

13/03/2025

Residential Development - CORRIB CAUSEWAY PHASE 1, DYKE ROAD - Planning

Gross site area	11440	sqm
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Estimation based on survey

Net developable site area	9500	sqm
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GIA residential (incl. cores - excl. Balcony)

RESIDENTIAL	Core A				
Lower Ground					
Ground	1782				
Level 1	2689				
Level 2	2689				
Level 3	2689				
Level 4	2689				
Level 5	1954				
Level 6	1311				
Level 7	1311				
Level 8	673				
TOTAL RESIDENTIAL	17787				

BICYCLE PARK. REQUIREMENT	465
Phase 1	455
Creche	10

Visitors Bike Parking	110
Residential Car Parking	33

0.15

STUDIO	0	0.0%
1 BEDROOM	109	49.8%
2 BEDROOM 3p.	22	10.0%
2 BEDROOM 4p.	78	35.6%
3 BEDROOM	10	4.6%
TOTAL number. of units	219	

COMMUNAL AMENITY SPACE REQUIREMENT	1313	sqm
Phase 1	1313	sqm

Total Area Residential	17787	sqm
Total Area Non Residential	241	sqm
% of non-residential	1.35%	

TOTAL COMMUNAL AMENITY SPACE PROVIDED	1605	sqm
TOTAL PUBLIC OPEN SPACE PROVIDED	1183	sqm

GIA residential amenity

Phase 1		m2
241		241

241		241
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Plant Areas

Ground floor	Core A	Core B	Core C		m2
Access		52			52
Bicycle Parking	97.00	75.00	127.00		299
Waste	67	84			151
Plants (internal)	212.00	21.00	21.00		254
Other	90				90

TOTAL OTHER	466	232	148		846
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TOTAL AREA	18874	sqm
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Plot ratio	1.90
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Footprint	3319	sqm
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Site coverage	0.35
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UNITS/HA (Gross Site area)	191
UNITS/HA (Net developable Site area)	231