

Additional Notes:

- * Dwelling sizes are compliant with Quality Housing for Sustainable Communities 2007
- ^ The unit to the rear will require special fire fighting measures as it is not accessible by fire tender - a wet riser and/or hydrant arrangement may be required - subject to BC approval
- ** Private open space is above the minimum requirement as per the Meath Development Plan 2021 - 2027 (i.e. 55m² min. for 1 or 2 bed dwellings, refer also to note following)
- *** under DM 082.27 of the Meath Development Plan 2021 - 2027 'Stand alone residential developments comprising of 9 residential units or less shall be exempt from the requirement to provide 15% open space. In all such cases the private amenity space serving each dwelling shall exceed the minimum requirements.'

PITCHER LANE		
No. of units:		5
2B 4P 2S *	= 2	
1B 2P 1S *	= 3	
Total no. of units		7
No. of car parking spaces:		7
Fire tender access:	Yes for front units ^^	
Public open space: **	0m ² ***	
(***) Note: site exempt from this requirement - see below		

WILLIE BLACK CRESCENT

Wiring and ducting to be provided for potential future electric vehicle charging points (2no.spaces)

Proposed House

House (1B 2P) - Private Open Space (56m²)

External concrete stairs

Indicative pin location

House (2B 4P) - Private Open Space (55.5m²)

Tarmac driveway and parking

Concrete post and timber fence panel dividing garden walls

House (2B 4P) - Private Open Space (78m²)

Rendered masonry boundary walls (1.8m high)

Concrete footpath

Vision/splay

Location of public site notice

Proposed Terraced Housing

Front walls of 0.5m high to be built using reused stone from demolished stone wall

