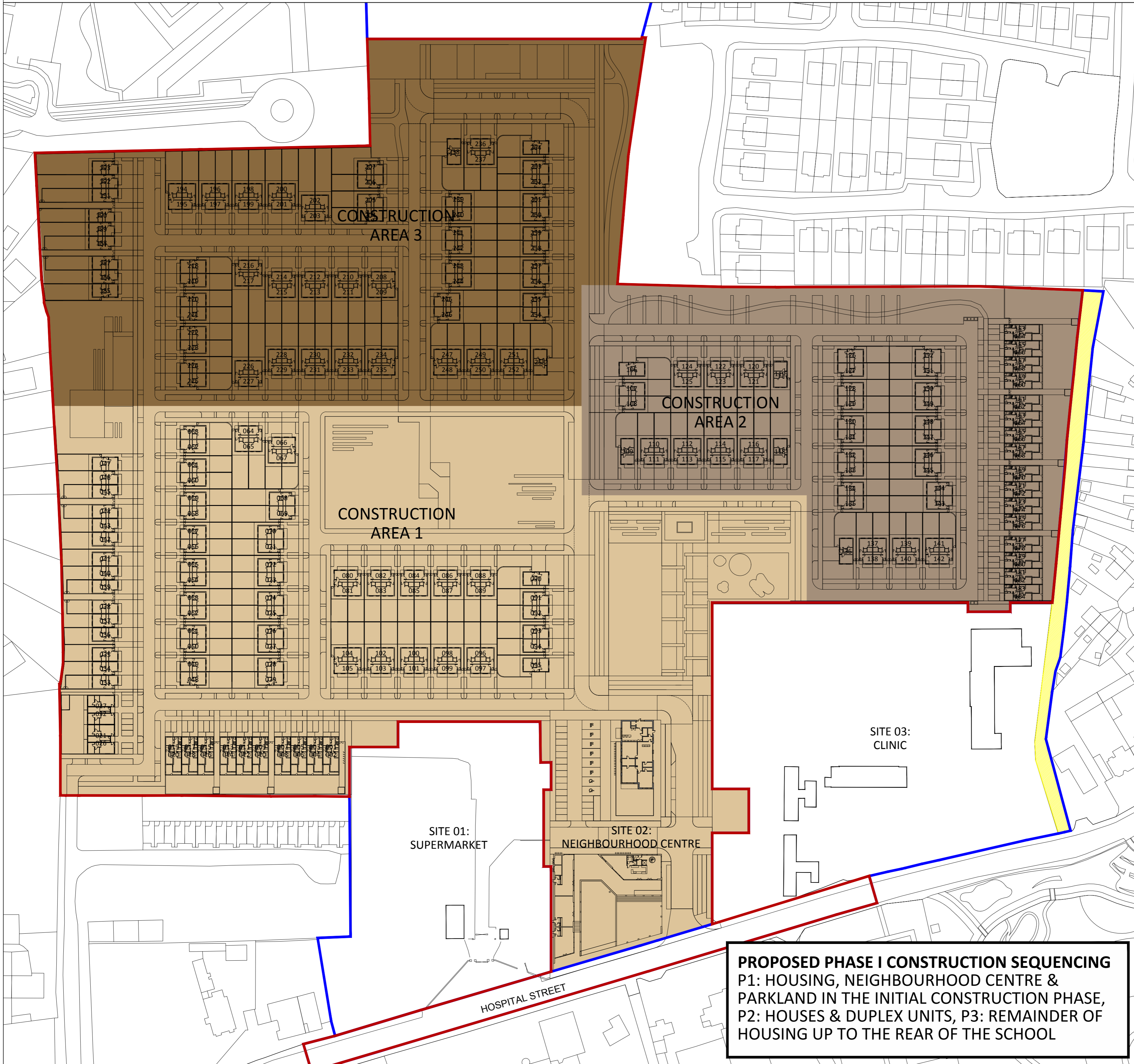


PHASE I - SHD		UNIT No.	UNIT Area	TOTAL
RESIDENTIAL				
	TYPE A: 3 BED SEMI-DETACHED	150	117	17,550
	TYPE B: 4 BED SEMI-DETACHED	16	143	2,288
	TYPE C: 4 BED DETACHED	10	143	1,430
	TYPE E1: 3 BED TERRACE (Semi Detached)	14	117	1,638
	TYPE E2: 3 BED TERRACE (Terraced)	8	117	936
	TYPE F: 4 BED TERRACE (Corner Units)	2	143	286
	TYPE G1 / G2 / G3: 2 BED APARTMENT	26	82.5	2,145
	TYPE G1 / G2 / G3: 3 BED APARTMENT (Duplex)	26	123	3,198
	TYPE H: 1 BED APARTMENTS	12	54	648
	TOTAL RESIDENTIAL DEVELOPMENT	264		30,119
COMMERCIAL				
NEIGHBOURHOOD CENTRE	CHILDCARE FACILITY		680	
	COFFEE SHOP		300	
	RETAIL UNIT 1		115	
	RETAIL UNIT 2		105	
	RETAIL UNIT 3		100	
	ESB SUBSTATION		12.5	
	BIN STORE		12.5	
	TOTAL COMMERCIAL		1,325	
PROPOSED	TOTAL DEVELOPMENT AREA (PHASE I)			31,444
SUPERMARKET UNIT	CONCURRENT APPLICATION (BY OTHERS)	(APPROX)	2200	
CANCER TREATMENT CLINIC	CONCURRENT APPLICATION (BY OTHERS)	(APPROX)	3555	

