

Cookstown Cross, Units 66 & 67, Fourth Avenue, Cookstown Industrial Estate

Floor:	No. Studio	No. 1 Bed Apt.	No. 2 Bed Apt.	No. 3 Bed Apt.	No. Apts. Per Floor	G.I.A (m2):
Ground Floor:	0	5	2	0	7	2150.21
First Floor:	7	11	13	1	32	3188.87
Second Floor:	7	12	33	1	53	2669.37
Third Floor:	7	12	5	1	25	2669.37
Fourth Floor:	7	12	5	1	25	2669.37
Fifth Floor:	7	12	33	1	53	2669.37
Sixth Floor:	7	12	5	1	25	2669.37
Seventh Floor:	4	10	2	0	16	1034.79
Eighth Floor:	4	10	2	0	16	969.61

Podium undercroft area excluded

Apartment Type Totals:	50	96	100	6	Total No. Apts:	252	G.I.A of Development m2:	20690.33
	19.8%	38.1%	39.7%	2%				

Average Studio m2*:	37.8	Average 1 Bed m2*:	45.4	Average 2 Bed m2*:	85.9	Average 3 Bed m2*:	94.5
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*Note: Apartment sizes vary; area stated is an average of the scheme

Internal Communal Amenity Space m2:	613	External Communal Space (Podium) m2:	1219.3	External Communal Space (Roof) m2:	572.7	Total External Communal Space m2:	1792
External Communal Space required m2:	1434						

Commercial Space m2:	239.55	Creche m2:	274.5	Ext. Play Area m2:	86
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Parking Spaces required (Excluding Disabled):	68	Disabled Parking Spaces:	5
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Residents' Bicycle Spaces (required):	364	Visitors' Bicycle Spaces (required):	126
Residents' Bicycle Spaces (provided):	372	Visitors' Bicycle Spaces (provided):	128

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Areas m ²	Residential	Commercial	Communal Amenity	Car/Bike Parking & Refuse Storage	Plant Areas & Services	Creche	Total NIA
Ground Floor¹:	799.83	239.55	613	2260	149.2	274.5	4336.08
First Floor²:	2968		65.44		14.6		3048.04
Second Floor:	2448.4				14.6		2463
Third Floor:	2476				14.6		2490.60
Fourth Floor:	2476				14.6		2490.60
Fifth Floor:	2448.4				14.6		2463
Sixth Floor:	2476				14.6		2490.60
Seventh Floor:	972.16				5.55		977.71
Eighth Floor:	906.97				5.29		912.26
Area Totals =	17971.76	239.55	678.44	2260	247.64	274.5	21671.89

¹Including Car/Bike Parking & Refuse Areas

²Including external covered Communal Amenity Area

	m ²	ac	ha
Ownership Site Area	7021.41	1.74	0.70
Application Site Area	10358.16	2.56	1.04
Density *	-	145.24	358.90

Site Coverage *	34.17% <i>(excluding the area of the landscaped podium over the carpark)</i>	47.3% <i>(including the area of the landscaped podium over the carpark)</i>
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	Ownership Site Area	Application Site Area
Plot Ratio**	2.95	2.00

Dual Aspect	49.6%
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* ownership site area only used in the calculations

**The 'Ownership Site' area equals to 7021.40 m², while the 'Application Site' area (Ownership Site area + area of Land included within the application with a Letter of Consent) equals to 10358.16 m².

Therefore, if using the 'Application Site' area (10358.16m²) the proposed Plot Ratio is equal to 20'690.33/10358.16 = 2 (or 1.997).

If using the 'Ownership Site' area (7021.40 m²) the proposed Plot Ratio is equal to 20'690.33/7021.40 = 2.95 (or 2.946).

The latter Plot Ratio calculation result is higher than the LAP prescribed value of 2.0 as it is reflective of the additional building height permissible for this location and it is compliant with the LAP.