

# Proposed Site Plan



KEY:

- Development Boundary (36,870m<sup>2</sup>)

Site Notice Location

NETT SITE AREA: 36,300m<sup>2</sup>

Developable Area : 34,830m<sup>2</sup>  
(Excludes Wildlife Area to South of Site)

Development Area Outside Applicants ownership (570m<sup>2</sup>)

**Total Residential Units: 128**

(37 Residential Units per h/a of developable site area)  
(43 Residential Units per h/a of developable site area  
excluding non residential ground floor area)

103 x Dwelling Houses (11 in existing buildings)  
25 x Apartments  
- 1 X studio  
- 10 x 1 Bed  
- 14 x 2 Bed

Commercial (In Mill Building): 539m<sup>2</sup>  
Community (Creche): 223m<sup>2</sup>  
Cafe: 69m<sup>2</sup>  
Total parking: 214 spaces

Area A

85 New Houses, 9 Houses in Existing Buildings & 25 New Apartments in Existing Buildings (Total 119 units):

New House Types:

A.	4B, 3F: 157m <sup>2</sup>	16 Houses
B.	3B, 2F: 120m <sup>2</sup>	5 Houses
C.	3B, 3F: 119m <sup>2</sup>	5 Houses
D.	3B, 3F: 131m <sup>2</sup>	8 Houses
D6.	4B, 3F: 140m <sup>2</sup>	1 House
E.	3B, 2F: 100m <sup>2</sup>	6 Houses
F.	3B, 2F: 112m <sup>2</sup>	6 Houses
G.	2B, 2F: 87m <sup>2</sup>	18 Houses
H.	2B, 2F: 80m <sup>2</sup>	11 Houses
J.	1B, 1F: 53m <sup>2</sup>	1 House
M.	2B, 2F: 83m <sup>2</sup>	4 Houses
N.	2B, 2F: 90m <sup>2</sup>	4 Houses

### Houses in Existing Buildings: (Eastville House & The Mill Building)

1.	3B.2F: 108m <sup>2</sup>	1 House in Eastville House
2.	2B.2F: 108m <sup>2</sup>	1 House in Eastville House
3.	3B.2F: 122m <sup>2</sup>	1 House in The Mill Building
4.	2B.2F: 91m <sup>2</sup>	1 House in The Mill Building
5.	2B.2F: 91m <sup>2</sup>	1 House in The Mill Building
6.	3B.2F: 115m <sup>2</sup>	1 House in The Mill Building
7.	2B.2F: 115m <sup>2</sup>	1 House in The Mill Building
8.	3B.2F: 100m <sup>2</sup>	1 House in The Mill Building
9.	3B.2F: 109m <sup>2</sup>	1 House in The Mill Building

**Commercial Units in the Existing Mill Building - Ground Floor:**

10. **The Smarts Store**  
3F Existing Building: 440m<sup>2</sup>  
1 x Refuse Store to Ground Floor: 8m<sup>2</sup>  
1 x Medical Centre to Ground Floor: 69m<sup>2</sup>  
1 X Studio at Ground Floor  
4 x Apartments to 2 upper floors.
11. **The Malt Store**  
4F Existing Building: 600m<sup>2</sup>  
1 x Bin Store to Ground Floor: 19m<sup>2</sup>  
1 x Bike Store to Ground Floor: 40m<sup>2</sup>  
1 x Commercial Office to Ground Floor: 56m<sup>2</sup>  
6 x Apartments to 3 upper floors.
12. **The Malt House**  
4F Existing Building: 1343m<sup>2</sup>  
1 x Retail unit to Ground Floor: 274m<sup>2</sup>  
10 x Apartments to 3 upper floors.
13. **The Kiln Building**  
3F Existing Building: 520m<sup>2</sup>  
1 x Retail unit to Ground Floor: 140m<sup>2</sup>  
4 x Apartments to 2 upper floors.

Apartment Units (25 no.) in the Existing Mill Building:

The Smarts Store		
A0.	Studio: 38m <sup>2</sup>	1 unit
A.	1B: 48m <sup>2</sup>	2 units
B.	2B: 69m <sup>2</sup>	2 units

The Malt Store

C.	2B: 70m <sup>2</sup>	2 units
D.	1B: 47m <sup>2</sup>	4 units

The Malt House		
E.	1B: 56m <sup>2</sup>	2 units
F.	2B: 71m <sup>2</sup>	2 units
G.	2B: 69m <sup>2</sup>	2 units
H.	2B: 78m <sup>2</sup>	2 units
K.	2B: 114m <sup>2</sup>	1 unit
L.	2B: 103m <sup>2</sup>	1 unit

The Kiln Building

I.	2B: 83m <sup>2</sup>	2 units
J.	1B: 56m <sup>2</sup>	2 units

Commercial/ Amenity.  
O. Creche. 1F: 223m<sup>2</sup>  
P. Cafe. 1F: 69m<sup>2</sup>

Area B

7 New Houses & 2 Houses in Existing Buildings:

New House Types:

K.	3B. 2F: 134m <sup>2</sup>	4 houses
L.	3B. 2F: 112m <sup>2</sup>	2 Houses
M.	2B. 2F: 83m <sup>2</sup>	1 House

House in Existing Building:  
(Rosehill House)

14.	4B.4F: 286m <sup>2</sup>	1 House	
15.	3B.1F: 92m <sup>2</sup>	1 House	