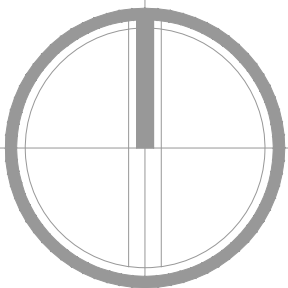




NORTH



VAN DIJK ARCHITECTS
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OS Map Sheet Reference
1:2,500 | 3943-A & 3942-B
ITM Centre PT Co-ords
647806, 698145

Site Details

Area of development site
(outlined in red) = 28044 m² / 2.80 Ha
Extent of Residential zone = 19995m²

Total Area of development site
(outlined in red) = 19995 m² / 1.99 Ha

SCHEDULE OF ACCOMMODATION:

TYPE	DESCRIPTION	UNITS:	PERSONS:
HOUSES			
A1.1	Two-storey 2 bed house	28/4P	11no. 44
B1.1	Two-storey 3 bed house	38/5P	18 no. 90
D1.1	Two-storey 4 bed house	48/7P	4 no. 28
E1.1	Two-storey 3 bed house	38/5P	5 no. 25
L1.1	Two-storey 3 bed house	38/5P	2no. 10
L1.2	Two-storey 3 bed house	38/5P	2no. 10
L2.1	Two-storey 3 bed house	38/5P	2no. 10
L2.2	Two-storey 3 bed house	38/5P	2no. 10
T1.1	Three-storey Triplex Unit		
	Ground 2 bed apt	28/3P	1 no. 3
	First 2 bed apt	28/4P	1 no. 4
	Second 2 bed apt	28/4P	1 no. 4
T2.1	Three-storey Triplex Unit		
	Ground 2 bed apt	28/3P	2 no. 6
	First 2 bed apt	28/3P	2 no. 6
	Second 1 bed apt	18/2P	2 no. 4
D7.1	Ground 1 bed apt	18/2P	2 no. 4
	First 1 bed apt	18/2P	2 no. 4
D8.1	Ground 2 bed apt	28/3P	2 no. 6
	First/Second 3 bed duplex	38/5P	2 no. 10
D15.1	Ground 2 bed apt	28/4P	2 no. 8
	First/Second 3 bed duplex	38/5P	2 no. 10

TOTAL 67 Units 296 People

Site Density (1.99ha developable area) 34 units/ha

OPEN SPACE:

Area 1:	1475m ²
Area 2:	1545m ²
Area 3:	
3A	885m ²
3B	350m ²
3C	496m ²

TOTAL = 4741 m² (21.02% of Site) (>10% of Site Area)

Landscaping Surfaces

- Black Tarmac to engineers spec
150mm below footpath level, raised pedestrian crossings
- Black Tarmac Footpath to engineers spec with insitu kerb
- Porous Paving to engineers spec
- Impermeable Paving to engineers spec
- Coloured Resin Bound Surface to engineers spec

Rev.	By	Date	Description
F	DW	25/07/2025	Revised Block 10 & 11
E	DW	02/05/2025	Revised Pumping Station Setting Out
D	DW	24/04/2025	Revised Red Line and Walkway Mask Removed
C	DW	18/12/2024	Block 11 Bin Storage Adjustments
B	DW	01/08/2024	Pedestrian Crossing at Entrance Updated
A	DW	05/06/2024	Updated to RSA comments



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Drawing Title
Proposed Site Layout

Scale	1:500	Drawing Number	2302-PA-004	Job	Tyrrell's Land
Revised	F	Client Reference	2302-PA-004	Client	LCC
Drawn by	DW	Drawn by	DW	Date	July 2025

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 specifications/standards set out within the text of the eu no. 305/2011.
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