

**FASSAROE ACCOMODATION SCHEDULE**

Fassaroe, Co. Wicklow

15011.1

January 2022



MCGROSSAN O'BROURKE MANNING ARCHITECTS

Apartment Units	Unit Type				Total	Total Dual Aspect
	Block	1 Bed	1 Bed + Study	2 Bed		
Neighbourhood Centre	13	3	44	3	63	35
Block 1	13	0	77	6	96	47
Block 2	18	0	82	6	106	56
Block 3	47	0	53	12	112	56
Block 4	5	0	23	4	32	16
<b>Total Units</b>	<b>96</b>	<b>3</b>	<b>279</b>	<b>31</b>	<b>409</b>	<b>210</b>
Overall Dual Aspect						<b>51.3%</b>

Houses Unit	Unit Type			
Character Area	3 Bed + Study	4 Bed	5 Bed	Total
Character Area 2	28	58	66	152
Character Area 4	10	7	37	54
Character Area 5	12	23	0	35
<b>Total</b>	<b>50</b>	<b>88</b>	<b>103</b>	<b>241</b>
Overall percentage	21	36	43	

	APARTMENTS	HOUSES
	409	241
<b>Overall Total</b>	<b>650</b>	

<b>Application Site Area</b>	198.072 Acres	80.157 Hectares
<b>Developable Site Area</b>	28.540 Acres	11.550 Hectares
<b>Site Density</b>	22.8 units per Acres	56.3 units per Hectares

Density by character area Res. Areas only	Area (Hectares)	n. of res. Units	Units per Hectares
<b>Character Area 1 &amp; 2 + N.C.</b>	8.2	561	68.5
<b>Character Area 4 &amp; 5</b>	3.1	89	28.7

Density by phases Res. Areas only	Areas (hectares)	N. of resi. Units	Units per Hectares
<b>PHASE 1</b>	11.55	650	56.3
Phase 1A	6.22	296	47.6
Phase 1B	5.33	354	66.4
Phase 2	9.6	597	59.8
Phase 3	9.54	575	60.27
Phase 4	8	498	62.25
<b>OVERALL TOTAL</b>	38.7	2297	59.3

NOT PART OF THIS PLANNING APPLICATION

Proposed Retail/ Commercial/Other	
Neighbourhood c. sub-dividable retail / com. n. 1	400 sqm
Neighbourhood c. sub-dividable retail / com. n. 2	635 sqm
Neighbourhood c. double storey café	360 sqm
Neighbourhood resident's lounge penthouse	256 sqm
Neighbourhood centre community concierge	480 sqm
Creche	733sqm
Kiosk	108sqm
Residents Gym(Block 1 & 2)	125sqm
Residents Concierge(Block 1 & 2)	88sqm

Pocket Parks Area	Hectares
<b>Character Area 2</b>	
Urban Pocket park	0.08
<b>Character Area 4</b>	
Pocket Area 2	0.11
<b>Character Area 5</b>	
Pocket Area 3	0.24
<b>Total Pocket Park Area Provided</b>	<b>0.43</b>

Open Space	Hectares
Active Open Space- Existing Football Pitch & Amenities (previously provided)	3.1
Active Open Space	3.8
District Park	11.5

Apartment Blocks	Communal Amenity Space Required	Communal Amenity Provided
Neighbourhood Centre	411sqm	2550sqm
Block 1 & 2	1378sqm	2600sqm
Block 3	725m2	950sqm
Block 4	224m2	490sqm

Car-Parking	Surface	Undercroft/ Basement	Total Parking Provided	Disabled at 5%	Loading bay	e-car bay
Neighbourhood Centre - COMERCIAL	10	110	120	7	1	12
N.C. residential (average of 1 bay per unit + 1 vis. bay per 5 units)	38	39	77	4	-	6
Block 1&2 (average of 1 bay per unit + 1 vis. bay per 5 units)	5	253	258	13	-	26
Block 3 (average of 1 bay per unit + 1 vis. bay per 5 units)	67	68	135	7	-	13
Block 4 (average of 1 bay per unit + 1 vis. bay per 5 units)	44	0	44	2	-	4

Bicycle Parking for Apartments	Resident 1 per Bedroom required	Visitor 1 per 2 apartment unit required	Total spaces Provided
Neighb. C. residential	113	32	<b>168</b>
Block 1 & 2	385	101	<b>606</b>
Block 3	189	56	<b>280</b>
Block 4	64	16	<b>80</b>