

IMPORTANT NOTICE

**Re:- 18 Sites, For Sale by Public Auction
Wednesday 7th June @ 3.p.m.**

The attached maps, drawings, and information is for your guidance only. All information in regard to the planning, and all tests, reports, etc., are Available on Louth County Council, Planning Website. The owner and agent offer these as assistance and guidance only and it is strictly the responsibility of the intending purchaser to satisfy themselves as to all the details of the planning matters pertaining to the site. Therefore no responsibility is accepted for any part of same.







PROJECT
CLIENT
DATE
DRAWING TITLE

DEVELOPMENT AT TALLANSTOWN
P HERR
21/10/2022
PROPOSED 3

**Paul Monaghan**
CA LIMITED
CHARTERED ARCHITECTS



DEVELOPMENT AT TALLANSTOWN
P HERR
21/10/2022
PROPOSED 4

PROJECT
CLIENT
DATE
DRAWING TITLE



UISCE ÉIREANN
IRISH WATER
One Freshwater
Cathair Theas
Cathair Chroí

Irish Water
RD 100488
Seachtú
Delivery Point
City City

www.water.ie

Anthony Loughran
Clermont Park
Haggardstown
Dundalk
Co. Louth
A91HPK7

29 April 2022

Dear Anthony Loughran,

**Re: Connection Reference No CDS19005379 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Housing Development of 14 unit(s) at Glyde Road, Tallanstown, Co. Louth.

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Glyde Road, Tallanstown, Co. Louth. Based upon the details you have provided with your pre-connection enquiry and on the capacity currently available as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network can be facilitated.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact us on **1850 278 278** or **+353 1 707 2828, 8.00am-4.30pm, Mon-Fri** or email newconnections@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,

Maria O'Dwyer

Connections and Developer Services

Development increased to 18 units



LOUTH COUNTY COUNCIL

Town Hall, Crowe Street, Dundalk, County Louth A91 W20C

Tel: 042/9335457

Fax: 0429392910

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

NOTIFICATION OF DECISION TO GRANT

TO: Anthony and Mary Loughran
c/o P. Herr & Associates
Block 4, Level 3
Quayside Business Park
Mill Street, Dundalk
Co. Louth, A91 KA9R

Date: 03/03/2023

Register Reference Number: 22388

Date Application Received: 17/05/2022

Type of Application: PERMISSION

Description of Development: permission for 18 no. residential units in two terraced blocks comprising: Block A: 1 no. 3 storey end of terrace 4 bedroom dwelling; 1 no. 2 storey end of terrace 3 bedroom dwelling; 2 no. 2 storey mid terrace 4 bedroom dwellings; 8 no. 2 storey mid terrace 3 bedroom dwellings. Block B: 1 no. 3 storey end of terrace 4 bedroom dwelling; 1 no. 2 storey end of terrace 3 bedroom dwelling; 1 no. 2 storey mid terrace 4 bedroom dwelling; 3 no. 2 storey mid terrace 3 bedroom dwellings. Landscaping and all associated site development works. This application is accompanied by a Natura Impact Statement. *Significant Further Information received on 12/01/2023 which includes an updated NIS*

Name of Applicant: Anthony and Mary Loughran

Location of Development: Glyde Road, Tallanstown, Co Louth

Date of Decision: 03/03/2023

In pursuance of the powers conferred upon it by the above mentioned Acts, the Council of the County of Louth, being the Planning Authority for the County of Louth, has decided to **GRANT PERMISSION** for the development mentioned above, subject to the 27 condition(s) set out in the schedule attached.

An **appeal** against this decision may be made to An Bord Pleanála. The procedure for making an appeal is available on An Bord Pleanála's website (www.pleanala.ie).

If no appeal is taken against this decision, a grant of PERMISSION will be made on the expiration of the period for the making of an appeal. If an appeal or appeals is/are taken, the grant shall not be made unless the appeal, or, as the case may be, each appeal, is either:

- (a) withdrawn
- (b) dismissed by An Bord Pleanála or
- (c) is subject to a direction by An Bord Pleanála.

No development may be carried out on foot of an **outline** permission until a **grant of permission consequent on outline** has been obtained.

A handwritten signature in blue ink, appearing to read 'A. Callan', with a horizontal line underneath.

**Anne D. Callan,
Administrative Officer**

LOUTH COUNTY COUNCIL

REFERENCE NO. 22/388

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 17th May 2022 and the 12th January 2023, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The site, including the Public Park and Riverside Path, shall be landscaped in accordance with the submitted scheme of landscaping prepared by Gannon and Associates (Drg. No. 22105_LP_G(Rev G)) and the details agreed under (b) below.

(b) Details in relation to the following matters shall be submitted and agreed in writing with the Planning Authority prior to commencement of development:

(i) The provision of an additional pedestrian access to the Public Park to the east of the dwellings hereby permitted and an extension of the looped gravel pathway to it from the footpath to the front of the units.

(ii) Additional tree planting proposals at a ratio of 1:10 of those trees that are being removed from the front of the site to facilitate this development. Trees shall comprise of native species with minimum girths of 20cm. The multi stemmed trees to the east of unit 1 shall have raised crowns to allow clear visibility through them.

(iii) A riparian strip, of a minimum of 10-15 metres in width, along the river bank where existing habitats shall be protected from disturbance during construction works and thereafter continued to be allowed to naturalise.

(iv) Detailed proposals pertaining to the areas that are to be seeded to provide for wildlife and low maintenance regimes.

(c) All landscaping including pathways in the Public Park and Riverside Walk shall be completed, to the written satisfaction of the Planning Authority, prior to the occupation of any of the residential units.

REFERENCE NO: 22/388

(d) The developer shall retain the services of a suitably qualified landscape architect throughout the duration of the site development works. The developer's landscape architect shall certify to the planning authority by letter his/her opinion on compliance of the completed landscape scheme with the approved landscape proposal within six months of substantial completion of the development hereby permitted.

(e) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of residential, visual and recreation amenity and compliance with the policy objectives of the Louth County Development Plan 2021-2027(as varied).

3. Details and revised drawings in relation to the following design matters shall be submitted and agreed in writing with the Planning Authority prior to commencement of development:

(a) Omission of eaves and fascia boards and overhangs at eave level

(b) The provision of individual pitched roofs over each of the rear projections to the dwellings

(c) Provision of brick finishes to dwelling units 1, 2, 17 and 18. Details and samples of brick to be used shall be submitted.

(d) Provision of a brick finish to the areas of the rear elevations of the dwellings which are shaded and denoted by horizontal lines by drawing no.1747/501A.

(e) Details and manufacturer's specification of a robust render finish to be used on all other elevations.

(f) Details of a natural roof slate

(g) Details of window finish. Consideration should be given to the use of wood or aluminium to achieve the fine fenestration details as illustrate by approved drawings.

(h) Revised design details of windows on lower elevation to rear of dwellings illustrating consistency with those on other elevations and levels.

(i) Aluminium rain water goods.

Reason: In the interest of visual amenities.

REFERENCE NO: 22/388

4. Boundary treatments shall be as detailed by the Landscape prepared by Gannon and Associates (Drg. No. 22105_LP_G (Rev G)), with the following amendments:

(a) The provision of a proliferation of alleys and passages to the rear of the dwelling units is undesirable in terms of security and visual amenities. The layout shall be amended omitting the 2 no. parallel boundaries to rear of garden areas. A single boundary comprising of a low plinth wall and metal railings are to be provided. Direct access from the rear garden areas to the open space may be provided. Where accesses are proposed directly from the street the extent of same shall be limited so as not to duplicate the pathways as illustrated within the individual gardens.

(b) A matching low plinth wall and metal railings shall be provided along the west boundary of the site.

(c) Plastered block work or brick walls shall be provided between patio area and along the side boundaries of units 1 and 18 with the public open space area.

Reason: To provide for a satisfactory standard of development.

5. Car parking spaces shall comprise of block pavers.

Reason: To provide for a satisfactory standard of development and to provide for a distinction between the public road and private car parking area.

6. 10no. car parking spaces with electrical connection points, to allow for functional electric vehicle charging and 3no. disabled car parking spaces shall be provided as detailed by Drawing 22105_LP_G. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fit out of charging points.

Reason: In the interest of sustainable transport and the proper planning and sustainable development of the area.

7. (a) Prior to occupation of the first dwelling unit on site, the developer shall submit details of the proposed estate name and the type and specifications of the proposed positioning of any estate nameplate/plates or similar structures, which are to be erected in suitably prominent locations. Potential estate and roadway names should be considerate towards the use of local and historical place names and the inclusion of the official Irish translation of same. Suggested names will be revised by the Placenames Committee, established by the Louth County Council and the Committee will either recommend one of the suggestions from the developer or ask the developer to reconsider the suggestions submitted.

REFERENCE NO: 22/388

(b) Houses shall be numbered and these numbers shall be affixed to the house in a prominent position.

Reason: In order to comply with the Department of the Environment circular entitled '*Naming of Streets and Roads, Numbering of Houses and the Use of Irish*' and in the interests of orderly development and ease of identification of roads.

8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. Notwithstanding the exempted development provisions as prescribed in the Planning and Development Regulations 2001(as amended), no satellite dishes or other communication equipment shall be erected to the exterior of the development without a prior grant of planning permission.

Reason: In the interests of visual and residential amenity.

9. The developer shall enter into water and wastewater connection agreements with Irish Water, prior to commencement of development and all development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health.

10. The construction of the development shall be managed in accordance with a finalised Construction Management Plan, which shall be submitted to, and agreed in writing with the Planning Authority (in respect of surface water) prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise, dust and run-off management measures, construction traffic management, off-site disposal of construction/demolition waste and the management of surface water during construction. The plan shall also include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery, the location for storage of deliveries to the site and measures to protect existing trees, hedgerows on site and disturbance of the natural habitats along the river.

Reason: In the interests of public safety and amenities of the area.

11. All mitigation measures as set out in the Natura Impact assessment prepared by EHP Services and submitted to the Planning Authority on the 12th January 2023 shall be strictly adhered to.

Reason: To safeguard the integrity of the Natura 2000 network.

REFERENCE NO: 22/388

12. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development, or aspects of the development, being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development and evidence of the legally constituted management company shall be submitted to the Planning Authority in writing prior to the occupation any residential unit.

Reason: To ensure the satisfactory completion and maintenance of this development.

13. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the Planning Authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

14. (a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the Planning Authority (such agreement must specify the number and location of each housing unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all residential units permitted to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each housing unit, it is demonstrated to the satisfaction of the Planning Authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

REFERENCE NO: 22/388

(c) The determination of the Planning Authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified residential units, in which case the planning authority shall confirm in writing to the developer or any person with an interest in the land, that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

15. In accordance with the Council's Development Contribution Scheme 2016-2021 made under the provisions of section 48 of the Planning and Development Act 2000 (as amended) the developer shall pay a contribution to the Planning Authority, (or such increased amount in accordance with the changes on an annual basis to the Chartered Surveyors of Ireland Construction Tender Price Index) towards the costs already incurred or to be incurred by the Planning Authority on the provision of each of the public facilities listed below, which will benefit development in the area of the Planning Authority. This contribution shall be paid in full prior to the commencement of development unless otherwise agreed in writing with the Planning Authority.

Residential Contribution

Class 1 Infrastructure - €4,200 x 18 = €75,600

Total = €75,600 (Seventy five thousand, six hundred Euro).

Reason: The provision of such public infrastructure and facilities in the area of the Planning Authority has benefited or will benefit the proposed development and it is considered reasonable that the developer should contribute towards the cost of their provision and it is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

REFERENCE NO: 22/388

16. Prior to the commencement of any development, the developer shall lodge with the Council a cash deposit of €59,400 (i.e. €3,300 per residential unit) (or as may be adjusted on the 1st January each year, based on the changes to the Wholesale Price Index for building construction, published by the Central Statics Office) as security to ensure the satisfactory completion of the development or to enable the Council to undertake the necessary completion or reinstatement of the site, (including all necessary demolition and removal) if deemed necessary.

The deposit, or part thereof, will be refundable to the developer/applicant following the taking in charge of the development or the completion of the development up to taking in charge standards as approved by the Council. The form and amount of the security shall be as agreed between the Planning Authority and the developer.

Reason: To ensure the satisfactory completion of the development.

17. All plant including extract ventilation systems and refrigerator condenser units shall be sited in a manner so as not to cause nuisance at sensitive locations due to odour or noise. All mechanical plant and ventilation inlets and outlets shall be sound insulated and/or fitted with sound attenuators to ensure that noise levels do not pose a nuisance at noise sensitive locations.

Reason: In the interest of residential amenity.

18. (a) The archaeological recommendations and mitigation measures set out in the Archaeological Impact Assessment Report prepared by Archaeological Consultancy Services Unit shall be implemented in full.

(b) All ground works associated with the proposed development shall be monitored under licence by a suitably qualified archaeologist. With the sub-surface remains of a burnt stone mound recorded in Trench 2 requiring further investigation / excavation and conservation by record.

(c) Should archaeological material be found during the course of works, the work on the site shall be stopped pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the National Monuments Service of the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation *in situ*, or excavation) and should facilitate the archaeologist in recording any material found.

Reason: To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

REFERENCE NO: 22/388

19. (a) Drainage arrangements, including the attenuation and disposal of surface water, and SUDS shall comply with the specifications as submitted under Infrastructure Design Details and Flood Risk Assessment completed by P Herr & Associates dated May 2022 and associated drawing No. 3941-PA-006 Revision A.

(b) Design and Construction of the proposed Surface Water Attenuation Structures shall be supervised and certified by a Competent Independent Structural Engineer.

Reason: In the interests of public health and surface water management.

20. Site development and building works shall be carried out only between the hours of 0700 to 1900 hours Mondays to Saturdays inclusive, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

21. The developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road/footpath arising from the construction work and shall either make good any such damage forthwith to the satisfaction of Louth County Council or pay to the Council the cost of making good any such damage on a demand thereof being issued by the Council.

Reason: In the interests of traffic safety and to protect the amenities of the area.

22. All necessary measures, as may be determined by the Planning Authority, shall be taken by the developer/contractor/servants/agents to prevent the spillage or deposit of clay, rubble or other debris on adjoining public roads or footpaths during the course of the development works. The developer shall ensure that all vehicles leaving the development are free from any material that would be likely to deposit on the road and in the event of any such deposition; immediate steps shall be taken to remove the material from the road surface. The developer shall be responsible for the full cost of carrying out of road/footpath cleaning work.

Reason: In the interests of traffic safety and to protect the amenities of the area.

REFERENCE NO: 22/388

23. Cognisance should be taken of the requirements of BS 5228 Part 1 1997 (Noise and Vibration control on construction and open sites).

(a) The developers shall, if directed by the Planning Authority, monitor and record noise levels during construction of the development – Leq's and any other levels which may be requested by the Planning Authority (L max etc.).

(b) The developer shall if directed by the Planning Authority, monitor and record the total dust emissions arising from all on site operation associated with the proposed development during construction.

(c) The number and locations of the monitoring and recording stations for sound and dust deposition necessary to comply with the requirements of Part (a) and (b) of this condition shall be in accordance with the requirements of the Planning Authority for such monitoring of sound and dust deposition.

(d) The Planning Authority shall be afforded access at all reasonable times in order to inspect, examine and check or to have inspected, examined and checked, all apparatus and equipment used or required to carry out monitoring of noise.

(e) The developers shall pay a sum of money to Louth County Council, if demanded, as a contribution towards the costs incurred by the said Council in carrying out, or in having carried out, check monitoring and recording of any, or all, of the matters required to be monitored and recorded by part (a) and (b) of this condition. The amount of contribution and the arrangement for payment of such contribution shall be as agreed between the developers and the Planning Authority.

Reason: In the interest of the proper planning and development of the area and in the interest of residential amenity.

24. Flood prevention measures shall be as per submitted Infrastructure Design Details and Flood Risk Assessment completed by P Herr & Associates dated May 2022 subject to the provision of compensatory flood storage in the open spaces to alleviate the risk of flooding in the rear gardens of dwellings No.12 to 18 inclusive.

Prior to commencement of development, the applicant to submit revised design details in this regard for the written agreement of the Planning Authority.

Reason: To ensure a satisfactory standard of development and alleviate flood risk.

REFERENCE NO: 22/388

25. (a) Public Lighting provision within the development shall comply with BS 5489-1 & BS EN 13201-2, and shall be as detailed in the submitted Outdoor Lighting Report by Signify UK (Philips Lighting) and contained in submitted Infrastructure Design Details and Flood Risk Assessment completed by P Herr & Associates dated May 2022.

(b) Lighting columns shall be of tapered octagonal construction with a minimum wall thickness of 3mm and shall comply with the requirements of BS 5649 or EN40. Octagonal Columns shall be a minimum of 6 meters above ground with a 1 metre long root (7m total length), of folded steel, gradually tapered at a constant rate from the base and terminating with a dimension of 68mm across flats at the top. Any other lanterns that cannot be accessed using a lorry mounted hoist using must be mid- hinged to facilitate future maintenance.

(c) No lighting shall be provided to the open space or along the river without the prior written agreement of the Planning Authority.

Reason: To ensure a satisfactory standard of development.

26. Visibility shall be made available and maintained on the Glyde Road for a minimum of 49 metres on either side of each perpendicular parking space from a point 2.4 metres back in from the edge of the road carriageway over a height of 1.05 metres above road level. Proposed trees shall set behind these lines of visibility.

Reason: In the interest of road safety.

27. Due to speed reduction from 80km/h to 50km/h occurring close to the proposed development and where perpendicular parking is proposed a gate way Type A Design as per TII publication CC-SCD-05101 shall be constructed by developer at the existing speed limit signs location. Prior to commencement of development, the applicant shall submit revised drawings and specifications for the written agreement of the Planning Authority. The 'gate way' shall be completed prior to the occupation of any of the dwellings hereby permitted to the satisfaction of the Planning Authority.

Reason: In the interest of road safety.

Notes for Applicants

1. It should be clearly understood that the granting of Planning Permission does not relieve the developer of the responsibility of complying with any requirements under other Codes of legislation affecting the proposal.
2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.
4. The applicant/developer shall liaise with statutory bodies and the Public Utility Authorities and carry out all diversions, re-routing, modifications etc as required during the construction of the works. The applicant/developer shall arrange to carry out any works required by statutory bodies and the Public Utility Authorities.
5. The applicant/developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Louth County Council in respect of all openings in public areas and shall pay Road Opening License Fees and road restoration costs. The applicant shall abide by the conditions as set out in the said license(s).
6. During the course of construction work the developer shall provide on-site covered skip or other suitable receptacle for the deposit therein of all rubbish, litter, paper, packaging, rubble and other such materials arising from the works and shall ensure that the site and its environs are maintained at all times in a clean and tidy condition.
7. The procedure for making an appeal is available on An Bord Pleanála's website. (www.pleanala.ie)

Uisce Éireann Standard Notes

1. Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network , either directly or indirectly, or to otherwise take a water supply without the agreement of Uisce Éireann. Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Uisce Éireann.
2. Where the applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the applicant must sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
3. In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.

NOTE: THESE DRAWING ARE FOR PLANNING APPLICATION PURPOSES ONLY.

ORDNANCE SURVEY IRELAND LICENCE NO: EN 0015523
 COUNTRY'S MAP PROVIDER
 SITE OUTLINED IN RED

Site Area = 2.362 Acres
 0.956 Ha

NOTE: FOR LOCATION OF SITE NOTICE NO. 2
 PLEASE REFER TO DRAWING 3041-FI-001

CONNECT NEW FOOTPATH INTO THE EXISTING FOOTPATH



- 1. FURTHER DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING;
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- 99. DIMENSIONS TO BE TAKEN FROM THE CENTER OF THE LINE;
- 100. DIMENSIONS TO BE TAKEN FROM THE CENTER OF THE LINE;



PUBLIC FOOTPATH

SHADED AREA

No.	Description	Area	Unit	Total
1	Public Open Space	1.00	sq.m.	100.00
2	Caravan Site Layout	1.00	sq.m.	100.00
3	Other			
4	Other			
5	Other			
6	Other			
7	Other			
8	Other			
9	Other			
10	Other			
11	Other			
12	Other			
13	Other			
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98	Other			
99	Other			
100	Other			

Client: ANTHONY & MARY LOUGHRAN

Project: AUCTION

Planning Application for 10 No. Residential Units in Two Terraced Blocks Comprising:
 - BLOCK A: THREE END OF TERRACE 4
 - BLOCK B: THREE END OF TERRACE 3
 1. NO. 2 STOREY END OF TERRACE 4
 2. NO. 2 STOREY END OF TERRACE 3
 2. NO. 2 STOREY MID TERRACE 4
 3. NO. 2 STOREY MID TERRACE 3
 4. NO. 2 STOREY MID TERRACE 4
 5. NO. 2 STOREY MID TERRACE 3
 6. NO. 2 STOREY MID TERRACE 4
 7. NO. 2 STOREY MID TERRACE 3
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 99. NO. 2 STOREY MID TERRACE 3
 100. NO. 2 STOREY MID TERRACE 4

Proposed Site Layout

Drawn by: V. PETRYSHVYIY	Checked by: P. HEHR	Date: 01-09-23	Scale: 1:500
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P. HERR & ASSOCIATES
 CIVIL ENGINEERS & BUILDING SURVEYORS
 15 GARDEN STREET, MILL STREET, CO. LOUTH, P. 01
 TEL: 047 23 62 22
 FAX: 047 23 62 23
 WEB: www.pha.ie

FILE REF: 3011-A-003
 REVISION: 01

NOTE: THESE DRAWING ARE FOR PLANNING APPLICATION PURPOSES ONLY.

OSNANCE SURVEY (IRELAND) LICENSE NO. ENVO16529
 COPYRIGHT - ORDNANCE SURVEY IRELAND GOVERNMENT OF IRELAND
 LOUTH O.S. MAP 1800/1891
 SITE OUTLINED IN RED

Site Area = 2.362 Acres
 0.956Ha

NOTE:
 FOR LOCATION OF SITE NOTICE NO. 2
 PLEASE REFER TO DRAWING 3041-P1401

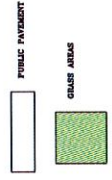
Location of Public
 Site Notice No. 1

CONNECT NEW FOOTPATH INTO THE EXISTING PAVEMENT



NOTE:
 LANDS ZONED AS "OPEN SPACE" TO BE DEVELOPED AS A SIMPLE NATURALIZED TREE PLANTING SCHEME WITH WILD MEADOWS AND WALKWAYS AS PART OF DEVELOPED AREA TO BE HANDED OVER AS PUBLIC OPEN SPACE TO LOUTH COUNTY COUNCIL ON COMPLETION. REFER TO DWM. NO 22106 JP. D. 01 (GANNON + ASSOCIATES) FOR FULL INDICATIVE LAYOUT.

- Notes:
1. FURTHER MEASUREMENTS ONLY TO BE TAKEN FROM THESE DRAWINGS.
 2. ALL MEASUREMENTS TO BE CHECKED BY THE CONTRACTOR ON SITE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ANY DIMENSIONS OBTAINED.
 4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS AND DOCUMENTATION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND LOCAL AUTHORITY REQUIREMENTS.
 6. ALL MATERIALS & METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH THE NEW 2001 BUILDING REGULATIONS FOR THE RELEVANT AREAS.

