

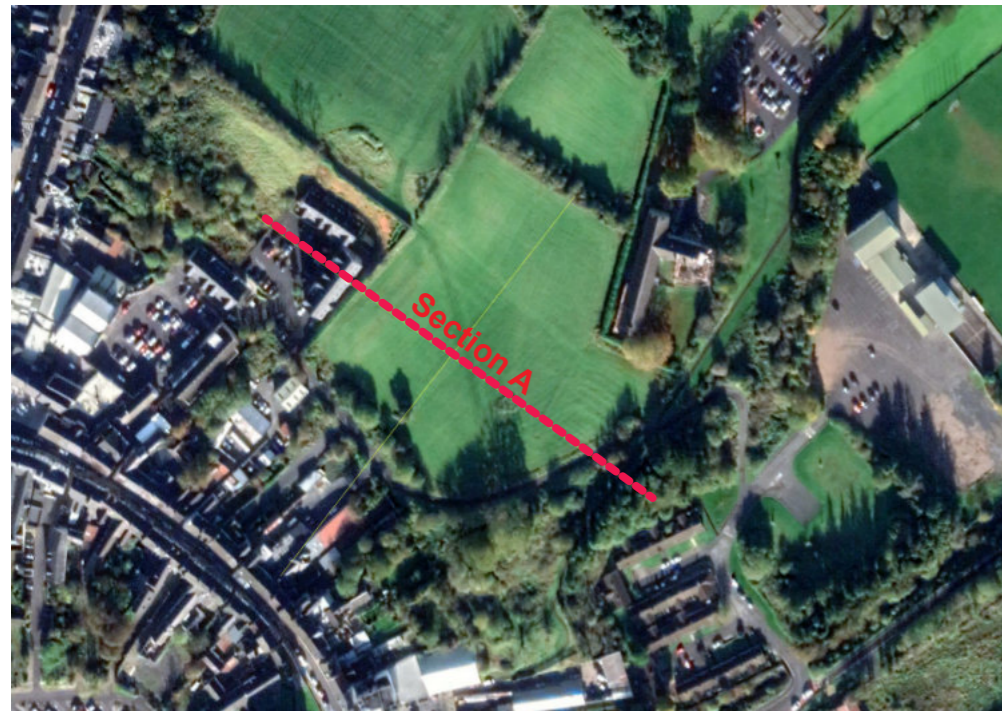
PROJECT NUMBER 951026	DATE 08/17/23
SCALE @ A1: 1 : 500	DRAWN/CHECKED: Author/Checker
STATUS CODE: P1	DRAWING NUMBER MCC-XX-ZZ-DR-HJL-AR-SK1025
	REVISION P1

Henry J Lyons

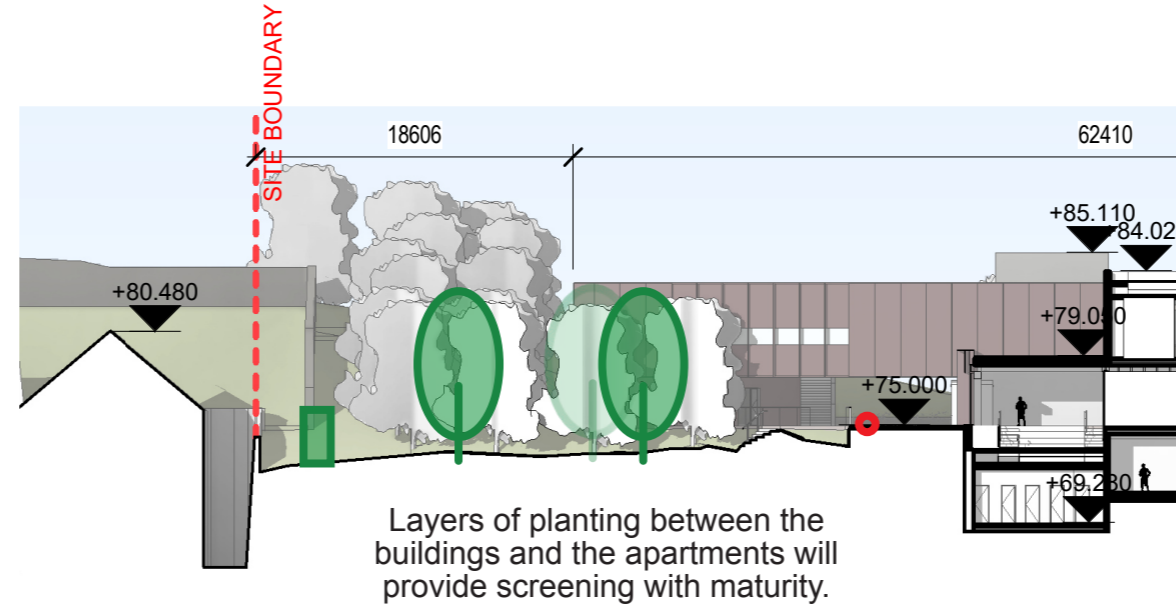
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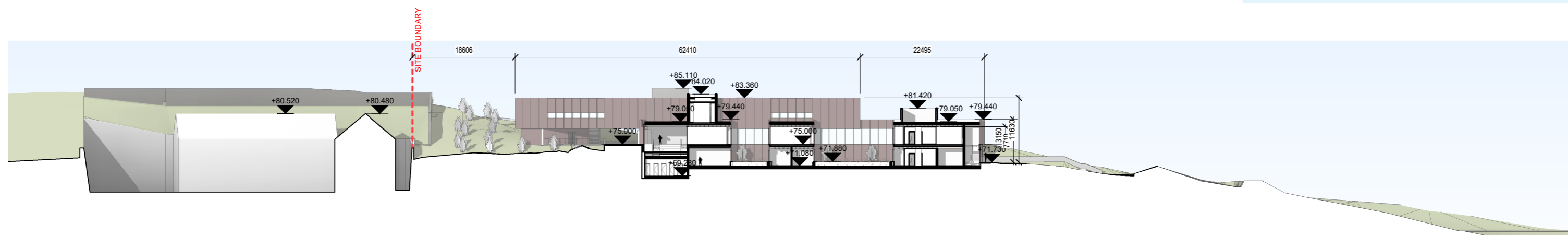
51-54 Pearse Street
Dublin D02 KA66



