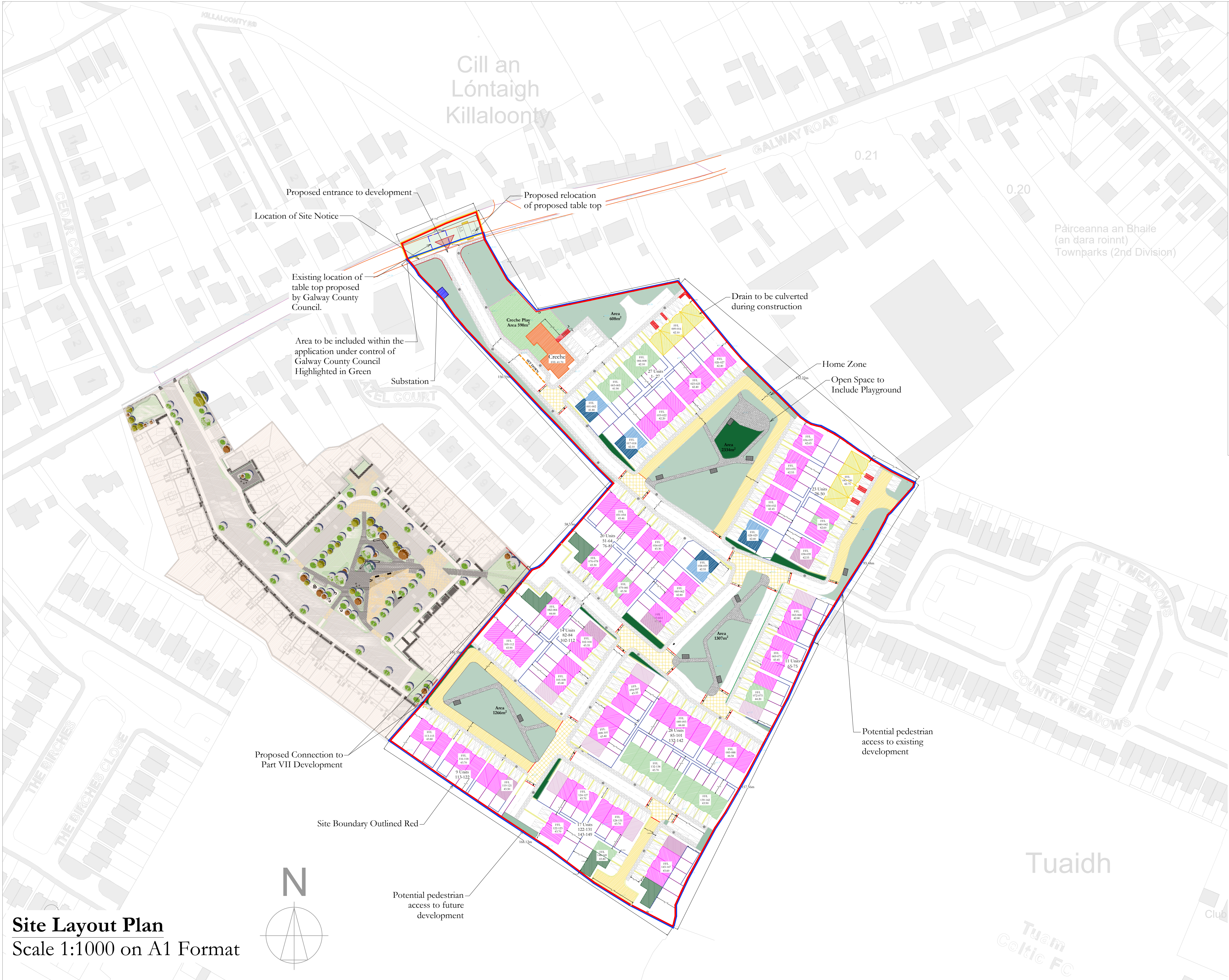




Site Layout Plan
Scale 1:1000 on A1 Format

LEGEND

-  Public Open Space

 One Bed Maisonette

 Two Bed Dwelling Type A

 Two Bed Dwelling Type B

 Three Bed Dwelling Type A

 Three Bed Dwelling Type B

 Four Bed Dwelling Type A

 Four Bed Dwelling Type B

 Creche - 244.9m²

 1.0-1.2m ht evergreen hedgerow

 1200m Galvanised Playground Fencing in select colour
-  1800mm High concrete post and timber panel fence

 1800mm Blockwork wall, unrendered & capped, Rendered to Public Relm

 1000mm Natural Stone wall

 Visitor Bike Parking

 Visitor Bike Parking

 Homezones

 Open space for Creche

 Traffic Calming Measures

 Bin/Bike Store

 Substation

 Tactile Paving

 Part V Development

SITE AREA

Overall Site Area - 4.29 Ha
Developable Site Area - 4.25 Ha
Area Under Ownership of GCC - 0.04 Ha
Public Open Space - 0.55 Ha (12.8%)

SCHEDULE OF ACCOMMODATION

One Bed Maisonette's		
One Bed Maisonette Type A	8	
One Bed Maisonette Type B	8	
Total One Bed Maisonette's	16 (10%)	
Two Bed Dwelling's		
Two Bed Dwelling Type A	24	
Two Bed Dwelling Type B	2	
Total Two Bed Dwelling's	26 (17.5%)	
Three Bed Dwelling's		
Three Bed Dwelling Type A	87	
Three Bed Dwelling Type B	12	
Total Three Bed Dwelling's	99(67.5%)	
Four Bed Dwelling's		
Four Bed Dwelling Type A	4	
Four Bed Dwelling Type B	4	
Total Four Bed Dwelling's	8 (5%)	

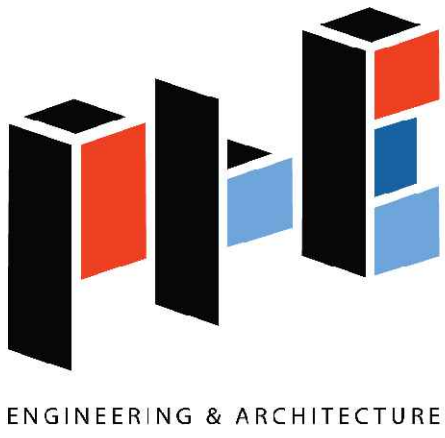
Total No. of Dwellings 149 (35.06 Dph)

CRECHE

Gross Floor Area - 244.9m²
Outdoor Play Area Space- 590m²
Parking Spaces - 9 (1 Accessible) Spaces & One Set Down Area
Bike Parking - 10 Spaces

1. This Drawing is for planning purposes only and shall not be used for construction, pricing or other purposes.
2. Do not scale from this drawing, use written dimensions only.
3. All levels to local datum unless otherwise stated.
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Rev	Description	By	Date
F	Site Layout for planning	MA	23/02/2026
G	Site Layout for planning	MA	25/05/2026



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Client:		Drawn by: MA	Checked by: PH	Issued by: MA
Beradine Ltd		Project number: 24-119	Scale: 1:1000 @ A1	Date: 05/05/2026
Project:	Farrannamartin Tuam Urban Co. Galway	Drawing Title: Proposed Site Layout B		Sheet Size: A1
				Sheet 1 of 1
		Dwg No: 24-119-01-SL-03		Rev: F