

04 | SITE PLAN AND SCHEDULE

SITE PLAN



SCHEDULE

Project: Knockrabo	Proj. No.: 1307G
Location: Mt. Anville Road, Dublin	Proj. Lead: SD
Client: KIDAC	Created by: SK
Doc. No.: 1307G-OMP-SA-XX-XX-A-6004	Doc. Purpose: LRD Stage 3 Submission
Doc. Title: Schedule of Accommodation	Revision: C03 (23-10-2024)
	Status: A3

Schedule refers to Dwg. No. 1307G-OMP-00-00-DR-A-1010
Schedule of Accommodation

GENERAL	
Gross Site Area/Overall Knockrabo Lands (Ha)	53890.0 Sq. m
Completed Units within Phase 1 Knockrabo lands	119 Units
Proposed units as part of subject Planning Application (Phase 2 Lands)	158 Units
Total No. of units proposed within Overall Knockrabo Lands	277 Units
Density (Gross Site Area/Overall Knockrabo Lands)	51.4 Units/ha
Completed Public Open Space within Phase 1 Knockrabo lands	4029.8 Sq. m
Proposed Public Open Space as part of subject Planning Application	7784.5 Sq. m
Total Public Open Space proposed within Overall Knockrabo Lands	11814.3 Sq. m
% of Gross Site Area/Overall Knockrabo Lands as Public Open Space	21.9%
Net Site Area/Overall Knockrabo Lands (Ha)	41915.0 Sq. m
Density (Net Site Area/Overall Knockrabo Lands)	65 Units/ha
*Note: Net Density is calculated by excluding the area reserved for the access route to the DEBP and the area surrounding Cedar Mount house from the gross site area. Please refer to OMP design statement for further detail.	
Red Line Area for subject application (Ha)	25468.0 Sq. m
Net Site Area (subject application)	16325.0 Sq. m
Gross Density (Red Line Area)	62.0 Units/ha
Net Density (Red Line Area)	103.3 Units/ha
Area of zones excluded from gross site (Road Reservation & Area around Cedar Mount House)	11975.0 Sq. m
Area of zones excluded from gross site (Road Reservation & Area around Cedar Mount House) that are within the red line boundary	9143.0 Sq. m
% of Red Line Areas as Public Open Space	30.6%
Demolition Area	80.1m ²
Gross Development Area (GIA)	17312.2m ²
Gross Residential Development Area (GIA)	16689.2m ²
Gross Non-Residential Area (GIA)	623.0m ²
Total Car Parking Spaces (Resl. & Non Resl.)	130
Total Bicycle Parking Spaces (Resl. & Non Resl.)	366
Total Motorcycle Parking Spaces	9

HOUSES							
TYPE	Description	Building Height (No. of storeys)	No. of Units		GIA [m ²]	Total GIA [m ²]	
H4A	4-bed mid terrace, deep plan	3	4		161.7	646.8	
H4A1	4-bed end of terrace, deep plan	3	1		162.1	162.1	
H4B	4-bed mid terrace, deep plan, with extension	3	1		174.2	174.2	
H3A	3-bed detached, 3b/5p	2	1		126.2	126.2	
H3B	3-bed mid terrace, deep plan	3	1		127.4	127.4	
H3B1	3-bed end of terrace, deep plan, with extension	3	1		127.9	127.9	
GH	New Gate House, 3b/5p	2	1		122.6	122.6	
TOTAL HOUSES			10			1487.2	

RESIDENTIAL UNITS WITHIN EXISTING STRUCTURES (PROPOSALS PREVIOUSLY PERMITTED UNDER REG. REF. D17A/1224)							
TYPE	Description	Building Height (No. of storeys)	No. of Residential Units	Existing Floor Area [m ²]	Area to be demolished [m ²]	Area of proposed new extension [m ²]	Total Proposed GIA [m ²]
GL	Existing Gate Lodge (West), 3b/4p	1	1	92.4	41.9	77.5	128.0
CH	Coach House, 2b/4p	2	1	64	0	35.5	99.5
CM	Apt 01, 2b/4p (Cedarmount)	3	1				88.2
CM	Apt 02, 2b/4p (Cedarmount)	3	1				77.6
TOTAL			4		41.9	113	393.3

CEDARMOUNT HOUSE (PROPOSALS PREVIOUSLY PERMITTED UNDER REG. REF. D17A/1224)							
TYPE	Use	Level	Existing Floor Area [m ²]	Area to be demolished [m ²]	Area of proposed new extension [m ²]	Area of proposed uses [m ²]	Total Proposed GIA [m ²]
CM	Cedarmount House		754	38.2	99.2		815.0
CM	Creche	Lower Ground Floor				400	
CM	Community & Leisure	Ground Floor				223.0	
CM	Residential	First Floor				192.0	
TOTAL			754	38	99	815	815.0