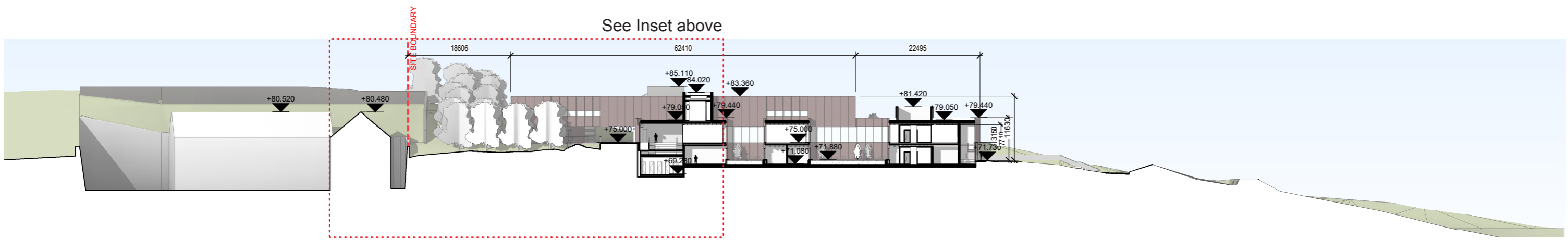
SECTION A



From the apartments at The Diamond Centre, the main elevation where overlooking is possible is over 45m distant, with internal viewers here at a comparable elevation as those in the upper floors of the apartments. In the context of potential issues of overlooking, roof windows are for light only and are not influenced by the development in this regard, and planting along this boundary will with maturity limit inter visibility. View illustrated at Sheet 6 shows the view from the location indicated by the red dot.

