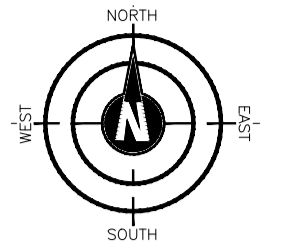


**COPYRIGHT**  
THIS DOCUMENT AND ALL DATA CONTAINED HEREIN REMAIN THE PROPERTY OF O'DALY ARCHITECTS. IT IS SUPPLIED IN CONFIDENCE FOR EVALUATION PURPOSES ONLY UNDER THE CONDITION THAT SAME IS NOT USED, REPRODUCED OR TRANSMITTED IN ANY WAY TO OTHERS WITHOUT WRITTEN CONSENT.

**DIMENSIONS**  
UNLESS OTHERWISE STATED, DIMENSIONS SHOWN ARE IN MILLIMETRES. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.



**Meath County Development Plan**

**11.5.7 Separation Distances**  
**DM OBJ 18** - A minimum 16 meters separation between directly opposing rear or side windows above ground floor level in the case of detached, semi-detached, terraced units shall generally be observed.

**DM OBJ 19** - A minimum of 16 metres separation distance between opposing rear or side windows will apply in the case of apartments/duplex units up to three storeys in height.

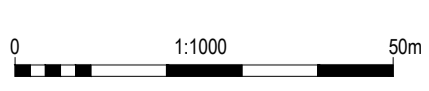
**DM OBJ 21** - A minimum distance of 2.3 metres shall be provided between dwellings for the full length of the flanks in all developments of detached, semi-detached and end of terrace houses

**Sustainable Residential Development and Compact Settlements**

**5.3.1 SPPR 1 Separation Distances**  
When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.



**PROPOSED SITE LAYOUT PLAN (SEPARATION DISTANCE OVERLAY PLAN)**  
SCALE 1:1,000  
O.S. Ref: 2710-D  
GROSS AREA OF SITE EDGED RED = 6.087 HA  
NET DEVELOPMENT AREA (NDA) OF SITE = 5.648 HA  
183 RESIDENTIAL UNITS PROPOSED (127 HOUSES + 56 APARTMENTS)  
PROPOSED DENSITY = 32.40 DPH  
PROPOSED PUBLIC OPEN SPACE PROVISION (8,842m<sup>2</sup>) = 15.65% NDA



Special Area of Conservation Boundary Line	-----
Flood Zone "B" Boundary Line (coincident with Southern "A2" zoning boundary)	-----
Potential Future Links to Neighbouring Lands	→

**o'daly architects**  
1st Floor - Unit 13(B) - Mullaghboy Industrial Estate  
Navan - County Meath - Tel: (046) 9021283  
Mobile: (087) 0925233 - Email: ivan@odaly.ie

<b>RIAI</b> Registered Architect 2026	<b>RIAI</b> Practice Member 2026
---	--

**Client:**  
Loughglynn Developments Ltd.

**Project Name and Address:**  
Proposed Large Residential Development (LRD) at "Crowpark 1st Division", Kildalkey Road, Trim, County Meath.

**Project Stage:**  
Planning

**Drawing Name:**  
Proposed Site Layout Key Plan (1:1000) Separation Distance Overlay Plan

**Drawn By:** iod  
**Scale:** 1:1000 @ A2

**Checked By:** iod  
**Date:** 04.06.2026

**Drawing Number:** 24004-AR-144  
**Revision:** P01