

LOCATION OF SITE
NOTICE NO. 2

LOCATION OF SITE
NOTICE NO. 5

LOCATION OF SITE
NOTICE NO. 4

LOCATION OF SITE
NOTICE NO. 1

LOCATION OF SITE
NOTICE NO. 3



Key & Legend

Site Boundary Outlined in Red

Land in Applicants Ownership Outlined in Blue

Clonminch
Tullamore
Co. Offaly

OSI Map Sheets 5368-D / 5369-C

OSI Licence Number AR0033320

CPR Note:
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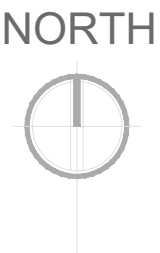
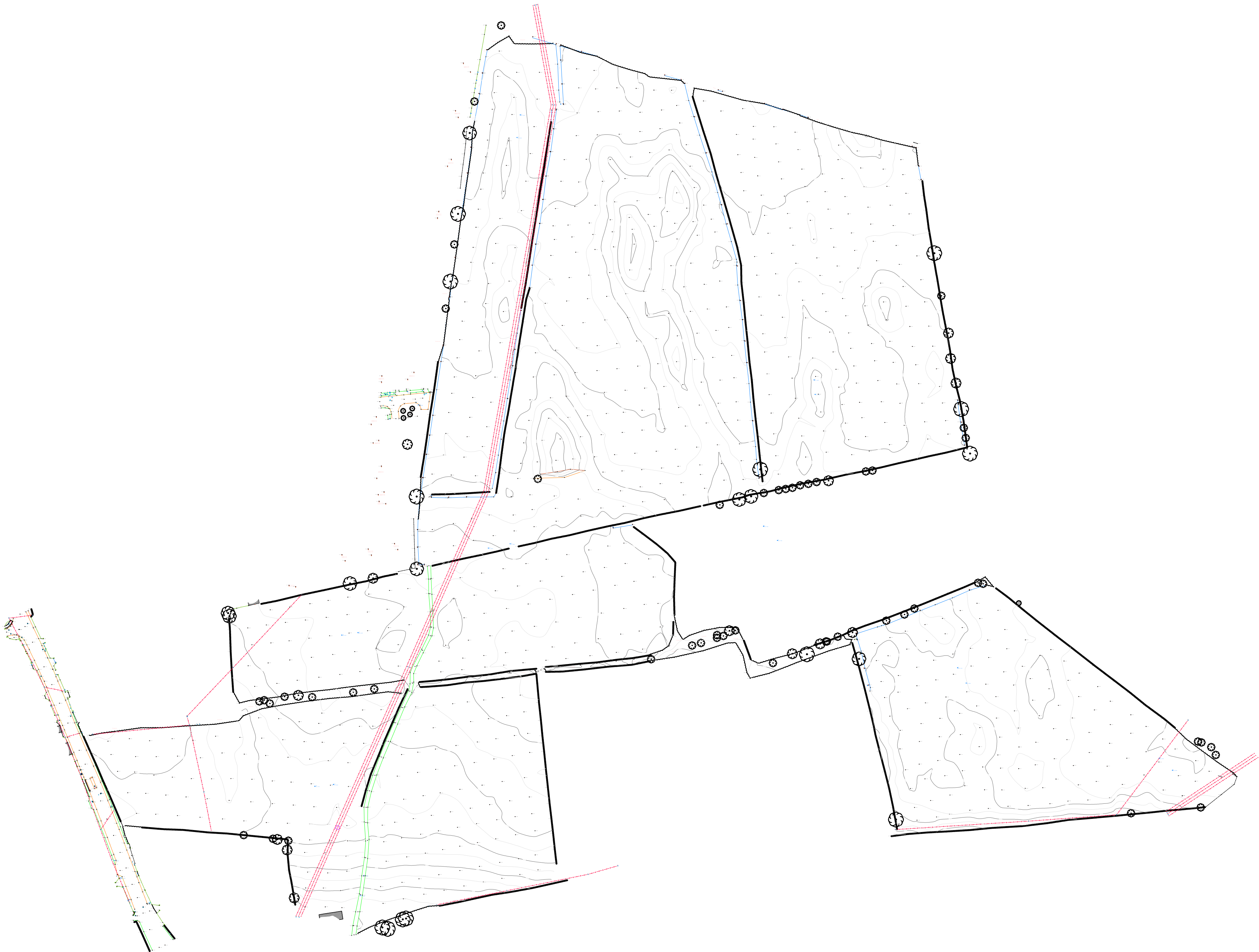
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Drawing Title			
SITE LOCATION PLAN PROPOSED DEVELOPMENT AT CLONMINCH			
Scale	1:2500	Drawn by	1757-PA-001
Sheet	A	Client	CLONMINCH TULLAMORE
Sheet #	20	Drawn by	1757-PA-001
		Client	STEINFORT INVESTMENTS
		By	BM
		Date	JUNE 2020

