



POST TRI-PARTY ALTERATION REPORT .

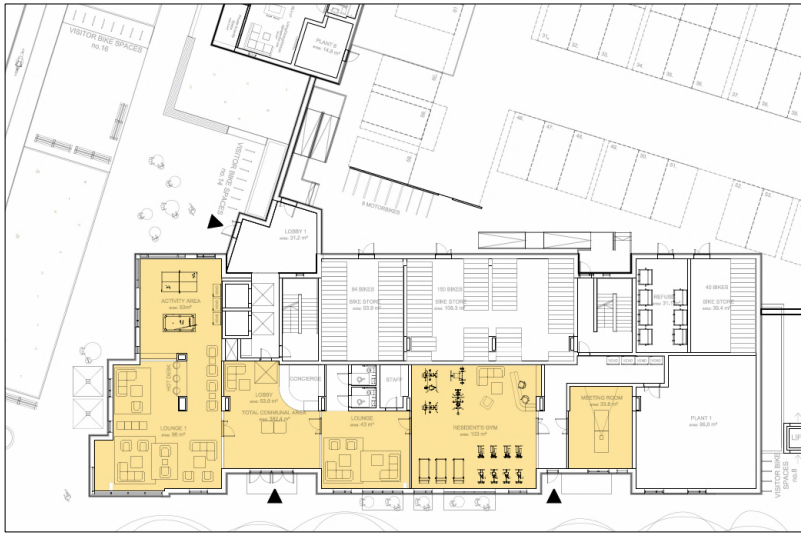
SHIPSEYBARRY

ORCHARD GATE SHD

Former warehousing units 64 & 65, Cherry Orchard
Industrial Estate Ballyfermot, Dublin 10.

Commissioned by AAI PALMERSTOWN LTD

COMMUNAL AREA + LIVE STREET FRONTAGE INCREASE



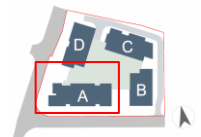
TRIPARTY

TOTAL COMMUNAL + AMENITY AREA
416.2m²

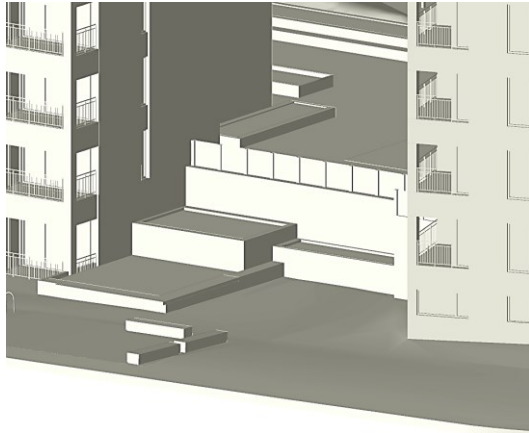
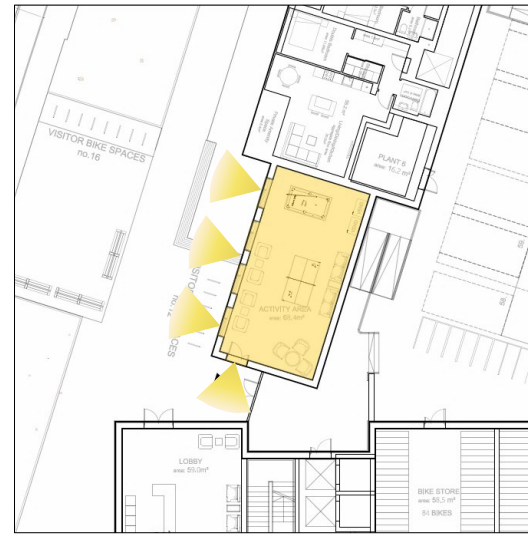
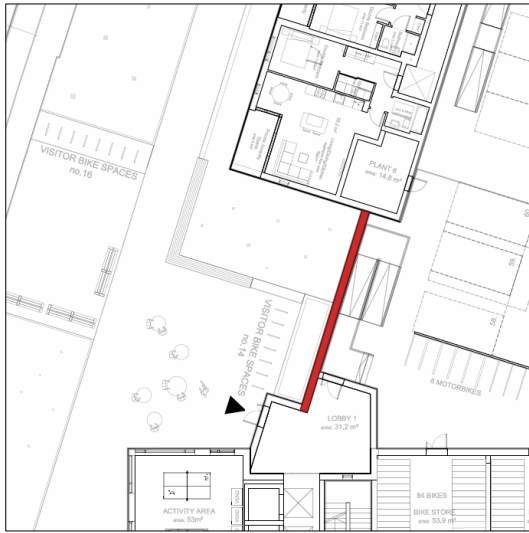


