



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

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Project:
**Forrest Road
Swords,
Co. Dublin**

Client:
Golden Port Homes Limited

Drawing Title:
Permitted Site Layout

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

1 Site Layout Plan
1 : 500

