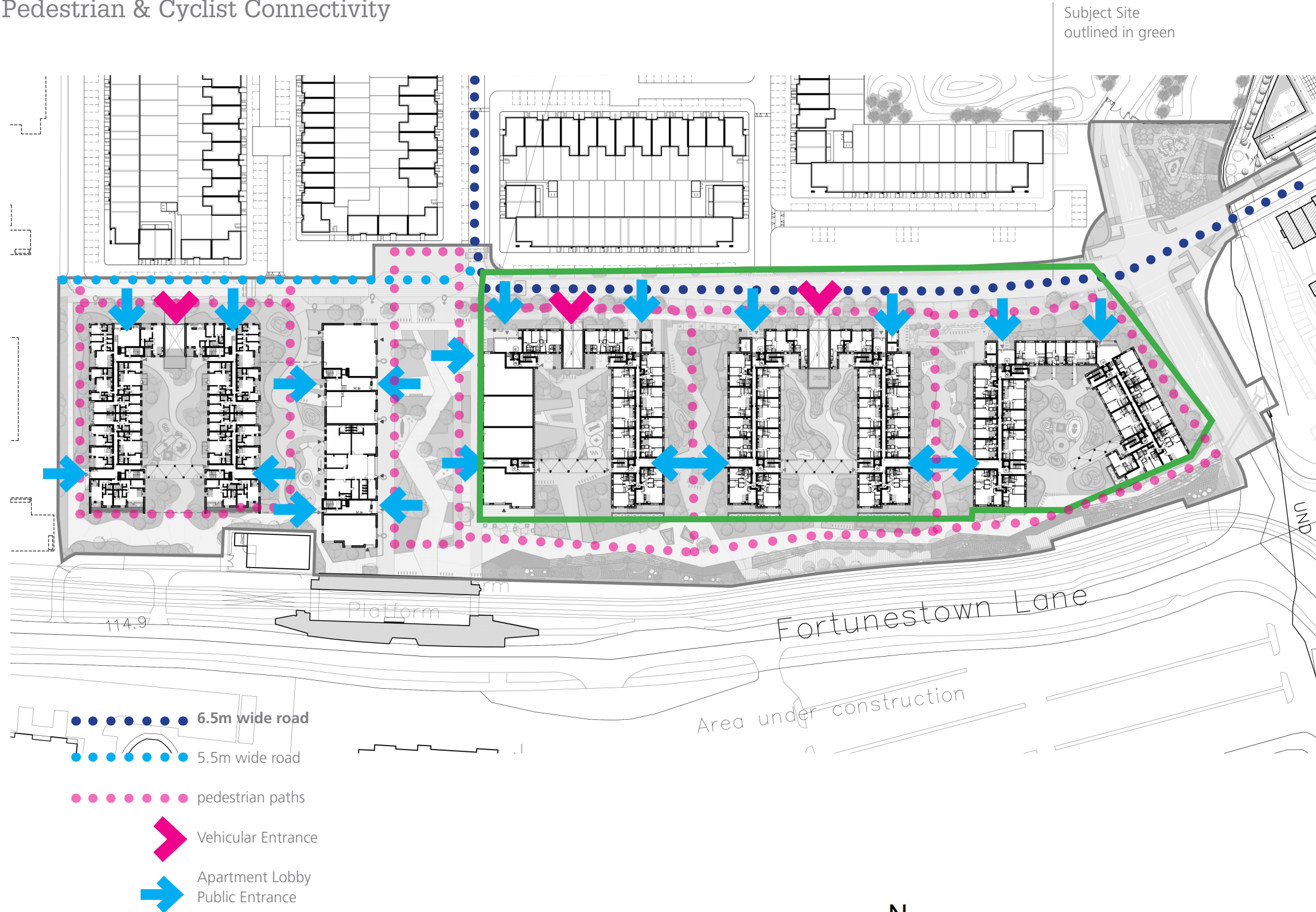


## Layout Pedestrian & Cyclist Connectivity

### SITE

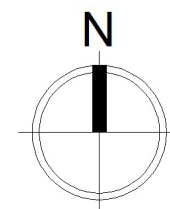


The proposed modifications do not modify the approved connectivity strategy. The Layout provides Pedestrian and cyclist priority and encourages connections with the adjacent communities.

The location of the site means that it will connect seamlessly with existing and proposed development, as well as connecting to the Luas platform via the permitted Local Square on axis with the permitted Green Corridor known as Parklands Parade that links to the District Park onto Bianconi Avenue.

The 'green corridor'/ Parklands Parade & Boulevard have pedestrian and cycle paths. These paths run directly through the site to facilitate the easy movement of people in all directions – including to the LUAS line which is located to the south of the site. The former Fortunestown roundabout has been replaced with a signalised junction which is in accordance with DMURS and creates a more pedestrian friendly environment.

