



Notes:
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION. © THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECTS PERMISSION.

Drawing Notes:

| Planning Symbols/Lines | |
|---|--|
| Redline Boundary (Site Area) | |
| Blue line Boundary (Lands under client ownership) | |
| Wayleave / Right of Way | |
| Existing Building | |

Resi zoned land = 21,450 sqm (2.14ha)
CLIENT OWNED AREA (resi zoned land + Greenbelt land) = 51,573 sqm (5.15 ha)

12% Required Open Space = 2,673 sqm (based on resi zoned land only)
Required Density = 35-80 units/ha

- Proposed Open Space = 2673sqm (12%)
All provided within resi zoned land
- Retain hedgerow
- Private Open Space

TOTAL = 108 units
DENSITY = 51 units/ha (based on residential zoned land only)

| | | |
|---------------------------------|----|--|
| Block A | | |
| 1 Bed | 4 | |
| 2 Bed 3 Person | 1 | |
| 2 Bed 4 Person | 9 | |
| Block B | | |
| 1 Bed | 12 | |
| 2 Bed 3 Person | 1 | |
| 2 Bed 4 Person | 13 | |
| Type A - Terrace - 2 Bed | 5 | |
| Type B - End of Terrace - 3 Bed | 2 | |
| Type C - Semi Detached - 3 Bed | 4 | |
| Type D - Semi Detached - 4 Bed | 11 | |
| Type E - Long Terrace - 3 Bed | 4 | |
| Duplex - 1 Bed | 21 | |
| 3 Bed | 21 | |

| | |
|---------|-----|
| Total - | 108 |
| Mix | |
| 1 Bed | 37 |
| 2 Bed | 29 |
| 3 Bed | 31 |
| 4 Bed | 11 |
| Total - | 108 |

96 car parking spaces, all with EV charging points
NOT FOR CONSTRUCTION

| Rev | Description | Date | Dm |
|-----|------------------------------------|----------|----|
| G | FI Response | 01/10/25 | AG |
| F | FI Response | 29/09/25 | AG |
| E | Frozen Site Layout | 17/09/25 | AG |
| D | WIP Issue | 27/08/25 | AG |
| C | Client Name Updated | 11/06/25 | AG |
| B | Planning Issue | 04/06/25 | AG |
| A | Updated following daylight results | 28/05/25 | AG |

Crawford
Architecture

The Building Block
Bridge Street, Sligo
F91 XYZN
T: +353 71 930 0090
E: john@crawfordarchitecture.ie

Project:
Forrest Road
Swords,
Co. Dublin

Client:
Golden Port Homes Limited

Drawing Title:
Proposed Site Layout

| | | |
|--|-------------------|--------------------------|
| Job No 23039 | Date 29/11/23 | Scale@A1 As indicated |
| Status S2 - Suitable for Information | Drawn By: AG | Checked By: JC |
| Purpose 3.0 Planning | Checked By: JC | Revision |
| Drawing Number 23039-CRA-XX-XX-DR-A-31003 | | |

1 Site Layout Plan
1 : 500

