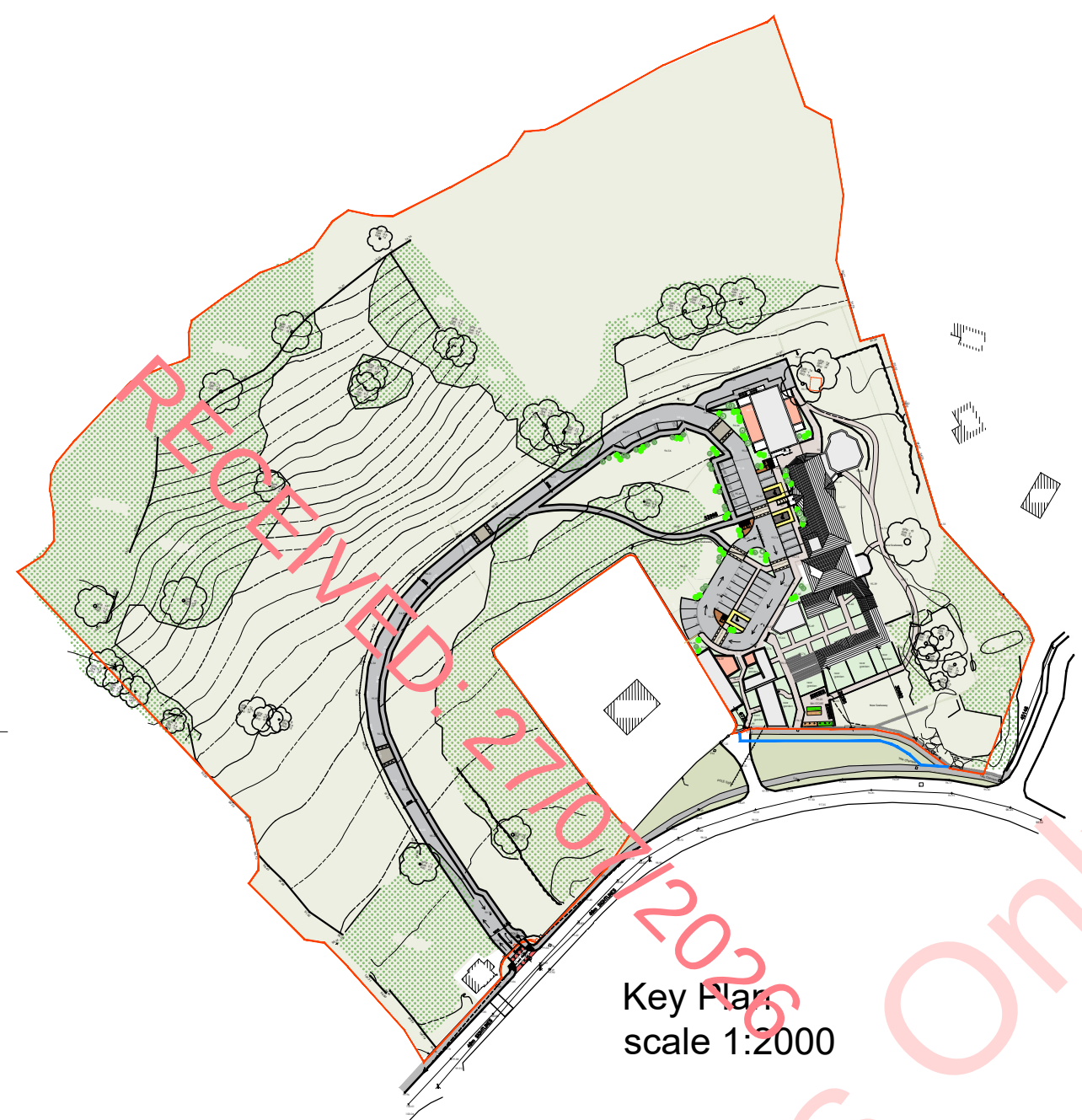
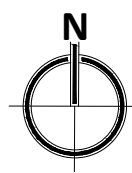