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Rev.	By	Date	Description
A	ND	12/09/2019	PLANNING ISSUE



GENERAL NOTES

- Refer to Site Plan drawing No. 1757-PA-003 for finished floor levels
- Refer to Key plan for no. of units & orientation.
- Refer to Engineer's drawings for drainage, etc.

OSI License No : 0033316

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DRAWING TITLE			
TOPOGRAPHICAL SURVEY SHD PLANNING ISSUE			
SCALE	DRAWING NUMBER	JOB	
REVISION	DATE	CLIENT	
A	12/09/2019	STEINFORT INVESTMENTS FUND	
BY	DATE	DATE	
BMCG	ND	12/09/2019	

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Rev.	By	Date	Description
A	ND	12/09/2019	PLANNING ISSUE

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)

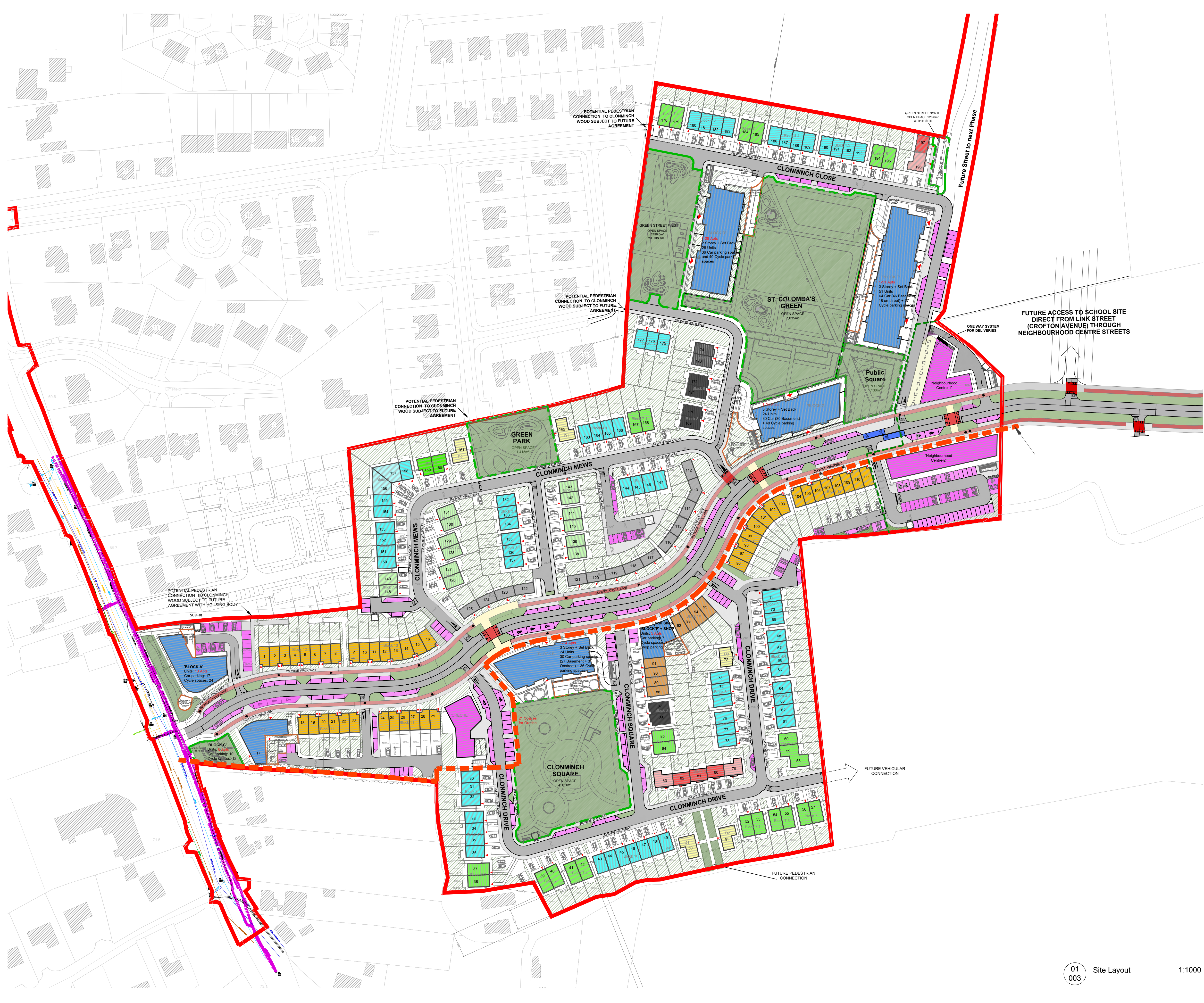
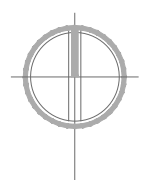
Unit Legend