APPLICATION

TOTAL COMMUNAL + AMENITY AREA
547.5m²

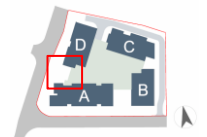


INCREASED LIVE STREET FRONTAGE

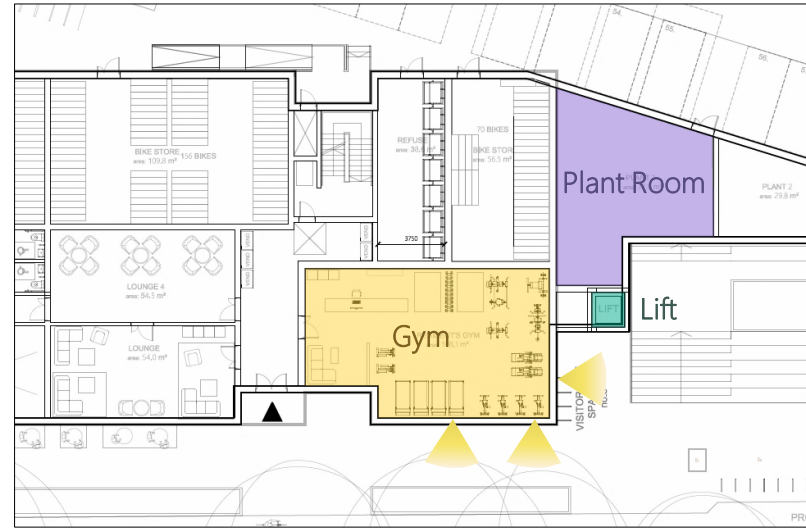
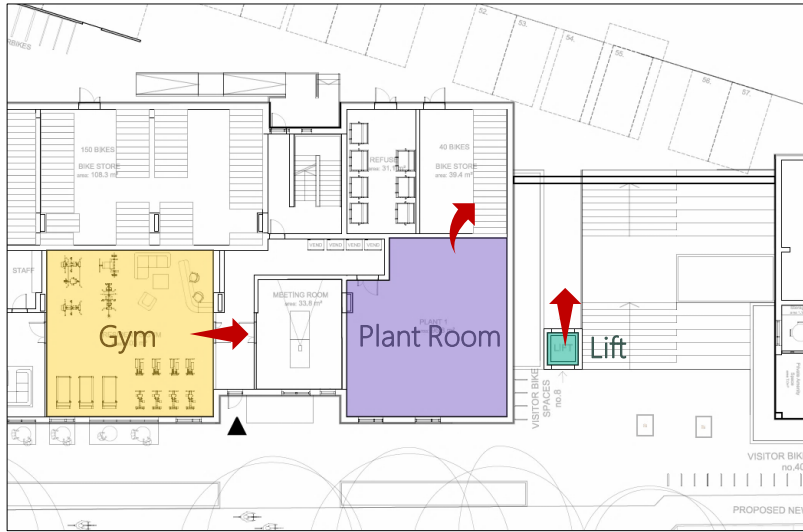


TRIPARTY

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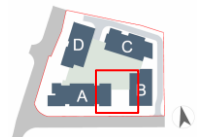
INCREASED LIVE STREET FRONTAGE



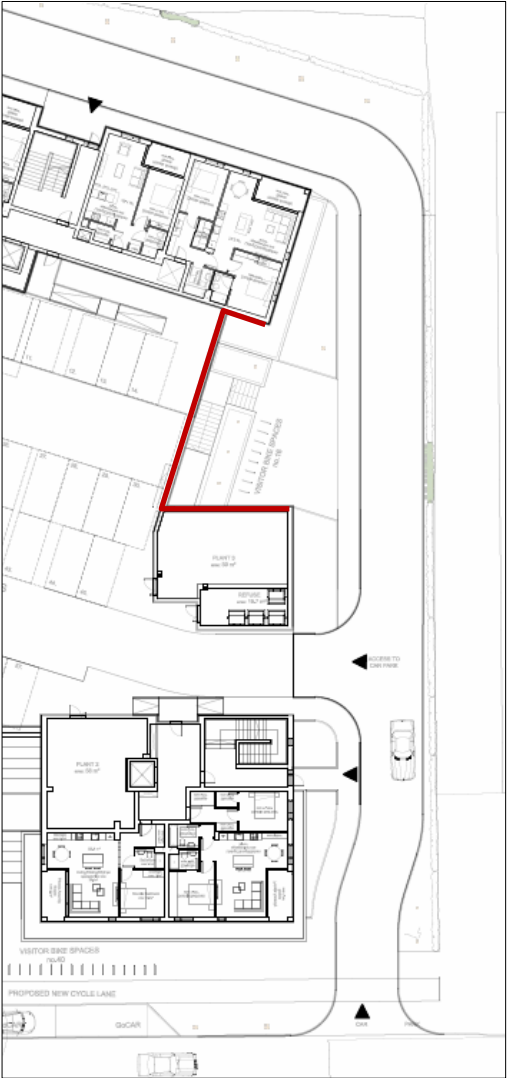
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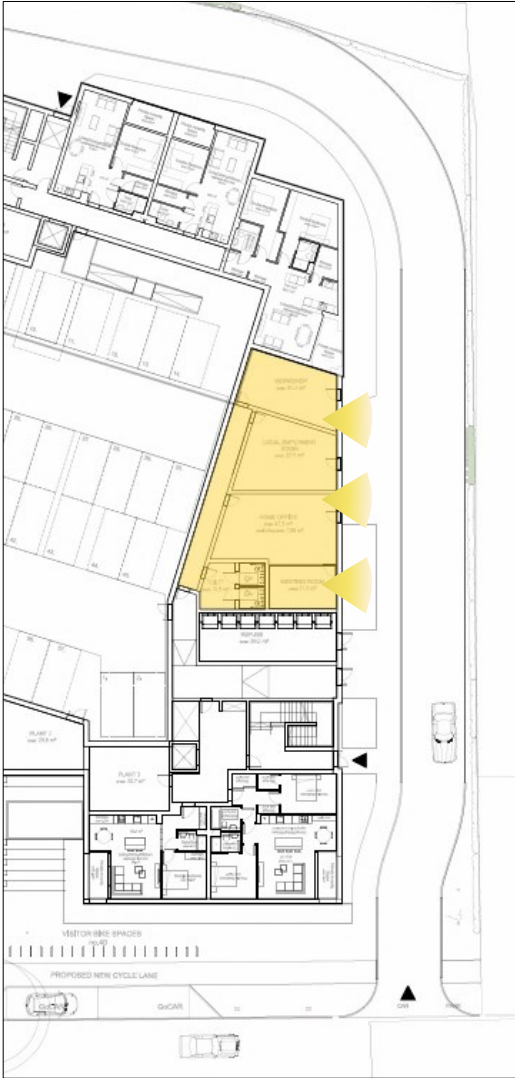
APPLICATION



