

FOR 1:500 SCALE - SITE LAYOUT PLAN - PART 3 REFER TO SHEET 3005

FOR 1:500 SCALE - SITE LAYOUT PLAN - PART 2 REFER TO SHEET 3004

FOR 1:500 SCALE - SITE LAYOUT PLAN - PART 1 REFER TO SHEET 3003

PUBLIC OPEN SPACES

Required public open space : **4,266sqm** (15% of 28,442sqm Developable area)

Provided:	
Open space 01 - Linear Park -	3336sqm
Open space 02 - Pedestrian Plaza -	301sqm
Open space 03 - Central Green- Shared surface 01	471sqm
	329sqm
Total Public open space:	4,437sqm :- 15.6% of developable area

Galway City Development plan 2017- 2023 section 11.3.1 (c) states 'shared spaces shall be regarded as communal open space but shall not exceed one third of the total communal open space requirement.' The proposed shared surface area of 329sqm in this scheme contributes 7.4% on the overall public open space.

LEGEND

- Site boundary outlined in red
- Blue outline indicates lands in applicants control

APPLICATION SITE - red line

APPLICATION SITE AREA (RED LINE) : **47,042 sqm** :- 4.704 HA :- 11.624 Acre
 UNDEVELOPABLE AREAS:
 Old Dublin road and local Rosshill Road: 6,894 sqm : 0.689 HA :- 1.703 Acre
 Parkland areas & Pumping station access: 11,706 sqm : 1.170HA :- 2.893Acre
Developable Area : **28,442sqm** :- **2.844HA** :- **7.028 Acre**

Galway City Council Development plan 2017-2023:
 Site zoned Low Density Residential (LDR)

