

SCHEDULE OF DOCUMENTS AND DRAWINGS

Proposed Strategic Housing Development

Steinfort Investments Fund

Clonminch & Gayfield, Clonminch Road (R443), Tullamore, Co.Offaly

Pursuant to article 297 and 298 of the Planning and Development Regulations 2001 (as amended), the following required information is enclosed in addition to information specified by the Board under article 285 (5) (b).

Documents

- Strategic Housing Development Application Form
 - Offaly County Council Letter of Consent (Ques. 7)
 - Confirmation of Feasibility from Irish Water (Ques 20 (D) (b))
 - Drawing indicating areas intended for Taking in Charge (Ques. 22)
- Copy of Site Notice
- Newspaper Notice
- Applicant Response to Written Opinion of An Bord Pleanála ABP-309529-21 by Stephen Ward Town Planning & Development Consultants Limited
- Planning Report and Statement of Consistency by Stephen Ward Town Planning & Development Consultants Limited
- Statement of Material Contravention by Stephen Ward Town Planning & Development Consultants Limited
- Report on Residential Amenity by Stephen Ward Town Planning & Development Consultants Limited
- School Demand and Concentration Report by Stephen Ward Town Planning & Development Consultants Limited
- Environmental Impact Assessment Report
 - EIA Portal Confirmation Notice (EIAR Appendix 2.1)
- Natura Impact Statement
- Part V Compliance documentation (calculations and drawings)
- A3 Drawings Booklet Van Dijk Architects (with quality housing assessment)
- Schedule of Areas document by Van Dijk Architects
- Architectural Design Statement (including Universal Design) by Van Dijk Architects
- Building Lifecycle Report by Van Dijk Architects
- Infrastructure Design Report by DBFL Consulting Engineers
- Preliminary Construction Management Plan by DBFL
- Site Specific Flood Risk Assessment by DBFL Consulting Engineers
- Traffic and Transport Assessment DBFL Consulting Engineers

- DMURS Design Statement by DBFL Consulting Engineers
- Nodal Masterplan for the Eastern Node of the Southern Environs of Tullamore
- Outdoor Lighting Report by Morley Walsh Consulting Engineers
- Energy Statement by Morley Walsh Consulting Engineers
- Landscape Strategy Report by Park Hood
- Landscape Management and Maintenance Plan by Park Hood
- Photomontages and 3D Visualisations by Park Hood (full scale drawings-figure 6473-1.0 to 5.0)
- IES Report Daylight Sunlight Overshadowing

Drawings

Schedule of Drawings		
Van Dijk Architects		
Drawing Number	Drawing Title	Scale
1757-PA-001	Site Location Plan	1:2500
1757-PA-002	Topographical Survey	1:2000
1757-PA-003	Site Layout Plan	1:1000
1757-PA-004	Site Layout Phasing	1:5000
1757-PA-005	Part Site Layout 1	1:500
1757-PA-006	Part Site Layout 2	1:500
1757-PA-007	Open Space	1:1250
1757-PA-008	Unit Breakdown Layout	1:1250
1757-PA-010	Crofton Avenue Elevations	Varies/As shown
1757-PA-011	Clonminch Mews & Clonminch Close Elevations	1:200/As shown
1757-PA-012	Clonminch Drive Elevations	1:200/As shown
1757-PA-013	Clonminch Square Elevations	1:200/As shown
1757-PA-014	Site Sections Overall	Varies/As shown
1757-PA-015	Site Section A-A	Varies/As shown
1757-PA-016	Site Section B-B	Varies/As shown
1757-PA-017	Site Section C-C	Varies/As shown
1757-PA-018	Site Section D-D	Varies/As shown
1757-PA-019	Site Section E-E	Varies/As shown
1757-PA-020	Site Section F-F	Varies/As shown
1757-PA-021	Site Section G-G	Varies/As shown
1757-PA-024	Part V Site Layout	1:1000
1757-PA-025	Taking in Charge Drawings	1:1000
1757-PA-026	Site Areas Drawing	1:5000
1757-PA-027	Phasing Site Plan	1:5000

