

LEGEND

Red Line Density:
 Total Site Area (Red Line) = **7051.6m² / 0.70HA**
 Areas To Be Discounted When Calculating Density i.e. Embankments Resulting From Steep Contours & ESB Tower e.t.c. (Hatched Solid Blue) = **1231m²**
 Site Developable Area = 7051.6m² - 1231m² = **5820.6m² / 0.58HA**
 Site Development Density (34 Housing Units / 0.58HA Site Developable Area) = **58 units per ha**

Red Line Amenity Space:
 Site Developable Area = **5820.6m² / 0.58HA**
 Useable New Amenity Space (Area With Gradient 1:40 Or Less, Hatched Solid Green) = **500m² / 0.05HA**
 % of New Amenity Space In Red Line (Amenity Space + Developable Area) = 500m² + 5820.6m² = **8.6%**

Yellow Line Density:
 Total Integrated Site & Adjoining Local Area (Yellow) = **14730m² / 1.47HA**
 Areas To Be Discounted When Calculating Density i.e. Embankments Resulting From Steep Contours & ESB Tower e.t.c. (Hatched Solid Blue & Dashed Blue) = 1231m² + 472m² = **1703m² / 0.17HA**
 Site & Adjoining Local Developable Area = 14730m² - 1703m² = **13027m² / 1.30HA**
 Site Development & Adjoining Local Area Density (56 Housing Units / 1.30HA Site Developable Area & Adjoining Local Area) = **38 units per ha**

Yellow Line Amenity Space:
 Site & Adjoining Local Developable Area = 14730m² - 1703m² = **13027m² / 1.30HA**
 Useable New Amenity Space To Be Integrated Shared With Existing Local Amenity Space With Improvements Proposed (Area With Gradient 1:40 Or Less, Hatched Solid Green & Dashed Green) = 500m² + 1698.3m² = **2198.3m² / 0.21HA**
 % of New & Shared Existing Amenity Space of Developable Area & Adjoining Local Area = 2198.3m² + 13027m² = **14.9%**

- New Green Area to be included**
- Area to be discounted**
- Shared Existing Green Area to be included**
- Adjoining Local Area to be discounted**
- Development Area**
- Adjoining Local Area**

Revision	Description	Date
01	Revision to Red Line	08.06.22

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Status: PART 8 PLANNING DRAWINGS

Project: NASH'S BOREEN
 Client: ROY THOMAS
 Address: NASH'S BOREEN, CORK CITY
 Date: 08.06.22 Scale: SHOWN
 Drawn By: JF Checked By: Approved By: PH

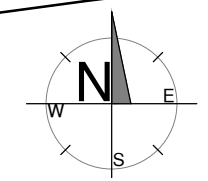
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Density Calculations

Site Layout Plan
 SCALE 1:500 @ A3



Dashed line indicates overhead lines