

# 13.0 CGI Views



## 13.0 CGI's

### 13.1 Aerial View from the North



## 13.0 CGI's

13.2 View from Northern Entrance



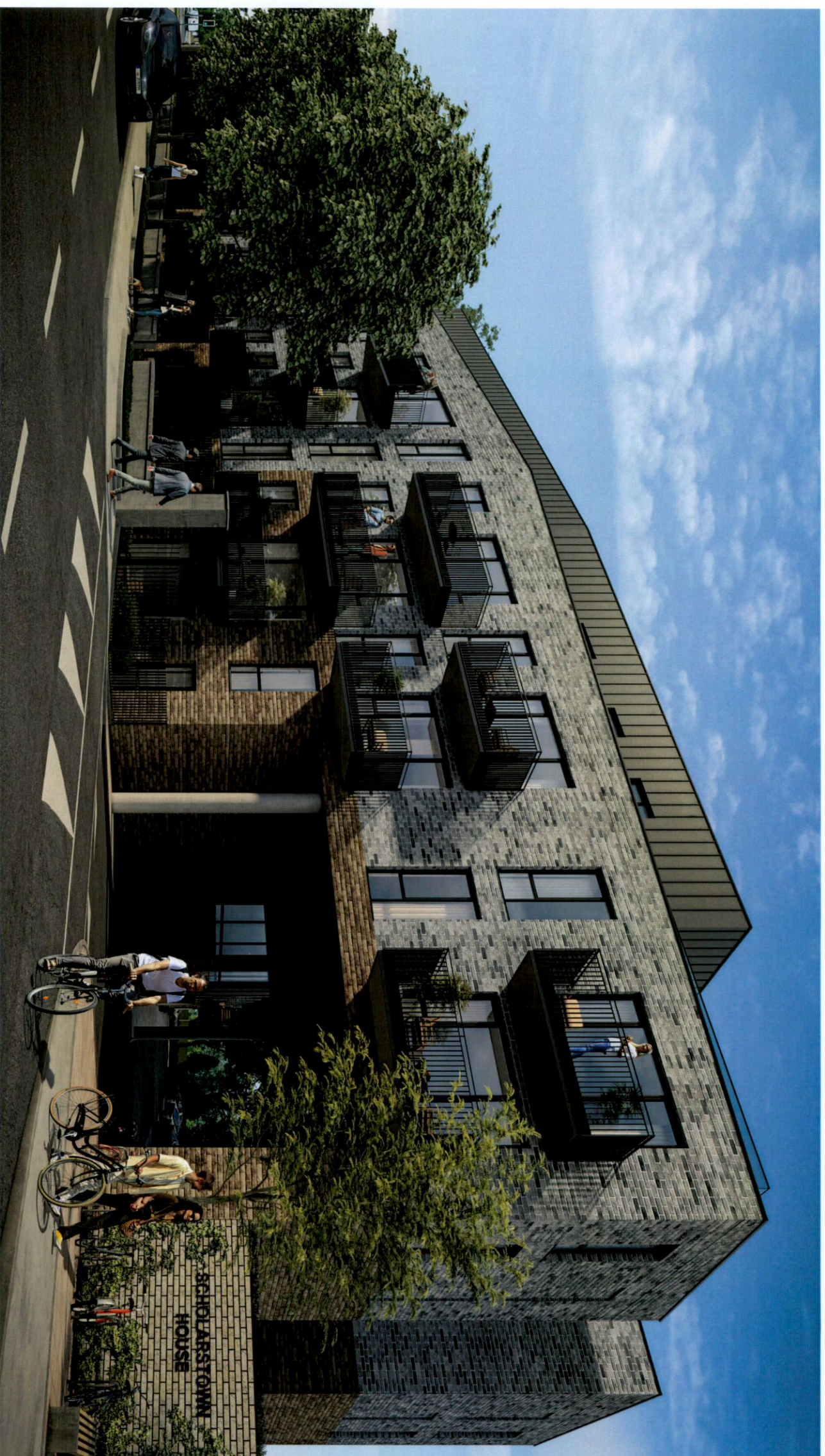
## 13.0 CGI's

13.3 View from the North-Western Corner



# 13.0 CGI's

13.4 View from South-West





An aerial photograph of a residential development. In the foreground, a large, vibrant green lawn stretches across the frame. In the background, a grey building with white-trimmed windows is visible. The windows are arranged in a row, with one larger window on the left and two smaller ones on the right. The overall scene is bright and clear, suggesting a sunny day.

