

eml Type	House Type	UD standard	Number	GIA* (m ²)
A	2-bed, 3-person	UD	8	534
B	2-bed, 4-person	-	20	1652
C	3-bed, 5-person	-	18	1733
D	3-bed, 5-person	UD	6	638
E	4-bed, 7-person	UD	1	138
F	4-bed, 7-person	-	4	459
H	5-bed, 4-person + carer	-	1	226
Total		15	58	5381

26%

Total Houses	58
Car parking spaces required⁺	58
Car parking spaces provided[†]	109
Bike spaces required for residents^x	58
Bike spaces required for visitors^x	12
Total bike spaces provided	70

Development Site Area^o	3.48 ha
Subject Site (total red line i.e. extent of works)^o	3.54 ha
Proposed Gross Floor Area	5381 sq.m.
Site Density¹	17 units/ha
Plot Ratio¹	0.15
Public Open Space (POS) Provided	9784 sq.m.

28%

*GIA = Gross Internal Area. Area measured to internal face of external walls, includes service accommodation (WCs), lifts, stairs and shafts. Excludes external access decks.

⁺Per Louth County Development Plan, table 13.11, Area 1 (lands located within town and settlement centres). 1 per unit.

[†]Includes in-curtilage (driveway) parking of 1 no. space per mid-terrace house and 2 no. spaces per end-terrace/semi-detached house. Includes 2 disabled bays on street, with further possible in-curtilage for minimum 6no. (5%).

^xPer Louth County Development Plan, table 13.12. Long term 1 per unit, visitor/short stay 1 per 5 units.

^o*Development Site Area* is a net site area figure as per guidance in *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*, and includes access roads within the site, private garden space, car parking, incidental open space and landscaping, and children's play areas; it excludes major and local distributor roads, open spaces serving a wider area, and significant landscape buffer strips. The *Subject Site* figure includes the total red line area to which the application relates, which may include drainage works etc. extending beyond the plot boundary.

¹Based on Development Site Area.