

**Project:** Rockbrook  
**Location:** Carmanhall Road, Sandyford, Dublin 18  
**Client:** Expert Eye Property Company  
**Doc. Title:** Proposed Schedule of Accommodation  
**Doc. No.:** 23010-OMP-PA1-ZZ-SA-A-6000

**Proj. No.:** 23010  
**Proj. Lead:** CK/AS  
**Created by:** AW  
**Doc. Purpose:** Planning  
**Revision:** C01 (28-07-2023)

**Proposed Schedule of Accommodation**

**GENERAL**

Site Area (red line boundary)	2.02Ha
Site Area Without all Third Party	1.68Ha
Buildings footprint	5,007m <sup>2</sup>
Net Site Coverage	29.8%
Plot Ratio	1:2.1
Public Open Space	5,664m <sup>2</sup>
% of Net Site Area	33.7%
Communal Open Space	2,841m <sup>2</sup>
Residential Units Total	428
Dual Aspect %	58.9%
Net Density	255 Units/Ha

**APARTMENTS NUMBERS**

	STUDIO	1 BED	2 BED	3 BED	Total
Level 00	3	0	7	5	15
Mezzanine	0	1	2	0	3
Level 01	1	16	29	2	48
Level 02	1	12	26	2	41
Level 03	1	18	35	2	56
Level 04	2	12	26	2	42
Level 05	1	20	32	2	55
Level 06	2	11	17	2	32
Level 07	1	17	25	2	45
Level 08	2	11	15	2	30
Level 09	2	6	11	2	21
Level 10	1	3	10	1	15
Level 11	1	4	8	1	14
Level 12	1	2	3	0	6
Level 13	0	2	3	0	5
<b>TOTAL</b>	<b>19</b>	<b>135</b>	<b>249</b>	<b>25</b>	<b>428</b>
<b>%</b>	<b>4.4%</b>	<b>31.5%</b>	<b>58.2%</b>	<b>5.8%</b>	<b>100.0%</b>

	Dual Aspect	Duplex	+10% excluding studio
Level 00	12	12	12
Mezzanine	3	0	2
Level 01	29	13	28
Level 02	27	6	26
Level 03	35	15	34
Level 04	27	6	26
Level 05	33	15	35
Level 06	18	6	21
Level 07	25	15	27
Level 08	16	6	18
Level 09	9	0	12
Level 10	7	0	10
Level 11	7	0	8
Level 12	2	0	3
Level 13	2	0	4
<b>TOTAL</b>	<b>252</b>	<b>94</b>	<b>266</b>
<b>%</b>	<b>58.9%</b>	<b>22.0%</b>	<b>62.1%</b>

