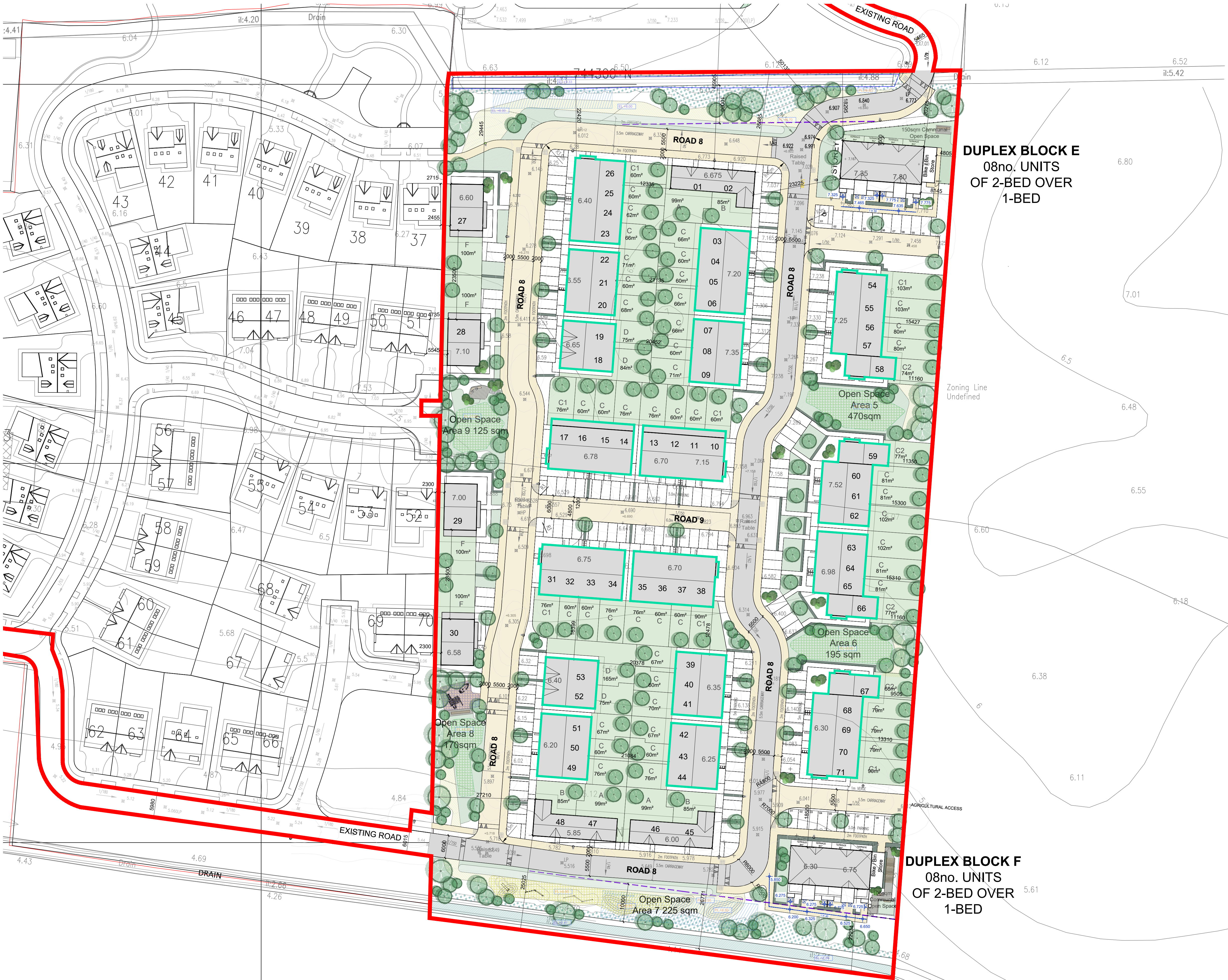




O.S. Map Ref.:
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GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEERS DRAWINGS AND SPECIFICATIONS, AND LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS.

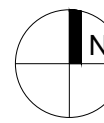
FOR SITE LEVELS AND FINISHED FLOOR LEVELS REFER TO CONSULTING ENGINEERS DRAWINGS

FOR PRIVATE OPEN SPACE (REAR GARDENS) SIZES AND DETAILED INFORMATION ON SPACE PROVISIONS WITHIN HOUSES REFER TO McCrossan O'Rourke Manning architects Design Statement DOCUMENT

LEGEND

- SITE BOUNDARY AS PER SPLIT DECISION APPROVAL ABP-313361-22
- SITE AREA OF PROPOSED MODIFICATIONS TO PERMITTED SHD:
 - FIRST FLOOR EXTENDED AREA TO HOUSE TYPE C, C1, C2 & D
 - 61 NO. TOTAL UNITS
- Road 04**
 - B ROAD NUMBER
 - 123 HOUSE TYPE
 - 18.871 HOUSE NUMBER
- EXISTING SPOT LEVELS
- PROPOSED SPOT LEVELS. REFER TO ENGINEERING DRAWINGS.
- PROPOSED PLANTING. REFER TO LANDSCAPE DRAWINGS.
- EXISTING TREE TO BE RETAINED - ROOT PROTECTION BOUNDARY SHOWN. DASHED RED AT LOCATIONS ADJACENT TO DEVELOPED ZONES. REFER TO ARBORISTS DRAWINGS.
- EXISTING TREE TO BE REMOVED. REFER TO ARBORISTS DRAWINGS.
- NO FIRST FLOOR WINDOWS TO REAR ELEVATIONS OF UNITS AS NOTED. REFER TO HOUSE TYPE A&B PLANS FOR FURTHER INFO.
- PUBLIC OPEN SPACE (12%)
- SEMI-PRIVATE COMMUNAL / TERRACE / BALCONY / PRIVATE GARDEN AREAS
- GREEN ROUTE / CYCLE LINK
- INCIDENTAL LANDSCAPED SPACE

KEY PLAN



NOTES:

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

PROPOSED

CLIENT:		REVISIONS		No.
DATE	DESCRIPTION	DATE	DESCRIPTION	
27.06.25	STAGE 3 PLANNING APPLICATION TO FINGAL COUNTY COUNCIL			0
Birchwell Developments Ltd.				

McCORM
ARCHITECTURE
AND URBAN DESIGN

PROJECT TITLE:		DATE:	DRAWN BY:
BROOMFIELD, BACK ROAD, MALAHIDE		Jun. '25	SB
DRAWING TITLE:		SCALE:	REVISION:
SOUTHERN LANDS PROPOSED SITE LAYOUT PLAN		1:500	
1 Grantham Street, Dublin 8, D08 A9D9, Ireland. Tel: 01-4782700 Fax: 01-4782711 E-Mail: info@mcorm.com		SUB NO:	DRAWING NO:
		18034.11	PL102