	0	0	4	4	4	0					
LEVEL 04	0	0	0	4	4	4	0					
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>0</b>			<b>0</b>		<b>0</b>
<b>BLOCK A5</b>												
LEVEL 00	2	2	2	0	6	1	4					
LEVEL 01	2	3	3	0	8	4	5					
LEVEL 02	2	3	3	0	8	4	5					
LEVEL 03	2	3	3	0	8	4	5					
LEVEL 04	2	3	3	0	8	4	5					
LEVEL 05	2	3	3	0	8	4	5					
LEVEL 06	2	3	3	0	8	4	5					
<b>SUBTOTAL</b>	<b>14</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>54</b>	<b>25</b>	<b>34</b>			<b>0</b>		<b>0</b>
<b>BLOCK A6</b>												
LEVEL 00	2	2	1	0	5	2	0					
LEVEL 01	2	3	3	0	8	4	1					
LEVEL 02	2	3	3	0	8	4	1					
LEVEL 03	2	3	3	0	8	4	1					
LEVEL 04	2	3	3	0	8	4	1					
<b>SUBTOTAL</b>	<b>10</b>	<b>14</b>	<b>13</b>	<b>0</b>	<b>37</b>	<b>18</b>	<b>4</b>			<b>0</b>		<b>0</b>
<b>BLOCK A7</b>												
LEVEL 00	2	2	2	0	6	2	3					
LEVEL 01	2	3	3	0	8	3	4					
LEVEL 02	2	3	3	0	8	3	4					
LEVEL 03	2	3	3	0	8	3	4					
LEVEL 04	2	3	3	0	8	3	4					
LEVEL 05	2	3	3	0	8	4	4					
LEVEL 06	2	3	3	0	8	4	4					
<b>SUBTOTAL</b>	<b>14</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>54</b>	<b>22</b>	<b>27</b>			<b>0</b>		<b>0</b>
<b>BLOCK A8 (MEWS)</b>												
LEVEL 00			6	0	6	6	6					499
LEVEL 01			0	6	6	6	6					404
LEVEL 02-duplex			0	0	0	0	0					283
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>12</b>	<b>12</b>	<b>12</b>			<b>0</b>		<b>59</b>
<b>SUBTOTAL - BLOCK A (MR1)</b>	<b>76</b>	<b>100</b>	<b>104</b>	<b>26</b>	<b>306</b>	<b>0</b>	<b>149</b>			<b>125</b>		<b>24,265</b>
<b>BLOCK B (MR2)</b>												
<b>BLOCK B1</b>												
LOWER GROUND (plant only)												483
LEVEL 00	0	0	2	3	5	1	4					491
LEVEL 01	0	0	3	1	4	3	4					777
LEVEL 02	0	1	6	1	8	5	6					777
LEVEL 03	0	1	6	1	8	5	6					777
LEVEL 04	0	1	6	1	8	5	6					777
<b>SUBTOTAL</b>	<b>0</b>	<b>3</b>	<b>23</b>	<b>7</b>	<b>33</b>	<b>19</b>	<b>26</b>			<b>0</b>		<b>4,081</b>
<b>BLOCK B2</b>												
LEVEL 00	2	2	2	0	6	1	4					596
LEVEL 01	2	3	3	0	8	2	5					605
LEVEL 02	2	3	3	0	8	2	5					605
LEVEL 03	2	3	3	0	8	2	5					605
LEVEL 04	2	3	3	0	8	2	5					605
LEVEL 05	2	3	3	0	8	4	5					605
LEVEL 06	2	3	3	0	8	4	5					605
<b>SUBTOTAL</b>	<b>14</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>54</b>	<b>17</b>	<b>34</b>			<b>0</b>		<b>4,226</b>
<b>BLOCK B3 (MEWS)</b>												
LEVEL 00	0	0	4	0	4	4	4					332
LEVEL 01	0	0	0	4	4	4	4					265
LEVEL 02- duplex	0	0	0	0	0	0	0					188
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>8</b>	<b>8</b>	<b>8</b>			<b>0</b>		<b>785</b>
<b>BLOCK B4</b>												
LEVEL 00	2	2	2	0	6	2	4					595
LEVEL 01	2	3	3	0	8	3	5					605
LEVEL 02	2	3	3	0	8	3	5					605
LEVEL 03	2	3	3	0	8	3	5					605
LEVEL 04	2	3	3	0	8	3	5					605
<b>SUBTOTAL</b>	<b>10</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>38</b>	<b>14</b>	<b>24</b>			<b>0</b>		<b>3,015</b>
<b>BLOCK B5</b>												
LEVEL 00	0	0	6	0	6	5	6					668
LEVEL 01	0	1	7	0	8	6	7					758
LEVEL 02	0	1	7	0	8	6	7					758
LEVEL 03	0	1	7	0	8	6	7					758
LEVEL 04	0	1	7	0	8	6	7					758
LEVEL 05	0	1	4	0	5	3	7					758
LEVEL 06	0	1	4	0	5	3	7					758
<b>SUBTOTAL</b>	<b>0</b>	<b>6</b>	<b>42</b>	<b>0</b>	<b>48</b>	<b>35</b>	<b>48</b>			<b>80</b>		<b>5,215</b>
<b>SUBTOTAL - BLOCK B (MR2)</b>	<b>24</b>	<b>43</b>	<b>103</b>	<b>11</b>	<b>181</b>	<b>93</b>	<b>140</b>			<b>0</b>		<b>17,321</b>
<b>Crèche</b>												
LEVEL 00												388
LEVEL 01												428
<b>CRECHE</b>										<b>0</b>		<b>816</b>
<b>Total</b>	<b>100</b>	<b>143</b>	<b>207</b>	<b>37</b>	<b>487</b>	<b>242</b>	<b>265</b>			<b>816</b>		<b>59</b>
<b>Percentages</b>	<b>20.5%</b>	<b>29.4%</b>	<b>42.5%</b>	<b>7.6%</b>		<b>49.7%</b>	<b>54.4%</b>					<b>&gt;50%</b>

