



DOWNEY PLANNING & ARCHITECTURE
 1 WESTLAND Sq. PEARSE STREET, DUBLIN 2
 Tel - 01 253 02 20 / info@downeyplanning.ie

CLIENT HOLLYVILLE INVESTMENTS LTD.
 PROJECT PROPOSED MIXED-USE SCHEME, SILVER GRANITE SITE,
 PALMERSTOWN, DUBLIN 20

JOB NO. 525_001
 REVISION 0

SUMMARY				
	STUDIO UNITS	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS
NO. OF UNITS	0	25	25	0
TOTAL NO. OF UNITS	0	25	25	0
% TOTAL NO. UNITS	0%	50%	50%	0%
TOTAL NO. OF UNITS	50			
GRAND TOTAL NO. OF UNITS IN DEVELOPMENT	50			
TOTAL COMMERCIAL AREA (m ²)	1,088			
TOTAL AREA OF PRIVATE AMENITY SPACE (m ²)	616			
TOTAL NO. OF BEDROOMS	75			
TOTAL NO. OF BED SPACES	150			
TOTAL DEVELOPMENT GROSS FLOOR AREA (m ²)	6,197			
TOTAL DEVELOPMENT NETT FLOOR AREA (m ²)	5,070			
TOTAL RESIDENTIAL GROSS FLOOR AREA (m ²)	4,409			
TOTAL RESIDENTIAL NETT FLOOR AREA (m ²)	3,417			
TOTAL SITE AREA (HECTARES)	0.469			
BUILDING FOOTPRINT (m ²)	4,289			
DEVELOPMENT SITE COVERAGE	91%			
DEVELOPMENT PLOT RATIO	1.3			
TOTAL PUBLIC OPEN SPACE AREA (HECTARES)	0.062			
% PUBLIC OPEN SPACE	13.28%			
TOTAL COMMUNAL OPEN SPACE (HECTARES)	0.0444			
% COMMUNAL OPEN SPACE	9%			
TOTAL AREA OF BUILDINGS TO BE DEMOLISHED (m ²)	1,349			
TOTAL ROOF GARDEN SPACE (m ²)	745,5			
RESIDENCE PARKING	32			
DISABLED PARKING	2			
VISITOR PARKING	19			
TOTAL CAR PARKING SPACES PROVIDED	53			
TOTAL MOTORBIKE PARKING SPACES	2			
TOTAL BICYCLE STORAGE SPACES	128			
TOTAL NO. OF SINGLE ASPECT UNITS	20			
% NO. OF SINGLE ASPECT UNITS	40%			
TOTAL NO. OF DUAL ASPECT UNITS	30			
% NO. OF DUAL ASPECT UNITS	60%			
TOTAL NO. NORTHERN FACING SINGLE UNITS	0			
TOTAL NO. OF UNITS > 10% GROSS FLOOR AREA	30			
% NO. OF UNITS > 10% GROSS FLOOR AREA	60%			



