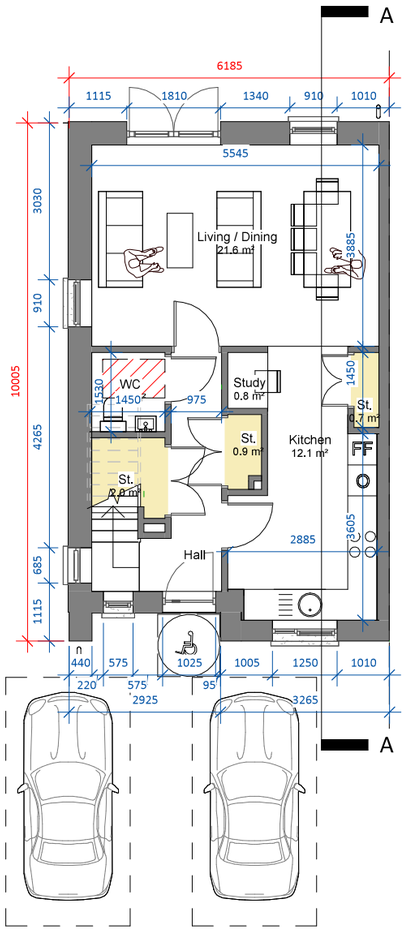
04 UNIT TYPOLOGIES
STANDARD HOUSING TYPOLOGIES

HOUSE TYPE B1 (ADAPTABLE)

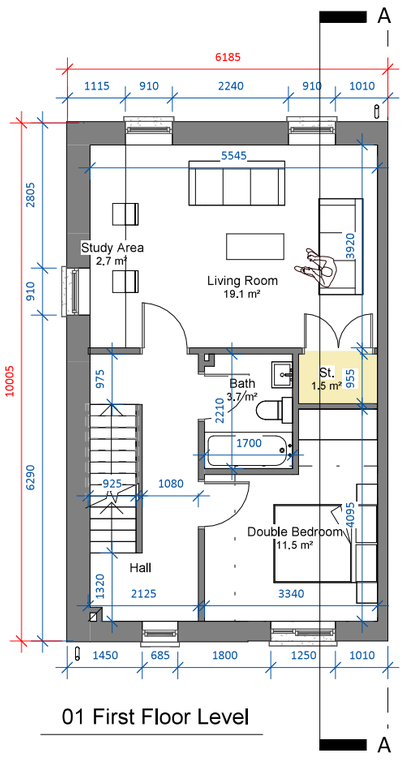
4-bed semi-detached (7 person)

AREA: 151.6 m²

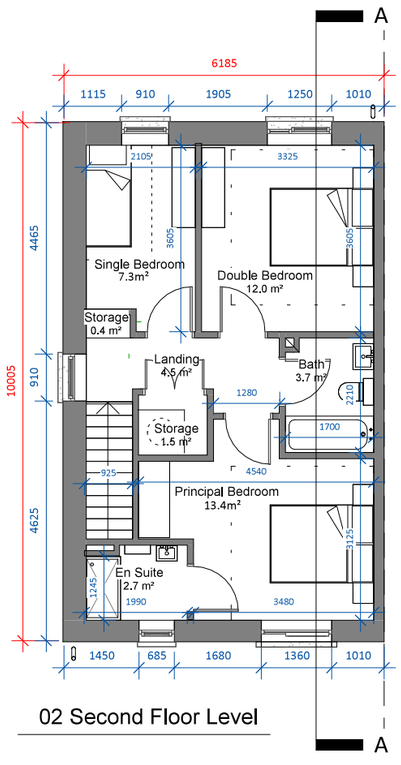
TOTAL STORAGE: 7.0 m²



00 Ground Floor Level



01 First Floor Level



02 Second Floor Level



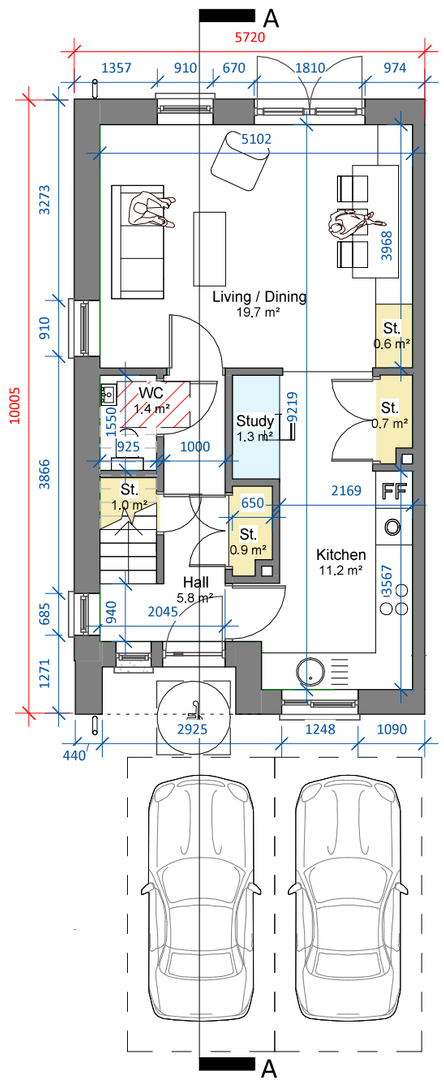
04 UNIT TYPOLOGIES
STANDARD HOUSING TYPOLOGIES

