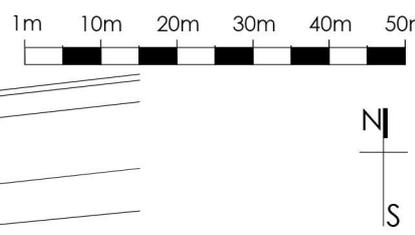


- LEGEND:**
- 1.8m(h) CLOSED BOARDED TIMBER FENCE
  - 1.5m(h) CLOSED BOARDED TIMBER FENCE
  - 1.5m(h) CLOSED BOARDED TIMBER FENCE & 0.3m(h) TRELLIS
  - 0.45m(h) KNEE RAIL FENCE
  - 1.8m(h) WALL WITH FENCE PANEL INFILL
  - EXISTING TREES
  - EXISTING TREES TO BE REMOVED
  - ROOT PROTECTION AREA
  - AFFORDABLE DWELLINGS
  - BIN COLLECTION POINT HARD STANDING
  - 1.2m x 1.2m PRIVATE BIN STORE HARD STANDING
  - 2mx1.5m CYCLE STORE SHED BASE
  - M4(2) MOBILITY STANDARD HOUSE TYPE
  - M4(3) MOBILITY STANDARD HOUSE TYPE
  - AIR SOURCE HEAT PUMP



|                  |                            |                              |
|------------------|----------------------------|------------------------------|
| Site Area        | 1.70 Ha                    | 4.20 acres                   |
| Non-developable  | 0.04 Ha                    | 0.09 acres                   |
| POS & SuDs Basin | 0.18 Ha                    | 0.46 acres                   |
| Retained         | 0.00 Ha                    | 0.00 acres                   |
| Net Area         | 1.48 Ha                    | 3.65 acres                   |
| Density (area)   | 3453.50 m <sup>2</sup> /Ha | 15,040 ft <sup>2</sup> /acre |
| Density (number) | 37.2 dpHa                  | 15.1 dpa                     |

**Schedule of Accommodation**  
To be read in conjunction with drawing no. 0002-087-NIE-XX-XX-DR-A-PL\_005-P14

| Name              | Type | Storeys | Beds | Format   | ff <sup>2</sup> | m <sup>2</sup> | No. | Mix  | Sub-total ff <sup>2</sup> | Sub-total m <sup>2</sup> |  |
|-------------------|------|---------|------|----------|-----------------|----------------|-----|------|---------------------------|--------------------------|--|
| <b>OMS</b>        |      |         |      |          |                 |                |     |      |                           |                          |  |
| Greystones        | 250  | 2       | 2    | Semi     | 753             | 69.96          | 5   | 9%   | 3765                      | 349.78                   |  |
| Kenmare           | 252  | 2       | 2    | Semi     | 753             | 69.96          | 1   | 2%   | 753                       | 69.96                    |  |
| Glin              | 350  | 2       | 2    | Semi     | 904             | 84.04          | 7   | 13%  | 6328                      | 588.28                   |  |
| Cranford          | 351  | 2       | 2    | Semi     | 904             | 84.04          | 1   | 2%   | 904                       | 84.04                    |  |
| Strade            | 354  | 2       | 3    | Detached | 904             | 83.98          | 7   | 13%  | 6328                      | 587.89                   |  |
| Rosemount         | 357  | 2       | 3    | Semi     | 904             | 84.04          | 4   | 7%   | 3616                      | 336.16                   |  |
| Dalkey            | 450  | 2       | 4    | Detached | 1156            | 107.40         | 11  | 20%  | 12716                     | 1181.35                  |  |
| Grange            | 451  | 2       | 4    | Detached | 1071            | 99.58          | 2   | 4%   | 2142                      | 199.16                   |  |
| Bantry            | 455  | 2       | 4    | Detached | 1138            | 105.80         | 2   | 4%   | 2276                      | 211.60                   |  |
| Owenroe           | 456  | 2       | 4    | Detached | 1408            | 130.83         | 3   | 5%   | 4224                      | 392.49                   |  |
| Varry             | 460  | 2.5     | 4    | Detached | 1337            | 124.21         | 4   | 7%   | 5348                      | 496.85                   |  |
| <b>Sub-total</b>  |      |         |      |          |                 |                | 47  | 85%  | 48400                     | 4497.54                  |  |
| <b>Affordable</b> |      |         |      |          |                 |                |     |      |                           |                          |  |
| Greystones        | 250  | 2       | 2    | Semi     | 753             | 69.96          | 4   | 7%   | 3012                      | 279.82                   |  |
| Kenmare           | 252  | 2       | 2    | Semi     | 753             | 69.96          | 1   | 2%   | 753                       | 69.96                    |  |
| Rosemount         | 357  | 2       | 3    | Semi     | 904             | 84.04          | 3   | 5%   | 2712                      | 252.12                   |  |
| <b>Sub-total</b>  |      |         |      |          |                 |                | 8   | 15%  | 6477                      | 601.90                   |  |
| <b>Total</b>      |      |         |      |          |                 |                | 55  | 100% | 54877                     | 5099.44                  |  |

- P14 19/02/25 DDS - Plot 6 parking to rear. plot 7 & 8 parking rearranged.
- P13 17/02/25 DDS - Plot 26's 351 removed in and replaced with a street facing 357. Updated S.O.A.
- P12 11/02/25 DDS - Plots 27 to 34 rearranged.
- P11 07/02/25 PC - Visitor parking added at plots 11 & 47. Road at plots 26, 29 & 30 updated.
- P10 06/02/25 PC - Updated to client & Highways Engineer comments.
- P9 22/01/25 PG - Updated to Planning Officer's comments.
- P8 31/10/24 SM - Addition of note for temporary sales arena parking.
- P7 06/09/24 PG - Site layout reverted back to revision P5. Visitor parking spaces at P.O.S. moved. Shared surface length reduced. Highway extended at plot 15.
- P6 05/08/24 PC - Site access road updated, shared surface reduced, road at plots 14-15 updated to client request. Private drive amended serving plots 51-55.

**Northside Road Phase 2**  
**Proposed Site Layout**

client: Gleeson Developments  
revision: P14

scale: 1:500@A2

0002-087-NIE-XX-XX-DR-A-PL\_005

DO NOT SCALE - ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE - THIS DRAWING IS COPYRIGHT