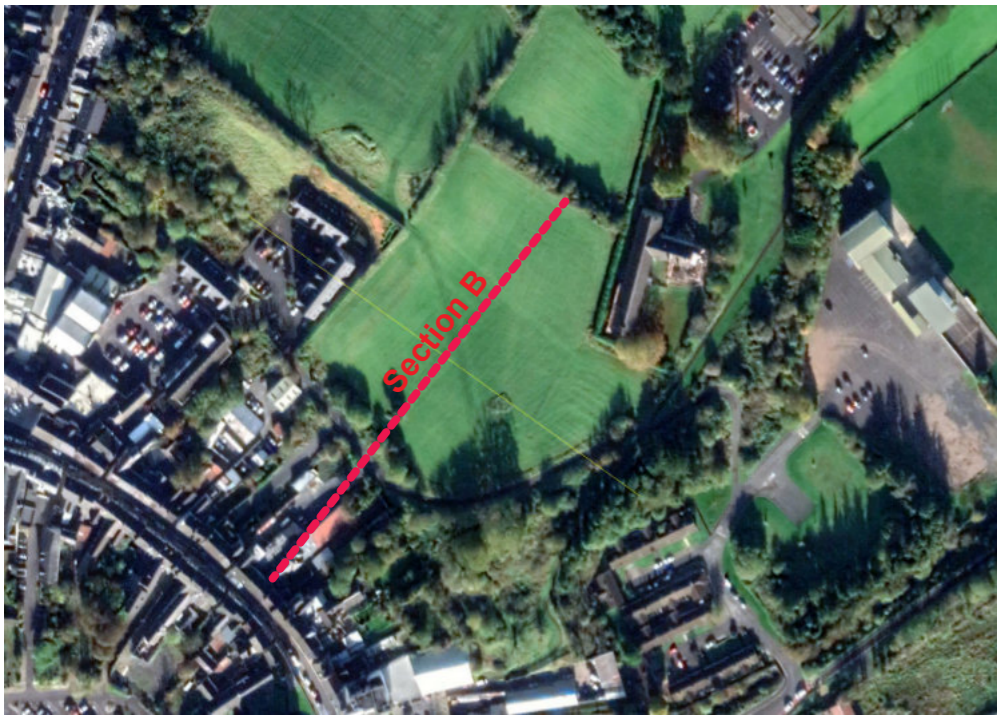


On completion of the development

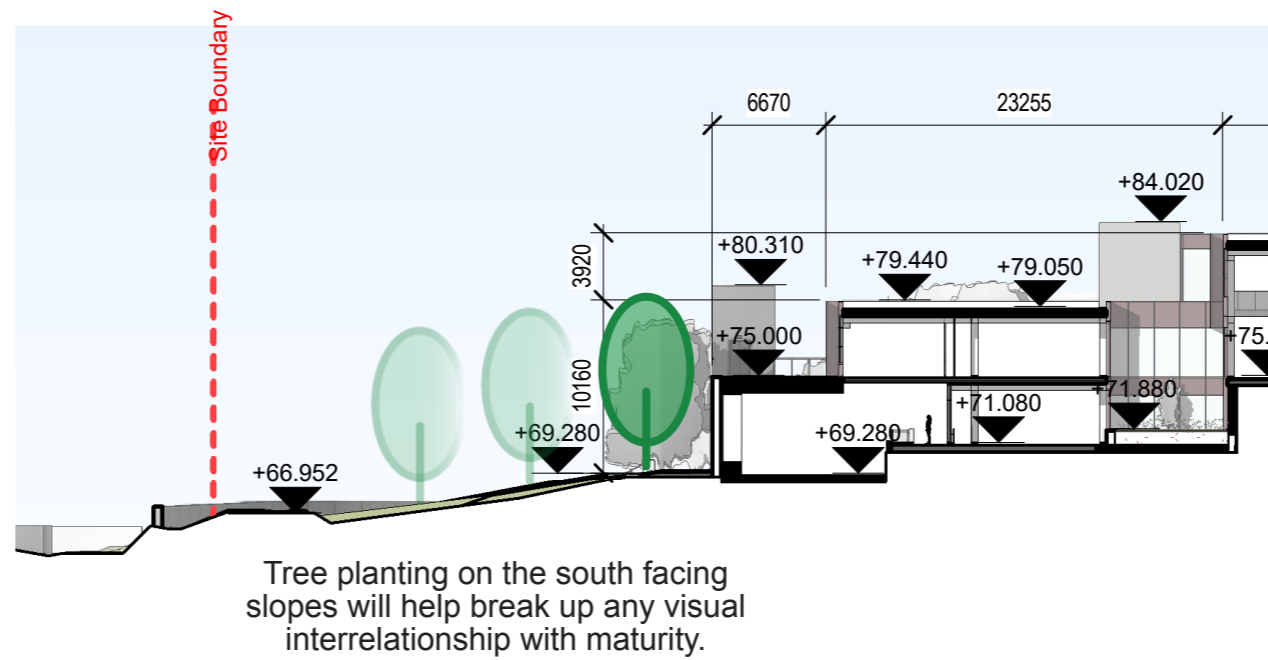


15 years after completion





SECTION B



PROJECT NUMBER 951026	DATE 08/17/23	
SCALE @ A1: 1 : 500	DRAWN/CHECKED: Author/ Checker	
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P1	MCC-XX-ZZ-DR-HJL-AR-SK1025	P1

