

# MAPS

# SANDYFORD URBAN FRAMEWORK PLAN

## LEGEND

- Zone 1 : Mixed Core Area -Inner Core
- Zone 2 : Mixed Use Core Area -Outer Core
- Zone 3 : Offices based Employment Uses
- Zone 4 : Light Industrial/Warehousing
- Zone 5: Residential
- Zone 6 : Medical/Hospital Uses
- Zone 7 : Open Space
- Protected Structure
- To protect and/or provide for Institutional Use in open lands
- 6 Year Road Proposal
- 6 Year Melonway Proposal
- Long Term Road Proposal
- To protect and preserve Trees and Woodlands
- Boundary of Specific Local Objective
- Urban Framework Plan Boundary
- Sustainable Neighbourhood

- INST
- (Black dashed line)
- (Blue dashed line)
- (Green circle)
- (Tree symbol)
- (Red dashed line)
- (Red dashed line)
- (A) (Red circle with A)
- (B) (Red circle with B)
- (C) (Red circle with C)
- (109) (Red circle with 109)
- (123) (Red circle with 123)

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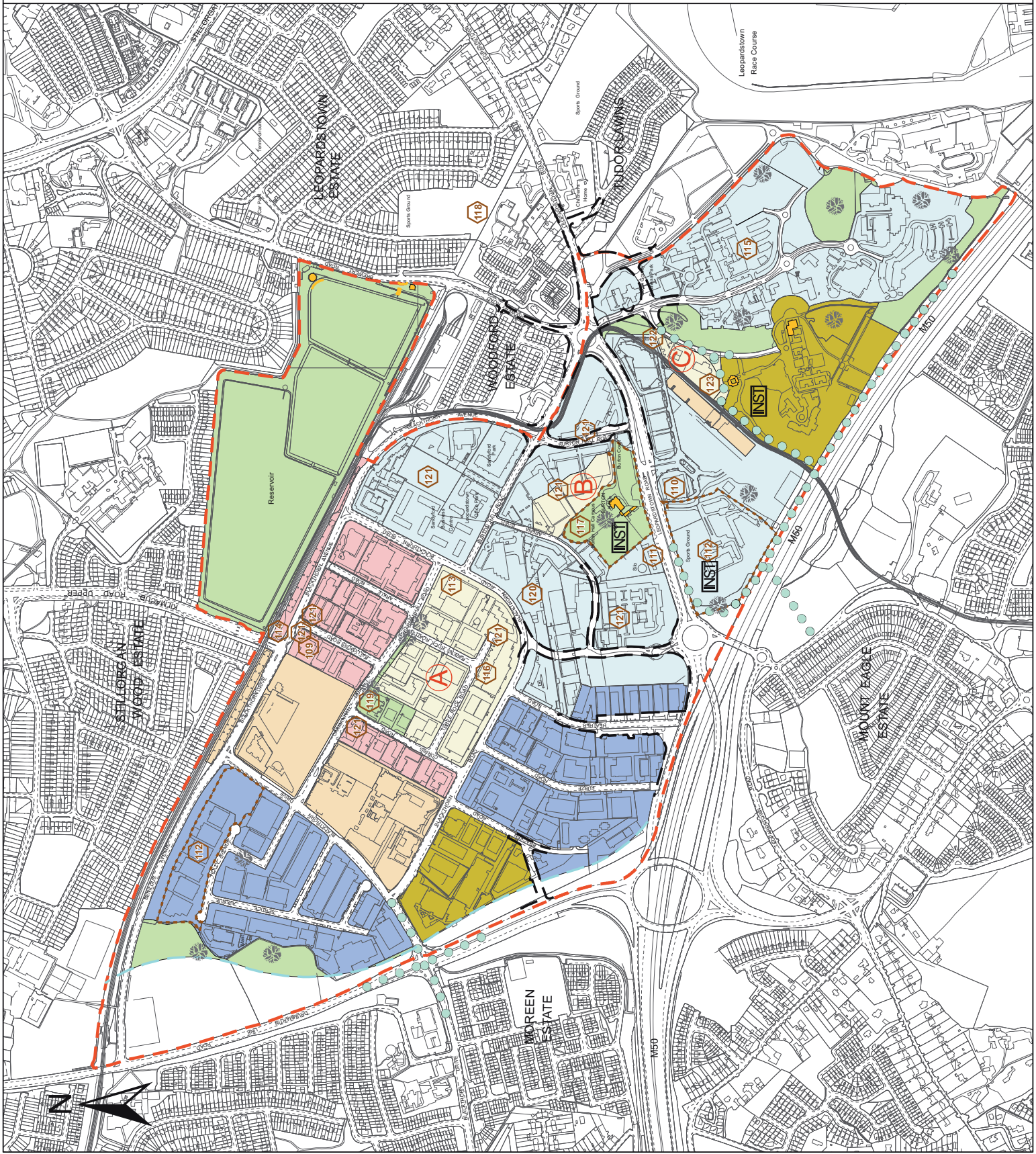


