

eml Type	House Type	UD standard	Number	GIA* (m ²)
A	2-bed, 3-person	UD	12	802
B	2-bed, 4-person	-	40	3304
C	3-bed, 5-person	-	22	2119
D	3-bed, 5-person	UD	8	851
E	4-bed, 7-person	UD	4	552
F	4-bed, 7-person	-	9	1033
G	3-bed, 5-person	UD+	2	253
Total		26	97	8914

27%

Total Houses	97
Car parking spaces required⁺	97
Car parking spaces provided[†]	120
Bike spaces required for residents^x	97
Bike spaces required for visitors^x	20
Total bike spaces provided	121

Development Site Area^o	2.93 ha
Subject Site (total red line i.e. extent of works)^o	3.03 ha
Proposed Gross Floor Area	8914 sq.m.
Site Density¹	33 units/ha
Plot Ratio¹	0.30
Public Open Space (POS) Provided	4257 sq.m.

14.5%

*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 7 no. disabled bays (6%).

^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.