Site Permeability - There are several fully accessible paths running in between the apartment Blocks which span the site's relative narrow width north south from the parallel Parklands Parade and Fortunestown Lane. These paths bring the user into a well-defined Local Square with publicly accessible uses and are representative of the desire line for pedestrians wishing to access the Luas from neighbouring developments.



Section 3



## Public Realm



**The permitted landmarked Local Square, adjacent the Luas platform and progression of the development through the public realm is defined by a variety of public open spaces and routes and finished with high quality hard and soft landscaping.**

All public areas proposed are clearly defined by facades, providing clarity between public and private realm, ensuring full passive surveillance and a safe environment for residents. All residential units are within 100m walk of an open space.

There are only detail minor modifications proposed in this subject application to the Communal open spaces to the courtyards of Blocks C, D & E that will interlink with the adjacent public open space, subtly defined by landscape treatments and the courtyard enclosing canopies that help define the different nature of the spaces.

The public realm proposed will provide maximum permeability and accessibility through the site using a series of high quality and diverse open spaces to provide for free movement of people through the site while protecting the Luas line from uncontrolled pedestrian crossing. Please see CSR landscape drawings and specifications for more detailed information.

The increased height & scale of the blocks proposed and similar length of frontage to that permitted have been designed to the human scale. All open spaces are overlooked with consideration given to the threshold of the communal courtyard spaces by means of a linear canopy device enclosing the open

## SITE



▲ Local Square  
▲ Promenade & transition to Luas Platform

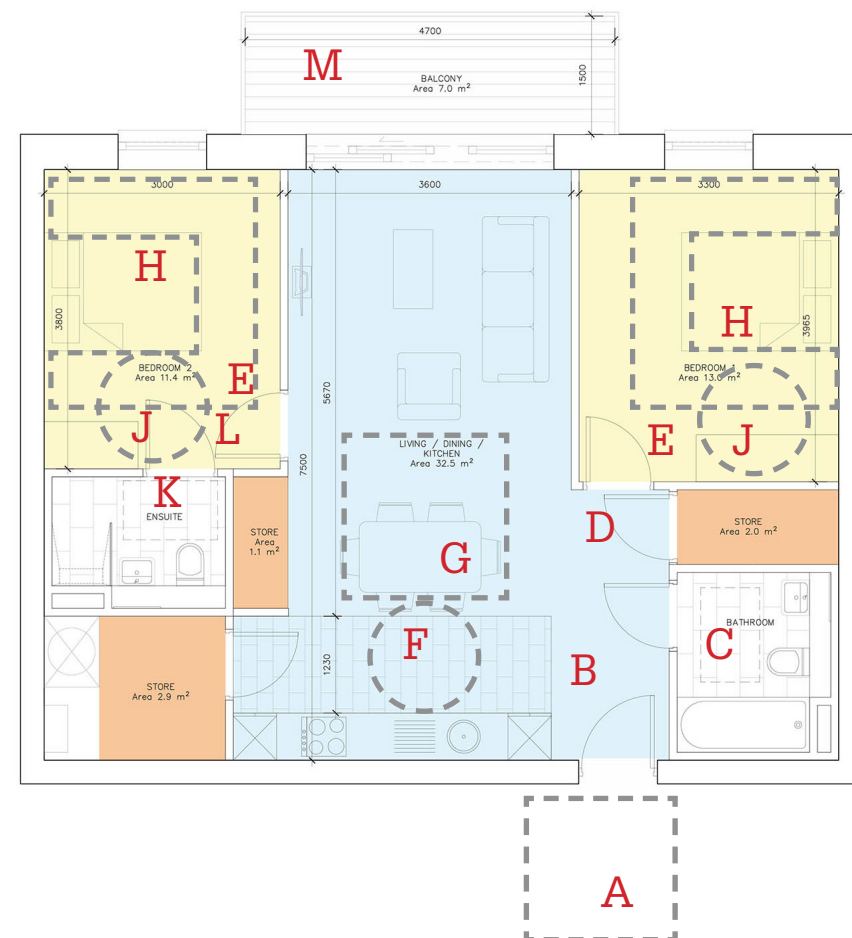
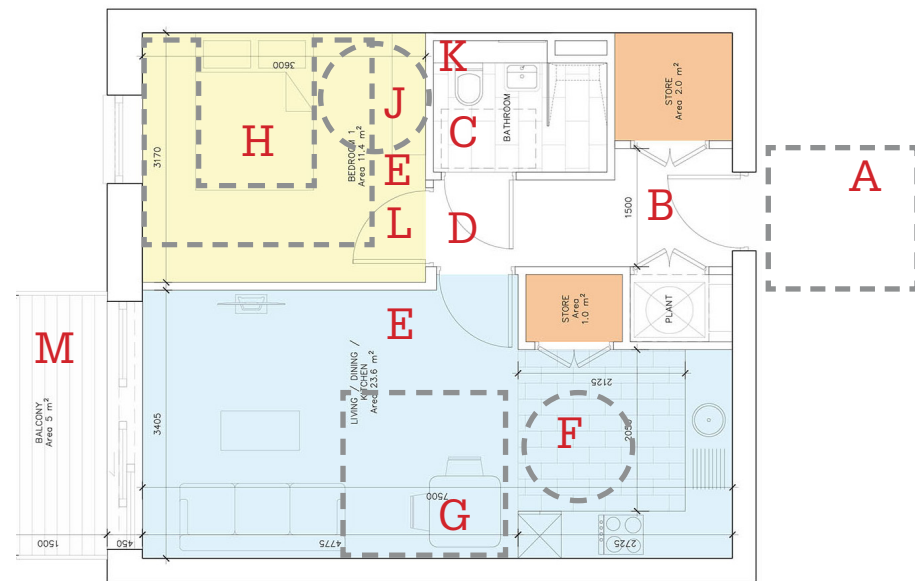
south facing spaces that will imply privacy of the residential use while maintaining public views in & out.

