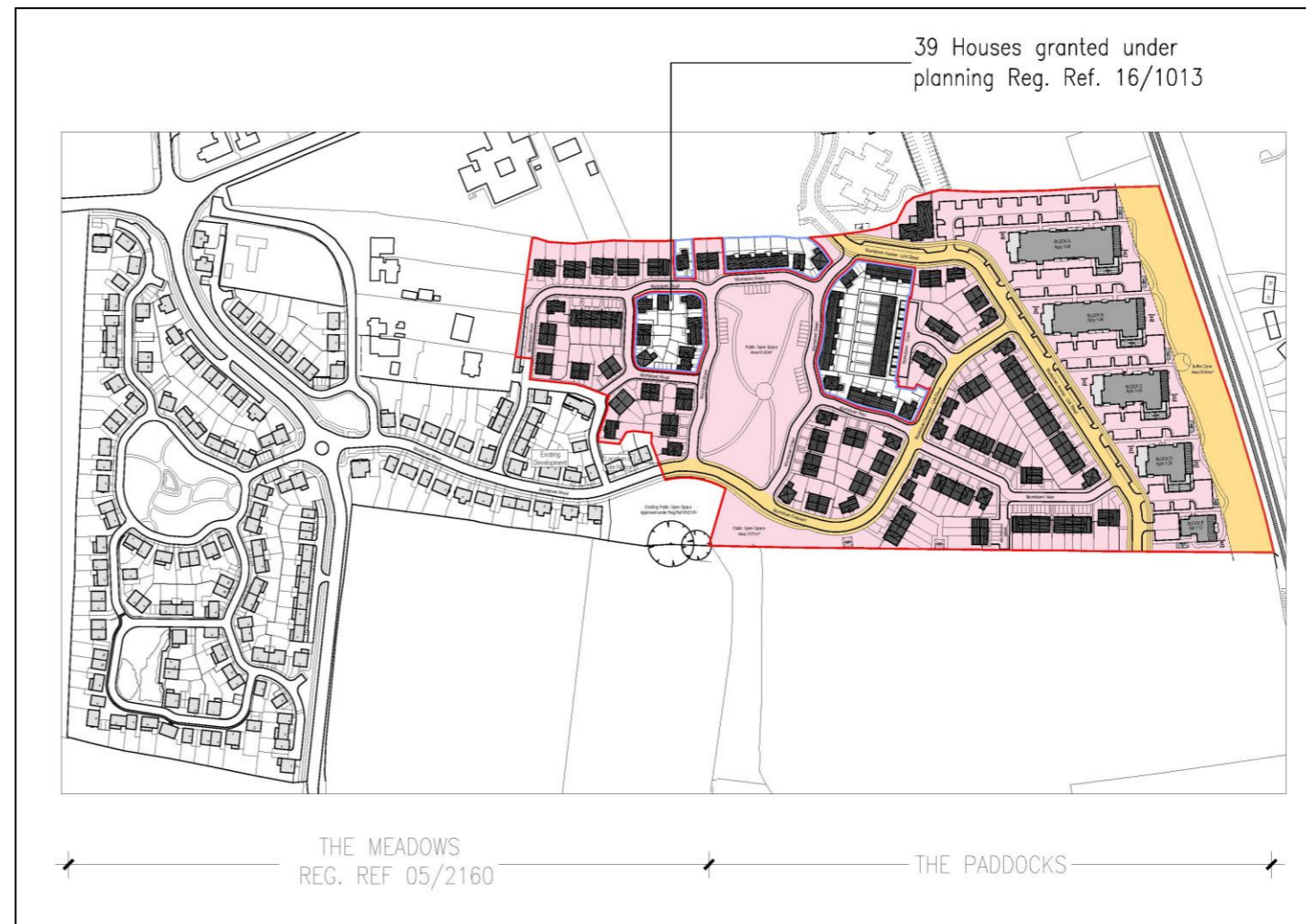


Site Statistics				
	Gross Site Area	Nett Area*	Total No. of Dwellings	Density
Application Site	6.92hec	5.59hec	281	50
The Paddocks (Includes Planning Ref 16/1013)	7.7hec	6.4hec	320	50

