



The existing boundary wall between the site and Rosemount Green is to be removed and the proposed active travel route will be brought to the southern site boundary.

DLRCC will facilitate the extension of the active travel route to Larchfield Road as part of overall improvements to the interface between the subject site and Rosemount Green.

**Notes:**

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing is to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

**Drawing Notes:**

**Site Area**  
9.6 ha  
Note the 9.6 Hectare area referenced in relations to site area for open space provision refers to the curtilage and physical site boundary, whereas the application redline boundary which extends to take in works along the Dundrum Road and associated buried services is 9.7 Hectares.

**Public Open Space**  
2.9 ha  
2.9 / 9.6 = 30%

**Additional Landscaped Areas**

- General Landscaped Areas**  
0.39 ha
- Communal External Residential Amenity**  
0.91 ha
- Communal Rooftop Residential Amenity**  
0.02ha

**Site Area (Part 10)**  
9.6 ha

**Public Open Space**  
2.9 ha  
2.9 / 9.6 = 30%

**Population Calculation\***  
Units with 2 or fewer beds:  
342 1-beds  
450 2-beds  
792 Units Total  
792 x 1.5 = 1,188people

Units with 3 or more beds:  
140 3-beds  
2 5-beds  
142 Units Total  
142 x 3.5 = 497 people

Site Population  
1,685 people

**Open Space Per Person (Public Open Space Only)**  
17.3sqm

**Additional Landscaped Areas**

- General Landscaped Areas**  
0.39 ha
- Communal External Residential Amenity**  
0.91 ha
- Communal Rooftop Residential Amenity**  
0.02ha

**Open Space Provision (Public Open Space + Communal Amenity Space)**  
2.9ha + 0.91ha + 0.02ha = 3.77ha

**Open Space Per Person (incl. Communal Amenity Space)**  
22.7 sqm

Rev.	Date	Drawn	Details of Issue / Revision
P3 S-1	Sept 2024	KP	Part 10 Planning Application

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Applicant Details:  
**Dún Laoghaire-Rathdown County Council**

Agent Details:  
**Land Development Agency**

Project Details:  
**Proposed Part 10 Residential Development, Dundrum Central Development, Dundrum Road, Dublin14**

Drawing Title:  
**Site Plan, Open Space Plan**

Job No:	P19-233D	Sheet Size:	A1_Landscape	Scale @A1:	1 : 1000
Issue Date:	Sept 2024	Drawn By:	B. Gil	Reviewed By:	R. Quinn

Status:	P3	Purpose of Issue:	Part 10 Planning Application
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Project - System - Spatial Zone - Level - Type - Originator - Role - Number	DCD-02-SW-ZZZ-DR-RAU-AR-1004	Revision	P3 S-1
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