



Accommodation Schedule

Residential Development at Lehaunstown Land,
Cherrywood SDZ, Dublin

February 2026

ABK Architects, 34 Lower Leeson Street Dublin 2

	m2	%
Total Site Area	35,823	100
Green Infastructure + Greenway/Cycleway	15,429	43
Net Development Area	20,394	57
	Min	Max
(units per HA)	45	75
Maximum Density	153	
Minimum Density	92	
Carparking (SDZ Amendment 9)	All parking to be EV ready	
0.25-0.375	space per studio unit	
0.5	space per 1 bed unit.	
0.75	spaces per 2 bed unit	
1	spaces per 2 bed house	
1.25	spaces per 3 or more bed unit.	
1.5	spaces per 3 or more bed house	
0.02	Car Share space per residential unit	
Unit Mix (SDZ)	Min	Max
0%	Studio	0
30%	1 Bed	30
55%	2 Bed	65
15%	3 Bed	20
Public Open Space Required - 15% of Site Area (DLR Dev Plan_pg 284 Table 12.8. Sustainable Residential Development in Urban Areas) sqm	3,059	
Communal Open Space (DLR Dev Plan_pg 284 Table 12.9) sqm	673	/
Public Open Space Provided sqm	4,200	

Schedule of Accommodation									
Block	Unit Type	LVL 0	LVL 1	LVL 2	LVL 3	Total	Required Communal Open Space (m2)	Provided Communal Open Space (m2)	
A1	1B2P	1	3	1	1	6	30		
	2B3P	0	0	0	0	0	0		
	2B4P	4	3	5	5	17	119		
Total A1							23	149	
A2	1B2P	1	2	1	1	5	25		
	2B3P	2	1	1	1	5	30		
	2B4P	3	2	4	4	13	91		
Total A2							23	146	
B	1B2P	1	1	1	1	4	20		
	2B4P	2	3	3	3	11	77		
	3B5P	1	1	1	1	4	36		
Total B							19	133	
C	1B2P	2	2	2	0	6	30		
	2B3P	0	1	0	0	1	6		
	2B4P	0	4	5	3	12	84		
	3B5P	0	1	1	1	3	27		
Total C							22	147	
D - Duplex	1B2P	0	-	7	-	7	35		
	3B6P (Duplex)	7	-	0	-	7	63		
Total D							14	98	
E - Houses	3B6P	8	-	-	-	8	N/A		
Total E							8	N/A	
Total							109	673	995

Percentage Unit Mix			
Unit Type	Quantity	%	%
1B2P	28	26	26
2B3P	6	6	-
2B4P	53	49	54
3B	22	20	20
	109	100	100

Gross Internal Area (m2)						
Block	LVL -1 m2	LVL 0 m2	LVL 1 m2	LVL 2 m2	LVL 3 m2	Total m2
A1 (+Undercroft Car Park)	1,369	526	571	559	559	3,584
A2		539	550	550	550	2,189
B		456	464	464	464	1,848
C		200	714	713	416	2,043
D - Duplex		524	567	492		1,583
E - Houses		486	509			995
ESB Block 1		24				24
ESB Block 2 & Bike Store		104				104
Total (m2)						12,369

Car & Cycle & Motorbikes Parking Required							
Block	Unit Type	No. of units	Car Parking Spaces Reg. (SDZ Table 4.4)	Total Car Parking Spaces per blocks Required	No. of Long Stay Cycle Parking Spaces Required min 1 per 1 unit	No. of Short Stay Cycle Parking Spaces Required min 1 per 5 units	No. of Motorcycle Parking Spaces Required min 4 per 100 car parking spaces
A1	1 Bed	6	3.00				
	2 Bed	17	12.75	15.75	23	4.6	
A2	1 Bed	5	2.50				
	2 Bed	18	13.50	16.00	23	4.6	
B	1 Bed	4	2.00				
	2 Bed	11	8.25				
	3 Bed	4	5.00	15.25	19	3.8	
C	1 Bed	6	3.00				
	2 Bed	13	9.75				
	3 Bed	3	3.75	16.50	22	4.4	
D - Duplex	1 Bed	7	3.50				
	3 Bed	7	8.75	12.25	14	2.8	
E - Houses	3 Bed	8	12.00	12.00	8	1.6	
Total Required				88	109	22	4
Car Share		109	2.18		2		

Car Parking Provided			Cycle Parking Provided					Motorbike Parking Provided		
Basement	On Street	On Curtilage	Block A1	Block A2	Block B, C & D	Houses	Vistors	Basement	On Street	
43	35	12	34	28	84	16	26	1	3	
Total provided			Long stay		162		Short 26		Motorbike parking provided	
			90			188			4	

Green Roof Coverage		
Block	Roof Area (m2)	Green Roof
Block A1	685	685
Block A2	629	629
Block B	654	128
Block C	829	336
Block D*	NA	0
Block E*	NA	0
Total	2797	1778
Required Coverage		% Achieved
If Extensive (70%)	If Intensive (50%)	64%
1958	1398	

*Standard GR1: Exemptions - Terraced, semi-detached, detached housing, mews developments and duplexes where there isn't a continuous roof that is centrally managed i.e. the owner of each duplex is responsible for their own roof, are not required to have green roofs.

EV Charger Provision	
Requirement: 1 no. functional EV parking space per 5 no. parking spaces. All parking spaces will be fitted with ducting to facilitate future potential upgrades to EV charging spaces	
EV Chargers installed	18
EV Chargers ducting installed	72

Wheelchair Accessible Spaces Required	
Standard 1: Wheelchair Accessible Spaces - UD Apartments (5% of total) = 4.5	
Standard 2: Wheelchair Accessible Spaces (4% of total) = 3.6	5

Wheelchair Accessible Spaces Provided	
Total Wheelchair Accessible Spaces Provided	5