HOUSE TYPE D1

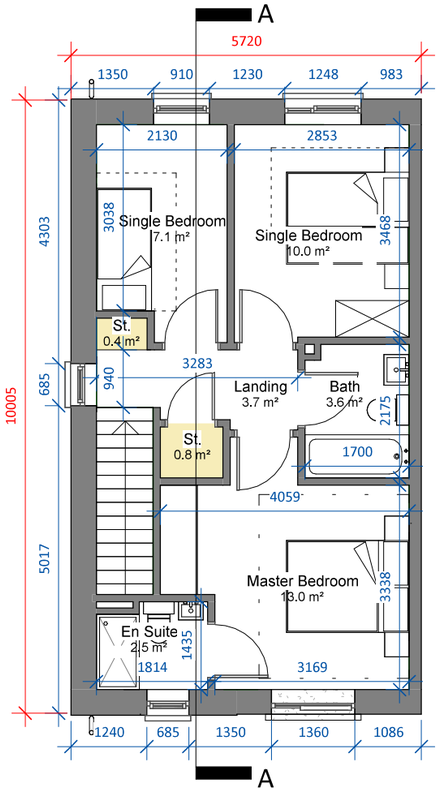
3-bed end townhouse (4 person)

AREA: 92.0 m²

TOTAL STORAGE: 4.4 m²



00 Ground Floor Level



01 First Floor Level



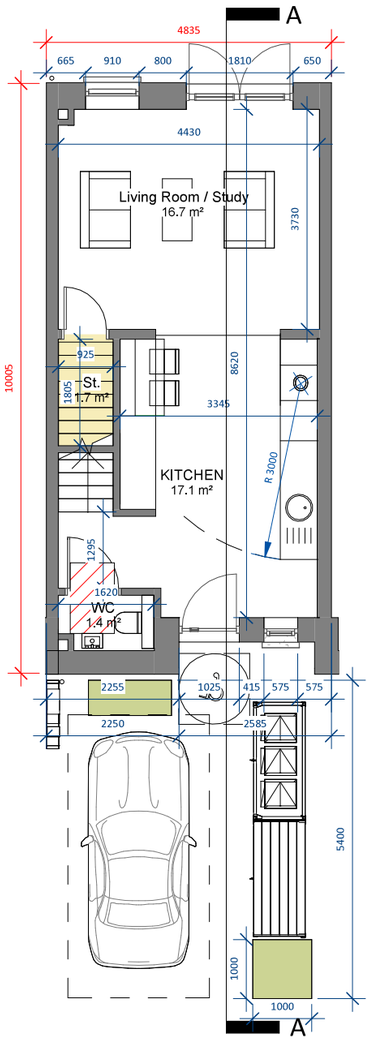
04 UNIT TYPOLOGIES
STANDARD HOUSING TYPOLOGIES

HOUSE TYPE E1

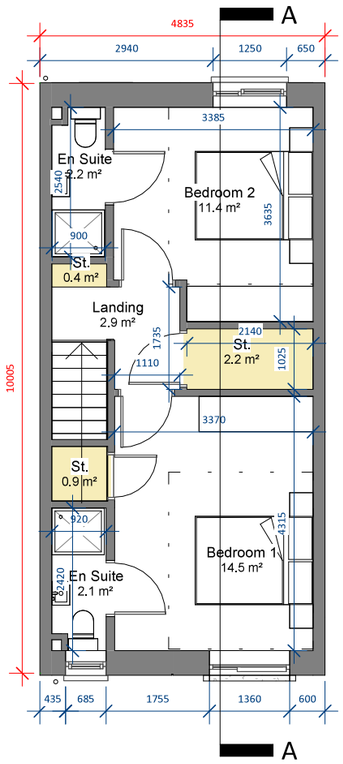
2-bed mid townhouse (4 person)

AREA: 80.0 m^2

TOTAL STORAGE: 5.2 m^2



00 Ground Floor Level



01 First Floor Level



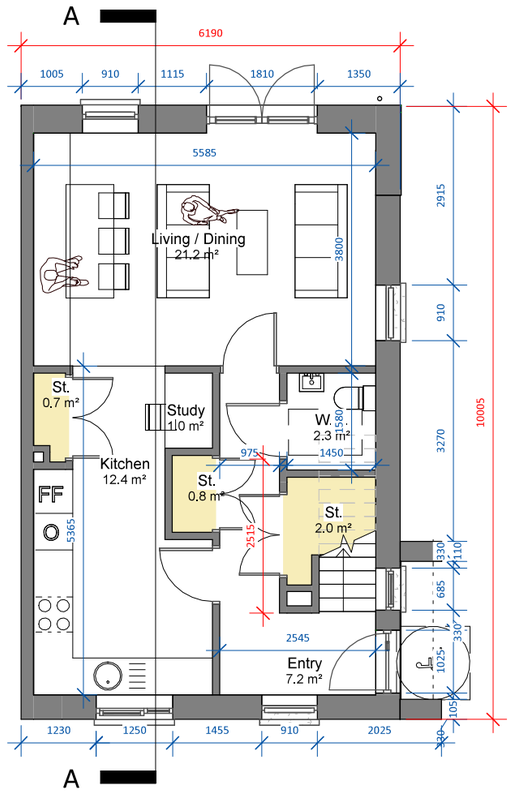
04 UNIT TYPOLOGIES
STANDARD HOUSING TYPOLOGIES

