

## *Appendix B*

### *Description of Development*

## DEVELOPMENT DESCRIPTION

The proposed development will consist of the demolition of an existing derelict house and sheds and the construction of a new residential development comprising 180 dwellings (145 No. houses of between 2 and 2.5 storeys, and 35 No. apartments in a part 4 storey and part 6-storey block), bicycle stores and bin store for the apartments, and all associated and ancillary site development works on lands to the west/ south-west of Ballymany Manor and Rathcurragh Housing Estates. The application includes improvement works to the foul sewer pump station and provision of additional storage capacity and surface water attenuation pond. A new c.660m. long link street connecting onto the R445 (Ballymany Road) including a new right turning lane created from the R445 and terminating at the Rathcurragh Public open space will be provided as a part of the planning application.

The breakdown of the dwellings is as follows:

House/ Apartment Type	Number	Height/ Location	Bed rooms	Location/ Typology	Area(m <sup>2</sup> )
<b>HOUSES</b>					
A	55	2 Storey	3	Semi-Detached	114.4
A1	32	2.5 Storey	4	29 Semi-Detached 3 Detached	174.8 172.8
B	14	2.5 Storey	4	Semi- Detached (Corner)	169.8
C	3	2 Storey	4	Semi- Detached (Corner)	138
D	6	2 Storey	2	Mid – Terrace (Shared access to rear)	99.9
E	2	2 Storey	3	Semi- Detached	119
F	8	2 Storey	3	Mid – Terrace	112.9
G	4	2 Storey	3	Semi- Detached	115.6
H	8	2.5 Storey	3	End - Terrace	129.1
J	4	2 Storey	2	Mid – Terrace (Shared access to rear)	97.1
J1	1	2 Storey	2	Mid – Terrace (Shared access to rear)	97.1
J2	2	2 Storey	2	End – Terrace	99.4
K	4	2 Storey	3	Mid – Terrace (Shared access to rear)	111.7
K1	1	2 Storey	3	Mid – Terrace (Shared access to rear)	111.7
L	1	2.5 Storey	3	Semi – Detached	139.6
<b>APARTMENTS</b>					
M1	6	Duplex	3	Ground/ First Floor	112
M2	6	Apartments	3	Multiple Levels	107
M3	1	Apartment	1	Ground Floor	58
M4	2	Apartment	2	Multiple Levels	85
M5	1	Duplex	3	Ground/ First Floor	112
M6	1	Apartment	2	Multiple Levels	85
M7	4	Apartment	1	Multiple Levels	49
M8	10	Apartment	1	Multiple Levels	49
M9	2	Apartment	2	Multiple Levels	78
M10	2	Apartment	2	Multiple Levels	69