

INDICATIVE LOCATION OF PEDESTRIAN CROSSING

INDICATIVE LOCATION OF CYCLE PATH

ENCLOSED COMMUNAL GARDEN

LIGHTING POSTS INCLUDED IN ADERRIG 1 CONSTRUCTION PHASE, FOR INFORMATION

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ENCLOSED COMMUNAL GARDEN



INDICATIVE LOCATION OF CYCLE PATH

ADAMSTOWN WAY

FLEXIBLE USE BUILDING AT GROUND FLOOR

**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%
<b>Grand Total</b>	<b>227</b>	<b>100%</b>

**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-C2+	3 bed [ 2 storey building ]	31 UNITS
D1-D2-D2+	4 bed [ 3 storey building ]	28 UNITS
<b>Total</b>		<b>123 UNITS</b>

**DUPLEXES TYPES [ 3 / 4 storey buildings ]**

E1-E2-E3.0	2 bed Duplex	36 UNITS
F1-F2-F3.0	2 bed Duplex	12 UNITS
<b>2 bed Duplex Total</b>	<b>2 bed Duplex</b>	<b>48 UNITS</b>
E1-E2-E3.1	3 bed Duplex	36 UNITS
F1-F2-F3.1	3 bed Duplex	12 UNITS
<b>3 bed Duplex Total</b>	<b>3 bed Duplex</b>	<b>48 UNITS</b>
<b>3 bed Duplex Total</b>		<b>56 UNITS</b>
<b>Total</b>		<b>104 UNITS</b>

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

**CAR PARKING**

Spaces Provided	Required	In-curtilage	UA spaces(4%min)
359 (1.6 per unit)	227- 454	(107) 29.8%	11

\* 17 parking bays on the Celbridge Link Road permitted under planning ref: SDZ17A/0009.  
342 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

**RESPONSE TO CLARIFICATION OF FURTHER INFORMATION SDZ21A/0014**

**NOTE :**  
FOR PARKING STRATEGY LAYOUT REFER TO DRAWING 6259-P-006

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