

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 result of a conceptual design and is not intended to be used for construction. All other construction-related drawings and reports, including but not limited to, shall be prepared in accordance with the applicable requirements of the relevant legislation and the technical specifications of the relevant trades.
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Unit Legend

House Type

A 4 Bed Corner House Semidetached x 36	D 4 Bed House Semidetached x 2
B1 3 Bed House Semidetached x 100	E1 5 Bed House Semidetached x 4
B2 4 Bed House Semidetached x 16	E2 4 Bed House Semidetached x 5
B3 4 Bed House Semidetached x 65	M1- M2 Maisonette 2B 4P unit over 1B2B
C 3 Bed House Semidetached x 34	x 20

Apartment Type

Block 1 (x 9no.) 3 No. X 1B 2P 3 No. X 2B 4P	Apt. Block 1
Block 2 (x 1no.) 1 No. X 1B 2P 6 No. X 2B 3P 5 No. X 2B 4P	Apt. Block 2
Block 3 (x 1no.) 4 No. X 1B 2P 11 No. X 2B 4P	Apt. Block 3

REV	DATE	BY	DESCRIPTION
P06	27.01.21	LB	Issued for Planning
P05	09.12.20	LB	Issued for Planning
P02	06.11.20	LB	Issued for Review
P04	13.08.20	LB	Issued for Information
P03	25.07.20	LB	Issued for Information
P02	19.01.19	LB	Issued for Information
P01	19.12.04	LB	Issued for Information

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Client Details:
 AXIS Construction

Project Details:
 Proposed Residential Development
 at Clonattin, Gorey

Drawing Title:
 Proposed Site Masterplan in Context

Job No: P19-147K	Date: 20/11/2019	Scale@A1: 1:2000
Status: 03 Design Development	Drawn By: LB	Checked By: MK
Purpose: Planning	Revision	
Drawing Number P19-147K-RAU-XX-XX-DR-A-32000		P06



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 (cortilage / 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)