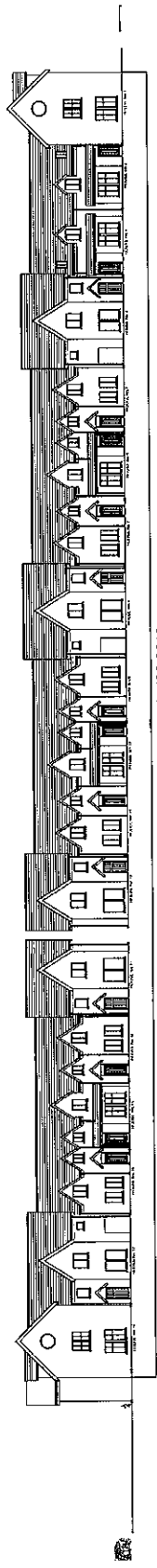


Rev.	Description	Date
A	Generated Site Layout	20/10/22
B	Final/Revised	20/10/22
C	Final/Revised	20/10/22
D	Final/Revised	20/10/22
E	Final/Revised	20/10/22
F	Final/Revised	20/10/22
G	Final/Revised	20/10/22
H	Final/Revised	20/10/22
I	Final/Revised	20/10/22
J	Final/Revised	20/10/22
K	Final/Revised	20/10/22
L	Final/Revised	20/10/22
M	Final/Revised	20/10/22
N	Final/Revised	20/10/22
O	Final/Revised	20/10/22
P	Final/Revised	20/10/22
Q	Final/Revised	20/10/22
R	Final/Revised	20/10/22
S	Final/Revised	20/10/22
T	Final/Revised	20/10/22
U	Final/Revised	20/10/22
V	Final/Revised	20/10/22
W	Final/Revised	20/10/22
X	Final/Revised	20/10/22
Y	Final/Revised	20/10/22
Z	Final/Revised	20/10/22

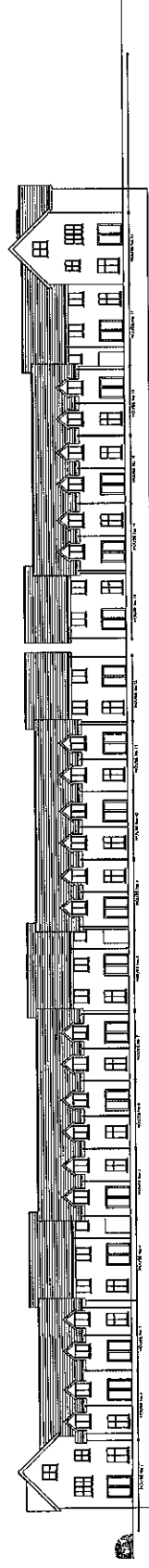
Client: ANTHONY & MARY LOUGHRAN
 Project: PLANNING APPLICATION
 Job Description: PLANNING APPLICATION FOR 10 NO. RESIDENTIAL DWELLINGS TO BE DEVELOPED ON 2.362 ACRES OF LAND, 30 TERRACE, BLACKBURN, CO. LOUTH.
 1. NO. 1 STOREY END OF TERRACE 4
 2. NO. 2 STOREY END OF TERRACE 3
 3. NO. 2 STOREY MID TERRACE 4 BEDROOM DWELLING.
 4. NO. 2 STOREY MID TERRACE 4 BEDROOM DWELLINGS.
 5. NO. 2 STOREY MID TERRACE 3 BEDROOM DWELLING.
 6. NO. 2 STOREY MID TERRACE 4 BEDROOM DWELLING.
 7. NO. 3 STOREY END OF TERRACE 4
 8. NO. 3 STOREY MID TERRACE 4 BEDROOM DWELLING.
 9. NO. 3 STOREY MID TERRACE 4 BEDROOM DWELLINGS.
 10. NO. 3 STOREY MID TERRACE 3 BEDROOM DWELLINGS AND ALL ASSOCIATED SITE DEVELOPMENT WORKS. THIS APPLICATION IS ACCOMPANIED BY NATURA IMPACT STATEMENT AT GLYDE ROAD, TALLANSTOWN, CO. LOUTH.

10/01/2023
 REVISED SITE LAYOUT
 Checked By: Y. P. HERR
 Date: 20-10-22
 Scale: 1:250

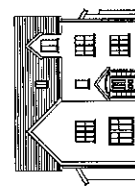
P. HERR & ASSOCIATES
 CIVIL ENGINEERS & BUILDING SURVEYORS
 BLOCK 4, THIRD FLOOR,
 100/102, WINDMILL BUSINESS PARK,
 WINDMILL STREET,
 CARRIGLISH,
 CO. LOUTH.
 TEL: 046 930028
 FAX: 046 930029
 EMAIL: PHERR@PHERRIAE.COM
 WEB: WWW.PHERRIAE.COM
 REG. NO. 10011-P-0013
 DRAWING No. 3041-P-1401
 REVISION No. B
 DATE 10/01/2023



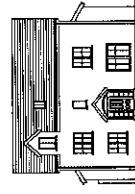
PROPOSED FRONT ELEVATION ALONG GLTYDE ROAD



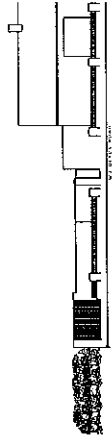
PROPOSED REAR ELEVATION ALONG RIPARIAN STRIP



PROPOSED CABLE ELEVATION (No.18)

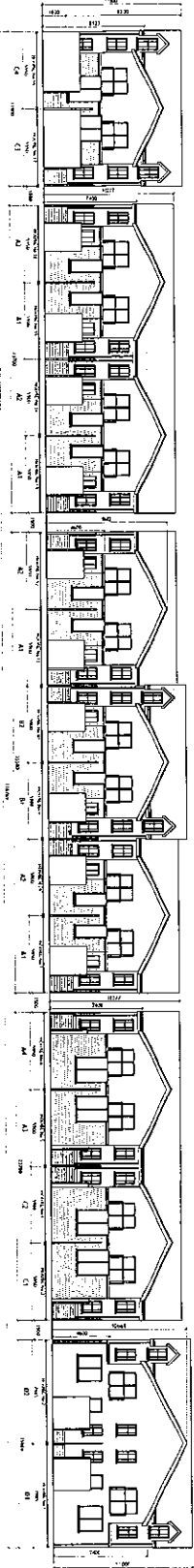


PROPOSED CABLE ELEVATION (No.19)

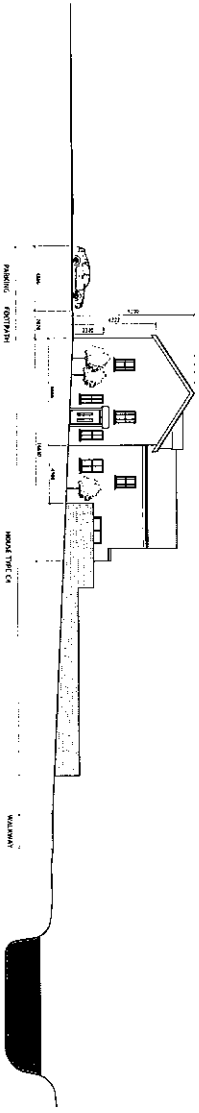




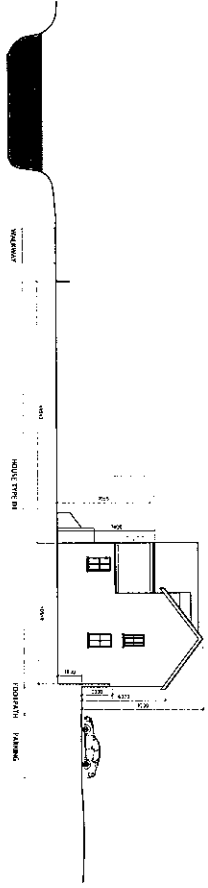
PROPOSED FRONT ELEVATION ALONG CLYDE ROAD



PROPOSED REAR ELEVATION ALONG RIPARIAN STRIP



PROPOSED HOUSE TYPE C4 SIDE ELEVATION



PROPOSED HOUSE TYPE D1 SIDE ELEVATION

REV. A: 14/07/2021: PAUL FLANNERY DRAWINGS

PROPOSED HOUSING DEVELOPMENT TALLANSTOWN, CO. LOUTH

CLIENT: MR. P. HEER

PROPOSED STREET ELEVATIONS

SCALE: 1:200 @ A1

DATE: OCT. 2022

DRAWN BY: C.M.

CHECKED BY: P.M.

DRAWING NO: 17477/501/A

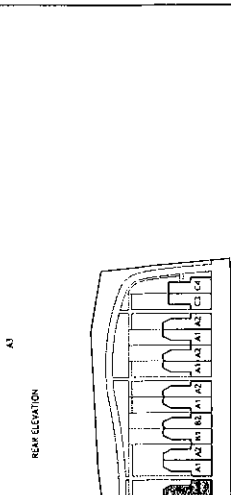
Paul Monaghan CA LTD
CHARTERED ARCHITECTS

HOUSE TYPES A3/A4 : 3 BEDROOM

PROPOSED HOUSING DEVELOPMENT TALLANTOWN, CO. LOUTH

REVISION	DATE	DESCRIPTION
1	11/09 @ A1	REVISED
2	11/09 @ A1	REVISED
3	11/09 @ A1	REVISED
4	11/09 @ A1	REVISED
5	11/09 @ A1	REVISED
6	11/09 @ A1	REVISED
7	11/09 @ A1	REVISED
8	11/09 @ A1	REVISED
9	11/09 @ A1	REVISED
10	11/09 @ A1	REVISED

APPLICANT: MR. J. M. HERR
 ARCHITECT: PAUL MONAGHAN CA LTD
 PROJECT NO: 17477203A



HOUSE TYPE A3 - 3 BED - 3P - 2 STOREY TOWNHOUSE

SPACE REQUIREMENTS AND BUILT UP AREAS FOR TYPICAL DWELLINGS:

COMPONENT	UNIT	HOUSE TYPE A3	HOUSE TYPE A4
PLANT ROOM	sqm	2.8	3.5
STAIRS	sqm	3.5	3.5
LANDING	sqm	4.5	4.5
STORAGE	sqm	1.5	1.5
TOTAL	sqm	12.3	13.5

HOUSE TYPE A4 - 3 BED - 3P - 2 STOREY TOWNHOUSE

SPACE REQUIREMENTS AND BUILT UP AREAS FOR TYPICAL DWELLINGS:

COMPONENT	UNIT	HOUSE TYPE A4	HOUSE TYPE A3
PLANT ROOM	sqm	2.8	3.5
STAIRS	sqm	3.5	3.5
LANDING	sqm	4.5	4.5
STORAGE	sqm	1.5	1.5
TOTAL	sqm	12.3	13.5

FINISHES SCHEDULE

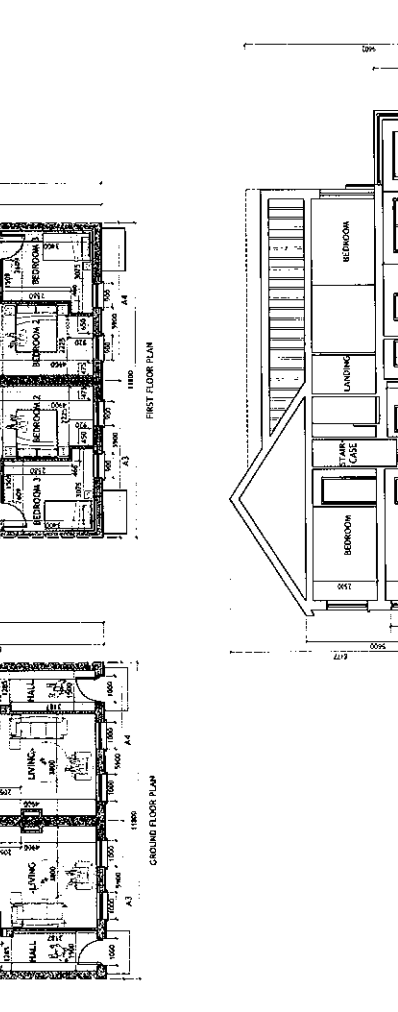
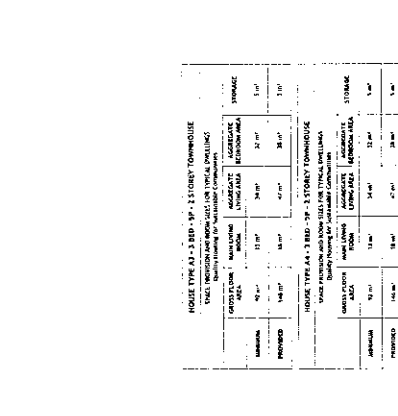
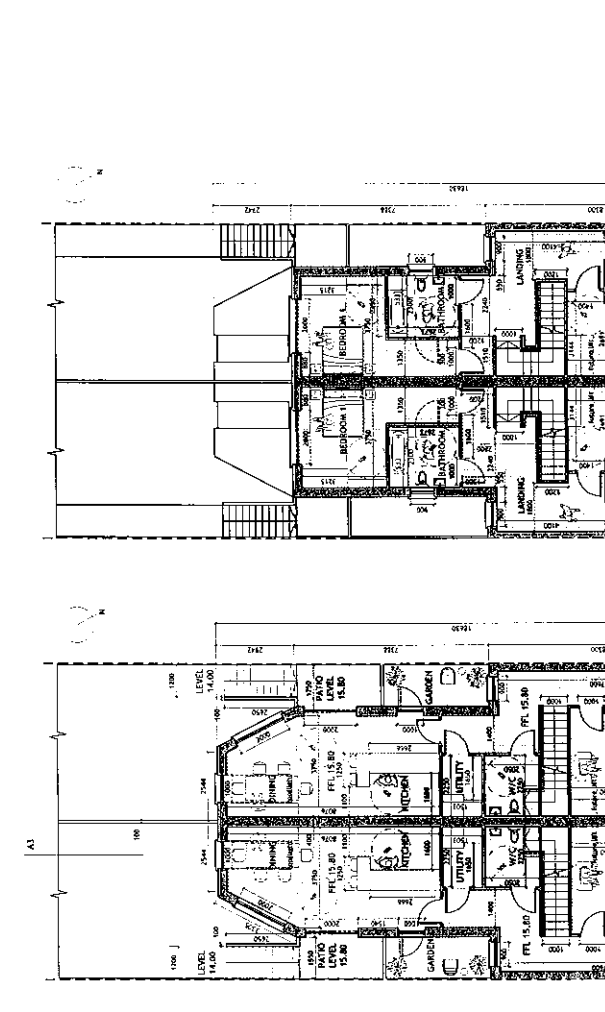
Walls & Ceilings: Blue grey encaustic tiles
 Floors: Cream UPEC
 Windows: Cream UPEC
 Doors: Black UPEC
 Gutters & Downpipes: Painted & Galvalume
 Fascias & Soffits: Cream UPEC

PROPOSED HOUSING DEVELOPMENT TALLANTOWN, CO. LOUTH

PAUL MONAGHAN CA LTD
 CHARTERED ARCHITECTS

COMMENTS ON DEVELOPER'S DESIGN SUBMISSIONS FOR HOUSE TYPE A3

1. The design is acceptable for the following reasons:
2. The design complies with the relevant regulations.
3. The design is of good quality and is well detailed.
4. The design is consistent with the surrounding area.

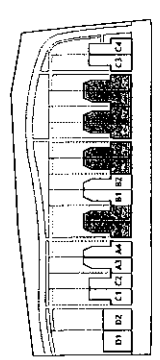
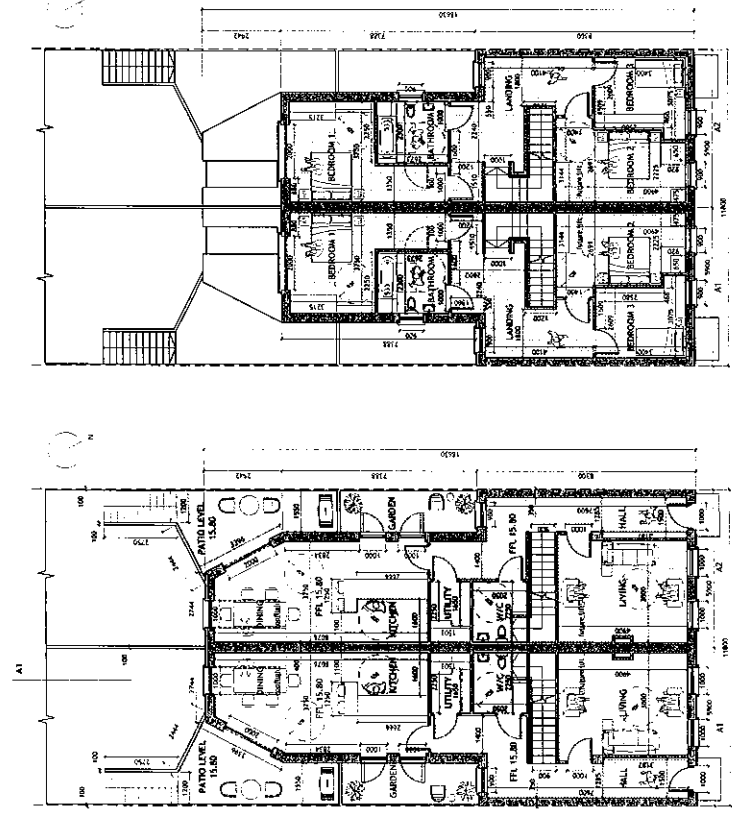


LEVELS:
 LEVEL 15.00
 PAVING LEVEL 14.00
 FINISHED FLOOR LEVEL 13.00

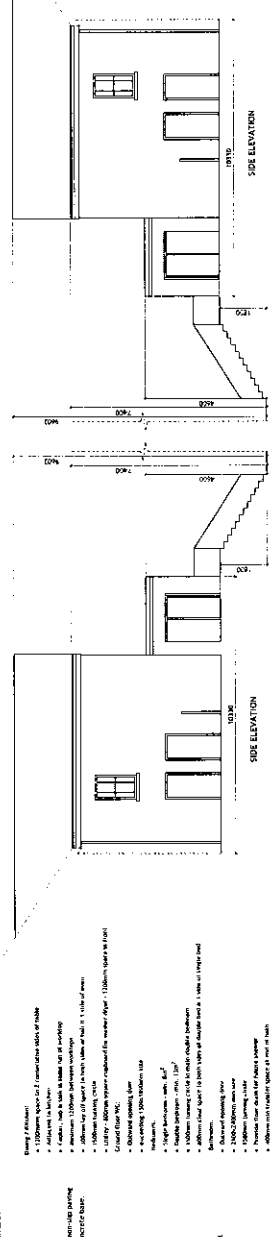
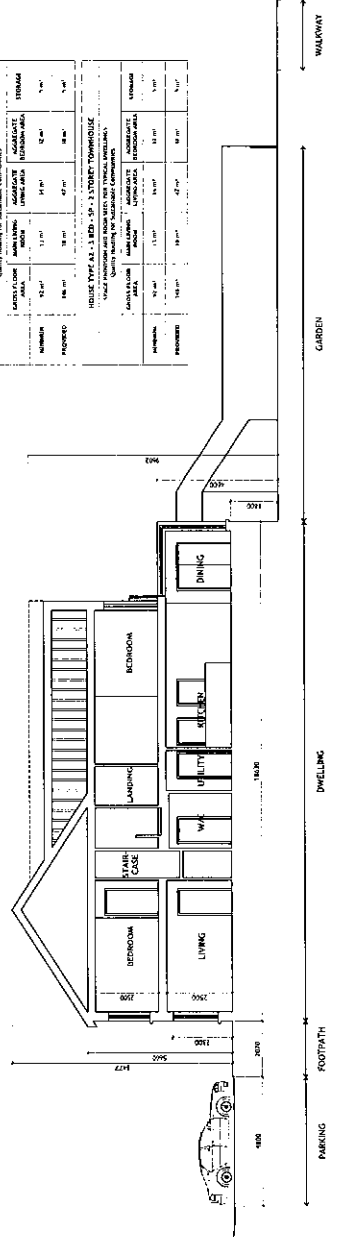
SECTION A3
 DWELLING
 FOOTPATH
 PARKING
 GARDEN
 WALKWAY

HOUSE TYPE A3 : 3 BED - 3P - 2 STOREY TOWNHOUSE

Paul Monaghan CA LTD
 CHARTERED ARCHITECTS



HOUSE TYPE A1 - 3 BED - SP - 3 STOREY TOWNHOUSE			HOUSE TYPE A2 - 3 BED - SP - 3 STOREY TOWNHOUSE		
FOOTPRINT AND EXTERNAL WALL TYPICAL DETAILS			FOOTPRINT AND EXTERNAL WALL TYPICAL DETAILS		
REAR WALL	FRONT WALL	ROOF	REAR WALL	FRONT WALL	ROOF
10'00"	10'00"	10'00"	10'00"	10'00"	10'00"
10'00"	10'00"	10'00"	10'00"	10'00"	10'00"
10'00"	10'00"	10'00"	10'00"	10'00"	10'00"
10'00"	10'00"	10'00"	10'00"	10'00"	10'00"



FINISHES SCHEDULE

- Blue-grey coloured block tiles
- Black wall tiles
- White wall tiles
- Self-coloured smooth render
- Windows: Cream UPVC
- Doors: Black UPVC
- External: Black UPVC
- Internal: Cream UPVC

HOUSE TYPES A1/A2 : 3 BEDROOM

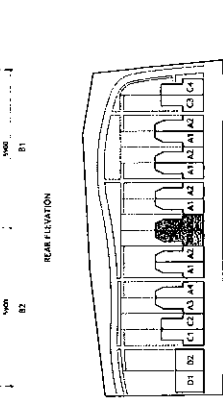
REV. A. 1022 - FINAL PLANNING DRAWINGS
PROJECT: PROPOSED HOUSING DEVELOPMENT TALLANSTOWN, CO. LOUTH
DRAWING TITLE: HOUSE TYPE A1 & A2: PROPOSED PLANS, ELEVATIONS & SITE SECTIONS
DATE: 17.07.2024
P. No. 17.07.2024

Paul Monaghan CA LTD
CHARTERED ARCHITECTS

CONFORMANCE WITH NATIONAL DEVELOPMENT PLANNING REGULATIONS (N.D.P.R.)

