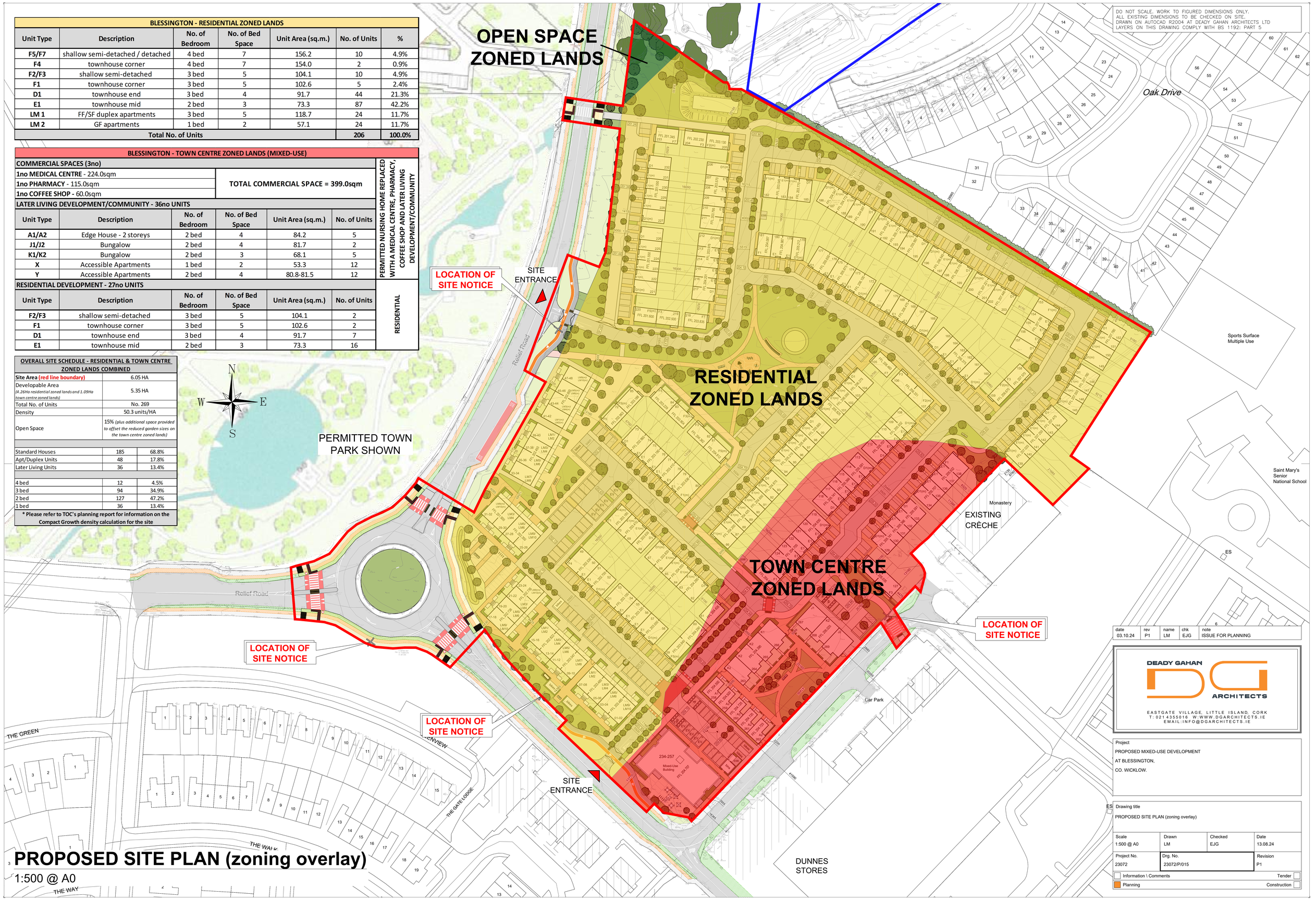
BLESSINGTON - RESIDENTIAL ZONED LANDS						
Unit Type	**Description**	**No. of Bedroom**	**No. of Bed Space**	**Unit Area (sq.m.)**	**No. of Units**	**%**
F5/F7	shallow semi-detached / detached	4 bed	7	156.2	10	4.9%
F4	townhouse corner	4 bed	7	154.0	2	0.9%
F2/F3	shallow semi-detached	3 bed	5	104.1	10	4.9%
F1	townhouse corner	3 bed	5	102.6	5	2.4%
D1	townhouse end	3 bed	4	91.7	44	21.3%
E1	townhouse mid	2 bed	3	73.3	87	42.2%
LM 1	FF/SF duplex apartments	3 bed	5	118.7	24	11.7%
LM 2	GF apartments	1 bed	2	57.1	24	11.7%
Total No. of Units					**206**	**100.0%**

