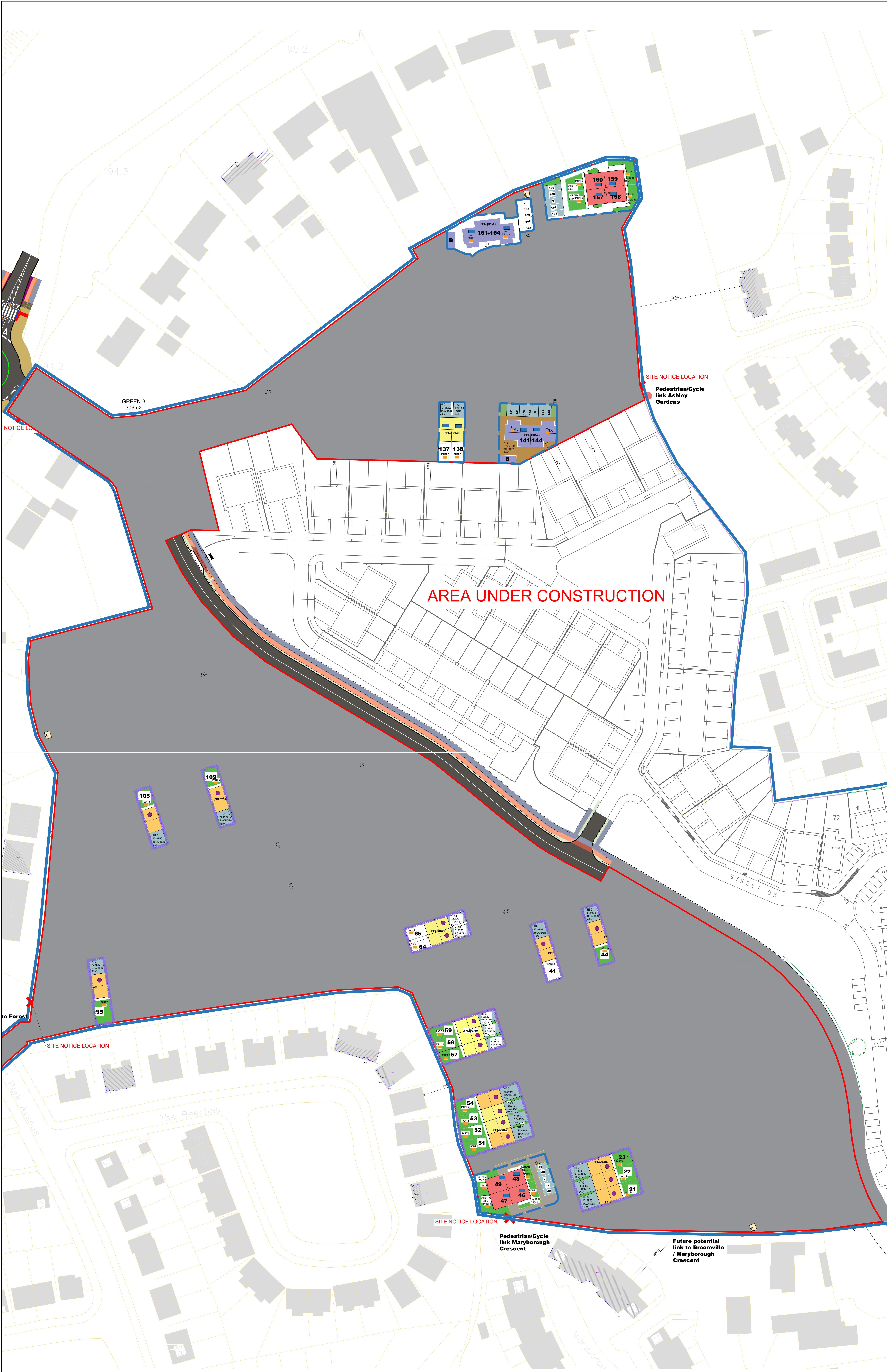




AREA UNDER CONSTRUCTION

SITE NOTICE LOCATION

Pedestrian/Cycle
link Ashley
Gardens

STREET 05

Future potential
link to Broomville
/ Maryborough
Crescent

Pedestrian/Cycle
link Maryborough
Crescent

SITE NOTICE LOCATION

PROPOSED SITE LOCATION MAP
1:1000 @ A1

LRD Part V				
8	1 Bedroom Unit TYPE 'E'	SOCIAL HOUSING	141-144, 141-144	5350M
8	2 Bedroom Units TYPE 'F'	SOCIAL HOUSING	46-49, 157-160	7750M
9	2 Bedroom Units TYPE 'C2'	SOCIAL HOUSING	137, 138	8250M
7	2 Bedroom Units TYPE 'C1'	AFFORDABLE HOUSING	52, 53, 57, 58, 59, 64, 65	8250M
14	3 Bedroom Units	AFFORDABLE HOUSING	21, 22, 23, 41, 44, 51, 54, 95, 105, 109	10250M
TOTAL			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

KEY:

	TYPE A 4 Bedroom #32
	TYPE A1 4 Bedroom #10
	TYPE A2 4 Bedroom #14
	TYPE B 4 Bedroom #4
	TYPE TERRACE C859 & C187 & C2815 3 Bedroom
	TYPE TERRACE C1 & C2 3 Bedroom
	TYPE TERRACE C1 & C2815 2 Bedroom
	TYPE E Block of 4 apt 1 Bedroom #10 Bin Bay & Store
	TYPE F Block of 4 Apartments 2 BEDROOM #8
	Creche Unit #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= 644677.0875,697023.1546
LRX,LRV= 651687.0875,697023.1546
ULX,ULV= 644677.0875,702217.1546
URX,URV= 651687.0875,702217.1546
Projection / Spatial Reference:
Projection:
IRENET95 Irish Transverse Mercator
Centre Point Coordinates:
X,Y = 648364,699473 (ITM)
Reference Index:
LS013

DAN KEANE
ARCHITECTURAL TECHNOLOGIST
Dip. Arch. Tech.
R.I.A.I. (Arch Tech)
ARCHITECTURAL TECHNOLOGIST
DESIGN PLANNING
DEVELOPMENT CONSULTANT
20 Church St.,
Portlaoise,
Co. LKDY.
Tel: 057 868 1705
Mob: 086 606 7637
E-MAIL: info@dk.ie

CLIENT:
Name — Dargan Woods Devo Ltd.,
Address — Sam Kingston,
Ballyvaugh, Lismalara,
Co.Cork.

PROJECT:
Brook Advantage Borne Great, Portlaoise Co. LKDY.
Permission is sought for 174 Dwelling Houses including:
1. 52 x House type A 4-bed semi-detached dwelling house
2. 10 x House type A1 4-bed semi-detached dwelling house
3. 14 x House type A2 4-bed semi-detached dwelling house
4. 4 x House type B 4-bed detached dwelling houses
5. 59 x House type C1 3-bed terrace dwelling houses
6. 27 x House type C2 3-bed terrace dwelling houses
7. 15 x House type C2 3-bed terrace dwelling houses
8. 11 x House type C2 2-bed mid terrace dwelling houses
9. 10 x House type C2E1 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 substations, BSI and Bopla stores, visitor parking.
All associated site works. All services, including roads, drainage and public lighting.

TITLE:
SITE LAYOUT PART V

STAGE:	DATE:
PLANNING PERMISSION	03.03.26
DRAWN BY:	SCALE:
Dan Keane	1:500 @ A1
DWG NO:	REVISION:
25.025 LRDSITE 04	PP

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