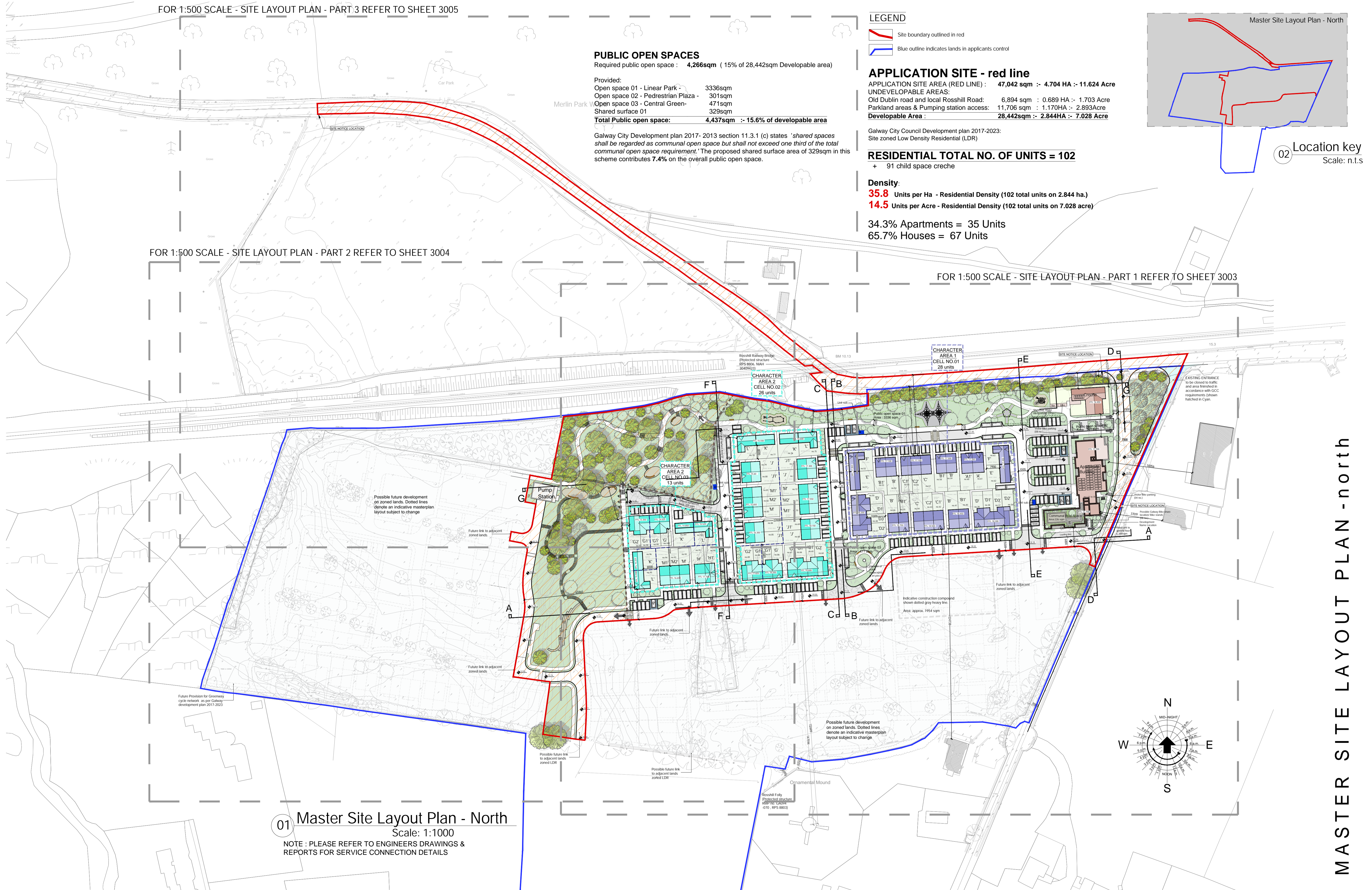
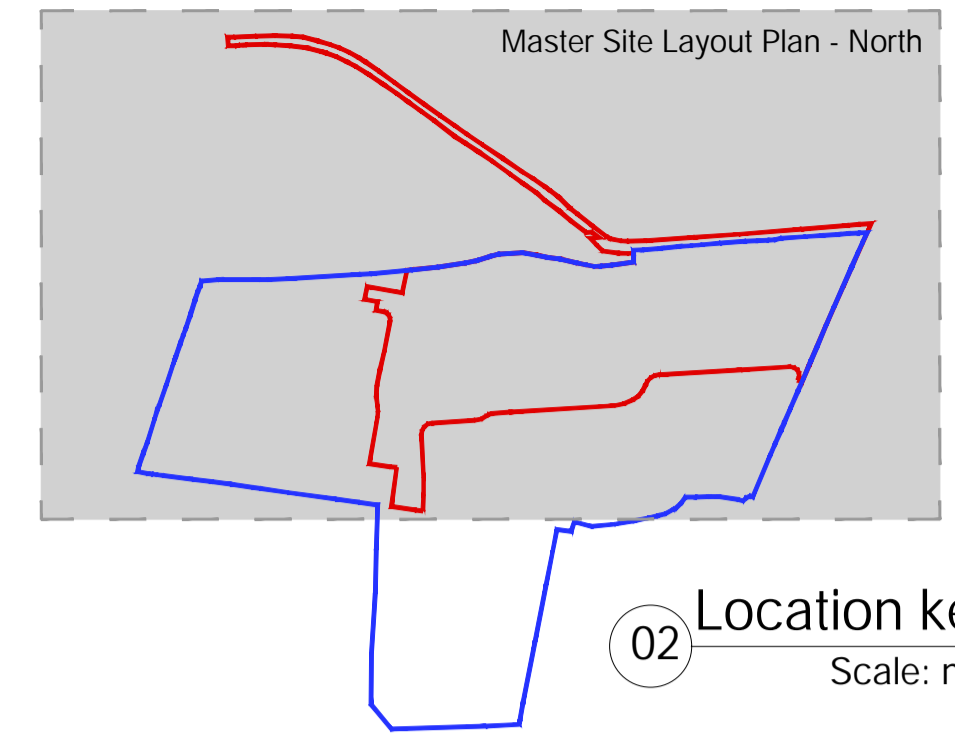
RESIDENTIAL TOTAL NO. OF UNITS = 102

+ 91 child space creche

Density:

35.8 Units per Ha - Residential Density (102 total units on 2.844 ha.)
14.5 Units per Acre - Residential Density (102 total units on 7.028 acre)

34.3% Apartments = 35 Units
 65.7% Houses = 67 Units



01 Master Site Layout Plan - North

Scale: 1:1000

NOTE : PLEASE REFER TO ENGINEERS DRAWINGS & REPORTS FOR SERVICE CONNECTION DETAILS

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No.	Date	Comments	By

REVISIONS

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REVISIONS

Scale: 1:1000
 Drawing Purpose: SHD Application
 Project: Proposed Development at Rosshill, Galway City
 Client: Alber Developments Ltd.
 Date: June 2021
 Paper size: A3
 File path:
 Drawn by: SOF
 Checked by: JOM

File Ref: 3.09
 Subject: Master Site Layout Plan - North
 Project No: 20175
 Drawing No: 3001
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MASTER SITE LAYOUT PLAN - north