

**FOR PLANNING PURPOSES ONLY**  
 (ISSUE DATE: 17.08.2021)

TERRY & O'FLANAGAN LTD  
 REGISTERED ARCHITECTS

**SITE LAYOUT - SCALE 1:250**

BECKETT DEVELOPMENTS LTD

PROPOSED 8 HOUSES AT THE PART OF THE GROUNDS OF "PALMYRA"  
 WHITECHURCH ROAD (GRANBROOK AVENUE),  
 RATHFAHNMHAM DUBLIN 16

AUGUST 2021 1:250(A3)

D1194-1-04 KP

Contractors must verify all dimensions on site before commencing any work.  
 No working dimensions to be scaled. Dimensions to blockwork only.  
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**SUBJECT APPLICATION SITE OUTLINED IN RED**  
 AREA = 0.275 HA

**TOTAL LAND OWNERSHIP OUTLINED IN BLUE**  
 SITE AREA = 0.228 HA  
 8 HOUSES - DENSITY = 35 dw. per Ha

**B1 (3 bed) - 3 BED / 6 p / 2 STOREYS / DETACHED / C 122 m<sup>2</sup>**

**HOUSES B1(3b) - REAR ELEVATION** - only obscure glazing high level bathroom and landing windows on the First Floor to avoid overlooking of the proposed extended house

**B2 (4 bed) - 4 BED / 7 p / 2 STOREYS / DETACHED / C 143 m<sup>2</sup>**

**HOUSES B2(4b) - REAR ELEVATION** - only obscure glazing high level bathroom and landing windows on the First Floor to avoid overlooking of the proposed extended house

**A1 (4 bed) - 4 BED / 7 p / 2 STOREYS / SEMI-DETACHED / C 148 m<sup>2</sup>**

**ALL EXISTING TREES ALONG THE DEVELOPMENT SIDE OF GRANBROOK AVE ARE TO BE RETAINED AS LISTED BELOW.**

Tree nos. T750 T751 T752 T753 T754 T755 T756 T757 T758

**NOTES:**

- BINS LOCATED IN THE REAR GARDEN
- VARYING IN WIDTH GRASS VERGE TO ENSURE RETENTION OF INDICATED EXISTING STREET TREES:
- 1.8 WIDE NEW FOOTPATH
- 1.2 WIDE NEW FOOTPATH ALONG SITE NO.1 TO KEEP WIDTH OF GRASS VERGE DUE TO EXISTING TREES RETAINING.

