SITE BOUNDARY
OUTLINED IN RED
SITE AREA: 19.28 Ha

PUBLIC OPEN
SPACE NO. 2
Total Area 4,286 sq.m.
(1395 sq.m. SUDS)

PUBLIC OPEN
SPACE NO. 1
Total Area 1,030 sq.m.
(1,030 sq.m. SUDS)

PUBLIC
OPEN
SPACE NO. 5
1450sq.m.

PUBLIC
OPEN
SPACE NO. 4
10,671 sq.m.

Public Open
Space No. 3
Area 560 sq.m.

Future Vehicular
Connection Into
Neighbouring Site

Pedestrian Connection
Into
Neighbouring Site

SITE BOUNDARY
OUTLINED IN RED
CLASS 1 OPEN SPACE
SITE AREA 2.86 Ha

CLASS 1
PUBLIC OPEN
SPACE
Area = 2.8669Ha.

Grass pitch

Pedestrian access

SITE BOUNDARY
OUTLINED IN RED
CLASS 1 OPEN SPACE
SITE AREA 2.86 Ha

SITE BOUNDARY
OUTLINED IN RED
SITE AREA: 19.28 Ha

PUBLIC OPEN
SPACE NO. 6
Total Area 1,608 sq.m.
(1,608 sq.m. SUDS)

PUBLIC OPEN
SPACE NO. 9
Total Area 938 sq.m.

PUBLIC
OPEN
SPACE NO. 7
1,483 sq.m.

PUBLIC OPEN
SPACE NO. 8
Total Area 3365 sq.m.
(738 sq.m. SUDS)

SITE BOUNDARY
OUTLINED IN RED
SITE AREA: 19.28 Ha

SITE BOUNDARY
OUTLINED IN RED
SITE AREA: 19.28 Ha

Clonard Road

Flemington Lane

Flemington Park

Hastings Close

Hastings Avenue

Hastings Ct

Hastings Drive

Hastings Green

Hastings Lawn

Hamlet Lane

Bremore Pastures Green

Bremore Pastures Pk

Bremore Pastures Drive

Bremore Pastures Cres

Bremore Pastures Ave

Bremore Pastures Pl

Martello Pk

Martello Walk

Taylor Hill Grange

Taylor Hill Dr

Taylor Hill Gr

Boulevard Road

Bremore
Pastures Crescent

Area under construction

Reservoir

Pond

38kv

LEGEND

TYPE A	3 BED SEMI D	33	units
TYPE B	3 BED SEMI D	33	units
TYPE A1	3 BED SEMI D	16	units
TYPE B 1	3 BED SEMI D	16	units
TYPE C	3 BED TERR	59	units
TYPE C1	3 BED TERR	11	units
TYPE D	2 BED TERR	122	units
TYPE F	3 BED DET	5	units
TYPE H	4 BED SEMI D	14	units
TYPE J	3 BED SEMI D	31	units
TYPE K	3 BED SEMI D	25	units
TOTAL		365	units

DUPLEX TYPES

TYPE E	1 BED DUPL	2	units
	2 BED DUPL	2	units
TYPE G	1 BED DUPL	6	units
	1 BED DUPL	6	units
TYPE L	2 BED DUPL	6	units
	3 BED DUPL	6	units
TYPE N	2 BED DUPL	12	units
	3 BED DUPL	12	units
TYPE R	1 BED DUPL	8	units
	2 BED DUPL	16	units
	3 BED DUPL	8	units
TOTAL		84	units

APART BLOCKS

TYPE M/ FM	2 BED APART	12	units
	2 BED APART	12	units
TYPE FP1	1 BED APART	6	units
	2 BED APART	8	units
TYPE HN1	1 BED APART	6	units
	2 BED APART	8	units
TYPE HC1	1 BED APART	5	units
	2 BED APART	5	units
TYPE HC2	1 BED APART	6	units
	2 BED APART	6	units
TYPE HC3	1 BED APART	6	units
	2 BED APART	8	units
TYPE HS1	1 BED APART	6	units
	2 BED APART	8	units
TOTAL		102	units

CRECHE TYPES

FLEMINGTON PARK	50 CHILD SPACES	
HAMPTON CENTRAL	60 CHILD SPACES	
HAMPTON SOUTH	50 CHILD SPACES	

BIN STORE (2 no. 1100 L Euro bins)
RECYCLING BIN STORE
HARD STANDING REFUSE
COVERED & SECURE 10 No. BIKE STAND
COVERED & VISITOR 10 NO. BIKE STAND
FOOT PATH (LINK ROAD)
CYCLE PATH (LINK ROAD)
CAR PARKING SPACE
CAR PARKING SPACE WITH ELECTRIC POWER POINT
DISABLED CAR PARKING SPACE

SITE STATISTICS

RESIDENTIAL SITE AREA	19.28 ha.	
C-Ring Road Take		f.813 ha. incl.
Irish Water Wayleave		f.41 ha. incl.
CLASS 1 OPEN SPACE	2.8667ha.	
CLONARD ROAD JCT.	0.48 ha.	
TOTAL SITE AREA:	22.62 ha. (19.28+2.86+0.48)	
NET RESIDENTIAL SITE AREA	16.057	
TOTAL NO. UNITS	551	
Residential Density; (551/16.057)	34.31	
PUBLIC OPEN SPACE:		
Class 1	2.867 ha.	
Class 2	2.539 ha.	
	0.477 ha. with SUDS	
	2.062 ha. without SUDS	
Total	5.406 ha.	

Class 1 Public Open Space
Class 2 Public Open Space
Class 2 Public Open Space with SUDS
Residual Public Open Space
(less than 500 sq.m.)
Private Amenity Open Space
(allocated to Aparts / Duplexes)

Application Site
Extent of Ownership

AN BORD PLEANÁLA
20 MAR 2024
LTR DATED ____ FROM App.
LDG- ____
ABP- 319343-24

OS Sheet Reference 2583-A, 2583-B, 2583-D
ITN co-ords; 718,139; 763,374
Ordnance Survey CYAL50383112
Licence Number Ordnance Survey Ireland, 2024

PLANNING

PROJECT TITLE: Proposed Residential Development at Balbriggan
Balbriggan, Co Dublin

DRAWING TITLE: Site Layout Plan

PROJECT NO:	1902	DATE:	March 2024
SCALE:	1:1000 @ A0	DRAWN BY:	
FILE NAME:	1902-TA-ZZ-00-M2-SITE-0003	CHECKED BY:	RC
DRAWING NO:	1902-SITE-0520-A	REVISION:	-

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