

23-28 PRUSSIA STREET, DUBLIN 7

ADDENDUM TO THE ARCHITECTURAL DESIGN STATEMENT

C+W O'BRIEN ARCHITECTS

SEPTEMBER 2026

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Introduction

Purpose of Addendum to the Design Statement

This Architectural Design Statement Addendum has been prepared by C+W O'Brien Architects on behalf of Randalswood Construction Ltd. in support of a final Large-scale Residential Development application for proposed modifications to the permitted residential development at lands located at 23–28 Prussia Street, Dublin 7. The application relates to modifications to the development permitted under Reg. Ref. LRD6057/24-S3A and subsequently amended under Reg. Ref. WEBLRD6103/26-S3.

The proposed development was the subject of a Section 247 Pre-Planning consultation with Dublin City Council, including a meeting held on 7 July 2026. Following consideration of the plans and particulars presented through that process, Dublin City Council issued a Section 247(7) Determination dated 29 July 2026 confirming that no further consultation was required in respect of the proposed development. The present document has therefore been updated from the previously prepared Section 247 Design Statement to accompany the final LRD application and to reflect the development as now proposed for permission.

The purpose of this Addendum is to set out the architectural and urban design rationale underpinning the proposed modifications, which relate principally to Block C of the permitted development. Block C is currently permitted as a building ranging from 7–8 storeys in height and containing 53 no. apartments, comprising 34 no. one-bedroom apartments and 19 no. two-bedroom apartments. The proposed development provides for two additional upper storeys, together with modifications to the unit mix of the permitted seventh floor, resulting in a building ranging from 7–10 storeys in height and containing a total of 63 no. apartments, comprising 40 no. one-bedroom apartments and 23 no. two-bedroom apartments.

The proposed amendments provide 10 no. additional apartments within Block C, comprising 6 no. one-bedroom apartments and 4 no. two-bedroom apartments. The overall residential development would consequently increase from 110 no. permitted apartments to 120 no. apartments, comprising 74 no. one-bedroom apartments, 43 no. two-bedroom apartments, 2 no. three-bedroom apartments and 1 no. four-bedroom apartment. All apartments within Block C are provided with private balconies or terraces to the south, east and west elevations in accordance with the established arrangement of the permitted development.

The modifications result in an increase in the Gross Internal Area of the overall development from 8,450 sq.m as permitted under Reg. Ref. WEBLRD6103/26-S3 to 9,018 sq.m, representing an increase of 568 sq.m. Bicycle parking provision is also increased from 224 no. permitted spaces to 240 no. spaces to accommodate the revised residential quantum, together with all associated site works necessary to facilitate the proposed development.

This Addendum should be read in conjunction with the parent permission Reg. Ref. LRD6057/24-S3A, the subsequent amendment permission Reg. Ref. WEBLRD6103/26-S3, the architectural drawings submitted with this application, the Schedule of Accommodation, Housing Quality Assessment and the supporting reports and technical assessments forming part of the final LRD application. Collectively, these documents describe and assess the proposed modifications within the context of the established and permitted development.

The architectural approach continues the fundamental urban design, massing and architectural principles established through the permitted scheme. The additional height is concentrated within Block C at the eastern portion of the site, adjoining the wider Grangegorman campus context and set back from the principal Prussia Street frontage. The additional upper levels have been developed as an integrated extension of the permitted building rather than as a separate architectural element, with particular consideration given to the building's proportions, façade composition, material treatment, upper-level articulation and overall silhouette.
The final design has also been developed having regard to the matters discussed with Dublin City Council during the Section 247 consultation process. In particular, the application documentation considers the relationship of the additional height to the wider urban and skyline context, the architectural and material treatment of the upper floors, residential amenity, bicycle parking and the coordinated presentation of the proposed amendments relative to the permitted development. The resulting proposal seeks to provide an appropriate and coherent evolution of Block C while maintaining the established quality and architectural character of the wider permitted scheme.

The proposed modifications represent the continued efficient use of a serviced brownfield site in an accessible inner-city location and provide additional residential accommodation within the established footprint and urban structure of the permitted development. The proposal has been developed to balance the objective of delivering additional housing with the need to achieve a high-quality architectural response that integrates appropriately with the permitted development, adjoining residential properties, nearby protected structures and the evolving built context of Grangegorman.

Executive Summary

Development Description

This Architectural Design Statement Addendum accompanies a final Large-scale Residential Development application for proposed modifications to the permitted development at 23–28 Prussia Street, Dublin 7. The development was originally permitted under Reg. Ref. LRD6057/24-S3A and subsequently amended under Reg. Ref. WEBLRD6103/26-S3. The proposed modifications relate principally to Block C of the permitted development.

The proposed development was the subject of a Section 247 Pre-Planning consultation with Dublin City Council, including a meeting held on 7 July 2026. Following consideration of the plans and particulars presented through that process, Dublin City Council issued a Section 247(7) Determination dated 29 July 2026 confirming that no further consultation is required in relation to the proposed development. The design and supporting application documentation have subsequently been developed and coordinated having regard to the matters discussed with the Planning Authority during the Section 247 process.

The proposal provides for the extension of Block C from a permitted building ranging from 7–8 storeys in height to a building ranging from 7–10 storeys through the addition of two upper storeys, together with modifications to the unit mix of the permitted seventh floor. Block C will consequently increase from 53 no. permitted apartments, comprising 34 no. one-bedroom and 19 no. two-bedroom apartments, to 63 no. apartments comprising 40 no. one-bedroom and 23 no. two-bedroom apartments.

The proposed modifications therefore provide 10 no. additional apartments within Block C, comprising:

- 6 no. one-bedroom apartments; and
- 4 no. two-bedroom apartments.

The overall development will increase from 110 no. permitted apartments to 120 no. apartments, comprising:

- 74 no. one-bedroom apartments;
- 43 no. two-bedroom apartments;
- 2 no. three-bedroom apartments; and
- 1 no. four-bedroom apartment.

All apartments within Block C are provided with private balconies or terraces to the south, east and west elevations, maintaining the established private amenity strategy of the permitted development.

The proposed amendments result in an increase in the Gross Internal Area of the overall development from 8,450 sq.m to 9,018 sq.m, representing an additional 568 sq.m. Bicycle parking provision is also increased by 16 no. spaces, from 224 no. permitted spaces to a total of 240 no. bicycle spaces, together with the associated site works necessary to facilitate the development.

The additional height has been located within Block C at the eastern portion of the site, adjoining the wider Grangegorman campus context and set back from the principal Prussia Street frontage. This approach maintains the established hierarchy of the permitted development while concentrating the additional massing away from the more sensitive Prussia Street frontage and adjoining conservation context.

The architectural treatment of the proposed upper floors has been developed as an integrated continuation and termination of Block C. Particular consideration has been given to the relationship between the additional floors and the established façade composition, proportions, fenestration, material palette and overall silhouette of the permitted development. The design has also been developed having regard to the matters raised by Dublin City Council during the Section 247 consultation, including the architectural expression and material treatment of the upper levels, the relationship of the additional height to the wider urban and skyline context, and the coordinated presentation of the proposed amendments relative to the permitted scheme.

The proposal retains the fundamental site layout, circulation strategy, landscape structure and architectural principles established through the parent and subsequent amendment permissions. The modifications are therefore focused principally on the upper levels of Block C and the associated accommodation, elevations and bicycle parking requirements arising from the additional 10 no. apartments.

PE25034 - Prussia Street Apartments
SCHEDULE OF ACCOMMODATION / Block C Amendments

SUMMARY

TOTAL UNITS			**120 no. of units**											
	Block A		25 no. of units		4 Storey									
	Block B		32 no. of units		5 Storey									
	Block C		**63 no. of units**		**9 Storey**		**2 Additional levels**							
APARTMENT MIX														
	Block A	%	**Block B**	%	**Block C**	%							**Total**	%
1 bed	11	44%	23	72%	40	63%							74	62%
2 beds	11	44%	9	28%	23	37%							43	36%
3 beds	2	8%		0%		0%							2	2%
4 beds	1	4%		0%		0%							1	1%
Total	**25**	**100%**	**32**	**100%**	**63**	**100%**							**120**	**100%**
Dual Aspect	**13**	**52%**	**16**	**50%**	**27**	**43%**							**56**	**47%**
10%+ Floor Area	**12**	**48%**	**11**	**34%**	**14**	**22%**							**37**	**31%**
GRANTED AREAS														
Total Gross Floor Area													**8450**	**sqm**
PROPOSED AREAS														
Total Gross Floor Area													**9018**	**sqm**

SITE ANALYTICS			
Total Site Area		**0.38**	**Hectares**
Bulding Footprint on GF		**1652**	**sqm**
Site Coverage		**43%**	
Density		**316**	**unit/h**
Plot Ratio		**2.4**	

	1 BED	74	no.
	2 BED	43	no.
	3 BED	2	no.
	4 BED	1	no.
	TOTAL	**120**	**no.**
	GROSS FLOOR AREA	**9018**	**sqm**
	NET FLOOR AREA	**7147**	**sqm**
	DUAL ASPECT	**56**	**no.**
	10%+ FLOOR AREA	**37**	**no.**

Communal Open Space			
	Communal Open Space		800
	Communal Open Space %		21%

Bicycle Parking Provision			**GRANTED**	**PROPOSED**
	Resident bicycle spaces		156	172
	of wich 5% Cargo bikes			8
	Visitors & Commercial bicycle spaces			68
	of wich 5% Cargo bikes			4
	TOTAL			**240**

The proposed development represents the continued efficient use of a serviced brownfield site in an accessible inner-city location within the wider Grangegorman regeneration area. The additional residential accommodation is incorporated within the established development structure and seeks to balance increased housing provision with an appropriate architectural response to the permitted development, neighbouring properties, nearby protected structures and the evolving built context of Grangegorman.

The accompanying Schedule of Accommodation and Housing Quality Assessment set out the detailed residential accommodation parameters for the development, including apartment floor areas, apartment mix, private amenity space, storage, aspect and other relevant residential design criteria. These documents should be read in conjunction with the architectural drawings and the wider suite of supporting technical assessments submitted as part of the final LRD application.

Executive Summary

S.247 Pre-Planning Meeting with Dublin City Council

0.1 Addressing Issues Raised at Meeting

A Section 247 Pre-Planning meeting was held with Dublin City Council on 7 July 2026 in relation to the proposed amendments to the permitted Large-scale Residential Development at 23–28 Prussia Street, Dublin 7.

The meeting provided an opportunity to present the proposed modifications to Block C, including the addition of two upper residential floors, and to discuss the principal planning, architectural, residential amenity, transport and implementation considerations associated with the proposal.

Dublin City Council indicated that there was no major objection in principle to the proposed increase in height and residential accommodation within Block C, subject to the matters discussed at the meeting being satisfactorily addressed within the final application documentation.

The principal issues raised by Dublin City Council and the corresponding design responses incorporated into the current application are summarised below.

Height, Scale and Massing

DCC noted that the location of the additional height towards the eastern/rear portion of the site and away from the Prussia Street frontage was a positive aspect of the proposal. The additional floors were to be considered within the wider pattern and progression of building heights in the surrounding area.

Response:

The additional height remains concentrated within Block C at the eastern side of the site, adjoining the wider TU Dublin Grangegorman Campus context and set back from the principal Prussia Street frontage. The proposed 7–10-storey profile is developed as a stepped extension of the permitted building and retains the established progression in scale from the lower Prussia Street frontage towards the larger institutional context to the east. The submitted floor plans, elevations and sections provide clear permitted-versus-proposed comparisons of the revised Block C form.

Wider Urban Context and Visual Impact

DCC requested that the additional floors be considered within a wider urban and skyline context, including their relationship with existing, permitted and emerging development in the surrounding area.

Response:

The application includes an updated visual assessment illustrating the permitted and proposed development within its wider setting. The assessment considers Block C from a range of locations and demonstrates its relationship with Prussia Street, St. Joseph's Road, the Grangegorman Campus and surrounding development. The additional height is therefore considered as part of the evolving urban context and wider skyline rather than solely within the application site.

Architectural Treatment and Materials

DCC requested that the treatment of the two additional floors be reviewed, in particular the extent of metal cladding, and suggested that the lighter cladding treatment should principally be concentrated at the uppermost level.

