



Overall Site Layout

Phasing Map

1:1000

**PHASE 1**

- FULL LINK ROAD (INCL. CYCLING & PEDESTRIAN FACILITIES)
- 7637m<sup>2</sup> PUBLIC OPEN SPACE
- 167no. RESIDENTIAL UNITS
  - 34no. APARTMENTS (12 BLOCKS)
  - 127no. HOUSES
  - 6no. Duplex Units (3 BLOCKS)

**PHASE 2**

- CYCLE LINK CONNECTION TO DUBLIN ROAD
- 12,466m<sup>2</sup> PUBLIC OPEN SPACE (INCL. MUGA)
- 2no. CRECHES & ASSOCIATED PARKING
- 4no. RETAIL UNITS
- 1no. GP PRACTICE
- 350no. RESIDENTIAL UNITS
  - 210no. APARTMENTS (9 BLOCKS)
  - 12no. DUPLEX UNITS (6no. BLOCKS)
  - 128no. HOUSES

**PHASE 3**

- 8,782m<sup>2</sup> PUBLIC OPEN SPACE
- HICKEY'S LANE VEHICULAR ACCESS
- 185no. RESIDENTIAL UNITS
  - 20no. DUPLEX UNITS (10no. BLOCKS)
  - 165no. HOUSES

**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 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