



NEIGHBOURHOOD 2
Proposed Site Layout Plan

Red line: Site Boundary outlined in Red
 Blue outline: Approach Landholding outlined in Blue
 Yellow outline: ESB "suburban" constant contours, 50.0m in width and hatched in yellow
 Grey hatched: 1500mm Bore Water ESB (See Detail B)
 Green hatched: 1500mm Bore Water ESB (See Detail C)
 Blue hatched: 1500mm Bore Water ESB (See Detail D)

10m Centre Point Co-ordinates: N: 549685.57374
 E: 134848.8065
 Station: 1000000
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 All dimensions are in millimetres
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HOUSING MIX TYPOLOGIES:

Detached	30 Units
Semi-Detached	40 Units
Terraced	75 Units
DuoLink	18 Units
First Floor Duplex	18 Units
2 Bedroom Apartment	12 Units
3 Bedroom Apartment	15 Units
Total Residential Units:	218 Units

HOUSING MIX:

Total 4 Bed	35 Units (11.0%)
Total 3 Bed	119 Units (55.0%)
Total 2 Bed	62 Units (28.0%)
Total 1 Bed	12 Units (5.5%)
Total Residential Units:	218 Units

DENSITY:

Site Area: 44,294.85 Sq.m
 Developable Area: 8,207.32 Sq.m
 Developable Area: 57,796.92 Sq.m
 588 (Residential)
 Number of Units: 218
 Density: 37.4 units/hectare

OPEN SPACE PROVISION:

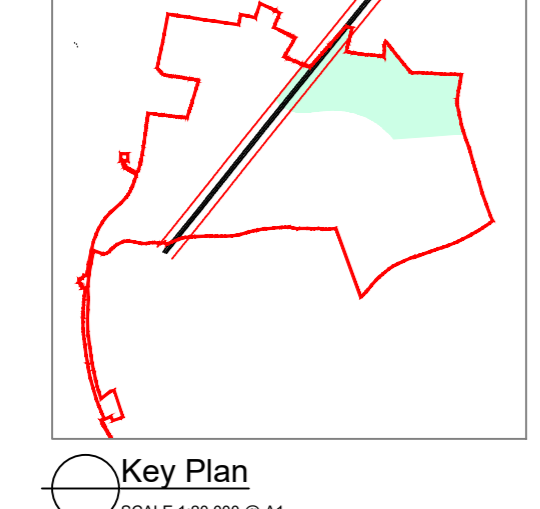
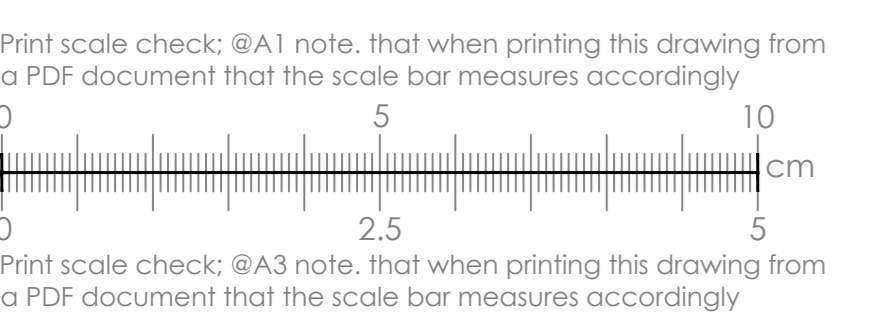
Public Usable Open Space Provision: 7,827 SF Sq.m
 Percentage of Usable Open Space: 13.11 %
 * Refer to key plan for Neighbourhood 2 area: specific calculations.
 ** Usable open space excludes greenways, vehicle/cycleway, etc., etc., etc.
 *** Refer to Design Statement: Public Open Space

CAR PARKING PROVISION:

393 spaces on-curbage & road side
 * Refer to Housing & Apartment Quality Audit

Bicycle Parking Provision:

Total Residents spaces: 118
 Total Visitor spaces: 54
Total Bicycle spaces: 172
 * Housing & Apartment Quality Audit



INDICATIVE SCHOOLS LAYOUT - SUBJECT TO/DEPT OF EDUCATION REQUIREMENTS

REFER TO CSR FOR BOUNDARY DETAILS

Revision Description Date

1	Initial Issue	20/11/19
2	Revised	20/11/19

STATUS: PLANNING

Project: MOUNTAIN RESIDENTIAL DEVELOPMENT
 Client: LONCHVIEW ESTATES LTD.
 Address: LANSKANE, BALLYMORNE, CO. DUBLIN
 Date: 20/11/19 Scale: 1:500 @ A0
 Drawn By: JF Checked By: MC Approved By: PH