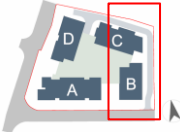
INTRODUCTION OF EMPLOYMENT ZONES



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REFUSE COLLECTION



TRIPARTY

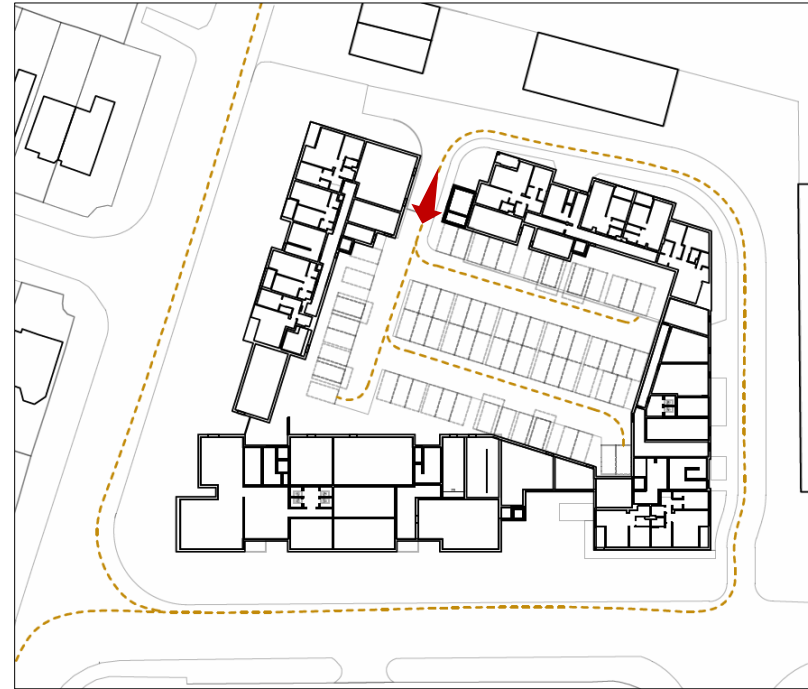
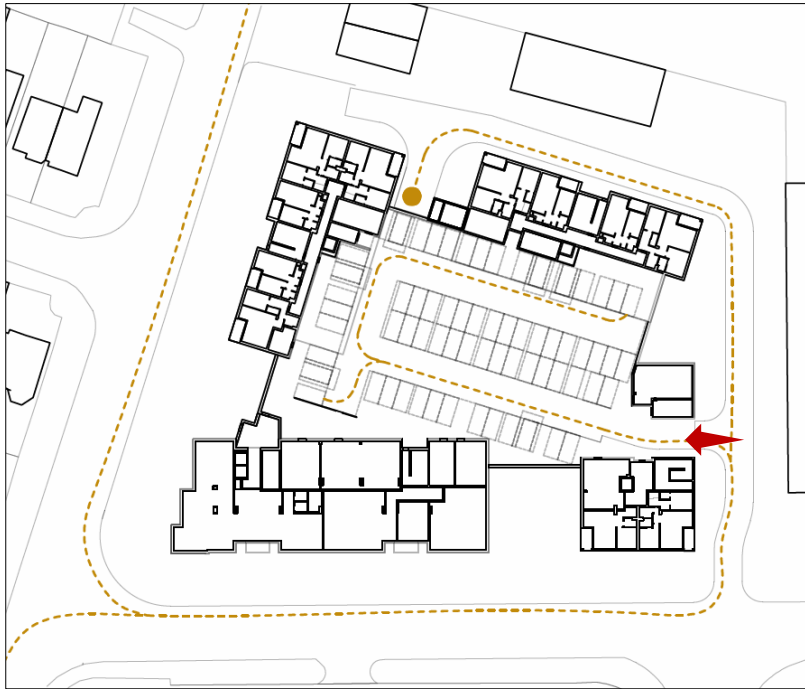


