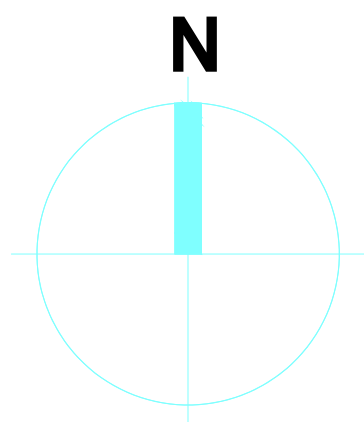




PROPOSED SITE LOCATION MAP
1:500 @ A0



LAND HOLDINGS:	9.5759 HA
SITE AREA:	5.7429HA
GREEN AREA:	0.8053HA (14.02%)
CAR PARKING PRIVATE:	2 PER HOUSE
VISITOR CAR PARKING SPACES:	35
SITE COVERAGE:	34.82%
GROSS DENSITY:	5.7429HA/174: 33 Units PER HA
NETT DENSITY:	4.4729HA/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 & 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 & C2#15 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 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: 644677.0975,697023.1546
LRX,LRY: 651687.0975,697023.1546
ULX,ULY: 644677.0975,702217.1546
URX,URY: 651687.0975,702217.1546
Projection / Spatial Reference:
Projection:
IRNET95 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. Louth.

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

CLIENT:	
Name	Dargan Woods Devoe Ltd.,
Address	Sam Kingston, Ballyvaugh, Leamlara, Co.Cork.
PROJECT:	
Brook Advantage Borne Great, Portlaoise Co. Louth. Permission is sought for 174 Dwelling Houses including: 1. 32 x House type A 4-bed semi-detached dwelling line 2. 10 x House type A1 4-bed semi-detached dwelling line 3. 14 x House type A2 4-bed semi-detached dwelling line 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 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 over Creche 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:	
Taken In Charge	
STAGE:	DATE:
PLANNING PERMISSION	03.03.26
DRAWN BY:	SCALE:
Dan Keane	1:500 @ A0
DWG NO:	REVISION:
25.025 LRDSITE 08	PP
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