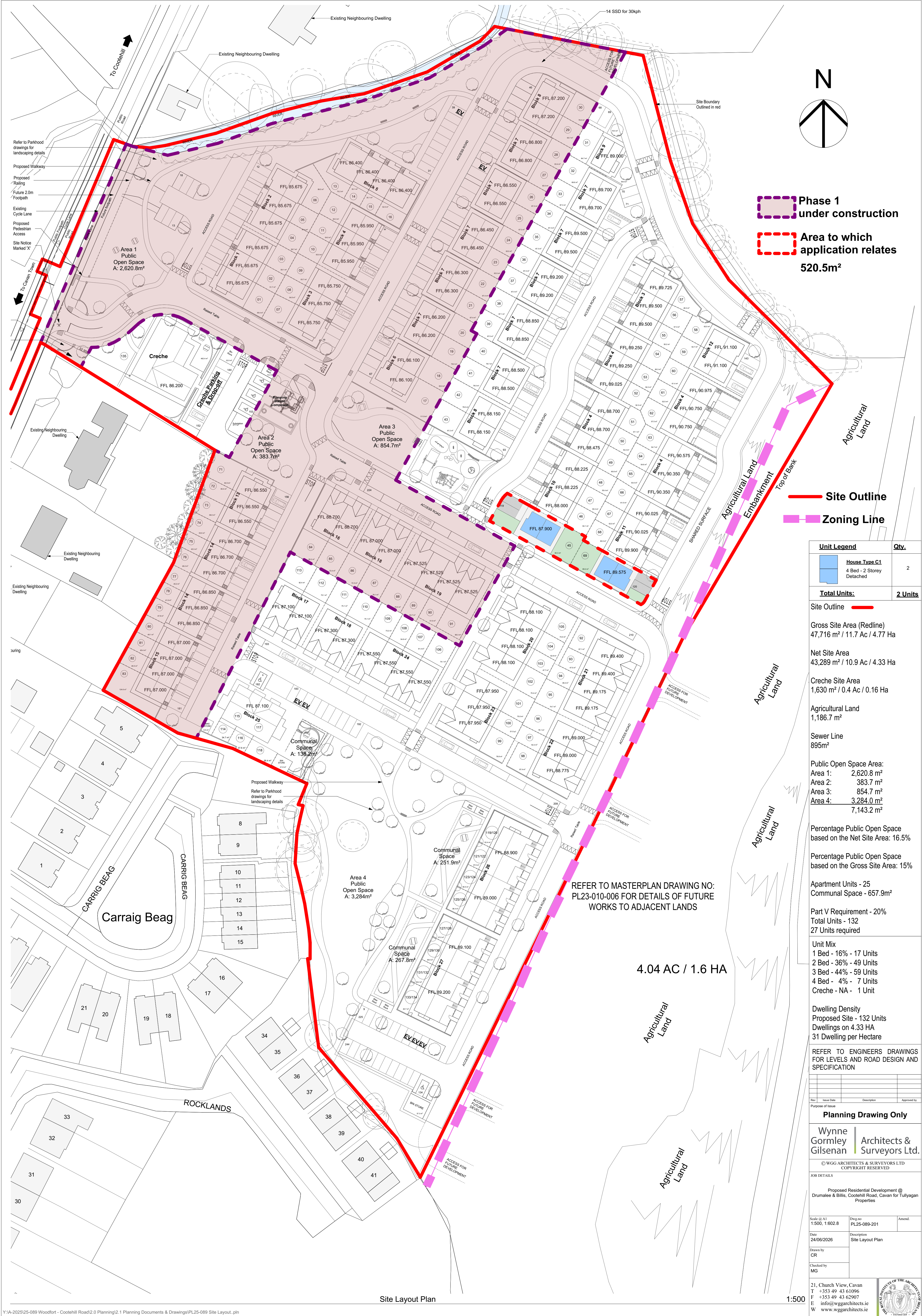




Phase 1
under construction

Area to which
application relates
520.5m²

Site Outline

Zoning Line

Unit Legend	Qty.
 House Type C1 4 Bed - 2 Storey Detached	2
Total Units:	2 Units

Site Outline

Gross Site Area (Redline)
47,716 m² / 11.7 Ac / 4.77 Ha

Net Site Area
43,289 m² / 10.9 Ac / 4.33 Ha

Creche Site Area
1,630 m² / 0.4 Ac / 0.16 Ha

Agricultural Land
1,186.7 m²

Sewer Line
895m²

Public Open Space Area:
Area 1: 2,620.8 m²
Area 2: 383.7 m²
Area 3: 854.7 m²
Area 4: 3,284.0 m²
7,143.2 m²

Percentage Public Open Space
based on the Net Site Area: 16.5%

Percentage Public Open Space
based on the Gross Site Area: 15%

Apartment Units - 25
Communal Space - 657.9m²

Part V Requirement - 20%
Total Units - 132
27 Units required

Unit Mix
1 Bed - 16% - 17 Units
2 Bed - 36% - 49 Units
3 Bed - 44% - 59 Units
4 Bed - 4% - 7 Units
Creche - NA - 1 Unit

Dwelling Density
Proposed Site - 132 Units
Dwellings on 4.33 HA
31 Dwelling per Hectare

REFER TO ENGINEERS DRAWINGS
FOR LEVELS AND ROAD DESIGN AND
SPECIFICATION

Rev	Issue Date	Description	Approved by

Planning Drawing Only

Wynne Gormley Gilson Architects & Surveyors Ltd.

© WGG ARCHITECTS & SURVEYORS LTD
COPYRIGHT RESERVED

JOB DETAILS

Proposed Residential Development @
Drumalee & Billa, Cootahill Road, Cavan for Tullyagan
Properties

Scale @ A1
1:500, 1:602.8

Drawn no
PL25-089-201

Date
24/06/2026

Description
Site Layout Plan

Drawn by
CR

Checked by
MG

21, Church View, Cavan
T +353 49 43 61096
F +353 49 43 62907
E info@wggarchitects.ie
W www.wggarchitects.ie



Site Layout Plan

1:500