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FLOOR	UNIT NO.	APARTMENT DESCRIPTION	FLOOR AREA REQUIRED (m ²)	FLOOR AREA PROPOSED (m ²)	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m ²)	AGGREGATE LIVING AREA PROPOSED (m ²)	AGGREGATE BEDROOM AREA REQUIRED (m ²)	AGGREGATE BEDROOM AREA PROPOSED (m ²)	AGGREGATE STORAGE REQUIRED (m ²)	AGGREGATE STORAGE PROPOSED (m ²)	PRIVATE SPACE REQUIRED (m ²)	PRIVATE SPACE PROPOSED (m ²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
1	1	2 BED	73	90	2	4	30	39.6	24.4	25.7	6	9.9	7	9	YES	YES
	2	1 BED	45	49	1	2	23	24.5	11.4	11.7	3	3.3	5	8.9	NO	NO
	3	1 BED	45	49	1	2	23	24.5	11.4	11.7	3	3.3	5	8.9	NO	NO
	4	2 BED	73	78	2	4	30	30.4	24.4	25.7	6	6	7	21	YES	NO
	5	2 BED	73	78	2	4	30	30.4	24.4	25.7	6	6	7	16.2	YES	NO
	6	2 BED	73	87.6	2	4	30	32.5	24.4	25.7	6	12.1	7	16.2	YES	YES
	7	2 BED	73	87	2	4	30	33.8	24.4	27.2	6	6.9	7	18.9	YES	YES
	8	2 BED	73	86.9	2	4	30	30.4	24.4	25.7	6	6.9	7	7.5	YES	YES
	9	1 BED	45	49	1	2	23	24.4	11.4	11.7	3	3.3	5	7.6	NO	NO
	10	1 BED	45	49	1	2	23	24.4	11.4	11.7	3	3.3	5	7.6	NO	NO
	11	2 BED	73	78	2	4	30	30.4	24.4	25.7	6	6	7	7.5	YES	NO
	12	1 BED	45	60	1	2	23	32.8	11.4	11.7	3	5.5	5	8.6	NO	YES
	13	1 BED	45	50	1	2	23	25.3	11.4	11.7	3	3.5	5	9.4	NO	YES
	14	1 BED	45	58.7	1	2	23	34.1	11.4	11.7	3	3.3	5	7.2	YES	YES
2	15	2 BED	73	90	2	4	30	30.6	24.4	25.7	6	9.9	7	7.4	YES	YES
	16	1 BED	45	49	1	2	23	24.5	11.4	11.7	3	3.3	5	8.9	NO	NO
	17	1 BED	45	49	1	2	23	24.5	11.4	11.7	3	3.3	5	8.9	NO	NO
	18	2 BED	73	78	2	4	30	30.4	24.4	25.7	6	6	7	17.6	YES	NO
	19	2 BED	73	78	2	4	30	30.4	24.4	25.7	6	6	7	12.4	YES	NO
	20	2 BED	73	87.6	2	4	30	32.5	24.4	25.7	6	12.1	7	12.4	YES	YES
	21	2 BED	73	87	2	4	30	33.8	24.4	27.2	6	6.9	7	18.9	YES	YES
	22	2 BED	73	86.9	2	4	30	30.4	24.4	25.7	6	6.9	7	7.5	YES	YES
	23	1 BED	45	49	1	2	23	24.4	11.4	11.7	3	3.3	5	7.6	NO	NO
	24	1 BED	45	49	1	2	23	24.4	11.4	11.7	3	3.3	5	7.6	NO	NO
	25	2 BED	73	89.9	2	4	30	30.4	24.4	24.7	6	6	7	7.5	YES	YES
	26	1 BED	45	60	1	2	23	32.8	11.4	11.7	3	5.5	5	8.6	NO	YES
	27	1 BED	45	50	1	2	23	25.3	11.4	11.7	3	3.5	5	9.4	NO	YES
	28	1 BED	45	58.7	1	2	23	34.1	11.4	11.7	3	3.3	5	7.2	YES	YES
3	29	2 BED	73	90	2	4	30	30.6	24.4	25.7	6	9.9	7	7.4	YES	YES
	30	1 BED	45	49	1	2	23	24.5	11.4	11.7	3	3.3	5	8.9	NO	NO
	31	1 BED	45	49	1	2	23	24.5	11.4	11.7	3	3.3	5	8.9	NO	NO
	32	2 BED	73	78	2	4	30	30.4	24.4	25.7	6	6	7	17.6	YES	NO
	33	2 BED	73	78	2	4	30	30.4	24.4	25.7	6	6	7	12.4	YES	NO
	34	2 BED	73	87.6	2	4	30	32.5	24.4	25.7	6	12.1	7	12.4	YES	YES
	35	2 BED	73	87	2	4	30	33.8	24.4	27.2	6	6.9	7	18.9	YES	YES
	36	2 BED	73	86.9	2	4	30	30.4	24.4	25.7	6	6.9	7	7.5	YES	YES
	37	1 BED	45	49	1	2	23	24.4	11.4	11.7	3	3.3	5	7.6	NO	NO
	38	1 BED	45	49	1	2	23	24.4	11.4	11.7	3	3.3	5	7.6	NO	NO
	39	2 BED	73	89.9	2	4	30	30.4	24.4	24.7	6	6	7	7.5	YES	YES
	40	1 BED	45	60	1	2	23	32.8	11.4	11.7	3	5.5	5	8.6	NO	YES
	41	1 BED	45	50	1	2	23	25.3	11.4	11.7	3	3.5	5	9.4	NO	YES
	42	1 BED	45	58.7	1	2	23	34.1	11.4	11.7	3	3.3	5	7.2	YES	YES

