

Project: Rockbrook
Location: Carmanhall Road, Sandyford, Dublin 18
Client: Expert Eye Property Company
Doc. Title: Permitted 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 ² |
| Net Site Coverage | 29.8% |
| Plot Ratio | 1:2.1 |
| Public Open Space | 5,664m ² |
| % of Net Site Area | 33.7% |
| Communal Open Space | 2,841m ² |
| 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 |
| TOTAL | 19 | 135 | 249 | 25 | 428 |
| % | 4.4% | 31.5% | 58.2% | 5.8% | 100.0% |

| Dual Aspect | Duplex | +10% excluding studio |
|--------------|--------------|-----------------------|
| 12 | 12 | 12 |
| 3 | 0 | 2 |
| 29 | 13 | 28 |
| 27 | 6 | 26 |
| 35 | 15 | 34 |
| 27 | 6 | 26 |
| 33 | 15 | 35 |
| 18 | 6 | 21 |
| 25 | 15 | 27 |
| 16 | 6 | 18 |
| 9 | 0 | 12 |
| 7 | 0 | 10 |
| 7 | 0 | 8 |
| 2 | 0 | 3 |
| 2 | 0 | 4 |
| 252 | 94 | 266 |
| 58.9% | 22.0% | 62.1% |

SCHEDULE OF AREAS

| | GIA | NIA (Resi) | NIA (Amenity) | NIA (Creche) | NIA (Retail) | NIA (Ancillary) | EFFICIENCY |
|--------------|------------------------------|------------------------------|-----------------------------|---------------------------|---------------------------|---------------------------|--------------|
| Level 00 | 3,479.5m ² | 878.0m ² | 355.9m ² | 516.2m ² | 722.6m ² | 164.5m ² | 71.1% |
| Mezzanine | 1,268.7m ² | 802.8m ² | 119.1m ² | - | - | - | 72.7% |
| Level 01 | 3,940.5m ² | 3,080.0m ² | 100.5m ² | - | - | - | 80.7% |
| Level 02 | 4,283.4m ² | 3,425.4m ² | 101.6m ² | - | - | - | 82.3% |
| Level 03 | 4,474.3m ² | 3,496.4m ² | 108.3m ² | - | - | - | 80.6% |
| Level 04 | 4,472.3m ² | 3,585.8m ² | 108.3m ² | - | - | - | 82.6% |
| Level 05 | 4,356.2m ² | 3,399.2m ² | 108.3m ² | - | - | - | 80.5% |
| Level 06 | 3,656.0m ² | 2,914.5m ² | 108.3m ² | - | - | - | 82.7% |
| Level 07 | 3,518.0m ² | 2,750.6m ² | 108.3m ² | - | - | - | 81.3% |
| Level 08 | 3,435.0m ² | 2,747.5m ² | 108.3m ² | - | - | - | 83.1% |
| Level 09 | 1,945.7m ² | 1,476.6m ² | 49.2m ² | - | - | - | 78.4% |
| Level 10 | 1,403.6m ² | 1,145.6m ² | 0.0m ² | - | - | - | 81.6% |
| Level 11 | 1,244.4m ² | 994.5m ² | 0.0m ² | - | - | - | 79.9% |
| Level 12 | 524.7m ² | 400.4m ² | 0.0m ² | - | - | - | 76.3% |
| Level 13 | 484.3m ² | 381.7m ² | 0.0m ² | - | - | - | 78.8% |
| TOTAL | 42,486.6m² | 31,479.0m² | 1,376.1m² | 516.2m² | 722.6m² | 164.5m² | 77.3% |