The proposed extended basement/ undercroft car park C/D/E and a limited number of surface parking spaces serves the subject 396 no. apartments and retail/ commercial units. The Local Square also accommodates a drop-off area that will also serve the creche, all designed to avoid a car dominated streetscape.



## Section 4 Home

### Adaptability & Accessibility - Universal Design Statement



All apartment type layouts comply & exceed where possible TGD M 2022 in compliance with the Building Control Regulations and the Design Team have sought to comply with the principles of Universal Design of the proposed Strategic Housing Development, to encourage access and use regardless of age, size, ability or disability.

Other documents consulted include National Disability Authority's "Building for Everyone: A Universal Design Approach" & "Universal Design Guidelines for Homes in Ireland".

The composition of the site plan & proposed residential unit types have been designed so that units can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability and are designed to 4 key Principles:

1. Integrated into the neighbourhood.
2. Easy to approach, enter & move about in.
3. Easy to understand, use and manage.
4. Flexible, safe, cost effective and adaptable over time.

Accessible lifts are provided within each common lobby of each apartment block with ambulant disabled straight and simple flights of stairs with no winders.

While the expansion of apartments are restricted to the confines of their envelope, the interior of each apartment is designed with a flexible approach in mind so that the interior will be adaptable, in particular to the dual aspect envelopes.

#### CASE STUDIES - Unit Type 1A: 1 Bedroom & Unit Type 2A: 2 Bedroom Apartment Design Features that are in line with a Universal Design approach

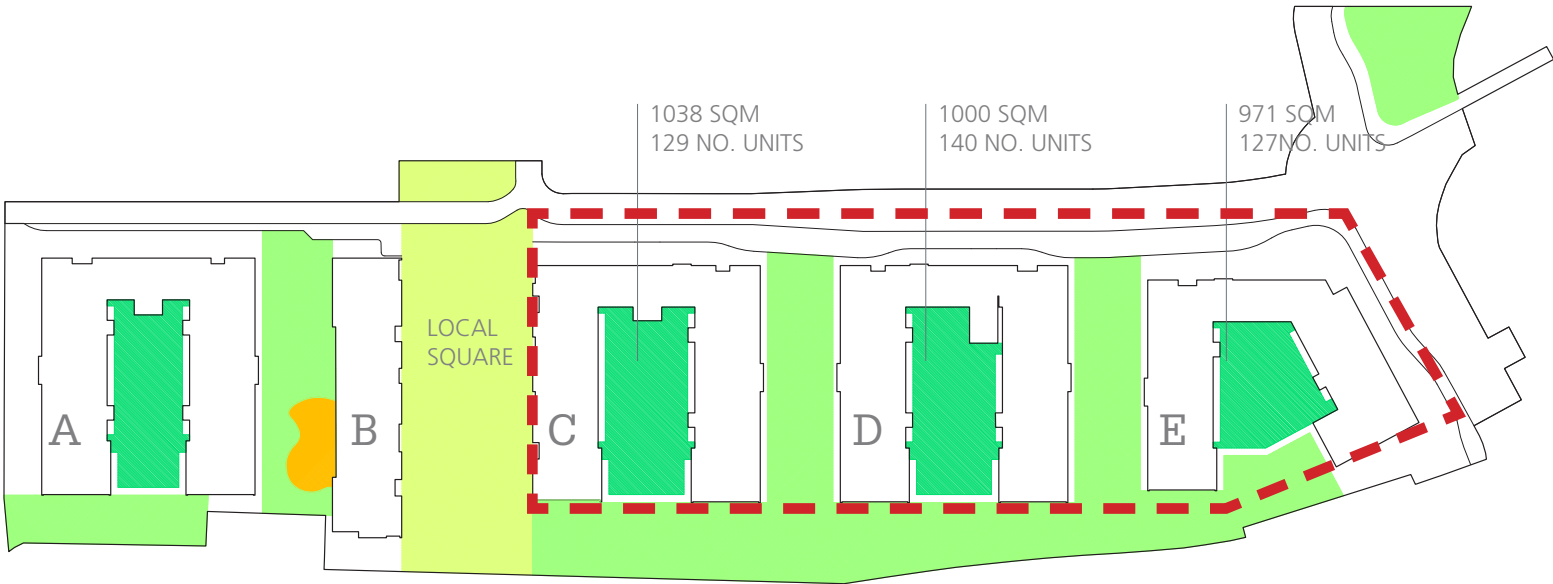
- A Level & sheltered/ internal landing outside each entry point of min.1500 x 1500mm with a wide front door & 1800 x1800mm turning circle at the end of all common corridors.
- B Entry with 1500mm min. wide entrance hall with storage adjacent.
- C Bathroom of min.1800 x 2250mm that can be easily converted at a later date into a shower / wet room with side transfer space and outward opening door
- D Level transition at all doors.
- E Circa 300mm clear space on the leading edge of doors of living spaces.
- F U & L shaped kitchen layouts with route through the room avoiding the working space & 1500mm min. turning circle between opposing work surfaces.
- G Table located in the kitchen to minimise distance for carrying food/ drinks. 1200mm clear space min. on at least 2 sides of table.
- H min. width of living room 1 bed is 3.3m min. & 2 bed is 3.6m min. with 1500mm min. turning circle, full height windows for good sun & daylight penetration with 750mm clear route in front of windows.

