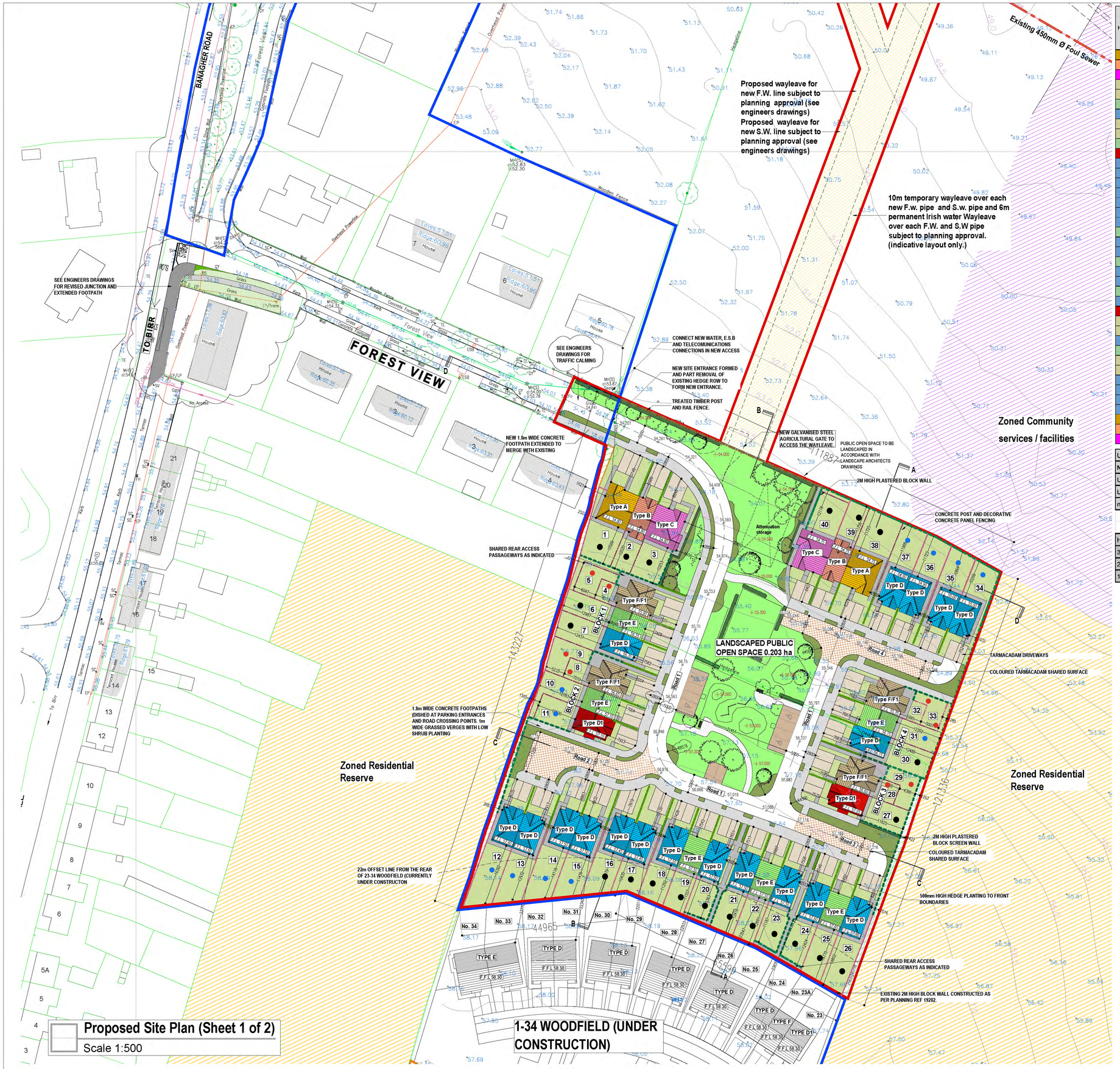


House No.	House Type	Total Dwelling Floor Area (m2)	Finished Ground Floor Level (m)	Finished First Floor Level (m)	Ridge Level (m)	Private open space required (m2)	Private open space provided (m2)
1	A	74.59	54.8		60.295	**55**	99.65
2	B	51.35	54.8		60.295	**48**	54
3	C	78.06	54.8		60.295	**55**	86.5
4	F	51.1	55.9	58.9	64.855	**5**	29.5
5	F1	84.37		58.9	64.855	**5**	60.4
6	E	102.6	56.35	59.097	64.855	**60**	78.2
7	D	102.8	56.35	59.097	64.855	**60**	91.1
8	F	51.1	56.65	59.65	65.805	**5**	35.8
9	F1	84.37		59.65	65.805	**5**	72.11
10	E	102.6	57.1	59.847	65.805	**60**	72.6
11	D1	102.8	57.1	59.847	65.805	**60**	75.2
12	D	102.8	57.6	60.347	66.105	**60**	125.6
13	D	102.8	57.6	60.347	66.105	**60**	105.7
14	D	102.8	57.5	60.247	66.005	**60**	114.3
15	D	102.8	57.5	60.247	66.005	**60**	89.2
16	D	102.8	57.45	60.197	65.955	**60**	87.9
17	D	102.8	57.45	60.197	65.955	**60**	65.4
18	D	102.8	57.5	60.247	66.005	**60**	79.9
19	E	102.6	57.5	60.247	66.005	**60**	68
20	D	102.8	57.5	60.247	66.005	**60**	67.7
21	D	102.8	57.5	60.247	66.005	**60**	79.5
22	E	102.6	57.5	60.247	66.005	**60**	74.8
23	D	102.8	57.5	60.247	66.005	**60**	76.3
24	D	102.8	57.6	60.347	66.105	**60**	77.8
25	E	102.6	57.6	60.347	66.105	**60**	85.2
26	D	102.8	57.6	60.347	66.105	**60**	105.2
27	D1	102.8	57.05	59.797	65.555	**60**	80.5
28	F	51.1	56.6	59.6	65.555	**5**	34.1
29	F1	84.37		59.6	65.555	**5**	66.2
30	D	102.8	56.15	59.897	64.655	**60**	89.2
31	E	102.6	56.15	59.897	64.655	**60**	73.3
32	F	51.1	55.7	58.7	64.655	**5**	29.2
33	F1	84.37		58.7	64.655	**5**	55.8
34	D	102.8	55	57.747	63.505	**60**	73.7
35	D	102.8	55	57.747	63.505	**60**	77.5
36	D	102.8	54.9	57.647	63.405	**60**	82.3
37	D	102.8	54.9	57.647	63.405	**60**	85.6
38	A	74.59	54.75		60.245	**55**	113.2
39	B	51.35	54.75		60.245	**48**	61.4
40	C	78.06	54.75		60.245	**55**	90.7

Unit Type	A	B	C	D	D1	E	F	F1
No. of unit type provided	2	2	2	18	2	6	4	4
Unit size (sq m)	74.59	51.35	78.06	102.8	102.8	102.6	51.1	84.37
Unit Size (sq Ft)	803	553	840	1107	1107	1104	550	908