**Planning Department**  
K Holohan  
Director of Planning

**MAP No. 1**  
**LAND USE ZONING**  
**PLAN ADOPTED 12TH SEPTEMBER 2011**


















Senior Planner: M. Henchy  
ICT Design: D. Daly  
Prepared By: T. Flanagan  
Drawn By: A. Aveni

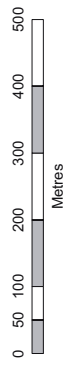
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Drawing No: PL - 10 - 154



# SANDYFORD URBAN FRAMEWORK PLAN

## LEGEND

-  PLOT RATIO 1:4
-  PLOT RATIO 1:3
-  PLOT RATIO 1:2.5
-  PLOT RATIO 1:2
-  PLOT RATIO 1:1.5
-  PLOT RATIO 1:1
-  PLOT RATIO 1:0.5
-  Residential Density = 175 Units/ Ha
-  Residential Density = 150 Units/ Ha
-  Residential Density = 120 Units/ Ha
-  Residential Density = 95 Units/ Ha
-  Residential Density = 70 Units/ Ha
-  Residential Density = 55 Units/ Ha
-  Hospital/Medical Campus
-  6 Year Road Proposal
-  6 Year Motoway Proposal
-  Urban Framework Plan Boundary



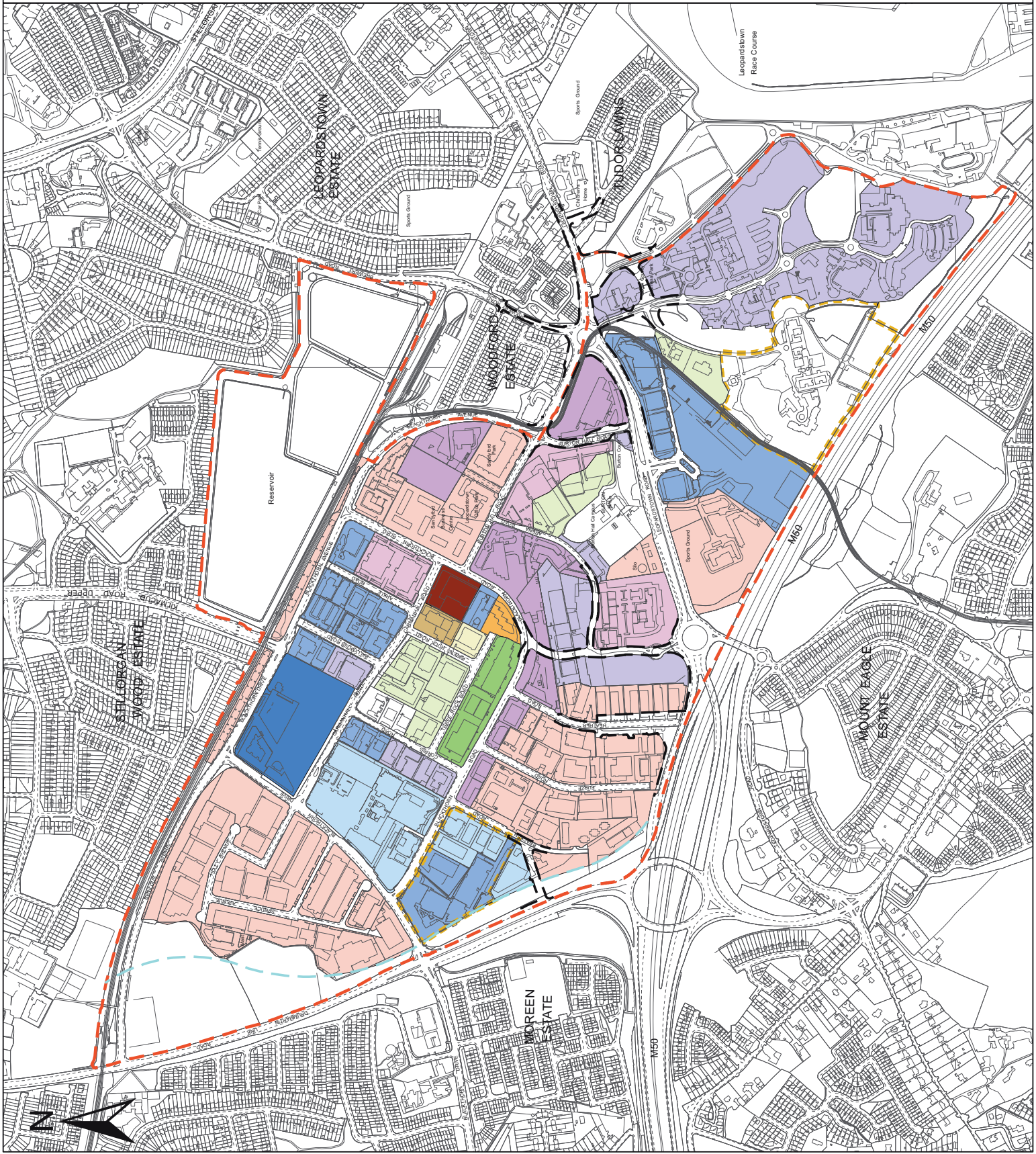
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**Planning Department**  
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**Planning Department**  
Dublin Region  
Dublin City Council

<b>MAP No. 2</b>	
<b>PLOT RATIOS/RESIDENTIAL DENSITIES</b>	
<b>PLAN ADOPTED 12TH SEPTEMBER 2011</b>	
Senior Planner: M. Henchy	ICT Design: D. Daly