HOUSE TYPE F1 (ADAPTABLE)

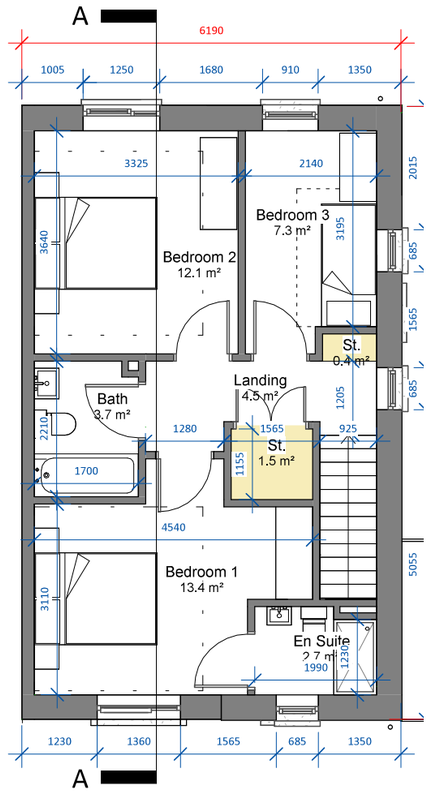
3-bed end townhouse (5 person)

AREA: 102.6 m^2

TOTAL STORAGE: 5.4 m^2



00 Ground Floor Plan



01 First Floor Level



04 UNIT TYPOLOGIES
STANDARD HOUSING TYPOLOGIES

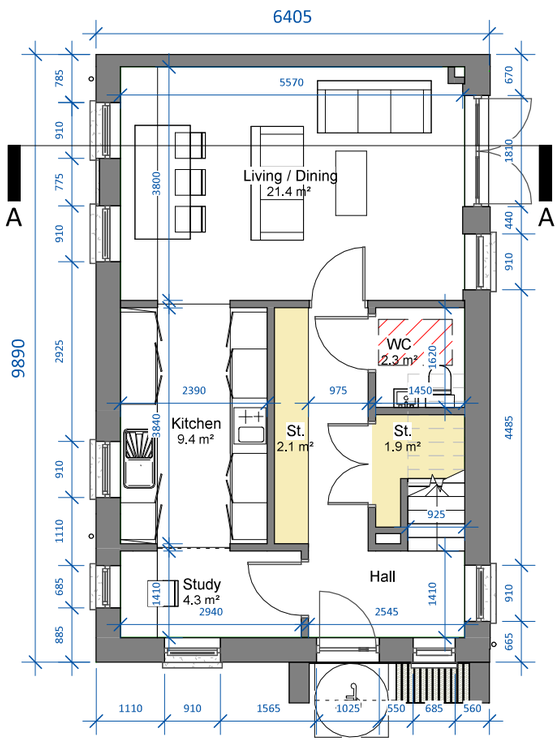
HOUSE TYPE F2



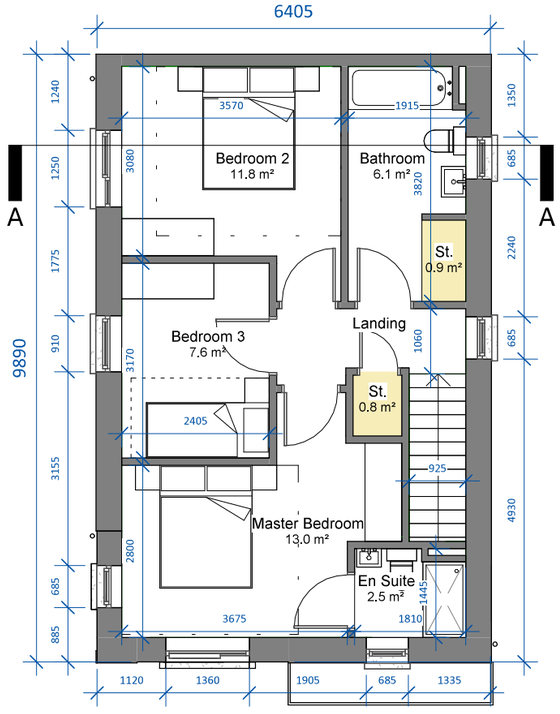
3-bed semi d. (5 person)

AREA: 104.1 SQ.M.

STORAGE tot. 5.7 SQ.M.



