DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.
DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

OPEN SPACE

OPEN SPACE

2-3 storey split level apartments
(1 bed apt over 3 bed duplex)

Dedicated pedestrian/cycle route

Dedicated pedestrian/cycle route

2-3 storey split level apartments
(1 bed apt over 3 bed duplex)

SITE ENTRANCE

SITE NOTICE LOCATION

Proposed right hand turning lane on Carnew Road

Colbinal House

PROPOSED SITE PLAN - PART A

1:500 @ A1

N
W E
S

SITE SCHEDULE		
Site Area (red line boundary)	19.4 HA	
Developable Area	11.5 HA	
Total No. of Units	No. 413	
Density	35.9 units/HA	
Open Space	15.0%	
Standard Houses	349	84.6%
Apt/Duplex/Maisonette Units	64	15.4%
4 bed	39	9.4%
3 bed	204	49.6%
2 bed	134	32.4%
1 bed	36	8.6%

RESIDENTIAL SITE - GOREY LRD						
Unit Type	Description	No. of Bedroom	No. of Bed Space	Unit Area (sq.m.)	No. of Units	%
B1	semi-detached	4 bed	7	151.60	16	3.9%
F5/F7	shallow semi-detached / detached	4 bed	7	156.20	15	3.6%
F4	townhouse corner	4 bed	7	154.00	8	1.9%
F2	shallow semi-detached	3 bed	5	104.10	6	1.5%
F3	shallow semi-detached	3 bed	5	109.70	16	3.9%
F1	townhouse corner	3 bed	5	102.60	6	1.5%
D1/D1C	townhouse end	3 bed	4	92.00	148	35.9%
E1	townhouse mid	2 bed	4	80.00	134	32.4%
R1/R2/R3/R4/R5	GF/FF duplex apartments (accessible)	3 bed	5	107.20	28	6.8%
S1/S2/S3/S4/S5	SF apartments (accessible)	1 bed	2	51.70	28	6.8%
P1	maisonette (accessible)	1 bed	2	56.6	4	0.9%
P2	maisonette (accessible)	1 bed	2	56.5	4	0.9%
Total No. of Units					413	100.0%
PLUS 1no 102 CHILD CRÈCHE (509.9 SQ.M) & 1no COMMUNITY ROOM (59.2 SQ.M)						

date	rev	name	chk	note
17.12.25	P1	PC	EJG	ISSUE FOR PLANNING

DEADY GAHAN ARCHITECTS
EASTGATE VILLAGE, LITTLE ISLAND, CORK
T: 021 4355016 W: WWW.DGARCHITECTS.IE
EMAIL: INFO@DGARCHITECTS.IE

Project
PROPOSED RESIDENTIAL DEVELOPMENT
IN KILNAHUE, GOREY,
CO. WEXFORD

Drawing title
PROPOSED SITE PLAN - PART A

Scale	Drawn	Checked	Date
1:500 @ A1	LM	EJG	26.06.25

Project No.	Drg. No.	Revision
24058	24058/P/004A	P1

☐ Information \ Comments — Tender ☐
☐ Planning — Construction ☐