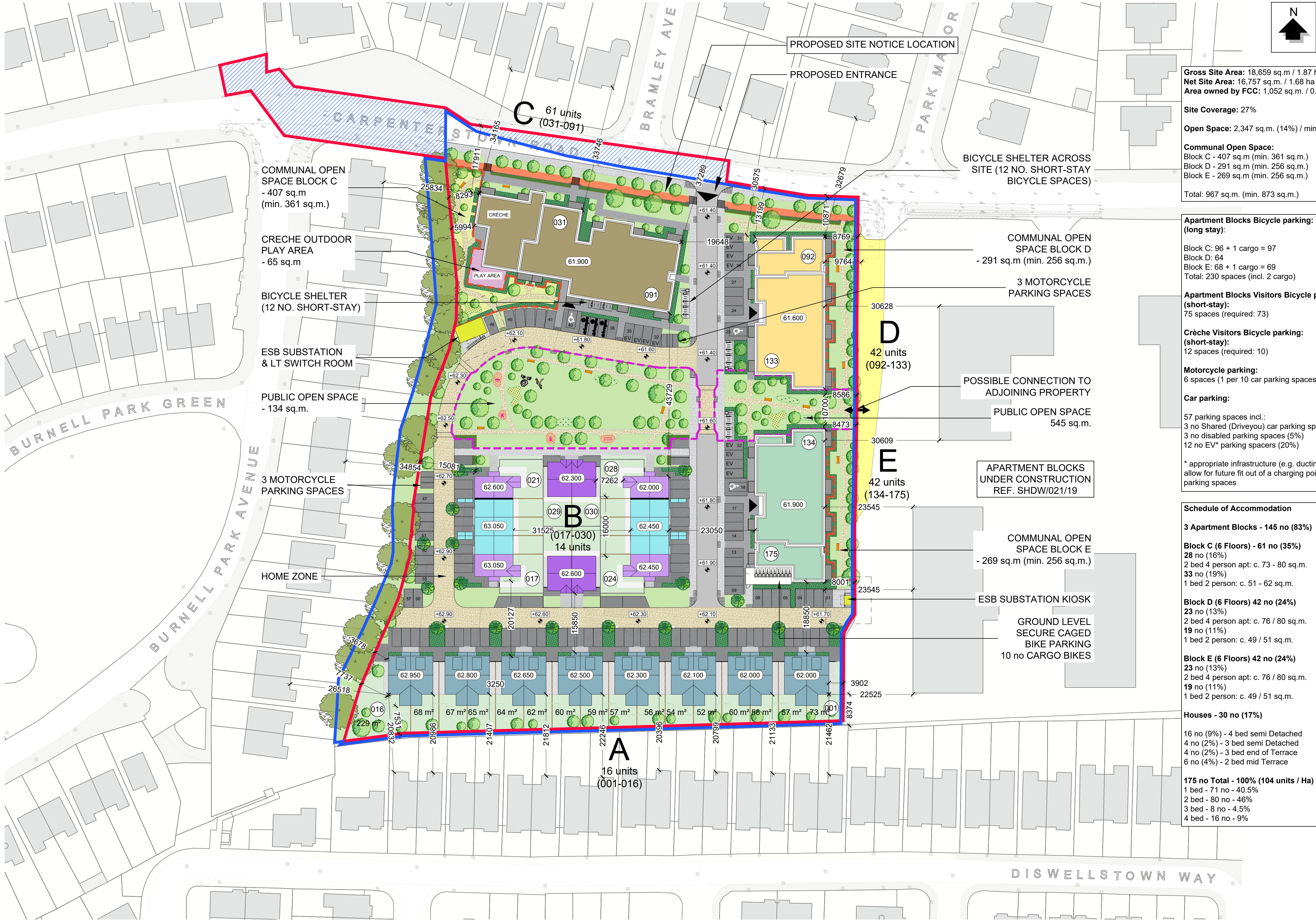




Gross Site Area: 18,659 sq.m / 1.87 ha
Net Site Area: 16,757 sq.m. / 1.68 ha
Area owned by FCC: 1,052 sq.m. / 0.11 Ha

Site Coverage: 27%

Open Space: 2,347 sq.m. (14%) / min. 12%

Communal Open Space:
Block C - 407 sq.m (min. 361 sq.m.)
Block D - 291 sq.m (min. 256 sq.m.)
Block E - 269 sq.m (min. 256 sq.m.)

