


1 Site Location Plan - OS Map Extract (OS Map No 3390-15)
1 : 2500



2 Google Maps View
1 : 2500

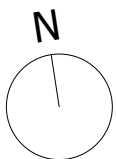
Preliminary Draft Drawing
for Discussion Only

--- Total Site
— Developable Site

| | | | | |
|--|-----------------------|--|-------------|-----------------------------------|
|  <p>ARCHITECTS' DEPARTMENT, COUNTY HALL, TALLAGHT, DUBLIN 24 TEL: 01-414-9000, FAX: 01-414-9209</p> <p>COUNTY ARCHITECT EDDIE CONROY, B.Arch, M.Sc.Arch, FRIBA</p> | SCALE: 1 : 2500 @ A3 | PROJECT TITLE: Castlefield Avenue & Old Knocklyon Road | DRAWING NO: | REV: |
| | DATE: 08.04.24 | DRAWING TITLE: Site Location Plans - ACM Presentation | 2302-SK100 | |
| | DRAWN: Peter Cosgrave | Snr ARCHITECT: Cian Harte | | PROJECT ARCHITECT: Peter Cosgrave |




1 Zoning Map - Extract from County Development Plan 2022-2028
1 : 2500



Preliminary Draft Drawing
for Discussion Only

--- Total Site
— Developable Site

| | | | | |
|---|-----------------------|---|-------------|-----------------------------------|
|  <p>ARCHITECTS' DEPARTMENT, COUNTY HALL, TALLAGHT, DUBLIN 24 TEL: 01-414-9000, FAX: 01-414-9209</p> <p>COUNTY ARCHITECT EDDIE CONROY, B.Arch, M.Sc.Arch, FRWA</p> | SCALE: 1 : 2500 @ A3 | PROJECT TITLE: Castlefield Avenue & Old Knocklyon Road | DRAWING NO: | REV: |
| | DATE: 08.04.24 | DRAWING TITLE: County Development Plan - Zoning Plan - ACM Presentation | 2302-SK101 | |
| | DRAWN: Peter Cosgrave | Snr ARCHITECT: Cian Harte | | PROJECT ARCHITECT: Peter Cosgrave |



| Occupancy | Affordable Purchase | Social | Total | % |
|--------------|---------------------|----------|-----------|------|
| 3B House | 10 | 0 | 10 | 100% |
| Total | 10 | 0 | 10 | |

| Site | Area | Density |
|-------------------|---------------------------|----------------|
| Developable | ~2040m ² | 49 U/Ha |
| Total Site | ~3800m² | 26 U/Ha |

| Occupancy | Affordable Purchase | Social | Total | % |
|--------------|---------------------|-----------|-----------|-----|
| 1B Apt | 0 | 3 | 9 | 43% |
| 1B Apt UD | 0 | 6 | | |
| 2B Apt | 4 | 1 | 8 | 38% |
| 2B Apt UD | 0 | 3 | | |
| 3B Apt | 0 | 4 | 4 | 19% |
| Total | 4 | 17 | 21 | |

| Site | Area | Density |
|-------------------|---------------------------|----------------|
| Developable | ~2260m ² | 93 U/Ha |
| Total Site | ~4200m² | 50 U/Ha |

| 31 Units | |
|---|--|
| Site A 10 Units | 10 Units - 3 Bed, 3 stry houses (AP) |
| Site B 21 Units | 4 units - 2 Bed Own-Door Apts (AP) 17 units - Apartments (Social) |
| 14 Units (45%) Affordable Purchase 17 Units (55%) Social | |

| Site | Area | Density |
|-------------------|---------------------------|----------------|
| Developable | ~4300m ² | 72 U/Ha |
| Total Site | ~8000m² | 39 U/Ha |

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--- Total Site
 — Developable Site

