

PROPOSED AFFORDABLE HOUSING DEVELOPMENT

AT

PAIRC NA HABHAINN,
ATHENRY, CO. GALWAY

FOR

GALWAY COUNTY COUNCIL

JOB NO. 2526
PART 8 PLANNING

NOVEMBER 25TH 2025

ARCHITECTURE
CONSERVATION
INTERIORS
URBAN DESIGN

CATHEDRAL COURT
NEW STREET
DUBLIN D08 XH26

TEL: +353(0) 1 679 1551
MAIL: INFO@PKA.IE
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DIRECTORS:
PAUL KEOGH BARCH MARCA FRAI FRIBA
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ASSOCIATES
BRIGHDIN NI MHAILE BARCH (HONS) MRBAI
KEVIN NOLAN CDVEC CDV
CLARE GORMAN BA INT. ARCH. MARCH RIAI

STUDIO PKA LTD.
T/A PAUL KEOGH ARCHITECTS
COMPANY SECRETARY: RACHAEL CHIDLOW
COMPANY NUMBER: 661535

SITE INFORMATION

SITE AREA	6509m ² / 0.651 ha
GFA	2141.1m ²
GIA	1629.6m ²
PLOT RATIO	0.32 : 1
DENSITY	25 units / ha
SITE COVERAGE	16%
CAR PARKING SPACES	32
	2no. spaces / 1no. dwelling
VISITOR BICYCLE PARKING	8
	1no. spaces / 2no. dwellings
TOTAL GREEN SPACE	1,309.8m ² / 20.1%

UNIT TYPE SCHEDULE

UNIT TYPE A	3B / 5P	111.6m ²	8 no.
UNIT TYPE B	2B / 4P	92.1m ²	8 no.
TOTAL NUMBER OF UNITS			16 no.

UNIT NO.	UNIT TYPE	BED/PERSON	GROSS INTERNAL AREA	PRIVATE AMENITY SPACE
UNIT 01	A	3B / 5P	111.6m ²	110.0m ²
UNIT 02	A	3B / 5P	111.6m ²	113.9m ²
UNIT 03	A	3B / 5P	111.6m ²	118.8m ²
UNIT 04	A	3B / 5P	111.6m ²	114.4m ²
UNIT 05	A	3B / 5P	111.6m ²	111.3m ²
UNIT 06	A	3B / 5P	111.6m ²	108.5m ²
UNIT 07	A	3B / 5P	111.6m ²	104.5m ²
UNIT 08	A	3B / 5P	111.6m ²	247.5m ²
UNIT 09	B	2B / 4P	92.1m ²	66.3m ²
UNIT 10	B	2B / 4P	92.1m ²	51.1m ²
UNIT 11	B	2B / 4P	92.1m ²	51.1m ²
UNIT 12	B	2B / 4P	92.1m ²	51.1m ²
UNIT 13	B	2B / 4P	92.1m ²	51.1m ²
UNIT 14	B	2B / 4P	92.1m ²	51.1m ²
UNIT 15	B	2B / 4P	92.1m ²	51.1m ²
UNIT 16	B	2B / 4P	92.1m ²	65.7m ²

UNIT TYPE A - 3B / 5P

	PROPOSED UNIT		EQUIV. DEPT. GUIDELINES	
	WIDTH	AREA	WIDTH	AREA
BEDROOM 01	2.82m	12.1m ²	2.80m	11.4m ²
BEDROOM 02	3.59m	13.0m ²	2.80m	13.0m ²
BEDROOM 03	2.48m	7.6m ²	2.10m	7.1m ²
TOTAL STORAGE		7.7m ²		5.0m ²
TOTAL LIVING/ KITCHEN/DINING		34.0m ²		34.0m ²
GROSS INTERNAL AREA		111.6m ²		92.0m ²

UNIT TYPE B - 2B / 4P

	PROPOSED UNIT		EQUIV. DEPT. GUIDELINES	
	WIDTH	AREA	WIDTH	AREA
BEDROOM 01	2.98m	13.8m ²	2.80m	11.4m ²
BEDROOM 02	2.80m	14.4m ²	2.80m	13.0m ²
TOTAL STORAGE		5.7m ²		4.0m ²
TOTAL LIVING/ KITCHEN/DINING		30.2m ²		30.0m ²
GROSS INTERNAL AREA		92.1m ²		80.0m ²

