



Strategic Housing Development at
Clonminch, Tullamore, Co. Offaly
For Steinfort Investments Fund

Contents

- 1.0 Schedule of Drawings
- 2.0 Project Information
- 3.0 Architectural Drawings

TEAM

Planning Consultants	Stephen Ward Planning Consults Ltd
Architects	van Dijk Architects
Landscape Architect	Parkhood
Structural Civil Engineer	DBFL
Mechanical and Electrical	Morley Walsh Consulting Engineers

Introduction

This booklet has been prepared for the purposes of lodging an SHD planning application for a Development at Clonminch, Tullamore, Co. Offaly For Steinfort Investments Fund.

Project Description

The proposal consists of the development of a single plot providing a total of 349no. Residential units. The proposal also includes the provision of public open space , car parking, upgraded vehicular access, all associated ancillary works including site development works and hard and soft landscaping.

The Unit mix is as follows:

Houses	196
2/3 bed Detached Houses	5
4 bed Semi Detached Houses	45
3 be d Semi Detached Houses	3
3 Bed Terraced Houses	138
4 Bed Terraced Houses	5
Apartments	153
1 bed Apartments	41
2 bed Apartments	99
3 bed Apartments	13
Total	349



**vanDijk
Architects**

Architects / Interior Designers / Landscape Architects

Address: Mill House, Mill Street, Dundalk, Co. Louth

Tel: +353 42 9354466 Fax: +353 42 9354460

Email: info@vandijkarchitects.com

Website: www.vandijkarchitects.com

Drawing Issue Register

Project: Clonminch
Project No: 1757
Project Architect: Brian McGurk
Architect: Darryl Wylie

Code Key:		Date of Issue:															
SU - Survey / SK- Sketch / PA- Planning /		Day															
DAC- Disability Access Cert / FC- Fire Cert /		Month															
TR- Tender / CN- Construction / AB - As Built		Year															
We enclose copies of the Drawings listed below:		Key	PA														
Drawing Title:	Dwg. No.	Dwg Size	Dwg. Rev														
Site Drawings																	
Site Location Plan	1757-PA-001	A2															
Topographical Survey	1757-PA-002	A1															
Site Layout Plan	1757-PA-003	A1															
Site Layout Phasing	1757-PA-004	A2															
Part Site Layout 1	1757-PA-005	A1															
Part Site Layout 2	1757-PA-006	A1															
Open Space	1757-PA-007	A2															
Unit Breakdown Layout	1757-PA-008	A2															
Crofton Avenue Elevations	1757-PA-010	A0															
Clonminch Mews & Clonminch Close Elevations	1757-PA-011	A1															
Clonminch Drive Elevations	1757-PA-012	A1															
Clonminch Square Elevations	1757-PA-013	A1															
Site Sections Overall	1757-PA-014	A0															
Site Section A-A	1757-PA-015	A1															
Site Section B-B	1757-PA-016	A1															
Site Section C-C	1757-PA-017	A1															
Site Section D-D	1757-PA-018	A1															
Site Section E-E	1757-PA-019	A1															
Site Section F-F	1757-PA-020	A1															
Site Section G-G	1757-PA-021	A0															
Part V Site Layout	1757-PA-024	A2															
Taking in Charge Drawings	1757-PA-025	A2															
Site Areas Drawing	1757-PA-026	A2															
Phasing Site Plan	1757-PA-027	A2															
Character Areas	1757-PA-028	A2															
Phasing Area Layout	1757-PA-029	A2															
Part V																	
Part V - Block B4.1 - 4 Units	1757-PA-053	A1															
Part V - Block B4 - 4 Units	1757-PA-054	A1															
Part V - Block B4.5 - 4 Units	1757-PA-055	A1															
Part V - Block D - 2 Units -Ground Floor	1757-PA-056	A1															
Part V - Block D - 2 Units - First Floor	1757-PA-057	A1															
Part V - Block D - 4 Units - Elevations	1757-PA-058	A1															
Part V - Block D - 4 Units - Sections	1757-PA-059	A1															
Part V - Block E - 2 Units - Ground Floor	1757-PA-060	A1															
Part V - Block E - 2 Units - First Floor	1757-PA-061	A1															

