

NEWCASTLE SOUTH

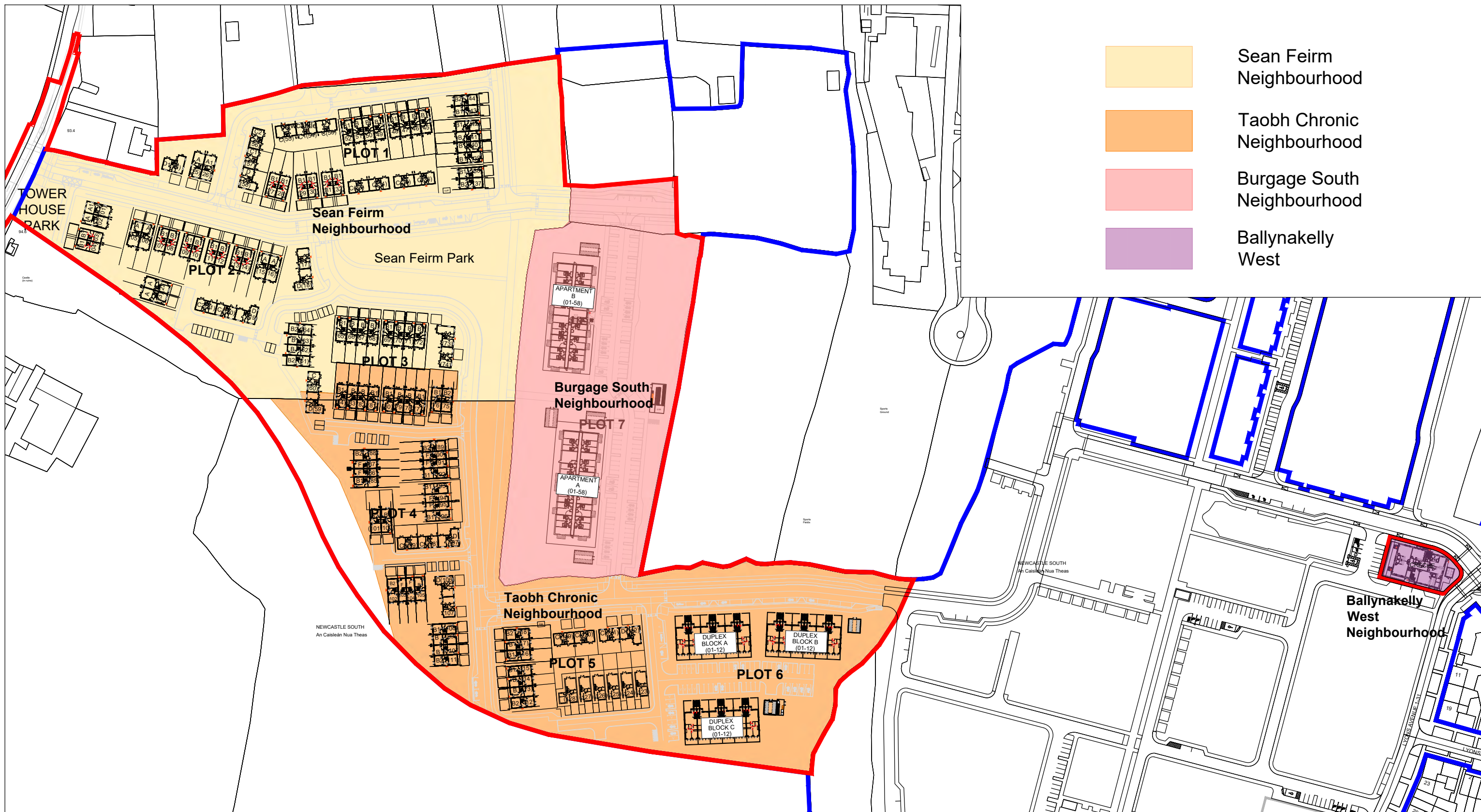
FOR INFORMATION ONLY @ A3

June 2022



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NOTES / LEGEND

- CURRENT APPLICANT SITE
- OTHER LANDS WITHIN OWNERSHIP OF APPLICANT



North Point:

Rev:	Date:	Description:	By:
01	13-06-2022	ISSUED FOR PLANNING	NN

Drawing Status:	
PLANNING	
Client:	CAIRN PLC
	7 Grand Canal, Grand Canal Street Lower, Dublin 2
Project:	Newcastle South - PHASE 2
Drawing:	Site Master Plan - LAP - Neighbourhoods
Date:	14/10/2021
Scale:	NTS @ A3
Int. Job No.:	20023
Drawing No.:	NCS21 - MOLA - XX - 00 - DR - A - XX - 112 - 3
Stage:	3
Revision:	01

