



Dundrum Central

HOUSING QUALITY ASSESSMENT REPORT



Dundrum Central - Proposed Part 10 Residential Development
Dundrum Central Development,
Dundrum Road, Dublin 14
Issued for Part 10 Planning Application

September 2024

Issue P03.01

Document Information

Dundrum Central Development

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Document History

Issue	Date	Description	PA	PD
P03.01	Sept 2024	Part 10 Application	RQ	RK



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1.0 Introduction

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01 | Introduction



Project Description

The proposed development comprises:

A ten year approval to carry out the following proposed development which is located on a total application site area of c. 9.7 ha, located on the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14. The subject site is in the immediate setting and curtilage of a number of protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).

The development will consist of the construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha.

The development will consist of the demolition of existing structures associated with the existing use (3,677 sq m), including:

- Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);
- Two storey redbrick building (305 sq m);
- Single storey ancillary and temporary structures including portacabins (618 sq m);
- Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;
- Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);
- Removal of walls adjacent to Main Hospital Building;
- Alterations and removal of section of wall to Walled Garden.

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);
- Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;
- Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, and provision of a new vehicle, cyclist and pedestrian access;
- Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.

The development with a total gross floor area of c. 94,058 sq m (c. 93,980 sq m excluding retained existing buildings), will consist of 934 no. residential units comprising:

- 926 no. apartments (consisting of 342 no. one bedroom units; 98 no. two bedroom (3 person) units; 352 no. two bedroom (4 person) units; and

134 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Blocks 02 and Block 10 and Basements in Blocks 03 and 04), together with private balconies and private terraces and communal amenity open space provision (including courtyards) and ancillary residential facilities, including an 130 sq m internal residential amenity area at the Ground Floor Level of Block 3;

- 6 no. three bedroom duplex apartments located at Block 02, together with private balconies and terraces.
- 2 no. 5 bedroom Assisted Living Units and private rear gardens located at Block 02.

The development will also consist of 4,380 sq m of non-residential uses, comprising:

- Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 sq m);
- 1 no restaurant unit (266 sq m) located at ground floor level at Block 03;
- 3 no. retail units (1,160 sq m) located at ground floor level at Blocks 03 and 07;
- 1 no. medical unit (288 sq m) located at ground floor level at Block 02;
- A new childcare facility (716 sq m) and associated outdoor play area located at lower ground and ground floor level at Block 10;
- A management suite (123 sq m) located at ground floor level at Block 10; and
- A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,749 sq m) located at ground and first floor level at Block 06.

Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the existing access and the existing access of Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car parking (524 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; SuDS measures (including green roofs, blue roofs, bio-retention areas); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.



Figure 1 - Sketch of proposed public realm in front of Main Hospital Building

1.2 | Executive Summary

This Housing Quality Assessment forms part of a Part 10 Planning Application for a residential development at the site of the former Central Mental Hospital, Dundrum. The proposed residential design is supported by high quality amenity spaces for residents, non-residential uses and significant publicly accessible open space.

The site is bounded by existing residential developments at Mulvey Park, Friarsland Road, Larchfield Road, Rosemount Estate and Annville with Dundrum Road located at the westernmost boundary.

The purpose of this document is to assess the residential element of the proposed development, including the amenity spaces and support facilities provided, against the provisions of the Sustainable Urban Housing Standards for New Apartments and Compact Settlement Guidelines. It is intended to be read as a supplementary document to the Architecture Design Report prepared by Reddy Architecture + Urbanism.



Figure 2 - Diagram showing proposed block layout.

1.3 | Site Overview

The proposed development is comprised of separate apartment blocks ranging from 2-8 storeys and a number of two / three storey apartments and duplexes arranged around the site. The development has been organised to maintain and enhance the existing green spaces, maximising the publicly accessible open space, while providing communal amenity spaces at each block.

The surrounding area is predominantly comprised of 2-3 storey housing. Higher densities of living, along with an increased mixture of uses, will be essential in facilitating the development to grow as a 'distinctive urban centre' and to create a sense of place within Dundrum.

Block	No. Dwellings
Block 02	104
Block 03	156
Block 04	92
Block 05	114
Block 06	37
Block 07	218
Block 08	24
Block 09	16
Block 10	173
Total	934 Dwellings



Figure 3 - Proposed Site Plan

1.4 | Policy Overview

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023 against the proposed apartment elements of the development.

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

- Mix of Units
- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations
- Communal Facilities

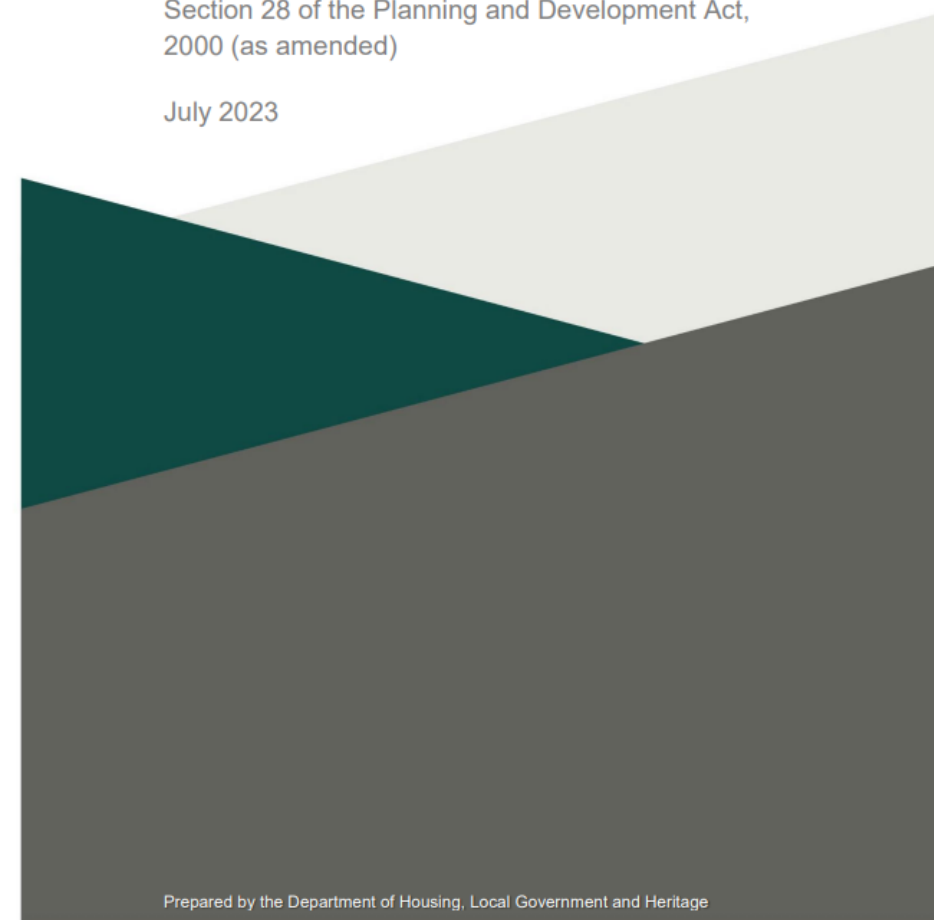
The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanála are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions. Accordingly, where SPPRS are stated in the guideline document, they take precedence over any conflicting, policies and objectives of development plans, local area plans.



Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities issued under
Section 28 of the Planning and Development Act,
2000 (as amended)

July 2023



Prepared by the Department of Housing, Local Government and Heritage

Figure 4 - Sustainable Urban Housing: Design Standards for New Apartments

1.5 | Compliance with Sustainable Urban Housing Design Standards

Apartment Mix

The mix of residential units within the entire scheme is outlined in the adjacent tables.

As demonstrated in the schedule, out of 934 apartments, 37% are 1-bed dwellings, 48% are 2-bed dwellings, and 14% are 3-bed dwellings.

Block	Apartments				Duplex Apartments		Assisted Living Units	Total	
	Studio	1-Bed	2-Bed (3P)	2-Bed	3-Bed	2-Bed (D)	3-Bed (D)		(5-Bed)
Block 02		35	10	28	23		6	2	104
Block 03		52	26	52	26				156
Block 04		31	17	32	12				92
Block 05		56	2	43	13				114
Block 06		17	4	12	4				37
Block 07		78	24	110	6				218
Block 08				2	22				24
Block 09					16				16
Block 10		73	15	73	12				173
Total		342	98	352	134		6	2	934
%		37%	10%	38%	14%		1%	0%	

Figure 5 - Schedule of Accommodation

02 | Apartment Compliance with SPPRs

2.0 | Specific Planning Policy Requirements

Specific Planning Policy Requirement 1

Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).

Specific Planning Policy Requirement 2

For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:

- Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;
- Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;
- For schemes of 50 or more units, SPPR 1 shall apply to the entire development.

Specific Planning Policy Requirement 3

Minimum Apartment Floor Areas:

- Studio apartment (1B1P) 37 sq.m
- 1-bedroom apartment (1B2P) 45 sq.m
- 2-bedroom apartment (2B4P) 73 sq.m
- 3-bedroom apartment (3B5P) 90 sq.m

SPPR1 - Response

The proposed dwelling mix for apartments is as follows:

Unit	Count	%
1-Bed (2P)	342 no.	37%
2-Bed (3P)	98 no.	9%
2-Bed (4P)	352 no.	38%
3-Bed (5P)	134 no.	14%
3-Bed (5P - Duplex)	6 no.	1%
5-Bed (5P - Community Home Units)	2 no.	<1%

1-Bed = 342 no.
(37% of Apartments)

2-Bed+ = 592 no.
(63% of Apartments)

SPPR2 - Response

"50 or more units" - SPPR 1 applies to the scheme.

SPPR3 - Response

All apartments exceed the minimum floor areas outlined in SPPR 3. In addition, more than 50% of the apartments are more than 10% greater than the minimum floor space.



2.0 | Specific Planning Policy Requirements

Specific Planning Policy Requirement 4

In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

- A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.
- In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.
- For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

SPPR4 - Response

50% of the apartments achieve dual aspect. This is demonstrated in the dual aspect sitewide plans and schedules reproduced at **Appendix B**.



Figure 6 - Typical Plan highlighting the Dual Aspect Units

2.0 | Specific Planning Policy Requirements

Specific Planning Policy Requirement 5

Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.

SPPR5 - Response

All ground level apartments achieve at least 2.7m floor to ceiling height. The floor to ceiling height is generally greater than this at ground floor across the scheme, particularly where adjacent to non-residential uses.

Specific Planning Policy Requirement 6

A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.

SPPR6 - Response

The floor plans have been designed to have no more than 12 units per core. Cores are generally placed in the middle of the courtyard blocks with limited travel distances to each of the residential units.

Specific Planning Policy Requirement 7

There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process.

SPPR7 - Response

SPPR7 is not applicable as there are no Co-Living Units Proposed.



03 | Design Standards for New Apartments

3.0 | Compliance with Sustainable Urban Housing Design Standards

Apartment Design

Apartment and multi-residential unit development design is constantly evolving and through learning from best practice around the globe, new forms of homes are being established that consider the emerging demographic household types and tenures.

The design and layout of unit types are also developing into open plan apartment layouts. The proposed layouts are being developed through consultation with fire consultant Jensen Hughes and are based on proven layouts.

Apartment Floor Area

The proposed design offers a unique response to the contextual restrictions of this key site which results in a variety of differing unit types across the development. We confirm that all units will comply with the requirements of the Sustainable Urban Housing: Design Standards for New Apartments 2023, and a full schedule of all apartment areas is contained in Appendix A of this document with a plan layout of the typical apartment types included in Appendix D. All individual habitable rooms, floor areas and room widths will comply with or exceed the design guideline requirements.



Figure 7 - Typical Plan

3.0 | Compliance with Sustainable Urban Housing Design Standards

Private Amenity Space

It is a policy requirement of the Design Standards for New Apartments 2023 and DLRCC Development Plan 2022-2028 that private open space is provided in the form of balconies, winter gardens or patio areas.

'Where the apartment types do require balconies then the balconies should adjoin and have a functional relationship with the main living areas of the apartments. In certain circumstances, glass-screened 'winter gardens' may be provided. A minimum depth of 1.5m is required for balconies, in one usable length to meet the minimum floor area requirement'

Appendix 1 of the Sustainable Urban Housing Design Standards for New Apartments sets out the following minimum floor areas for private amenity space:

- Studio: 4sqm
- One Bed Apartment: 5sqm
- Two Bed (3 person) Apartment: 6sqm
- Two Bed (4 person) Apartment: 7sqm
- Three Bed Apartment: 9sqm

All of the proposed apartments within the scheme have their own private amenity space in the form of balconies. The design and placement of balconies across the scheme has taken account of sunlight, daylight and any potential impact to the visual amenity of neighbours.

Please refer to dwelling typology drawings submitted as part of the planning application which demonstrate the provision of private amenity spaces for each dwelling type.