Drawing Title:	Dwg. No.	Dwg. Size	Dwg. Rev															
Part V - Block E - 4 Units - Elevations & Sections	1757-PA-062	A1																
Part V - Block E - 4 Units - Elevations & Sections	1757-PA-063	A1																
Part V - Block G - 2 Units - Ground Floor	1757-PA-064	A1																
Part V - Block G - 2 Units - First Floor	1757-PA-065	A1																
Part V - Block G - 4 Units - Elevations & Sections	1757-PA-066	A1																
Part V - Block G - 4 Units - Elevations & Sections	1757-PA-067	A1																
Part V - Block 10 - 7 Units - Plans & Elevations	1757-PA-068	A1																
Part V - Block 10 - 7 Units - Elevations & Sections	1757-PA-069	A1																
Part V - Block B - 2 Units - Ground Floor	1757-PA-070	A1																
Part V - Block B - 2 Units - First Floor	1757-PA-071	A1																
Part V - Block B - 4 Units - Elevations	1757-PA-072	A1																
Part V - Block B - 4 Units - Elevations & Sections	1757-PA-073	A1																
Detached House Types																		
Detached House Type D1 -Plans , Elevations & Section	1757-PA-D1-100	A1																
Detached House Type D2 -Plans , Elevations & Section	1757-PA-D2-100	A1																
Detached House Type D3 -Plans , Elevations & Section	1757-PA-D3-100	A1																
Semi - Detached House Types																		
Block 1 - Units B1.1 / B1.2 Plans, Elevations & Section	1757-PA-BL1-100	A1																
Block 7 - Units C2.1 / C2.2 Plans, Elevation & Section	1757-PA-BL7-100	A1																
Block 7.1 - Units C2.3 / C2.4 Plans, Elevations & Section	1757-PA-BL7.1-100	A1																
Block 7.2 - Units C2.5 / C2.6 Plans, Elevation & Section	1757-PA-BL7.2-100	A1																
Block 7.3 - Units C2.15 / C2.12 Plans, Elevations & Section	1757-PA-BL7.3-100	A1																
Block 7.4 - Units C2.9 / C2.10 Plans, Elevations & Section	1757-PA-BL7.4-100	A1																
Block 7.5 - Units C2.5 / C2.11 Plans, Elevations & Section	1757-PA-BL7.5-100	A1																
Block 8 - Units C3.1 / C3.2 Plans, Elevations & Section	1757-PA-BL8-100	A1																
Block 9 - Units C4.1 / B1.5 Plans, Elevations & Section	1757-PA-BL9-100	A1																
Terrace House Types																		
Block 2 - Units B4.1 / B4.3 / B4.6 / B4.7 Plans & Elevations	1757-PA-BL2-100	A1																
Block 2 - Units B4.1 / B4.3 / B4.6 / B4.7 Elevations, Section & 3D	1757-PA-BL2-200	A1																
Block 3 - Units - B2.1 / B2.2 / B2.3 Plans, Elevation & Section	1757-PA-BL3-100	A1																
Block 3.1 - Units - B2.4 / B2.5 / B2.6 Plans, Elevations & Section	1757-PA-BL3.1-100	A1																
Block 3.2 - Units - B2.13 / B2.16 / B2.17 Plans, Elevations & Section	1757-PA-BL3.2-100	A1																
Block 4 - Units - B2.13 / B2.18 / B2.19 Plans, Elevations & Section	1757-PA-BL4-100	A1																
Block 4.1 - Units - B2.13 / B2.18 / B2.20 Plans, Elevations & Section	1757-PA-BL4.1-100	A1																
Block 4.2 - Units - B2.21 / B2.5 / B2.18 / B2.20 Plans, Elevations & Section	1757-PA-BL4.2-100	A1																
Block 4.3 - Units - B6 / B7 / B10 Plans, Elevations & Section	1757-PA-BL4.3-100	A1																
Block 4.4 - Units - B2.5 / B2.16 / B2.20 / B2.21 Plans, Elevations & Section	1757-PA-BL4.4-100	A1																
Block 4.5 - Units - B2.11 / B2.12 / B2.13 / B2.22 Plans, Elevations & Section	1757-PA-BL4.5-100	A1																
Block 5 - Units - B3.2 / B3.15 / B3.16 / C5.1 / C5.2 Plans & Elevation	1757-PA-BL5-100	A1																
Block 5 - Units - B3.2 / B3.15 / B3.16 / C5.1 / C5.2 Elevations & Section	1757-PA-BL5-200	A1																
Block 6 - Units - B4.1 / B4.2 / B4.3 / C6.1 Plans	1757-PA-BL6-100	A1																
Block 6 - Units - B4.1 / B4.2 / B4.3 / C6.1 Elevations & Section	1757-PA-BL6-200	A1																
Block 10 - Units - B2.5 / B2.11 / B2.13 / B2.18 / B2. 22 / B2.23 Plans & Elevation	1757-PA-BL10-100	A1																
Block 10 - Units - B2.5 / B2.11 / B2.13 / B2.18 / B2. 22 / B2.23 Elevations & Section	1757-PA-BL10-200	A1																
Block 11 - Units - B4.1 / B4.2 Plans & Elevation	1757-PA-BL11-100	A1																
Block 11 - Units - B4.1 / B4.2 Elevations & Section	1757-PA-BL11-200	A1																
Block 12 - Units - B4.1 / B4.2 / B4.3 Plans & Elevation	1757-PA-BL12-100	A1																
Block 12 - Units - B4.1 / B4.2 / B4.3 Elevations & Section	1757-PA-BL12-200	A1																

