



Gross Site Area (redline):	2.0 Ha.	Total Public Open Space:	2551sqm.
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:	47	1 Bed	5 11%
Total Units for Phase 3:		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)

10 no.	Type L1 3 Bed, 2 Storey Semi-Detached 105.5m ²	1 no.	Type R2 4 Bed, 2 Storey Detached - Side Entrance 126.6m ²	4 no.	Type O2 3 Bed, 2 Storey End of Terrace 110m ²	5 no.	Type Q1/ Q2 1 Bed Simplex 56m ² / 2 Bed Duplex 86m ²
3 no.	Type N1 3 Bed, 2 Storey Semi-Detached 105.5m ²	1 no.	Type U1 4 Bed, 2 Storey Detached - Front Entrance 126.8m ²	1 no.	Type O3 3 Bed, 2 Storey Terraced 110m ²		
4 no.	Type N2 3 Bed, 2 Storey End of Terrace 105.5m ²	1 no.	Type U2 4 Bed, 2 Storey Detached - Front Entrance 126.8m ²				
1 no.	Type N4 3 Bed, 2 Storey Mid-Terrace 105.5m ²						
10 no.	Type P1 2 Bed, 2 Storey Terrace 86m ²	1 no.	Type P2 2 Bed, 2 Storey Terrace 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