DUPLEXES								
TYPE	Description	Building Height (No. of storeys)	No. of Units	GIA [m ²]	Total GIA [m ²]	Dual Aspect	Dual Aspect %	
D3A	3-bed duplex, level 00 & 01 (mid)	2	6	107.2	643.2	6	100.00%	
D3A1	3-bed duplex, level 00 & 01 (left)	2	1	108.0	108.0	1	100.00%	
D3A2	3-bed duplex, level 00 & 01 (right)	2	1	107.9	107.9	1	100.00%	
D3B	3-bed duplex, level 02 & 03 (mid)	3	6	128.3	769.8	6	100.00%	
D3B1	3-bed duplex, level 02 & 03 (left)	3	1	129.1	129.1	1	100.00%	
D3B2	3-bed duplex, level 02 & 03 (right)	3	1	128.8	128.8	1	100.00%	
S2A	2-bed/3p simplex (mid)	1	6	68.7	412.2	6	100.00%	
S2A1	2-bed/3p simplex (left)	1	1	69.1	69.1	1	100.00%	
S2A2	2-bed/3p simplex (right)	1	1	69.3	69.3	1	100.00%	
D3C	3-bed duplex, level 01 & 02 (mid)	2	6	106.8	640.8	6	100.00%	
D3C1	3-bed duplex, level 01 & 02 (left)	2	1	106.8	106.8	1	100.00%	
D3C2	3-bed duplex, level 01 & 02 (right)	2	1	107.6	107.6	1	100.00%	
TOTAL DUPLEXES			32		3292.6	32	100.00%	

APARTMENTS							
BLOCK E	3 BED DUPLEX	1 BED APT	2 BED APT	3 BED APT	TOTAL	DUAL ASPECT	%
Level 00		0	0	0	0	0	
Level 01		1	1	0	2	2	100.0%
Level 02		0	2	0	2	2	100.0%
Level 03		0	2	0	2	2	100.0%
Level 04		0	2	0	2	2	100.0%
SUBTOTAL	0	1	7	0	8	8	100.0%

BLOCK F	3 BED DUPLEX	1 BED APT	2 BED APT	3 BED APT	TOTAL	DUAL ASPECT	%
Level 00		0	1	0	1	1	100.0%
Level 01	3	6	7	0	16	8	50.0%
Level 02		5	9	0	14	6	42.9%
Level 03		5	9	0	14	6	42.9%
Level 04		5	9	0	14	6	42.9%
Level 05		5	9	0	14	6	42.9%
Level 06		3	4	0	7	5	71.4%
Level 07		2	2	0	4	4	100.0%
SUBTOTAL	3	31	50	0	84	42	50.0%

BLOCK G	3 BED DUPLEX	1 BED APT	2 BED APT	3 BED APT	TOTAL	DUAL ASPECT	%
Level 00		0	3	0	3	3	100.0%
Level 01		1	3	1	5	4	80.0%
Level 02		1	3	1	5	4	80.0%
Level 03		1	3	1	5	4	80.0%
Level 04		0	2	0	2	2	100.0%
SUBTOTAL	0	3	14	3	20	17	85.0%

	3 BED DUPLEX	1 BED APT	2 BED APT	3 BED APT	TOTAL	DUAL ASPECT	%
TOTAL APTS	3	35	71	3	112	67	59.8%

	3 BED DUPLEX	1 BED APT	2 BED APT	3 BED APT	2 BED HOUSE	3 BED HOUSE	4 BED HOUSE	TOTAL
TOTAL UNITS	27	35	81	3	1	5	6	158

APARTMENT & DUPLEX MIX*	Unit Type	Unit Numbers	% Mix	Dual Aspect	% Dual Aspect
	1-bed apartments/duplexes	35	24.3%		
	2-bed apartments/duplexes	79	54.9%		
	3-bed apartments/duplexes	30	20.8%		
TOTALS		144	100.0%	99	68.8%

*Apartment & Duplex Mix figures exclude the 2 no. apartments within Cedar Mount House (Protected Structure)

NON-RESIDENTIAL USES	Floor Area	Sq.m.
Creche (Cedar Mount House Basement Level)	400	sq.m.
Community Hub (Cedar Mount House Ground Floor)	223	sq.m.
TOTALS	623	sq.m.

