

## SCHEDULE OF ACCOMMODATION



**Application:** Park West SHD  
 Park West Avenue and Park West Road, Park West, Dublin 12  
**Date:** 07th December 2021

### PROPOSED DEVELOPMENT

<b>Proposed no. of Residential Units</b>	<b>750</b>	
<b>Total GFA</b>	<b>70,694</b>	sqm
<b>Site Area Gross</b>	<b>9.402</b>	ha
<b>Site Area Net</b>	<b>5.492</b>	ha
<b>Site coverage of Gross Site Area</b>	<b>13</b>	%
<b>Site coverage of Net Site Area</b>	<b>23</b>	%
<b>Plot Ratio of Gross Site Area</b>	<b>0.75</b>	
<b>Plot Ratio of Net Site Area</b>	<b>1.29</b>	
<b>Buildings Footprint</b>	<b>12,369</b>	sqm
<b>Density u/ha - Gross Site Area</b>	<b>80</b>	u/ha
<b>Density u/ha - Net Site Area</b>	<b>137</b>	u/ha

<b>Residential Floor Space</b>		<b>No.</b>	<b>GFA Sq.m</b>
1 Bed Unit	43%	321	16,231
2 Bed Unit	51%	384	30,463
3 Bed Unit	6%	45	5,005
Resident Services & Amenities	Block B		84
	Block D		403
Residential Ancillary			17,803
<b>Total</b>		<b>750</b>	<b>69,989</b>

<b>Non Residential Floor Space</b>		<b>GFA sqm</b>
Retail	Block A	156
Creche	Block G	410
Community Space	Block G	48
Café Bar	Block G	91
<b>Total</b>		<b>705</b>

<b>OVERALL TOTAL PROPOSED GFA</b>	<b>70,694</b>
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### EXISTING HOTEL BUILDING & PERMISSION

<b>Aspect Hotel</b>	<b>GFA Sq.m</b>
Aspect Hotel (Existing)	6837
Permitted Extension (Reg. Ref. 3436/18)	3704
<b>Total Existing &amp; Permitted</b>	<b>10541</b>

## PARKING & OPEN SPACES



**Application:** Park West SHD  
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Car Parking		
Block	Spaces	Area Sq.m (Not GFA)
A-B-C	130	3946
D-E	156	4746
F	28	987
On Street	238	NA
<b>Total</b>	<b>552</b>	<b>9679</b>

Cycle Parking		
Block	Spaces	Area Sq.m (Not GFA)
A-B-C	480	433
D-E	460	409
D-E Bike Stores	106	116
F	170	112
G	60	46
On Street	400	NA
<b>Total</b>	<b>1676</b>	<b>1116</b>

Communal Amenity Spaces	min required sqm	provided sqm
at courtyard - Block A-B-C	1611	2580
at courtyard - Block D-E	2206	2597
at courtyard - Block F	643	750
at roof - Block G	238	248
<b>TOTAL</b>	<b>4698</b>	<b>6175</b>

Public Open Spaces included in Gross Site Area	min required of Site Area Gross ha	provided ha
Gross Site Area		9.402
POS Total	0.940	<b>1.268</b>
<b>% of Gross Site Area</b>	<b>10.0%</b>	<b>13.5%</b>

## RESIDENTIAL MIX SCHEDULE



**Application:** Park West SHD  
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Apartment Type	Description	Mix	No. of	Unit GFA	Total GFA
		%	units	(m <sup>2</sup> )	(m <sup>2</sup> )
Type 1A-01	1 Bed - 2 persons	11.4%	80	50.6	4048
Type 1A-02	1 Bed - 2 persons	9.1%	64	50.6	3238.4
Type 1B	1 Bed - 2 persons	5.9%	41	51.6	2115.6
Type 1C	1 Bed - 2 persons	2.3%	16	46	736
Type 1D	1 Bed - 2 persons	1.7%	12	50.6	607.2
Type 1E	1 Bed - 2 persons	5.4%	38	49.7	1888.6
Type 1F	1 Bed - 2 persons	1.9%	13	49.5	643.5
Type 1G	1 Bed - 2 persons	9.8%	34	52.4	1781.6
Type 1H	1 Bed - 2 persons	0.7%	5	45	225
Type 1I	1 Bed - 2 persons	1.1%	8	52.4	419.2
Type 1J	1 Bed - 2 persons	0.4%	3	53.7	161.1
Type 1K	1 Bed - 2 persons	1.0%	7	52.4	366.8
Type 2A	2 Bed - 4 persons	19.4%	136	75.1	10213.6
Type 2B	2 Bed - 4 persons	8.3%	58	76	4408
Type 2C	2 Bed - 4 persons	6.3%	44	81.9	3603.6
Type 2D	2 Bed - 4 persons	1.1%	8	80	640
Type 2E	2 Bed - 4 persons	1.4%	10	80	800
Type 2F	2 Bed - 4 persons	2.9%	20	81.7	1634
Type 2G	2 Bed - 4 persons	2.7%	19	73.3	1392.7
Type 2H	2 Bed - 4 persons	0.6%	4	84	336
Type 2I	2 Bed - 4 persons	1.0%	7	84	588
Type 2J	2 Bed - 4 persons	5.0%	35	82	2870
Type 2K	2 Bed - 4 persons	0.7%	5	86.1	430.5
Type 3A	3 Bed - 5 persons	0.7%	5	107.5	537.5
Type 3B	3 Bed - 5 persons	0.6%	4	103.4	413.6
Type 3C	3 Bed - 5 persons	3.4%	24	107.3	2575.2
			<b>700</b>		<b>46,673.70</b>

