

DEVELOPMENT CONTROL STANDARDS

SITE COVERAGE:
 Total area of ground covered by buildings (4062m²)
 Total ground area within the site curtilage (27500m²)
 = 15%

Maximum site coverage shall be 50% for residential development

RESIDENTIAL DENSITIES:
 Recommended Densities - 15-20 Units Per Hectare
 PHASE 1 = 11 Detached Development Sites Per Hectare
 PHASE 2 = 11 Detached Development Sites Per Hectare

UNIT NUMBERS & TYPE PER PHASE
 PHASE 1 = 16 Detached Development Sites & 4 Semi-detached
 PHASE 2 = 10 Detached Development Sites

PLOT RATIO:
 Gross building floor area (4594m²)
 Gross site area (27500m²)
 = 0.17

Max. Plot ratio
 Outer suburban close to public transport - 0.35 - 0.5

OVERLOOKING & OVERSHADOWING:
 Minimum distance between upper floor windows - 22m

LANDSCAPING:
 To later detail

ACCESS FOR ALL:
 All dwellings will comply with recommendations set out in 'Buildings for everyone (NDA) and Part M of the building regs

Unit type	Floor area	Storage area
Two bed house	85m ²	6m ²
Three bed house	100m ²	9m ²
Four bed house	110m ²	10m ²

PRIVATE OPEN SPACE FOR A HOUSE
 Two bed house 55m²
 Three bed house 60m²
 Four bed house 75m²

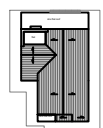
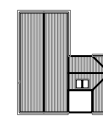




PUBLIC OPEN SPACE - >15%

CAR PARKING FOR HOUSING
 2 no. spaces provided for each dwelling
 visitor spaces to later detail



PHASE 1
 2 No. 2 Bedroom Semi-Detached
 2 No. 3 Bedroom Semi-Detached
 16 No. Detached Dwelling Serviced Sites

PHASE 2
 10 No. Detached Dwelling Serviced Sites

-  4 No. House type 1
-  10 No. House type 2
-  7 No. House type 3
-  5 No. House type 4
-  2 No. Semi-detached 3 Bedroom Dormer
-  2 No. Semi-detached 2 Bedroom Bungalow

LOCATION OF CONSTRUCTION ENTRANCE FOR ALL PHASES

Coordinates are based on The Irish Grid (2015)
 Scale Factor for distances = 0.999865
 Datum used for elevations based on Ordnance Datum Malin Head
 contour interval = 0.5 metres
 all units are in Metres

