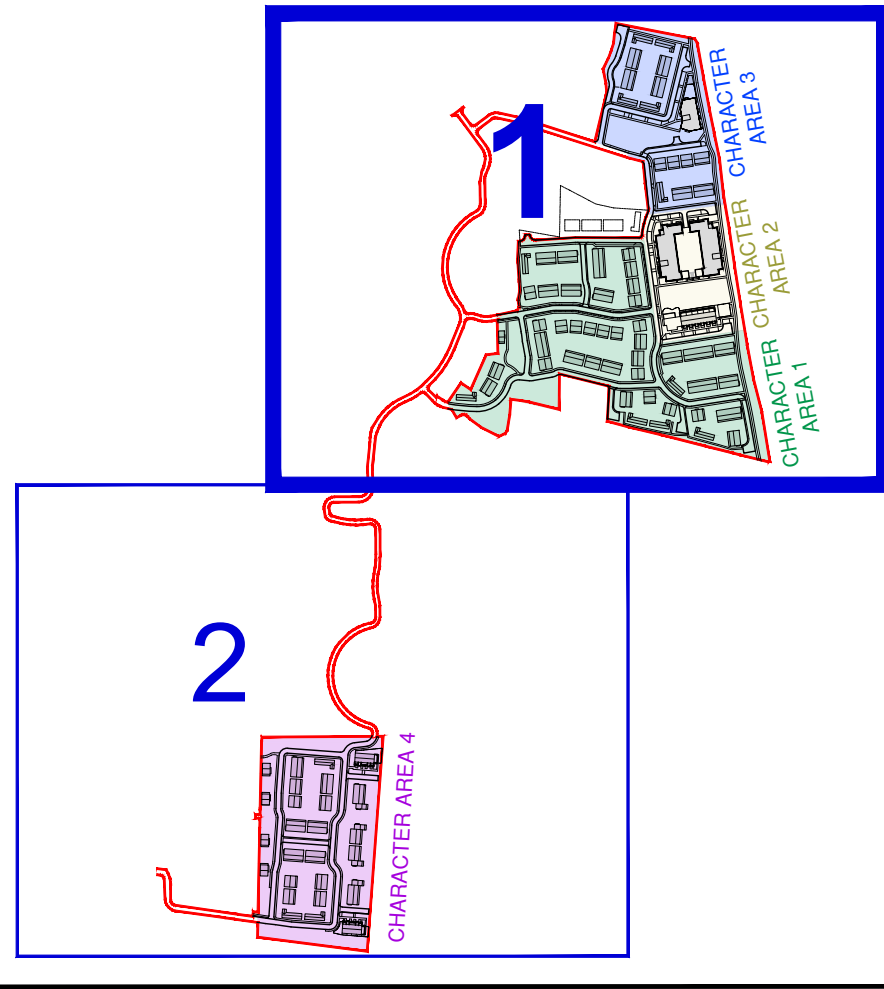
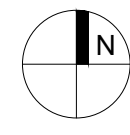
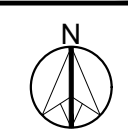


KEY PLAN



O.S. Map Ref.:
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GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEERS DRAWINGS AND SPECIFICATIONS, AND LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS.
FOR SITE LEVELS AND FINISHED FLOOR LEVELS REFER TO CONSULTING ENGINEERS DRAWINGS
FOR PRIVATE OPEN SPACE (REAR GARDENS) SIZES AND DETAILED INFORMATION ON SPACE PROVISIONS WITHIN HOUSES REFER TO McCrossan O'Rourke Manning architects Design Statement DOCUMENT

LEGEND

- SITE BOUNDARY OF PLANNING APPLICATION
- OVERALL OWNERSHIP EXTENTS
- CYCLE LANE
- FOOTPATH
- ROAD 04
- B
- 123
- HOUSE NUMBER
- HOUSE NUMBER
- APARTMENT CORE / CRECHE ACCESS
- EXISTING SPOT LEVELS
- 17.66
- 18.871
- PROPOSED SPOT LEVELS. REFER TO ENGINEERING DRAWINGS.
- PROPOSED PLANTING. REFER TO LANDSCAPE DRAWINGS.
- EXISTING TREE TO BE RETAINED - ROOT PROTECTION BOUNDARY SHOWN DASHED RED AT LOCATIONS ADJACENT TO DEVELOPABLE ZONES. REFER TO ARBORISTS DRAWINGS.
- EXISTING TREE TO BE REMOVED. REFER TO ARBORISTS DRAWINGS.
- NO FIRST FLOOR WINDOWS TO REAR ELEVATIONS OF UNITS AS NOTED. REFER TO HOUSE TYPE A&B PLANS FOR FURTHER INFO.
- PUBLIC OPEN SPACE (12%)
- SEMI-PRIVATE COMMUNAL / TERRACE / BALCONY / PRIVATE GARDEN AREAS
- GREEN ROUTE / CYCLE LINK
- INCIDENTAL LANDSCAPED SPACE
- EXISTING PUBLIC OPEN SPACE ASSOCIATED WITH ADJACENT ASHWOOD HALL / BROOKFIELD DEVELOPMENTS (i.e. NOT INCLUDED IN CURRENT APPLICATION OPEN SPACE CALCULATIONS)

