

Print scale check @ A1 note, that when printing this drawing from a PDF document that the scale bar measures accordingly.
0 5 10 cm

Print scale check @ A3 note, that when printing this drawing from a PDF document that the scale bar measures accordingly.
0 2.5 5 m

Include for the removal of the existing hedgehog ditch line and for the adjustment of levels set out on the drawings.
The introduction of crosswalks 400mm tactile and pedestrian footpaths.
The provision of 400mm high modular stone wall and concrete coping topped with galvanized railing 1.20m high on top. Refer to CR landscaping drawings for details.
Include for a planted embankment. Refer to CR landscaping drawings for details.

HOUSING MIX	Units
Detached	67 Units
Semi-Detached	226 Units
Terrace	184 Units
Apartment	190 Units
1 Bedroom Apartment	64 Units
2 Bedroom Apartment	42 Units
3 Bedroom Apartment	84 Units
4 Bedroom Apartment	90 Units
TOTAL HOUSING UNITS	783 Units

Units per Hectare	Units per Acre
Terrace 2 Bed	50 Units
Terrace 3 Bed	65 Units
Terrace 4 Bed	75 Units
TOTAL DENSITY	190 Units

Units per Hectare	Units per Acre
Terrace 2 Bed	46.50 Units
Terrace 3 Bed	60.00 Units
Terrace 4 Bed	68.75 Units
TOTAL DENSITY	175.25 Units

100 Part M compliant steps & tactile infrastructure only to the footpaths.

The existing stone ditch hedgehogs to be maintained and replaced where required.

Include for planting a buffer zone to the development site of the proposed boundary in accordance with the landscape architects drawings and specifications.

Included for the removal of the existing hedgehog ditch line and for the adjustment of levels set out on the drawings.

The introduction of crosswalks 400mm tactile and pedestrian footpaths.

Include for a planted embankment. Refer to CR landscaping drawings for details.

Planted embankment. Refer to CR landscaping details. Planting arranged to provide access to the footpaths.

Lands reserved for Future Park expansion to be required under Section 4 of agreement if required.
Lands to form part of NE-O-54 Objective in LAP.
All Grassland in settlement of Positive Amenity Objective in LAP.

Proposed New ESB Pylon

Proposed Overhead Line of ESB 38KV Overhead Line

Proposed Site Entrance

Proposed Site Entrance

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Area designated for provision of the recycled Kibarry 100 Road Subsurface Road Structure (where necessary topography to be considered)

Revision	Description	Date

INDEX	
Site Boundary outlined in Red	
Applicant's Landmarking outlined in Blue	
Future Parklands	
Lands reserved for Future Park expansion	
School zoned land to be re-profiled for overhead storage	
Residential zoned lands	
Bicycle/Deception pathway	

STATUS	
Project	MSL FUTURE RESIDENTIAL DEVELOPMENT
Client	LONGVIEW ESTATES LTD.
Address	LAMADANE, BALLYRICKIA, DUBLIN 15
Date	20/11/19
Scale	1:1000 (A3)
Drawn By	JF
Checked By	MC
Approved By	PH

021 402110 • info@horgan-carroll.ie • www.horgan-carroll.ie
3 WOLFE EDGE, RIVERDALE WAY, MILLISTON, CO. DU, P25 A028

Master Plan - Part 1 of 2