

GENERAL NOTES:
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LEGEND:

- SITE OUTLINED RED (0.469 ha)
- AREA OUTLINED BLUE IS IN THE OWNERSHIP OF APPLICANT
- ▲ PROPOSED ACCESSES
- EXISTING BUILDING TO BE DEMOLISHED
- RESIDENTIAL AREA
- 1 BED APARTMENT
- 2 BED APARTMENT
- RESIDENT PARKING SPACE
- COMMERCIAL PARKING SPACE
- DISABLED PARKING SPACE
- ELECTRIC VEHICLE CHARGING POINT
- MOTORBIKE PARKING

PARKING PROVISION

TOTAL PARKING SPACES	- 53 SPACES
DIVIDED IN:	
RESIDENT PARKING IN THE PROPERTY ACROSS THE ROAD (all capable of accommodating future electric charging point)	- 32 SPACES
COMMERCIAL PARKING IN FRONT OF THE DEVELOPMENT INCLUDING: (all capable of accommodating future electric charging point)	- 21 SPACES
IN THE PROPERTY ACROSS THE ROAD:	
-03 PARKING SPACE IN FRONT OF THE DEVELOPMENT	
-01 DISABLED PARKING SPACE	
-01 TRUCK SET DOWN AREA	
IN THE PROPERTY ACROSS THE ROAD:	
(all capable of accommodating future electric charging point)	
-15 PARKING SPACE	
-01 DISABLED PARKING SPACE	
-02 MOTORBIKE PARKING	
TOTAL BICYCLE PARKING	
-BICYCLE PARKING (external)	- 96 SPACES
-BICYCLE PARKING (internal)	- 32 SPACES

5 STOREYS - 50 APARTMENTS

FLOORS	1 BED	2 BED	TOTAL UNITS	TOTAL AREA
4 th FLOOR	4	4	8	758 m ²
3 rd FLOOR	7	7	14	1,215 m ²
2 nd FLOOR	7	7	14	1,215 m ²
1 st FLOOR	7	7	14	1,220 m ²
GROUND FLOOR	-	-	-	1,024 m ²
BASEMENT	-	-	-	164 m ²
TOTAL	25	25	50	6,197 m²

GROSS FLOOR AREA = TOTAL 6,197 m²
 GROSS DEVELOPMENT AREA = 0.266 hectares
 PROPOSED DENSITY = 50 units / 0.266 ha = 188 units/ha
 Number of 1 BED apartments / Total BEDS = 50%
GROUND FLOOR COMMERCIAL AREAS:
 GASTROPUB = 558 m²
 SPAR = 226 m²
 PHARMACY = 157 m²
 BAR / OFF LICENSE = 147 m²
TOTAL PRIVATE OPEN SPACE 444 m²
 OPEN SPACE 1st FLOOR = 188 m²
 OPEN SPACE 4th FLOOR = 256 m²
TOTAL PUBLIC OPEN SPACE 623 m² (10%)

- LANDSCAPE**
- EXISTING TREES
 - PROPOSED TREES WITHIN RAISED PLANTERS - TO HAVE SLOES TREE PIT SYSTEM - REFER TO ENGINEERS DETAILS
 - PROPOSED EASTERN TREES WITHIN CONSERVATION KERBS
 - EXISTING GRASS VERGE
 - PROPOSED SHRUB PLANTING - PL1 MIX 1 - WITHIN RAISED PLANTERS - VARYING BETWEEN 500mm - 350mm - 175mm HIGH STEEL PLANTERS TO BE POWDER COATED. TIMBER BENCH TO BE INCORPORATED
 - PROPOSED TIMBER SLAT BENCH TOP SEATING INTEGRATED WITH PLANTERS
 - PROPOSED SHRUB PLANTING - PL2 MIX 2 - WITHIN RAISED CONSERVATION KERB BEDS
 - PROPOSED CONSERVATION KERBING - 175mm UPSTAND. COLOUR: SILVER GREY
 - PROPOSED OFF THE SHELF LINEAR PLANTERS, TO BUILDING FRONTAGE
 - PROPOSED BOUNDARY HEDGE PLANTING
 - PAVING: PROPOSED CONCRETE AGGREGATE BLOCK / SILVER GREY GRANITE BLOCK PAVING
 - BAND PAVING: PROPOSED CONCRETE DOUBLE BAND PAVING. COLOUR: DARK GREY STRIP LIGHTING TO BE INCORPORATED
 - STAINLESS STEEL CYCLE STANDS
 - BIKE SHELTER - GALVANISED STEEL / POWDER COATED
 - OVERHEAD CANOPY TO SPILL OUT SPACES TO ARCHITECTS SPECIFICATION

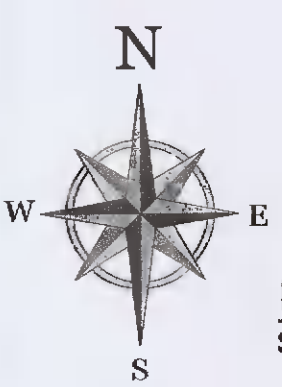
PLANNING

Revision Description

Rev	Initial	Date

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CLIENT	HOLLYVILLE INVESTMENTS LTD.	SCALE @ A1	1:200	PAPER SIZE	A1
PROJECT	PROPOSED MIXED-USE SCHEME, SILVER GRANITE SITE, PALMERSTOWN, DUBLIN 20	DRAWN BY	PM	201801	
DWG TITLE	PROPOSED SITE LAYOUT PLAN GROUND FLOOR	CHECKED BY	SW	525_001	
		DATE	20/09/2020	DRAWN BY	
		REVISION			PL-003



PROPOSED SITE LAYOUT - GROUND FLOOR PLAN
 SCALE 1:200