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CAR PARKING	No. Residential Units	Visitor/Drop off Parking (On street)	Go-Car Parking (On street)	Residential Parking (On-street)	Residential Parking (On-curtilage)	Residential Parking (Podium)	Non Residential Parking	Total Residential Parking	Residential Parking Ratio
4-bedroom houses	6			6				6	1.0
3-bedroom houses	2			2				2	1.0
Duplexes	32			32				32	1.0
Block E	8			1		7		8	1.0
Block F	84			1		47		48	0.6
Block G	20			12				12	0.6
Community Hub							2		
Creche							3		
H3A 3-bed detached, 3b/5p	1				2			2	2
Existing Gatelodge (West), 3b/4p	1				2			2	2
New Gate House, 3b/5p	1				2			2	2
Coach House, 2b/4p	1			1				1	1
Apt 01, 2b/4p (Cedarmount)	1			1				1	1
Apt 02, 2b/4p (Cedarmount)	1			1				1	1
Go-Car			2				2		
Visitor		6					6		
TOTALS	158	6	2	57	6	54	13	117	0.74

BICYCLE PARKING (RESIDENTS)	No. Residential Units	No. of Bedrooms	Residential Bicycle Parking Requirement (DLRCC)*	Residential Bicycle Parking Requirement (Apt. Guidelines)**	Total Residents Bicycle Parking Required	Residential Bicycle Parking Proposed
Block E	8	15		15		16
Block F	84	140		140		144
Block G	20	40		46		46
Duplex Type D3A/D3A1/D3A2	8	16	8			20
Duplex Type D3B/D3B1/D3B2	8	24	8			16
Simplex Type S2A/SSA1/S2A2	8	16	8			16
Duplex Type D3C/D3C1/D3C2	8	24	8			16
Terraced Houses H4A/H4A1/H4A1	8	32	8			10
Apt 01, 2b/4p (Cedarmount)	1	2	1	2		2
Apt 02, 2b/4p (Cedarmount)	1	2	1	2		2
TOTALS	154	311	42	205	247	288

RESIDENTIAL BICYCLE PARKING TYPE APARTMENTS & DUPLEXES & TERRACED HOUSES	No. Sheffield Stand Spaces in Internal Bicycle Stores	No. Semi-Vertical Spaces in Internal Bicycle Stores	No. Double Stacked Spaces in Internal Bicycle Stores	No. Cargo Spaces in Internal or External Bicycle Stores	No. Bicycle Spaces in Horizontal External Lockers	No. External Bicycle Store Spaces (Sheffield Stand)	Total
Block E	0	0	16	0	0	0	16
Block F	50	22	64	8	0	0	144
Block G	8	24	0	2	0	12	46
Duplex Type D3A/D3A1/D3A2	0	0	0	4	16	0	20
Duplex Type D3B/D3B1/D3B2	0	0	0	0	16	0	16
Simplex Type S2A/SSA1/S2A2	0	0	0	0	16	0	16
Duplex Type D3C/D3C1/D3C2	0	0	0	0	16	0	16
Terraced Houses H4A/H4A1/H4A1	10	0	0	0	0	0	10
Apt 01, 2b/4p (Cedarmount)	0	0	0	0	2	0	2
Apt 02, 2b/4p (Cedarmount)	0	0	0	0	2	0	2
TOTALS	68	46	80	14	68	12	288
	23.6%	16.0%	27.8%	4.9%	23.6%	4.2%	100.0%

BICYCLE PARKING (VISITOR)	No. Residential Units	No. of Bedrooms	Visitor Bicycle Parking Requirement (DLRCC)*	Visitor Bicycle Parking Requirement (Apt. Guidelines)**	Total Visitor Bicycle Parking Required	Total Visitor Bicycle Parking Proposed
Block E	8	15		4		10
Block F	84	140		42		22
Block G	20	40		10		6
Duplex Type D3A/D3A1/D3A2	8	16	2			
Duplex Type D3B/D3B1/D3B2	8	24	2			
Simplex Type S2A/SSA1/S2A2	8	16	2			
Duplex Type D3C/D3C1/D3C2	8	24	2			32
Terraced Houses H4A/H4A1/H4A1	8	32	2			
TOTALS	152	307	8	56	64	70

BICYCLE PARKING (NON-RESIDENTIAL)	No. of Child Places	No. of Staff	Floor Area	Sq.m.	Bicycle Parking Required (Short Stay)	Bicycle Parking Required (Long Stay)
Creche (Cedar Mount House Basement Level)	42	8	400	sq.m.	4	2
Community Hub (Cedar Mount Hse Ground Floor)			223	sq.m.	2	
TOTALS				sq.m.	6	2