00 Ground Floor Plan



01 First Floor Plan

04 UNIT TYPOLOGIES
STANDARD HOUSING TYPOLOGIES

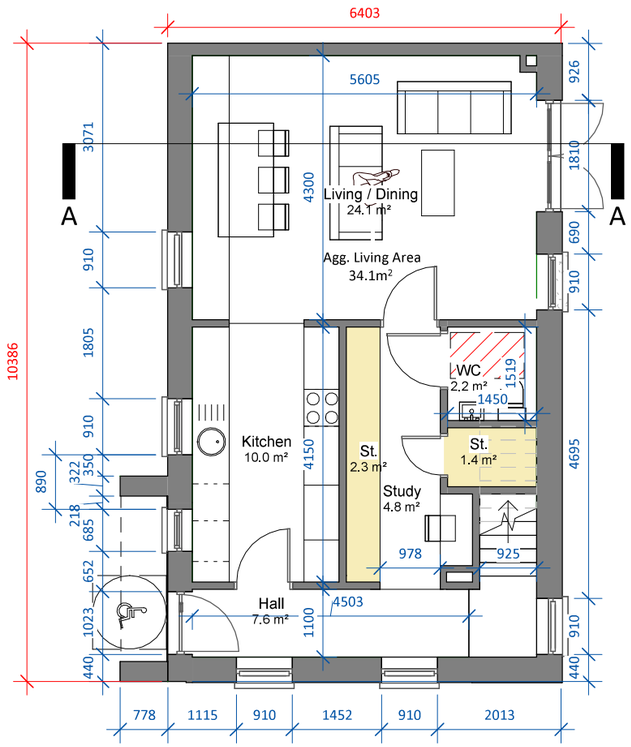
HOUSE TYPE F3



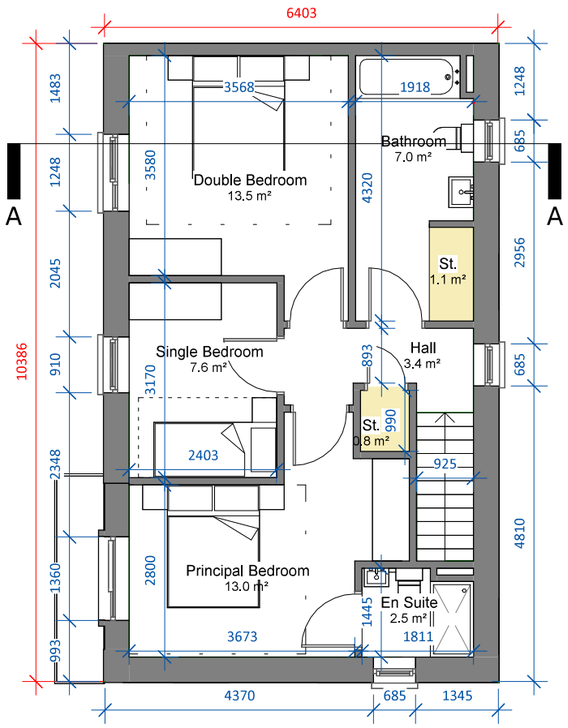
3-bed semi-detached (5 person)

AREA: 109.7 m^2

TOTAL STORAGE: 5.6 m^2



00 Ground Floor Level



01 First Floor Level

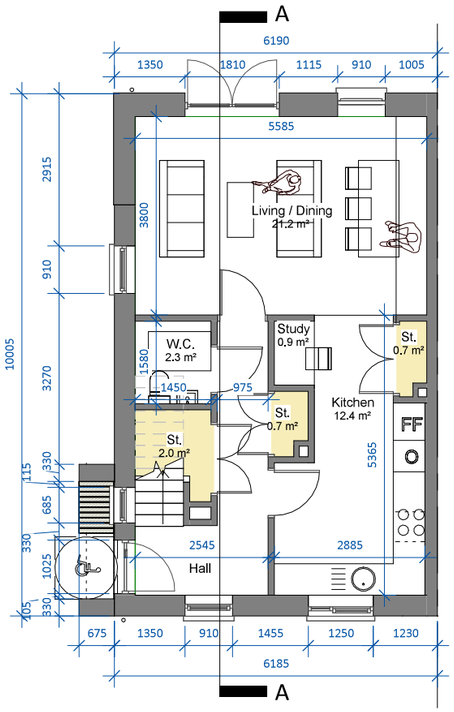
04 UNIT TYPOLOGIES
STANDARD HOUSING TYPOLOGIES

HOUSE TYPE F4

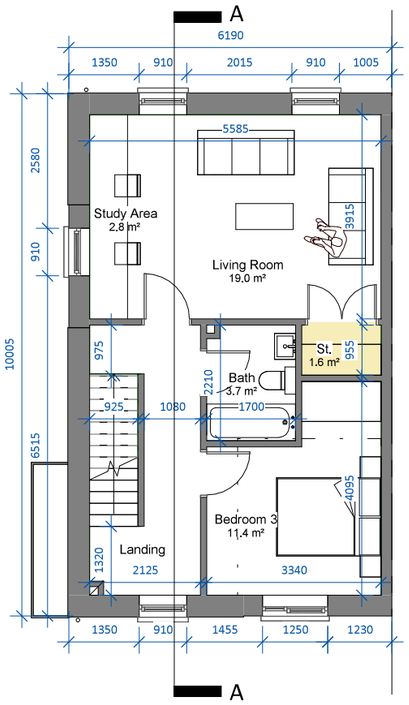
4-bed townhouse (7 person)

AREA: 154.0 SQ.M.