## 14.0 Development Schedules

# 14.0 Developing Design - Unit Schedule

## 14.1 Summary Schedule

**Total Unit No:**

**76** units

(74 New Build + 2 Existing Houses)

**Dual Aspect Units:**

**55 %**

**Residential Density:**

**96** units per ha

**Site Coverage:**

**27 %**

**Total Public & Communal Open Space:**

**2057** sqm achieved

**1147** sqm required

### Scholarstown Road, Dublin 16

Proposed Building Floor/Unit Type	1 Bed Apt.	2 Bed(3P) Apt.	2 Bed(4P) Apt.	3 Bed Apt.
Ground Floor:	1	0	8	2
First Floor:	7	0	9	2
Second Floor:	11	0	9	2
Third Floor:	8	0	6	1
Fourth Floor:	5	0	1	2

No. Apts. Per Floor	No Dual Aspect Units
11	8
18	10
22	12
15	6
8	4

Net Resi Area (m2):	G.I.A (m2):
942.34 m <sup>2</sup>	1,864.52 m <sup>2</sup>
1,311.87 m <sup>2</sup>	1,658.04 m <sup>2</sup>
1,533.47 m <sup>2</sup>	1,891.02 m <sup>2</sup>
1,030.67 m <sup>2</sup>	1,293.62 m <sup>2</sup>
577.61 m <sup>2</sup>	772.40 m <sup>2</sup>

Protected Structure	1 Bed Unit.	2 Bed(3P) Unit.	2 Bed(4P) Unit.	3 Bed Unit.
Ground Floor:	0	1	0	1
First Floor:	0	0	0	0
Second Floor:	0	0	0	0

No. Units. Per Floor	No Dual Aspect Units
2	2
0	0
0	0

Net Resi Area (m2):	G.I.A (m2):
250.23 m <sup>2</sup>	107.80 m <sup>2</sup>
	111.93 m <sup>2</sup>
	34.55 m <sup>2</sup>

Unit Type Totals:	32	1	33	10	Total No. Units
Unit Ratio	42.1%	1.3%	43.4%	13.2%	Dual Aspect Ratio
					55%
					76
					42

G.I.A of Development m2:	7,734 m <sup>2</sup>
Nett Resi Area (m2):	5,646 m <sup>2</sup>

Unit Type	1 Bed Apt.	2 Bed(3P) Apt.	2 Bed Apt.	3 Bed Apt.
Average Unit Type Size*	51.42 m <sup>2</sup>	NA	85.19 m <sup>2</sup>	104.37 m <sup>2</sup>
Number Of Unit*	32	0	33	9
Total	1,645.32 m <sup>2</sup>	NA	2,811.30 m <sup>2</sup>	939.33 m <sup>2</sup>

\*Excluding units in the protected structure

Common Areas	Circulation	Services**	Amenity Space	Bicycle Store	Undercroft Parking
Total Area *	911.83 m <sup>2</sup>	175 m <sup>2</sup>	100 m <sup>2</sup>	113 m <sup>2</sup>	174 m <sup>2</sup>

\*Excluding the protected structure

\*\*Plant rooms, ESB rooms, Bin Store



# 14.0 Developing Design - Unit Schedule

## 14.1 Summary Schedule

### Scholarstown Road, Dublin 16

Proposed Building	Protected Structure
Ground Floor Gross External Area (Ground floor area, including undercroft carparking spaces, plant rooms and bin store)	Ground Floor Gross External Area
2,009 m <sup>2</sup>	139 m <sup>2</sup>
Proposed Building	Protected Structure
Gross Internal Area	Gross Internal Area
7,480 m <sup>2</sup>	254 m <sup>2</sup>

Application Site Area*	m <sup>2</sup>	ac	ha
	7927.29	1.95	0.79
Density		39	96

\*Site Boundary Line (including letter of consent areas)

Site Coverage*	27%
Plot Ratio**	0.98

\*Includes GEA of Protected Structure

\*\*Includes GIA of Protected Structure

Both Plot Ratio and Site coverage is calculated based on application site area (Area within red boundary line)

Ownership Area*	m <sup>2</sup>	ac	ha
	6728.00	1.66	0.67

\*Ownership Area is calculated based on Folio Map

Resident Parking Spaces Provided (Excluding Disabled):	36	Disabled Parking Spaces (5%):	2	Visitor Spaces	2
Total No of Car parking Spaces	40	Resident Car Parking Ratio	0.50		

Residents' Bicycle Spaces (Required):	130	Visitors' Bicycle Spaces (Required):	38
Residents' Bicycle Spaces (Provided):	136	Visitors' Bicycle Spaces (Provided):	38
Residents' Cargo Bicycle Spaces (Provided)	7	Visitors' Cargo Bicycle Spaces (Provided)	2
<b>Total</b>	<b>183</b>		

