

**Public Open Space**  
Development at Teagasc, Kinsealy

CONROY CROWE KELLY  
Architects & Urban Designers

Public Open Space Requirement

DWELLING TYPE	NO. BEDROOMS	NO. UNITS	BEDSPACES PER UNIT	TOTAL BEDSPACES	AREA PER BEDSPACE REQUIRED (SQM)	AREA REQUIRED(SQM)
GF apt	2	20	1.5	30	25	750
Duplex unit	3	20	3.5	70	25	1750
House	2	30	1.5	45	25	1125
	3	123	3.5	430.5	25	10762.5
<b>Total</b>		<b>193</b>		<b>575.5</b>		<b>14387.5</b>

Public Open Space Provision

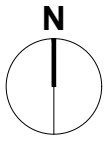
PUBLIC OPEN SPACE	CLASS TYPE	DESCRIPTION	TOTAL BEDSPACES	AREA PER BEDSPACE PROVIDED (SQM)	AREA PROVIDED (SQM)
POS 1	CLASS 2	Landscaped street space			531
POS 2	CLASS 2	Landscaped street space			698
POS 3	CLASS 2	Landscaped street space			694
POS 4	CLASS 2	Landscaped street space			560
POS 5	CLASS 1 & 2	Greenway & park			5510
POS 6	CLASS 1	GB zoned park & play provision			8491
<b>POS Total</b>			<b>575.5</b>	<b>28.64</b>	<b>16484</b>

Overall Open Space Provision

PUBLIC OPEN SPACE PROVISION	16484
GREENBELT LANDS (GB 1)	22498
<b>Total</b>	<b>38982</b>

- Gross site area: 8.2ha
- Net development area: 4.81ha
- Communal OS area: 357m<sup>2</sup> (requirement: 240m<sup>2</sup>)
- RV zoned POS area: 0.80ha (16.6% of net dev area)
- GB zoned POS area: 0.85ha
- 
- Total POS area: 1.65ha
- GB zoned residual OS: 2.25ha
- 
- Overall OS area: 3.9ha (49% of landholding)

© This drawing is copyright.  
1 Do not scale this drawing.  
2 Errors and omissions to be immediately notified to Architect.  
3 All dimensions to be checked on site.  
4 To be read with relevant Engineers drawings.



Licence No. CYAL50382574  
© Tailte Éireann – Surveying  
Map Series | Map Sheets  
1:2,500 | 3065-A

Revision	Description	Date	Initials
P0	Planning	Feb 2025	COS

Drawing Number	
KI-CCK-S1b-XX-DR-A-1032	
Subsidiary	Revision
S1b	P0

Drawing Title

Site Plan

Open Space

Job	scale
Development at Former Teagasc Lands, Kinsealy, Co. Dublin.	1:1250
	sheet size
	A3
	drawn
	COS
	checked

Client

The Land Development Agency

**CONROY CROWE KELLY**  
ARCHITECTS & URBAN DESIGNERS

65 MERRION SQUARE  
DUBLIN 2

phone 01 6613990  
email info@cck.ie