- J 800mm clear space for access all around double beds - rooms can be adapted to relocate wardrobes to achieve 1500mm turning circles.
- K Main bedroom immediately adjacent main bathroom with soft spot between them for future installation of a door.
- L concrete floors/ ceilings will allow a hoist track to be installed.
- M Each apartment is provided with a balcony or a terrace, level access, screened from neighbours with full height windows, min. depth 1500mm - 1Bed min. 5sqm, 2Bed min. 7sqm.



Privacy & Amenity  
Open Area Schedule - Private Residential Amenity

HOME



- Public Open Space**  
Local Square  
3,845 sqm
- Public Open Space**  
Promenade & Link Spaces  
9,528 sqm  
Subject site CDE POS =  
0.27 ha = 15% of net subject  
site area at 1.762 ha
- Creche**  
External Playground  
298 sqm
- Communal Private**  
Courtyards - Amenity  
Total for Blocks A-E  
3,940 sqm  
Subject site CDE CP =  
3009 sqm which exceeds  
minimum required by 13%



▲ CGI of typical communal courtyard  
for the U shaped blocks C, D & E

The potential impacts of the increased height and density proposed has been addressed to ensure no view loss, over-shadowing of the streets and adjoining properties, monotony of streetwall, and decreased daylight access to adjacent sites.

Please refer to 3D Design Bureau Sunlight/Daylight analysis report that includes a detailed breakdown of all daylight and sunlight assessments and results for the principal public & communal open spaces.

Where adverse impacts were identified during the design process, compensatory design solutions have been proposed so that GFA of the majority of units are at least 10% larger than the minimum Apartment Standards.

No. of Apts	Apt. Type		Location Floor & Block	Min Area (GFA) m <sup>2</sup>	Area* (GFA) m <sup>2</sup>	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity
Block A											
22			Block A - Ground	1444	1632.82	16	12	10	144	166.38	144
24			Block A - First	1674	1864.4	16	12	12	164	197.06	164
24			Block A - Second	1674	1829.04	12	12	12	164	196.14	164
24			Block A - Third	1674	1829.04	12	12	12	164	196.14	164
20			Block A - Fourth	1348	1509	8	8	12	132	439.36	132
114				7814	8664.3	64	56	58	768	1195.08	768
Block B											
13			Block B - First	882	975	8	6	7	87	97.55	87
13			Block B - Second	882	975	8	6	7	87	97.55	87
13			Block B - Third	882	975.36	8	6	7	87	98.7	87
13			Block B - Fourth	882	970.17	7	6	7	87	97.77	87
3			Block B - Fifth	163	180.52	2	3	0	17	22.47	17
3			Block B - Sixth	163	180.52	2	3	0	17	22.47	17
3			Block B - Seventh	163	180.88	2	3	0	17	23.62	17
3			Block B - Eighth	163	180.88	2	3	0	17	23.62	17
64				4180	4618.33	39	36	28	416	483.75	416

Proposed Blocks C, D & E -  
subject to this application

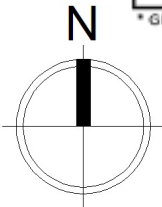
▲ Permitted Blocks A & B -  
no modifications proposed