Site boundary in red

Tarmac shared surface

New site entrance

Vision/splay

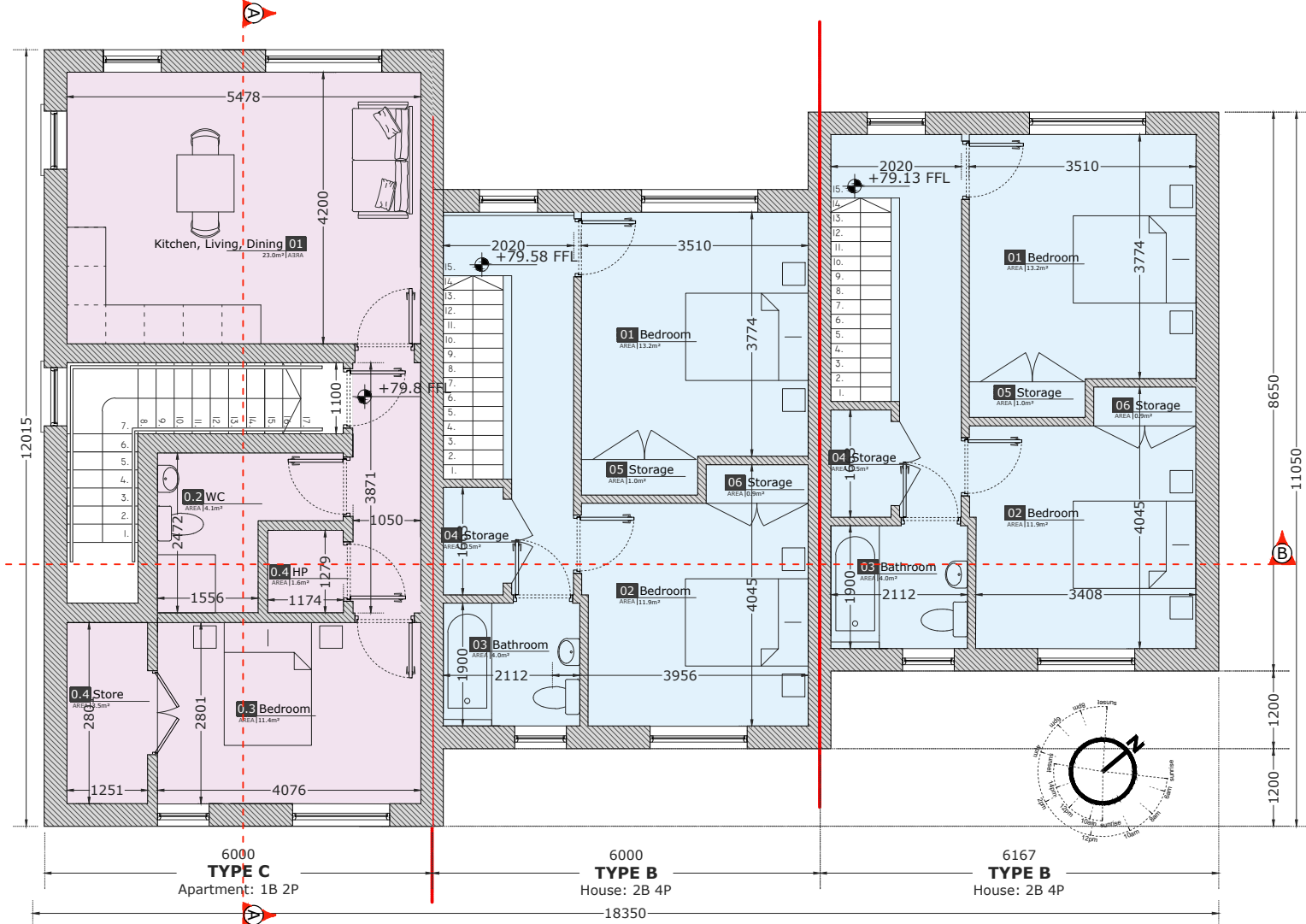
SITE AREA = 0.0973 Ha

Proposed Site Plan

SCALE 1:250

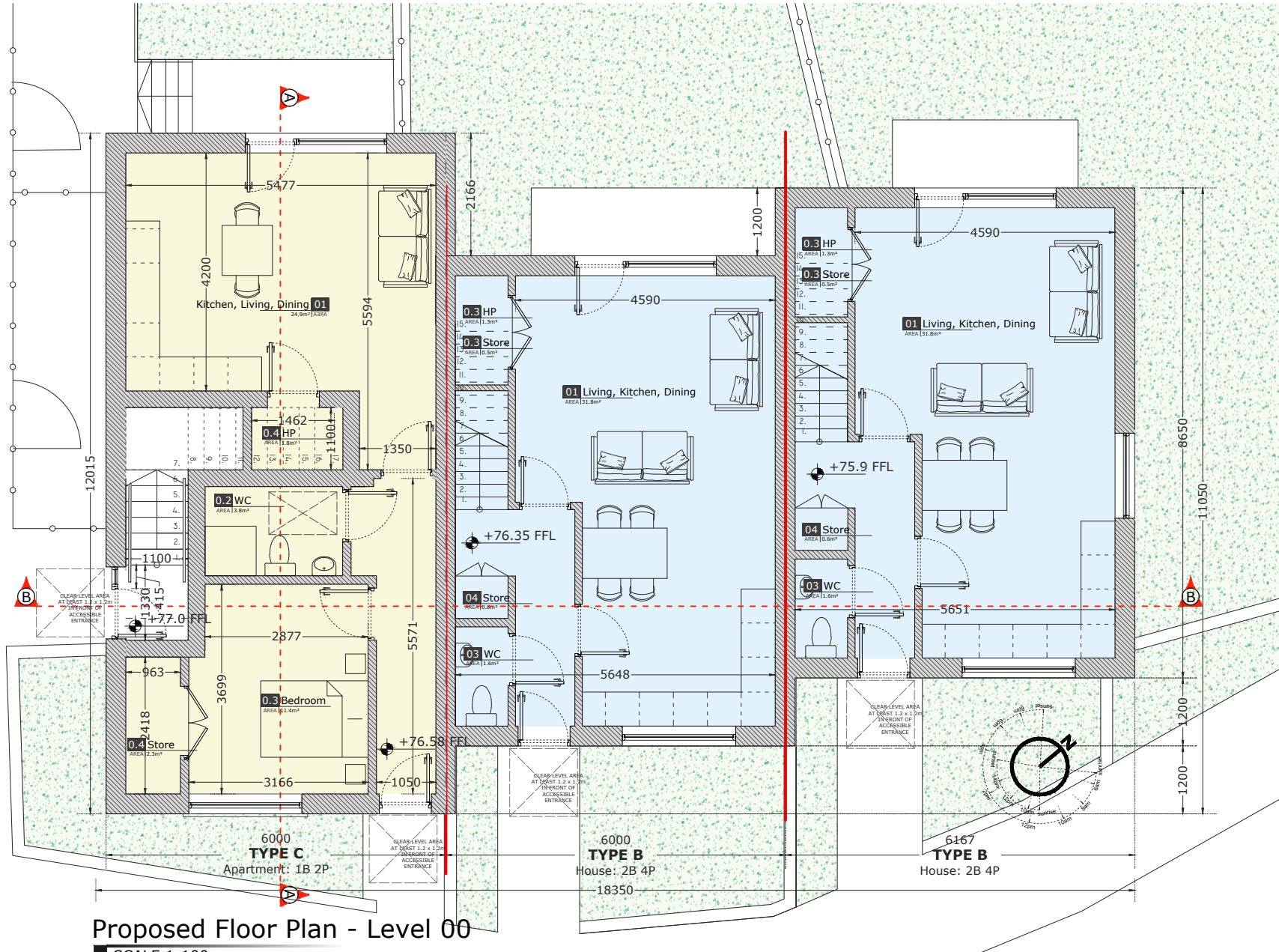
LEGEND

- SITE BOUNDARY
- PROPOSED BUILDING
- PERMEABLE PAVING
- WASTE WATER TO PUBLIC - REFER TO CIVIL ENGINEER'S DRAWINGS
- RAIN WATER TO EXISTING LAND DRAIN - REFER TO CIVIL ENGINEER'S DRAWINGS
- WATER CONNECTION TO PUBLIC MAINS - REFER TO CIVIL ENGINEER'S DRAWINGS
- CONCRETE POST AND BASE WITH TIMBER
- HIT AND MISS FENCING PANELS
- SHARED SURFACE - PEDESTRIAN / VEHICULAR ACCESS
- WOOD BARK FLOWER BEDS
- PROPOSED SHRUBS - MIX OF WILD ROSE BUSH, SPINDLE, DOG ROSE
- PRIVATE OPEN SPACES



