

**SITE AREA**  
 Gross Site Area: 157,395m<sup>2</sup> | 15.73Ha  
 NET Developable Site Area: 95,650m<sup>2</sup> | 9.56Ha  
 RED LINE BOUNDARY  
 (excl. Riparian Buffer Zone / Primary Road Infrastructure)

**Public Open Space:**  
 Requirement 15% / 23,59 m<sup>2</sup> | 2.35Ha  
 Provided: 15.3% / 24,098 m<sup>2</sup> | 2.40Ha

**Car Parking Provision:** 690  
 2 spaces / dwelling - (262 x 2) 524 no. Spaces (curtilage / on-street)  
 1 space / apartment / Duplex - (101 x 1) 101 no. Spaces (parking courts / on-street)  
 Creche (plus drop off) 19 no. Spaces (parking courts / on-street)  
 Visitors Spaces 46 no. Spaces

\*12no. Accessible Parking Bays provided throughout the scheme

**Densities | Plot Ratios | Coverage:**  
 40,081m<sup>2</sup> / 95,650m<sup>2</sup> = 0.41 : 1  
 18,185m<sup>2</sup> / 95,650m<sup>2</sup> = 19%  
 9.56 Ha / 363 dwellings = 38DPH

**Dual Aspect:**  
 81no. Apartments 45no. Dual Aspect 55.5%



Location of Site Notice

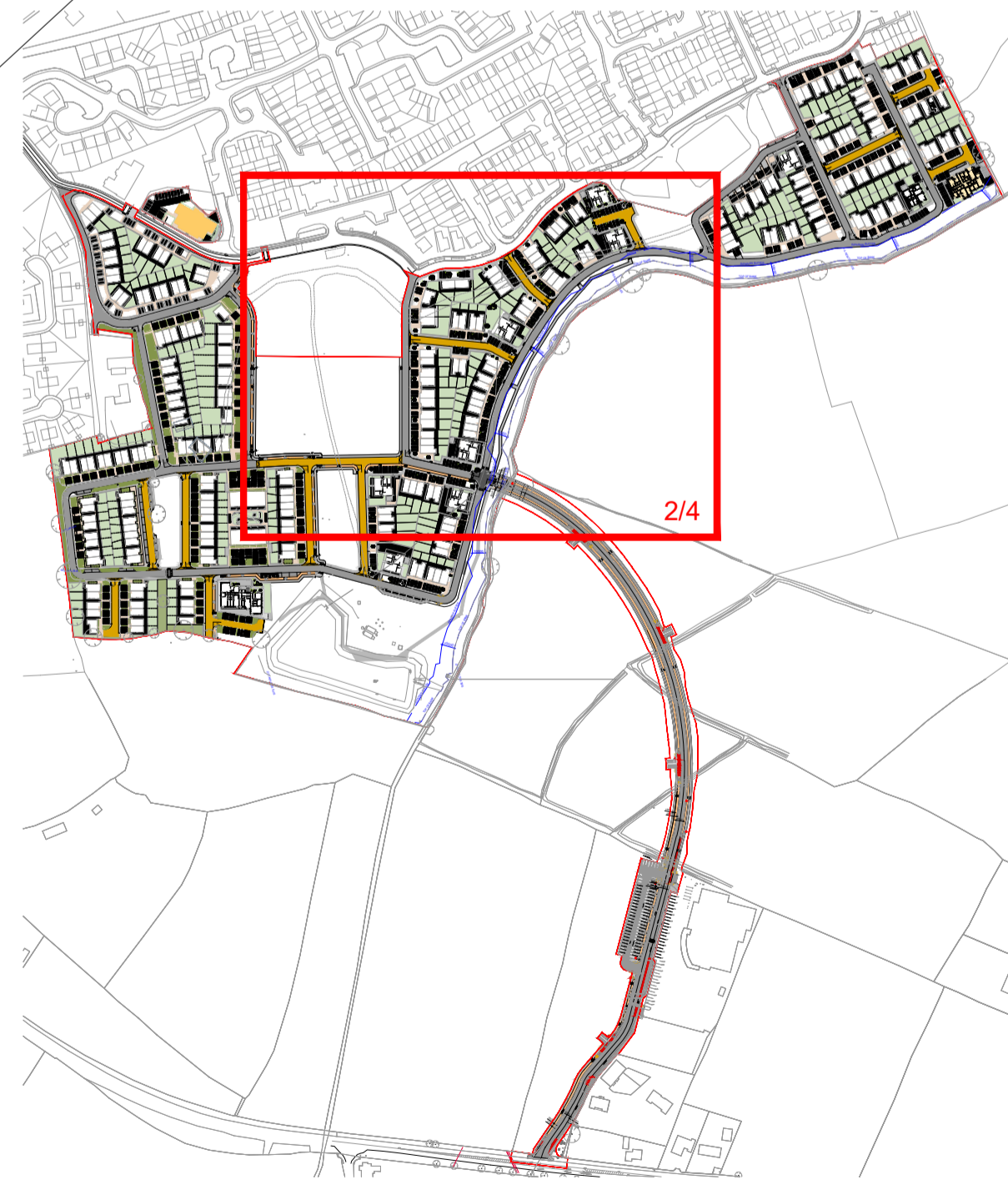
Indicative School Outline  
 Not forming part of this application

