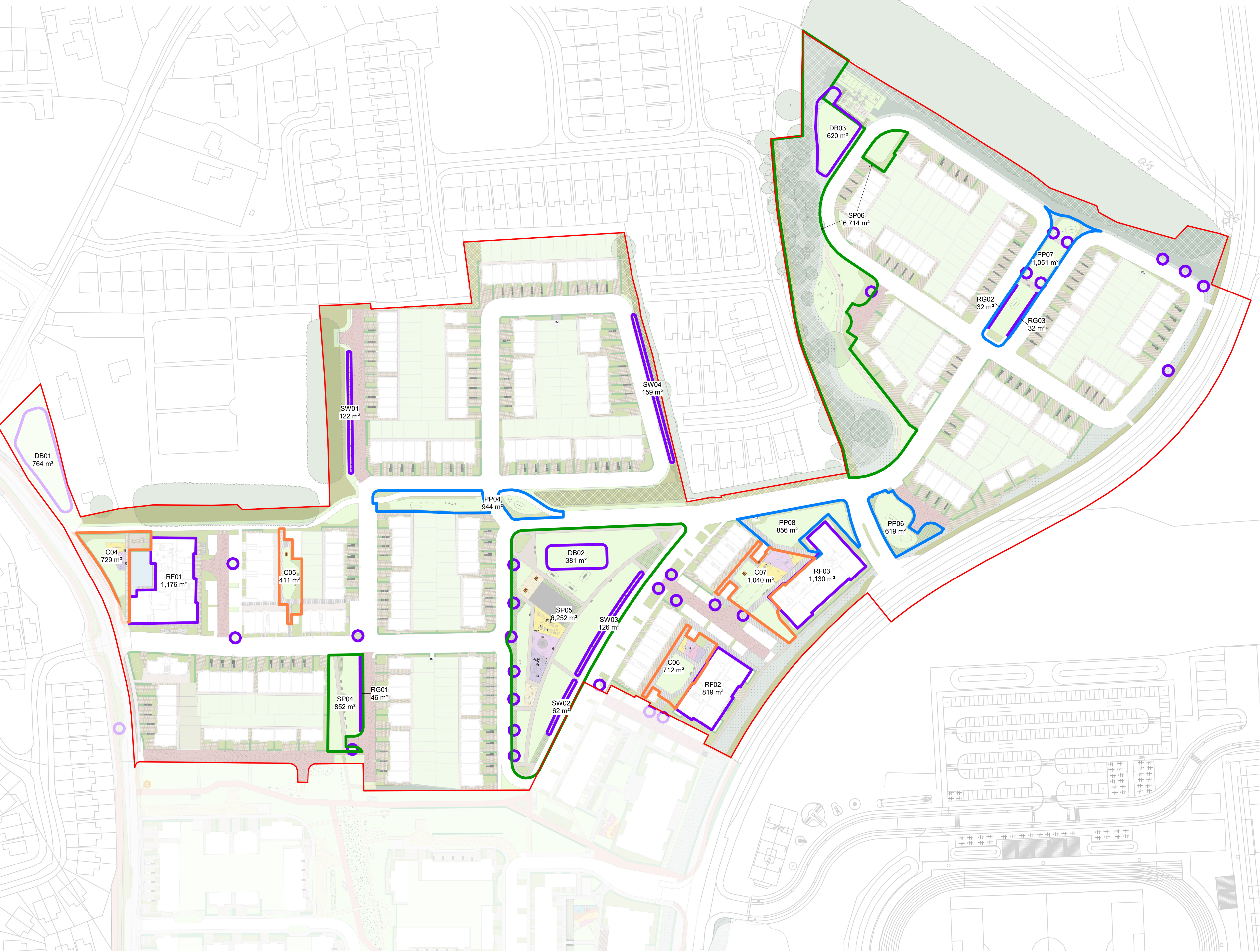




LEGEND

- Communal Open Spaces (C)
- Pocket Parks (PP)
- Small Parks (SP)
- SUDS Features
- Phase 3 Core Area

Communal Open Spaces (CAS)	
CODE	AREA
C05	411.5 m²
C06	712.4 m²
C07	1040.3 m²
C04	729.4 m²
Total Area	2893.5 m²

Small Parks (SP)	
CODE	AREA
SP04	851.8 m²
SP05	6252.1 m²
SP06	6714 m²
Total Area	13817.8 m²

Pocket Parks (PP)	
CODE	AREA
PP04	943.9 m²
PP06	619.3 m²
PP07	1050.9 m²
PP08	856.3 m²
Total Area	3470.4 m²

SUDS Features	
FEATURE TYPE	AREA
Detention Basins (DB)	1765.9 m²
Rain Gardens (RG)	109.9 m²
Roof Gardens (RF)	3124.1 m²
Swales (SW)	469.3 m²
Tree Pits	664.2 m²
Total Area	6133.5 m²

Minimum Public Open Space requirement is 15% of the net site area.

15% of 11.28Ha (Phase 3 net site area) = **1.69Ha**
Total public open space provided = **1.73Ha (15.3% of net site area)**

FCC Development Plan objective DMS051 requires "a minimum public open space provision of 2.5 hectares per 1000 population..."

2.373ha of open space is required in total
(75% Class 1 / 25% Class 2)

Class 1 open space required = **1.77ha**
Total Provided = **0.0ha**

Class 2 open space required = **0.6ha**
Total Provided = **1.73ha**

REV	DATE	COMMENTS
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FOR PLANNING

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PROJECT:
RESIDENTIAL DEVELOPMENT,
BALLYMASTONE, DONABATE

DRAWING:
Public Open Space, Communal Open
Space & SUDS

DATE:	MAY 2025
SCALE:	As indicated @ A1
DRAWN:	KF
CHECKED:	TS
DRAWING NO:	19164-2-3121