

02 Communal roof plan location
Scale: 1:250

no.54 PRIVATE OPEN SPACE SERVING EACH DWELLING. PLEASE REFER TO APPENDIX 04 FOR GARDEN AREAS FOR APARTMENTS PLEASE REFER TO DRAWINGS 3200 TO 3203 FOR PRIVATE BALCONY AREAS.

COMMUNAL OPEN SPACE ROOF GARDEN TO APARTMENT BUILDING. PRIVATE TO APARTMENT RESIDENTS

Apartment Communal Open space requirement
Please refer to landscape architects roof garden drawings and Architects drawing no. 3206 for further details

Total Residential Units by type:

04 no. 1A type 1 bedroom 2 person apartment:	5 sqm required	per unit	Total of 20sqm
04 no. 1B type 1 bedroom 2 person apartment:	5 sqm required	per unit	Total of 20sqm
03 no. 1C type 1 bedroom 2 person apartment:	5 sqm required	per unit	Total of 15sqm
11 no. 2A type 2 bedroom 4 person apartment:	7 sqm required	per unit	Total of 77sqm
04 no. 2B type 2 bedroom 4 person apartment:	7 sqm required	per unit	Total of 28sqm
03 no. 2C type 2 bedroom 4 person apartment:	7 sqm required	per unit	Total of 21sqm
03 no. 2D type 2 bedroom 4 person apartment:	7 sqm required	per unit	Total of 21sqm
03 no. 2E type 2 bedroom 3 person apartment:	6 sqm required	per unit	Total of 18sqm

Total Communal Area required for Apartments: 220 sqm/ 2368 Sqft

TOTAL COMMUNAL AREA ROOF GARDEN : 226 sqm/ 2432 Sqft

LEGEND

- OVERALL SITE AREA : 47,042 sqm / DEVELOPABLE SITE AREA: 28,442 sqm
- SITE BOUNDARY OUTLINED IN RED
- BLUE OUTLINE INDICATES LANDS IN APPLICANTS CONTROL
- PUBLIC OPEN SPACE - LANDSCAPE OPEN SPACE WITHIN THE APPLICATION
- ADDITIONAL GREEN SPACE PROVIDED WITHIN THE APPLICATION NOT COUNTED AS PART OF THE 15% REQUIREMENT

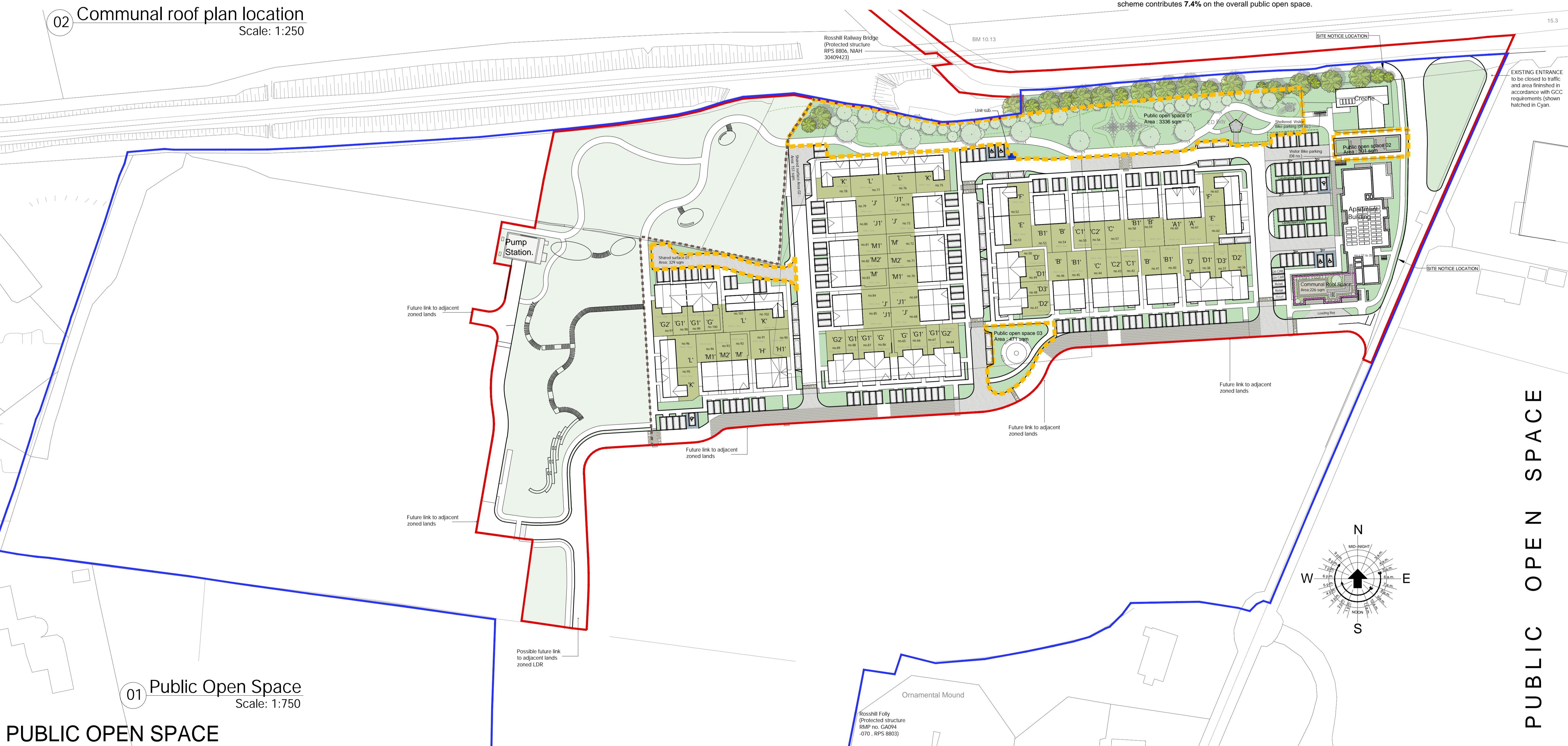
PUBLIC OPEN SPACES

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.



01 Public Open Space
Scale: 1:750

PUBLIC OPEN SPACE

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No.	Date	Comments	By

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Scale: 1:750
Drawing Purpose: SHD Application
Project: Proposed Development at Rosshill, Galway City
Client: Alber Developments Ltd.
Date: June 2021
Paper size: A3
File path:
CTB file:
LTScale:
Drawn by: SOR
Checked by: JOM

File Ref: 3.09
Subject: Public Open Space - Relevant to this application
Project No: 20175
Drawing No: 3022
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PUBLIC OPEN SPACE