LEGEND

	CFRAM 10 % AEP Tidal extent
	CFRAM 0.5 % AEP Tidal extent
	CFRAM 0.1 % AEP Tidal extent
	SAC lands
	Open space within site area
	Private garden
	Open grassland
	Open space (paved) within site area / Home zone
	Right of way access to site Road approved under ref. P09/1925 PL.07.237219
	Boundary of *Recreation and Amenity* zoned lands
	Site Boundary in relation to application
	Existing trees
	Proposed trees
	Trees to be removed
	Site embankment
0.00	Existing site levels
PROPOSED 0.00 m	Proposed site levels
	Existing 1m contours
	Location of Site Notice(s)

NORTH

SCALE 1:1000

SCHEDULE OF ACCOMODATION

HOUSE TYPE A (34)	
Semi-detached 4 bedroom	
2 storey	
132 m² / 1420 sq. ft	
HOUSE TYPE B (54)	
Semi-detached 3 bedroom	
2 storey	
111 m² / 1194 sq. ft	
HOUSE TYPE C (16)	
Detached 4 bedroom	
2 storey	
165 m² / 1775 sq. ft	
HOUSE TYPE D (16)	
Terraced 3 bedroom	
2 storey	
115 m² / 1237 sq. ft	
HOUSE TYPE E (24)	
Semi-detached 4 bedroom	
2½ storey	
140 m² / 1506 sq. ft	
DUPLEX TYPE G (50)	
Duplex - 2 bed and 2 bed	
3 storey	
76 m² / 822 sq. ft + 103 m² / 1114 sq. ft	
DUPLEX TYPE H (6)	
Duplex - 2 bedroom (x 3)	
3 storey	
97 m² / 1044 sq. ft + 111 m² / 1194 sq. ft + 133 m² / 1430 sq. ft	
HOUSE TYPE J (12)	
Terraced 2 bedroom	
2 storey	
93 m² / 1000 sq. ft	
TOTAL DWELLINGS (212)	
CRECHE (1)	
Detached	
1 storey	
374 m² / 4020 sq. ft	
Room 1 41.4 m²	14 no.
Room 2 53.9 m²	22 no.
Room 3 41.4 m²	22 no.
	58 no.

SITE AREA

Site Area (including RA zoned lands)	8.642 Ha
Net Developable Area	6.839 Ha

SITE COVERAGE

Site Coverage (entire site)	16.92 %
Site Coverage (net developable area)	21.38 %

PLOT RATIO

Plot Ratio (net developable area)	0.37

PLOT RATIO (with attic conversion)

Plot Ratio (net developable area)	0.41

DENSITY

Density (net developable area)	31 dwellings / Ha

PUBLIC OPEN SPACE

O.S 01	16, 172 m²
O.S 02	947 m²
O.S 03	947 m²
O.S 04	4, 868 m²
O.S 05	2, 391 m²
TOTAL OPEN SPACE	25, 325 m²
Open space zoned Recreational / Amenity	10, 080 m²
Open space within residential zoned land	15, 245 m²
Exclusion Zone around castle	2, 226 m²
Open space with residential zoned land excluding castle exclusion zone	13, 019 m²
Open space (excluding RA zoned lands)	17.64 %
Open space (including RA zoned lands)	29.30 %
Open space (excluding RA zoned lands and castle exclusion zone	15.06 %

PRIVATE OPEN SPACE

Dwelling	Minimum Private O.S Required	Range of Private O.S Provided
House Type A	66 m²	77 - 240 m²
House Type B	56 m²	65 - 109 m²
House Type C	83 m²	140 - 410m²
House Type D	58 m²	73 - 207 m²
House Type E	70 m²	87 - 159 m²
House Type G	7 m²	14 m² / 18 m²
House Type H	7 m²	12 m²
House Type J	47 m²	51 - 87 m²

CAR PARKING

Development	Required (Galway County Development Plan 2015 - 2021)	Provided
House Type A	68	68
House Type B	108 [1]	108 [1]
House Type C	20	20
House Type D	24	24
House Type E	48	48
House Type F	12	12
House Type G (g/f1f+sf)	62	62
House Type H (g/f1f/sf)	8	8
House Type J	18	18
Creche	25 [2]	25 [2]
Visitor Parking	n/a	16
TOTAL PARKING	393	409

1 Development Plan requires 1.5 spaces per 1-3 bedroom houses. Relates to 2 no. spaces required per house when provided on curtilage.

2 Development Plan required 1 car parking space per staff member and 1 parking space per 4 children. Capacity - 58 no. children and 11 no. staff members. (Childcare Facilities - Guidelines for Planning Authorities, 2001).

BIKE PARKING

House Type G (duplex)	100	108
House Type H	12	12
House Type J	20	40
Creche	25	30
TOTAL BIKE PARKING	157	190

NOTE:
2 no. spaces to be provided per terrace and duplex units in accordance with Section 5.7.7 of National Cycle Manual.
Semi-detached, detached and end of terrace units with access to rear gardens to park bikes in private open space provided at rear.

PROPOSED BOUNDARY TREATMENTS

BOUNDARY A - B
Existing 2m high block wall retained.

BOUNDARY B - C
Existing 1.5 - 1.8m high fluctuating stone wall, 600-800mm thickness retained.

BOUNDARY C - D
Existing 1.5 - 1.8m high fluctuating stone wall removed. Generally, new low level stone wall with capping and galvanised steel railings, 1.2m total height with 1.5m high beech buffer hedge behind, set back to allow for new road and paths.

BOUNDARY D - E - F - G - H
Existing 1.5 - 1.8m high fluctuating stone wall, 600-800mm thickness retained.

BOUNDARY H - A
Existing 1.4 - 1.8m high fluctuating stone wall retained. New 2m high block wall inside existing stone wall, standard capping and render.

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preliminary
not for construction

PROJECT: Housing Development, Moneycuff, Oranmore, Co Galway			
CLIENT: Arium ltd			
DRAWING: Site Layout Plan			
DRAWING PURPOSE: Stage 3	DRAWN BY: B.S	APPROVED: E.T	DATE: Feb. 2019
DRAWING SIZE: A0 / SCALE: 1:1000	DRAWING REFERENCE: 2325-P-003		REV. NO. -