1757-PA-028	Character Areas	1:1000
1757-PA-029	Phasing Area Layout	1:1000
Part V		
1757-PA-053	Part V - Block B4.1 - 4 Units	1:100/As shown
1757-PA-054	Part V - Block B4 - 4 Units	1:100/As shown
1757-PA-055	Part V - Block B4.5 - 4 Units	1:100/As shown
1757-PA-056	Part V - Block D - 2 Units -Ground Floor	1:100/As shown
1757-PA-057	Part V - Block D - 2 Units - First Floor	1:100/As shown
1757-PA-058	Part V - Block D - 4 Units - Elevations	1:100/As shown
1757-PA-059	Part V - Block D - 4 Units - Sections	1:100/As shown
1757-PA-060	Part V - Block E - 2 Units - Ground Floor	1:100/As shown
1757-PA-061	Part V - Block E - 2 Units - First Floor	1:100/As shown
1757-PA-062	Part V - Block E - 4 Units - Elevations & Sections	1:100/As shown
1757-PA-063	Part V - Block E - 4 Units - Elevations & Sections	1:100/As shown
1757-PA-064	Part V - Block G - 2 Units - Ground Floor	1:100/As shown
1757-PA-065	Part V - Block G - 2 Units - First Floor	1:100/As shown
1757-PA-066	Part V - Block G - 4 Units - Elevations & Sections	1:100/As shown
1757-PA-067	Part V - Block G - 4 Units - Elevations & Sections	1:100/As shown
1757-PA-068	Part V - Block 10 -7 Units - Plans & Elevations	1:100/As shown
1757-PA-069	Part V - Block 10 -7 Units - Elevations & Sections	1:100/As shown
1757-PA-070	Part V - Block B - 2 Units - Ground Floor	1:100/As shown
1757-PA-071	Part V - Block B - 2 Units - First Floor	1:100/As shown
1757-PA-072	Part V - Block B - 4 Units - Elevations	1:100/As shown
1757-PA-073	Part V - Block B - 4 Units - Elevations & Sections	1:100/As shown
Detached House Types		
1757-PA-D1-100	Detached House Type D1 -Plans , Elevations & Section	1:100/As shown
1757-PA-D2-100	Detached House Type D2 -Plans , Elevations & Section	1:100/As shown
1757-PA-D3-100	Detached House Type D3 -Plans , Elevations & Section	1:100/As shown

Semi-Detached House Types		
1757-PA-BL1-100	Block 1 - Units B1.1 / B1.2 Plans, Elevations & Section	1:100/1:200/ As shown
1757-PA-BL7-100	Block 7 - Units C2.1 / C2.2 Plans, Elevation & Section	1:100/1:200/ As shown
1757-PA-BL7.1-100	Block 7.1 - Units C2.3 / C2.4 Plans, Elevations & Section	1:100/1:200/ As shown
1757-PA-BL7.2-100	Block 7.2 - Units C2.5 / C2.6 Plans, Elevation & Section	1:100/1:200/ As shown
1757-PA-BL7.3-100	Block 7.3 - Units C2.15 / C2.12 Plans, Elevations & Section	1:100/1:200/ As shown
1757-PA-BL7.4-100	Block 7.4 - Units C2.9 / C2.10 Plans, Elevations & Section	1:100/1:200/ As shown
1757-PA-BL7.5-100	Block 7.5 - Units C2.5 / C2.11 Plans, Elevations & Section	1:100/1:200/ As shown
1757-PA-BL8-100	Block 8 - Units C3.1 / C3.2 Plans, Elevations & Section	1:100/1:200/ As shown
1757-PA-BL9-100	Block 9 - Units C4.1 / B1.5 Plans, Elevations & Section	1:100/1:200/ As shown
Terrace House Types		
1757-PA-BL2-100	Block 2 - Units B4.1 / B4.3 / B4.6 / B4.7 Plans & Elevations	1:100/As shown
1757-PA-BL2-200	Block 2 - Units B4.1 / B4.3 / B4.6 / B4.7 Elevations, Section & 3D	1:100/As shown
1757-PA-BL3-100	Block 3 - Units - B2.1 / B2.2 / B2.3 Plans, Elevation & Section	1:100/As shown
1757-PA-BL3.1-100	Block 3.1 - Units - B2.4 / B2.5 / B2.6 Plans, Elevations & Section	1:100/As shown
1757-PA-BL3.2-100	Block 3.2 - Units - B2.13 / B2.16 / B2.17 Plans, Elevations & Section	1:100/As shown
1757-PA-BL4-100	Block 4 - Units - B2.13 / B2.18 / B2.19 Plans, Elevations & Section	1:100/As shown
1757-PA-BL4.1-100	Block 4.1 - Units - B2.13 / B2.18 / B2.20 Plans, Elevations & Section	1:100/As shown
1757-PA-BL4.2-100	Block 4.2 - Units - B2.21 / B2.5 / B2.18 / B2.20 Plans, Elevations & Section	1:100/As shown
1757-PA-BL4.3-100	Block 4.3 - Units - B6 / B7 / B10 Plans, Elevations & Section	1:100/As shown
1757-PA-BL4.4-100	Block 4.4 - Units - B2.5 / B2.16 / B2.20 / B2.21 Plans, Elevations & Section	1:100/As shown
1757-PA-BL4.5-100	Block 4.5 - Units - B2.11 / B2.12 / B2.13 / B2.22 Plans, Elevations & Section	1:100/As shown
1757-PA-BL5-100	Block 5 - Units - B3.2 / B3.15 / B3.16 / C5.1 / C5.2 Plans & Elevation	1:100/As shown
1757-PA-BL5-200	Block 5 - Units - B3.2 / B3.15 / B3.16 / C5.1 / C5.2 Elevations & Section	1:100/As shown
1757-PA-BL6-100	Block 6 - Units - B4.1 / B4.2 / B4.3 / C6.1 Plans	1:100/As shown
1757-PA-BL6-200	Block 6 - Units - B4.1 / B4.2 / B4.3 / C6.1 Elevations & Section	1:100/As shown
1757-PA-BL10-100	Block 10 - Units - B2.5 / B2.11 / B2.13 / B2.18 / B2. 22 / B2.23 Plans & Elevation	1:100/As shown