Drawing Title:	Dwg. No.	Dwg Size	Dwg. Rev															
Block 13 - Units - B4.1 / B4.2 / B4.4 / B4.5 Plans & Elevations	1757-PA-BL13-100	A1																
Block 13 - Units - B4.1 / B4.2 / B4.4 / B4.5 Elevations & Sections	1757-PA-BL13-200	A1																
Block 14 - Units - G3.1 / G3.2 Plans & Elevation	1757-PA-BL14-100	A1																
Block 14 - Units - G3.1 / G3.2 Elevations & Section	1757-PA-BL14-200	A1																
Block 15 - Units - G1.1 / G1.2 / G2.1 / G2.2 Plans	1757-PA-BL15-100	A1																
Block 15 - Units - G1.1 / G1.2 / G2.1 / G2.2 Plan, Elevations & Section	1757-PA-BL15-200	A1																
Block 16 - Units - G1.1 / G2.1 / G2.2 / G4.1 Plans	1757-PA-BL16-100	A1																
Block 16 - Units - G1.1 / G2.1 / G2.2 / G4.1 Plans & Elevation	1757-PA-BL16-101	A1																
Block 16 - Units - G1.1 / G2.1 / G2.2 / G4.1 Elevations & Section	1757-PA-BL16-200	A1																
Block 17 - Units - B4.8 / B4.9 / B4.10 Plans, Elevations & Section	1757-PA-BL17-100	A1																
Block 17 - Units - B4.8 / B4.9 / B4.10 Plan	1757-PA-BL17-200	A1																
Block 18 - Units - B4.11 / B4.12 / B4.13 Plans, Elevations & Section	1757-PA-BL18-100	A1																
Apartment Block A - 13 Units per block - Type X1 / X2 / X4 / X5																		
Apartment Block A - Ground & First Floor Plans & Section	1757-PA-100-BLA	A1																
Apartment Block A - Second Floor Plan & Section	1757-PA-101-BLA	A1																
Apartment Block A - Ground Floor Plan in Context	1757-PA-102-BLA	A1																
Apartment Block A - Elevations	1757-PA-200-BLA	A1																
Apartment Block B - 24 Units per block - Type W1 / X1 / X2 / X3 / X4 / X5 / X6 / Y1																		
Apartment Block B - Basement Plan	1757-PA-100-BLB	A1																
Apartment Block B - Ground Floor Plan	1757-PA-101-BLB	A1																
Apartment Block B - First Floor Plan	1757-PA-102-BLB	A1																
Apartment Block B - Second Floor Plans	1757-PA-103-BLB	A1																
Apartment Block B - Third Floor Plan	1757-PA-104-BLB	A1																
Apartment Block B - Roof Plan	1757-PA-105-BLB	A1																
Apartment Block B - Ground Floor Plan in Context	1757-PA-106-BLB	A1																
Apartment Block B - Proposed Elevations	1757-PA-200-BLB	A1																
Apartment Block B - Elevations & Sections	1757-PA-201-BLB	A1																
Apartment Block C - 8 Units per block - Type X1 / X2 / X3																		
Apartment Block C - Floor Plans	1757-PA-100-BLC	A1																
Apartment Block C - Elevations & Sections	1757-PA-200-BLC	A1																
Apartment Block C - Ground Floor Plan in Context	1757-PA-101-BLC	A1																
Apartment Block D - 28 Units per block - Type W1 / W2 / X1 / X2 / X3 / X4 / X5 / X6 / X7 / X8 / Y1 / Y2 / Y3																		
Apartment Block D - Basement Plan	1757-PA-100-BLD	A1																
Apartment Block D - Ground Floor Plan	1757-PA-101-BLD	A1																
Apartment Block D - First Floor Plan	1757-PA-102-BLD	A1																
Apartment Block D - Second Floor Plan	1757-PA-103-BLD	A1																
Apartment Block D - Roof Plan	1757-PA-104-BLD	A1																
Apartment Block D - Ground Floor Plan in Context	1757-PA-105-BLD	A1																
Apartment Block D - Proposed Elevations	1757-PA-200-BLD	A1																
Apartment Block D - Sections & 3D View	1757-PA-201-BLD	A1																
Apartment Block E - 51 Units per block - Type W1 / W2 / W3 / X1 / X2 / X3 / Y1 / Y2																		
Apartment Block E - Basement Plan	1757-PA-100-BLE	A1																
Apartment Block E - Ground Floor Plan	1757-PA-101-BLE	A1																
Apartment Block E - First Floor Plan	1757-PA-102-BLE	A1																
Apartment Block E - Second Floor Plans	1757-PA-103-BLE	A1																
Apartment Block E - Third Floor Plan	1757-PA-104-BLE	A1																

