

DEVELOPMENT DATA SUMMARY	
SITE AREA	2,342.00 m ²
DEVELOPMENT GFA	4,518.27 m ²
DEVELOPMENT GFA (Resi + Comm. excluding basement)	3,558.27 m ²
DEVELOPMENT FOOTPRINT	933.40 m ²
PLOT RATIO (3558.27 GFA / 2342.00 Site Area)	1.52
SITE COVERAGE	0.40
DENSITY	157.98 Units/Ha.

GREEN OPEN SPACE

Total Green Area	675.00 m ²	29%	>10% required
* Public Open Space	247.00 m ²		37%
* Communal Open Space	428.00 m ²		63%

RESIDENTIAL	GFA [m ²]	Footprint [m ²]
Proposed Block A	1,250.00	145.70
Proposed Block B	1,138.00	264.00
Existing Block	1,290.80	482.70
Existing Bin Store (Footprint includes external enclosure)	14.10	18.30
Proposed Bin Store	25.37	31.40
Demolished Area	239.40	94.90
Demolished Bin Store (Footprint includes external enclosure)	14.10	18.30
SUBTOTAL	3,464.77	828.90

COMMERCIAL	GFA [m ²]	Footprint [m ²]
Café at Ground Floor (Block A)	93.50	104.50

PROPOSED BASEMENT	GFA [m ²]	Footprint [m ²]
Total Gross Basement Area (including Car Park with ramp)	916.50	N/A
Plantroom Area in Basement with reduced headroom	43.50	N/A
TOTAL	4,518.27	933.40

PARKING

Total Car Parking spaces	15
Standard Car Parking spaces	10
Disabled Parking spaces	1
Electrical Vehicle Parking spaces	2
Go Car Parking space on Ground floor	2
Motorbike parking spaces	1
Bicycle parking spaces	94
Short term on Ground Floor	20
Long term on Basement	74

RESIDENTIAL UNITS BREAKDOWN

EXISTING BUILDING		
Apartment type	Existing	Demolished
Studio	-	-
1 Bed	8	3
2 Bed *(3pp)	7	-
2 Bed duplex (4pp)	2	-
3 Bed	-	-
SUBTOTAL	17	3
Total Existing Units		14

PROPOSED BUILDING						
BLOCK A		BLOCK B		Proposed Mix		
Apartment type	Proposed	Apartment type	Proposed	Apts. Type	%	
Studio	1	Studio	3	Studio	4	17%
1 Bed	1	1 Bed	4	1 Bed	5	22%
2 Bed *(3pp)	4	2 Bed (4pp)	2	2 Bed	6	26%
3 Bed	5	3 Bed	3	3 Bed	8	35%
SUBTOTAL	11	SUBTOTAL	12	Total Proposed Units		23
TOTAL RESIDENTIAL UNITS IN DEVELOPMENT					37	

BLOCK A

UNIT TYPE	No. BEDROOMS / PERSONS	No. OF UNITS	FLOOR AREA	BALCONY AREA	ASPECT	LAYOUT TYPE
Apartment Type A1	Studio / 2 Per	1	40,5 sqm	4,3 sqm	Dual	Simplex
Apartment Type A2.A	3 Bed / 5 Per	1	103,4 sqm	11,0 sqm	Dual	Simplex
Apartment Type A2.B	3 Bed / 5 Per	1	103,4 sqm	10,9 sqm	Dual	Simplex
Apartment Type A2.C	3 Bed / 5 Per	1	103,4 sqm	11,2 sqm	Dual	Simplex
Apartment Type A2.D	3 Bed / 5 Per	1	103,4 sqm	11,3 sqm	Dual	Simplex
Apartment Type A2.E	3 Bed / 5 Per	1	103,4 sqm	12,0 sqm	Dual	Simplex
Apartment Type A3	2 Bed / 4 Per	3	74,5 sqm	6,0 sqm	Dual	Simplex
Apartment Type A4	1 Bed / 2 Per	1	50,8 sqm	21,0 sqm	Dual	Simplex
Apartment Type A5	2 Bed / 3 Per	1	68,4 sqm	21,0 sqm	Dual	Simplex