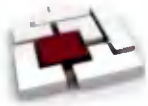


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JOB NO 525_001
REVISION 0

FLOOR	UNIT NO.	APARTMENT DESCRIPTION	FLOOR AREA REQUIRED (m ²)	FLOOR AREA PROPOSED (m ²)	NO. OF BED ROOMS	BED SPACES	AGGREGATE LIVING AREA REQUIRED (m ²)	AGGREGATE LIVING AREA PROPOSED (m ²)	AGGREGATE BEDROOM AREA REQUIRED (m ²)	AGGREGATE BEDROOM AREA PROPOSED (m ²)	AGGREGATE STORAGE REQUIRED (m ²)	AGGREGATE STORAGE PROPOSED (m ²)	PRIVATE SPACE REQUIRED (m ²)	PRIVATE SPACE PROPOSED (m ²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
4	43	2 BED	73	86.7	2	4	30	30.2	24.4	24.8	6	8.1	7	35	YES	YES
	44	1 BED	45	50	1	2	23	24.4	11.4	11.7	3	5	5	12.6	NO	YES
	45	2 BED	73	88	2	4	30	30	24.4	26.2	6	12.6	7	49	YES	YES
	46	1 BED	45	50	1	2	23	24.4	11.4	11.7	3	5	5	23	YES	YES
	47	2 BED	73	78	2	4	30	30.7	24.4	25.9	6	7.4	7	25.8	YES	NO
	48	2 BED	73	80.7	2	4	30	30.4	24.4	24.7	6	7.3	7	15.3	YES	YES
	49	1 BED	45	50	1	2	23	25.3	11.4	11.7	3	3.5	5	9.4	NO	YES
	50	1 BED	45	58.7	1	2	23	34.1	11.4	11.7	3	3.3	5	7.2	YES	YES
TOTAL		50	2,950	3,417	75	150	1,325	1,455	895	936	225	290	300	616	30	30



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JOB NO.	525_001		
DATE	AUGUST / 2021	REVISION	0

FLOOR LEVEL	STUDIO UNIT	1 BED UNIT	2 BED UNIT	3 BED UNIT	TOTAL UNITS	G.F.A (m ²)	NETT BUILD (m ²)
FOURTH FLOOR	-	4	4	-	8	759	582
THIRD FLOOR	-	7	7	-	14	1,215	1,018
SECOND FLOOR	-	7	7	-	14	1,215	1,018
FIRST FLOOR	-	7	7	-	14	1,220	1,000
GROUND FLOOR	-	-	-	-	0	1,624	1,341
BASEMENT	-	-	-	-	0	164	111
TOTAL UNITS	0	25	25	0	50	6,197	5,070

	STUDIO UNITS	1 BED UNITS	2 BED UNITS	3 BED UNITS
TOTAL	0	25	25	0
% UNITS	0%	50%	50%	0%

GRAND TOTAL DEVELOPMENT UNITS	50
TOTAL DEVELOPMENT GROSS FLOOR AREA (m²)	6,197
TOTAL DEVELOPMENT NETT AREA (m²)	5,070
SITE AREA (0.469 Hectares)	4,690
TOTAL PRIVATE OPEN SPACE AREA (m ²)	444
TOTAL PUBLIC OPEN SPACE AREA (m ²)	623 (13%)
DEVELOPMENT SITE COVERAGE	35%
PROPOSED DENSITY	106 UNITS PER Hec.
PLOT RATIO (Gross Floor Area of the building/Gross Site Area)	1.32
EXISTING BUILDING TO BE DEMOLISHED (m ²)	1,349
GASTROPUB AREA (m ²)	558
SPAR (m ²)	226
PHARMACY (m ²)	157
BAR / OFF LICENSE (m ²)	147

No. RESIDENCE PARKING	32
No. VISITOR PARKING	19
No. DISABLED PARKING	2
TOTAL VEHICLE PARKING SPACES	53

No. BICYCLE PARKING	128
No. MOTORCYCLE PARKING	2
TOTAL BASEMENT FLOOR AREA (m²)	164

