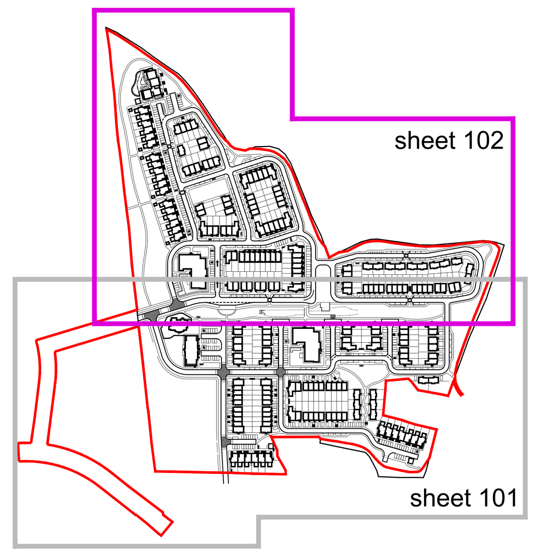
Ballykeeran Gardens



KEY PLAN

N

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)

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 (89.8sqm)
- 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)

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)

Notes:

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ALL DIMENSIONS ARE IN MILLIMETERS

CONTRACTOR MUST CONFIRM SITE DIMENSIONS BEFORE STARTING WORK OR SHOP DRAWINGS
ALL DIMENSIONS ARE TO BLOCK FACE OF BLOCKWORK AND THE PLASTERBOARD OF INTERNAL PARTITIONS.

THIS DRAWING IS TO BE READ IN ACCORDANCE WITH ALL RELEVANT SPECIALISTS DRAWINGS AND SPECIFICATIONS.

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 Includng 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

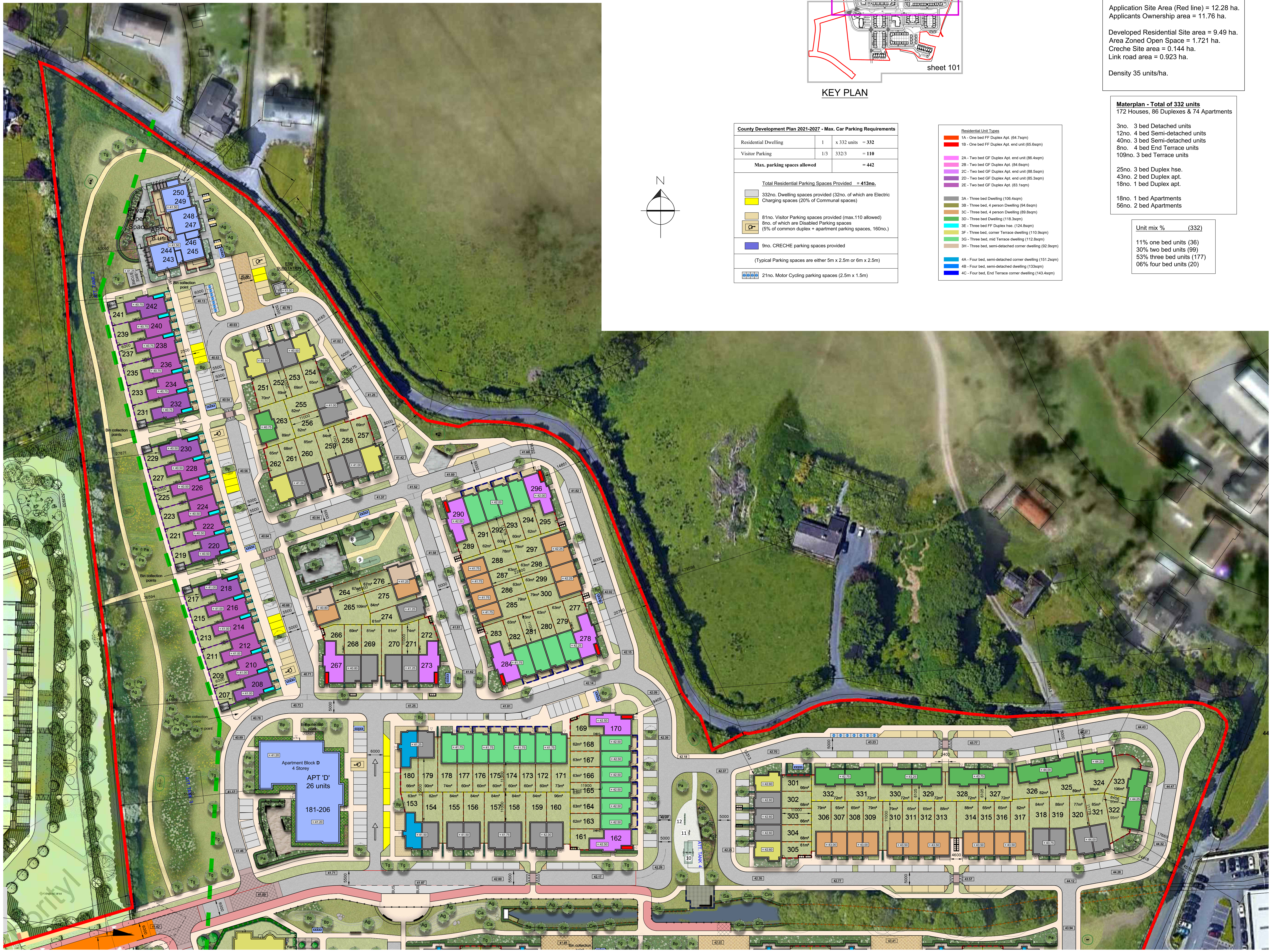
Apartment Block B
4 storey
Total building area = 1,623sqm

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



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

PLANNING USE ONLY
NOT FOR CONSTRUCTION

REVISION	AMENDMENT	DATE	DRAWN

project:	PROPOSED RESIDENTIAL DEVELOPMENT at Ballykeeran Gardens, Cornamaddy, Athlone, County Westmeath	drawn: M.H. checked:
		date: 15-03-23
drawing title:	SITE LAYOUT PLAN 2 of 2	project no.: 2130
		scale: 1:500 @A0
Arnold Leahy architects	1 Crescent Villas O' Connell Avenue Limerick Phone: (061) 315 989 Email: reception@ala.ie	stage: PLANNING
		sheet no. 102 revision