SITE INFORMATION

Total Units:	502	
Net Site Area:	10.38 ha	
Proposed Density:	48.4 units / ha	
Public Open Space:	22,997m²	(22.10%)

Overall Unit Mix

Apartments	305	60.8%
Housing	197	39.2%

Bedroom Totals Overall

1 Bedroom	108	21.5%
2 Bedroom	170	33.9%
3 Bedroom	162	32.3%
4 Bedroom	62	12.4%

Housing Mix

2 Bedroom House	19	9.6%
3 Bedroom House	116	58.9%
4 Bedroom House	62	31.5%

Housing Typology

3 Bedroom Semi-Detached	40	20.3%
3 Bedroom End of Terrace	46	23.4%
2 Bedroom Terrace	19	9.6%
4 Bedroom Semi-Detached	52	26.4%
4 Bedroom Detached	10	5.1%
3 Bedroom Terraced	30	15.2%

Apartment Mix

1 Bedroom Apartment	108	35.4%
2 Bedroom Apartment	151	49.5%
3 Bedroom Apartment	46	15.1%

Car Parking Provision — **563 Total Car Spaces**

House Parking:	283
1.48 car spaces per 3 and 4 Bed House	264
1 car space per 2 Bed House	19
Apartment Parking:	
0.8 spaces per Apartment	244
Creche:	15
Visitors:	21

Bicycle Parking Provision — **1,351 Total Bicycle Spaces**

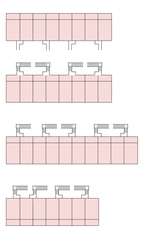
House Bicycle Parking (1 per bedroom, in back gardens)	506
Terrace House Bicycle Parking (1 per bedroom, in storage locker)	128
Apartment Bicycle Parking (1 per bedroom, in storage locker)	548
Visitor Bicycle Parking (1 per 2 apartments, public access)	153
Creche Bicycle Parking	16

Refer to Accommodation Schedule and Housing Quality Assessment for full breakdown of site and unit information

Housing Types Proposed

4	A	Type A1 3 Bed, 2 Storey Semi-Detached 107.6m²
10	A	Type A2 3 Bed, 2 Storey End of Terrace 107.6m²
6	B	Type B1 3 Bed, 2 Storey Semi-Detached 107.6m²
36	B	Type B2 3 Bed, 2 Storey End of Terrace 107.6m²
16	C1	Type C1 4 Bed, 2 Storey Semi-Detached 130m²
8	C2	Type C2 4 Bed, 2 Storey Semi-Detached 130m²
1	C3	Type C3 4 Bed, 2 Storey Semi-Detached 130m²
19	D	Type D 2 Bed, 2 Storey Mid Terrace 86m²
9	E1	Type E1 4 Bed, 2 Storey Detached 127.8m²
28	E2	Type E2 4 Bed, 2 Storey Semi-Detached 130m²
30	F	Type F 3 Bed, 2 Storey Semi-Detached 107.6m²
30	G	Type G 3 Bed, 2 Storey Mid Terrace 86.4m²

Apartment Types Proposed



BLOCK A
6 no. Type 1a: 1 Bed, 2 Person 47m²
2 no. Type 1b: 1 Bed, 2 Person 47m²
6 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

BLOCK B, A2
6 no. Type 1a: 1 Bed, 2 Person 47m²
2 no. Type 1b: 1 Bed, 2 Person 47m²
6 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

BLOCK C
8 no. Type 1a: 1 Bed, 2 Person 47m²
8 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

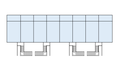
BLOCK D
5 no. Type 1a: 1 Bed, 2 Person 47m²
5 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

BLOCK E
2 no. Type 1a: 1 Bed, 2 Person 47m²
2 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

BLOCK F
2 no. Type 1a: 1 Bed, 2 Person 47m²
1 no. Type 1b: 1 Bed, 2 Person 47m²
2 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

BLOCK G
6 no. Type 1a: 1 Bed, 2 Person 47m²
6 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

BLOCK H
1 no. Type 1c: 1 Bed, 2 Person 47m²
6 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²
6 no. Type 4a: 2 Bed, 4 Person 94.0m²
1 no. Type 4b: 2 Bed, 4 Person 94.0m²

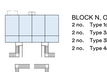


BLOCK I
2 no. Type 1d: 1 Bed, 2 Person 47m²
7 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²
7 no. Type 4a: 2 Bed, 4 Person 94.0m²

BLOCK J
6 no. Type 1a: 1 Bed, 2 Person 47m²
6 no. Type 1e: 1 Bed, 2 Person 47m²
2 no. Type 1a: 1 Bed, 2 Person 47m²
6 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

BLOCK K
1 no. Type 1d: 1 Bed, 2 Person 47m²
3 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²
3 no. Type 4a: 2 Bed, 4 Person 94.0m²
1 no. Type 4b: 2 Bed, 4 Person 94.0m²

BLOCK L
2 no. Type 1b: 1 Bed, 2 Person 47m²
2 no. Type 1d: 1 Bed, 2 Person 47m²
2 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²
2 no. Type 4a: 2 Bed, 4 Person 94.0m²



BLOCK M, S, T, Y
1 no. Type 1b: 1 Bed, 2 Person 47m²
2 no. Type 1d: 1 Bed, 2 Person 47m²
2 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²
2 no. Type 4a: 2 Bed, 4 Person 94.0m²

BLOCK N, O, P, Q, R, U, V, W, X,
2 no. Type 1d: 1 Bed, 2 Person 47m²
2 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²
2 no. Type 4a: 2 Bed, 4 Person 94.0m²

BLOCK Z, B2
2 no. Type 1a: 1 Bed, 2 Person 47m²
2 no. Type 1b: 1 Bed, 2 Person 47m²
2 no. Type 2a: 2 Bed, 4 Person 82.9m²
2 no. Type 2b: 2 Bed, 4 Person 84.2m²

JFOCarchitects
P.O. Box 6377
Clondalkin
Dublin 22
D22 XE67
5-6 Cromwellsfort Avenue, Kimmage, Dublin 12W, Dublin 12W, D12W 5W8

Drawing
Dr. 25.125.DR.0005
Title Housing Proposed Floor Plan
Scale 1:1000 at 594mm x 900mm
Date 7.7.2025
Status S1
Project
Residential Development
Stocking Avenue, Ballycullen
Dublin 16
Client
Lagan Homes Ballycullen Ltd

© JFOC Ltd. This drawing and data is the property of JFOC Ltd. It is to be used only for the purpose for which it was prepared and may not be used for any other purpose without the prior written permission of the copyright owner. Contractors must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale from this drawing. Errors and omissions must be reported to the copyright owner.