



NOTE: DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. THE DIMENSIONS TO BE USED FOR CONSTRUCTION SHALL BE ALL DIMENSIONS SHOWN ON THE DRAWING. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR. IN THE EVENT OF ANY DISCREPANCIES BETWEEN DIMENSIONS THE CONTRACTOR SHALL FOLLOW THE DIMENSIONS INDICATED BY THE CONTRACTOR TO BE THE MOST FAVORABLE TO THE CONTRACTOR.

REV.	DATE	DESCRIPTION	DRAWN	CHECKED	DATE
1	15/03/2024	ISSUE FOR TENDER	WILSON	WILSON	15/03/2024

Schedule of Accommodation

Types	no of Types	Total no of Units	Percentage (%)
Houses			
2B House (4P), 2 Storey			
Type H21	37		
Type H21X	13	60	8.4%
Type H23	10		
3B House (5P), 2 Storey			
Type H31	63		
Type H31X	63	139	19.4%
Type H33	13		
4B House (6P), 2 Storey			
Type H41	25	25	3.5%
Total Houses		224	31.3%
Duplexes			
2B Duplex (4P) over 2B Duplex (4P) over 2B Duplex (4P), 3 Storey			
Type D21	24	9	
Type D22	17X3	51	8%
3B Duplex (5P) over 3B Duplex (5P) over 3B Duplex (5P), 3 Storey			
Type D31	1x3	3	
Type D32	19X3	57	8%
2B Duplex (4P) over 1B Duplex (2P), 3 Storey			
Type D41	70x2	140	
Type D41A	6x2	12	164
Type D41B	6x2	12	23%
Total Duplex		284	39.7%
Apartments			
Apartment Block 1 (Type A1), 4 Storey			
1 Bed (2P)			
2 Bed (4P)	19	34	5%
2 Bed (2P)			
Apartment Block 2 (Type A2), 4.5 Storey			
1 Bed (2P)	15		
2 Bed (4P)	20	42	6%
3 Bed (5P)	7		
Apartment Block 3 (Type A3), 5 Storey			
1 Bed (2P)	8	17	2%
2 Bed (4P)	6	13	2%
Apartment Block 4 (Type A4), 4 Storey			
1 Bed (2P)	6	13	2%
2 Bed (4P)	6	13	2%
Apartment Block 5 (Type A5), 4 Storey			
1 Bed (2P)	6	13	2%
2 Bed (4P)	6	13	2%
Apartment Block 6 (Type A6), 4 Storey			
1 Bed (2P)	6	13	2%
2 Bed (4P)	6	13	2%
Apartment Block 7 (Type A7), 5 Storey			
1 Bed (2P)	23		
2 Bed (4P)	41	76	11%
3 Bed (5P)	12		
Total Apartments		208	29.1%
Total		716	100%

SITE AREA

Site Name	Area	Hectares	Acres
Blandcrest Site	72,468,833 m ²	7.247 hectare	17.807 acres
Castlelake North Site	71,677,445 m ²	7.168 hectare	17.712 acres
Castlelake South Site 01	5,633,979 m ²	0.563 hectare	1.392 acres
Castlelake South Site 02	5,590,930 m ²	0.559 hectare	1.382 acres
Castlelake West Site	9,221,394 m ²	0.922 hectare	2.279 acres
Station Road North Site	12,747,460 m ²	1.275 hectare	3.150 acres
Station Road South Site	5,222,765 m ²	0.522 hectare	1.291 acres
Total	182,562,727 m²	18.256 hectare	45.112 acres

AREA OF UNDEVELOPABLE LAND

Land 01 = 0.093 HECTARES (0.230 ACRES)
 Land 02 = 0.280 HECTARES (0.280 ACRES)
 Land 03 = 0.794 HECTARES (1.962 ACRES)
 Land 04 = 0.068 HECTARES (0.168 ACRES)
 Land 05 = 0.418 HECTARES (1.033 ACRES)

Total = 1.653 HECTARES (4.085 ACRES)

AREA OF DEVELOPABLE LAND

18.256 HECTARES - 1.653 HECTARES = **16.603 HECTARES**
 45.112 ACRES - 4.085 ACRES = **41.027 ACRES**

(Refer to CHD-WIL-ZZ-ZZ-DR-A-0053 - Developable Site Key Plan)

DENSITY

716 UNITS / 16.603 HECTARES = **43.12 Unit Per Ha**

SITE DATA

Type	Gross Internal Area (m ²)	Building Footprint (m ²)
PROPOSED HOUSES		
H21	3,340.9	2,135.0
H21X	1,344.4	750.1
H23	993.0	603.0
H31	6,470.1	3,873.1
H31X	6,470.1	3,873.1
H33	1,462.5	885.2
H41	3,510.0	1,873.3
Total	23,090.0	13,995.7
PROPOSED DUPLEXES		
D21	873.6	441.5
D22	4,518.6	2,277.7
D31	338.9	144.3
D32	6,330.8	3,892.4
D41	11,333.0	3,332.9
D41A	971.4	293.3
D41B	971.4	293.3
Total	25,337.7	9,633.4
PROPOSED APARTMENTS		
A1	4,024.6	1,080.0
A2	4,477.6	1,214.0
A3	1,806.3	424.0
A4	1,654.9	424.0
A5	1,471.6	413.4
A6	1,471.6	413.4
A7	8,175.5	1,935.3
Total	22,888.1	5,904.7
Total	71,910.1	29,515.3

PROVIDED:

Overall Bicycle Parking Provisions	Required	Provided
Houses	2 Per Unit	2,135
Duplexes	1 Per Bedroom	2,278
Secured Apartments Cycle Spaces	372	460
Allocated Apartments Visitor Cycle Spaces	104	176
Creche Cycle Spaces	-	22
On-Street Visitor Cycle Spaces	254	260
Total	730	918

CAR PARKING PROVISIONS

Type	Provided
Front of House Parking	646
Duplex Parking	332
Apartments Parking	201
Creche Parking	11
Visitors Parking	36
Accessible Parking	41
Allocated EV Parkings	30
Total	1297

SITE COVERAGE AREA

Footprint	Developable (m ²)	Overall (m ²)
Site	166,032.7	182,562.7
Residential	546.5	546.5
Creche	64.3	64.3
Existing ESB Substation	41.0	41.0
%	18.2%	16.5%

PLOT RATIO

Site	Developable (m ²)	Overall (m ²)
Residential GIA	71,910.1	71,910.1
Ratio	0.43	0.39

PUBLIC OPEN SPACE PROVISIONS

Type	Provided (m ²)
Castlelake West Local Park 01	1,026.3
Castlelake West Local Park 02	861.8
Castlelake West Local Park 03	556.1
Castlelake North Local Park	817.9
Central Park	18,336.8
Neighbourhood Park	2,553.3
Blandcrest Local Park 01	3,601.1
Blandcrest Local Park 02	412.0
Station Road North Local Park 01	1,458.4
Station Road South Local Park 02	1,006.0
Total	30,659.9
Required	30,659.9
Public	29,223.9
Duplex Communal Open Space	2,228.0
Within Site Area	18.5%
Additional (m²)	6.5%
Castlelake West Local Park Under Pylons	2,803.2
Neighbourhood Park Under Pylons	7,347.3
Castlelake North Local Park Under Pylons	478.4
Total	11,428.9
Total On-Site	42,088.8

For full extents of Public & Communal Open Space, Refer to Public and Communal Open Space Key Plan, no CHD-WIL-ZZ-ZZ-DR-A-0054

BICYCLE PARKING PROVISIONS

Required:

Bed	No of Units	No of required residential spaces	No of required visitor spaces
1 Bed	22	44	44
2 Bed	202	404	202
3 Bed	109	218	109
4 Bed	25	50	25
Total	366	732	380

Refer to Appendix A - Bicycle Parking Requirements

Refer to Appendix B - Bicycle Parking Requirements

Refer to Appendix C - Bicycle Parking Requirements

Refer to Appendix D - Bicycle Parking Requirements

Refer to Appendix E - Bicycle Parking Requirements

Refer to Appendix F - Bicycle Parking Requirements

Refer to Appendix G - Bicycle Parking Requirements

Refer to Appendix H - Bicycle Parking Requirements

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Refer to Appendix K - Bicycle Parking Requirements

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Refer to Appendix M - Bicycle Parking Requirements

Refer to Appendix N - Bicycle Parking Requirements

Refer to Appendix O - Bicycle Parking Requirements

Refer to Appendix P - Bicycle Parking Requirements

Refer to Appendix Q - Bicycle Parking Requirements

Refer to Appendix R - Bicycle Parking Requirements

Refer to Appendix S - Bicycle Parking Requirements

Refer to Appendix T - Bicycle Parking Requirements

Refer to Appendix U - Bicycle Parking Requirements

Refer to Appendix V - Bicycle Parking Requirements

Refer to Appendix W - Bicycle Parking Requirements

Refer to Appendix X - Bicycle Parking Requirements

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Refer to Appendix Z - Bicycle Parking Requirements

Site Legend

2B House (4P), 2 Storey	Vehicular Grade Tarmacadam Surface to engineers Details
3B House (5P), 2 Storey	Red Tarmacadam Bicycle Lane Surface
4B House (5P), 3 Storey	Homezone Surface Paving
2B Duplex Apartments (4P) over 2B Duplex Apartments (4P) over 2B Duplex Apartments (4P), 3 Storey	Pedestrian Sidewalk Surface Paving
3B Duplex Apartments (5P) over 3B Duplex Apartments (5P) over 3B Duplex Apartments (5P), 3 Storey	Shared Surface Paving
2B Duplex Apartments (4P) over 1B Duplex Apartments (2P), 3 Storey	Pedestrian Crossing Surface Paving
Apartment Blocks, Heights indicated on plan	Property Surface Paving
Creche, 2 Storey	Vehicular On-Street Surface Car Park

AREA TO WHICH APPLICATION RELATES OUTLINED IN RED = 18.256 HECTARES (45.112 ACRES)

ADJACENT LAND UNDER THE CONTROL OF APPLICANT

LOCATION OF SITE NOTICE

NOTE:

- Refer to Landscape Masterplan, Drawing no. 21642-2-101 for Public Open Space Landscape Strategy.
- Refer to CHD-WIL-ZZ-DR-A-0054 - Public and Communal Open Space Key Plan for Public Open Space Provision.
- For 1/500 Site Layout Plan, refer to drawing: CHD-WIL-ZZ-DR-A-0071
- CHD-WIL-ZZ-DR-A-0072
- CHD-WIL-ZZ-DR-A-0073
- CHD-WIL-ZZ-DR-A-0074
- CHD-WIL-ZZ-DR-A-0075
- CHD-WIL-ZZ-DR-A-0076

1 Proposed Site Layout Plan - Overall
1 : 1000