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

Total 349

Denisty - 35 per hectare

NORTH



Architectural Site Plan (1757-PA-004) to be read in Conjunction with Landscape Architects & Civil Engineers Layout.

- GENERAL NOTES
- Refer to Site Plan drawing No. 1457-PA-003 for finished floor levels
 - Refer to Key plan for no. of units & orientation.
 - Refer to Engineer's drawings for drainage, etc.

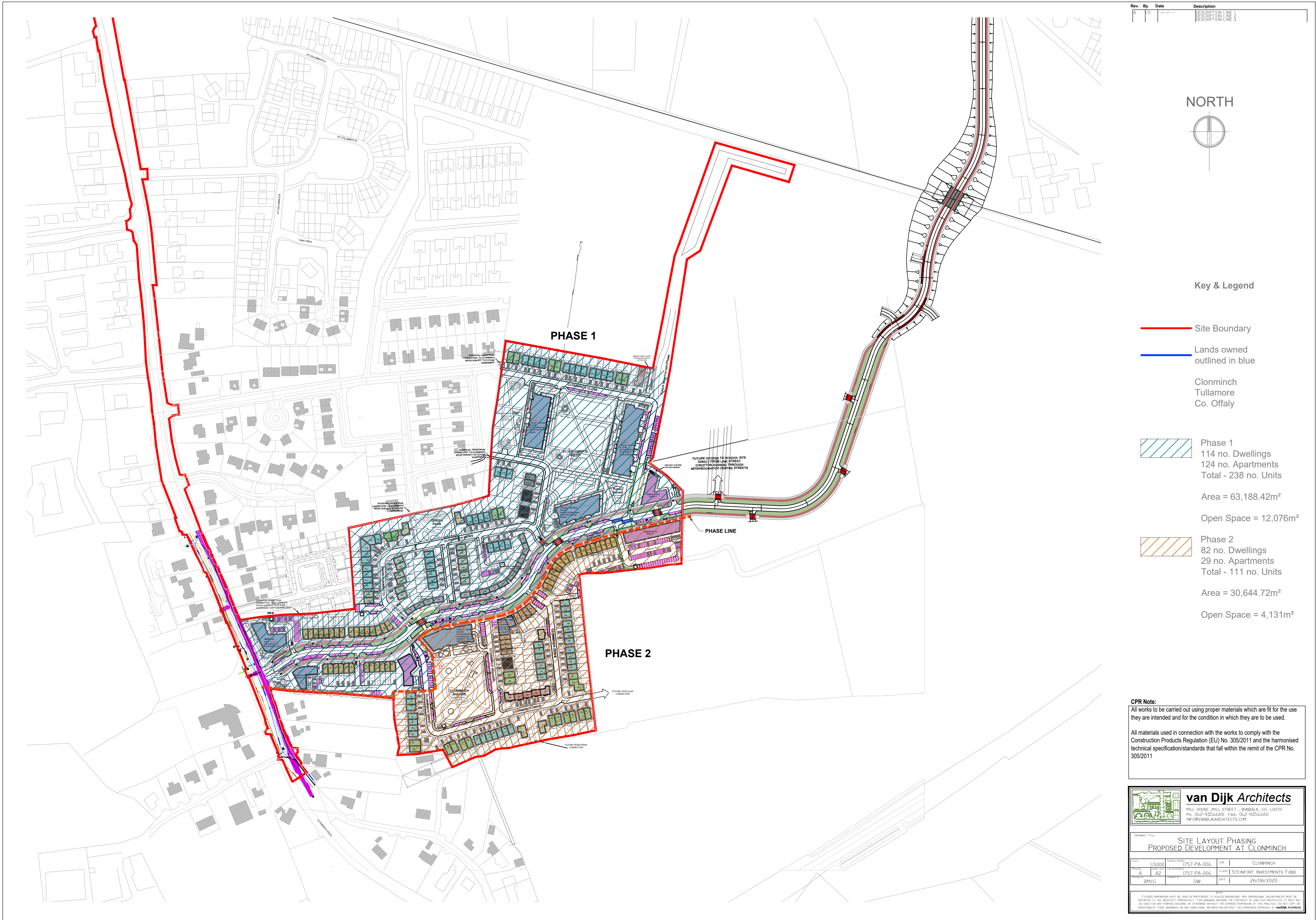
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DRAWING TITLE					
SITE LAYOUT PLAN PROPOSED DEVELOPMENT AT CLONMINCH					
SCALE	1:1000	DRAWING NUMBER	1757-PA-003	JOB	CLONMINCH
REVISION	AI	PROJECT NO.	1757-PA-003	CLIENT	STEINFORT INVESTMENTS FUND
REVISED BY	BMCG	DRAWN BY	DW	DATE	26/06/2021

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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

Rev. By Date/2019 Description

Future Street to next Phase

FUTURE ACCESS TO SCHOOL SITE
DIRECT FROM LINK STREET
(CROFTON AVENUE) THROUGH
NEIGHBOURHOOD CENTRE STREETS

PHASE LINE

NORTH

PHASE 2

FUTURE VEHICULAR
CONNECTION

CPR Note:
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Drawing Title			
SITE PHASE I PROPOSED DEVELOPMENT AT CLONMINCH			
SCALE	1:750	DRAWING NUMBER	1757-PA-005
PROJECT	AI	DATE	26/06/2021
DESIGNED BY	BMCG	DRAWN BY	DW
