

22nd October 2020

0509-OMP-XX-XX-RP-A-1001

o mahony pike

Proposed Development at Block D GMV

Section 146B Design Statement

Greystones Marina Village, Co. Wicklow



**** GENERAL NOTE:**

Drawings / maps in this report are for illustrative purposes. For exact site boundary and architectural details, please refer to the OMP drawing pack.

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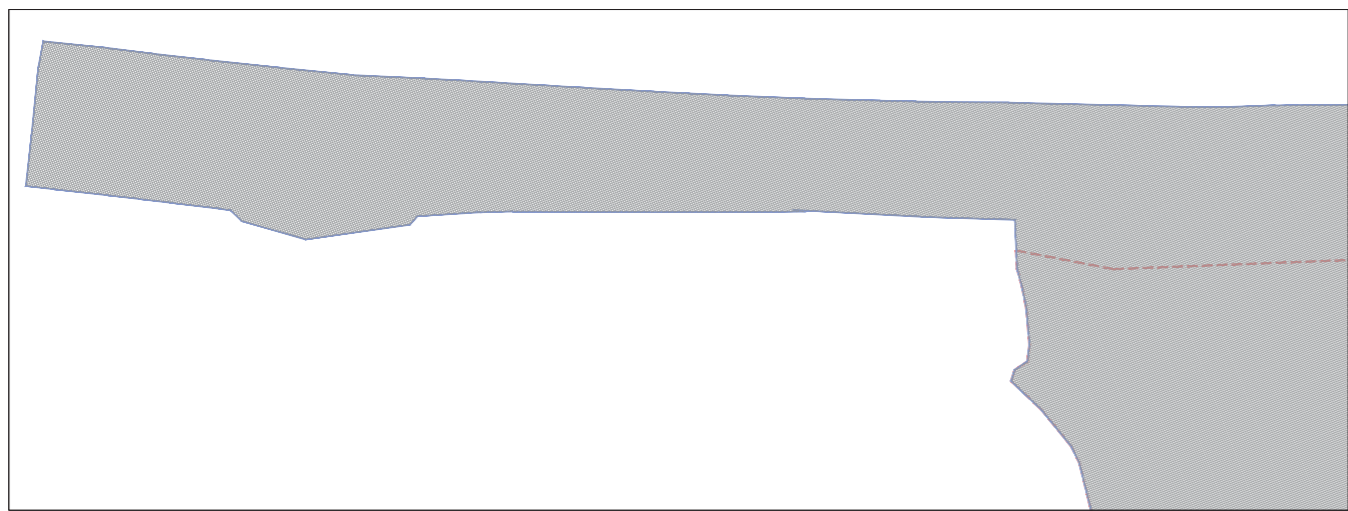


An architectural rendering of a modern, multi-story building with a light-colored facade and large glass windows. The building features a prominent walkway on the ground floor with a paved surface. Several people are shown walking along the path, and others are visible on the upper levels of the building. The scene is set against a clear blue sky.

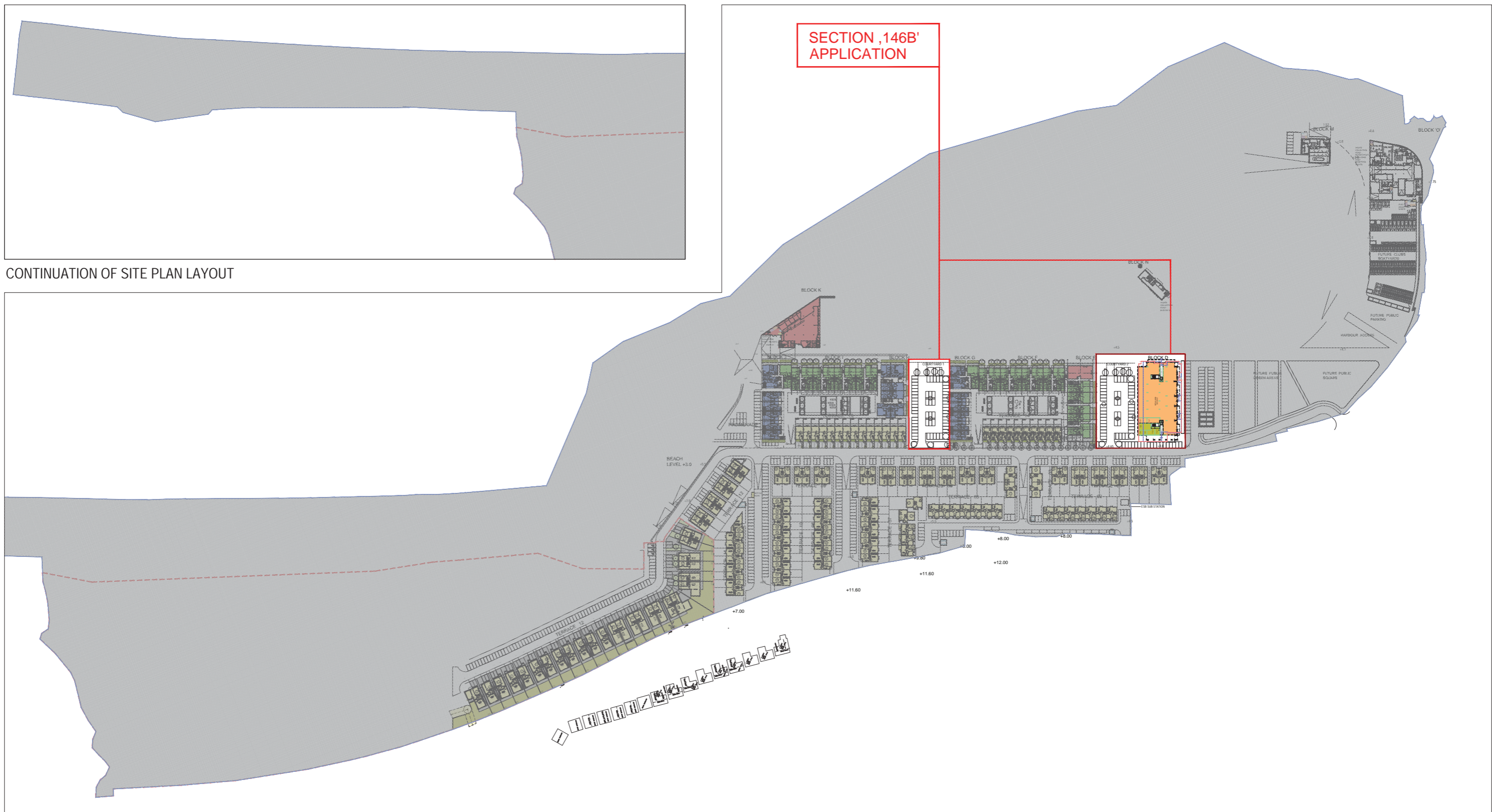
01

Introduction

Proposal Summary



CONTINUATION OF SITE PLAN LAYOUT



Introduction

This document has been prepared by OMP Architects on behalf of Sispar, as part of a Section 146B application regarding Block D in Greystones Marina Village.

RELEVANT PLANNING HISTORY

Approval has been granted by An Bord Pleanála on two occasions for development at Greystones Harbour, both applications were accompanied by an Environmental Impact Statement owing to the nature and scale of development. As the proposed development is for alterations of approved plans, the planning history that relates to the site is set out below.

ABP Ref. 27 EF2016 (parent approval)

The Board permitted development on the 7/11/2007 pursuant to Section 226 of the 2000 Act, as amended, relating to development on the foreshore consisting of the following:

“An integrated harbour/marina mixed development linked to a linear coastal public park, the development will provide leisure, recreational, open space and marine facilities and mixed form residential, commercial, civic and social amenities centred around the harbour and marina at Rathdown Upper and Rathdown”.

During the course of the application, the Board requested redesign and additional information. There is no time limit on a Section 226 permission. Permission was granted subject to 13 conditions.

Part 8 Planning Authority Ref. 10/2462

Revisions to Block D for where Wicklow Co. Council pursued a Part 8 application procedure for revisions to the parent permission 27 EF2016 (06/09/10). This approval was subsequently incorporated into a later application ABP Ref. 27.JA0029.

Part 8 Planning Authority Ref. 10/2808

Approval for alterations to previously approved integrated harbour/marina development where Wicklow Co. Council approved by a Part 8 application procedure for revisions to the parent permission 27 EF2016 (06/12/10). This was referred to An Bord Pleanála by a third party where the Board determined on 6/4/11 (YD0004) that an EIS was necessary. Accordingly, this Part 8 development by the Local Authority did not proceed.

ABP Ref. 27.JA0029 Permission for substantial revisions to parent permission

An Bord Pleanála on 29/6/2012 approved revisions to ABP Ref. 27 EF2016 (parent permission) to Blocks D, E, F, G, H, I, J, (i.e. residential apartment/commercial buildings situated along the proposed Promenade/Boardwalk at the Marina) and the omission of Block L together with all necessary site infrastructure. In addition, approval was granted for revisions to Housing Terraces 01-14 (inclusive). This approval incorporated the Part 8 Planning Authority Ref. 10/2462 for the amendments to Block D.

The application was accompanied by an EIS. Three conditions were imposed. Condition 2 held that apart from any departures specifically authorised by this approval, the development shall be carried out and completed in accordance with the terms of 27.EF2016 (parent approval). The total permitted residential units on the overall site was 358 (153 houses and 205 apartments).

Recent Part 8 approvals at the Marina

Part 8 Planning Authority Ref. 17/664.

Wicklow Co. Council carried out a Part 8 application procedure for revisions to the approved ABP Ref. 27 EF2016 and ABP Ref. 27 JA0029 for alterations to previously approved plans at Blocks E, F, G, H, I, J, and Terraces No. 13 and No. 14 and for the construction of a temporary single storey marketing suite. The process was approved by the Council on 04/09/17.

Part 8 Planning Authority Ref. 18/371.

WCC carried out a Part 8 procedure for revisions alterations to previously approved plans of an integrated harbour / marina mixed development linked to a linear coastal public park providing leisure recreational, open space and marine facilities and mixed form residential, commercial, civic and social amenities centred around the former harbour. Alterations to previously approved Terrace Number 12 and alterations and redesign of previously approved public park. There is a decrease proposed of 3 units in the number of residential units approved.

Planning Authority Ref. 18/483

Permission refused 02/08/2018 for works involving the provision of an additional balcony at first floor level west side of premises, revision to external stairs north and south elevation, revisions to lift shaft structure, extension to kiosk at roof level and provision of signage at entrance to BJ Marine. Retention permission is also sought for revision to overall height of structure, revisions to elevations and fenestration all of the above will include associated site works.

Planning Authority Ref.

Decision on hold for amendments to Marina development previously granted under 16/679. The development consists of: retention of building as-built including current height, outline and massing, door and window configurations and fenestration; proposed new works consist of design alterations to 3 no. external staircases, new external terrace to west façade, new clear glass guarding to terraces, white powder coated galvanised steel balustrades to external stairs, new blue-grey stone cladding panels to west façade, new grey powder coated perforated aluminium clad feature wall to south façade, new durable blue painted finish to lift shaft to east façade, new durable white paint finish to the overall building, new pedestrian access gate and safety fencing around the building at ground floor level and ancillary hard landscaping, all as described in the drawings

Planning Authority Ref. 20/35

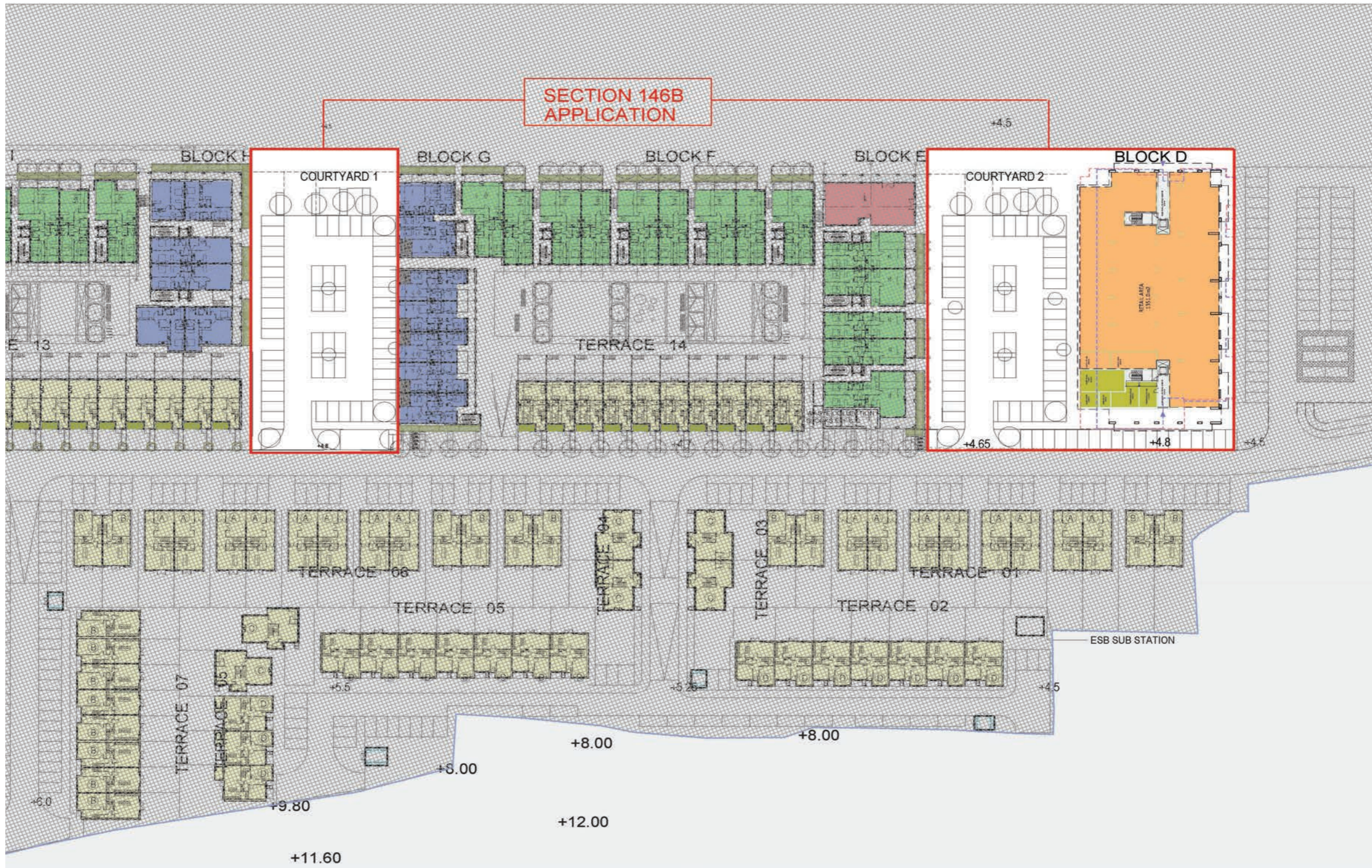
Permission granted 9/3/20 for Coast Guard Station of a single storey boathouse / vehicle store with a flat roof and a single storey accommodation block with a mono pitch roof. The design layout etc is significantly different to that permitted in the parent permission The proposed building will have a combined floor area of 259 sqm and a maximum overall roof height of 7.8m above adjacent public space, provision of eight no car parking spaces on hard landscaping, associated site works.

