

SITE STATISTICS:
(As required for Housing by Galway Co. Development Plan 2022-2028)

Overall Site Area (Edged in RED):
27,110.04m² Approx. (6.70 acres approx.)

DENSITY
Required : N/A
Provided : 33 Units/Ha.

OPEN SPACE
Public:
Required : 15% (4,066.51m²)
Provided : 26.8%(7,279.75m²)

Private (required):
1B = 33.9m²
2B = 32.5m²
3B = 44.9m²
4B or more = 40.5m²

Private Open Space for Housing is provided in the form of rear gardens of minimum 11m in depth (22m back to back between houses), in compliance with the recommended areas required by the current Galway Co. Development Plan 2022-2028.

KEY:

PUBLIC OPEN SPACE

Public Open Space Required
= 27,110.04m² x 0.15 = 4,066.51m² (15% of Total Site)

Centrally located Grassed / Landscaped areas

OS 01	4,255.08m ²
OS 02	1,252.43m ²
OS 03	807.10m ²
OS 04	365.78m ²
OS 05	587.06m ²
Total	7,267.45m ²

Homezone / Shared Surfaces

Homezone N°1	314.73m ²
Homezone N°2	368.81m ²
Homezone N°3	464.19m ²
Homezone N°4	311.99m ²
Homezone N°5	275.00m ²
Total	1,734.72m ²

TOTAL PUBLIC OPEN SPACE PROVIDED
7,267.45+1,734.72= 9,002.47m²

LEGEND:

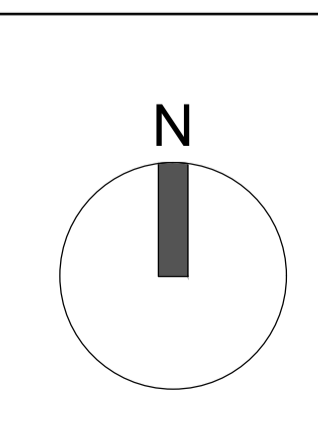
Indicates double fronted units and visibility / surveillance outlook

These dwellings have been designed to address and face both the public open space areas and the streets. Typically these corner units are double fronted with aspect to the front and a side approach, providing access and integration to the public areas. This encourages presence, use and passive surveillance of the public areas

Surveillance/views from proposed housing to public amenity space

PROPOSED SITE LAYOUT (PUBLIC REALM)
Scale 1:500

Site Area = 27,110.04m²/ 2.7Ha (6.7 acres)



A Updated Layout		WS	14-06-23
Rev	Description	By	Date
		Galway Suite 4 Cloch Mhíle, 3-3 Abbey Street, Dublin Road, Galway, H91 V97E E: info@vha.ie www.vha.ie Sligo Suite 4 Cloch Mhíle, 3-3 Abbey Street, Abbeyquarter North, Sligo, F91 X160 T: 091 483 934 F: 071 915 0022 Dublin 81 Armin Street, Dublin 1, D01 N275 T: 01 876 4600	
© THIS DRAWING IS PROTECTED BY COPYRIGHT AND IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS. USE ONLY FIGURED DIMENSIONS. DO NOT SCALE OFF THIS DRAWING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL ASPECTS OF THE CURRENT BUILDING REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL CONDITIONS IMPOSED BY THE LOCAL PLANNING AUTHORITY.		Client: Galway County Council	Scale: 1:500 @ A1
Project: Proposed Housing Development at Baile Chláir, Co. na Gaillimhe		Drawing Description: Proposed Site Layout Public Realm	Rev: A
Status: Planning	Drawing No: 210503-03-011	Date: June 2023	Checked by: BF