

C+W O'BRIEN ARCHITECTS			PROJECT NAME : 23 - 28 PRUSSIA STREET, DUBLIN 7		
			DOCUMENT NO.: PE25034-XXX-SH-CWO-AR-6000		
			REVISION NO.: P3	DATE : 27/08/2026	
DOCUMENT NAME: SCHEDULE OF ACCOMODATION					
SUMMARY OF KEY CHARACTERISTICS			BLOCK A	BLOCK B	BLOCK C
	1 BEDROOM UNITS	74	11	23	34 + 6
	2 BEDROOM UNITS	43	11	9	23
	2 BED 4PP	34	11	6	15 + 2
	2 BED 3PP	9		3	4 + 2
	3 BED	2	2		
	4 BED	1	1		
PROPOSED TOTAL NO. OF APARTMENTS UNITS		120	25	32	63
PERMITTED NO. OF UNITS UNDER WEBLRD6103/26-S3		110	25	32	53
PERMITTED NO. OF UNITS UNDER LRD6057/24-S3A (Parent permission)		102	25	29	48
TOTAL DEVELOPMENTS GIA (m²)			9018 (8450+568)		
TOTAL NO. OF BEDROOMS			170		
TOTAL RESIDENTIAL NET FLOOR AREA			7152		
TOTAL SITE AREA (HECTARES)			0.38		
BUILDING FOOTPRINT ON GF (m²)			1652		
DEVELOPMENT SITE COVERAGE			43%		
DENSITY (UNITS PER HECTARE)			316		
DEVELOPMENT PLOT RATIO			2.4		
TOTAL COMMUNAL OPEN SPACE AREA (m²)			800		
% OF OPEN SPACE AREA			21%		
TOTAL CAR PARKING SPACES PROVIDED			0		
TOTAL BICYCLE SPACES			240		
RESIDENT BICYCLE SPACES (MINIMUM REQUIRED)			170 (156+14)		
RESIDENT BICYCLE SPACES PROPOSED			174		
OF WHICH 5% CARGO BICYCLE SPACES			8		
VISITORS BICYCLE SPACES (MINIMUM REQUIRED)			60		
VISITORS + COMMERCIAL BICYCLE SPACES			66		
OF WHICH 5% CARGO BICYCLE SPACES			4		
TOTAL NO. OF SINGLE ASPECT UNITS			64		
% OF SINGLE ASPECT UNITS			53%		
TOTAL NO. OF DUAL ASPECT UNITS			56		
% OF DUAL ASPECT UNITS			47%		
APARTMENT BUILDING HEIGHT			5 to 10 storeys		