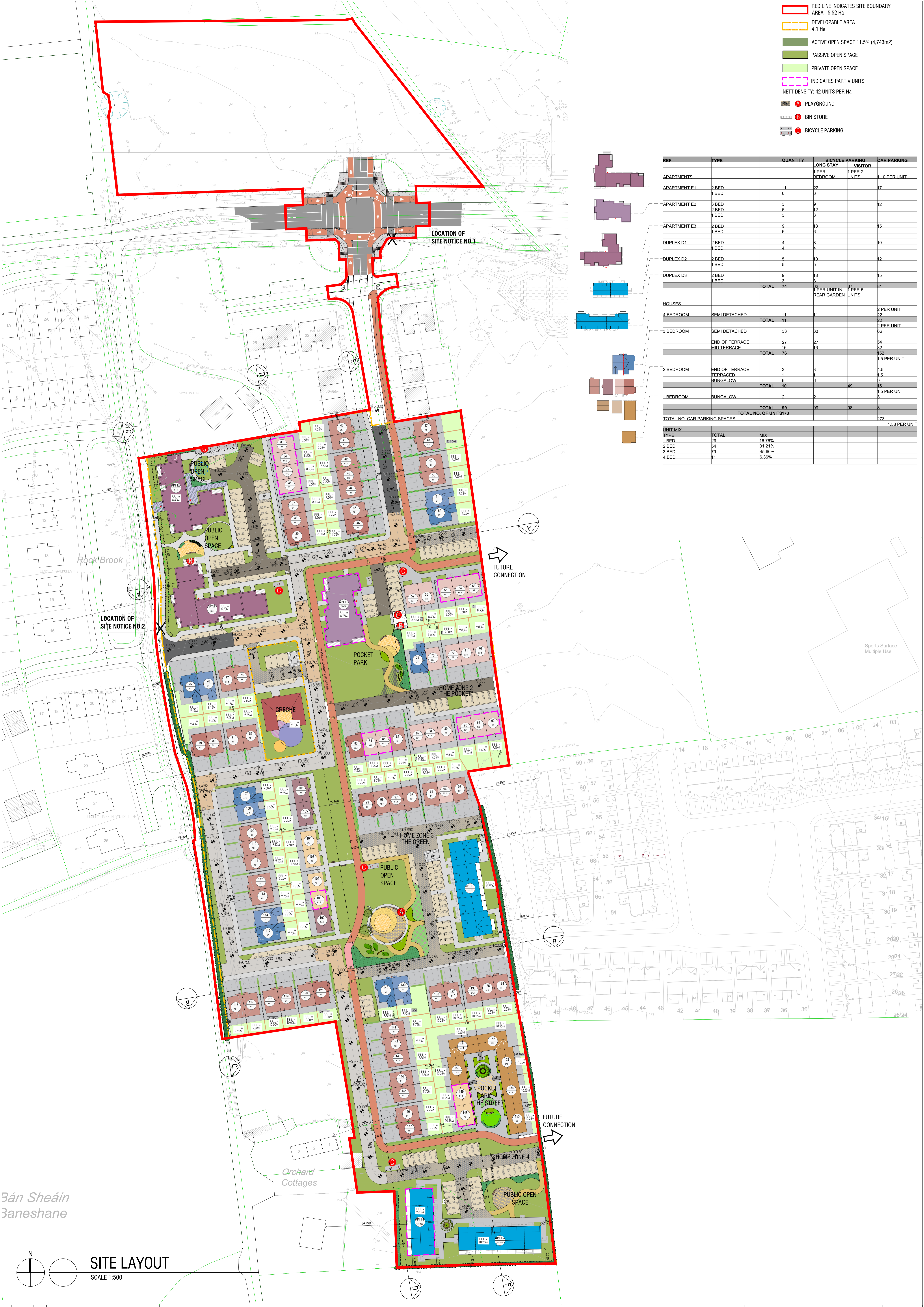


- RED LINE INDICATES SITE BOUNDARY AREA: 5.52 Ha
- DEVELOPABLE AREA 4.1 Ha
- ACTIVE OPEN SPACE 11.5% (4,743m²)
- PASSIVE OPEN SPACE
- PRIVATE OPEN SPACE
- INDICATES PART V UNITS
- NETT DENSITY: 42 UNITS PER Ha
- A PLAYGROUND
- B BIN STORE
- C BICYCLE PARKING



REF	TYPE	QUANTITY	BICYCLE PARKING		CAR PARKING
			LONG STAY 1 PER BEDROOM	VISITOR 1 PER 2 UNITS	
APARTMENTS					
APARTMENT E1	2 BED 1 BED	11 6	22 6		17
APARTMENT E2	3 BED 2 BED 1 BED	3 3 3	9 12 3		12
APARTMENT E3	2 BED 1 BED	9 4	18 6		15
DUPLEX D1	2 BED 1 BED	4 4	8 4		10
DUPLEX D2	2 BED 1 BED	5 5	10 5		12
DUPLEX D3	2 BED 1 BED	9 3	18 3		15
TOTAL		74	97	1 PER UNIT IN REAR GARDEN UNITS	81
HOUSES					
4 BEDROOM	SEMI DETACHED	11	11		2 PER UNIT
TOTAL		11			22
3 BEDROOM	SEMI DETACHED	33	33		2 PER UNIT
	END OF TERRACE	27	27		54
	MID TERRACE	16	16		32
TOTAL		76			152
TOTAL					1.5 PER UNIT
2 BEDROOM	END OF TERRACE TERRACED BUNGALOW	3 1 6	3 1 6		4.5 1.5 9
TOTAL		10			49
TOTAL					1.5 PER UNIT
1 BEDROOM	BUNGALOW	2	2		3
TOTAL		99	99	98	3
TOTAL NO. OF UNITS		173			
TOTAL NO. CAR PARKING SPACES					273
					1.58 PER UNIT
UNIT MIX					
TYPE	TOTAL	MIX			
1 BED	29	16.76%			
2 BED	54	31.21%			
3 BED	79	45.66%			
4 BED	11	6.36%			

LOCATION OF SITE NOTICE NO.2

LOCATION OF SITE NOTICE NO.1

Rock Brook

FUTURE CONNECTION

POCKET PARK

HOME ZONE 2
"THE POCKET"

HOME ZONE 3
"THE GREEN"

POCKET PARK
"THE STREET"

HOME ZONE 4

FUTURE CONNECTION

Bán Sheáin
Baneshane

Orchard
Cottages

SITE LAYOUT
SCALE 1:500

REV.	DATE	ORIGIN	DESCRIPTION	INT.

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GERALDINE COUGHLAN
ARCHITECTS



PROJECT: RESIDENTIAL DEVELOPMENT, BANSHANE, MIDDLETON
DRAWING: SITE LAYOUT
SERIES: PLANNING SCALE: 1:500
DATE: 11/09/2025

JOB NO: 24031
CLIENT: ROCKSPRING PROPERTIES LTD
DRAWING NO: PL 00