CLIENT	STEINFORT INVESTMENTS FUND		

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.

POTENTIAL PEDESTRIAN
CONNECTION TO CLONMINTCH
WOOD SUBJECT TO FUTURE
AGREEMENT

PHASE LI

PHASE 2

FUTURE VEHICULAR
CONNECTION

FUTURE PEDESTRIAN
CONNECTION

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Drawing Title
**SITE PHASE 2
PROPOSED DEVELOPMENT AT CLONMINTCH**

SCALE	1:750	DRAWING NO.	1757-PA-006	JOB	CLONMINTCH
REVISED	AI	DATE	1757-PA-006	CLIENT	STEINFORT INVESTMENTS FUND
DESIGNED BY	BMCG	DRAWN BY	DW	DATE	26/06/2021

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

NORTH

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

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DRAWING TITLE			
OPEN SPACE PROPOSED DEVELOPMENT AT CLONMINCH			
Scale	1:250	Drawn By	1757-PA-007
Author	A2	Client	STEINFORT INVESTMENTS FUND
Reviewed By	BMG	Date	26/06/2021
NOTES			
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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 B2.5-B2.21 Terrace Units - 3 bed / 5 person (Two Storey).....	8 no.
Block 4.2	
House B2.13-B2.20 Terrace Units - 3 bed / 5 person (Two Storey).....	8 no.
Block 4.3	
House B2.5-B2.10 Terrace Units - 3 bed / 5 person (Two Storey).....	8 no.
Block 4.4	
House B2.5-B2.10 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:

