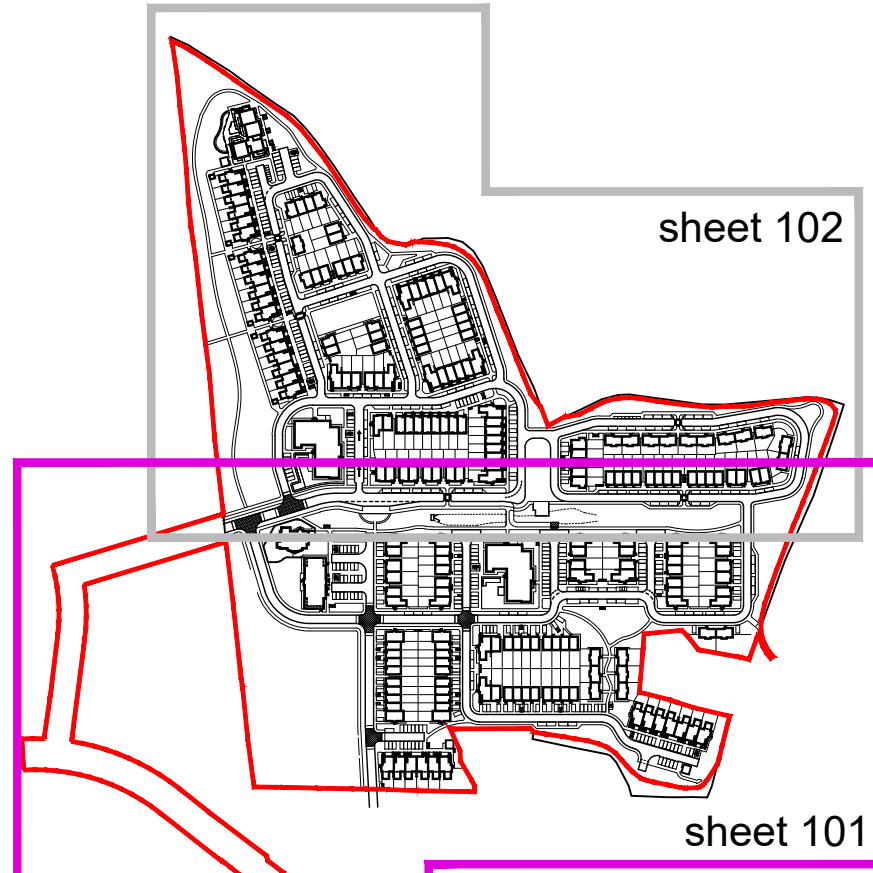




SITE LAYOUT PLAN 1 of 2
Scale 1:500 @A0



KEY PLAN

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) (5% 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)			

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 (85.3sqm)	
2E - Two bed GF Duplex Apt. (83.1sqm)	
3A - Three bed Dwelling (106.4sqm)	
3B - Three bed, 4 person Dwelling (94.6sqm)	
3C - Three bed, 4 person Dwelling (89.6sqm)	
3D - Three bed Dwelling (118.3sqm)	
3E - Three bed FF Duplex hse. (124.8sqm)	
3F - Three bed, corner Terrace dwelling (110.8sqm)	
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)	

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 (2 bed)	89.6sqm
E - Detached (3 bed)	106.4sqm
F - Terrace (3 bed)	118.3sqm single aspect
G1 & G2 - Terrace (3 bed)	106.4sqm & 110.8sqm Corner
H - Terrace (3 bed)	106.4sqm & 110.8sqm Corner
I - Terrace (3 bed)	106.4sqm & 110.8sqm Corner
J1 & J2 - Semi-detached (3 bed)	89.6sqm & 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)	
A - Semi-detached (3 bed)	106.4sqm
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,B,D	
2 storey, Apartments each	
Total building area = 2,831sqm each	
Total of 52no. Apartments	
Apartment Block C	
2 storey, Apartments each	
Total building area = 1,623sqm	
Total of 8no. Apartments	
Apartment Block E	
2 storey, Apartments each	
Total building area = 741sqm	
Total of 8no. Apartments	
CRECHE	
56 sqd capacity	
2 storey	
Total building area = 450sqm	

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.	
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

project:	PROPOSED RESIDENTIAL DEVELOPMENT at Ballykeeran Gardens, Cornamaddy, Athlone, County Westmeath	drawn:	M.H.	checked:	
date:	15-03-23	project no.:	0130	scale:	1:500 @A0
stage:	PLANNING	sheet no.:	101	revision:	
drawn:	Arnold Leahy architects	1, Cranmore Village, Cornamaddy, Athlone, Co. Westmeath. Phone: (081) 915 888. Email: reception@wala.ie			