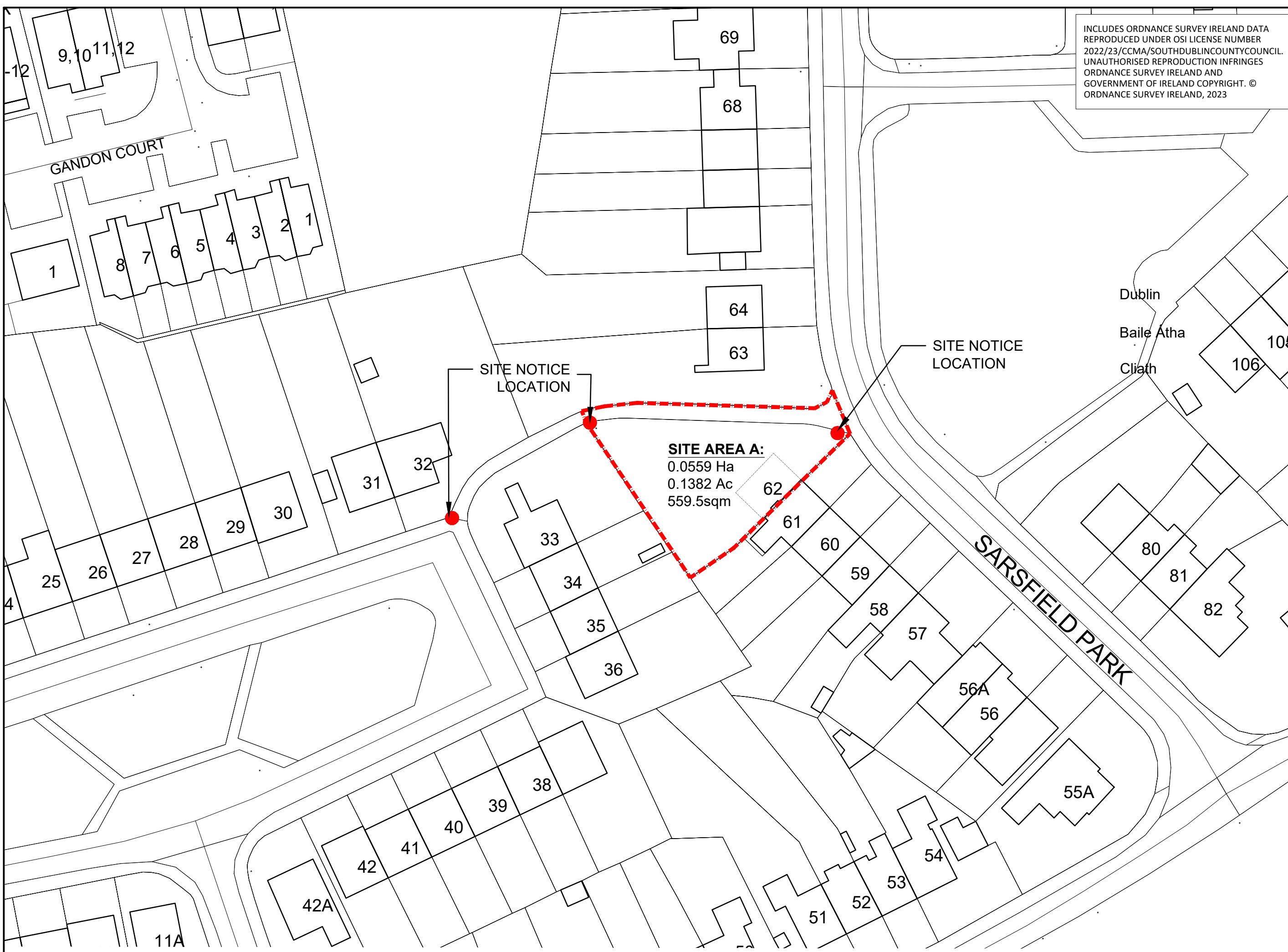


INCLUDES ORDNANCE SURVEY IRELAND DATA  
REPRODUCED UNDER OSI LICENSE NUMBER  
2022/23/CCMA/SOUTH DUBLIN COUNTY COUNCIL.  
UNAUTHORISED REPRODUCTION INFRINGES  
ORDNANCE SURVEY IRELAND AND  
GOVERNMENT OF IRELAND COPYRIGHT. ©  
ORDNANCE SURVEY IRELAND, 2023



HOUSING DEVELOPMENT AT SARSFIELD PARK



**SITE AREA A:**  
0.0559 Ha  
0.1382 Ac  
559.5sqm

SITE NOTICE LOCATION

SITE NOTICE LOCATION

Dublin  
Baile Atha  
Cliath

SARSFIELD PARK

GANDON COURT

01 SITE LOCATION PLAN (OS MAP SHEET NO. 3194-25)  
1:500 (A3)

LEGEND  
- - - - - DEVELOPMENT SITE FOR CONSIDERATION  
● SITE NOTICE LOCATIONS

SHEET 01  
Section 179A  
PLANNING DEROGATION  
March 2024

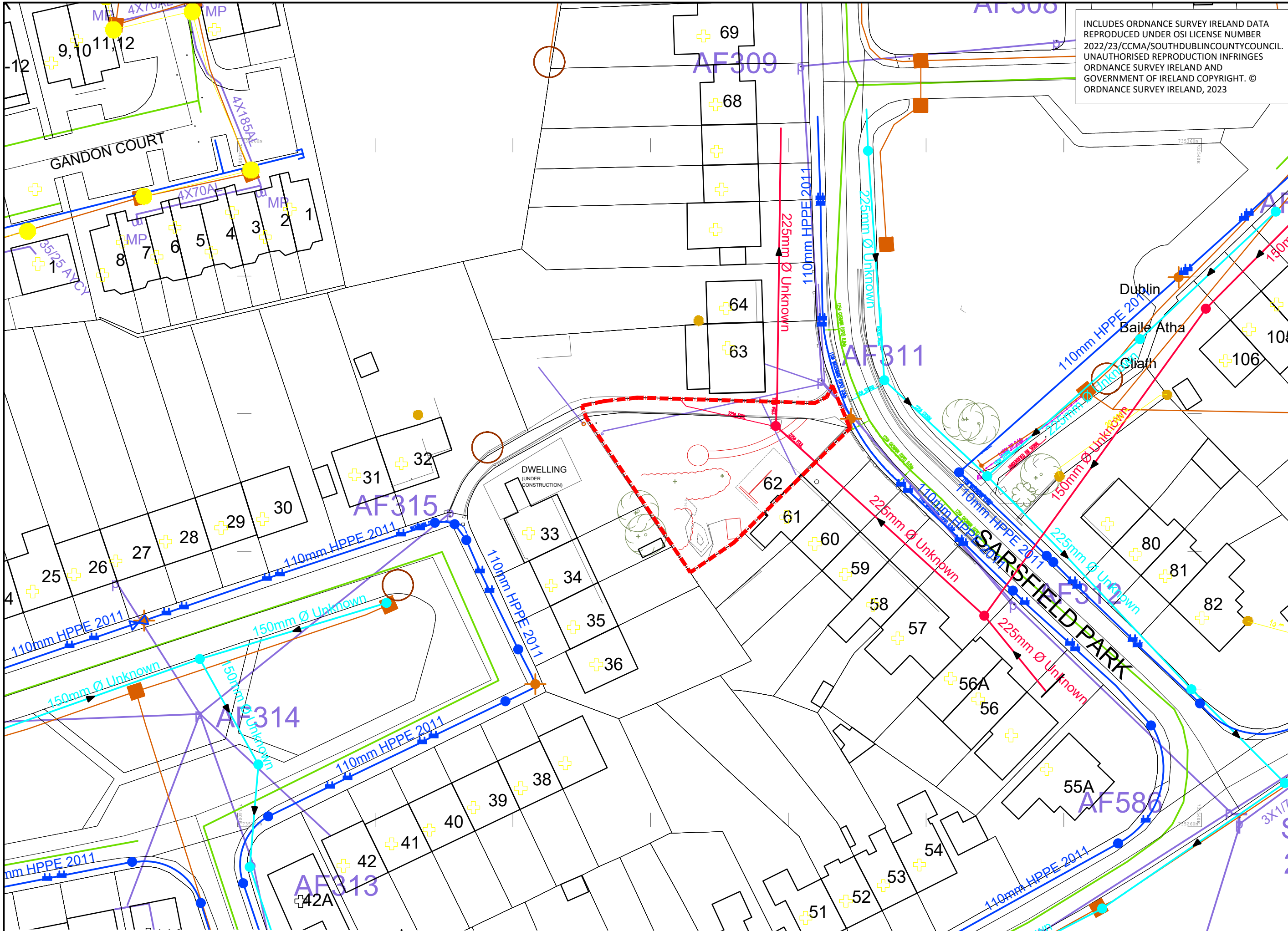


INCLUDES ORDNANCE SURVEY IRELAND DATA REPRODUCED UNDER OSI LICENSE NUMBER 2022/23/CCMA/SOUTH DUBLIN COUNTY COUNCIL. UNAUTHORISED REPRODUCTION INFRINGES ORDNANCE SURVEY IRELAND AND GOVERNMENT OF IRELAND COPYRIGHT. © ORDNANCE SURVEY IRELAND, 2023



