



HOUSE TYPE	DESCRIPTION		SQ AREA	SQ ft	QTY	TOTAL
A1	4 BEDROOMED 6 PERSON	SEMI D	128.48	1382.44	2	256.96
A2	4 BEDROOMED 6 PERSON	SEMI D DUAL ELEVATION	129.57	1394.17	2	259.14
B1	3 BEDROOMED 4 PERSON	SEMI D	99.71	1072.88	2	199.42
B2	3 BEDROOMED 4 PERSON	SEMI D	99.71	1072.88	2	199.42
B3	3 BEDROOMED 4 PERSON	END TERRACE	99.71	1072.88	2	199.42
B4	3 BEDROOMED 4 PERSON	MID TERRACE	92.32	993.36	2	184.64
B6	3 BEDROOMED 4 PERSON	SEMI D	92.32	993.36	1	92.32
B5	3 BEDROOMED 4 PERSON	DETACHED	99.71	1072.88	2	199.42
Total					15	1591

HOUSE NO	DESCRIPTION	MIN REQUIREMENT	ALLOWABLE	% OVER MIN
18	4 BEDROOMED	50.00	63.46	26.92
19	4 BEDROOMED	50.00	58.96	17.92
20	3 BEDROOM	40.00	65.83	64.58
21	3 BEDROOM	40.00	65.36	63.40
22	3 BEDROOM	40.00	71.68	79.20
23	3 BEDROOM	40.00	62.90	57.25
24	3 BEDROOM	40.00	62.90	57.25
25	3 BEDROOM	40.00	71.68	79.20
26	3 BEDROOM	40.00	65.83	64.58
27	3 BEDROOM	40.00	65.86	64.65
28	4 BEDROOMED	50.00	60.96	21.92
29	4 BEDROOMED	50.00	62.48	24.96
30	3 BEDROOM	40.00	71.42	78.56
31	3 BEDROOM	40.00	41.45	3.63
32	3 BEDROOM	40.00	110.00	175.00

21.055 - PHASE 2 - PUBLIC OPEN SPACE DETAILS		
AREA	DESCRIPTION	AREA ALLOWED (SQ/MT)
1	ADJACENT TO DWELLING NO. 1	53.95
2	MAIN PUBLIC OPEN SPACE	1592.34
3	POCKET PARK BETWEEN HOUSES 12 AND 13	73.24
TOTAL:		1719.53
OVERALL DEVELOPMENT AREA	0.63	% OF OVERALL DEVELOPMENT
	6327	27.18

NOTE:
FIGURED DIMENSIONS ONLY ARE TO BE USED. DO NOT SCALE.
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

TYPE A1/A2 - DWELLING -	
	TYPE A1/A2 4.NO 4 BED 6 PERSON 132.93 SQ.M
TYPE B1/B2 - DWELLING - SEMI DETACHED	
	TYPE B1/B2 4.NO 3 BED 5 PERSON 1110.59SQ.M
TYPE B5 - DWELLING - DETACHED	
	TYPE B5 1.NO 3 BED 5 PERSON 111.29SQ.M
TYPE B3/B4 - DWELLING - TERRACE	
	TYPE B3/B3A 2.NO 3 BED 4 PERSON 112.76 SQ.M TYPE B4/B4A 2.NO 3 BED 4 PERSON 92.86 SQ.M
TYPE B6/B6A - DWELLING - SEMI DETACHED	
	TYPE B6B6A 2.NO 3 BED 4 PERSON 92.32 SQ.M

NOTE:
FOR PROPOSED BOUNDARY TREATMENT DETAILS, SEE LANDSCAPE DRAWING AND REPORT BY BRIAN FORAN LANDSCAPING

NOTE:
FOR STREET ELEVATIONS SEE DRAWING SHEET 21.055.PH02.P.03.#

CRFI ISSUE
29/09/2026

B	29/08/2026	CLARIFICATION OF FURTHER INFO RESPONSE	E.H	M.D
A	26/08/2026	RFI RESPONSE TO WCC	E.H	M.D
#	25/03/2025	PLANNING ISSUE TO WEXFORD CO CO	E.H	MD
REV.	DATE	DESCRIPTION	BY	CHKD.
NONE				
STAGE	PLANNING	DATE	MAR 26	

dunbar lunn
structural, civil & environmental engineers
Unit 2 Alder court, Enniscorthy, Co. Wexford.
telephone: 053 9366006
facsimile: 053 9366009
email: info@dunbarlunn.com

PROJECT
PROPOSED DEVELOPMENT AT COOLGREANY
COOLGREANY, CO. WEXFORD

DRG TITLE
SITE LAYOUT PLAN - ROAD LAYOUT

ARCHITECT/CLIENT
THOMAS KENNY ON BEHALF OF MASCOOL LIMITED

SCALE	1:250	21.055.PH02.P.02.	B
FILE REF.	21.055		

SITE LAYOUT PLAN
SCALE 1:250

SITE AREA: 6,327 SQ/MT - 0.6327Hectares - 1.563 acres
DENSITY OF 23.7 UNITS PER HECTARE = 15 UNITS