

Proposed Ground Floor Plan

1:200

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Rev	Ch	Change Name	Date
P09	Ch-163	Revised for Planning	24/02/2026
P08	Ch-153	Issued for Planning	23/01/2026
P07	Ch-151	Issued for Planning	19/01/2026
P06	Ch-150	Area Schedule Added	13/01/2026
P05	Ch-149	Issued for Comments	12/01/2026

Planning Amendments Key

A.01	A 4 storey over ground extension of c. 436 sqm to the rear / courtyard elevation of Block A to provide for an additional 12 no. student accommodation units.
A.02	The reconfiguration of permitted internal circulation and communal amenity spaces to provide for 10 no. additional student accommodation units within Block A.
A.05	Relocation of a switch room and substation to the north-eastern corner of Block A.
A.07	Amendment of the permitted entrance to provide for a recessed entrance arrangement to the permitted licenced premises in Block A.
A.14	Relocation of the permitted bike shelter to the east elevation of Block B. The number of bicycle parking spaces remains unchanged.
A.15	Minor elevation alterations to eastern and western elevations of Block B to account for relocation of permitted internal building services.
A.18	Reconfiguration of the central open space area to provide for 30 no. car park spaces and accessible EV spaces

Proposed Gross Internal Area Schedule

Zone Name	Area (sq. m.)
Block A	
Proposed 0F Area	644.7
Proposed 1F Area	714.1
Proposed 2F Area	714.1
Proposed 3F Area	714.1
Proposed 4F Area	714.1
Proposed 5F Area	285.9
	3,787.0 m²
Block B	
0F Area	953.7
1F Area	1,045.8
2F Area	1,045.8
3F Area	1,045.8
4F Area	894.6
5F Area	395.7
	5,381.4 m²
	9168.4 m²

N

Issued for Planning	BD	POT	POT	24/02/2026	P09
Planning Drawings	BD	POT	POT	23/01/2026	P08
Issued for Planning	BD	POT	POT	19/01/2026	P07
Draft Planning Drawings	BD	POT	POT	13/01/2026	P06
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Bakers Forge Properties Ltd.
Project: Student Accomodation
Site: Rochestown Ave, Dún Laoghaire, Co. Dublin
Title: Proposed Ground Floor Plan

meitheal architects

RIAI Practice Member | Practice Nominated Accountable | 03 | Practice Practice Director | P

Project Architect: LH
A1 Sheet Scale: 1:1

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Drawing Series 11000 - Plans

Project	Orig.	Volume	Level	Type	Role	Number	Rev.
231005	MA	XX	00	DR	A	11010	P09

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