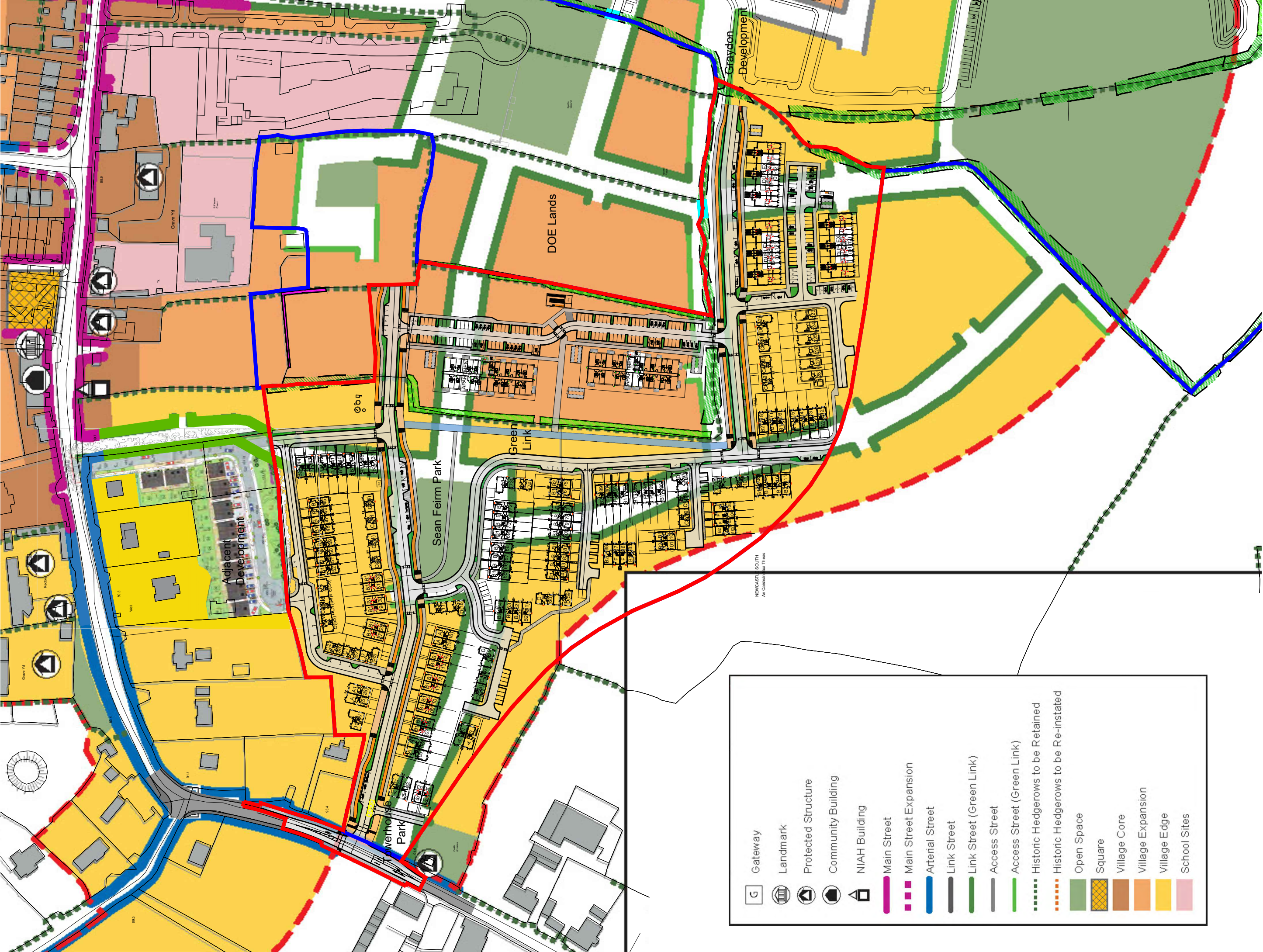


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Notes
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	Gateway
	Landmark
	Protected Structure
	Community Building
	NIAH Building
	Main Street
	Main Street Expansion
	Arterial Street
	Link Street
	Link Street (Green Link)
	Access Street
	Access Street (Green Link)
	Historic Hedgerows to be Retained
	Historic Hedgerows to be Re-instated
	Open Space
	Square
	Village Core
	Village Expansion
	Village Edge
	School Sites

