

| eml Type | House Type | UD standard | Number | GIA* (m ²) |
|--------------|-----------------|-------------|-----------|------------------------|
| A | 2-bed, 3-person | UD | 21 | 1403 |
| B | 2-bed, 4-person | - | 24 | 1982 |
| C | 3-bed, 5-person | - | 18 | 1733 |
| E | 4-bed, 7-person | UD | 2 | 276 |
| F | 4-bed, 7-person | - | 3 | 344 |
| G | 3-bed, 5-person | UD+ | 2 | 253 |
| Total | | 25 | 70 | 5993 |

36%

| | |
|---|-----|
| Total Houses | 70 |
| Car parking spaces required⁺ | 70 |
| Car parking spaces provided[†] | 123 |
| Bike spaces required for residents^x | 70 |
| Bike spaces required for visitors^x | 14 |
| Total bike spaces provided | 86 |

| | |
|---|-------------|
| Development Site Area^o | 2.72 ha |
| Subject Site (total red line i.e. extent of works)^o | 3.17 ha |
| Proposed Gross Floor Area | 5993 sq.m. |
| Site Density¹ | 26 units/ha |
| Plot Ratio¹ | 0.22 |
| Public Open Space (POS) Provided | 5526 sq.m. |

20%

*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 (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.