Response:

The material treatment has been developed in response to this comment. The lower of the additional floors continues the masonry character of the permitted Block C elevations, including the established darker brick treatment, while the standing-seam cladding is concentrated principally at the uppermost residential level. This creates a transition between the masonry body of the permitted building and a visually lighter upper termination. The established window proportions, glazing, bronze-toned framing and glass balustrade treatments are continued through the amended elevations.

Permitted Baseline, Openings and Drawing Coordination

DCC requested clear coordination between the parent permission, subsequent amendment permission, compliance information and the current application, including clarification of changes to openings, façade arrangements and architectural detailing.

Response:

The final architectural package is coordinated against the operative permitted development under Reg. Ref. WEBLRD6103/26-S3. Permitted-versus-proposed floor plans, elevations and sections clearly identify the areas affected by the current application. The revised seventh floor and two additional upper floors of Block C form the principal architectural amendments, while associated changes to openings, balconies and façade composition are coordinated directly with the revised apartment layouts.

Executive Summary

S.247 Pre-Planning Meeting with Dublin City Council

Daylight, Sunlight and Overshadowing

DCC noted that the acceptability of the additional height would require appropriate consideration of daylight, sunlight and overshadowing impacts, including effects on surrounding properties and residential amenity.

Response:

The application is accompanied by an updated specialist Daylight and Sunlight Assessment addressing the revised Block C proposals. The assessment considers daylight and sunlight within the proposed residential accommodation, potential effects on neighbouring residential properties and relevant external amenity spaces, together with comparative shadow analysis. The assessment should be read in conjunction with the proposed architectural plans, elevations and sections.

Residential Accommodation, Unit Mix and End User

DCC sought clarification regarding the proposed unit mix and whether the design was dependent upon a specific residential end user.

Response:

The proposed apartments are designed as permanent residential accommodation in accordance with the applicable apartment design standards and are not dependent upon a particular end user. The overall development comprises 120 no. apartments, including 63 no. apartments within Block C. The proposed unit mix, apartment layouts, floor areas, aspect, private amenity and storage provision are detailed within the accompanying Housing Quality Assessment and Schedule of Accommodation.

Bicycle Parking, Refuse, Deliveries and Servicing

DCC requested that the cumulative implications of the additional residential units for bicycle parking, refuse storage, deliveries, servicing and day-to-day operation of the development be clearly addressed. Potential amenity impacts associated with additional bicycle and refuse storage adjoining ground-floor apartments were also raised.

Response:

The proposal increases the total bicycle parking provision to 240 no. spaces, comprising 172 no. residential spaces, including 8 no. cargo bicycle spaces, and 68 no. visitor/commercial spaces, including 4 no. cargo bicycle spaces.

The additional bicycle parking is integrated within the established cycle-parking strategy, including additional provision within the northern part of the site between Blocks B and C. The arrangement retains secure and sheltered long-term residential parking together with conveniently located visitor and commercial provision.

The associated refuse, delivery and servicing requirements arising from the revised 120-unit development are addressed within the supporting application documentation and operate within the established access and servicing strategy of the permitted development. The positioning and organisation of these facilities have been considered in relation to adjoining ground-floor residential amenity.

Communal Open Space and Residential Amenity

DCC requested confirmation that the communal open-space and residential amenity provision remains appropriate having regard to the increase in apartment numbers.

Response:

The proposal retains the fundamental landscape and communal open-space structure established through the permitted development. The principal landscaped courtyard spaces, pedestrian connections and overall site permeability remain unchanged in their function and overall configuration. The application documentation assesses the amenity provision in the context of the revised 120-unit development, together with the private amenity space provided to the proposed apartments.

Construction Access and Phasing

DCC raised the relationship between construction and occupation of the residential development, the adjoining temporary construction access arrangements and the requirements of the parent permission.

Response:

The application documentation considers the construction and occupation sequence of the development together with the relationship between the permitted residential scheme, the temporary construction access arrangements and the permanent Grangegorman Gateway connection. The relevant planning and engineering documentation addresses the implementation of the development and the proposed phasing in the context of the current site circumstances.

LRD Procedure and Section 247(7) Determination

DCC advised that the proposed amendments would be considered under the Section 247(7) procedure to determine whether any further pre-application consultation was required.

Response:

Following the Section 247 meeting, Dublin City Council issued a Section 247(7) Determination dated 29 July 2026. The Planning Authority determined that the nature, scale and effect of the proposed alterations were not such as to require the consultation process to be repeated and confirmed that no further Section 247 consultation was required.

The current application has accordingly been prepared as the final LRD submission and incorporates the design development, coordination and supporting technical information arising from the matters discussed with Dublin City Council during the Section 247 process.

1.0 Architectural Design

1.1 Site Plan

The application relates to the permitted Large-scale Residential Development at lands located at 23–28 Prussia Street, Dublin 7, at the junction of Prussia Street and St. Joseph's Road. The site extends to approximately 0.38 hectares and occupies an important transitional position between the established residential grain of Prussia Street and St. Joseph's Road to the west and south, and the wider TU Dublin Grangegorman Campus to the east.

The permitted development is currently under construction and represents the redevelopment of a strategically located former brownfield site within the wider Grangegorman regeneration area. The site is bounded to the north by No. 29 Prussia Street, a Protected Structure, together with adjoining commercial lands; to the south by No. 22 Prussia Street and established residential properties; to the west by Prussia Street; and to the east by the TU Dublin Grangegorman Campus and its historic stone boundary wall, which is also a Protected Structure.

The overall site-planning strategy established through the parent permission Reg. Ref. LRD6057/24-S3A and subsequent amendment permission Reg. Ref. WEBLRD6103/26-S3 is retained. The permitted scheme is arranged as three distinct residential blocks — Blocks A, B and C — organised around landscaped communal courtyard spaces and a central east–west pedestrian and cycle route connecting Prussia Street with the permitted Grangegorman Campus Gateway. This arrangement establishes a clear hierarchy of built form while providing permeability through the site and maintaining the relationship between the development, the surrounding residential streets and the adjoining campus.

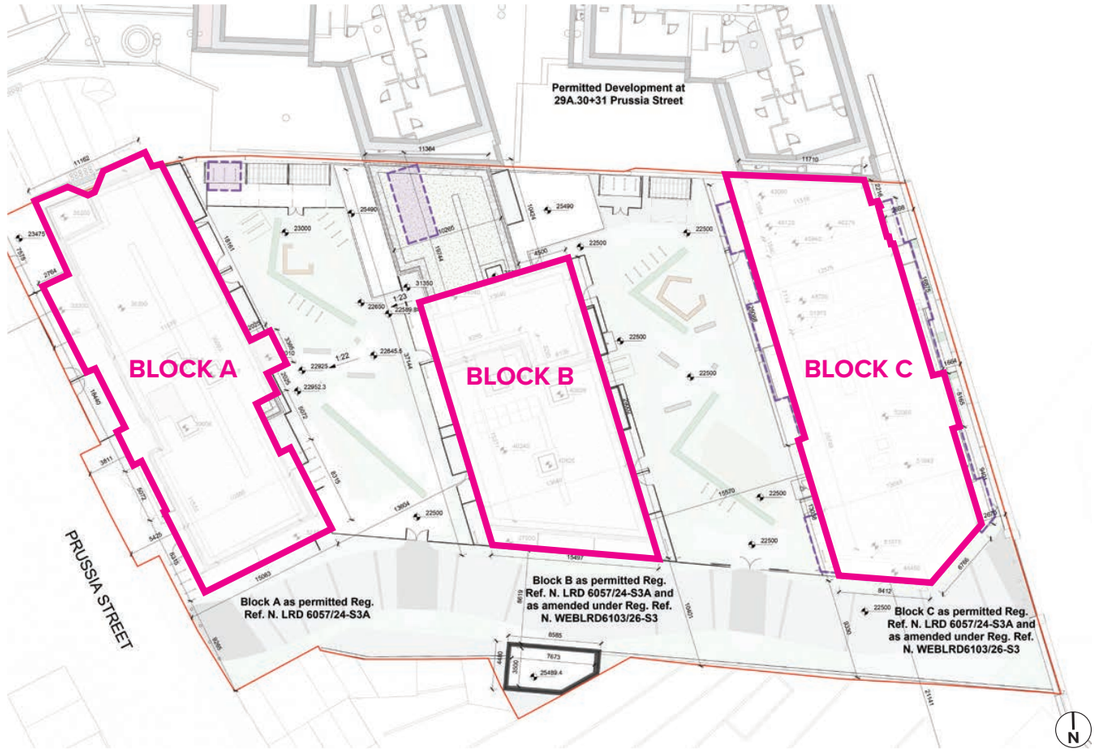
Block A occupies the southern and western portion of the site and provides the principal built frontage to Prussia Street. It contains 25 no. apartments comprising 11 no. one-bedroom, 11 no. two-bedroom, 2 no. three-bedroom and 1 no. four-bedroom apartments, together with the permitted café/restaurant use at ground-floor level. Its scale and architectural treatment respond to the established lower-rise character of Prussia Street and the adjoining residential context.

Block B is positioned centrally within the site and provides the transition between the lower-scale Prussia Street frontage and the taller eastern element of the development. As permitted under Reg. Ref. WEBLRD6103/26-S3, Block B contains 32 no. apartments and retains its established role as the intermediate element within the overall composition. Block C occupies the eastern portion of the site adjacent to the TU Dublin Grangegorman Campus. Its location at the rear of the site establishes it as the tallest component within the permitted development and allows the overall massing to increase progressively from the lower-scale Prussia Street frontage towards the larger institutional context of Grangegorman. The current permission provides for 53 no. apartments within Block C in a building ranging from 7–8 storeys in height.

The current application retains this established site-planning structure and does not alter the fundamental arrangement of the three blocks, the principal building footprints, the primary circulation routes, landscaped communal spaces, public-realm interfaces or the permitted Grangegorman Gateway connection. The amendments are principally concentrated within the upper levels of Block C and comprise the addition of two upper storeys together with modifications to the unit mix of the permitted seventh floor.

As proposed, Block C will increase from 53 no. apartments to 63 no. apartments, comprising 40 no. one-bedroom and 23 no. two-bedroom apartments, and will range from 7–10 storeys in height. The 10 no. additional apartments comprise 6 no. one-bedroom and 4 no. two-bedroom units. The overall development will consequently increase from 110 no. permitted apartments to 120 no. apartments.

The location of the additional height at the eastern end of the site maintains the urban-design hierarchy established by the permitted development. The additional massing remains set back from the principal Prussia Street frontage and is positioned adjacent to the larger-scale Grangegorman Campus context. This approach was discussed with Dublin City Council during the Section 247 consultation, where the location of the additional height towards the rear/eastern portion of the site was recognised as materially less sensitive than additional height directly addressing Prussia Street. The final application has been developed further in response to the matters raised during that consultation, including the relationship of the revised Block C to the wider urban and skyline context.



The established pedestrian and cycle movement strategy through the site is retained. The primary east–west route continues to connect Prussia Street with the Grangegorman Campus Gateway and remains integrated with the landscaped communal courtyard spaces. The proposed amendment therefore maintains the permeability, legibility and residential amenity principles established through the permitted scheme.

The proposal also provides 16 no. additional bicycle parking spaces, increasing the overall provision from 224 no. permitted spaces to 240 no. spaces. These spaces are integrated within the established bicycle-parking strategy and are accommodated without altering the fundamental organisation, circulation pattern or landscape structure of the permitted site layout.
The proposed Site Plan therefore represents a limited and coordinated evolution of the permitted development. The principal site-planning framework remains unchanged, while the additional residential accommodation is concentrated vertically within Block C in a location that reinforces the established progression in scale from Prussia Street towards the Grangegorman Campus and enables the continued efficient use of this highly accessible inner-city site.