CURRENT PROPOSAL

The proposed development is an amendment to Block D as approved. The revised Block compliments the two existing blocks which were revised by Wicklow County Council by way of a Part 8 process. In summary, the approved primary care centre will be omitted and the ground floor will be entirely commercial providing an animated street level facing the marina and the entrance to the harbour. The Bray to Greystones walk is a popular attraction and café and other commercial uses near the entrance to the marina will be an attractive addition to the area. It is proposed to have additional residential units keeping within the permitted number. The proposed revised Block D will retain substantially the same footprint as approved but altered in layout introducing a single storey element on the north facing (courtyard) elevation. Alterations are also proposed to the approved courtyards between the blocks with the landscaping emphasis at the marina side and revision of car parking layout and numbers.

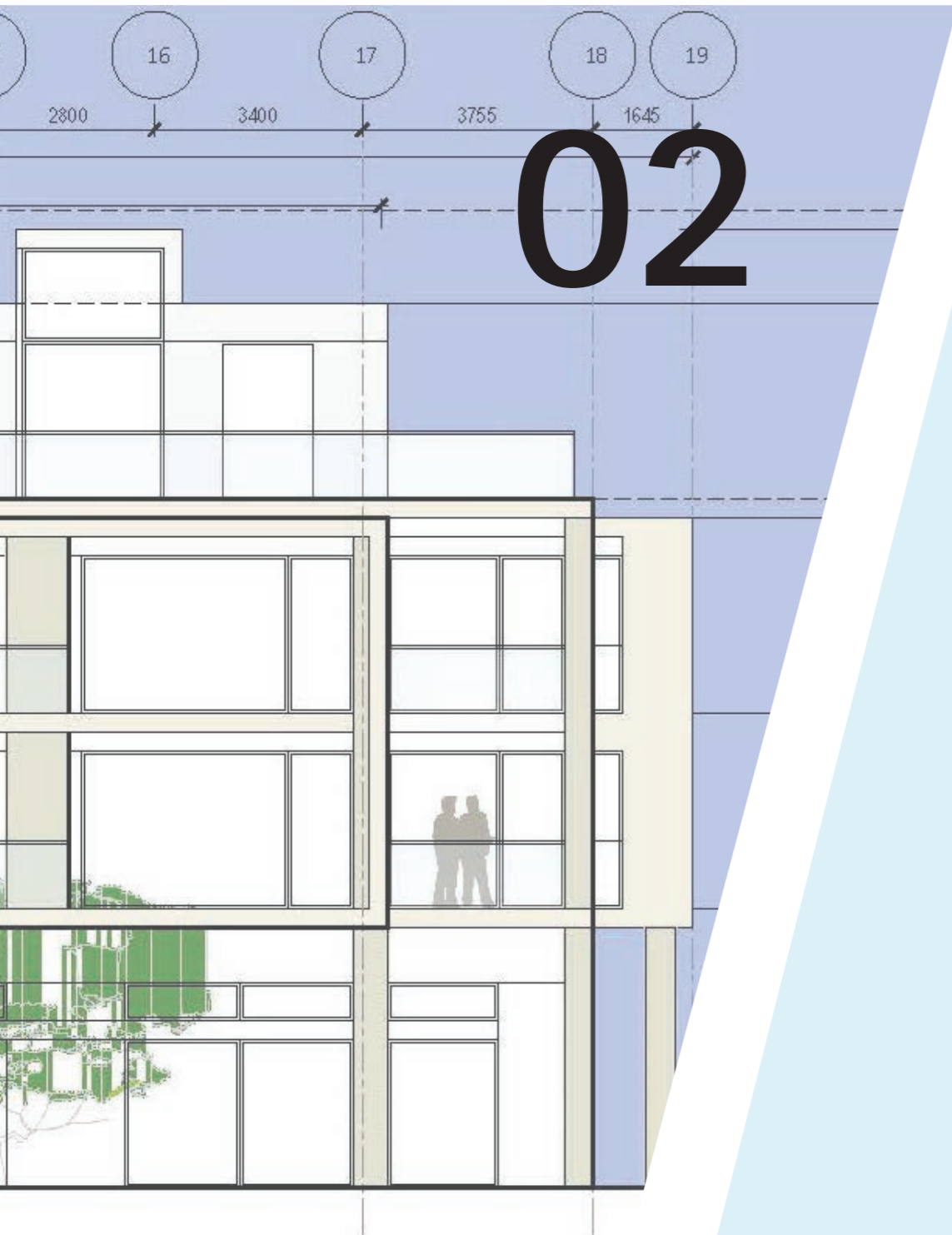
Proposal Summary

Apartments:	Retail:
- 2 no. 1 Bed	- 1351m ²
- 31 no. 2 Bed	
33 No. Total	Site Area:
	- Overall Site Area 27.5Ha
	- Section 146B area 6651m ²



