



31 - 238 Gort Mell under construction under reg. ref. LRD 2460266 & ABP-311678-21.

1- 30 Gort Mell completed under reg. ref. LRD - 2360368 & ABP-311678-21.

Gross Site Area (redline):	2.0 Ha.	Total Public Open Space:	2551sqm.
Area of Old Slane Road within redline:	0.2Ha	Including:	(980sqm.)
Total Nett Site Area - Phase 3 (lands in ownership of applicant)	1.8Ha	POS from Phase 1:	
Nett Site Area - Phase 3 (including amendments to previously approved housing and POS, excluding amendments to drainage only)	1.3Ha	Public Open Space for new Phase 3 site only:	1571 sqm. - (15% of 1.04Ha.)
Nett Area of Phase 3 site:	1.1Ha.	(This includes 60sqm. of communal open space for the apartments)	
Nett Site Area for development for calculation purposes:	1.04Ha.	Car-parking spaces:	2 Spaces per 3 & 4 Bed House 1 Space per 2 Bed Duplex 1 Visitor space per 3 apartments
Area of approved Gort Mell lands with amendments to drainage only:	0.5Ha.	Overall Mix	
Total area of Phase 2 included:	47	1 Bed	5 11%
Total Units for Phase 3:		2 Bed	16 34%
Proposed Density:	39 units / Ha	3 Bed	23 49%
		4 Bed	3 6%
		Overall Mix	
		House	37 79%
		Duplex	10 21%

**Unit Types (Proposed)**

10 no. Type L1 3 Bed, 2 Storey Semi-Detached 105.5m <sup>2</sup>	1 no. Type R2 4 Bed, 2 Storey Detached - Side Entrance 126.6m <sup>2</sup>	4 no. Type O2 3 Bed, 2 Storey End of Terrace 110m <sup>2</sup>	5 no. Type G1/ G2 1 Bed Simplex 56m <sup>2</sup>
3 no. Type N1 3 Bed, 2 Storey Semi-Detached 105.5m <sup>2</sup>	1 no. Type U1 4 Bed, 2 Storey Detached - Front Entrance 126.8m <sup>2</sup>	1 no. Type O3 3 Bed, 2 Storey Terraced 110m <sup>2</sup>	5 no. 2 Bed Duplex 86m <sup>2</sup>
4 no. Type N2 3 Bed, 2 Storey End of Terrace 105.5m <sup>2</sup>	1 no. Type U2 4 Bed, 2 Storey Detached - Front Entrance 126.8m <sup>2</sup>		
1 no. Type N4 3 Bed, 2 Storey Mid-Terrace 105.5m <sup>2</sup>	1 no. Type P2 2 Bed, 2 Storey Terraced 86m <sup>2</sup>		
10 no. Type P1 2 Bed, 2 Storey Terraced 86m <sup>2</sup>			

**NOTE:**  
 3 No. house from Phase 2 included in redline, Not included for dwelling/ density numbers for phase 3.  
 - No. 93 - modifications to boundary,  
 - No. 92 - type N3 changed to N1 and modifications to boundary  
 - No. 75 - modifications to boundary

**Proposed Phase 3 Site Layout with proposed LRD Scheme**  
 New housing proposed on public open space at southwest corner of Phase 2, with Public openspace relocated to Phase 3. This is in addition to public open space provided as a part of the proposals for the Phase 3 site.