

**LEGEND**

Site extents shown outlined in RED

**BLOCK TYPES**

**MATRONS HOUSE Block 1**

Refurbishment and extension of the Matrons House to create 2 semi detached 2 storey House Units

New Build Extension shown in yellow  
 Refurbished of Existing Building shown in pink

**Unit number breakdown**

House Type A 2 Bed, 4 Person x 1 no  
 House Type B 2 Bed, 3 Person x 1 no

**NEW BUILD Block 2 COURTYARD HOUSE UNITS**

Provision of 3 no single storey dwelling units organised in courtyard configuration.

New Build Extension shown in blue

**Unit number breakdown**

1 Bed, 2 Person Age Friendly / UD = 1  
 2 Bed, 3 Person Age Friendly / UD = 3  
 2 Bed, 4 Person = 2

**Total no of Dwelling Units 5**

Space provision in House Units in accordance with prescribed provision as set out in Design Manual for Quality Housing latest edition. Layouts are extrapolated from the layout templates and adapted to meet provisions of accessible housing standards. New Build House Units are all Age friendly. Layouts in accordance with UD space provision.

**Revision Schedule**

Rev No.	Rev Description	Rev Date	Issued by	Issued to
P01	Planning - Part VIII Submission	20/04/26	WCC	WCC

**Not For Construction**  
 Do not scale drawings.  
 Use figured dimensions only.



**WESTMEATH HOUSING DESIGN TEAM**  
 CIVIC CENTRE, CHURCH ST, ATHLONE, N37 P275  
 Phone: 08964 42100  
 Web: www.westmeathcoco.ie

**PROJECT:**  
 CONSTRUCTION OF 5 DWELLING UNITS AT BELVEDERE ORPHANAGE, TYRELLSPASS

**TITLE:**  
 PROPOSED SITE LAYOUT SITE SECTION

<b>Drawing No:</b> 105-WCC-ZZ-ZZ-DR-A-0500	<b>Scale:</b> 1:200 & 100 @ A1	<b>Designed</b> -
<b>Stage:</b> PLANNING - PART VIII	<b>Datum:</b> MALIN	<b>Drawn</b> -ToH
<b>Status</b> A2b	<b>Rev</b> P01	<b>Checked</b> -
	<b>Date:</b> 07/07/25	<b>Approved</b> -

**File Name and Directory:**  
 H:\CAPITAL HOUSING DESIGN TEAM\1-Capital Schemes\105-Belvedere Orphanage\DRAWINGS\5. Part 8 Planning\2. DWG's

**NEW BUILD Block 2 COURTYARD HOUSE UNITS**

AA

4

3

10

Public Path Route

New Building Exclusion zone to Existing Tree - 12m radius

Root Protection Zone offset.

Mulnar Road

Cul De Sac

Entrance

**MATRONS HOUSE Block 1**

Wooded Area

Public Path Route

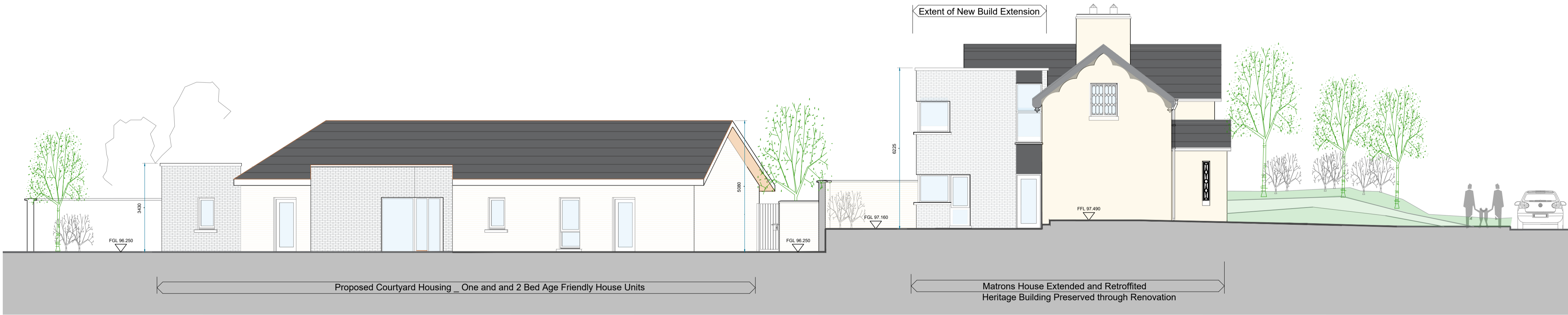
**Landscaping**

- New Road
- Concrete footpaths
- Turfstone Paving (Cark Parking)
- Grass
- Brick Paving
- Hedging - 0.9m high
- Proposed new trees
- 0.6m deep x 0.45m High Planter with Timber slatted panels as seating

**SITE INFORMATION**

Site Area / Combined Site Area (Hectares)	Open Space (Hectares)	Open Space %	Min Open Space Allowance %	Zoning	Urban / Rural	Plot Ratio	Plot Ratio max.	Gross Floor Area Calculation Unit 1 & 2 65 sq m x 2 130 Unit 3 49 sq m 49 Unit 4 & 5 161sq m 161	Watermain Connection	Foul Water Connection	Car Parking Spaces	Accessible Car Parking Spaces (4%)	EV Car Parking Connection	Car Parking Spaces Total
0.2155	0.0324 Needed	600 sq m	15	Established Residential	Rural	0.15	0.5 - 0.1	Gross Gloor Area 340 sq m	Public Watermain	Public Foul Sewer	4	1	2	7

**SITE LAYOUT**  
 SCALE 1: 200(@A1)



**SCHEMATIC GA CROSS SECTIONAL SITE ELEVATION AA**  
 SCALE 1:100(@A1)