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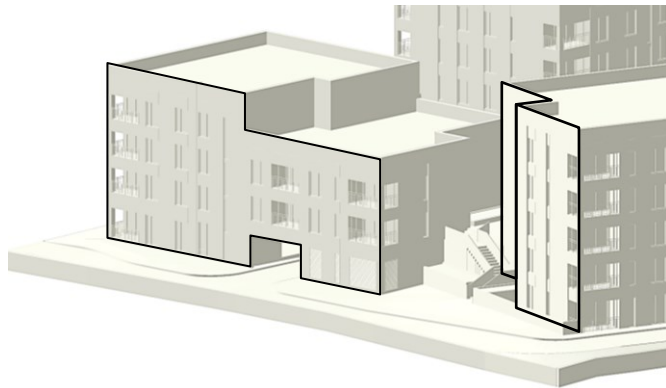
- Refuse Truck Route
- Refuse Collection Point
- Internal Refuse Routes
- Refuse Storage Area



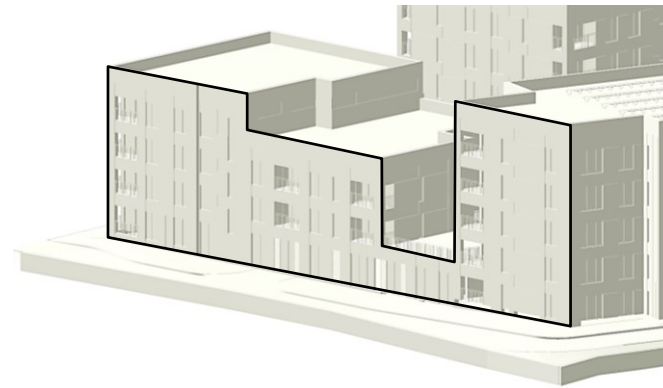
PODIUM ENTRANCE



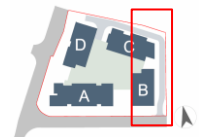
..... Vehicle Route
..... Carpark Entrance

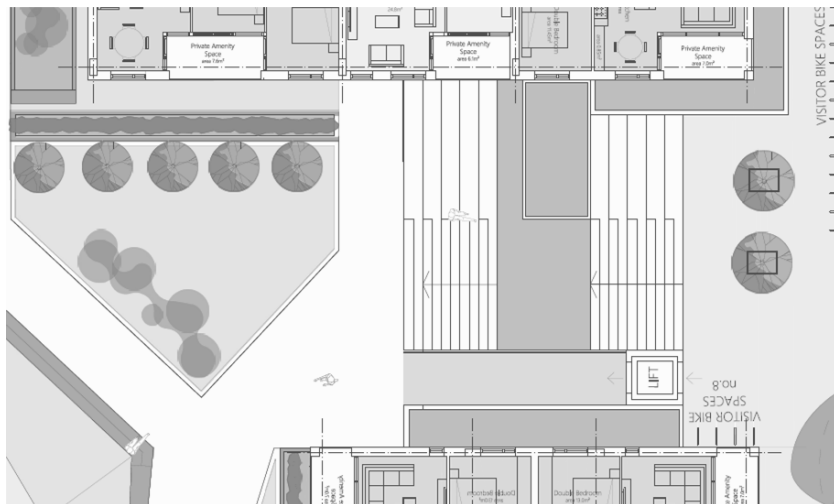


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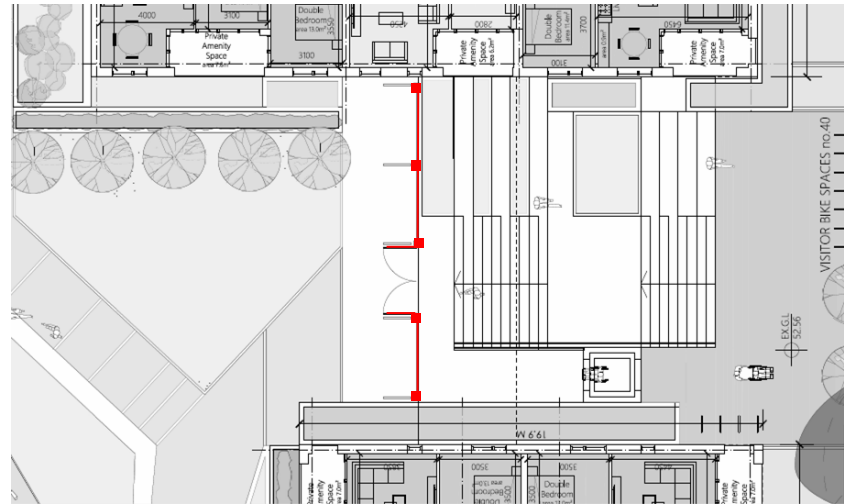


