

Project: Rathborne 725 Block A Substation LRD Amendment
Location: Rathborne, Dublin 15
Client: Ruirside Developments Ltd.
Doc. Title: Open Space Schedules
Doc. No.: 19016A-OMP-XX-XX-SA-A-6016

Proj. No.: 19016A
Proj. Lead: AC
Created by: IC
Doc. Purpose: Rathborne 725 Block A Substation LRD Amendment
Revision: 17.05.2024

PROPOSED CHANGES HIGHLIGHTED WITH RED TEXT

PUBLIC OPEN SPACE (m ²) NO CHANGE		
	red line	dev. site
Site Area	52588	30729
Central Park	3979	2881
Greenway	2912	2912
TOTAL POS	6891	5793
POS % OF REDLINE	13%	19%

Communal open space required NO CHANGE												
	studio		1bed		2bed3p		2bed4p		3bed		total	
	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED
total no. of units	84	30	251	325	47	43	328	312	15	15		
area per unit (msq)	4	4	5	5	6	6	7	7	9	9		
Total COS	336	120	1255	1625	282	258	2296	2184	135	135	4304	4322

Communal open space provided (m ²) NO CHANGE		
	PERMITTED	PROPOSED
Communal Open Space 1	839	839
Communal Open Space 2	1208	1208
Communal Open Space 3	1226	1226
Communal Open Space 4	1234	1234
Communal Open Space 5	990	990
Total provided	5497	5497
% of Development Site Area	18%	18%
Excess of Communal Open Space	1193	1175