BLOCKS C, D & E											
No. of Apts	Apt. Type		Location Floor & Block	Min Area (GFA)	Area* (GFA)	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity Proposed	Min Req. Com. Amenity
Block C											
11			Block C - Ground	798	866	7	5	6	79	79	79
24			Block C - First	1708	1841.6	12	12	12	168	168	168
24			Block C - Second	1708	1841.6	12	12	12	168	168	168
24			Block C - Third	1708	1841.6	12	12	12	168	168	168
24			Block C - Fourth	1708	1841.6	12	12	12	168	168	168
22			Block C - Fifth	1382	1511.8	12	10	12	138	165.2	138
129			Block C - 6 Storey	9012	9744.2	67	63	66	889	916.2	889
Block D											
22			Block D - Ground	1416	1568.8	14	10	12	142	142	142
24			Block D - First	1708	1841.6	12	12	12	168	168	168
24			Block D - Second	1708	1841.6	12	12	12	168	168	168
24			Block D - Third	1708	1841.6	12	12	12	168	168	168
24			Block D - Fourth	1708	1841.6	12	12	12	168	168	168
22			Block D - Fifth	1382	1511.8	12	10	12	138	165.2	138
140			Block D - 6 Storey	9630	10447	74	68	72	952	979.2	952
Block E											
20			Block E - Ground	1298	1409.8	12	10	10	130	132	130
22			Block E - First	1433	1560.8	14	12	10	144	146	144
22			Block E - Second	1433	1560.8	14	12	10	144	146	144
22			Block E - Third	1433	1560.8	14	12	10	144	146	144
22			Block E - Fourth	1433	1560.8	14	12	10	144	146	144
19			Block E - Fifth	1135	1244.3	11	9	10	115	141.5	115
127			Block E - 6 Storey	8165	8897.3	79	67	60	821	857.5	821

BLOCKS C, D & E											
Apt. No.		Description	Location Floor & Block	Min Area (GFA) m <sup>2</sup>	Area* (GFA) m <sup>2</sup>	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity
396		1,2 & 3 Bed		26807	29088.5	220	198	198	2662	2752.9	2662

\* GFA of apartment units only without communal circulation

56% 50% 50%





## Parking Variety of Provisions



**Apartments are provided with a mix of on street parking in close proximity to the blocks and basement/ undercroft parking. This subject application proposes to extend the basement under the East bar of Block E.**

Landscaping is sensitively integrated with parking spaces breaking up rows of spaces to visibly attractive provisions. Bicycle parking for apartments is proposed in secure and sheltered locations in the basement/ undercroft as indicated on the drawings and by Sheffield stands externally. Further information can be found in DBFL Traffic and Transport Assessment enclosed with this submission.

The permitted development at Parklands Pointe apartments provided car parking to serve the apartments within Blocks C, D and E at a rate of 0.79 per unit. It is the applicant's intention to maintain this ratio of car parking provision within the modified Blocks C, D and E. On that basis, a total of 342no. car parking spaces are provided with 331no. spaces to serve the residential units, 9no. spaces to serve the retail/ commercial and café/ restaurant uses and 2no. car sharing spaces. The proposed development includes 68no. EV car parking spaces in accordance with the Development Plan requirement.

Site Plan highlighting location and distribution of proposed Sheffield stands including cargo bike parking spaces

HOME



▲ Example of a two-tier bike rack system proposed in basement secure & sheltered long term bike parking

### Bike Parking

A total of 748no. cycle parking spaces are provided at basement level within Blocks C, D and E. These spaces cater for the long-stay needs of proposed apartments within Blocks C, D and E. A total of 198no. residential short stay spaces are required at surface level. These spaces are provided at convenient locations adjacent to Blocks C, D and E. A further 16no. surface level cycle parking spaces are provided to serve the retail/ commercial and café/ restaurant uses. Provision is also made for cargo bikes within the surface level, shot-stay provision. Further information can be found in DBFL Traffic and Transport Assessment & CSR landscape Plan enclosed with this submission.



## Detailed Design Design Variety & Elevation Strategy - Five Storey Residential Blocks

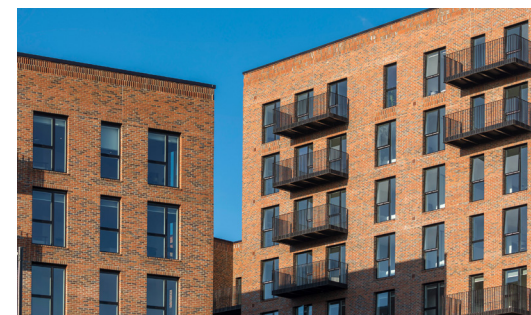
HOME



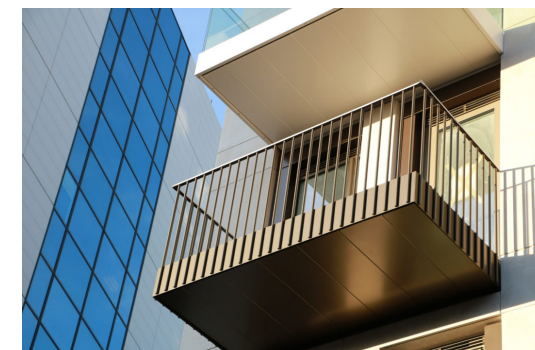
▲ **Six Storey Residential Block - common amenity courtyards.**  
Elevation strategy of Block C, D & E



▲ **Residential Blocks - Courtyards's openings to South of site & access to Promenade**  
Linear Canopy Structure to Courtyard Blocks A, C, D & E to define external spaces & to mark entrance/ gateways



**Pedestrian Link spaces - Ref images**  
West & East elevations of Blocks C, D & E with apartment's private balconies on ground floor with access to stair core.