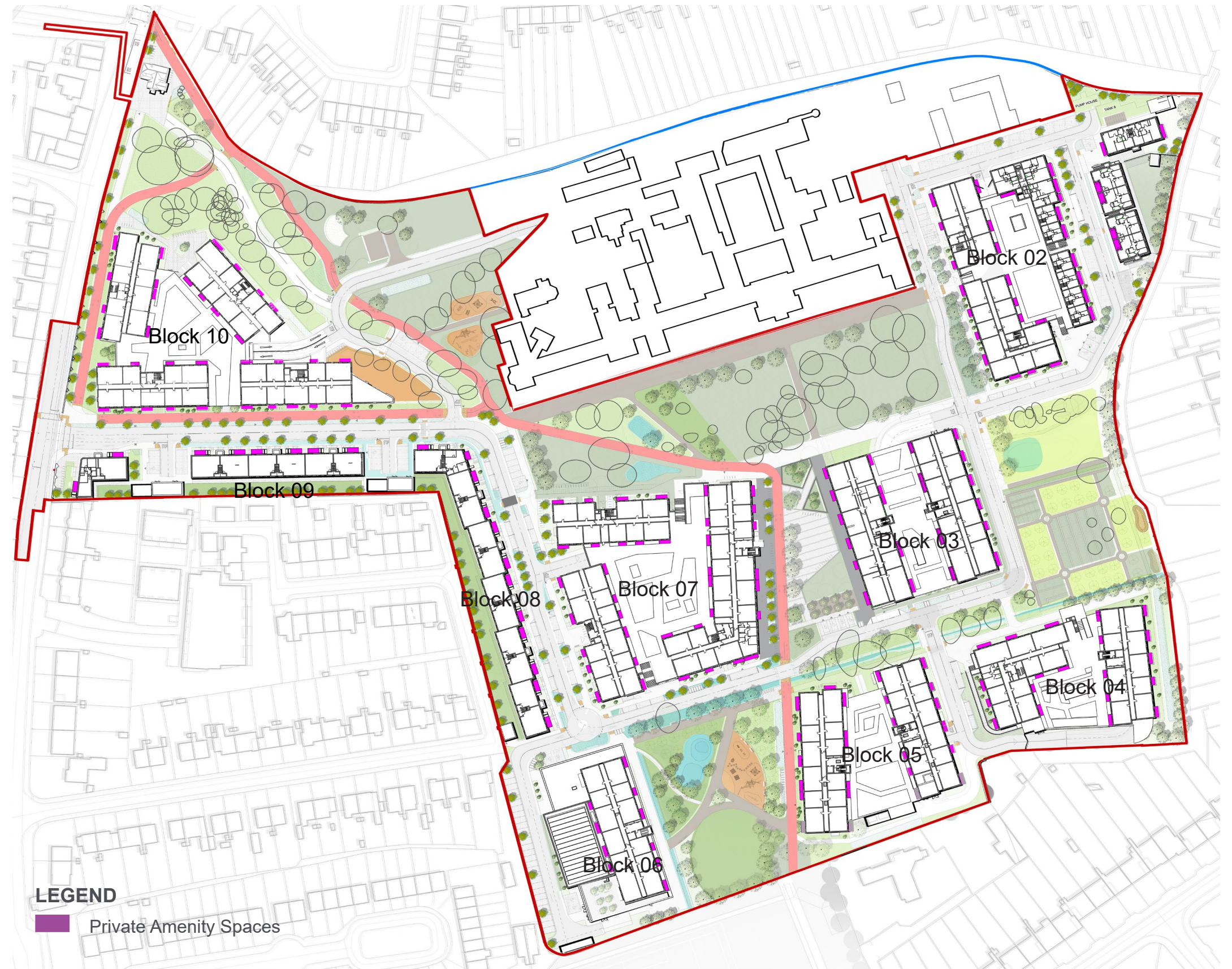


Figure 8 - Typical plan highlighting balcony locations.

3.0 | Compliance with Sustainable Urban Housing Design Standards

Communal Facilities

This section of the report assesses the communal amenity elements of the development against the requirements of the Sustainable Urban Housing Standards for New Apartments listed below:

- Access and Services
- Communal Facilities
- Refuse Storage
- Communal Amenity Space
- Children's Play
- Bicycle Parking and Storage
- Car Parking

Access and Services

There is a variety of access points to each building. There are three types of building access:

- Own door access
- Shared entrance / core
- Deck / podium access

The primary access route for all residents is usable by everyone, including children, people with disabilities and other people. Where shared cores are provided, all levels are served by lifts and stairs suitable for ambulatory disabled users. Corridors are wide to allow two people pass as a minimum, with short lengths and widening at key locations for ease of use by those with wheelchairs or children's buggies.



Figure 9 - Ground Floor Plan showing access to blocks (yellow) and own-door units (blue)

3.0 | Compliance with Sustainable Urban Housing Design Standards



Block 02 Podium



Block 03 Podium



Block 04 Podium

Figure 10 - 3D Views of Communal Amenity Areas

3.0 | Compliance with Sustainable Urban Housing Design Standards



Block 05 Podium



Block 06 Roof Terrace



Block 07 Podium

Figure 11 - 3D Views of Communal Amenity Areas

3.0 | Compliance with Sustainable Urban Housing Design Standards



Block 08 Shared Garden



Block 09 Shared Garden



Block 10 Podium

Figure 12 - 3D Views of Communal Amenity Areas

3.0 | Compliance with Sustainable Urban Housing Design Standards



Figure 13 - View of proposed public park adjacent to Rosemount Green with Block 6 in the background.

3.0 | Compliance with Sustainable Urban Housing Design Standards

Resident Support Facilities

Each apartment building will provide its own entrance and secure postal storage facilities. Other support facilities include separate bin storage areas for each building and covered bike stores. Residents also have access to covered car parking spaces with car-sharing and electric vehicle charging points proposed in the scheme.

Resident Services & Communal Amenities

An appropriately scaled range of resident services and amenities are provided to enhance the quality of living for occupants and to also assist in establishing a sense of community for the residents.

At each apartment building, communal amenity space is provided as landscaped courtyards at each block with the areas exceeding the minimum areas in the Design Standards for New Apartments 2023. Additional roof amenity has been provided in Block 06 to supplement areas of courtyard amenity which fall below the recommended communal external open space.



Figure 14 - View of communal external amenity on podium at Block 10

3.0 | Compliance with Sustainable Urban Housing Design Standards

Refuse Storage

Refuse storage shall be provided with the standards as set out by the Waste Consultant and Acoustic Consultant (AWN). Each residential unit shall have adequate storage provision to facilitate the recycling policy of DLRCC. Each building will have access to their own respective bin store.

The waste areas are easily accessed by residents and refuse collectors. The Waste storage facility will be adequately ventilated to minimise odours and potential nuisance from vermin/flies and ensuring the avoidance of nuisance for habitable rooms above.

Waste storage issues have been considered at the initial apartment design stage to ensure access for all, including people with disabilities. Sufficient access and egress is provided to enable receptacles to be moved easily from the storage area to an appropriate collection point within the site.



Figure 15 - Ground floor plan with waste room locations and waste staging areas.

3.0 | Compliance with Sustainable Urban Housing Design Standards

Communal Amenity

Communal amenity is provided in landscaped courtyards/podiums and roof gardens across the development. The proposed amenity areas provide more than enough communal amenity space as required by the Apartment Design Guidelines document on a block-by-block basis.

Block	Area
Block 02 Courtyard / Podium	1,306.9 sqm (Req. 692 sqm)
Block 03 Internal Amenity Courtyard / Podium	1,35.6 sqm 1,017.6 sqm (Req. 1014 sqm)
Block 04 Courtyard / Podium	508 sqm (Req. 589 sqm)
Block 05 Courtyard / Podium	710 sqm (Req. 710 sqm)
Block 06 Roof Garden	230.1 sqm (Req. 229 sqm)
Block 07 Courtyard / Podium	1,944.8 sqm (Req. 1358 sqm)
Block 08 Shared Garden	935 sqm (Req. 212 sqm)
Block 09 Shared Garden	625.4 sqm (Req. 144 sqm)
Block 10 Courtyard / Podium	1,440.6 sqm (Req. 1439 sqm)



Figure 16 - Site Plan with Internal Amenity, Courtyards/Podiums, Roof & Shared Gardens highlighted

2.0 | Compliance with Sustainable Urban Housing Design Standards



Public Park



Central Parkland



Walled Garden

Figure 17 - 3D Views of Public Open Spaces

2.0 | Compliance with Sustainable Urban Housing Design Standards

Security Considerations

Apartment design should provide occupants and their visitors with a sense of safety and security. Where appropriate, 'Secured by Design' principles have been incorporated into the development to ensure more durable and robust design. Passive supervision is key to ensuring security on site and the designs have been enhanced to remove blind corners, ensure windows in gables have aspect in different directions and ensure entrances are well lit.

Particular attention has been given to providing ground floor activation and animation to the greatest proportion of facades as possible in order to provide passive surveillance and supervision through activity and movement of people in public and semi-public spaces. Residential apartments on upper levels also provide passive surveillance of all external spaces.



Figure 18 - View of defensible space at podium level dwellings at Block 02.

2.0 | Compliance with Sustainable Urban Housing Design Standards

Children's Play Space

Dedicated play spaces have been provided throughout the development for users of all ages and abilities. The play areas are designed around "natural play" with play equipment made of natural materials including wood. These natural play areas are designed in harmony with the existing mature landscape and will have a high visual amenity value.



Figure 20 - Nature play area to encourage exploration and imaginative play



Figure 19 - Natural play opportunities to encourage exploration and imaginative play through the integration of play features and structures within the landscape



Figure 21 - Natural play spaces are set alongside the site's existing trees and verdant landscape

2.0 | Compliance with Sustainable Urban Housing Design Standards

Car and Bicycle Parking

The adjacency of the development to the Windy Arbour LUAS stop, bus stop at Dundrum Road and other measures set out in the transport reports prepared by ILTP allow the development to propose reduced car parking.

Bicycle parking spaces are secured within a dedicated areas within the apartment blocks with visitor bicycle parking spaces located throughout the landscape. Secure bicycle parking in the apartment buildings will consist of a mix of "Sheffield" cycle stands and two-tier "stacked" bicycle racks to maximise spatial efficiency. Visitor spaces in the landscape will consist of "Sheffield" cycle stands.

Bicycle parking provision has been calculated as follows:

Residential

(1 no. bicycle per bedroom, 1 no. visitor space per two apartments)

- 1,672 no. long stay spaces
- 467 no. short stay spaces

Non-Residential

- 60 no. long stay spaces
- 84 no. short stay spaces

Total Bicycle Parking: 2,283 Spaces

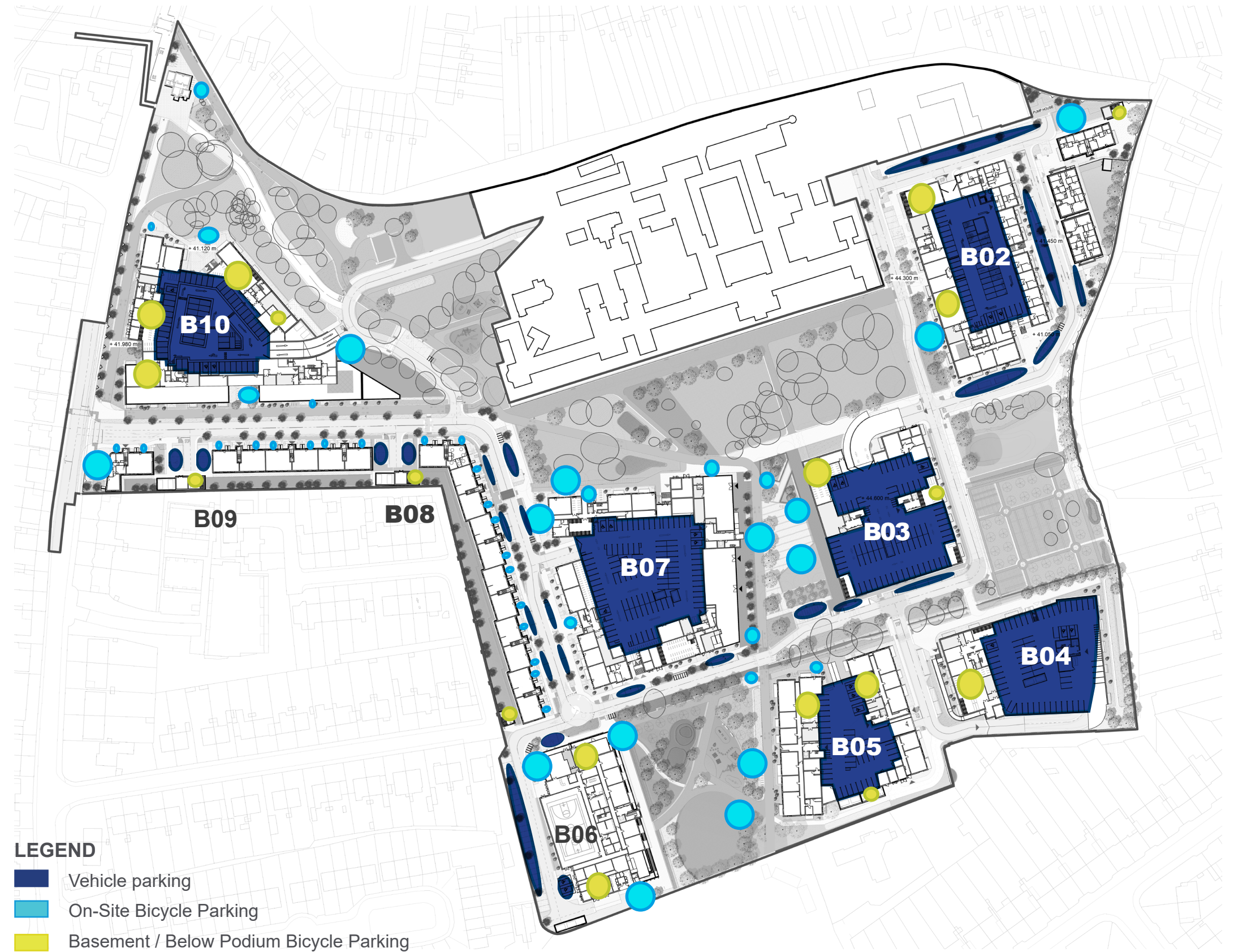
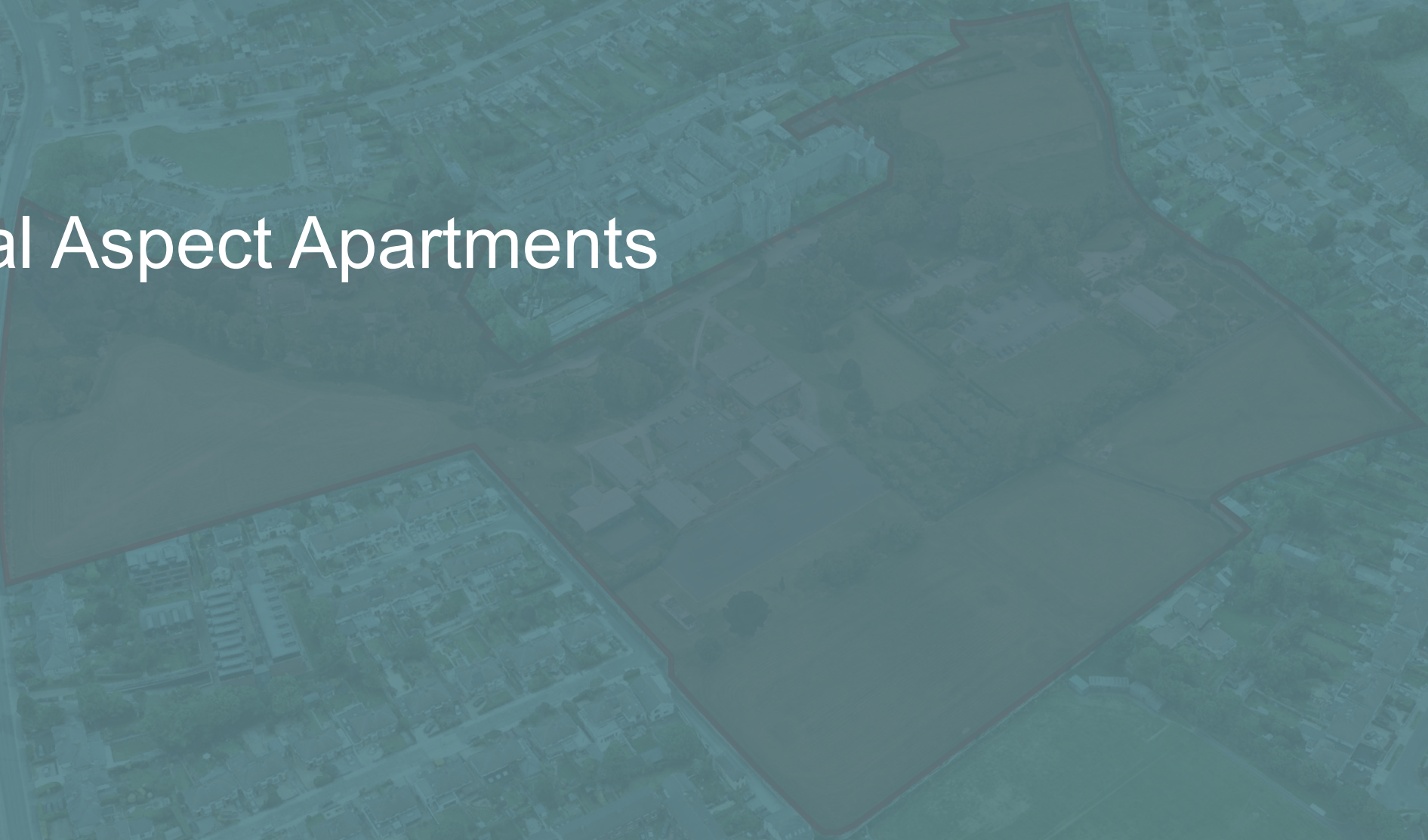


