



# Cherry Orchard Point





CONROY CROWE KELLY  
Architects & Urban Designers

**Definitions:**

Proposed Development GIA - Total floor plate area of building  
 Sundry - Structure, walls, service ducts, etc  
 Residential GIA - All floor plate area associated with apartments, including circulation/lifts/stairs (excluding Ancillary Accommodation)  
 Non Residential GIA - Community and cultural spaces / retail / commercial / creche  
 Ancillary Accommodation GIA - Areas associated with plant / metre / sub stations / bike stores / bin stores

	Tenure	Studio	1Bed	2Bed (3p)	2Bed (4p)	3Bed(5p)	No. of Units	No. of which are 10% larger than minimum	No. of which are UD	Proposed Development GIA (sqm)	Sundry (sqm)	Residential GIA (sqm)	Non Residential GIA (sqm)	Ancillary Accommodation GIA (sqm)	No. of Floors	No. of which are Lower Ground Floors	Overall Height (m)	Gross Site Area	Net Site Area	Public Open Space	Communal Open Space (sqm) (Shared Landscaped Podium)	No. of Car Storage
High Density Building 1	LDA	0	13	0	11	0	24	15	4	4594	14	1954	2523	103	6	1	19.3				2226	
High Density Building 2A	DCC	0	8	0	14	5	27	12	8	3084.8	32	2577.8	222	253	6	0	20.8				2226	
Building 2B	LDA	1	43	0	66	0	110	68	41	10096	41	9358	307	390	15	0	51.7				2226	
High Density Building 3	LDA	0	12	14	9	0	35	15	4	3611	40	2865	424	282	5	0	17.7				2226	
	DCC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Medium Density Building 5A	LDA	10	16	5	23	0	54	31	18	5032	67	4175.3	672	117.7	6	0	20.400				550	
Building 5B	DCC	0	10	0	14	5	29	20	10	2628	0	2571.7	0	56.3	5	0	17.325					
Medium Density Building 6A	LDA	0	20	5	27	6	58	26	10	5019	0	4901	0	118	6	0	20.400				600	
Building 6B	DCC	0	8	0	12	4	24	12	4	2584	61	2130.5	289	103.5	5	0	17.325					
Medium Density Building 7A	LDA	6	35	14	26	0	81	47	20	6363	0	6193	0	170	7	0	23.475				600	
Building 7B	DCC	0	5	0	25	0	30	10	8	3208.8	20	2763.6	353	72.2	6	0	20.400					
Medium Density Building 8A	LDA	6	17	6	28	6	63	29	12	5424	0	5239.1	0	184.9	6	0	20.400				510	
Building 8B	LDA	5	13	5	5	5	33	9	9	2640	0	2556.8	0	83.2	5	0	17.325					
Medium Density Building 9A	LDA	0	29	0	13	5	47	25	17	3791	0	3727.2	0	63.8	5	0	17.325				510	
Building 9B	DCC	0	8	0	10	4	22	11	4	2075.2	0	1935.5	0	139.7	4	0	14.250					
Medium Density Building 10A	LDA	0	16	3	19	4	42	27	12	3664	0	3546.9	0	117.1	4	0	14.250				600	
Building 10B	DCC	0	10	0	14	5	29	15	5	2584	0	2527.7	0	56.3	5	0	17.325					

	Total Studio	Total 1Bed	Total 2Bed (3P)	Total 2Bed (4P)	Total 3Bed (5p)	Total No. of Units	No. of which are 10% larger than minimum	Total No. of UD Units
LDA	28	214	52	227	26	547	292	147
DCC	0	49	0	89	23	161	80	39
	28	263	52	316	49	708	372	186

	Total Proposed Development GIA (sqm)	Sundry (sqm)	Total Residential GIA (sqm)	Total Non Residential GIA (sqm)	Total Ancillary Accommodation GIA (sqm)
LDA	50234	162	44516.3	3926	1629.7
DCC	16164.8	113	14506.8	864	681
	66398.8	275	59023.1	4790	2310.7