BLOCK B

UNIT TYPE	No. BEDROOMS / PERSONS	No. OF UNITS	FLOOR AREA	BALCONY AREA	ASPECT	LAYOUT TYPE
Apartment Type B1	Studio / 2 Per	1	39,6 sqm	6,1 sqm	West	Simplex
Apartment Type B2	Studio / 2 Per	1	39,7 sqm	6,1 sqm	West	Simplex
Apartment Type B3	Studio / 2 Per	1	38,1 sqm	7,7 sqm	East	Simplex
Apartment Type B4	2 Bed / 4 Per	2	82,8 sqm	7,0 sqm	Dual	Simplex
Apartment Type B5	1 Bed / 2 Per	3	54,2 sqm	7,8 sqm	West	Simplex
Apartment Type B6	3 Bed / 5 Per	3	106,8 sqm	9,5 sqm	Dual	Simplex
Apartment Type B7	OMITTED - APT. TYPE CHANGED					
Apartment Type B8	1 Bed / 2 Per	1	49,6 sqm	33,9 sqm	Dual	Simplex
Apartment Type B9	DELETED					
Apartment Type B10	DELETED					
Apartment Type B11	DELETED					

SUMMARY		MIX (%)	TOTAL (A+B)						
Studio Apartments	4	17%		DUAL ASPECT	70%	DUAL	SINGLE	Simplex	Duplex
1 Bedroom Apartments	5	22%		SIMPLEX	96%	16	6	22	0
2 Bedroom Apartments	6	26%							
3 Bedroom Apartments	8	35%							
TOTAL APARTMENTS	23								
TOTAL GROSS INTERNAL FLOOR AREA (RESIDENTIAL BLOCK A+B)			2388 Sqm						41,0 Sqm
TOTAL GROSS INTERNAL FLOOR AREA (CAFÉ UNIT)			93,5 Sqm						
TOTAL GROSS BASEMENT AREA (INCLUDING CAR PARK WITH RAMP)			916,5 Sqm						
PLANTROOM AREA IN BASEMENT WITH REDUCED HEADROOM			43,5 Sqm						
PROPOSED BIN STORE			25,37 Sqm						
PROPOSED TOTAL GROSS INTERNAL AREA			3466,87 Sqm						

BLOCK B TERRACE (1st FLOOR)

41,0 Sqm

LEVEL GF

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A01	A1	1

BLOCK B		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
B01	B1	1
B02	B2	1
B03	B3	1

LEVEL 01

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A10	A2.A	3
A11	A3	2

BLOCK B		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
B10	B4	2
B11	B5	1
B12	B6	3

LEVEL 02

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A20	A2.B	3
A21	A3	2

BLOCK B		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
B20	B4	2
B21	B5	1
B22	B6	3

LEVEL 03

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A30	A2.C	3
A31	A3	2

BLOCK B		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
B30	B8	1
B31	B5	1
B32	B6	3

LEVEL 04

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A40	A2.D	3
A41	A5	2

BLOCK B		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
B40- DELETED	B9	0
B41- DELETED	B10	0
B42- DELETED	B11	0

LEVEL 05

BLOCK A		
APARTMENT NUMBER	APARTMENT TYPE	NUMBER OF BEDROOMS
A50	A2.E	3
A51	A4	1

BLOCK A

UNIT TYPE*	No. of unit types	Overall Floor area	No. Bedrooms	Aggregate floor area Living / dining / kitchen	Aggregate floor area Bedrooms	Aggregate floor area Storage	Aggregate floor area Private amenity	Width of Living/Dining Room	Width of Bedroom
Apartment Type A1	1 no.	40.5 sqm	Studio / 2 Per	33.0 sqm	33.0 sqm	3.0 sqm	4.3 sqm	5.6 m	5.6 m
Apartment Type A2.A	1 no.	103.4 sqm	3 Bed / 5 Per	34.0 sqm	12.9 + 7.3 + 11.5 = 31.7 sqm	9.0 sqm	11.0 sqm	5.5 m	2.9 m, 2.1 m, 3.3 m
Apartment Type A2.B	1 no.	103.4 sqm	3 Bed / 5 Per	34.0 sqm	12.9 + 7.3 + 11.5 = 31.7 sqm	9.0 sqm	10.9 sqm	5.5 m	2.9 m, 2.1 m, 3.3 m
Apartment Type A2.C	1 no.	103.4 sqm	3 Bed / 5 Per	34.0 sqm	12.9 + 7.3 + 11.5 = 31.7 sqm	9.0 sqm	11.2 sqm	5.5 m	2.9 m, 2.1 m, 3.3 m
Apartment Type A2.D	1 no.	103.4 sqm	3 Bed / 5 Per	34.0 sqm	12.9 + 7.3 + 11.5 = 31.7 sqm	9.0 sqm	11.3 sqm	5.5 m	2.9 m, 2.1 m, 3.3 m
Apartment Type A2.E	1 no.	103.4 sqm	3 Bed / 5 Per	34.0 sqm	12.9 + 7.3 + 11.5 = 31.7 sqm	9.0 sqm	12.0 sqm	5.5 m	2.9 m, 2.1 m, 3.3 m
Apartment Type A3	3 no.	74.5 sqm	2 Bed / 3 Per	30.1 sqm	13.2 + 7.9 = 21.1 sqm	5.6 sqm	6.0 sqm	3.7 m	2.8 m, 2.1 m
Apartment Type A4	1 no.	50.8 sqm	1 Bed / 2 Per	24.0 sqm	11.7 sqm	3.1 sqm	21.0 sqm	3.3 m	3.5 m
Apartment Type A5	1 no.	68.4 sqm	2 Bed / 3 Per	28.4 sqm	13.0 + 7.5 = 20.5 sqm	5.1 sqm	6.0 sqm	4.4 m	3.1 m
TOTAL UNITS	11 no.								