1.0 Architectural Design

1.2 Floor Plans Comparison - Block C

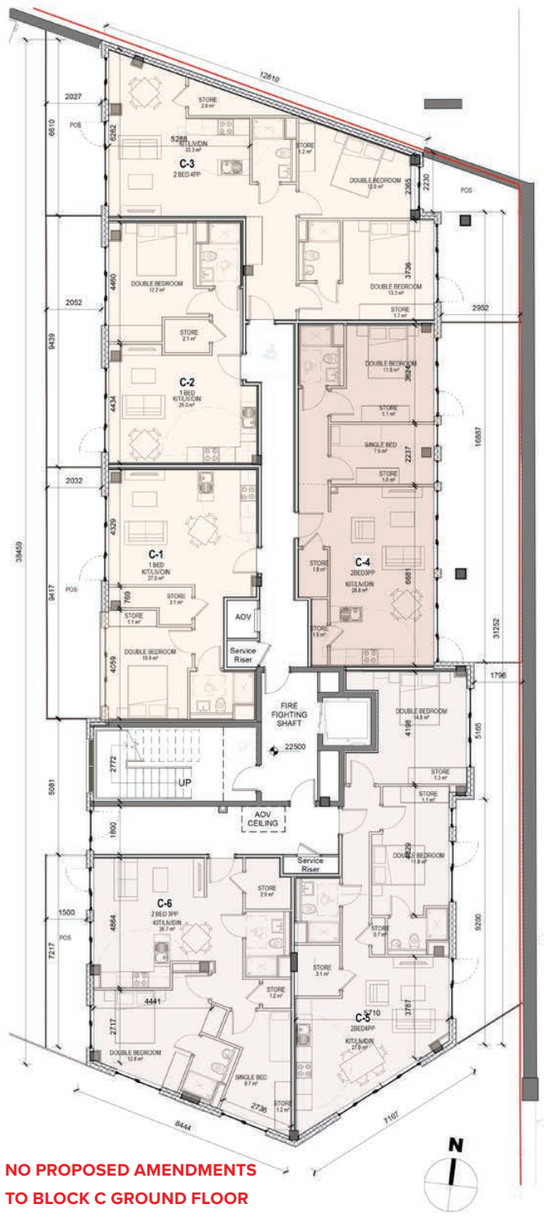
The proposed amendments to Block C build directly upon the residential layout and architectural structure established under the permitted development, Reg. Ref. WEBLRD6103/26-S3. The existing permitted floor plates from ground to sixth floor are retained, with the current application principally comprising the reconfiguration of the permitted seventh-floor layout and the introduction of two additional residential floors above at eighth and ninth-floor levels.

The amendments retain the established building footprint, residential circulation core and overall organisational principles of Block C. This approach allows the additional accommodation to be incorporated efficiently within the existing structural and circulation strategy, while maintaining continuity with the apartment planning principles and architectural character established through the permitted development.

At seventh-floor level, the permitted upper-floor arrangement has been reconfigured to provide a more efficient residential floor plate. The proposed layout accommodates 6 no. apartments arranged around the established central circulation core, comprising 4 no. one-bedroom apartments and 2 no. two-bedroom apartments. The revised arrangement maintains clear internal circulation and provides each apartment with dedicated private amenity space integrated with the external elevations of Block C.

The permitted roof level above the seventh floor is replaced by a new eighth-floor residential level. This floor accommodates 5 no. apartments comprising 2 no. one-bedroom apartments and 3 no. two-bedroom apartments. The floor plate is configured as a setback upper level within the overall massing of Block C, maintaining the established relationship between the residential accommodation, circulation core and external façades. Private balconies and terraces are incorporated as part of the architectural composition and continue the amenity strategy established on the floors below.

A further ninth-floor residential level forms the uppermost occupied floor of Block C. This level accommodates 4 no. apartments comprising 2 no. one-bedroom apartments and 2 no. two-bedroom apartments. The more compact upper-floor arrangement reinforces the stepped profile of the building and provides an appropriate termination to the revised massing. The associated roof arrangement, circulation core and building services are coordinated above this level as part of the overall architectural composition.



NO PROPOSED AMENDMENTS TO BLOCK C GROUND FLOOR

Block C - Ground Floor Plan PERMITTED -



NO PROPOSED AMENDMENTS TO BLOCK C FIRST TO SIXTH FLOOR

Block C - First - Sixth Floor Plan PERMITTED -

1.0 Architectural Design

1.2 Floor Plans Comparison - Block C

Taken together, the revisions to the seventh floor and the two additional upper levels provide the accommodation necessary to increase Block C from 53 no. permitted apartments to 63 no. apartments, comprising 40 no. one-bedroom and 23 no. two-bedroom apartments. This represents an overall increase of 10 no. apartments within Block C, comprising 6 no. additional one-bedroom and 4 no. additional two-bedroom apartments. The overall development consequently increases from 110 no. permitted apartments to 120 no. apartments.

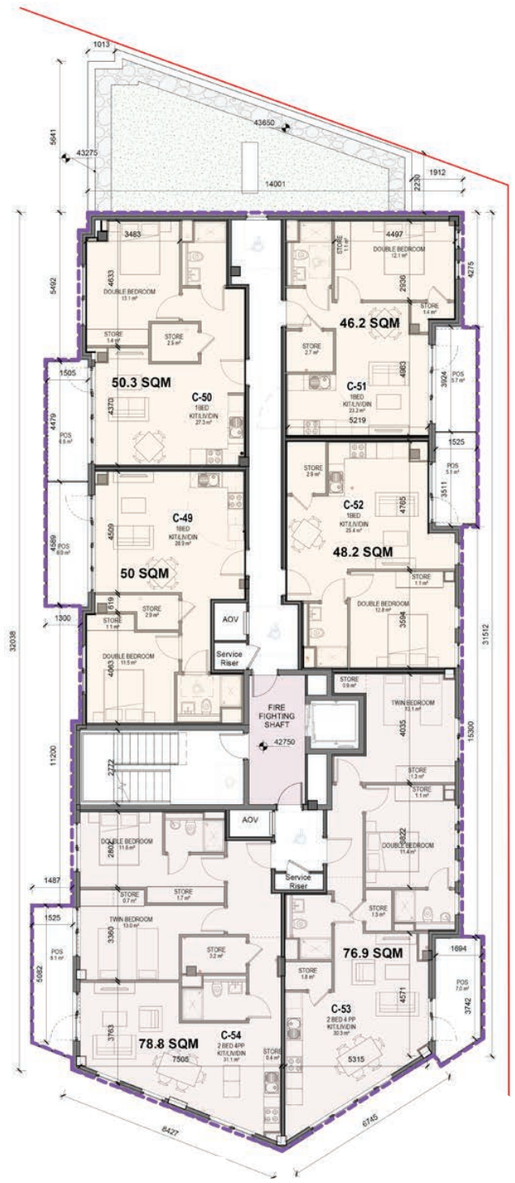
The upper-floor layouts have been developed as an integrated extension of the permitted building rather than as an independent addition. The organisation of apartments around the existing circulation core, the continuation of the established façade rhythm and the progressive reduction and setback of the upper floor plates reinforce the vertical hierarchy and architectural coherence of Block C. The design therefore accommodates the additional residential floors while retaining a clear relationship with the geometry, proportions and residential planning principles of the permitted scheme.

All apartments within Block C are provided with private balconies or terraces to the south, east and west elevations, consistent with the amenity strategy of the permitted development. The detailed apartment layouts, including floor areas, room dimensions, storage provision, private amenity space and aspect, are set out in the accompanying Housing Quality Assessment and Schedule of Accommodation and should be read in conjunction with the proposed floor plans submitted as part of this application.

The proposed floor-plan amendments therefore represent a focused modification to the permitted development. They retain the established lower-floor arrangement and core structure of Block C while efficiently accommodating the additional residential floors