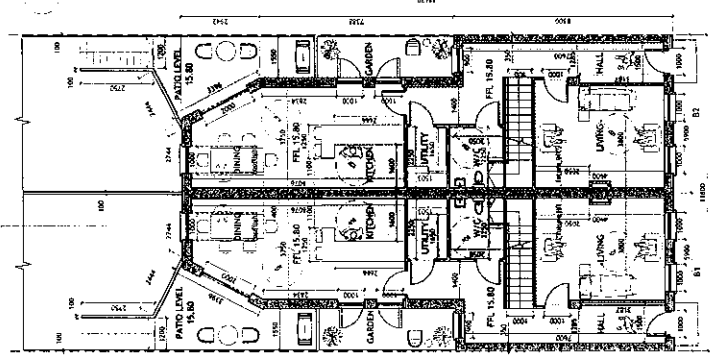
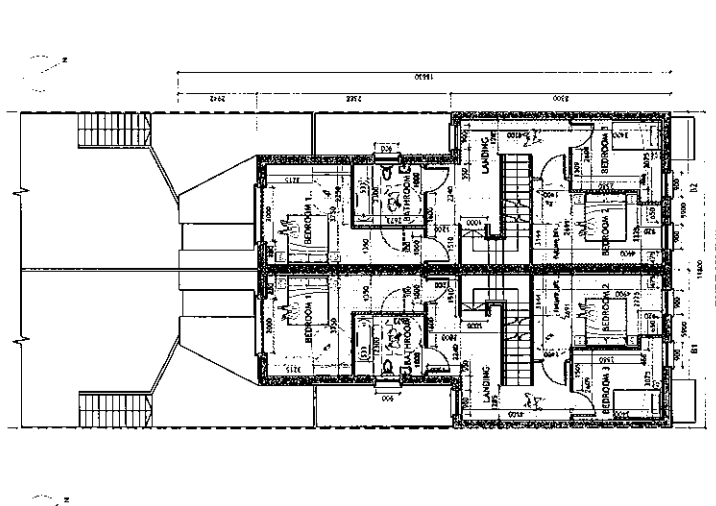
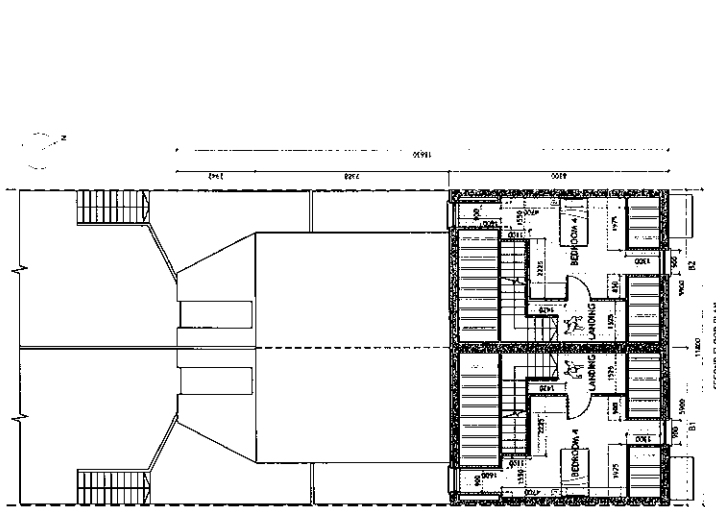
Notes to be incorporated into the technical specifications:

- 1. 1200mm square ceramic floor tiles
- 2. 1000mm square ceramic floor tiles
- 3. 1000mm square ceramic floor tiles
- 4. 1000mm square ceramic floor tiles
- 5. 1000mm square ceramic floor tiles
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- 19. 1000mm square ceramic floor tiles
- 20. 1000mm square ceramic floor tiles

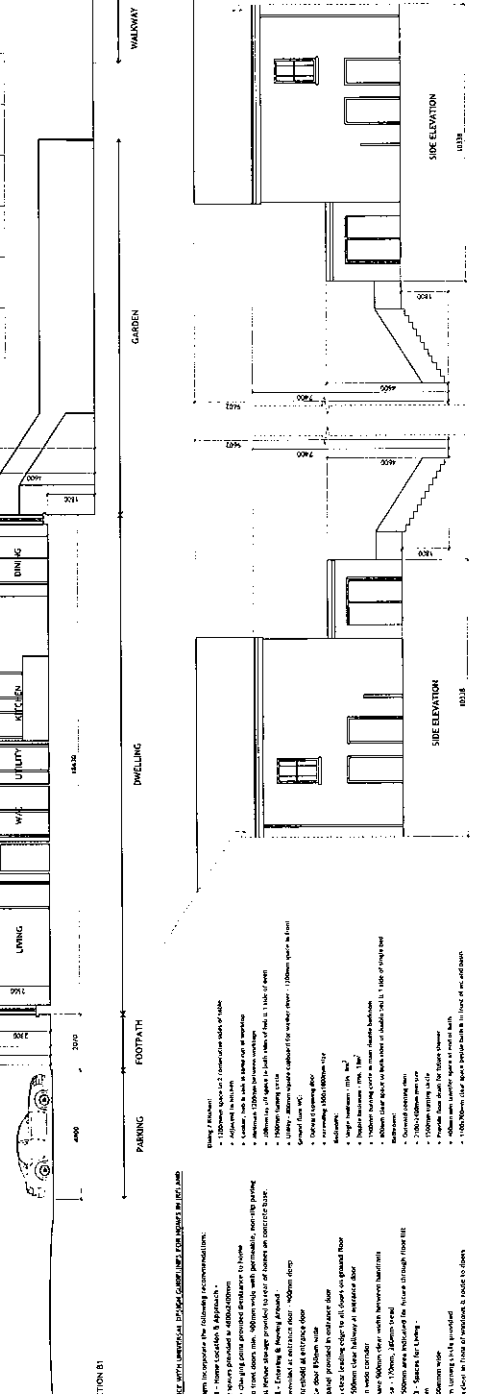
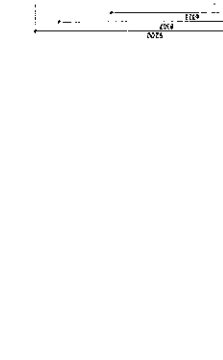
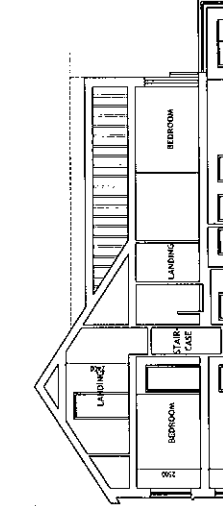


HOUSE TYPES B1/B2 : 4 BEDROOM

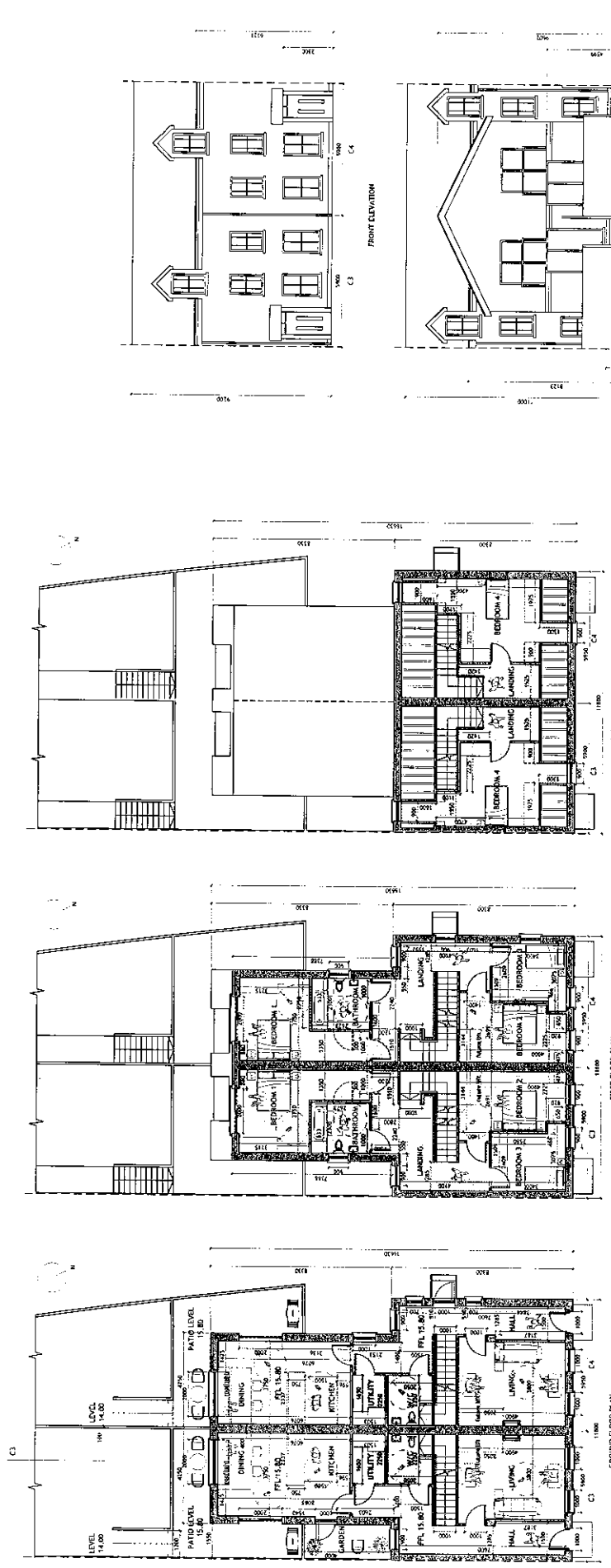
PROPOSED HOUSING DEVELOPMENT TALLASTOWN, CO. LOUTH
 DRAWING TITLE
 HOUSE TYPE B1 & B2: PROPOSED PLANS, ELEVATIONS & SITE SECTIONS
 DRAWING NO
 1747/1204A
 DATE
 11/09/2022
 DRAWN BY
 M.P. HERR
 CHECKED BY
 C.M.
 PROJECT NO
 1747/1204



NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	CONCRETE	m ²	100	100	10000
2	BRICKWORK	m ²	200	100	20000
3	ROOFING	m ²	150	100	15000
4	PLASTER	m ²	300	100	30000
5	PAINT	m ²	100	100	10000
6	GLASS	m ²	50	100	5000
7	IRONWORK	m	100	100	10000
8	CEILING	m ²	100	100	10000
9	FLOORING	m ²	100	100	10000
10	MECHANICAL	h	100	100	10000
11	ELECTRICAL	h	100	100	10000
12	WATER	h	100	100	10000
13	HEATING	h	100	100	10000
14	LANDSCAPE	h	100	100	10000
15	CONCRETE	m ²	100	100	10000
16	BRICKWORK	m ²	200	100	20000
17	ROOFING	m ²	150	100	15000
18	PLASTER	m ²	300	100	30000
19	PAINT	m ²	100	100	10000
20	GLASS	m ²	50	100	5000
21	IRONWORK	m	100	100	10000
22	CEILING	m ²	100	100	10000
23	FLOORING	m ²	100	100	10000
24	MECHANICAL	h	100	100	10000
25	ELECTRICAL	h	100	100	10000
26	WATER	h	100	100	10000
27	HEATING	h	100	100	10000
28	LANDSCAPE	h	100	100	10000
29	CONCRETE	m ²	100	100	10000
30	BRICKWORK	m ²	200	100	20000
31	ROOFING	m ²	150	100	15000
32	PLASTER	m ²	300	100	30000
33	PAINT	m ²	100	100	10000
34	GLASS	m ²	50	100	5000
35	IRONWORK	m	100	100	10000
36	CEILING	m ²	100	100	10000
37	FLOORING	m ²	100	100	10000
38	MECHANICAL	h	100	100	10000
39	ELECTRICAL	h	100	100	10000
40	WATER	h	100	100	10000
41	HEATING	h	100	100	10000
42	LANDSCAPE	h	100	100	10000
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44	BRICKWORK	m ²	200	100	20000
45	ROOFING	m ²	150	100	15000
46	PLASTER	m ²	300	100	30000
47	PAINT	m ²	100	100	10000
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49	IRONWORK	m	100	100	10000
50	CEILING	m ²	100	100	10000
51	FLOORING	m ²	100	100	10000
52	MECHANICAL	h	100	100	10000
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54	WATER	h	100	100	10000
55	HEATING	h	100	100	10000
56	LANDSCAPE	h	100	100	10000
57	CONCRETE	m ²	100	100	10000
58	BRICKWORK	m ²	200	100	20000
59	ROOFING	m ²	150	100	15000
60	PLASTER	m ²	300	100	30000
61	PAINT	m ²	100	100	10000
62	GLASS	m ²	50	100	5000
63	IRONWORK	m	100	100	10000
64	CEILING	m ²	100	100	10000
65	FLOORING	m ²	100	100	10000
66	MECHANICAL	h	100	100	10000
67	ELECTRICAL	h	100	100	10000
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69	HEATING	h	100	100	10000
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86	BRICKWORK	m ²	200	100	20000
87	ROOFING	m ²	150	100	15000
88	PLASTER	m ²	300	100	30000
89	PAINT	m ²	100	100	10000
90	GLASS	m ²	50	100	5000
91	IRONWORK	m	100	100	10000
92	CEILING	m ²	100	100	10000
93	FLOORING	m ²	100	100	10000
94	MECHANICAL	h	100	100	10000
95	ELECTRICAL	h	100	100	10000
96	WATER	h	100	100	10000
97	HEATING	h	100	100	10000
98	LANDSCAPE	h	100	100	10000
99	CONCRETE	m ²	100	100	10000
100	BRICKWORK	m ²	200	100	20000



- FINISHES SCHEDULE**
- Roof - Blue-grey coloured slate tiles
 - Walls - Self coloured smooth render
 - Windows - Cream UPVC
 - Doors - Black UPVC
 - Getters - Black UPVC
 - Floors & Sillings - Cream UPVC
- Notes:**
- 1. 100mm concrete slab on compacted hardcore
 - 2. 100mm concrete slab on compacted hardcore
 - 3. 100mm concrete slab on compacted hardcore
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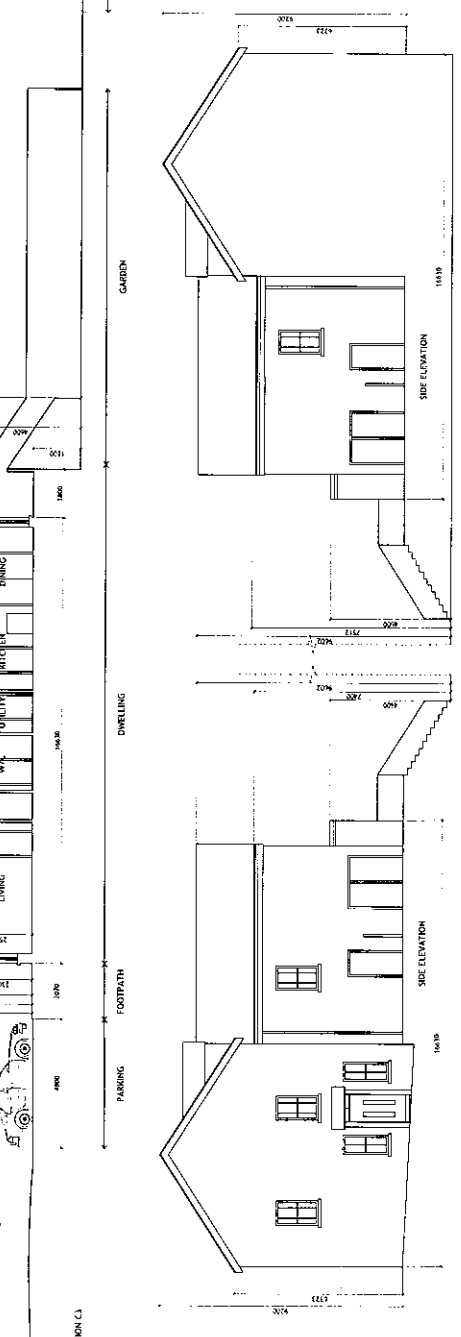


GROUND FLOOR PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN

COMPLIANCE WITH LITERAL DESIGN GUIDELINES FOR ROADSIDE SETBACK

Notes: Design to be provided in the following circumstances:
 • Where the location is appropriate.
 • Where the location is not appropriate.
 • Where the location is not appropriate.
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 • Where the location is not appropriate.

HOUSE TYPE C1 - 4 BED - UP - 1.5 STOREY TOWNHOUSE		HOUSE TYPE C4 - 4 BED - UP - 2.5 STOREY TOWNHOUSE	
Area	Area	Area	Area
Garage	12.00	Garage	12.00
Porch	1.00	Porch	1.00
Living	13.00	Living	13.00
Dining	10.00	Dining	10.00
Kitchen	10.00	Kitchen	10.00
Bath	4.00	Bath	4.00
Bedroom	10.00	Bedroom	10.00
Bedroom	10.00	Bedroom	10.00
Bedroom	10.00	Bedroom	10.00
Bedroom	10.00	Bedroom	10.00
Landing	4.00	Landing	4.00
Bath	4.00	Bath	4.00
Stair	4.00	Stair	4.00
Storage	4.00	Storage	4.00
Total	67.00	Total	67.00



HOUSE TYPES C3/C4 : 4 BEDROOM

APR 24 - 2024 - FINAL PLANNING DRAWINGS
 PROPOSED HOUSING DEVELOPMENT TALLANSTOWN, CO. LOUTH
 PROJECT: PROPOSED HOUSING DEVELOPMENT TALLANSTOWN, CO. LOUTH
 DRAWING TITLE: HOUSE TYPE C3 & C4: PROPOSED PLANS, ELEVATIONS & SITE SECTIONS
 DRAWN BY: MR. P. HERR
 CHECKED BY: MR. P. HERR
 DATE: 11/09/2023
 SCALE: 1:100 @ A1

FINISHES SCHEDULE

- Roof: Blue-grey coloured slate tiles
- Walls: Self coloured smooth render
- Windows: Cream UPVC
- Doors: Black UPVC
- Floors: Black UPVC
- External: Cream UPVC

Paul Monaghan CA LTD
 CHARTERED ARCHITECTS

53 MILLERS ROAD, TALLANSTOWN, CO. LOUTH
 TEL: 045 815 6934

GLYDE ROAD LANDSCAPE PLAN

sc 1:500

LEGEND

VEGETATION

Existing trees to be retained and protected

Proposed Tree Planting - 10 No. Total

Street trees	2m clear height, 6m tall	Species	Notes
1	1	Robinia pseudoacacia	rb 20-25m g
2	2	Quercus robur	qb 14-18m g
3	3	Prunella domestica	pb 14-18m g
4	4	Fraxinus excelsior	fb 14-18m g
5	5	Ash	as 14-18m g

Open space trees

Common Name	Species Name	Speciation
Alnus incana**	Alnus incana**	rb, 1.2-2.5m high
Salix caprea**	Salix caprea**	rb, 1.2-2.5m high
Sambucus nigra**	Sambucus nigra**	rb, 1.2-2.5m high
Alnus glutinosa**	Alnus glutinosa**	rb 14-18m g
Salix purpurea**	Salix purpurea**	rb 14-18m g
Salix sp. **	Salix sp. **	rb 14-18m g

HT - Residential native hedge

Common Name	Species Name	Speciation
Hornbeam	Cornus avellana**	available row in 1.5m tall

PT - Open Space Planting - 81 eqm total (200 sq. total)

Species to be planted at approximately 4m x 4m (100mm top soil depth)

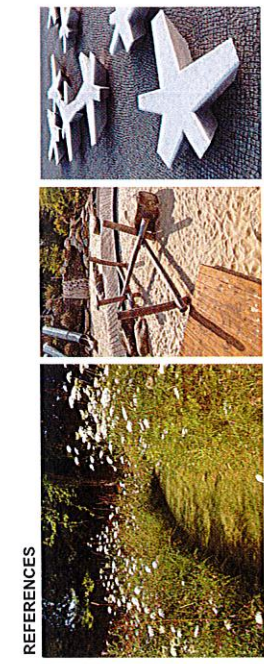
Common Name	Species Name	Speciation
Golden Pines	Abies conopsea**	ab 10-12m H
Karl F. Roessl Grapes	Celastrus 'Karl Roessl'	cg 24, 30-40cm H
Muscadine	Muscadine americana 'Gracissima'	cg 24, 30-40cm H
Prunella	Prunella domestica	cg 24, 30-40cm H
Prunella	Prunella domestica	cg 24, 30-40cm H
Lamb's Ear	Stachys byzantina**	cg 24, 30-40cm H
Lamb's Ear	Stachys byzantina**	cg 24, 30-40cm H
Allysum	Allysum as-formosa**	cg 24, 30-40cm H

Wild Flower Meadow

An appropriate dry meadow type with wildflowers for bees and other insects

Wildflower Meadow Mix

These species are proposed to be planted in the meadow areas



REFERENCES

HARD LANDSCAPE

Footpath	Resin bound gravel
Back garden paving	Concrete
Street garden paving	Selected feature permeable paving
Public Footpath	Concrete
Parking bay	Formulation paving
Road	Asphalt
Grass mat rubber surfacing - 207 sq.m	22mm sub-gravel rubber mat

FURNITURE

Play equipment supplied by Kermans.com

Double Balance Beam

NR030 ROBINA balancing

Slits

NR036 ROBINA balancing

Water Lilies Balance Pools

NR030 ROBINA balancing

Ability Tact 9

NR034 ROBINA obstacle courses

Flar bench

Approved by Eurobar

Feature seating

Wisdom bench

BOUNDARY

Boundary type 1

1.8m high timber fence with concrete posts

Boundary type 2

1800mm high estate railing

CLIENT

CLERMONT PARK ENTERPRISE LTD

PROJECT TITLE

Proposed development at Glyde Rd, Tallanstown, Co. Louth

PROJECT ARCHITECT

P. HERR & ASSOCIATES

SHEET TITLE

Landscape Plan

SHEET NO.