Prepared By: T. Flanagan	Drawn By: A. Aiyet
Date: September 2011	Scale: 1:8000
	PRINT ON A3 PAPER
	Drawing No: PL - 10 - 108



# SANDYFORD URBAN FRAMEWORK PLAN

## LEGEND

### PROPOSED BUILDING HEIGHT LIMIT

- 2 Storey Height
- 2-3 Storey Height
- 3-5 Storey Height
- 4 Storey Height
- 5 Storey Height
- 6 Storey Height
- 8 Storey Height

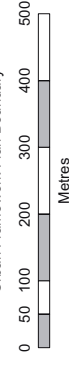
### PERMITTED/DEVELOPED BUILDING HEIGHT LIMIT

- 1 Storey Height
- 2 Storey Height
- 3 Storey Height
- 4 Storey Height
- 5 Storey Height
- 6 Storey Height
- 7 Storey Height
- 8 Storey Height
- 9 Storey Height
- 2 - 5 Storey Height
- 3 - 5 Storey Height
- 4 - 9 Storey Height
- 5 - 10 Storey Height
- 5 - 14 Storey Height
- 6 - 9 Storey Height
- 7 - 10 Storey Height
- 10 - 17 Storey Height

Additional Heights Over Building Height Limit

- Building to be of Notable Design
- 6 Year Road Proposal
- Long Term Road Proposal
- 6 Year Motorway Proposal
- Open Space

Urban Framework Plan Boundary



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MAP No. 3

**BUILDING HEIGHT**

PLAN ADOPTED 12TH SEPTEMBER 2011

Senior Planner: M. Henchy

ICT Design: D. Daly

Prepared By: T. Flanagan

Drawn By: A. Aveni

Date: September 2011

Scale: 1:5000

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