BLESSINGTON - TOWN CENTRE ZONED LANDS (MIXED-USE)						
COMMERCIAL SPACES (3no)						**PERMITTED NURSING HOME REPLACED WITH A MEDICAL CENTRE, PHARMACY, COFFEE SHOP AND LATER LIVING DEVELOPMENT/COMMUNITY**
1no MEDICAL CENTRE - 224.0sqm		**TOTAL COMMERCIAL SPACE = 399.0sqm**				
1no PHARMACY - 115.0sqm						
1no COFFEE SHOP - 60.0sqm						
LATER LIVING DEVELOPMENT/COMMUNITY - 36no UNITS						
Unit Type	**Description**	**No. of Bedroom**	**No. of Bed Space**	**Unit Area (sq.m.)**	**No. of Units**	
A1/A2	Edge House - 2 storeys	2 bed	4	84.2	5	
J1/J2	Bungalow	2 bed	4	81.7	2	
K1/K2	Bungalow	2 bed	3	68.1	5	
X	Accessible Apartments	1 bed	2	53.3	12	
Y	Accessible Apartments	2 bed	4	80.8-81.5	12	
RESIDENTIAL DEVELOPMENT - 27no UNITS						**RESIDENTIAL**
Unit Type	**Description**	**No. of Bedroom**	**No. of Bed Space**	**Unit Area (sq.m.)**	**No. of Units**	
F2/F3	shallow semi-detached	3 bed	5	104.1	2	
F1	townhouse corner	3 bed	5	102.6	2	
D1	townhouse end	3 bed	4	91.7	7	
E1	townhouse mid	2 bed	3	73.3	16	

OVERALL SITE SCHEDULE - RESIDENTIAL & TOWN CENTRE ZONED LANDS COMBINED		
Site Area (red line boundary)	6.05 HA	
Developable Area *(4.26Ha residential zoned lands and 1.09Ha town centre zoned lands)*	5.35 HA	
Total No. of Units	No. 269	
Density	50.3 units/HA	
Open Space	15% *(plus additional space provided to offset the reduced garden sizes on the town centre zoned lands)*	
Standard Houses	185	68.8%
Apt/Duplex Units	48	17.8%
Later Living Units	36	13.4%
4 bed	12	4.5%
3 bed	94	34.9%
2 bed	127	47.2%
1 bed	36	13.4%
*** Please refer to TOC's planning report for information on the Compact Growth density calculation for the site**		



PROPOSED SITE PLAN (zoning overlay)

1:500 @ A0

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.
DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

date	rev	name	chk	note
03.10.24	P1	LM	EJG	ISSUE FOR PLANNING

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Project
PROPOSED MIXED-USE DEVELOPMENT
AT BLESSINGTON,
CO. WICKLOW.

Drawing title
PROPOSED SITE PLAN (zoning overlay)

Scale	Drawn	Checked	Date
1:500 @ A0	LM	EJG	13.08.24

Project No.	Drg. No.	Revision
23072	23072/P/015	P1

☐ Information \ Comments ☐ Tender
☒ Planning ☐ Construction