Figure 22 - Site plan highlighting vehicle and bicycle parking along the site. Each apartment block has both vehicle and bicycle parking facilities.

Appendix A | HQA Schedule - Apartments

Appendix B | Dual Aspect Apartments





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Drawing Notes:

Dual Aspect - Summary		
Dual Aspect	Count	% Split
No	465	50%
Yes	471	50%
Grand total:	936	

Dual Aspect - Apartments - B01	
Dual Aspect	Count
Block 02	
Yes	6
Block 10	
Yes	3
Grand total:	9

Dual Aspect - Assisted Living Units - B01	
Dual Aspect	Count
Block 02	
Yes	2
Grand total:	2

Rev	Date	Drawn	Details of Issue / Revision

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Project Details:
 Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin14

Drawing Title:
 Site Wide, B01_Dual Aspect

Job No:	Sheet Size:	Scale @A1:
P19-233D	A1_Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn

Status:	Purpose of Issue
S1	Issued for Information
Project: System - Spatial Zone - Level - Type - Originator - Role - Number - Revision	
DCD-02-SW-B01-DR-AU-AR-1038 P3 S-1	

Site Wide, B01 Dual Aspect
 1: 1000

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Drawing Notes:

Dual Aspect - Summary

Dual Aspect	Count	% Split
No	465	50%
Yes	471	50%
Grand total:	936	

Dual Aspect - Apartments - L00

Dual Aspect	Count
Block 02	
Yes	18
Block 03	
Yes	4
Block 04	
Yes	8
Block 05	
Yes	7
Block 07	
Yes	9
Block 08	
Yes	12
Block 09	
Yes	8
Block 10	
Yes	16
Grand total:	82

Dual Aspect - Duplex Apartments - L00

Dual Aspect	Count
Block 02	
Yes	6
Grand total:	6

Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	B.G.	Part 10 Planning Application

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Agent Details:
 Land Development Agency

Project Details:
 Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin14

Drawing Title:
 Site Wide, L00_Dual Aspect

Job No.	Sheet Size	Scale @A1:
P19-233D	A1, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn
Status:	Purpose of Issue	Issued for Information
P3		

Project:	System:	Spacial Zone:	Level:	Type:	Originator:	Rate:	Number:	Revision:
DCD-02-SW-L00-DR-RAU-AR-1030								P3 S-1

Site Wide, L00 Dual Aspect
 1: 1000

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Drawing Notes:

Dual Aspect - Summary

Dual Aspect	Count	% Split
No	465	50%
Yes	471	50%
Grand total:	936	

Dual Aspect - Apartments - L01

Dual Aspect	Count
Block 02	
Yes	12
Block 03	
Yes	8
Block 04	
Yes	9
Block 05	
Yes	8
Block 06	
Yes	4
Block 07	
Yes	18
Block 08	
Yes	12
Block 09	
Yes	8
Block 10	
Yes	20
Grand total:	99

Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	B.G.	Part 10 Planning Application

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 Dublin14

Drawing Title:
 Site Wide, L01_Dual Aspect

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Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn

Status	Purpose of Issue
P3	Issued for Information

Project: System - Spatial Zone - Level - Type - Originator - Role - Number - Revision
 DCD-02-SW-L01-DR-AU-AR-1031 P3 S-1

Site Wide, First Floor_Dual Aspect Part 10
 1 : 1000

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Drawing Notes:

Dual Aspect - Summary		
Dual Aspect	Count	% Split
No	465	50%
Yes	471	50%
Grand total:	936	

Dual Aspect - Apartments - L02	
Dual Aspect	Count
Block 02	
Yes	9
Block 03	
Yes	8
Block 04	
Yes	9
Block 05	
Yes	8
Block 06	
Yes	4
Block 07	
Yes	18
Block 10	
Yes	20
Grand total:	76

Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	B.G.	Part 10 Planning Application

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Agent Details:
 Land Development Agency

Project Details:
 Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin14

Drawing Title:
 Site Wide, L02_Dual Aspect

Job No:	Sheet Size:	Scale @A1:
P19-233D	A1, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn

Status:	Purpose of Issue:	Issued for Information
P3		
Project: System - Spatial Zone - Level - Type - Originator - Role - Number - Revision		
DCD-02-SW-L02-DR-RAU-AR-1032		P3 S-1

Site Wide, L02 Dual Aspect
 1: 1000

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Drawing Notes:

Dual Aspect - Summary		
Dual Aspect	Count	% Split
No	465	50%
Yes	471	50%
Grand total:	936	

Dual Aspect - Apartments - L03	
Dual Aspect	Count
Block 02	
Yes	8
Block 03	
Yes	8
Block 04	
Yes	9
Block 05	
Yes	8
Block 06	
Yes	4
Block 07	
Yes	18
Block 10	
Yes	20
Grand total:	75

Rev.	Date	Drawn	Details of Issue / Revision

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Project Details:
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 Dundrum Road,
 Dublin14

Drawing Title:
 Site Wide, L03_Dual Aspect

Job No:	Sheet Size:	Scale @A1:
P19-233D	A1, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn

Status: P3 Purpose of Issue: Issued for Information

Project: System - Spatial Zone - Level - Type - Originator - Role - Number - Revision
 DCD-02-SW-L03-DR-RAU-AR-1033 P3 S-1

Site Wide, L03 Dual Aspect
 1: 1000

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Drawing Notes:

Dual Aspect - Summary		
Dual Aspect	Count	% Split
No	465	50%
Yes	471	50%
Grand total:	936	

Dual Aspect - Apartments - L04	
Dual Aspect	Count
Block 02	
Yes	8
Block 03	
Yes	8
Block 04	
Yes	4
Block 05	
Yes	8
Block 07	
Yes	18
Block 10	
Yes	16
Grand total:	62

Rev	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	BGP	Part 10 Planning Application

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Project Details:
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 Dundrum Central Development,
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Drawing Title:
 Site Wide, L04_Dual Aspect

Job No:	Sheet Size:	Scale @A1:
P19-233D	A1_Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn
Status:	Purpose of Issue	
P3	Issued for Information	

Project: System - Spatial Zone - Level - Type - Originator - Role - Number - Revision
 DCD-02-SW-L04-DR-AU-AR-1034 P3 S-1

Site Wide, L04 Dual Aspect
 1: 1000

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Drawing Notes:

Dual Aspect - Summary

Dual Aspect	Count	% Split
No	465	50%
Yes	471	50%
Grand total:	936	

Dual Aspect - Apartments - L05

Dual Aspect	Count
Block 03	
Yes	8
Block 04	
Yes	4
Block 05	
Yes	6
Block 07	
Yes	18
Block 10	
Yes	10
Grand total:	46

Rev	Date	Drawn	Details of Issue / Revision

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Project Details:
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 Dundrum Road,
 Dublin14

Drawing Title:
 Site Wide, L05_Dual Aspect

Job No.	Sheet Size	Scale @A1:
P19-233D	A1, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn

Status	Purpose of Issue	Issued for Information
P3		

Project: System - Spatial Zone - Level - Type - Originator - Role - Number - Revision
 DCD-02-SW-L05-DR-RAU-AR-1035 P3 S-1

Site Wide, L05 Dual Aspect
 1: 1000

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Drawing Notes:

Dual Aspect - Summary		
Dual Aspect	Count	% Split
No	465	50%
Yes	471	50%
Grand total:	936	

Dual Aspect - Apartments - L06	
Dual Aspect	Count
Block 03	
Yes	4
Block 07	
Yes	6
Grand total:	10

Rev	Date	Drawn	Details of Issue / Revision

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Agent Details:
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Project Details:
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 Dundrum Road,
 Dublin14

Drawing Title:
 Site Wide, L06_Dual Aspect

Job No:	Sheet Size:	Scale @A1:
P19-233D	A1, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn

Status:	Purpose of Issue:	Issued for Information
P3		
Project: System - Spatial Zone - Level - Type - Originator - Role - Number - Revision		
DCD-02-SW-L06-DR-RAU-AR-1036		P3 S-1

Site Wide, L06 Dual Aspect
 1: 1000

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Site Wide, L07 Dual Aspect
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Drawing Notes:

Dual Aspect - Summary		
Dual Aspect	Count	% Split
No	465	50%
Yes	471	50%
Grand total:	936	

Dual Aspect - Apartments - L07	
Dual Aspect	Count
Block 03	
Yes	4
Grand total:	4

Rev.	Date	Drawn	Details of Issue / Revision

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Agent Details:
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Project Details:
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 Dundrum Central Development,
 Dundrum Road,
 Dublin14

Drawing Title:
 Site Wide, L07_Dual Aspect

Job No:	Sheet Size:	Scale @A1:
P19-233D	A1, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
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Status: P3 **Purpose of Issue:** Issued for Information
 Project: System - Spatial Zone - Level - Type - Originator - Role - Number - Revision
 DCD-02-SW-L07-DR-AU-AR-1037 P3 S-1

Appendix C | UD Units





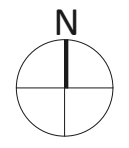
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Drawing Notes:

UD Units - Apartments - Summary			
UD Unit	UD+ Unit	Count	% Split
No	No	700	75%
Yes	No	207	22%
Yes	Yes	27	3%
Grand total:		934	934

UD - Apartments - B01	
UD Unit	Count
Block 02	
Yes	6
Block 10	
Yes	2
Grand total:	8

UD+ - Apartments - B01	
UD+ Unit	Count
Block 02	
Yes	7
Grand total:	7



Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	BGP	Part 10 Planning Application

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Project Details:
**Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin14**

Drawing Title:
Site Wide, B01 UD Units

Job No.:	Sheet Size:	Scale @A1:
P19-233D	A3_Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn

Status:	Purpose of Issue
P3	Part 10 Planning Application
Project: System: Spatial Zone: Level: Type: Originator: Role: Number: Revision:	
DCD-02-SW-B01-DR-AU-AR-1599 P3 S-1	

Site Wide, B01 UD Units
 1: 1000

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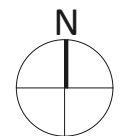
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Drawing Notes:

UD Units - Apartments - Summary			
UD Unit	UD+ Unit	Count	% Split
No	No	700	75%
Yes	No	207	22%
Yes	Yes	27	3%
Grand total:		934	934

UD - Apartments - L00	
UD Unit	Count
Block 02	
Yes	7
Block 03	
Yes	4
Block 04	
Yes	13
Block 05	
Yes	4
Block 06	
Yes	1
Block 07	
Yes	5
Block 10	
Yes	16
Grand total: 50	

UD+ - Apartments - L00	
UD+ Unit	Count
Block 08	
Yes	12
Block 09	
Yes	8
Grand total: 20	



Rev.	Date	Drawn	Checked	Issue / Revision
P3 S-1	Sept 2024	B.G.	R.Q.	Part 10 Planning Application

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Project Details:
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 Dundrum Central Development,
 Dundrum Road,
 Dublin14**

Drawing Title:
Site Wide, L00 UD Units

Job No:	Sheet Size:	Scale @A1:
P19-233D	A1, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn
Status:	Purpose of Issue	
P3	Part 10 Planning Application	

Project:	System:	Spacial Zone:	Level:	Type:	Originator:	Role:	Number:	Revision:
DCD-02-SW-L00-DR-RAU-AR-1600								P3 S-1

Site Wide, L00 UD Units
 1: 1000

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Drawing Notes:

UD Units - Apartments - Summary			
UD Unit	UD+ Unit	Count	% Split
No	No	700	75%
Yes	No	207	22%
Yes	Yes	27	3%
Grand total:		934	934

UD - Apartments - L01	
UD Unit	Count
Block 02	
Yes	4
Block 03	
Yes	8
Block 04	
Yes	5
Block 05	
Yes	2
Block 06	
Yes	3
Block 07	
Yes	4
Block 10	
Yes	5
Grand total: 31	

N

13 S-1	Sept 2024	10/	Part 10 Planning Application
Rev.	Date	Drawn	Details of Issue / Revision
			Issues & Revisions

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Project Details:
**Proposed Part 10 Residential Development,
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 Dundrum Road,
 Dublin14**

Drawing Title:
Site Wide, L01 UD Units

Job No.:	Sheet Size:	Scale @A1:
P19-233D	A3, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn
Status:	Purpose of Issue	
P3	Part 10 Planning Application	
Project: System: Spatial Zone: Level: Type: Originator: Role: Number: Revision:		
DCD-02-SW-L01-DR-AU-AR-1601		P3 S-1

Site Wide, L01 UD Units
 1: 1000

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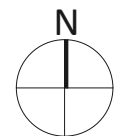


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Drawing Notes:

UD Units - Apartments - Summary			
UD Unit	UD+ Unit	Count	% Split
No	No	700	75%
Yes	No	207	22%
Yes	Yes	27	3%
Grand total:		934	934

UD - Apartments - L02	
UD Unit	Count
Block 02	
Yes	4
Block 03	
Yes	8
Block 04	
Yes	5
Block 05	
Yes	2
Block 06	
Yes	2
Block 07	
Yes	5
Block 10	
Yes	5
Grand total: 31	



P3 S-1	Sept 2024	RP	Part 10 Planning Application
Rev.	Date	Drawn	Details of Issue / Revision
			Issues & Revisions

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Applicant Details:
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Agent Details:
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Project Details:
**Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin14**

Drawing Title:
Site Wide, L02 UD Units

Job No:	Sheet Size:	Scale @A1:
P19-233D	A3, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn

Status:	Purpose of Issue
P3	Part 10 Planning Application
Project: System: Spatial Zone: Level: Type: Originator: Role: Number: Revision:	
DCD-02-SW-L02-DR-AU-AR-1602 P3 S-1	

Site Wide, L02 UD Units
 1: 1000

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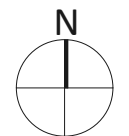


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Drawing Notes:

UD Units - Apartments - Summary			
UD Unit	UD+ Unit	Count	% Split
No	No	700	75%
Yes	No	207	22%
Yes	Yes	27	3%
Grand total:		934	934

UD - Apartments - L03	
UD Unit	Count
Block 02	
Yes	3
Block 03	
Yes	8
Block 04	
Yes	5
Block 05	
Yes	2
Block 06	
Yes	2
Block 07	
Yes	5
Block 10	
Yes	5
Grand total: 30	



Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	BGP	Part 10 Planning Application

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Project Details:
**Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin14**

Drawing Title:
Site Wide, L03 UD Units

Job No.:	Sheet Size:	Scale @A1:
P19-233D	A3, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn

Status:	Purpose of Issue
P3	Part 10 Planning Application
Project: System: Spatial Zone: Level: Type: Originator: Role: Number: Revision:	
DCD-02-SW-L03-DR-AU-AR-1603 P3 S-1	

Site Wide, L03 UD Units
 1: 1000

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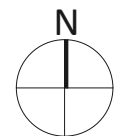


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Drawing Notes:

UD Units - Apartments - Summary			
UD Unit	UD+ Unit	Count	% Split
No	No	700	75%
Yes	No	207	22%
Yes	Yes	27	3%
Grand total:		934	934

UD - Apartments - L04	
UD Unit	Count
Block 02	
Yes	3
Block 03	
Yes	8
Block 04	
Yes	2
Block 05	
Yes	2
Block 07	
Yes	5
Block 10	
Yes	4
Grand total: 24	



Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	BGP	Part 10 Planning Application

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Project Details:
**Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin14**

Drawing Title:
Site Wide, L04 UD Units

Job No.:	Sheet Size:	Scale @A1:
P19-233D	A3, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn

Status:	Purpose of Issue
P3	Part 10 Planning Application
Project: System: Spatial Zone: Level: Type: Originator: Role: Number: Revision:	
DCD-02-SW-L04-DR-AU-AR-1604 P3 S-1	

Site Wide, L04 UD Units
 1: 1000

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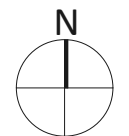


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Drawing Notes:

UD Units - Apartments - Summary			
UD Unit	UD+ Unit	Count	% Split
No	No	700	75%
Yes	No	207	22%
Yes	Yes	27	3%
Grand total:		934	934

UD - Apartments - L05	
UD Unit	Count
Block 03	
Yes	8
Block 04	
Yes	2
Block 05	
Yes	4
Block 07	
Yes	5
Block 10	
Yes	3
Grand total: 22	



Rev.	Date	Drawn	Details of Issue / Revision
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Project Details:
**Proposed Part 10 Residential Development,
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 Dundrum Road,
 Dublin14**

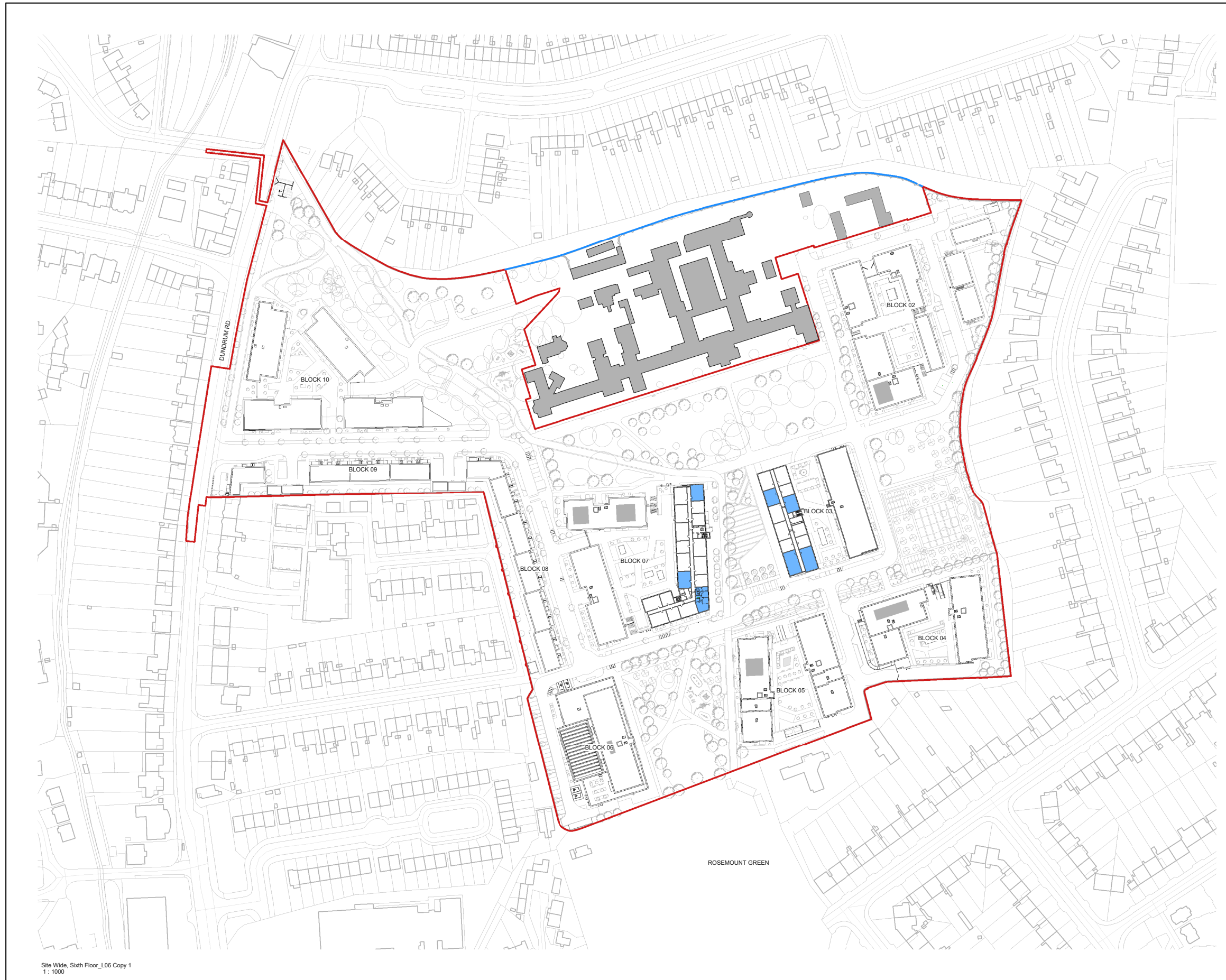
Drawing Title:
Site Wide, L05 UD Units

Job No.:	Sheet Size:	Scale @A1:
P19-233D	A3, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
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Status:	Purpose of Issue
P3	Part 10 Planning Application
Project: System: Spatial Zone: Level: Type: Originator: Role: Number: Revision:	
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Site Wide, L05 UD Units
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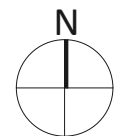


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Drawing Notes:

UD Units - Apartments - Summary			
UD Unit	UD+ Unit	Count	% Split
No	No	700	75%
Yes	No	207	22%
Yes	Yes	27	3%
Grand total:		934	934

UD - Apartments - L06	
UD Unit	Count
Block 03	
Yes	4
Block 07	
Yes	3
Grand total: 7	



Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	BGP	Part 10 Planning Application

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Applicant Details:
Dún Laoghaire-Rathdown County Council

Agent Details:
Land Development Agency

Project Details:
**Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin14**

Drawing Title:
Site Wide, L06 UD Units

Job No.:	Sheet Size:	Scale @A1:
P19-233D	A1, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn
Status:	Purpose of Issue	
P3	Part 10 Planning Application	

Project:	System:	Spacial Zone:	Level:	Type:	Originator:	Role:	Number:	Revision:
DCD-02-SW-L06-DR-AU-AR-1606								P3 S-1

Site Wide, Sixth Floor_L06 Copy 1
 1: 1000

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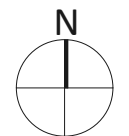


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Drawing Notes:

UD Units - Apartments - Summary			
UD Unit	UD+ Unit	Count	% Split
No	No	700	75%
Yes	No	207	22%
Yes	Yes	27	3%
Grand total:		934	934

UD - Apartments - L07	
UD Unit	Count
Block 03	
Yes	4
Grand total:	4



Rev	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	BGP	Part 10 Planning Application

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Agent Details:
 Land Development Agency

Project Details:
 Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin14

Drawing Title:
 Site Wide, L07 UD Units

Job No:	Sheet Size:	Scale @A1:
P19-233D	A1, Landscape	1: 1000
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	B. Gil	R. Quinn
Status:	Purpose of Issue	
P3	Part 10 Planning Application	

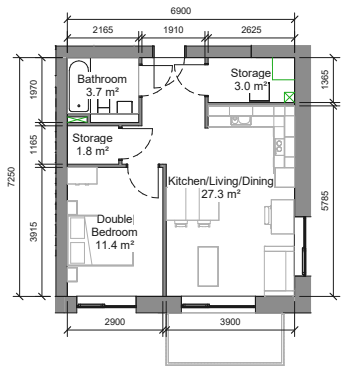
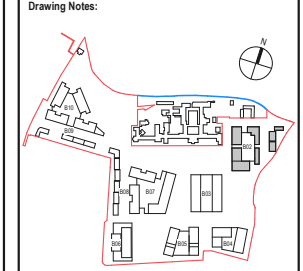
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 DCD-02-SW-L07-DR-AU-AR-1607 P3 S-1

Site Wide, Seventh Floor_L07 Copy 1
 1: 1000

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Appendix D | Unit Typologies

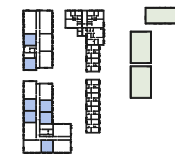
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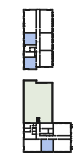
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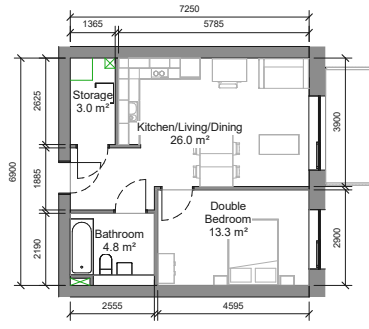
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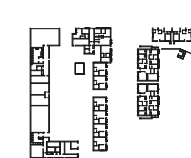
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L03-L04
1: 2000



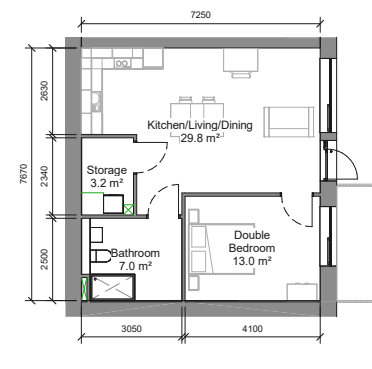
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LB1
1: 2000



L00
1: 2000



1B2P - Type 2C
1: 100



LB1
1: 2000



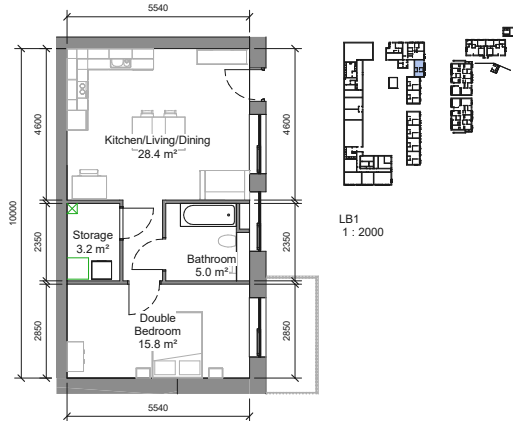
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LB1
1: 2000