REVISIONS	STATUS			DRAWN	CHECKED
A	07/11/2025	FI	ISSUED FOR INFORMATION	AC	PK
B	25/11/2025	FA	ISSUED FOR APPROVAL	AC	PK
C	03/12/2025	FA	ISSUED FOR APPROVAL	AC	PK
D	12/12/2025	FA	ISSUED FOR APPROVAL	AC	PK

STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING AT PAIRC NA HABHAINN, ATHENRY

DRAWING: PROPOSED AREA SCHEDULE

JOB NO: 2526 CLIENT: GALWAY COUNTY COUNCIL

DATE: OCT '25 SCALE: 1:200@A1 / 1:400@A3

PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST. DUBLIN 8

TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie

DRAWING NO.: 2526 / PA / 020 / D

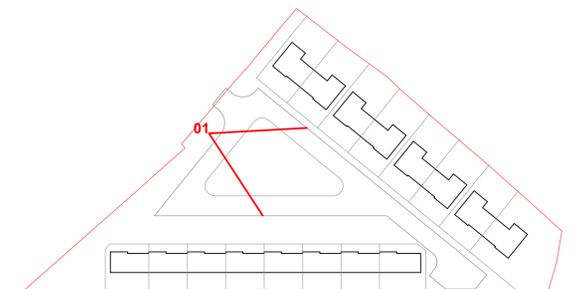
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PA/023

SKETCH ILLUSTRATION



REVISIONS	STATUS	DRAWN	CHECKED
A	25/11/2025 FI ISSUED FOR APPROVAL	AC	PK
B	12/12/2025 FI ISSUED FOR APPROVAL	AC	PK

STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING AT PAIRC NA HABHAINN, ATHENRY	
DRAWING: PROPOSED 3D VISUALISATION 3	
JOB NO: 2526	CLIENT: GALWAY COUNTY COUNCIL
DATE: OCT '25	SCALE: NA
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST. DUBLIN 8	
TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie	
DRAWING NO.: 2526 / PA / 023 / B	

