

SITE LAYOUT PLAN- PART 01

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

Rosshill Railway Bridge
(Protected structure
RPS 8806, NIAH
30409423)

CHARACTER
AREA 1
CELL NO.01
28 units

CHARACTER
AREA 2
CELL NO.02
26 units

CHARACTER
AREA 2
CELL NO.03
13 units

EXISTING ENTRANCE
to be closed to traffic
and area finished in
accordance with GCC
requirements (shown
hatched in Cyan.

LEGEND

- Site boundary outlined in red
- Blue outline indicates lands in applicants control
- Orange over hatch indicates lands considered non-developable and outside density calculation
- Required private open space in brackets with actual provided open space to rear gardens

APPLICATION SITE - red line

APPLICATION SITE AREA (RED LINE) : 47,402 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:

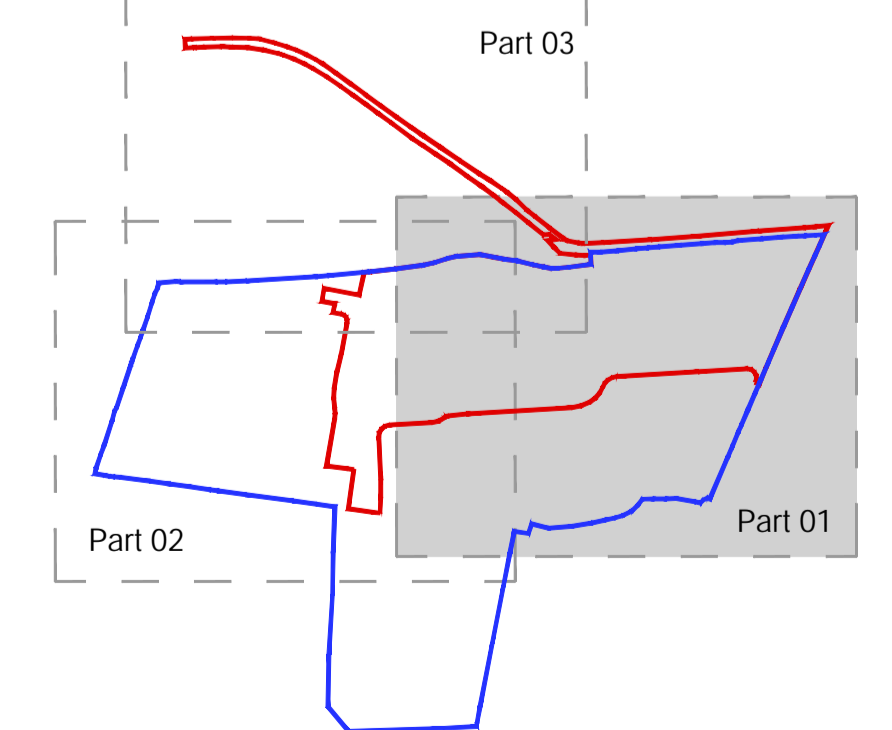
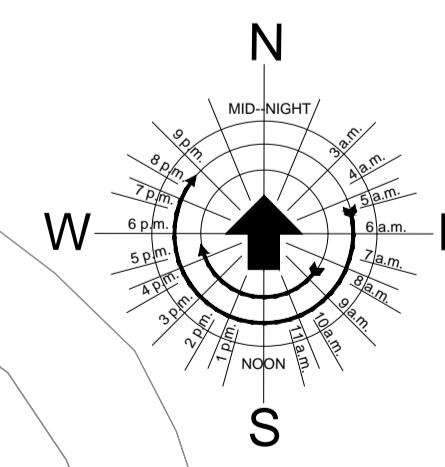
35.8 Units per Ha - Residential Density (102 total units on 2.844 ha.)
14.5 Units per Acre - Residential Density (102 total units on 7.028 acre)

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



01 Site Layout Plan - PART 01
Scale: 1:500

02 Location key
Scale: n.t.s

SITE LAYOUT PLAN- PART 01

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No.	Date	Comments	By	No.	Date	Comments	By

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Project: Proposed Development at Rosshill, Galway City
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