

FOR SALE

AMV: €350,000

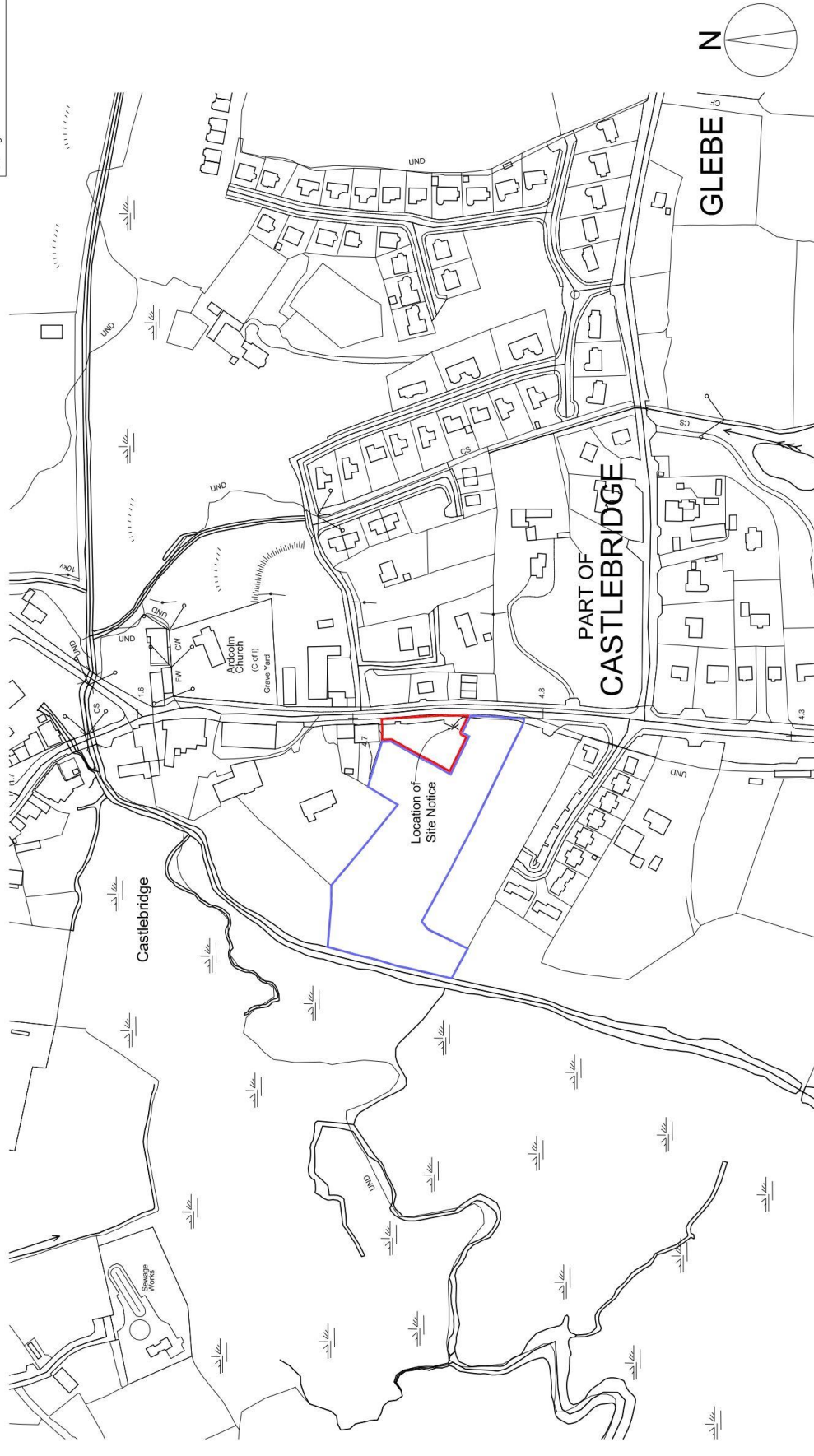
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Commercial Development Site at Castlebridge Village, Wexford

- Commercial development site located in Castlebridge Village, approximately 5km from Wexford Town.
- Castlebridge has expanded considerably in recent years and has become a suburb of Wexford Town. There are numerous completed residential developments including; The Cloisters, Rectory Hall, Foxborough, Mill Park, etc. There are several new residential developments currently under construction at Castlebridge.
- The subject site extends to c. 0.145 hectares, with the benefit of Full Planning Permission for a commercial development extending to c. 529 sq.m. / 5,694 sq.ft.
- The subject development can be laid out as four individual commercial/retail units. Unit A - 204 sq.m., Unit B – 142 sq.m. Unit c – 101 sq.m. and Unit D – 70 sq.m. Please see attached floor plans.
- Planning permission was granted by Wexford County Council under Planning No. 20210305.
- For further details contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or sales@kehoeproperty.com

NOTE:
Drawing prepared for planning purposes
only. No dimensions to be scaled from this
drawing.