H O U S I N G D E V E L O P M E N T A T S A R S F I E L D P A R K

SHEET 02  
Section 179A  
PLANNING DEROGATION  
March 2024



01 EXISTING SITE PLAN - CONSTRAINTS (OS MAP SHEET NO. 3194-25)  
1:500 (A3)

<b>LEGEND</b>	DEVELOPMENT SITE FOR CONSIDERATION	REMOVALS / DEMOLITIONS	EXISTING VEGETATION/TREES	ESB MV/LV (10KV/20KV/400V/230V) UNDERGROUND CABLE ROUTES	VIRGIN MEDIA VIRGIN MEDIA	IW WATER MAINS
	DEVELOPMENT SITE FOR CONSIDERATION	REMOVALS / DEMOLITIONS	EXISTING VEGETATION/TREES	BORD GAIS DISTRIBUTION PIPE (MEDIUM PRESSURE)	EIRCOM EIR SERVICES	SEWER MAINS
						STORM MAINS



NORTH

SITE A		
REF	HOUSE / APT TYPE	QUANTITY
S2U-2P-GF	2 PERSON 1 BED GROUND FLOOR APARTMENT	2
S2U-2P-FF	2 PERSON 1 BED FIRST FLOOR APARTMENT	2
T2U-2P-GF	2 PERSON 1 BED GROUND FLOOR APARTMENT	1
<b>TOTAL NUMBER OF UNITS</b>		<b>5</b>

H O U S I N G  
D E V E L O P M E N T  
A T  
S A R S F I E L D  
P A R K



01  
**PROPOSED SITE PLAN**  
1:250 (A3)

**LEGEND**

- SITE BOUNDARY
- SITE NOTICE LOCATIONS
- NEW RIGHT OF WAY

- PROPOSED PLANTING
- EXISTING TREES

- PROPOSED GREEN AREAS
- CONCRETE PUBLIC FOOTPATH
- PROPOSED PERMEABLE PAVING

- PUBLIC LANEWAY SUBJECT TO TEMPORARY CLOSURE TO FACILITATE CONSTRUCTION WORKS.

INCLUDES ORDNANCE SURVEY IRELAND DATA REPRODUCED UNDER OSI LICENSE NUMBER 2022/23/CCMA/SOUTH DUBLIN COUNTY COUNCIL. UNAUTHORISED REPRODUCTION INFRINGES ORDNANCE SURVEY IRELAND AND GOVERNMENT OF IRELAND COPYRIGHT. © ORDNANCE SURVEY IRELAND, 2023

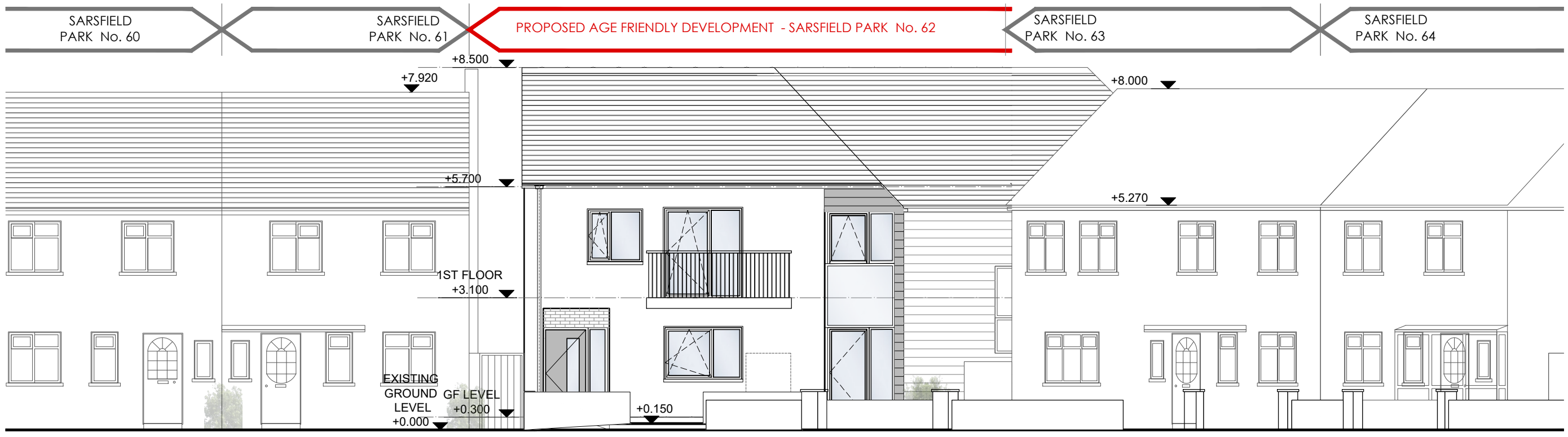
**SHEET 03**  
**Section 179A**  
**PLANNING DEROGATION**  
March 2024