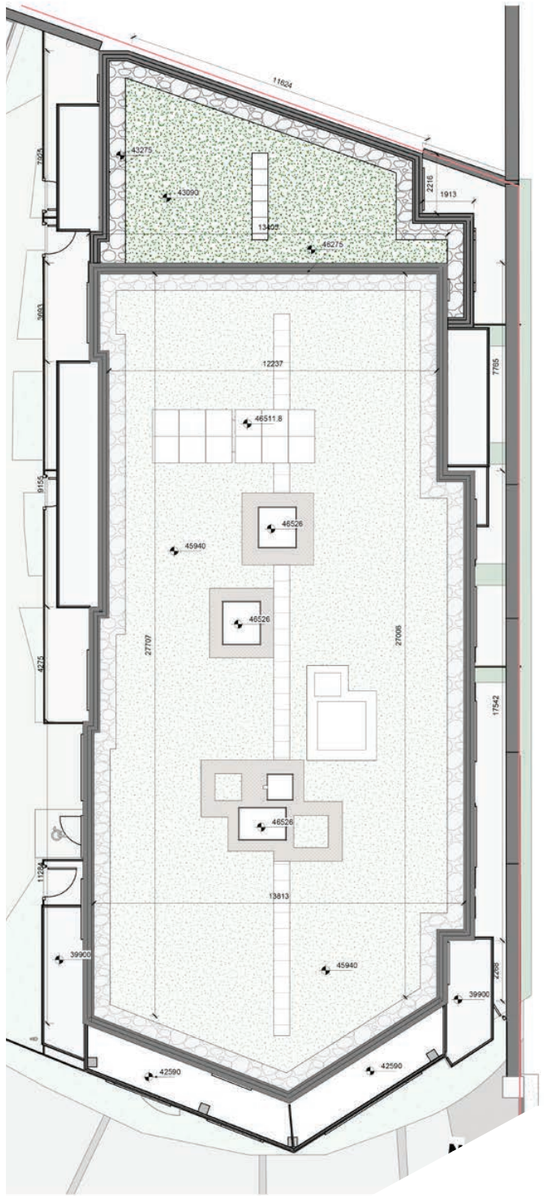
Block C - Seventh Floor Plan
PERMITTED



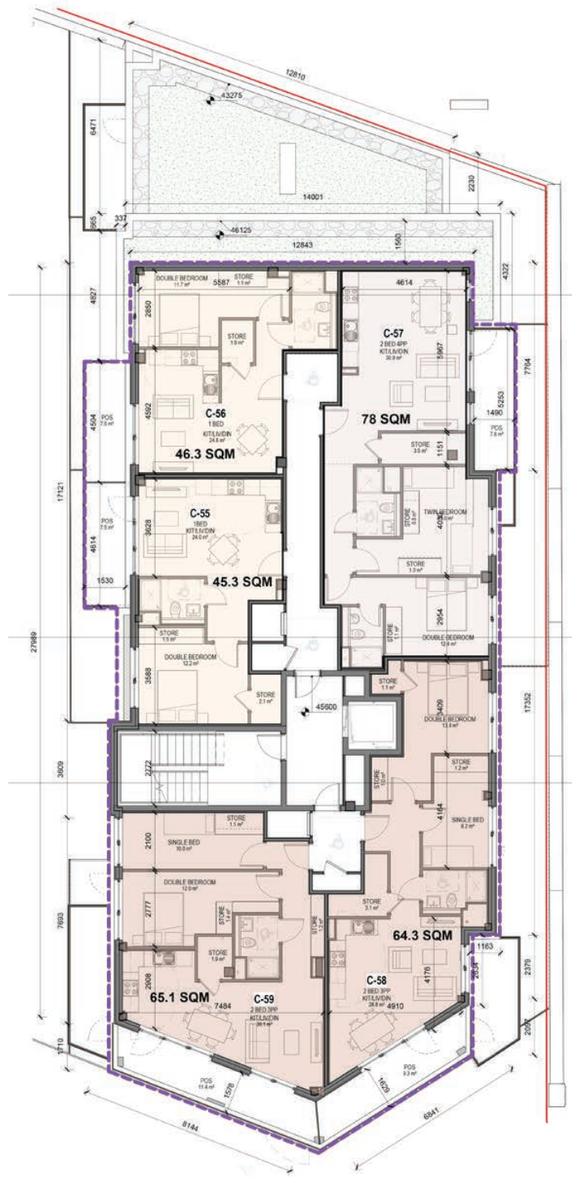
Block C - Seventh Floor Plan
PROPOSED

1.0 Architectural Design

1.2 Floor Plans Comparison - Block C



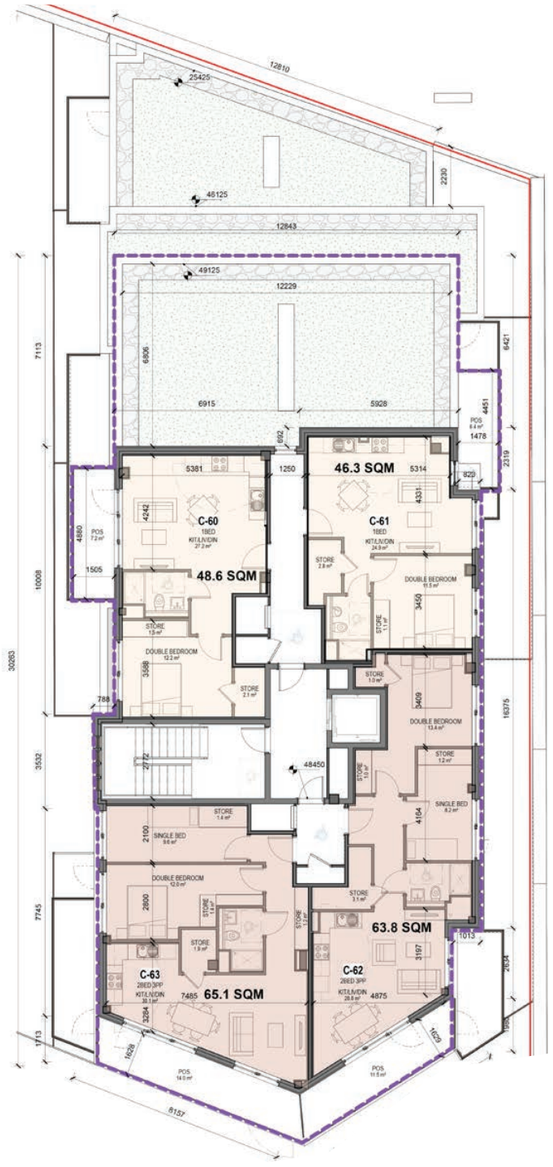
Block C - Roof Plan
PERMITTED



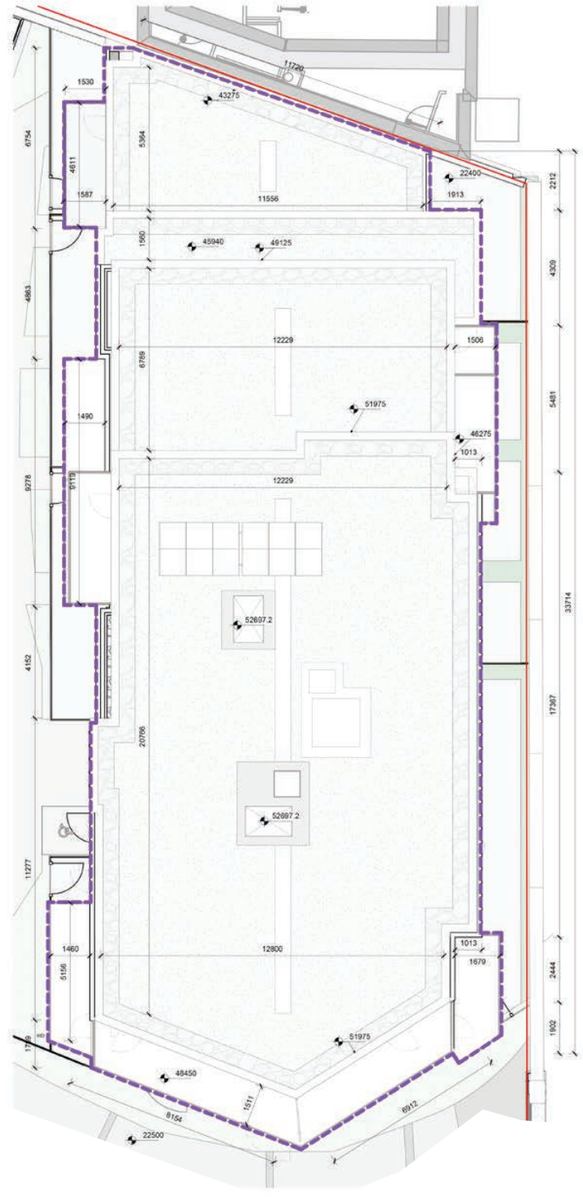
Block C - Eighth Floor Plan
PROPOSED (FLOOR ADDED)

1.0 Architectural Design

1.2 Floor Plans Comparison - Block C



Block C - Ninth Floor Plan
PROPOSED (FLOOR ADDED)



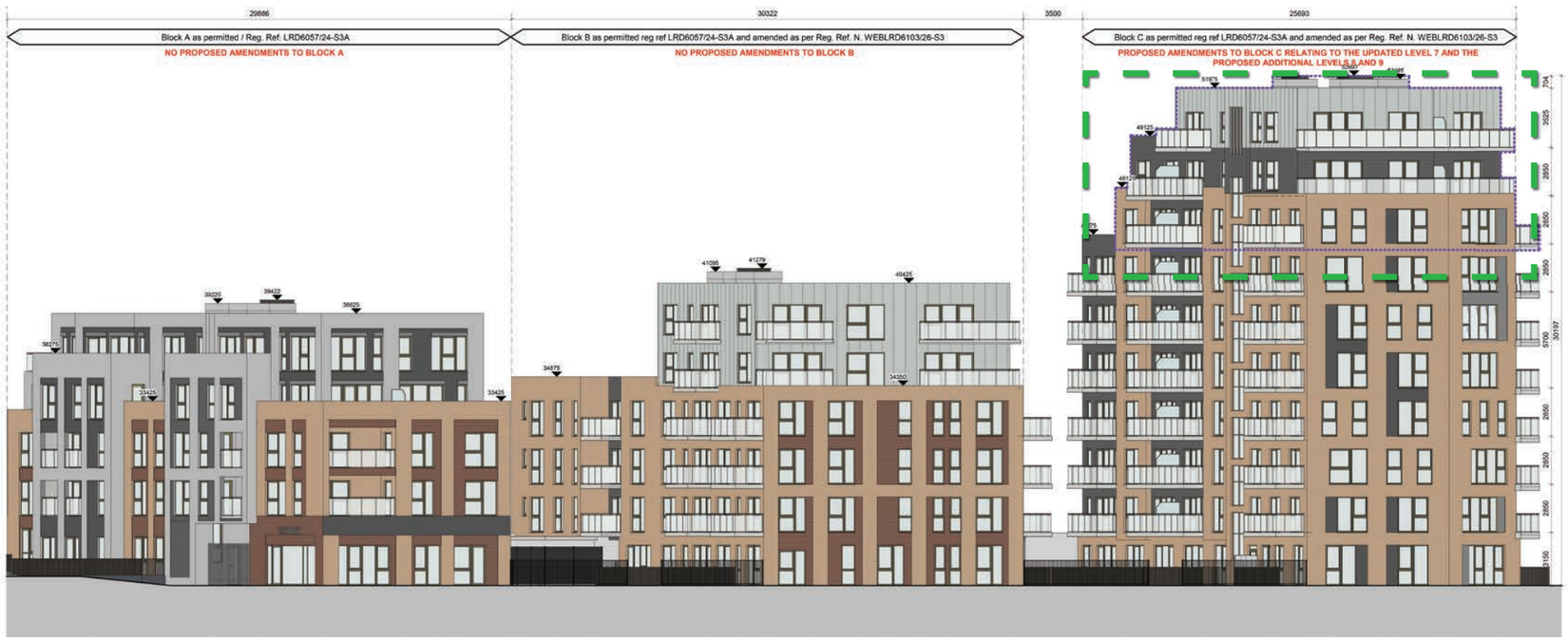
Block C - Roof Plan
PROPOSED

1.0 Architectural Design

1.3 Elevations Comparison - Block A,B,C



Block A,B,C - South Elevation
PERMITTED



Block A,B,C - South Elevation
PROPOSED

1.0 Architectural Design

1.3 Elevations Comparison - Block A,B,C

The proposed elevational amendments have been developed as a considered continuation of the architectural language, façade composition and material hierarchy established through the permitted development. The substantive changes associated with the current application relate to the upper levels of Block C, arising from the modification of the permitted seventh-floor arrangement and the addition of two residential storeys above. The wider south elevation of Blocks A, B and C is presented to demonstrate how the revised Block C integrates with the overall composition of the permitted development.

The principal masonry façades of Block C retain the proportions, vertical articulation and material character of the permitted scheme. The established composition of vertically proportioned window openings, recessed feature panels, balconies and expressed façade bays is continued, maintaining a clear relationship between the proposed upper levels and the architecture of the floors below. The amendments are therefore conceived as an integrated extension of the permitted building rather than as a separate architectural addition.

A key refinement since the Section 247 consultation relates to the material treatment of the two additional upper floors. The earlier pre-planning proposal expressed both additional levels predominantly in standing-seam cladding. In response to Dublin City Council's comments, the treatment has been revised so that Level 08 is now finished in dark brick, while standing-seam cladding is retained only at Level 09.

The dark brick treatment at Level 08 extends an established feature material already used within the permitted Block C elevations. This strengthens the visual connection between the additional accommodation and the principal masonry building below, allowing Level 08 to read as part of the main architectural composition rather than as part of a separate two-storey rooftop element.

Standing-seam cladding is confined to Level 09, the uppermost residential floor, allowing the final storey to read as a lighter and more recessive termination to the building. The resulting composition creates a clearer hierarchy between the principal masonry body, the dark-brick transitional level and the lighter uppermost element.

Standing-seam cladding is confined to Level 09, the uppermost residential floor, allowing the final storey to read as a lighter and more recessive termination to the building. The resulting composition creates a clearer hierarchy between the principal masonry body, the dark-brick transitional level and the lighter uppermost element.

This revised material strategy reduces the apparent visual weight of the additional floors when compared with the earlier two-storey clad treatment. By incorporating Level 08 into the masonry expression of Block C, the contrasting upper element is limited to the final storey only, helping to moderate the prominence of the increased height in views from Prussia Street and the surrounding lower-scale residential context.

The use of dark brick at Level 08 also reinforces the established façade rhythm and solid-to-void relationships of Block C. The window, balcony and façade arrangements remain closely related to the vertical emphasis of the permitted elevations, ensuring that the upper floors maintain continuity with the architectural structure of the building below.

The comparison elevations demonstrate this progression clearly. The permitted Block C terminates at the existing upper level and roof profile, while the proposed elevation introduces Level 08 as an extension of the masonry composition and Level 09 as a distinct but subordinate upper termination. This treatment strengthens the overall hierarchy of the development, with Blocks A and B forming the lower and intermediate elements and Block C providing the taller eastern component adjoining the Grangegorman Campus.

Overall, the proposed elevations retain the established architectural character and material quality of the permitted development while providing a more integrated response to the two additional floors. The revised treatment of Level 08 directly addresses the material concerns raised during the Section 247 consultation and provides a more coherent transition between the principal brick façades and the standing-seam treatment retained at Level 09.

1.0 Architectural Design

1.4 Elevations Comparison - Block C

The proposed amendments to Block C principally arise from the reconfiguration of the permitted seventh-floor layout and the addition of two residential floors above, increasing the building from a permitted 7–8 storeys to a proposed 7–10 storeys.

The revised elevations incorporate the additional upper levels within the established architectural composition of Block C. Window, balcony and façade arrangements have been coordinated with the proposed apartment layouts while maintaining the established vertical and horizontal ordering of the permitted elevations.

The additional floors are expressed as a stepped upper-level extension to the permitted building, with the massing set back to reduce its visual prominence and provide a coherent termination to Block C. The façade treatment, proportions and solid-to-void relationship have been developed to maintain continuity with the architectural language of the permitted scheme. The east, west and south elevations demonstrate how the additional floors integrate with the existing Block C composition while accommodating the increased residential provision. All apartments continue to be provided with private balconies or terraces to the south, east and west elevations.

Overall, the proposed elevational amendments represent a focused extension of Block C, retaining the established character and architectural hierarchy of the permitted building while incorporating the additional accommodation proposed as part of this application.