Site Location Map
Scale 1:2500

- Site boundary
- Other lands in ownership of the applicant

OSi
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OSI SHEET	389-C	389-A	389-B
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Rev.	Date	By

Job
Castlebridge Commercial Development

Title
Site Location Map

Client
Monigle Ltd.

Dwg no. **16.1032 - PP.1.01**

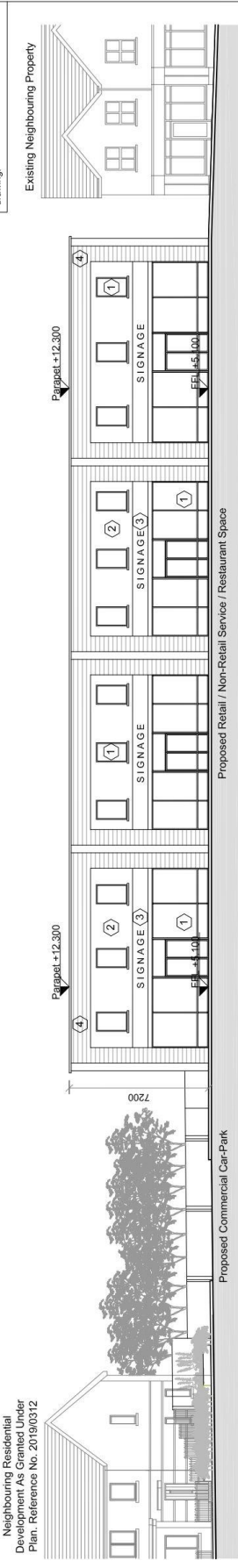
REV. **TB**

stephen carr architects
ARCHITECTURE • INTERIOR DESIGN

a. Clonard Village Centre, Clonard, Wickford t. 053-912 4977 e. info@scararchitects.ie www.scararchitects.ie



NOTE:
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only. No dimensions to be scaled from this
drawing.



Proposed East Elevation
Scale 1:200

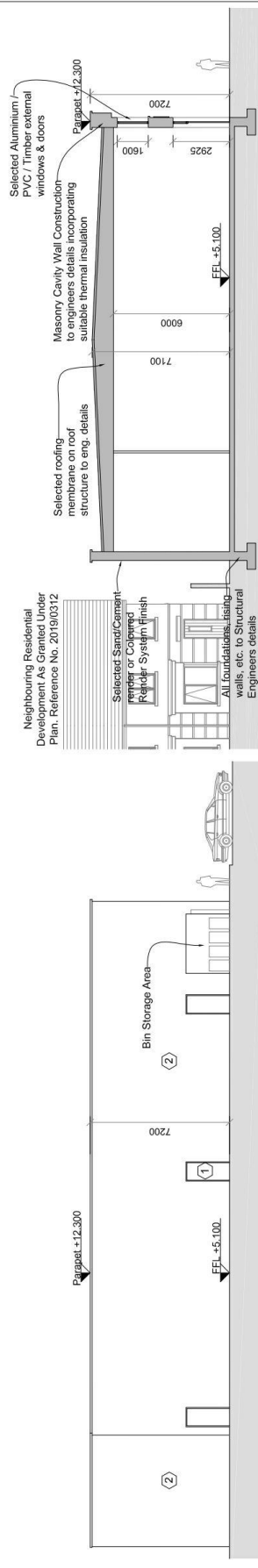
Neighbouring Residential
Development AS Granted Under
Plan. Reference No. 2019/0312

- External Finishes Legend**
- ① Selected Aluminium / PVC / Timber external windows & doors
 - ② Selected Sand/Cement render or Coloured Render System Finish
 - ③ Selected Illuminated Signage
 - ④ Coloured Render System Finish Shopfront Surround

Neighbouring Residential
Development AS Granted Under
Plan. Reference No. 2019/0312

