

PEDESTRIAN CONNECTION

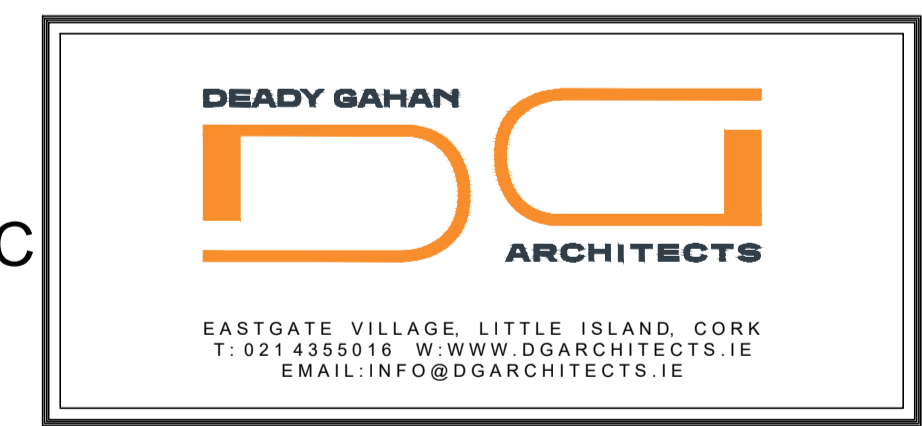
DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	No. of Unit x CA	Tot. No. of Unit
1.B/C	semi-detached	3/4 bed	5/7	111.1-145.8	16	34
2.B/C	semi-detached	3/4 bed	5/7	111.1-145.8	18	33
1.F2	shallow corner units	3 bed	6	122.2	3	10
2.F2	shallow corner units	3 bed	6	122.2	4	10
3.F2	shallow corner units	3 bed	6	122.2	4	10
1.F3	shallow units	3 bed	5	114.2	3	10
2.F3	shallow units	3 bed	5	114.2	3	10
3.F3	shallow units	3 bed	5	114.2	4	10
1.F4	shallow corner units	3 bed	6	122.2	6	10
2.F4	shallow corner units	3 bed	6	122.2	2	10
3.F4	shallow corner units	3 bed	6	122.2	2	10
1.F5	shallow units	3 bed	5	114.2	6	10
2.F5	shallow units	3 bed	5	114.2	2	10
3.F5	shallow units	3 bed	5	114.2	2	10
1.F	townhouse corner	3 bed	5	115.4	2	3
3.F	townhouse corner	3 bed	5	115.4	1	3
1.D	townhouse end	3 bed	4	95.8	27	78
2.D	townhouse end	3 bed	4	94.1	34	78
3.D	townhouse end	3 bed	4	95.8	29	78
1.02	townhouse mid	3 bed	4	93.2	19	47
2.02	townhouse mid	3 bed	4	91.1	16	47
3.02	townhouse mid	3 bed	4	93.2	12	47
1.E8	townhouse mid	2 bed	4	86.1	12	66
2.E8	townhouse mid	2 bed	4	86.1	12	66
3.E8	townhouse mid	2 bed	4	86.1	42	66
2.G1	Gf apartment	2 bed	3	65.9	2	3
3.G1	Gf apartment	2 bed	3	65.9	1	3
2.G2	Gf apartment	2 bed	3	65.9	2	3
3.G2	Gf apartment	2 bed	3	65.9	1	3
2.G3	Duplex apartment	2 bed	4	87.2	2	3
3.G3	Duplex apartment	2 bed	4	87.2	1	3
2.G4	Duplex apartment	2 bed	4	87.2	2	3
3.G4	Duplex apartment	2 bed	4	87.2	1	3
2.P1	Gf apartment	1 bed	2	54.0	1	6
3.P1	Gf apartment	1 bed	2	57.5	1	6

TOTAL NO. OF 3/4 BED UNITS	34 (11.7%)		
TOTAL NO. OF 3 BED UNITS	165 (57.2%)		
TOTAL NO. OF 2 BED UNITS	78 (26.8%)		
TOTAL NO. OF 1 BED UNITS	12 (4.2%)		
TOTAL NO. OF UNITS	289		
CRECHE	GROSS INTERNAL AREA: 340.7 m ² / 3,667 ft ²	GROSS AREA: 400.7m ² / 4,314 ft ²	60-child
TOTAL SITE AREA (RED BOUNDARY)	11.32 HA 27.97 ACRES		
NET DEVELOPABLE AREA (ORANGE BOUNDARY)	8.9 HA 22.0 ACRES		
DENSITY OF NET DEVELOPABLE AREA (289 units)	32.5 Units / Hectare		
USABLE OPEN SPACE	15%		
CAR PARK SPACES	Houses - no. 464 Maisonnettes/Apts - no. 24 Creche - no. 11 TOTAL 519		

Note
 • 'm' labeled on the site layout refers to the mirrored version of the house type.

date	rev	name	chk	note
18.08.22	P1	MP	EJG	ISSUE FOR PLANNING



Project
 PROPOSED RESIDENTIAL DEVELOPMENT AT
 BALLYMACAULA, DRUMBIGGLE, CIRCULAR ROAD,
 ENNIS, CO CLARE

Drawing title PROPOSED SITE PLAN PART B			
Scale 1:500 @ A1	Drawn MP	Checked EJG	Date 19.11.21
Project No. 21112	Dwg. No. 21112/P/003B	Revision P1	
<input type="checkbox"/> Information / Comments	<input type="checkbox"/> Tender	<input type="checkbox"/> Construction	

PROPOSED SITE PLAN (PART B)
 SCALE 1:500@A1