

**Legend**

- Proposed Public Open Space
  - Proposed Communal Open Space
  - Gross Site Area (Redline)
  - Net Site Area Outlined in Orange
  - Public Open Space Area
- 50,139.8sqm / 15.01 Ha / 12.39 Ac  
 Net Site Area Outlined in Orange: 44,370.4sqm / 11.04 Ha / 10.96 Ac  
 Public Open Space Area:  
 Area 1: 630.7 sqm  
 Area 2: 3,328.5 sqm  
 Area 3: 3,568.9 sqm  
 Area 4: 427.5 sqm  
 Total: 7,955.6sqm
- Percentage Public Open Space based on the Net Site Footprint: 18% (Purple Line)  
 Percentage Public Open Space based on the Gross Site Footprint: 16% (Red Line)
- THE MINIMUM REQUIRED 15% OF PUBLIC OPEN SPACE IS ACHIEVED FOR THE PROPOSED SITE PLAN

- Proposed Communal Open Space**
- THE MINIMUM REQUIRED COMMUNAL OPEN SPACE REQUIRED IS 30950.M IN ACCORDANCE WITH APARTMENT GUIDELINES THE BREAKDOWN IS AS FOLLOWS:
- 15 no. 1 beds x 5 sq.m = 75sq.m  
 39 no. 2 beds (19 persons) x 8 sq.m = 312sq.m  
 Total: 389sq.m  
 Communal Open Space Area Provided = 530.3sq.m



**PUBLIC OPEN SPACE**

REFER TO MASTERPLAN DRAWING NO: 23001-BCD-MFA-00-ZZ-DR-A-509 FOR DETAILS ON FUTURE WORKS TO ADJACENT LANDS

**PLANNING ONLY**

Project No:	23001-BCD-MFA-00-ZZ-DR-A-509	Issue:	MF
Project Name:	Proposed development at Drumlark, Cavan, Co. Cavan for Drumlark Investments Ltd	Date:	
Project Location:	Drumlark, Cavan, Co. Cavan	Scale:	1:500
Project Description:	Proposed development at Drumlark, Cavan, Co. Cavan for Drumlark Investments Ltd	Drawn by:	C. Byrne
Project Status:	Proposed development at Drumlark, Cavan, Co. Cavan for Drumlark Investments Ltd	Checked by:	M. Fitzpatrick
Project Reference:	23001-BCD-MFA-00-ZZ-DR-A-509	Date:	23/05/2024

**Michael Fitzpatrick ARCHITECTS**

PROJECT DETAILS  
 Proposed development at Drumlark, Cavan, Co. Cavan for Drumlark Investments Ltd

**PLANNING DRAWINGS - PUBLIC OPEN SPACE**

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1:500