

Permitted Area Schedule - Mixed Use

Blocks 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 C - Permitted									
Level	Level	Non-residential Uses		Apartments GFA 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 GFA sq m	Café / Bar Restaurant GFA sq m						
-1	Basement			155					
0	Ground Floor	708	188	1320	4	6	2	12	7
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
								0	
Total GFA's		708	188	10158	20	73	11	104	51

49%

BLOCK D - Permitted									
Level	Level	Non-residential Uses		Apartments GFA 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 GFA 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
								0	
Total GFA's		0		10988	24	78	12	114	56

49%

BLOCK E - Permitted									
Level	Level	Non-residential Uses		Apartments GFA 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 GFA 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%

Blocks Permitted	Retail Commercial	Café / Bar Restaurant	Apartments	1 Bed	2 Bed	3 Bed	Total	Dual aspect
C D E	708	188	29667	75	204	31	310	152
	sqm	sqm	sqm	24%	66%	10%	Apartment Units	49.0%

Blocks C D E - Permitted

Total Residential GFA	29,667
Total Non-Residential GFA	896
TOTAL GFA PROPOSED	30,563

Public Open Space

Site Area	Net Site Area	Public Open Space Req. (15%)	Public Open Space Provided
Ha	Ha	Ha	Ha
1.950	1.762	0.264	0.253

Plot Ratio

GFA total	C	D	E
-1	155	136	83
GFL	2,216	2,169	1,863
1	2,295	2,295	1,913
2	2,259	2,259	1,895
3	2,259	2,259	1,895
4	1,870	1,870	872
5			
6			
7			
8			
	11,054	10,988	8,521
Total			30,563
			1.57

sq m
Plot Ratio

Site Coverage Blocks C D E

Coverage	C	D	E
GL Footprint	2575	2624	2256
Total			7455
			38%

sq m
sq m
Site Coverage

Communal Amenity - Courtyard Areas*

Blocks C D E

Block	C	D	E
Area	1135	1097	825
Total			3057

sq m
sq m
Min Req.
Com.
2082 sq m

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