1B2P - Type 2E
1: 100



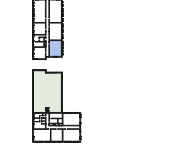
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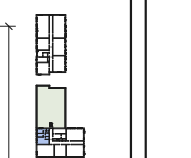
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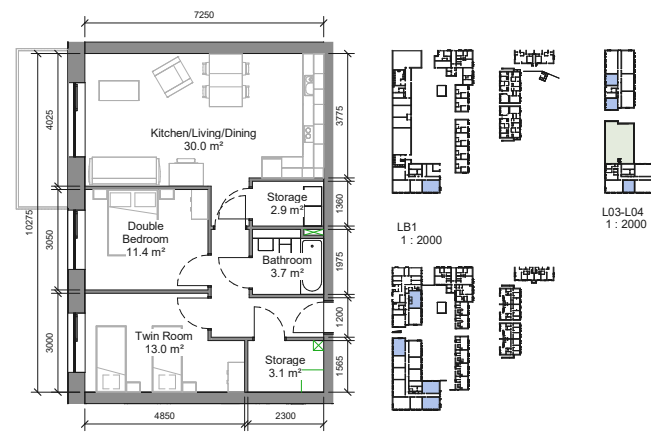
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L03-L04
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1: 100



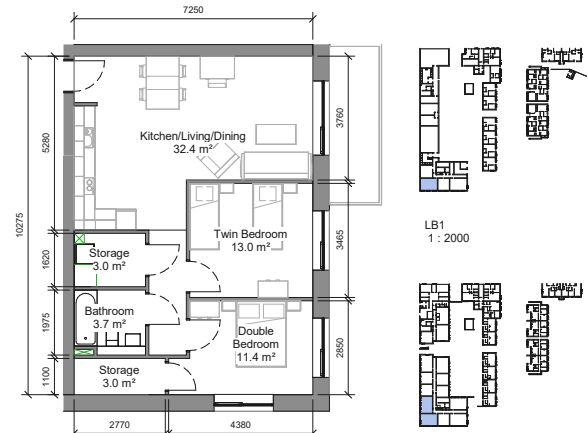
LB1
1: 2000



L00-L02
1: 2000



L03-L04
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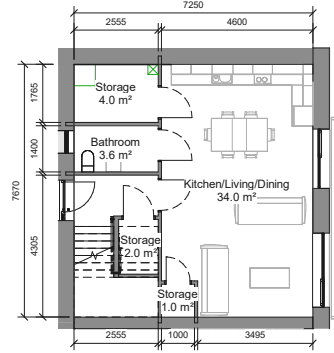
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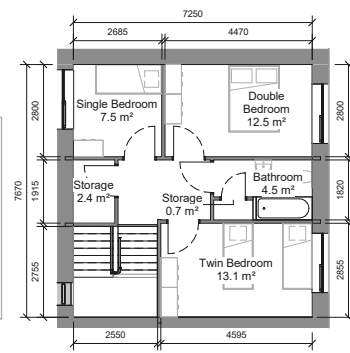
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L03-L04
1: 2000



3B5P (Duplex) - Lower Floor
1: 100



3B5P (Duplex) - Upper Floor
1: 100



L00-L01
1: 2000

Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	KP	Part 10 Planning Application

Issues & Revisions

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Dún Laoghaire-Rathdown County Council

Agent Details:
Land Development Agency

Project Details:
Proposed Part 10 Residential Development, Dundrum Central Development, Dundrum Road, Dublin 4

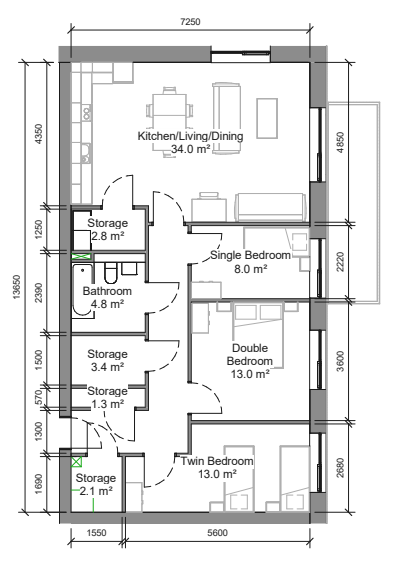
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Block 02, Typologies 01

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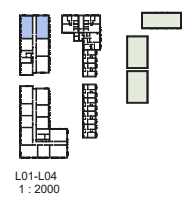
Issue Date	Drawn By	Reviewed By
Sept 2024	K. Potocka	R. Quinn

Status	Purpose of Issue
P3	Part 10 Planning Application

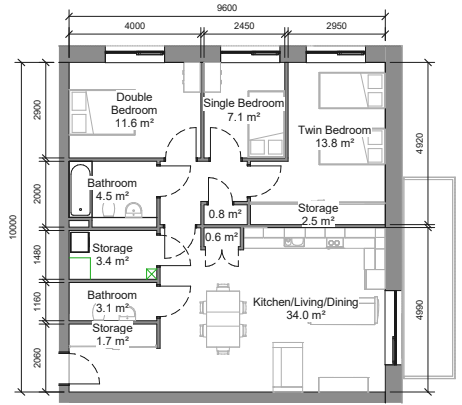
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DCD-02-B02-ZZZ-DR-RAU-AR-1221	P3 S-1



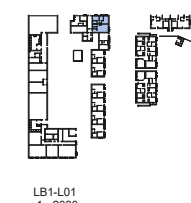
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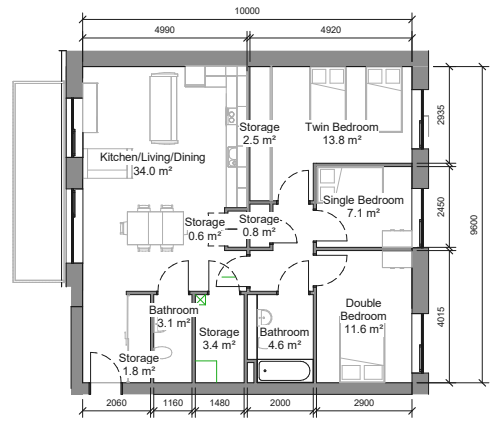
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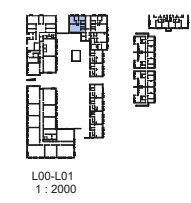
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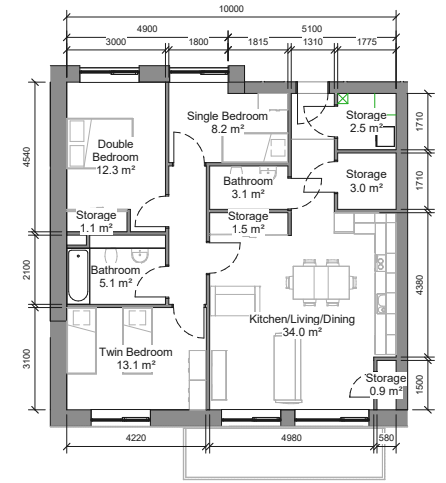
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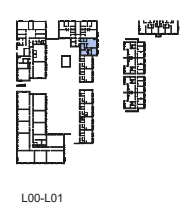
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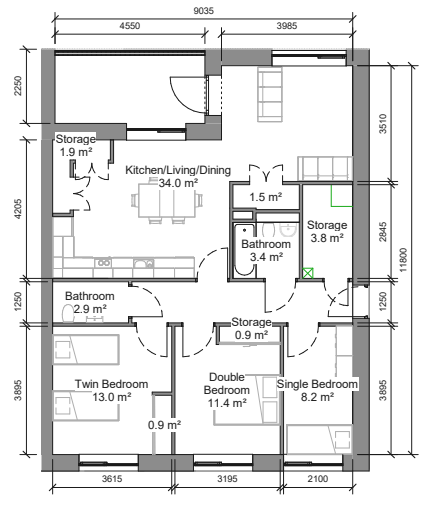
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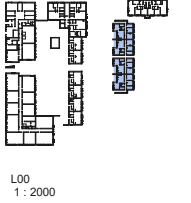
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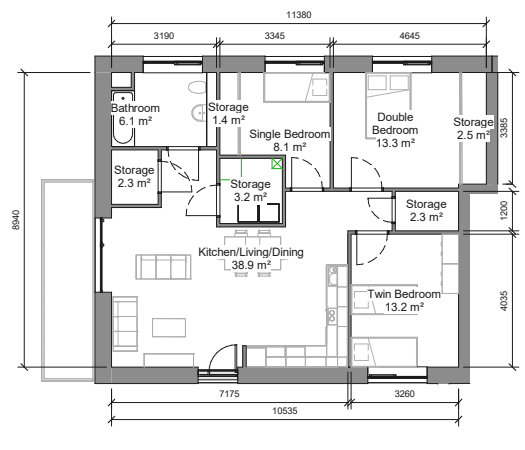
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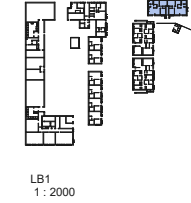
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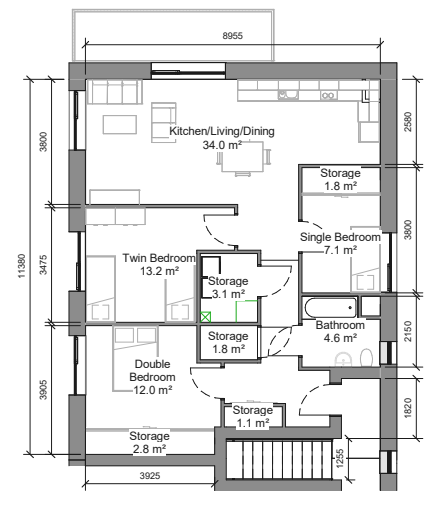
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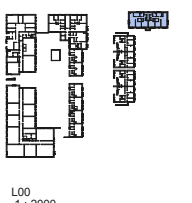
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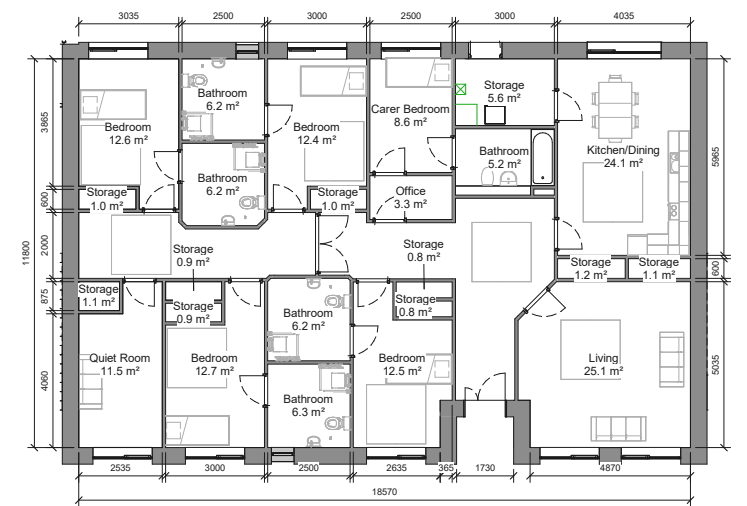
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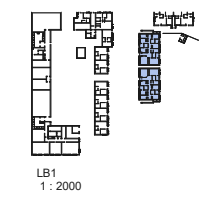
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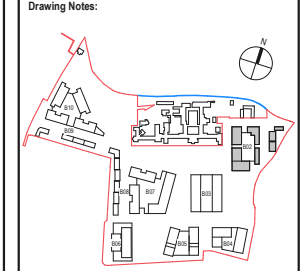


5B5P - Type 5A
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LB1
1: 2000

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1: 2000

Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	KP	Part 10 Planning Application

Issues & Revisions

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Applicant Details:
Dún Laoghaire-Rathdown County Council

Agent Details:
Land Development Agency

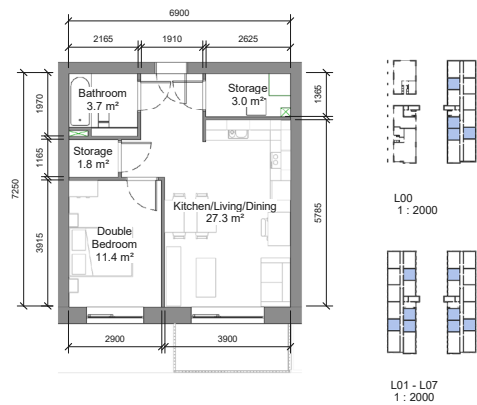
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Proposed Part 10 Residential Development, Dundrum Central Development, Dundrum Road, Dublin 14

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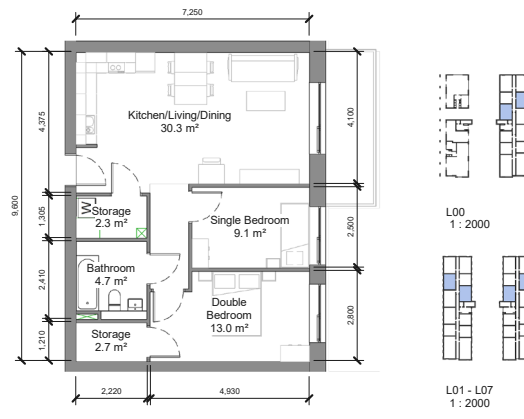
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Issue Date: Sept 2024	Drawn By: K. Potocka	Reviewed By: R. Quinn

Status: **P3** Purpose of Issue: **Part 10 Planning Application**

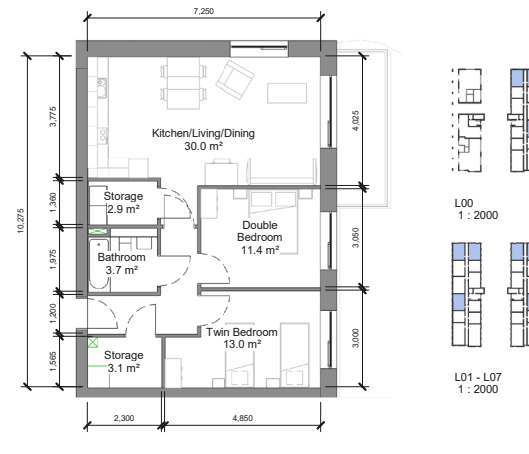
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DCD-02-B02-ZZZ-DR-RAU-AR-1222								P3 S-1



