



| KEY: |                                                                                                                 |
|------|-----------------------------------------------------------------------------------------------------------------|
|      | TYPE A<br>4 Bedroom<br>#32                                                                                      |
|      | TYPE A1<br>4 Bedroom<br>#10                                                                                     |
|      | TYPE A2<br>4 Bedroom<br>#14                                                                                     |
|      | TYPE B<br>4 Bedroom<br>#4                                                                                       |
|      | TYPE TERRACE C859 &<br>C187 & C2#15<br>3 Bedroom<br>Block of 3 houses<br>Block of 4 houses<br>Block of 6 houses |
|      | TYPE TERRACE C1 &<br>C2<br>3 Bedroom<br>Block of 3 houses<br>Block of 4 houses<br>Block of 5 houses             |
|      | TYPE TERRACE C1 &<br>C2#15<br>2 Bedroom<br>Block of 4 houses<br>Block of 6 houses                               |
|      | TYPE E<br>Block of 4 apt<br>1 Bedroom<br>#10<br>Bin Bay & Store                                                 |
|      | TYPE F<br>Block of 4<br>Apartments<br>2 BEDROOM<br>#8                                                           |
|      | Creche Unit<br>#4 Creche<br>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= 651607.0975,697023.1546**  
**ULX,ULY= 644677.0975,702217.1546**  
**URX,URY= 651607.0975,702217.1546**  
**Projection / Spatial Reference:**  
=====

**Projection=**  
**IRNET95 Irish Transverse\_Mercator**  
**Centre Point Coordinates:**  
**X,Y = 648364,699473 (ITM)**  
**Reference Index:**  
=====

**LS013**

DAN KEANE

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**CLIENT:**  
**Name** — Dargan Woods Devoe Ltd.,  
**Address** — Sam Kingston,  
Ballyvaugh, Leamlara,  
Co.Cork.

**PROJECT:**  
Brook Advantage Borne Great, Portlaoise Co. Laois.  
Permission is sought for 174 Dwelling Houses including:  
1. 32 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. 39 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 C3 3-bed terrace dwelling houses  
8. 11 x House type C5 2-bed mid terrace dwelling houses  
9. 10 x House type C6 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, Bin and Bicycle stores, visitor parking.  
All associated site works. All services, including roads, drainage and public lighting.

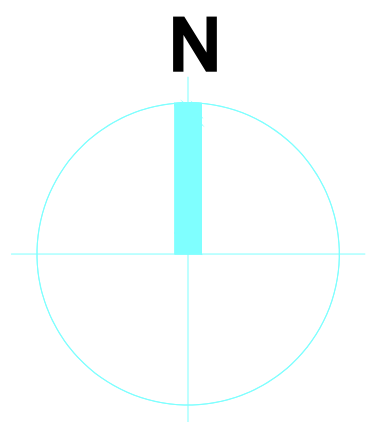
**TITLE:**  
**Phasing Plan**

|                     |            |
|---------------------|------------|
| STAGE:              | DATE:      |
| PLANNING PERMISSION | 03.03.26   |
| DRAWN BY:           | SCALE:     |
| Dan Keane           | 1:500 @ A0 |
| DWG NO:             | REVISION:  |
| 25.025 LRDSITE 07   | PP         |

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PROPOSED SITE LOCATION MAP  
1:500 @ A0



|                             |                                    |
|-----------------------------|------------------------------------|
| 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:<br>33 Units PER HA    |
| NETT DENSITY:               | 4.472HA/174:<br>38.90 Units PER HA |