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SHADOW ANALYSIS

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EXISTING SHADOW ANALYSIS

20TH MARCH, 12PM



21ST JUNE, 12PM



22ND SEPTEMBER, 12PM

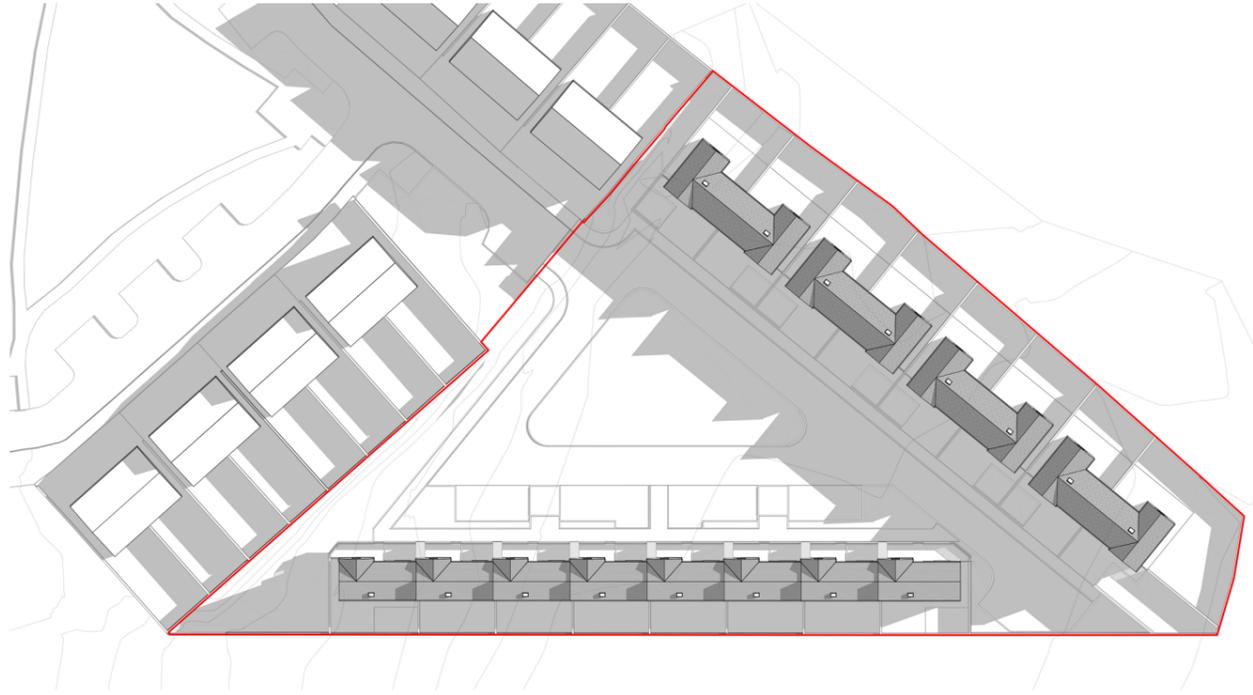


