







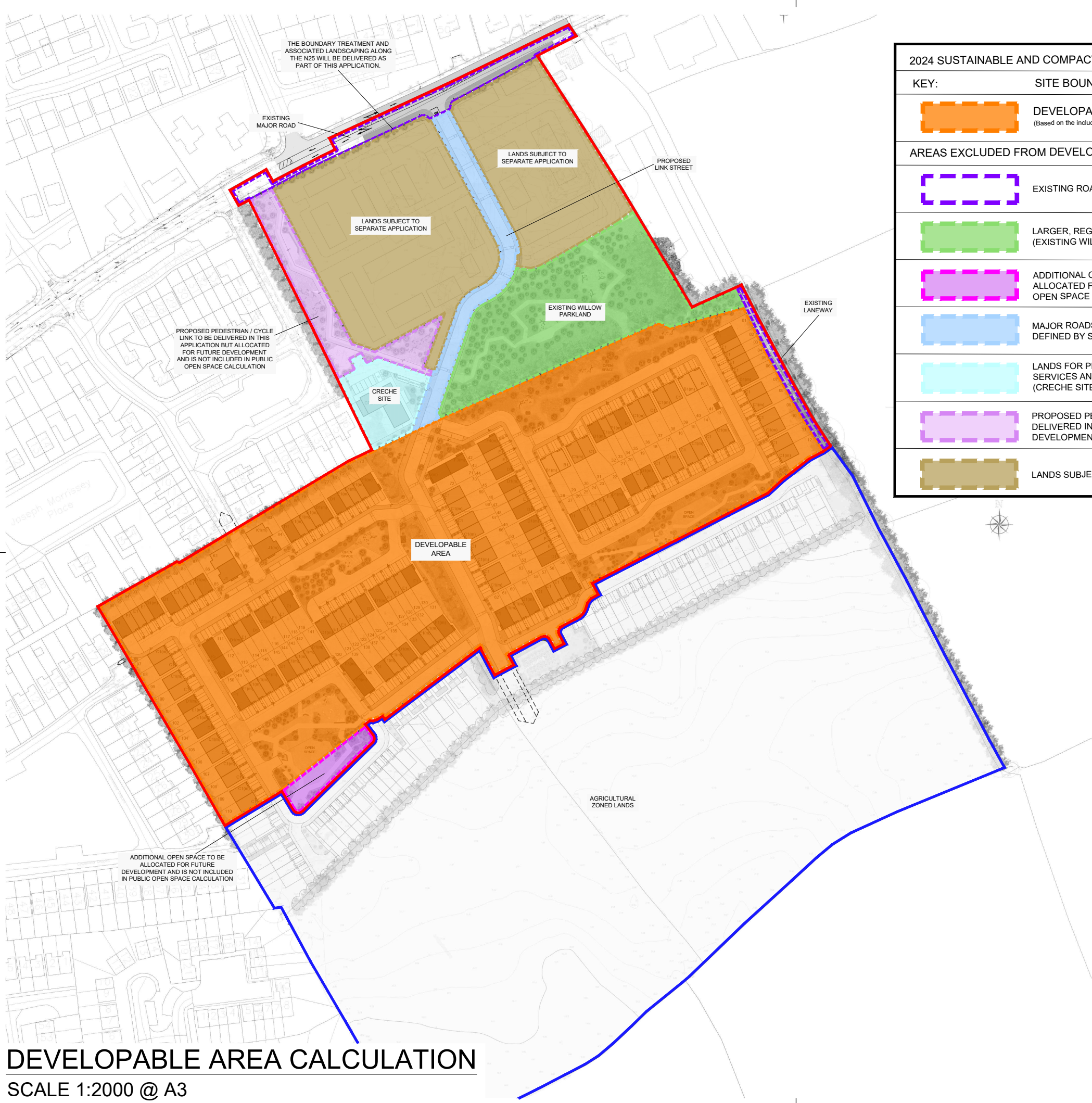


DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.
DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

2024 SUSTAINABLE AND COMPACT SETTLEMENT GUIDELINES FOR PLANNING AUTHORITIES - APPENDIX B - TABLE 1 KEY:		
KEY:	SITE BOUNDARY (RED LINE) : 6.88 Ha	AREA (SQ.M.)
	DEVELOPABLE AREA (Based on the includable areas set out in Table 1 of the Compact Growth Guidelines 2024 Appendix B)	4.0 HA
AREAS EXCLUDED FROM DEVELOPABLE AREA CALCULATION		
	EXISTING ROAD / LANEWAY	0.18 HA
	LARGER, REGIONAL OR DISTRICT PARKS, WAYLEAVES OR RIGHTS OF WAY (EXISTING WILLOW PARKLAND)	0.66 HA
	ADDITIONAL OPEN SPACE TO BE DELIVERED IN THIS APPLICATION TO BE ALLOCATED FOR FUTURE DEVELOPMENT AND IS NOT INCLUDED IN PUBLIC OPEN SPACE CALCULATION	0.07 HA
	MAJOR ROADS/STREETS SUCH AS ARTERIAL STREETS AND LINK STREETS AS DEFINED BY SECTION 3.2.1 DMURS. (PRIMARY LOCAL STREET)	0.17 HA
	LANDS FOR PRIMARY SCHOOLS, CHURCHES AND OTHER COMMUNITY SERVICES AND FACILITIES (CRECHE SITE)	0.13 HA
	PROPOSED PEDESTRIAN / CYCLE LINK TO N25 NATIONAL ROAD TO BE DELIVERED IN THIS APPLICATION BUT ALLOCATED FOR FUTURE DEVELOPMENT AND IS NOT INCLUDED IN PUBLIC OPEN SPACE CALCULATION	0.17 HA
	LANDS SUBJECT TO SEPARATE APPLICATION	1.50 HA

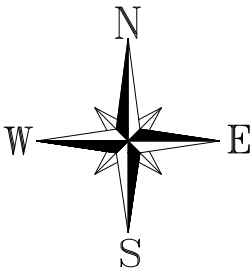
Note
The Existing Willow Parkland (Green Hatch) and
Additional Open Spaces/Links (Magenta and Pink hatch)
are not included in the developable area calculation as
they are not required to facilitate the development.

Note
The boundary treatment and associated landscaping
along the N25 will be delivered as part of this application.




DEVELOPABLE AREA CALCULATION

SCALE 1:2000 @ A3



date	rev	name	chk	note
15.11.24	P1	MP	EJG	ISSUE FOR PLANNING



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Project
PROPOSED RESIDENTIAL DEVELOPMENT IN
GORTNAHOMINA MORE (TOWNLAND), CASTLEMARTYR,
CO. CORK.

Drawing title DEVELOPABLE AREA CALCULATION			
Scale 1:2000 @ A3	Drawn MP	Checked EJG	Date 24.10.24
Project No. 23069	Drg. No. 23069/P/012	Revision P1	
<input type="checkbox"/> Information \ Comments <input checked="" type="checkbox"/> Planning			Tender Construction <input type="checkbox"/>