22105_LP_D_01

SCALE

@ 1:500

DATE

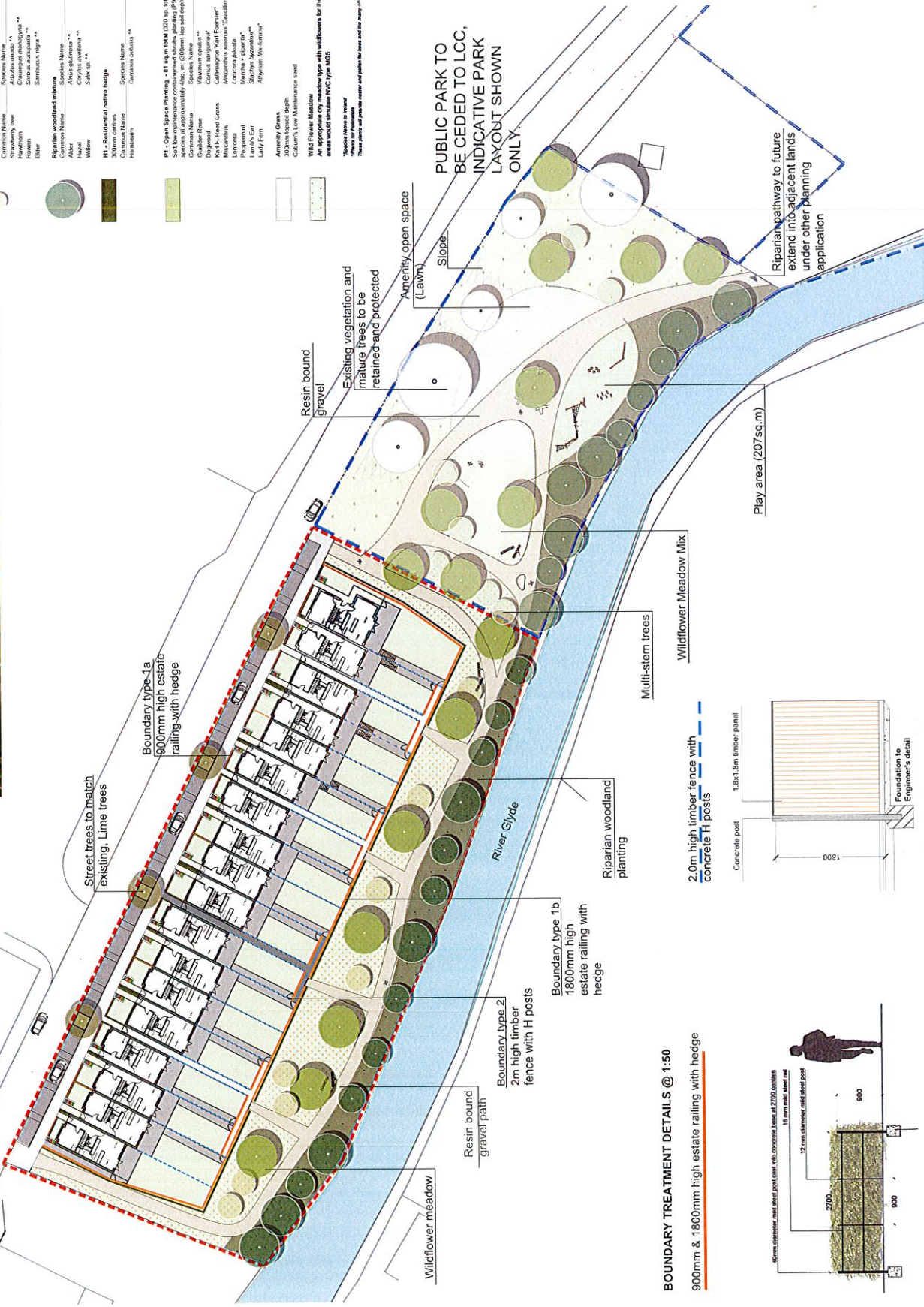
April 2022

REVISION

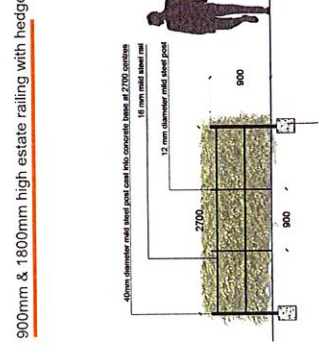
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D	29/04/22	JG	JG
C	07/04/22	JG	JG
B	11/02/22	PS	JG

gannon + associates

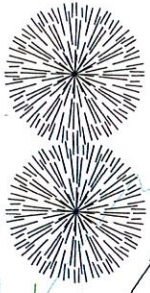
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+ info@gannonandassociates.ie
+ Terenure Enterprise Centre
17 Rutland Road, DBW



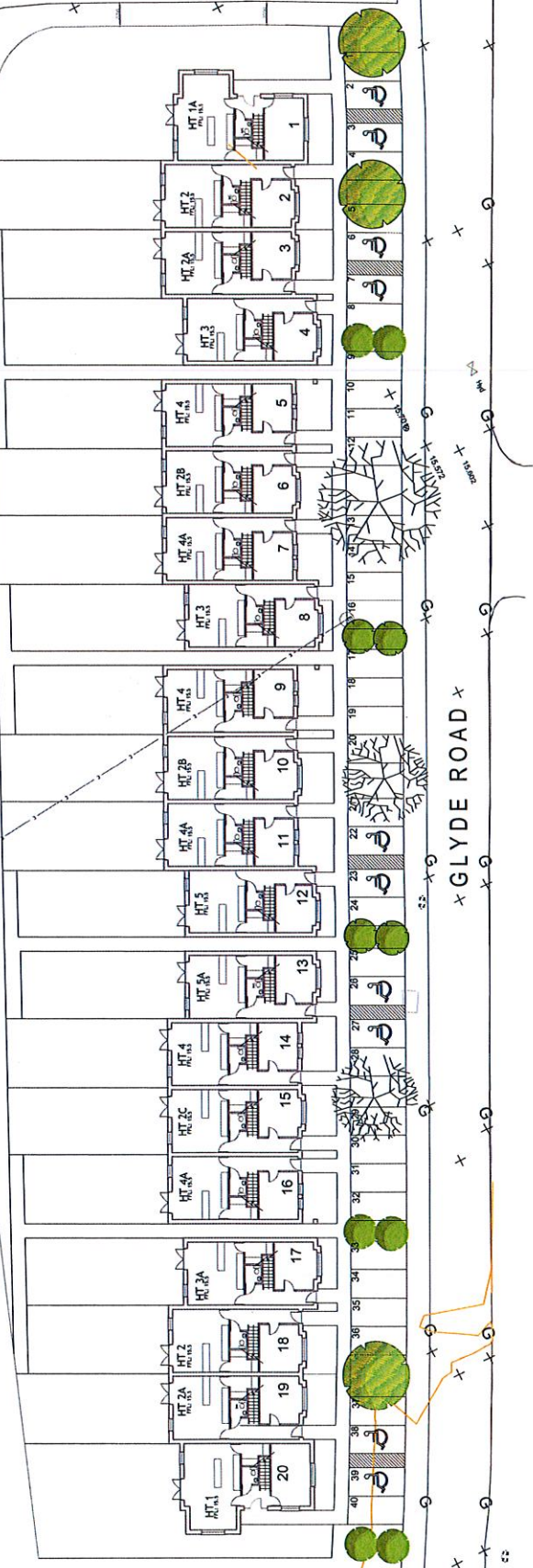
BOUNDARY TREATMENT DETAILS @ 1:50



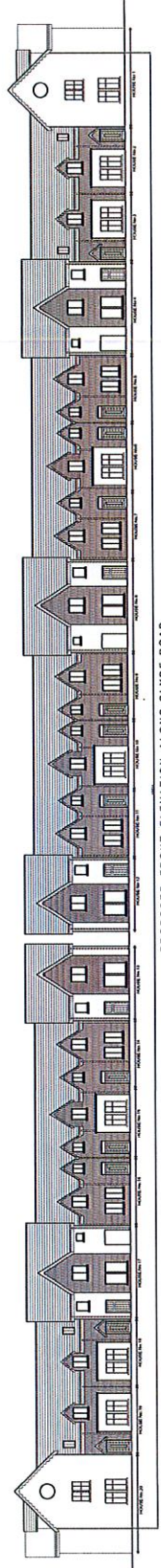
River Glyde (direction of flow)



RIPERIAN STRIP




GLYDE ROAD

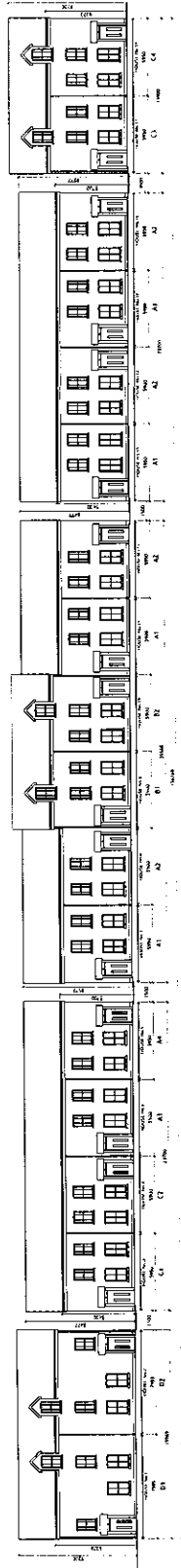


PROPOSED FRONT ELEVATION ALONG GLYDE ROAD

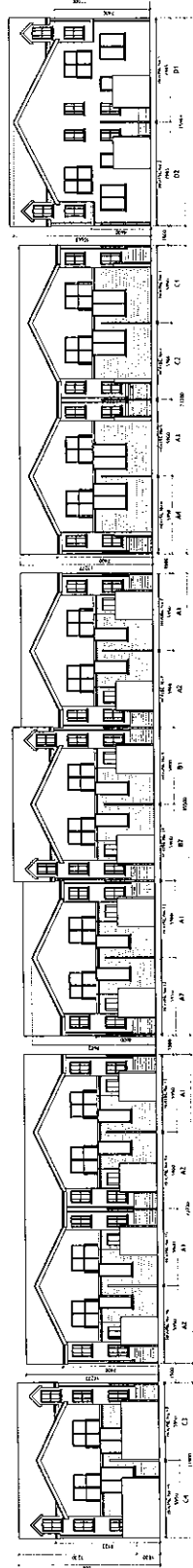
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 CLIENT: [REDACTED]
 DRAWING TITLE: PROPOSED GLYDE ROAD ELEVATION & SITE LAYOUT PLAN
 DRAWING NO: [REDACTED]
 DATE: [REDACTED]
 CHECKED BY: [REDACTED]
 DRAWING IN: [REDACTED]



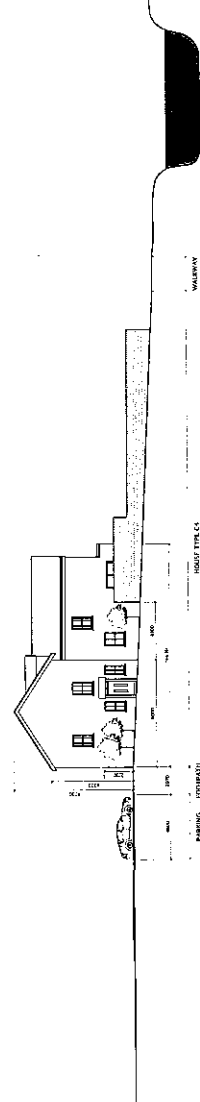
Paul Monaghan CA LTD
 CHARTERED ARCHITECTS



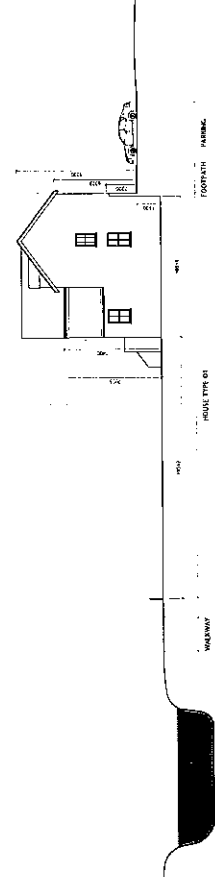
PROPOSED FRONT ELEVATION ALONG CLYDE ROAD



PROPOSED REAR ELEVATION ALONG RIPARIAN STRIP



PROPOSED HOUSE TYPE C4 SIDE ELEVATION

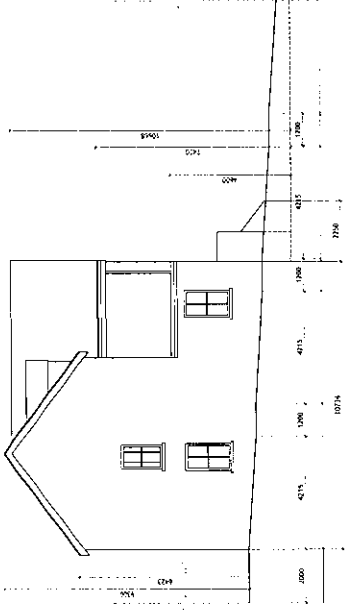


PROPOSED HOUSE TYPE D1 SIDE ELEVATION

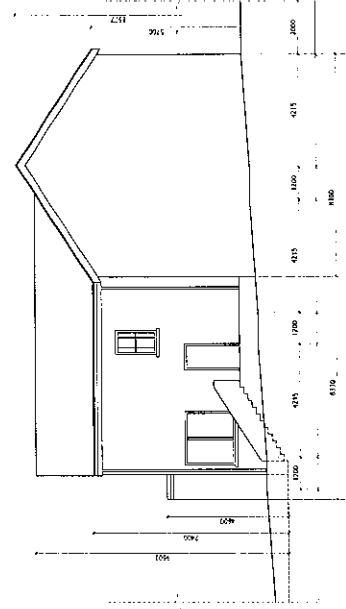
REV. A - 19/04/2021 - FINAL PLANNING DRAWING	REVISION DATE	DESCRIPTION
PROPOSED HOUSING DEVELOPMENT TALLANSTOWN, CO. LOUTH	CLIENT	
MR. P. HENR	DRAWING TITLE	PROPOSED HOUSED STREET ELEVATIONS
1:200 @ A1	SCALE	
OCT. 2022	DATE	
C.A.M.	DRAWN BY	
P.A.M.	CHECKED BY	
1747/50/A	DRAWING NO.	

Paul Monaghan CA LTD
 CHARTERED ARCHITECTS

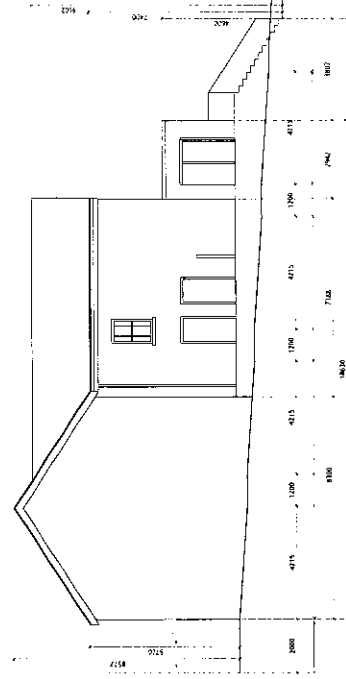
15, WINDSOR ROAD, TALLANSTOWN, CO. LOUTH
 TEL: 047 832 3333 | WWW.PAULMONAGHANCA.COM



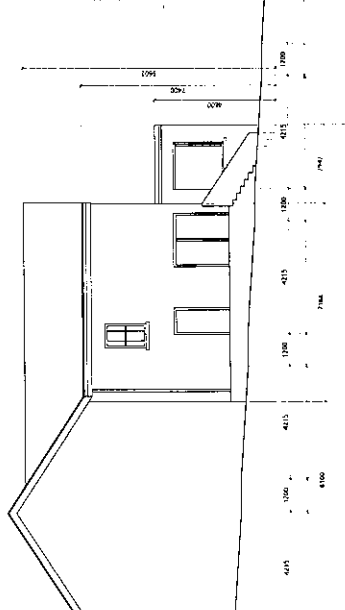
HOUSE TYPE D2 ACCESS LANE ELEVATION



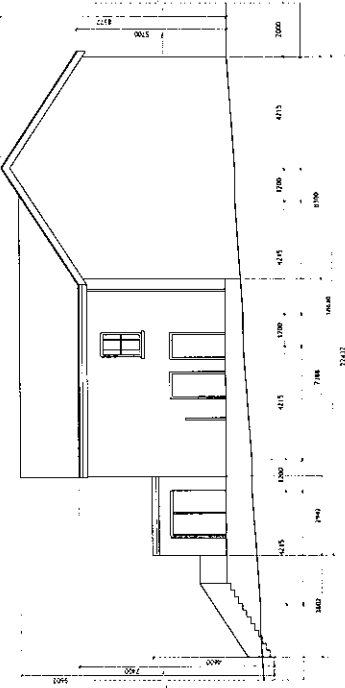
HOUSE TYPE C1 ACCESS LANE ELEVATION



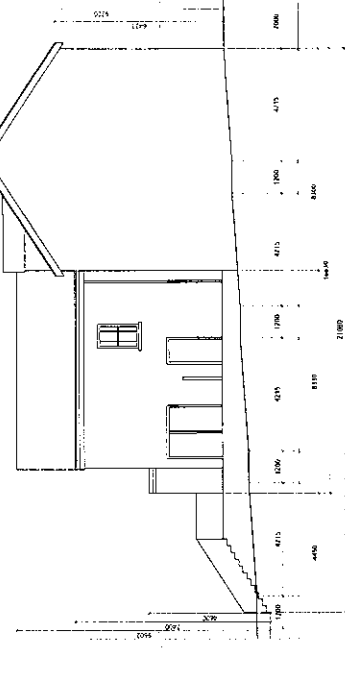
HOUSE TYPE A2 ACCESS LANE ELEVATION
A2/C3 ACCESS LANE ELEVATIONS



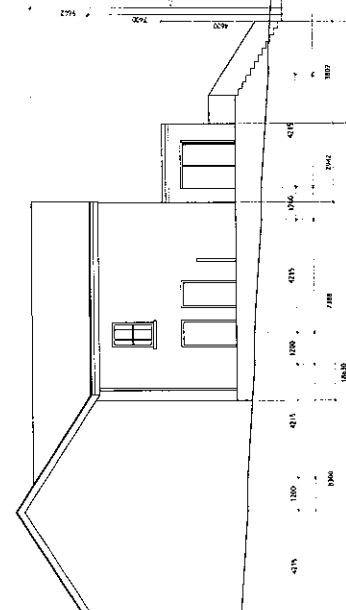
HOUSE TYPE A4 ACCESS LANE ELEVATION



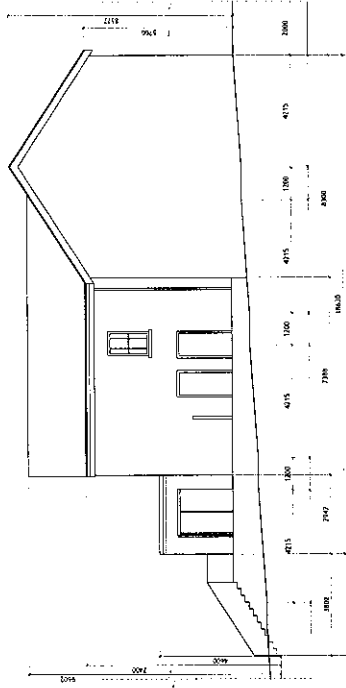
HOUSE TYPE A1 ACCESS LANE ELEVATION



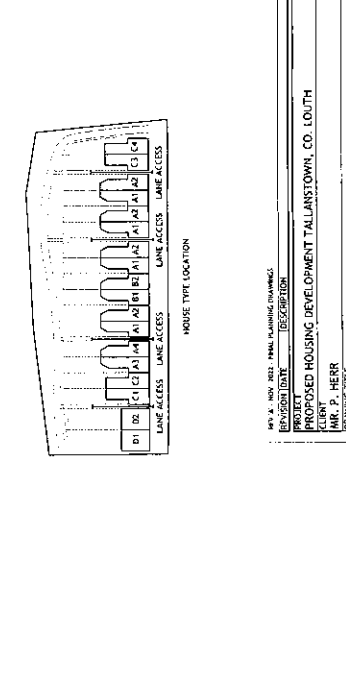
HOUSE TYPE C3 ACCESS LANE ELEVATION
A2/C3 ACCESS LANE ELEVATIONS



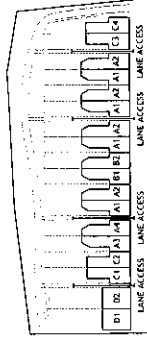
HOUSE TYPE A2 ACCESS LANE ELEVATION



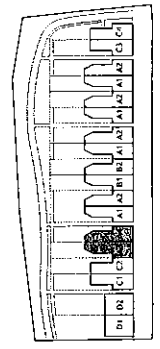
HOUSE TYPE A1 ACCESS LANE ELEVATION



HOUSE TYPE C3 ACCESS LANE ELEVATION
A2/C3 ACCESS LANE ELEVATIONS



APP. A. 1001. 1002. FINAL PLANNING DRAWINGS.
 PROJECT: PROPOSED HOUSING DEVELOPMENT TALLANTOWN, CO. LOUTH
 CLIENT: KUBR P. HERR
 DRAWING TITLE: PROPOSED ACCESS LANE ELEVATIONS
 DATE: 1-2009 & A1 OCT. 2022
 DRAWN BY: C.M.
 CHECKED BY: P.M.
 APPROVED BY: 1747/507A
Paul Monaghan CA Ltd
CHARTERED ARCHITECTS



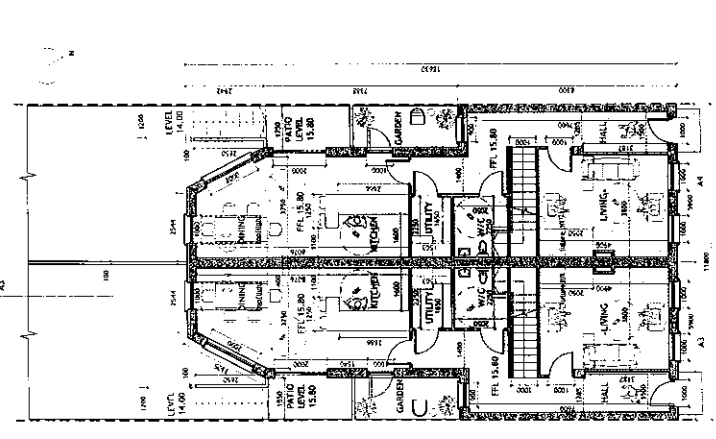
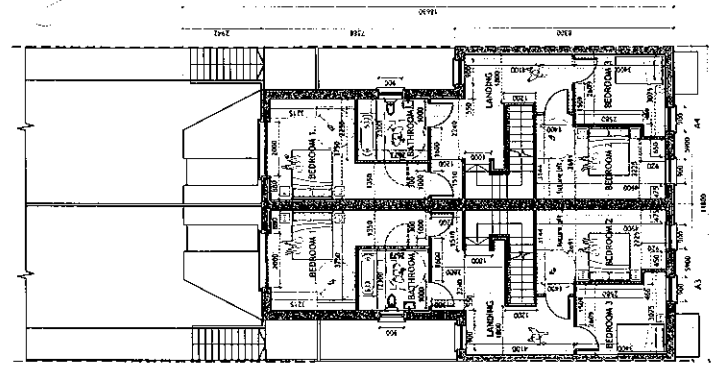
HOUSE TYPES A3/A4 : 3 BEDROOM

REV. A - NOV. 2021 - FINAL PLANNING DRAWINGS
 PROJECT: PROPOSED HOUSING DEVELOPMENT TALLANSTOWN, CO. LOUTH
 DRAWING TITLE: HOUSE TYPE A3 & A4: PROPOSED PLANS, ELEVATIONS & SITE SECTIONS
 DRAWING NO: 11-100-00-A1
 DATE: SEPT. 2022
 DRAWN BY: C.M.
 CHECKED BY: P.M.
 PROJECT NO: 1747/202A

Paul Monaghan CA LTD
 CHARTERED ARCHITECTS

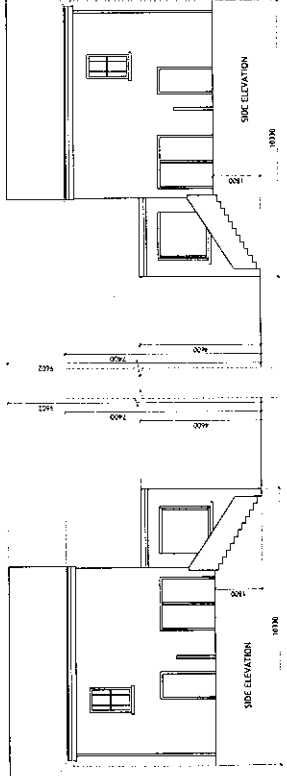
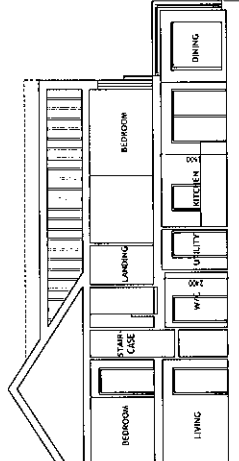
FINISHES SCHEDULE

Roof	Blue-grey concrete with black metal
Walls	Self-coloured smooth render
Windows	White
Doors	Black UPVC
Columns	Black UPVC
Handrails	Black UPVC
Staircases	Black UPVC
Skirting	Black UPVC
Architraves	Black UPVC
Decorative	Black UPVC
Other	Black UPVC



HOUSE TYPE A3 - 3 BED - 3P - 3 STOREY TOWNHOUSE
 FINISHES SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT	STORAGE
1	Roof	1	Sq. m	3.0
2	Walls	1	Sq. m	18.0
3	Windows	1	Sq. m	18.0
4	Doors	1	Sq. m	18.0
5	Columns	1	Sq. m	18.0
6	Handrails	1	Sq. m	18.0
7	Staircases	1	Sq. m	18.0
8	Skirting	1	Sq. m	18.0
9	Architraves	1	Sq. m	18.0
10	Decorative	1	Sq. m	18.0
11	Other	1	Sq. m	18.0



