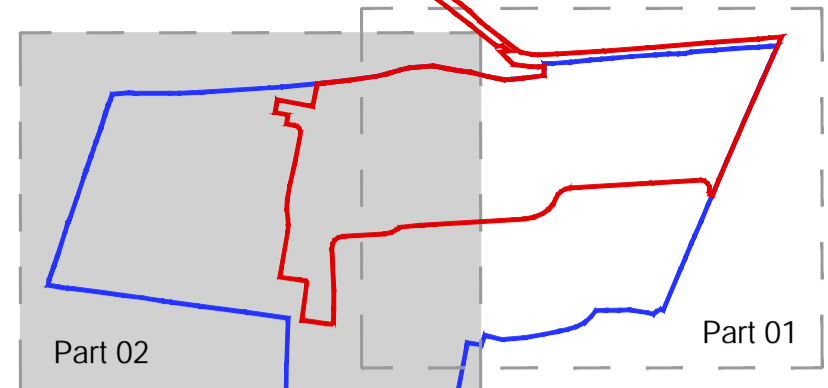
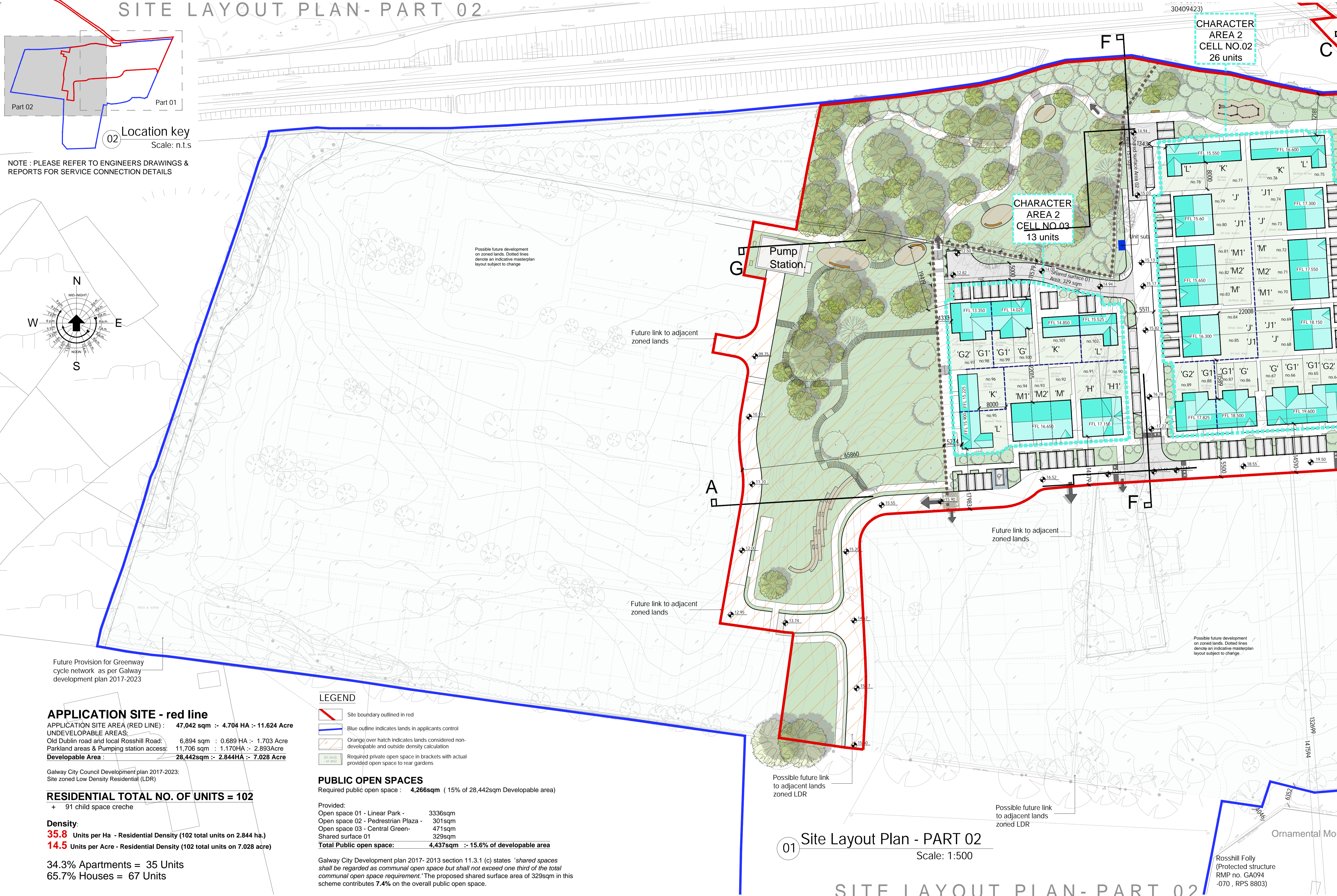
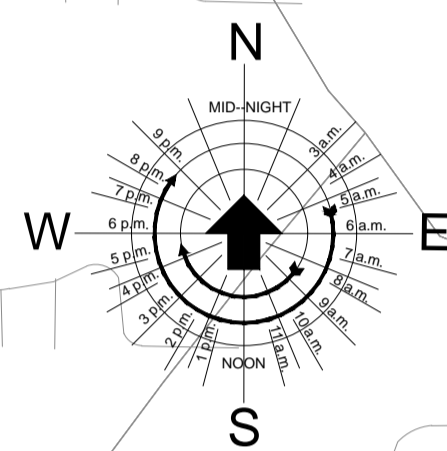


# SITE LAYOUT PLAN- PART 02



Location key  
Scale: n.t.s

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



Possible future development on zoned lands. Dotted lines denote an indicative masterplan layout subject to change

Future link to adjacent zoned lands

Future link to adjacent zoned lands

Possible future link to adjacent lands zoned LDR

Possible future link to adjacent lands zoned LDR

Possible future development on zoned lands. Dotted lines denote an indicative masterplan layout subject to change

Future Provision for Greenway cycle network as per Galway development plan 2017-2023

### 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

### 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

### 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.

No.	Date	Comments	By

REVISIONS

No.	Date	Comments	By

REVISIONS

No.	Date	Comments	By

REVISIONS

# SITE LAYOUT PLAN- PART 02

Scale: 1:500  
 Drawing Purpose: SHD Application  
 Project: Proposed Development at Rosshill, Galway City  
 Client: Alber Developments Ltd.  
 Date: MAY 2021  
 Paper size: A3  
 Drawn by: SOF  
 Checked by: JOM

File Ref: 3.09  
 Subject: Site Layout Plan - PART 02

Project No: 20175  
 Drawing No: 3004



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