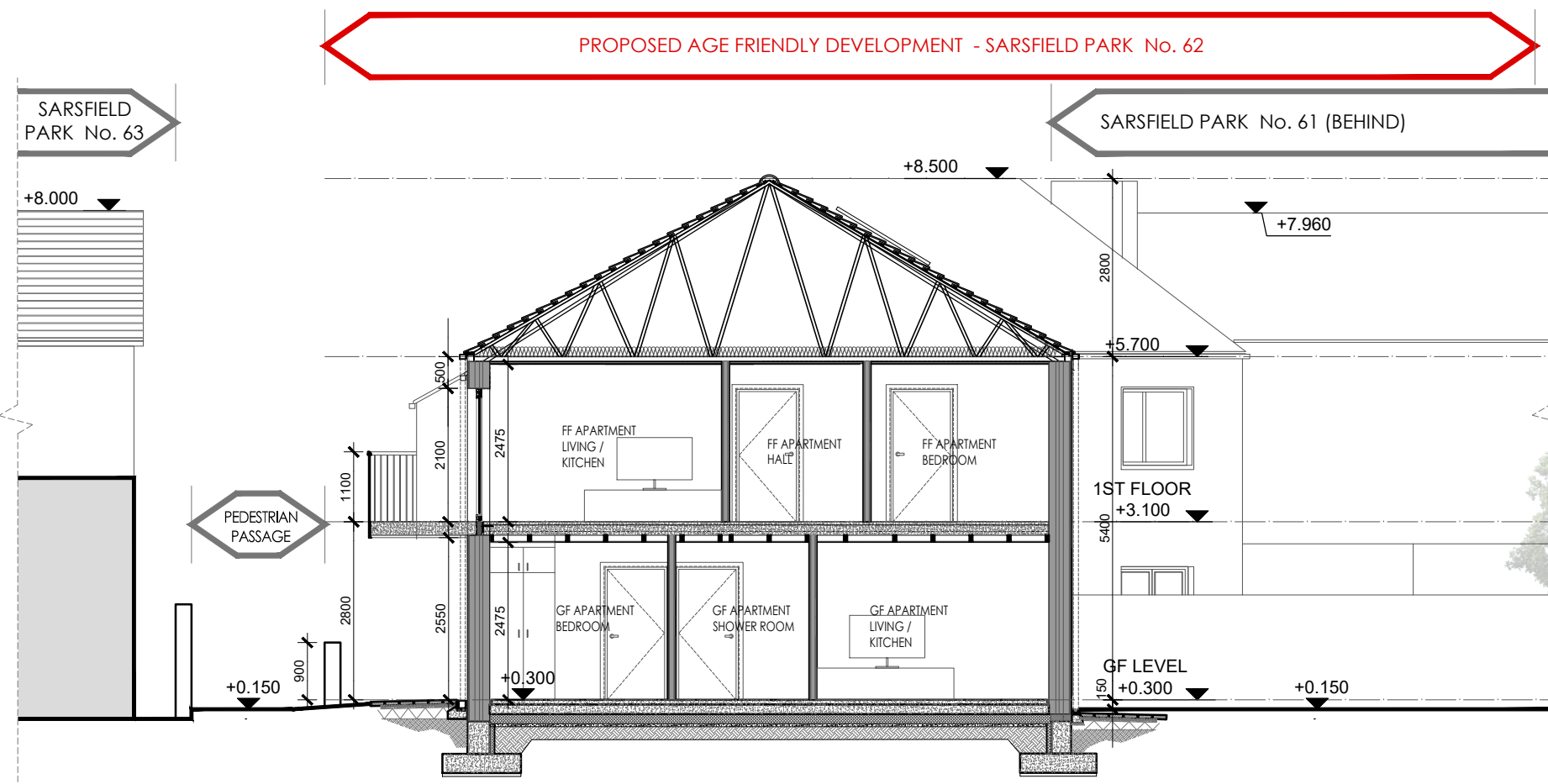


NORTH

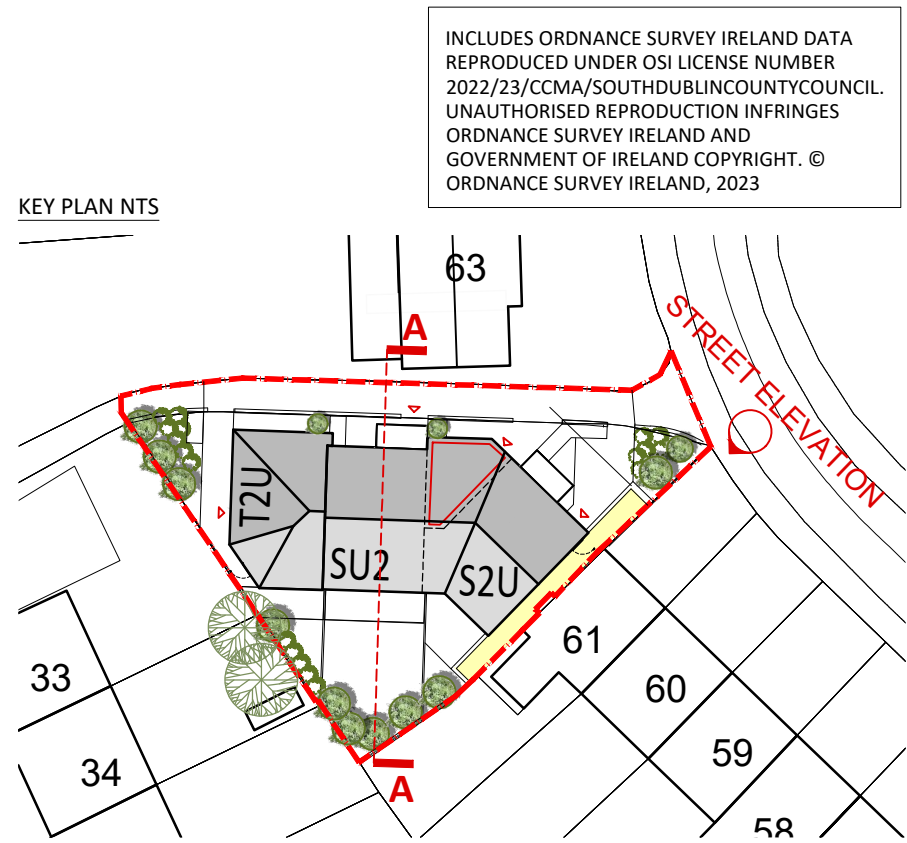
HOUSING DEVELOPMENT AT SARSFIELD PARK



01 PROPOSED STREET ELEVATION (WEST NORTH)  
1:200 (A3)



02 PROPOSED SITE SECTION A-A  
1:100 (A3)



KEY PLAN NTS

SHEET 08  
Section 179A  
PLANNING  
DEROGATION  
March 2024

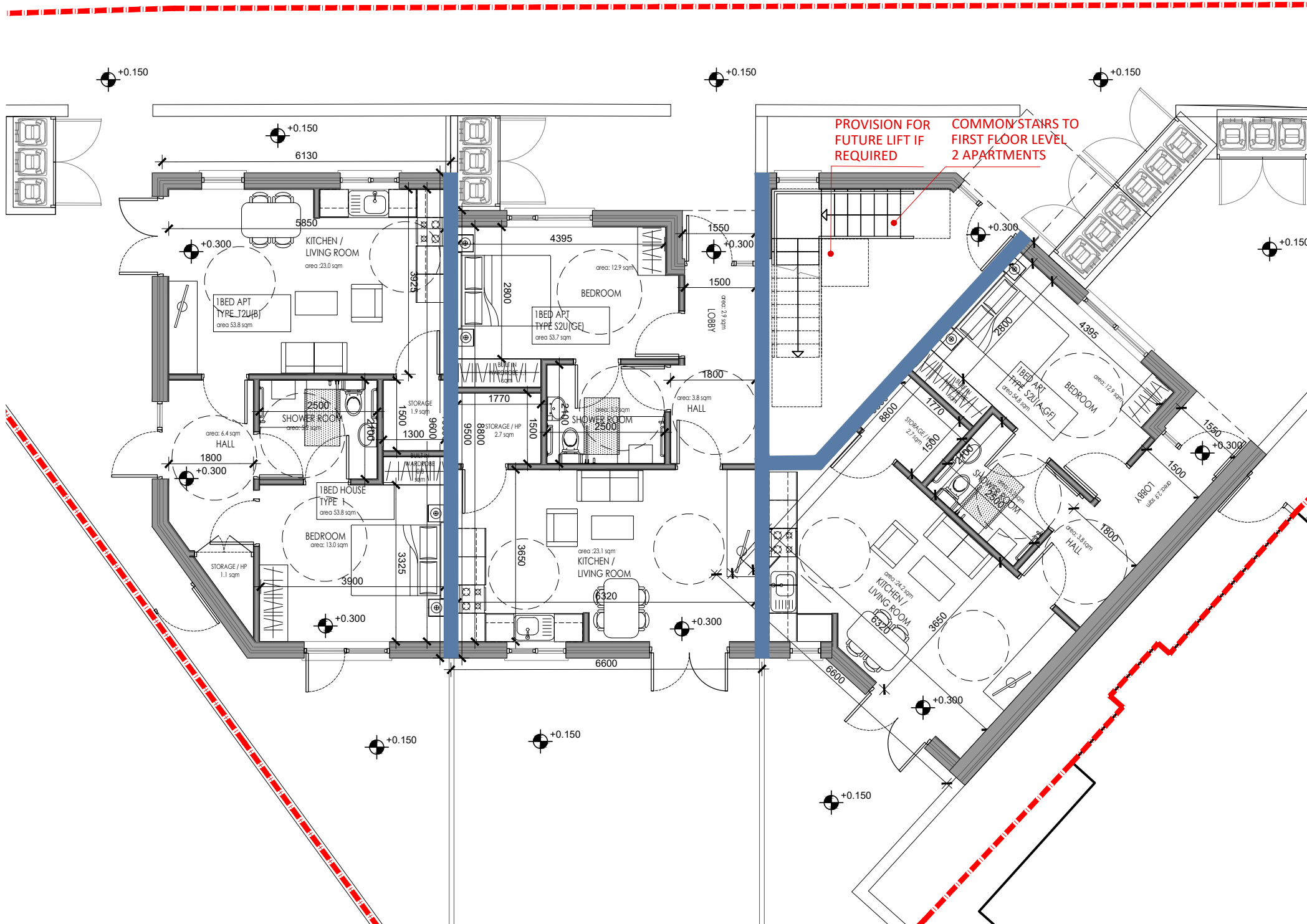




H O U S I N G  
D E V E L O P M E N T  
A T  
S A R S F I E L D  
P A R K

LEGEND		
REF	HOUSE / APT TYPE	QUANTITY
S2U-2P-GF	2 PERSON 1 BED GROUND FLOOR APARTMENT	1
S2U*A-2P-GF	2 PERSON 1 BED GROUND FLOOR APARTMENT	1
T2U-2P-GF	2 PERSON 1 BED GROUND FLOOR APARTMENT	1
<b>TOTAL NUMBER OF UNITS</b>		<b>3</b>