Proposed Floor Plan - Level 01

SCALE 1:100

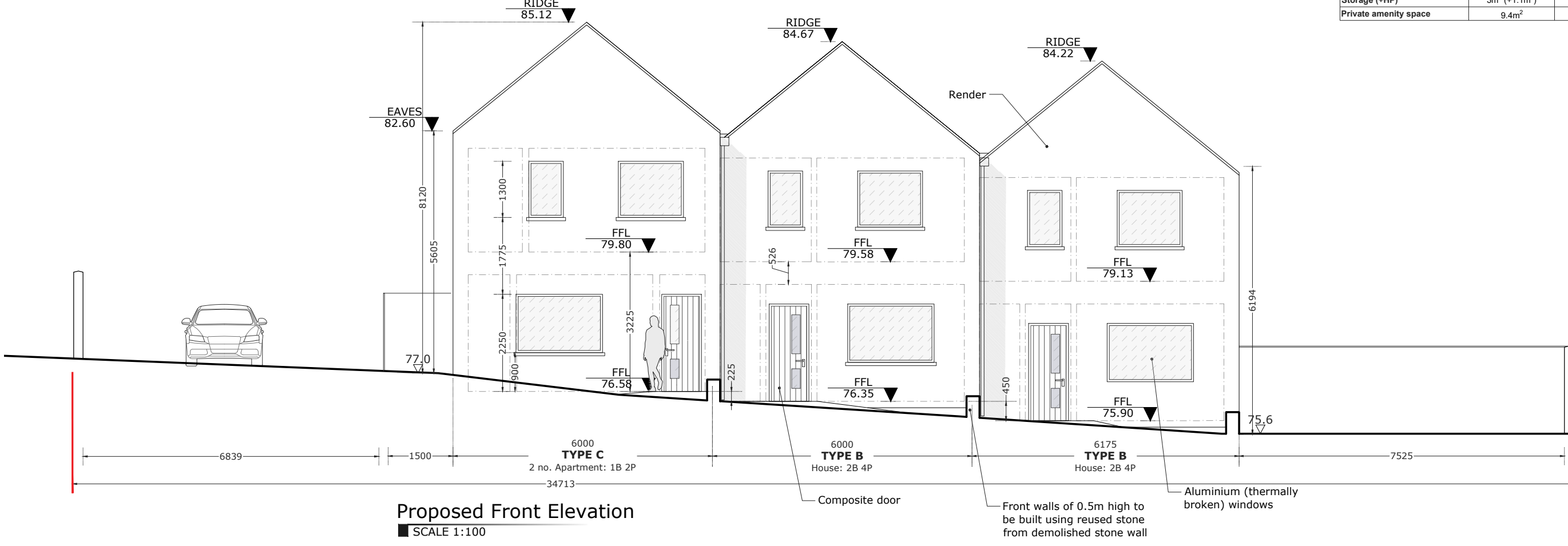


Proposed Floor Plan - Level 00

SCALE 1:100

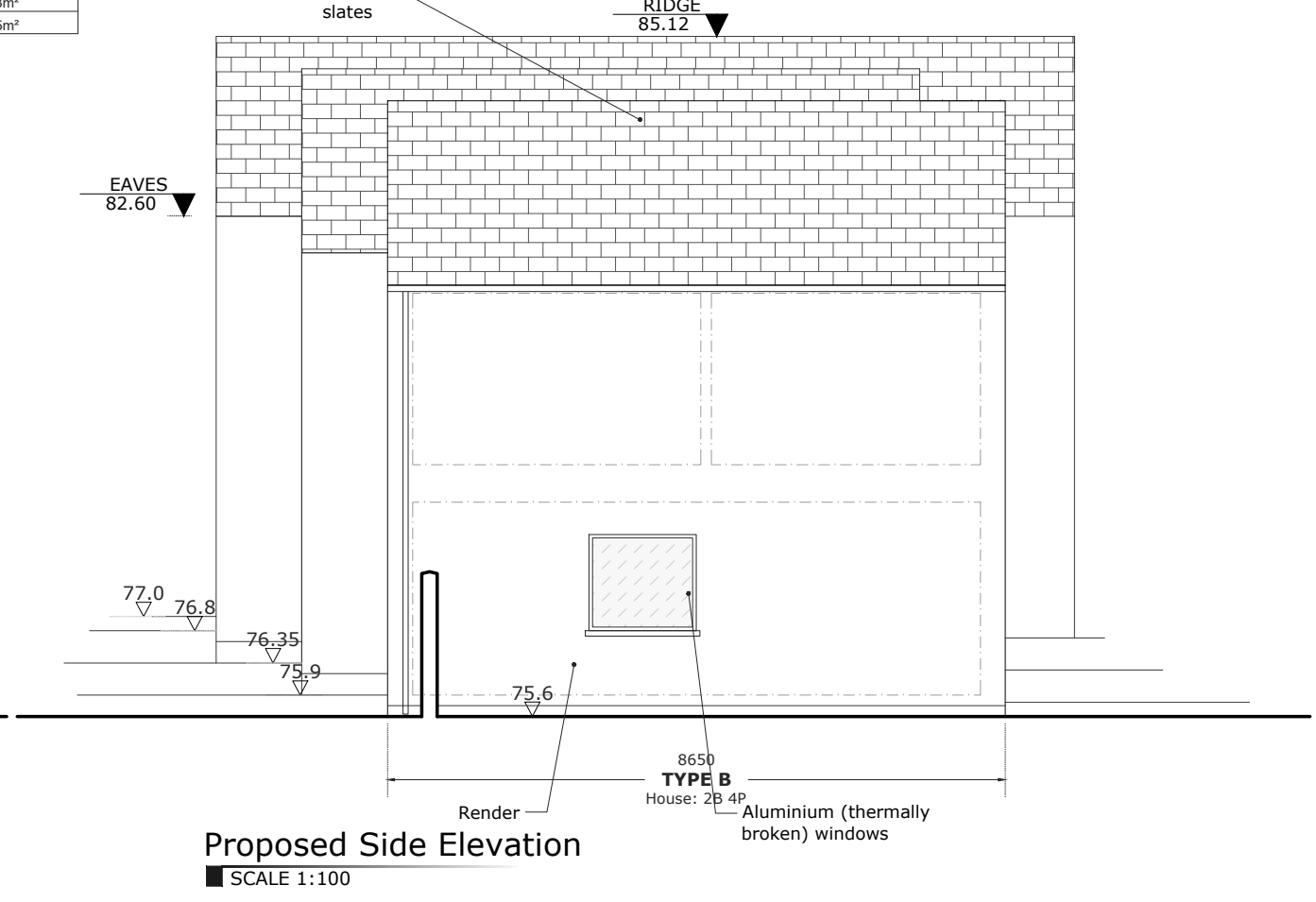
TYPE C Apartment LVL 0 (1No.)		
	Proposal	Required min.
Gross Floor Area	53m ²	45m ²
Aggregate Living Area	29m ²	23m ²
Width of living	5.5m	3.3m
Aggregate Bedroom Area	11.4m ²	11.4m ²
Width of Bedroom (double)	2.8m	2.8m
Storage (+HP)	3m ² (+1.1m ²)	3m ²
Private amenity space	24m ²	5m ²
Apartment LVL 1 (1No.)		
	Proposal	Required min.
Gross Floor Area	50.8m ²	45m ²
Aggregate Living Area	29m ²	23m ²
Width of living	5.5m	3.3m
Aggregate Bedroom Area	11.4m ²	11.4m ²
Width of Bedroom (double)	2.8m	2.8m
Storage (+HP)	3m ² (+1.1m ²)	3m ²
Private amenity space	9.4m ²	5m ²

