

- Legend:
- Bin Storage area
  - Storage
  - Kitchen, Living, Dining
  - Shared Semi-Public Entrance hall
  - Site Boundary
  - Private Outdoor area
  - Bedroom
  - Communal Outdoor area
  - Service/ Store

Quality Housing For Sustainable Communities By Department of the Environment, Heritage and Local Government

Apartment C : 1 bedroom apartment/ 2 / Person private outdoor area (Terrace C)

	Proposed Unit	DHPLG Guidelines
Bedroom 1	15.8	13
Total area Bedrooms	15.8	13
Total area Living/Dining/ Kitchen	24.7	23
Storage	3	3
Floor Area	52	45
Private outdoor area	5	

Apartment D : 1 bedroom apartment/ 2 Person/ private outdoor area (Terrace D)

	Proposed Unit	DHPLG Guidelines
Bedroom 1	13.1	13
Total area Bedrooms	13.1	13
Total area Living/Dining/ Kitchen	26.5	23
Storage	3.2	3
Floor Area	51.6	45
Private outdoor area	5	

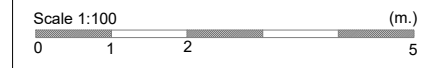
Site Zoning

	Proposed Unit	DHPLG Guidelines
Private outdoor area	35	
Communal outdoor area	63.7	
Bin store	19.3	
Total site area	324.4	

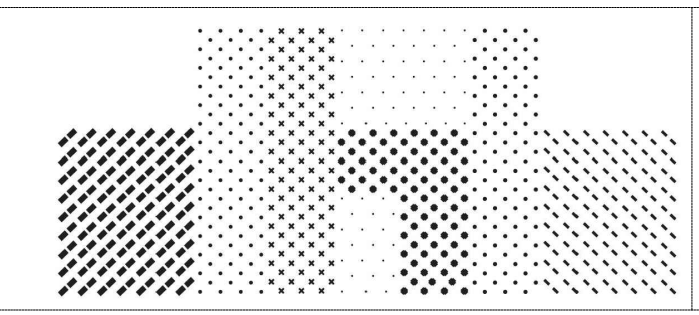
Notes:  
The existing derelict building to be demolished. Position of original alleyway to be retained. Stone re-purposed as facing finish for new rear boundary walls.

New pre-cast concrete first floor supported with block on the flat inner leaf. New floor supports and new timber floors to first floor over Alley. New GF concrete floor slab on insulation on radon Barrier. All ground floor internal walls to be block work, timber stud partitions on first floor. New Pitch roof to the properties with slate finish and flat roof construction to the rear with single skin P.V.C roof finish. All new windows and doors to be thermally broken aluminium. Windows, doors and walls to selected colours

New rainwater good to all properties



1. Proposed First Floor Plan  
1:100



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Project: Proposed Housing Development Ballinamore Co. Leitrim		Stage: Part 8 Planning	
Client: Leitrim County Council		Project No.: 22-04-LBK	Date: 19/04/2024
Drawing Title: Proposed First Floor Plan		Drawing No.: <b>PL-105</b>	Revision: <b>C</b>
Scale: 1:100/A3	Drawn by: CH	Approved by: HB	