

Proposed Residential Development at : Lisdaran,Cavan, Co. Cavan			13/10/2025	SITE STATISTICS SUMMARY			
Site Statistics Summary							
Total 109 No. Residential & 1 no. Creche							
Apartment / House Type			No.	% of total 109 units			
1No. Bed			8	7%			
2No. Bed			41	38%			
3No. Bed			44	40%			
4No. Bed			16	15%			
			Total 109	100%			
Creche Provision 50 proposed spaces		Age-Group	Reg. No of Adults per child	No. of Children	Min. S.qm per child	Total sq.m.	Total Adults (Staff)
Full Time / Part Time - (Creche Room 01) Including Sleep Space		0 to 1	1:5	8	3.5	41.2	2
Full Time / Part Time - (Creche Room 02)		2 to 3	1:6	12	2.35	29.9	2
Full Time / Part Time - (Creche Room 03)		3 to 4	1:8	16	2.3	38.7	2
Full Time / Part Time - (Creche Room 04)		1 to 2	1:5	14	2.3	45.2	3
		Total		50		155	
Total Classroom Provision		155.0	sq.m.				
Circulation/Storage/WC/Ancillary,Internal Walls		151.0	sq.m.				
Total Gross Floor Area		306.0	sq.m.				
Site Statistics							
Gross Site Area (Red line Boundary)		85,911.2sq.m / 8.6ha / 21.2 Ac					
Net Site Area - Zone 1		32,177.3sq.m / 3.22 ha / 7.95 Acres					
Net Site Area - Zone 2 - (*Low Density)		14,957.9 sq.m / 1.50 ha / 3.70 Acres					
		49,253.6sq.m / 4.92 ha / 12.18 Acres					
Residential Units - Zone 1		97no.					
Residential Units - Zone 2		12no.					
Total Residential Units		109no.					
Total Units (non residential) Creche		1no.					
House Type A (8no. Units)		944.40	sq.m.				
House Type B1 (4no. Units)		445.60	sq.m.				
House Type B2 (2no. Units)		225.70	sq.m.				
House Type B3 (2no. Units)		225.70	sq.m.				
House Type C1 (15no. Units)		1293.00	sq.m.				
House Type C2 (8no. Units)		687.60	sq.m.				
House Type D2 - Duplex (6no. Units)		594.40	sq.m.				
House Type D3 - Duplex (8no. Units)		793.20	sq.m.				
House Type D5 - Duplex (8no. Units)		807.60	sq.m.				
House Type D6 - Duplex (8no. Units)		808.40	sq.m.				
House Type D7 - Duplex (6no. Units)		595.40	sq.m.				
House Type E - Duplex (10no. Units)		1175.60	sq.m.				
House Type F (4no. Units)		428.00	sq.m.				
House Type H - Low Density (8no. Units)		465.88	sq.m.				
House Type J1 - Low Density (3no. Units)		746.10	sq.m.				
House Type J2 - Low Density (4no. Units)		994.80	sq.m.				
House Type J3 - Low Density (1no. Units)		250.90	sq.m.				
House Type K - Low Density (2no. Units)		334.20	sq.m.				
House Type N - Low Density (2no. Units)		429.60	sq.m.				
Total		12246.08	sq.m.				
Creche		306.00	sq.m.				
Bulky Sore 01		65.80	sq.m.				
Bulky Sore 02		71.60	sq.m.				
External Bicycle & Bin Store Provision (3x31.9sqm)		95.70	sq.m.				
External ESB Provision (1x24.2sqm)		24.20	sq.m.				
Total		563.30	sq.m.				
Gross Floor Area for Residential Only		12246.08	sq.m.				
Gross Floor Area Non-Residential - Creche Bin / Bicycle Store & ESB		563.30	sq.m.				
Total Building Area		12809.38	sq.m.				
Gross Plot Ratio		0.40					
Net Density - Zone 01		12.2dw/acre	30.12dpha				
Net Density - Zone 02 (*Low Density)		3.24dw/acre	8.0dw/ha				
Gross Site Coverage		23.5%					
Proposed Car Parking Provision							
Land Use / Unit Type		Area / No. of Units		No. of Car Parking Spaces Proposed			
1 bed apartments		8no.		1 *(8) **(Also 50% visitor parking)			
2 bed apartments		18no.		1 *(18) **(Also 50% visitor parking)			
3 bed apartments		18no		1*(18) **(Also 50% visitor parking)			
Residential Totals		44no.		44 spaces for apartments			
Visitor Spaces				24 (1 per 2 Units)			
Overall Total				68			

Bicycle Parking / Storage				
Unit Type	Area/ No. of Units	CCC Minimum Cycle Parking Rate	No. Of Cycle Parking Spaces proposed per unit	No. of Visitor Cycle Parking Spaces Proposed
Residential Houses	65	To be agreed as per the development plan	0	0
Residential Apartments	44	1 stand per 10 units	1 per bed space	49
Residential Total	109No.		101	49
Other			10 for creche	
Overall Total			160	

Total Overall Public Open Space		
Zone 1		
Area No. 01 -	5,502.00	sq.m.
Area No. 02 -	356.70	sq.m.
Total for Zone 1	5,858.70	sq.m.
Zone 2		
Area No.03 -	1,069.50	sq.m.
Area No.04 -	1,429.20	sq.m.
Area No.05 -	842	sq.m.
Total for Zone 2	3,340.70	sq.m.

Percentage of Overall Net Site Area		
Net Site Area Zone 1	32,177.3	sq.m.
Public Open Space Zone 1	5,858.70	sq.m.
Percentage of net site area Zone 1 (Purple)	18%	
Net Site Area Zone 2	14,957.9	sq.m.
Public Open Space Zone 2	3,340.70	sq.m.
Percentage of net site area Zone 2 (Orange)	22%	

Communal Open Provision			
Proposed Apartment Type Description	Number	Communal Amenity Space requirements (as per 2022 Apartment Guidelines)	Communal Amenity Space Provided
One Bed	8	8x5sq.m = 40 sq.m.	Area 01 - 974.9 sq.m.
Two Bed (4 Person)	18	18x7sq.m = 126 sq.m	Area 02 - 430.3 sq.m.
Three Bed (4 Person)	8	8x7sq.m = 56 sq.m	
Three Bed (5 Person)	10	10x9sq.m = 90 sq.m	
Total	44 No.	312sq.m	Total - 1,405.2 sq.m.

Apartment / Dwelling Aspect Ratio	
Dual Aspect	44 No. Apartment Units / 65 no. Dwelling Units
Total Dual Aspect Units	109 No.
Total Units	109 No.
Percentage Dual Aspect	100%