--- SITE BOUNDARY



**T2U-2P-GF - ONE STOREY, 1 BEDROOM 2 PERSON UNIT**

Area Statement		
AREA/ROOM REF	AREA Sqm	DOE
GF GFA	53.8	45.00 [+8.80]
Shower Room	5.2	
Aggregate Living Area	23.0	23.00 [±0.00]
Bedroom 1	13	11.40 [+1.60]
Dedicated Storage	3.8	3.00 [+0.80]
Private Amenity Space (BALCONY)	N/A	N/A

**S2U-2P-GF - ONE STOREY, 1 BEDROOM 2 PERSON UNIT**

Area Statement		
AREA/ROOM REF	AREA Sqm	DOE
GF GFA	53.7	45.00 [+8.70]
Shower Room	5.2	
Aggregate Living Area	23.1	23.00 [+0.10]
Bedroom 1	12.9	11.40 [+1.50]
Dedicated Storage	3.8	3.00 [+0.80]
Private Amenity Space (BALCONY)	N/A	N/A

**S2U\*A-2P-GF - ONE STOREY, 1 BEDROOM 2 PERSON UNIT**

Area Statement		
AREA/ROOM REF	AREA Sqm	DOE
GF GFA	54.8	45.00 [+9.80]
Shower Room	5.2	
Aggregate Living Area	24.2	23.00 [+1.20]
Bedroom 1	12.9	11.40 [+1.50]
Dedicated Storage	3.8	3.00 [+0.80]
Private Amenity Space (BALCONY)	N/A	N/A

01 PROPOSED BLOCK GROUND FLOOR PLAN  
1:100 (A3)





NORTH

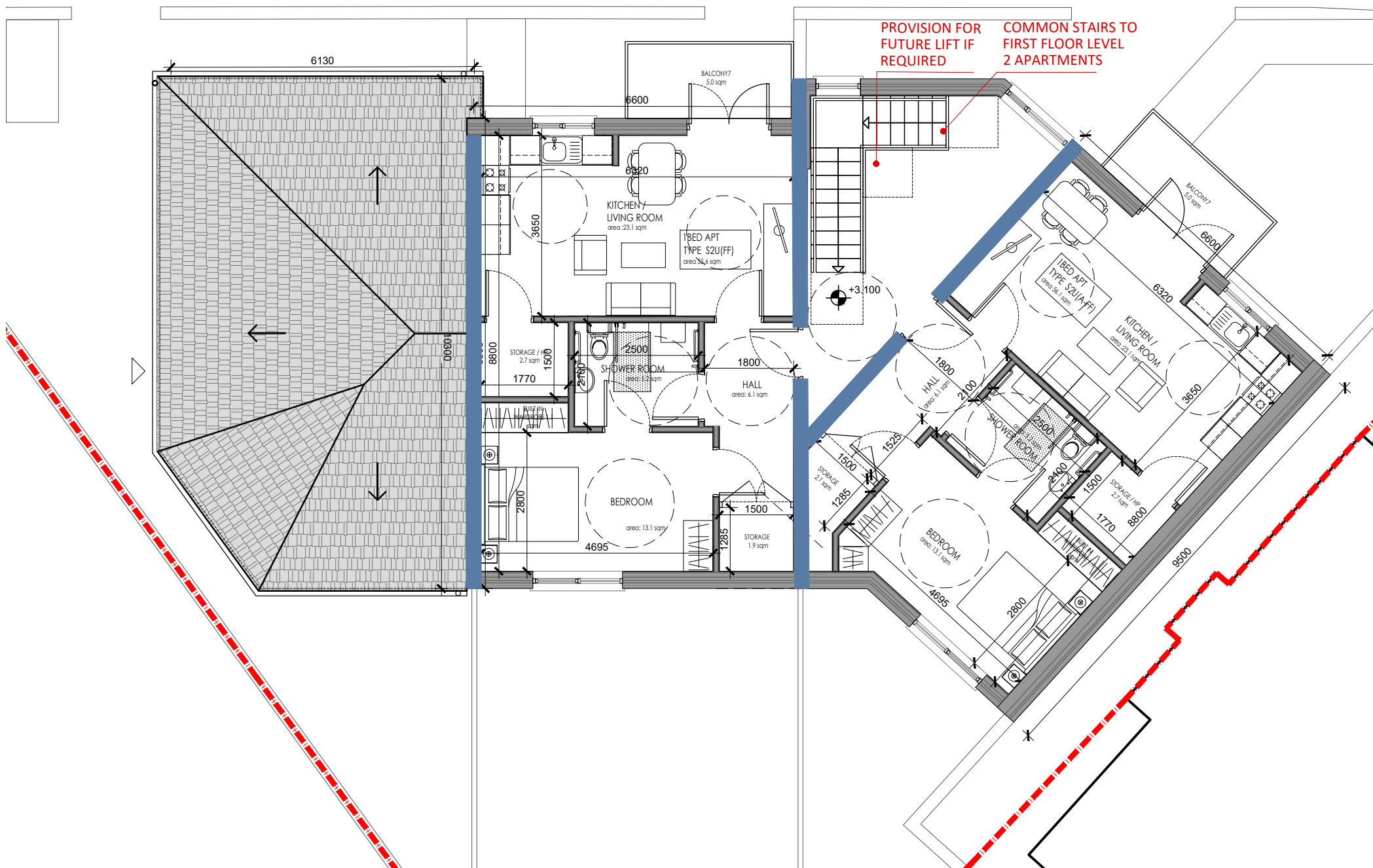
H O U S I N G  
D E V E L O P M E N T  
A T  
S A R S F I E L D  
P A R K

LEGEND		
REF	HOUSE / APT TYPE	QUANTITY
SU2-2P-FF	2 PERSON 1 BED FIRST FLOOR APARTMENT	1
S2U*A-2P-FF	2 PERSON 1 BED FIRST FLOOR APARTMENT	1
<b>TOTAL NUMBER OF 1st FLOOR UNITS</b>		<b>2</b>

--- SITE BOUNDARY

S2U-2P-FF - ONE STOREY, 1 BEDROOM 2 PERSON UNIT		
Area Statement		
AREA/ROOM REF	AREA Sqm	DOE
GF GFA	55.6	45.00 [+10.6]
Shower Room	5.2	
Aggregate Living Area	23.1	23.00 [+0.10]
Bedroom 1	13.1	11.40 [+1.70]
Dedicated Storage	5.7	3.00 [+2.70]
Private Amenity Space (BALCONY)	N/A	N/A

S2U*A-2P-GF - ONE STOREY, 1 BEDROOM 2 PERSON UNIT		
Area Statement		
AREA/ROOM REF	AREA Sqm	DOE
GF GFA	56.1	45.00 [+9.80]
Shower Room	5.2	
Aggregate Living Area	23.1	23.00 [+0.10]
Bedroom 1	13.1	11.40 [+1.70]
Dedicated Storage	5.9	3.00 [+2.90]
Private Amenity Space (BALCONY)	N/A	N/A



