

30 Greenfield Road,
Mount Merrion,
Co Dublin.
A94 K4H0

26th May, 2022

Mr. Ciaran Deane,
Deane & Deane Ltd,
Unit 12 Sandyford Hall Shopping Centre,
Sandyford,
Dublin 18,
D18 K229.

Re: Wayleave over lands in Newcastle

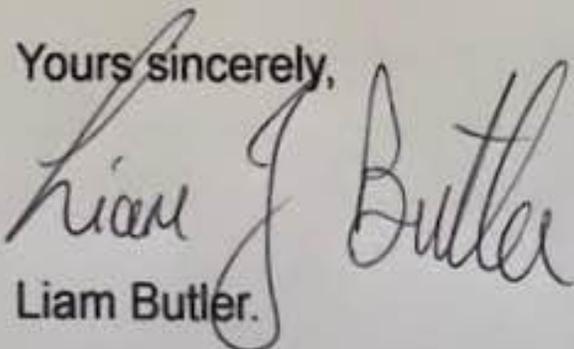
Dear Mr Deane,

As landowner of the lands marked in yellow on the map attached hereto as the first attachment, I hereby give you permission to use the Wayleave marked in green on the said attachment and more particularly set out in red on the map attached as the second attachment in connection with your proposed development of the land as set out in both maps.

NTAC:3NS-20

I am happy to confirm this to any third parties that you may require.

