

Project Summary

Project:	Kishoge Site 3	Proj. No.:	KSG3
Location:	Kishoge, Clonburris, Co. Dublin	Proj. Lead:	DMcD
Client:	South Dublin County Council	Created by:	CM
Doc. Title:	Schedule of Accommodation	Doc. Purpose:	S2
Doc. No.:	KSG3-OMP-XX-XX-SH-A-6001	Revisor:	C01 (09/05/2025)

Schedule of Accommodation

1. Residential Accomodation																												Total				
				DA - 3 Storey Duplex Mid-Terrace				DA1 - 3 Storey Duplex Mid-Terrace				DA2 - 3 Storey Duplex End-Of-Terrace				DA3 - 3 Storey Duplex End-Of-Terrace				DA4 - 3 Storey Duplex Mid-Terrace				DB - 3 Storey Duplex Mid-Terrace				DB1 - 3 Storey Duplex End of Terrace				
				D2A - Lower Duplex 2-Bed		D3A - Upper Duplex 3-Bed		D3B - Lower Duplex 3-Bed		D3A1 - Upper Duplex 3-Bed		D2A1 - Lower Duplex 2-Bed		D3A1 - Upper Duplex 3-Bed		D3B1 - Lower Duplex 3-Bed		D3A1 - Upper Duplex 3-Bed		D3B2 - Lower Duplex 3-Bed		D3A1 - Upper Duplex 3-Bed		D1A - Lower Duplex 1-Bed		D2B - Upper Duplex 2-Bed		D1A1 - Lower Duplex 1-Bed		D2B1 - Upper Duplex 2-Bed		
Duplexes	GFA	NIA			76.5		120.2		109		120.3		76.6		120.3		103.0		120.3		108.9		120		50.6		96		54.3		96	
				no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
UNITS	18231.2	16344		41	3136.5	41	4928.2	1	108.6	1	120.3	3	229.8	3	360.9	6	618	6	721.8	1	108.9	1	120	29	1467.4	29	2772.4	11	597.3	11	1053.8	184

				DB2 - 3 Storey Duplex End of Terrace				DC - 3 Storey 'Twinned' Duplex				DC1 - 3 Storey 'Twinned' Duplex End Of Terrace				DC2 - 3 Storey 'Twinned' Duplex End Of Terrace: Node				DC3 - 3 Storey 'Twinned' Duplex Mid Terrace				DD - 3 Storey 'Twinned & Dual Access' Duplex				DD1 - 3 Storey 'Twinned & Dual Access' Duplex End Of Terrace			
				D2C - Lower Duplex 2-Bed		D2B2 - Upper Duplex 2-Bed		D1B - Lower Duplex 1-Bed		D3C - Upper Duplex 3-bed		D1B1 - Lower Duplex 1-Bed		D3C1 - Upper Duplex 3-bed		D2D - Lower Duplex 2-Bed		D3C1 - Upper Duplex 3-bed		D2D1 - Lower Duplex 2-Bed		D3C1 - Upper Duplex 3-bed		D1C - Lower Duplex 1-Bed		D3D - Upper Duplex 3-bed		D1C1 - Lower Duplex 1-Bed		D3D1 - Upper Duplex 3-bed	
Duplexes	GFA	NIA			73		94.1		52.7		114.2		52.7		114.1		73.5		114.2		73.9		114.2		53.1		118.5		53.1		114
				no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm
UNITS	14310.1	12927		3	219	3	282.3	40	2108	40	4568	12	632.4	12	1369.2	7	514.5	7	799.4	3	221.7	3	342.6	7	371.7	7	829.5	4	212.4	4	456
																															152

				DE - 3 Storey 'Closer' Duplex				DE1 - 3 Storey 'Closer' Duplex				TA - 3-Storey Triplex End of Terrace			
				D1D - Lower Duplex 1-Bed		D2E - Upper Duplex 2-bed		D2F - Lower Duplex 2-Bed		D2E1 - Upper Duplex 2-bed		T3A - Lower Triplex 3-Bed		T3B - Upper Triplex 3-Bed	
Duplexes	GFA	NIA			54.2		91.3		75.7		91.1		90.2		90.2
				no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm
UNITS	2108.4	1832.1		5	271	5	456.5	5	378.5	5	455.5	1	90.2	2	180.4
Duplexes Footprint:				15295											