Site Layout Plan

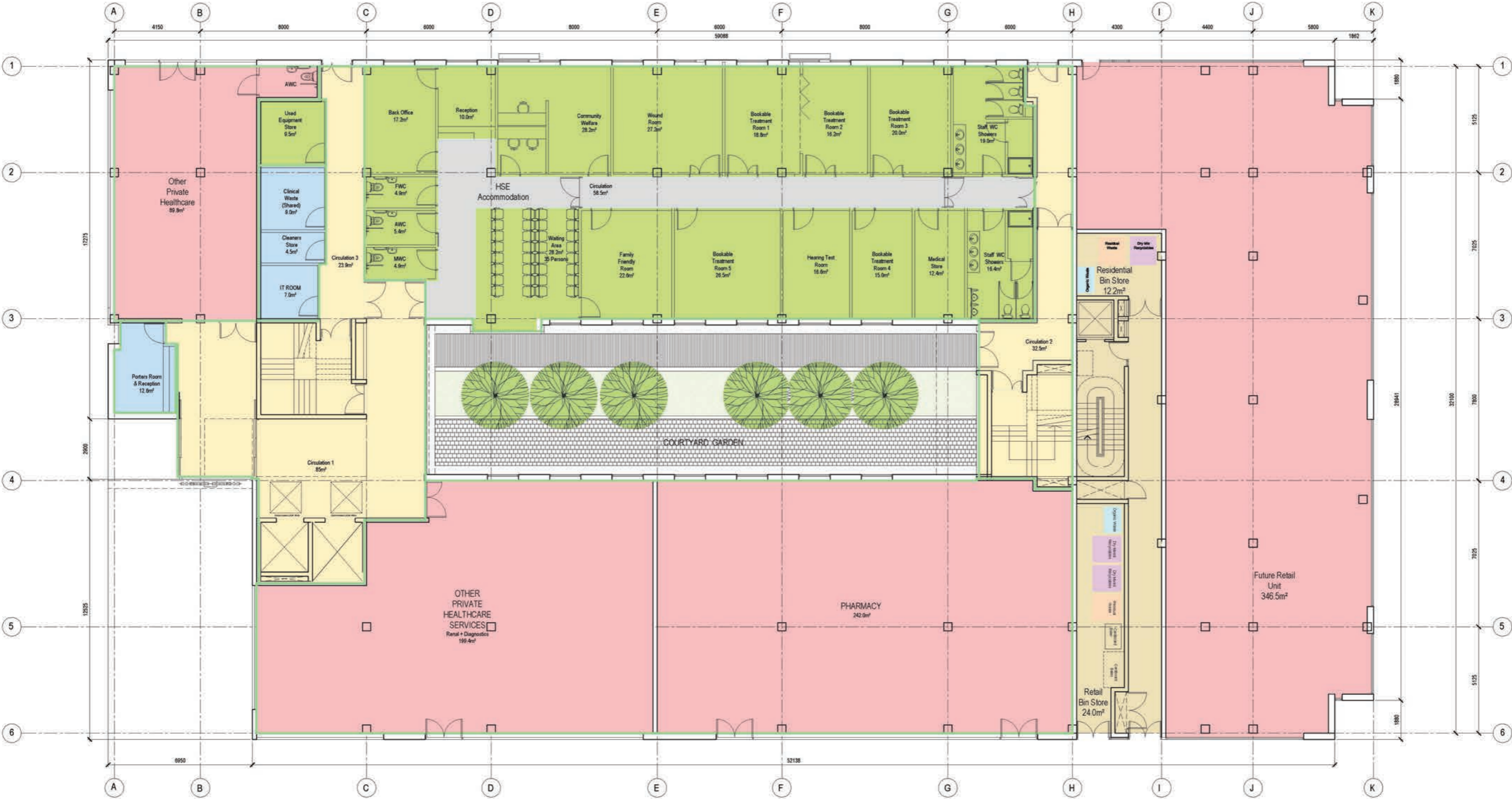




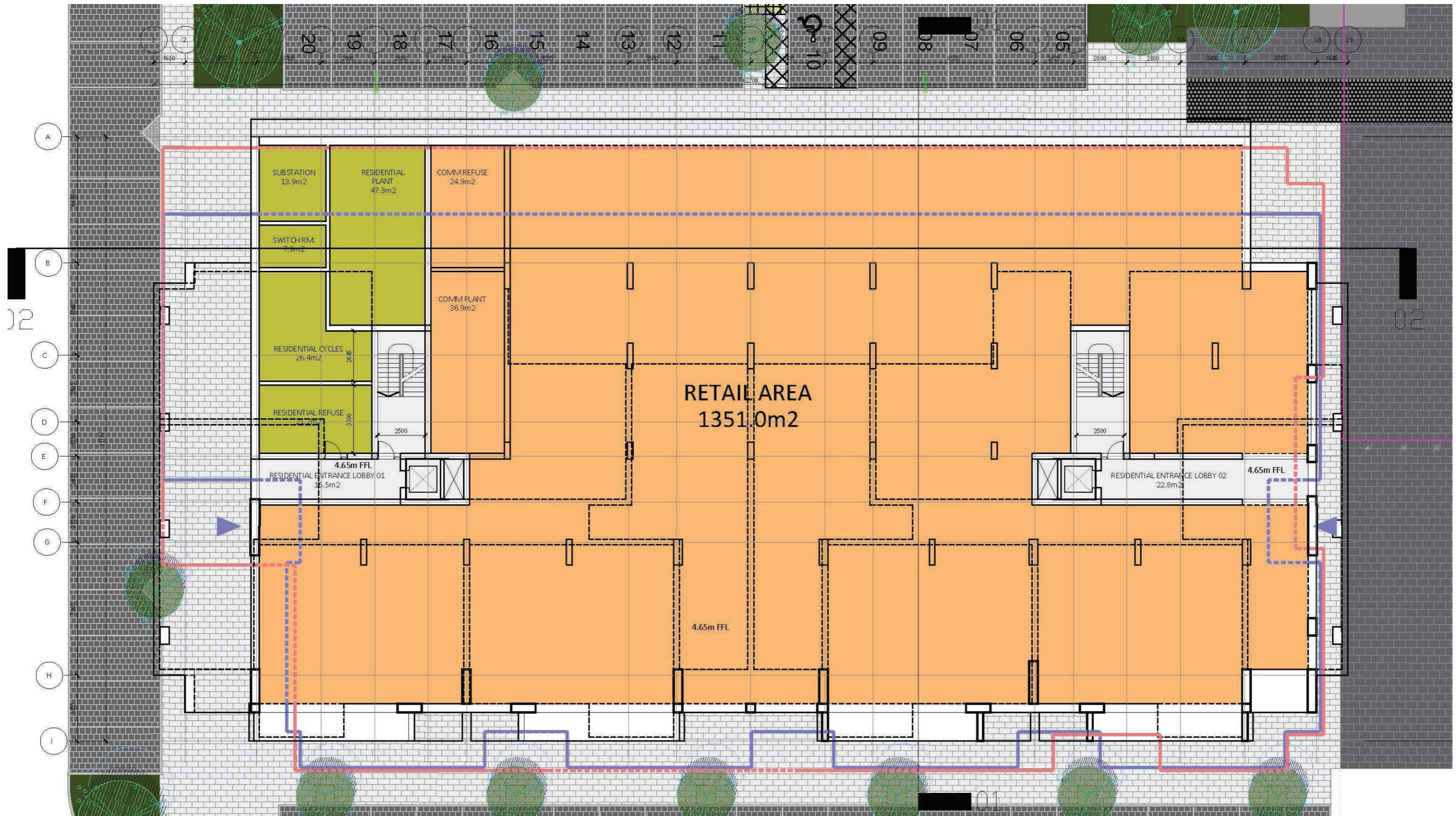
Approved vs Proposed

- Plans
- Elevations

APPROVED GROUND FLOOR PLAN



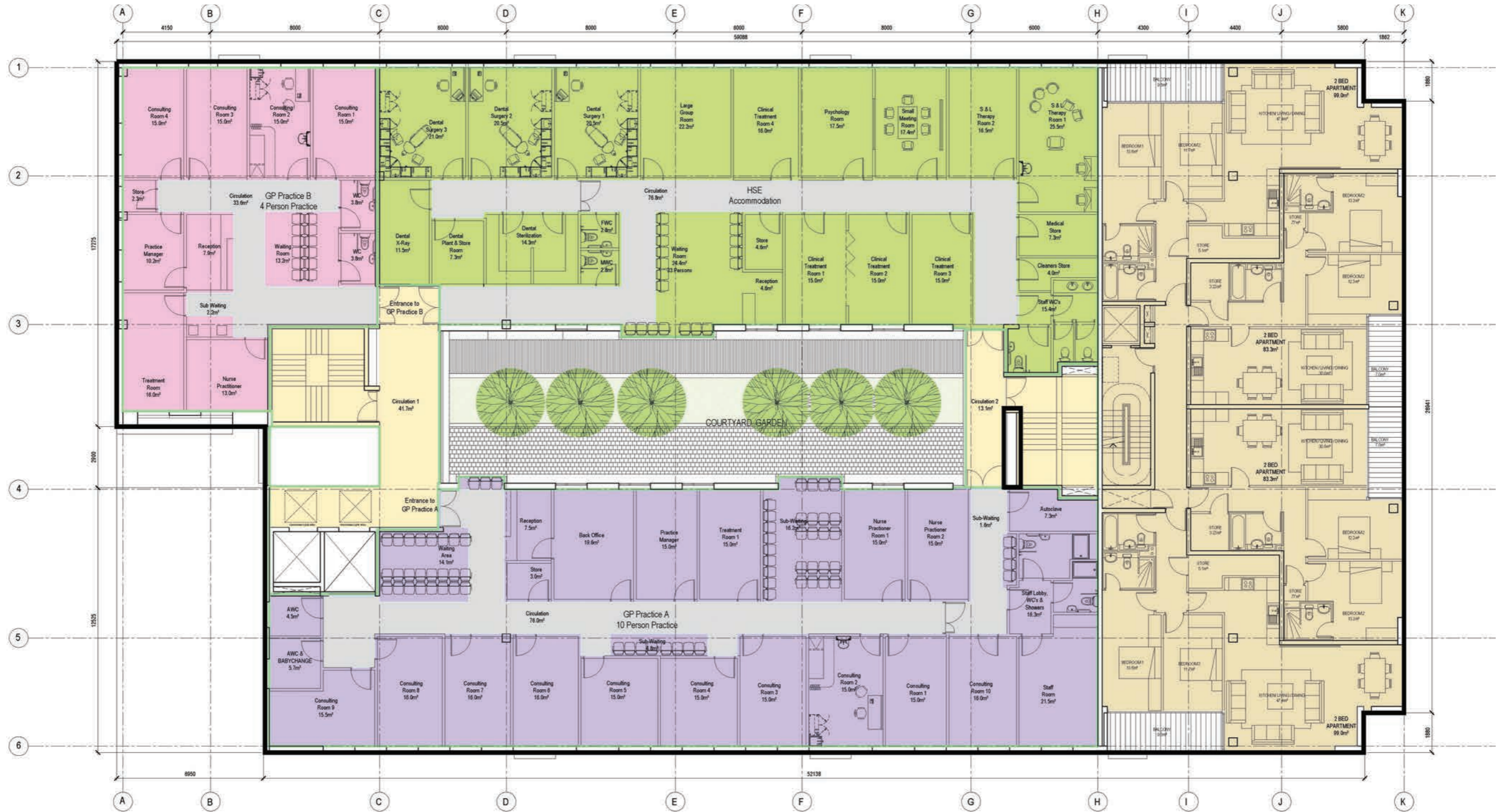
PROPOSED GROUND FLOOR PLAN



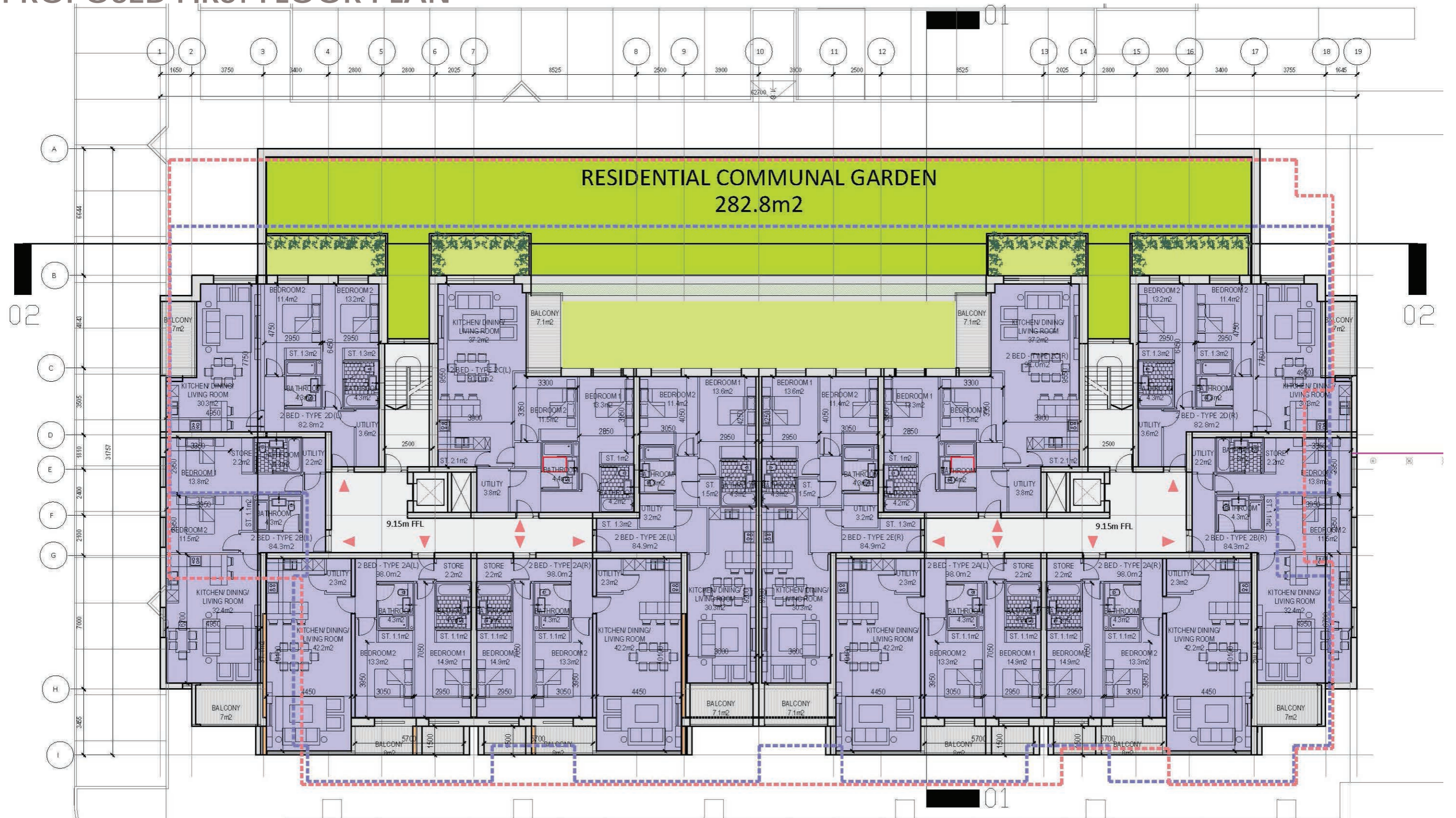
- - - - - OUTLINE OF APPROVED PART 10
 PRIMARY CARE CENTRE
 REF. 27 JA0029
 INDICATED DASHED IN RED.

- - - - - OUTLINE OF APPROVED PARENT APPLICATION
 REF. 27 EF2016
 INDICATED DASHED IN BLUE.

APPROVED FIRST FLOOR PLAN



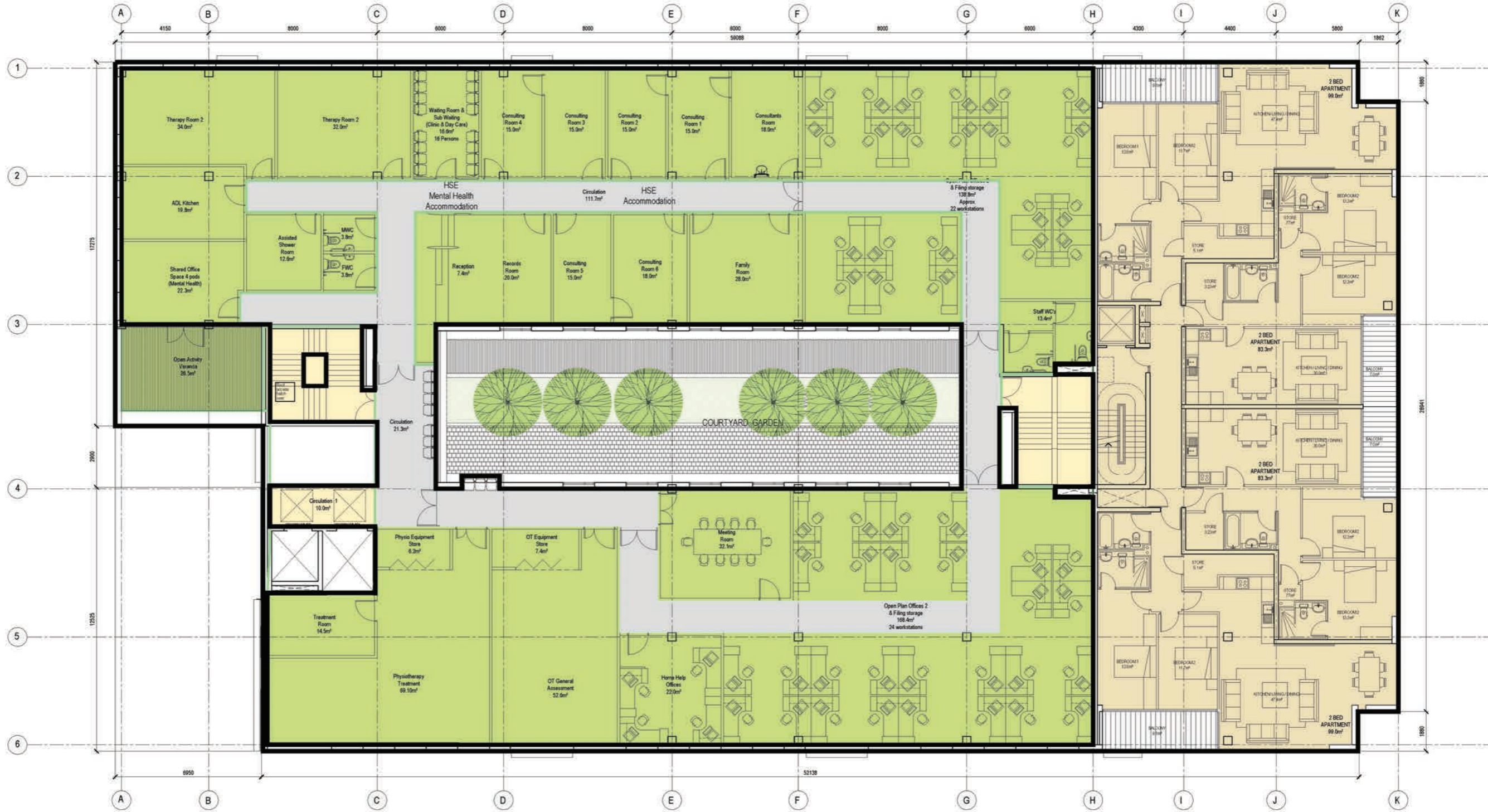
PROPOSED FIRST FLOOR PLAN



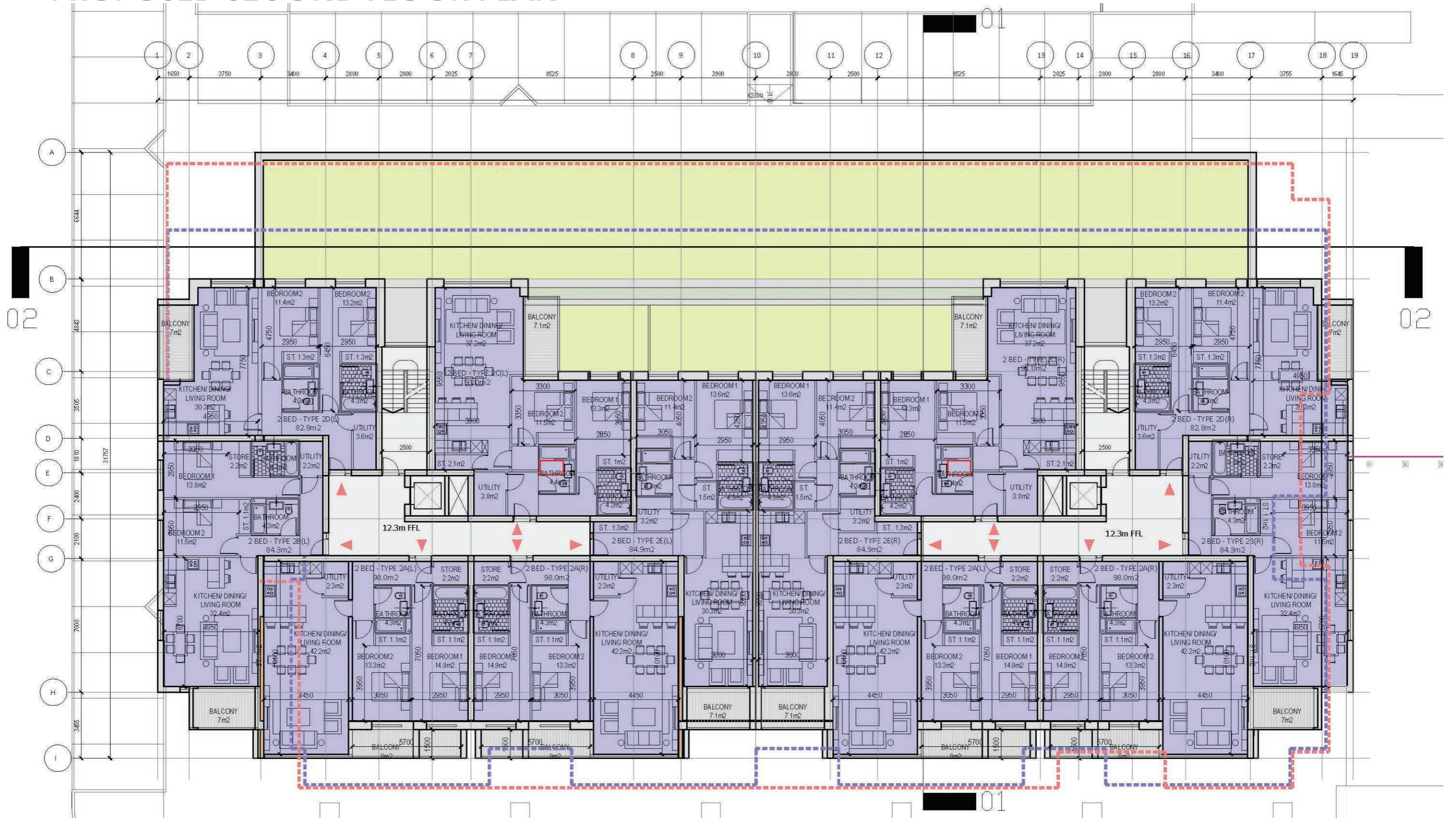
--- OUTLINE OF APPROVED PART 10
PRIMARY CARE CENTRE
REF. 27 JA0029
INDICATED DASHED IN RED.

--- OUTLINE OF APPROVED PARENT APPLICATION
REF. 27 EF2016
INDICATED DASHED IN BLUE.

