



Schedule of Areas/ Notes

Total Site Area: 20.04ha
 G1 Lands/School Site 1HA (incl playing pitch)

Net Site Area: 18.6ha (less Hickey's Lane and School Site)

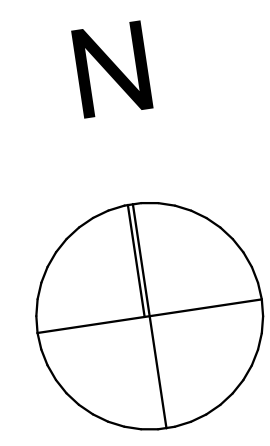
Net Developable Site Area: 17.7ha (less Hickey's Lane, School Site, Link Road)

Public open space: 28,885 sqm / 15.5%

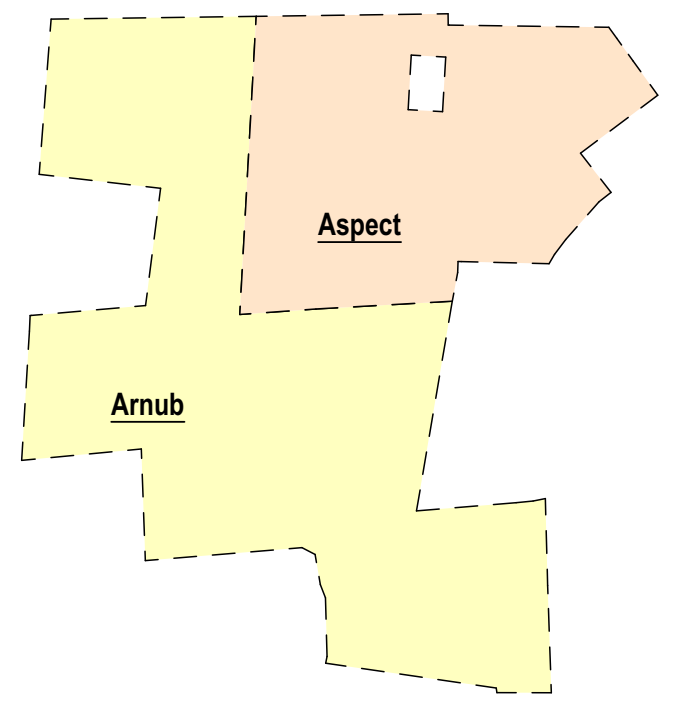
Communal Open Space:

Block A - 280 sqm (first floor level)
 Block B - c. 180 sqm (ground floor level)
 Block A1 - 919 sqm (ground floor level)
 Block B1 - 1251 (ground+first floor level)
 Type F - (small apt building) typically 30 sqm per F type

Density:
 702 residential units/ 17.7ha
 = 39.7 units per ha



Site Boundary



Site Ownership

Cherry Lane to be upgraded to Link Street, refer to DBFL's drawings for further information

proposed pedestrian and bicycle green link

existing vehicular connection to Hickey's Lane to be maintained

refer to DBFL's drawings for details of any upgrade works to Hickey's Lane

Legend & Schedule - Armb Lands

A1- 5 Bed Side entry	12 no.
B1 - 3 Bed semi-detached	27 no.
B1-O - 4 Bed	80 no.
C1- 3 Bed Mid Terrace	75 no.
D1 2 Bed Mid Terrace	31 no.
E1- 3Bed wide frontage (incl. E1(C) and E1(D))	53 no.
F1 4 Bed Detached	1 no.
G1 Duplexes (incl. G1(O))	19 no. (38 units)
Block A1	92 apts (27x1B, 49x2B, 16x3B) creche(384sqm), retail(191sqm) & GP practice (186sqm) to GF
Block B1	57 apts (10x1B, 36x2B, 11x3B) & 1 retail (469 sqm)

279 houses, 149 apartments, 38 Duplexes
 Total: 466 residential units, creche, GP practice & 2 no. retail units.

Legend & Schedule - Aspect Lands

A - 4Bed Semi (incl. A(C))	38 no.
B - 3 Bed with dormer (incl. B(C))	31 no.
C - 3 Bed mid terrace	10 no.
D - 2 Bed mid terrace	17 no.
E - wide frontage 3Bed (incl. E(C))	20 no.
E-O wide frontage 3 Bed (incl. E-O(C) and E-O(D))	24 no.
F - 3 x 2Bed apts (incl F(O))	16 no. (48 x 2Beds)
G - 2 Bed Duplex apartment	1 no.
H - wide frontage 3 Bed	1 no.
Block A	32 apartments (6x1B, 26x2B) 1 no creche (289sqm), 2no. retail(174sqm and 106sqm)
Block B	14 apartments (4x1B, 10 x 2Bs)

141 houses, 95 apartments
 Total: 236 residential units, 1 creche, 2no. retail units

Combined Total: 702 units

Overall Site Layout

1:1000

RIAI	Planning Drawings	DAVEY + SMITH ARCHITECTS
DAVEY + SMITH ARCHITECTS Unit 13, THE SEAPORT BUILDING, 44-45 CLONTARF ROAD, CLONTARF, DUBLIN 3 PH: 01 2447838 EMAIL: info@davey-smith.com WEB: www.davey-smith.com		
Layout ID: D2101.S.06 Project: Ashbourne SHD Drawing Name: Overall Site Layout 1:1000 (Colour Coded)	Scale: 1:1000 Job No: 2101 Series: Planning Date: 9/09/2022 Status: Current / PI	THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. NOTIFY ARCHITECTS OF ANY DISCREPANCIES. CHECK DIMENSIONS ON SITE. USE FIGURE DIMENSIONS ONLY. COPYRIGHT RESERVED FOR DAVEY + SMITH ARCHITECTS LTD.