NOTES / LEGEND

- CURRENT APPLICANT SITE
- OTHER LANDS WITHIN OWNERSHIP OF APPLICANT

North Point:



Rev. Date: Description: By:

01_13/05/2022 ISSUED FOR PLANNING NN

Drawing Status:

PLANNING

Client: CAIRN HOMES PROPERTIES LIMITED

Project: Newcastle South

Drawing: Site Master Plan - LAP Overlay

Date: 03/02/2022 Scale: 1:1000 @ A1

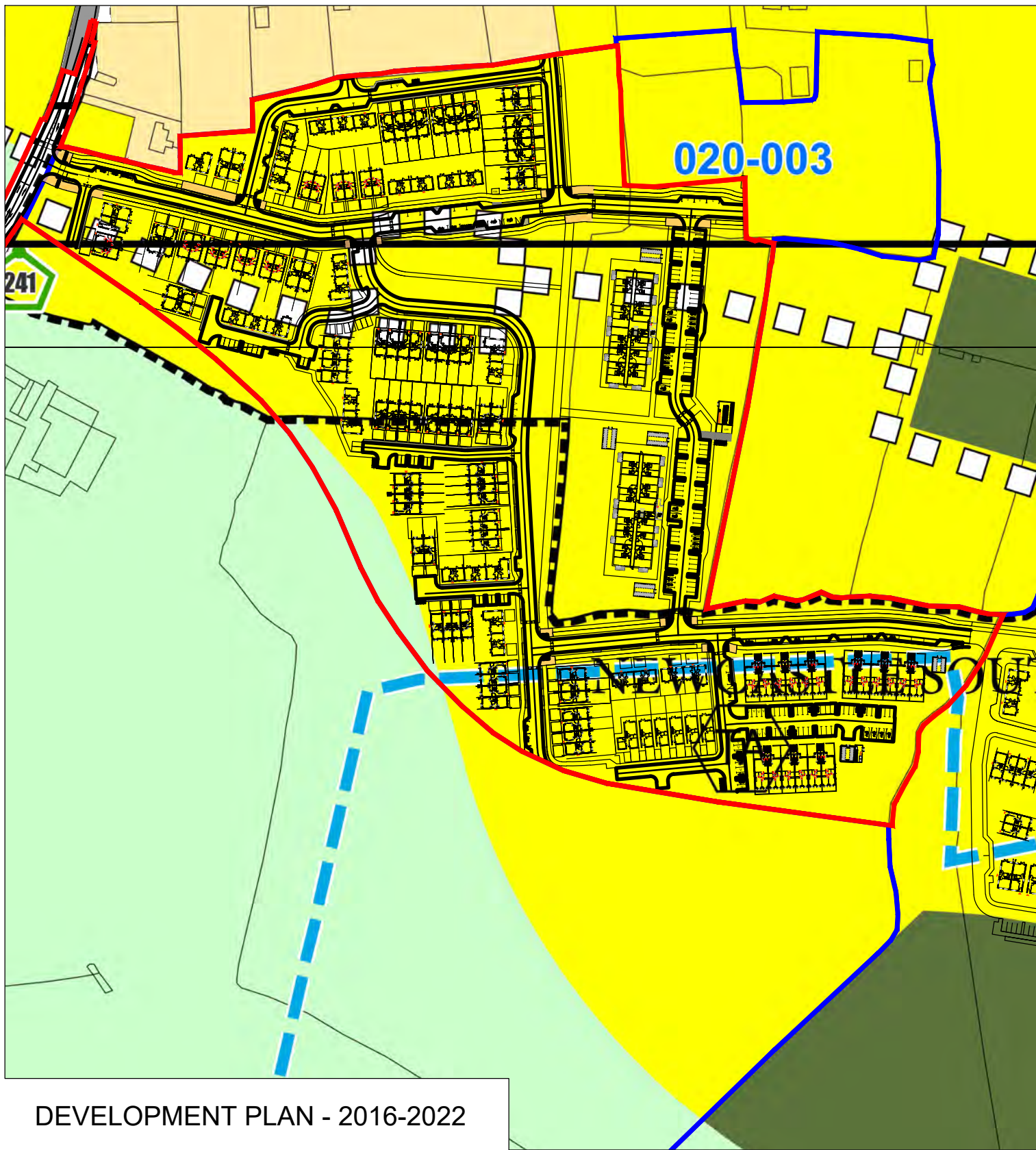
Drawn No.: NCS21 - MOLA - XX - DR - A - XX - 0114 - 3