Proposed South Elevation
Scale 1:200

Proposed North Elevation
Scale 1:200



Proposed West Elevation
Scale 1:200

Proposed Section A-A
Scale 1:200

Rev.	Date	By	Reason
A	05.05	TB	Bin Storage Area Added to West Elevation

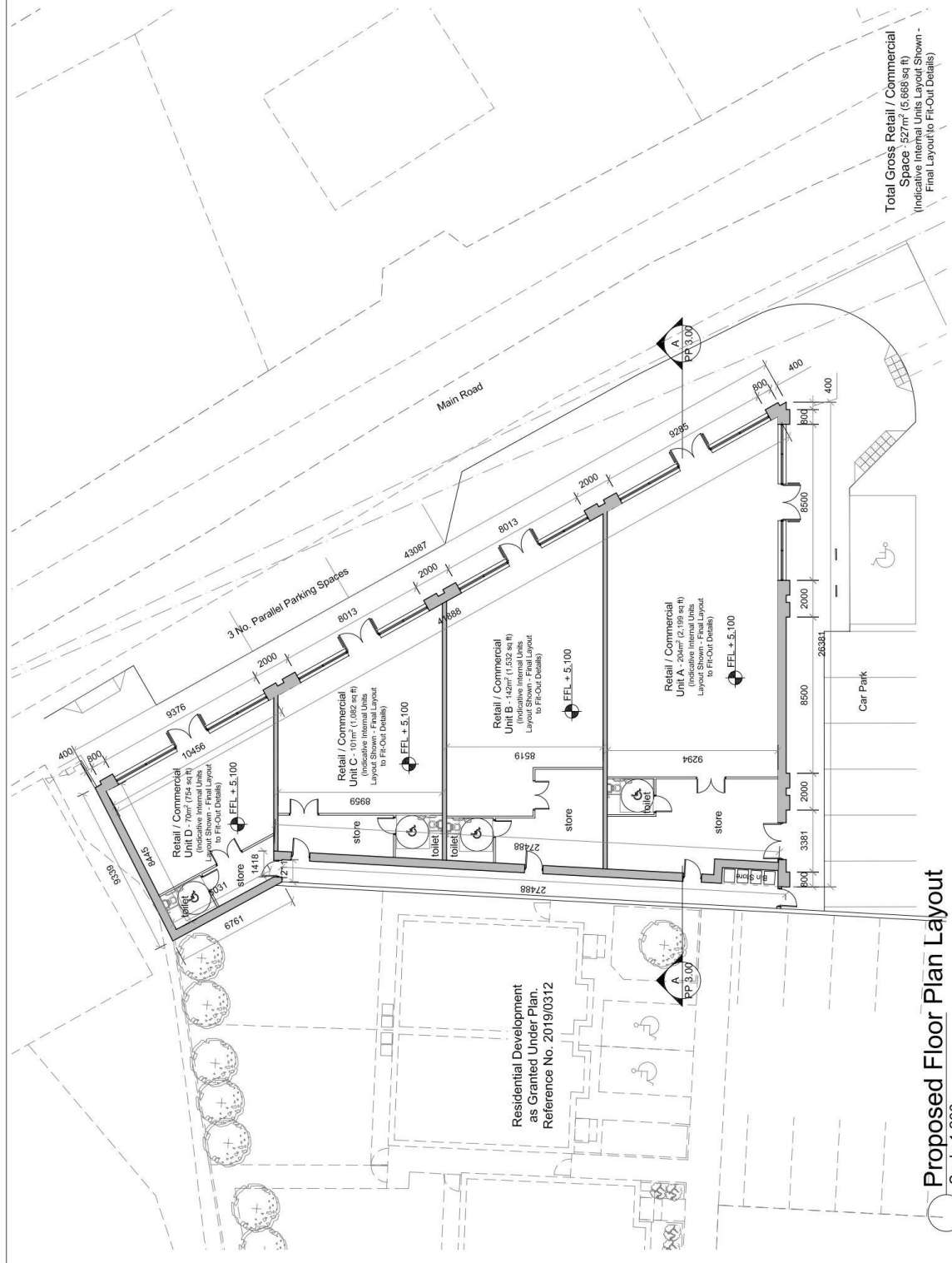
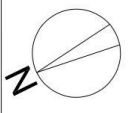
Client	Monigle Ltd.
Dwg no.	16.1032 - PP 3.00
REV.	A

Job	Castlebridge Commercial Development
Title	Proposed Elevations & Section A-A

Date	02/03/2021
Scale	1:200 @ A3
Drawn by	TB

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NOTE:
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drawing.