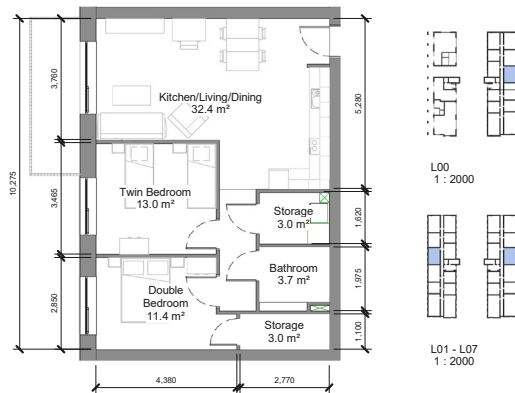
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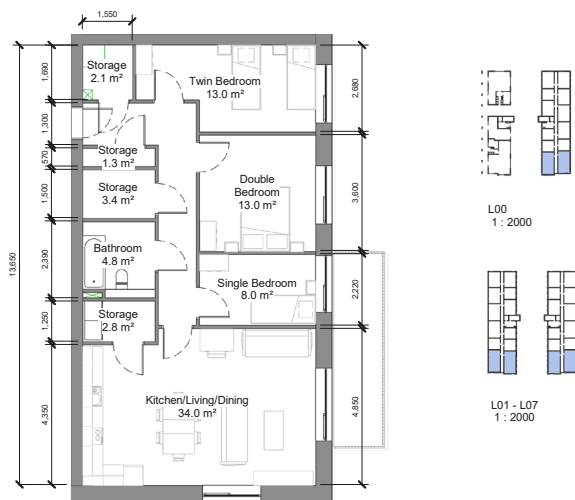
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2B4P - Type 4B
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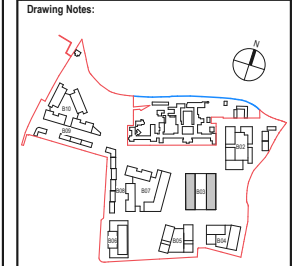


2B4P - Type 4C
1:100



3B5P - Type 5A
1:100

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Applicant Details:
Dún Laoghaire-Rathdown County Council

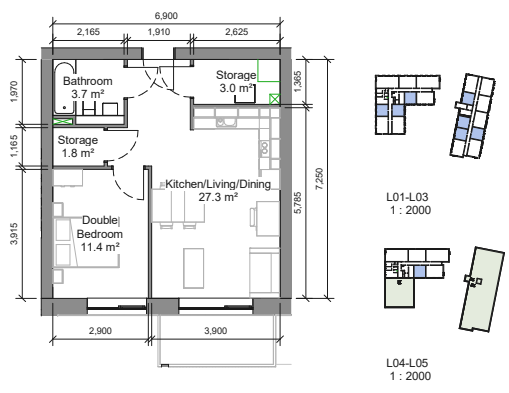
Agent Details:
Land Development Agency

Project Details:
**Proposed Part 10 Residential Development,
Dundrum Central Development,
Dundrum Road,
Dublin14**

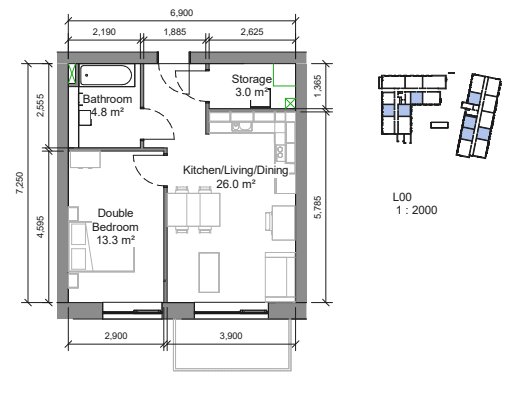
Drawing Title:
Block 03, Typologies 01

Job No: P19-233D	Sheet Size: A1, Landscape	Scale @A1: As Indicated
Issue Date: Sept 2024	Drawn By: K. Potocka	Reviewed By: R. Quinn
Status: P3	Purpose of Issue: Part 10 Planning Application	

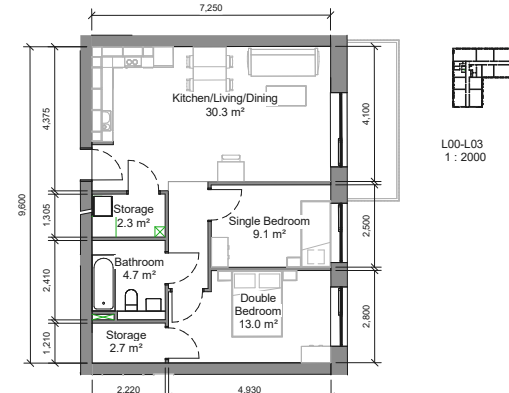
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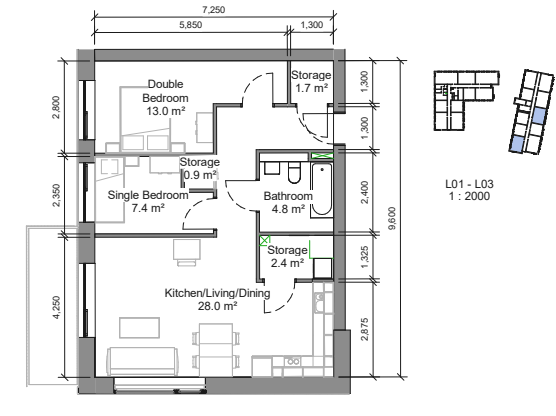
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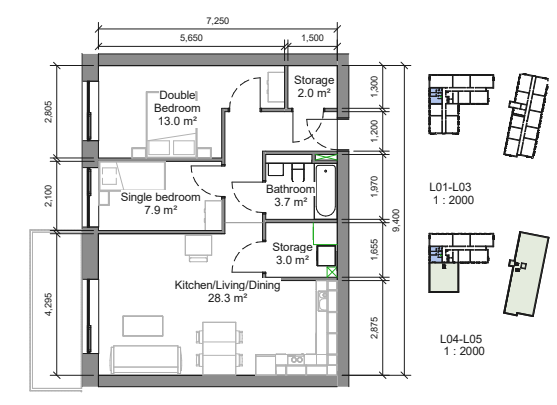
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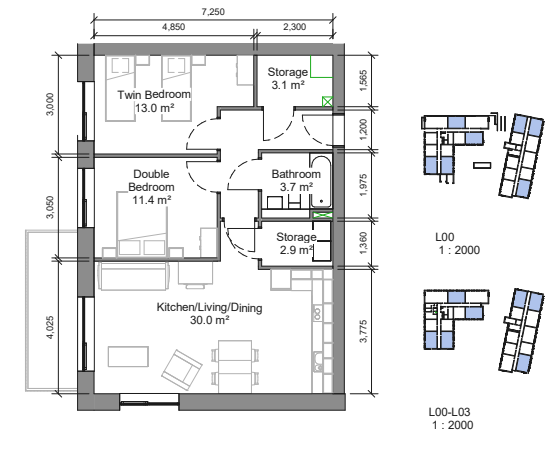
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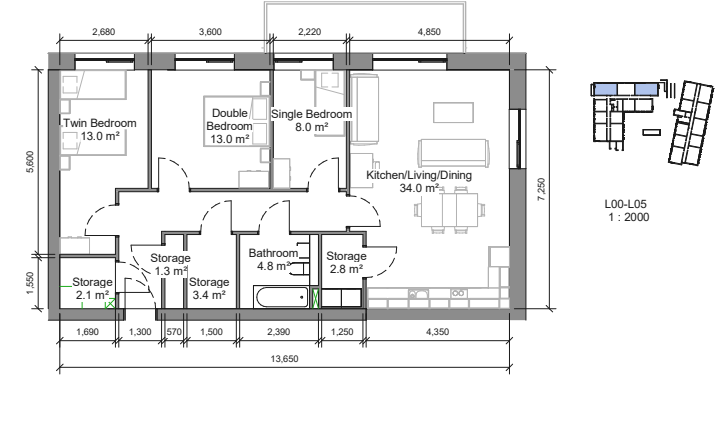
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2B3P-Type 3B1
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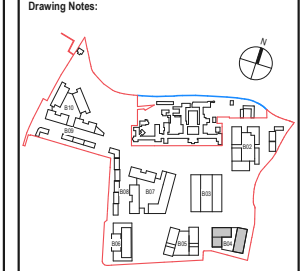


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3B5P Type 5A
1: 100

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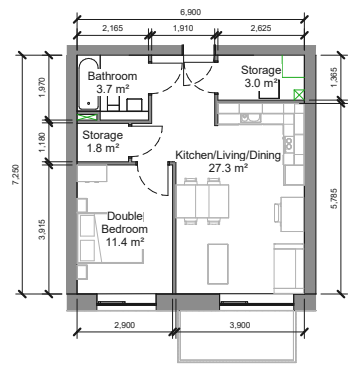
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Applicant Details:
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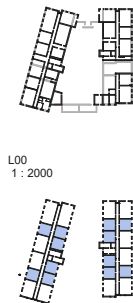
Agent Details:
Land Development Agency

Project Details:
**Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin 14**
 Drawing Title:
Block 04, Typologies 01

Job No. P19-233D	Sheet Size A1_Landscape	Scale @A1: As indicated
Issue Date: Sept 2024	Drawn By: K. Polocka	Reviewed By: R. Quinn
Status: P3	Purpose of Issue: Part 10 Planning Application	
Project - System - Spatial Zone - Level - Type - Originator - Role - Number - Revision		
DCD-02-B04-ZZZ-DR-RAU-AR-1420		P3 S-1



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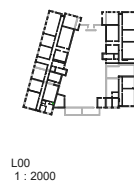


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1:2000

L01-L05
1:100



1B2P Type 2B
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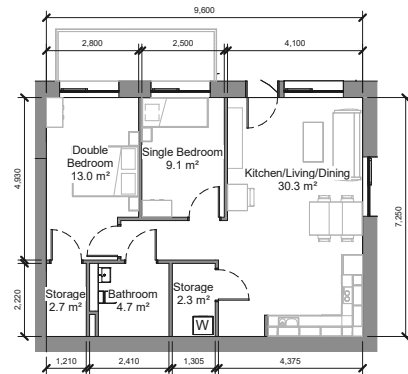
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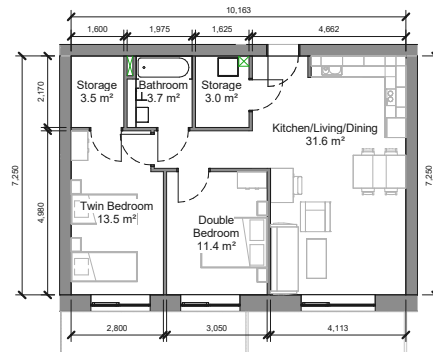
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2B3P Type 3A
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L00
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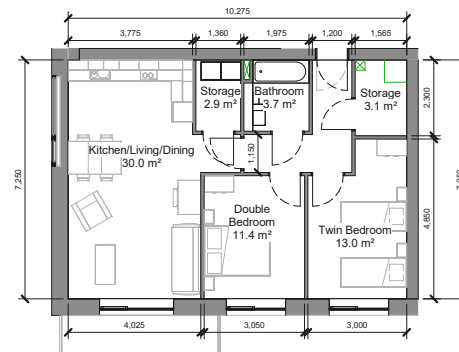


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L01-L05
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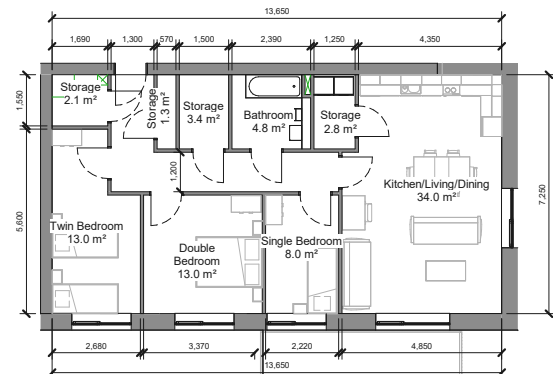


2B4P Type 4B
1:100



L00
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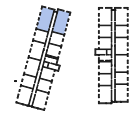
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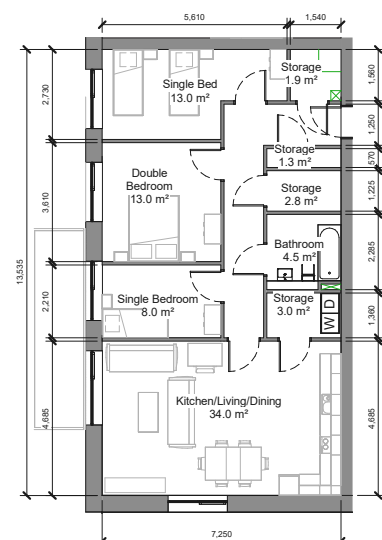
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L00
1:2000



L00-L05
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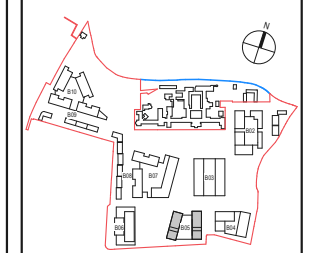
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B5_L05 - Key Plan
1:2000

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Drawing Notes:



Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	KP	Part 10 Planning Application

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 Dundrum Road,
 Dublin 14**

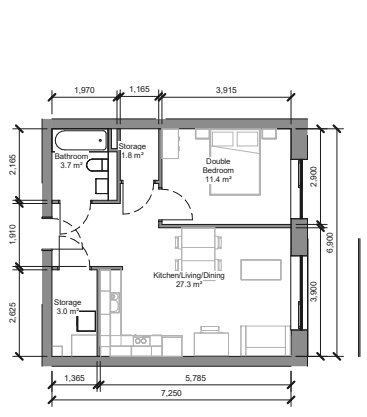
Drawing Title:
Block 05, Typologies 01

Job No.	Sheet Size	Scale @A1
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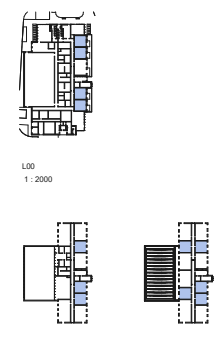
Issue Date	Drawn By	Reviewed By
Sept 2024	K. Potocka	R. Quinn