APPROVED SECOND FLOOR PLAN



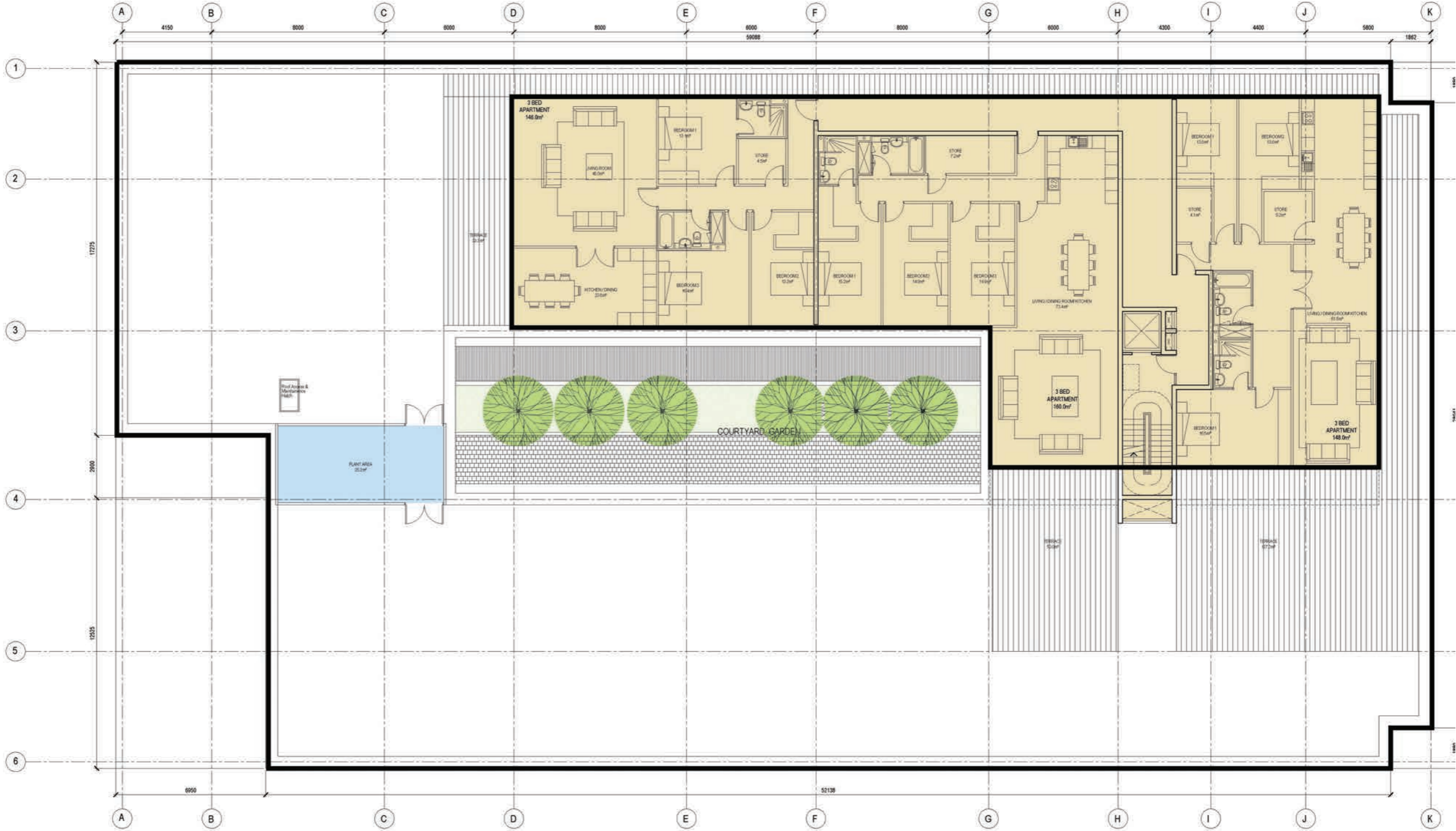
PROPOSED SECOND FLOOR PLAN



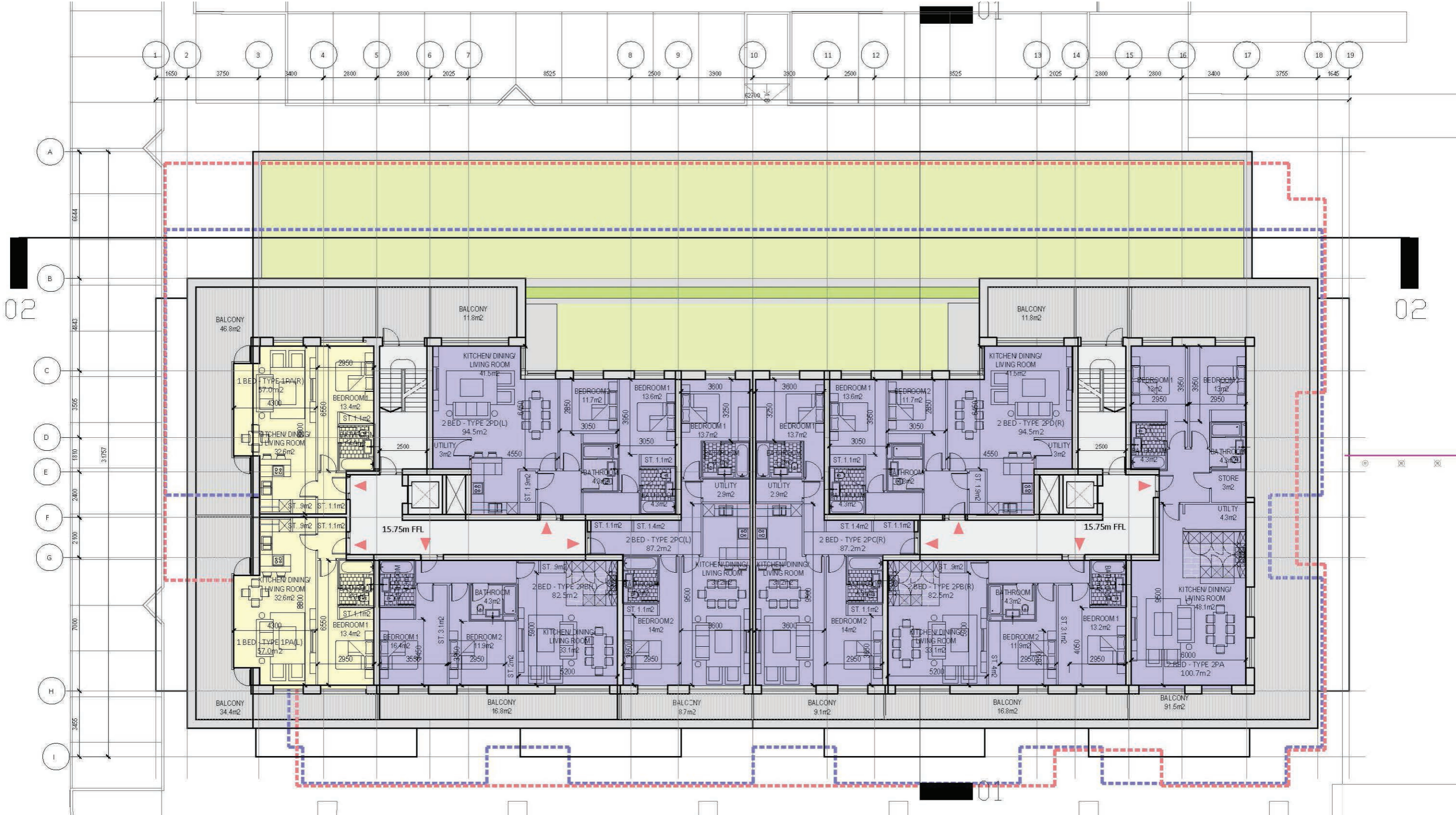
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 PRIMARY CARE CENTRE
 REF. 27 JA0029
 INDICATED DASHED IN RED.

- - - - - OUTLINE OF APPROVED PARENT APPLICATION
 REF. 27 EF2016
 INDICATED DASHED IN BLUE.

APPROVED THIRD FLOOR PLAN



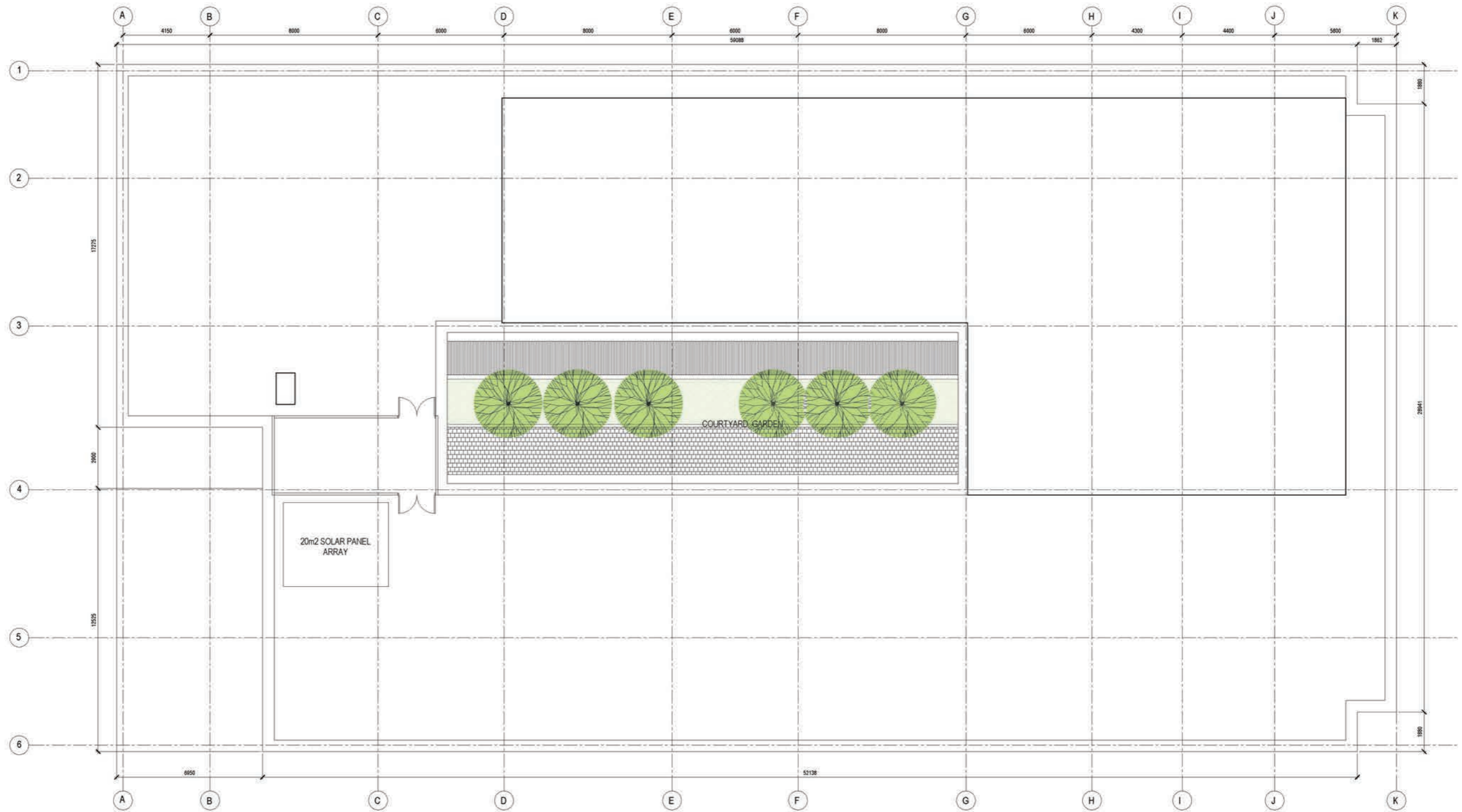
PROPOSED THIRD FLOOR PLAN



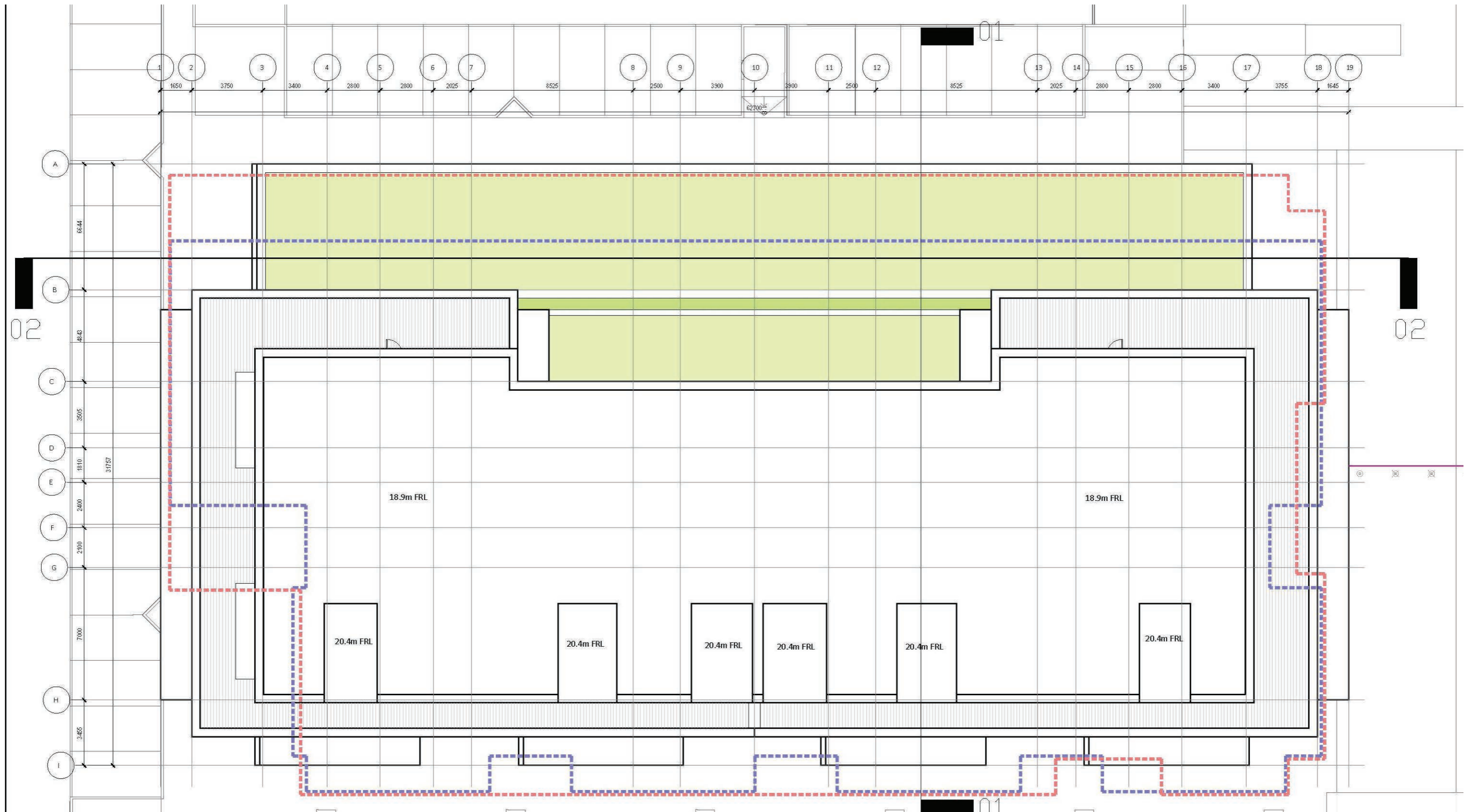
- - - - - OUTLINE OF APPROVED PART 10
 PRIMARY CARE CENTRE
 REF. 27 JA0029
 INDICATED DASHED IN RED.

