



MAIN ROAD

B 2177

PORTSMOUTH RD

Scale 1:200  
0 1 2 3 4 5 6 7 8 9 10  
Meters

DO NOT SCALE

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MAIN ROAD

FB

C

Track

B 2177

D

TCB

PORTSMOUTH RD

La

New pedestrian footway connecting existing footway to existing site access junction

2.4m x 120m Visibility Splay

WIND

SITE ACCESSIBILITY ARRANGEMENTS AND VISIBILITY SPLAY

PROJECT GOLDEN COMMON



JOB No	PC1459	DATE	17.09.20	SCALE	1:500	CLIENT	KM	DATE/REV	CS	PLANNED	CS
REV	003	DATE		SCALE		PROJECT	PC1459-RHD-GE-SW-OR-R-0002				
SUIT	50	DATE		SCALE		PROJECT	PC1459-RHD-GE-SW-OR-R-0002				

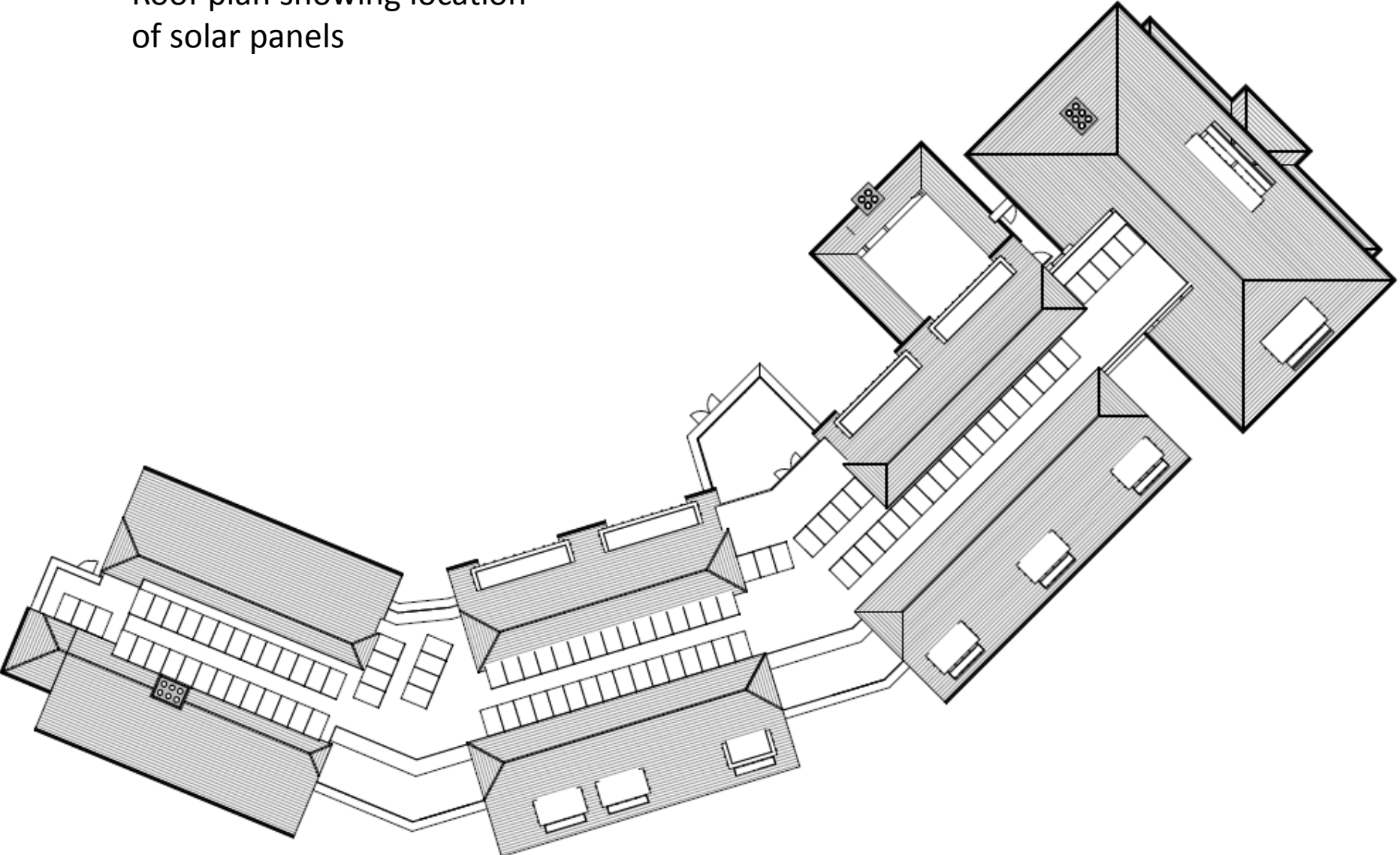




1 First Floor General Arrangement  
1 : 125



Roof plan showing location  
of solar panels



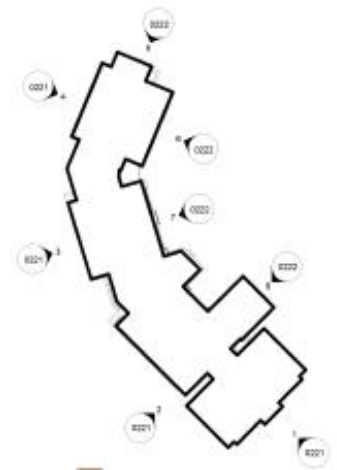




**Block 4 End**  
1 : 125



**Block 4 Rear**  
1 : 125



**Block 3 Rear**  
1 : 125



**Block 1 & 2 Rear**  
1 : 125

- Red Brick
- Off White through coloured Stofoend synthetic render or similar approved
- Red Plain effect Tiles- Weisenbanger 28/28 Flanders
- Zinc Effect Cladding
- Dark Timber Weatherboarding
- RAL 7016 Windows & Doors
- Artstone Cills
- RWP- Brett Martin Cascade 170mm Deepstyle or similar approved- Anthracite Grey

All windows will be Mock sash windows

<p><b>harrisirwin</b> architects &amp; designers</p> <p>100-102, New Market, South Dublin, D18 2E2                  01 856 2222                  h@harrisirwin.com                  www.harrisirwin.com</p>	
<p>Project:                  Custom House                  The Custom House Urban Centre</p>	
<p>Client: Custom House</p>	
<p>Drawing Title:                  Proposed Custom House 1</p>	
<p><b>For Planning Submission</b></p>	
<p>Prepared:                  CHD</p>	<p>Checked:                  HJ</p>
<p>Date:                  14/06/2024</p>	<p>Scale:                  1:125</p>
<p>Plot: 100-102, New Market, South Dublin, D18 2E2                  2700 x 1400 - 1:1 - 2024 - 001 - A - 0000</p>	

# Proposed landscape plan







CGI

View looking south along Main Road

Looking south towards  
junction with Portsmouth road



CGI





View looking north  
along Winchester Road



CGI

Looking west towards junction  
of Portsmouth Road and Main  
Road/Winchester Road



CGI





Route of proposed new footpath link



## Recommendation – Approve

The proposed development is an effective use of land and the care home can be accommodated without a significant or detrimental impact on the character and appearance of the surrounding area or the amenities of occupants of adjacent properties. The proposal is therefore in accordance with policies of the Development Plan.