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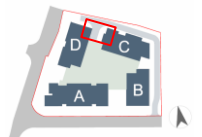




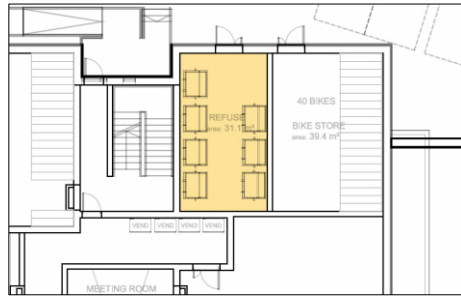
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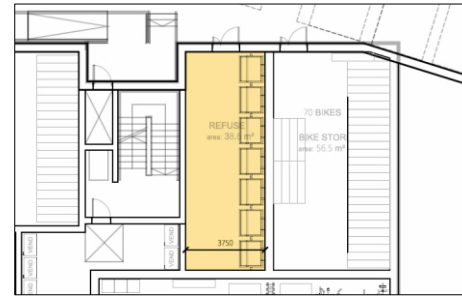
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REFUSE AREA INCREASE

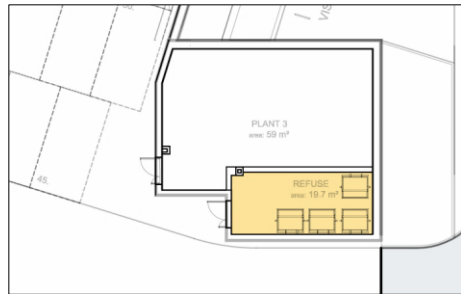


Total Area: 31.1m²

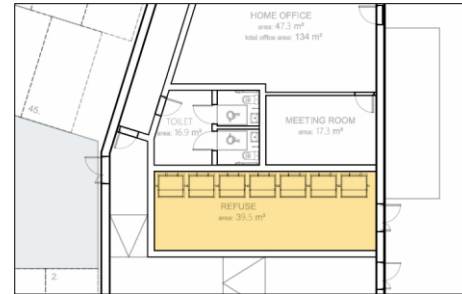


Total Area: 38.6m²

Refuse Store Building A



Total Area: 19.7m²



Total Area: 39.5m²

Refuse Store Building B



Total Area: 28.2m²



Total Area: 35.2m²

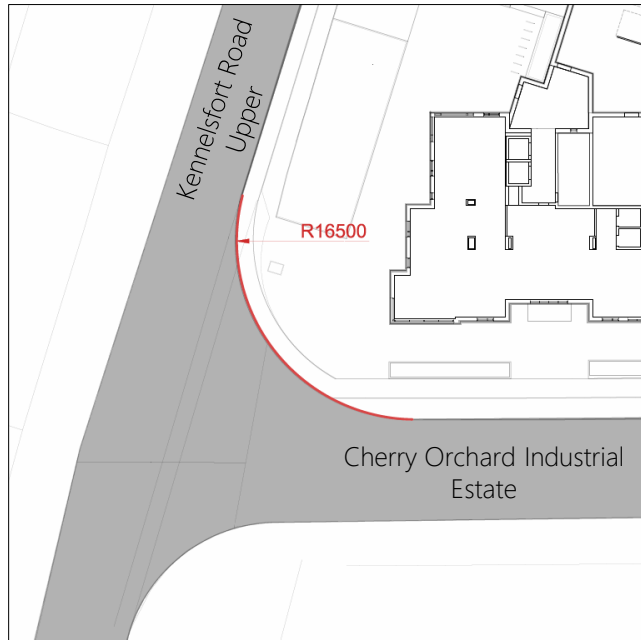
Refuse Store Building C

TRIPARTY

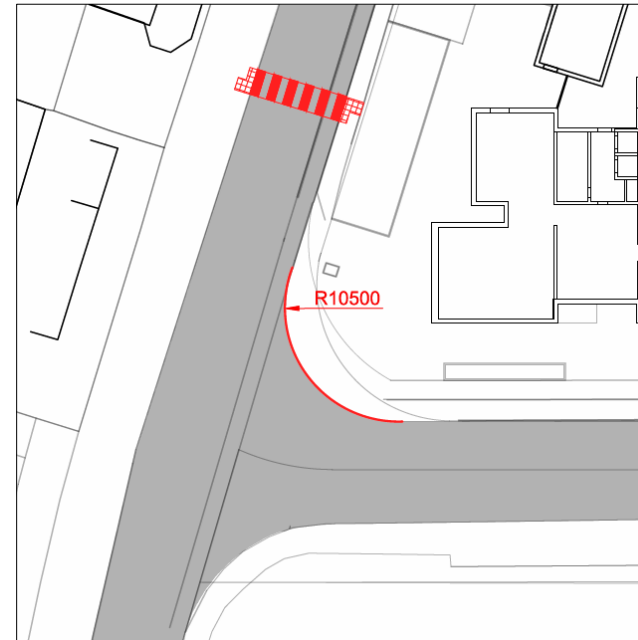
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ROAD UPDATES



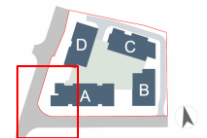
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Turning Radius between Kennelsfort Rd. Upper decreased from 16.5m to 10.5m.