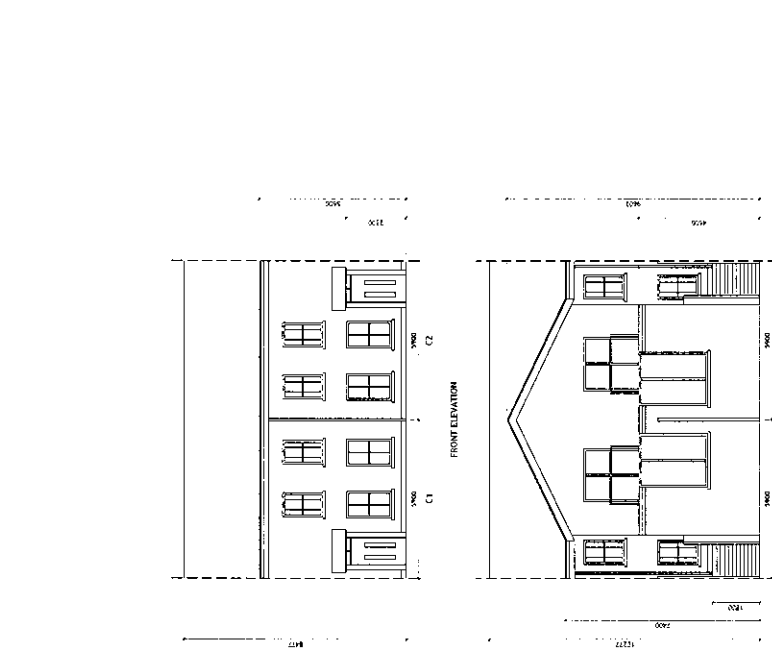
- COMPLIANCE WITH NATIONAL DESIGN GUIDELINES FOR HOUSES IN RURAL AREAS**
- House design to comply with the following recommendations:
 - Roof: Gable roof
 - Walls: Self-coloured smooth render
 - Windows: White
 - Doors: Black UPVC
 - Columns: Black UPVC
 - Handrails: Black UPVC
 - Staircases: Black UPVC
 - Skirting: Black UPVC
 - Architraves: Black UPVC
 - Decorative: Black UPVC
 - Other: Black UPVC
 - Roof: Gable roof
 - Walls: Self-coloured smooth render
 - Windows: White
 - Doors: Black UPVC
 - Columns: Black UPVC
 - Handrails: Black UPVC
 - Staircases: Black UPVC
 - Skirting: Black UPVC
 - Architraves: Black UPVC
 - Decorative: Black UPVC
 - Other: Black UPVC

SECTION A3
 DWELLING
 GARDEN
 WALKWAY
 PARKING
 FOOTPATH

HOUSE TYPES C1/C2 : 3 BEDROOM

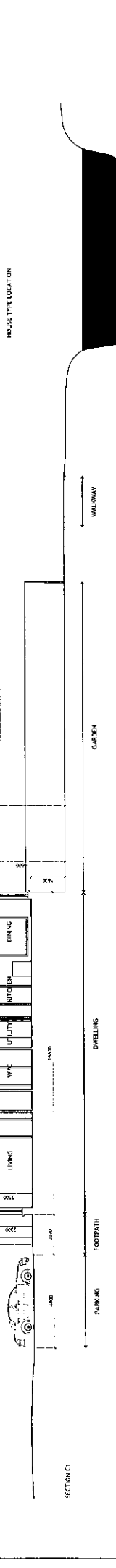
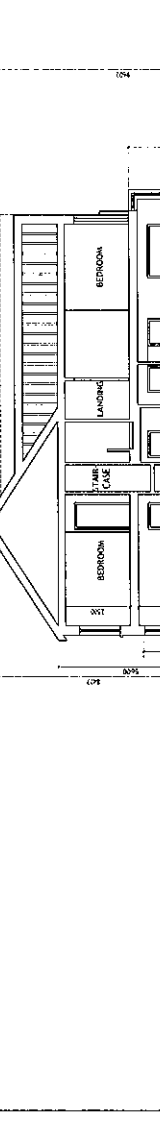
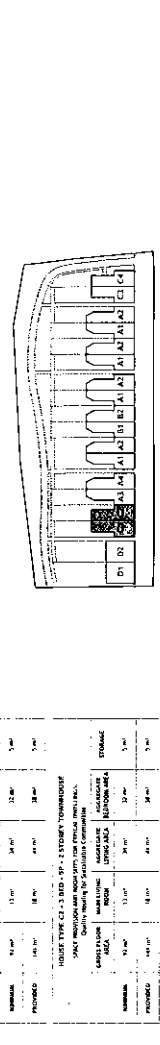
REVISED DATE: 15-09-2022
 PROJECT: PROPOSED HOUSING DEVELOPMENT TAILLANTOWN, CO. LOUTH
 DRAWING TITLE: HOUSE TYPE C1 & C2: PROPOSED PLANS, ELEVATIONS & SITE SECTIONS
 DRAWN BY: P. HEER
 CHECKED BY: P. HEER
 DATE: 13-09-2022
 SCALE: 1:100 (B1)

Paul Monaghan CA LTD
 CHARTERED ARCHITECTS



HOUSE TYPE	GRID	TYPE	STORYS	THICKNESS	FOUNDATION	CONCRETE	BRICKWORK	GLAZING	ROOFING	INSULATION	FINISHES
HOUSE TYPE C1	13000	3 BED - 3 STOREY	TOWNHOUSE	150	100	100	100	100	100	100	100
HOUSE TYPE C2	13000	3 BED - 3 STOREY	TOWNHOUSE	150	100	100	100	100	100	100	100

HOUSE TYPE	GRID	TYPE	STORYS	THICKNESS	FOUNDATION	CONCRETE	BRICKWORK	GLAZING	ROOFING	INSULATION	FINISHES
HOUSE TYPE C1	13000	3 BED - 3 STOREY	TOWNHOUSE	150	100	100	100	100	100	100	100
HOUSE TYPE C2	13000	3 BED - 3 STOREY	TOWNHOUSE	150	100	100	100	100	100	100	100



FINISHES SCHEDULE

Roof	Blue-eyre coloured slate tiles
External walls	Self coloured smooth render
Windows	Green UPVC
Doors	Black UPVC
Internal walls	White emulsion
Floors	Polished concrete
External floors	Black UPVC

Client's Representative: Paul Monaghan

Project: PROPOSED HOUSING DEVELOPMENT TAILLANTOWN, CO. LOUTH

Drawing Title: HOUSE TYPE C1 & C2: PROPOSED PLANS, ELEVATIONS & SITE SECTIONS

Date: 13-09-2022

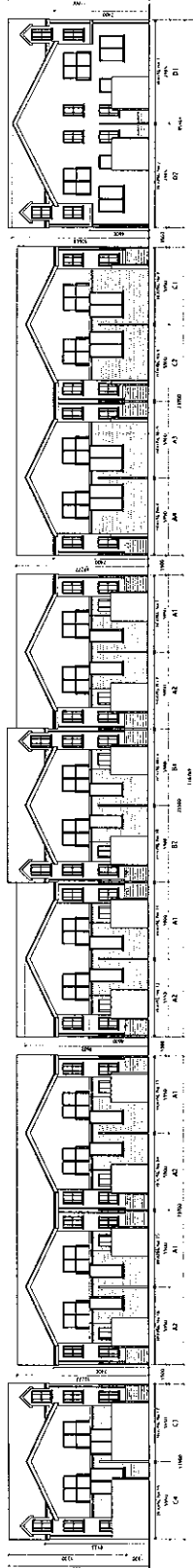
Scale: 1:100 (B1)

Drawn by: P. HEER

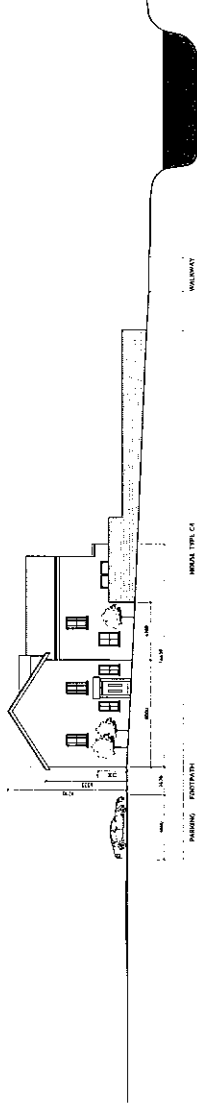
Checked by: P. HEER



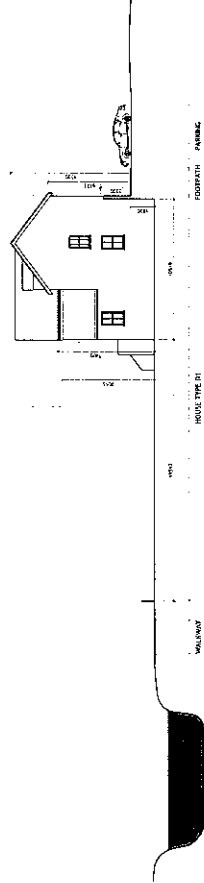
PROPOSED FRONT ELEVATION ALONG GLYDE ROAD



PROPOSED REAR ELEVATION ALONG RIPARIAN STRIP



PROPOSED HOUSE TYPE C4 SIDE ELEVATION



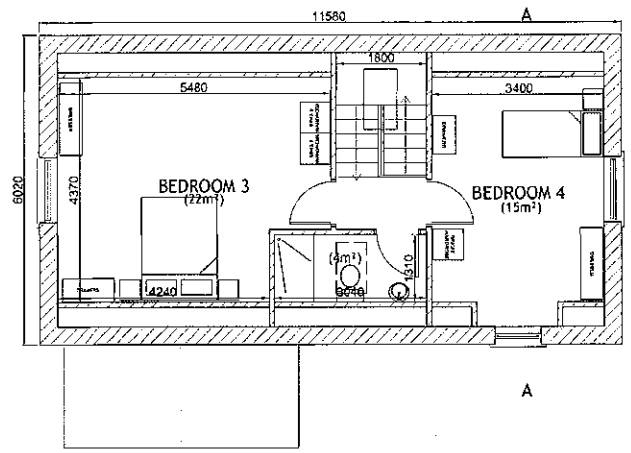
PROPOSED HOUSE TYPE D1 SIDE ELEVATION

REF: A 1007 2022 - FINAL PLANNING DRAWINGS	DESCRIPTION
REPORT DATE	PROPOSED HOUSING DEVELOPMENT TALANKTOWN, CO. LOUTH
CLIENT	MR. P. HEHR
PROJECT	PROPOSED STREET ELEVATIONS
SCALE	1:200 @ A1
DATE	OCT. 2022
DRAWN BY	C.M.
CHECKED BY	P.M.
DRAWING NO.	1747/501A

Paul Monaghan CA LTD
CHARTERED ARCHITECTS



SIDE ELEVATION



SECOND FLOOR PLAN

COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

Booklet 01 - Home Location & Approach -

- Parking spaces provided @ 450x2400mm
- Vehicle charging point provided @ entrance to home
- Paths to front doors min. 900mm wide with permeable, non-slip paving
- External refuse storage provided to rear of homes on concrete base
- Min. 1800mm paved area, full width & to rear of dwelling

Booklet 02 - Entering & Moving Around -

- Porch provided at entrance door - 900mm deep
- Level threshold at entrance door
- Entrance door 850mm wide
- Vision panel provided in entrance door
- 300mm clear leading edge to all doors on ground floor
- 1500x1500mm clear hallway at entrance door
- 1200mm wide corridor
- Stairs have 900mm clear width between handrails
- Max. rise - 170mm, 280mm tread
- 1000x1500mm area indicated for future through floor lift

Booklet 03 - Spaces for Living -

- Living Room:**
- Min 3000mm wide
 - 1500mm turning circle provided
 - 750mm clear in front of windows & radiators

Dining / Kitchen:

- 1200mm space to 2 consecutive sides of table
- Adjacent to kitchen
- Cooker, hob & sink in same run of worktop
- 1200mm between worktops
- 500mm lay off space to both sides of hob & 1 side of oven
- 1500mm turning circle
- Utility - 800mm square cupboard for washer/dryer - 1200mm space in front

Ground floor WC:

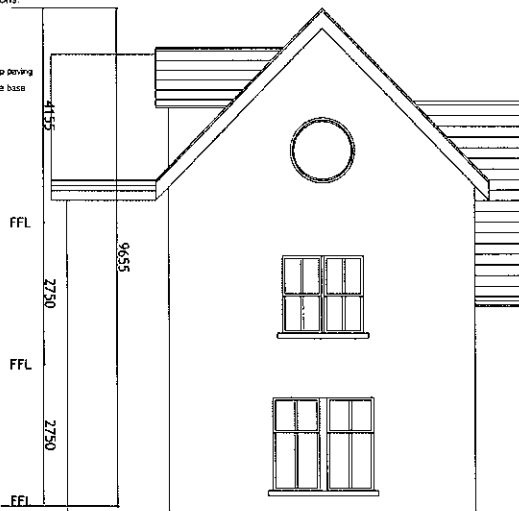
- Outward opening door
- 1500x1800mm size

Bedrooms:

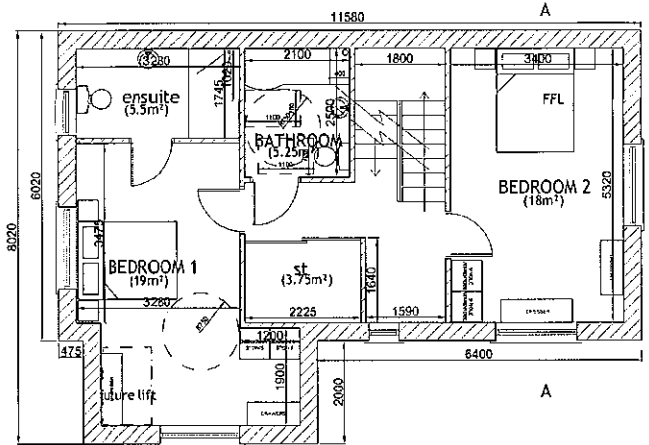
- Single bedroom - min. 8m²
- Double bedroom - min. 13m²
- 1500mm turning circle in main double bedroom
- 900mm clear space to both sides of double bed & 1 side of single bed

Bathroom:

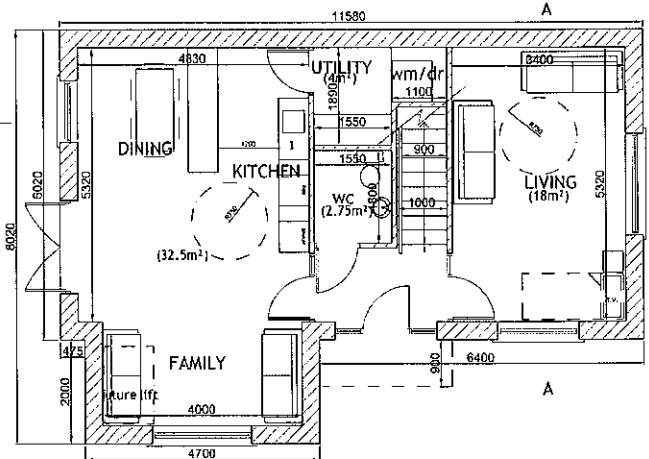
- Outward opening door
- 2100x2400mm min size
- 1500mm turning circle
- Provide floor drain for future shower
- 400mm transfer space at end of bath
- 1100x700mm clear space beside bath & in front of wc and basin



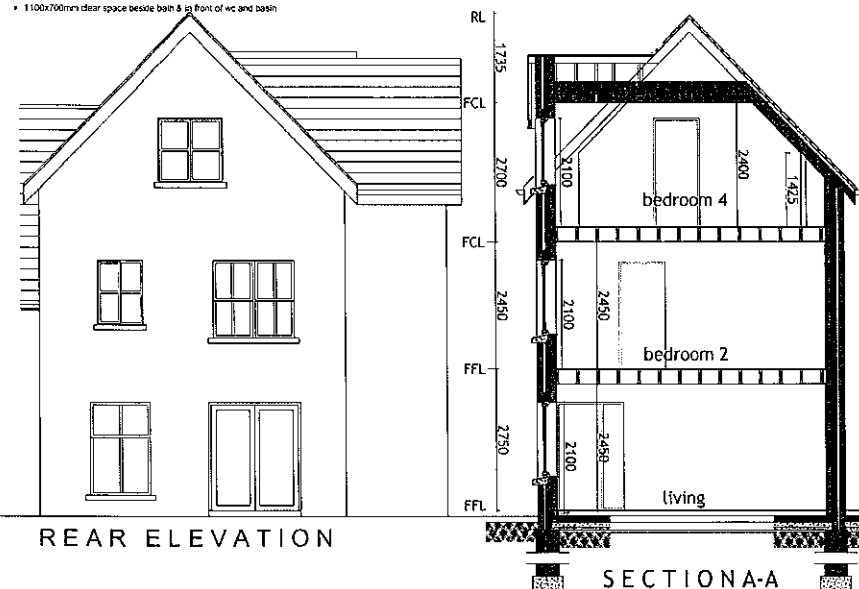
FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECTION A-A

HOUSE TYPE 1 - 4 BED - 7P - 2.5 STOREY TOWNHOUSE

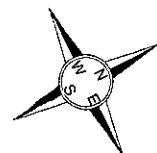
SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS.
Quality Housing for Sustainable Communities

	GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
MINIMUM	120 m ²	15 m ²	40 m ²	43 m ²	6 m ³
PROVIDED	187 m ²	18 m ²	59.5 m ²	74 m ²	7.75 m ³

FINISHES SCHEDULE:

- ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
- WALLS - SELF COLOURED SMOOTH RENDER
- WINDOWS - CREAM UPVC
- DOORS - CREAM UPVC
- GUTTERS & DOWNPIPES - BLACK UPVC
- FASCIA & SOFFIT - CREAM UPVC

HOUSE TYPE 1
4 BED, 2.5 STOREY
(187 sq.m - 2010sq.ft)



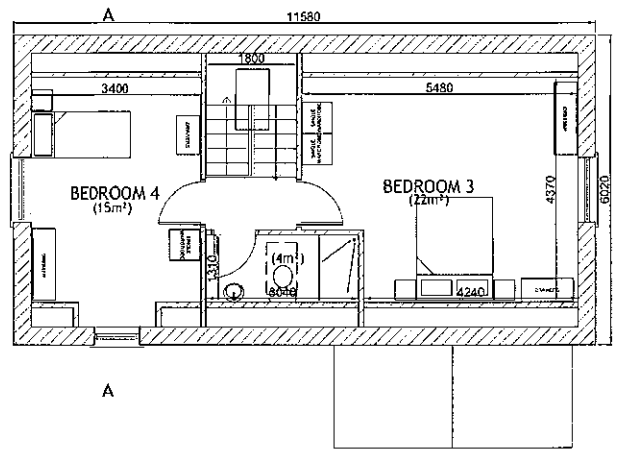
PROJECT	DESCRIPTION
PROPOSED HOUSING DEVELOPMENT AT GLYDE ROAD, TALLANSTOWN	
CLIENT	P. HERR
PROJECT TITLE	HOUSE TYPE 1 (HOUSE NO. 18)
SCALE	1:50 @ A1
DATE	DEC. 2021
DESIGNED BY	3/0AC
CHECKED BY	PM
DATE PLOTTED	17/07/2023

Paul Monaghan CA LTD
CHARTERED ARCHITECTS

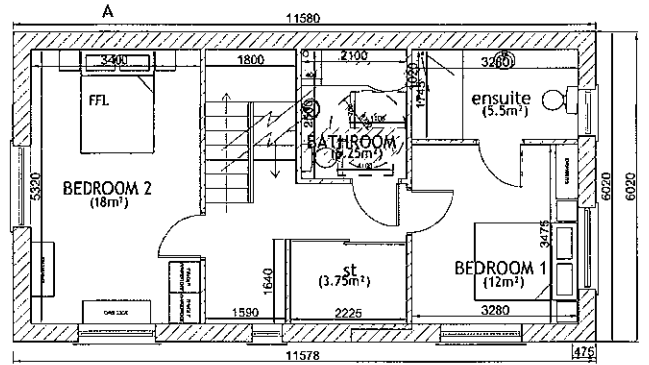
53 Maline Road, Belfast BT9 6BT T: 028 9038 0880 Fax: 028 9038 0881



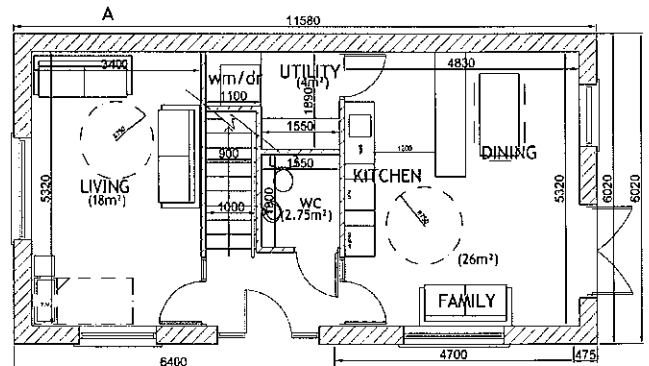
SIDE ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

Booklet 01 - Home Location & Approach -

- Parking spaces provided @ 4800x2400mm
- Vehicle charging point provided @ distance to home
- Paths to front doors min. 900mm wide with permeable, non-slip paving
- External refuse storage provided to rear of homes on concrete base.
- Min. 1800mm paved area, full width & to rear of dwelling

Booklet 02 - Entering & Moving Around -

- Porch provided at entrance door - 900mm deep
- Level threshold at entrance door
- Entrance door 850mm wide
- Vision panel provided in entrance door
- 300mm clear leading edge to all doors on ground floor
- 1500x1500mm clear hallway at entrance door
- 1200mm wide corridor
- Stairs have 900mm clear width between handrails
- Max. nos. - 170mm, 28mm tread
- 1000x1500mm area indicated for future through floor lift

Booklet 03 - Spaces for Living -

- Living Room:**
- Min 3000mm wide
 - 1500mm turning circle provided
 - 750mm clear in front of windows & route to doors
- Dining / Kitchen:**
- 1200mm space to 2 consecutive sides of table
 - Adjacent to kitchen
 - Cooker, hob & sink in same run of worktop
 - 1200mm between worktops
 - 300mm bay off space to both sides of hob & 1 side of oven
 - 1500mm turning circle
 - Utility - 800mm square cupboard for washer/dryer - 1200mm space in front

Ground floor WC:

- Outward opening door
- 1500x1800mm size

Bedrooms:

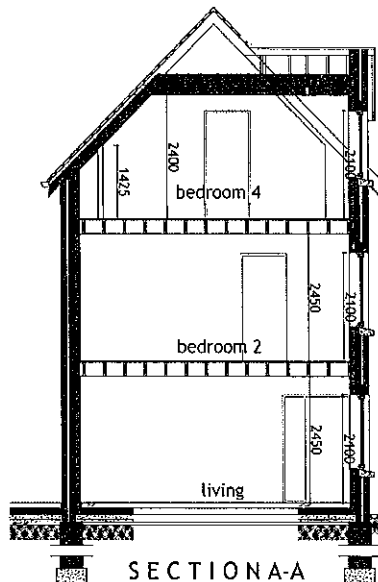
- Single bedroom - min. 8m²
- Double bedroom - min. 13m²
- 1500mm turning circle in main double bedroom
- 800mm clear space to both sides of double bed & 1 side of single bed

Bathroom:

- Outward opening door
- 2100x2470mm min. size
- 1500mm turning circle
- Provide floor drain for future shower
- 400mm transfer space at end of bath
- 1100x700mm clear space beside bath & in front of wc and basin



