



Overall Site Layout

Taking in charge Map

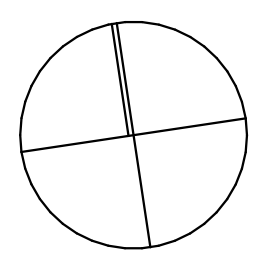
1:1000

Areas Proposed to be taken in charge by Local Authority

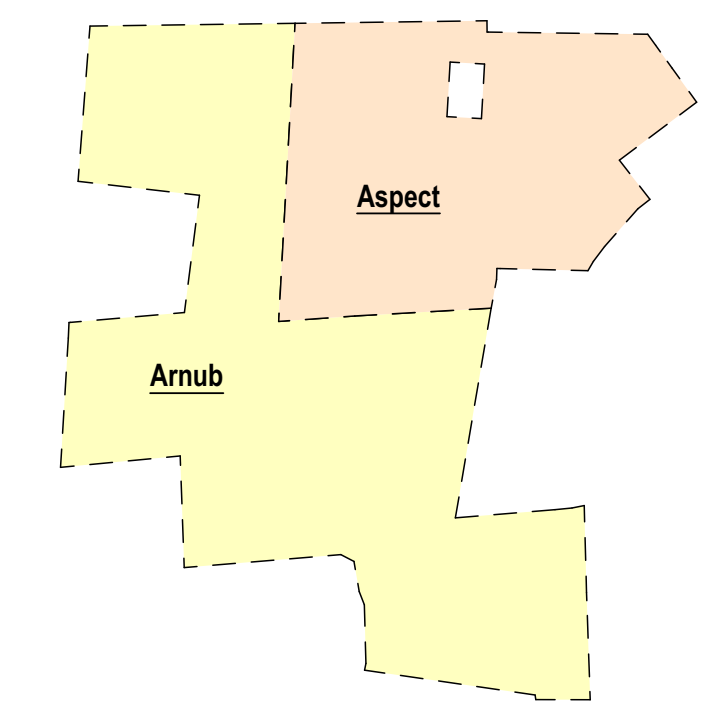
Schedule of Areas/ Notes

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

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Site Boundary



Site Ownership

Schedule of Accommodation

702 Residential Units:
 420no. 2,3,4,5 Bed Houses
 282 Apartments Total :
 47 no. 1Bed Apartments
 189 no. 2Bed
 46 no. 3 Bed
 2 no. Creches
 1 no GP Practice
 4 no. shops / retail

Car Parking Schedule

Houses: 2 spaces per house
Apartments: 1.35 spaces per apartment including visitor
Non-Residential Units:
 Block A - 8 no. surface parking spaces
 Block A1 & B1 :
 31 no surface parking spaces (EV & disabled included)
 Note: For EV parking, refer to TTA Report
Total: 1262

Bicycle Parking Schedule

Please refer to traffic report enclosed
Houses: 2 spaces (rear gardens)
Apartments: typically 1 no. bicycle space provided per bedroom
Non-Residential Units: 52 spaces
Total: 1709

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Planning Drawings

DAVEY + SMITH ARCHITECTS

DAVEY + SMITH ARCHITECTS Unit 13, THE SEAPORT BUILDING, 44-45 CLONTARF ROAD, CLONTARF, DUBLIN 3 P: 01 2447638 EMAIL: info@davey-smith.com WEB: www.davey-smith.com	Scale: 1:1000
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