Total Gross Retail / Commercial
Space - 527m² (5,668 sq ft)
(Indicative Internal Units Layout Shown -
Final Layout to Fit-Out Details)

Proposed Floor Plan Layout
Scale 1:200

Job	Castlebridge Commercial Development	Client	Monigle Ltd.
Title	Proposed Floor Plan Layout	Dwg no.	16.1032 - PP 2.00
Rev.	Date	By	TB
A	30.04	Revisions following Request further Information	TB
Revision		By	TB
Date		By	TB
Revision		By	TB

Drawn 02/03/2021
Scale 1:200 @ A3
Drawn By TB

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STORM WATER ATTENUATION CALCULATIONS

The calculations below set out the attenuation requirements and attenuation tank design for the site of this planning application and those of the neighbouring property immediately to the south of the site which are the subject of this application.

It is proposed to locate all of the attenuation storage for the combined site on the site of this application. The calculations are based on the Greater Duden Strategic Drainage Study.

The attenuation storage is to be provided in an attenuation tank, as detailed here and the discharge is to be limited, by means of a flap valve and approved attenuator, to the calculated dominant drainage wet-weather flow.

Location	WEXFORD								
Average Annual Rainfall (mm)	1163								
Maximum rainfall (mm) in indicated duration expected in the indicated return period									
Duration	1	2	5	10	20	50	100	30	
60 min	9.4	11.5	12.8	16.9	20.1	24	30	34	36.3
1 hour	12.5	15.3	16.8	21.7	26	30	36	42	32.4
2 hour	17.2	20.6	22.3	28	33	38	45	52	40.8
3 hour	20.8	24.7	27	34	38	44	53	60	47.8
4 hour	26.7	32	34	43	48	55	65	74	59.8
5 hour	33	39	41	51	57	67	79	89	72.2

CALCULATION OF GREENFIELD RUNOFF

Area of site = 0.164 hectares

Area for calculation of ASEA = 0.167 (SEAP)

SEAP = 1163 (mm)

Soil type at the site is alluvial Silt (Silt Map of Co. Wexford National Soil Survey of Ireland)

SEAP for this AREA = 0.31 m/s

SEAP per hectare = 0.18 t/s

SEAP for combined sites will therefore be 0.18 t/s

Impervious area of the site = 0.144 ha

% of impervious area contributing to direct runoff to the drainage system = 100%

Riv. Attraction E2 Greater Duden Strategic Drainage Study

Impervious area contributing to the drainage system = 0.140 ha

RUNOFF VOLUME

The runoff volume, in cubic metres, from the catchment for all the storms listed in the rainfall table above is set out below:

Duration	1	2	5	10	20	50	100	30
60 min	12	15	17	22	26	31	36	45
1 hour	16	20	22	28	33	38	47	54
2 hour	22	27	29	37	43	48	58	67
3 hour	27	32	35	44	50	57	68	78
4 hour	35	41	45	55	63	72	85	96
5 hour	43	51	55	68	77	87	102	115

The allowable outflow and required storage for various durations are:

Duration	allowable outflow	storage required
60 min	3 m ³	31 m ³
1 hour	6 m ³	41 m ³
2 hour	13 m ³	40 m ³
3 hour	19 m ³	45 m ³
4 hour	28 m ³	38 m ³
5 hour	38 m ³	31 m ³

The storage required on site for a 100 year storm would be 59 m³

Tank Volume Calculations are as follows:

Volume of storage	59 m ³	Settling tank	4.52 m OD
Proposed invert level of tank	3.52 m OD	Depth of precast runouts	200 mm
Tank internal area w/ all walls	59 m ²	Depth of main section	750 mm
Internal operational level	1 m OD	Lowest top of concrete	4.88 m OD
Storage provided	59 m ³	Carbank surface	

- Contract Construction
- Blumnose surfacing consisting of a basecourse, 60mm minimum bituminous base, 10mm minimum bedding, 10mm minimum bituminous macadam and a wearing course, 40mm minimum thickness at any point, of 10mm nominal size close graded wearing course blumnose
 - ON a subbase layer of 150mm of 8/16mm crushed rock
 - ON a subbase layer of 250mm of 10/16mm crushed rock
 - ON a subgrade of CR greater than 3%
- All in compliance with the road specification laid down in the Department of Transport Recommendations for Site Development Works for Housing Areas.
- FOOTPATH CONSTRUCTION
- 100mm of 20/40mm concrete
 - ON 200mm of Causeway
 - Subgrade with a CR of 20/40mm of 50-100mm crushed rock down to a depth with a CR of 20/40mm.