Revised: 01

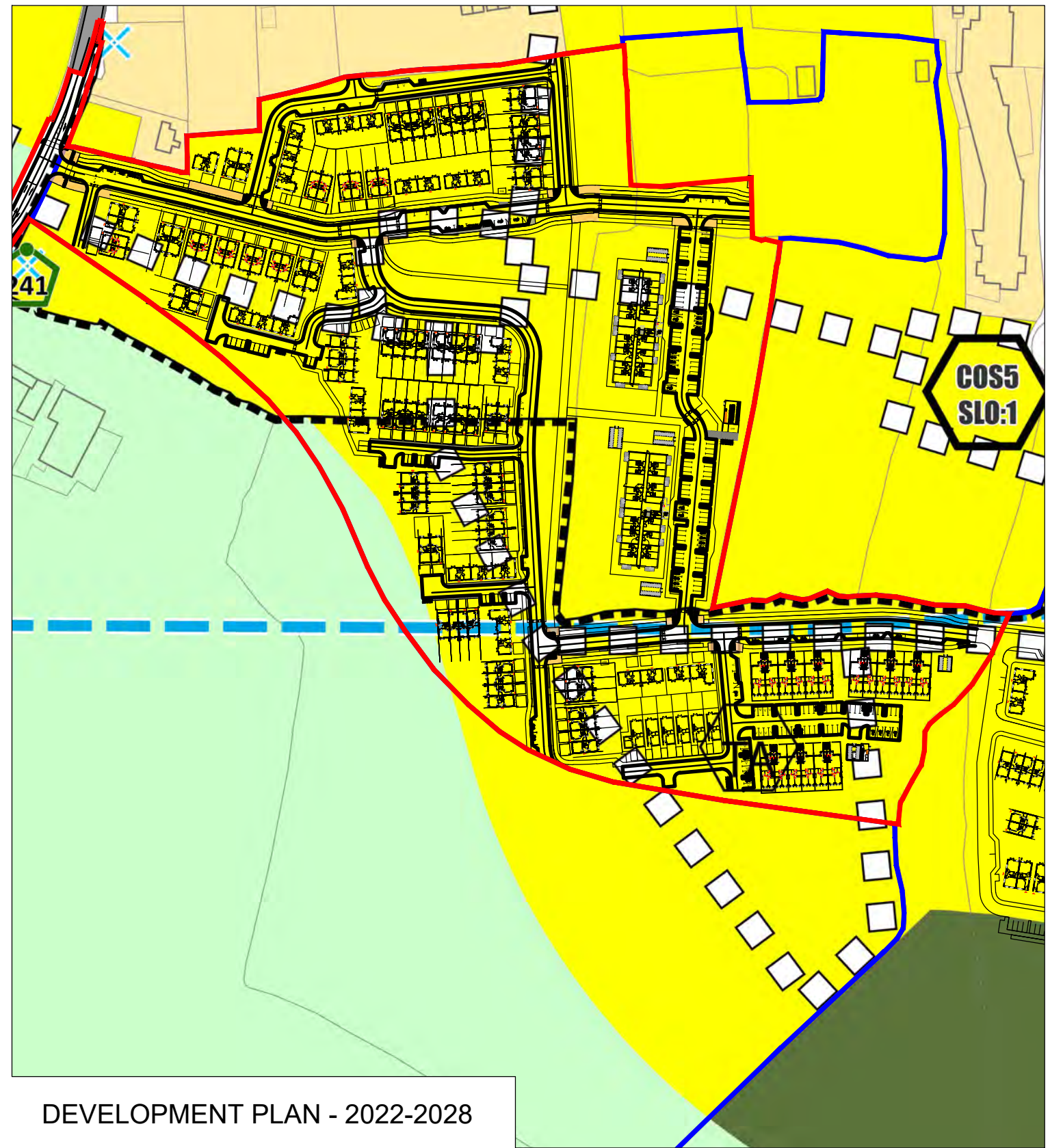
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DEVELOPMENT PLAN - 2016-2022



DEVELOPMENT PLAN - 2022-2028

NOTES / LEGEND

North Point:

CURRENT APPLICANT SITE



OTHER LANDS WITHIN OWNERSHIP OF APPLICANT



Rev:	Date:	Description:	By:
01	03-06-2022	ISSUED FOR PLANNING	NN

Drawing Status:

