

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

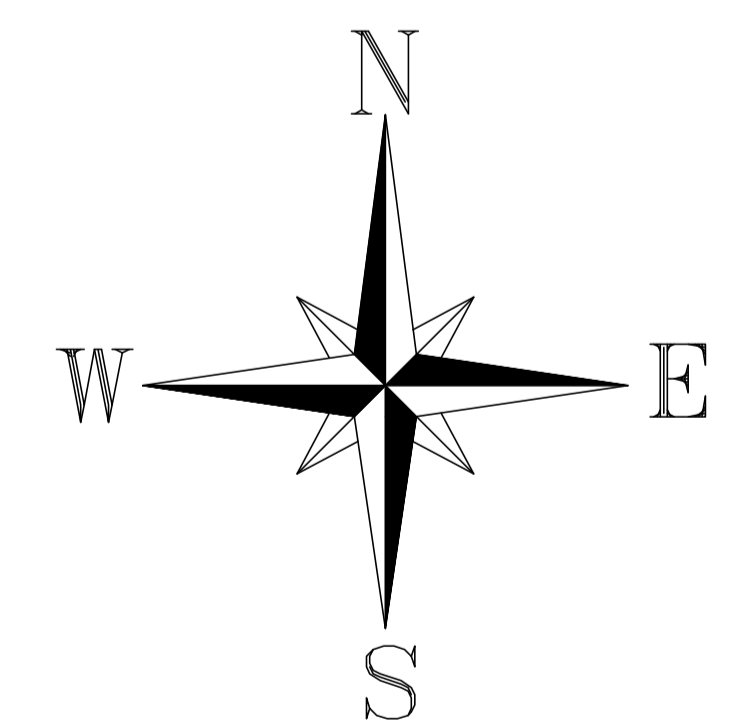
No. of Bedrooms	No. of Units	Parking x unit		TOTAL PARKING		TOTAL PARKING		TOTAL PARKING	
		Resident Proposed	Resident Required	Visitors Proposed	Visitors Required	REQUIRED	PROVIDED		
4 bed	14	2	28	0.2	2.8	577	580		
3 bed	131	2	262	0.2	26.2				
2 bed	197	1	197	0.2	39.4				
1 bed	18	1	18	0.2	3.6				
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

PERMITTED PHASE 1 - 274no units under construction (187no HOUSES & 87no APARTMENTS)

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 RATHBALE ROAD, SWORDS,
 CO. DUBLIN

Drawing title
 PROPOSED SITE LAYOUT PLAN - PART B

Scale	Drawn	Checked	Date
1:500 @ A0	PC	EJG	13.01.26
Project No.	Dr. No.	Revision	
23068	23068/P1003G	P1	

PROPOSED SITE LAYOUT PLAN - PART B
 1:500 @ A0

Information / Comments	Tender
<input type="checkbox"/> Planning	<input type="checkbox"/> Construction