

<b>PHASE 1</b>	Site Area = 16037.6 m <sup>2</sup> (1.6 ha)
	No. Units = 50
	Density = 31.2 unit/ha
<b>PHASE 2</b>	Site Area = 19422.4 m <sup>2</sup> (1.94 ha)
	No. Units = 72
	Density = 37.8 unit/ha
<b>PHASE 1 &amp; 2</b>	Site Area = 35460.0 m <sup>2</sup> (3.5 ha)
	No. Units = 122
	Density = 34.8 unit/ha
<b>Site A (part of Phase 2):</b>	Site Area = 1628.5 m <sup>2</sup> (0.16 ha)
	No. Units = 4
	Density = 25 unit/ha
<b>Site B (part of Phase 2):</b>	Site Area = 2434.0 m <sup>2</sup> (0.24 ha)
	No. Units = 16
	Density = 66.6 unit/ha

**LEGEND:**

- PHASE 1 Site Area = 16037.6 m<sup>2</sup> (1.6 ha)
- PHASE 2 Site Boundary Line
- PHASE 2 Site Area = 19422.4 m<sup>2</sup> (1.94 ha)
- OUTLINE OF PROPOSED PART 8 (Site 'A' & 'B')
- Site 'A' Area = 1639.5 m<sup>2</sup>
- Site 'B' Area = 2434.0 m<sup>2</sup>
- EXTERNAL STORE AREA

**PHASE 2 (including Part 8):**

Total Floor Area	= 6457.9 m <sup>2</sup>
Total number of units	= 72:
Phase 2 - granted - 3B/5P	= 16no. Houses
Phase 2 - granted - 2B/3P	= 10no. Apartments
Phase 2 - granted - 2B/4P	= 15no. Apartments
Phase 2 - granted - 3B/4P	= 11no. Houses
Part 8 Application - 1B/2P	= 8no. Apartments
Part 8 Application - 3B/5P	= 8no. Duplexes
Part 8 Application - 4B/7P	= 4no. Houses

**CAR PARKING SPACES**

2 / HOUSE	= 62
1 / APARTMENT	= 41
VISITOR SPACES	= 7
(incl. 4 no. disabled parking spaces)	
<b>TOTAL</b>	<b>= 110</b>

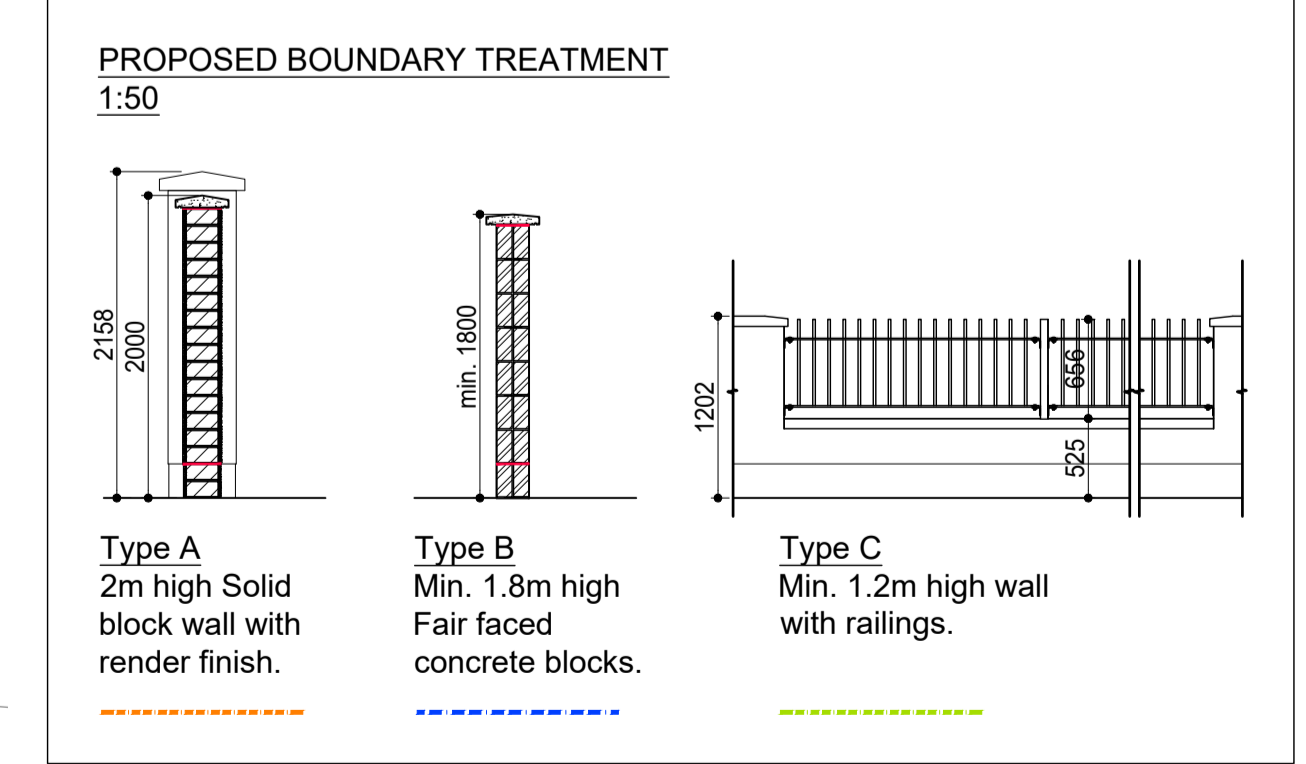
\* ELECTRICAL CAR CHARGING POINT - 8 NO. IN TOTAL FOR PHASE 2 (including Part 8)

NOTE: Ducting to be laid for future charging point connection for each Phase 2 dwelling.

**Part 8 Application (20no. Units):**

**SITE A**  
4no. Dwellings:  
1no. Type D4  
1no. Type A3  
2no. Type A1

**SITE B**  
16no. Units:  
8no. Duplexes (GFL & FFL)  
8no. Single be. Apartments (SFL)



**SITE B**

<b>BIN STORAGES</b>	3 / APARTMENT UNIT (without access to rear garden)	TOTAL NUMBER = 30	
<b>BICYCLE RACKS ENCLOSURE</b>	1 / bedroom (without access to rear garden) - 8no.	1 / 2no. Apartment units - 8no.	TOTAL NUMBER = 16
<b>EXTERNAL STORAGES</b>	1 / Apartment (without rear garden) - 8no. in total	Single Storage size = 1.8m <sup>2</sup>	

\* ELECTRICAL CAR CHARGING POINTS - 2 no. on Site 'B' (Part 8)

NOTE: All dimensions & levels shown are approximate only.

REVISIONS AFTER LAST PLOT:	REVISIONS AFTER LAST PLOT:

Stage: PART 8

**REVISIONS AFTER LAST PLOT:**

10.05.21	Rev.01 - Parallel parkings;
16.06.21	Rev.02 - Bin stores & Bicycle Store on Site B; New window in house type A3 - passive surveillance.
14.07.21	Rev.03 - Electrical Car Charging Points_Note - Ducting for each Phase 2 dwelling.
28.07.21	Rev.04 - General; Bin Stores updated.



**PROJECT: HOUSING DEVELOPMENT AT BOICE COURT - PHASE 2 DROGHEDA, CO. LOUTH**

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ARCHITECTS & PROJECT MANAGERS

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DATE: 29/10/19	SCALE: 1:500@A1
DRAWN: LL	JOB NO. 19007
H:19007/K	DWG. NO. P-100
DRAWING: PROPOSED SITE PLAN - SITE A & B	Revision 04
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