Block C - West Elevation
PERMITTED



Block C - West Elevation
PROPOSED

1.0 Architectural Design

1.4 Elevations Comparison - Block C



Block C - East Elevation
PERMITTED



Block C - East Elevation
PROPOSED

1.0 Architectural Design

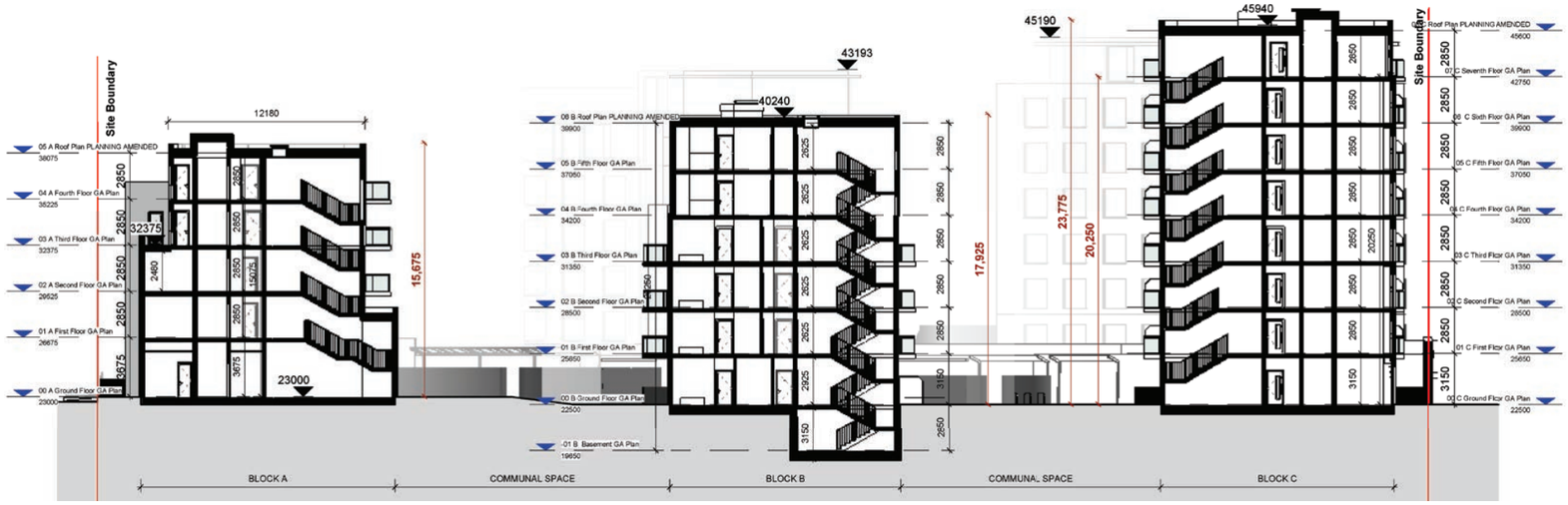
1.5 Sections Comparison

The proposed sections illustrate the vertical extension of Block C through the addition of two residential floors above the permitted seventh-floor level. The established lower-floor arrangement, structural organisation and principal circulation strategy of Block C are retained, with the proposed works concentrated at the upper levels of the building.

Under the permitted development, Block C terminates at roof level above the seventh floor at approximately +45.600m. The proposed development introduces a new eighth-floor level at +45.600m and a ninth-floor level at +48.450m, with the principal roof level rising to approximately +51.300m for the roof slab with parapet walls and lift overruns and AOVs above this levels rising to a top-level height of approximately +52.700m. The additional floors continue the established 2.85m floor-to-floor module of the permitted building, providing a consistent vertical rhythm through the extended form.

The comparison sections demonstrate that the existing stair, lift, circulation and service arrangements are continued through the additional upper levels, allowing the new residential accommodation to be integrated efficiently within the established organisation of Block C. The sections also illustrate the revised upper-level massing, balcony and terrace arrangements and the coordinated roof profile above.

Overall, the proposed sectional amendments represent a controlled vertical extension of the permitted building. The additional floors are integrated within the existing structural and circulation framework while maintaining the established proportions and vertical ordering of Block C and providing a coherent upper-level termination to the building.



Long Section
PERMITTED



Block C Section C4
PERMITTED

1.0 Architectural Design

1.5 Sections Comparison

The comparative sections through Block C demonstrate the change in the overall vertical profile arising from the addition of the two proposed residential floors.

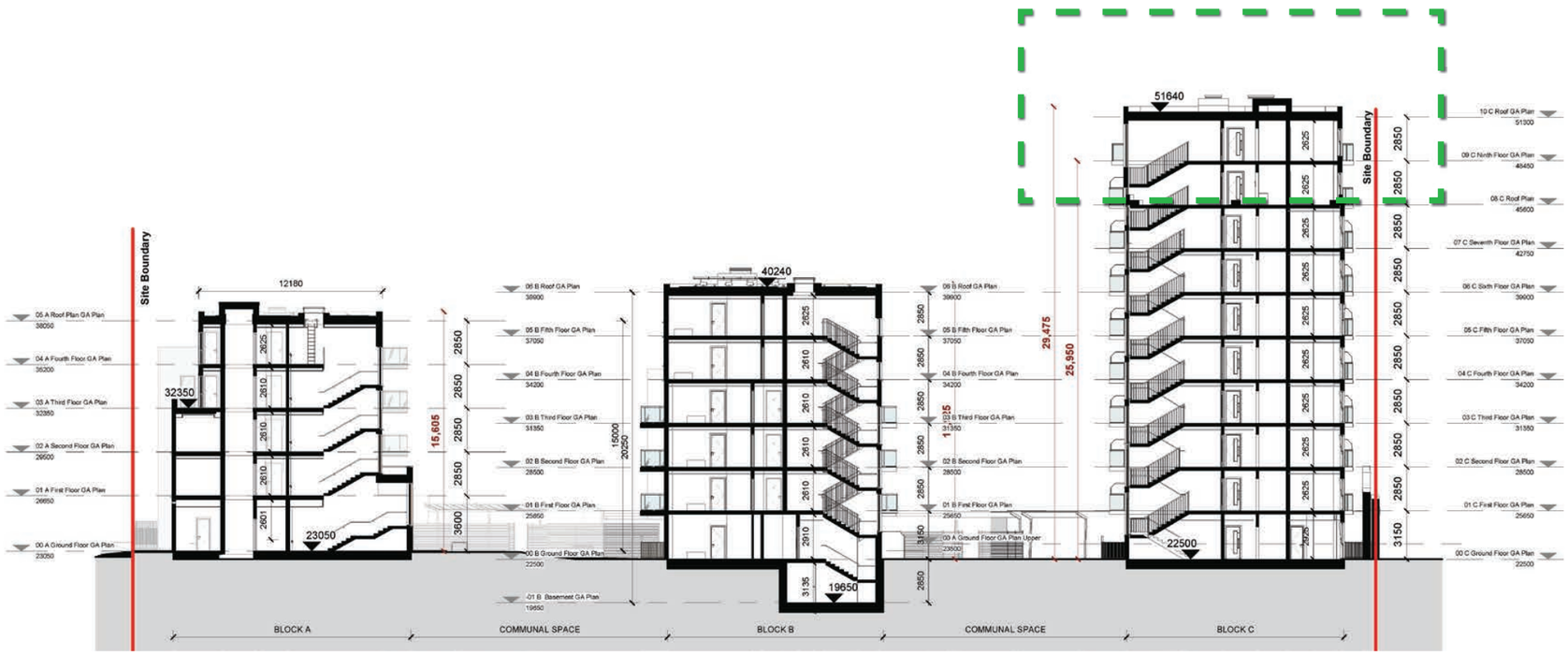
Under the permitted development, the building terminates at roof level above the seventh floor at approximately +45.600m, with the highest localised rooftop element reaching approximately +47.156m. Under the proposed development, the principal roof level rises to approximately +51.300m, with the highest rooftop element reaching approximately +52.697m.

The proposed amendment therefore results in an increase of approximately 5.70m to the principal roof level, reflecting the addition of two floors at the established 2.85m floor-to-floor height. When measured to the highest localised rooftop element, the overall increase is approximately 5.54m, from +47.156m to +52.697m.

The additional height is accommodated through a stepped upper-level composition, with the new eighth and ninth floors integrated above the permitted seventh floor. The sectional profile illustrates how the upper levels are recessed and articulated to moderate their visual prominence and to provide a coherent termination to Block C.

The sections also demonstrate that the established building footprint and lower-floor organisation remain unchanged. The principal circulation, structural and servicing arrangements are continued vertically through the additional floors, allowing the proposed accommodation to be incorporated within the existing architectural and organisational framework of the building.

Overall, the amended sections demonstrate that the proposed height increase is a controlled vertical extension of Block C. The additional floors retain the established structural logic and floor-to-floor proportions of the permitted development while introducing a revised upper-level profile that is integrated with the overall architectural composition of the building.



Long Section
PROPOSED



Block C Section C4
PROPOSED

1.0 Architectural Design

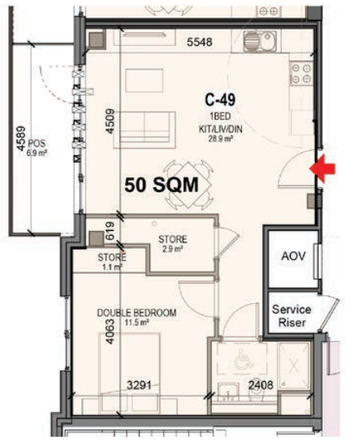
1.6 Unit Types

The proposed Block C amendments incorporate a mix of one- and two-bedroom apartment typologies within the reconfigured seventh floor and the proposed eighth and ninth floors. The unit layouts have been developed to integrate efficiently with the established Block C circulation, structural and servicing arrangements.

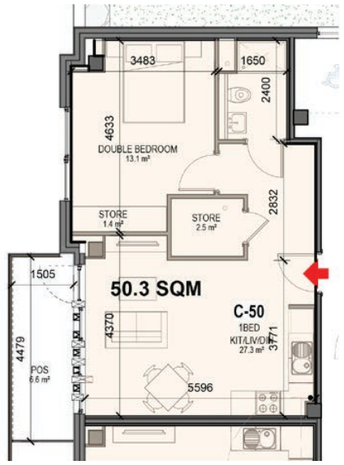
The apartments provide clearly defined living, sleeping and storage areas, with combined kitchen/living/dining spaces generally positioned along the principal external façades and directly associated with private balconies or terraces. Bedrooms are arranged to provide appropriate separation from the main living spaces, while integrated storage is distributed throughout the units.

The two-bedroom accommodation includes both 2-bed/3-person and 2-bed/4-person typologies, providing a varied residential mix within the upper levels. A number of the units respond to the stepped and articulated geometry of Block C, particularly at the recessed and corner locations, while maintaining practical and efficient internal arrangements.

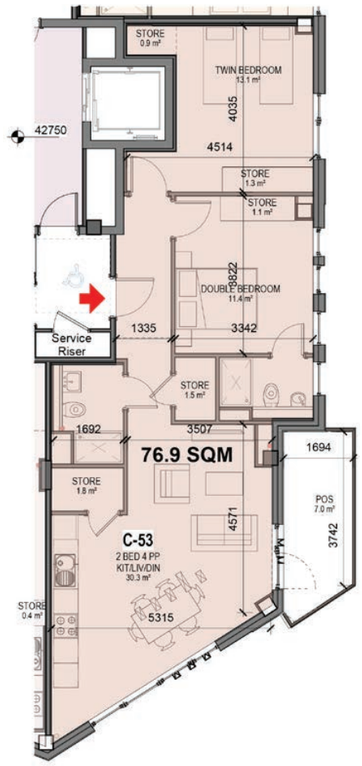
All apartments forming part of the Block C amendments are provided with dedicated private amenity space. Detailed apartment areas, room dimensions, storage provision, aspect and private amenity requirements are set out in the accompanying Housing Quality Assessment and Schedule of Accommodation and should be read in conjunction with the proposed floor plans and unit-type drawings.