**Residential Blocks - Main Street facades**  
Reference image for streetscape elevations

The principal external finished materials proposed include – two tones of complimentary brick, high quality render finished to a light grey colour and metal cladding facades, green roof finishes, selected powdercoated aluclad/ uPVC fenestration, projecting metal cantilevered balcony details with powdercoated metal balustrades.

These quality materials have been selected due to their inherent characteristics & robustness suitable for the new residential quarter.

These materials -

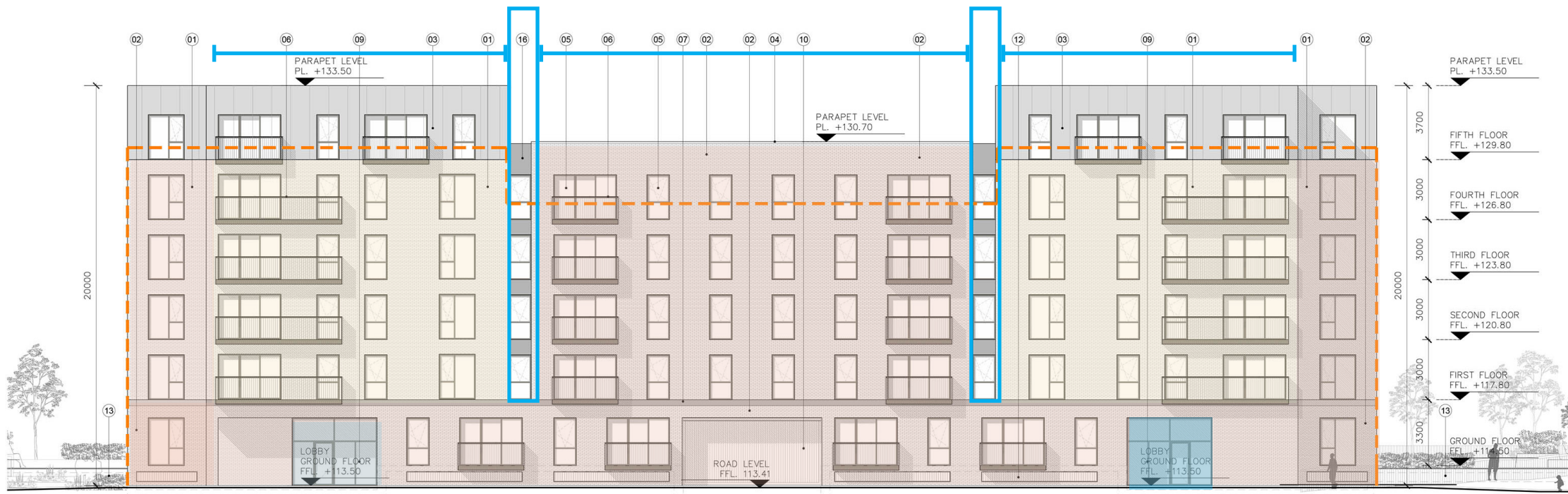
- have been chosen as they are practical, durable and attractive.
- will reflect the material character of the surrounding neighbourhood including the permitted Blocks A & B to create a dialogue with the surrounding buildings of Parklands and forge a connection.
- will provide a richness to the detailing and create a material palette that is sympathetic to surrounding urban fabric and builds on the established sense of place, whilst also creating order between the elements.
- the simple and clear material palette will create order between the Blocks and establish the connection to its context
- Blocks C, D & E are of contemporary architectural design and finish (including use of colour to the rendered walls).
- the building heights will not exceed the widths of the Link streets and have a north-to-south orientation where they allow more sunlight to permeate.

Detailing has been developed to afford low maintenance and longevity of the apartments.



Detailed Design  
 Building Materials & Elevation Strategy

HOME



- ▲ Corners are set back with change of brick tone
- ▲ Corner glazed recessed Apt Lobby Entrances
- ▲ low horizontal proportioned undercroft/ basement entrance/ Plinth - dark tone brick
- ▲ colored render vertical strip
- ▲ N/S blocks are a storey higher finished with metal cladding denoting a roof volume & 4 storeys of light coloured brick over a dark coloured brick plinth



**Brick Facades**  
 A contemporary palette of materials is proposed with two Complementary tones of brick as the principal finish to all apartment elevations including the semi private courtyards and public facades.  
  
 The two tone brick facades are used to create visual interest to the north and south elevations that are composed with stacked cantilevered balconies to create vertical breaks to define a tripartite North facade with ground floor corner glazed entrance lobbies with a strong plinth of darker coloured brick to turn the corner with their respective Link streets.



