

**Site Plan Legend**

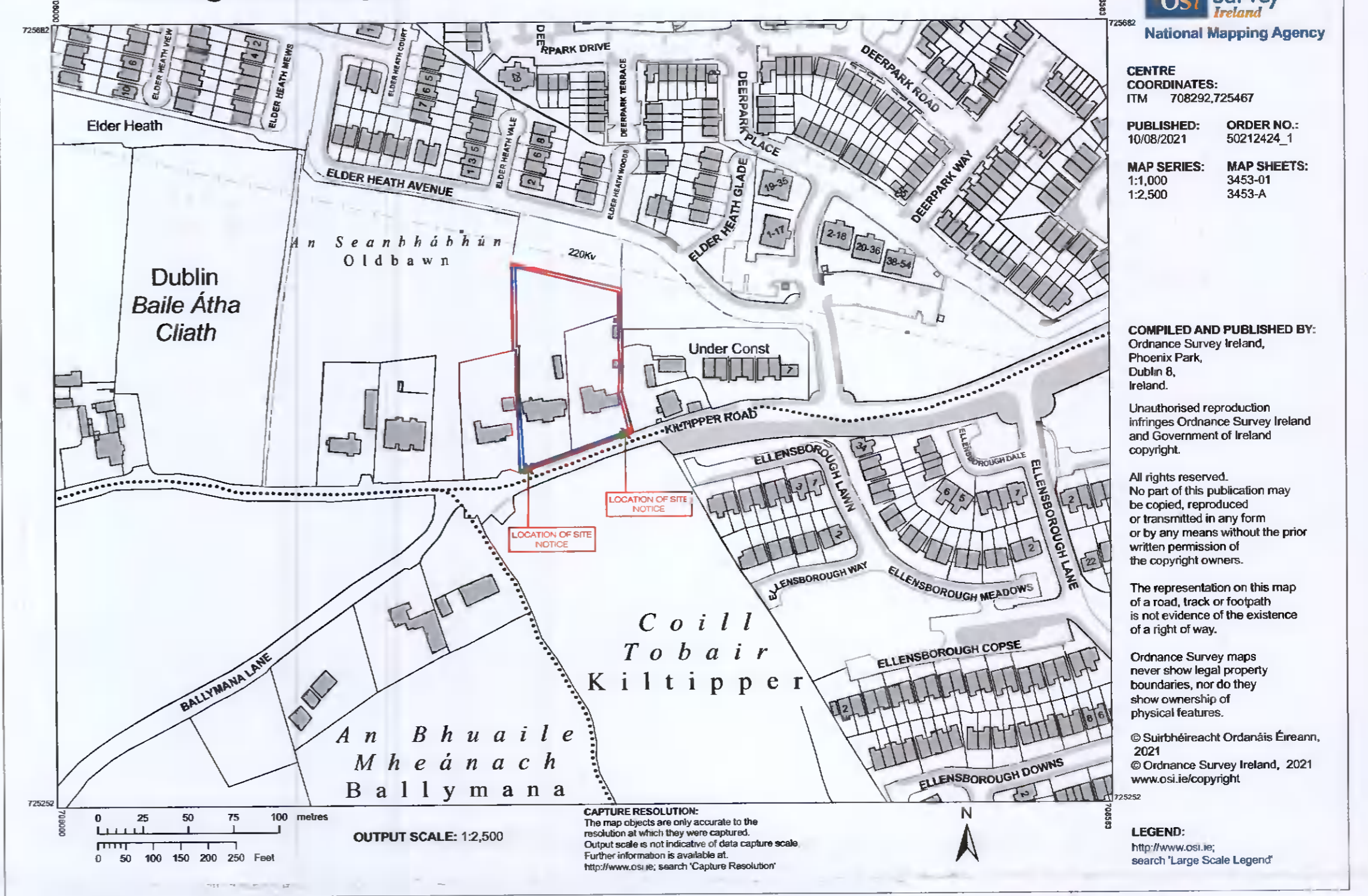
	<b>Planning Site Boundary Line</b> Noted to the extents of site		<b>ESB Wayleave through Site</b> Zone shown to south of Kiltipper 220kV line, please refer to design statement for more information
	<b>Applicant Site Ownership Line</b> Noted to the extents of site		<b>Ex. Site Zoning Boundary</b> Please refer Design Statement for reference. Site at the 'Priory' site zoned for rural housing amenity under SDDC Development Plan 2016-2022
	<b>Sloping Site Gradients</b> Formed paving gradients to assist falls on site		<b>Site Contours</b> To Levels shown on site plan

**Trees, Ecology, Protections and Maintenance**  
Please refer to attached landscaping plan, arborist's report, ecologists report and architect's design statement for more information.

PLOT REF. No. 708292, 725467  
PLOT DATE 10-AUG-2021  
Ordnance Survey Ireland Licence No: AR 0015218  
© Ordnance Survey Ireland and Government of Ireland.

Site Location Map  
Scale 1:2,500  
MAP SHEETS:  
3453-01  
3453-A

**Planning Pack Map**



**Proposed Site Location Plan**

scale 1:2500 @ A1

**Site Development Areas**

	<b>SITE AREA (Outlined in RED)</b>	5,832M <sup>2</sup>
	In Hectares =	0.62 h
	Existing 'Priory' Site =	3,711M <sup>2</sup>
	Existing 'Leabeg' Site =	2,121M <sup>2</sup>
	<b>EXISTING DEVELOPMENT</b> The Priory Hostel unit =	208M <sup>2</sup>
	<b>PROPOSED NEW DEVELOPMENT</b> 8no. Single Storey Housing Units	
	- Unit no. 5, =	52M <sup>2</sup>
	- Unit no. 1, no. 2, no. 3, no. 4, no. 6, no. 7, no. 8 =	51M <sup>2</sup>
	<b>Total Area =</b>	409M <sup>2</sup>
	<b>EXISTING DEVELOPMENT 'LEABEG' TO BE RETAINED</b>	
	Unit no. 9 =	52.37M <sup>2</sup>
	Unit no. 10 =	73.70M <sup>2</sup>
	<b>Total Area =</b>	126.07M <sup>2</sup>



**Proposed Site Layout Plan**

scale 1:200 @ A1

DATE	INITIAL	NOTE
A 05-01-22	S.E.	Retention of 'Leabeg' Options (RFI)
B 17-01-22	S.E.	Pedestrian Crossings/Footpath added (RFI)
C 22-02-22	S.E.	Relocation of Site Entrance, Footpaths Removed (SDDC/Roads Meeting)

THIS DRAWING IS COPYRIGHT. FIGURED DIMS. TO BE USED IN ALL CASES.

<b>CAD FILE REF.</b>	P:\2020\20-23 PMVT Kiltipper Rd
<b>SCALE</b>	As Shown: 1:200, 1:2500
<b>DRAWN BY</b>	K.Brady
<b>CHECKED</b>	C. Redmond
<b>DATE</b>	May 2022
<b>JOB</b>	Development at Combined Sites of 'The Priory' & 'Leabeg', Kiltipper Rd, Tallaght, Dublin 24.
<b>CLIENT</b>	Peter Mc Verry Trust
<b>TITLE</b>	Proposed Site Location & Layout Plan
<b>DRAWING NUMBER</b>	20-23-P-100
<b>REVISION</b>	C

1, Mount Street, Clontarf, Dublin 2. Ireland Tel: +353 1 676 6128 Email: info@os.i.e www.os.i.e