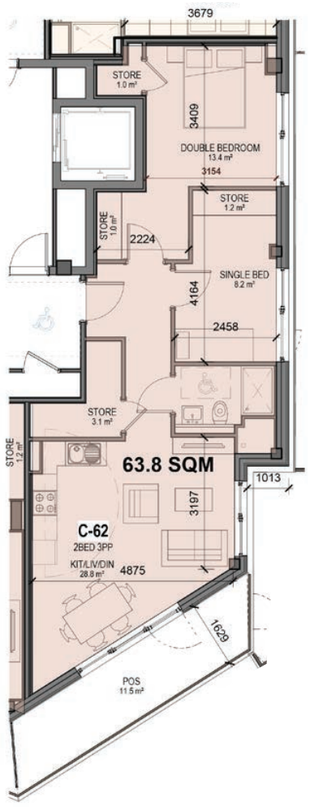
1 Bed Unit Type C49; 50sq.m



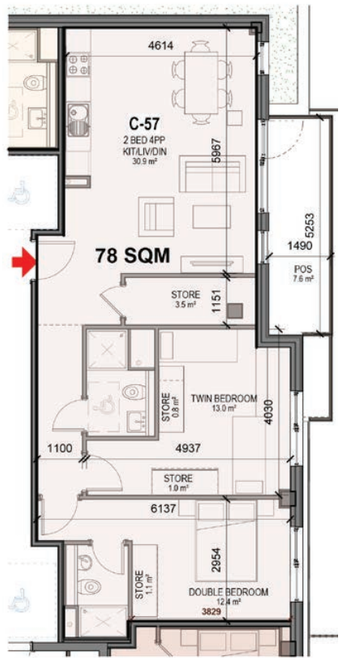
1 Bed Unit Type C50; 50.3sq.m



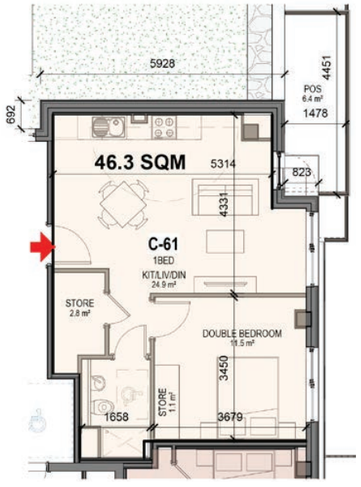
2 Bed Unit Type C53; 76.9sq.m



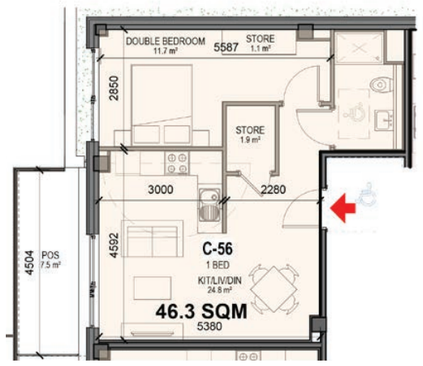
2 Bed Unit Type C62; 63.8sq.m



2 Bed Unit Type C57; 78sq.m



1 Bed Unit Type C61; 46.3sq.m



1 Bed Unit Type C56; 46.3sq.m

2.0 Parking

2.1 Bicycle Parking

The proposed development retains the bicycle parking strategy established under Reg. Ref. WEBLRD6103/26-S3 and provides additional cycle parking to accommodate the increase from 110 no. permitted apartments to 120 no. apartments.

The permitted development provides 224 no. bicycle parking spaces. As part of the current application, the overall provision is increased to 240 no. bicycle spaces, representing an increase of 16 no. spaces across the development.

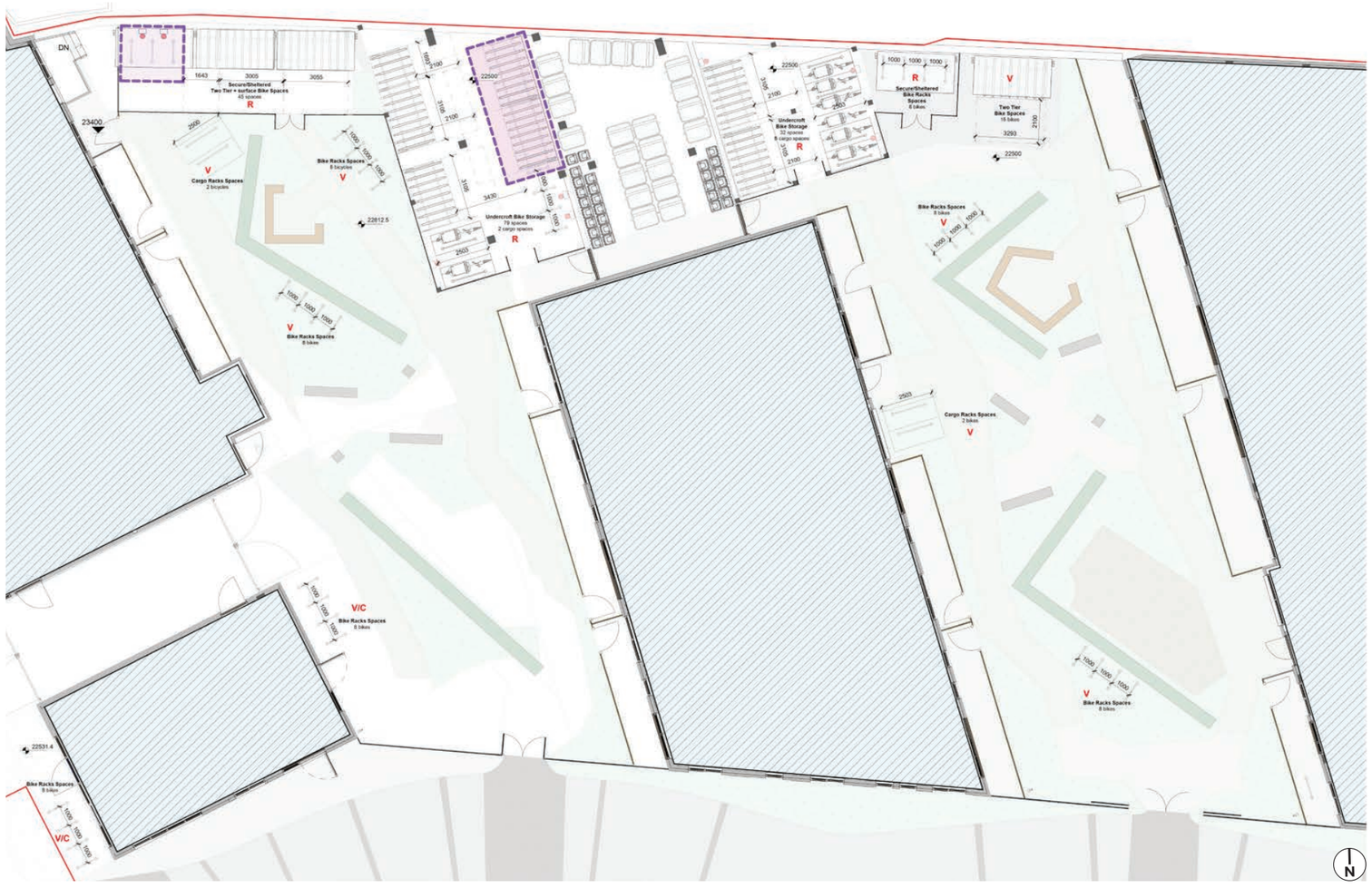
The principal amendment to the bicycle parking layout is concentrated along the northern boundary of the site between Blocks B and C, within the established cycle-parking zone. The proposed Site Layout – Bicycle Parking Space drawing identifies additional secured and sheltered residential bicycle parking within this area, integrated with the existing undercroft and covered cycle-storage arrangements. The revised layout therefore accommodates the increased residential demand without altering the principal pedestrian and cycle circulation routes through the site.

The established cycle-parking arrangement continues to provide a combination of secure and sheltered residential storage, undercroft parking, two-tier systems, Sheffield-type racks and designated cargo bicycle spaces. Residential bicycle parking remains separated from visitor parking and is arranged to provide convenient access from the apartment blocks and communal circulation areas.

The proposals confirm that residential bicycle parking, including cargo bicycle spaces, is accommodated within secure and sheltered areas with access to e-bike charging facilities. Cargo bicycle provision continues to form part of the overall strategy, with 8 no. residential and 4 no. visitor cargo bicycle spaces identified within the scheme.

Visitor and commercial bicycle parking remains distributed around the site in accessible locations adjacent to the principal entrances, communal spaces and circulation routes, while the additional long-term residential provision is concentrated within the northern secure cycle-parking area.

The proposed amendments therefore build upon the bicycle parking strategy accepted under the previous permission, providing additional capacity in response to the increased residential quantum while retaining the established site circulation, access and landscape structure. The revised arrangement supports sustainable travel and the continued delivery of a predominantly car-free residential development in this highly accessible inner-city location.



Property Line

Site Boundary Line

Amendments location

Bicycle Parking Space Scheme:

R **Residential spaces**

(Secured & Sheltered): total 172 spaces (of which no. 8 cargo bikes spaces)

V **Visitors spaces**

No. 68 spaces (of which no. 4 cargo bikes spaces)

C **Commercial spaces**

Are included in the visitors spaces

E-Bike charger

Note:

- All residential bikes (including cargo bikes) are stored in secure, sheltered space with access to charging station
- Cargo spaces 5% of total spaces

3.0 Detailed Design

3.1 Daylight/Sunlight/Overshadowing Analysis

Daylight, sunlight and overshadowing have formed an important consideration in the development of the proposed amendments to Block C. The current application introduces two additional residential floors above the permitted seventh-floor level and therefore considers both the quality of daylight and sunlight available to the proposed residential accommodation and the potential effects of the revised building height on surrounding properties and external amenity areas. The permitted development, including the subsequent amendments approved under Reg. Ref. WEBLRD6103/26-S3, was previously subject to detailed daylight and sunlight assessment. That assessment established the daylight and sunlight performance of the permitted scheme, including the relationship of Block C with the surrounding development and the more constrained lower levels of the site.

The current proposal retains the established site layout, principal building footprints and lower-floor configuration of the permitted development, with the substantive change concentrated at the upper levels of Block C. The additional eighth and ninth floors are designed as stepped upper-level additions, with the massing, setbacks, apartment layouts, window locations and private amenity areas coordinated as part of the overall architectural response.

A specialist Daylight and Sunlight Assessment prepared by Digital Dimensions accompanies this application. The assessment is undertaken having regard to the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, BRE BR 209:2022 (Third Edition), together with BS EN 17037:2018+A1:2021 and IS EN 17037:2018.

The assessment considers the proposed development both in terms of the residential accommodation within Block C and its relationship with the surrounding environment. It includes an assessment of potentially affected neighbouring residential properties, including consideration of Vertical Sky Component, Annual Probable Sunlight Hours where relevant, and sunlight availability to associated private external amenity spaces.



Block A - Ground Floor



Block B - Ground Floor



Block C - Ground Floor

Within the proposed development, the assessment considers daylight provision to rooms within the proposed apartments and sunlight availability to residential accommodation in accordance with the relevant EN 17037 methodology. This provides a detailed assessment of the accommodation introduced or modified as part of the current Block C proposals.

The assessment also considers the sunlight performance of relevant public and private amenity spaces and includes comparative shadow analysis illustrating existing and proposed conditions at representative equinox and solstice periods. This enables the effects arising from the additional Block C height and revised upper-level massing to be considered in the context of the wider development and surrounding environment. The analysis builds upon the daylight and sunlight strategy previously established for the permitted development while providing a dedicated assessment of the specific amendments now proposed to Block C. The specialist Daylight and Sunlight Assessment should therefore be read in conjunction with the architectural plans, elevations and sections submitted with this application, which together describe the revised upper-level form, setbacks, residential layouts and relationship with the surrounding context.

3.0 Detailed Design

3.2 Proposed Materials

The proposed amendments to Block C retain and extend the material palette and architectural language established through the permitted development. The existing lower levels of Block C remain substantially unchanged, with the principal material amendments concentrated at the revised seventh floor and the two additional residential levels above. The proposed upper-floor treatment has been developed as a continuation of the established material hierarchy of Block C. The brick-clad main building form is carried through the revised upper levels using materials already present within the permitted elevation composition, including the established red/orange and dark brick finishes. This approach provides a clear visual relationship between the additional accommodation and the principal masonry form of the permitted building.

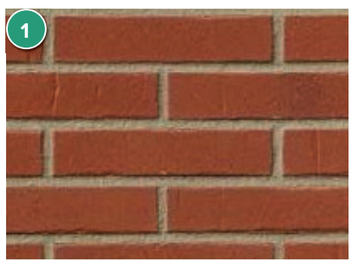
At the upper levels, the eighth floor is expressed primarily through the continuation of the darker masonry treatment, using the permitted dark brick palette, including Marseille Basalt-Bunt or similar. This provides a transitional storey between the main brick-clad building and the lighter uppermost level and helps integrate the additional height with the established façade composition. The ninth floor forms the uppermost residential level and is expressed predominantly in standing-seam cladding. The use of cladding is therefore concentrated at the top of the building, creating a lighter architectural termination to Block C rather than extending the metal treatment across both additional floors. The stepped and recessed form of this upper level further reinforces its role as a visually lighter element above the principal masonry building.

This revised material arrangement also reflects the design discussion held with Dublin City Council during the Section 247 consultation process, where the treatment of the additional floors was specifically considered. The final approach retains masonry to the lower additional level and limits the standing-seam cladding principally to the uppermost floor, strengthening the relationship between the proposed extension and the permitted building below. Window and balcony treatments similarly continue the established Block C specification. Clear glazing is combined with metal-framed windows finished in anodised bronze / RAL 7006, together with clear glass balustrades to the private balconies and terraces. These elements maintain the established proportions, detailing and material character of the permitted façades while accommodating the revised apartment layouts.