**Aluclad/ uPVC Fenestration & cantilevered Balconies**  
 There will be approx 4no. repeating windows designs & 3no. cantilevered balcony sets with powdercoated metal balustrades for ease of quality control and buildability to result in a harmonious rhythm of solid/ void and a variety of texture.



**Metal wall cladding & green roof**  
 The use of selected metal cladding to the upper floors of the Apartment Blocks expresses a roof volume that sits above a consistent brick parapet. The material choice here reduces the building form visually and allows for an attractive break in the materiality of the elevation.  
  
 Selected Aluminium panels are included in portions of the building façade to add variety of materiality.  
  
 A sebum green roof is proposed to the flat roofs of all blocks.



## Detailed Design Wind & Micro-climate Modelling

HOME

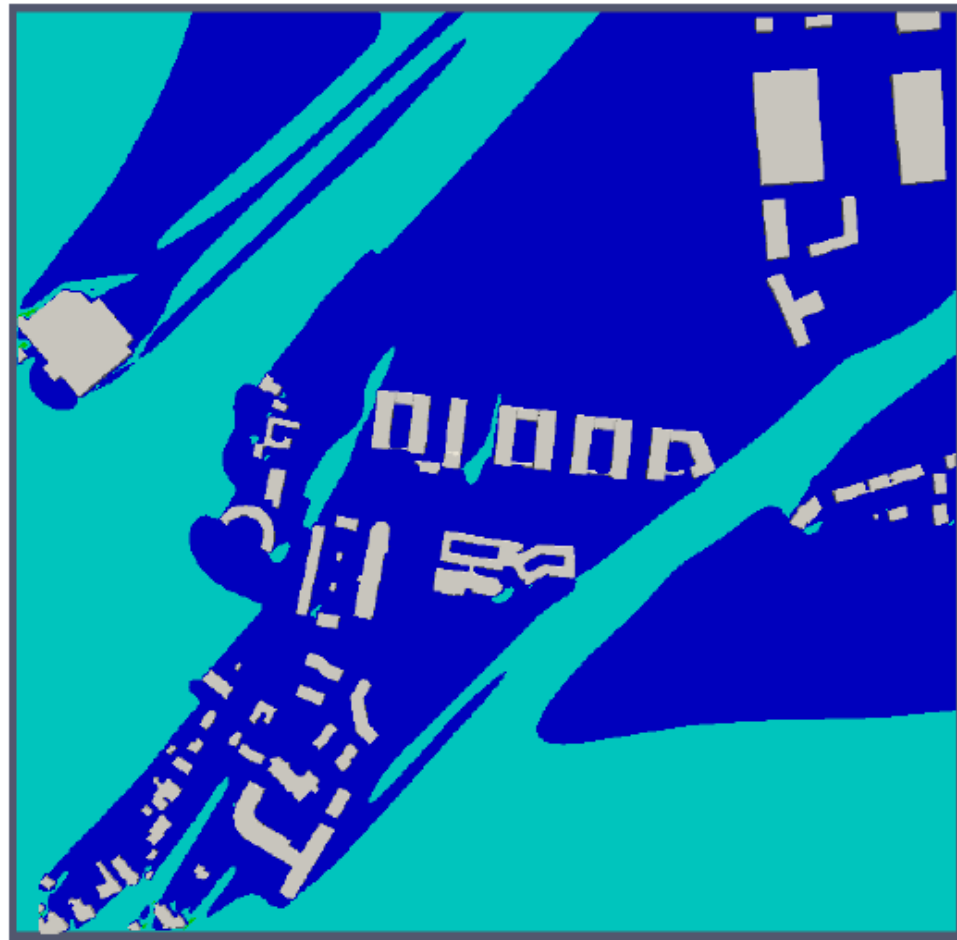


Figure 6.12: Lawson Discomfort Map - Direction: 225°, South-West Direction

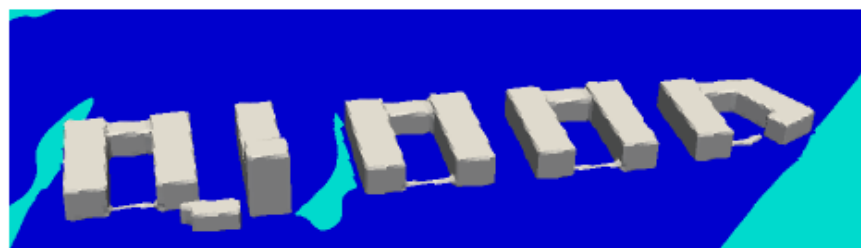


Figure 6.13: Lawson Discomfort Map - Direction: 225°, South-West Direction. Focus on the SHD Development

As part of the permitted application reg ref ABP ref: 305563-19, a wind & Microclimate Modelling Report prepared by B-Fluid Ltd. Buildings Fluid Dynamics Consultants, dated 13-06-2019 was commissioned that concluded -

- 'the results indicate that:
- The proposed Strategic House Development (SHD), Fortunestown Lane and Garter Lane, will produce a quality environment that is attractive and comfortable for pedestrians. At the corners, where higher speed winds are more prevalent, more landscaping is suggested.
- There some funnelling effects around the main entrances to the buildings, underneath the canopies, and some high velocities on the main roads between the buildings and on the main road on the south side of the development. These areas can be easily mitigated by implementing trees landscaping on the main roads and all around the SHD Fortunestown Lane and Garter Lane buildings, with particular attention to the corners of these.