Note: Bicycle Calculations are based on Apartment Guidelines for apartments, and on DLRCC Development Plan Standards for Houses & Duplexes

*Note: DLRCC Development Plan - General Minimum Standard: 1 bicycle storage space per unit and visitor at 1 space per 5 units

**Note: Apartment Guidelines - General Minimum Standard: 1 bicycle storage space per bedroom and visitor at 1 space per 2 units

COMMUNAL SPACE	No. Residential Units	Communal Open Space Requirement Apartment Guidelines***	Communal Open Space Proposed (Level 00 + 01)	Communal Open Space Proposed (Roof Terrace)	Total Communal Open Space Proposed
Block E	8	54	166		
Block F	84	532	401	197	
Block G	20	140	338		
Duplex Type D3A/D3A1/D3A2	8	72			
Duplex Type D3B/D3B1/D3B2	8	72			
Simplex Type S2A/SSA1/S2A2	8	40			
Duplex Type D3C/D3C1/D3C2	8	72	221		
TOTALS	144	982	1126	197	1323

MOTOR BIKE PARKING	Motorbike Parking (Podium)	Motorbike Parking (On-Street)	Total Motorbike Parking
Block E		1	1
Block F	3	3	6
Block G		2	2
TOTALS			9

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BLOCK E	Parking/Services	Tenant Amenity	GIA [m ²]	NIA [m ²]	%
Level 00	205.7	0.0	66.5	0.0	0.0%
Level 01	0.0	0.0	251.2	157.3	62.6%
Level 02	0.0	0.0	253.1	194.6	76.9%
Level 03	0.0	0.0	253.1	194.6	76.9%
Level 04	0.0	0.0	253.1	194.6	76.9%
SUBTOTAL	205.7	0.0	1077.0	741.1	68.8%

BLOCK F	Parking/Services	Tenant Amenity	GIA [m ²]	NIA [m ²]	%
Level 00	1497.1	0.0	544.0	97.4	17.9%
Level 01	0.0	0.0	1480.8	1092.9	73.8%
Level 02	0.0	0.0	1477.5	1235.7	83.6%
Level 03	0.0	0.0	1289.9	1048.1	81.3%
Level 04	0.0	0.0	1289.9	1048.1	81.3%
Level 05	0.0	0.0	1289.9	1048.1	81.3%
Level 06	0.0	0.0	637.4	511.6	80.3%
Level 07	0.0	0.0	381.4	284.8	74.7%
SUBTOTAL	1497.1	0.0	8390.8	6366.7	75.9%

BLOCK G	Parking/Services	Tenant Amenity	GIA [m ²]	NIA [m ²]	%
Level 00	93.3	0.0	440.4	236.6	53.7%
Level 01	0.0	0.0	454.8	379.9	83.5%
Level 02	0.0	0.0	454.8	379.9	83.5%
Level 03	0.0	0.0	454.5	379.9	83.6%
Level 04	0.0	0.0	217.6	154.5	71.0%
SUBTOTAL	93.3	0.0	2022.1	1530.8	75.7%

APT TOTALS	1796.1	0.0	11489.9	8638.6	75.2%
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PART V

BLOCK G	1 Bed / 2P Apt	2 Bed / 3P Apt	2 Bed / 4P Apt	3 Bed / 5P Apt	Total	Dual Aspect	%
Level 00	0	0	2	0	2	0	0%
Level 01	1	0	2	1	4	3	75%
Level 02	1	0	2	1	4	3	75%
Level 03	1	0	2	1	4	3	75%
Level 04	0	0	1	0	1	1	100%
TOTAL	3	0	9	3	15	10	66.7%

BLOCK G NIA & GIA	1 Bed / 2P Apt	2 Bed / 3P Apt	2 Bed / 4P Apt	3 Bed / 5P Apt	Total Apts	Total GIA	Total NIA	PART V	
								Total Apts (PV)	Total NIA (PV)
Level 00	0	0	3	0	3	440.4	236.6	2	160.8
Level 01	1	0	3	1	5	454.8	379.9	4	304.3
Level 02	1	0	3	1	5	454.8	379.9	4	304.3
Level 03	1	0	3	1	5	454.5	379.9	4	304.3
Level 04	0	0	2	0	2	217.6	154.5	1	78.9
TOTAL	3	0	14	3	20	2022.1	1530.8	15	1152.6