

**PATRICK JOYCE ASSOCIATES**  
CONSULTING ENGINEERS

2 Prospect Grove  
Stacking Lane  
RathFarnham  
Dublin 16

Telephone: (01) 4946745  
Mobile: (087) 2476375  
E-Mail: patrick.joyceassociates@gmail.com

SITE AREA: 1525 M2

Existing Sightlines up to 90 metres on Near Side from Existing Entrance - Unchanged for this application sight lines of 2.4M x 90M indicated hatched in solid yellow

Hatched line shows existing nearside road edge

Overall family landholding outlined in blue

Family home of applicant  
FFL: 99.70 M

PUBLIC ROAD

Existing gated entrance to Family home of applicant

Entrance to proposed development

Existing Watercourse

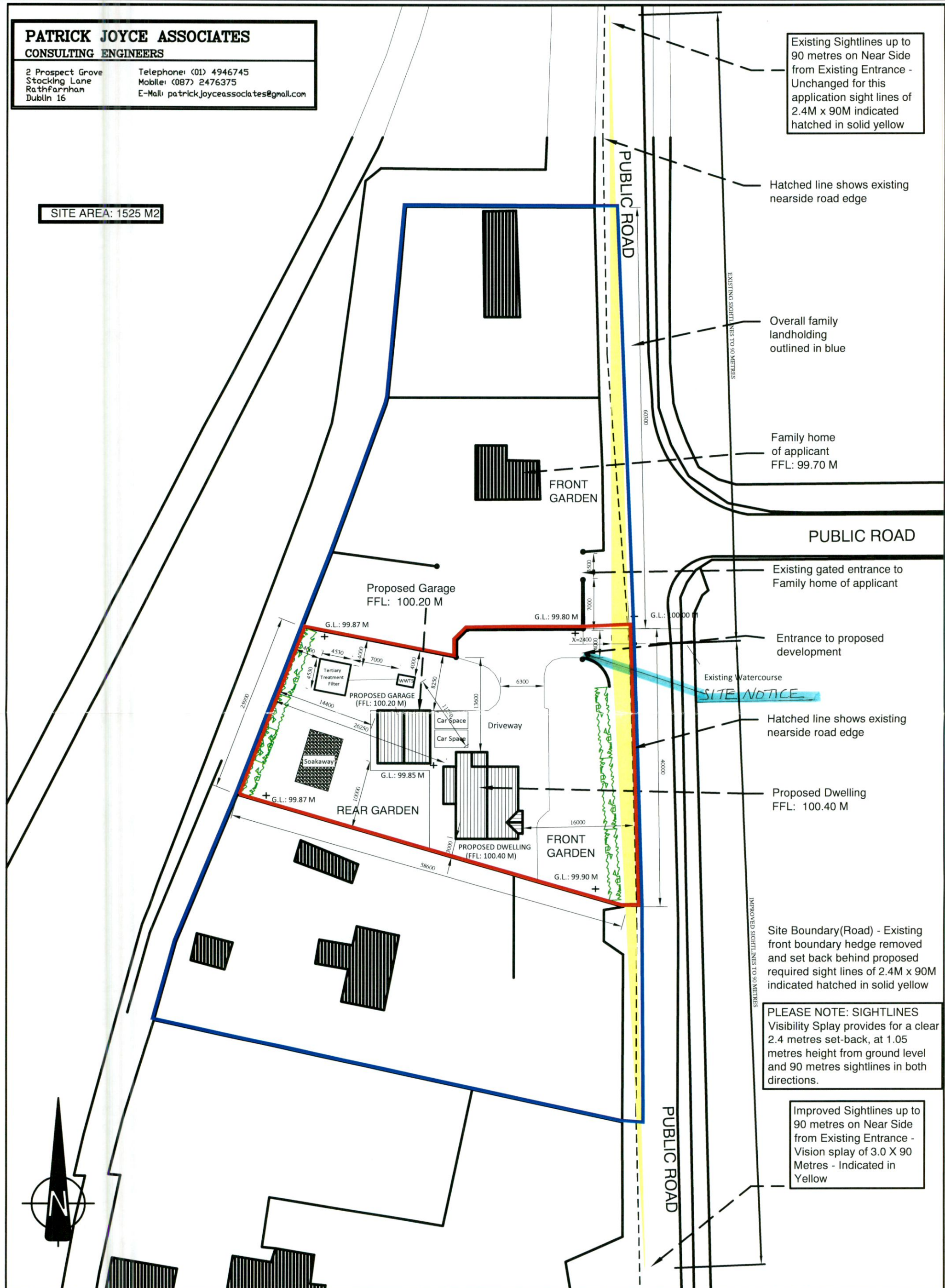
Hatched line shows existing nearside road edge

Proposed Dwelling  
FFL: 100.40 M

Site Boundary(Road) - Existing front boundary hedge removed and set back behind proposed required sight lines of 2.4M x 90M indicated hatched in solid yellow

PLEASE NOTE: SIGHTLINES  
Visibility Splay provides for a clear 2.4 metres set-back, at 1.05 metres height from ground level and 90 metres sightlines in both directions.

Improved Sightlines up to 90 metres on Near Side from Existing Entrance - Vision splay of 3.0 X 90 Metres - Indicated in Yellow



ISSUED FOR PLANNING APPLICATION PURPOSES ONLY

**MCGILLEN DESIGN SERVICES**  
PLANNING AND PROJECT MANAGEMENT

BURGAGE, T: (045) 891 468  
BLESSINGTON, M: (087) 646 9079  
CO. WICKLOW, E: petermcgillen@hotmail.com

**COPYRIGHT:**  
The design and details shown on this drawing are applicable to their project only and may not be reproduced in whole or in part or be used for any other project or purposes without the written permission of McGillen Design Services with whom copyright resides

**DO NOT SCALE FROM THIS DWG:**  
Use given dimensions. Contractor to check all dimensions on site prior to commencement of works. Any discrepancies are to be referred to the Site Architect/Engineer.

<b>MCGILLEN DESIGN SERVICES, "BURGAGE", BLESSINGTON, CO. WICKLOW.</b>				
E-Mail: petermcgillen@hotmail.com Phone: 045/ 891468				
<b>CLIENT:</b> David Fallon Baldonnell Upper Dublin 22	<b>PROJECT:</b> Proposed Development at Baldonnell Upper, Baldonnell Road Dublin 22	<b>DRAWING TITLE:</b> SITE LAYOUT PLAN		
<b>PREPARED BY:</b> PMcG/PJ	<b>DATE:</b> 02/08/2021	<b>DWG NO.:</b> PP007	<b>SCALE:</b> 1:500	<b>REVISION:</b> A
				<b>STATUS:</b> PLANNING