

01 Master Site Layout Plan
 Scale: 1:1000
 NOTE : PLEASE REFER TO ENGINEERS DRAWINGS & REPORTS FOR SERVICE CONNECTION DETAILS

02 Location key
 Scale: n.t.s

LEGEND

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

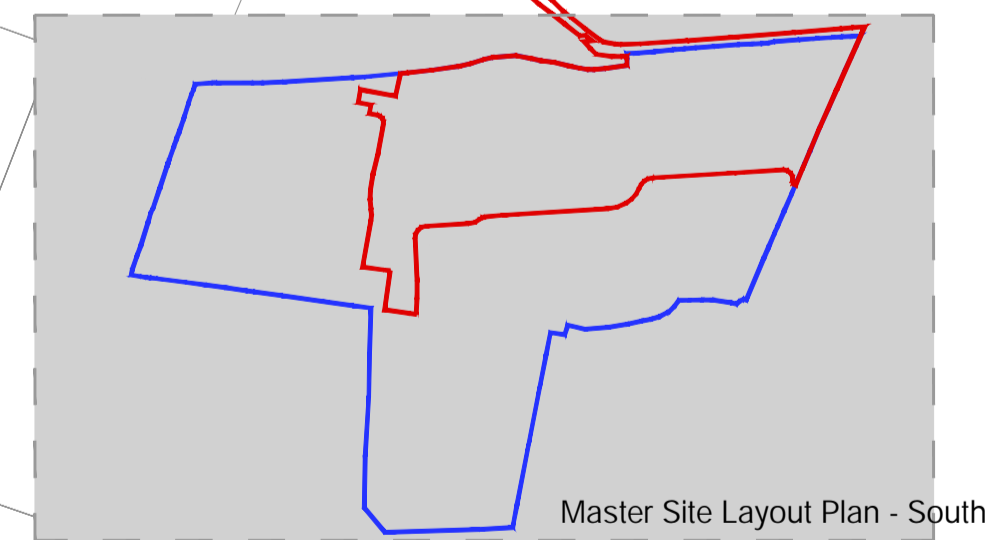
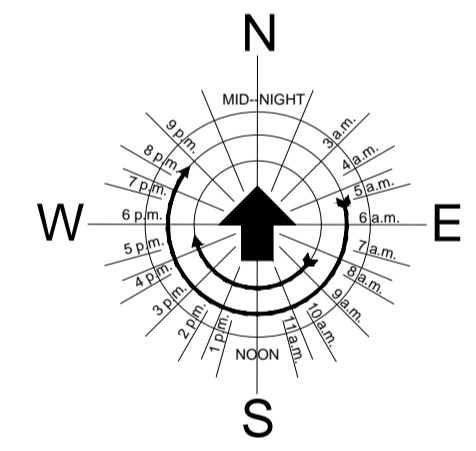
APPLICATION SITE - red line
 APPLICATION SITE AREA (RED LINE) : 47,042 sqm :- 4.704 HA :- 11.624 Acre
 UNDEVELOPABLE AREAS:
 Old Dublin road and local Rosshill Road: 6,894 sqm : 0.689 HA :- 1.703 Acre
 Parkland areas & Pumping station access: 11,706 sqm : 1.170HA :- 2.893Acre
Developable Area : 28,442sqm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



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-	471sqm
Shared surface 01	329sqm
Total Public open space:	4,437sqm :- 15.6% of developable area

Galway City Development plan 2017- 2013 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.

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- Sizes of proprietary items shall be checked with manufacturer and checked for compliance with design detail.
- Contractor is responsible for procuring any proprietary items required/specified with due attention to lead-in times ensuring compliance with programme dates.

No.	Date	Comments	By

REVISIONS

No.	Date	Comments	By

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
 CTB file:
 LTScale:
 File path:
 Scale: 1:1000

File Ref: 3.09
 Subject: Master Site Layout Plan - South
 Project No: 20175
 Drawing No: 3002
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MASTER SITE LAYOUT PLAN - south