Plot Colour:

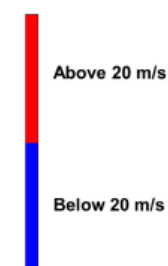
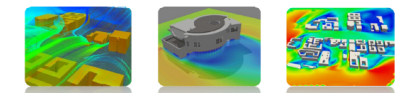


Figure 6.16: Lawson Distress Categories - General Public

- Apart from some higher velocities at the entrances, all courtyards seem to be well shielded.
- The pedestrian comfort assessment, performed accordingly to the Lawson criteria, identified the areas that are suitable for the different pedestrian activities in order to guarantee pedestrian comfort. In general, the discomfort criteria seems always to be satisfied. Moreover, in terms of distress, no critical conditions were found for members of the general public neither for frail persons and cyclists.
- the CFD study carried out has shown that, under the assumed wind condition and the proposed mitigation measures:
- The development is designed to be a high-quality environment for the scope of use intended of each areas/ building (i.e. comfortable and pleasant for potential pedestrian),
- The development does not introduce any critical impact on the surrounding areas and on the existing buildings.'

The principles established in the B-Fluid Report have been incorporated into this design. The proposed amendment subject application has an identical urban plan layout and the Design Team have taken on board the mitigation measures proposed in the B-Fluid Report and have included more robust landscaping at the corners of the blocks with additional trees proposed to the main road (Parklands Parade).



### WIND AND MICROCLIMATE MODELLING

Strategic Housing Development (SHD), Fortunestown Lane and  
Garter Lane, Saggart, Co.Dublin

Prepared by: B-Fluid Ltd., Buildings Fluid Dynamics Consultants

For: BMA Planning





## Section 5 Conclusion



The design proposal to amend part of the permitted mixed-use scheme is described in this document, is a culmination of an intensive collaborate process with an experienced Design Team to provide a sustainable urban layout that will further foster a distinct sense of place in-keeping with the scale of emerging developments in the area.

The proposal is to increase the height of the permitted development, limited to Blocks C, D & E, west of the Local Square to create a robust urban layout with variety of scale and increased density in line with Appendix 10: SDCC Building Height & Density Guide and we have strived to demonstrate the key urban design considerations that have informed this proposal with reference to the Assessment Toolkit in the preceding Sections.

These proposals are for a greenfield site which is on zoned serviced land in the established residential area and represents an opportunity to complete the masterplan begun with Cuil Duin to the east and the now almost complete SHD Residential development to the north, Parklands and the recently permitted adjacent apartment scheme on the corner of Garter Lane with Fortunestown Lane (SHD ABP-308088-20).

This proposal maintains the permitted urban block layout and landscape detail to create a hierarchy of high quality, functional and amenable public spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity to create a sustainable neighbourhood that connects and enhances the built form & open space of the adjacent developments and aims to make a place where people want to live.



## Accommodation Schedule - Subject application Blocks C, D & E Proposed & permitted for comparison

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 Ha	Net Site Area Ha	Public Open Space Req. (15%) Ha	Public Open Space Provided Ha
1.950	1.762	0.264	0.270

Communal Amenity - Courtyard Areas*		Blocks C D E				Min Req. Com. 2662 sq m
Block			C	D	E	
Area			1038	1000	971	
Total					3009	sq m

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

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
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
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 sqm

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

Communal Amenity - Courtyard Areas*		Blocks C D E				Min Req. Com. 2082 sq m
Block			C	D	E	
Area			1135	1097	825	
Total					3057	sq m

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

Plot Ratio				C	D	E
GFA total				145	145	154
-1						
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
*** Permitted Blocks						1.95

sq m

Plot Ratio

Site Coverage		Blocks C D E			C	D	E
Coverage							
GL Footprint					2433	2433	2108
Total							6974
							36%

sq m

sq m

Site Coverage

▲ Proposed

Plot Ratio				C	D	E
GFA total				155	136	83
-1						
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						
Total				11,054	10,988	8,521
						30,563
						1.57

sq m

Plot Ratio

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

sq m

sq m

Site Coverage

▲ Permitted for Comparison

▲ Proposed

▲ Permitted for Comparison



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**Other specialised services include**

**BER Assessments** (commercial and domestic)  
**Conservation Consultancy**  
**Project Management**  
**Health & Safety** (Project Supervisor Design Process PSDP)  
**Fire Certificate Applications**  
**Project Appraisal**  
**Sustainability**  
**Expert Witness**

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