

| Rev. | By | Date       | Description        |
|------|----|------------|--------------------|
| A    | CS | 17/11/2020 | DESCRIPTION LINE 1 |
|      |    |            | DESCRIPTION LINE 2 |
|      |    |            | DESCRIPTION LINE 3 |

NORTH



Key & Legend

- Site Boundary
- Lands owned outlined in blue
- Clonminch  
Tullamore  
Co. Offaly

- Phase 1  
114 no. Dwellings  
124 no. Apartments  
Total - 238 no. Units  
  
Area = 63,188.42m<sup>2</sup>  
Open Space = 12,076m<sup>2</sup>
- Phase 2  
82 no. Dwellings  
29 no. Apartments  
Total - 111 no. Units  
  
Area = 30,644.72m<sup>2</sup>  
Open Space = 4,131m<sup>2</sup>

**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 connection with the works to comply with the Construction Products Regulation (EU) No. 305/2011 and the harmonised technical specification/standards that fall within the remit of the CPR No. 305/2011



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| DRAWING TITLE                                            |        |             |             |        |                            |
|----------------------------------------------------------|--------|-------------|-------------|--------|----------------------------|
| SITE LAYOUT PHASING<br>PROPOSED DEVELOPMENT AT CLONMINCH |        |             |             |        |                            |
| SCALE                                                    | 1:5000 | PROJECT NO. | 1757-PA-004 | SITE   | CLONMINCH                  |
| REVISION                                                 | A      | DESIGNER    | 1757-PA-004 | CLIENT | STEINFORT INVESTMENTS FUND |
| REVISION                                                 | B      | REVISION    | DW          | DATE   | 26/06/2020                 |

NOTE:  
FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ANY DIMENSIONAL DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING REMAINS THE COPYRIGHT OF VAN DIJK ARCHITECTS. IT MUST NOT BE USED FOR ANY PURPOSE BUILDING OR OTHERWISE WITHOUT THE EXPRESS PERMISSION OF THIS PRACTICE. DO NOT COPY OR REPRODUCE THESE DRAWINGS OR ANY ADDITIONAL INFORMATION WITHOUT THE EXPRESS APPROVAL OF van Dijk Architects



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.



PHASE 1

PHASE LINE

PHASE 2

POTENTIAL PEDESTRIAN  
CONNECTION TO CLONMINCH  
WOOD SUBJECT TO FUTURE  
AGREEMENT

POTENTIAL PEDESTRIAN  
CONNECTION TO CLONMINCH  
WOOD SUBJECT TO FUTURE  
AGREEMENT

POTENTIAL PEDESTRIAN  
CONNECTION TO CLONMINCH  
WOOD SUBJECT TO FUTURE  
AGREEMENT

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

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

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

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

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

ONE WAY SYSTEM  
FOR DELIVERIES

FUTURE A  
DIREC  
(CROFT  
NEIGHBOU

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| DRAWING TITLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |            |                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------|----------------------------|
| PART SITE LAYOUT I<br>PROPOSED DEVELOPMENT AT CLONMINCH                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |            |                            |
| SCALE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | DRAWING NUMBER: | JOB:       | CLIENT:                    |
| 1:500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1757-PA-005     | CLONMINCH  | STEINFORT INVESTMENTS FUND |
| DATE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | DATE:           | DATE:      | DATE:                      |
| 17/01/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 17/01/2021      | 17/01/2021 | 26/06/2021                 |
| BY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | BY:             | DATE:      | DATE:                      |
| BMCG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DW              |            |                            |
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