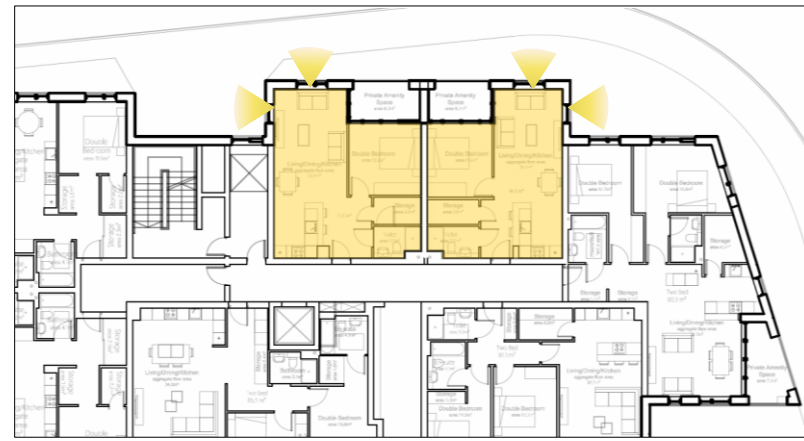
Addition of Pedestrian Crossing on Kennelsfort Rd. Upper.



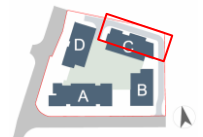
DUAL ASPECT IMPROVEMENT



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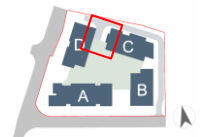
PROXIMITY MITIGATION BUILDINGS C + D