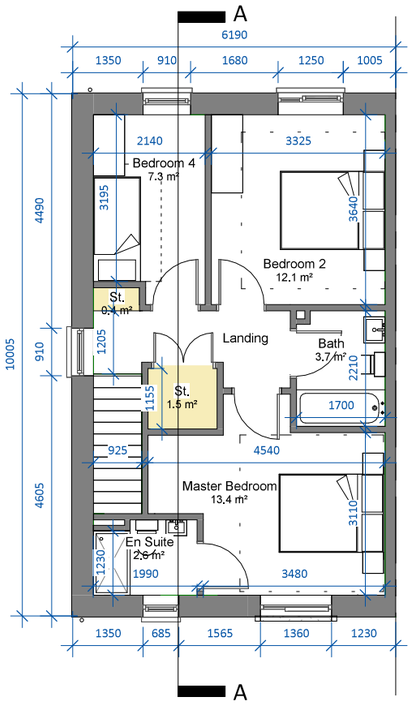
STORAGE tot. 6.9 SQ.M.



00 Ground Floor Plan



01 First Floor Level



02 Second Floor Level



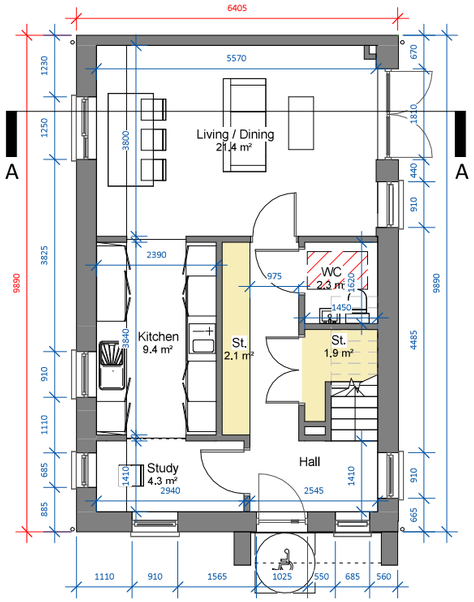
04 UNIT TYPOLOGIES
STANDARD HOUSING TYPOLOGIES

HOUSE TYPE F5

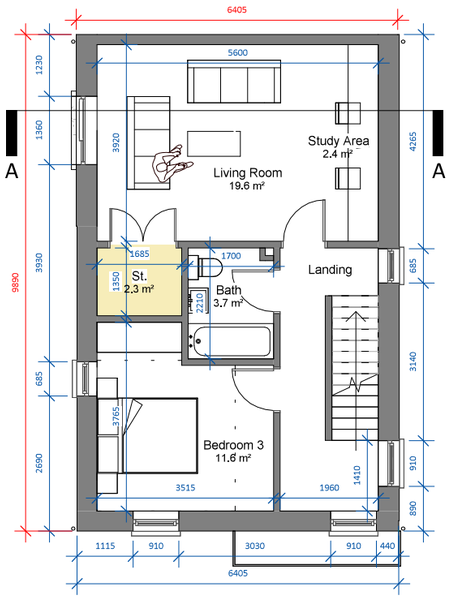
4-bed semi detached (7 person)

AREA: 156.2 SQ.M.

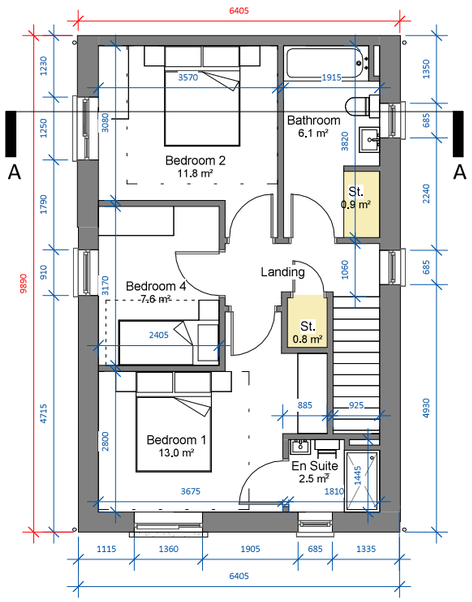
STORAGE tot. 8.0 SQ.M.



00 Ground Floor Plan



01 First Floor Plan



02 Second Floor Plan



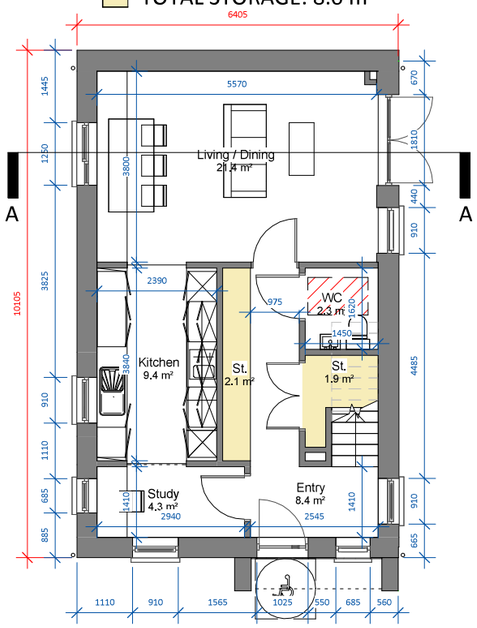
04 UNIT TYPOLOGIES
STANDARD HOUSING TYPOLOGIES