APARTMENTS AREAS

| | STUDIO | 1 BED | 2 BED | 3 BED | Total |
|--------------|---------------------------|----------------------------|-----------------------------|----------------------------|-----------------------------|
| Level 00 | 150.0m ² | 0.0m ² | 658.0m ² | 686.7m ² | 1494.7m ² |
| Mezzanine | 0.0m ² | 50.0m ² | 150.8m ² | 0.0m ² | 200.8m ² |
| Level 01 | 38.4m ² | 739.5m ² | 2502.6m ² | 205.3m ² | 3485.8m ² |
| Level 02 | 38.4m ² | 559.3m ² | 2192.7m ² | 205.3m ² | 2995.7m ² |
| Level 03 | 38.4m ² | 835.1m ² | 3008.6m ² | 205.3m ² | 4087.4m ² |
| Level 04 | 83.0m ² | 559.3m ² | 2201.5m ² | 205.3m ² | 3049.1m ² |
| Level 05 | 38.4m ² | 948.3m ² | 2777.3m ² | 205.3m ² | 3969.3m ² |
| Level 06 | 83.0m ² | 534.1m ² | 1484.7m ² | 220.2m ² | 2322.0m ² |
| Level 07 | 38.4m ² | 809.9m ² | 2209.0m ² | 220.2m ² | 3277.5m ² |
| Level 08 | 83.0m ² | 534.1m ² | 1336.4m ² | 220.2m ² | 2173.7m ² |
| Level 09 | 38.4m ² | 354.9m ² | 878.2m ² | 221.2m ² | 1492.7m ² |
| Level 10 | 84.1m ² | 126.2m ² | 825.7m ² | 120.0m ² | 1156.0m ² |
| Level 11 | 38.4m ² | 218.2m ² | 626.9m ² | 120.0m ² | 1003.5m ² |
| Level 12 | 43.3m ² | 119.7m ² | 239.1m ² | 0.0m ² | 402.1m ² |
| Level 13 | 0.0m ² | 119.7m ² | 249.0m ² | 0.0m ² | 368.7m ² |
| TOTAL | 795.2m² | 6508.3m² | 21340.5m² | 2835.0m² | 31479.0m² |

BASEMENT AREAS

| | | GIA | NIA (Resi) | NIA (Ancillary) | Cycle Parking | Parking Areas |
|--------------|---------------------|------------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|
| B1 Basement | Commercial Parking | 16,700.0m ² | 393.8m ² | 1,199.0m ² | 1,267.8m ² | 13,839.4m ² |
| B2 Basement | Residential Parking | 14,110.0m ² | 327.0m ² | 635.0m ² | - | 12,241.8m ² |
| B3 Basement | Residential Parking | 12,875.0m ² | 327.0m ² | 81.0m ² | - | 12,005.2m ² |
| TOTAL | | 43,685.0m² | 1,047.8m² | 1,915.0m² | 1,267.8m² | 38,086.4m² |

CAR PARKING PROVISION

| Existing Parking | | Existing (as constructed) | | | |
|------------------------|--|---------------------------|------------|----------|------------|
| | | -1 | -2 | -3 | Total |
| Residential Block A | | | 195 | | 195 |
| Residential Block B | | | 224 | | 224 |
| Existing Retail + Cafè | | 231 | | | 231 |
| TOTAL | | 231 | 419 | 0 | 650 |

| Proposed Parking | Required | Proposed (*as permitted under ABP-304405-19) | | | |
|----------------------------|------------------------|--|------------|------------|------------|
| | | -1 | -2 | -3 | Total |
| 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 ² | 17 | | | 17* |
| The Sentinel (residential) | | | 55 | | 55 |
| Car sharing | 2 | 2 | | | 2* |
| TOTAL | | 80 | 263 | 220 | 563 |

| 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 |
| TOTAL | 474 | 59 | 4 | 19 | 2 | 5 | 563 |

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 |
| TOTAL | | 130 | 463 | 593 |

MOTORCYCLE PARKING PROVISION

| Proposed Parking | Required | Proposed (*as permitted under ABP-304405-19) | | | |
|--|----------|--|-----------|-----------|-----------|
| | | -1 | -2 | -3 | Total |
| 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 |
| TOTAL | | 14* | 16 | 9* | 39 |

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