sheet 1 of 2

sheet 2 of 2

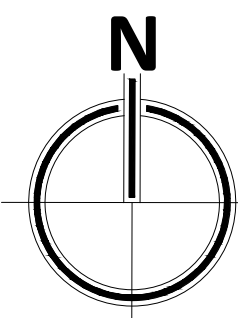
146622

Key Plan
scale 1:2000

Site Boundary outlined in Red

All existing mature boundaries to remain
undisturbed & untouched by proposed works.**Response to F.I. Point 4**
Condition of the Eastern boundary has been
addressed in the attached Tree Schedule Report
and Tree Survey Plans 01 & 02, as prepared by
Charles McCorkell -Arborologist.**For point 2 (a) see below:**
At Basement Level, Provide 15 no 660 litre
wheelie bins, (5 of each type) (hermeq or similar
type -skuwh 3462)-for communal tenant useBASEMENT LEVEL
scale 1:200Proposed bollards at existing junction
to be kept in place & only removed to
carry out maintenance.**F.I.Point 2 (a)**
Proposed road side Bin collection point
within the site for wheelie Bin collectionExisting building, with proposed new
extension front & rear- coloured red, to
provide 8 no apartments within this building.Provide new 1:15 ramped accessible access
to front door, with level area in front of door.'Stop' sign to be installed at new junction.
'No Entry' text on back of sign.Main Building for change of use, to provide 11
no new apartments- see attached floor plans
for individual Apartment layouts.Front gardens to units in courtyard, with conc.
edge, and resin bound stone carpet finish to all
proposed paths within Courtyard area & rear pathsExisting Out Buildings for change of use, to
provide 5 no new apartments & 4 Houses -
see attached floor plansNew 1.8m high conc. block garden walls to
rear of proposed houses & apt as shownSod and Stone Ditch
Height 1.0m
Width 1.5m

Areas of proposed extension shaded red

F.I.Point 2 (a)
Bin Storage for residents use
with permeable surface finish**Further Info Reply-Point 2 (a):**
New footpath to be provided outside the
existing stone wall (red site boundary) but
within the land registered to the landowner
/ applicant (outlined in blue)

Part Site Layout Plan (sheet 2 of 2)

scale 1:500

Site Area = 51,317sq.m.

Extract from O.S.Map 5702-B

Sightlines of 49m in both directions available from a
point taken 2.4m back from the edge of the carriage-
way at the entrancewiden road inside entrance to 5.5m wide, to
accommodate two-way traffic, allowing exiting
traffic to pull in allowing cars to enter freely.existing wall & piers to right side of entrance to
be removed-shown dotted bluere-locate existing right side of entrance,
plastered pillar & low level curved wall, to
new location shown.

Install new 'Stop' sign at new junction

provide new entrance as per DMURS
guidance, allowing for the existing footpath on
Maypark Lane, to continue across the entrance36 car spaces provided as follows:
29 spaces (1 per unit)
(with 2 no disabled car spaces)
and 3 e.v. charging points
7 no. visitor spaces
36 bicycle parking spaces16 No apartments } at ground floor
4 No houses
9 No apartments } at first floor
Total No of Units in development
25 No apartments:
19 No. 1-Bed, 5 No. 2-Bed & 1 No. 3-Bed.
4 No houses;
3 No 2-Bed & 1 No 2-Bed

