



- Existing Boundaries to the side and rear to be retained and upgraded as required all finished with a selected render finish.
- Location of Bin Store.
- Perimeter path to the new building c.1.2m wide.
- Roof to second floor Apartment & Plant Area
- Entrance to the proposed own door access apartment.
- Roof to First Floor Area
- Roof to Single storey Area
- Secure Covered Bike rack to accommodate 6No. bicycle. Relocated to accommodate new parking arrangement.
- Soft Landscaping and New Trees.
- Sloped access to the new building in bound paving finish.
- Existing Boundary wall retained and new vehicle Entrance 3.5m wide to be formed to provide new shared access.
- Existing Pavement to be dished to provide new vehicle access with a drain to be located across entrance to engineers detail.

Proposed Site Plan
Scale 1:200 (@A3)

Legend of Areas	
Site Area:	0.0357 ha
Demolitions	88m ²
New Building	379.5m ²
Existing Building:	
Building Footprint	44m ²
Ground Floor	37m ²
First Floor	35m ²
Out Buildings	16m ²
Proposed Building:	
Building Footprint	185m ²
Ground Floor	163m ²
First Floor	145m ²
Second Floor	71.5m ²
Area of Commercial Use	304m ²
Area of Apartment	75.5m ²

Refer to drainage drawing for areas of roof which are to be designed as green roofs. All to Landscape Architects and Engineers detail. Further information available on Landscape Architects and engineers drawings and reports.

All New paving areas to the perimeter of the building are to be finished in permeable paving to engineers and landscape architects design and detail.

Yellow Dashed Line represents the building footprint at Ground Floor level with dimensions taken to face of the ground floor walls.

Proposed new Accessible carparking space within the curtilage of the site. Finished in permeable gravel. See Landscape architects drawings for further info.

Planter area to Landscaped Architects Specification.

Additional Information
Planning Ref: SD22A/0372
15th February 2023

Client	John Shenton & Margaret Hanlon Vesey Terrace, Lower Main St, Lucan, K78 VY40, Co. Dublin
Job	Proposed Mixed Use Development of a New Physiotherapy Practice and New One Bedroom Apartment.
Title	Proposed Site Plan

Project No.	GL-01
Status	AI- Planning
Scale	1:200
Date	February 2023
Drawn	Stephen Hill
Drg. No.	AI.01-01