

The redline boundary shown is based upon OS information and is therefore indicative. Its precise location and relationship to Land Registry, land title and/or land ownership information is subject to confirmation from the client, and/or landowner. Howells take no responsibility for the precise location of legal boundaries indicated on this drawing and advise that a separate drawing is created by a specialist survey in order to establish such ownership and/or legal boundaries.

- Application Boundary Line
- County Boundary
- Ownership Boundary Line

- Key**
- Communal Open Space as Residential Amenity (COS)
 - Public Open Space (POS)
 - Objective F

Areas are measured and calculated generally in accordance with the International Property Measurement Standards (IPMS) and have been calculated in metric units. Construction tolerances, workmanship and design by others may affect the stated areas.

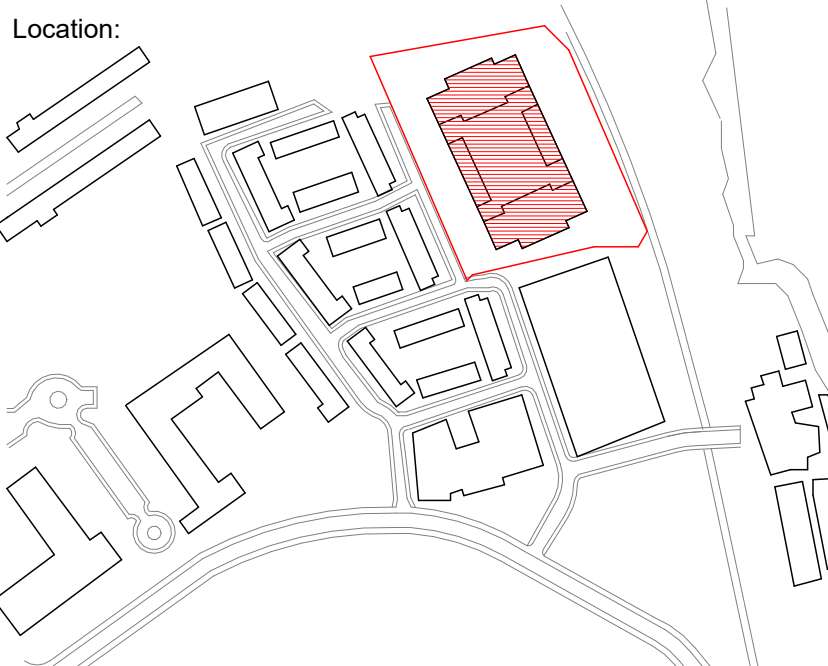
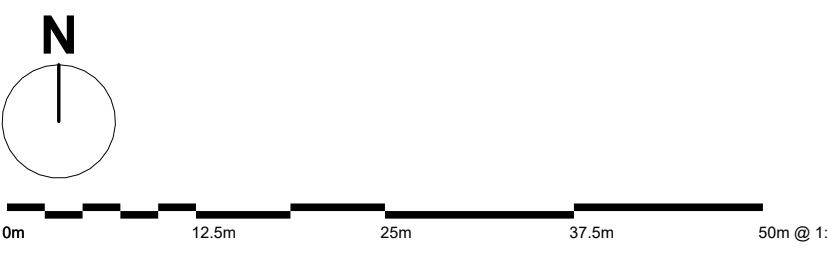
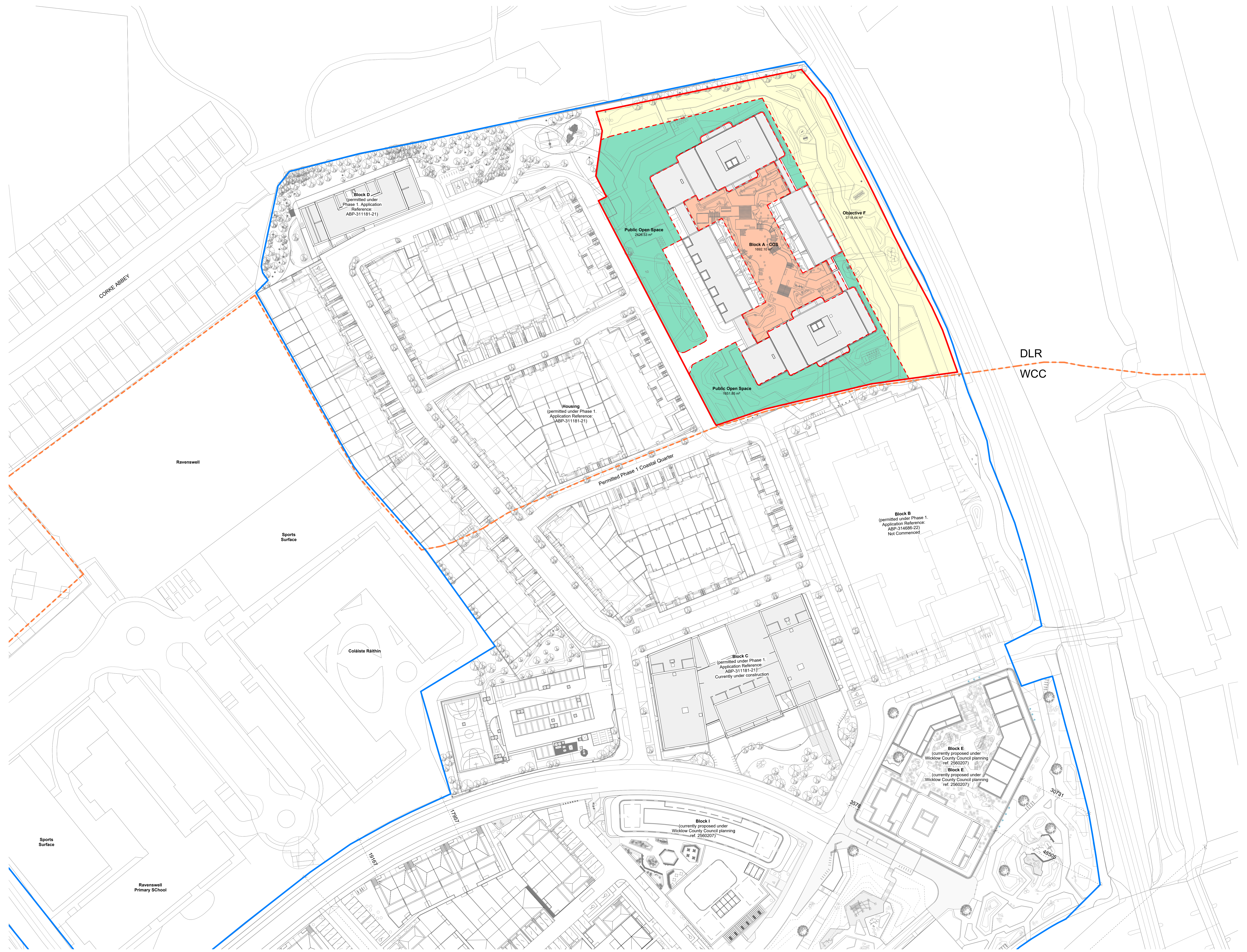
Proposed Residents Communal Amenity Areas:

	Min per Unit	Required	Providing
1B2P	5m ²	240m ²	
2B3P	6m ²	6m ²	
2B4P	7m ²	399m ²	
3Bed	9m ²	396m ²	
4Bed	12m ²	108m ²	
		1,149m ²	1,692.9m ²

Proposed Public Open Space Areas:

Required (15% site area): 1,513 sqm
Proposed: 4,078.9 sqm

O.S. Data from Sheet Number
 1:1000: 3568-03
 1:1000: 3568-04
 1:1000: 3568-08
 1:1000: 3568-09
 1:1000: 3568-13
 1:1000: 3568-14
 Ordnance Survey Licence Number
 CYSLS0282623
 © Ordnance Survey Ireland/Government of Ireland
 All levels are given in metres and are referred to O.S. Datum Main Head Co. Donegal (1970 Adjustment)
 Centre Point Coordinates X-Y= 726544,719545



FOR PLANNING

Revision History: P01 Issued for Planning
 Checked: SJ
 07/07/2025 HWS

Project & Client:
 Sea Gardens Phase 1 Block A
 working with Shankill Property Investments Ltd

File Title: Public Open Space & Residential Communal Amenity
 Scale: 1: 500 @A0

File ID: BRA-HWS-BA-ZZ-D-A-10105
 Revision: P01