1757-PA-BL10-200	Block 10 - Units - B2.5 / B2.11 / B2.13 / B2.18 / B2. 22 / B2.23 Elevations & Section	1:100/As shown
1757-PA-BL11-100	Block 11 - Units - B4.1 / B4.2 Plans & Elevation	1:100/As shown
1757-PA-BL11-200	Block 11 - Units - B4.1 / B4.2 Elevations & Section	1:100/As shown
1757-PA-BL12-100	Block 12 - Units - B4.1 / B4.2 / B4.3 Plans & Elevation	1:100/As shown
1757-PA-BL12-200	Block 12 - Units - B4.1 / B4.2 / B4.3 Elevations & Section	1:100/As shown
1757-PA-BL13-100	Block 13 - Units - B4.1 / B4.2 / B4.4 / B4.5 Plans & Elevations	1:100/As shown
1757-PA-BL13-200	Block 13 - Units - B4.1 / B4.2 / B4.4 / B4.5 Elevations & Sections	1:100/As shown
1757-PA-BL14-100	Block 14 - Units - G3.1 / G3.2 Plans & Elevation	1:100/As shown
1757-PA-BL14-200	Block 14 - Units - G3.1 / G3.2 Elevations & Section	1:100/As shown
1757-PA-BL15-100	Block 15 - Units - G1.1 / G1.2 / G2.1 / G2.2 Plans	1:100/As shown
1757-PA-BL15-200	Block 15 - Units - G1.1 / G1.2 / G2.1 / G2.2 Plan, Elevations & Section	1:100/As shown
1757-PA-BL16-100	Block 16 - Units - G1.1 / G2.1 / G2.2 / G4.1 Plans	1:100/As shown
1757-PA-BL16-101	Block 16 - Units - G1.1 / G2.1 / G2.2 / G4.1 Plans & Elevation	1:100/As shown
1757-PA-BL16-200	Block 16 - Units - G1.1 / G2.1 / G2.2 / G4.1 Elevations & Section	1:100/As shown
1757-PA-BL17-100	Block 17 - Units - B4.8 / B4.9 / B4.10 Plans, Elevations & Section	1:100/As shown
1757-PA-BL17-200	Block 17 - Units - B4.8 / B4.9 / B4.10 Plan	1:100/As shown
1757-PA-BL18-100	Block 18 - Units - B4.11 / B4.12 / B4.13 Plans, Elevations & Section	1:100/As shown
Apartment Block A		
1757-PA-100-BLA	Apartment Block A - Ground & First Floor Plans & Section	1:100/As shown
1757-PA-101-BLA	Apartment Block A - Second Floor Plan & Section	1:100/As shown
1757-PA-102-BLA	Apartment Block A - Ground Floor Plan in Context	1:100/As shown
1757-PA-200-BLA	Apartment Block A – Elevations	1:100/As shown
Apartment Block B		
1757-PA-100-BLB	Apartment Block B - Basement Plan	1:100/As shown
1757-PA-101-BLB	Apartment Block B - Ground Floor Plan	1:100/As shown
1757-PA-102-BLB	1757-PA-102-BLB Apartment Block B - First Floor Plan	1:100/As shown
1757-PA-103-BLB	Apartment Block B - Second Floor Plans	1:100
1757-PA-104-BLB	Apartment Block B - Third Floor Plan	1:100
1757-PA-105-BLB	Apartment Block B - Roof Plan	1:100
1757-PA-106-BLB	Apartment Block B - Ground Floor Plan in Context	1:200

