



Note:-  
 All services such as:  
 ESB;  
 Telecom;  
 NTL;  
 Gas;  
 To be located within the proposed  
 footpaths and grass verges.

Notes:  
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Car Parking as per Table 11.23 &  
 11.24 (\*) of the  
 South Dublin County Development  
 Plan 2016 - 2022

Type	Area / No	Requirement	Provided
RESIDENTIAL 3 Bed House	06 No.	1.5 / unit	12
Total Required Spaces			09
Total Spaces Provided			12

\* Parking Standards Calculated for Zone  
 2 Areas as the site is a Town Centre  
 Location, located close to high quality  
 Bus Services.  
 \*\* 10% Disabled Parking Allocation

Note:-  
 PLOT RATIO = 0.31  
 SITE COVERAGE = 15%

Note:-  
 PUBLIC OPEN SPACE = 12%  
 10% REQUIREMENT

87.40 DENOTES FINISHED FLOOR LEVEL

Advice Note:

All external finishes & landscaping as per the  
 finishes used in the adjoining St. Finian's Way  
 Housing Development Currently Under  
 Construction and as approved by SDCC.



**SP SITE LAYOUT PLAN**  
 SCALE 1:250

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Client: PAVEMENT HOMES LTD  
 Address: St. Finian's Way, Main Street, Newcastle, Co. Dublin.  
 Title: SITE LAYOUT PLAN FOR PLANNING PURPOSES ONLY

Scale: 1:250 - A1  
 Date: 02/03/2022  
 Cad Ref: WD - 240 - 01  
 Site Area: 0.47 Acres  
 Drawn by: W. Donoghue

PLANNING ISSUE