PLANNING

Client:
CAIRN HOMES PROPERTIES LIMITED

Project:
Newcastle South

Drawing:
Development Plan Overlay - 2016-2022 & Draft 2022-2028

Date: 01/04/2022 Scale: 1:2500 @ A3 Int. Job No: 20023

Drawing No.: NCS21 - MOLA - XX - 00 - DR - A - XX - 0116 - 3 Stage: Revision: 01

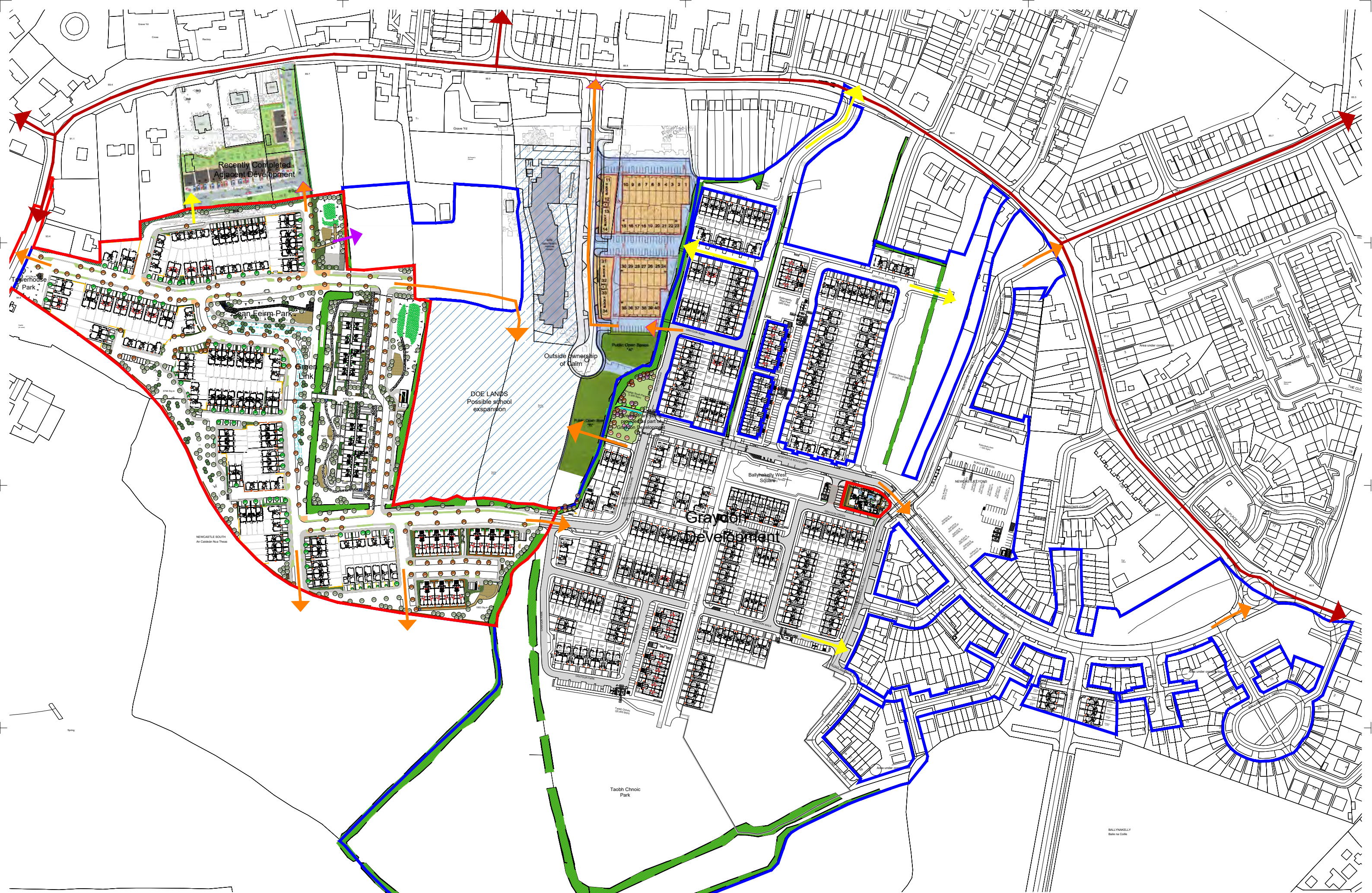
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NOTES / LEGEND

