



Public Open Space Summary

Gross Site Area = 13.29ha

Net Site Area = 9.879Ha (excludes Woodland and existing Avenue)

10% of Net Site Area = 0.9879Ha (minimum required - Objective DMS57A)

Objective DMS57 - 2.5Ha Public Open Space required per 1000 population

No. of persons on site per Fingal County Development Plan DMS57 calculation = 839

Therefore Total Public Open Space Required = 2.1 Ha

Total Proposed Public Open Space (Per Fingal County Development Plan Standards) = 2.563Ha (2.143 discounting front field attenuation)

Note: The site has 37.9% overall open space available to residents, although much of the space, which offers the highest quality landscape experience and ecological value, is not included in the formal development plan calculations for open space.

Communal Amenity Space		
	Required (m ²)	Proposed (m ²)
Apartment Blocks 1-3	967	2661
Apartment Blocks 4&5, Duplex Block 2	563	2678
Apartment Block 6	141	259
Apartment Block 7	42	200
Apartment Block 8 Duplex Block 1	167	216
	46	449
TOTAL	1926	6463

Public Open Space (Ha)	
Front Field	1.192
East Cluster	0.261
Little Auburn	0.238
Walled Garden	0.348
North of walled garden	0.1338
North of woodland Back Field Pocket Park	0.238
Block 3 Pocket Park	0.0726
Total	2.5637

Public Open Space Discounting Attenuation (Ha)	
Front Field	0.824
East Cluster	0.261
Little Auburn	0.186
Walled Garden	0.348
North of walled garden	0.1338
North of woodland Back Field Pocket Park	0.238
Block 3 Pocket Park	0.0726
Total	2.1437

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- 1 Do not scale this drawing.
- 2 Errors and omissions to be immediately notified to Architect.
- 3 All dimensions to be checked on site.
- 4 To be read with relevant Engineers drawings.

Public Open Space

Public Open Space: 2.5637Ha
19.3% of Gross Site Area
25.9% of Net Site Area

Net Site Area: 9.879Ha

Planning Application Red Line

revisions	description	date	ins
	Site Layout		
	Public Open Space		

job	Development at Auburn Malahide	scale	1:2000 A3
client	Kinwest Limited	date	Mar '21
issue	Auburn SHD Planning	drawn	KL/KM
		checked	KL

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