AREA UNDER CONSTRUCTION

SITE NOTICE LOCATION

SITE NOTICE LOCATION

SITE NOTICE LOCATION

SITE NOTICE LOCATION

Pedestrian/Cycle link Ashley Gardens

Pedestrian/Cycle link Maryborough Crescent

Future potential link to Broomville / Maryborough Crescent

Link to Forest Park.

DWG REF: 25.025-LRD C 09

DWG REF: 25.025-LRD C 08

DWG REF: 25.025-LRD C 07

DWG REF: 25.025-LRD C 05

DWG REF: 25.025-LRD C 10

DWG REF: 25.025-LRD C 11

DWG REF: 25.025-LRD C 06

GREEN 1 1025m2

GREEN 3 306m2

GREEN 4 804m2

GREEN 5 1090M2

GREEN 6 1524M2

GREEN 7 1483M2

GREEN 9 1182m2

STREET 01

STREET 02

STREET 03

STREET 04

STREET 05

STREET 06

STREET 07

STREET 08

STREET 09

STREET 10

STREET 11

STREET 12

STREET 13

Walk-through Link

The Beeches

Forest Park Avenue

Maryborough Crescent

PROPOSED SITE LOCATION MAP
1 : 500 @ A0

N

LRD Part V				
8	1 Bedroom Unit TYPE 'E'	SOCIAL HOUSING	141-144, 161-164	53SQM
8	2 Bedroom Units TYPE 'F'	SOCIAL HOUSING	46-49, 157-160	77SQM
2	2 Bedroom Units TYPE 'C3'	SOCIAL HOUSING	137,138.	82SQM
7	2 Bedroom Units TYPE 'C3'	AFFORDABLE HOUSING	52,53,57,58,59,64,65.	82SQM
10	3 Bedroom Units	AFFORDABLE HOUSING	21,22,23,41,44,51,54,95,105,109.	102SQM
TOTAL	174 Units @ 20%		35	

LAND HOLDINGS:	9.5759 HA
SITE AREA:	5.742HA
GREEN AREA:	0.8053HA (14.02%)
CAR PARKING PRIVATE:	2 PER HOUSE
VISITOR CAR PARKING SPACES:	25
SITE COVERAGE:	34.82%
GROSS DENSITY:	5.742HA/174= 33 Units PER HA
NETT DENSITY:	4.472HA/174= 38.90 Units PER HA

N

PROPOSED SITE LOCATION MAP
1 : 500 @ A0
SOUTHEAST

KEY:

TYPE A
4 Bedroom
#32

TYPE A1
4 Bedroom
#10

TYPE A2
4 Bedroom
#14

TYPE B
4 Bedroom
4

TYPE TERRACE C#59 & C1#7 & C2#15
3 Bedroom
Block of 3 houses
Block of 4 houses
Block of 6 houses

TYPE TERRACE C1 & C2
3 Bedroom
Block of 3 houses
Block of 4 houses
Block of 5 houses

TYPE TERRACE C1 & G3#11 2 Bedroom
Block of 4 houses
Block of 6 houses

TYPE E
Block of 4 apt
1 Bedroom
#10
Bin Bay & Store

TYPE F
Block of 4 TOWN HOUSE
2 BEDROOM
#8

Creche Unit
#1
#4 Creche Apartments 1 BED

Description:
==========
Digital Landscape Model (DLM)
Publisher / Source:
==========
Ordnance Survey Ireland (OSi)
Data Source / Reference:
==========
Clip Extent / Area of Interest (AOI):
==========
LLX,LLY= 644677.0975,697023.1546
LRX,LRY= 651687.0975,697023.1546
ULX,ULY= 644677.0975,702217.1546
URX,URY= 651687.0975,702217.1546
Projection / Spatial Reference:
==========
Projection=
IRENET95_Irish_Transverse_Mercator
Centre Point Coordinates:
==========
X,Y = 648364,699473 (ITM)
Refrence Index:
==========
LS013

DAN KEANE
ARCHITECTURAL TECHNOLOGIST
Dip. Arch. Tech.
R.I.A.I. (Arch Tech)

dka ARCHITECTURAL TECHNOLOGIST DESIGN PLANNING & DEVELOPMENT CONSULTANT

20 Church St.,
Portlaoise,
Co. Laois.

Tel: 057 868 1705
Mob: 086 606 7637
E MAIL: info@dka.ie

CLIENT:
Name – Dargan Woods Devco Ltd.,
Address – Sam Kingston,
Ballyleigh, Leamlara,
Co.Cork.

PROJECT:
Brook Advantage Borris Great, Portlaoise Co. Laois.
Permission is sought for 174 Dwelling Houses including:
1. 32 x House type A 4-bed semi-detached dwelling hse
2. 10 x House type A1 4-bed semi-detached dwelling hse
3. 14 x House type A2 4-bed semi-detached dwelling hse
4. 4 x House type B 4-bed detached dwelling houses
5. 59 x House type C 3-bed terrace dwelling houses
6. 07 x House type C1 3-bed terrace dwelling houses
7. 15 x House type C2 3-bed terrace dwelling hse
8. 11 x House type C3 2-bed mid terrace dwelling house
9. 10 x House type E&E1 1-bed apartment style houses
10. 8 x House type F 2 bed town house
11. 4 x House type G 1 bed apartment over Creche
Creche Unit, ESB substation, Bin and Bicycle stores, visitor parking, All associated site works. All services, including roads, drainage and public lighting.

TITLE:
SITE LAYOUT PLAN

STAGE:	DATE:
PLANNING PERMISSION	03.03.26
DRAWN BY: Dan Keane	SCALE: 1:500 @ A0
DWG NO: 25.025 LRDSITE 02	REVISION: PP

THIS DRAWINGIS COPYRIGHT AND SHOULD NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF DANIEL KEANE.

THIS DRAWING SHOULD NOT BE SCALED AND ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM ANY DISCREPANCY IS TO BE REFERRED TO DANIEL KEANE BEFORE PROCEEDING.