



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
<b>Total Required Spaces</b>			<b>09</b>
<b>Total Spaces Provided</b>			<b>12</b>

\* 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.



FURTHER INFORMATION

**William Donoghue & Associates**  
Consulting Engineers & Architectural Services  
WOODLANDS, RATHANGAN, COUNTY KILDARE.  
087 - 9252448  
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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: 02/02/2022  
Cad Ref: WD - 240 - 01  
Site Area: 0.47 Acres  
Drawn by: W. Donoghue

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