	APPLICATION SITE BOUNDARY		Arterial/Main Street		Local Access
	OTHER LANDS WITHIN OWNERSHIP OF APPLICANT		Neighbourhood Link		Possible Future Pedestrian link

North Point:

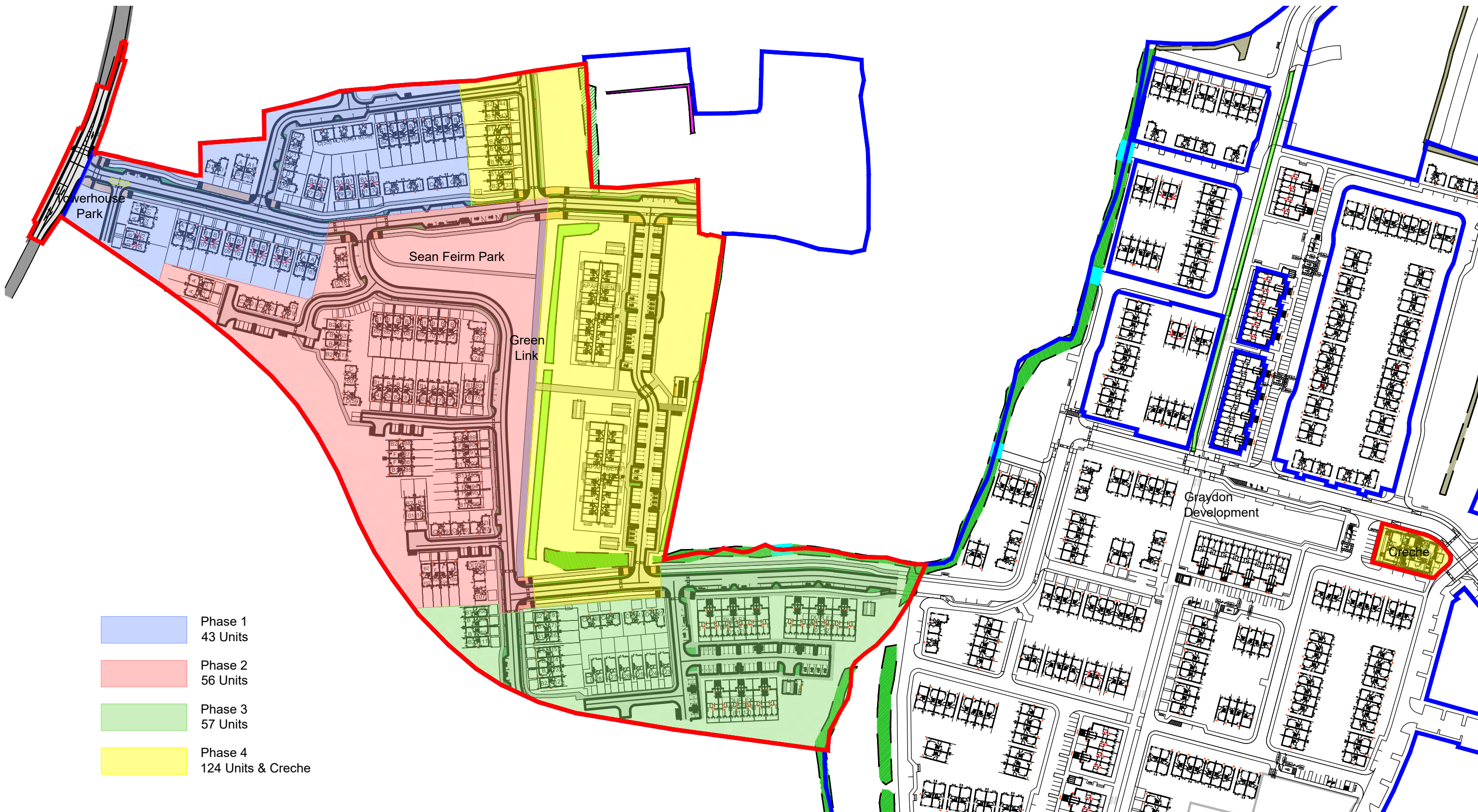
Rev.	Date	Description	By	Drawing Status
01	13.06.2022	ISSUED FOR PLANNING	NH	PLANNING

Client: CAIRN HOMES PROPERTIES LIMITED
 Project: Newcastle South
 Drawing: Site Master Plan - Connections Plan
 Date: 01/03/2022 Scale: 1:1000 @ A0
 Drawing No: 20023
 Project No: NCS21 - MOLA - XX - 00 - DR - A - XX - 0117 - 3

