

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.

PART PHASE 1

POTENTIAL PEDESTRIAN
CONNECTION TO CLONMINCH
WOOD SUBJECT TO FUTURE
AGREEMENT WITH HOUSING BODY

SUB-01

NORTH

PHASE 2

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DRAWING TITLE
PART SITE LAYOUT 2
PROPOSED DEVELOPMENT AT CLONMINCH

SCALE
1:500

DATE
26/06/2021

CLIENT
STEINFORT INVESTMENTS FUND

DATE
26/06/2021

NOTE
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Rev.	By	Date	Description
A	ES	17/06/2021	DESCRIPTION LINE 1
			DESCRIPTION LINE 2
			DESCRIPTION LINE 3



Key & Legend

- Site Boundary
142,886m² / 14.28 ha
- - - Public Open Space
16,207m²
4.00 acres
- 16.1% OF
RESIDENTIAL LAND @
100,674M2
(EXCLUDES NEIGHBOURHOOD
CENTRE, PUMPING STATION
AND CYCLE PATH ALONG
CLONMINCH ROAD)
- Communal Area
1,253.3m²
- Bin Store
- Bicycle Store

KEY AREAS

Public Open Space	
Clonminch Square	4,131m ²
St. Columbas' Green	7,035m ²
Green Street West (adjoining)	2,496m ²
Green Park	1,415m ²
Public Square	1,130m ²

Total 16,207 sq.m.

EXCLUDES
Incidental Open Space
Communal Space
Green Boulevard along Crofton Avenue

CPR Note:
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DRAWING TITLE OPEN SPACE PROPOSED DEVELOPMENT AT CLONMINCH			
SCALE 1:1250	DRAWN 1757-PA-007	JOB CLONMINCH	
REVISION A A2	CAPITULATED 1757-PA-007	CLIENT STEINFORT INVESTMENTS FUND	
DESIGNED BY BMG	DRAWN BY DW	DATE 26/06/2021	

