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- - - BUILDING LINE IN ROCHFORD GROVE SHOWN IN GREEN.
- - - AVERAGE BUILDING LINE SHOWN NUMBERS 7-16 ROCHFORD GROVE. WE NOTE THERE IS NO CONTINUOUS BUILDING LINE WITHIN THE CUL DE SAC IN THIS LINE WITH DWELLINGS STEPPING IN AND OUT FROM THE MEAN BUILDING LINE.

ALTHOUGH IN A PROMINANT POSITION ON THE SITE AT NUMBER 7, THE POSITION OF THE PROPOSED DWELLING IS STEPPED BACK WITHIN THE CUL DE SAC AND NOT FROM THE MAIN ROAD OF ROCHFORD AVENUE AND WITH A RESTRICTED VIEW FROM WITHIN ROCHFORD GROVE.

DWELLING ON VISIBLE TO 45% OF THE ROAD AREA IN ROCHFORD GROVE. CANNOT BE SEEN FROM VIEWS 1 & 2 OVER. BUILDING CAN ONLY BE SEEN FROM THE PUBLIC AREA AT VIEW 3.

SITE SUBJECT OF PLANNING SHOWN IN RED

LAND OWNED BY THE APPLICANT SHOWN IN BLUE

Client:	David and Amanda Cooke	
Project:	7 Rochfort Grove, Lucan, Co Dublin	
Job number:	17027	
Drawing title:	Proposed Site Plan	
Drawing number:	P011	
Scale:	As Shown @ A1	Author: David Winston
Date created:	16.10.20	24, Ventry Park, Cabra, Dublin 7.

PROPOSED SITE LAYOUT PLAN  
SCALE: 1:200 @ A1

PLANNING

DWDesign