

# MAIN STREET



GROUND FLOOR PLAN  
1:100 @ A1  
200.4 m<sup>2</sup>

## LEGEND:

- OVERALL SITE AREA
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- DECORATIVE GROUNDCOVERS AND SHRUB PLANTING TO PRIVACY STRIP 450mm topsoil
- INTERNAL COURTYARD AND WALK WAY
- ↔ PASSIVE SURVEILLANCE
- ▶ ENTRANCE HALL ACCESS
- ▶ OWN DOOR ACCESS

## PROPOSED ACCOMMODATION:

10 No. Apartments (8 No. 1 bed + 2 No. 2 bed units) with a communal/enterprise space at ground level.

ground floor area .....	200.4 m <sup>2</sup>
first floor area .....	245.1 m <sup>2</sup>
second floor area .....	245.1 m <sup>2</sup>
third floor area .....	173.4 m <sup>2</sup>
<b>TOTAL FLOOR AREA .....</b>	<b>864.0 m<sup>2</sup></b>

## SITE STATISTICS:

Overall Site Area (outlined in <b>RED</b> ) .....	502m <sup>2</sup> / 0.05Ha
Plot Ratio .....	1.7
Net Density .....	199.2 units/Ha
Site Coverage .....	39.8%

## OPEN SPACE PROVISION:

<b>PUBLIC OPEN SPACE:</b>	
Provided .....	36.0m <sup>2</sup> (7.1%)

PRIVATE OPEN SPACE for proposed apartments is provided in the form of private terraces for ground floor units and private balconies for upper floor units, in compliance with the recommended areas required by the current Laois County Development Plan 2021-2027.



FOR INFORMATION

Rev	Description	By	Date

  

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<b>Client:</b>	Clúid Housing
<b>Project:</b>	Proposed Residential Development 102 Main Street, Portlaoise, Co. Laois
<b>Drawing Description:</b>	Propose Site Layout Plan
<b>Status:</b>	Planning
<b>Date:</b>	April 2024

  

<b>Scale:</b>	1:100 @ A1
<b>Drawing No.:</b>	200301-03-103
<b>Rev:</b>	-
<b>Drawn by:</b>	PS
<b>Checked by:</b>	BF