

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

CHARACTER AREA KEY

- CHARACTER AREA 01
- CHARACTER AREA 02
- CHARACTER AREA 03
- CHARACTER AREA 04
- CHARACTER AREA 05

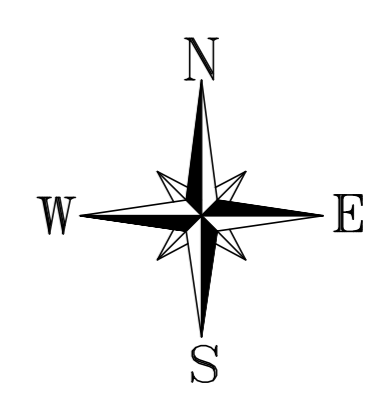
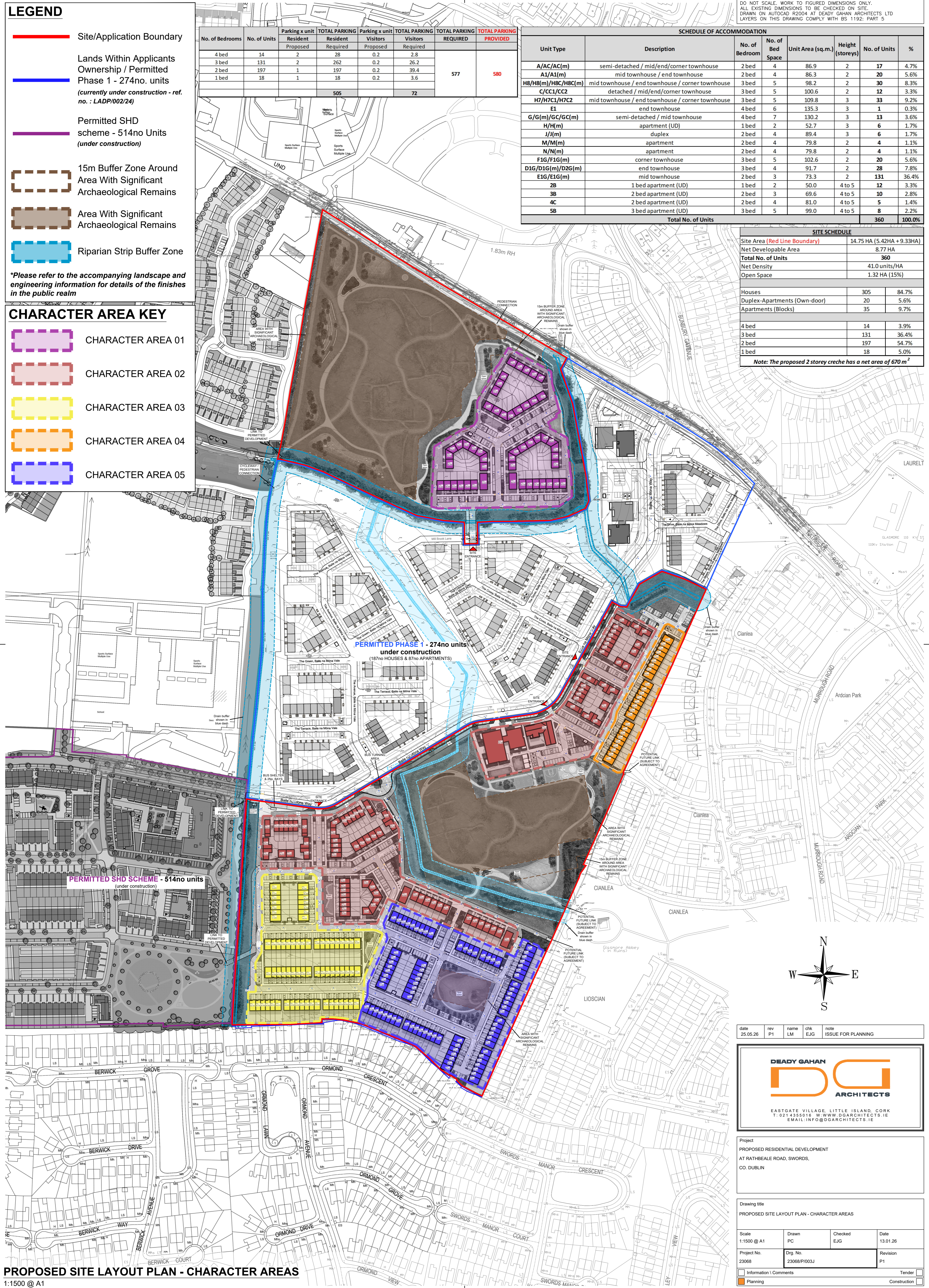
DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY. ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE. DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD. LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

No. of Bedrooms	No. of Units	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	2bed	4	86.9	2	17	4.7%
A1/A1(m)	mid townhouse / end townhouse	2bed	4	86.3	2	20	5.6%
H8/H8(m)/H8C/H8C(m)	mid townhouse / end townhouse / corner townhouse	3bed	5	98.2	2	30	8.3%
C/CC1/CC2	detached / mid/end/corner townhouse	3bed	5	100.6	2	12	3.3%
H7/H7C1/H7C2	mid townhouse / end townhouse / corner townhouse	3bed	5	109.8	3	33	9.2%
E1	end townhouse	4bed	6	135.3	3	1	0.3%
G/G(m)/G/C/GC(m)	semi-detached / mid townhouse	4bed	7	130.2	3	13	3.6%
H/H(m)	apartment (UD)	1bed	2	52.7	3	6	1.7%
J/J(m)	duplex	2bed	4	89.4	3	6	1.7%
M/M(m)	apartment	2bed	4	79.8	2	4	1.1%
N/N(m)	apartment	2bed	4	79.8	2	4	1.1%
F1G/F1G(m)	corner townhouse	3bed	5	102.6	2	20	5.6%
D1G/D1G(m)/D2G(m)	end townhouse	3bed	4	91.7	2	28	7.8%
E1G/E1G(m)	mid townhouse	2bed	3	73.3	2	131	36.4%
2B	1 bed apartment (UD)	1bed	2	50.0	4 to 5	12	3.3%
3B	2 bed apartment (UD)	2bed	3	69.6	4 to 5	10	2.8%
4C	2 bed apartment (UD)	2bed	4	81.0	4 to 5	5	1.4%
5B	3 bed apartment (UD)	3bed	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

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

Drawing title
PROPOSED SITE LAYOUT PLAN - CHARACTER AREAS

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

Information / Comments Tender

Planning Construction

PROPOSED SITE LAYOUT PLAN - CHARACTER AREAS

1:1500 @ A1