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- Phase 1
43 Units
- Phase 2
56 Units
- Phase 3
57 Units
- Phase 4
124 Units & Creche

NOTES / LEGEND

CURRENT APPLICANT SITE

OTHER LANDS WITHIN OWNERSHIP OF APPLICANT



North Point:

Rev:	Date:	Description:	By:
01	13-06-2022	ISSUED FOR PLANNING	NN

Drawing Status:

PLANNING

Client: CAIRN HOMES PROPERTIES LIMITED

Project: Newcastle South

Drawing: Site Master Plan - Phasing Plan

Date: 12/05/2022 Scale: NTS @ A3

Drawing No.: NCS21 - MOLA - XX - 00 - DR - A - XX - 0118 - 3

Int. Job No: 20023

Stage: Revision: 01

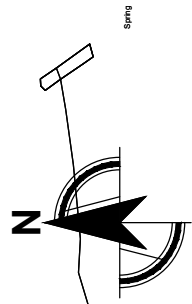
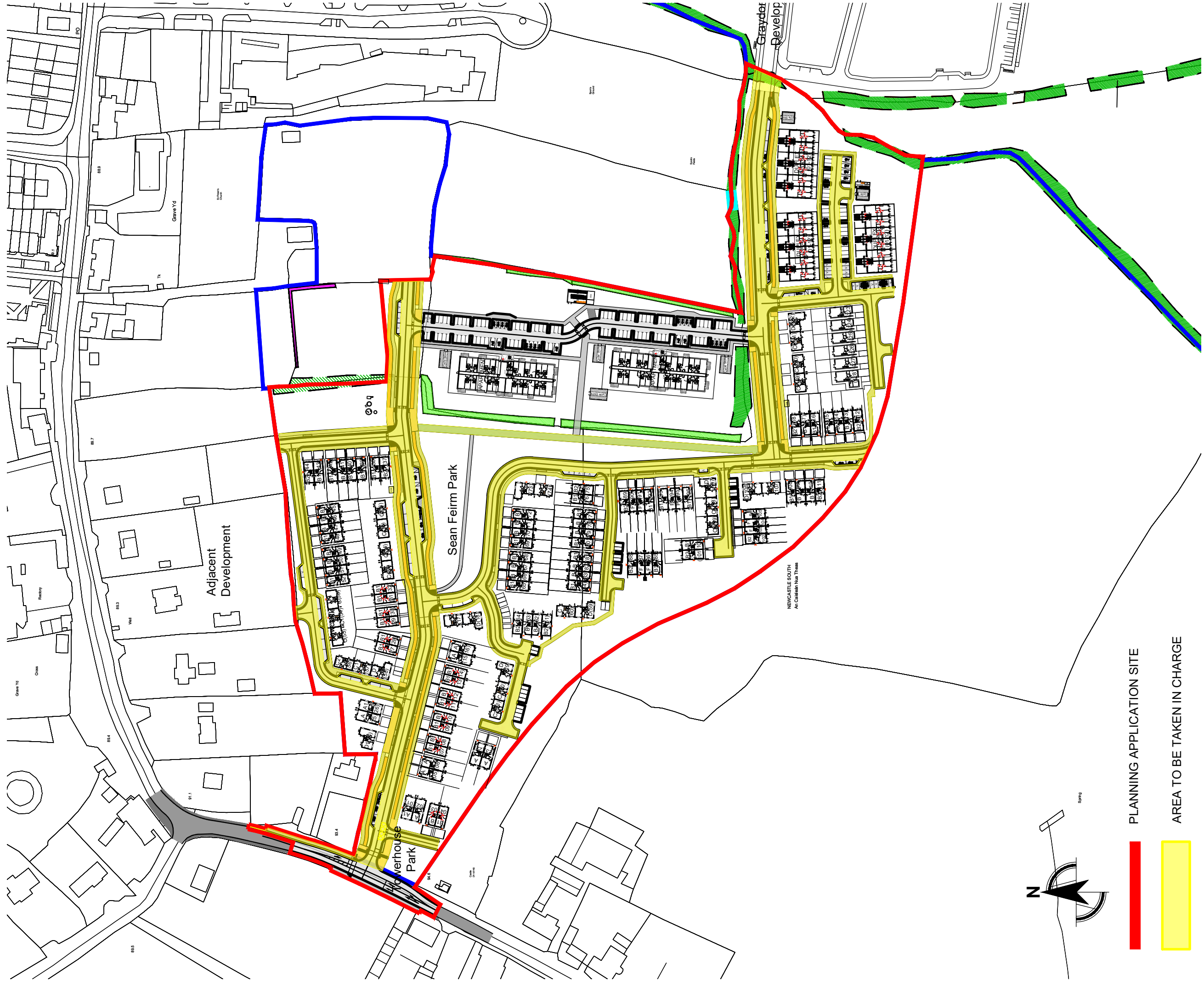


