

Permitted Area Schedule - Mixed Use

Blocks A,B,C,D & E

Project: Modifications to Parklands Pointe Apartments SHD ABP-305563-19
Fortunestown Lane & Parklands Parade, Saggart, Co.Dublin.
Project No. 23040-1
Date: 2024-05-22



BLOCK A									
Level	Level	Non-residential Uses	Apartments GIFA sq m	1 Bed 45-60 sq m	2 Bed 80-90 sq m	3 Bed 100-120 sq m	Total Apt no.s	Dual Aspect no.s	
		Retail / Commercial GIFA sq m							
-1	Basement		135						
0	Ground Floor		2156	7	13	2	22	12	
1	First Floor		2267	4	18	2	24	12	
2	Second Floor		2232	4	18	2	24	12	
3	Third Floor		2232	4	18	2	24	12	
4	Fourth Floor		1870	4	16	0	20	8	
Total GFA's		0	10892	23	83	8	114	56	

49%

BLOCK B										
Level	Level	Non-residential Uses			Apartments GIFA sq m	1 Bed 45-60 sq m	2 Bed 80-90 sq m	3 Bed 100-120 sq m	Total Apt no.s	Dual Aspect no.s
		Retail Commercial GIFA sq m	Community Space GIFA sq m	Creche GIFA sq m						
-1	Basement				84					
0	Ground Floor	472	186	431	171				0	
1	First Floor				1193	3	9	1	13	6
2	Second Floor				1193	3	9	1	13	6
3	Third Floor				1194	3	9	1	13	6
4	Fourth Floor				1188	3	9	1	13	6
5	Fifth Floor				232	2	1	0	3	3
6	Sixth Floor				232	2	1	0	3	3
7	Seventh Floor				232	2	1	0	3	3
8	Eighth Floor				232	2	1	0	3	3
Total GFA's		472	186	431	5951	20	40	4	64	36

56%

BLOCK C									
Level	Level	Non-residential Uses		Apartments GIFA sq m	1 Bed 45-60 sq m	2 Bed 80-90 sq m	3 Bed 100-120 sq m	Total Apt no.s	Dual Aspect no.s
		Retail / Commercial GIFA sq m	Café / Bar Restaurant GIFA sq m						
-1	Basement			155					
0	Ground Floor	708	188	1320	4	6	2	12	
1	First Floor			2295	4	17	3	24	
2	Second Floor			2259	4	17	3	24	
3	Third Floor			2259	4	17	3	24	
4	Fourth Floor			1870	4	16	0	20	
Total GFA's		708	188	10158	20	73	11	104	

49%

BLOCK D								
Level	Level	Non-residential Uses	Apartments GIFA sq m	1 Bed 45-60 sq m	2 Bed 80-90 sq m	3 Bed 100-120 sq m	Total Apt no.s	Dual Aspect no.s
		Retail / Commercial GIFA sq m						
-1	Basement		136					
0	Ground Floor		2169	8	11	3	22	12
1	First Floor		2295	4	17	3	24	12
2	Second Floor		2259	4	17	3	24	12
3	Third Floor		2259	4	17	3	24	12
4	Fourth Floor		1870	4	16	0	20	8
Total GFA's		0	10988	24	78	12	114	56

49%

BLOCK E								
Level	Level	Non-residential Uses	Apartments GIFA sq m	1 Bed 45-60 sq m	2 Bed 80-90 sq m	3 Bed 100-120 sq m	Total Apt no.s	Dual Aspect no.s
		Retail / Commercial GIFA sq m						
-1	Basement		83					
1	Ground Floor		1863	6	12	1	19	11
2	First Floor		1913	7	12	2	21	10
3	Second Floor		1895	7	12	2	21	10
4	Third Floor		1895	7	12	2	21	10
5	Fourth Floor		872	4	5	1	10	4
Total GFA's		0	8521	31	53	8	92	45

49%

Retail Commercial	Café / Bar Restaurant	Community Space	Creche	Apartments	1 Bed	2 Bed	3 Bed	Total	Dual aspect Apartment Units
1180	188	186	431	46510	118	327	43	488	
sqm	sqm	sqm	sqm	sqm	24%	67%	9%		50%

Total Residential GFA	46,510
Total Non-Residential GFA	1,985
TOTAL GFA PROPOSED	48,495 sqm

Public Open Space

Site Area	Net Site Area	Public Open Space Req. (15%)	Public Open Space Provided
Ha	Ha	Ha	Ha
4.237	3.6	0.540	0.936 + Local Square at 0.385

Plot Ratio

GFA total	A	B	C	D	E
-1	135	84	155	136	83
GFL	2,156	1,260	2,216	2,169	1,863
1	2,267	1,193	2,295	2,295	1,913
2	2,232	1,193	2,259	2,259	1,895
3	2,232	1,194	2,259	2,259	1,895
4	1,870	1,188	1,870	1,870	872
5		232			
6		232			
7		232			
8		232			
	10,892	7,040	11,054	10,988	8,521
Total					48,495 sq m
					1.14 Plot Ratio

Site Coverage

Coverage	A	B	C	D	E
GL Footprint	2594	1380	2575	2624	2256
Total					11429 sq m
					27% Site Coverage

Communal Amenity - Courtyard Areas*

Block	A	B	C	D	E	Min Req. Com.
Area	931		1135	1097	825	
Total					3988 sq m	3266 sq m

* note 2m privacy zone to building façade omitted from courtyard area