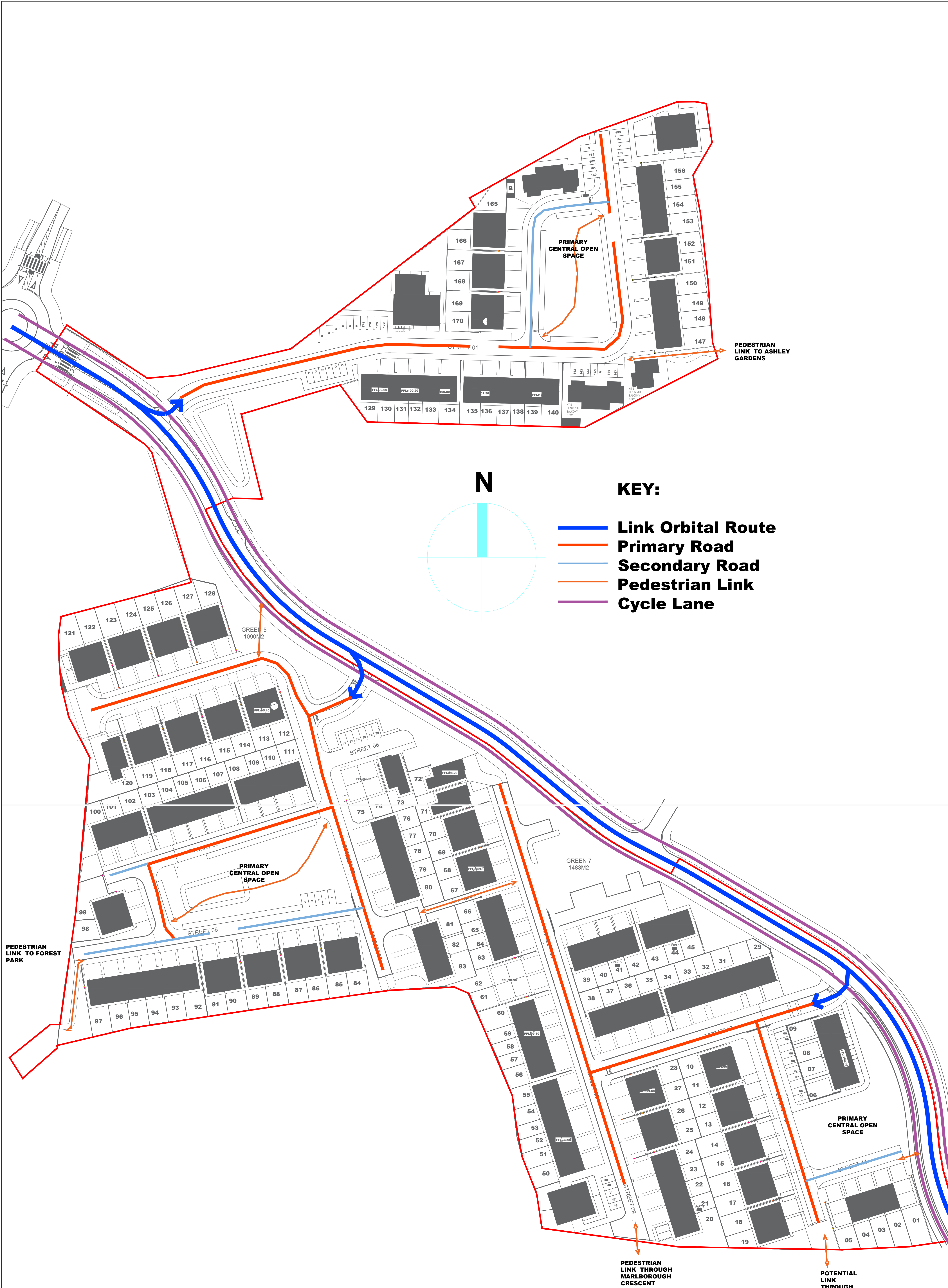




KEY:

- Link Orbital Route
- Primary Road
- Secondary Road
- Pedestrian Link
- Cycle Lane

KEY:	
	TYPE A 4 Bedroom #32
	TYPE A1 4 Bedroom #10
	TYPE A2 4 Bedroom #14
	TYPE B 4 Bedroom #4
	TYPE TERRACE C159 & C187 & C2#15 3 Bedroom
	TYPE TERRACE C1 & C2 3 Bedroom
	TYPE TERRACE C1 & C2#15 3 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= 644677.0975,697023.1546
LRX,LRV= 651687.0975,697023.1546
ULX,ULV= 644677.0975,702217.1546
URX,URV= 651687.0975,702217.1546
Projection / Spatial Reference:
Projection:
IRNET95 Irish Transverse Mercator
Center Point Coordinates:
X,Y = 648364,699473 (ITM)
Reference Index:
LS013

DAN KEANE
ARCHITECTURAL TECHNOLOGIST
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ARCHITECTURAL
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DEVELOPMENT
CONSULTANT

20 Church St.,
Portlaoise,
Co. LK05.
Tel: 057 868 1705
Mob: 086 606 7637
E-MAIL: info@dka.ie

CLIENT:
Name — Dargan Woods Devo Ltd.,
Address — Sam Kingdon,
Ballyvaugh, Leamlara,
Co.Cork.

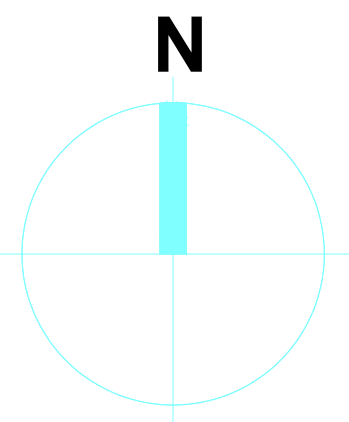
PROJECT:
Brook Advantage Borne Great, Portlaoise Co. LK05.
Permission is sought for 174 Dwelling Houses including:
1. 32 x House type A 4-bed semi-detached dwelling house
2. 10 x House type A1 4-bed semi-detached dwelling house
3. 14 x House type A2 4-bed semi-detached dwelling house
4. 4 x House type 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 C4 3-bed mid terrace dwelling houses
9. 10 x House type C5 3-bed terrace dwelling 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: SITE STRATEGY

STAGE:	DATE:
PLANNING PERMISSION	03.03.26
DRAWN BY:	SCALE:
Dan Keane	1:500 @ A0
DWG NO:	REVISION:
25.025 LRDSITE 09	PP

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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.

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: 33 Units PER HA
NETT DENSITY:	4.472HA/174: 38.90 Units PER HA