Use Case Scenario:

All Water and Wastewater installations to be built in strict accordance with the latest version of these are freely available on Irish Water's website.

DISCHARGE PIPE SIZES TO LIMIT ATTENUATION TANK DISCHARGE

Design the outlet pipe to operate in the manner of a culvert in downstream control

Limiting Flow Rate Required = $Q_{in} = 0.25 \text{ m}^3/\text{s}$

Proposed Internal Pipe Diameter (PI 100.32mm Sdr 17.6)

Pipe Cross Sectional Area = $A_p = 0.00825 \text{ m}^2$

Water velocity = $V = 3.142 \cdot g \cdot 1000^3 / 4$

Inlet Loss Coefficient (K_{in}) = $K_{in} = 0.41 \text{ m}^2$

Outlet Loss Coefficient (K_{out}) = $K_{out} = 0.7$

Total Hydraulic Head at inlet above invert of discharge pipe = $H_{in} = 1.48 \text{ m}$

Total Hydraulic Head at outlet above invert of discharge pipe = $H_{out} = 0.02 \text{ m}$

Head Required at proposed discharge limit above invert of outlet in the attenuation tank = $H_{req} = 0.06 \text{ m}$

Design Depth of Water / 50mm above invert of the tank = $H_{d} = 1.00 \text{ m}$

Check for operation in downstream control

Flow Rate (m³/s)	Depth (m)	Velocity (m/s)
0.25	0.25	0.25
0.5	0.5	0.5
1.0	1.0	1.0
1.5	1.5	1.5
2.0	2.0	2.0
2.5	2.5	2.5

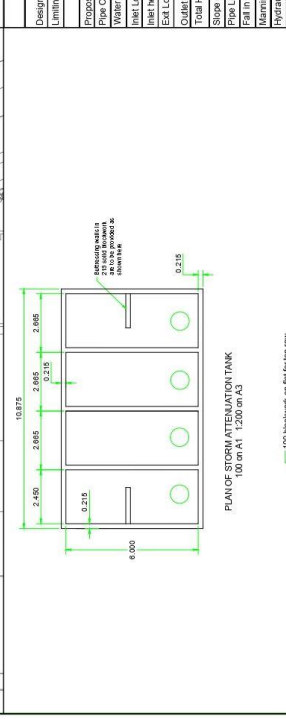
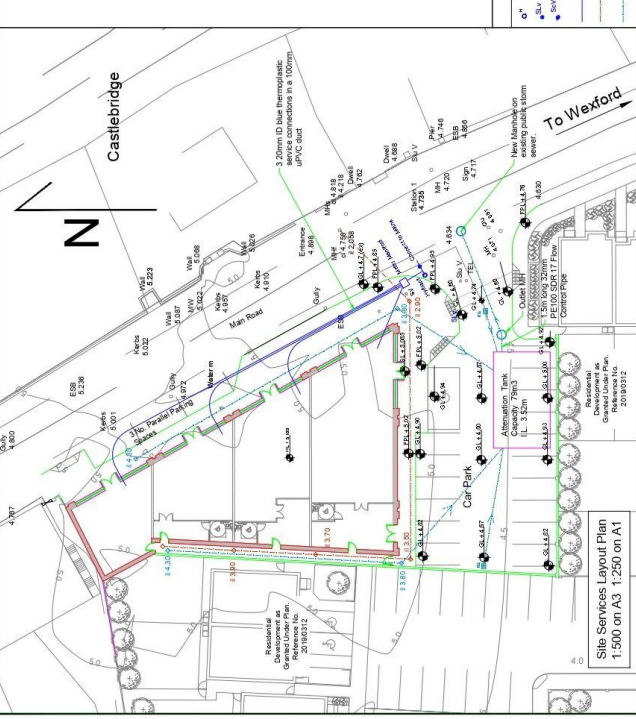
Discharge Rate

Height of Water in the Tank

Discharge Rate for the HW

Q _{in} (m ³ /s)	Ave for Q _{in} (m³/s)
0.25	0.25
0.5	0.5
1.0	1.0
1.5	1.5
2.0	2.0
2.5	2.5

