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

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%

Proposed road widening along Kilnahue Lane
4m Pedestrian/ cycle route along the public road
Proposed road widening along Kilnahue Lane
Existing vegetation/ hedgerow to be retained where possible
SITE ENTRANCE
4m Pedestrian/ cycle route along the public road
SITE BOUNDARY OUTLINED IN RED
SITE ENTRANCE
SITE NOTICE LOCATION
Split level 102no child creche & community room
PEDESTRIAN/ CYCLE ACCESS
Proposed raised crossing
PARKLAND AREA
102 CHILD CRECHE
COMMUNITY ROOM
IN
OUT
Proposed road widening along Kilnahue Lane
OPEN SPACE
Existing stone structures to be retained where possible and incorporated into the landscape proposal
Existing laneway to be retained and utilised as a dedicated pedestrian/cycle route
2-3 storey split level apartments
(1 bed over 3 bed duplex)
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
Dedicated pedestrian/cycle route
2-3 storey split level apartments
(1 bed apt over 3 bed duplex)
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

N
W E
S

PROPOSED SITE PLAN

1:1000 @ A1

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

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

Drawing title
PROPOSED SITE PLAN - MAIN AREA

Scale	Drawn	Checked	Date
1:1000 @ A1	LM	EJG	26.06.25

Project No.	Drg. No.	Revision
24058	24058/P/005	P1

☐ Information \ Comments ☐ Tender
☐ Planning ☐ Construction