TRIPARTY



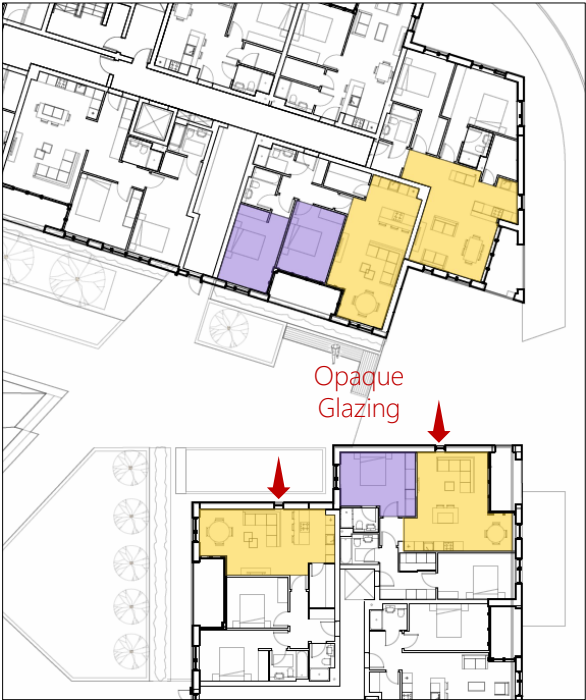
APPLICATION



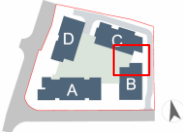
PROXIMITY MITIGATION: BUILDINGS C + B



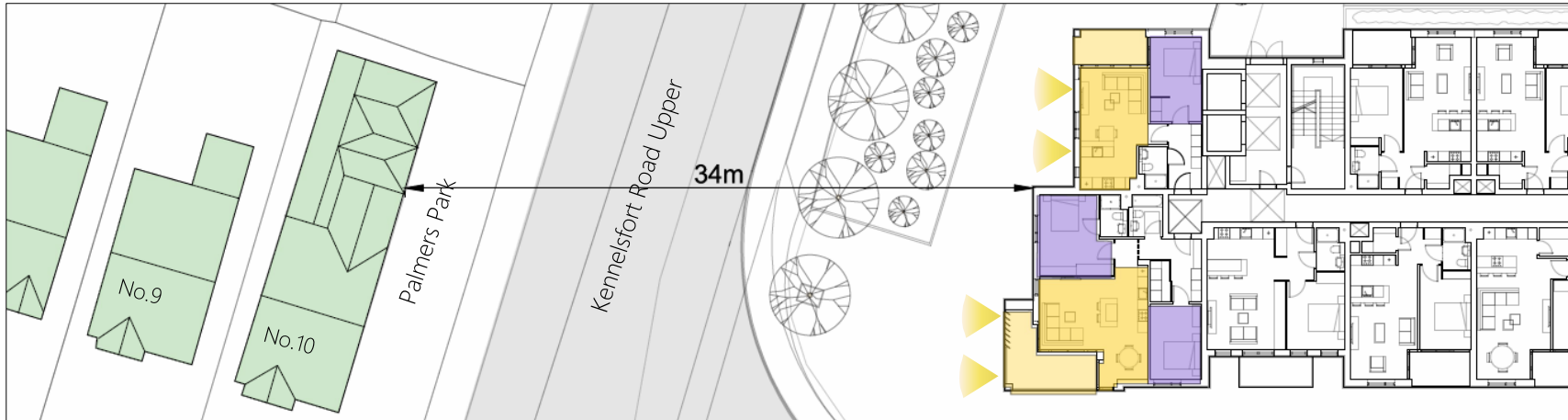
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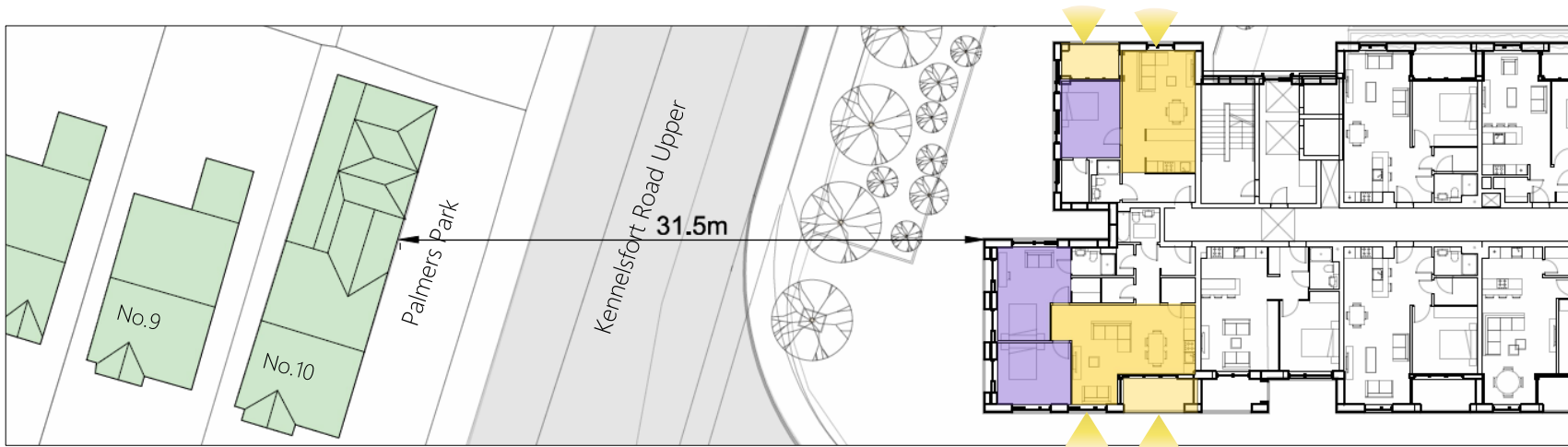
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TOWER OVERLOOKING MITIGATION



