



HOUSES				
Urban Block	Typology			Total
	2 Bed	3 Bed	4 Bed	
1		1	4	5
2		2	4	6
3		2	4	6
4		6	4	10
5	Creche (102 Childcare places / 16 Staff)			0
6	5	20	4	29
7		21	3	24
8		19	0	19
9		22	4	26
10	6	14	2	22
11	6	12	4	22
12		20	4	24
13		10	2	12
14		8	4	12
15		27	1	28
16	Apartment Block			0
Total	17	184	44	245
Total	7%	75%	18%	100%
Total	245			

APARTMENTS				
Urban Block				Total
	1 Bed	2 Bed	3 Bed	
1				0
2				0
3				0
4				0
5	Creche (102 Childcare places / 16 Staff)			0
6				0
7				0
8				0
9				0
10				0
11				0
12				0
13				0
14				0
15				0
16	13	13	1	27
Total	13	13	1	27
Total	48%	48%	4%	100%
Total	27			

DUPLEX				
Urban Block				Total
	1 Bed	2 Bed	3 Bed	
1				0
2				0
3				0
4				0
5	Creche (102 Childcare places / 16 Staff)			0
6				0
7	16			16
8		16		16
9				0
10				0
11				0
12				0
13	8		8	16
14	8		8	16
15				0
16	Apartment Block			0
Total	32	16	16	64
Total	50%	25%	25%	100%
Total	64			

Total Units	336
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Houses	245	73%
Apartments	27	8%
Duplex	64	19%

GROSS Site Area	11.42
Site Density	35

NET Site Area	9.61
Site Density	35

Exclusions for Basis of Calculation

- 0.01 140m² Adjoining Landowner Boundary
 - 0.59 5891m² Link Road
 - 0.21 2067m² Archeological Zone
 - 0.25 2474m² ESB 38kVa Clearance Zone_Mast
 - 0.75 7505m² ESB 38kVa_3m No-build Zone_Underground Cable
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- 1.81 Ha