Status	Purpose of Issue
P3	Part 10 Planning Application

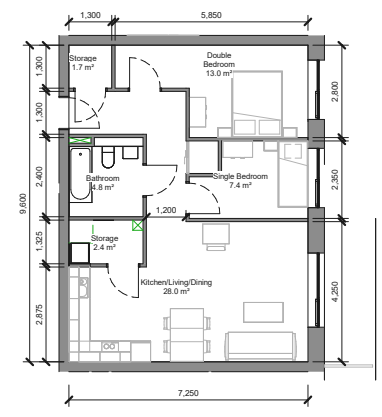
Project - System - Spatial Zone - Level - Type - Originator - Role - Number	Revision
DCD-02-B05-ZZZ-DR-RAU-AR-1520	P3 S-1



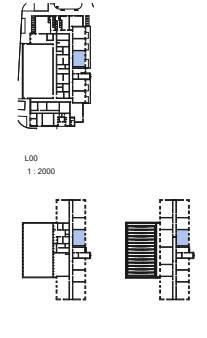
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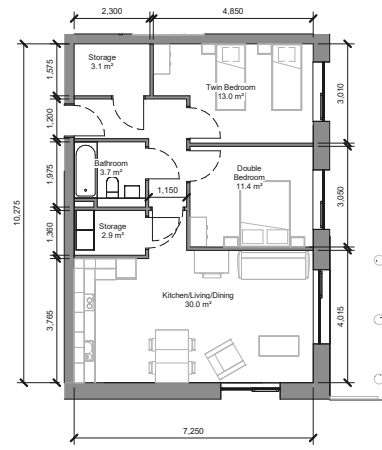
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L01
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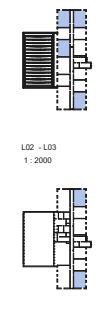
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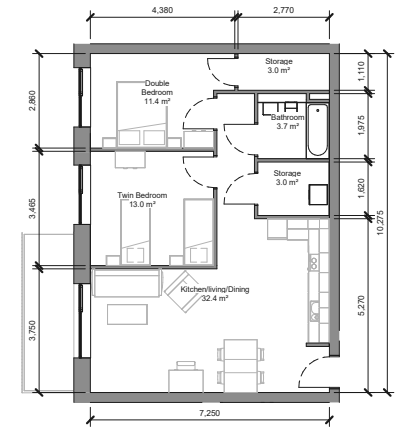
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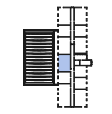
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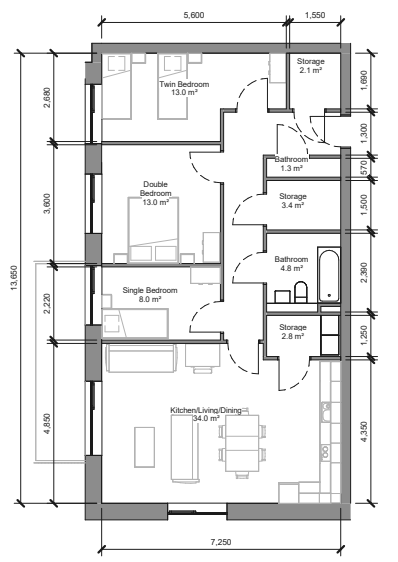
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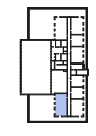
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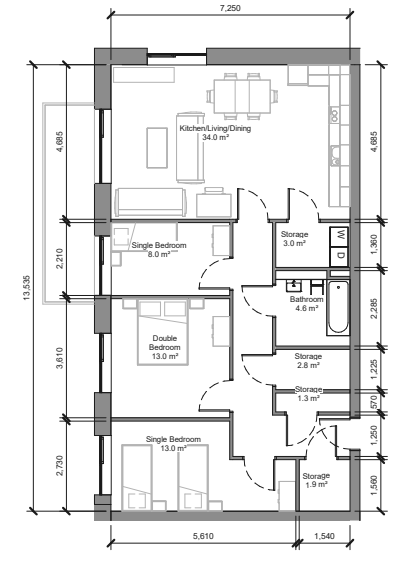
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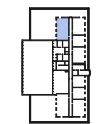
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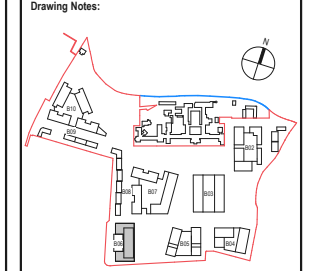


3BSP Type 5A1
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L01
1: 2000

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Drawing Notes:

Rev	Date	Drawn	Details of Issue / Revision
PS S1	Sept 2024	KP	Part 10 Planning Application

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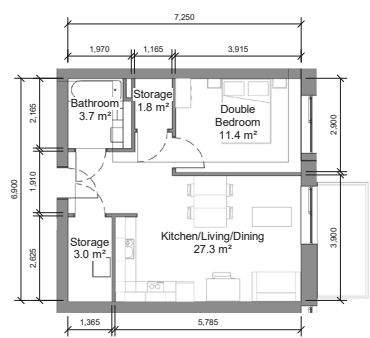
Applicant Details:
Dún Laoghaire-Rathdown County Council

Agent Details:
Land Development Agency

Project Details:
**Proposed Part 10 Residential Development,
Dundrum Central Development,
Dundrum Road,
Dublin14**

Drawing Title:
Block 06, Typologies 01

Job No.	Sheet Size	Scale @A1:
P19-233D	A1_Landscape	As indicated
Issue Date:	Drawn By:	Reviewed By:
Sept 2024	K. Pitsoke	R. Gunn
Status	Purpose of Issue	
P3	Part 10 Planning Application	
Project - System	Spatial Zone - Level - Type	Originator - Role - Number
DCD-02-806-ZZZ-0R-RAU-AR-1620		



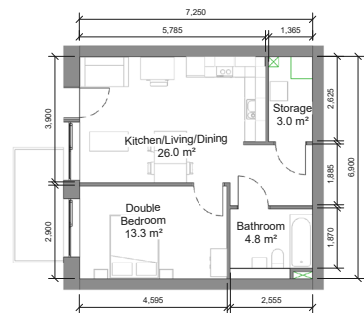
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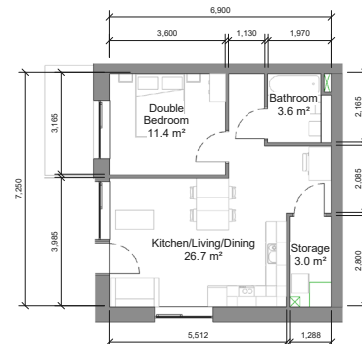
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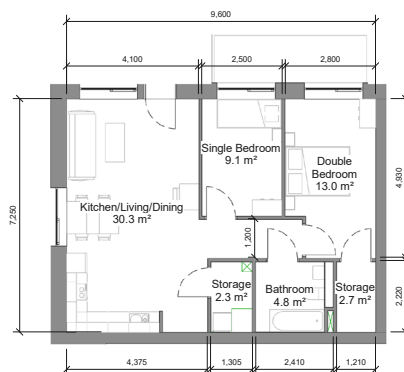
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1B2P Type 2F
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B7_L00
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2B3P Type 3A
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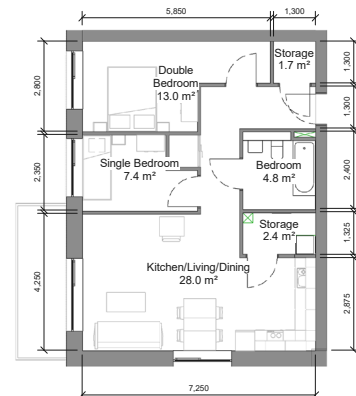
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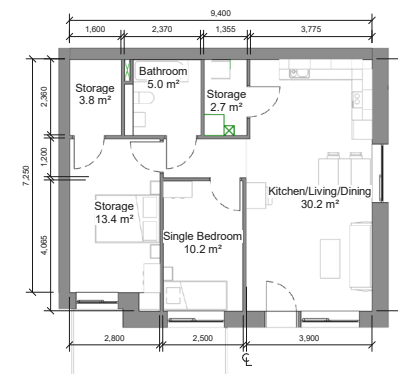
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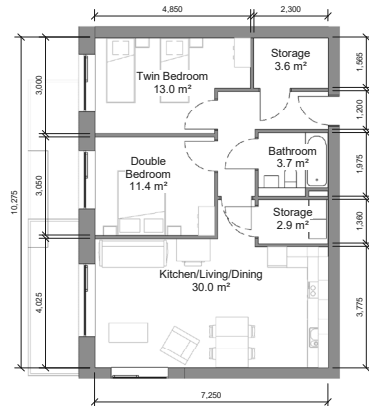
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2B3P Type 3C
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L00
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2B4P Type 4B
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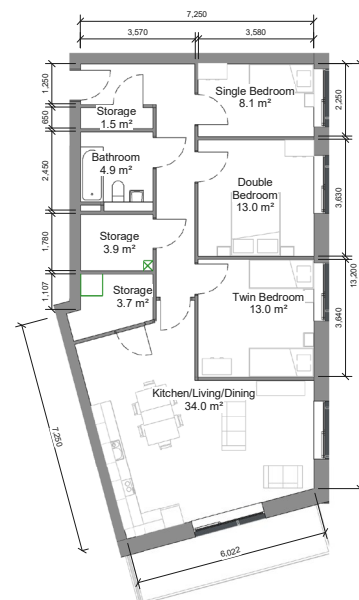
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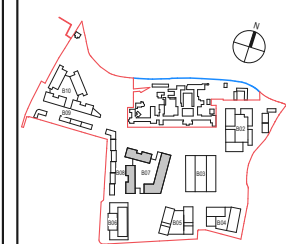
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L01-L07
1: 2000

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Drawing Notes:



Rev.	Date	Drawn	Detail of Issue / Revision
01	10/09/2024	K. Potocka	Part 10 Planning Application

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Dún Laoghaire-Rathdown County Council

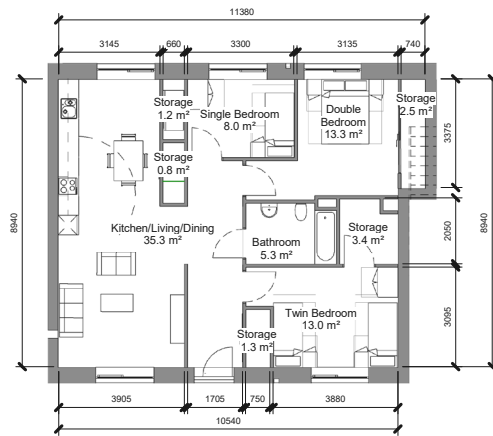
Agent Details:
Land Development Agency

Project Details:
**Proposed Part 10 Residential Development,
Dundrum Central Development,
Dundrum Road,
Dublin14**

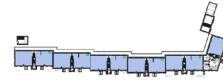
Drawing Title:
Block 07, Typologies 01

Job No: P19-233D	Sheet Size: A1, Landscape	Scale @A1: As Indicated
Issue Date: Sept 2024	Drawn By: K. Potocka	Reviewed By: R. Quinn
Status: P3	Purpose of Issue: Part 10 Planning Application	

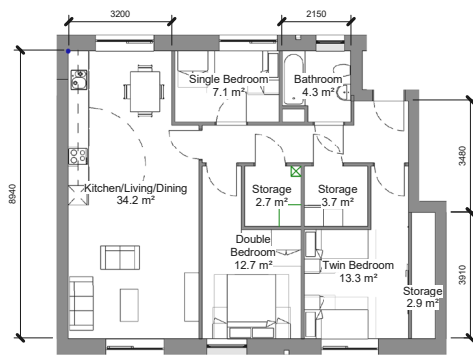
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DCD-02-B07-ZZZ-DR-RAU-AR-1720 P3 S-1



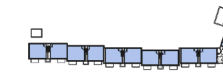
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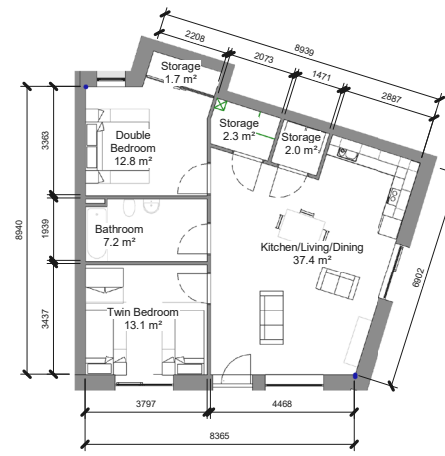
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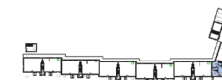
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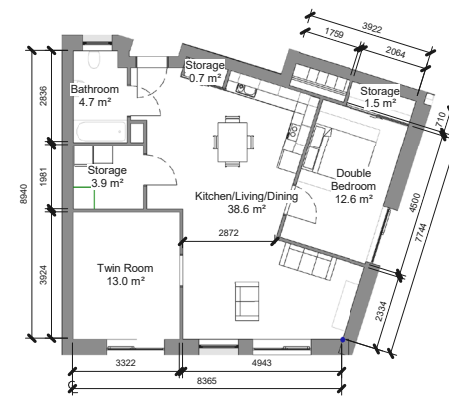
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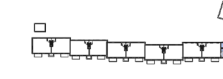
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B08-L00
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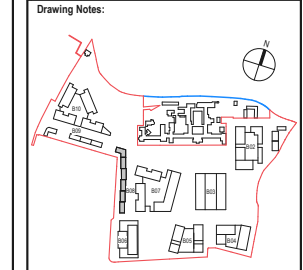


2B4P Type 4E
1: 100



B08-L01
1: 2000

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Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	RP	Part 10 Planning Application