HOUSE TYPE F7

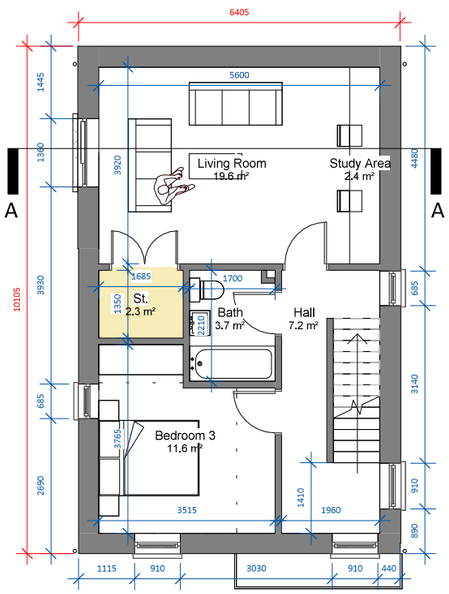
4-bed detached (7 person)

AREA: 156.2 m²

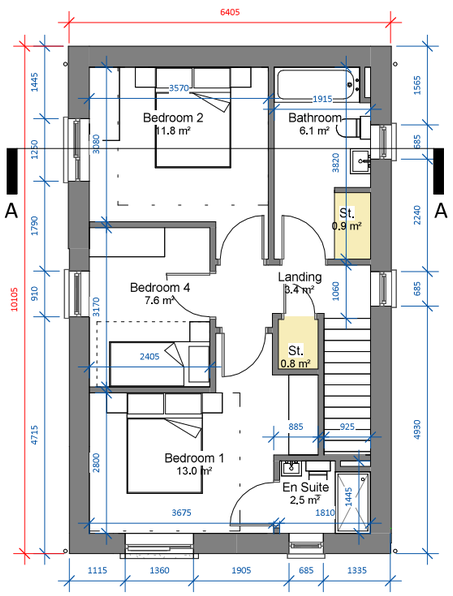
TOTAL STORAGE: 8.0 m²



00 Ground Floor Plan



01 First Floor Plan



02 Second Floor Plan



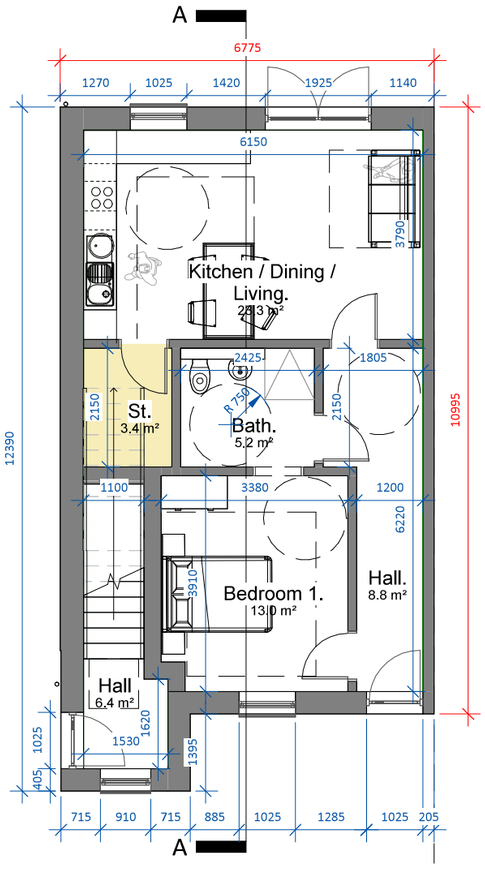
04 UNIT TYPOLOGIES
MAISONETTE UNITS

MAISONETTE TYPES P1 AND P2 (ACCESSIBLE)

1-bed apartment (2 person)

AREA: 56.6 m²

TOTAL STORAGE: 3.4 m²



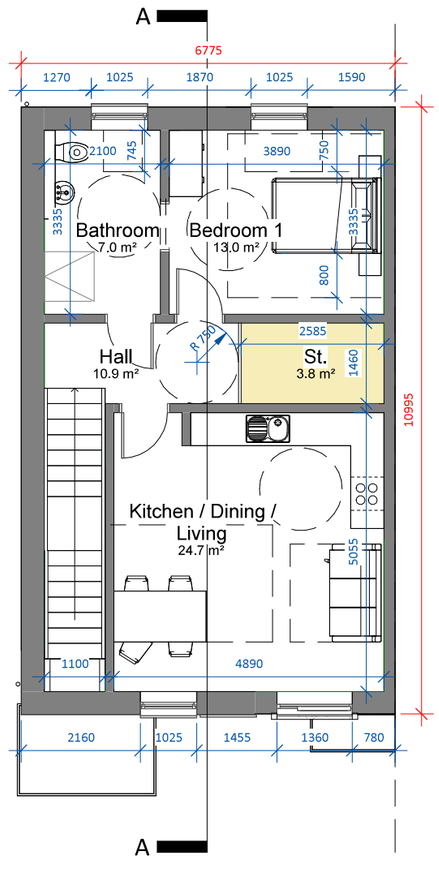
P1 00 Ground Floor Level

1-bed apartment (2 person)

