



SITE PLAN

- LEGEND:**
- NET SITE BOUNDARY OF PLANNING APPLICATION
 - SITE BOUNDARY OF PLANNING APPLICATION
 - ADJACENT LANDS IN APPLICANT'S OWNERSHIP
 - SITE BOUNDARY IN SOUTH DUBLIN CO. CO. OWNERSHIP

GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEERS DRAWINGS AND SPECIFICATIONS, AND LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS & ARBORIST REPORT

LEVELS ARE ALL GIVEN IN RELATION TO LANDSURVEYOR'S BENCHMARK BASED ON MALIN HEAD DATUM LEVEL.

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 O.S. Map Ref.: 3195-23 3261-04 3261-03
 3195-D

PROPOSED APARTMENT MIX

BLOCK 1	
1 BED	- 116 UNITS
2 BED	- 100 UNITS
3 BED	- 2 UNITS
2 BED- Two Storey Apartments	- 14 UNITS
3 BED- Two Storey Apartments	- 3 UNITS
(235 UNITS)	
BLOCK 2	
1 BED	- 7 UNITS
2 BED	- 27 UNITS
(34 UNITS)	
BLOCK 3	
1 BED	- 6 UNITS
2 BED	- 22 UNITS
(28 UNITS)	
BLOCK 4	
1 BED	- 8 UNITS
2 BED	- 8 UNITS
(16 UNITS)	
OVERALL TOTAL	
- 313 UNITS	
ONE BED	- 137 UNITS
TWO BED	- 171 UNITS
THREE BED	- 5 UNITS
TOTAL	- 313 UNITS
BLOCK 4 CRECHE	- 504 sqm
RESIDENTIAL AMENITY SPACE	- 447 sqm

CAR PARKING

PODIUM AREA	- 143
ON SURFACE PARKING (ON STREET)	- 71
APARTMENTS PARKING	- 195 (0.62%)
VISITORS, CRECHE, GOCAR PARKING	- 21
TOTAL PARKING	- 214 (0.68%)

PUBLIC OPEN SPACE

GROSS SITE AREA (Including SDCC Lands & OMC lands): 27249sqm - 2.72 ha
NET SITE AREA: 20688sqm - 2.06 ha

Public Open Space provided: 2400 sqm (11.6%)

Communal Open Space provided:

BLOCK 1	1420 sqm
BLOCK 2	375 sqm
BLOCK 3	200 sqm
BLOCK 4	140 sqm

Additional Open Space:
 Green Belt: 1368 sqm

GROSS DENSITY: 115.1 Units per Hectare
 NET DENSITY: 151.9 Units per Hectare



NOTES:
 DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

PLANNING APPLICATION

REVISIONS		No.
DATE	DESCRIPTION	

PROJECT TITLE:	ST. EDMUNDS - PHASE 3 AMENDMENTS	DATE:	Nov '21	DRAWN BY:	MS - DG
DRAWING TITLE:	SITE PLAN	SCALE:	1:500	REVISION:	
JOB NO:	18025.1	DRAWING NO:	PL02		

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