**SCHEDULE OF AREAS**

	GIA	NIA (Resi)	NIA (Amenity)	NIA (Creche)	NIA (Retail)	NIA (Ancillary)	EFFICIENCY
Level 00	3,479.5m <sup>2</sup>	878.0m <sup>2</sup>	355.9m <sup>2</sup>	516.2m <sup>2</sup>	722.6m <sup>2</sup>	164.5m <sup>2</sup>	71.1%
Mezzanine	1,268.7m <sup>2</sup>	802.8m <sup>2</sup>	119.1m <sup>2</sup>	-	-	-	72.7%
Level 01	3,940.5m <sup>2</sup>	3,080.0m <sup>2</sup>	100.5m <sup>2</sup>	-	-	-	80.7%
Level 02	4,283.4m <sup>2</sup>	3,425.4m <sup>2</sup>	101.6m <sup>2</sup>	-	-	-	82.3%
Level 03	4,474.3m <sup>2</sup>	3,496.4m <sup>2</sup>	108.3m <sup>2</sup>	-	-	-	80.6%
Level 04	4,472.3m <sup>2</sup>	3,585.8m <sup>2</sup>	108.3m <sup>2</sup>	-	-	-	82.6%
Level 05	4,356.2m <sup>2</sup>	3,399.2m <sup>2</sup>	108.3m <sup>2</sup>	-	-	-	80.5%
Level 06	3,656.0m <sup>2</sup>	2,914.5m <sup>2</sup>	108.3m <sup>2</sup>	-	-	-	82.7%
Level 07	3,518.0m <sup>2</sup>	2,750.6m <sup>2</sup>	108.3m <sup>2</sup>	-	-	-	81.3%
Level 08	3,435.0m <sup>2</sup>	2,747.5m <sup>2</sup>	108.3m <sup>2</sup>	-	-	-	83.1%
Level 09	1,945.7m <sup>2</sup>	1,476.6m <sup>2</sup>	49.2m <sup>2</sup>	-	-	-	78.4%
Level 10	1,403.6m <sup>2</sup>	1,145.6m <sup>2</sup>	0.0m <sup>2</sup>	-	-	-	81.6%
Level 11	1,244.4m <sup>2</sup>	994.5m <sup>2</sup>	0.0m <sup>2</sup>	-	-	-	79.9%
Level 12	524.7m <sup>2</sup>	400.4m <sup>2</sup>	0.0m <sup>2</sup>	-	-	-	76.3%
Level 13	484.3m <sup>2</sup>	381.7m <sup>2</sup>	0.0m <sup>2</sup>	-	-	-	78.8%
<b>TOTAL</b>	<b>42,486.6m<sup>2</sup></b>	<b>31,479.0m<sup>2</sup></b>	<b>1,376.1m<sup>2</sup></b>	<b>516.2m<sup>2</sup></b>	<b>722.6m<sup>2</sup></b>	<b>164.5m<sup>2</sup></b>	<b>77.3%</b>

**APARTMENTS AREAS**

	STUDIO	1 BED	2 BED	3 BED	Total
Level 00	150.0m <sup>2</sup>	0.0m <sup>2</sup>	658.0m <sup>2</sup>	686.7m <sup>2</sup>	1494.7m <sup>2</sup>
Mezzanine	0.0m <sup>2</sup>	50.0m <sup>2</sup>	150.8m <sup>2</sup>	0.0m <sup>2</sup>	200.8m <sup>2</sup>
Level 01	38.4m <sup>2</sup>	739.5m <sup>2</sup>	2502.6m <sup>2</sup>	205.3m <sup>2</sup>	3485.8m <sup>2</sup>
Level 02	38.4m <sup>2</sup>	559.3m <sup>2</sup>	2192.7m <sup>2</sup>	205.3m <sup>2</sup>	2995.7m <sup>2</sup>
Level 03	38.4m <sup>2</sup>	835.1m <sup>2</sup>	3008.6m <sup>2</sup>	205.3m <sup>2</sup>	4087.4m <sup>2</sup>
Level 04	83.0m <sup>2</sup>	559.3m <sup>2</sup>	2201.5m <sup>2</sup>	205.3m <sup>2</sup>	3049.1m <sup>2</sup>
Level 05	38.4m <sup>2</sup>	948.3m <sup>2</sup>	2777.3m <sup>2</sup>	205.3m <sup>2</sup>	3969.3m <sup>2</sup>
Level 06	83.0m <sup>2</sup>	534.1m <sup>2</sup>	1484.7m <sup>2</sup>	220.2m <sup>2</sup>	2322.0m <sup>2</sup>
Level 07	38.4m <sup>2</sup>	809.9m <sup>2</sup>	2209.0m <sup>2</sup>	220.2m <sup>2</sup>	3277.5m <sup>2</sup>
Level 08	83.0m <sup>2</sup>	534.1m <sup>2</sup>	1336.4m <sup>2</sup>	220.2m <sup>2</sup>	2173.7m <sup>2</sup>
Level 09	38.4m <sup>2</sup>	354.9m <sup>2</sup>	878.2m <sup>2</sup>	221.2m <sup>2</sup>	1492.7m <sup>2</sup>
Level 10	84.1m <sup>2</sup>	126.2m <sup>2</sup>	825.7m <sup>2</sup>	120.0m <sup>2</sup>	1156.0m <sup>2</sup>
Level 11	38.4m <sup>2</sup>	218.2m <sup>2</sup>	626.9m <sup>2</sup>	120.0m <sup>2</sup>	1003.5m <sup>2</sup>
Level 12	43.3m <sup>2</sup>	119.7m <sup>2</sup>	239.1m <sup>2</sup>	0.0m <sup>2</sup>	402.1m <sup>2</sup>
Level 13	0.0m <sup>2</sup>	119.7m <sup>2</sup>	249.0m <sup>2</sup>	0.0m <sup>2</sup>	368.7m <sup>2</sup>
<b>TOTAL</b>	<b>795.2m<sup>2</sup></b>	<b>6508.3m<sup>2</sup></b>	<b>21340.5m<sup>2</sup></b>	<b>2835.0m<sup>2</sup></b>	<b>31479.0m<sup>2</sup></b>