- - - - - OUTLINE OF APPROVED PARENT APPLICATION
 REF. 27 EF2016
 INDICATED DASHED IN BLUE.

APPROVED ROOF FLOOR PLAN

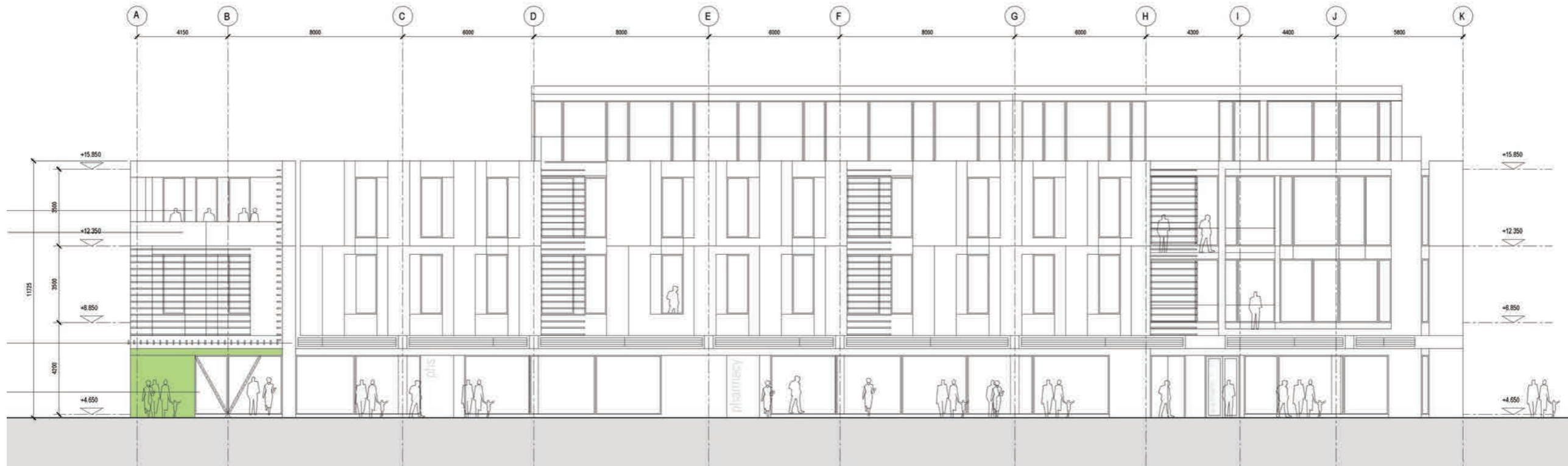


PROPOSED ROOF FLOOR PLAN

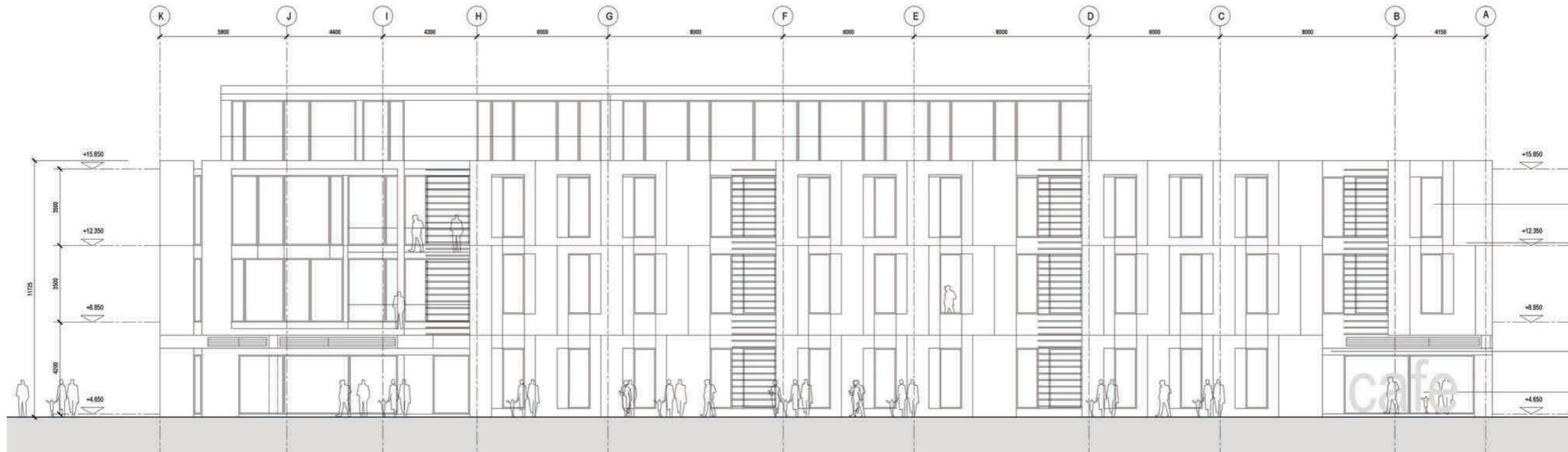


- - - - - OUTLINE OF APPROVED PART 10
 PRIMARY CARE CENTRE
 REF. 27_JA0029
 INDICATED DASHED IN RED.
- - - - - OUTLINE OF APPROVED PARENT APPLICATION
 REF. 27_EF2016
 INDICATED DASHED IN BLUE.