AREA: 56.5 m²

AREA (including access stairs: 62.6 m²)

TOTAL STORAGE: 3.8 m²



P2 01 First Floor Level



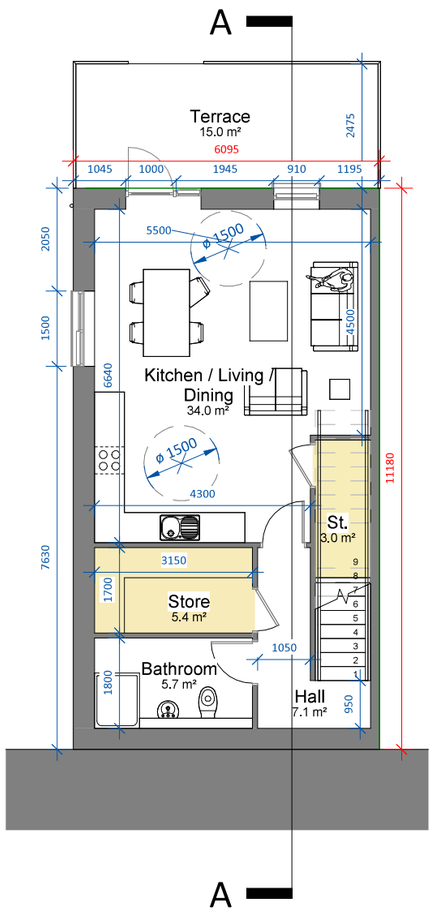
04 UNIT TYPOLOGIES
OWN DOOR ACCESS APARTMENT UNITS

SPLIT-LEVEL - END UNIT (ACCESSIBLE)

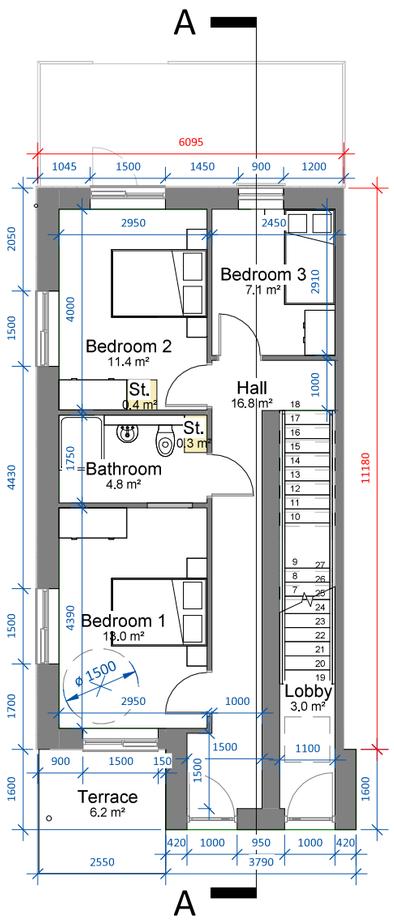
3-bed duplex apartment (5 person)

AREA: 107.2 m²

TOTAL STORAGE: 9.1 m²



R2 01 Ground Floor Plan.



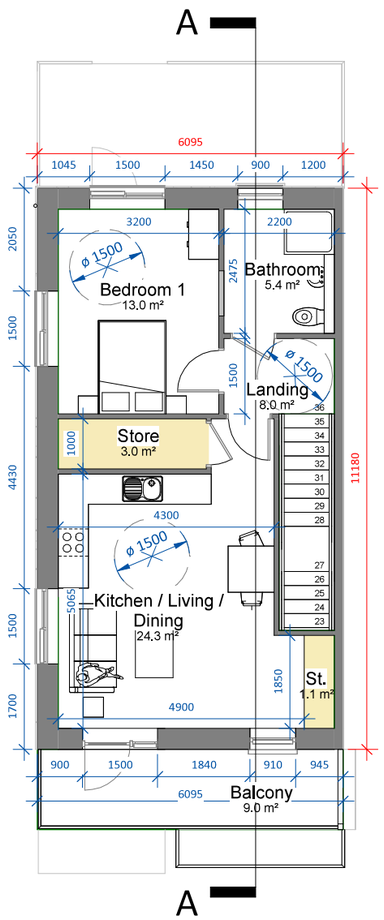
R2 02 First Floor Plan.

3-bed simplex apartment (2 person)

AREA: 51.7 m²

AREA (including access stairs: 60.3 m²)

TOTAL STORAGE: 4.1 m²



S2 03 Second Floor Plan.



05 SUMMARY
DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING

In the 'Sustainable Residential Development and Compact Settlements; Guidelines for Planning Authorities' (2024), reference is made to a design checklist which was developed to act as 'helpful prompts that can be used in the refinement and review of detailed plans and in the consideration of individual planning applications.'