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- PLANNING APPLICATION SITE
- AREA TO BE TAKEN IN CHARGE

Rev:	Date:	Description:	By:	Drawing Status:
01	13-06-2022	ISSUED FOR PLANNING	NN	

PLANNING

Client: CAIRN HOMES PROPERTIES LIMITED

Project: Newcastle South

Drawing: DRAFT - Taken in Charge Plan

Date: 27/05/2021 Scale: 1:2000 @ A3 Int. Job No: 20023

Drawing No.: NCS21 - MOLA - XX - 00 - DR - A - XX - 0121 - 3 Revision: 01

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PROJECT: NEWCASTLE SOUTH
CLIENT: Cairn Homes Properties Ltd
SUMMARY - SCHEDULE OF ACCOMMODATION -
June 2022

SITE STATISTICS :		HA			
1- SITE AREA:					
1a- GROSS AREA:		8.47			
1b- NET AREA:		7.55			
2- DENSITY:					
2a- GROSS DENSITY (Based on gross site area)		33.06			
2b- NET DENSITY (Based on net site area)		37.09			
3 - TOTAL UNITS					
		280 no.			
4 - TOTAL GROSS FLOOR AREA IN SITE (excluding planti/ESB, tank rooms, car parking areas, bike/bin store)					
	Gross Floor Area Houses/Maisonettes	15237.07 sq.m			
	Gross Floor Area Duplexes	3804.48 sq.m			
	Gross Floor Area Apartments (Including meter room at ground floor and circulation communal areas)	9431.85 sq.m			
	Gross Floor Area Creche	778 sq.m			
5 - PLOT RATIO					
5a- Plot Ratio based on gross site area		0.34			
5b- Plot Ratio based on net site area		0.38			
6 - SITE COVERAGE					
6a- Site coverage based on gross site area		16%			
6b- Site coverage based on net site area		18%			
7 RESIDENTIAL SITE MIX					
	Apartment	Duplexes	Houses / Maisonette	No	%
1 Bed	54			54	19%
2 Bed	62	18	8	88	31%
3 Bed		18	94	112	40%
4 Bed			25	25	9%
5 Bed			1	1	0%
TOTAL	116	36	128	280	
8 DUAL ASPECT (Apartments Only)					
	Single			No	%
	Dual			76	50%
	Triple			64	42%
	TOTAL			12	8%
9 OPEN SPACES					
9a- Public Open space				sq.m	%
	POS (A) - Tower Park			472	
	POS (B) - Sean Feirm Park			3427	
	POS (C) - North South Green Link			2884	
	POS (D) - Northern Space by pumping station			1460	
	POS (E) - adjacent to Apts (total)			5110	
	POS (F) - To western boundary with LAP			3744	
	Total			17097	20.2%
9b- Communal Amenity Spaces					
	Amenity Area - Apartments			1627	
	Amenity Area - Duplex Blocks			1063	
	Total			2690	
10- PARKING PROVISION IN THE SITE					
10a- BICYCLE PARKING PROVISION					
	Long Stay			252	
	Staff spaces -Creche			6	
	Short stay for visitors			112	
	Total			370	
10b- MOTORBIKES					
	On Surface			28	
	Total			28	
10c- CAR PARKING					
	Houses on Curtilage			179	
	Houses on street			48	
	Duplex			36	
	Apartments Surface			86	
	Universal Access			10	
	Visitor			24	
	EV Spaces			36	
	Car Sharing (Go Car etc)			4	
	Creche				
	Total			423	
11- RESIDENTIAL ANCILLARY TOTALS					
	Bike/bin store Duplexes area			110 sq.m	
	Bike/bin store Apartment (on surface)			300 sq.m	
	Plant Room Apartment (including Meter Room Ground floor)			136.6 sq.m	
	ESB Substation			50 sq.m	
12- NON-RESIDENTIAL TOTAL					
	Creche			778 sq.m	