APPROVED ELEVATIONS



APPROVED SOUTH EAST ELEVATION



APPROVED NORTH WEST ELEVATION

PROPOSED ELEVATION

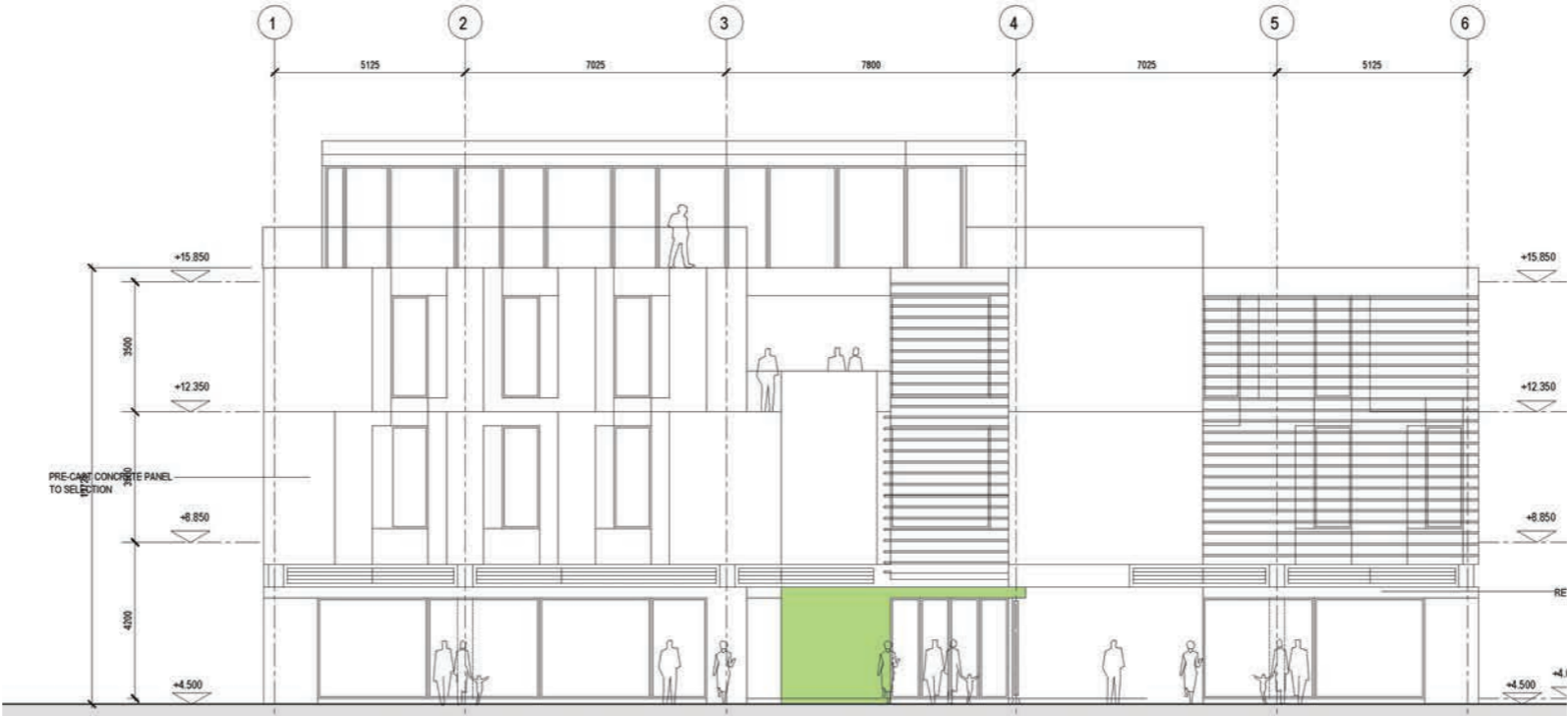


PROPOSED SOUTH EAST ELEVATION

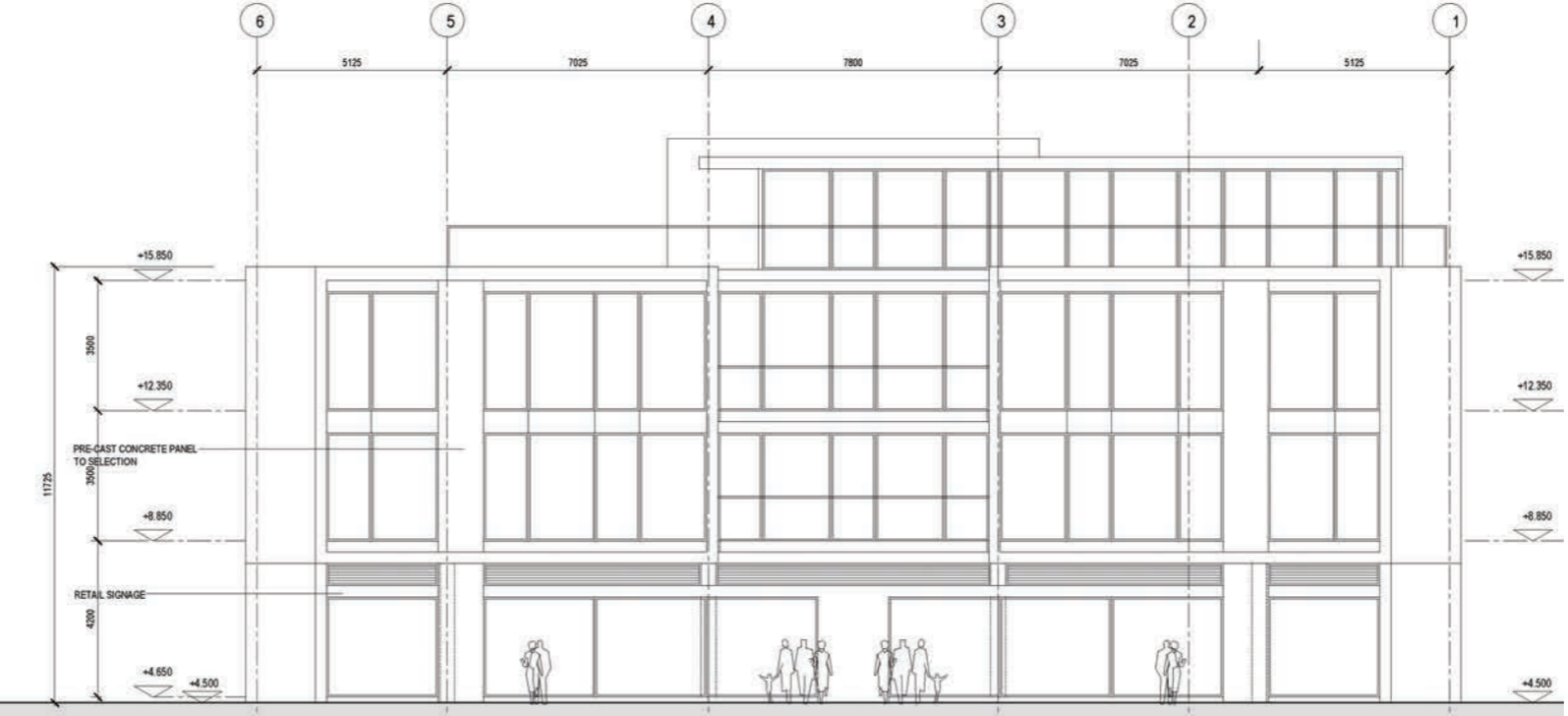


PROPOSED NORTH WEST ELEVATION

APPROVED GABLE ELEVATIONS

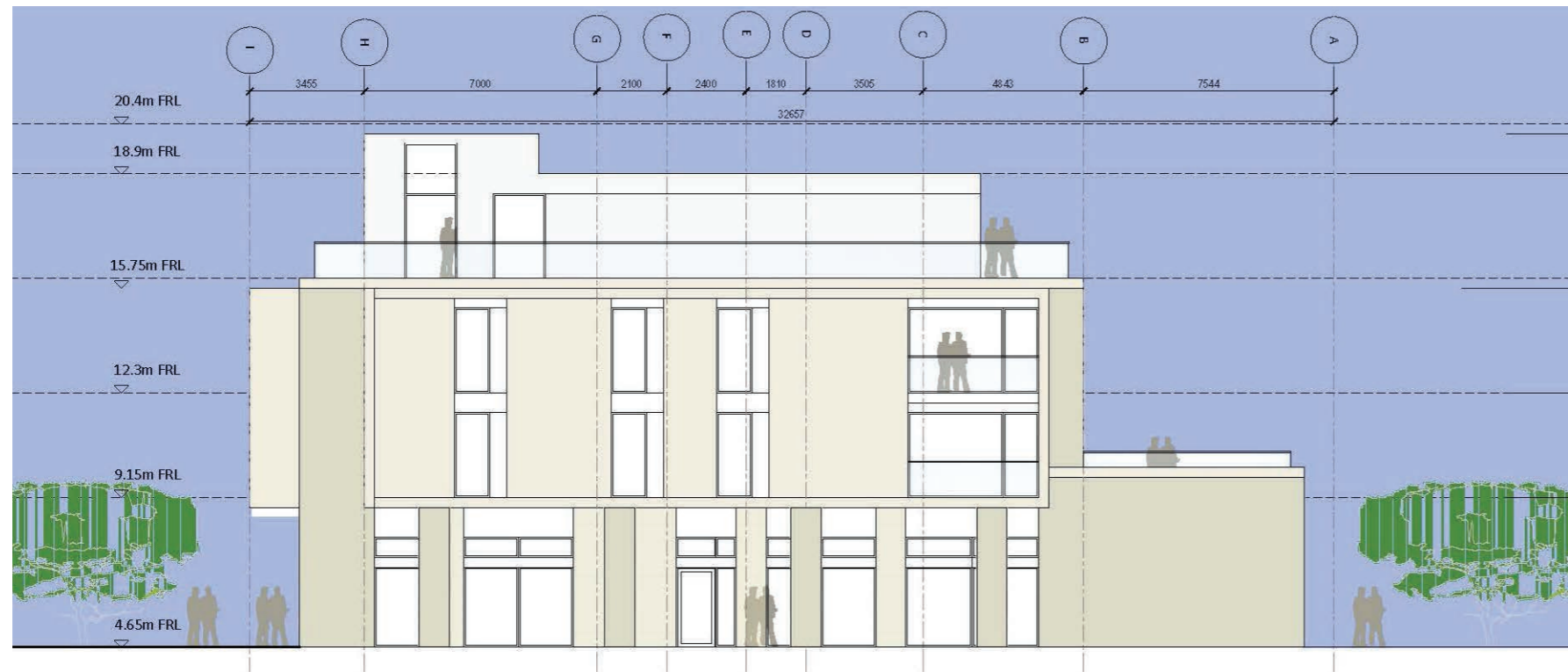


APPROVED SOUTH WEST ELEVATION

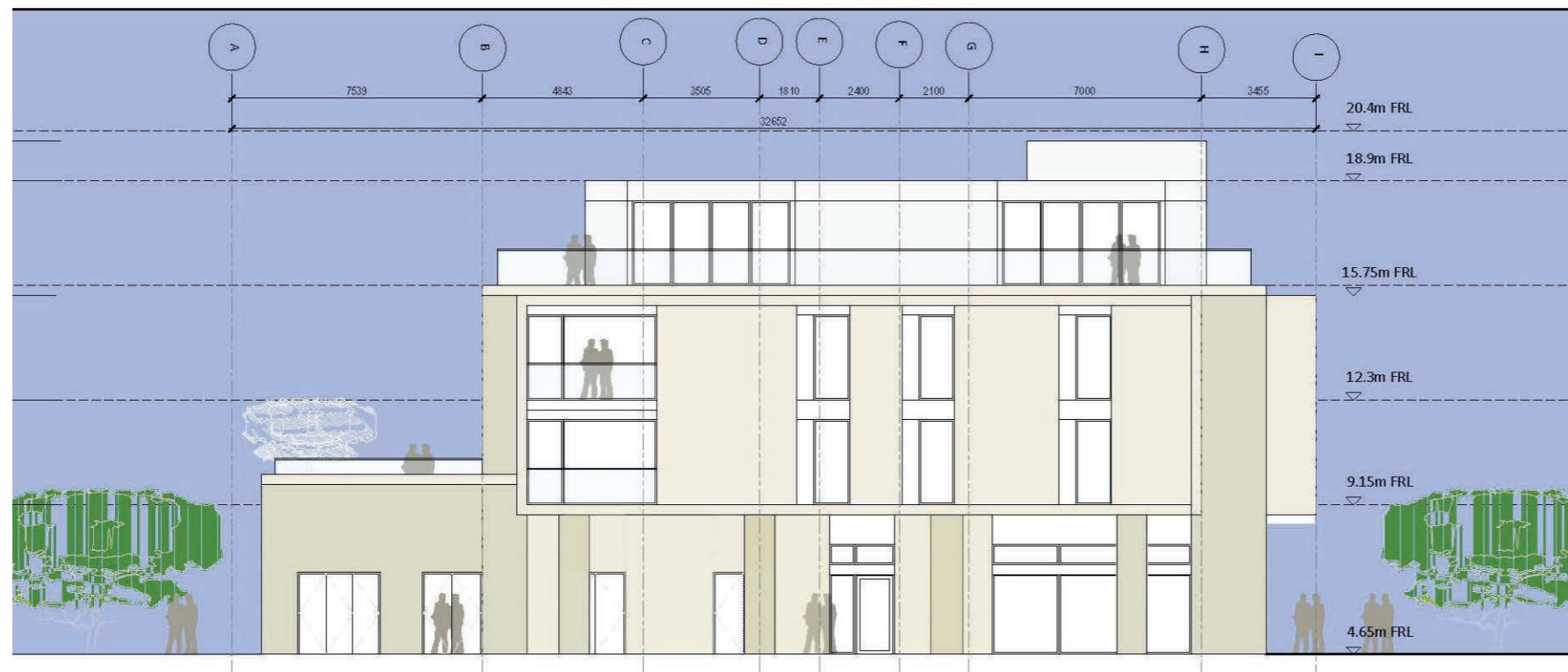


APPROVED NORTH EAST ELEVATION

PROPOSED GABLE ELEVATIONS



PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION

APPROVED SECTIONS

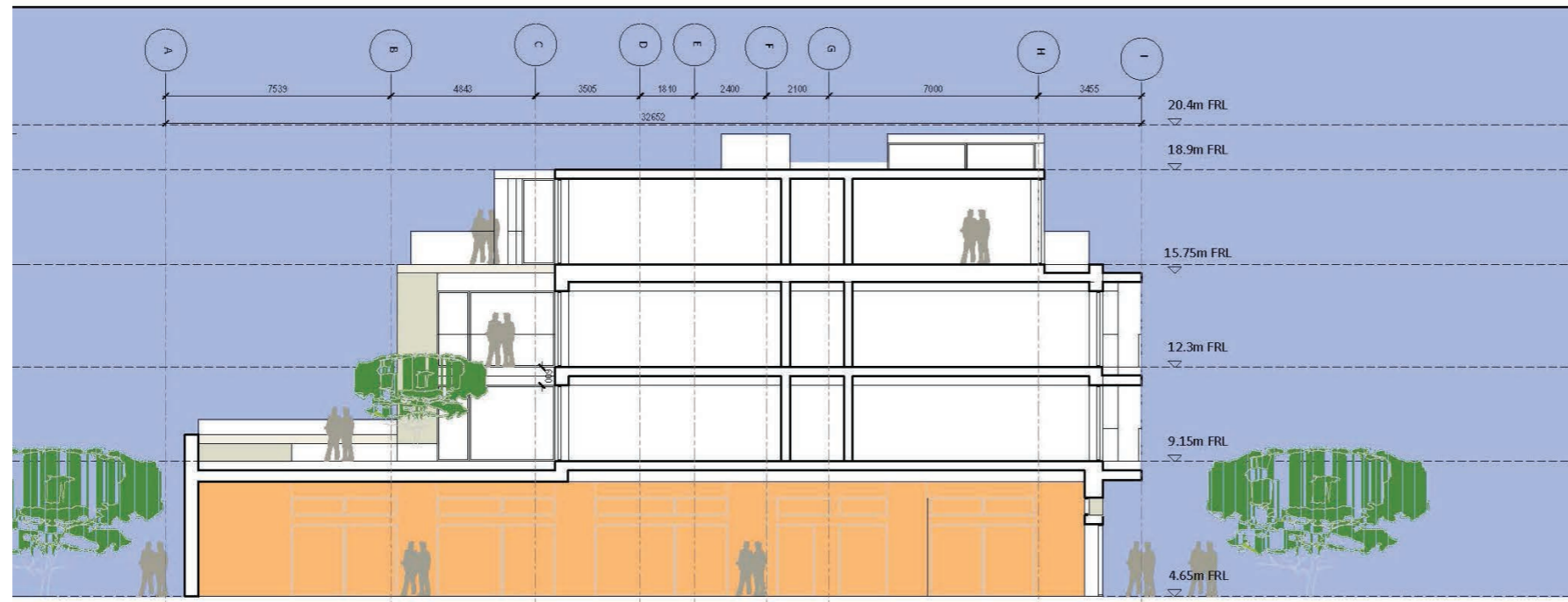


APPROVED SECTION A-A

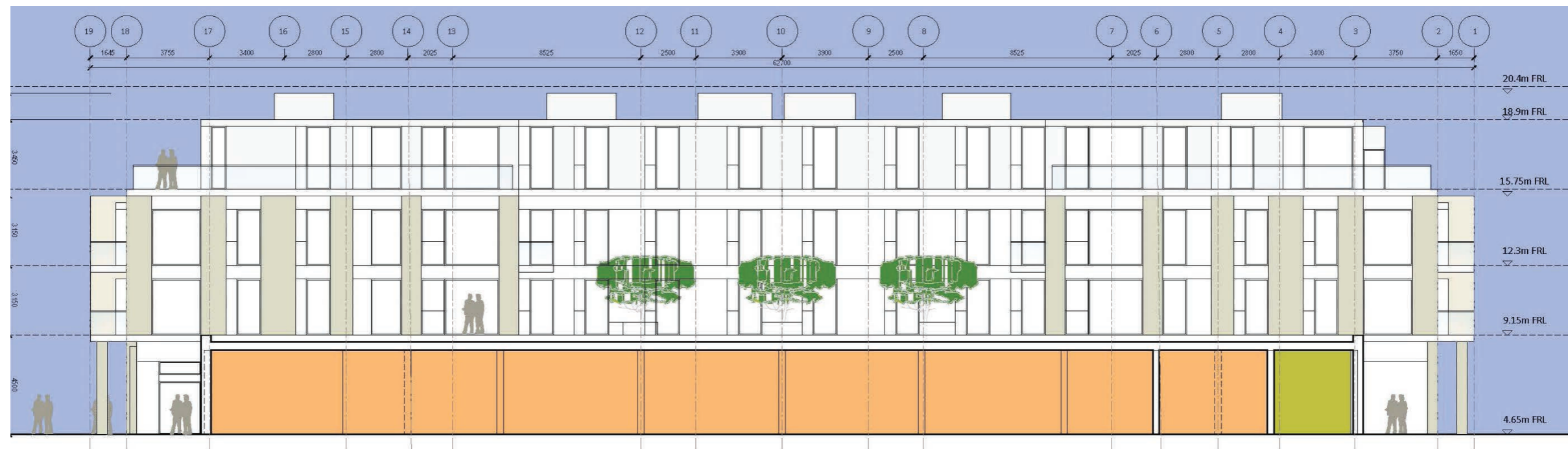


APPROVED SECTION B-B

PROPOSED SECTIONS



PROPOSED SECTION 1

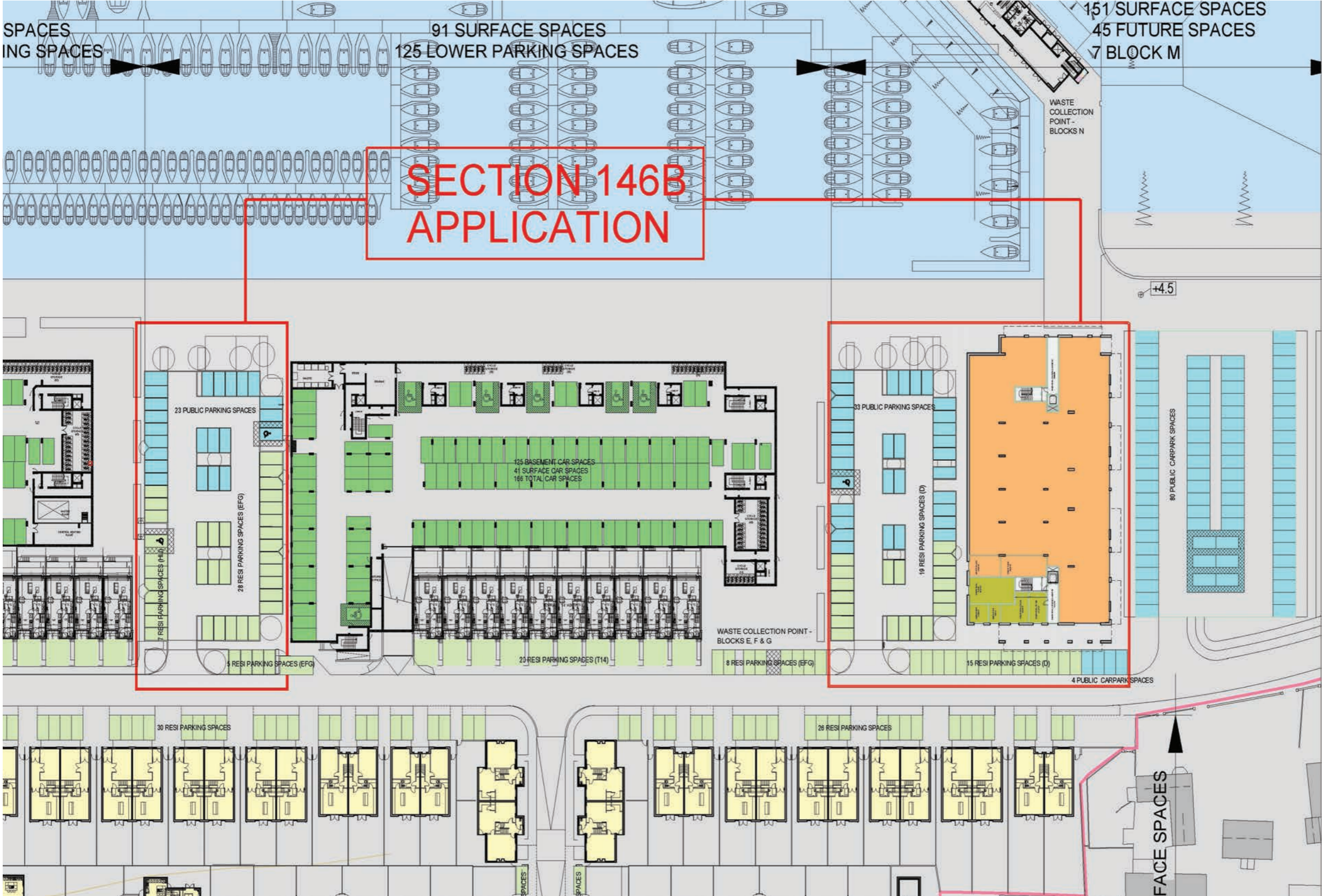


PROPOSED SECTION 2

APPROVED PARKING LAYOUT - COURTYARD 1 & 2



PROPOSED PARKING LAYOUT - COURTYARD 1 & 2





03

CGI Views

- Approved vs Proposed Views

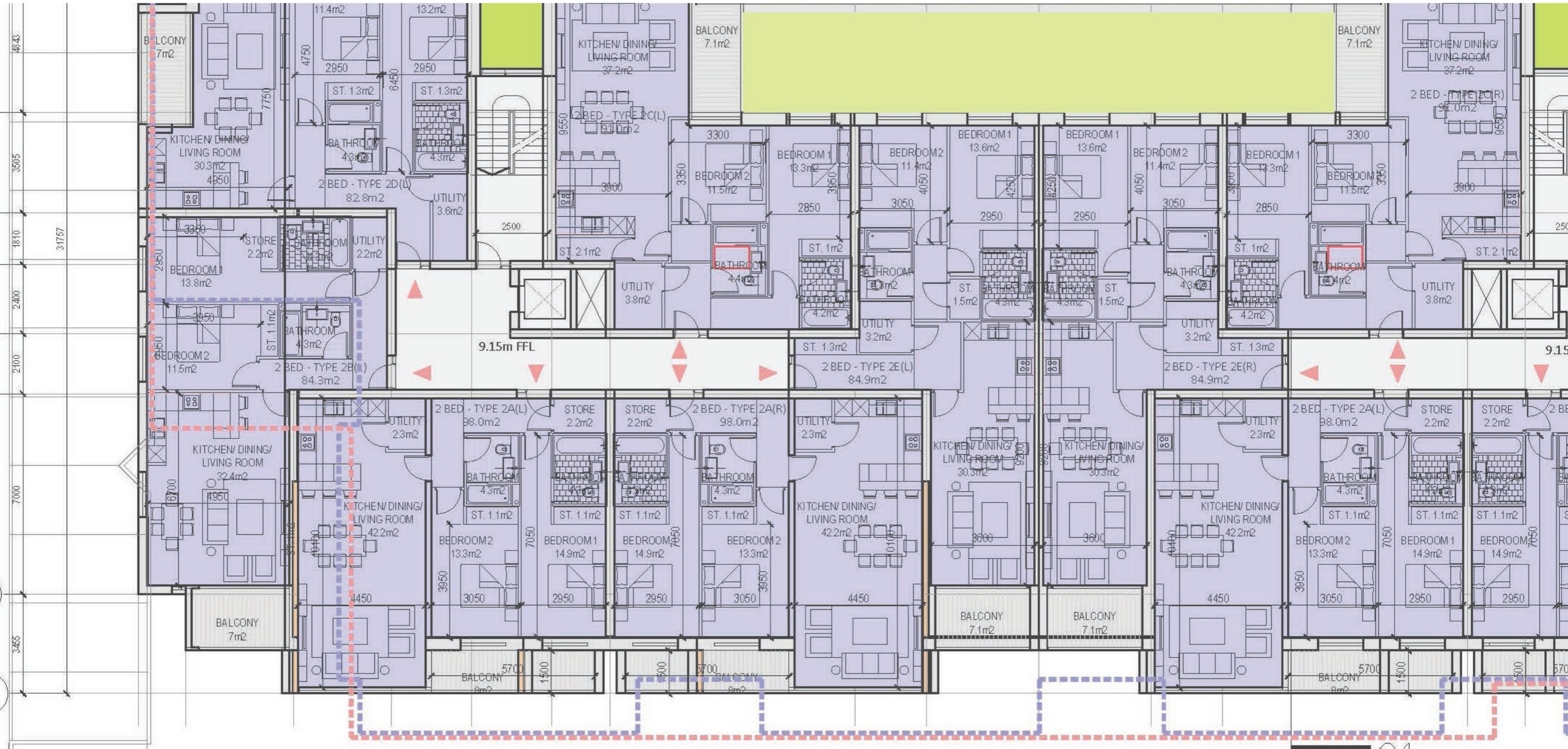


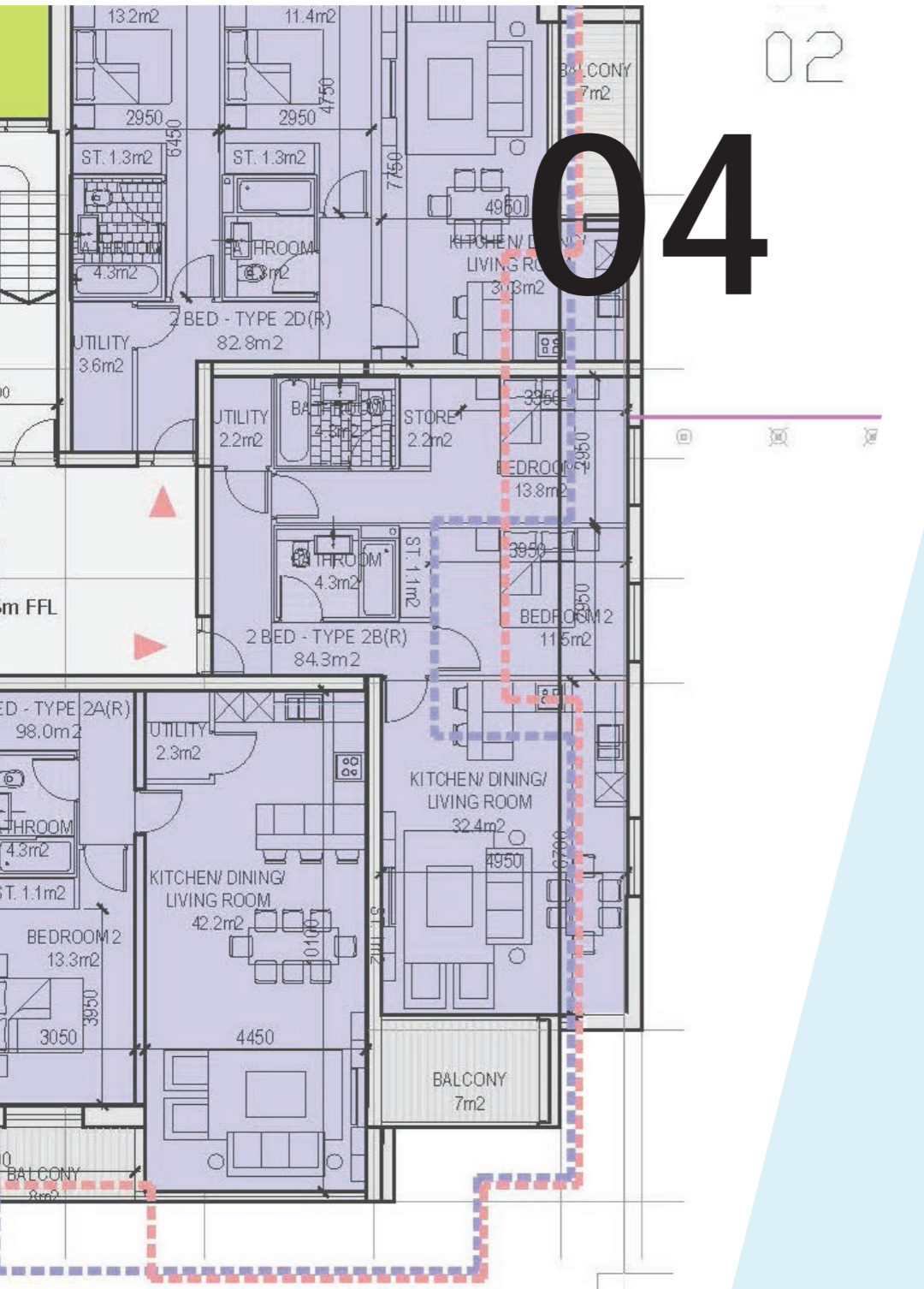
APPROVED BOARDWALK CGI VIEW



PROPOSED BOARDWALK CGI VIEW 01







Schedule of Accommodation

- Approved vs Proposed Sitewide Schedule

APPROVED SITEWIDE SCHEDULE

APPROVED
(Part 10 July 2011, updated by way of Part 8 2017)

HOUSE TYPES			1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL
TYPE	NO. OF BEDS	AREA (SQ.M)															
A (DETACHED)	5	226.8												12			12
A (SEMI DETACHED)	5	226.8	8					8						22			38
B (SEMI DETACHED)	4	145.0	4					6			6						16
B (TERRACED)	4	145.0							8	9		11	9				37
C (DETACHED)	3	151.5					2										2
C (SEMI DETACHED)	3	151.5			2	2											4
D (TERRACED)	4	144.2		7				10									17
E (TERRACED)	3	118.0												14	10		24
TOTAL			12	7	2	2	12	14	8	9	6	11	9	34	14	10	150

APARTMENTS			D	E	F	G	H	I	J	TOTAL
APARTMENT BLOCK	NO. OF BEDS	AREA (SQ.M)								
UNIT TYPE A	1	56.8			8			8		16
UNIT TYPE A2	1	55.0		2			2			4
UNIT TYPE B	1	61.2					1			1
UNIT TYPE C	2	74.7				2			2	4
UNIT TYPE D	2	79.5	4			2			2	8
UNIT TYPE E	2	80.0					2			2
UNIT TYPE F	2	80.4				15			15	30
UNIT TYPE G	2	81.8				1			1	2
UNIT TYPE H	2	83.4					2			2
UNIT TYPE J1	2	86.8		4	16	2		16	2	40
UNIT TYPE J2	2	118.0		4						4
UNIT TYPE J3	2	85.6					4			4
UNIT TYPE K	2	86.9					1			1
UNIT TYPE L1	2	88.8					1			1
UNIT TYPE L2	2	90.2					1			1
UNIT TYPE M1	2	92.9		2			2			4
UNIT TYPE M2	2	102.2		2						2
UNIT TYPE N	2	94.2	4			1			1	6
UNIT TYPE P1	2	99.0		2			2			4
UNIT TYPE P2	2	108.5		2						2
UNIT TYPE Q1	2	99.4		2			2			4
UNIT TYPE Q2	2	102.1			4			4		8
UNIT TYPE R	2	106.5				2			2	4
UNIT TYPE S1	2	118.2		2						2
UNIT TYPE S2	2	121.0			4	1		4	1	10
UNIT TYPE S3	2	126.5		1						1
PENTHOUSE										
P-TYPE A	2	84.2				1			1	2
P-TYPE B	2	107.6				1			1	2
P-TYPE C	2	109.0					3			3
P-TYPE D1	2	109.5		3	8			8		19
P-TYPE D2	2	122.4		1						1
P-TYPE E	3	144.0	1				1			2
P-TYPE F	3	149.2	1			2			2	5
P-TYPE G	3	157.8	1	1						2
DUPLEX										
D-TYPE A	2	100.9		1			1			2
TOTAL			11	29	40	30	25	40	30	205