Average of change rate while tank is filling = 0.85



ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCING AND AT ALL STAGES OF CONSTRUCTION

Do Not Scale

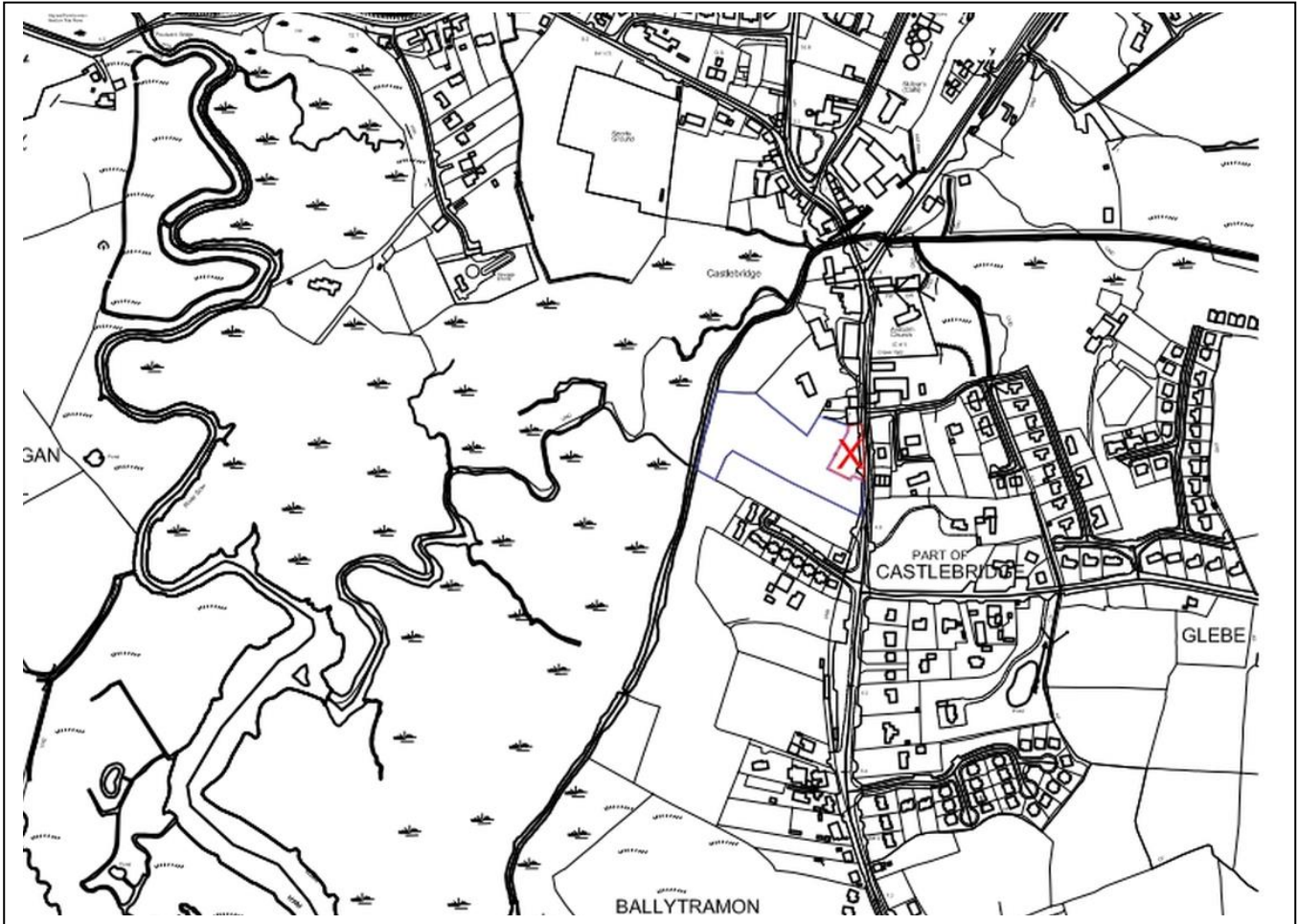
Check for reduction/increase in plotting size

Client: **Arthur Murphy & Co.**
Address: CIVIL STRUCTURAL ENGINEERS, Email: **artur@arthurmurry.ie**
Tel: 01-855 865

Project: **PL01**

Engineering Drawings: **SITE SERVICES**

Revision: 1/26/10 1:00:10 (A1)
1/26/10 1:00:10 (A1)



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