Public Park with Play Area  
 (approximately 8844m<sup>2</sup>)

Public Space  
 (approximately 2591m<sup>2</sup>)

Block J  
 29 No. Houses  
 18 No. Apartments

Block I  
 23 No. Houses  
 6 No. Apartments



Plan Locator

Proposed Site Layout Plan  
 Part 2 of 4

**Notes:**  
 Do not scale from this drawing. Use figured dimensions in all cases. Vary dimensions on site and report any discrepancies to the architect immediately. This drawing is to be used in conjunction with the Architects Specification, Fire Certificate, LDC, other consents and planning consent. Contract is required to be confirmed on the site. All information that pertains solely to the fabrication processes or to the techniques of construction.  
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**Drawing Notes:**  
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**Unit Legend**  
 House - Apartment Type

A	4 Bed Corner House Semi-detached 130.74 SQM	D	4 Bed House Detached 123.45 SQM
B1	3 Bed House Semi-detached 104.11 SQM	E1	5 Bed House Detached 160.95 SQM
B2	4 Bed House Semi-detached 142.04 SQM	E2	4 Bed House Detached 132.35 SQM
B3	3 Bed House Semi-detached 132.35 SQM	M1/M2/M3	1 Bed Maisonette 28.47 46.15 SQM Unit over 18.3P 94.08 SQM
C	3 Bed House Semi-detached 106.48 SQM	Apt. Block 1	2x 18.2P 3x 28.4P F1 82.86 SQM F2 53.79 SQM F3 79.79 SQM F4 52.45 SQM
		Apt. Block 2	1x 18.2P 4x 28.4P F5 48.32 SQM F6 71.81 SQM F7 77.00 SQM F8 68.00 SQM
		Apt. Block 3	4x 18.2P 11x 28.4P F9 59.63 SQM F10 83.82 SQM F11 81.16 SQM F12 53.31 SQM

**Site Legend**

- Extent of site boundaries
- 157395 M<sup>2</sup>
- IOM. Riparian buffer
- Car parking spaces
- House type tag
- Existing Watercourse
- Home zone areas
- Communal Space
- Bin/Cycle stores
- Cycle Path

REV	DATE (DD)	DESCRIPTION
P04	27.01.21	LB. Issued for Planning
P03.01	17.11.20	RB. Issued for Information
P03	13.06.20	LB. Issued for Information
P02.01	20.06.19	LB. Issued for Planning
P02	19.12.18	LB. Issued for Information
P01.01	19.12.18	RB. Issued for Information
P01	19.12.18	LB. Issued for Information

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**Client Details:**  
 AXIS Construction  
 Proposed Residential Development  
 at Clonatin, Gorey

**Drawing Title:**  
 Proposed Site Plan 2/4

**Job No:** P19-147K **Date:** 20/11/2019 **Scale:** A1: 1:500  
**Status:** 03. Design Development **Drawn By:** LB  
**Purpose:** Planning **Checked By:** MK  
**Drawing Number:** P19-147K-RAU-XXX-DR-A-31012 **Revision:** P04

AX1 LANDSCAPE