RESIDENTIAL TOTALS	
TOTAL NO. OF HOUSES	150
TOTAL NO. OF APARTMENT	205
TOTAL NO. UNITS	355

NOTE: STORAGE SPACE TO APTS	
TO MEET OR EXCEED MIN. WCC REQUIREMENTS	SQ.M.
1 BEDS	5
2 BEDS	7
3 BEDS	9

NOTE: PRIVATE AMENITY SPACE TO APTS	
TO MEET OR EXCEED MIN. DESIGN STANDARDS	SQ.M.
1 BEDS	3
2 BEDS	6
3 BEDS	9

COMMERICAL AREAS													
LOCATION	D	E	F	G	H	I	J	K	M	N	O	TOTAL	
Commercial Areas (SQ.M)	366	176								125	0	667	
Primary Care Unit (SQ.M)	3449											3449	
Bar / ISA Block (SQ.M)								1252				1252	
PUBLIC AREAS													
Club House (SQ.M)											1172	1172	
Coastguard Building (SQ.M)									500			500	
Marina Operator (SQ.M)										213		213	
TOTAL AREAS (SQ.M)	3815	176	0	0	0	0	0	1252	500	338	1172	7253	

5581 COMMERICAL / PCC (SQ.M)

1672 PUBLIC/ COMMUNITY (SQ.M)
7253 TOTAL (SQ.M)

PROPOSED SITEWIDE SCHEDULE

PROPOSED
(Subject to 146B Application)

HOUSE TYPES			1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL
TERRACES																	
TYPE	NO. OF BEDS	AREA (SQ.M)															
A (DETACHED)	5	226.8												12			12
A (SEMI DETACHED)	5	226.8	8					8						22			38
B (SEMI DETACHED)	4	145.0	4					6				6					16
B (TERRACED)	4	145.0							7	9		10	9				35
C (DETACHED)	3	151.5					2										2
C (SEMI DETACHED)	3	151.5			2	2											4
D (TERRACED)	4	144.2		6			9										15
E (TERRACED)	3	118.0												14	10		24
TOTAL			12	7	2	2	11	14	7	9	6	10	9	34	14	10	147

APARTMENTS			D	E	F	G	H	I	J	TOTAL
APARTMENT BLOCK										
APARTMENT TYPES	NO. OF BEDS	AREA (SQ.M)								
UNIT TYPE A	1	56.8			8			8		16
UNIT TYPE A2	1	55.0		2			2			4
UNIT TYPE B	1	61.2					1			1
UNIT TYPE C	2	74.7				2			1	3
UNIT TYPE D	2	79.5				2			2	4
UNIT TYPE E	2	80.0					2			2
UNIT TYPE F	2	80.4				15			15	30
UNIT TYPE G	2	81.8				1			1	2
UNIT TYPE H	2	83.4					2			2
UNIT TYPE J1	2	86.8		4	16	2		16	2	40
UNIT TYPE J2	2	118.0		4						4
UNIT TYPE J3	2	85.6					4			4
UNIT TYPE K	2	86.9					1			1
UNIT TYPE L1	2	88.8					1			1
UNIT TYPE L2	2	90.2					1			1
UNIT TYPE M1	2	92.9		2			2			4
UNIT TYPE M2	2	102.2		2						2
UNIT TYPE N	2	94.2				1			1	2
UNIT TYPE P1	2	99.0		2			2			4
UNIT TYPE P2	2	108.5		2						2
UNIT TYPE Q1	2	99.4		2			2			4
UNIT TYPE Q2	2	102.1			4			4		8
UNIT TYPE R	2	106.5				2			2	4
UNIT TYPE S1	2	118.2		2						2
UNIT TYPE S2	2	121.0			4	1		4	1	10
UNIT TYPE S3	2	126.5		1						1
UNIT TYPE 2A	2	98.0	8							8
UNIT TYPE 2B	2	84.3	4							4
UNIT TYPE 2C	2	91.0	4							4
UNIT TYPE 2D	2	82.8	4							4
UNIT TYPE 2E	2	84.9	4							4
PENTHOUSE										
P-TYPE A	2	84.2				1			1	2
P-TYPE B	2	107.6				1			1	2
P-TYPE C	2	109.0					3			3
P-TYPE D1	2	109.5		3	8			8		19
P-TYPE D2	2	122.4		1						1
P-TYPE E	3	144.0					1			1
P-TYPE F	3	149.2				2			2	4
P-TYPE G	3	157.8		1						1
TYPE 1PA	2	57.0	2							2
TYPE 2PA	1	100.7	1							1
TYPE 2PB	2	82.5	2							2
TYPE 2PC	2	87.2	2							2
TYPE 2PD	2	94.5	2							2
DUPLEX										
D-TYPE A	2	100.9		1			1			2
TOTAL			33	29	40	30	25	40	29	226

