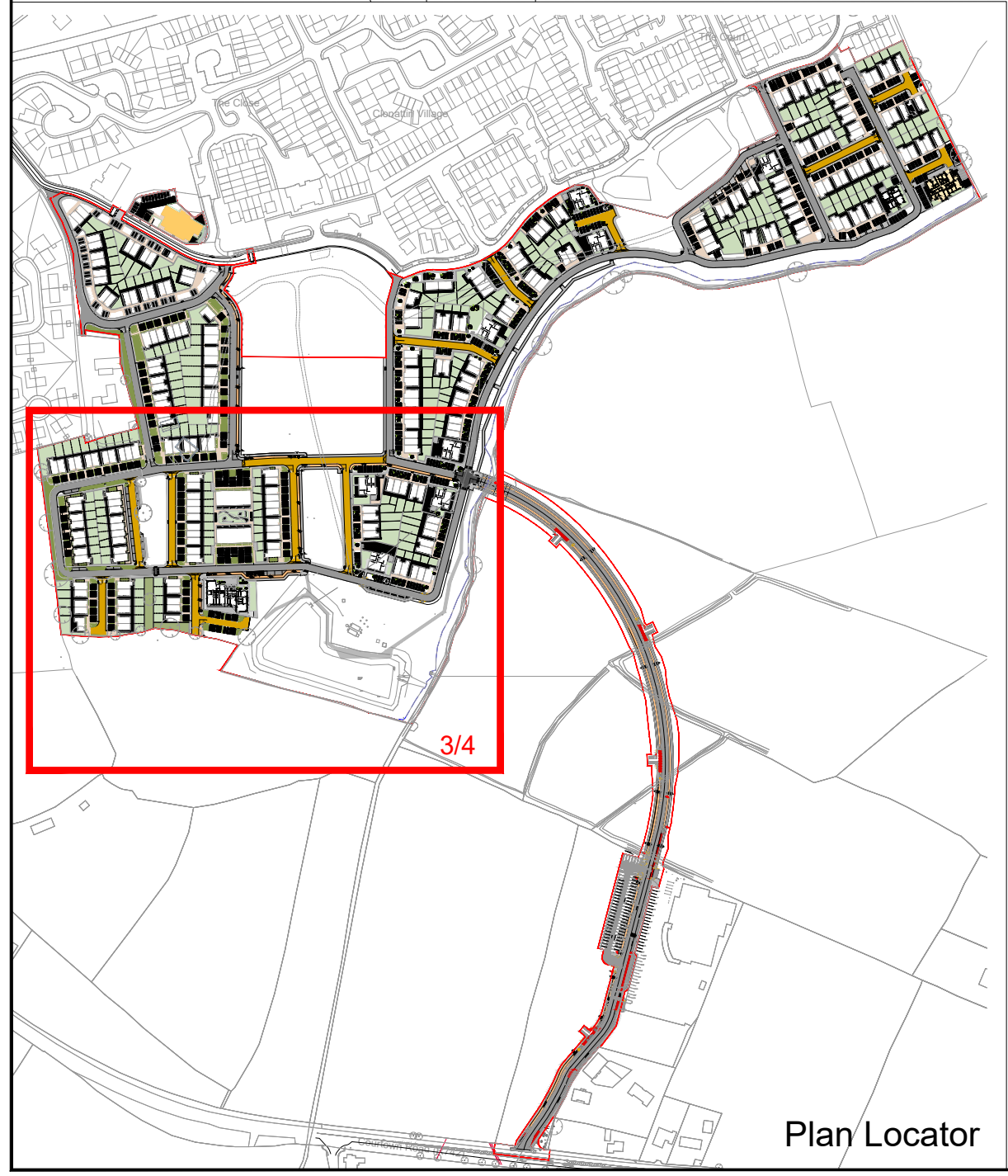




Proposed
Childcare Facility

Block G
22 No. Houses
20 No. Maisonettes

SITE AREA
Gross Site Area: 157,395m² | 15.73Ha
NET Developable Site Area: 95,650m² | 9.56Ha

Public Open Space:
Requirement 15% / 23,59 m² | 2.35Ha
Provided: 15.3% / 24,098 m² | 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:
40.081m² / 95.650m² = 0.41 : 1
18,185m² / 95.650m² = 19%
9.56 Ha / 363 dwellings = 38DPH

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

RED LINE BOUNDARY
(excl. Riparian Buffer Zone / Primary Road Infrastructure)

Proposed Site Layout Plan
Part 3 of 4

Notes:
Do not scale from this drawing. Use figured dimensions in all cases. Verify dimensions on site and report any discrepancies to the architect immediately. This drawing is the work of the architect and is not to be used for any other purpose without the architect's written consent. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing.

Drawing Notes:
1. All dimensions, quantities and performance requirements to be confirmed on site.
2. All information that pertains solely to the fabrication processes or to the techniques of construction.
3. All coordination of the work of all trades.
4. All information that pertains solely to the fabrication processes or to the techniques of construction.

Unit Legend
House - Apartment Type

A	4 Bed Corner House Semi-detached 130.74 SQM	D	4 Bed House Detached 132.40 SQM
B1	3 Bed House Detached 104.11 SQM	E1	2 Bed House Detached 100.95 SQM
B2	4 Bed House Semi-detached 142.94 SQM	E2	4 Bed House Detached 132.35 SQM
B3	B3 House Semi-detached Unit over 18.3p 132.35 SQM	M1/M2/M3	1 Bed Maisonette 28.4p 46.15 SQM Unit over 18.3p 94.08 SQM
C	3 Bed House Semi-detached 106.46 SQM	Apt. Block 1	Apt. Block 1 3x 18.3p 3x 28.4p F1 82.86 SQM F2 53.78 SQM F3 78.78 SQM F4 52.40 SQM
		Apt. Block 2	Apt. Block 2 4x 18.3p 6x 28.4p F5 48.32 SQM F6 71.81 SQM F7 77.00 SQM F8 68.00 SQM
		Apt. Block 3	Apt. Block 3 4x 18.3p F9 58.63 SQM F10 83.82 SQM F11 81.16 SQM F12 53.31 SQM

Site Legend
Extent of site boundaries
157395 M²
IOM. Riparian buffer
Car parking spaces
House type tag
Existing Watercourse
Home zone areas
Communal Space
Bin/Cycle stores
Cycle Path

REV	DATE	OWN	DESCRIPTION
P04	27.01.21	LB	Issued for Planning
P03.07	17.11.20	BLR	Issued for Information
P03	13.08.20	LB	Issued for Information
P02.01	20.05.19	LB	Issued for Planning
P02	19.12.19	LB	Issued for Information
P01.01	19.12.19	BLR	Issued for Information
P01	19.12.19	LB	Issued for Information

reddy

architecture
+ urbanism

Reddy Architecture + Urbanism
41 Dean Street,
Kilbenny
R95 P251
T: +353 (0)56 7782697
W: www.reddyarchitecture.com
E: info@reddyarchitecture.com

Client Details:
AXIS Construction

Project Details:
Proposed Residential Development
at Clonatin, Gorey

Drawing Title:
Proposed Site Plan 3/4

Job No:	Date:	Scale@A1:
P19-147K	20/11/2019	1:500
Status:	Drawn By:	
03. Design Development	LB	
Purpose:	Checked By:	
Planning	MK	
Drawing Number	Revision	
P19-147K-RAU-XX-XXOR-A-31013	P04	

AT LANDSCAPE