no. of parking space per unit	2	2	2	2	2	2	1	1

Total Unit parking provided	72
Visitor parking spaces provided	10
Total parking spaces provided	82
Total number of units	40
Total development Area Sq m	3621.48
Total development Area Sq ft	38856

Housing Mix %	
3 bed units	65%
2 bed units	10%
1 bed units	25%

Do not scale off drawings. Use figured dimensions only. Refer any discrepancies to the design team.

FOR FINISHED FLOOR LEVELS AND UNIT ORIENTATION PLEASE REFER TO THE SITE PLAN UNLESS STATED ON THE DRAWINGS

APPLICATION SITE BOUNDARY (RED)

LANDS IN OWNERSHIP OF THE LANDOWNER (BLUE)- SEE ATTACHED LETTER OF CONSENT

WAYLEAVE SITE AREA (HATCHED YELLOW & OUTLINED IN RED)

HOUSING SITE AREA (RED): c. 1.377 HA.

WAYLEAVE SITE AREA (HATCHED YELLOW -OUTLINED IN RED): c. 0.257 HA.

TOTAL APPLICATION SITE AREA (INCLUDING WAYLEAVE SITE AREA (OUTLINED IN RED):c. 1.634 HA.

LANDHOLDING AREA (OUTLINED IN BLUE):c 13.12 HA.

O.S MAP REFERENCE: 3759-18, 3759-D ,3759-C

HOUSE KEY	HOUSE TYPE	DISCRIPTION
	A	2 BEDROOM SEMI DETACHED BUNGALOW (4 PERSON HOUSE)
	B	1 BEDROOM MID-TERRACE BUNGALOW (2 PERSON HOUSE)
	C	2 BEDROOM SEMI DETACHED BUNGALOW (4 PERSON HOUSE)
	D	3 BEDROOM SEMI-DETACHED 2 STOREY HOUSE (5 PERSON HOUSE)
	D1	3 BEDROOM SEMI-DETACHED 2 STOREY HOUSE (5 PERSON HOUSE)
	E	3 BEDROOM MID-TERRACE 2 STOREY HOUSE (5 PERSON HOUSE)
	F	GROUND FLOOR 1 BEDROOM APARTMENT (2 PERSON UNIT) (OWN DOOR ACCESS)
	F1	FIRST FLOOR 1 BEDROOM APARTMENT (2 PERSON UNIT) (OWN DOOR ACCESS)

Site layout to be read in conjunction with the Consulting Engineers and Landscape Architects drawings.

Rev.	Description	Rev. By	Date
1	Further information	K.B	1/09/22

Drawing purpose:

FURTHER INFORMATION

FITZPATRICK & HEAVEY HOMES LTD

Job Title

HOUSING DEVELOPMENT ON LANDS TO THE EAST OF, AND ACCESSED VIA FOREST VIEW, R439, BANAGHER ROAD. TOWNPARKS. BIRR. CO. OFFALY.

Dwg. Title

PROPOSED PART SITE PLAN (SHEET 1 OF 2)

Scale	Date	Drawn By
1:500@A1	26-04-2022	K.B

Drawing Number	Revision no.
22.101.04	**1**