1757-PA-200-BLB	Apartment Block B - Proposed Elevations	1:100/As shown
1757-PA-201-BLB	Apartment Block B - Elevations & Sections	1:100/As shown
Apartment Block C		
1757-PA-100-BLC	Apartment Block C - Floor Plans	1:100/As shown
1757-PA-200-BLC	Apartment Block C - Elevations & Sections	1:100/As shown
1757-PA-101-BLC	Apartment Block C - Ground Floor Plan in Context	1:100/As shown
Apartment Block D		
1757-PA-100-BLD	Apartment Block D - Basement Plan	1:100/As shown
1757-PA-101-BLD	Apartment Block D - Ground Floor Plan	1:100/As shown
1757-PA-102-BLD	Apartment Block D - First Floor Plan	1:100/As shown
1757-PA-103-BLD	Apartment Block D - Second Floor Plan	1:100/As shown
1757-PA-104-BLD	Apartment Block D - Roof Plan	1:100/As shown
1757-PA-105-BLD	Apartment Block D - Ground Floor Plan in Context	1:100/As shown
1757-PA-200-BLD	Apartment Block D - Proposed Elevations	1:100/As shown
1757-PA-201-BLD	Apartment Block D - Sections & 3D View	1:100/As shown
Apartment Block E		
1757-PA-100-BLE	Apartment Block E - Basement Plan	1:100/As shown
1757-PA-101-BLE	Apartment Block E - Ground Floor Plan	1:100/As shown
1757-PA-102-BLE	Apartment Block E - First Floor Plan	1:100/As shown
1757-PA-103-BLE	Apartment Block E - Second Floor Plans	1:100/As shown
1757-PA-104-BLE	Apartment Block E - Third Floor Plan	1:100/As shown
1757-PA-105-BLE	Apartment Block E - Roof Plan	1:100/As shown
1757-PA-106-BLE	Apartment Block E - Ground Floor Plan in Context	1:100/As shown
1757-PA-200-BLE	Apartment Block E - Proposed Elevations	1:100/As shown
1757-PA-201-BLE	Apartment Block E - Elevations & Sections	1:100/As shown
Apartment Block F		
1757-PA-100-BLF	Apartment Block F - Floor Plans & Section	1:100/As shown
1757-PA-200-BLF	Apartment Block F - Elevations	1:100/As shown
1757-PA-101-BLF	Apartment Block F - Ground Floor Plan in Context	1:100/As shown

Apartment Block G		
1757-PA-100-BLG	Apartment Block G - Basement Plan	1:100/As shown
1757-PA-101-BLG	Apartment Block G - Ground Floor Plan	1:100/As shown
1757-PA-102-BLG	Apartment Block G - First Floor Plan	1:100/As shown
1757-PA-103-BLG	Apartment Block G - Second Floor Plan	1:100/As shown
1757-PA-104-BLG	Apartment Block G - Third Floor Plan	1:100/As shown
1757-PA-105-BLG	Apartment Block G - Roof Plan	1:100/As shown
1757-PA-106-BLG	Apartment Block G - Ground Floor Plan in Context	1:100/As shown
1757-PA-200-BLG	Apartment Block G - Proposed Elevations	1:100/As shown
1757-PA-201-BLG	Apartment Block G - Elevations & Sections	1:100
Crèche		
1757-PA-100-CRE	Crèche Block- GF-FF-SF Plans	1:100/As shown
1757-PA-200-CRE	Crèche Block - Elevations & Sections	1:100/As shown
1757-PA-101-CRE	Crèche - Ground Floor Plan in Context	1:100/As shown
Neighbourhood Centre Building 1		
1757-PA-100-NHC1	Neighbourhood Centre - 1 GF & FF Plans	1:100/As shown
1757-PA-101-NHC1	Neighbourhood Centre - 1 Plans & Sections	1:100/As shown
1757-PA-102-NHC1	Neighbourhood Centre -1 Ground Floor Plan in Context	1:100/As shown
1757-PA-200-NHC1	Neighbourhood Centre - 1 Elevations	1:100/As shown
Neighbourhood Centre Building 2		
1757-PA-100-NHC2	Neighbourhood Centre - 2 GF & FF Plans	1:100/As shown
1757-PA-101-NHC2	Neighbourhood Centre - 2 SF Plan & Sections	1:100/As shown
1757-PA-102-NHC2	Neighbourhood Centre -2 Ground Floor Plan in Context	1:100/As shown
11757-PA-200-NHC2	Neighbourhood Centre - 2 Elevations	1:100/As shown
Site Elements		
1757-PA-500	Typical Bicycle and Bin Storage Sheet 1	1:100
1757-PA-501	Typical Bin Store Detail	1:20/as shown
1757-PA-502	Typical Bicycle and Bin Storage Sheet3	1:100