BLOCK B

UNIT TYPE*	No. of unit types	Overall Floor area	No. Bedrooms	Aggregate floor area Living / dining / kitchen	Aggregate floor area Bedrooms	Aggregate floor area Storage	Aggregate floor area Private amenity	Width of Living/Dining Room	Width of Bedroom
Apartment Type B1	1 no.	39.6 sqm	Studio / 2 Per	30.5 sqm	30.5 sqm	3.0 sqm	6.1 sqm	4.2 m	4.2 m
Apartment Type B2	1 no.	39.7 sqm	Studio / 2 Per	31.0 sqm	31.0 sqm	3.0 sqm	6.1 sqm	5.0 m	5.0 m
Apartment Type B3	1 no.	38.1 sqm	Studio / 2 Per	30.0 sqm	30.0 sqm	3.0 sqm	7.7 sqm	5.2 m	5.2 m
Apartment Type B4	2 no.	82.8 sqm	2 Bed / 4 Per	30.0 sqm	14.0 + 12.5 = 26.5 sqm	6.2 sqm	7.0 sqm	5.3 m	3.5 m, 3.5 m
Apartment Type B5	3 no.	54.2 sqm	1 Bed / 2 Per	26.5 sqm	11.4 sqm	3.0 sqm	7.8 sqm	5.2 m	3.2 m
Apartment Type B6	3 no.	106.8 sqm	3 Bed / 5 Per	35.9 sqm	13.3 + 9.9 + 17 = 40.2 sqm	9.5 sqm	9.5 sqm	4.0 m	2.8 m, 2.1 m, 2.8 m
Apartment Type B7	OMITTED	109.9 sqm	3 Bed / 5 Per	35.9 sqm	13.3 + 9.9 + 17 = 40.2 sqm	9.5 sqm	10.0 sqm	4.0 m	2.8 m, 2.1 m, 2.8 m
Apartment Type B8	1 no.	50.0 sqm	1 Bed / 2 Per	23.6 sqm	11.4 sqm	3.0 sqm	33.9 sqm	3.3 m	3.15 m
Apartment Type B9	DELETED	43.6 sqm	Studio / 2 Per	34.8 sqm	34.8 sqm	3.0 sqm	4.4 sqm	4.8 m	4.8 m
Apartment Type B10	DELETED	52.2 sqm	1 Bed / 2 Per	24.3 sqm	11.4 sqm	3.0 sqm	5.5 sqm	4.7 m	3.3 m
Apartment Type B11	DELETED	93.7 sqm	2 Bed / 4 Per	37.6 sqm	12.7 + 13.1 = 25.8 sqm	7.0 sqm	24.9 sqm	4.0 m	2.8 m, 3.4 m
TOTAL UNITS	12 no.								

* All apartments types are designed to be in compliance with Sustainable Urban Housing: Design Standards for New Apartments provided by Department of Housing, Planning and Local Government in March 2018