PROVISION FOR FUTURE LIFT IF REQUIRED

COMMON STAIRS TO FIRST FLOOR LEVEL 2 APARTMENTS

02 PROPOSED BLOCK FIRST FLOOR PLAN  
1:100 (A3)

SHEET 05  
Section 179A  
PLANNING  
DEROGATION  
March 2024



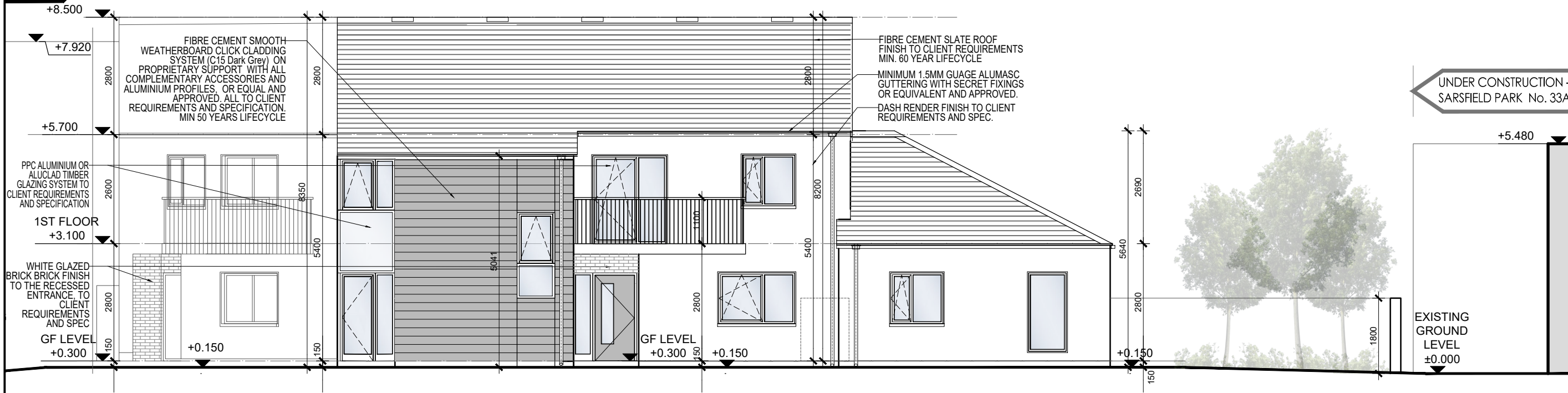
INCLUDES ORDNANCE SURVEY IRELAND DATA REPRODUCED UNDER OSI LICENSE NUMBER 2022/23/CCMA/SOUTH DUBLIN COUNTY COUNCIL. UNAUTHORISED REPRODUCTION INFRINGES ORDNANCE SURVEY IRELAND AND GOVERNMENT OF IRELAND COPYRIGHT. © ORDNANCE SURVEY IRELAND, 2023



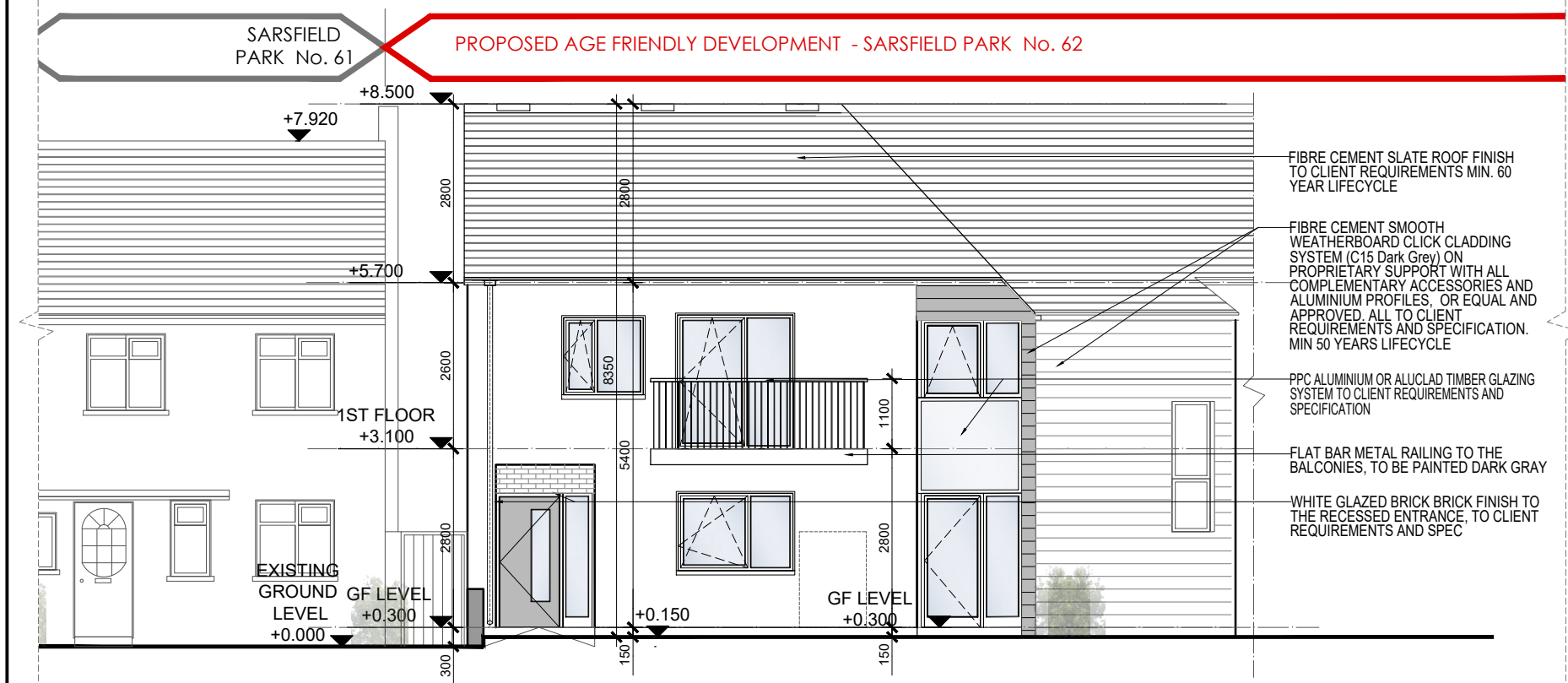
HOUSING DEVELOPMENT AT SARSFIELD PARK

SARSFIELD PARK 61 (BEHIND)

