



OVERALL SITE LAYOUT PLAN
SCALE 1:1000

Site Area 151,250 sq.m / 37.18 Acres / 15.25 Ha
Land in Applicants Ownership outlined in Blue

Key

- Existing Contour Levels
- Existing Spot Level
- Proposed Spot Level
- Proposed House Type

OS Map Numbers : 3605D, 3605-24, 3605-19, 3605-25, 3605-15
OSI Licence Number: AR0033318

Note
Drawing to be read in conjunction with Landscaping Plan and Boundary Treatment Plan for:
Foul & Surface Water drainage
Road Levels & Site Lines
Watermain Layout
Attenuation Details
Street Lighting Layout
Please refer to Engineers Drawings & Calculations

280 No Dwellings = 8.8 Dwellings per Acre / 21.7 Dwellings Per Ha
Based on site development area of 12.94a (Total relevant site area less Nursing home site, buffer zone to South West Elevation and Section of Link Road Adjacent to Nursing Home)

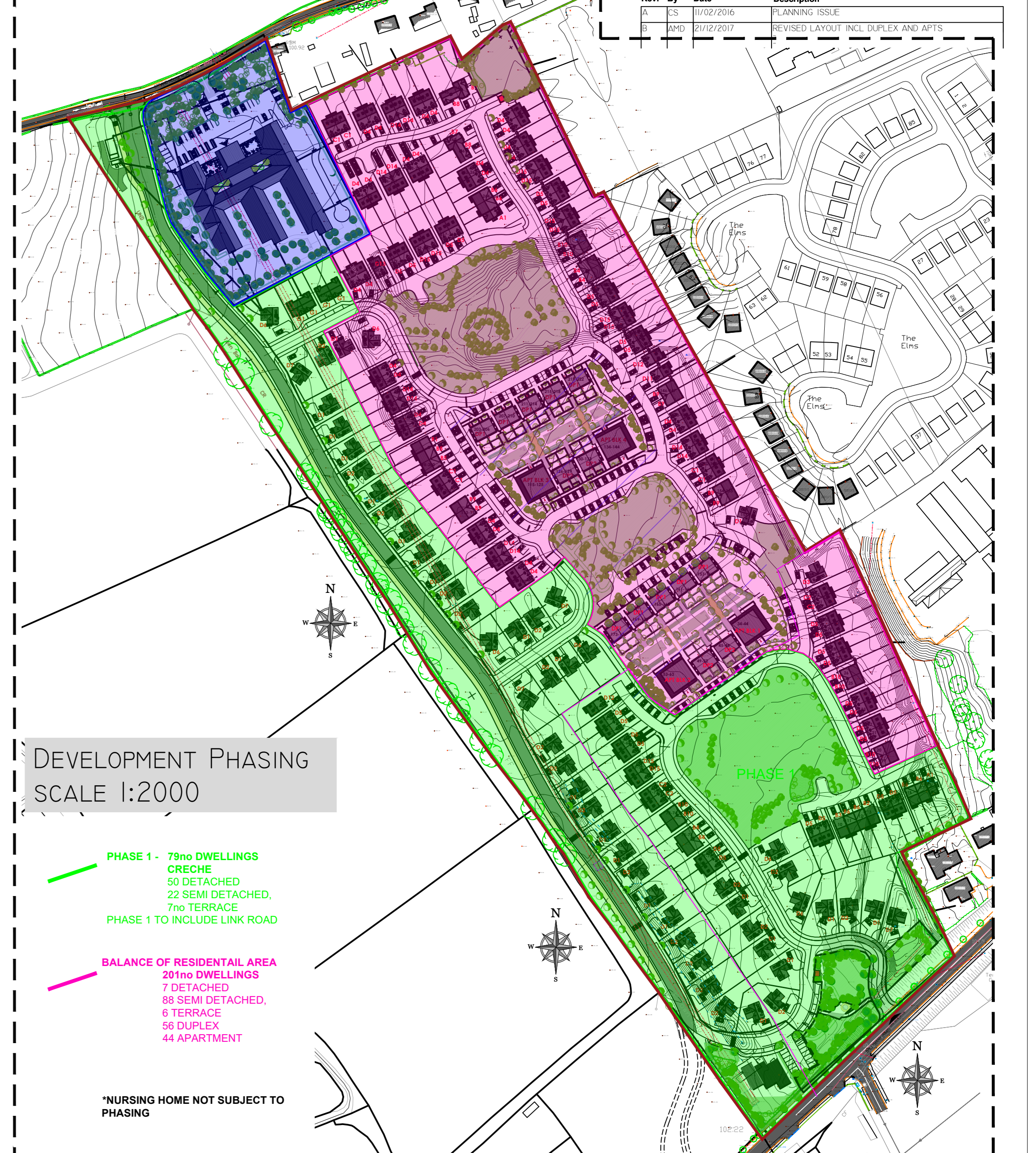
Public Open Space
Site Area less the Nursing home = 14.00ha/15.1% Site Area = 21,000 sq.m
Open Space (sq.m)
no 1 2200
no 2 600
no 3 6900
no 4 3110
no 5 6470
no 6 1300
no 7 750
Total Open Space 21,330sq.m (15.23%)

