

Proposed Residential Development at : <b>Lisdaran Townland, Loreto Road, Cavan Town</b>	<b>22/05/2026</b>	<b>SITE STATISTICS SUMMARY</b>
<b>Site Statistics Summary</b>		
<b>Total 109 No. Residential &amp; 1 no. Creche</b>		

Apartment / House Type	No.	% of total 109 units
1No. Bed	8	7%
2No. Bed	41	38%
3No. Bed	44	40%
4No. Bed	16	15%
<b>Total 109</b>		<b>100%</b>



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
<b>Total</b>			<b>50</b>		<b>155</b>	

Total Classroom Provision	<b>155.0 sq.m.</b>
Circulation/Storage/WC/Ancillary, Internal Walls	<b>151.0 sq.m.</b>
<b>Total Gross Floor Area</b>	<b>306.0 sq.m.</b>

Site Statistics	
Gross Site Area (Red line Boundary)	<b>85,911.2sq.m / 8.6ha / 21.2 Ac</b>
Net Site Area - Zone 1	<b>32,177.3sq.m / 3.22 ha / 7.95 Acres</b>
Net Site Area - Zone 2 - (*Low Density)	<b>14,957.9 sq.m / 1.50 ha / 3.70 Acres</b>
<b>Total Net Zone 1 &amp; 2</b>	<b>47,135.2sq.m / 4.72 ha / 11.65 Acres</b>
Residential Units - Zone 1	<b>97no.</b>
Residential Units - Zone 2	<b>12no.</b>
Total Residential Units	<b>109no.</b>
Total Units (non residential ) Creche	<b>1no.</b>
House Type A (8no. Units)	<b>944.40 sq.m.</b>
House Type B1 (4no. Units)	<b>445.60 sq.m.</b>
House Type B2 (2no. Units)	<b>225.70 sq.m.</b>
House Type B3 (2no. Units)	<b>225.70 sq.m.</b>
House Type C1 (15no. Units)	<b>1293.00 sq.m.</b>
House Type C2 (8no. Units)	<b>687.60 sq.m.</b>
House Type D2 - Duplex (6no. Units)	<b>594.40 sq.m.</b>
House Type D3 - Duplex (8no. Units)	<b>793.20 sq.m.</b>
House Type D5 - Duplex (8no. Units)	<b>807.60 sq.m.</b>
House Type D6 - Duplex (8no. Units)	<b>808.40 sq.m.</b>
House Type D7 - Duplex (6no. Units)	<b>595.20 sq.m.</b>
House Type E - Duplex (10no. Units)	<b>1175.60 sq.m.</b>
House Type F (4no. Units)	<b>428.00 sq.m.</b>
House Type H - Duplex (8no. Units)	<b>465.88 sq.m.</b>
House Type J1 - Low Density (3no. Units)	<b>746.10 sq.m.</b>
House Type J2 - Low Density (3no. Units)	<b>746.10 sq.m.</b>
House Type S - Low Density (2no. Units)	<b>358.00 sq.m.</b>
House Type K - Low Density (2no. Units)	<b>334.20 sq.m.</b>
House Type N - Low Density (2no. Units)	<b>429.60 sq.m.</b>
<b>Total</b>	<b>12104.28 sq.m.</b>
Creche	<b>306.00 sq.m.</b>
Bulky Store 01	<b>65.80 sq.m.</b>
Bulky Store 02	<b>71.60 sq.m.</b>
External Bicycle & Bin Store Provision (3x31.9sqm)	<b>95.70 sq.m.</b>
External ESB Provision (1x24.2sqm)	<b>24.20 sq.m.</b>
<b>Total</b>	<b>563.30 sq.m.</b>
Gross Floor Area for Residential Only	<b>12104.28 sq.m.</b>
Gross Floor Area Non-Residential - Creche Bin / Bicycle Store & ESB	<b>563.30 sq.m.</b>
<b>Total Building Area</b>	<b>12667.58 sq.m.</b>
Gross Plot Ratio	<b>0.15</b>
Net Density - Zone 01	<b>12.2dw/acre 30.12dw/ha</b>
Net Density - Zone 02 (*Low Density)	<b>3.24dw/acre 8.0dw/ha</b>
Gross Site Coverage	<b>7%</b>
Net Site Coverage (including Creche Site)	<b>12%</b>

Proposed Car Parking Provision		
Land Use / Unit Type	Area / No. of Units	No. of Car Parking Spaces Proposed
1 bed apartments	<b>8no.</b>	<b>1 *(8) ** (Also 50% visitor parking)</b>
2 bed apartments	<b>18no.</b>	<b>1 *(18) ** (Also 50% visitor parking)</b>
3 bed apartments	<b>18no</b>	<b>1*(18) ** (Also 50% visitor parking)</b>
<b>Residential Totals</b>	<b>44no.</b>	<b>44 spaces for apartments</b>
<b>Visitor Spaces</b>		<b>24 (1 per 2 Units)</b>
<b>Overall Total</b>		<b>68</b>

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
<b>Residential Total</b>	<b>109No.</b>		<b>101</b>	<b>49</b>
Other			10 for creche	
<b>Overall Total</b>			<b>160</b>	

Total Overall Public Open Space	
<b>Zone 1</b>	
Area No. 01 -	5,502.00 sq.m.
Area No. 02 -	356.70 sq.m.
<b>Total for Zone 1</b>	<b>5,858.70 sq.m.</b>
<b>Zone 2</b>	
Area No.03 -	933.40 sq.m.
Area No.04 -	1,429.20 sq.m.
Area No.05 -	842 sq.m.
<b>Total for Zone 2</b>	<b>3,204.60 sq.m.</b>

Percentage of Overall Net Site Area	
<b>Net Site Area Zone 1</b>	32,177.3 sq.m.
<b>Public Open Space Zone 1</b>	5,858.70 sq.m.
<b>Percentage of net site area Zone 1 (Purple)</b>	18%
<b>Net Site Area Zone 2</b>	14,957.9 sq.m.
<b>Public Open Space Zone 2</b>	3,204.60 sq.m.
<b>Percentage of net site area Zone 2 (Orange)</b>	21%

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		
<b>Total</b>	<b>44 No.</b>	<b>312sq.m</b>	<b>Total - 1,405.2 sq.m.</b>	

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