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Apartments	GFA	NIA		Unit A1A 1 Bed	48.8	Unit A2A 2 Bed	79.6	Unit A2B 2 Bed	83.4	Unit A2C 2 Bed	73	Unit A2D 2 Bed	74.8	Unit A3A 3 Bed	105	Total Units
				no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
Block 1	3312	2687		16	780.8	10	796	4	333.6	4	292	0	0	4	420	38
Block 2	3340	2687		16	780.8	10	796	4	333.6	0	0	4	299.2	4	420	38
TOTAL	6652	5374		32	1561.6	20	1592	8	667.2	4	292	4	299.2	8	840	76

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Apartment Mix		1 BED	2 BED	3 BED	TOTAL	1 BED		2 BED	3 BED	DUAL ASPECT
		32	36	8	76	0	34	8	42	
		42%	47%	11%					55%	
Apartments Footprint		1620								

Houses				H3A - 3-bed House (5-person)		H3A1 - 3-bed House - Fine Grain (5-person)		H3B - 3-bed House (5-person) mid terrace		H3B1 - 3-bed House (5-person) end-of- terrace		H3B2 - 3-bed House - Fine Grain - (5-person) end-of- terrace		H3B3 - 3-bed House (5-person) end-of- terrace		H3B4 - 3-bed (5-person) end-of- terrace		H3C - 3-bed House (5-person) wide-fronted mid terrace		H3C1 - 3-bed House (5-person) wide-fronted end-of-terrace		H3C2 - 3-bed House (5-person) wide-fronted end-of-terrace		H3D - 3-bed House (5-person)		H3D1 - 3-bed House (5-person)		H3D2 - 3-bed House (5-person)	
				96.4	96.4	99.6	99.9	106.4	101.8	106.4	100.1	99.3	105.8	136.2	136.4	136.4													
				no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm
				31	2988.4	3	289.2	18	1792.8	16	1598.4	6	638.4	4	407.2	18	1915.2	2	200.2	19	1886.7	13	1375.4	5	681	5	682	5	682
Houses Footprint:				9125																						145			

Overall Unit Mix	1 Bed	2 Bed	3 Bed		TOTAL
	140	151	289		580
	24%	26%	50%		

Sub Sector	KSG3A	KSG3B	KSG3C	KSGU3	TOTAL
Houses	138	3	0	4	145
Duplex/Triplex Units	147	98	86	28	359
Apartment Units	38	38	0	0	76
Total	323	139	86	32	580

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2. Creche Accomodation

Creche	GFA	NIA
Level 1	274	
Level 2	261	
Roof Plant	18.3	
Total	553	
Creche Footprint:	317	

Creche Calculations						
Classro om	Area	Child Type	Area / child	Total	Staff Ratio	No. Staff
1	78.9	3-6	2.3	34	1per11	3
2	41	1-2	2.8	15	1per5	3
3	41	3-6	2.3	18	1per11	2
4	52.5	3-6	2.3	23	1per11	2
5	39	0-1	3.7	11	1per3	4
				100		13

3. Cycling/Utility Accommodation

Utility Buildings	GFA	NIA
Substations	40.04	40.04
Bicycle Stores	249.3	249.3
Total	289.34	289.34
Utility Buildings Footprint:	318.274	

Bicycles		Req'd	Provided		
			On- Curtiled ge	Bike Store	Total
Long Stay	Quantum				
1 per 1-Bed Apt	140	140	108	32	140
2 per 2-Bed Apt	151	302	128	174	302
3 per 3-bed Apt	144	432	33	404	437
1 per 5 Creche Staff	13	3	3		3
Total Long Stay		876.65	272	610	882
Short Stay		Req'd	Provided		
1 per two apartments		218			224
1 per 10 Creche Spaces	100	10			10
Total Bicycle Spaces		1109.5			1116

4. Site Statistics

	Gross	Net
Total Gross Floor Area	58312	51903
Site Development Area		11.27
Net Density u/ha		51
Total Buildings Footprint	26675	
% Site Coverage	24	
Plot Ratio	1 : 0.5	