21ST DECEMBER, 12PM

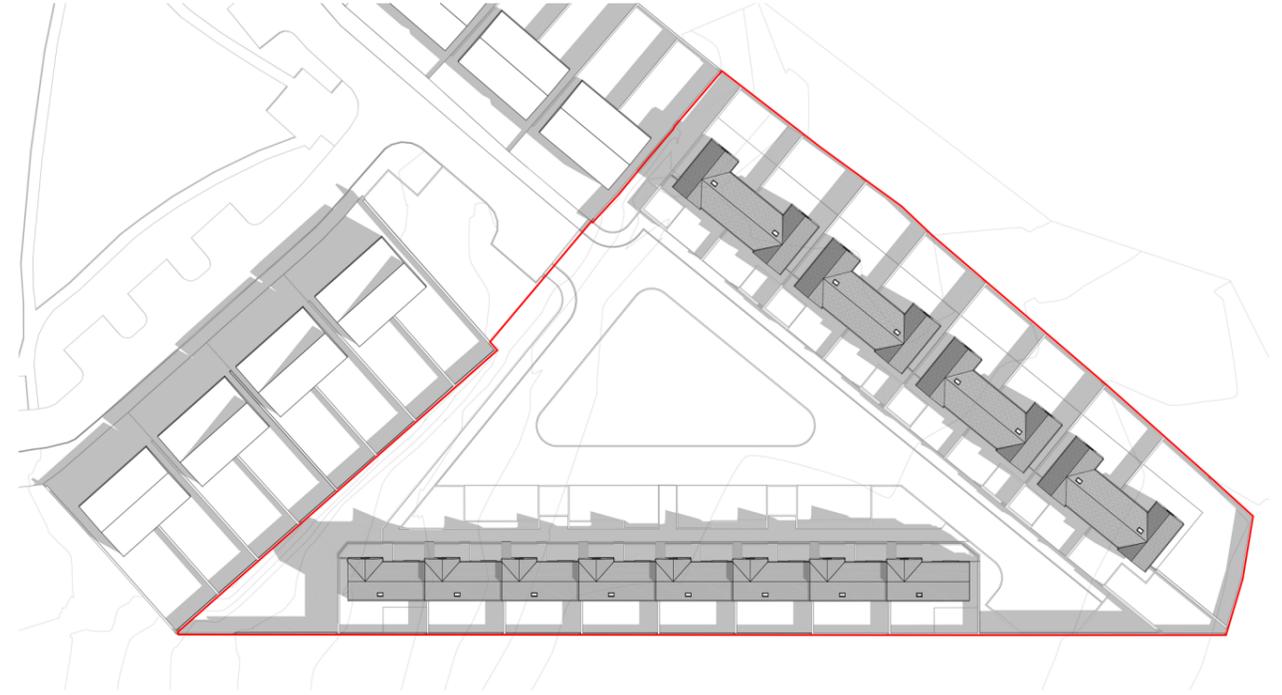


PROPOSED SHADOW ANALYSIS - SPRING EQUINOX

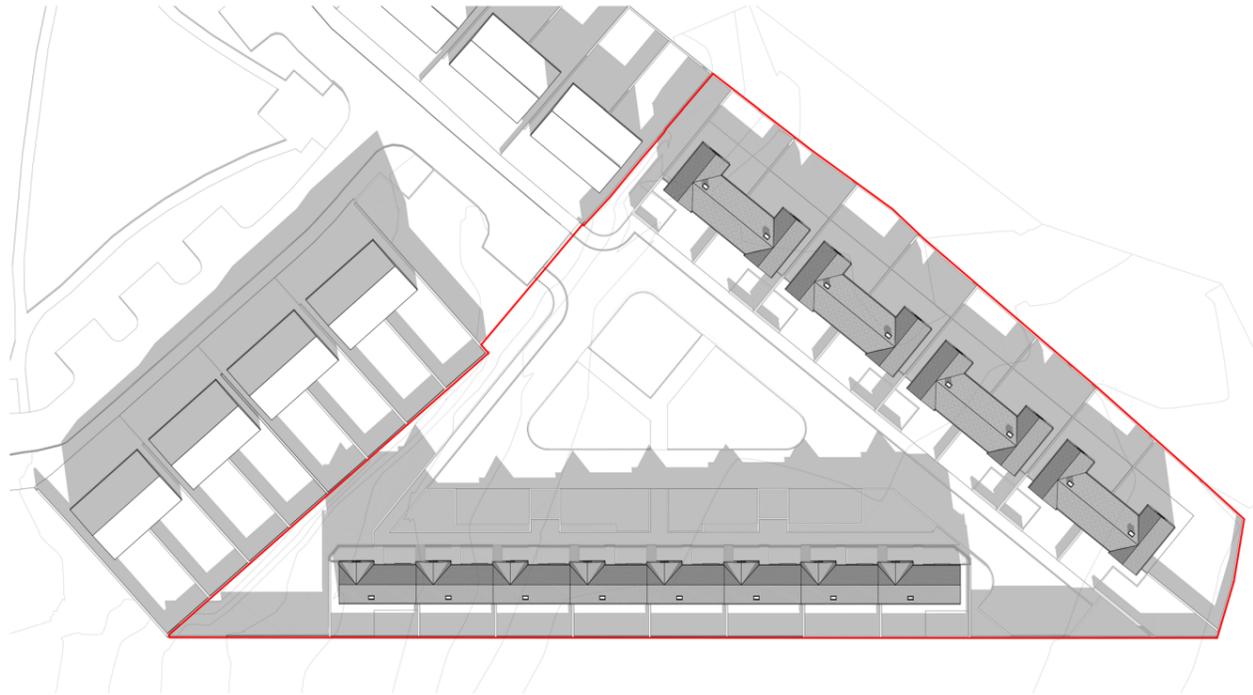
20TH MARCH, 9AM



20TH MARCH, 12PM



20TH MARCH, 3PM



20TH MARCH, 6PM