Drawing Issue Sheet				PROJECT No: 19-118				PROJECT: GREENHILLS Rd, Tallaght, Dublin 24					
ISSUED TO:				STAGE: ADDITIONAL INFORMATION									
O'Mahony Holdings Ltd		Client	DB										
South Dublin County Council		Planning Authority	DB										
Tom Philips Associates		Planning Consultant	DB										
Punch Consulting		Structural Engineer	DB										
Punch Consulting		M+E Engineer	DB										
Punch Consulting		Fire/ Accessibility Consultant	DB										
Murphy + Sheanon		Landscape Architect	DB										
ARC		Archaeologist	DB										
Metec		Environmental Impact Consultant	DB										
Philip J Landscape Architecture		VIA Consultant	DB										
Redline Studios		3D Visualisation	DB										
				DATE OF ISSUE									
F = Full set of prints. R = Reduced set of prints. DB = Drop Box E = e-mail.				NOV / 2021									
TITLE	SHEET	SCALE	DRAWING No.	REVISIONS									
100 - SITE													
Site Location Map	A2L	1:1000	19118-AI-100	A									
Site Plan - Existing	A1P	1:200	19118-AI-101	A									
Site Plan - Proposed	A1P	1:200	19118-AI-102	A									
Site Elevations - Existing	A1P	1:200	19118-AI-103	A									
Site Elevations - Proposed	A1P	1:200	19118-AI-104	A									
Site Proposed Contiguous Elevations	A1L	1:500	19118-AI-105	A									
Architect's Design Rationale	A4P	NTS	19118-AI-106	A									
2000 - PLANS													
Existing - Basement Plan	A1P	1:200	19118-AI-200	A									
Existing - Ground Floor Plan	A1P	1:200	19118-AI-201	A									
Existing - First Floor Plan	A1P	1:200	19118-AI-202	A									
Existing - Second Floor Plan	A1P	1:200	19118-AI-203	A									
Existing - Third Floor Plan	A1P	1:200	19118-AI-204	A									
Existing - Roof Plan	A1P	1:200	19118-AI-205	A									
Proposed Plans - Basement Floor Plan	A1P	1:200	19118-AI-206	A									
Proposed Plans- Ground Floor Plan	A1P	1:200	19118-AI-207	A									
Proposed Plans- First Floor Plan	A1P	1:200	19118-AI-208	A									
Proposed Plans- Second Floor Plan	A1P	1:200	19118-AI-209	A									
Proposed Plans- Third Floor Plan	A1P	1:200	19118-AI-210	A									
Proposed Plans- Fourth Floor Plan	A1P	1:200	19118-AI-211	A									
Proposed Plans- Fifth Floor Plan	A1P	1:200	19118-AI-212	A									
Proposed Plans- Roof Plan	A1P	1:200	19118-AI-213	A									
Proposed Bin Store	A3L	1:100	19118-AI-214	A									
300 - SECTIONS													
Proposed Sections: AA, BB, CC, DD	A1L	1:200	19118-AI-300	A									
400 - ELEVATIONS													
Proposed Elevations - Block A & B	A1L	1:200	19118-AI-400	A									
600 - INTERIOR DETAILS													
Apartment Type A1	A3L	1:100	19118-AI-600	A									
Apartment Type A2-A	A3L	1:100	19118-AI-601	A									
Apartment Type A2-B	A3L	1:100	19118-AI-602	A									
Apartment Type A2-C	A3L	1:100	19118-AI-603	A									
Apartment Type A2-D	A3L	1:100	19118-AI-604	A									
Apartment Type A2-E	A3L	1:100	19118-AI-605	A									
Apartment Type A3	A3L	1:100	19118-AI-606	A									
Apartment Type A4	A3L	1:100	19118-AI-607	A									
Apartment Type B1	A3L	1:100	19118-AI-608	A									
Apartment Type B2	A3L	1:100	19118-AI-609	A									
Apartment Type B3	A3L	1:100	19118-AI-610	A									
Apartment Type B4	A3L	1:100	19118-AI-611	A									
Apartment Type B5	A3L	1:100	19118-AI-612	A									
Apartment Type B6	A3L	1:100	19118-AI-613	A									
Apartment Type B7 - OMITTED	A3L	1:100	19118-AI-614	A									
Apartment Type B8	A3L	1:100	19118-AI-615	A									
Apartment Type B9 - DELETED	A3L	1:100	19118-AI-616	A									
Apartment Type B10 - DELETED	A3L	1:100	19118-AI-617	A									
Apartment Type B11 - DELETED	A3L	1:100	19118-AI-618	A									
700 - SCHEDULES													
Proposed Accommodation Schedule	A3P	NTS	19118-AI-700	A									
Proposed Area Schedule	A3P	NTS	19118-AI-701	A									
Proposed Apartment Schedule	A3P	NTS	19118-AI-702	A									
Proposed Development Summary Accommodation Schedule	A3P	NTS	19118-AI-703	A									
900 - GRAPHIC REPRESENTATIONS													
3D Visualisations - View 1,2,3 & 4	A3L	NTS	19118-AI-900	A									