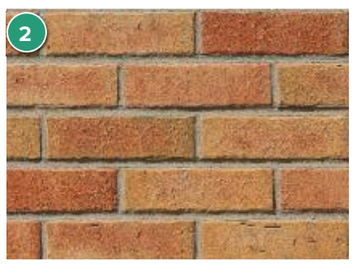
The material strategy therefore does not seek to introduce a separate architectural identity for the additional floors. Instead, the proposal uses the established Block C palette of brickwork, metal cladding, glazing and bronze-toned window framing to integrate the additional accommodation into the existing architectural composition. The gradual transition from the masonry body of the building to the lighter standing-seam uppermost level provides a coherent and contemporary termination to the revised 7–10-storey form.



West Elevation - Block C



Red brick - Marseille Red
(or similar)



Orange brick - Aarhus red-brown
(or similar)

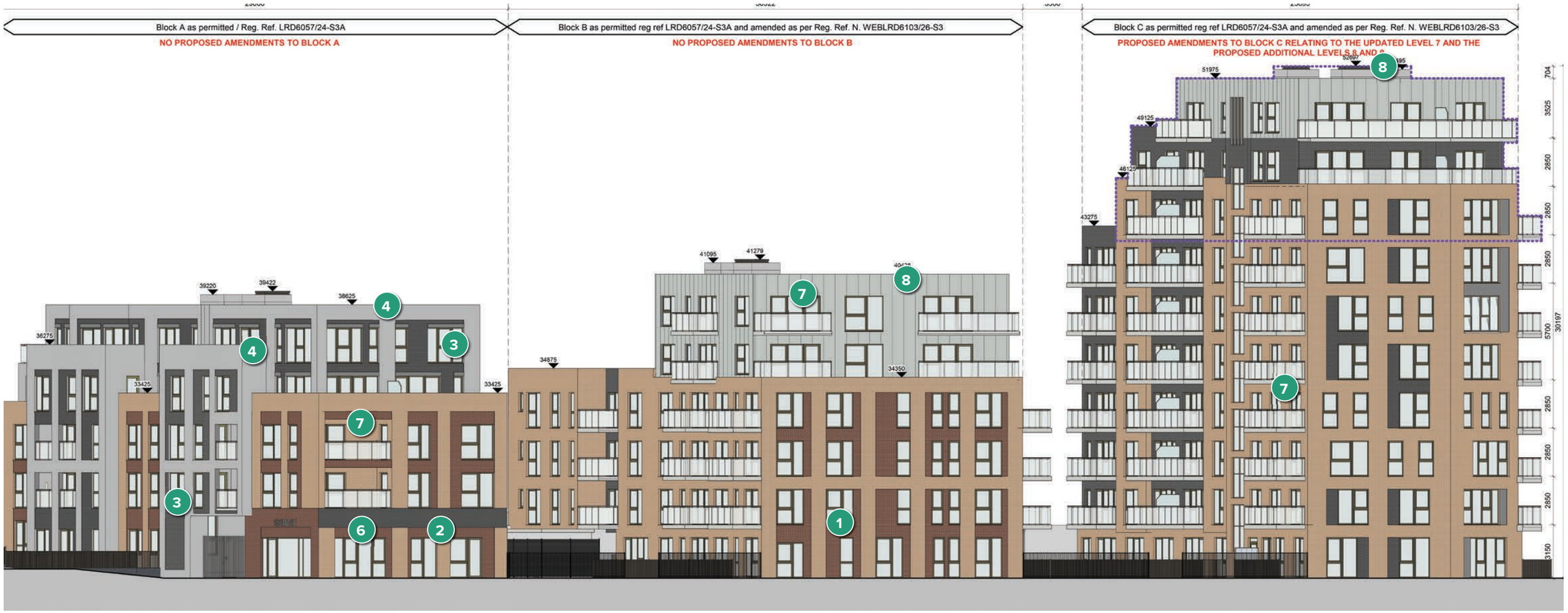


Dark brown brick - Marseille basalt Bunt
(or similar)

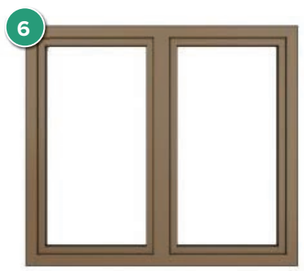


Light grey brick - Marseille Grey carbon
(or similar)

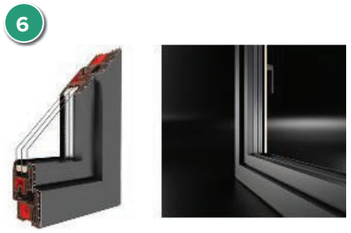
3.0 Detailed Design



South Elevation

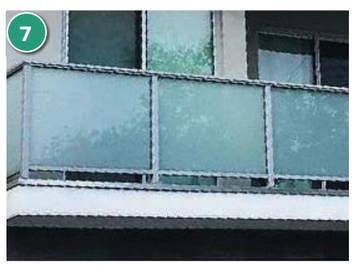


Proposed Aluminium Composite Window - RAL 7006





Proposed opaque glazed + mild steel galv and powder coated railing - RAL 7006



Proposed opaque glazed + mild steel galv and powder coated railing - RAL 7006



Proposed Metal Cladding System



Proposed Metal Cladding System

4.0 Artist's Impressions

4.1 CGI - Permitted



View from Prussia Street showing the current, permitted development

4.0 Artist's Impressions

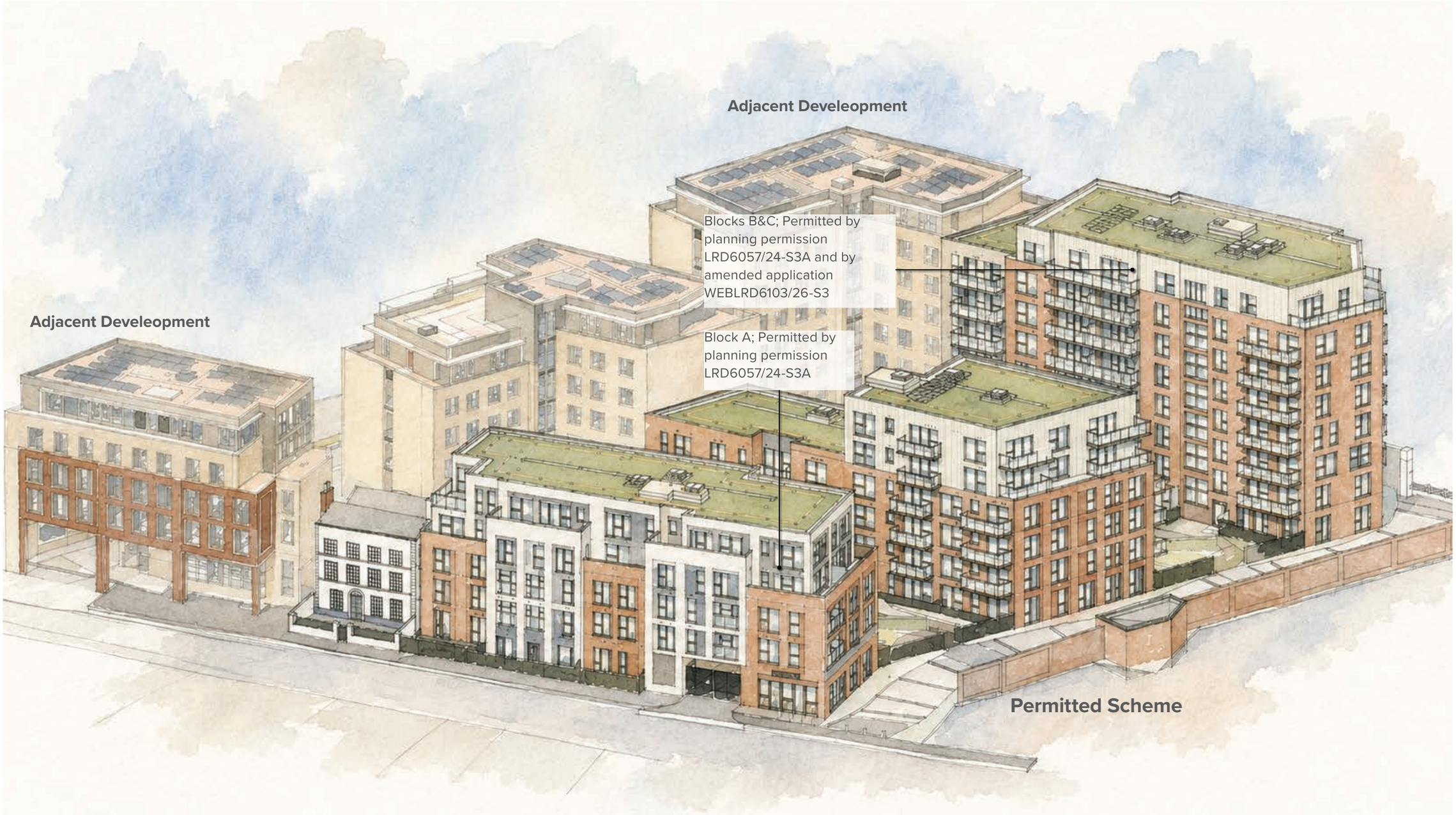
4.2 CGI - Proposed



View from Prussia Street showing the proposed development

4.0 Artist's Impressions

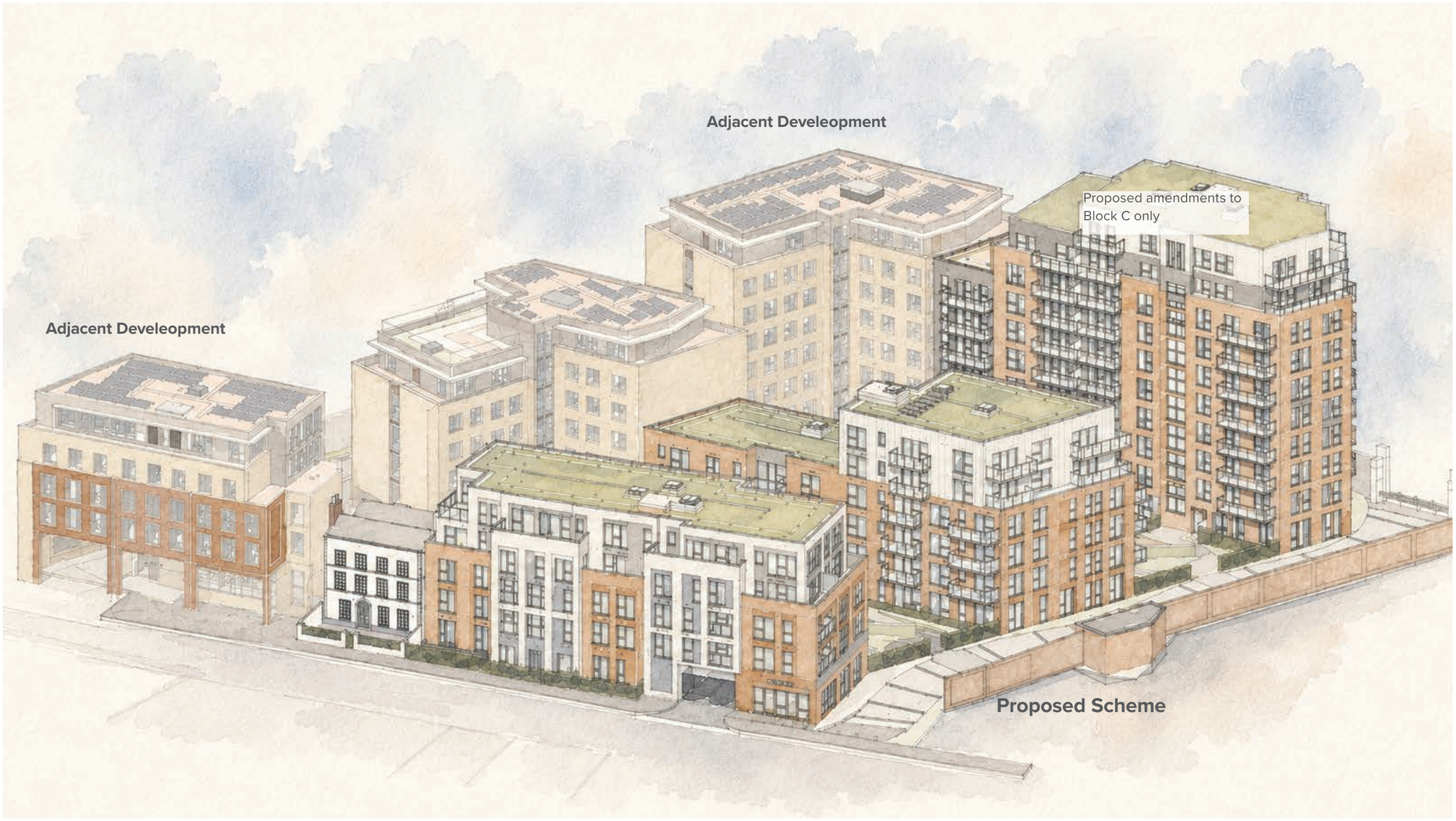
4.3 Illustrative View - Permitted



Permitted Scheme

4.0 Artist’s Impressions

4.4 Illustrative View - Proposed



Proposed Scheme

5.0 Development Schedules

5.1 Summary Schedule Comparison - Permitted Schedule of Accommodation

PE25034 - Prussia Street Apartments
SCHEDULE OF ACCOMMODATION / Block C PERMITTED
SUMMARY BY BLOCK