The elements retained from the previous planning application along with these key principles have been incorporated into the layout and highlighted in this checklist in order to 'determine whether the proposal overall is acceptable from a design perspective.' These principles are as follows;

SUSTAINABLE AND EFFICIENT MOVEMENT

The proposed development has been designed to include a clear street network in order to create a permeable and legible urban environment based on a primary local street that runs from the entrance via the R725 Carnew Road, through the scheme connecting to Kilnahue lane on the northern boundary, with secondary streets and shared spaces branching from this route to promote a safe and pedestrian friendly environment. The streets within the scheme have been designed following the principles set out in the Design Manual for Urban Roads and Streets (DMURS).

The layout has been designed in such a way to promote sustainable modes of travel: a shared pedestrian and cycle path runs through the scheme providing pedestrian and cycle connections throughout the development. The layout includes several pedestrian footpaths and amenity walks in the open spaces that further enhance the permeability of the development.

The quantum of parking spaces has been minimised in order to ensure that vehicular movement does not impede active modes of travel or have undue prominence within the public realm. The proximity of the site in relation to Gorey town centre helps to reduce the quantity of parking required within the scheme and create a more pedestrian focused scheme.

MIX AND DISTRIBUTION OF USES

The proposed mix of 2, 3, and 4-bed houses (townhouses, semi-detached, and detached) and 1-bed and 3-bed maisonette and apartment units, enable the creation of a sustainable residential development that provides a greater housing choice and responds to the needs of single people, families, older people and people with disabilities. In this regard we are also providing 64 no. maisonette and apartment units designed following the principles of the Universal Design, along with the Type B1 and F1 units which can be adapted to create an accessible unit if required.



Proposed Paths and Open Spaces



Maisonette Units

05 SUMMARY
DESIGN CHECKLIST- KEY INDICATORS OF QUALITY URBAN DESIGN AND PLACEMAKING



Proposed Open Spaces and Parkland Area

Units overlooking Amenity Spaces



GREEN AND BLUE INFRASTRUCTURE

The proposed layout includes a series of open spaces located throughout the site. These main spaces are designed to cater for a range of active and passive recreational needs and to conserve and restore nature and biodiversity. The spaces, as described below, cater for both the users of the scheme and the wider community.

- Central Open Spaces – Units are clustered around these centrally located spaces which provides areas where social interactions can occur. These spaces are overlooked by dwellings which provide passive surveillance and ensure a safe environment for residents is created. They also help instil a sense of community and create smaller neighbourhoods within the overall development.

- Shared Surfaces – Similar to the Central Open Spaces in the qualities that it contributes to the development but with a more urban/modern finish which allows flexibility for different activities/uses.

- Shared Pedestrian / Cycle Paths – A shared pedestrian and cycle path has been incorporated into the layout in order to provide both pedestrian and cycle connectivity throughout the scheme. This pathway is accessed from the entrance of the scheme to the south-west and runs northwards past the crèche connecting the scheme to the adjoining school and cycle path at the northern boundary/Kilnahue Lane.

- Existing Natural Features – The existing natural features within the scheme and along the boundaries have been incorporated into the development where possible as they offer valuable amenities to the residents while also giving the development a very distinctive quality that is unique to its location.

The site has been developed in such a way to priorities the retention of the existing trees and hedgerows. The layout also integrates Nature-based Solutions in the form of SuDs wherever possible to manage the surface water.

RESPONSIVE BUILT FORM

The aim of the proposed development is to ensure the creation of an attractive and well-designed settlement. The proposed urban structure has been designed to respond to the surrounding area and create opportunities for new connections. The units have been orientated to overlook open spaces ensure passive surveillance and the natural features on the site have been preserved to create a sense of identity within the scheme.

The buildings present well-defined edges on the proposed streets and open spaces to ensure that the public realm is well-overlooked with active frontages. Corner units help to create active frontages and landmark units establish a legible and coherent urban structure within and on the boundaries of the scheme. The proposed buildings have a modern character that ties in well with the existing residential developments in the area. The proposed materials and finishes are of high quality, durable and respond to the local palette of materials and finishes.

05 SUMMARY
MODELWORKS CGI'S



05 SUMMARY
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05 SUMMARY
MODELWORKS CGI'S



05 SUMMARY
MODELWORKS CGI'S



05 SUMMARY
MODELWORKS PHOTOMONTAGES



05 SUMMARY
MODELWORKS PHOTOMONTAGES



05 SUMMARY
MODELWORKS PHOTOMONTAGES



05 SUMMARY
MODELWORKS PHOTOMONTAGES



05 SUMMARY
PROPOSED SITE LAYOUT & SCHEDULE

The 19.4Ha scheme (with a developable area of 11.5Ha) in Kilnahue, Gorey, proposes to deliver 413no residential units, a 102no. child crèche and a community room, designed for sustainability, connectivity, and community engagement. The layout prioritises placemaking, with distinct character areas, green corridors, and a Public Parkland Area enhancing biodiversity and quality of life. A dedicated pedestrian/cycle route through the scheme ensures alternative modes of transport are a key element of the design strategy. Existing hedgerows and trees are preserved and adaptive use of an existing laneway (for pedestrian/cycle connectivity), reinforcing environmental sustainability. Adhering to DMURS principles, the scheme fosters a walkable, well-connected, and vibrant living environment, supporting Gorey's sustainable growth.

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)						

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%



FIG: PROPOSED SITE LAYOUT & SCHEDULE