Refer to summary page for combined totals for the full development in respect of minimum and maximum requirements of the Apartment Guidelines and Dublin City Development Plan

**Notes**

- GIA excludes inset/projecting balconies and areas of deck access.
- Residential GIA excludes cafe, crèche and management office areas.
- GIA excludes all external bike and bin storage spaces.
- GIA includes all internal bike storage, bin storage, plant areas incl. lower ground floor, energy centre and entrance lobbies.
- GIA excludes all roof level plant areas.
- Retail / Commercial GIA includes Back of House / Staff areas.
- The Commercial Mixed Use block electrical services rooms incl. substations, switch rooms and transformer rooms are included in residential GIA.

	RESIDENTIAL							Non-residential		
	Unit Numbers					Area		Supermarket	Café	Retail / Commercial
	Studio	1B2P	2B4P	3B5P	Total	Dual Aspect	10% Over	GIA	GIA	GIA
<b>Commercial</b>										
LEVEL 00										
R0.1 - Retail / Commercial Unit										105
R0.2 - Retail / Commercial Unit										115
R0.3 - Café									205	
R0.4 - Retail / Commercial Unit										149
R0.5a - Retail / Commercial Unit										100
R0.5b - Retail / Commercial Unit										95
Supermarket								322		
LEVEL 01 including:										
R1.1 - Supermarket - Main retail area									2154	
Supermarket - Back of House/Support Spaces										
<b>SUBTOTAL</b>								<b>2476</b>	<b>205</b>	<b>564</b>
<b>Residential - Block C</b>										
LEVEL 00	0	0	5	0	5	1	5	642		
LEVEL 01	1	2	3	1	7	3	0	1,037		
LEVEL 02	1	7	9	2	19	12	5	1,616		
LEVEL 03	2	9	10	2	23	14	8	1,865		
LEVEL 04	2	9	10	2	23	14	8	1,865		
LEVEL 05	2	1	3	1	7	4	3	608		
LEVEL 06	2	1	3	1	7	4	3	608		
<b>SUBTOTAL</b>	<b>10</b>	<b>29</b>	<b>43</b>	<b>9</b>	<b>91</b>	<b>52</b>	<b>32</b>	<b>8,241</b>	<b>0</b>	
<b>Percentages</b>	<b>11.0%</b>	<b>31.9%</b>	<b>47.3%</b>	<b>9.9%</b>		<b>57.1%</b>	<b>35.2%</b>			
							<b>&gt;50%</b>			
<b>TOTAL</b>	<b>10</b>	<b>29</b>	<b>43</b>	<b>9</b>	<b>91</b>	<b>52</b>	<b>32</b>	<b>8,241</b>	<b>0</b>	<b>0</b>

Refer to summary page for combined totals for the full development in respect of minimum and maximum requirements of the Apartment Guidelines and Dublin City Development Plan

**Notes**

- GIA excludes inset/projecting balconies and areas of deck access.
- Residential GIA excludes café, crèche and management office areas.
- GIA excludes all external bike and bin storage spaces.
- GIA includes all internal bike storage, bin storage, plant areas incl. lower ground floor, energy centre and entrance lobbies.
- GIA excludes all roof level plant areas.
- Retail / Commercial GIA includes Back of House / Staff areas.
- The Commercial Mixed Use block electrical services rooms incl. substations, switch rooms and transformer rooms are included in residential GIA.