PROPOSED AGE FRIENDLY DEVELOPMENT - SARSFIELD PARK No. 62

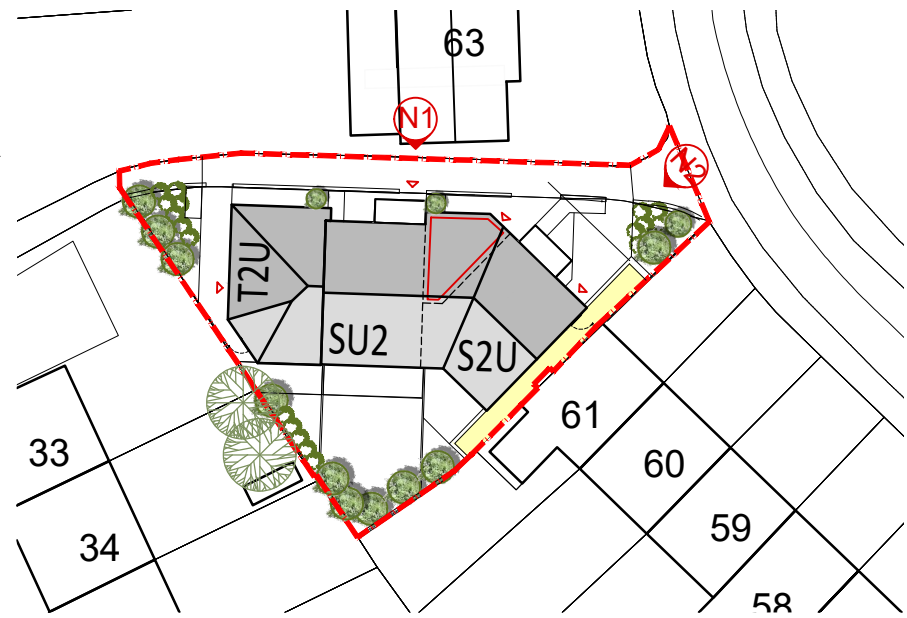


01 PROPOSED NORTH (PEDESTRIAN PASSAGE) ELEVATION - N1  
1:100 (A3)



02 PROPOSED NORTH-EAST (STREET) ELEVATION - N2  
1:100 (A3)

KEY PLAN NTS



SHEET 06  
Section 179A  
PLANNING DEROGATION  
March 2024

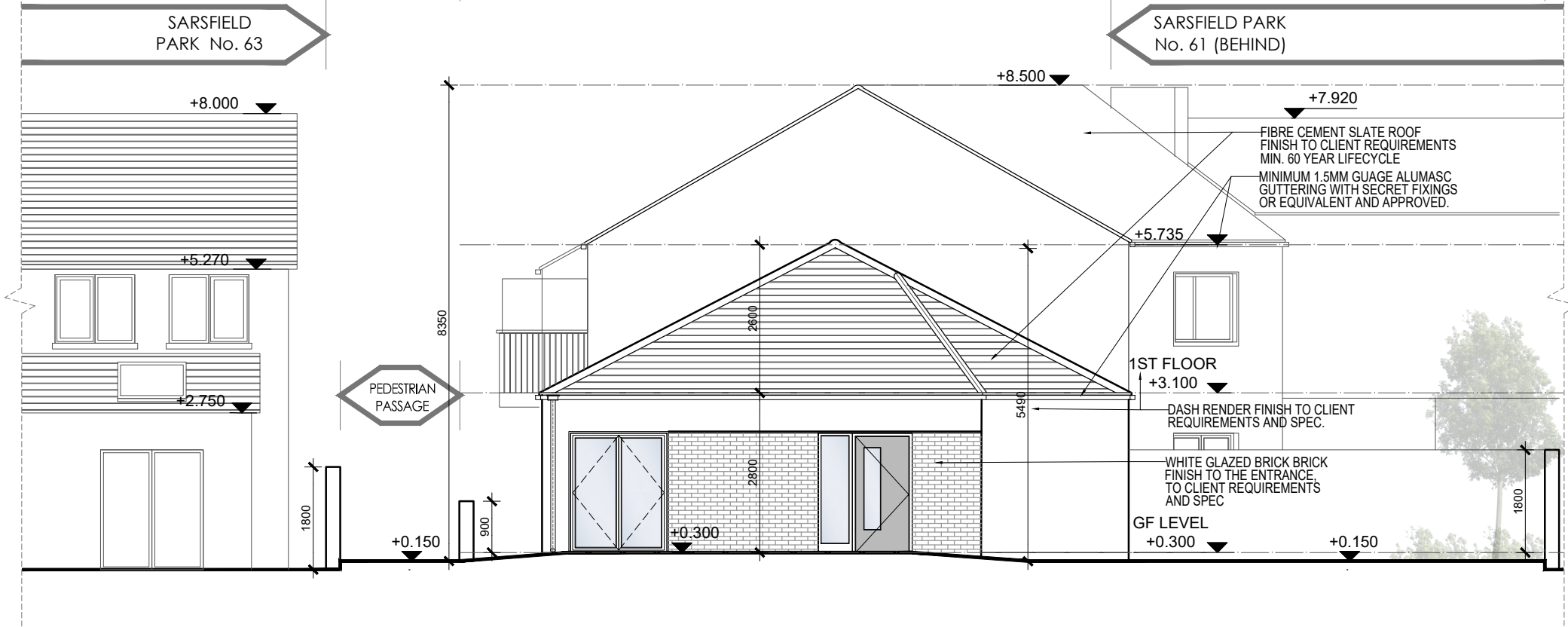


INCLUDES ORDNANCE SURVEY IRELAND DATA REPRODUCED UNDER OSI LICENSE NUMBER 2022/23/CCMA/SOUTH DUBLIN COUNTY COUNCIL. UNAUTHORISED REPRODUCTION INFRINGES ORDNANCE SURVEY IRELAND AND GOVERNMENT OF IRELAND COPYRIGHT. © ORDNANCE SURVEY IRELAND, 2023