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Rev.	By	Date	Description

Units

Proposed Crèche and Neighbourhood Centre 1 & 2	
House Type D1 - D2, Detached Units - 2 bed / 4 person (Single Storey).....	4 no.
House Type D3 - D3.15 - 3 bed / 5 person (Two Storey).....	1 no
Block 1	
House B1.1, B1.2 Semi-detached - 3 bed / 5 person (Two Storey).....	2 no.
Block 2	
House B4.1, B4.3, B4.6 & B4.7 Terrace - 3 bed / 6 person (Three Storey).....	8 no.
Block 3	
House B2.1-B2.3 Terrace Units - 3 bed / 5 person (Two Storey).....	3 no.
Block 3.1	
House B2.4-B2.6 Terrace Units - 3 bed / 5 person (Two Storey).....	18 no.
Block 3.2	
House B2.13-B2.17 Terrace Units - 3 bed / 5 person (Two Storey).....	3 no.
Block 4	
House B2.13-B2.18 Terrace Units - 3 bed / 5 person (Two Storey).....	4 no.
Block 4.1	
House B2.13-B2.20 Terrace Units - 3 bed / 5 person (Two Storey).....	8 no.
Block 4.2	
House B2.5-B2.21 Terrace Units - 3 bed / 5 person (Two Storey).....	4 no.
Block 4.3	
House B6-B10 Terrace Units - 3 bed / 5 person (Two Storey).....	8 no.
Block 4.4	
House B2.5-B20 Terrace Units - 3 bed / 5 person (Two Storey).....	8 no.
Block 4.5	
House B2.11-B2.22 Terrace Units - 3 bed / 5 person (Two Storey).....	4 no.
Block 5	
House B3.2, B3.15-B3.16, Terrace Units - 3 bed / 5 person (Two Storey).....	3 no.
House C5.1 & C5.2, Terrace Units - 4 bed / 7 person (Two Storey).....	2 no.
Block 6	
House B4.1-B4.3, Terrace Units - 3 bed / 5 person (Two Storey).....	3 no.
House C6.1 & C6.2, Terrace Units - 4 bed / 6 person (Two Storey).....	2 no.
Block 7	
House C2.1 & C2.2, Semi-detached - 4 bed / 6 person (Two Storey).....	10 no.
Block 7.1	
House C2.3 & C2.4, Semi-detached - 4 bed / 6 person (Two Storey).....	2 no.
Block 7.2	
House C2.5 & C2.6, Semi-detached - 4 bed / 6 person (Two Storey).....	2 no.
Block 7.3	
House C2.12 & C2.15, Semi-detached - 4 bed / 6 person (Two Storey).....	6 no.
Block 7.4	
House C2.9 & C2.10, Semi-detached - 4 bed / 6 person (Two Storey).....	10 no.
Block 7.5	
House C2.5 & C2.11, Semi-detached - 4 bed / 6 person (Two Storey).....	6 no.
Block 8	
House C3.1 & C3.2, Semi-detached - 4 bed / 7 person (Three Storey).....	8 no.
Block 9	
House C4.1, Semi-detached - 4 bed / 7 person (Three Storey).....	1 no.
House B1.5, Semi-detached - 3 bed / 5 person (Three Storey).....	1 no.
Block 10	
House B2.5, B2.11 / B2.13 / B2.18 / B2.19 / B2.22 / B2.23, Terrace - 3 bed / 5 person (Two Storey).....	7 no.
Block 11	
House B4.1 & B4.2, Terrace - 3 bed / 6 person (Three Storey).....	12 no.
Block 12	
House B4.1 & B4.3, Terrace - 3 bed / 6 person (Three Storey).....	16 no.
Block 13	
House B4.1 & B4.2, Terrace - 3 bed / 6 person (Three Storey).....	8 no.
Block 14	
House G3.1, G3.2, Terrace - 3 bed / 6 person (Three Storey).....	4 no.
Block 15	
House G3.1, G3.2, Terrace - 3 bed / 6 person (Three Storey).....	5 no.
Block 16	
House G3.1, G3.2, Terrace - 3 bed / 6 person (Three Storey).....	5 no.
Block 17	
House B4.8, B4.9, B4.10 Terrace - 3 bed / 6 person (Three Storey).....	4 no.
Block 18	
House B.411, B4.12 & B413 Terrace - 3 bed / 6 person (Three Storey).....	4 no.
'Block A' - X1, X2, X3, X4 & X5 - Apartment 2 bed / 4 person.....	13 no. / 16 Car Spaces
'Block B' - X1, X2, X3, X4, X5 & X6 - Apartment 2 bed / 4 person.....	20 no.
W1 Apartment - 1 bed / 2 person.....	2 no.
Y1 Apartment - 3 bed / 6 person.....	3 no.
'Block C' - X1, X2 & X3 - Apartment 2 bed / 4 person.....	8 no. / 10 Car Spaces
'Block D'	
Y1, Y2 & Y3 - 3 bed / 6 person.....	3 no.
X1, X2, X3, X4, X5, X6, X7 & X8 - 2 bed / 4 person.....	15 no.
W1 & W2 - 1 bed / 2 person.....	10 no.
'Block E'	
Y1 & Y2 - 3 bed / 6 person.....	4 no.
X1, X2 & X3 - 2 bed / 4 person.....	18 no.
W1, W2 & W3 - 1 bed / 2 person.....	29 no.
'Block F'	
X2 - 3 bed / 6 person.....	3 no.
X1 - 2 bed / 4 person.....	2 no.
'Block G'	
X1, X2, X3, X4, X5 & X6 - 3 bed / 6 person.....	24 no. / 36 Car Spaces

Key & Legend

- Site Boundary
142,886m² / 14.28 ha
- Land in Applicants Ownership
Outlined in Blue
- Public Open Space
16,207M²

16.1% of
Residential land @
100,674M²
(excludes Neighbourhood
centre and pumping station)

Unit Legend

Semi-detached = 48
Detached = 5
Terrace = 143
Apartments = 153

Total 349

Denisty - 35 per hectare

CPR Note:

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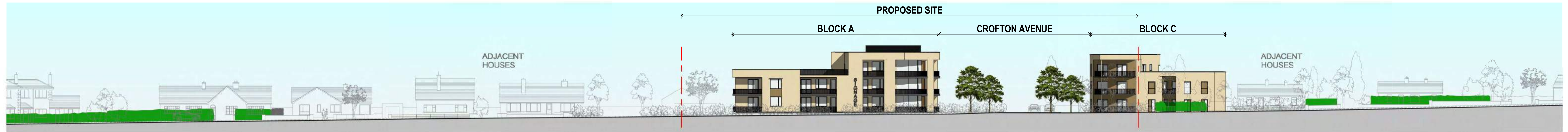
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UNIT BREAKDOWN LAYOUT PROPOSED DEVELOPMENT AT CLONMINCH