SITE		SQM/HECTARE	ACRE
MASTERPLAN	ENTIRE FORMER MAGEE BARRACKS SITE AREA	207,840	51.36
	PHASE I SITE AREA	111,448	27.54
	PHASE I RESIDENTIAL AREA	101,920	25.18
	NEIGHBOURHOOD CENTRE	7,421	1.83
	HOSPITAL ST. WORKS	3,076	0.76
	RESIDENTIAL AREA: PHASE II	70,230	17.35
	RESIDENTIAL AREA (PHASE I & II)	172,150	42.54
	SITE A: SUPERMARKET UNIT	10,733	2.65
	SITE B: CANCER TREATMENT CLINIC	20,609	5.09
PHASE I - SHD			
DENSITY	DEVELOPMENT AREA PHASE I - SHD (LESS GREEN AREA & NEIGHBOURHOOD CENTRE)	76,975	19.02
	UNITS PER HECTARE /ACRE	34.3	13.9
PLOT RATIO	PHASE I (HECTARE & ACRE) (INCLUDING GREEN AREA & NEIGHBOURHOOD CENTRE)	0.28	
PHASE I - SHD	SITE AREA (INC. HOSPITAL ST. WORKS)	111,448	27.54
	OPEN SPACE	19,700	4.87
	OPEN SPACE RATIO	17.7%	
EXISTING - SHD	FLOOR SPACE TO BE DEMOLISHED (FOOTPRINT)	7,695	
	TOTAL FLOOR SPACE TO BE DEMOLISHED	16,115	
	TOTAL FLOOR SPACE TO BE RETAINED	0	
SITE COVERAGE - SHD	GROUND FLOOR AREA COVERAGE	14,803	
	SITE COVERAGE RATIO (GF AREA/SITE AREA)	13.5%	

PHASE II DEVELOPMENT		UNIT No.	UNIT Area	TOTAL
PHASE II				
	TYPE A: 3 BED SEMI-DETACHED	80	117	9,360
	TYPE B: 4 BED SEMI-DETACHED	10	143	1,430
	TYPE C: 4 BED DETACHED	5	143	715
	TYPE D: 4 BED DETACHED (Face-On)	4	143	572
	TYPE E1: 3 BED TERRACE (Semi Detached)	38	117	4,446
	TYPE E2: 3 BED TERRACE (Terraced)	22	143	3,146
	TYPE F: 4 BED TERRACE (Corner Units)	4	143	572
	TYPE G1 / G2 / G3: 2 BED APARTMENT	8	82.5	660
	TYPE G1 / G2 / G3: 3 BED APARTMENT (Duplex)	8	123	984
	TOTAL RESIDENTIAL DEVELOPMENT	179		21,885
TOTAL UNITS	PHASE I & II	443		53,329

PHASE I & II MASTERPLAN		SQM/HECTARE	ACRE
DENSITY	DEVELOPMENT AREA PHASE I & II (LESS GREEN AREA & NEIGHBOURHOOD CENTRE)	137,493	33.97
	UNITS PER HECTARE /ACRE	32.2	13.0
PLOT RATIO	RESIDENTIAL UNITS: PHASE I & II (HECTARE & ACRE)	0.30	
PHASE I & II	SITE AREA + OPEN SPACE	178,602	44.13
	SITE A: SUPERMARKET UNIT	10,733	2.65
	SITE B: CANCER TREATMENT CLINIC (LESS HOSPITAL ST. WORKS)	17,533	4.33
	TOTAL	206,871	51.12
SITE COVERAGE	GROUND FLOOR AREA COVERAGE	24,953	
	SITE COVERAGE RATIO (GF AREA/SITE AREA)	14.0%	
MASTERPLAN OPEN SPACE	OPEN SPACE (PLUS CLINIC PARK)	32,734	8.09



BOUNDARY LEGEND

- PHASE I SITE BOUNDARY
- MASTERPLAN SITE BOUNDARIES
- WAYLEAVE

PHASING PROPOSALS

PHASE I - TOTAL RESIDENTIAL DEVELOPMENT: 264 UNITS

SITE 1: SUPERMARKET
2.65 ACRES

SITE 3: CANCER TREATMENT CLINIC
5.09 ACRES

- CONSTRUCTION PHASE 1
12.49 ACRES / 105 UNITS
NEIGHBOURHOOD CENTRE
- CONSTRUCTION PHASE 2
6.08 ACRES / 79 UNITS
- CONSTRUCTION PHASE 3
8.12 ACRES / 80 UNITS

REV	DATE	CHK BY	DESCRIPTION
04	12.01.18	CB	UPDATED COMM. ZONE + UNIT TYPES
03	18.12.17	JJW	PLANNING SUBMISSION
02	17.11.17	JJW	GENERAL MASTERPLAN REVISIONS
01	08.11.17	JJW	RESIDENTIAL MIX (DUPLEX & 1 BED)

CLIENT
BALLYMOUNT PROPERTIES LTD.

STATUS
PLANNING

PROJECT
RESIDENTIAL AND NEIGHBOURHOOD CENTRE DEVELOPMENT (PHASE 1)

PROJECT ADDRESS
FORMER MAGEE BARRACKS SITE
KILDARE TOWN

DWG TITLE
PHASE 1
CONSTRUCTION SEQUENCING

DWG NO	A1303	REV	04
JOB NO	16034	SCALE @ A1	1:1000
DATE	23/03/2018	DRN	CB

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PROPOSED PHASE I CONSTRUCTION SEQUENCING
P1: HOUSING, NEIGHBOURHOOD CENTRE & PARKLAND IN THE INITIAL CONSTRUCTION PHASE,
P2: HOUSES & DUPLEX UNITS, P3: REMAINDER OF HOUSING UP TO THE REAR OF THE SCHOOL