Apartments	1 bed unit	46%	321
	2 bed unit	49%	346
	3 bed unit	5%	33
			<b>700</b>

Own Door Apartment Type	Description	Mix	No. of	Unit GFA	Total GFA
		%	units	(m <sup>2</sup> )	(m <sup>2</sup> )
Type D2A	2 Bed / 4 Persons 2 Storey	62.0%	31	91.07	2823.17
Type D2B	2 Bed / 4 Persons 2 Storey	6.0%	3	107.2	321.6
Type D2C	2 Bed / 4 Persons 2 Storey	6.0%	3	102.7	308.1
Type D2D	3 Bed / 5 Persons 2 Storey	2.0%	1	93.6	93.6
Type D3E	3 Bed / 5 Persons 2 Storey	16.0%	8	130.1	1040.8
Type D3F	3 Bed / 5 Persons 2 Storey	8.0%	4	109.5	438
			<b>50</b>		<b>5,025.27</b>

Own Door Apartments	1 bed unit	0%	0
	2 bed unit	76%	38
	3 bed unit	24%	12
			<b>50</b>

Total Unit Mix	1 bed unit	43%	321
	2 bed unit	51%	384
	3 bed unit	6%	45
			<b>750</b>

Total GFA	(m <sup>2</sup> )
	<b>51,698.97</b>



## SCHEDULE OF UNIT TYPES MIX PER BLOCKS



**Application:** Park West SHD  
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Unit Type	Blocks							Total [Units No.]	Apts Mix [%]
	A	B	C	D	E	F	G		
[Units No.]									
<b>Apartments</b>									
1 Bed	45	19	45	77	77	31	27	<b>321</b>	46%
2 Bed	35	19	47	91	91	56	7	<b>346</b>	49%
3 Bed	18	0	1	1	1	6	6	<b>33</b>	5%
<b>Total Apts</b>	<b>98</b>	<b>38</b>	<b>93</b>	<b>169</b>	<b>169</b>	<b>93</b>	<b>40</b>	<b>700</b>	
<b>Own Door Apartments</b>									
2 Bed	3	5	6	9	9	6	0	<b>38</b>	76%
3 Bed	8	1	1	1	1	0	0	<b>12</b>	24%
<b>Total Own Door Apartments</b>	<b>11</b>	<b>6</b>	<b>7</b>	<b>10</b>	<b>10</b>	<b>6</b>	<b>0</b>	<b>50</b>	
<b>Total Apts &amp; Own Door Apts</b>									
1 Bed	45	19	45	77	77	31	27	<b>321</b>	43%
2 Bed	38	24	53	100	100	62	7	<b>384</b>	51%
3 Bed	26	1	2	2	2	6	6	<b>45</b>	6%
<b>Total Apts &amp; Own Door Apts</b>	<b>109</b>	<b>44</b>	<b>100</b>	<b>179</b>	<b>179</b>	<b>99</b>	<b>40</b>	<b>750</b>	

**CAR & BICYCLE PARKING PROVISIONS**



**Application:** Park West SHD  
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Type	Quantum	CAR parking provision			
		DCC Requirements Maximum Standard (Zone 2)		Proposed Resident Car Parking Spaces No.	
		Parking spaces ratio	Maximum No.		
Residential Apts	750 no.	1 space per dwelling	750	0.64 no. per unit	477
Creche	5 no. of staff	not specified	not specified		4
Retail	247 GFA sqm	1 space per 275 sqm GFA	1		1
Hotel	Existing 75 spaces to be reduced to 70 and relocated				70
		Total		<b>751</b>	<b>552</b>
					including 5% disabled spaces min = <b>30</b>

Type	Quantum	BICYCLE parking provision				Type
		DCC Requirements Minimum Standard (Zone 2)		Apartment Guidelines Recommendation of . Min. No. of BICYCLE spaces	Proposed BICYCLE Parking Spaces NO.	
		Parking spaces ratio	Minimum No.			
Residential Apts	750 no.	1 space per dwelling	750	1224 1 per bedroom	1276	Enclosed
Creche	5 no. of staff	not specified	not specified	375 1 visitor space per 2 apts	376	Sheffield stand types
Community Room	48 GFA sqm	1 space per 150 sqm GFA	1		6	Sheffield stand types
Retail	247 GFA sqm	1 space per 150 sqm GFA	2		6	Sheffield stand types
		Total		<b>753</b>	<b>1599</b>	<b>1676</b>

Block	Total No. of Bedrooms	Apartment Guidelines Recommendation of . Min. No. of BICYCLE spaces 1 per bedroom residents	Proposed bicycle secure parking spaces	
			within undercroft parking	outside undercroft parking
A-B-C	426	426	480	
D-E	566	566	460	106
F	173	173	170	
G	59	59	60	
Total	<b>1224</b>	<b>1224</b>	<b>1170</b>	<b>106</b>
			<b>1276</b>	