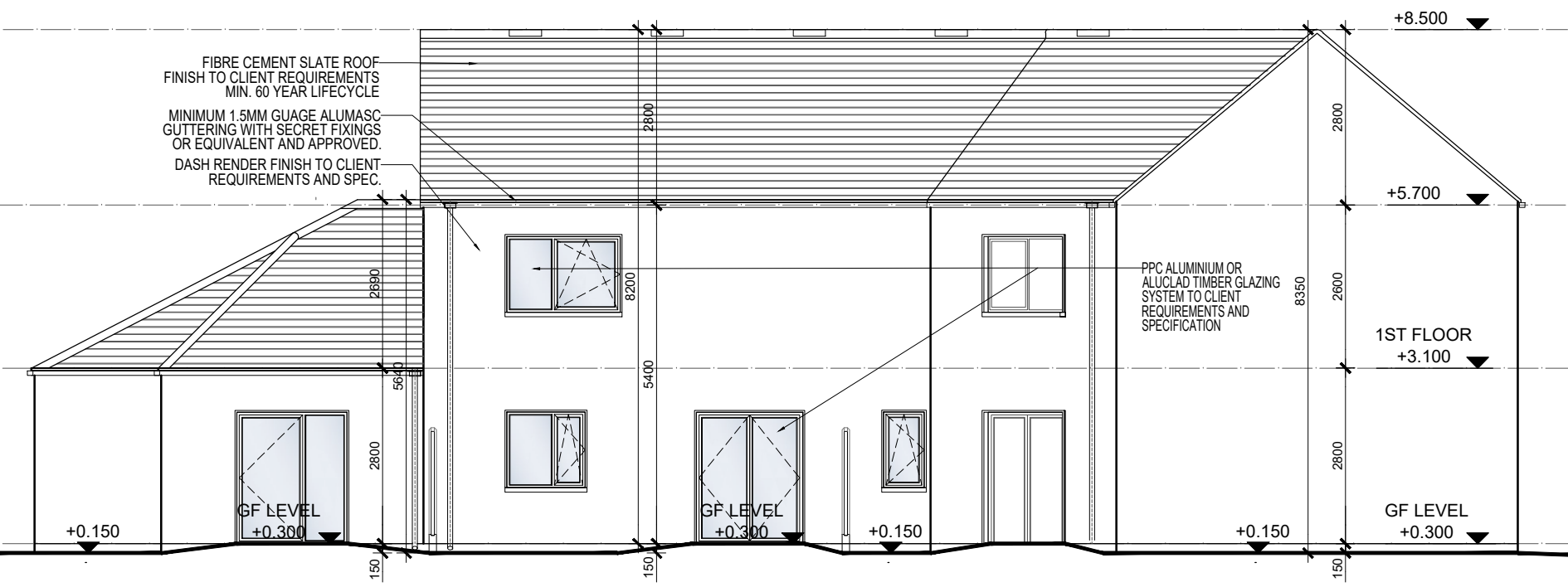


H O U S I N G  
D E V E L O P M E N T  
A T  
S A R S F I E L D  
P A R K

PROPOSED AGE FRIENDLY DEVELOPMENT - SARSFIELD PARK No. 62

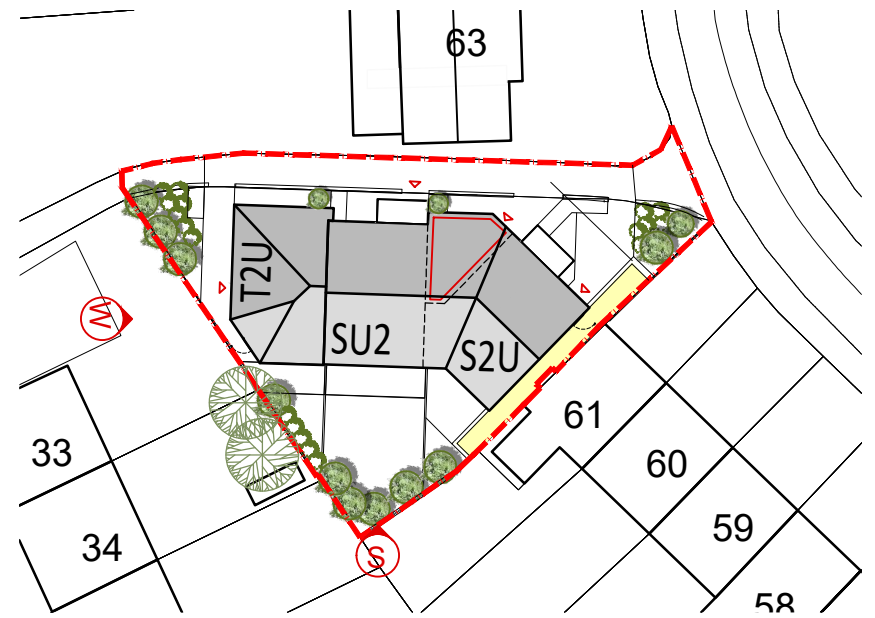


02 PROPOSED WEST ELEVATION - W  
1:100 (A3)



01 PROPOSED SOUTH (REAR GARDENS) ELEVATION - S  
1:100 (A3)

KEY PLAN NTS

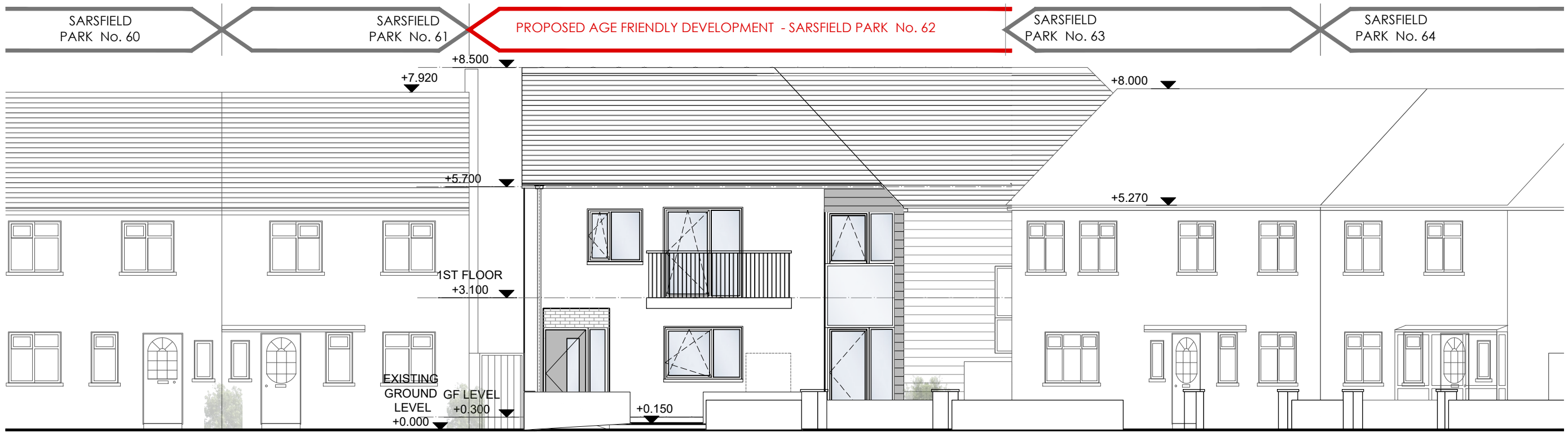




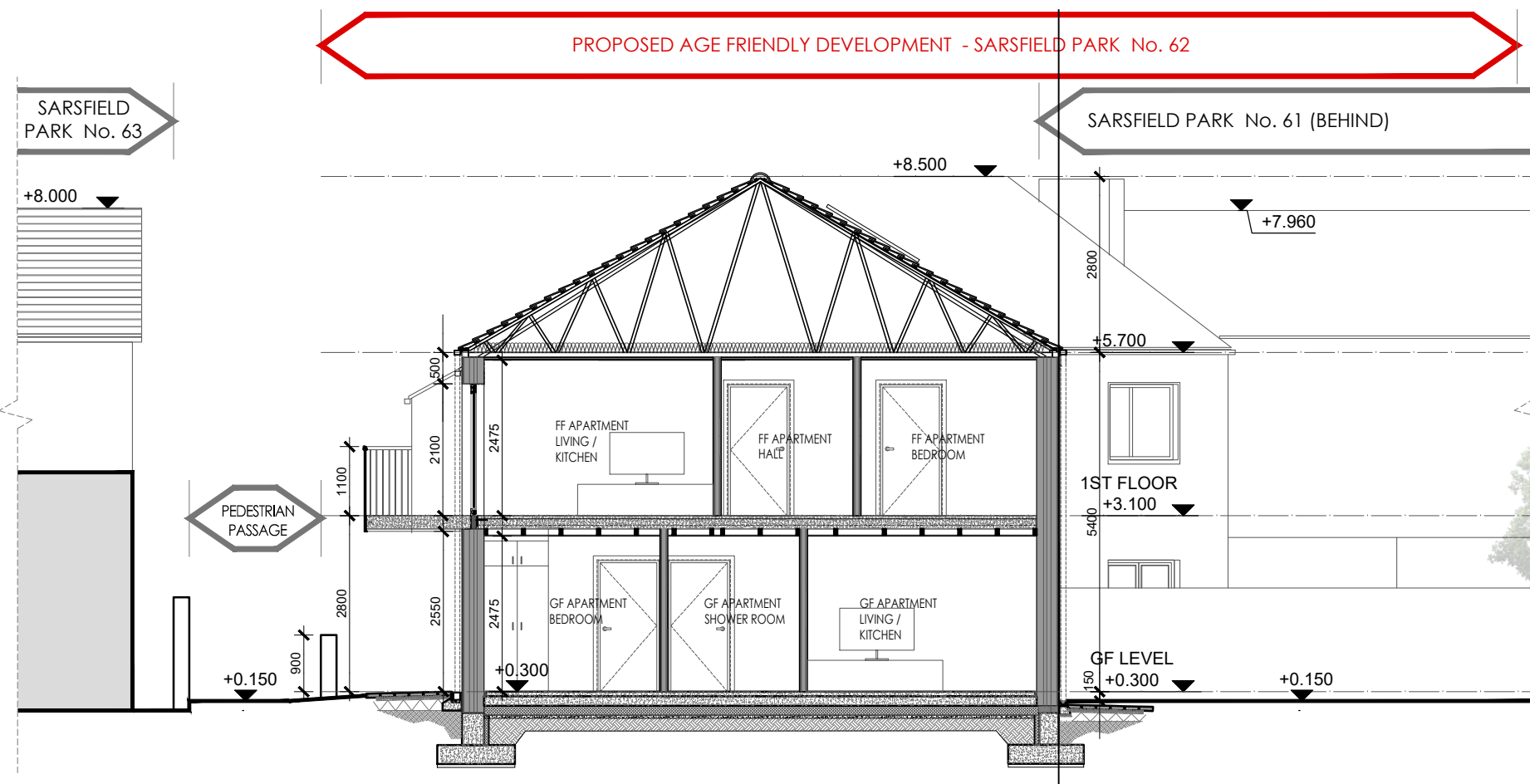


NORTH

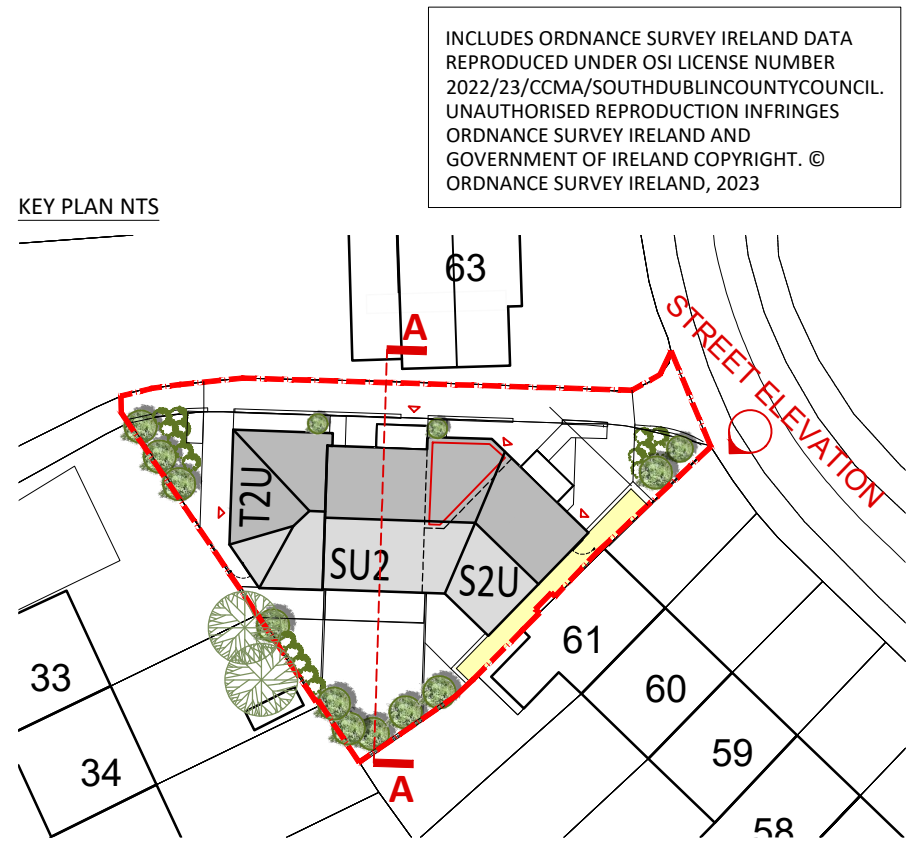
HOUSING DEVELOPMENT AT SARSFIELD PARK



01 PROPOSED STREET ELEVATION (WEST NORTH)  
1:200 (A3)

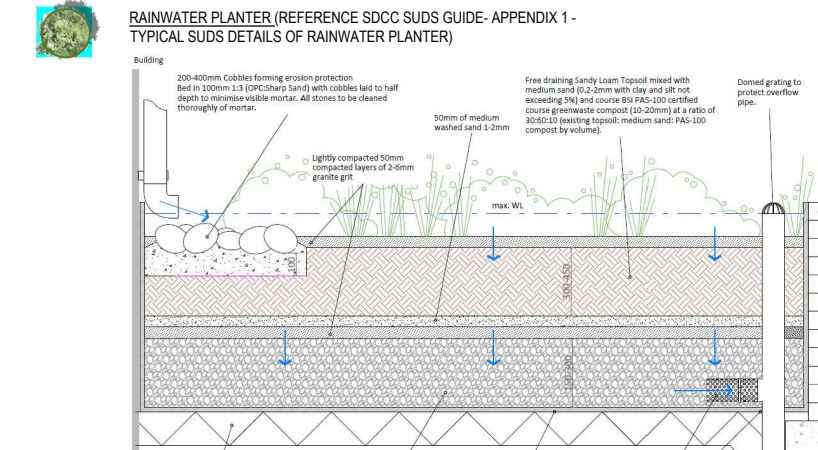
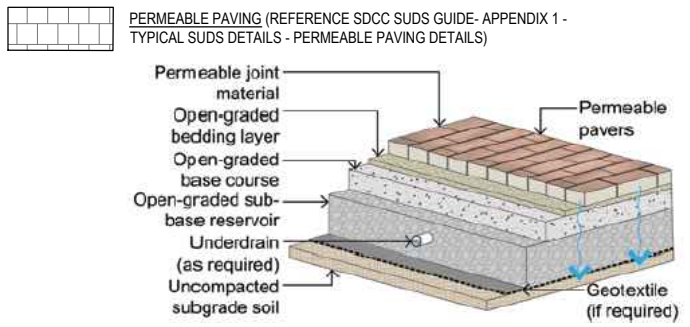
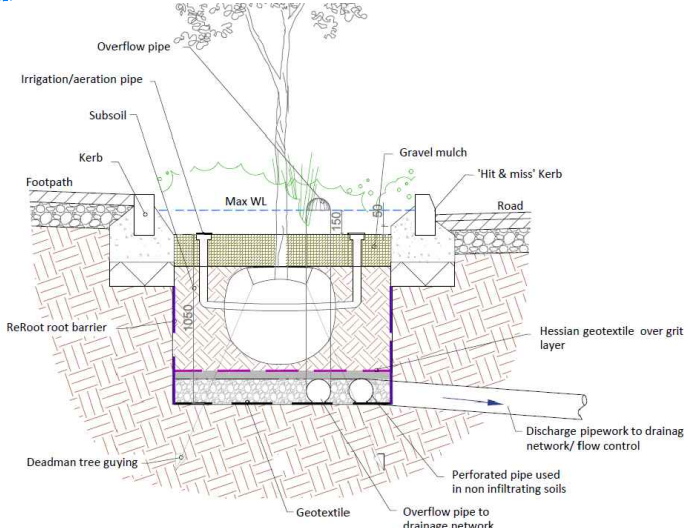