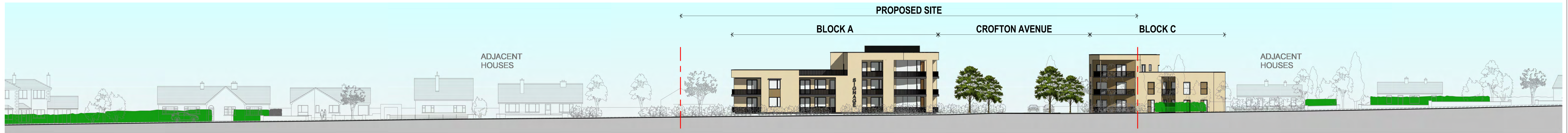
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UNIT BREAKDOWN LAYOUT PROPOSED DEVELOPMENT AT CLONMINCH			
DATE	1:1250	PROJECT	1757-FA-008
CLIENT	A2	CLIENT	STEINFORT INVESTMENTS FUND
DESIGNED BY	BMCG	DRAWN BY	DW
DATE		DATE	26/06/2021

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1 Contextual Elevation
1:250



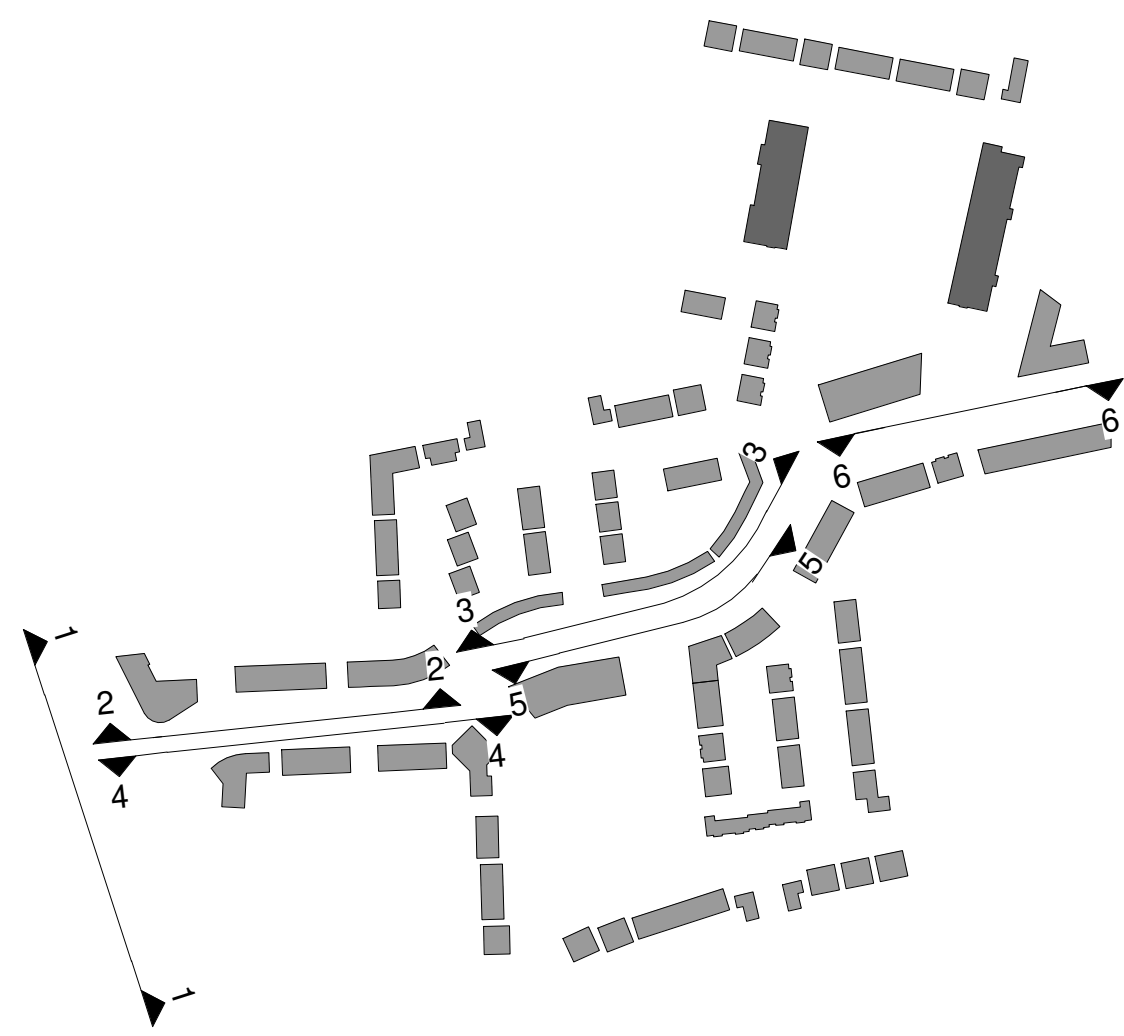
2 Crofton Avenue (North) - Part 01
1:200



