

SITE 2 & 3			
No. 37	8.5%	4-bed units	
No. 267	62.5%	3-bed units	
No. 97	22.5%	2-bed units	
No. 27	6.5%	1-bed units	
No. 27	6.5%	Apartments	
No. 401	93.5%	Houses	
No. 428		TOTAL NO. OF UNITS	
Site Developable Area (Sites 2&3)*			12.17 HA
Density (Sites 2&3) **			35.2 units/HA
Class 2 Open Spaces (Sites 2&3) **			1.42 HA - 11.7%
* = Calculated from Residential Area of Sites 2&3 excluding riparian zones & area under power lines, class 1 open space, primary link street and entrance road to the north-east & R121 ( please see Developable Area Scheme: "20152-P-0016") - Local Centre calculated separately			
** = Calculated on the Site Developable Area (sites 2 & 3)			

LOCAL CENTRE			
No. 00	0.0%	4-bed units	
No. 20	16.7%	3-bed units	
No. 68	56.6%	2-bed units	
No. 32	26.7%	1-bed units	
No. 120	100.0%	Apartments	
No. 0	0.0%	Houses	
No. 120	TOTAL NO. OF UNITS		
Site Developable Area (LC)*		1.50 HA	
Density (LC) **		80 units/HA	
Class 2 Open Spaces (LC) **		0.27 HA - 18%	
* = Calculated from Residential Area of Local Centre excluding Hollystown Road & Link Road, FCC lands along R121, area under powerlines			
** = Calculated on the Site Developable Area (Local Centre)			
+ no. 1 stand alone Creche   529.6 sq.m.			
+ no. 1 Creche (Block D)   500 sq.m.			
+ no. 1 Montessori School (Block D)   280 sq.m.			
+ no. 1 Café (Block A)   154 sq.m.			
+ no. 1 Community Hub (Block A)   144.5 sq.m.			
TOTAL NON-RESIDENTIAL FLOORSPACE = 1608 sq.m.			

FULL RED BOUNDARY (site 2 & 3 and Local Centre)			
No. 37	6.7%	4-bed units	
No. 287	52.4%	3-bed units	
No. 165	30.1%	2-bed units	
No. 59	10.8%	1-bed units	
No. 147	26.8%	Apartments	
No. 401	73.2%	Houses	
No. 548		TOTAL NO. OF UNITS	
Site Developable Area *		13.67 HA	
Density **		40.1 units/HA	
Class 2 Open Spaces **		1.69 HA - 12.4%	
Class 1 Open Spaces		2.77 HA	
SITE AREA (Red Boundary)		25.3 HA	

\* = Calculated by summing up Developable Area of Sites 2 & 3 and Developable Area of Local Centre (please see Developable Area Scheme: "20152-P-0016")

\*\* = Calculated on the Site Developable Area (sites 2 & 3 + Local Centre)

SITE BOUNDARY (25.3 HA)

SITE DEVELOPABLE AREA

# PROPOSED SITE PLAN - Sites 2&3 and Local Centre

SCALE 1:2500 @ A1



date	rev	name	chk	note
03.12.21	P1	AV	EJG	ISSUE FOR PLANNING

DEADY GAHAN

DG

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Project  
LANDS AT HOLLYSTOWN - KILMARTIN

Drawing title PROPOSED SITE PLAN SITES 2&3 and LOCAL CENTRE			
Scale 1:2500 @ A1	Drawn AV	Checked EJG	Date 24.11.2020
Project No. 20152	Drg. No. 20152-P-0004A	Revision P1	
Information / Comments			Tender
Planning			Construction