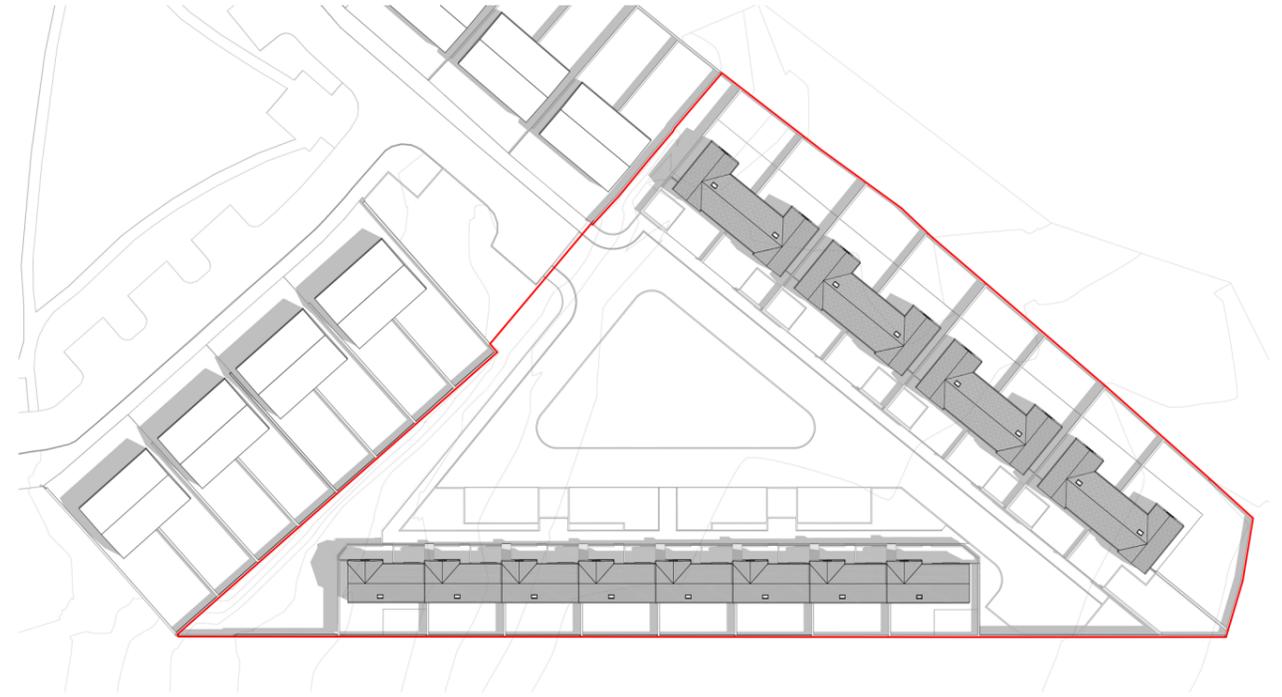


PROPOSED SHADOW ANALYSIS - SUMMER SOLSTICE

21ST JUNE, 9AM



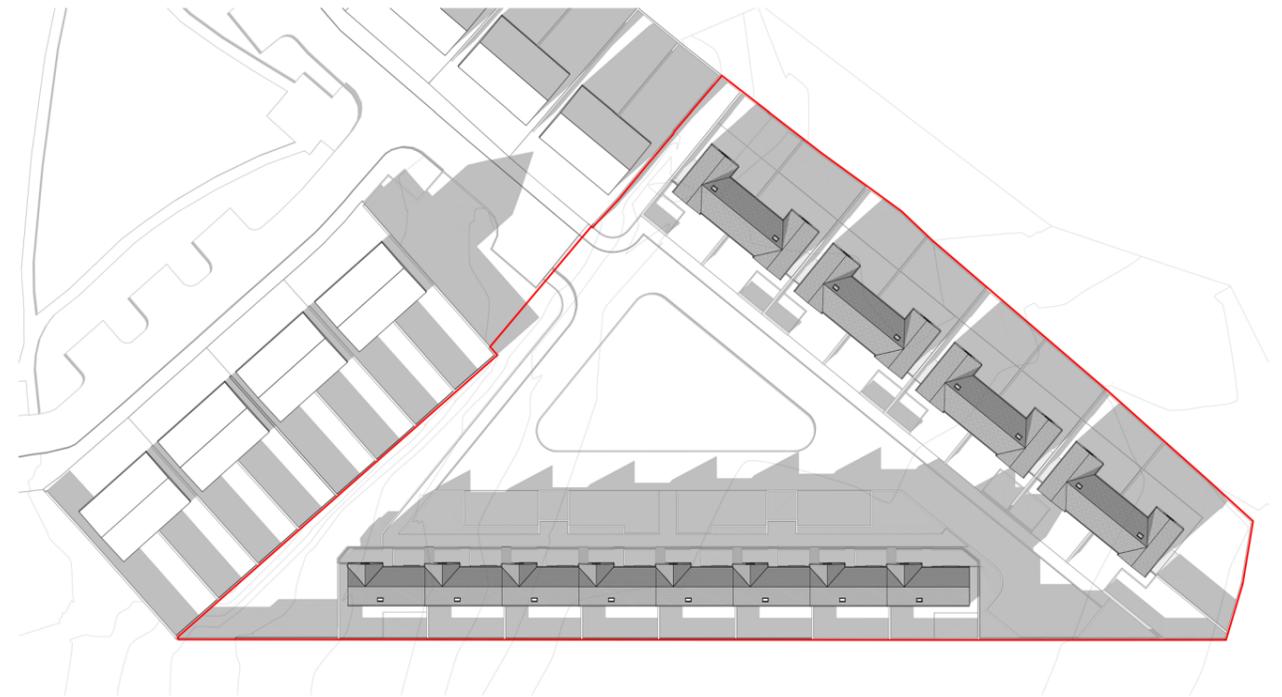
21ST JUNE, 12PM



21ST JUNE, 3PM



21ST JUNE, 6PM

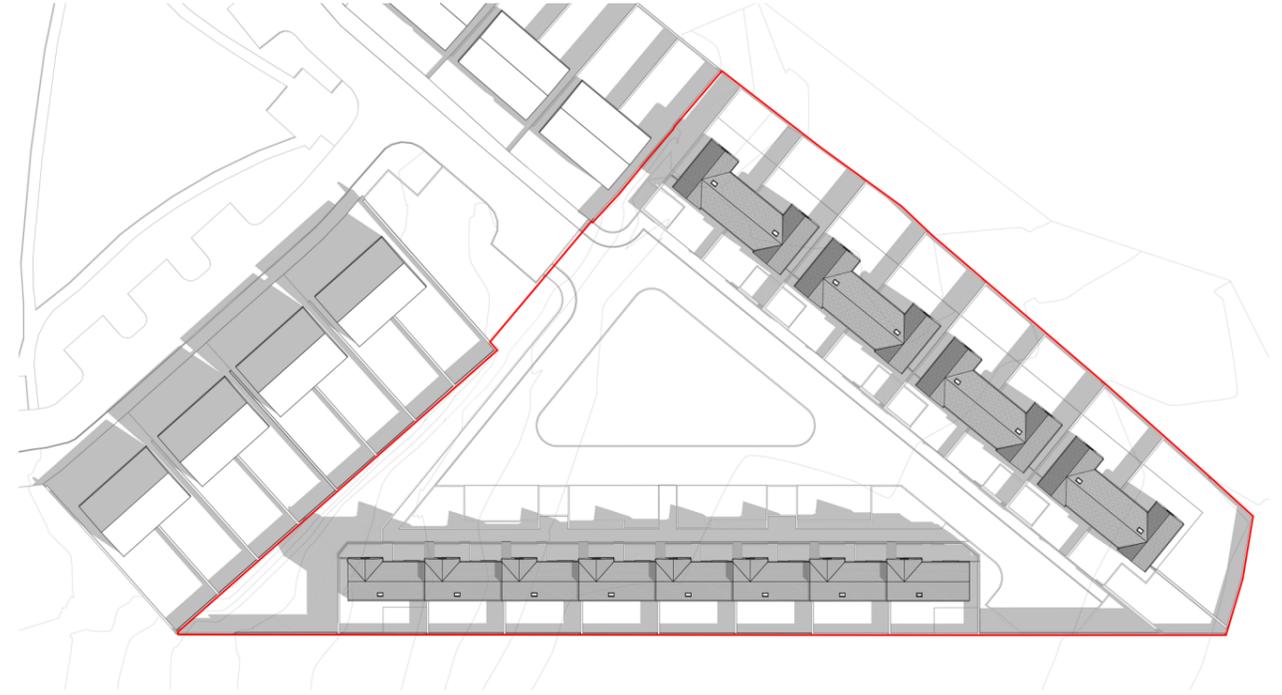


PROPOSED SHADOW ANALYSIS - AUTUMN EQUINOX

22ND SEPTEMBER, 9AM



22ND SEPTEMBER, 12PM



22ND SEPTEMBER, 3PM



22ND SEPTEMBER, 6PM



PROPOSED SHADOW ANALYSIS - WINTER SOLSTICE

21ST DECEMBER, 9AM



21ST DECEMBER, 12PM



21ST DECEMBER, 3PM



21ST DECEMBER, 6PM

