



PROPOSED SITE LAYOUT
1:500

SCHEDULE OF ACCOMMODATION			
Dwellings	Units	Unit Area	Total
Maisonette Type K (1-bed)	4	53.2 m ²	212.8 m ²
Maisonette Type K1 (1-bed)	4	62.8 m ²	251.2 m ²
House Type E (1-bed) - Terraced	8	73.2 m ²	585.6 m ²
House Type D (2-bed) - Terraced	8	97.2 m ²	777.6 m ²
House Type C (3-bed) - Semi-Detached	6	104.4 m ²	626.4 m ²
House Type C (3-bed) - Terraced	5	104.4 m ²	522.0 m ²
House Type C1 (3-bed) - Semi-Detached	3	104.4 m ²	313.2 m ²
House Type C1 (3-bed) - Terraced	5	104.4 m ²	522.0 m ²
House Type C2 (3-bed) - Semi-Detached	3	104.4 m ²	313.2 m ²
House Type A (4-bed) - Semi-Detached	14	131.0 m ²	1834.0 m ²
House Type A1 (4-bed) - Semi-Detached	4	131.0 m ²	524.0 m ²
House Type A2 (4-bed) - Semi-Detached	10	131.0 m ²	1310.0 m ²
House Type A3 (4-bed) - Semi-Detached	4	131.0 m ²	524.0 m ²
House Type A4 (4-bed) - Semi-Detached	6	131.0 m ²	786.0 m ²
House Type B (4-bed) - Detached	1	152.3 m ²	152.3 m ²
House Type B1 (4-bed) - Detached	1	152.3 m ²	152.3 m ²
Total Units		86	9406.6 m ²
MIX			
4-beds	40	46.51 %	
3-beds	22	25.58 %	
2-beds	8	9.30 %	
1-beds	16	18.60 %	

SITE STATISTICS	
Redline Site Area	2.71 ha
Net Site Area	2.64 ha
Density	32.58 UPH
POS	0.30 ha 11.36 %

SCHEDULE OF PARKING			
	Required	Provided	
Car Parking	2/3/4-bed 140	140	
	1-bed house 16	8	
	1-bed apart. 10	10	
	Creche 10	10	
	Visitor 8	8	
	Total 176	176	
Apartment Bicycle Parking	12	18	
* Cycle parking for houses & first floor maisonette apartments provided in secure rear gardens			
	Creche 10	10	
	Additional Visitor Bicycle Parking	12	