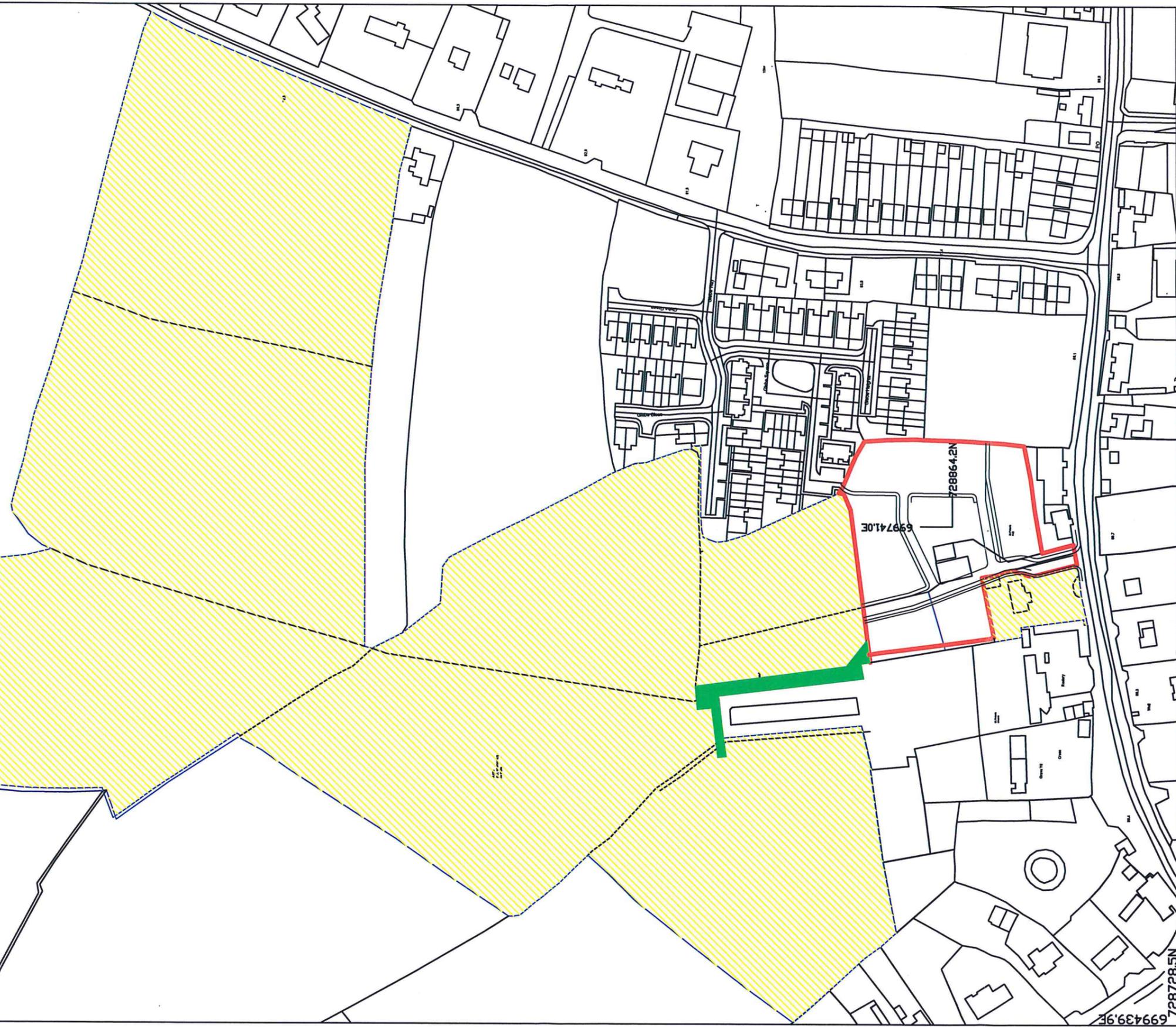
Yours sincerely,


Liam Butler.

FOR COPYRIGHT SEE
OUTPUT FILE
V_5008577_1.TIF
EXTRACTION DATE 24-SEPT-2019

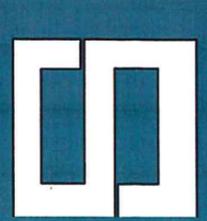
729558.6N

700054.9E



699439.9E

728728.5N



DATUM SURVEYS

DATUM SURVEYS

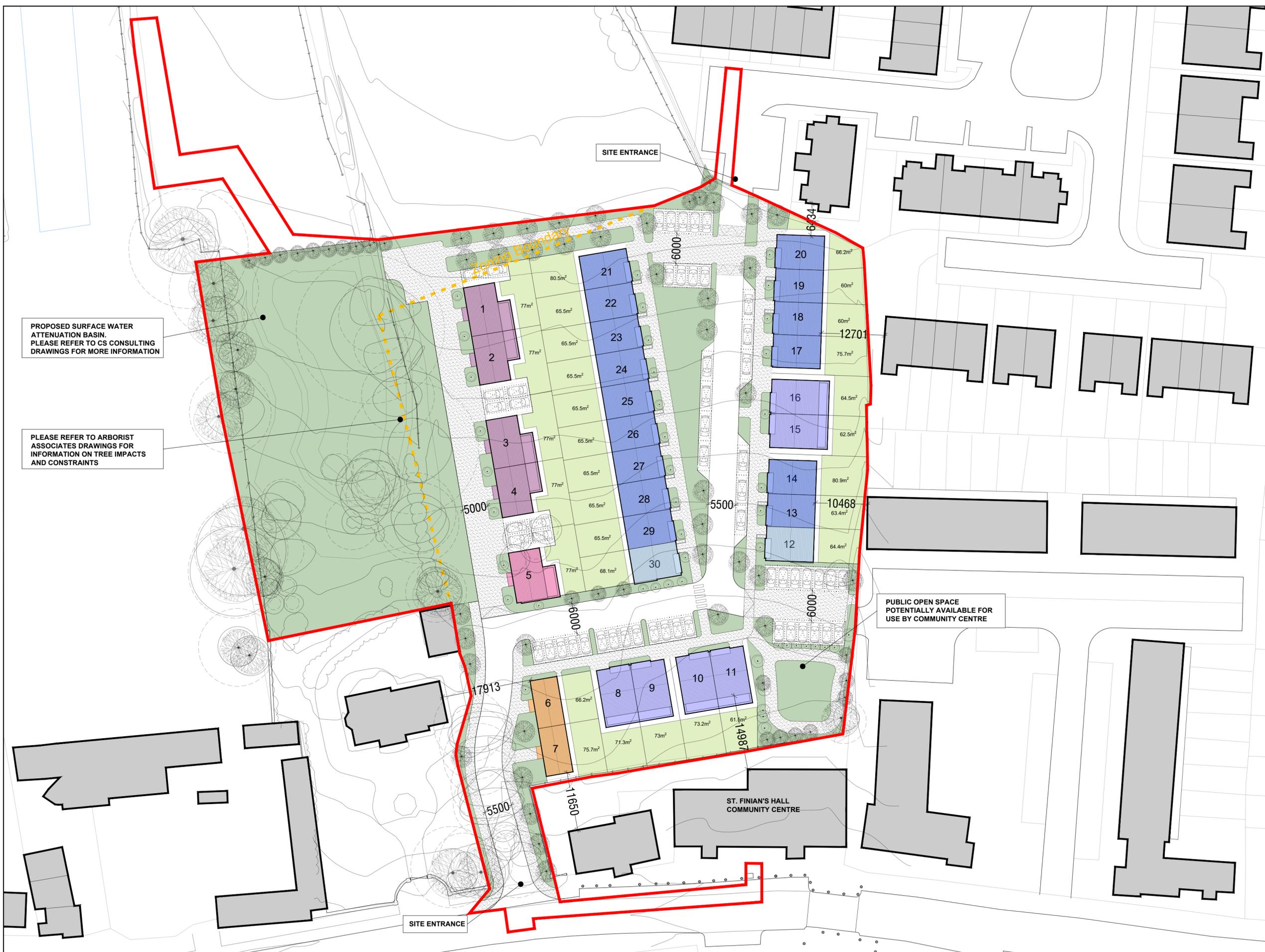
7 DOUBLE LANE
MAYNOOTH
CO. KILDARE
W23 K6 R7

