



Site Layout Plan

1:2500



Comhairle Contae Fine Gall
Fingal County Council

iCON

Sustainable Architecture & Urban Design
Wicklow

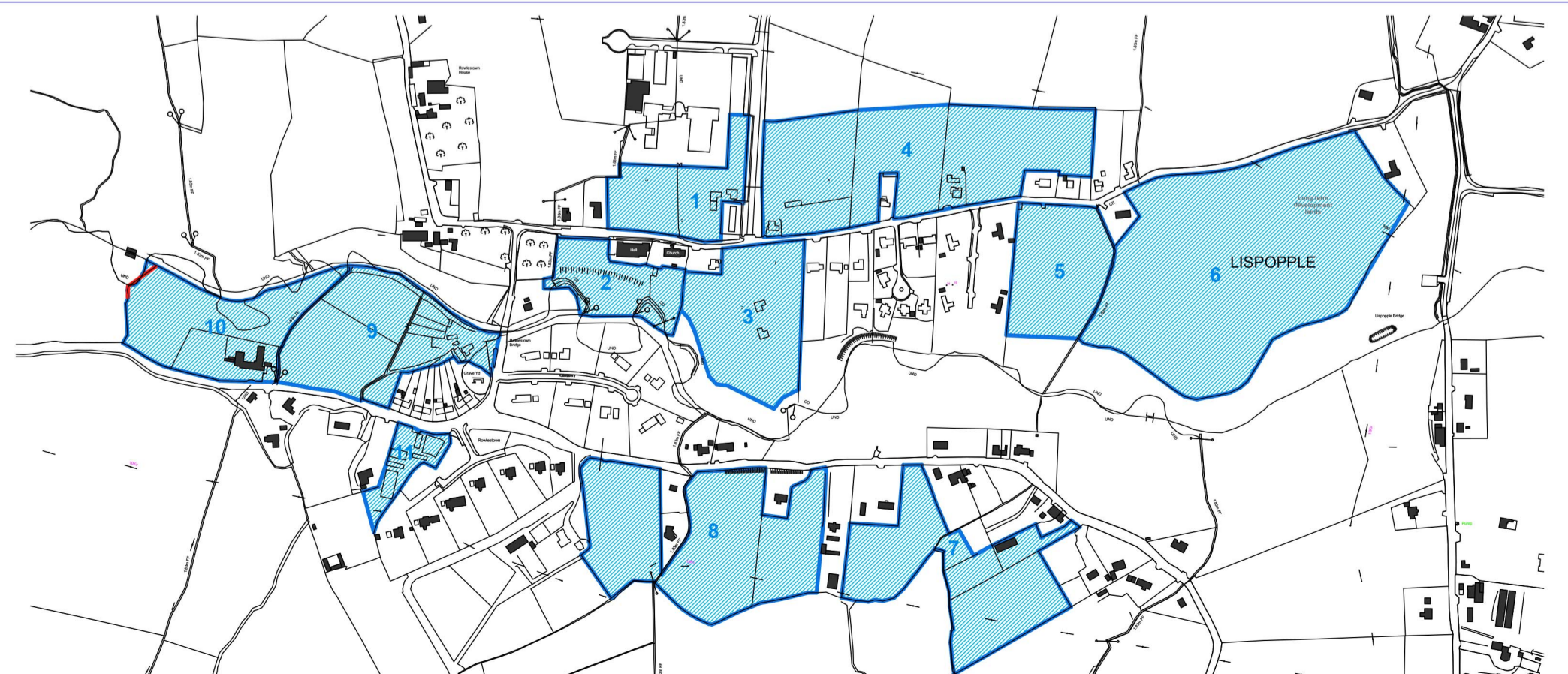


Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

LEGEND

- Proposed Village Green
- Proposed Terraced Community Garden
- Proposed School Community Garden
- Proposed Children's Playground
- Proposed "Health-Hub"
- Proposed Open Space
- Proposed Extensively Managed Open Space
- Proposed Private Space
- Proposed serviced sites
- Proposed Allotments
- Hedgerows and trees to be retained
- Proposed Civic Space
- Proposed Paths
- Proposed Car park areas
- Proposed Pedestrian priority space
- Proposed Street
- Proposed Pedestrian Crossing
- Existing Buildings
- Protected Structures
- Proposed single storey dwellings suitable for the elderly
- Proposed Two Storey Dwellings
- Existing vernacular buildings to be retained
- Rowlestown Business Centre
- Proposed business units
- Proposed retail / commercial units
- 1 in 100 years flood risk area
- 1 in 1000 years flood risk area

- Area 1: (1.65 Ha) Potential density: 15.57 units/Ha**
 - Proposed Community Garden (0.19Ha)
 - Potential yield of 15 residential units (1.22 Ha)
 - Potential yield of single storey dwellings, suitable for the elderly
 - Proposed civic space & commercial / retail (0.24Ha)
- Area 2: (1.36 Ha)**
 - Proposed Children's Playground, Carpark area
 - Refurbished Community Hall
 - Terraced Community Gardens / Adventure trail
 - Health Hub
 - Riverside amenity park (0.69 Ha)
- Area 3: (2.65 Ha) Potential density: 13.49 units/Ha**
 - Potential yield of 18 residential units
 - Potential yield of single storey dwellings, suitable for the elderly
 - Proposed Nursing home (0.47Ha)
 - Riverside amenity park (1.21 Ha)
- Area 4: (5.57 Ha) Potential density: 6.46 units/Ha**
 - Potential yield of 36 residential units & associated open space, including 4 no. serviced sites
- Area 5: (2.08 Ha) Potential density: 11.26 units/Ha**
 - Potential yield of 16 residential units (1.42Ha)
 - Riverside amenity park (0.66Ha)
- Area 6: (9.06 Ha) Potential density: 7.69 units/Ha**
 - Potential yield of 30 residential units - Phase 1 (3.9Ha)
 - Long term development lands (3.12Ha)
 - Riverside amenity park (2.04Ha)
- Area 7: (3.43 Ha) Potential density: 2.33 units/Ha**
 - Potential yield of 8 residential units on 8 private serviced sites
- Area 8: (4.75 Ha) Potential density: 2.31 units/Ha**
 - Potential yield of 11 residential units on 11 private serviced sites
- Area 9: (3.15 Ha) Potential density: 5.71 units/Ha**
 - Potential yield of 8 residential units (1.4Ha)
 - Renovation of mill building into pub / restaurant (0.73Ha)
 - Riverside amenity park (1.02 Ha)
- Area 10: (2.64 Ha)**
 - Business park
 - Riverside amenity park (1.02 Ha)
 - Refurbishment of former school into business centre
- Area 11: (0.58 Ha)**
 - Existing Rowlestown Business Centre



Job Title & Location
Rowlestown VDFP

Client:
Fingal CoCo

Drawing Title
Rowlestown VDFP

Drawing Status
Final

Drawn by: Bernard Voortman
Checked by: Philip Geoghegan
Date: 02 08 2012

Scales: **As Shown**

Project Number: **1182**
Drawing Number: **01**

CONTACT:
TEL: 0404 48206
FAX: 0404 48206
E-mail: info@vdfp.ie
Web: www.vdfp.ie
Company Registered in Ireland No. 413112