02 PROPOSED SITE SECTION A-A  
1:100 (A3)

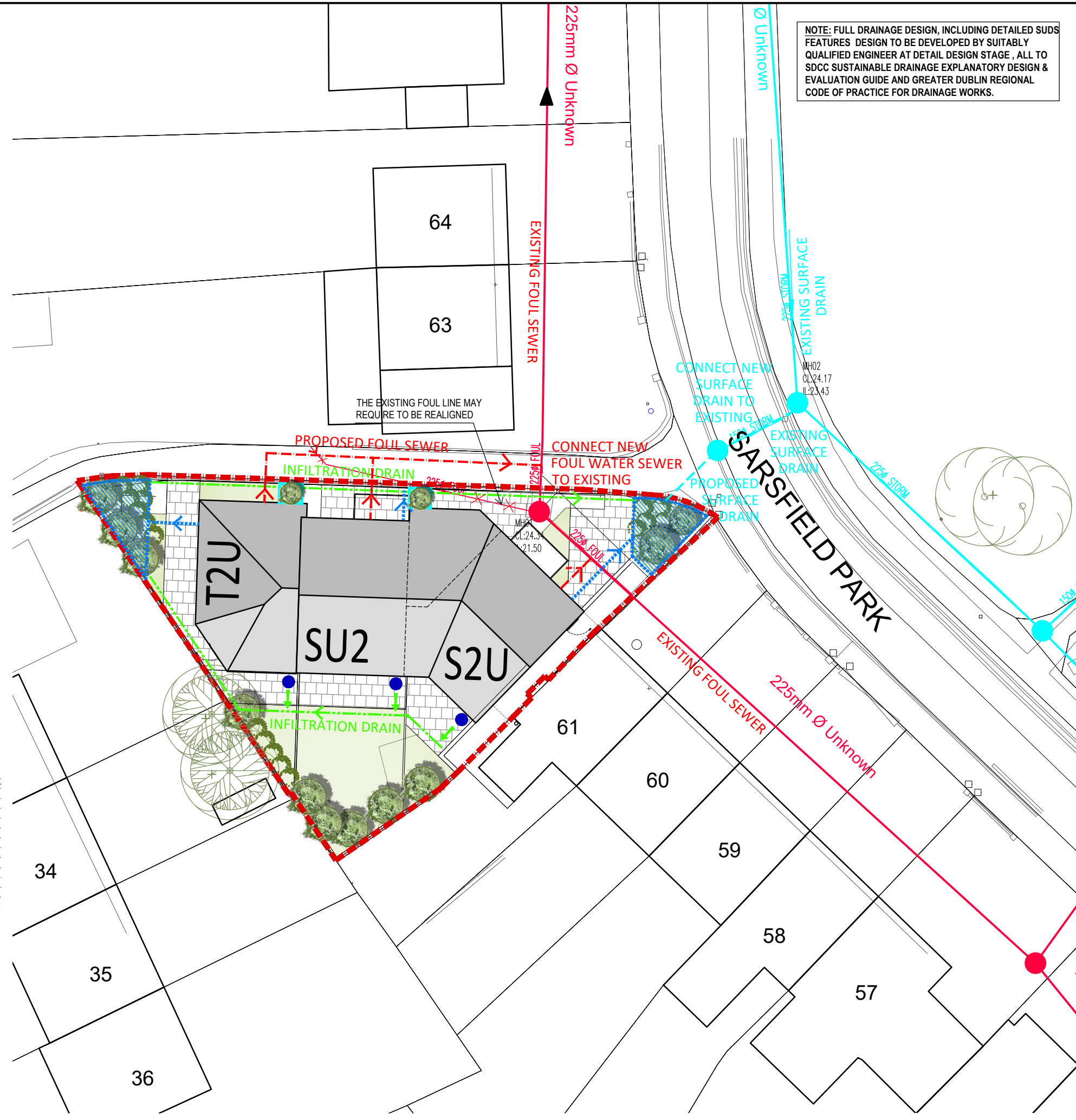


**LEGEND**

- SITE BOUNDARY
- PROPOSED SEWER DRAINS
- PROPOSED SURFACE WATER DRAINAGE
- INFILTRATION DRAIN
- TREE PIT BIORETENTION RAINGARDEN (REFERENCE SDCC SUDS GUIDE- APPENDIX 1- TYPICAL SUDS DETAILS OF TREE PIT BIORETENTION RAINGARDEN)



**RAIN WATER BUTTS - RAINWATER HARVESTING** (RAIN FROM ROOFTOP IS REDIRECTED THROUGH THE DOWNPIPES AND COLLECTED IN A STORAGE CONTAINER)



**01** INDICATIVE DRAINAGE / SUDS PLAN  
1:250 (A3)

**HOUSING DEVELOPMENT AT GARSFIELD PARK**

**SHEET 09  
PLANNING DEROGATION**  
March 2024

Comhairle Contae  
Atha Cliath Theas  
South Dublin County Council



**NORTH**