

Proposed 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			145					
0	Ground Floor	555	197	1286	2	6	3	11	
1	First Floor			2270	4	16	4	24	
2	Second Floor			2270	4	16	4	24	
3	Third Floor			2270	4	16	4	24	
4	Fourth Floor			2270	4	16	4	24	
5	Fifth Floor			1930	8	14	0	22	
Total GFA's		555	197	12441	26	84	19	129	63

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		145					
0	Ground Floor		2080	8	12	2	22	10
1	First Floor		2270	4	16	4	24	12
2	Second Floor		2270	4	16	4	24	12
3	Third Floor		2270	4	16	4	24	12
4	Fourth Floor		2270	4	16	4	24	12
5	Fifth Floor		1930	8	14	0	22	10
Total GFA's		0	13235	32	90	18	140	68

49%

BLOCK E								Dual Aspect no.s	
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
		Retail / Commercial GIFA sq m							
-1	Basement			154					
0	Ground Floor			1899	7	11	2	20	
1	First Floor			1957	8	11	3	22	
2	Second Floor			1957	8	11	3	22	
3	Third Floor			1957	8	11	3	22	
4	Fourth Floor			1957	8	11	3	22	
5	Fifth Floor			1627	9	10	0	19	
Total GFA's		0		11508	48	65	14	127	

53%

Retail Commercial	Café / Bar Restaurant	Community Space	Creche	Apartments	1 Bed	2 Bed	3 Bed	Total	
1027	197	186	431	54027	149	362	63	574	50%
sqm	sqm	sqm	sqm	sqm	26%	63%	11%	Apartment Units	Dual aspect

Total Residential GFA	54,027
Total Non-Residential GFA	1,841
TOTAL GFA PROPOSED	55,868 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	0.9528 + Local Square at 0.385

Plot Ratio

GFA total	A	B	C	D	E
-1	135	84	145	145	154
GFL	2,156	1,260	2,038	2,080	1,899
1	2,267	1,193	2,270	2,270	1,957
2	2,232	1,193	2,270	2,270	1,957
3	2,232	1,194	2,270	2,270	1,957
4	1,870	1,188	2,270	2,270	1,957
5		232	1,930	1,930	1,627
6		232			
7		232			
8		232			
	10,892	7,040	13,193	13,235	11,508
Total					55,868
					1.32

sq m

Plot Ratio

Site Coverage

Coverage	A	B	C	D	E
GL Footprint	2594	1380	2433	2433	2108
Total					10948
					26%

sq m

sq m

Site Coverage

Communal Amenity - Courtyard Areas*

Block	A	B	C	D	E
Area	931		1038	1000	971
Total					3940

sq m

sq m

Min Req. Com.
3846

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