TYPE B House (2no.)		
	Proposal	Required min.
Gross Floor Area	86.9m ²	85m ²
Aggregate Living Area	31.8m ²	30m ²
Width of living	3.77m	3.6m
Aggregate Bedroom Area	25.1m ²	25m ²
Width of Bedroom (double)	3.4m	2.8m
Storage (+HP)	4.0m ² (+1.3m ²)	4m ²



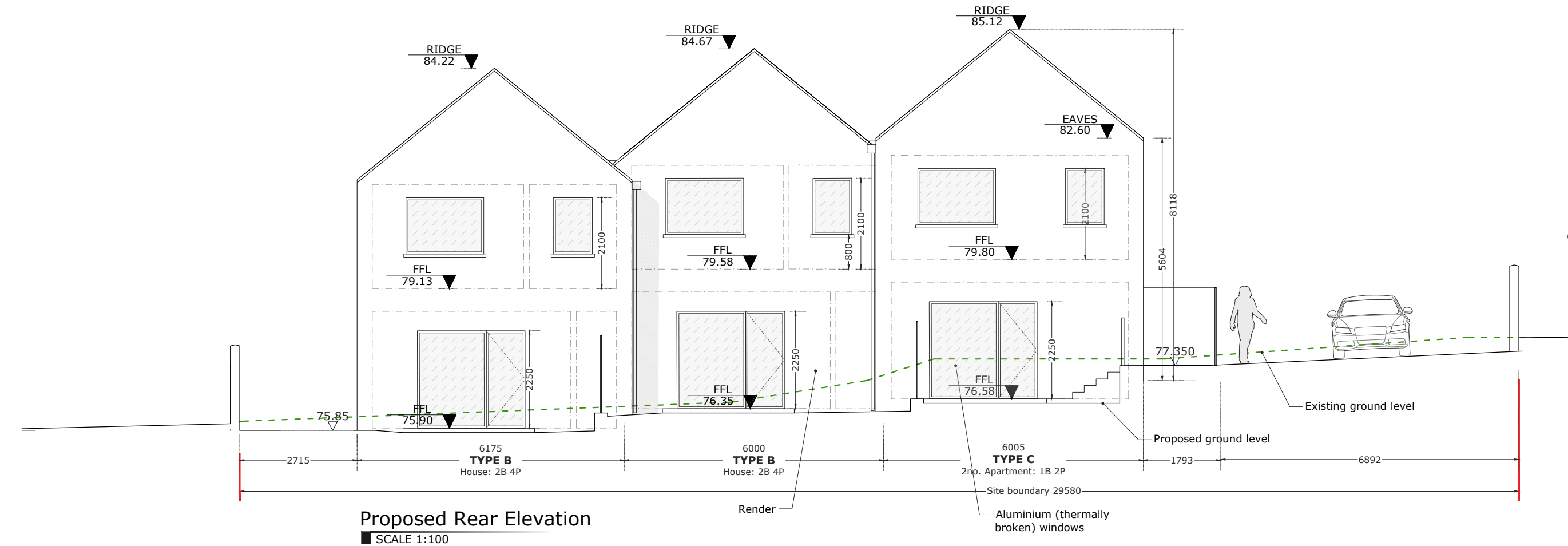
Proposed Front Elevation

SCALE 1:100



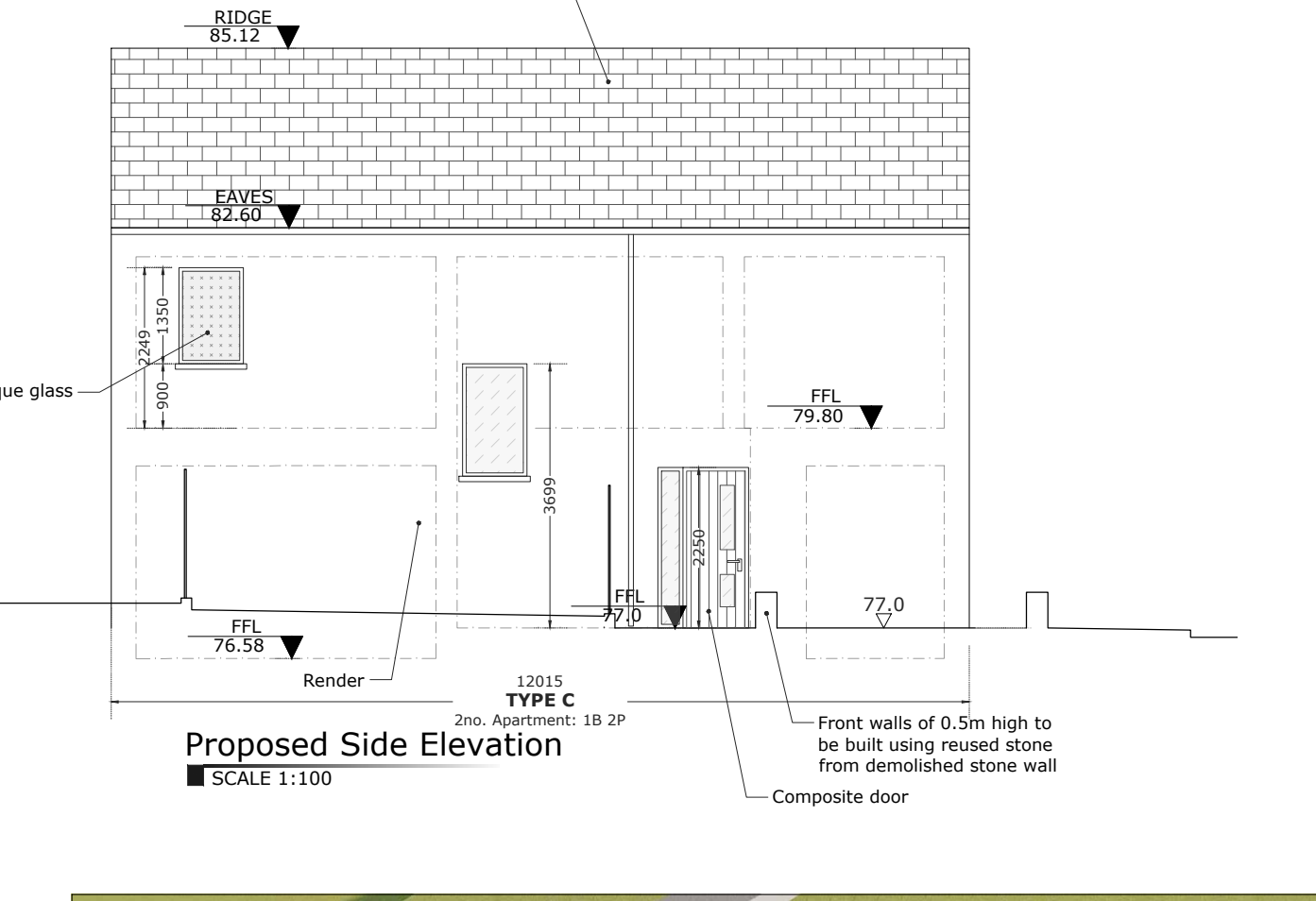
Proposed Side Elevation

SCALE 1:100



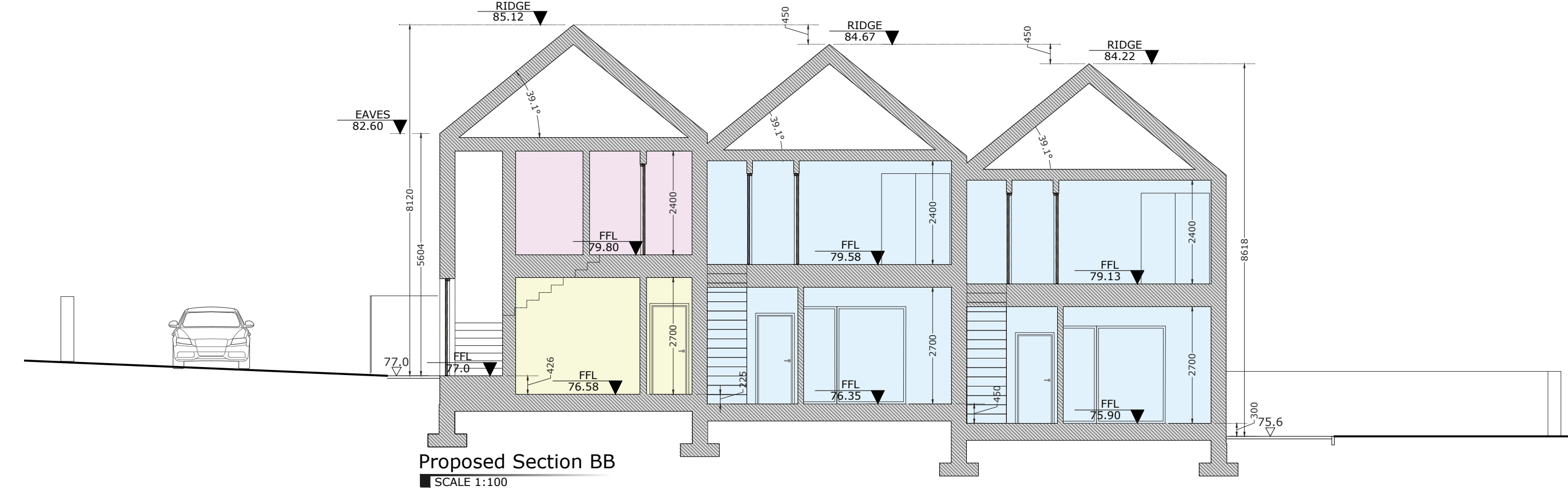
Proposed Rear Elevation

SCALE 1:100



Proposed Side Elevation

SCALE 1:100



Proposed Section BB

SCALE 1:100

Client:	Meath County Council	Project:	Pitcher Lane Housing Development	As noted	Revision:	-	
Address:	Pitcher Lane, Archdeaconry Glebe, Kells, Co. Meath	Drawing Title:	Site Plan, House, Apt.	Date:	13.09.2022	File Name:	01 GA 21-38
Project Stage:	Planning						

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