

GENERAL NOTES  
-Refer to Landscape Architects' drawing for open space design.  
-Refer to Key plan for no. of units & orientation.  
-Refer to Engineer's drawings for drainage finished floor levels, etc.

NORTH



POTENTIAL PEDESTRIAN  
CONNECTION TO CLONMINCH  
WOOD SUBJECT TO FUTURE  
AGREEMENT

GREEN STREET NORTH  
OPEN SPACE 226.6m<sup>2</sup>  
WITHIN SITE

Future Street to next Phase

CLONMINCH CLOSE

GREEN STREET WEST  
OPEN SPACE  
2496.0m<sup>2</sup>  
WITHIN SITE

'BLOCK D'  
1-28 Apts  
2 Storey + Set Back  
28 Units  
36 Car parking spaces  
and 40 Cycle parking  
spaces

ST. COLOMBA'S  
GREEN  
OPEN SPACE  
7,035m<sup>2</sup>

'BLOCK E'  
1-51 Apts  
3 Storey + Set Back  
51 Units  
64 Car (46 Basement,  
18 on-street) + 77  
Cycle parking spaces

ONE WAY SYSTEM  
FOR DELIVERIES

FUTURE A  
DIREC  
(CROFT  
NEIGHBOU

PHASE LINE

PHASE 1

POTENTIAL PEDESTRIAN  
CONNECTION TO CLONMINCH  
WOOD SUBJECT TO FUTURE  
AGREEMENT

GREEN  
PARK  
OPEN SPACE  
1,415m<sup>2</sup>

Public Square  
OPEN SPACE  
1,130m<sup>2</sup>

'BLOCK G'  
1-24 Apts  
3 Storey + Set Back  
24 Units  
30 Car (30 Basement)  
+ 40 Cycle parking  
spaces

'Neighbourhood  
Centre-1'

'Neighbourhood  
Centre-2'

CLONMINCH MEWS

CLONMINCH MEWS

PHASE 2

CPR Note:  
All works to be carried out using proper materials which are fit for the use they are intended and for the  
condition in which they are to be used.  
All materials used in construction with the works comply with the Construction Products Regulation (EU)  
No. 305/2011 and the harmonised technical specifications standards that fall within the remit of the CPR  
No. 305/2011

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DRAWING TITLE			
PART SITE LAYOUT I PROPOSED DEVELOPMENT AT CLONMINCH			
SCALE	1:500	DRAWING NO.	1757-PA-005
PROJECT	AI	DATE	26/06/2021
DESIGNED BY	BMCG	DRAWN BY	DW
CLIENT		STEINFORT INVESTMENTS FUND	
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