

Ballykeeran Gardens

BUILDING LEGEND (332 units)

A - Semi-detached (3 bed)
106.4sqm

B - Detached (3 bed)
118.3sqm 'single aspect'

C - Semi-Detached (3 bed)
118.3sqm 'single aspect'

D1 & D2 - Terrace of 4 (3 bed)
89.8sqm

E - Detached (3 bed)
106.4sqm

F - Terrace (3 bed)
118.3sqm 'single aspect'

G1 & G2 - Terrace (3 bed)
106.4sqm & 110.9sqm Corner

H - Terrace (3 bed)
106.4sqm & 110.9sqm Corner

I - Terrace (3 bed)
106.4sqm & 110.9sqm Corner

J1 & J2 - Semi-Detached (3 bed)
89.8sqm & 92.9sqm Corner

K1 & K2 - Semi-Detached (3 & 4 bed)
106.4sqm & 151.2sqm Corner

L - Semi-detached (4 bed)
133sqm

M1 & M2 - Terrace (3 & 4 bed)
106.4sqm & 151.2sqm Corner

N1 & N2 - Terrace (3 & 4 bed)
106.4sqm & 151.2sqm Corner

O - Terrace of 8 (3 bed)
112.8sqm

P1 & P2 - Terrace (3 & 4 bed)
94.6sqm & 143.4sqm Corner

Duplex Block 1 (3 storey)
Ground Floor 2 bed Apartments with
3 Bed Houses over.

Duplex Block 2 (3 storey)
Ground Floor 2 bed Apartments with
3 Bed Houses over.

Duplex Blocks 3 & 4 (2 storey)
Ground Floor 2 bed Apartment with
1 Bed Apartment over including a
Semi-D 3 bed house (106.4sqm)

Duplex Blocks 5 & 6 (2 storey)
Ground Floor 2 bed Apartment with
1 Bed Apartment over including 3 bed
Terrace houses (106.4sqm)

Duplex Block 7 (2 storey)
Ground Floor 2 bed Apartment with
1 Bed Apartment over including 3 bed
Terrace houses (112.8sqm)

Duplex Block 8 (2 storey)
Ground Floor 2 bed Apartment with
1 Bed Apartment over including 3 bed
Terrace houses (112.8sqm)

Duplex Block 9 (2 storey)
Ground Floor 2 bed Apartments with
1 Bed Apartments over.

Apartment Blocks A & D
26no. Apartments each
4 storey
Total building area = 2,831sqm each
Total of 52no. Apartments

Apartment Block B
4 storey
Total building area = 1,623sqm
Total of 14no. Apartments

Apartment Block C
2 storey
Total building area = 741sqm
Total of 8no. Apartments

CRECHE
58 kid capacity
2 storey
Total building area = 450sqm

Residential Unit Types

1A - One bed FF Duplex Apt. (64.7sqm)

1B - One bed FF Duplex Apt. end unit (65.6sqm)

2A - Two bed GF Duplex Apt. end unit (86.4sqm)

2B - Two bed GF Duplex Apt. (84.6sqm)

2C - Two bed GF Duplex Apt. end unit (88.5sqm)

2D - Two bed GF Duplex Apt. end unit (86.3sqm)

2E - Two bed GF Duplex Apt. (83.1sqm)

3A - Three bed Dwelling (106.4sqm)

3B - Three bed, 4 person Dwelling (84.6sqm)

3C - Three bed, 4 person Dwelling (89.8sqm)

3D - Three bed Dwelling (118.3sqm)

3E - Three bed FF Duplex hse. (124.8sqm)

3F - Three bed, corner Terrace dwelling (110.9sqm)

3G - Three bed, mid Terrace dwelling (112.8sqm)

3H - Three bed, semi-detached corner dwelling (92.9sqm)

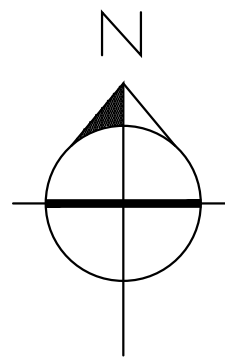
4A - Four bed, semi-detached corner dwelling (151.2sqm)

4B - Four bed, semi-detached dwelling (133sqm)

4C - Four bed, end Terrace corner dwelling (143.4sqm)



MASTERPLAN LAYOUT
Scale 1:1,000 @A0



County Development Plan 2021-2027 - Max. Car Parking Requirements			
Residential Dwelling	1	x 332 units	= 332
Visitor Parking	1/3	332/3	= 110
Max. parking spaces allowed			= 442
Total Residential Parking Spaces Provided = 413no.			
	332no. Dwelling spaces provided (32no. of which are Electric Charging spaces (20% of Communal spaces))		
	81no. Visitor Parking spaces provided (max.110 allowed) 8no. of which are Disabled Parking spaces (5% of common duplex + apartment parking spaces, 160no.)		
	9no. CRECHE parking spaces provided		
(Typical Parking spaces are either 5m x 2.5m or 6m x 2.5m)			
	21no. Motor Cycling parking spaces (2.5m x 1.5m)		

General notes:

Proposed 332 residential units.

Application Site Area (Red line) = 12.28 ha.
Applicants Ownership area = 11.76 ha.

Developed Residential Site area = 9.49 ha.
Area Zoned Open Space = 1.721 ha.
Creche Site area = 0.144 ha.
Link road area = 0.923 ha.

Density 35 units/ha.

Materplan - Total of 332 units
172 Houses, 86 Duplexes & 74 Apartments

3no. 3 bed Detached units
12no. 4 bed Semi-detached units
40no. 3 bed Semi-detached units
8no. 4 bed End Terrace units
109no. 3 bed Terrace units

25no. 3 bed Duplex hse.
43no. 2 bed Duplex apt.
18no. 1 bed Duplex apt.

18no. 1 bed Apartments
56no. 2 bed Apartments

Unit mix % (332)

11% one bed units (36)
30% two bed units (99)
53% three bed units (177)
06% four bed units (20)

PLANNING USE ONLY
NOT FOR CONSTRUCTION

DESIGNER	ARCHITECT	DATE	DRAWN
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT at Ballykeeran Gardens, Cornamaddy, Athlone, County Westmeath	DATE	15-03-23
DRAWING TITLE	PROPOSED SITE MASTERPLAN	PROJECT NO.	0130
SCALE	1:1,000 @A0	STAGE	PLANNING
CLIENT	Arnold Leahy architects 1, Cranworth Village O'Connell Avenue Athlone, Co. Westmeath Phone: (081) 915 888 Email: reception@ala.ie	SHEET NO.	100