

GENERAL NOTES:  
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 - Use figured dimensions only  
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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 DIVIDED IN:	- 63 SPACES
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
03 PARKING SPACE IN FRONT OF THE DEVELOPMENT	
01 DISABLED PARKING SPACE	
01 TRUCK SET-DOWN AREA	
IN THE PROPERTY ACROSS THE ROAD:	
15 PARKING SPACE	
01 DISABLED PARKING SPACE	
02 MOTORCYCLE PARKING	
<b>TOTAL BICYCLE PARKING</b>	<b>- 128 SPACES</b>
- BICYCLE PARKING (in-situ)	- 96 SPACES
- BICYCLE PARKING (external)	- 32 SPACES

**5 STOREYS - 50 APARTMENTS**

FLOORS	1 BED	2 BED	TOTAL UNITS	TOTAL AREA
4 <sup>th</sup> FLOOR	4	4	8	759 m <sup>2</sup>
3 <sup>rd</sup> FLOOR	7	7	14	1,215 m <sup>2</sup>
2 <sup>nd</sup> FLOOR	7	7	14	1,215 m <sup>2</sup>
1 <sup>st</sup> FLOOR	7	7	14	1,220 m <sup>2</sup>
GROUND FLOOR	-	-	-	1,524 m <sup>2</sup>
BASEMENT	-	-	-	164 m <sup>2</sup>
<b>TOTAL</b>	<b>25</b>	<b>25</b>	<b>50</b>	<b>6,197 m<sup>2</sup></b>

GROSS FLOOR AREA - TOTAL 6,197 m<sup>2</sup>  
 GROSS DEVELOPMENT AREA = 0.265 hectares  
 PROPOSED DENSITY = 50 units / 0.265 ha = 188 units/ha  
 Number of 1 BED apartments/ Total BEDS = 50%  
 GROUND FLOOR COMMERCIAL AREAS:  
 GASTROPUB = 156 m<sup>2</sup>  
 SPAR = 225 m<sup>2</sup>  
 PHARMACY = 157 m<sup>2</sup>  
 BAKERY / OFF LICENSE = 147 m<sup>2</sup>  
**TOTAL PRIVATE OPEN SPACE** 444 m<sup>2</sup>  
 OPEN SPACE 1<sup>st</sup> FLOOR = 166 m<sup>2</sup>  
 OPEN SPACE 4<sup>th</sup> FLOOR = 256 m<sup>2</sup>  
**TOTAL PUBLIC OPEN SPACE** 623 m<sup>2</sup> (10%)

- LANDSCAPE**
- EXISTING TREES
  - PROPOSED TREES WITHIN RAISED PLANTERS - TO HAVE SALES TREE PIT SYSTEM - REFER TO ENGINEERS DETAILS
  - PROPOSED EASTERN TREES WITH CONSERVATION KERBS
  - EXISTING GRASS VERGE
  - PROPOSED SHRUB PLANTING - PL1 MIX 1 - WITHIN RAISED PLANTERS - VARYING BETWEEN 500mm - 800mm - 175mm HIGH STEEL PLANTERS TO BE POWDER COATED. TIMBER BENCH TO BE INCORPORATED
  - PROPOSED SHRUB PLANTING - PL2 MIX 2 - WITHIN RAISED CONSERVATION KERBS
  - 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**

		<b>downey</b> PLANNING & ARCHITECTURE	
		1 Westland Sq, Pearse Street, Dublin 2, Ireland - Tel: +353 (0) 1 253 0220 - www.dpa.ie	
CLIENT	HOLLYVILLE INVESTMENTS LTD.	SCALE @ A1	1:200
PROJECT	PROPOSED MIXED-USE SCHEME, SILVER GRANITE SITE, PALMERSTOWN, DUBLIN 20	PAPER SIZE	A1
DWG. TITLE	PROPOSED SITE LAYOUT PLAN ROOF FLOOR PLAN	DRAWN BY	PM
		CHECKED BY	SW
		DATE	20.06.2024
		REVISION	PL-004



PROPOSED SITE LAYOUT - ROOF FLOOR PLAN  
 SCALE 1:200