DATE	1:1250	PROJECT NUMBER	1757-FA-008	JOB	CLONMINCH
REVISION	A	CLIENT	1757-FA-008	CLIENT	STEINFORT INVESTMENTS FUND
DESIGNED BY	BMCG	DRAWN BY	DW	DATE	26/06/2021

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1 Contextual Elevation
1:250



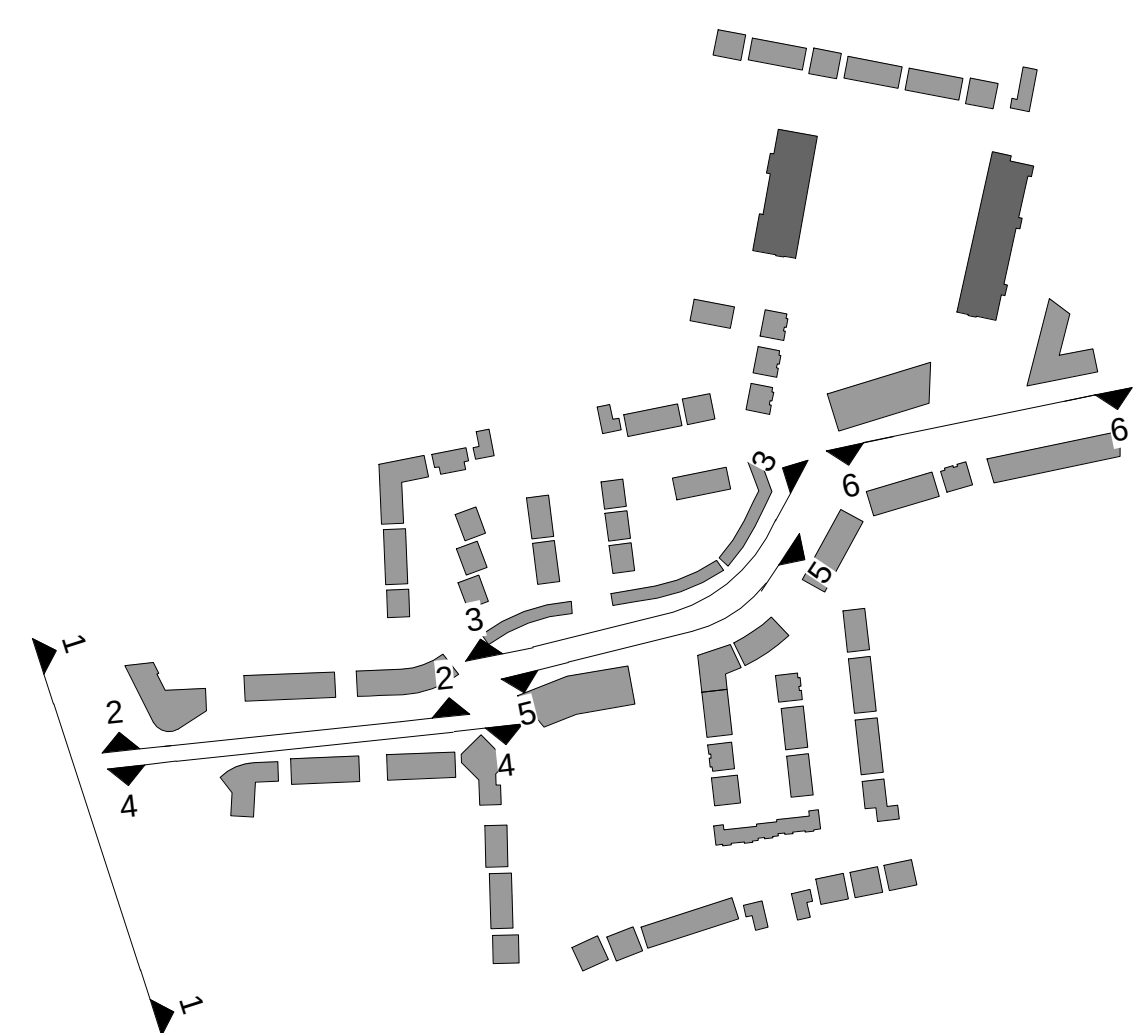
2 Crofton Avenue (North) - Part 01
1:200



