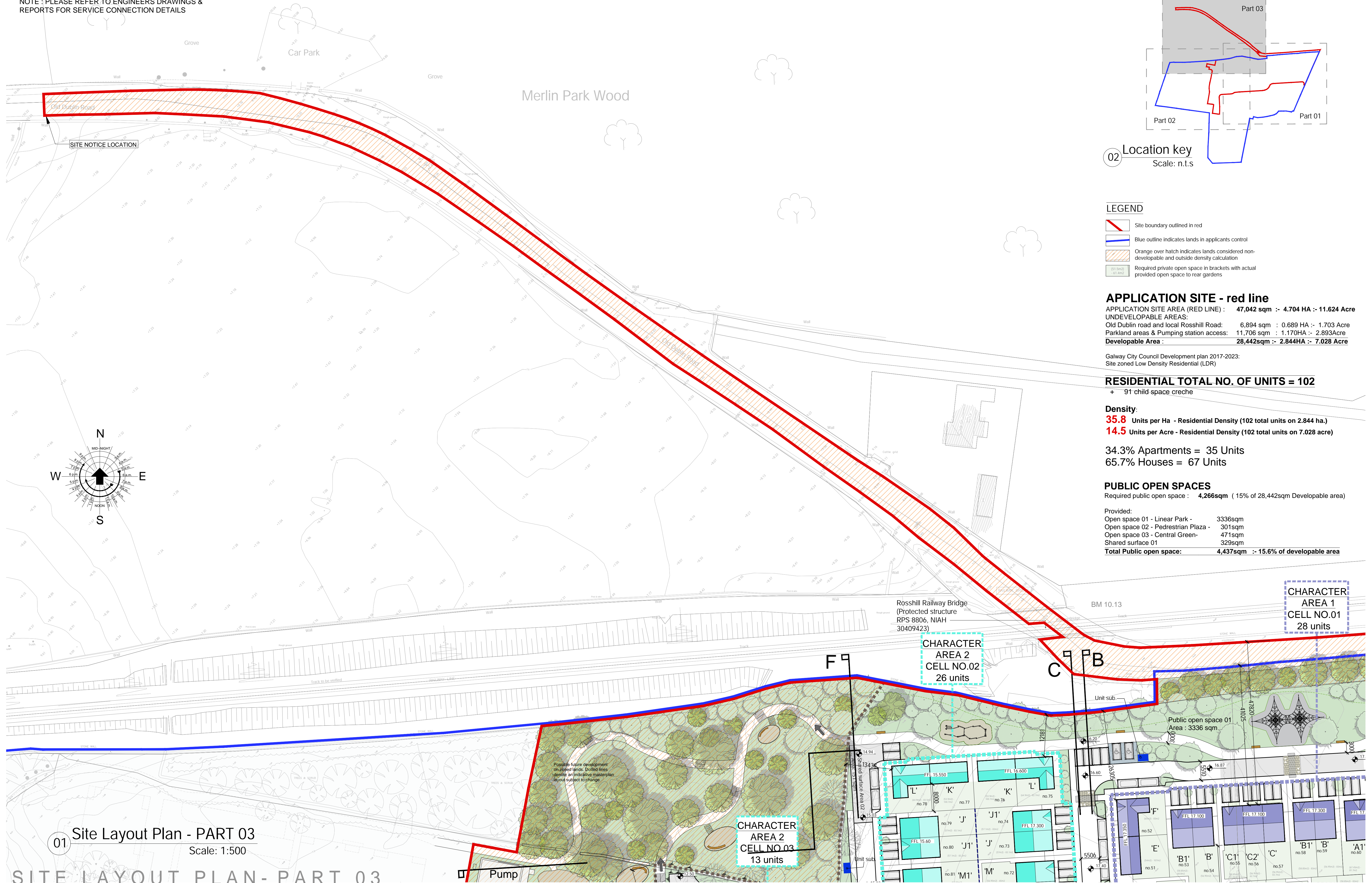


SITE LAYOUT PLAN- PART 03

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
- 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) : 47,042 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

01 Site Layout Plan - PART 03
 Scale: 1:500

SITE LAYOUT PLAN- PART 03

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No.	Date	Comments	By

Scale: 1:500
 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: SOR
 Checked by: JOM
 CTB file:
 LTS file:
 File path:
 Scale: 3.09
 Subject: Site Layout Plan - PART 03
 Project No: 20175
 Drawing No: 3005
 Rev:
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File Ref: 3.09
 Subject: Site Layout Plan - PART 03
 Project No: 20175
 Drawing No: 3005
 Rev:

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