DENSITY
UNITS: 415
SITE AREA (gross): 125,529sqm - 12.5 HA
SITE AREA (developable): 111,479sqm - 11.1 HA
note: developable area excludes access road
Density - 37.4 per Ha
northern lands - 40.0 per Ha
southern lands - 31.0 per Ha
(*maximum occupancy density as per Aviation Public Safety Zone Assessment)

10% REQUIRED OVERALL P.O.S. = 11,779 sqm/1.18 Ha
P.O.S. PROVIDED
Area 1: 2,940 sqm
Area 2: 2,250 sqm
Area 3: 919 sqm
Area 4: 2,830 sqm
Area 5: 1,357 sqm
Area 6: 470 sqm
Area 7: 414 sqm
Area 8: 1,350 sqm
Area 9: 510 sqm
Area 10: 460 sqm

SCHEDULE OF ACCOMMODATION
252 no. Houses
28 no. Duplex
135 no. Apartments
OVERALL Total No. of units - 415
HOUSE TYPE SCHEDULE
15 No. TYPE A 3 Bed (Semi-D) - 05%
15 No. TYPE B 4 Bed (Semi-D) - 06%
177 No. TYPE C 3 Bed (Terrace) - 72%
29 No. TYPE D 4 Bed (Semi-D) - 12%
12 No. TYPE E 5 Bed (Semi-D) - 05%
04 No. TYPE F 4 Bed (Semi-D) - 05%
Overall 77% 3-Bed, 18% 4-Bed & 5% 5-Bed Houses

OPEN SPACE PROVIDED: 13,500 sqm/1.35 Ha (12%)
Note that the above Open Space Provision does not include the additional 5,425sqm (0.55 Ha) Green Route / Cycle Link or Ashwood Hall over-provision of open space.
COMMUNAL OPEN SPACE:
Requirements for Communal Space as per the 2020 Apartment Guidelines: 5sqm for 1-Bed / 7sqm for 2-Bed / 8sqm for 3-Bed.

DUPLEX TYPE SCHEDULE
08 No. 1 Bed Units - 25%
14 No. 2 Bed Units - 50%
06 No. 3 Bed Units - 25%

1-BED 2-BED 3-BED REQ'D
BLOCK A&B 28 70 3 140+553+27 = 720sqm
BLOCK C 9 14 2 45+98+18 = 161sqm
BLOCK D - 6 6 42+54 = 96sqm
BLOCK E 4 4 - 20+28 = 48sqm
BLOCK F 4 4 - 20+28 = 48sqm
CRECHE
Note: Creche based on provision for current SHD application Lands (i.e. 252 (houses) + 13 (3-bed duplex + 50% 2-bed duplex) + 52 (3-bed apartments + 50% 2-bed apartments) = 317 units with 317 / 75 x 20 child spaces = Creche required for 85 children
*1-Bed Apartments & 50% of 2-Bed Apartments Discounted in Creche Unit Calculations

OVERALL ACCOMMODATION % SPLITS
1-BED 10% (apartments & duplex)
2-BED 28% (apartments & duplex)
3-BED 50% (duplex, apartments & houses)
4-BED 09% (houses)
5-BED 03% (houses)

CAR PARKING
504 no. on-curtliffe parking for Houses i.e. overall 2.25 spaces per unit

APARTMENT BLOCK A, B (110 units)
138 (90 Undercroft & 48 Surface) Parking Spaces (including 4no. disabled) i.e. overall 1.25 spaces per unit

APARTMENT BLOCK C (25 units)
31 Surface Parking Spaces (including 1no. disabled) i.e. overall 1.25 spaces per unit

DUPLEX BLOCK D - CRECHE (12 units)
15 Surface Parking Spaces (including 1no. disabled) i.e. overall 1.25 spaces per unit
Creche parking: 6no pickup / drop off spaces + 10no. staff / duplex visitor spaces (dual allocation)

DUPLEX BLOCK E (08 units)
10 Surface Parking Spaces (including 1no. disabled) i.e. overall 1.25 spaces per unit

DUPLEX BLOCK F (08 units)
10 Surface Parking Spaces i.e. overall 1.25 spaces per unit

DUAL ASPECT
Overall Apartment Dual Aspect as per the following:
54 (Block A&B) + 15 (Block C) = 69 or 53% Dual Aspect

NOTES:

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

REVISIONS		
DATE	DESCRIPTION	No.

	PROJECT TITLE:	BROOMFIELD, BACK ROAD, MALAHIDE	DATE:	FEB 22	DRAWN BY:	POR
	DRAWING TITLE:	OVERALL SITE LAYOUT (1 OF 2)	SCALE:	1:1000	REVISION:	-
McCrossan O'Rourke Manning Architects 1 Grantham Street, Dublin 8, D08 A4B9, Ireland Tel: 01-4788700 Fax: 01-4788711 E-Mail: arch@mcorm.com		JOB NO.:	18034	DRAWING NO.:	PL101	