REAR ELEVATION



SECTION A-A

RL
1735
FCL
2700
FCL
2450
FFL
2750
FFL

HOUSE TYPE 1A - 4 BED - 7P - 2.5 STOREY TOWNHOUSE

SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS.
Quality Housing for Sustainable Communities

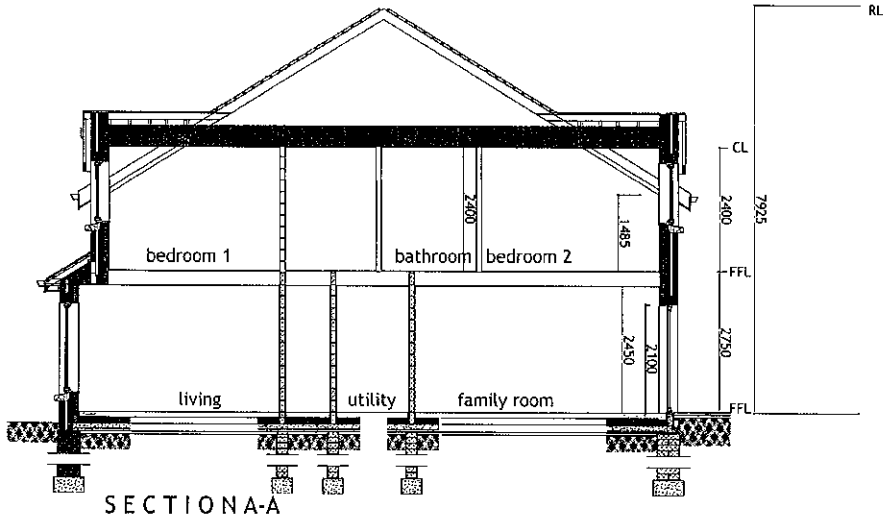
	GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
MINIMUM	120 m ²	15 m ²	40 m ²	43 m ²	6 m ³
PROVIDED	173 m ²	18 m ²	43 m ²	67 m ²	7.75 m ³

FINISHES SCHEDULE:
 ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
 WALLS - SELF COLOURED SMOOTH RENDER
 WINDOWS - CREAM UPVC
 DOORS - CREAM UPVC
 GUTTERS & DOWNPIPES - BLACK UPVC
 FASCIA & SOFFIT - CREAM UPVC

HOUSE TYPE 1A
4 BED, 2.5 STOREY
(173 sq.m)

PROPOSED HOUSING DEVELOPMENT AT GLYDE ROAD, TALLANSTOWN
 P. SIERR
 HOUSE TYPE 1A (House No. 1)
 SCALE: 1:50 @ A1 DATE: DEC. 2021 DRAWN BY: SMAC CHECKED BY: PAJ DRAWING NO: 1747/104

Paul Monaghan CA LTD
CHARTERED ARCHITECTS
51 Keshm Road, Belfast BT9 6RY T: 01234 9038 0880 E: paul@pmonaghanca.com



SECTION A-A

COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

Booklet 01 - Home Location & Approach -

- Parking spaces provided @ 480x2400mm
- Vehicle changing point provided @ entrance to home
- Paths to front doors min. 900mm wide with permeable, non-slip paving
- External Refuse storage provided to rear of homes on concrete base.
- Min. 1800mm paved area, full width & to rear of dwelling

Booklet 02 - Entering & Moving Around -

- Porch provided at entrance door - 900mm deep
- Level threshold at entrance door
- Entrance door 850mm wide
- Vision panel provided in entrance door
- 300mm clear leading edge to all doors on ground floor
- 1500x1500mm clear hall way at entrance door
- 1200mm wide corridor
- Stairs have 900mm clear width between handrails
- Max. rise - 170mm, 280mm tread
- 1000x1500mm area indicated for future through floor lift

Booklet 03 - Spaces for Living -

- Living Room:**
- Min 3600mm wide
 - 1500mm turning circle provided
 - 750mm clear in front of windows & route to doors
- Dining / Kitchen:**
- 1200mm space to 2 consecutive sides of table
 - Adjacent to kitchen
 - Cooker, hob & sink in same run of working
 - 1200mm between worktops
 - 300mm 'lay off' space to both sides of hob & 1 side of oven
 - 1500mm turning circle
 - Utility - 800mm square cupboard for washer dryer - 1200mm space in front
- Ground floor WC:**
- Outward opening door
 - 1500x1800mm size

- Bedrooms:**
- Single bedroom - min. 8m²
 - Double bedroom - min. 12m²
 - 1500mm turning circle in main double bedroom
 - 800mm clear space to both sides of double bed & 1 side of single bed

- Bathroom:**
- Outward opening door
 - 2100x2400mm min size
 - 1500mm turning circle
 - Provide floor drain for future shower
 - 400mm transfer space at end of bath
 - 1100-700mm clear space beside bath & in front of wc and basin

HOUSE TYPE 2 - 3 BED - 4P - 2 STOREY TOWNHOUSE

SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS.
Quality Housing for Sustainable Communities

GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
MINIMUM	83 m ²	13 m ²	30 m ²	4 m ²
PROVIDED	119 m ²	15 m ²	41 m ²	7.8 m ²

FINISHES SCHEDULE:

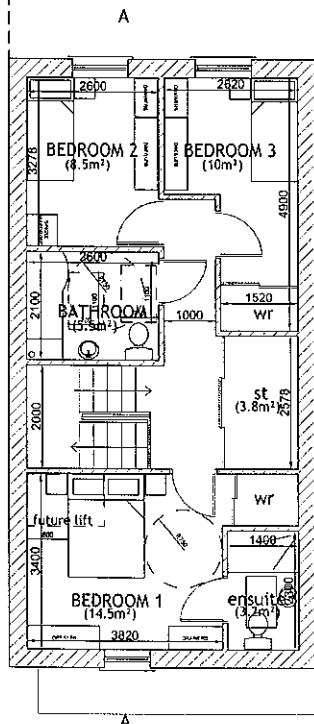
- ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
- WALLS - SELF COLOURED SMOOTH RENDER (TO BAY)
- WINDOWS - CREAM uPVC
- DOORS - CREAM uPVC
- GUTTERS & DOWNPIPES - BLACK uPVC
- FASCIA & SOFFIT - CREAM uPVC



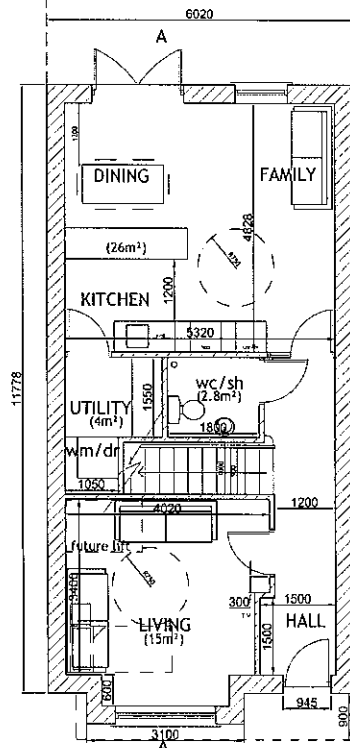
REAR ELEVATION



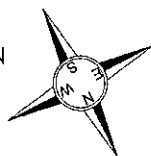
FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

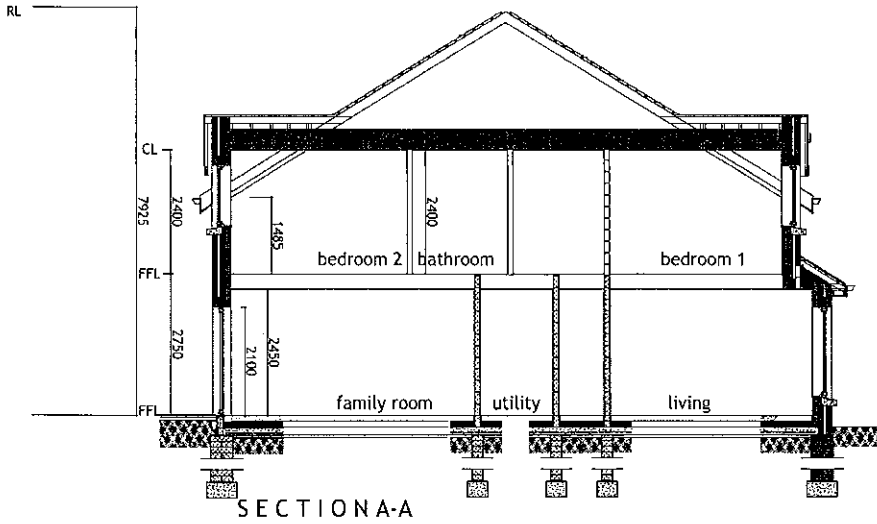


HOUSE TYPE 2
3 BED, 2 STOREY
(119 sq.m - 1280sq.ft)

REVISION DATE	DESCRIPTION
PROJ	PROPOSED HOUSING DEVELOPMENT AT GLYDE ROAD, TALLANSTOWN
CLIENT	P. NERR
DRAWING TITLE	HOUSE TYPE 2 (HOUSE NO. 2)
SCALE	1:50 @ A1
DATE	DEC 2021
DRAWN BY	SAAC
CHECKED BY	PM
DATE	17/07/2021

Paul Monaghan CA LTD
CHARTERED ARCHITECTS

53 Malone Road, Dublin D19 6Y7 T: 01 281 0830 E: architects@pmonald.com



SECTION A-A

COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

Booklet 01 - Home Location & Approach -

- Parking spaces provided @ 4500x2400mm
- Vehicle charging point provided @ distance to home
- Paths to front doors min. 900mm wide with permeable, non-slip paving
- External refuse storage provided to rear of homes on concrete base
- Min. 1500mm paved area, full width & to rear of driveway

Booklet 02 - Entering & Moving Around -

- Porch provided at entrance door - 800mm deep
- Level threshold at entrance door
- Entrance door 850mm wide
- Vision panel provided in entrance door
- 300mm clear leading edge to all doors on ground floor
- 1500x1500mm clear hallway at entrance door
- 1200mm wide corridor
- Stairs have 900mm clear width between handrails
- Max. rise - 170mm, 280mm tread
- 1000x1500mm area indicated for future through floor at

Booklet 03 - Spaces for Living -

- Living Room:**
- Min 3800mm wide
 - 1500mm turning circle provided
 - 750mm clear in front of windows & route to doors

Dining / Kitchen:

- 1200mm space to 2 consecutive sides of table
- Adjacent to kitchen
- Cooker, hob & sink in same run of worktop
- 1200mm between worktops
- 300mm lay off space to both sides of hob & 1 side of oven
- 1500mm turning circle
- Utility - 800mm square cupboard for washer/dryer - 1200mm space in front

Ground floor WC:

- Outward opening door
- 1500x1800mm size

Bedrooms:

- Single bedroom - min. 8m²
- Double bedroom - min. 13m²
- 1600mm turning circle in main double bedroom
- 800mm clear space to both sides of double bed & 1 side of single bed

Bathroom:

- Outward opening door
- 2100x2100mm min size
- 1500mm turning circle
- Provide floor drain for future shower
- 400mm transfer space at end of bath
- 1100x700mm clear space beside bath & in front of wc and basin

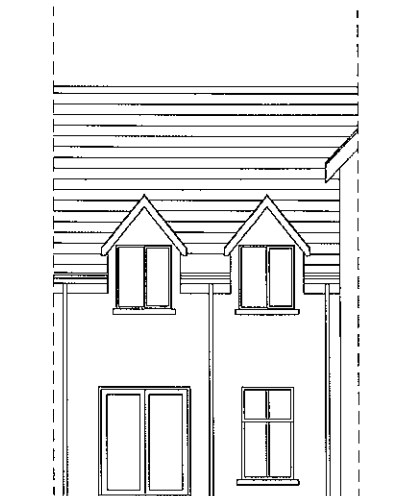
HOUSE TYPE 2A - 3 BED - 4P - 2 STOREY TOWNHOUSE

SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS.
Quality Housing for Sustainable Communities

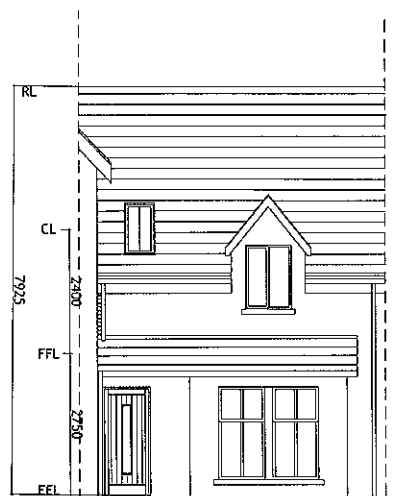
	GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
MINIMUM	83 m ²	13 m ²	30 m ²	28 m ²	4 m ²
PROVIDED	119 m ²	15 m ²	41 m ²	33 m ²	7.8 m ²

FINISHES SCHEDULE:

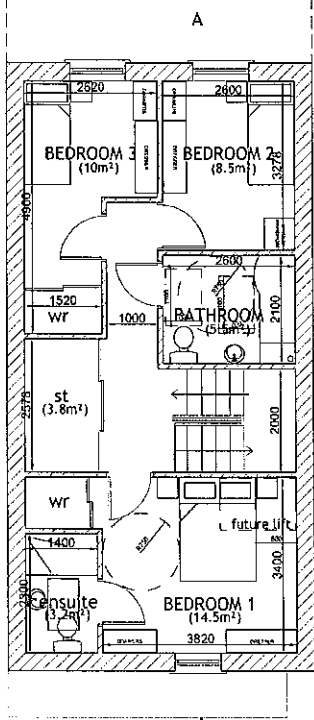
- ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
- WALLS - SELF COLOURED SMOOTH RENDER (TO BAY)
- WINDOWS - CREAM uPVC
- DOORS - CREAM uPVC
- GUTTERS & DOWNPIPES - BLACK uPVC
- FASCIA & SOFFIT - CREAM uPVC



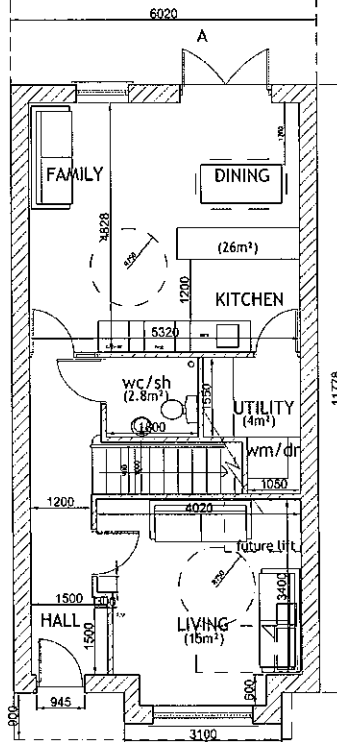
REAR ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

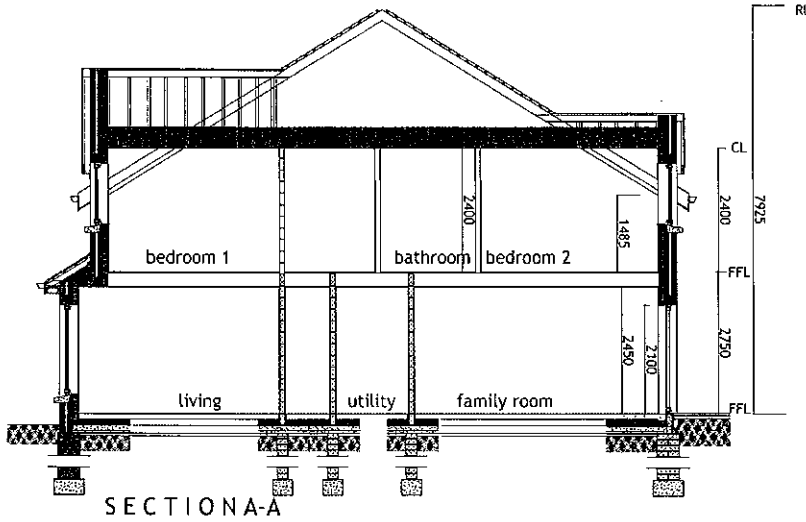


HOUSE TYPE 2A
3 BED, 2 STOREY
(119 sq.m - 1280sq.ft)

REVISION	DATE	DESCRIPTION
1		PROPOSED HOUSING DEVELOPMENT AT GLYDE ROAD, TALLANSTOWN
2		CLIENT HERE
3		DRAWING TITLE
4		HOUSE TYPE 2A (HOUSE NOS. 3)
5	1:50 @ A1	SCALE
6	DEC. 2021	DATE
7	PAUL MONAGHAN	DESIGNED BY
8	PAUL MONAGHAN	CHECKED BY
9	1747/106	DRAWING NO.

Paul Monaghan CA LTD
CHARTERED ARCHITECTS

33 Allone Road, Rillast B19 4RY T:073 6036 6860 E:architects@pmonaghan.com



SECTION A-A

COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

Booklet 01 - Home Location & Approach -

- Parking spaces provided @ 4600x2100mm
- Vehicle charging point provided @ entrance to home
- Paths to front doors min. 900mm wide with permeable, non-slip paving
- External refuse storage provided to rear of homes on concrete base.
- Min. 1800mm paved area, full width & to rear of dwelling

Booklet 02 - Entering & Moving Around -

- Porch provided at entrance door - 900mm deep
- Level threshold at entrance door
- Entrance door 850mm wide
- Vision panel provided in entrance door
- 300mm clear leading edge to all doors on ground floor
- 1500x1500mm clear hallway at entrance door
- 1200mm wide corridor
- Stairs have 900mm clear width between handrails
- Max. rise - 170mm, 250mm tread
- 1000x1500mm area indicated for future through floor fit

Booklet 03 - Spaces for Living -

- Living Room:**
- Min 3800mm wide
 - 1500mm turning circle provided
 - 750mm clear in front of windows & route to doors

Dining / Kitchen:

- 1200mm space to 2 consecutive sides of table
- Adjacent to kitchen
- Cooker, hob & sink in same run of worktop
- 1200mm between worktops
- 300mm lay off space to both sides of hob & 1 side of oven
- 1500mm turning circle
- Utility - 800mm square cupboard for washer/dryer - 1200mm space in front

Ground floor WC:

- Outward opening door
- 1500x1800mm size

Bedrooms:

- Single bedroom - min. 8m²
- Double bedroom - min. 13m²
- 1500mm turning circle in main double bedroom
- 600mm clear space to both sides of double bed & 1 side of single bed

Bathroom:

- Outward opening door
- 2100x2400mm min size
- 1500mm turning circle
- Provide floor drain for future shower
- 400mm transfer space at end of bath
- 1100x700mm clear space beside bath & in front of wc and basin

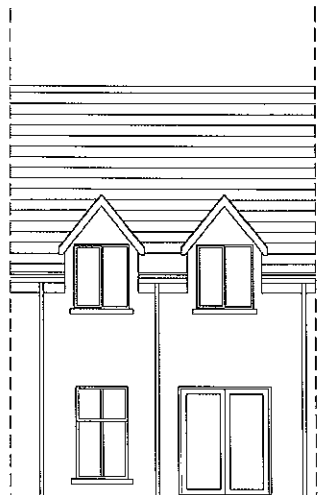
HOUSE TYPE 2B - 3 BED - 4P - 2 STOREY TOWNHOUSE

SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS.
Quality Housing for Sustainable Communities

	GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
MINIMUM	83 m ²	13 m ²	30 m ²	28 m ²	4 m ³
PROVIDED	119 m ²	15 m ²	41 m ²	33 m ²	7.8 m ³

FINISHES SCHEDULE:

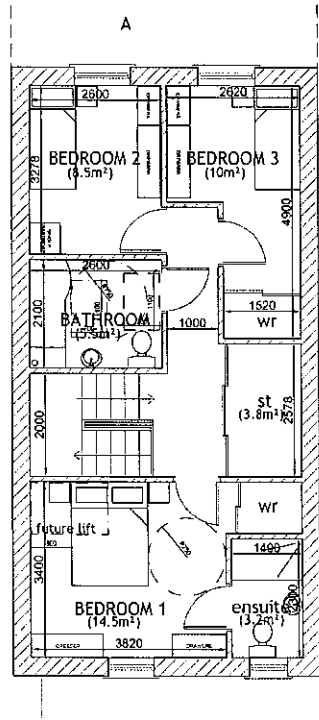
- ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
- WALLS - SELF COLOURED SMOOTH RENDER (TO BAY)
- WINDOWS - CREAM UPVC
- DOORS - CREAM UPVC
- GUTTERS & DOWNPIPES - BLACK UPVC
- FASCIA & SOFFIT - CREAM UPVC



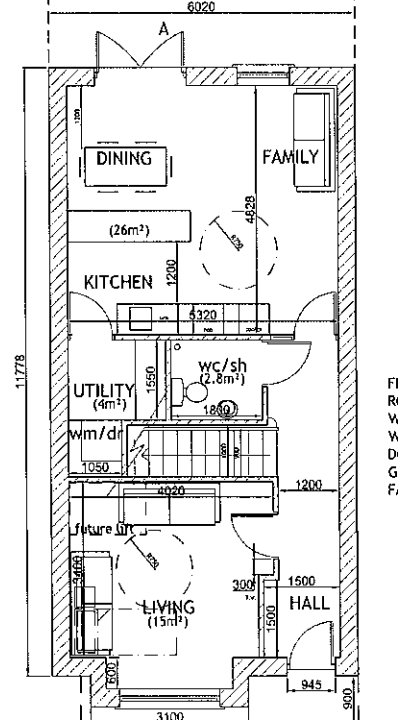
REAR ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

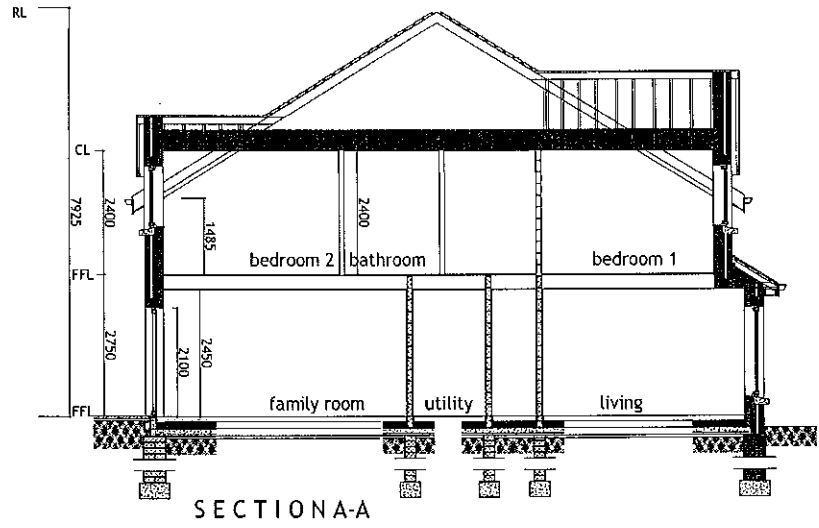


HOUSE TYPE 2B
3 BED, 2 STOREY
(119 sq.m - 1280sq.ft)

PROJECT	PROPOSED HOUSING DEVELOPMENT AT GLYDE ROAD, TALLANSTOWN
CLIENT	P. HENR
DRAWING TITLE	HOUSE TYPE 2B (House Nos. 6,10)
SCALE	1:50 @ A1
DATE	DEC. 2021
DESIGNED BY	SMAC
CHECKED BY	PHL
DATE	12/07/2021

