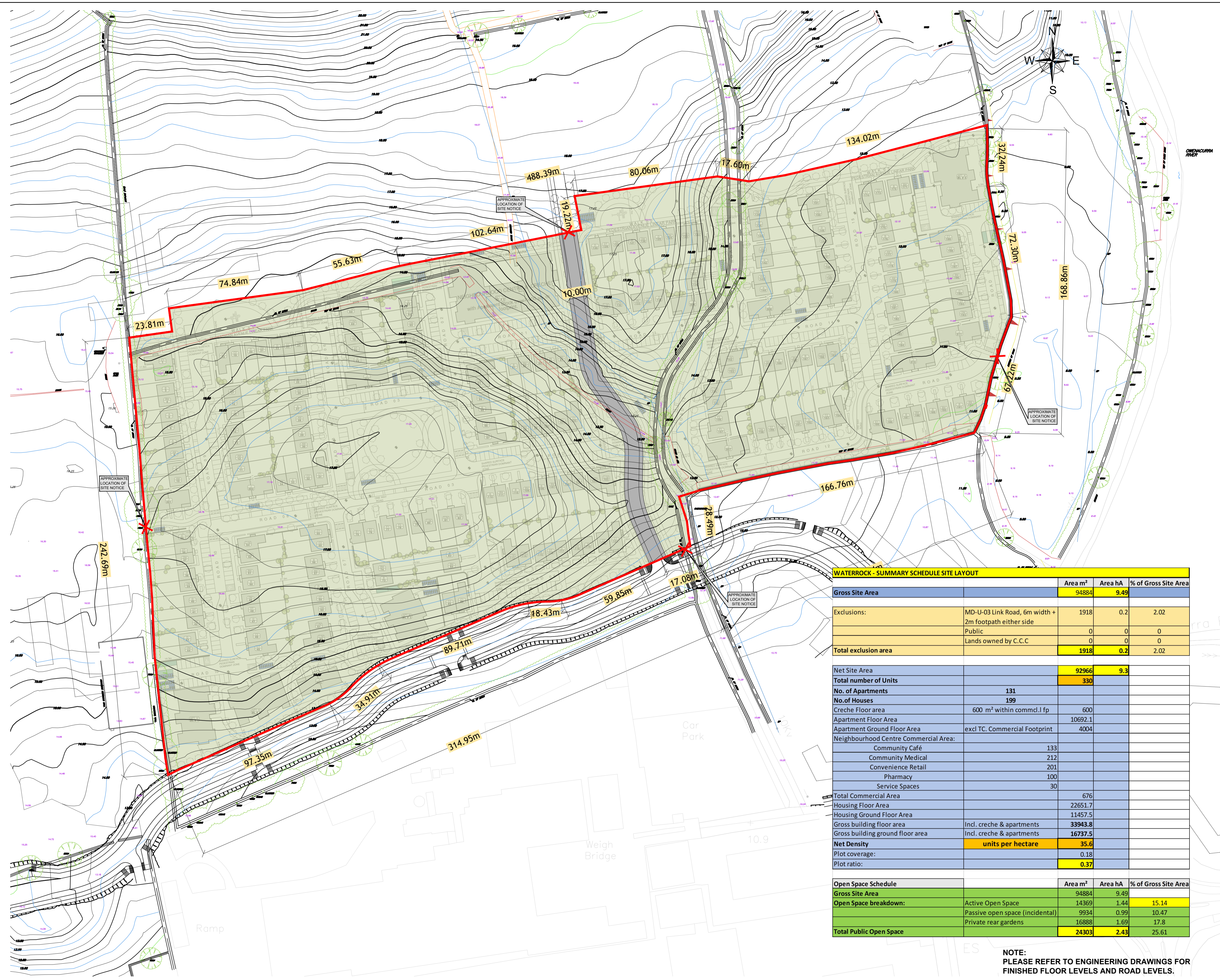


DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES.  
 VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY.  
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.  
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NOTES



**LEGEND: DEVELOPABLE LANDS**

- Planning Boundary
- Developable Lands
- Link Road Exclusion
- E.S.B Cable Burial Exclusion

- NOTES:
- RED LINE BOUNDARY AREA CONSISTS OF 9.49 hectares IN TOTAL.
  - THE DEVELOPABLE LANDS AREA CONSISTS OF 9.25 hectares IN TOTAL.
  - EXCLUSIONS INCLUDE THE FOLLOWING-
    - AREA FOR LINK ROAD DESIGNATED MD-U-03 IN THE MIDDLETON LOCAL AREA PLAN, TO INCLUDE 6m CARRIAGEWAY + 2m FOOTPATH ON BOTH SIDES.
    - AREA FOR PORTION OF RIGHT OF WAY TO BE GIVEN OVER FOR E.S.B. CABLE BURIAL NOT ON LINK ROADWAY, TO INCLUDE A PROVISION FOR A 6m R.O.W.

**WATERROCK - SUMMARY SCHEDULE SITE LAYOUT**

		Area m <sup>2</sup>	Area hA	% of Gross Site Area
<b>Gross Site Area</b>		94884	9.49	
<b>Exclusions:</b>	MD-U-03 Link Road, 6m width + 2m footpath either side	1918	0.2	2.02
	Public	0	0	0
	Lands owned by C.C.C	0	0	0
<b>Total exclusion area</b>		1918	0.2	2.02
<b>Net Site Area</b>		92966	9.3	
<b>Total number of Units</b>		330		
<b>No. of Apartments</b>	131			
<b>No. of Houses</b>	199			
Creche Floor area	600 m <sup>2</sup> within commd.l fp	600		
Apartment Floor Area		10692.1		
Apartment Ground Floor Area	excl TC. Commercial Footprint	4004		
<b>Neighbourhood Centre Commercial Area:</b>				
Community Cafe	133			
Community Medical	212			
Convenience Retail	201			
Pharmacy	100			
Service Spaces	30			
<b>Total Commercial Area</b>		676		
Housing Floor Area		22651.7		
Housing Ground Floor Area		11457.5		
Gross building floor area	Incl. creche & apartments	33943.8		
Gross building ground floor area	Incl. creche & apartments	16737.5		
<b>Net Density</b>	<b>units per hectare</b>	<b>35.6</b>		
Plot coverage:		0.18		
Plot ratio:		0.37		

		Area m <sup>2</sup>	Area hA	% of Gross Site Area
<b>Open Space Schedule</b>				
<b>Gross Site Area</b>		94884	9.49	
<b>Open Space breakdown:</b>	Active Open Space	14369	1.44	15.14
	Passive open space (incidental)	9934	0.99	10.47
	Private rear gardens	16888	1.69	17.8
<b>Total Public Open Space</b>		24303	2.43	25.61

NOTE:  
 PLEASE REFER TO ENGINEERING DRAWINGS FOR FINISHED FLOOR LEVELS AND ROAD LEVELS.

REV	DATE	DRN	NOTES

**PLANNING**

**Gittens Murray Architects Ltd**

JOB  
 WATERROCK HOUSING,  
 MIDDLETON, CO. CORK

CLIENT  
 HAVEN FALLS LTD.

TITLE  
 SITE DIMENSIONS,  
 DEVELOPABLE LANDS  
 & SITE SUMMARY DRAWING

DATE 07.10.2022 SCALE 1:1,000@A1  
 DRN SH CHECKED MG

JOB NUMBER 20/033-LRD-S-150  
 DRWG NUMBER REVISION

**GMA**  
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DETAIL NAME  
 DETAIL SCALE

LOCATION SHEET  
 DETAIL SHEET