	DBFL Engineering Consultants	
180002-2000	Roads Layout	1:1000
180002-2001	Roads Layout Sheet 1	1:500
180002-2002	Roads Layout Sheet 2	1:500
180002 – 2011	Typical Road Construction Details Sheet 1	As shown
180002 - 2012	Typical Road Construction Details Sheet 2	As shown
180002 - 2013	Typical Road Construction Details Sheet 3	As shown
180002-3000	Surface Water & Foul Sewer Layout	
180002-3001	Surface Water & Foul Sewer Layout Sheet 1	1:500
180002-3002	Surface Water & Foul Sewer Layout Sheet 2	1:500
180002-3003	Watermain Layout	1:1000
180002-3004	Surface Water Catchment Areas	1:1000
180002-3010	Typical Drainage Construction Details Sheet 1	As shown
180002-3011	Typical Drainage Construction Details Sheet 2	As shown
180002-3012	Typical Drainage Construction Details Sheet 3	As shown
180002-3014	Foul Pumping Station Details	As shown
180002-3015	Catchment Attenuation A	As shown
180002-3016	Catchment Attenuation B	As shown
180002-3017	Catchment Attenuation C	As shown
180002-3018	Catchment Attenuation D	As shown
180002-3021	Longitudinal Sections through Surface Water Sheet 1	As shown
180002-3022	Longitudinal Sections through Surface Water Sheet 2	As shown
180002-3023	Longitudinal Sections through Surface Water Sheet 3	As shown
180002-3024	Longitudinal Sections through Surface Water Sheet 4	As shown
180002-3031	Longitudinal Sections through Foul Water Sheet 1	As shown
180002-3032	Longitudinal Sections through Foul Water Sheet 2	As shown
180002-3033	Longitudinal Sections through Foul Water Sheet 3	As shown
18002-DBFL-RD-SP-DR-C-1005	Preliminary Alignment of Link Road	As shown
180002-DBFL- RD-SP-DR-C-1009	Clonminch Road Cycle Scheme Sheet 1	1:500
180002-DBFL- RD-SP-DR-C-1010	Clonminch Road Cycle Scheme Sheet 2	1:500
180002-DBFL- RD-SP-DR-C-1011	Clonminch Road Cycle Scheme Sheet 3	1:500
180002-DBFL- RD-SP-DR-C-1012	Clonminch Road Cycle Scheme Sheet 4	1:500
180002-DBFL- RD-SP-DR-C-1013	Clonminch Road Cycle Scheme Sheet 5	1:500
180002-DBFL- RD-SP-DR-C-1016	Proposed Traffic signal head layout	1:125
180002-DBFL- RD-SP-DR-C-1017	Proposed Street Hierarchy	N.T.S.

Morley Walsh		
3143[60]01	Proposed Electrical Site Services Indicative ESB Infrastructure	1:1000/1:2000
3143[60]02	Proposed Electrical Site Services Indicative PV Panels on Buildings and location of EV car charging points	1:1000/1:2000
3143[60]03	Proposed Location of EV Car Charging Points Blocks D and E basement car park	1:250/1:500
3143[60]04	Proposed Public lighting layout Sheet 1 of 3	1:1000/1:2000
3143[60]05	Proposed Public lighting layout Sheet 2 of 3	1:1000/1:2000
3143[60]06	Proposed Public lighting layout Sheet 3 of 3	1:1000/1:2000
Park Hood		
6473-L-301	Existing Landscape Setting	1:1250
6473-L-302	Development Impact Plan	1:1250
6473-L-303	Landscape Proposals Site wide	1:1250
6473-L-304	Landscape Proposals	1:500
6473-L-305	Clonminch square – open space landscape plan	1:250
6473-L-306	Landscape Proposals	1:500
6473-L-307	St.Columba's Green – open space landscape plan	1:250
6473-L-308	Open space provision and walkability plan	1:1250
6473-L-309	Landscape Boundary Treatments	As shown
6473-L-310	Landscape Sections	1:200
6473-L-311	Nodal Masterplan	1:1250