RESIDENTIAL TOTALS	
TOTAL NO. OF HOUSES	147
TOTAL NO. OF APARTMENTS	226
TOTAL NO. UNITS	373

NOTE: STORAGE SPACE TO APTS	
TO MEET OR EXCEED MIN. WCC REQUIREMENTS	SQ.M.
1 BEDS	5
2 BEDS	7
3 BEDS	9

NOTE: PRIVATE AMENITY SPACE TO APTS	
TO MEET OR EXCEED MIN. DESIGN STANDARDS	SQ.M.
1 BEDS	3
2 BEDS	6
3 BEDS	9

COMMERICAL AREAS													
LOCATION	D	E	F	G	H	I	J	K	M	N	O	TOTAL	
Commercial Areas (SQ.M)	1351	176									125	0	1652
Primary Care Unit (SQ.M)													0
Bar / ISA Block (SQ.M)								1252					1252
PUBLIC AREAS													
Club House (SQ.M)											1172		1172
Coastguard Building (SQ.M)									500				500
Marina Operator (SQ.M)										213			213
TOTAL AREAS (SQ.M)	1351	176	0	0	0	0	0	1252	500	338	1172		4789

3117 COMMERICAL / PCC (SQ.M)

1672 PUBLIC/ COMMUNITY (SQ.M)
4789 TOTAL (SQ.M)

PROPOSED SITEWIDE PARKING PROVISION

APPROVED UNDER PART 10 2011 AS AMENDED BY WAY OF 2 NO. PART 8 SUBMISSIONS 2017		
CARPARK SCHEDULE	APPROVED	PROPOSED
PRIVATE CARPARKING		
Block D	34	34
Blocks E, F & G basement	131	125
Blocks H, I & J basement	131	123
Houses (private) surface spaces	305	293
Apartments (private) surface spaces	40	54
Surface spaces block M (Coastguard)	7	7
TOTAL PRIVATE PARKING	648	636
PUBLIC CARPARKING		
Public carpark Harbour (surface)	45	45
Public carpark to front of Block D (surface)	84	84
Courtyard 1	17	23
Courtyard 2	24	33
Public spaces North Beach (surface)	30	27
Public Park (surface)	75	74
Houses (visitor) surface spaces	41	20
TOTAL PUBLIC PARKING	316	306
TOTAL CARPARKING NUMBERS	964	942
NOTE		

BREAKDOWN OF UNITS GRANTED AND PROPOSED

	Approved	Total on completion/ approval	BREAKDOWN					Note
			Constructed	Under construct/to start	Will not build	Seeking approval	Changes	
Houses	150	147	125	22	3	0	-3	3 houses cannot be built owing to proximity to Railway line
Apartments EFGHIJ	194	193	94	99	1	0	-1	2 apartments amalgamated into one
Apartments D	11	33	0	0		22	22	Seeking 22 units in Block D in additon to approved 11
Totals	355	373	219	121	4	22	18	
PROPOSED ADDIT	22							Proposed overall total will be 2 less than 375 cap in LAP

Housing Quality Assessment

Type (Name)	Type (# Bedrooms)	# Bedspaces	Floor to Ceiling (Habitable Rooms)	Aspect (#Sides) / Orientation	Orientation	Area	Apartment Guideline Requirement	Living Room Width	Apartment Guideline Living Room Width R	Total LDK	Apartment Guideline LDK Requirement	Bed 1 Area (sqm)	Apartment Guideline Requirement	Bed 1 Width (m)	Apartment Guideline Requirement	Bed 2 Area (sqm)	Apartment Guideline Requirement	Bed 2 Width (m)	Apartment Guideline Requirement	Bed 3 Area (sqm)	Apartment Guideline Requirement	Bed 3 Width (m)	Total	Apartment Guideline Requirement	Bathroom Area (sqm)	En-Suite Area (sqm)	Utility / Store 1 Area (sqm)	HP / Store 2 Area (sqm)	Store 3 Area (sqm)	Store 4 Area (sqm)	Total Storage in Unit (sqm)	Apartment Guideline Store Requirement	Balcony	Terrace	Total Private Open Space	Apartment Guideline POS Requirement
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Block D

D.0101	AT 2C	2	4	2.7	2	N/E	91	73	3.9	3.6	37.2	30	13.3	13	2.8	2.8	11.5	11.4	3.3	2.8	-	-	24.8	24.4	4.4	4.2	3	2.1	1	-	6.1	6	7.1	-	7.1	7
D.0102	AT 2E	2	4	2.7	2	N/S	84.9	73	3.6	3.6	30.3	30	13.6	13	2.9	2.8	11.4	11.4	3	2.8	-	-	25	24.4	4.3	4.3	3.2	1.5	1.3	-	6	6	7.1	-	7.1	7
D.0103	AT 2A	2	4	2.7	1	S	98	73	4.45	3.6	42.2	30	14.9	13	2.9	2.8	13.3	11.4	3	2.8	-	-	28.2	24.4	4.3	4.3	2.3	1.6	1.1	1.1	6	6	8	-	8	7
D.0104	AT 2A	2	4	2.7	1	S	98	73	4.45	3.6	42.2	30	14.9	13	2.9	2.8	13.3	11.4	3	2.8	-	-	28.2	24.4	4.3	4.3	2.3	2.2	1.1	1.1	6.7	6	8	-	8	7
D.0105	AT 2B	2	4	2.7	2	S/W	84.3	73	4.9	3.6	32.4	30	13.8	13	2.9	2.8	11.5	11.4	2.9	2.8	-	-	25.3	24.4	4.3	4.3	2.2	2.2	1.1	1	6.5	6	7	-	7	7
D.0106	AT 2D	2	4	2.7	2	N/W	82.8	73	4.9	3.6	30.3	30	13.2	13	2.9	2.8	11.4	11.4	2.9	2.8	-	-	24.6	24.4	4.3	4.3	3.5	1.3	1.3	-	6.1	6	7	-	7	7
D.0107	AT 2D	2	4	2.7	2	N/E	82.8	73	4.9	3.6	30.3	30	13.2	13	2.9	2.8	11.4	11.4	2.9	2.8	-	-	24.6	24.4	4.3	4.3	3.5	1.3	1.3	-	6.1	6	7	-	7	7
D.0108	AT 2B	2	4	2.7	2	S/E	84.3	73	4.9	3.6	32.4	30	13.8	13	2.9	2.8	11.5	11.4	2.9	2.8	-	-	25.3	24.4	4.3	4.3	2.2	2.2	1.1	1	6.5	6	7	-	7	7
D.0109	AT 2A	2	4	2.7	1	S	98	73	4.45	3.6	42.2	30	14.9	13	2.9	2.8	13.3	11.4	3	2.8	-	-	28.2	24.4	4.3	4.3	2.3	2.2	1.1	1.1	6.7	6	8	-	8	7
D.0110	AT 2A	2	4	2.7	1	S	98	73	4.45	3.6	42.2	30	14.9	13	2.9	2.8	13.3	11.4	3	2.8	-	-	28.2	24.4	4.3	4.3	2.3	2.2	1.1	1.1	6.7	6	8	-	8	7
D.0111	AT 2E	2	4	2.7	2	N/S	84.9	73	3.6	3.6	30.3	30	13.6	13	2.9	2.8	11.4	11.4	3	2.8	-	-	25	24.4	4.3	4.3	3.2	1.5	1.3	-	6	6	7.1	-	7.1	7
D.0112	AT 2C	2	4	2.7	2	N/W	91	73	3.9	3.6	37.2	30	13.3	13	2.8	2.8	11.5	11.4	3.3	2.8	-	-	24.8	24.4	4.4	4.2	3	2.1	1	-	6.1	6	7.1	-	7.1	7
L01 NIA:						1078																														
D.0201	AT 2C	2	4	2.7	2	N/E	91	73	3.9	3.6	37.2	30	13.3	13	2.8	2.8	11.5	11.4	3.3	2.8	-	-	24.8	24.4	4.4	4.2	3	2.1	1	-	6.1	6	7.1	-	7.1	7
D.0202	AT 2E	2	4	2.7	2	N/S	84.9	73	3.6	3.6	30.3	30	13.6	13	2.9	2.8	11.4	11.4	3	2.8	-	-	25	24.4	4.3	4.3	3.2	1.5	1.3	-	6	6	7.1	-	7.1	7
D.0203	AT 2A	2	4	2.7	1	S	98	73	4.45	3.6	42.2	30	14.9	13	2.9	2.8	13.3	11.4	3	2.8	-	-	28.2	24.4	4.3	4.3	2.3	2.2	1.1	1.1	6.7	6	8	-	8	7
D.0204	AT 2A	2	4	2.7	1	S	98	73	4.45	3.6	42.2	30	14.9	13	2.9	2.8	13.3	11.4	3	2.8	-	-	28.2	24.4	4.3	4.3	2.3	2.2	1.1	1.1	6.7	6	8	-	8	7
D.0205	AT 2B	2	4	2.7	2	S/W	84.3	73	4.9	3.6	32.4	30	13.8	13	2.9	2.8	11.5	11.4	2.9	2.8	-	-	25.3	24.4	4.3	4.3	2.2	2.2	1.1	1	6.5	6	7	-	7	7
D.0206	AT 2D	2	4	2.7	2	N/W	82.8	73	4.9	3.6	30.3	30	13.2	13	2.9	2.8	11.4	11.4	2.9	2.8	-	-	24.6	24.4	4.3	4.3	3.5	1.3	1.3	-	6.1	6	7	-	7	7
D.0207	AT 2D	2	4	2.7	2	N/E	82.8	73	4.9	3.6	30.3	30	13.2	13	2.9	2.8	11.4	11.4	2.9	2.8	-	-	24.6	24.4	4.3	4.3	3.5	1.3	1.3	-	6.1	6	7	-	7	7
D.0208	AT 2B	2	4	2.7	2	S/E	84.3	73	4.9	3.6	32.4	30	13.8	13	2.9	2.8	11.5	11.4	2.9	2.8	-	-	25.3	24.4	4.3	4.3	2.2	2.2	1.1	1	6.5	6	7	-	7	7
D.0209	AT 2A	2	4	2.7	1	S	98	73	4.45	3.6	42.2	30	14.9	13	2.9	2.8	13.3	11.4	3	2.8	-	-	28.2	24.4	4.3	4.3	2.3	2.2	1.1	1.1	6.7	6	8	-	8	7
D.0210	AT 2A	2	4	2.7	1	S	98	73	4.45	3.6	42.2	30	14.9	13	2.9	2.8	13.3	11.4	3	2.8	-	-	28.2	24.4	4.3	4.3	2.3	2.2	1.1	1.1	6.7	6	8	-	8	7
D.0211	AT 2E	2	4	2.7	2	N/S	84.9	73	3.6	3.6	30.3	30	13.6	13	2.9	2.8	11.4	11.4	3	2.8	-	-	25	24.4	4.3	4.3	3.2	1.5	1.3	-	6	6	7.1	-	7.1	7
D.0212	AT 2C	2	4	2.7	2	N/W	91	73	3.9	3.6	37.2	30	13.3	13	2.8	2.8	11.5	11.4	3.3	2.8	-	-	24.8	24.4	4.4	4.2	3	2.1	1	-	6.1	6	7.1	-	7.1	7
L02 NIA:						1078																														
D.0301	2PD	2 PH	4	2.7	1	N	94.5	73	4.5	3.6	41.5	30	13.6	13	3	2.8	11.7	11.4	3	2.8	-	-	25.3	24.4	4.3	4.3	3	1.9	1.1	-	6	6	-	11.8	11.8	7
D.0302	2PC	2 PH	4	2.7	2	N/S	87.2	73	3.6	3.6	31.2	30	13.7	13	3.6	2.8	14	11.4	2.9	2.8	-	-	27.7	24.4	4.3	4.3	2.9	1.4	1.1	1.1	6.5	6	-	8.7	8.7	7
D.0303	2PB	2 PH	4	2.7	1	S	82.5	73	5.2	3.6	33.1	30	16.4	13	3.5	2.8	11.9	11.4	2.9	2.8	-	-	28.3	24.4	4.3	4.3	3.1	2	0.9	-	6	6	-	16.8	16.8	7
D.0304	1PA	1 PH	2	2.7	2	S/W	57	45	4.3	3.3	32.6	23	13.4	11.4	2.9	2.8	-	-	-	-	-	-	13.4	11.4	4.3	-	1.1	1.1	0.9	-	3.1	3	-	34.4	34.4	6
D.0305	1PA	1 PH	2	2.7	2	N/W	57	45	4.3	3.3	32.6	23	13.4	11.4	2.9	2.8	-	-	-	-	-	-	13.4	11.4	4.3	-	1.1	1.1	0.9	-	3.1	3	-	34.4	34.4	6
D.0306	2PA	2 PH	4	2.7	3	N/E/S	100.7	73	6	3.6	48.1	30	13	13	2.9	2.8	13	11.4	2.9	2.8	-	-	26	24.4	4.3	4.3	4.3	3	-	-	7.3	6	-	91.5	91.5	7
D.0307	2PB	2 PH	4	2.7	1	S	82.5	73	5.2	3.6	33.1	30	16.4	13	3.5	2.8	11.9	11.4	2.9	2.8	-	-	28.3	24.4	4.3	4.3	3.1	2	0.9	-	6	6	-	16.8	16.8	7
D.0308	2PC	2 PH	4	2.7	2	N/S	87.2	73	3.6	3.6	31.2	30	13.7	13	3.6	2.8	14	11.4	2.9	2.8	-	-	27.7	24.4	4.3	4.3	2.9	1.4	1.1	1.1	6.5	6	-	8.7	8.7	7
D.0309	2PD	2 PH	4	2.7	1	N	94.5	73	4.5	3.6	41.5	30	13.6	13	3	2.8	11.7	11.4	3	2.8	-	-	25.3	24.4	4.3	4.3	3	1.9	1.1	-	6	6	-	11.8	11.8	7
L03 NIA:						743.1																														

	GFA
Total 2 Bed:	24 2156
Total 2 PH:	7 511
Total 1 PH:	2 114

Dual Aspect	
No.	%
21	64

Block A Total: 33 | 2781



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