Schedule of Dwellings

- A1 2no End Terrace
- B1 1no End Terrace
- B2 1no End Terrace
- B3 1no End Terrace
- B4 4no Semi Detached
- B5 2no Part of Terrace
- B6 6no Part of Terrace
- B7 2no Corner Semi Detached
- B8 2no Corner Semi Detached
- B9 6no Semi Detached
- B10 8no Semi Detached
- C1 6no Semi Detached with optional 2nd floor
- C2 4no Semi Detached with optional 2nd floor
- D1 22no Detached two and half storey
- D2 20no Detached two and half storey
- D3 1no Detached two and half storey
- D4 28no Semi Detached with optional 2nd floor
- D5 28no Semi Detached with optional 2nd floor
- D6 6no Detached two and half storey
- D7 4no Detached two and half storey
- D11 1no Detached with optional 2nd floor
- D12 2no Semi Detached with optional 2nd floor
- D13 1no Semi Detached with optional 2nd floor
- D14 10no Semi Detached with optional 2nd floor
- D15 10no Semi Detached with optional 2nd floor
- G1 4no Semi Detached single storey
- DP 1 40no Duplex Units (20no Apartments + 20no Houses)
- DP 2 16no Duplex Units (8no Apartments + 8no Houses)
- Apt Bloc 44no Apartments (4no Apt Blocks 11 Units Each)

TOTAL OF 180 HOUSES, 66 DUPLEX UNITS AND 44 APARTMENTS

- Electrical Substation (2no proposed)
- Creche
- Nursing Home - 96 Bedrooms



DEVELOPMENT PHASING
SCALE 1:2000

- PHASE 1 - 75no DWELLINGS
CRECHE
50 DETACHED
22 SEMI DETACHED
7no TERRACE
PHASE 1 TO INCLUDE LINK ROAD
 - BALANCE OF RESIDENTIAL AREA
29no DWELLINGS
7 DETACHED
8 SEMI DETACHED
6 TERRACE
96 DUPLEX
44 APARTMENT
- *NURSING HOME NOT SUBJECT TO PHASING



CHARACTER AREAS
SCALE 1:2000

- Character Area One
- Character Area Two
- Character Area Three
- Character Area Four

All works to be carried out using proper materials which are fit for the use they are intended and for the conditions in which they are to be used.

All materials used in connection with the works to comply with the Construction Products Regulation (EU) No. 305/2011 and the harmonised technical specifications standards that fall within the remit of the CPR No. 305/2011

van Dijk Architects
MILL HOUSE, MILL STREET, DUNDALK, CO. DUBLIN
PH: 0129252526 FAX: 0129252526
INFO@VANDIJKARCHITECTS.COM

Overall Site Layout Plan
PHASING PLAN AND CHARACTER AREAS PLAN

VARIES	SCS-PA-003	BALLINAH, NEWBRIDGE
A 2.0	SCS-PA-003	COMARA LTD
SG	2/4	10/02/2016

1:1000 Overall Site Layout Plan
1:2000 Phasing Plan and Character Areas Plan