RECEIVED: 05/09/2025

Meath County Council
For Planning Purposes Only

HWM
UND
UND
UND
Boro Bdy
HWM
River Bo
An Bhóir
A
C
118.4
1.83m FF
67.3
102.0
50.9
Rathmullen Road
101.1
The Square
The Square
The
PROPOSED CRECHE
COM 6/B
BENCH
PROPOSED NEW JUNCTION
1.83m FF
FUTURE DEVELOPMENT & ROAD CONNECTIVITY
FUTURE DEVELOPMENT & ROAD CONNECTIVITY
N

Site Plan Layout

1:500

HOUSE SCHEDULE				
Type		ROOM / PERSON	House Type	Quantity
2.1		2 BED/4P	2 Bed Mid Terrace	23
2.4		2 BED/4P	2 Bed Semi-Detached	8
2.5		2 BED/4P	2 Bed Semi-Detached	6
3.2		3 BED/5P	3 Bed Mid Terrace	16
3.4		3 BED/5P	3 Bed Mid Terrace	22
3.5		3 BED/4P	3 Bed Semi-Detached	4
3.6		3 BED/4P	3 Bed Semi-Detached	14
3.7		3 BED/5P	3 Bed Semi-Detached	46
3.8		3 BED/5P	3 Bed Semi-Detached	9
4.1		4 BED/6P	4 Bed Semi-Detached	22
				170

DUPLEX UNIT SCHEDULE				
Type		ROOM / PERSON		Quantity
D.1		1 BED/2P	1 Bed Unit (GFP)	16
D.2		2 BED/4P	2 Bed Unit (1st/2nd)	16
				32

APARTMENT BUILDING SCHEDULE						
Type		Quantity	ROOM / PERSON	UNIT PER BUILDING	Total Number	Quantity
AP1		4	1 BED/2P	2	8	16
			2 BED/4P	2	8	
AP2		4	1 BED/2P	2	8	16
			2 BED/4P	2	8	
AP3		3	1 BED/2P	2	6	15
			2 BED/4P	3	9	
						47

COMMERCIAL BUILDING SCHEDULE			
Type		Name	Quantity
COM		Creche	1

UNIT MIX			
Type	Quantity	[%]	
1 BED	38	15.3%	249
2 BED	78	31.3%	
3 BED	111	44.6%	
4 BED	22	8.8%	

PROPOSED DEVELOPMENT SUMMARY
- 170 Houses
- 32 Duplex Units
- 47Apartment Units

Total Number of Units: 249

	MAIN ROAD SURFACE
	NEIGHBORHOOD STREET SURFACE
	PEDESTRIAN SURFACE
	PUBLIC OPEN SPACE
	PRIVATE OPEN SPACE

APPLICATION SITE
AREA CALCULATED IN DENSITY
AREA CALCULATED IN PUBLIC OPEN SPACE
PROPOSED SITE ENTRANCE

APPLICATION SITE within Red line	**9.2 ha**
PROPOSED DEVELOPMENT SITE: (residentially zoned part of site)	**6.92 ha**
PROPOSED RESIDENTIAL UNITS:	**249**
DENSITY:	**(35.9 / ha)**
PROPOSED PUBLIC OPEN SPACE: (residentially zoned part of site)	**1.17ha (16.90%)**
PROPOSED PUBLIC OPEN SPACE: (parkland area within red line)	**1.68ha**
TOTAL PUBLIC OPEN SPACE: (within red line)	**2.85 ha (30.98%)**

NOTES

1. Copyright Reserved.
2. Work to figured dimensions only. Do not scale drawing.
3. The contractor is responsible for checking all levels and dimension on site and shall refer all discrepancies to the Architect.
4. Where appropriate, for details of R.C. structure, or mechanical and electrical details, see Engineers drawings.
5. Proprietary items shall be fixed in strict accordance with manufacturers instructions.
6. Sizes of proprietary items shall be checked with manufacturer.
7. The contractor shall be responsible for the co-ordination of structure, finishes and services.

NOTES	
PROGRESS	
INFORMATION ONLY	
PLANNING APPLICATION	
TENDER	
FIRE CERT	
CONSTRUCTION	
DAC	
COMPLIANCE	

REV.	DATE	DR	CKD.	COMMENT

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Project : LARGE-SCALE RESIDENTIAL DEVELOPMENT - BOYNE RIDGE
Client: Earlsfort Developments Ltd
NDBA JOB NO. 23/004
DrawingTitle: Proposed Site Plan -House Types
Drawing No.: PL-SP-04
REVISION NO. 0
Date : 03/09/2025 | Scale : 1:500@A0 | Drawn by: BW | Checked by: JO'L | Format: A0

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