Paul Monaghan CA LTD
CHARTERED ARCHITECTS

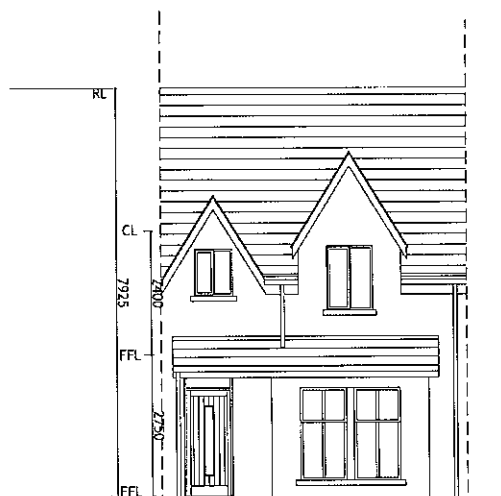
51 Ashlea Road, Belfield, B19 6BY T: 01 904 0880 E: architect@pmca.ltd



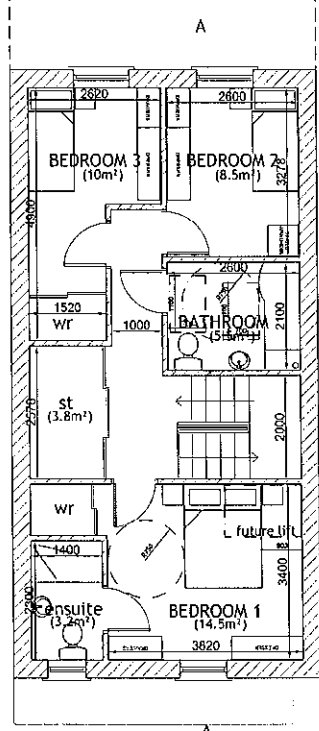
SECTION A-A



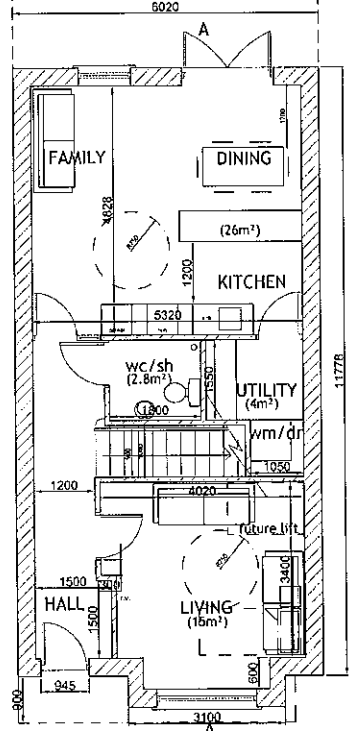
REAR ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

- Booklet 01 - Home Location & Approach -**
 - Parking spaces provided @ 480x2400mm
 - Vehicle charging point provided @ entrance to home
 - Paths to front doors min. 900mm wide with permeable, non-slip paving
 - External refuse storage provided to rear of homes on concrete base
 - Min. 1600mm paved area, full width & to rear of driveway
- Booklet 02 - Entering & Moving Around -**
 - Porch provided at entrance door - 900mm deep
 - Level threshold at entrance door
 - Entrance door 850mm wide
 - Van panel provided in entrance door
 - 300mm clear leading edge to all doors on ground floor
 - 1500x1500mm clear hallway at entrance door
 - 1200mm wide corridor
 - Stairs have 900mm clear width between handrails
 - Max. rise - 170mm, 280mm tread
 - 1000x1500mm area indicated for future through floor lift
- Booklet 03 - Spaces for Living -**
 - Living Room:**
 - Min 3800mm wide
 - 1500mm turning circle provided
 - 750mm clear in front of windows & route to doors
 - Dining / Kitchen:**
 - 1200mm space to 2 consecutive sides of table
 - Adjacent to kitchen
 - Cooker, hob & sink in same run of worktop
 - 1200mm between worktops
 - 300mm lay off space to both sides of hob & 1 side of oven
 - 1500mm turning circle
 - Utility - 800mm square outboard for washer/dryer - 1200mm space in front

- Ground floor WC:**
 - Outward opening door
 - 1300x800mm size

- Bedrooms:**
 - Single bedroom - min. 8m²
 - Double bedroom - min. 13m²
 - 1500mm turning circle in main double bedroom
 - 800mm clear space to both sides of double bed & 1 side of single bed

- Bathroom:**
 - Outward opening door
 - 2100x2400mm min size
 - 1500mm turning circle
 - Provide floor drain for future shower
 - 400mm transfer space at end of bath
 - 1100x700mm clear space beside bath & in front of vanity basin

HOUSE TYPE 2C - 3 BED - 4P - 2 STOREY TOWNHOUSE

SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS. Quality Housing for Sustainable Communities

	GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
MINIMUM	83 m ²	13 m ²	38 m ²	28 m ²	4 m ²
PROVIDED	119 m ²	15 m ²	41 m ²	33 m ²	7.8 m ²

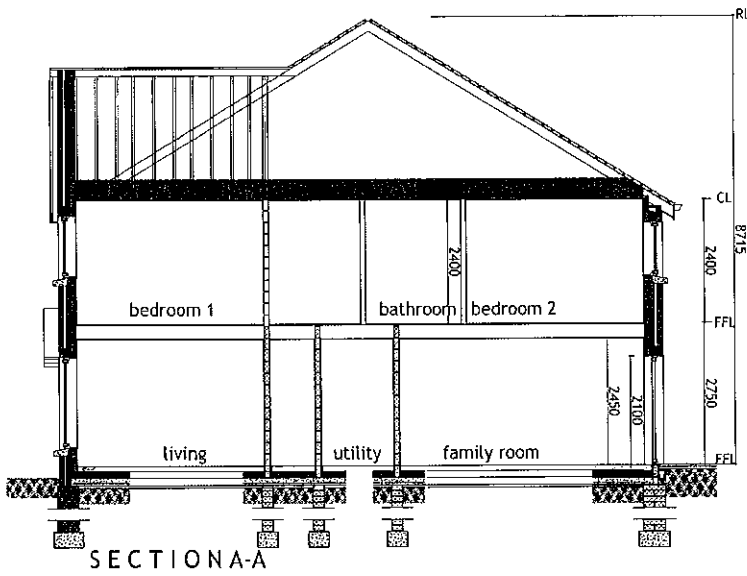
- FINISHES SCHEDULE:**
- ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
 - WALLS - SELF COLOURED SMOOTH RENDER (TO BAY)
 - WINDOWS - CREAM UPVC
 - DOORS - CREAM UPVC
 - GUTTERS & DOWNPIPES - BLACK UPVC
 - FASCIA & SOFFIT - CREAM UPVC

HOUSE TYPE 2C
3 BED, 2 STOREY
(119 sq.m - 1280sq.ft)

DESIGNER/TEAM	DESIGNER/NO
PROPOSED HOUSING DEVELOPMENT AT GLYDE ROAD, TALLANSTOWN	
CLIENT	P. HERR
DESIGNER/NO	HOUSE TYPE 2C (House No. 15)
SCALE	1:50 @ A1
DATE	DEC. 2021
CHECKED BY	PK
DATE	17/11/2021

Paul Monaghan CA LTD
CHARTERED ARCHITECTS

53 Malvern Road, Belfast BT9 6PR T: 028 9038 6500 E: paul@pma.ie



SECTION A-A

COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

Booklet 01 - Home Location & Approach -

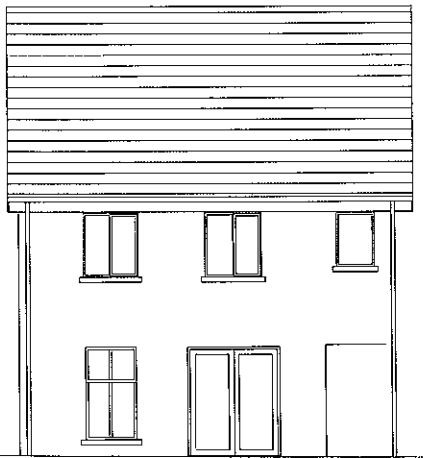
- Parking spaces provided @ 4800x2400mm
- Vehicle charging point provided @ entrance to home
- Paths to front doors min. 900mm wide with permeable, non-slip paving
- External refuse storage provided to rear of homes on concrete base.
- Min. 1800mm paved area. Full width & to rear of dwelling

Booklet 02 - Entering & Moving Around -

- Porch provided at entrance door - 900mm deep
- Level threshold at entrance door
- Entrance door 850mm wide
- Vision panel provided in entrance door
- 300mm clear leading edge to all doors on ground floor
- 1500x1500mm clear hallway at entrance door
- 1200mm wide corridor
- Stairs have 900mm clear width between handrails
- Max. nos - 170mm, 280mm tread
- 1000x1500mm area indicated for future through floor lift

Booklet 03 - Spaces for Living -

- Living Room:**
- Min 3500mm wide
 - 1500mm turning circle provided
 - 750mm clear in front of windows & route to doors
- Dining / Kitchen:**
- 1200mm space to 2 consecutive sides of table
 - Adjacent to kitchen
 - Cooker, hob & sink in same run of worktop
 - 1200mm between worktops
 - 300mm lay off space to both sides of hob & 1 side of oven
 - 1500mm turning circle
 - Utility - 800mm square cupboard for washer/dryer - 1200mm space in front
- Ground floor WC:**
- Outward opening door
 - 1500x1600mm size



REAR ELEVATION



FRONT ELEVATION

- Bedrooms:**
- Single bedroom - min. 8m²
 - Double bedroom - min. 13m²
 - 1500mm turning circle in main double bedroom
 - 800mm clear space to both sides of double bed & 1 side of angle bed

- Bathroom:**
- Outward opening door
 - 2100x2400mm min size
 - 1500mm turning circle
 - Provide floor drain for future shower
 - 400mm transfer space at end of bath
 - 1100x700mm clear space beside bath & in front of wc and basin

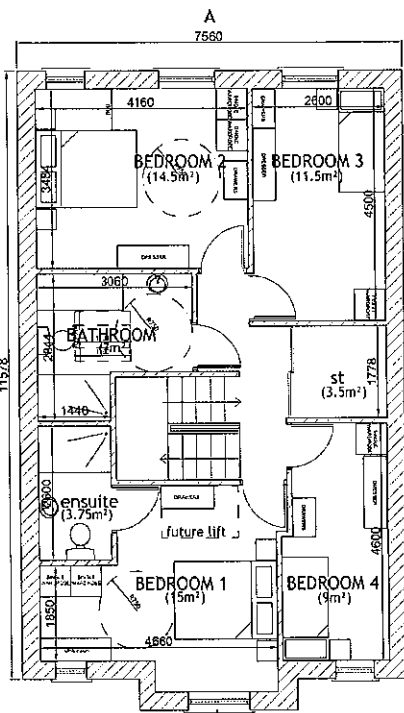
HOUSE TYPE 3 - 4 BED - 6P - 2 STOREY TOWNHOUSE

SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS.
Quality Housing for Sustainable Communities

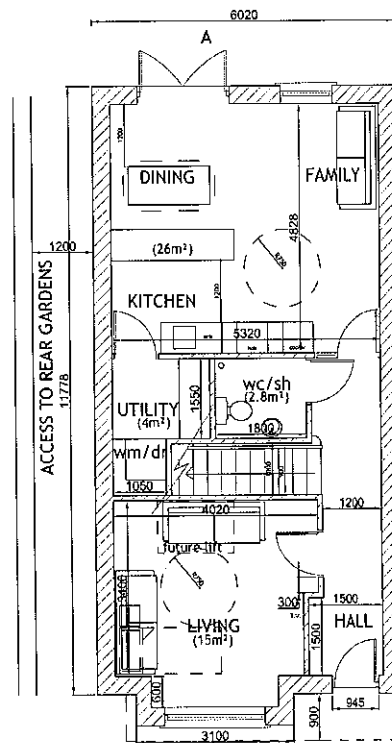
	GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
MINIMUM	110 m ²	15 m ²	40 m ²	43 m ²	6 m ²
PROVIDED	137.5 m ²	15 m ²	41 m ²	50 m ²	7.5 m ²

FINISHES SCHEDULE:

- ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
- WALLS - SELF COLOURED SMOOTH RENDER (TO BAY)
- WINDOWS - CREAM uPVC
- DOORS - CREAM uPVC
- GUTTERS & DOWNPIPES - BLACK uPVC
- FASCIA & SOFFIT - CREAM uPVC



FIRST FLOOR PLAN

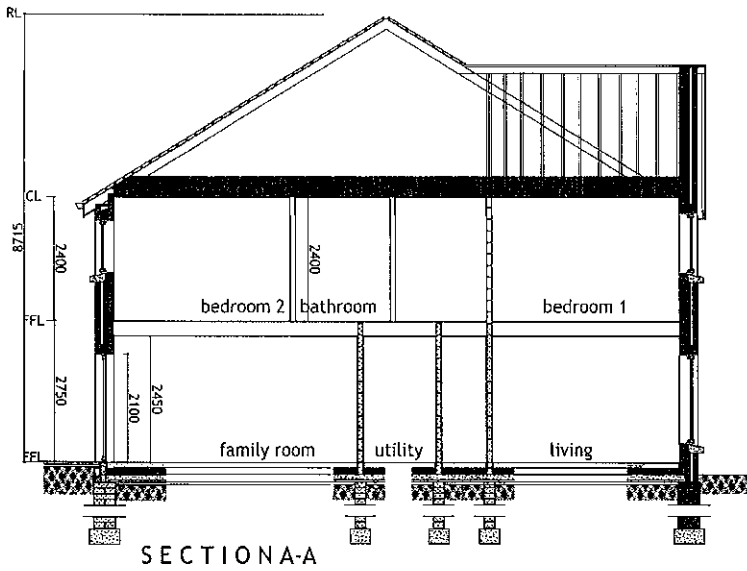


GROUND FLOOR PLAN



HOUSE TYPE 3
4 BED, 2 STOREY
(137.5 sq.m - 1480sq.ft.)

DESIGNER: P. HERR	DATE: DEC. 2021	DRAWN BY: S.M.C.	CHECKED BY: P.H.	ISSUED BY: P.H.
PROJECT: PROPOSED HOUSING DEVELOPMENT AT GLYDE ROAD, TALLAISTOWN				
CLIENT: P. HERR				
DRAWING TITLE: HOUSE TYPE 3 (House Nos. 4, B)				
SCALE: 1:50 @ A1	DATE: DEC. 2021	DRAWN BY: S.M.C.	CHECKED BY: P.H.	ISSUED BY: P.H.
Paul Monaghan CA LTD CHARTERED ARCHITECTS				
53 Kalfane Road, Belfast BT9 6RY T: 028 9038 0380 E: arch@textcs-pmk.co.uk				



SECTION A-A

COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

Booklet 01 - Home Location & Approach -

- Parking spaces provided @ 4800x2400mm
- Vehicle charging point provided @ entrance to home
- Paths to front doors min. 900mm wide with permeable, non-slip paving
- External refuse storage provided to rear of homes on concrete base
- Min. 1800mm paved area, full width & to rear of dwelling

Booklet 02 - Entering & Moving Around -

- Porch provided at entrance door - 900mm deep
- Level threshold at entrance door
- Entrance door 850mm wide
- Vision panel provided in entrance door
- 300mm clear leading edge to all egress on ground floor
- 1500x1500mm clear half-way at entrance door
- 1200mm wide corridor
- Stairs have 900mm clear width between handrails
- Max. rise - 170mm, 280mm tread
- 1000x1500mm area indicated for future through floor lift

Booklet 03 - Spaces for Living -

Living Room:

- Min 5800mm wide
- 1500mm turning circle provided
- 2600mm clear in front of windows & route to doors

Dining / Kitchen:

- 1200mm space to 2 consecutive sides of table
- Adjacent to kitchen
- Cooker, hob & sink in same run of worktop
- 1200mm between worktops
- 300mm lay off space to both sides of hob & 1 side of oven
- 1500mm turning circle
- Utility - 800mm square cupboard for washer/dryer - 1200mm space in front

Ground floor WC:

- Outward opening door
- 1500x1800mm size

Bedrooms:

- Single bedroom - min 8m²
- Double bedroom - min 13m²
- 1500mm turning circle in main double bedroom
- 800mm clear space to both sides of double bed & 1 side of single bed

Bathroom:

- Outward opening door
- 2100x2400mm min size
- 1500mm turning circle
- Provide floor drain for future shower
- 400mm transfer space at end of bath
- 1100x700mm clear space beside bath & in front of wc and basin

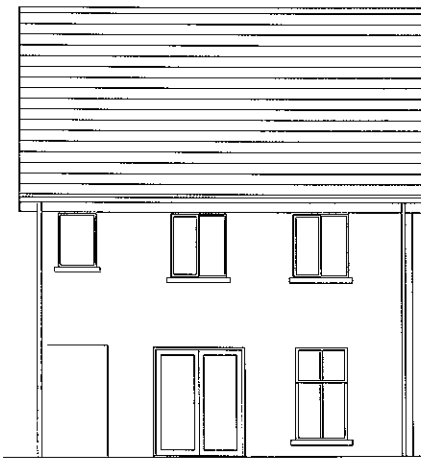
HOUSE TYPE 3A - 4 BED - 6P - 2 STOREY TOWNHOUSE

SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS.
Quality Housing for Sustainable Communities

	GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
MINIMUM	110 m ²	15 m ²	40 m ²	43 m ²	6 m ³
PROVIDED	137.5 m ²	15 m ²	41 m ²	50 m ²	7.5 m ³

FINISHES SCHEDULE:

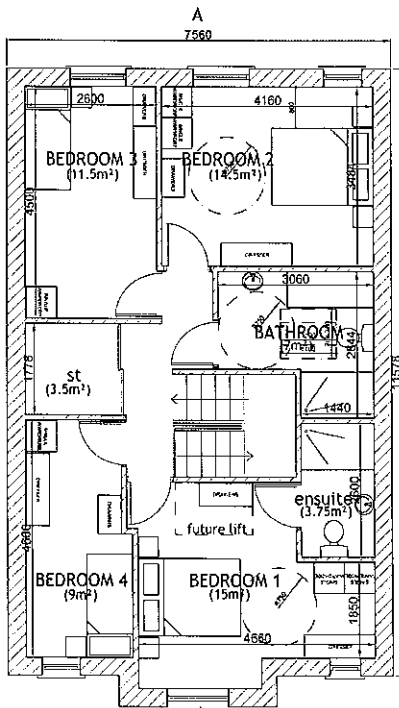
- ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
- WALLS - SELF COLOURED SMOOTH RENDER (TO BAY)
- WINDOWS - CREAM UPVC
- DOORS - CREAM UPVC
- GUTTERS & DOWNPIPES - BLACK UPVC
- FASCIA & SOFFIT - CREAM UPVC



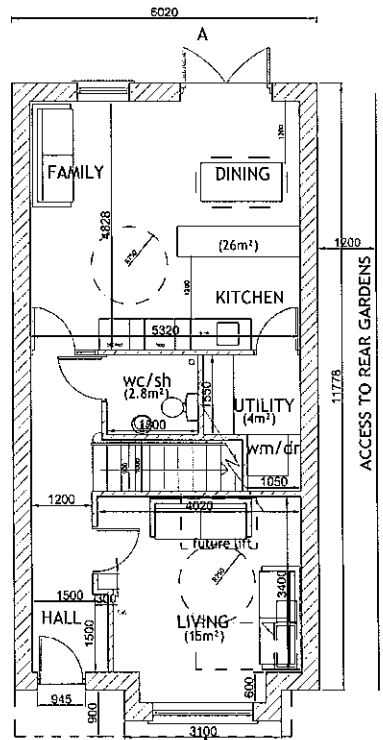
REAR ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



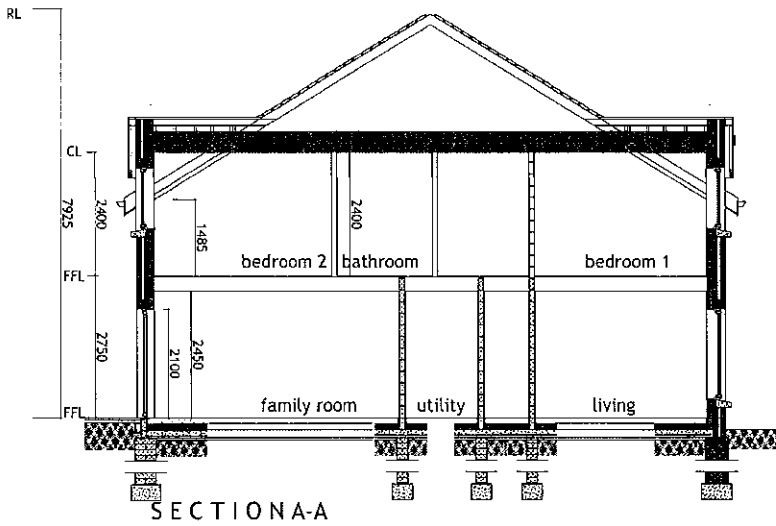
HOUSE TYPE 3A

4 BED, 2 STOREY
(137.5 sq.m - 1480sq.ft)

DATE	DESCRIPTION
15/10/2021	PROPOSED HOUSING DEVELOPMENT AT GLYDE ROAD, TALLANSTOWN
15/10/2021	CLIENT
15/10/2021	PROJECT
15/10/2021	HOUSE TYPE 3A (House Nos. 17)
15/10/2021	SCALE
15/10/2021	DATE
15/10/2021	SCALE
15/10/2021	CHECKED BY
15/10/2021	DATE
15/10/2021	SCALE

Paul Monaghan CA LTD
CHARTERED ARCHITECTS

53 Malcoo Road, Belfast BT9 6RY T: 012 6038 0850 E: paul@pmonaghan.com

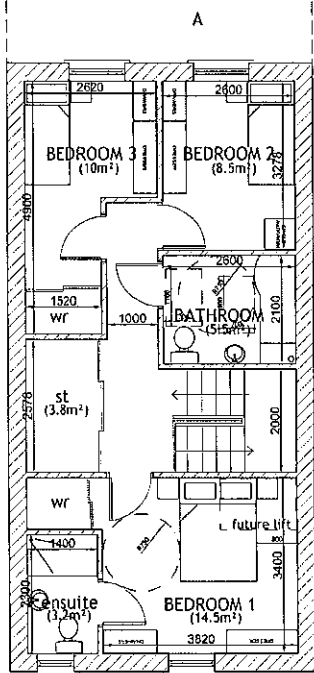


SECTION A-A

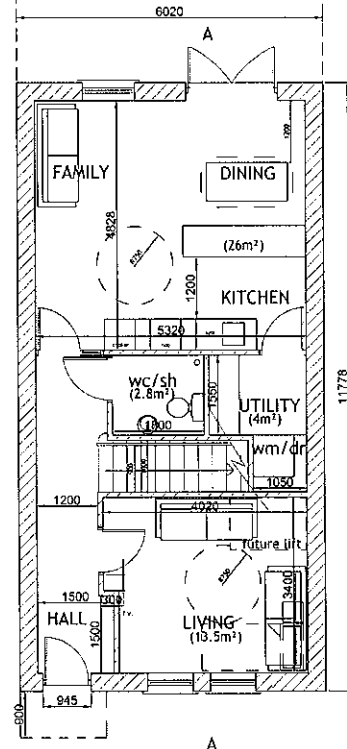


REAR ELEVATION

FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

Booklet 01 - Home Location & Approach -

- Parking spaces provided @ 4800x2400mm
- Vehicle loading point provided @ entrance to home
- Paths to front doors min. 900mm wide w/ permeable, non-slip paving
- External refuse storage provided to rear of homes on concrete base
- Min. 1800mm paved area full width & to rear of dwelling