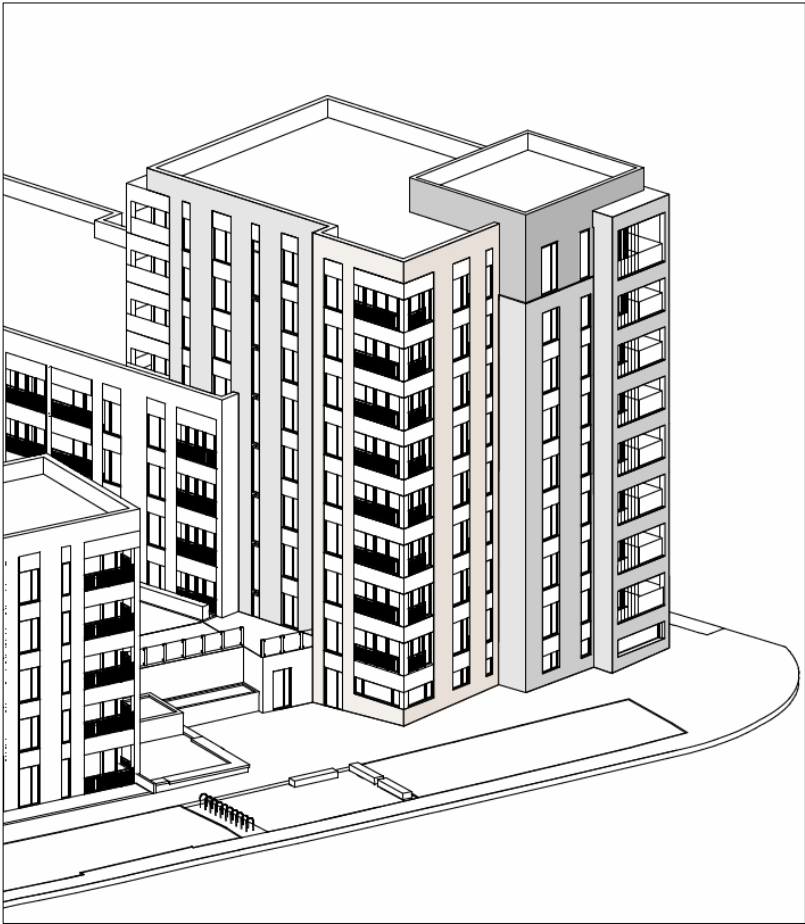
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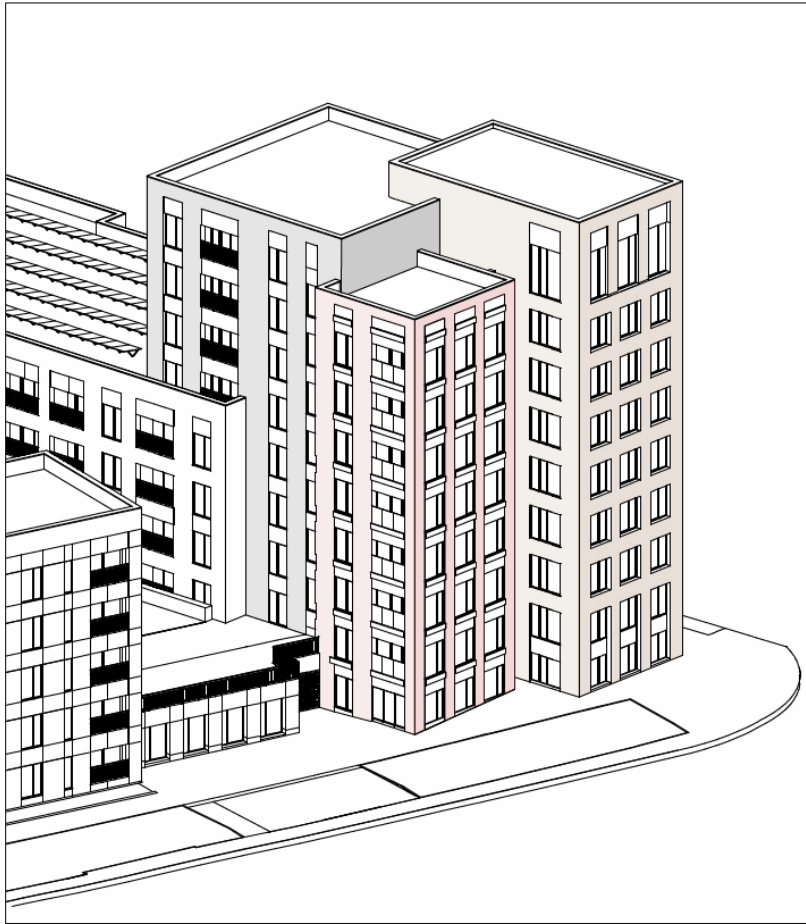
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TOWER FORM ADJUSTMENT



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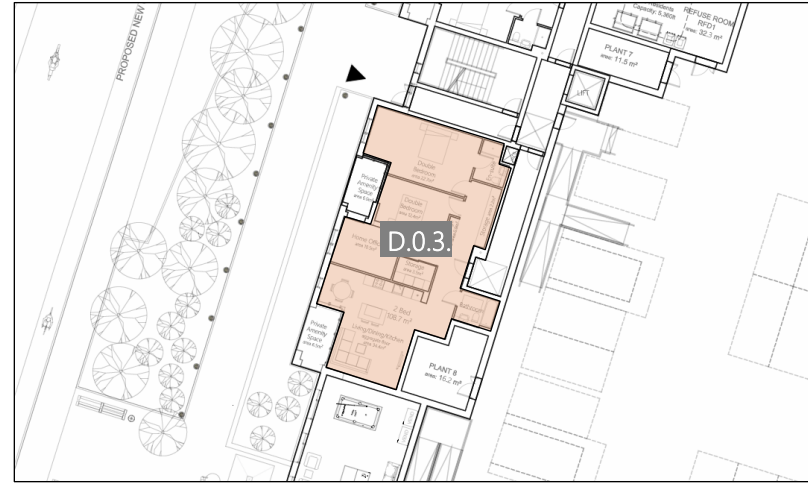




Total No. Units
145

- D.0.3.** 1 Bedroom Apartment
Area: 58.2m²
- D.0.4.** 1 Bedroom Apartment
Area: 45.1m²

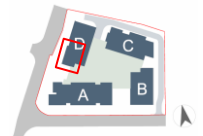
TRIPARTY



Total No. Units
144

- D.0.3.** 2 Bedroom Apartment
Area: 108.7m²

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TRI-PARTY STAGE

		TYPE	NUMBER	%
SITE AREA	8,466.0	1 BED 2 PERSON	75	51%
G.D.A.	17,382.6	2 BED 4 PERSON	72	49%
PLOT RATIO	2.05	TOTAL	147	100.0%
SITE COVERAGE (INC.PODIUM)	55%			
HEIGHT RANGE	4-9 STOREYS			

APPLICATION

		TYPE	NUMBER	%
SITE AREA	8,544.0	1 BED 2 PERSON	72	50%
G.D.A.	18,165.9	2 BED 4 PERSON	72	50%
PLOT RATIO	2.13	TOTAL	144	100.0%
SITE COVERAGE (INC.PODIUM)	58%			
HEIGHT RANGE	4-9 STOREYS			



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