**BASEMENT AREAS**

		GIA	NIA (Res)	NIA (Ancillary)	Cycle Parking	Parking Areas
B1 Basement	Commercial Parking	16,700.0m <sup>2</sup>	393.8m <sup>2</sup>	1,199.0m <sup>2</sup>	1,267.8m <sup>2</sup>	13,839.4m <sup>2</sup>
B2 Basement	Residential Parking	14,110.0m <sup>2</sup>	327.0m <sup>2</sup>	635.0m <sup>2</sup>	-	12,241.8m <sup>2</sup>
B3 Basement	Residential Parking	12,875.0m <sup>2</sup>	327.0m <sup>2</sup>	81.0m <sup>2</sup>	-	12,005.2m <sup>2</sup>
<b>TOTAL</b>		<b>43,685.0m<sup>2</sup></b>	<b>1,047.8m<sup>2</sup></b>	<b>1,915.0m<sup>2</sup></b>	<b>1,267.8m<sup>2</sup></b>	<b>38,086.4m<sup>2</sup></b>

**CAR PARKING PROVISION**

Existing Parking		Existing (as constructed)			Total
		-1	-2	-3	
Residential Block A			195		195
Residential Block B			224		224
Existing Retail + Café		231			231
<b>TOTAL</b>		<b>231</b>	<b>419</b>	<b>0</b>	<b>650</b>

Proposed Parking	Required	Proposed (*as permitted under ABP-304405-19)			Total
		-1	-2	-3	
Residential	1 per unit		208	220	428*
Residential Visitor	10% of units no	46			46*
Creche	1 per staff	15			15*
Retail	1 per 50m <sup>2</sup>	17			17*
The Sentinel (residential)			55		55
Car sharing	2	2			2*
<b>TOTAL</b>		<b>80</b>	<b>263</b>	<b>220</b>	<b>563</b>

Proposed Parking Space Type	Car space	EV	Accessible EV	Accessible	Family	Car Share	Total
Residential	370	41	3	14	-	-	428
Residential Visitor	40	4	-	2	-	-	46
Creche	11	2	-	1	1	-	15
Retail	13	2	-	1	1	-	17
The Sentinel (per concurrent planning application)	40	10	1	1	-	3	55
Car Sharing	-	-	-	-	-	2	2
<b>TOTAL</b>	<b>474</b>	<b>59</b>	<b>4</b>	<b>19</b>	<b>2</b>	<b>5</b>	<b>563</b>

**BICYCLE PARKING PROVISION**

Proposed Parking	Required	Proposed (*as permitted under ABP-304405-19)		
		GF	-1	Total
Residential	1 per units		451*	451
Residential Visitor	1 per 5 units	110*		110
Creche		10*	6*	16
Retail		10*	6*	16
<b>TOTAL</b>		<b>130</b>	<b>463</b>	<b>593</b>

**MOTORCYCLE PARKING PROVISION**

Proposed Parking	Required	Proposed (*as permitted under ABP-304405-19)			Total
		-1	-2	-3	
Residential	17*		14*	9*	23*
Residential Visitor	2*	2*			2*
Creche	1*	2*			2*
Retail	2*	10*			10*
The Sentinel (per concurrent planning application)	2		2		2
<b>TOTAL</b>		<b>14*</b>	<b>16</b>	<b>9*</b>	<b>39</b>

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