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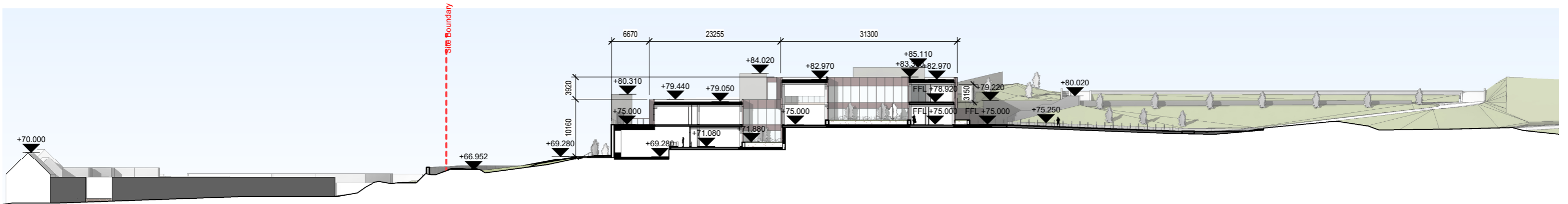
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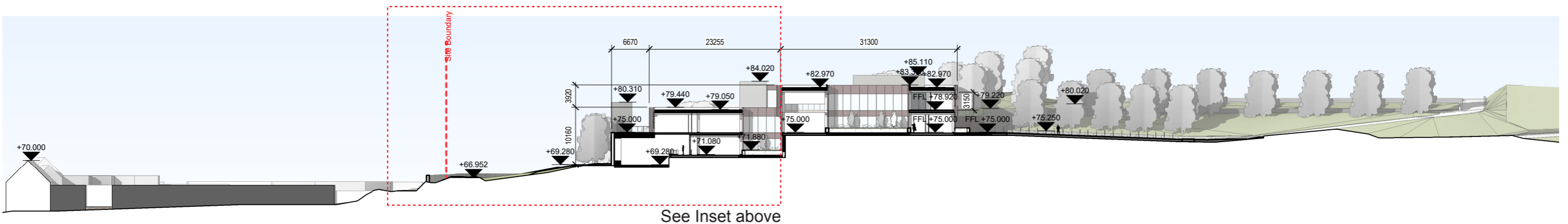
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From the rear of properties on Dublin Street, the first elevation is over 95m distant, with internal viewers here under 4m higher than in the upper floors of those properties.

In the context of potential issues of overlooking, and the sprawling characteristics of Monaghan's urban area, the proximity and elevation difference is considered modest. Views towards the properties are shown on Sheets 4 and 5.



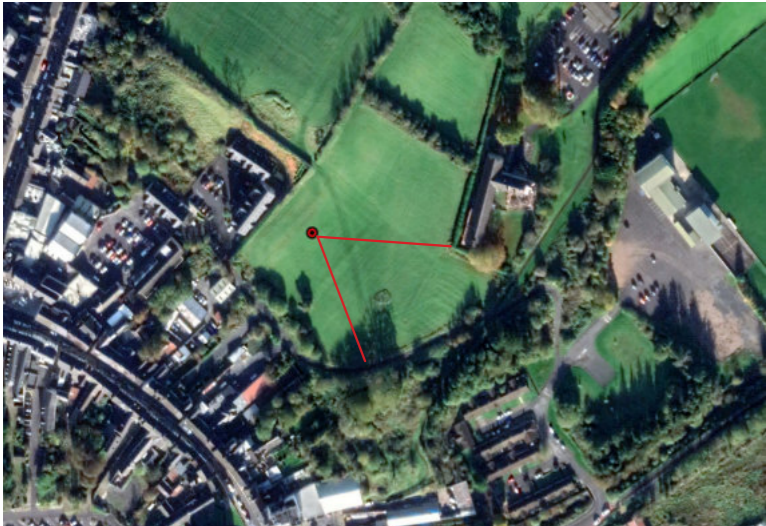
On completion of the development



15 years after completion



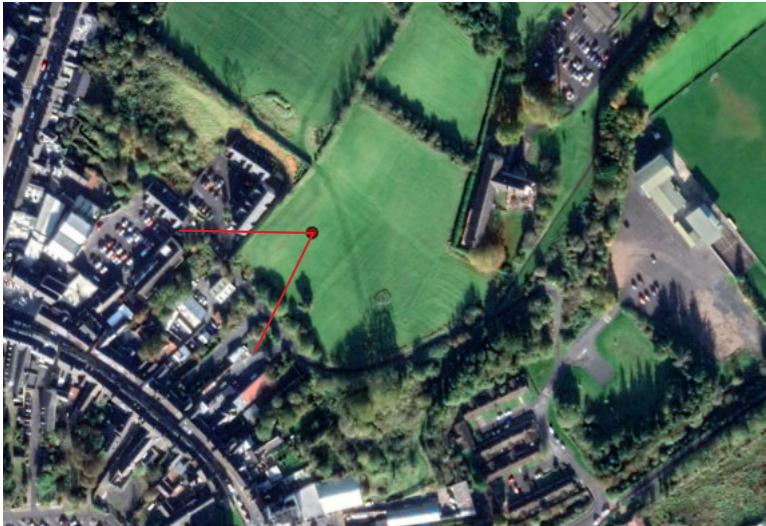
View from the site looking southeast



View from the site looking south



View from the site looking southwest



View from the site looking west