Open Space			
	Nett Site Area	Total Area of Open Space	Percentage Open Space
Application Site	5.59hec	0.77hec	13%
The Paddocks (Includes Planning Ref 16/1013)	6.4hec	0.77hec	12%
The Meadows (Planning Ref 05/2160 & 11/624)	6.1hec	0.72hec	12%
Overall Development	12.5hec	1.49hec	12%

Schedule of Accommodation				
TYPE	Description	No of Bed	Floor Area	No of Type
HT A1	Semi Detached	3 Bed	107m <sup>2</sup>	40
HT A2	Semi Detached	3 Bed	107m <sup>2</sup>	23
HT A3	Mid-Terrace	3 Bed	107m <sup>2</sup>	11
HT B1	Detached	3 Bed	120.08m <sup>2</sup>	6
HT B2	Semi Detached	3 Bed	120.08m <sup>2</sup>	3
HT C1	Semi Detached	2 Bed	86.6m <sup>2</sup>	10
HT C2	Mid-Terrace	2 Bed	86.6m <sup>2</sup>	11
HT J1	Detached	3 Bed	118.9m <sup>2</sup>	10
Total Number of Dwellings				114
TYPE	Description			No of Type
	3 Bed	2 Bed	1 Bed	
Block A	4	36	10	50
Block B	4	32	10	46
Block C	5	21	7	33
Block D	4	14	8	26
Block E	0	8	4	12
Total	17	111	39	167
NUMBER OF RESIDENTIAL UNITS IN THIS APPLICATION				281
NUMBER OF RESIDENTIAL UNITS RELATED TO PLANNING REF 16/1013				39
TOTAL NUMBER OF RESIDENTIAL UNITS FOR THE PADDOCKS				320



\* Nett density is calculated with reference to Appendix A of the Guidelines for Sustainable Residential in Urban Areas (2009) - i.e. excluding the Morrinstownbiller Link Roads required under Newbridge Local Area Plan Policy SRO 8: C(i), C(ii) and the buffer zone required adjacent to Irish rail tracks (Zoned I Agricultural).

Mix of Unit Type		
Description	No. of Type	Percentage
1 Bedroom	39	14%
2 Bedroom	132	47%
3 Bedroom	110	39%

Housing Type		
Description	No. of Type	Percentage
Detached	16	6%
Semi Detached	50	18%
Terraced	48	17%
Apartment	167	59%

Plot Ratio	
Residential Gross Floor Area	24586sqm
Total Gross Floor Area	25226sqm
Site Area	6.92 Hec
Plot Ratio	0.36
Building Heights	2-4 Storey
Site Coverage	15%

Car Parking	
2 per Dwelling	228
1.3 per Apartment	215
Creche	12
Additional Visitor *	5
Total No. of Spaces	460

\*20 No. Visitor Spaces provided at central open space approved under planning ref 16/1013

Car Parking Calculation for Apartments										
Unit Type	One Bedroom		Two Bedroom		Three Bedroom		Visitor Spaces	Car Pool Spaces (Go Car)	Disabled Spaces	Total No. of Spaces
	No. of Units	Spaces Provided	No. of Units	Spaces Provided	No. of Units	Spaces Provided				
Block A	10	10	36	36	4	4	9	2	3	64
Block B	10	10	32	32	4	4	8	2	3	59
Block C	7	7	21	21	5	5	6	2	2	43
Block D	8	8	14	14	4	4	5	1	2	34
Block E	4	4	8	8	0	0	1	1	1	15
Total	39	39	111	111	17	17	29	8	11	215

Bicycle Parking	
Creche	10
Apartments: 1 per bedroom Visitors 0.5 per Apt	396
Total No. of Spaces Provided	406

Bicycle Parking Calculation for Apartments								
Type	One Bedroom		Two Bedroom		Three Bedroom		Visitor Spaces	Total No. of Spaces Required
	No. of Units	Spaces Provided	No. of Units	Spaces Provided	No. of Units	Spaces Provided		
Block A	10	10	36	72	4	12	25	119
Block B	10	10	32	64	4	12	23	109
Block C	7	7	21	42	5	15	17	81
Block D	8	8	14	28	4	12	13	61
Block E	4	4	8	16	0	0	6	26
Total	39	39	111	222	17	51	84	396