3 Crofton Avenue (North) - Part 02
1:200



4 Crofton Avenue (South) - Part 01
1:200



7 Key - Site Plan
1:3500



5 Crofton Avenue (South) - Part 02
1:200



6 Crofton Avenue (South) - Part 03
1:200

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DRAWING TITLE					
CROFTON AVENUE ELEVATIONS					
DATE	17/07/2021	BY	1	CLONMINCH	
DESIGN	17/07/2021	BY	1	STEINERT INVESTMENTS	
REVISION	BG	DATE	18/10/2021		



1 Clonminch Mews (West)
1:200



2 Clonminch Mews (North)
1:200



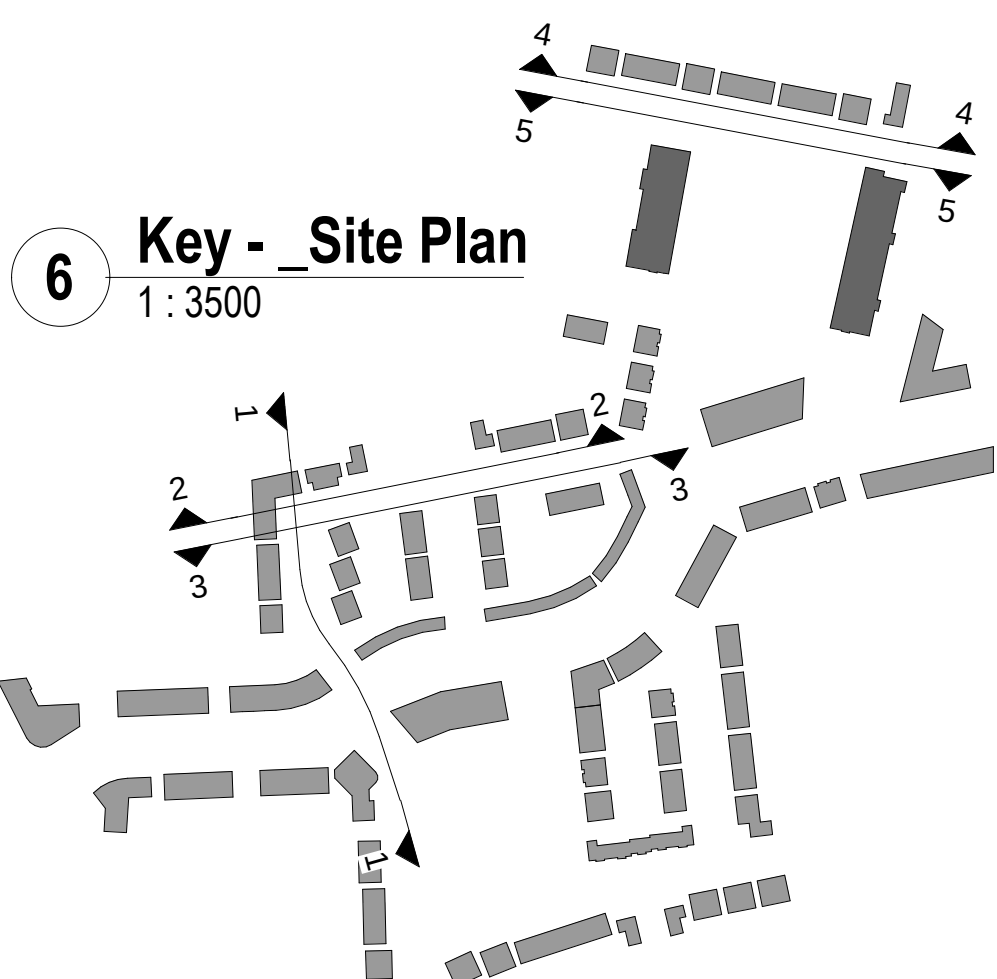
3 Clonminch Mews (South)
1:200



4 Clonminch Close (North)
1:200



5 Clonminch Close (South)
1:200



6 Key - Site Plan
1:3500

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CLONMINCH MEWS & CLONMINCH CLOSE
ELEVATIONS

DATE	17/07/2021	BY	CLONMINCH
PROJ	CLONMINCH	CLIENT	STEINERT INVESTMENTS
REV	BG	DATE	18/10/2021

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