SITE LAYOUT PLAN NOTES-

DRAINAGE:
PLEASE NOTE ALL PROPOSED DRAINAGE IS SHOWN ON THE
ATTACHED ENGINEERS DRAWINGS.**TREE SURVEY:**
PLEASE NOTE ALL TREES SHOWN HERE ARE ONLY AN
INDICATION OF THOSE ON SITE, THE FULL TREE SURVEY IS
ATTACHED IN THE ARBORIST DRAWINGS & REPORT.**LANDSCAPING:**
THE FULL LANDSCAPING PROPOSAL IS ATTACHED ON THE
LANDSCAPING DRAWING AS PREPARED BY LANDSCAPE
DESIGN & CONSULTANCY**ROADS:**
THE FULL EXTENT OF RESPONSE TO THE ROAD QUERIES ARE
CONTAINED IN THE ATTACHED TRAFFIC REPORT & ARE
INCLUDED ON OUR SITE LAYOUT PLANS.**LIGHTING:**
THE LIGHTING PROPOSAL IS INCLUDED ON THIS DRAWING,
AND ALSO ATTACHED IS THE LIGHTING LAYOUT AS PREPARED
BY DISANO ILLUMINAZIONE.

NO.	COMPANY	FITTING NAME	CODE	ACCESSORIES	FLUX	LIGHT LOSS FACTOR	POWER	QUANTITY
1	OSRAM	OSRAM PRO SPOT 100W 12V 1000LM	1100000000	1000LM	1000lm	0.85	30W	10
2	OSRAM	OSRAM PRO SPOT 100W 12V 1000LM	1100000000	1000LM	1000lm	0.85	30W	10
3	OSRAM	OSRAM PRO SPOT 100W 12V 1000LM	1100000000	1000LM	1000lm	0.85	30W	10

SITE SURFACE FINISHES	SYMBOLS / DRAINAGE LEGEND
WALKWAYS / PATH AREAS / BIN STORE	NEW AREAS OF CONSTRUCTION
RESIN BOUND STONE CARPET FINISH (FROM RESIN BOUND AGGREGATES IRELAND) IN SELECT COLOUR AND TO FALLS	DISABLED ACCESS PARKING SPACE
PARKING & EXT. BIN STORE AREAS SELECT PERMEABLE PAVING (TOBERMORE TEGULA HYDROPAVE OR SIMILAR) TO ALL PARKING AREAS & SET DOWN	EV CHARGING SPACE
DRIVE NEW TARMAC DRIVE, TO EXTEND FROM THE EXISTING DRIVE TO NEW INTERNAL ROAD LAYOUT	EXISTING SPOT LEVELS
NEW CONCRETE PATH ALL PATHWAYS FROM ENTRANCE TO FRONT PERIMETER OF BUILDING	MAJOR CONTOUR
LANDSCAPE / PLANTED AREAS AREAS TO BE PLANTED / GRASSED, AS SPECIFIED BY LANDSCAPE CONSULTANT	HALF METER CONTOUR
GRASS NEW AREAS OF GRASS TO FRONT / REAR GARDENS	FOR PROPOSED FOLL & SURFACE WATER DRAINAGE DRAWING, PLEASE REFER TO THE ATTACHED ENGINEERS DRAWINGS
EXISTING HEDGE / TREES	

NOTES & LEGEND

IMPORTANT NOTE: Work to figured dimensions only - do not scale print. All setting out dimensions to be checked and confirmed on site prior to commencement of work. Any inaccuracies should be brought to the attention of the architect. If in doubt request information. All construction methods, materials, services and installations to be in accordance with all Irish Building Regulations and codes of practice at the time of construction. All sub-contractors are ultimately responsible for ensuring compliance with the regulations within their own trade. This drawing is copyright to Merrigan Doyle Phelan + Partners

Further Information Response
P.D.Ref. 25-60606

PROJECT:	Change of use-former nursing home to residential	JOB REF:	24-11	DRAWN:	GD	DRAWING NO:	
CLIENT:	Maypark Lane Ltd	STAGE:	Planning	APPROVED:	DM	F.I.-02	
DRAWING TITLE:	Further Information -Site Layout Plan (2 of 2)	DATE:	May 2026	SCALE:	1:500	REV:	
Merrigan Doyle Phelan and Partners RIA Registered Practice	Waterford Office: 2-3 Colbeck Street, The Viking Triangle, Waterford	Dublin Office: Sobo Works, 2 Windmill Lane, Sir Rogerson Quay, Dublin, D2					
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