PRIVATE OPEN SPACE				
House No.	Description	Breakdown	Open Space Req. LCC*	Open Space Provided DoHGL&H**
1	2 Storey Detached	48 6P	75 m ²	5 m ² 136 m ²
2	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 59 m ²
3	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 59 m ²
4	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 59 m ²
5	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 59 m ²
6	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 58 m ²
7	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 58 m ²
8	2 Storey Detached	48 6P	75 m ²	50 m ² 98 m ²
11	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 90 m ²
12	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 90 m ²
13	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 59 m ²
14	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 59 m ²
15	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 59 m ²
16	2 Storey Semi-Detached	18 2P	60 m ²	20 m ² 35 m ²
17	2 Storey Semi-Detached	28 4P	60 m ²	30 m ² 55 m ²
18	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 76 m ²
19	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 59 m ²
20	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 60 m ²
21	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 93 m ²
22	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 93 m ²
23	First Floor Maisonette	18 2P	5 m ²	5 m ² 43 m ²
24	Ground Floor Maisonette	18 2P	5 m ²	5 m ² 51 m ²
25	Ground Floor Maisonette	18 2P	5 m ²	5 m ² 51 m ²
26	First Floor Maisonette	18 2P	5 m ²	5 m ² 53 m ²
27	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 67 m ²
28	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 68 m ²
29	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 72 m ²
30	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 75 m ²
31	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 61 m ²
32	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 64 m ²
33	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 68 m ²
34	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 71 m ²
35	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 74 m ²
36	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 77 m ²
37	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 80 m ²
38	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 82 m ²
39	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 79 m ²
40	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 84 m ²
41	2 Storey End-of-terrace	28 4P	75 m ²	40 m ² 87 m ²
42	2 Storey Mid-terrace	28 4P	60 m ²	30 m ² 67 m ²
43	2 Storey Mid-terrace	18 2P	60 m ²	20 m ² 51 m ²
44	2 Storey Mid-terrace	18 2P	60 m ²	20 m ² 30 m ²
45	2 Storey Semi-Detached	28 4P	60 m ²	30 m ² 64 m ²
46	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 80 m ²
47	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 82 m ²
48	2 Storey Semi-Detached	28 4P	60 m ²	30 m ² 67 m ²
49	2 Storey Semi-Detached	18 2P	60 m ²	20 m ² 53 m ²
50	2 Storey Semi-Detached	18 2P	60 m ²	20 m ² 56 m ²
51	2 Storey Semi-Detached	28 4P	60 m ²	30 m ² 77 m ²
52	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 102 m ²
53	First Floor Maisonette	18 2P	5 m ²	5 m ² 54 m ²
54	Ground Floor Maisonette	18 2P	5 m ²	5 m ² 56 m ²
55	Ground Floor Maisonette	18 2P	5 m ²	5 m ² 56 m ²
56	First Floor Maisonette	18 2P	5 m ²	5 m ² 66 m ²
57	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 66 m ²
58	2 Storey Semi-Detached	28 4P	60 m ²	30 m ² 51 m ²
59	2 Storey Semi-Detached	18 2P	60 m ²	20 m ² 39 m ²
60	2 Storey Semi-Detached	18 2P	60 m ²	20 m ² 39 m ²
61	2 Storey Semi-Detached	28 4P	60 m ²	30 m ² 51 m ²
62	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 65 m ²
63	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 83 m ²
64	2 Storey Semi-Detached	28 4P	60 m ²	30 m ² 64 m ²
65	2 Storey Semi-Detached	18 2P	60 m ²	20 m ² 49 m ²
66	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 83 m ²
67	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 63 m ²
68	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 63 m ²
69	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 63 m ²
70	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 63 m ²
71	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 63 m ²
72	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 63 m ²
73	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 63 m ²
74	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 63 m ²
75	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 55 m ²
76	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 55 m ²
77	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 55 m ²
78	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 55 m ²
79	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 55 m ²
80	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 55 m ²
81	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 85 m ²
82	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 85 m ²
83	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 55 m ²
84	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 55 m ²
85	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 55 m ²
86	2 Storey Semi-Detached	38 5P	75 m ²	40 m ² 55 m ²
87	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 105 m ²
88	2 Storey Semi-Detached	48 6P	75 m ²	50 m ² 105 m ²

* Laois County Development Plan

GENERAL NOTES:

The Developer/Contractor/Builder is to ensure that the building under construction/alteration is to comply where applicable with the 2010 Building Regulations in respect of all trades involved in the construction of this development.

The Developer/Contractor/Builder should notify BCA of any intended deviations from these plans prior to commencement of development.

All Site Development works to be carried out in accordance with "Recommendations for Site Development Works for Housing Areas" Dept. of Environment.

Contractors must verify all dimensions at the job before commencing any work. No working dimensions in respect of all trades involved in the construction of this development. This drawing is for the purpose of planning only. Dimensions to blockwork only.

Revision

Date Rev.

June 2026 REV. B. SITE LAYOUT PLAN REVISED TO ADDRESS FURTHER INFORMATION REQUEST

June 2026 REV. C. SITE LAYOUT PLAN REVISED TO PROVIDE 5.5m STREET TO STREET 1A TURNING HEAD

June 2026 REV. D. ALTERATION TO STREET 1A TURNING HEAD & HOMEZONE 2B

June 2026 REV. E. ALTERATION TO STREET 3A TURNING HEAD & HOMEZONE 2B

- Extent of Proposed Application Boundary (2.71 ha)
- Usable Public Open Space
- Wayleave Over Existing Sewer

Client: Dargan Woods Devco Ltd.

Job: Proposed Residential Development

Location: Collier's Lane, Portlaoise, Co. Laois

Drawing Title: Proposed Site Layout - GA

brian connolly associates
CONSULTING ENGINEERS

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FI RESPONSE

job no	25040
date	11-12-2025
scale	1:500 @ A1
drawn by	David Casey
cad ref no	-
planning ref no	-
fire ref no	-
drawing no	25040-300-E