

Proposed 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 - Proposed									
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			145					
0	Ground Floor	555	197	1286	2	6	3	11	5
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		555	197	12441	26	84	19	129	63

49%

BLOCK D - Proposed									
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			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 - Proposed									
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			154					
1	Ground Floor			1899	7	11	2	20	10
2	First Floor			1957	8	11	3	22	12
3	Second Floor			1957	8	11	3	22	12
4	Third Floor			1957	8	11	3	22	12
5	Fourth Floor			1957	8	11	3	22	12
6	Fifth Floor			1627	9	10	0	19	9
Total GFA's		0		11508	48	65	14	127	67

53%

Blocks Proposed		Retail Commercial	Café / Bar Restaurant		Apartments	1 Bed	2 Bed	3 Bed	Total	Dual aspect
C D E		555	197		37184	106	239	51	396	198
		sqm	sqm		sqm	27%	60%	13%	Apartment Units	50.0%

Blocks C D E - Proposed

Total Residential GFA	37,184
Total Non-Residential GFA	752
TOTAL GFA PROPOSED	37,936

sqm

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	0.270

Plot Ratio

GFA total				C	D	E
-1				145	145	154
GFL				2,038	2,080	1,899
1				2,270	2,270	1,957
2				2,270	2,270	1,957
3				2,270	2,270	1,957
4				2,270	2,270	1,957
5				1,930	1,930	1,627
6						
7						
8						
Total				13,193	13,235	11,508

sq m

\*\*\* Permitted Blocks

Plot Ratio

Site Coverage Blocks C D E

Coverage				C	D	E
GL Footprint				2433	2433	2108
Total						6974

sq m

sq m

Site Coverage

Communal Amenity - Courtyard Areas\*

Blocks C D E

Block				C	D	E
Area				1038	1000	971
Total						3009

sq m

sq m

Min Req.

Com.

2662

sq m

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