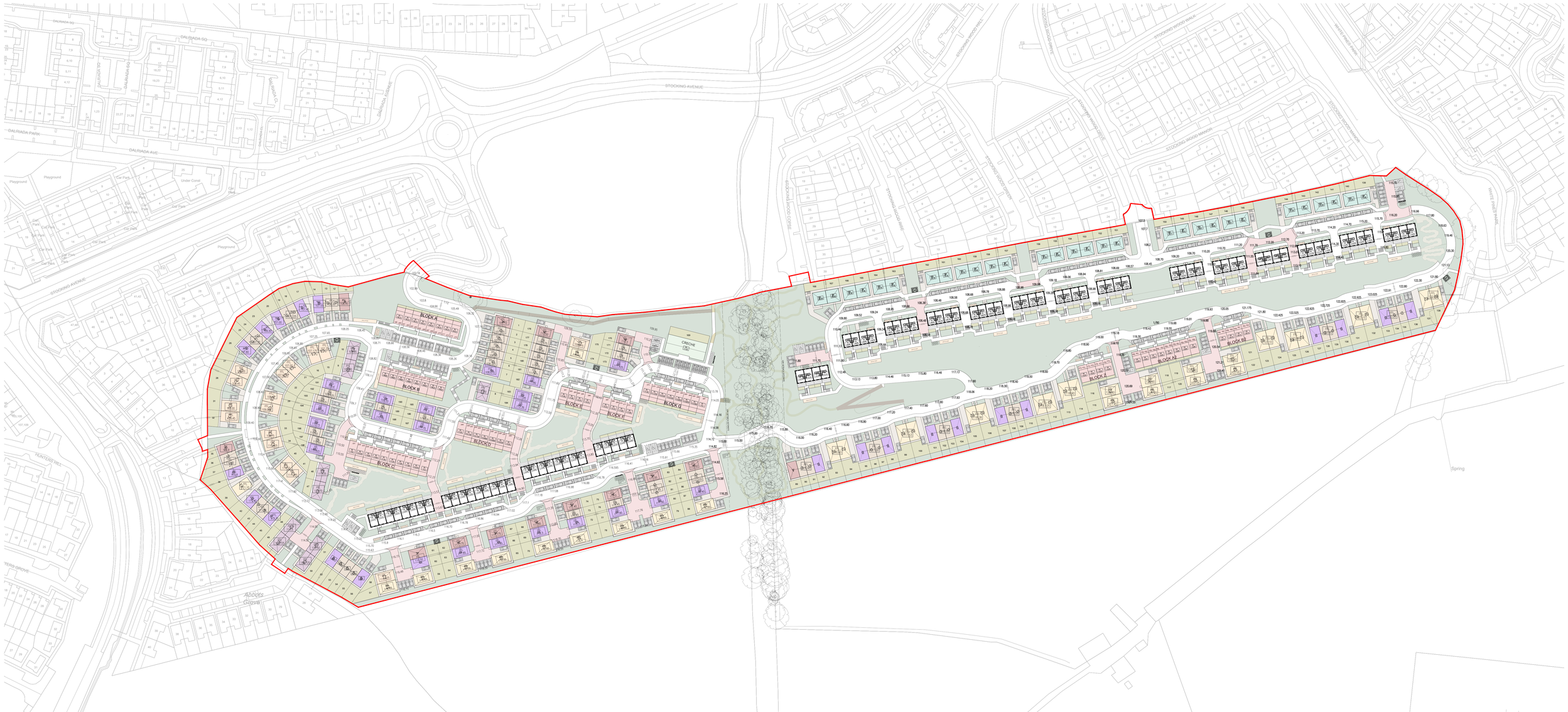


SITE INFORMATION

| | | |
|---|---|---|
| **Total Units:** | 502 | |
| **Net Site Area:** | 10.38 ha | |
| **Proposed Density:** | 48.4 units / ha | |
| **Public Open Space:** | 22,927m² | (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 | Type A1<br>3 Bed, 2 Storey<br>Semi-Detached<br>107.6m² | |
| 10 | Type A2<br>3 Bed, 2 Storey<br>End of Terrace<br>107.6m² | |
| 6 | Type B1<br>3 Bed, 2 Storey<br>Semi-Detached<br>107.6m² | |
| 36 | Type B2<br>3 Bed, 2 Storey<br>End of Terrace<br>107.6m² | |
| 16 | Type C1<br>4 Bed, 2 Storey<br>Semi-Detached<br>130m² | |
| 8 | Type C2<br>4 Bed, 2 Storey<br>Semi-Detached<br>130m² | |
| 1 | Type C3<br>4 Bed, 2 Storey<br>Semi-Detached<br>130m² | |
| 19 | Type D<br>2 Bed, 2 Storey<br>Mid Terrace<br>86m² | |
| 9 | Type E1<br>4 Bed, 2 Storey<br>Detached<br>127.8m² | |
| 28 | Type E2<br>4 Bed, 2 Storey<br>Semi-Detached<br>130m² | |
| 30 | Type F<br>3 Bed, 2 Storey<br>Semi-Detached<br>107.6m² | |
| 30 | Type G<br>3 Bed, 2 Storey<br>Mid Terrace<br>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 1d: 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 1a: 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 3a: 2 Bed, 4 Person 82.9m²
2 no. Type 3b: 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 3a: 2 Bed, 4 Person 82.9m²
2 no. Type 3b: 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 3a: 2 Bed, 4 Person 82.9m²
2 no. Type 3b: 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

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Stage Planning
ID SL-SDL-PD-P03
Title Site Development Layout Plan
Scale 1:1000 at 594mm x 900mm
Date 10.03.2023
Status S1
Drawn DH

Project Residential Development
Stockingwood, Ballycoolen
Dublin 15

Client Lagan Homes Ballycoolen Ltd

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