

Proposed Residential Development Statistics - Rosshill, Galway

06.12.2019

Overall Main Site Area:	10.0693 HA	24.882 ACRES
RA zoned land to west of site	0.1292	0.319 ACRES
Verge to Rosshill road	0.3381	0.835 ACRES
Junction to Oranhill Road:	0.0628 HA	0.155 ACRES
Developable Site Area:	9.5392 HA	23.572 ACRES
Proposed Communal Open Space:	21,533 Actual (m2)	14309 Required (m2)
Proposed Communal Open Space:	22.57% Actual (%)	15% Required (m2)
Total Green and landscaped space proposed on site:	25.80% or 25,130sqm	
Density:	Overall (Proposed and Granted): Units per	
	14.51 Acre	35.85 Hectare
Site Coverage:	Overall	
	15.34 %	
Plot Ratio:	Overall	
	0.37 Actual	0.46 Max

Proposed Apartment & Commercial units:	No. of Unit Type	Floor Area (m2)	Floor Area (ft2)	Total Flr. Area (m2)	Total Flr. Area (ft2)	% of Total:
Apartment Type '1A' - 1 bed 2 person (1 Storey)	14	49.2	530	688.8	7414	4.09%
Apartment Type '1B' - 1 bed 2 person (1 Storey)	14	48.1	518	673.4	7248	4.09%
Apartment Type '1C' - 1 bed 2 person (1 Storey)	7	53.7	578	375.9	4046	2.05%
Apartment Type '1D' - 1 bed 2 person (1 Storey)	3	57.4	618	172.2	1854	0.88%
Apartment Type '2A' - 2 bed 4 person (1 Storey)	19	78	840	1482.0	15952	5.56%
Apartment Type '2B' - 2 bed 4 person (1 Storey)	19	78.2	842	1485.8	15993	5.56%
Apartment Type '2C' - 2 bed 4 person (1 Storey)	19	79.3	854	1506.7	16218	5.56%
Apartment Type '2D' - 2 bed 4 person (1 Storey)	19	80.4	865	1527.6	16443	5.56%
Apartment Type '2E' - 2 bed 3 person (1 Storey)	19	70.6	760	1341.4	14439	5.56%
Apartment Type '2F' - 2 bed 3 person (1 Storey)	5	66.5	716	332.5	3579	1.46%
Apartment Type '2G' - 2 bed 4 person (1 Storey)	4	78.6	846	314.4	3384	1.17%
Apartment Type '2H' - 2 bed 4 person (1 Storey)	4	77.8	837	311.2	3350	1.17%
Apartment Type '2J' - 2 bed 4 person (1 Storey)	4	79.2	853	316.8	3410	1.17%
Apartment Type '2K' - 2 bed 4 person (1 Storey)	2	82.7	890	165.4	1780	0.58%
Apartment Type '2L' - 2 bed 4 person (1 Storey)	2	76.5	823	153.0	1647	0.58%
Apartment Type '2M' - 2 bed 4 person (1 Storey)	1	77.9	839	77.9	839	0.29%
Apartment Type '2N' - 2 bed 4 person (1 Storey)	2	79	850	158.0	1701	0.58%
Commercial/ Retail	1	185.1 (285.4sqm with ancillary)	1979	285.4	1979	
Community Café (community 30sqm)	1	67.8 + 30sqm community (150.7 sqm with ancillary)	1507	150.7	1507	
Office space	1	90.9 (119.4 sqm with ancillary)	507	119.4	507	
Creche	1	398.8	4293	398.8	4293	
Total Apartment units	157			12037.3	127582	45.9%
Inc. Common areas/ Stairs/ external bin stores etc.				14410.6	155114	

Conventional House types	No. of Unit Type	Floor Area (m2)	Floor Area (ft2)	Total Flr. Area (m2)	Total Flr. Area (ft2)	% of Total:
House Type 'A' - 4 Bed Semi Detached	2	125.40	1350	251	2700	0.58%
House Type 'A1' - 4 Bed Semi Detached	13	125.40	1350	1630	17547	3.80%
House Type 'A2' - 4 Bed Detached	2	125.40	1350	251	2700	0.58%
House Type 'A3**' - 4 Bed Semi Detached (double front)	6	125.40	1350	752	8099	1.75%
House Type 'A4**' - 4 Bed Semi Detached (double front)	5	125.40	1350	627	6749	1.46%
House Type 'A5' - 4 Bed Semi Detached	5	125.40	1350	627	6749	1.46%
House Type 'A6**' - 4 Bed Semi Detached (double front)	5	127.00	1367	635	6835	1.46%
House Type 'B' - 3 Bed semi detached	1	110.80	1193	111	1193	0.29%
House Type 'B1' - 3 Bed semi detached	5	110.80	1193	554	5963	1.46%
House Type 'B2' - 3 Bed semi detached	5	110.80	1193	554	5963	1.46%
House Type 'B3' - 3 Bed semi detached	5	110.80	1193	554	5963	1.46%
House Type 'B4**' - 3 Bed semi detached	2	110.80	1193	222	2385	0.58%
House Type 'B5**' - 3 Bed semi detached	2	110.80	1193	222	2385	0.58%
House Type 'B6' - 3 Bed semi detached	2	110.80	1193	222	2385	0.58%
House Type 'B7**' - 3 Bed semi detached	2	112.60	1212	225	2424	0.58%
House Type 'C' - 3 Bed semi detached	8	108.20	1165	866	9317	2.34%
House Type 'C1' - 3 Bed semi detached	8	108.20	1165	866	9317	2.34%
House Type 'C3' - 3 Bed semi detached	8	108.20	1165	866	9317	2.34%
House Type 'C4' - 3 Bed semi detached	8	108.20	1165	866	9317	2.34%
House Type 'C5' - 3 Bed semi detached	3	108.20	1165	325	3494	0.88%
House Type 'C6' - 3 Bed semi detached	3	108.20	1165	325	3494	0.88%
House Type 'C7' - 3 Bed semi detached	3	108.20	1165	325	3494	0.88%
House Type 'C8' - 3 Bed semi detached	3	108.20	1165	325	3494	0.88%
House Type 'C' - 3 Bed Terrace	24	108.20	1165	2597	27952	7.02%
House Type 'C2' - 3 Bed Terrace	9	108.20	1165	974	10482	2.63%
House Type 'C4' - 3 Bed Terrace	7	108.20	1165	757	8153	2.05%
House Type 'C9' - 3 Bed Terrace	16	108.20	1165	1731	18634	4.68%
House Type 'C10' - 3 Bed Terrace	7	108.20	1165	757	8153	2.05%
House Type 'D' - 2 Bed Terrace	6	84.40	908	506	5451	1.75%
House Type 'E' - 3 bed Long Semi-Detached	5	107.80	1160	539	5802	1.46%
House Type 'F' - 4 bed Long Semi-Detached	5	129.80	1397	649	6986	1.46%
Total housing	185			20708	222897	54.1%

Total Proposed No of Units on Site	342		32745	350479	100%
		Inc. Common areas etc.	35118.4	378011	

Overall Site MIX/ UNIT TYPES		%		%	
1 bedroom	38	11.1	Terraced	69	20.2
2 bedroom	125	36.5	Semi - Detached	114	33.3
3 bedroom	136	39.8	Detached	2	0.6
4 bedroom	43	12.6	Apartment	157	45.9
TOTAL	342	100.0	TOTAL	342	100.0