



SITE LAYOUT PROPOSAL

TOTAL UNIT NUMBERS	227
DENSITY (Net dev. area 4.24 Ha)	53.5 units per hectare
Overall site area 4.9 Ha	

TOTAL UNIT NUMBERS	UNITS	overall %
3 bed Houses	95	42%
4 bed Houses	28	12%
Duplexes 2 & 3 bed	104	46%
Grand Total	227	100%

HOUSES TYPES [2 storeys / 3 storeys building]

A1-A2	3 bed [2 storey building]	37 UNITS
B1-B2	3 bed [2 storey building]	27 UNITS
C1-C2-C+	3 bed [2 storey building]	31 UNITS
D1-D2-D+	4 bed [3 storey building]	28 UNITS
Total		123 UNITS

DUPLEXES TYPES [3 / 4 storey buildings]

E1-E2-E3.0	2 bed Duplex	36 UNITS
F1-F2-F3.0	2 bed Duplex	12 UNITS
2 bed Duplex Total		48 UNITS
E1-E2-E3.1	3 bed Duplex	36 UNITS
F1-F2-F3.1	3 bed Duplex	12 UNITS
G1.0-G2.0	3 bed Duplex	4 UNITS
G1.2-G2.2	3 bed Duplex	4 UNITS
3 bed Duplex Total		56 UNITS
Total		104 UNITS

Note: Type E- 3 storey, Type F- 3 storey, Type G- 4 storey

CAR PARKING

Spaces Provided	Required	In-curtilage	4%UA spaces
375 (1.6 per unit)	227- 454	(193) 51.4%	8 required

* 17 parking bays on the Celbridge Link Road permitted under planning ref: SDZ17A/0009.
358 car parking spaces form part of this application

Bike Parking Spaces Provided	168	Required	130
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* Indicative location of Bike Parking Ports

BOUNDARY LINE OF SUBJECT PROPOSAL

NOTE:
FOR PARKING STRATEGY LAYOUT
REFER TO DRAWING G266-F-006

Note: To be read in conjunction with Landscape Architects plans and details & Traffic Consultant information

- Notes**
1. Copyright Reserved
 2. Work to figure dimensions only. Do not scale drawing
 3. The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect
 4. Where appropriate, for details of c/c, structure, or mechanical and electrical details, see Engineers drawings
 5. Proprietary items shall be fixed in strict accordance with manufacturers instructions.
 6. Sizes of proprietary items shall be checked with manufacturers
 7. The contractor shall be responsible for the coordination of structure, finishes and services.

No.	Date	Revision	In/Issue
01	14.04.2021	ISSUED FOR COMMENT	BKD
02	20.05.2021	ISSUED FOR PLANNING	BKD
03	04.08.2021	REVISED ISSUE FOR PLANNING	BKD
04	07.09.2021	REVISED ISSUE FOR PLANNING	BKD
05	21.09.2021	REVISED ISSUE FOR PLANNING	VF

Project: Aderrig Phase 2 Adamstown SDZ Residential Development

Drawing Title: Proposed Site Layout Plan

Drawing No: 6258-P-003

Scale: 1:500 @A1

Rev: 05

Drawn: BKD

Date: Jan 2021

bkdarchitect
BURKE-KENNEDY