Issues & Revisions

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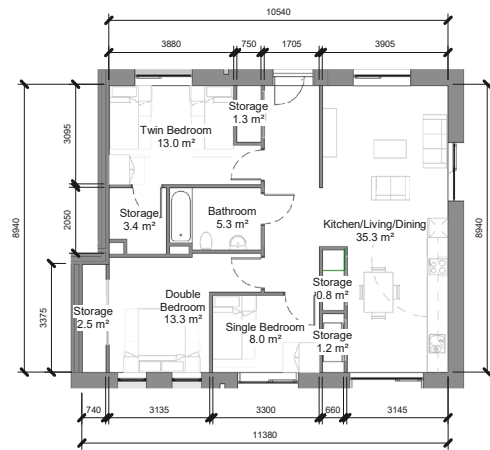
Agent Details:
Land Development Agency

Project Details:
**Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin14**

Drawing Title:
Block 8 Typologies 01

Job No:	P19-233D	Sheet Size:	A1, Landscape	Scale @A1:	As indicated
Issue Date:	Sept 2024	Drawn By:	K. Potocka	Reviewed By:	R. Quinn
Status:	P3	Purpose of Issue:	Part 10 Planning Application		

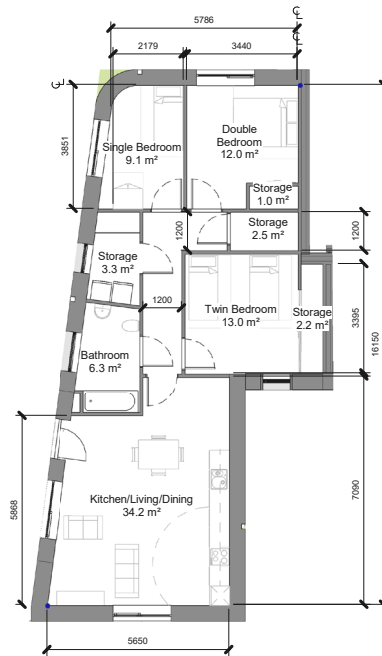
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	DCD-02-B08-ZZZ-DR-RAU-AR-1820 P3 S-1



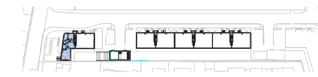
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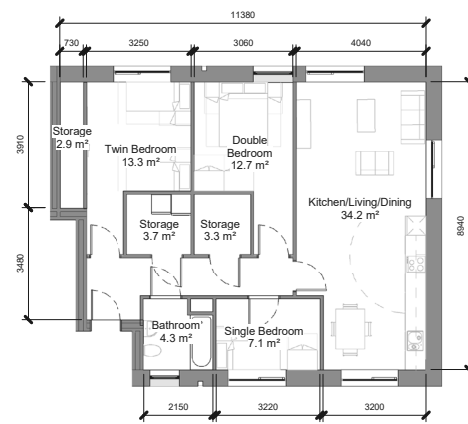
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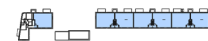
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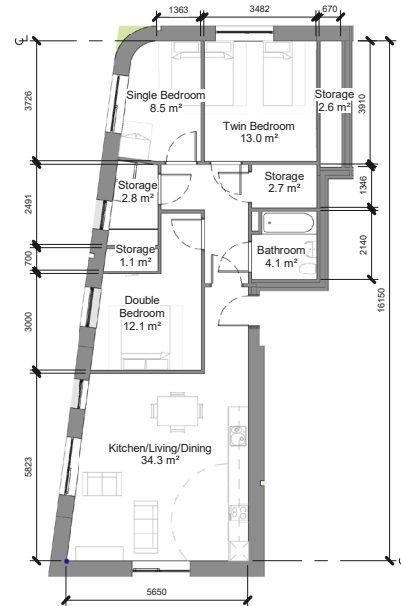
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B09 L01
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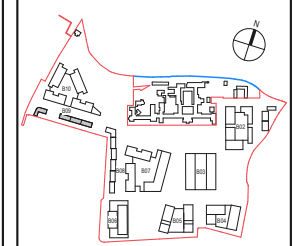
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B09 L01
1 : 2000

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Drawing Notes:



Rev.	Date	Drawn	Detail of Issue / Revision
P3 S-1	Sept 2024	RP	Part 10 Planning Application
			Issues & Revisions

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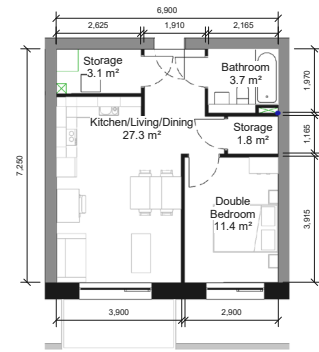
Agent Details:
Land Development Agency

Project Details:
**Proposed Part 10 Residential Development,
 Dundrum Central Development,
 Dundrum Road,
 Dublin14**

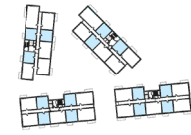
Drawing Title:
Block 09, Typologies 01

Job No: P19-233D	Sheet Size: A1, Landscape	Scale @A1: As Indicated
Issue Date: Sept 2024	Drawn By: K. Potocka	Reviewed By: R. Quinn

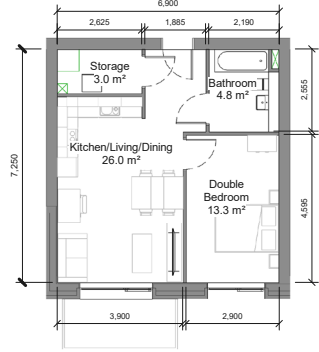
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Project: System - Spatial Zone - Level - Type - Originator - Role - Number - Revision	
DCD-02-B09-ZZZ-DR-RAU-AR-1920	
P3 S-1	



Type 2A
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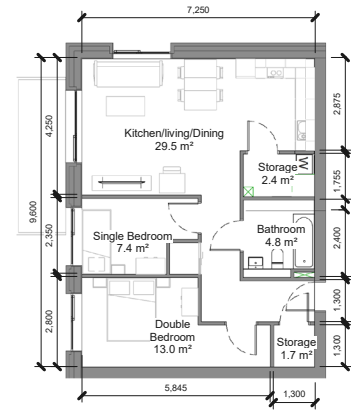
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B10 L01-L04
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B10 L00
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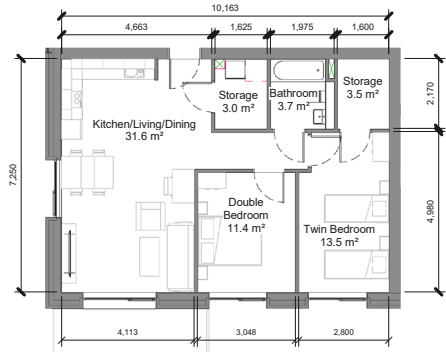
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B10 L01-L04
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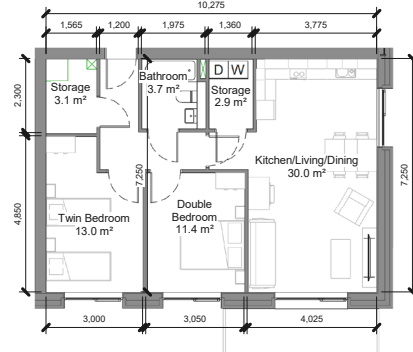
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B10 L00
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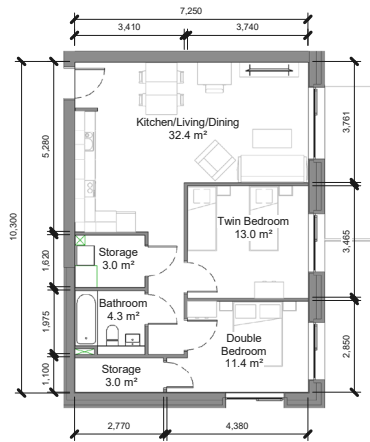
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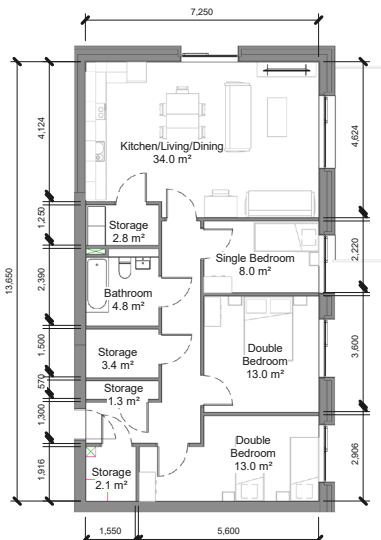
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2B4P Type 4C
1:100



B10 L01-L04
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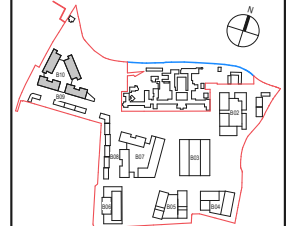
3B5P Type 5A
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B10 L01-L04
1:2000

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Drawing Notes:



Rev.	Date	Drawn	Detail of Issue / Revision
P3 S-1	Sept 2024	RP	Part 10 Planning Application
			Issues & Revisions

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Agent Details:
Land Development Agency

Project Details:
**Proposed Part 10 Residential Development,
Dundrum Central Development,
Dundrum Road,
Dublin14**

Drawing Title:
Block 10 Typologies

Job No: P19-233D	Sheet Size: A1_Landscape	Scale @A1: As Indicated
Issue Date: Sept 2024	Drawn By: K. Potocka	Reviewed By: R. Quinn

Status: P3	Purpose of Issue: Part 10 Planning Application
Project: System - Spatial Zone - Level - Type - Originator - Role - Number - Revision: DCD-02-B10-ZZZ-DR-RAU-AR-1970 P3 S-1	

An aerial photograph of a city, likely a university campus, with a large, irregularly shaped area highlighted in a semi-transparent red overlay. The highlighted area contains several large buildings and open spaces. The rest of the city is visible in a faded, blue-tinted view.

Appendix E | Tenure Mix

Dundrum Central

Tenure Mix

September 2024



Dundrum Central – Proposed Tenure Mix

Current Proposal	Number of Units
Total Number of Units:	934
6% Right Size For Sale Homes	52
13% Affordable For Sale Homes	122
19% Social Homes	181
62% Cost Rental Homes	579

181 no. Social Homes

	Total Studio	Total 1Bed	Total 2Bed (3P)	Total 2Bed (4P)	3Bed(5p)	3Bed (Duplex)	Community Homes	Total No. of Units	Total No. of UD Units	Total No. of UD+ Units
Right Size For Sale RSFS	0	19	6	16	11	0	0	52	19	0
Affordable For Sale AFS	0	30	5	23	58	6	0	122	57	27
Social Homes DLR	0	66	26	67	20	0	2	181	45	0
Cost Rental Homes LDA	0	227	61	246	45	0	0	579	113	0
	0	342	98	352	134	6	2	934	234	27



Dundrum Central – Proposed Tenure Mix

- Social Homes
- Affordable For Sale Homes
- Right Size For Sale Homes
- Cost Rental Homes
- Community Homes

Proposed 19% Social Homes - Apartment
Breakdown Block by Block:

Block	1 Bed	2 Beds	3 Beds	Community Homes	Total Units
2	18	28	4	2	52
4	31	49	12		92
6	17	16	4		37
Subtotal	66	93	20	2	181
Apartment Mix	37%	51%	11%	1%	



Dundrum Central – Proposed Tenure Mix

- Social Homes
- Affordable For Sale Homes
- Right Size For Sale Homes
- Cost Rental Homes
- Community Homes

	Tenure	Studio	1Bed	2Bed (3p)	2Bed (4p)	3Bed(5p)	3Bed (Duplex)	Community Homes	No. of Units	No. of which are UD	No. of which are UD•
Block 02	DLR		18	5	23	4		2	52	8	
	RSFS					4			4	2	
	AFS		17	5	5	15	6		48	28	7
	Tenure	Studio	1Bed	2Bed (3p)	2Bed (4p)	3Bed(5p)	3Bed (Duplex)	Community Homes	No. of Units	No. of which are UD	No. of which are UD•
Block 03	LDA		52	26	52	26			156	52	
	Tenure	Studio	1Bed	2Bed (3p)	2Bed (4p)	3Bed(5p)	3Bed (Duplex)	Community Homes	No. of Units	No. of which are UD	No. of which are UD•
Block 04	DLR		31	17	32	12			92	29	
	Tenure	Studio	1Bed	2Bed (3p)	2Bed (4p)	3Bed(5p)	3Bed (Duplex)	Community Homes	No. of Units	No. of which are UD	No. of which are UD•
Block 05	LDA		56	2	43	13			114	15	
	Tenure	Studio	1Bed	2Bed (3p)	2Bed (4p)	3Bed(5p)	3Bed (Duplex)	Community Homes	No. of Units	No. of which are UD	No. of which are UD•
Block 06	DLR		17	4	12	4			37	8	
	Tenure	Studio	1Bed	2Bed (3p)	2Bed (4p)	3Bed(5p)	3Bed (Duplex)	Community Homes	No. of Units	No. of which are UD	No. of which are UD•
Block 07	LDA		78	24	110	6			218	33	
	Tenure	Studio	1Bed	2Bed (3p)	2Bed (4p)	3Bed(5p)	3Bed (Duplex)	Community Homes	No. of Units	No. of which are UD	No. of which are UD•
Block 08	AFS				2	22			24	12	12
	Tenure	Studio	1Bed	2Bed (3p)	2Bed (4p)	3Bed(5p)	3Bed (Duplex)	Community Homes	No. of Units	No. of which are UD	No. of which are UD•
Block 09	AFS					16			16	8	8
	Tenure	Studio	1Bed	2Bed (3p)	2Bed (4p)	3Bed(5p)	3Bed (Duplex)	Community Homes	No. of Units	No. of which are UD	No. of which are UD•
Block 10	LDA		41	9	41	0			91	13	
	RSFS		19	6	16	7			48	17	
	AFS		13		16	5			34	9	

Dundrum Central – Proposed Tenure Mix

- Social Homes
- Affordable For Sale Homes
- Right Size For Sale Homes
- Cost Rental Homes
- Community Homes

Schedule of Accommodation Summary

