

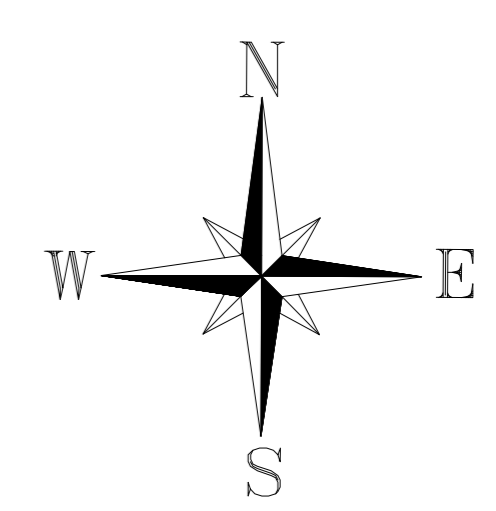
DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY. ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE. DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD. LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

SCHEDULE OF ACCOMMODATION			
HOUSING			
UNIT TYPE	AREA	No. of UNITS	
A 4 BED SEMI-DETACHED (7 PERSON)	A1/A1(m)	140.3 m ² / 1,510 IP ²	16
	A2/A2(m)	140.3 m ² / 1,510 IP ²	12
	A3	141.7 m ² / 1,525 IP ²	1
	A4	141.7 m ² / 1,525 IP ²	1
TOTAL			30
B 3 BED SEMI-DETACHED (5 & 6 PERSON)	B1/B1(m)	122.0 m ² / 1,313 IP ²	5
	B2/B2(m)	114.2 m ² / 1,229 IP ²	5
TOTAL			10
C 3 BED TOWNHOUSE (5 PERSON)	C1	108.2 m ² / 1,165 IP ²	1
	C2/C2(m)	104.4 m ² / 1,124 IP ²	15
	C3/C3(m)	101.6 m ² / 1,094 IP ²	12
TOTAL			28
D 2 BED TOWNHOUSE (4 PERSON)	D1/D1(m)	84.0 m ² / 904 IP ²	8
	TOTAL		8
TOTAL NO. OF HOUSES			74 (33.9%)
DUPLIX / APARTMENTS (OWN DOOR)			
UNIT TYPE	AREA	No. of UNITS	
Block 01	E1 - 2 Bed Cf. Apt. (3 person)	72.5 m ² / 780 IP ²	2
	E2 - 3 Bed Duplex Apt. (5 person)	104.4 m ² / 1,124 IP ²	2
	E3 - 2 Bed Cf. Apt. (3 person)	72.5 m ² / 780 IP ²	2
	E4 - 3 Bed Duplex Apt. (5 person)	104.2 m ² / 1,143 IP ²	2
TOTAL			8
Block 02	F3 - 2 Bed Cf. Apt. (3 person)	72.5 m ² / 780 IP ²	2
	F4 - 3 Bed Duplex Apt. (5 person)	103.7 m ² / 1,138 IP ²	2
TOTAL			4
Block 03	G1 - 2 Bed Cf. Apt. (3 person)	66.0 m ² / 710.4 IP ²	4
	G2 - 3 Bed Duplex Apt. (5 person)	98.8 m ² / 1,063 IP ²	4
	G3 - 1 Bed Cf. Apt. (2 person)	56.4 m ² / 607 IP ²	4
	G4 - 2 Bed Duplex Apt. (4 person)	82.6 m ² / 889 IP ²	4
	G5 - 2 Bed Cf. Apt. (3 person)	66.0 m ² / 710.4 IP ²	2
	G6 - 3 Bed Duplex Apt. (5 person)	98.8 m ² / 1,063 IP ²	2
TOTAL			20
Block 04	H1 - 1 Bed Cf. Apt. (2 person)	53.3 m ² / 574 IP ²	8
	H2 - 2 Bed Duplex Apt. (4 person)	85.7 m ² / 922 IP ²	8
	H3 - 1 Bed Cf. Apt. (2 person)	53.3 m ² / 574 IP ²	2
	H4 - 2 Bed Duplex Apt. (4 person)	85.7 m ² / 922 IP ²	2
TOTAL			20
APARTMENTS (BLOCKS J, K & L)			
1 BED APARTMENTS (2 PERSON)	49.5 - 54.5 m ² / 533 - 587 IP ²		16
2 BED APARTMENTS (4 PERSON)	74.7 - 82.4 m ² / 804 - 887 IP ²		80
TOTAL NO. OF APARTMENTS			146 (64.1%)
TOTAL NO. OF UNITS			224
CRECHE	GROSS INTERNAL AREA: 334.0 m ² / 3,595 IP ²	GROSS AREA: 383.3 m ² / 4,125 IP ²	46-CHD
TOTAL SITE AREA (RED BOUNDARY)		61,945 sq.m. 6,1945 HA 15.3 ACRES	
NET DEVELOPABLE AREA (ORANGE BOUNDARY)		47,500 sq.m. 4,75 HA 11.7 ACRES	
DENSITY OF NET DEVELOPABLE AREA (224 units)		47.1 UNITS/HA [224/4.75 HA]	
USABLE OPEN SPACE			15%

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)



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

DEADY GAHAN ARCHITECTS

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

Drawing title
PROPOSED SITE PLAN

Scale	Drawn	Checked	Date
1:1000 @ A1	MP	EJG	07.05.24
Project No.	Drig. No.	Revision	
23049	23049/P/003	P1	

Information | Comments | Tender | Construction



PROPOSED SITE PLAN
SCALE 1:1000@A1