

LEGEND

- Site/Application Boundary
- Lands Within Applicants Ownership / Permitted Phase 1 - 274no. units (currently under construction - ref. no. : LADP/002/24)
- Permitted SHD scheme - 514no Units (under construction)
- 15m Buffer Zone Around Area With Significant Archaeological Remains
- Area With Significant Archaeological Remains
- Riparian Strip Buffer Zone

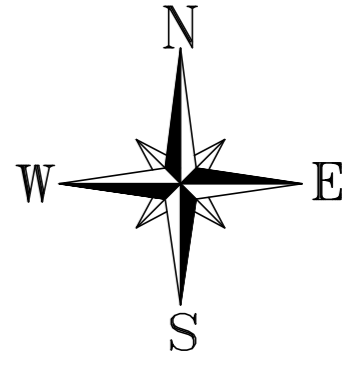
*Please refer to the accompanying landscape and engineering information for details of the finishes in the public realm

No. of Bedrooms	No. of Units	Parking x unit Resident Proposed	TOTAL PARKING Resident Required	Parking x unit Visitors Proposed	TOTAL PARKING Visitors Required	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
4 bed	14	2	28	0.2	2.8	577	580
3 bed	131	2	262	0.2	26.2		
2 bed	197	1	197	0.2	39.4		
1 bed	18	1	18	0.2	3.6		
			505		72		

SCHEDULE OF ACCOMMODATION							
Unit Type	Description	No. of Bedroom	No. of Bed Space	Unit Area (sq.m.)	Height (storeys)	No. of Units	%
A/AC/AC(m)	semi-detached / mid/end/corner townhouse	2 bed	4	86.9	2	17	4.7%
A1/A1(m)	mid townhouse / end townhouse	2 bed	4	86.3	2	20	5.6%
H8/H8(m)/H8C/H8C(m)	mid townhouse / end townhouse / corner townhouse	3 bed	5	98.2	2	30	8.3%
C/CC1/CC2	detached / mid/end/corner townhouse	3 bed	5	100.6	2	12	3.3%
H7/H7C1/H7C2	mid townhouse / end townhouse / corner townhouse	3 bed	5	109.8	3	33	9.2%
E1	end townhouse	4 bed	6	135.3	3	1	0.3%
G/G(m)/G/GC(m)	semi-detached / mid townhouse	4 bed	7	130.2	3	13	3.6%
H/H(m)	apartment (UD)	1 bed	2	52.7	3	6	1.7%
J/J(m)	duplex	2 bed	4	89.4	3	6	1.7%
M/M(m)	apartment	2 bed	4	79.8	2	4	1.1%
N/N(m)	apartment	2 bed	4	79.8	2	4	1.1%
F1G/F1G(m)	corner townhouse	3 bed	5	102.6	2	20	5.6%
D1G/D1G(m)/D2G(m)	end townhouse	3 bed	4	91.7	2	28	7.8%
E1G/E1G(m)	mid townhouse	2 bed	3	73.3	2	131	36.4%
2B	1 bed apartment (UD)	1 bed	2	50.0	4 to 5	12	3.3%
3B	2 bed apartment (UD)	2 bed	3	69.6	4 to 5	10	2.8%
4C	2 bed apartment (UD)	2 bed	4	81.0	4 to 5	5	1.4%
5B	3 bed apartment (UD)	3 bed	5	99.0	4 to 5	8	2.2%
Total No. of Units						360	100.0%

SITE SCHEDULE	
Site Area (Red Line Boundary)	14.75 HA (5.42HA + 9.33HA)
Net Developable Area	8.77 HA
Total No. of Units	360
Net Density	41.0 units/HA
Open Space	1.32 HA (15%)
Houses	305 84.7%
Duplex-Apartments (Own-door)	20 5.6%
Apartments (Blocks)	35 9.7%
4 bed	14 3.9%
3 bed	131 36.4%
2 bed	197 54.7%
1 bed	18 5.0%

Note: The proposed 2 storey creche has a net area of 670 m²



date	rev	name	chk	note
25.05.26	P1	LM	EJG	ISSUE FOR PLANNING

DEADY GAHAN

ARCHITECTS

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Project
 PROPOSED RESIDENTIAL DEVELOPMENT
 AT RATHBEALE ROAD, SWORDS,
 CO. DUBLIN

Drawing title
 PROPOSED SITE LAYOUT PLAN - OVERALL

Scale	Drawn	Checked	Date
1:1500 @ A1	PC	EJG	13.01.26
Project No.	Dwg. No.	Revision	
23068	23068/P/003E	P1	

Information | Comments | Tender | Construction

PROPOSED SITE LAYOUT PLAN - OVERALL

1:1500 @ A1