

DRG. SERIES
3.0 PLANNING APPLICATION

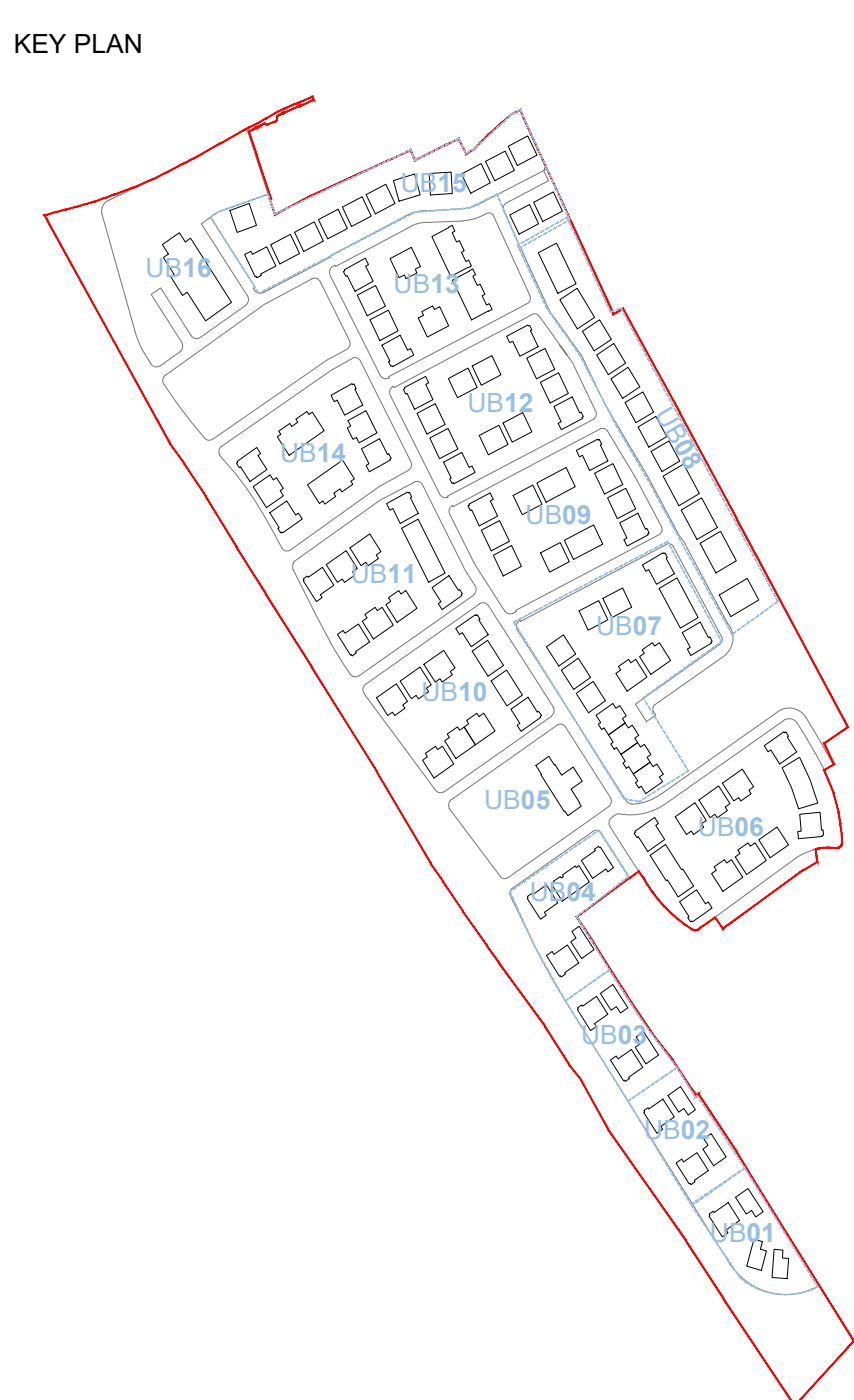
PRJ	07.05.2021	GM	ISSUED FOR PLANNING
REV	21.04.2021	MK	PRELIMINARY
REV DATE	DRN	NOTES	



JOB	STRATEGIC HOUSING DEVELOPMENT Ballymany, Newbridge
CLIENT	Briargate Developments Newbridge Ltd
TITLE	Proposed Masterplan
DATE	21.04.21
DRN	MK
SCALE	1-1000 @ A1
CHECKED	MK
DRWG NUMBER	P20-071K-RAU-XX-XX-DR-A-31001
REVISION	P03.02

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PROPOSED HOUSING MIX

Houses: 245 73%	Apartments / Duplex: 91 27%
2 BED HOUSES 17 7%	1 BED Apartment 13no.
3 BED HOUSES 184 75%	2 BED Apartment 13no.
4 BED HOUSES 44 18%	3 BED Apartment 1no.
	Duplex / Maisonette: 1 Bed Maisonette: 32no. 2 Bed Duplex: 16no. 3 Bed Duplex: 16no.

DEVELOPMENT STATISTICS

SITE AREA
 Gross Site Area: 114,268m² | 11.4Ha [RED LINE BOUNDARY]
 Developable Site Area: 96,191m² | 9.61Ha

Exclusions for Basis of Calculation
 140m² Adjoining Landowner Boundary
 5891m² Link Road
 2067m² Archaeological Zone
 2474m² ESB 38kVa Clearance Zone_Mast
 7505m² ESB 38kVa_3m No-build Zone_Underground Cable

Density
 9.61 Ha / 336 dwellings = 35DPH

Public Open Space:
 Requirement 15% of GROSS Site / 17,065m² | 1.7Ha
 Provided: 25% / 28,895m² | 2.88Ha

Application Site: 17,626m² | 15.4%
 Phase 1: 11,269m²

Car Parking Provision:
 Dwellings: 561 Spaces
 596no. Parking Places
 Apartments: 35 Spaces / 3no. UD Spaces / 3no. EV Charging Spaces
 Creche: 21 Spaces / 1no. UD Spaces / 1no. EV Charging Spaces

Cycle Parking:
 48no. Visitor Spaces
 28no. Cycle Spaces for Apartment Block (UB16). (Dedicated Cycle Store)
 64no. Cycle Spaces for Duplex / Maisonettes
 Creche: 6no. Secure Spaces (Covered Cycle Shelter)

Dual Aspect:
 27no. Apartments
 21no. Dual Aspect / 77%

LEGEND

- POSITION OF SITE NOTICE
- SITE BOUNDARY (AREA INDICATED c.11.4 Ha)
- LAND OWNERSHIP
- TYPE
- UNIT # (To be read with HQA)
- BLOCK #
- PROPOSED TREE PLANTING (Ref. To Landscape Details)
- EQUIPPED PLAY AREA (Ref. To Landscape Details)
- PROPOSED LAND BERMS (Ref. To Landscape Details)
- PARKING ARRANGEMENT (Standard / Electric Vehicles / Universal Spaces)

ORIGINAL SHEET #1

P20-071K-RAU-XX-XX-DR-A-31012