



**PROPOSED SITE LAYOUT**

Scale 1:500

Site Area = 27,110.04m<sup>2</sup> / 2.7Ha (6.7 acres)

**LEGEND:**

- Public Open Space
- Private Open Space
- Home Zone (printed concrete or similar)
- "Extent of "OS-Open Space/ Recreation & Amenity" Zone as per CDP 2022-2028 Baile Chláir Land Zoning Map". (1,972.62m<sup>2</sup>)
- Site Area
- Site Area belongs to another owner
- Bin Store
- Car Parking Space
- Bike Stand
- Bench

**UNIT TYPES**

**TYPE A (4 Bedrooms)**

4 BEDS. HOUSE  
2 Houses

**TYPE B (3 Bedrooms)**

3 BEDS. HOUSE  
19 Houses

3 BEDS. APARTMENT  
15 Apartments

**TYPE C (2 Bedrooms)**

2 BEDS. HOUSE  
18 Houses

2 BEDS. APARTMENT  
21 Apartments

**TYPE D (1 Bedroom)**

1 BED. APARTMENT  
13 Apartments

**TYPE E (Crèche)**

CRÈCHE  
1 Unit - 21 Children

**88 PROPOSED UNITS + 01 CRÈCHE**

**SITE STATISTICS:**

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

Overall Site Area (Edged in RED): 27,110.04m<sup>2</sup> Approx. (6.70 acres approx.)

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

**OPEN SPACE**  
**Public:**  
Required : 15% (4,066.51m<sup>2</sup>)  
Provided : 26.8% (7,267.45m<sup>2</sup>)

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.

**New Car Parking calculation**  
(based on new Galway County Development Plan 2022-2028 requirements)

**Houses and Apartments:**  
4 bedroom units = 2 per unit = 4 car parking spaces required.  
1 to 3 bedroom units = 1.5 per unit = 86 x 1.5 = 129 car parking spaces required.

**Crèche:**  
Total capacity = 6 babies (0 to 1 years old)  
7 children (1 to 2 years old)  
8 children (2 to 6 years old)  
Total = 21 (babies & children).

Staff: (0 to 1 years old) 1 staff each 3 children = 2 staff required.  
(1 to 2 years old) 1 staff each 5 children = 1 ~ 2 staff required.  
(2 to 6 years old) 1 staff each 8 children = 1 staff required.  
Total staff required = 5.

Crèche car parking spaces required = 1 space/staff = 5  
1 space each 4 children = 5.25 ~ 6  
Total = 11 car parking spaces required for the crèche.

**Total car parking spaces required:**  
Dwelling Units = 133 spaces.  
Crèche = 11 spaces.

Total overall required = 144 spaces.

**Provided:**  
148 spaces (Total)  
Including 6 Disabled parking spaces

**BICYCLE STANDS**  
**Required:** 1 bicycle spaces per bed for residents, 1 each 2 dwellings for visitors & 1 each car space (Crèche) = 258 bicycle spaces

**Provided:** 260 Bicycle parking spaces

**NOTE:** Landscape included as reference only and subject to Landscape Architect's design.



**Housing for All**

A Updated Layout		WS	14-06-23
Rev	Description	By	Date
		Galway	Sligo
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Client: Galway County Council Project: Proposed Housing Development at Baile Chláir, Co. na Gaillimhe		Scale: 1:500 @ A1	
Drawing Description: Proposed Site Layout Plan		Status: Planning Drawing No: 210503-03-003 Date: June 2023 Drawn by: SF/WS Checked by: BF	