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LIAM BUTLER
Residential Lands
Newcastle, Co. Dublin
MAP 3

Date: SEPTEMBER 2019
Job No: D1942
Drawing No: D1942-03 REV.D 24-11-20
Drawn by: T.GEOGHEGAN

SCALE 1:2500 @ A3



PROPOSED SURFACE WATER ATTENUATION BASIN. PLEASE REFER TO CS CONSULTING DRAWINGS FOR MORE INFORMATION

PLEASE REFER TO ARBORIST ASSOCIATES DRAWINGS FOR INFORMATION ON TREE IMPACTS AND CONSTRAINTS

SITE INFORMATION

Gross Site Area	1.34 ha 13,423 m ²
Exclusions from Site Area	
Lands Zoned Rural Amenity (RU)	0.31 ha 3,100 m ²
Net Site Area	0.98 ha 9,800 m ²
Total Units	30
Density	30.6 uph
Gross Open Space	4,254 sqm (31.7% of Gross Area)
Net Open Space	1,483 sqm (15.1% of Net Site Area) (15% Requirement SDC)
Private Car Spaces	48
Visitor Car Spaces	7
Total Car Spaces	55

TOTAL UNITS

TOTAL UNITS	30
TYPOLGY	
Houses	30 100%
Mid-Terrace	11 36.6%
End of Terrace	6 20%
Semi-Detached	12 40%
Detached	1 3.4%

UNIT MIX

2-Bed Units	2 7%
3-Bed Units	28 93%

- House Type A1
3 Bed 6 Person
112.4m²
Terraced
15 no. Units
- House Type A2
3 Bed 6 Person
113.2m²
End of Terrace
2 no. Units
- House Type A3
3 Bed 6 Person
125.4m²
Semi-Detached
6 no. Units
- House Type B1
3 Bed 5 Person
116.8m²
Detached/ Semi-Detached
4 no. Units
- House Type B2
3 Bed 5 Person
116.8m²
Detached
1 no. Units
- House Type C
2 Bed 4 Person
86.9m²
Semi-Detached
2 no. Units
- Private Open Space
- Public Open Space
- Shared Surface/Footpath
- Application Boundary

IMPORTANT
Do not scale this drawing, only stated dimensions to be used.
Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for the use indicated by 'Project Stage'.
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ORIENTATION	CLIENT
	Deane & Deane Ltd.

PROJECT TITLE
Residential Development Main Street, Newcastle Co. Dublin

DRAWING TITLE
Site Layout Proposed

SCALE	1:500 @ A2	PROJECT STAGE	Planning
DRAWN	SA	DRAWING NUMBER	19.134.PD1003
CHECKED	CM/MOD	REV.	
DATE	May 2022		

JFOC ARCHITECTS

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