



Nett Site Area: 6.1 Ha (Granted SHD Site)
 Site Subject to Amendment: 5 Ha
 237 Total Units
 30 Existing Permission
 207 New Proposed
 Proposed Density: 38.8 units/ha
 Public Open Spaces: 9,150m² (15% of Net Site Area)
 Car-parking spaces: 428 Total Spaces
 2 Spaces per 3 & 4 Bed House
 1 Space per 2 Bed House
 1 Space per Apartment/Duplex
 1 Visitor Space per 3 Apartment/Duplex
 2 Disabled Access
 Bike-parking spaces: 144 Total Spaces
 1 Bike Space per Bedroom
 (Simplex/Duplex and 2 Bed House)
 1 Visitor Space per 2 Simplex/Duplex
 1 Visitor Space per 5 Houses
 Overall Mix
 1 Bed 21 8%
 2 Bed 49 22%
 3 Bed 142 60%
 4 Bed 25 10%
 Simplex/Duplex Housing
 42 18%
 195 82%

Unit Types (Proposed)

26 no. K1	Type K 3 Bed, 2 Storey Semi-Detached 108m²	1 no. N3	Type N3 3 Bed, 2 Storey Semi-Detached 106.5m²	6 no. O1	Type O1 3 Bed, 2 Storey Terraced 110m²	42 no. Q1	Type Q1 1 Bed Simplex 56m²
2 no. K2	Type K 3 Bed, 2 Storey Semi-Detached 108m²	2 no. M1	Type M1 4 Bed, 2 Storey Detached Corner 132m²	14 no. P1	Type P1 3 Bed, 2 Storey Terraced 86m²	19 no. Q2	Type Q2 2 Bed Duplex 86m²
40 no. L1	Type L1 3 Bed, 2 Storey Detached/Semi-Detached Semi-Detached 105.5m²	2 no. M2	Type M2 4 Bed, 2 Storey Detached 134m²	11 no. P2	Type P2 2 Bed, 2 Storey Terraced 86m²	2 no. Q3	Type Q3 2 Bed Duplex 86m²
6 no. L2	Type L2 3 Bed, 2 Storey Semi-Detached 105.5m²	4 no. M3	Type M3 3 Bed, 2 Storey Semi-Detached 134m²	1 no. P3	Type P3 2 Bed, 2 Storey Semi-Detached 86m²	2 no. T1	Type T1/T2 2 Bed, 2 Storey Semi-Detached 84m²
10 no. N1	Type N1 3 Bed, 2 Storey Semi-Detached 105.5m²	4 no. O1	Type O1 3 Bed, 2 Storey Semi-Detached 110m²	4 no. R1	Type R1 4 Bed, 2 Storey Detached - Side Entrance 126.6m²		
10 no. N2	Type N2 3 Bed, 2 Storey Semi-Detached 105.5m²	10 no. O2	Type O2 3 Bed, 2 Storey Semi-Detached 110m²	10 no. R2	Type R2 4 Bed, 2 Storey Detached - Side Entrance 126.6m²		

Unit Types (Permitted)

8 no. A	Type A 3 Bed, 2 Storey 111.4m²	10 no. F	Type F 3 Bed, 2 Storey 113m²
7 no. C	Type C 3 Bed, 2 Storey 118m²	1 no. H	Type H 4 Bed, 2 Storey 160m²
1 no. C1	Type C1 3 Bed, 2 Storey 118m²	2 no. J	Type J 4 Bed, 2 Storey 147m²
1 no. D	Type D 3 Bed, 2 Storey 103m²		

- Subject site of amendment application
- Lands in ownership of applicant
- Lands subject of SHD Grant Permission REF: ABP 311678-21
- Riparian Corridor
- Enclosure Ditch (Ringfrost) as identified by Archer Heritage Planning, and noted in granted permission previously