BLOCKA A ACCOMODATION SCHEDULE		
NUMBER	DISCRIPTION	UNIT AREA (sqm)
00 A Ground Floor GA Plan		
A-1	2 BED 4PP	83
A-2	2 BED 4PP	84
A-3	2 BED 4PP	84
01 A First Floor GA Plan		
A-4	1 BED	45.7
A-5	2 BED 4PP	74.6
A-6	1 BED	45
A-7	2 BED 4PP	78.2
A-8	3 BED	97.4
A-9	1 BED	56
02 A Second Floor GA Plan		
A-10	1 BED	45.7
A-11	2 BED 4PP	74.6
A-12	1 BED	45
A-13	2 BED 4PP	78.2
A-14	3 BED	97.4
A-15	1 BED	56
03 A Third Floor GA Plan		
A-16	2 BED 4PP	78.2
A-17	2 BED 4PP	77.2
A-18	1 BED	53.5
A-19	4 BED	110.2
A-20	1 BED	56.2
04 A Fourth Floor GA Plan		
A-21	1 BED	59.8
A-22	2 BED 4PP	73.5
A-23	1 BED	51
A-24	1 BED	53.5
A-25	2 BED 4PP	79
Grand total: 25		**1736.9**

*35 units achieving more than 10% of min area

BLOCK B ACCOMODATION SCHEDULE		
NUMBER	DISCRIPTION	UNIT AREA (sqm)
B Ground Floor GA Plan		
B-1	2 BED 4PP	79
B-2	1 BED	51.1
B-3	1 BED	51
B-4	1 BED	47
B-5	1 BED	45.4
B First Floor GA Plan		
B-6	1 BED	47.2
B-7	1 BED	48.5
B-8	1 BED	52.1
B-9	1 BED	45.5
B-10	2 BED 3PP	64.4
B-11	2 BED 4PP	77.5
B-12	1 BED	49.5
B Second Floor GA Plan		
B-13	1 BED	47.2
B-14	1 BED	48.5
B-15	1 BED	52.1
B-16	2 BED 3PP	64.4
B-17	2 BED 4PP	77.5
B-18	1 BED	49.5
B-19	1 BED	49.5
B Third Floor GA Plan		
B-20	1 BED	47.2
B-21	1 BED	48.5
B-22	1 BED	52.1
B-23	2 BED 3PP	64.4
B-24	2 BED 4PP	77.5
B-25	1 BED	49.5
B-26	1 BED	49.5
B Fourth Floor GA Plan		
B-27	2 BED 4PP	75.3
B-28	1 BED	45
B-29	1 BED	46.5
B Fifth Floor GA Plan		
B-30	2 BED 4PP	75.3
B-31	1 BED	45
B-32	1 BED	46.5
Grand total : 32		**1769.2**

BLOCKA C ACCOMODATION SCHEDULE		
NUMBER	DISCRIPTION	UNIT AREA (sqm)
C Ground Floor GA Plan		
C-1	1 BED	48.8
C-2	1 BED	47.9
C-3	2 BED 4PP	75
C-4	2 BED 3PP	63
C-5	2 BED 4PP	75.8
C-6	2 BED 3PP	65.9
C First Floor GA Plan		
C-7	1 BED	50.3
C-8	1 BED	49.5
C-9	1 BED	52.6
C-10	1 BED	45.3
C-11	1 BED	45.3
C-12	2 BED 4PP	76.9
C-13	2 BED 4PP	78.8
B Second Floor GA Plan		
C-14	1 BED	50.3
C-15	1 BED	49.5
C-16	1 BED	52.6
C-17	1 BED	45.3
C-18	1 BED	45.3
C-19	2 BED 4PP	76.9
C-20	2 BED 4PP	78.8
B Third Floor GA Plan		
C-21	1 BED	50.3
C-22	1 BED	49.5
C-23	1 BED	52.6
C-24	1 BED	45.3
C-25	1 BED	45.3
C-26	2 BED 4PP	76.9
C-27	2 BED 4PP	78.8

BLOCKA C ACCOMODATION SCHEDULE		
NUMBER	DISCRIPTION	UNIT AREA (Sqm)
C Fourth Floor GA Plan		
C-28	1 BED	50.3
C-29	1 BED	49.5
C-30	1 BED	52.6
C-31	1 BED	45.3
C-32	1 BED	45.3
C-33	2 BED 4PP	76.9
C-34	2 BED 4PP	78.8
C Fifth Floor GA Plan		
C-35	1 BED	50.3
C-36	1 BED	49.5
C-37	1 BED	52.6
C-38	1 BED	45.3
C-39	1 BED	45.3
C-40	2 BED 4PP	76.9
C-41	2 BED 4PP	78.8
C Sixth Floor GA Plan		
C-42	1 BED	50.3
C-43	1 BED	49.5
C-44	1 BED	52.6
C-45	1 BED	45.3
C-46	1 BED	45.3
C-47	2 BED 4PP	76.9
C-48	2 BED 4PP	78.8
C Seventh Floor GA Plan		
C-49	1 BED	46.3
C-50	2 BED 4PP	76
C-51	2 BED 3PP	64.7
C-52	2 BED 3PP	65.2
C-53	1 BED	45.4
Grand total: 53		**3066.2**

5.0 Development Schedules

5.2 Summary Schedule Comparison - Proposed Schedule of Accommodation

PE25034 - Prussia Street Apartments
SCHEDULE OF ACCOMMODATION / Block C PROPOSED

SUMMARY BY BLOCK

C+W O'BRIEN ARCHITECTS

BLOCKA A ACCOMODATION SCHEDULE		
NUMBER	DISCRIPTION	UNIT AREA M²
00 A Ground Floor GA Plan		
A-1	2 BED 4PP	83
A-2	2 BED 4PP	84
A-3	2 BED 4PP	84
01 A First Floor GA Plan		
A-4	1 BED	45.7
A-5	2 BED 4PP	74.6
A-6	1 BED	45
A-7	2 BED 4PP	78.2
A-8	3 BED	97.4
A-9	1 BED	56
02 A Second Floor GA Plan		
A-10	1 BED	45.7
A-11	2 BED 4PP	74.6
A-12	1 BED	45
A-13	2 BED 4PP	78.2
A-14	3 BED	97.4
A-15	1 BED	56
03 A Third Floor GA Plan		
A-16	2 BED 4PP	78.2
A-17	2 BED 4PP	77.2
A-18	1 BED	53.5
A-19	4 BED	110.2
A-20	1 BED	56.2
04 A Fourth Floor GA Plan		
A-21	1 BED	59.8
A-22	2 BED 4PP	73.5
A-23	1 BED	51
A-24	1 BED	53.5
A-25	2 BED 4PP	79
Grand total: 25		**1736.9**

No modification on block A for planing amendment

*37 units achieving more than 10% of min area

BLOCK B ACCOMODATION SCHEDULE		
NUMBER	DISCRIPTION	UNIT AREA M²
B Ground Floor GA Plan		
B-1	2 BED 4PP	79
B-2	1 BED	51.1
B-3	1 BED	51
B-4	1 BED	47
B-5	1 BED	45.4
B First Floor GA Plan		
B-6	1 BED	47.2
B-7	1 BED	48.5
B-8	1 BED	52.1
B-9	1 BED	45.5
B-10	2 BED 3PP	64.4
B-11	2 BED 4PP	77.5
B-12	1 BED	49.5
B Second Floor GA Plan		
B-13	1 BED	47.2
B-14	1 BED	48.5
B-15	1 BED	52.1
B-16	2 BED 3PP	64.4
B-17	2 BED 4PP	77.5
B-18	1 BED	49.5
B-19	1 BED	49.5
B Third Floor GA Plan		
B-20	1 BED	47.2
B-21	1 BED	48.5
B-22	1 BED	52.1
B-23	2 BED 3PP	64.4
B-24	2 BED 4PP	77.5
B-25	1 BED	49.5
B-26	1 BED	49.5
B Fourth Floor GA Plan		
B-27	2 BED 4PP	75.3
B-28	1 BED	45
B-29	1 BED	46.5
B Fifth Floor GA Plan		
B-30	2 BED 4PP	75.3
B-31	1 BED	45
B-32	1 BED	46.5
Grand total : 32		**1769.2**

No modification on block B for planing amendment

BLOCKA C ACCOMODATION SCHEDULE		
NUMBER	DISCRIPTION	UNIT AREA M²
C Ground Floor GA Plan		
C-1	1 BED	48.8
C-2	1 BED	47.9
C-3	2 BED 4PP	75
C-4	2 BED 3PP	63
C-5	2 BED 4PP	75.8
C-6	2 BED 3PP	65.9
C First Floor GA Plan		
C-7	1 BED	50.3
C-8	1 BED	49.5
C-9	1 BED	52.6
C-10	1 BED	45.3
C-11	1 BED	45.3
C-12	2 BED 4PP	76.9
C-13	2 BED 4PP	78.8
C Second Floor GA Plan		
C-14	1 BED	50.3
C-15	1 BED	49.5
C-16	1 BED	52.6
C-17	1 BED	45.3
C-18	1 BED	45.3
C-19	2 BED 4PP	76.9
C-20	2 BED 4PP	78.8
C Third Floor GA Plan		
C-21	1 BED	50.3
C-22	1 BED	49.5
C-23	1 BED	52.6
C-24	1 BED	45.3
C-25	1 BED	45.3
C-26	2 BED 4PP	76.9
C-27	2 BED 4PP	78.8

BLOCKA C ACCOMODATION SCHEDULE		
NUMBER	DISCRIPTION	UNIT AREA M²
C Fourth Floor GA Plan		
C-28	1 BED	50.3
C-29	1 BED	49.5
C-30	1 BED	52.6
C-31	1 BED	45.3
C-32	1 BED	45.3
C-33	2 BED 4PP	76.9
C-34	2 BED 4PP	78.8
C Fifth Floor GA Plan		
C-35	1 BED	50.3
C-36	1 BED	49.5
C-37	1 BED	52.6
C-38	1 BED	45.3
C-39	1 BED	45.3
C-40	2 BED 4PP	76.9
C-41	2 BED 4PP	78.8
C Sixth Floor GA Plan		
C-42	1 BED	50.3
C-43	1 BED	49.5
C-44	1 BED	52.6
C-45	1 BED	45.3
C-46	1 BED	45.3
C-47	2 BED 4PP	76.9
C-48	2 BED 4PP	78.8
C Seventh Floor GA Plan - Level modified for planning amendment		
C-49	1 BED	50
C-50	1 BED	50.3
C-51	1 BED	46.2
C-52	1 BED	48.2
C-53	2 BED 4PP	76.9
C-54	2 BED 4PP	78.8
C Eighth Floor GA Plan - Level added for planning amendment		
C-55	1 BED	45.3
C-56	1 BED	46.3
C-57	2 BED 4PP	78
C-58	2 BED 3PP	64.3
C-59	2 BED 3PP	65.1
C Ninth Floor GA Plan - Level added for planning amendment		
C-60	1 BED	48.6
C-61	1 BED	46.3
C-62	2 BED 3PP	63.8
C-63	2 BED 3PP	65.1
Grand total: 63		**3641.8**



C+W O'BRIEN
ARCHITECTS

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