



01 SITE LAYOUT PLAN - PROPOSED
1:200

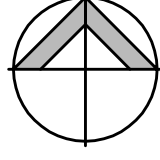


Signage to indicate Home Zone / Shared Surface area.

Refer to Civil Engineer's drawings and reports for details of:

- Foul drainage system
- Stormwater drainage system
- Water mains connection
- Lighting layout

NORTH



Site outlined in red
Site Area
6248 m² / 0.625 Ha / 1.544 Acres

Total Site Area
6248 m² Including road area

Site Density
24 units / Ha

Plot Ratio
0.30

Open Space
Open Space 765 m² 12.2 % of site area
Homezone 404 m² 6.5 % of site area
TOTAL 1169 m² 18.7 % of site area

Car Parking
Dwellings 2 no. car parking spaces per dwelling (all dwellings to be ready for EV charging provision)
Visitor parking 6 no. visitor car parking spaces (including 1 no. accessible parking space)

Bicycle Parking
Dwellings Bicycle parking provided within the curtilage of dwellings (private rear gardens)
Visitor parking 8 no. visitor bicycle parking spaces (Sheffield stands) (including 1 no. accessible parking space)

DRAWING NOTES

THIS DRAWING IS COPYRIGHT AND IS FOR PLANNING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.

THIS DRAWING SHOULD BE ONLY RELIED UPON FOR THE SPECIFIC PURPOSE THAT IT WAS PREPARED AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. NO IMPLIED OR EXPRESSED WARRANTY IS GIVEN AS TO THE SUITABILITY FOR CONSTRUCTION PURPOSES. HELENA MCELMEEL ARCHITECTS SHALL NOT BE LIABLE FOR ANY LOSS OR DAMAGE OR INJURY CONSEQUENTIAL OR OTHERWISE HOWSOEVER ARISING FOR FAILURE TO COMPLY WITH THE ABOVE.

Rev	Date	Description	Drawn By	Checked By
0	NOV 2025	ISSUED FOR PLANNING APPLICATION	BS	HM

PROJECT	CILL O'SEIGHAN, BALLINROBE, CO MAYO	DRAWING NO.	P[01]03
CLIENT	ROSSHAVEN DEVELOPMENTS LTD	DATE	0
DRAWING FILE	PROPOSED SITE LAYOUT PLAN	SCALE	R
ISSUED	SEP 2025	1:200 W A2	BS
PROJECT NO.	1348	DATE	13/09/2025