

25/025 Large Residential Development Borris Road, Portlaoise Development



ARCHITECTURAL
TECHNOLOGIST
RESIDENTIAL
DEVELOPMENT
PLANNING
DESIGN

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Site Statistics Summary for Residential Units (169 dwelling houses and 1 Creche)

Dwelling Type	Number Of Bedrooms	Number Of Bedspaces	Quantity Of Dwellings	Mix %	Total Number Of Bedspaces
A: 4 Bedroom Semi- Detached House (No. sites 32)	4	7	32	18%	224
A1: 4 Bedroom Semi- Detached House (No. sites 10)	4	7	10	6%	70
A2: 4 Bedroom Semi- Detached House (No. sites 14)	4	7	14	8%	98
B: 4 Bedroom Detached House (No. - Sites 4)	4	7	4	2%	28
C: 3- bed terrace (no of sites 59)	3	5	59	34%	295
C1: 3 Bedroom Terraced Houses (No. sites 7)	3	5	7	4%	35
C2: 3 Bedroom Terraced Houses (No. sites 15)	3	5	15	9%	75
C3: 2 Bedroom Terraced Houses (No. sites 11)	2	3	11	6%	33
E: 1 bed apartment (No. 10)	1	2	10	6%	20
F: 2-bed Town House (8)	2	3	8	5%	24
G: 1-bed apartments- over creche (4)	1	2	4	2%	8
Total			174	100%	910

House Type sites no.'s	No.	%	M² Overall	Carparking
A: 4 Bedroom Semi- Detached House (No. sites 32:- 11, 14, 15, 18, 19, 25, 26, 27, 61, 62, 68, 69, 70, 74, 85, 88, 89, 90, 91, 113, 116, 117, 121, 122, 125, 126, 127, 151, 152, 165, 166, 169)	32	18%	4230.4	68
A1: 4 Bedroom Semi- Detached House (No. sites 10:- 10, 28, 67, 75, 84, 98, 99, 112, 128, 170)	10	6%	1322	20
A2: 4 Bedroom Semi- Detached House (No. sites 14: - 12,13, 16, 17, 86, 87, 114, 115, 118, 119, 123, 124, 167, 168)	14	8%	1850.8	28
B: 4 Bedroom Detached House (No. Sites 4: - 71, 72, 73, 120)	4	2%	592	8
C: 3- bed terrace (No of sites 60: - 2,3,4,8, 20, 21, 22, 23, 24, 31, 33, 34, 35, 37, 40, 41, 42, 43, 44, 50, 51, 54, 55, 56, 60, 63, 76, 77, 78, 79, 82, 92, 93, 95, 100, 101, 102, 103, 104, 105, continued - 106, 107, 108, 109, 110, 130, 133, 134, 135, 136, 139, 140, 148, 149, 150, 153, 154, 155, 156)	59	34%	6018	118
C1: 3 Bedroom Terraced Houses (No. sites 7: - 7, 30, 32, 36, 83, 94, 96)	7	4%	912.8	14
C2: 3 Bedroom Terraced Houses (No. sites 15: - 1, 5, 6, 9, 29, 38, 39, 45, 66, 80, 81, 97, 111, 129, 147)	15	9%	1530	30
C3: 2 Bedroom Terraced Houses (No. sites 11: - 52, 53, 57, 58, 59, 64, 65, 131, 132, 137, 138)	11	6%	910.8	22
E: 1 bed apartment (No. 10: - 141, 142, 143, 144, 145, 146, 161, 162, 163, 164)	10	6%	589.5	10
F: 2-bed Town House (No. 8: - 46, 47, 48, 49, 157, 158, 159, 160)	8	5%	660.8	8
G: 1 Bed apartment (No. 4: - 171, 172, 173, 174)	4	2%	196	4
C: Creche Unit			231	11
V: Visitor Parking				25
Total Units	174	100%		366
Total Residential Development Area (M²) incl creche			18813.1	
Total Residential Development Area (M²) excl creche			19044.1	

Dwellings for Social Housing	No.
Type C: 3-bed Terrace (site no.'s 21,22,23,41,44, 51, 54, 95, 105, 109)	10
Type C3: 2-bed Terrace (site no.'s 52,53, 57, 58, 59, 64, 65, 137, 138)	9
Type E: 1 bed apartment ground floor (apt no.'s: 141, 142, 143, 144, 161, 162, 163, 164)	8
Type F: 2 bed Townhouse (apt no.'s 46, 47, 48, 49, 157, 158, 159, 160)	8
Total	35

Total Residential Development Area (M²)		
Typology Mix	No.	%
Semi-Detached	56	32%
Terrace	92	53%
Detached	4	2%
Apartments	22	13%
Total	174	100%

Application Site Area (outlined in red)	5.742	ha
Gross Floor Area of Residential Development excluding Creche	0.188131	MSQ
Gross Floor Area of Residential Development including Creche	0.190441	
Gross Plot Ratio incl Creche	33%	Units/Ha
Gross Density (174no. dwellings on ha. 5.7420Site)	30.30	
Site Coverage (19044.1 M² Site Coverage on 57420M² Site) Incl. Creche	3.32%	
Total Car Parking Spaces incl Creche spaces & Visitor spaces	366	
Total Public Open Space/Green Space (1.11517ha. Public Open Space on 5.562ha. Site)	19.42%	