Drawing Title:	Dwg. No.	Dwg Size	Dwg. Rev
Apartment Block E - Roof Plan	1757-PA-105-BLE	A1	
Apartment Block E - Ground Floor Plan in Context	1757-PA-106-BLE	A1	
Apartment Block E - Proposed Elevations	1757-PA-200-BLE	A1	
Apartment Block E - Elevations & Sections	1757-PA-201-BLE	A1	
Apartment Block F - 5 Units per block - Type X1 / X2			
Apartment Block F - Floor Plans & Section	1757-PA-100-BLF	A1	
Apartment Block F - Elevations	1757-PA-200-BLF	A1	
Apartment Block F - Ground Floor Plan in Context	1757-PA-101-BLF	A1	
Apartment Block G - 24 Units per block - Type W1 / X1 / X2 / X3 / X4 / X5 / X6			
Apartment Block G - Basement Plan	1757-PA-100-BLG	A1	
Apartment Block G - Ground Floor Plan	1757-PA-101-BLG	A1	
Apartment Block G - First Floor Plan	1757-PA-102-BLG	A1	
Apartment Block G - Second Floor Plan	1757-PA-103-BLG	A1	
Apartment Block G - Third Floor Plan	1757-PA-104-BLG	A1	
Apartment Block G - Roof Plan	1757-PA-105-BLG	A1	
Apartment Block G - Ground Floor Plan in Context	1757-PA-106-BLG	A1	
Apartment Block G - Proposed Elevations	1757-PA-200-BLG	A1	
Apartment Block G - Elevations & Sections	1757-PA-201-BLG	A1	
Crèche			
Crèche Block- GF-FF-SF Plans	1757-PA-100-CRE	A1	
Crèche Block - Elevations & Sections	1757-PA-200-CRE	A1	
Crèche - Ground Floor Plan in Context	1757-PA-101-CRE	A1	
Neighbourhood Centre 1			
Neighbourhood Centre - 1 GF & FF Plans	1757-PA-100-NHC1	A1	
Neighbourhood Centre - 1 Plans & Sections	1757-PA-101-NHC1	A1	
Neighbourhood Centre -1 Ground Floor Plan in Context	1757-PA-102-NHC1	A1	
Neighbourhood Centre - 1 Elevations	1757-PA-200-NHC1	A1	
Neighbourhood Centre 2			
Neighbourhood Centre - 2 GF & FF Plans	1757-PA-100-NHC2	A1	
Neighbourhood Centre - 2 SF Plan & Sections	1757-PA-101-NHC2	A1	
Neighbourhood Centre -2 Ground Floor Plan in Context	1757-PA-102-NHC2	A1	
Neighbourhood Centre - 2 Elevations	1757-PA-200-NHC2	A1	
Site Elements			
Typical Bicycle and Bin Storage Sheet 1	1757-PA-500	A3	
Typical Bin Store Detail	1757-PA-501	A1	
Typical Bicycle and Bin Storage Sheet3	1757-PA-502	A3	
Schedule			
Architectural Design Statement		A3	
Booklet of Drawings		A3	
Schedule of Accommodation		A3	
Site Location Plan [CAD]		CD	
Specifications			



Site Area : 114,462m² / **11.44Ha** / 28.28 Ac



Cycle scheme along Clonminch Road

28,322sq.m

(Drainage Area for connection beyond housing development **7,314sq.m**)

(Neighbourhood centre lands and associated car parking **6,576sq.m**)

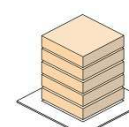


Site Area: 100,674m² / **10.06 Ha** / 24.8 Ac

(AS A PROPORTION OF THE NETT DEVELOPMENT Neighbourhood centres & DRAINAGE CONNECTION OMITTED)



Public Open Space: 16,207m² / 4 Ac = **16.1 %**



Site Coverage: 20,268m² = **20.1 %**

Plot Ratio: 39,344 m² = **0.39**

House units: **349 / 10.06 = 35**

Density: **35 Units/Ha**



Car-parking

Residential Car parking

1.25 car parking spaces per unit

2 car parking spaces per unit

Total—586 (14 Disabled spaces—6.5% of spaces not in curtilage)

Other Car parking

Creche —21 car parking spaces

Local Shop Block F—5 car parking spaces

NHC1+NHC2—68 car parking spaces

Vistor—6 car parking spaces

Clonminch Square—9 car parking spaces



2.1 Key Site Information

