



Provide for removing the existing hedge/row and stone ditch separating the subject site from the Ballyholly Road. Include for providing a pedestrian footpath and bicycle pathway as set out on the Architects and Engineers drawings.

Planted embankment. Refer to landscaping plan.

Include for the removal of the existing hedge/row ditch line and bar. Adjustment of levels as set out on the drawings.

The introduction of roadside 4.00m wide and concrete coping with a 1.2m high on top. Refer to CSR landscaping drawings for details.

Include for a planted embankment. Refer to CSR landscaping drawings for details.

Planted embankment. Refer to CSR landscaping details.

Existing roadside ditch to be retained.

Refer to CSR Landscaping document for entrance detail.

Planted embankment. Refer to landscaping plan.

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NEIGHBOURHOOD 4 Proposed Site Layout Plan

- Site Boundary outlined in Red
- Applications Landholding outlined in Blue
- Rights of way hatched in Yellow
- ESB "wayleave" constraint corridor, 50.0m in width and hatched in yellow.

(M) Centre Point Co-ordinate: X:Y: 569085.575174
 Refer to Reference mark on Site location Maps
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 All dimensions are in millimetres
 All levels (in metres) are related to Mean Head Datum

HOUSING MIX & TYPOLOGIES:

HOUSING MIX:	Units
Detached:	14 Units
Semi-Detached:	34 Units
Terrace:	25 Units
Duplex:	1 Unit
Neighbourhood Apt:	1 Unit
Fast Floor Duplex:	1 Unit
1 Bedroom Apartment:	2 Units
2 Bedroom Apartment:	2 Units
Total Residential Units:	93 Units

HOUSING TYPOLOGIES:

Total 4 Bed:	20 Units (22.0%)
Total 3 Bed:	64 Units (75.0%)
Total 2 Bed:	9 Units (10.0%)
Total Residential Units:	93 Units

DENSITY:

Site Area: 54,356.85 Sq.m.
 Discountable Area: 18,500.48 Sq.m.
 Developable Area: 35,856.37 Sq.m.
 Number of Units: 93
 Density: **25.9 units/hectare**

OPEN SPACE PROVISION:

Public Usable Open Space Provided: 4,452 Sq.m.
 Percentage of Usable Open Space: **18.55 %**
 *Refer to key plan for Neighbourhood area re: spatial calculations.
 **Useable open space excludes greenway, wayleave reception areas, entertainment etc.
 ***Refer to Design Statement: Public Open Space

Car Parking Provision:

174 spaces on-curtage & road side.
 *Refer to Housing & Apartment Quality Audit

Bicycle Parking Provision:

Total Residents spaces: 0
 Total Visitor spaces: 0
 Total Bicycle spaces: 0
 *Housing & Apartment Quality Audit

Legend

- Conc. post & Timber Panel fence (See Detail B-8)
- Timber rail 450mm high (See Detail B-8)
- 600mm Hedgehog (See Detail B-8)
- 800mm Hedgehog
- 1.8m high brick wall
- Plastered and capped wall 1.8m high
- 1.0 - 1.5m high retaining wall
- 2.0m high retaining wall & fence on top 1.2m high
- 600mm stone wall
- 1.8m high natural stone wall
- 600mm rail on planting
- Plastered and capped wall 2m high
- 2m high wild mesh fence (See Detail A-A)
- 2.4m high wild mesh fence (See Detail A-A)

Revision Description Date

Status: PLANNING

Project: MULTI UNIT RESIDENTIAL DEVELOPMENT
 Client: LONGVIEW ESTATES LTD.
 Address: LARHANE BALLYVOLANE CO. DUBLIN
 Date: 22/11/2019 Scale: 1:500 @ A1
 Drawn By: JF Checked By: MC Approved By: PH

07-002-P-400

horgan carroll ARCHITECTS

121 463010 • info@horgan-carroll.ie • www.horgan-carroll.ie
 3 Water's Edge, Riverside way, Midleton, Co. Cork, P25 4J33

Drawing Title: **Neighbourhood 4 - General Arrangement Plan**