Total: 967 sq.m. (min. 873 sq.m.)

Apartment Blocks Bicycle parking: (long stay):
Block C: 96 + 1 cargo = 97
Block D: 64
Block E: 68 + 1 cargo = 69
Total: 230 spaces (incl. 2 cargo)

Apartment Blocks Visitors Bicycle parking: (short-stay):
75 spaces (required: 73)

Crèche Visitors Bicycle parking: (short-stay):
12 spaces (required: 10)

Motorcycle parking:
6 spaces (1 per 10 car parking spaces)

Car parking:
57 parking spaces incl.:
3 no Shared (Driveyou) car parking spaces
3 no disabled parking spaces (5%)
12 no EV* parking spaces (20%)

* appropriate infrastructure (e.g. ducting) to allow for future fit out of a charging point at all parking spaces

Schedule of Accommodation

3 Apartment Blocks - 145 no (83%)

Block C (6 Floors) - 61 no (35%)
28 no (16%)
2 bed 4 person apt: c. 73 - 80 sq.m.
33 no (19%)
1 bed 2 person: c. 51 - 62 sq.m.

Block D (6 Floors) 42 no (24%)
23 no (13%)
2 bed 4 person apt: c. 76 / 80 sq.m.
19 no (11%)
1 bed 2 person: c. 49 / 51 sq.m.

Block E (6 Floors) 42 no (24%)
23 no (13%)
2 bed 4 person apt: c. 76 / 80 sq.m.
19 no (11%)
1 bed 2 person: c. 49 / 51 sq.m.

Houses - 30 no (17%)
16 no (9%) - 4 bed semi Detached
4 no (2%) - 3 bed semi Detached
4 no (2%) - 3 bed end of Terrace
6 no (4%) - 2 bed mid Terrace

175 no Total - 100% (104 units / Ha)
1 bed - 71 no - 40.5%
2 bed - 80 no - 46%
3 bed - 8 no - 4.5%
4 bed - 16 no - 9%

LEGEND

- Application site (Circa 1.87 ha outlined in red)
- Lands in Ownership of Applicant (Circa 1.85 ha outlined in blue)
- Lands taken in charge by FCC Subject to Letter of Consent (Circa 0.11 ha hatched in light blue)
- Wayleave
- Communal Open Space
- Public Open Space

Building Types

- Type A** (4 Bed Semi D)
- Type B** (2 Bed Mid Toe)
- Type C** (3 Bed End Toe)
- Type D** (3 Bed Semi D)
- Apartment Block C** (1&2 Bed Apt.)
- Apartment Block D** (1&2 Bed Apt.)
- Apartment Block E** (1&2 Bed Apt.)
- ESB Substation
- Existing Buildings

Other

- Finished Floor Levels
- Road Levels
- House Number
- Possible Connection to Adjoining Property

01 Proposed Site Plan - Ground Floor Level
1:500 @ A1

OS License No.: 50384020_1
Map Sheets: 3195-10
3195-15

Notes:
1. Copyright Reserved
2. Work to figured dimensions only. Do not scale drawing.
3. The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect
4. Where appropriate, for details of c. structure, or mechanical and electrical details, see Engineers drawings
5. Proprietary items shall be fixed in strict accordance with manufacturers instructions.
6. Sizes of proprietary items shall be checked with manufacturer.
7. The contractor shall be responsible for the coordination of structure, finishes and services.

Issue Status	
Progress	
Planning Application	
Fire Cert	
Disability Cert	
Tender	
Construction	
As Built	
Information Only	

No.	Date	Revision	Initials
01	30/07/26	Issued for Planning Application	sb

Project	Winterwood Residential Development Castleknock
Drawing Title	Proposed Site Plan - Roof
Drawing No	6330-PL3-S-P005
Scale	1:500@A1
Rev	01
Drawn	sb
Date	02/07/26

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