

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

**Note**

- Please refer to landscape proposal for public realm, open space, internal and external boundaries information.
- Refer to accompanying plans prepared by MHL & Associates for details of proposed upgrades to Port Road and St. Margarets Road and undergrounding of ESB powerlines.

**Character Area 1**  
 (Red Brick and Off White Render - Medium Density)

**Character Area 2**  
 (Beige Brick and Off White/Beige Render - Medium/High Density)

**Character Area 3**  
 (Beige Brick and Off White/Beige Render - High Density)

SCHEDULE OF ACCOMMODATION			
HOUSING			
UNIT TYPE	AREA	No. of UNITS	
A 4 BED SEMI-DETACHED (4 PERSONS)	A1A1(m)	143.7 m <sup>2</sup> / 1,510 sq ft	14
	A2A2(m)	146.3 m <sup>2</sup> / 1,572 sq ft	12
	A3	143.7 m <sup>2</sup> / 1,552 sq ft	1
TOTAL		27	
B 3 BED SEMI-DETACHED (3 & 4 PERSONS)	B1(B) (3 PERSONS)	122.0 m <sup>2</sup> / 1,313 sq ft	3
	B2(B) (4 PERSONS)	154.3 m <sup>2</sup> / 1,672 sq ft	5
TOTAL		8	
C 3 BED TOWNHOUSE (3 PERSONS)	C1	108.3 m <sup>2</sup> / 1,163 sq ft	1
	C2(C) (3)	154.4 m <sup>2</sup> / 1,674 sq ft	15
	C3(C) (3)	151.8 m <sup>2</sup> / 1,648 sq ft	2
TOTAL		18	
D 2 BED TOWNHOUSE (2 PERSONS)	D1(D) (2)	84.0 m <sup>2</sup> / 904 sq ft	1
	D2	84.0 m <sup>2</sup> / 904 sq ft	1
TOTAL		2	
TOTAL NO. OF HOUSES			
74 (33.9%)			
DUPLIX / APARTMENTS (OWN DOOR)			
UNIT TYPE	AREA	No. of UNITS	
Block 01	E1 - 2 Bed Duplex Apt. (3 persons)	73.6 m <sup>2</sup> / 792 sq ft	2
	E2 - 3 Bed Duplex Apt. (3 persons)	109.4 m <sup>2</sup> / 1,178 sq ft	2
	E3 - 3 Bed Duplex Apt. (3 persons)	103.9 m <sup>2</sup> / 1,121 sq ft	2
	E4 - 3 Bed Duplex Apt. (3 persons)	104.2 m <sup>2</sup> / 1,123 sq ft	2
TOTAL		8	
Block 02	F3 - 3 Bed Duplex Apt. (3 persons)	73.6 m <sup>2</sup> / 792 sq ft	2
	F4 - 3 Bed Duplex Apt. (3 persons)	109.7 m <sup>2</sup> / 1,180 sq ft	2
TOTAL		4	
Block 03	G1 - 3 Bed Duplex Apt. (3 persons)	84.0 m <sup>2</sup> / 904 sq ft	4
	G2 - 3 Bed Duplex Apt. (3 persons)	98.8 m <sup>2</sup> / 1,067 sq ft	4
	G3 - 3 Bed Duplex Apt. (3 persons)	83.9 m <sup>2</sup> / 903 sq ft	4
	G4 - 2 Bed Duplex Apt. (3 persons)	83.9 m <sup>2</sup> / 903 sq ft	4
Block 04	H1 - 1 Bed Duplex Apt. (2 persons)	83.9 m <sup>2</sup> / 903 sq ft	5
	H2 - 2 Bed Duplex Apt. (3 persons)	83.9 m <sup>2</sup> / 903 sq ft	8
	H3 - 1 Bed Duplex Apt. (2 persons)	83.9 m <sup>2</sup> / 903 sq ft	2
	H4 - 2 Bed Duplex Apt. (3 persons)	83.9 m <sup>2</sup> / 903 sq ft	2
TOTAL		17	
APARTMENTS (BLOCKS J & L)			
1 BED APARTMENTS (2 PERSONS)	49.3 - 54.5 m <sup>2</sup> / 533 - 587 sq ft	14	
1 BED APARTMENTS (4 PERSONS)	74.7 - 82.4 m <sup>2</sup> / 804 - 887 sq ft	50	
TOTAL NO. OF APARTMENTS		144 (64.1%)	
TOTAL NO. OF UNITS		218	
CRECHE			
GROSS INTERNAL AREA	253.2 m <sup>2</sup> / 2,721 sq ft	44 (20%)	
TOTAL SITE AREA (RED BOUNDARY)			
61,748 sqm.   6,174 ha.   15.3 ACRES			
NET DEVELOPABLE AREA (ORANGE BOUNDARY)			
47,800 sqm.   4,780 ha.   11.7 ACRES			
DENSITY OF NET DEVELOPABLE AREA (24 UNITS)			
47.1 UNITS/HA. (224/4.78 ACRES)			
USABLE OPEN SPACE			
1.9%			

date	rev	name	chk	note
07.05.24	P1	MP	EJG	ISSUE FOR PLANNING



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Project  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 AT PORT ROAD, KILLARNEY, CO. KERRY

Drawing title			
PROPOSED SITE PLAN			
PART A			
Scale	Drawn	Checked	Date
1:500 @ A1	MP	EJG	07.05.24
Project No.	Dwg. No.	Revision	
23049	23049/P/003A	P1	
Information / Comments			Tender
Planning			Construction



**PROPOSED SITE PLAN (PART A)**  
 SCALE 1:500@A1