



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.

Gross Site Area (redline):	2.0 Ha.	Total Public Open Space:	255sqm.
Area of Old Slane Road within redline:	0.2Ha	Including:	
		POS from Phase 1:	(980sqm.)
Total Nett Site Area - Phase 3 (lands in ownership of applicant)	1.8Ha	Public Open Space for new Phase 3 site only:	1571 sqm. - (15% of 1.04Ha.)
		(This includes 60sqm. of communal open space for the apartments)	
Nett Site Area - Phase 3 (including amendments to previously approved housing and POS, excluding amendments to drainage only)	1.3Ha	Car-parking spaces:	2 Spaces per 3 & 4 Bed House 1 Space per 2 Bed House 1 Space per 1 or 2 Bed Duplex 1 Visitor space per 3 apartments
Nett Area of Phase 3 site:	1.1Ha.		
Nett Site Area for development for calculation purposes:	1.04Ha.		
Area of approved Gort Mell lands with amendments to drainage only:	0.5Ha.	Overall Mix	
Total area of Phase 2 included:		1 Bed	5 11%
Total Units for Phase 3:	47	2 Bed	16 34%
		3 Bed	23 49%
		4 Bed	3 6%
Proposed Density :	39 units / Ha	Overall Mix	
		House	37 79%
		Duplex	10 21%

Unit Types (Proposed)		Type Q1/ Q2	
10 no.	Type L3 3 Bed, 2 Storey Semi-Detached 105.5m ²	1 no.	Type R2 4 Bed, 2 Storey Detached - Side Entrance 126.6m ²
3 no.	Type N1 3 Bed, 2 Storey Semi-Detached 105.5m ²	4 no.	Type O2 3 Bed, 2 Storey End of Terrace 110m ²
4 no.	Type N2 3 Bed, 2 Storey End of Terrace 105.5m ²	1 no.	Type O3 3 Bed, 2 Storey Terraced 110m ²
1 no.	Type N4 3 Bed, 2 Storey Mid-Terrace 105.5m ²	1 no.	Type U1 4 Bed, 2 Storey Detached - Front Entrance 126.8m ²
10 no.	Type P1 2 Bed, 2 Storey Terrace 86m ²	1 no.	Type U2 4 Bed, 2 Storey Detached - Front Entrance 126.8m ²
		5 no.	Type Q1 1 Bed Simplex 56m ²
		5 no.	Type Q2 2 Bed Duplex 86m ²

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