	Total No. of which are Lower Ground Floors
LDA	1
DCC	0
	1

	Total Gross Site Area (sqm)	Total Net Site Area (sqm)	Total Public Open Space (sqm)	Total Communal Open Space (sqm)	Total No. of Car Storage
LDA					
DCC					
	62700	48770	6123	5596	444

KEY FIGURES	Total
Total Apartments	708
Total Non-Resi Area	4790
Total Gross Floor Area	66398.8

sqm  
sqm

KEY FIGURES	Total
Plot Ratio	1.4
Site Coverage	33.2%
Density	145.4

PLANNING APPLICATION SITE AREAS		
	sqm	Ha
Gross Site Area (Red Line)	62700	6.27
Net Site Area (Residential)	48770	4.87
Public Open Space	6123	0.6
Communal Open Space	5596	0.5

PARKING	
	Total
Total Bicycle	1618
Total Car	444
Total Motorcycle	22

ACCOMMODATION						
Type	Medium Density		High Density		Overall Apartments	
	Number	%	Number	%	Number	%
1B 2P	214	42%	77	39%	291	41%
2B 3P	38	7%	14	7%	52	7%
2B 4P	216	42%	100	51%	316	45%
3B 5P	44	9%	5	3%	49	7%
Total Apt	512	100%	196	100%	708	100%
Total Social	134	26%	27	14%	161	23%
Total Cost Rental	378	74%	169	86%	547	77%
Total Apt +10%	262	51%	110	56%	372	53%
Total Apt +10% UD	129	25%	57	29%	186	26%
Total Dual Apsect	202	39%	79	40%	281	40%

BUILDING	STOREYS	UNITS	DENSITY AREA	GROSS INTERNAL AREA (sqm)	RESIDENTIAL GIA (sqm)	NON RESIDENTIAL GIA (sqm)	NON RESIDENTIAL USE
Apt Building 1	6	24	High	4594	1954	2523	Retail
Apt Building 2A	6	27	High	3084.8	2577.8	222	Retail
Apt Building 2B	15	110	High	10096	9358	307	Retail (151 sqm)/Community (156 sqm)
Apt Building 3	5	35	High	3611	2865	424	Community
Apt Building 5A	6	54	Medium	5032	4175.3	672	Creche
Apt Building 5B	5	29	Medium	2628	2571.7	0	NA
Apt Building 6A	6	58	Medium	5019	4901	0	NA
Apt Building 6B	5	24	Medium	2584	2130.5	289	Community
Apt Building 7A	7	81	Medium	6363	6193	0	NA
Apt Building 7B	6	30	Medium	3208.8	2763.6	353	Community
Apt Building 8A	6	63	Medium	5424	5239.1	0	NA
Apt Building 8B	5	33	Medium	2640	2556.8	0	NA
Apt Building 9A	5	47	Medium	3791	3727.2	0	NA
Apt Building 9B	4	22	Medium	2075.2	1935.5	0	NA
Apt Building 10A	4	42	Medium	3664	3546.9	0	NA
Apt Building 10B	5	29	Medium	2584	2527.7	0	NA
		708		66398.8	59023.1	4790	

**EIAR Areas**

<b>Residential</b>	<b>Studio</b>	<b>1Bed</b>	<b>2Bed</b>	<b>3Bed</b>	<b>Total no. of Units</b>
Site 4 North (Low Density) Subject To Future Planning Application	0	62	68	23	153
Site 4 South (Medium & High Density) Planning Application	28	263	368	49	708
Site 5 Subject To Future Planning Application	16	89	126	23	254

**1115**

<b>Non Residential</b>	<b>Gross Internal Area sqm</b>
Site 4 North (Low Density) Subject To Future Planning Application	0
Site 4 South (Medium & High Density) Planning Application	4790
Site 4 Western Boundary (Commercial Blocks along M50) Subject To Future Planning Application	16310
Site 5 Subject To Future Planning Application	1200

**22300**