Booklet 02 - Entering & Moving Around -

- Porch provided at entrance door - 900mm deep
- Level threshold at entrance door
- Entrance door 850mm wide
- Vision panel provided in entrance door
- 300mm clear leading edge to all doors on ground floor
- 1500x1500mm clear hallway at entrance door
- 1200mm wide corridor
- Stairs have 900mm clear width between handrails
- Max. rise - 120mm, 280mm tread
- 1000x1500mm area indicated for future through floor lift

Booklet 03 - Spaces for Living -

- Living Room:**
- Min 3800mm wide
 - 1500mm turning circle provided
 - 750mm clear in front of windows & route to doors

Dining / Kitchen:

- 1200mm space to 2 consecutive sides of table
- Adjacent to kitchen
- Cooker, hob & sink in same run of worktop
- 1200mm between worktops
- 330mm 'spig' space to both sides of hob & 1 side of oven
- 1500mm turning circle
- Utility - 800mm square cupboard for washer/dryer - 1200mm space in front

Ground floor WC:

- Outward opening door
- 1500x1800mm size

Bedrooms:

- Single bedroom - min. 6m²
- Double bedroom - min. 13m²
- 1500mm turning circle in main double bedroom
- 800mm clear space to both sides of double bed & 1 side of single bed

Bathroom:

- Outward opening door
- 2100x2400mm min size
- 1500mm turning circle
- Provide floor drain for future shower
- 400mm transfer space at end of bath
- 1100x700mm clear space beside bath & 1 side of wc and basin

HOUSE TYPE 4 - 3 BED - 4P - 2 STOREY TOWNHOUSE

SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS.
Quality Housing for Sustainable Communities

	GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
MINIMUM	83 m ²	13 m ²	30 m ²	28 m ²	4 m ²
PROVIDED	117.5 m ²	13.5 m ²	41 m ²	33 m ²	7.8 m ²

FINISHES SCHEDULE:

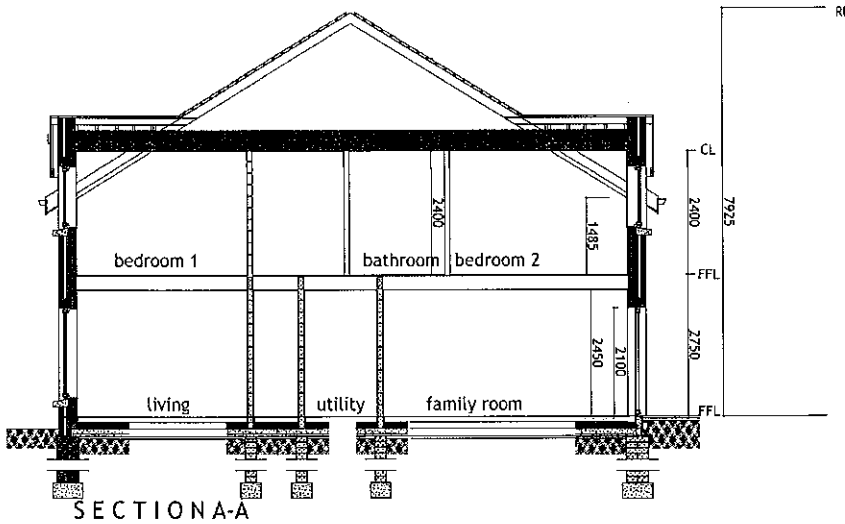
- ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
- WALLS - SELF COLOURED SMOOTH RENDER
- WINDOWS - CREAM UPVC
- DOORS - CREAM UPVC
- GUTTERS & DOWNPIPES - BLACK UPVC
- FASCIA & SOFFIT - CREAM UPVC

HOUSE TYPE 4
3 BED, 2 STOREY
(117.5 sq.m - 1265sq.ft)

REVISION	DATE	DESCRIPTION
PROJEC		PROPOSED HOUSING DEVELOPMENT AT GAYDE ROAD, TALLANSTOWN
CLERK		P. HEAR
DRAWING TITLE		HOUSE TYPE 4 (House Nos. 5,9,14)
SCALE	1:50 @ A1	DRAWN BY: SAC
	DATE: DEC. 2021	CHECKED BY: PM
		DATE: 19/12/21

Paul Monaghan CA LTD
CHARTERED ARCHITECTS

53 Malpas Road, Ballynascilly, BT9 6RF T: 028 9038 0860 E: paul@pmonaghanca.com



SECTION A-A

COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

Booklet 01 - Home Location & Approach -

- Parking spaces provided @ 4800x2000mm
- Vehicle charging point provided @ entrance to home
- Paths to front doors min. 900mm wide with permeable, non-slip paving
- External Refuse storage provided to rear of homes on concrete base.
- Min. 1800mm paved area, full width & to rear of dwelling

Booklet 02 - Entering & Moving Around -

- Porch provided at entrance door - 900mm deep
- Level threshold at entrance door
- Entrance door 850mm wide
- Vision panel provided in entrance door
- 300mm clear leading edge to all doors on ground floor
- 1500x1500mm clear hallway at entrance door
- 1200mm wide corridor
- Slats have 900mm clear width between handrails
- Max. rise - 170mm, 260mm tread
- 1000x1500mm area indicated for future through floor lift

Booklet 03 - Spaces for Living -

- Living Room:**
- Min 3800mm wide
 - 1500mm turning circle provided
 - 750mm clear in front of windows & route to doors
- Dining / Kitchen:**
- 1200mm space to 2 consecutive sides of table
 - Adjacent to kitchen
 - Cooker, hob & sink in same run of worktop
 - 1200mm between worktops
 - 300mm free space to both sides of hob & 1 side of oven
 - 1500mm turning circle
 - Utility - 600mm square cupboard for washer/dryer - 1200mm space in front
- Ground floor WC:**
- Outward opening door
 - 1500x1900mm size

- Bedrooms:**
- Single bedroom - min. 8m²
 - Double bedroom - min. 13m²
 - 1500mm turning circle in main double bedroom
 - 800mm clear space to both sides of double bed & 1 side of single bed

- Bathroom:**
- Outward opening door
 - 2100x2400mm min size
 - 1500mm turning circle
 - Provide floor drain for future shower
 - 400mm transfer space at end of bath
 - 1100x700mm clear space beside bath & in front of wc and basin

HOUSE TYPE 4A - 3 BED - 4P - 2 STOREY TOWNHOUSE

SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS.
Quality Housing for Sustainable Communities

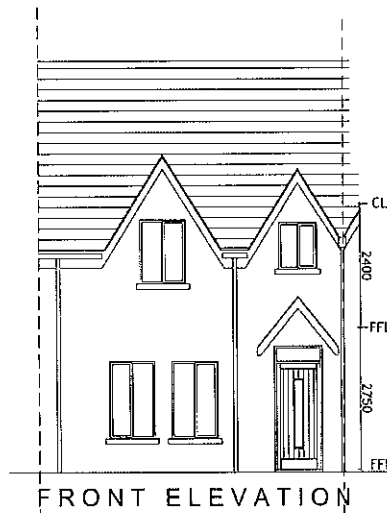
GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE	
MINIMUM	83 m ²	13 m ²	30 m ²	28 m ²	4 m ²
PROVIDED	117.5 m ²	13.5 m ²	41 m ²	33 m ²	7.8 m ²

- FINISHES SCHEDULE:**
- ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
 - WALLS - SELF COLOURED SMOOTH RENDER
 - WINDOWS - CREAM uPVC
 - DOORS - CREAM uPVC
 - GUTTERS & DOWNPIPES - BLACK uPVC
 - FASCIA & SOFFIT - CREAM uPVC

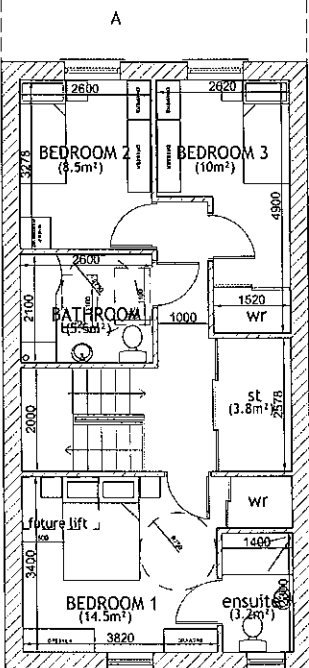
HOUSE TYPE 4A
3 BED, 2 STOREY
(117.5 sq. m - 1265sq. ft)



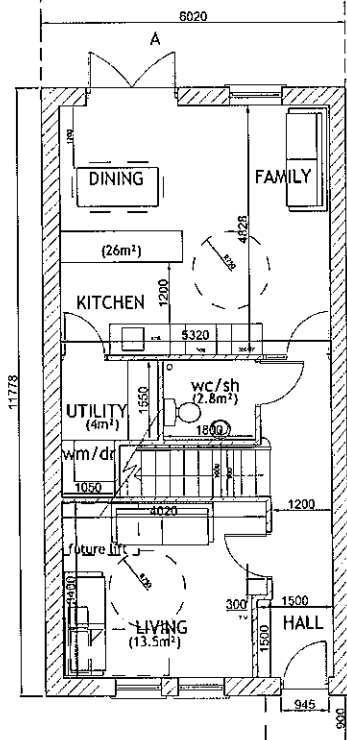
REAR ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN



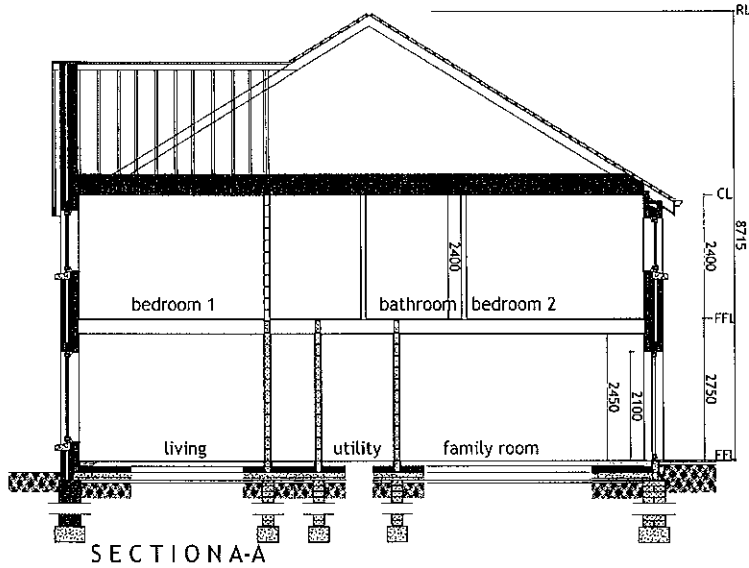
GROUND FLOOR PLAN



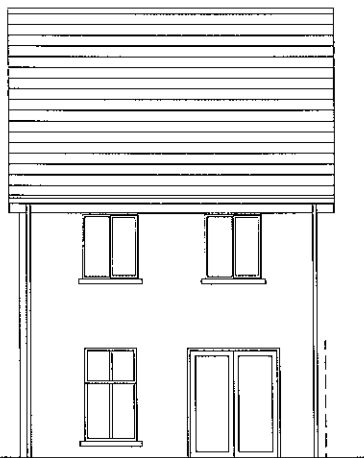
DESIGN DATE	12/06/2021
PROJECT	PROPOSED HOUSING DEVELOPMENT AT GLYDE ROAD, TALLANSTOWN
CLIENT	P. HERR
DRAWING TITLE	HOUSE TYPE 4A (House Nos. 7, 11, 15)
SCALE	1:50 @ A1
DATE	DEC. 2021
DESIGN BY	SMAC
CHECKED BY	PH
DRAWING NO.	1247/112

Paul Monaghan CA LTD
CHARTERED ARCHITECTS

51 Malone Road, Belfast BT9 6JY T: 038 9038 6860 E: paul@pmonaghanca.com



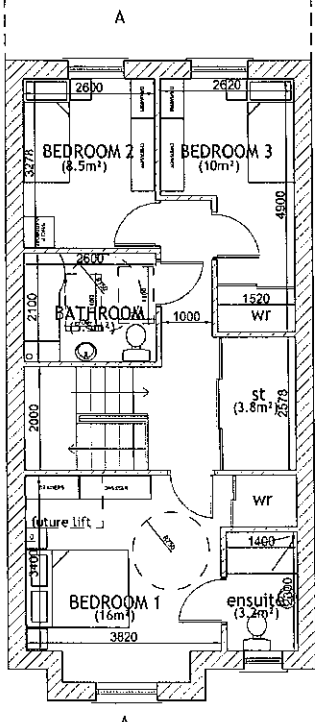
SECTION A-A



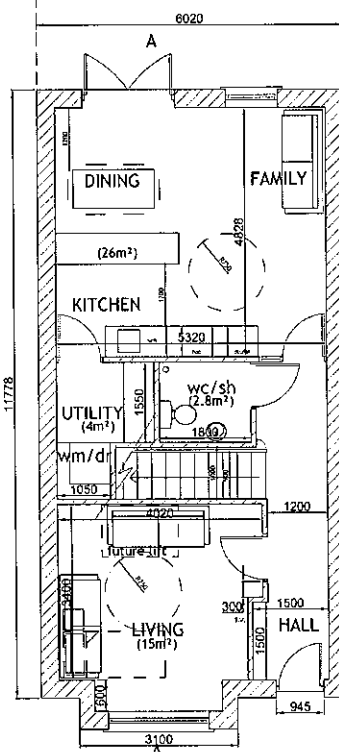
REAR ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

Booklet 01 - Home Location & Approach -

- Parking spaces provided @ 4800x2400mm
- Vehicle charging point provided @ distance to home
- Paths to front doors min. 900mm wide with permeable, non-slip paving
- External refuse storage provided to rear of homes on concrete base.
- Min. 1800mm paved area, full width & to rear of dwelling

Booklet 02 - Entering & Moving Around -

- Porch provided at entrance door - 900mm deep
- Level threshold at entrance door
- Entrance door 850mm wide
- Vision panel provided in entrance door
- 300mm clear leading edge to all doors on ground floor
- 1500x1500mm clear hallway at entrance door
- 1200mm wide corridor
- Stairs have 900mm clear width between handrails
- Max. rise - 175mm, 280mm tread
- 1000x1500mm area indicated for future through floor lift

Booklet 03 - Spaces for Living -

Living Room:

- Min 3800mm wide
- 1500mm turning circle provided
- 750mm clear in front of windows & route to doors

Dining / Kitchen:

- 1200mm space to 2 consecutive sides of table
- Adjacent to kitchen
- Cooker, hob & sink in same run of worktop
- 1200mm between worktops
- 300mm lay off space to both sides of hob & 1 side of oven
- 1500mm turning circle
- Utility - 800mm square cupboard for washer/dryer - 1200mm space in front

Ground floor WC:

- Outward opening door
- 1500x1800mm size

Bedrooms:

- Single bedroom - min. 8m²
- Double bedroom - min. 13m²
- 1900mm turning circle in main double bedroom
- 800mm clear space to both sides of double bed & 1 side of single bed

Bathroom:

- Outward opening door
- 2100x2400mm min size
- 1500mm turning circle
- Provide floor drain for future shower
- 400mm transfer space at end of bath
- 1100x700mm clear space bet bed & 1 side of wc and bath

HOUSE TYPE 5 - 3 BED - 4P - 2 STOREY TOWNHOUSE

SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS.
Quality Housing for Sustainable Communities

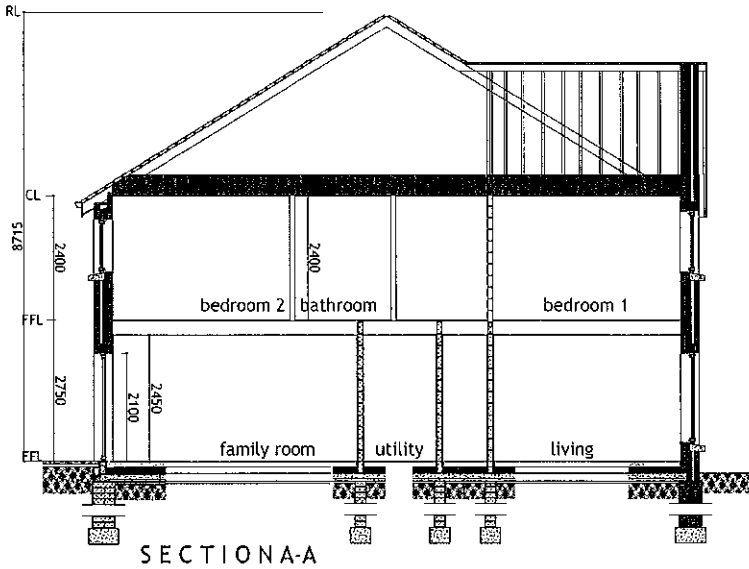
	GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
MINIMUM	83 m ²	13 m ²	30 m ²	28 m ²	4 m ²
PROVIDED	120 m ²	15 m ²	41 m ²	34.5 m ²	7.8 m ²

FINISHES SCHEDULE:

- ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
- WALLS - SELF COLOURED SMOOTH RENDER (TO BAY)
- WINDOWS - CREAM uPVC
- DOORS - CREAM uPVC
- GUTTERS & DOWNPIPES - BLACK uPVC
- FASCIA & SOFFIT - CREAM uPVC

HOUSE TYPE 5
3 BED, 2 STOREY
(120 sq.m - 1290sq.ft)

DESCRIPTION	REVISION
PROJECT PROPOSED HOUSING DEVELOPMENT AT GLYDE ROAD, TALLANSTOWN	
DESIGNER P. HERR	
DRAWING TITLE HOUSE TYPE 5 (House No. 12)	
SCALE 1:50 @ A1	DATE DEC. 2021
DRAWN BY SWAC	CHECKED BY PAH
DRAWING NO. 1747/113	
Paul Monaghan CA LTD CHARTERED ARCHITECTS	
51 Watsons Road, Belfield B19 2RY T: 018 9038 0580 F: architects@pmcald.com	



SECTION A-A

COMPLIANCE WITH UNIVERSAL DESIGN GUIDELINES FOR HOMES IN IRELAND

House designs incorporate the following recommendations:

Booklet 01 - Home Location & Approach -

- Parking spaces provided @ 4500x2400mm
- Vehicle charging point provided @ entrance to home
- Paths to front doors min. 900mm wide with permeable, non-slip paving
- External refuse storage provided to rear of homes on concrete base.
- Min. 1800mm paved area, 1/3 width & to rear of dwelling

Booklet 02 - Entering & Moving Around -

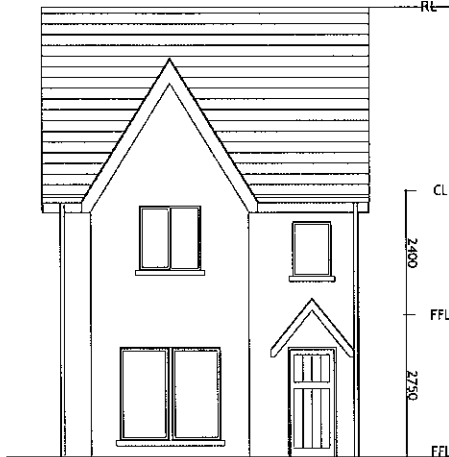
- Potholes provided at entrance door - 900mm creep
- Level threshold at entrance door
- Entrance door 850mm wide
- Vision panel provided in entrance door
- 300mm clear leading edge to all doors on ground floor
- 1500x1500mm clear hallway at entrance door
- 1200mm wide corridor
- Stairs have 500mm clear width between handrails
- Max. rise - 170mm, 230mm tread
- 1000x1500mm areas indicated for future through floor lift

Booklet 03 - Spaces for Living -

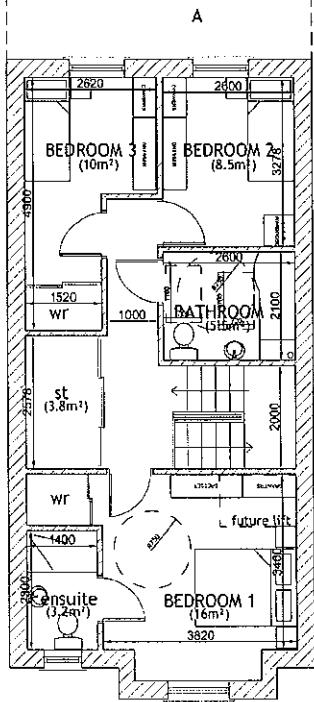
- Living Room:**
- Min 3400mm wide
 - 1800mm turning circle provided
 - 750mm clear in front of windows & route to doors
- Dining / Kitchen:**
- 1200mm space to 2 consecutive sides of table
 - Adjacent to kitchen
 - Cooker, hob & sink in same run of worktop
 - 1200mm between worktops
 - 300mm lay off space to both sides of hob & 1 side of oven
 - 1500mm turning circle
 - Utility - 800mm square cupboard for washer/dryer - 1200mm space in front
- Ground floor WC:**
- Outward opening door
 - 1500x1800mm size
- Bedrooms:**
- Single bedroom - min. 8m²
 - Double bedroom - min. 10m²
 - 1800mm turning circle in main double bedroom
 - 800mm clear space to both sides of double bed & 1 side of single bed



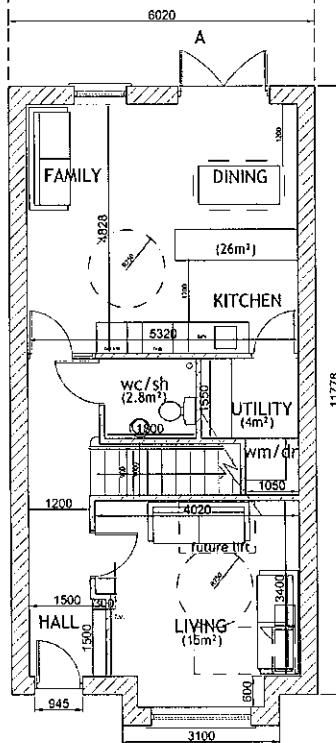
REAR ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

HOUSE TYPE 5A - 3 BED - 4P - 2 STOREY TOWNHOUSE

SPACE PROVISION AND ROOM SIZES FOR TYPICAL DWELLINGS.
Quality Housing for Sustainable Communities

	GROSS FLOOR AREA	MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
MINIMUM	83 m ²	13 m ²	30 m ²	28 m ²	4 m ²
PROVIDED	120 m ²	15 m ²	41 m ²	34.5 m ²	7.8 m ²

FINISHES SCHEDULE:

- ROOF - TERRACOTTA COLOURED CONCRETE SLATE TILES
- WALLS - SELF COLOURED SMOOTH RENDER(TO BAY)
- WINDOWS - CREAM UPVC
- DOORS - CREAM UPVC
- GUTTERS & DOWNPIPES - BLACK UPVC
- FASCIA & SOFFIT - CREAM UPVC

HOUSE TYPE 5A
3 BED, 2 STOREY
(120 sq.m - 1290sq.ft)

DESIGNER: SWAC	DESCRIPTION:
PROPOSED HOUSING DEVELOPMENT AT GLYDE ROAD, TALLANSTOWN	
CLIENT:	P. HEER
DRAWING TITLE:	HOUSE TYPE 5A (House No. 13)
SCALE:	1:50 @ A1
DATE:	DEC. 2021
DRAWN BY:	SWAC
CHECKED BY:	PM
DATE:	17/07/21
Paul Monaghan CA LTD CHARTERED ARCHITECTS	
53 Malone Road, Belfield, B19 6RY T: 018 8938 0580 E: paul@pmonaghan.com	