PROJECT: EMMET ROAD DEVELOPMENT  
 PROJECT NO: 0318  
 TITLE: BIKE STORAGE / PARKING

	RESIDENTIAL		RESIDENTIAL VISITOR		TOTAL	COMMERCIAL / CIVIC / COMMUNITY USES		TOTAL
	STANDARD TYPE	CARGO / LARGER TYPE	STANDARD TYPE	CARGO / LARGER TYPE		STANDARD TYPE	CARGO / LARGER TYPE	
<b>Community / Civic</b>								
Community Hub & Library - within village mobility hub						23.00	1.00	24.00
Community Hub & Library - adjacent to entrance						6.00	0.00	6.00
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29.00</b>	<b>1.00</b>	<b>30.00</b>
<b>Block C - Commercial Mixed Use</b>								
Supermarket - within village mobility hub					0	26.00	2.00	28.00
Retail / Commercial - within village mobility hub					0	7.00		7.00
Residential	144	8	43	2	198			
<b>SUBTOTAL - Block C - Commercial Mixed Use</b>	<b>144</b>	<b>8</b>	<b>43</b>	<b>2</b>	<b>198</b>	<b>33.00</b>	<b>2.00</b>	<b>35.00</b>
<b>SUBTOTAL - COMMERCIAL &amp; COMMUNITY</b>						<b>62.00</b>	<b>3.00</b>	<b>65.00</b>
<b>Main Residential (MR) - Block A &amp; B</b>								
<b>Main Residential 1 (MR1) - Block A</b>								
<b>SUBTOTAL - Main residential (MR) - Block A &amp; B</b>	<b>730</b>	<b>38</b>	<b>231</b>	<b>12</b>	<b>1012</b>			
<b>Creche</b>						6.00	4.00	10.00
<b>Café</b>						1.00		1.00
<b>TOTAL - FULL DEVELOPMENT (EACH TYPE)</b>	<b>874</b>	<b>46</b>	<b>275</b>	<b>14</b>	<b>1209</b>	<b>69.00</b>	<b>7.00</b>	<b>76.00</b>
<b>TOTAL BIKES (ALL BIKE STORAGE TYPES)</b>	<b>920</b>		<b>289</b>		<b>1209</b>			<b>76</b>
	<b>ALL RESIDENTIAL OCCUPANTS</b>		<b>ALL RESIDENTIAL VISITORS</b>		<b>ALL RESIDENTIAL</b>			<b>ALL COMMUNITY / COMMERCIAL</b>
<b>TOTAL FOR ALL BIKES WITHIN DEVELOPMENT - ALL USES</b>	<b>1285</b>							

**Notes**

The residential bike parking requirement is based on the requirement set out in the Design Standards for New Apartments, as agreed with DCC stakeholders. That is 1 parking space per bedroom for residents and 1 space per 2 residential units for visitor parking.

5% of all residential bike parking to accommodate cargo bikes based on Bike Parking Infrastructure Guidance

The non residential bike parking requirement is based on the minimum requirement set out in the Dublin City Development Plan 2016-2022. That is 1 parking space 150 sqm of floor space for retail, 1 space per 100sqm for cultural & recreational buildings. Consideration has been given to related provisions of the Draft Dublin City Development Plan 2022-2028 where feasible.

	UNDERCROFT (LOCATED IN COMMERCIAL MIXED USE - BLOCK C)			SURFACE			TOTAL
	STANDARD	ACCESSIBLE	SUBTOTAL	STANDARD	ACCESSIBLE	SUBTOTAL	
<b>CAR PARKING</b>							
RESIDENTIAL			0	47	3	50	50
CEMETERY				0	2	2	2
SUPERMARKET	20	2	22				22
RETAIL / COMMERCIAL INCLUDING CAFÉ	2		2				2
COMMUNITY HUB / LIBRARY	12		12				12
VILLAGE PARKING	17	1	18				18
<b>TOTAL</b>	<b>51</b>	<b>3</b>	<b>54</b>	<b>47</b>	<b>5</b>	<b>52</b>	<b>106</b>
<b>MOTORCYCLE SPACES</b>	<b>5</b>		<b>5</b>	<b>3</b>		<b>3</b>	<b>8</b>

<b>Public Open Space</b>			
	<b>SITE AREA</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
A - Emmet Place*			3,166
B - Richmond Place*			1,165
C - Goldenbridge Place*			1,038
D - Open Space adjacent to Inchicore Community Sports building / CHuBY / Block C			1,861
<b>TOTAL</b>	<b>37,173</b>	<b>3,717</b>	<b>7,230</b>

<b>Communal Open Space</b>		
	<b>REQUIRED</b>	<b>PROVIDED</b>
Commercial Mixed Use - Block C	567	600
Main Residential 1 - Block A	1,766	2,540
Main Residential 2 - Block B	1,131	1,167
<b>TOTAL</b>	<b>3,464</b>	<b>4,307</b>

**Notes**

The communal amenity requirement is based on the requirement set out in the Design Standards for New Apartments in appendix 1. That is 4 sqm for every Studio, 5 sqm for every 1B2P, 6sqm for every 2B3P, 7 sqm for every 2B4P and 9sqm for every 3B.

The Minimum required public open space is calculated as 10% of the net development site area.

The play space requirement is based on the requirement set out in the Design Standards for New Apartments.

\*The naming of all public / open spaces on the site is to be the subject of a separate process. Placeholder names are used for ease of reference in the planning application documentation.