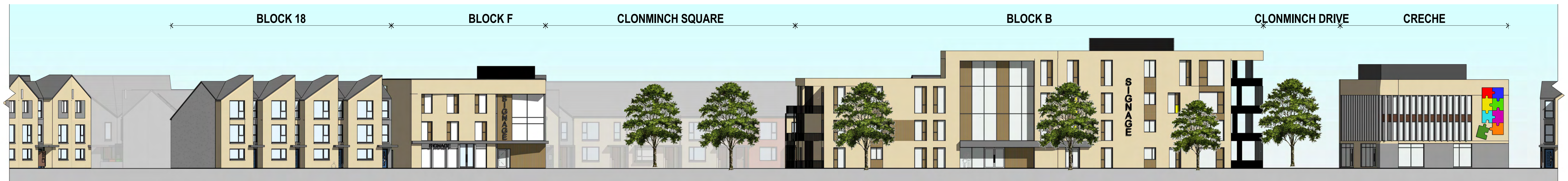
3 Crofton Avenue (North) - Part 02
1:200



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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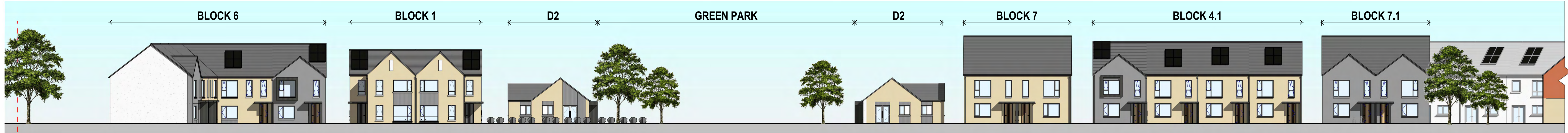
DRAWING TITLE: CROFTON AVENUE ELEVATIONS

NO.	DATE	BY	CHKD	APPD
1	18.10.2021	AC		

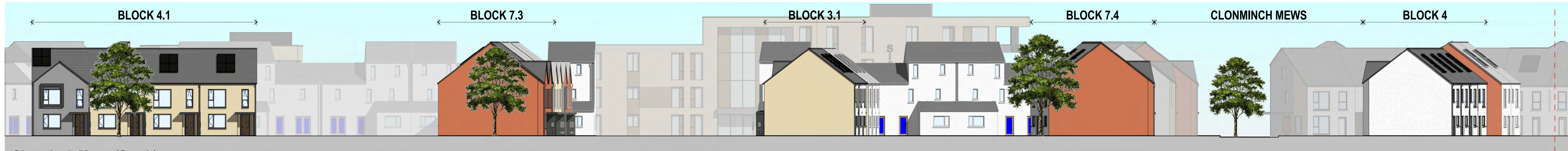
18.10.2021



1 Clonminch Mews (West)
1:200



2 Clonminch Mews (North)
1:200



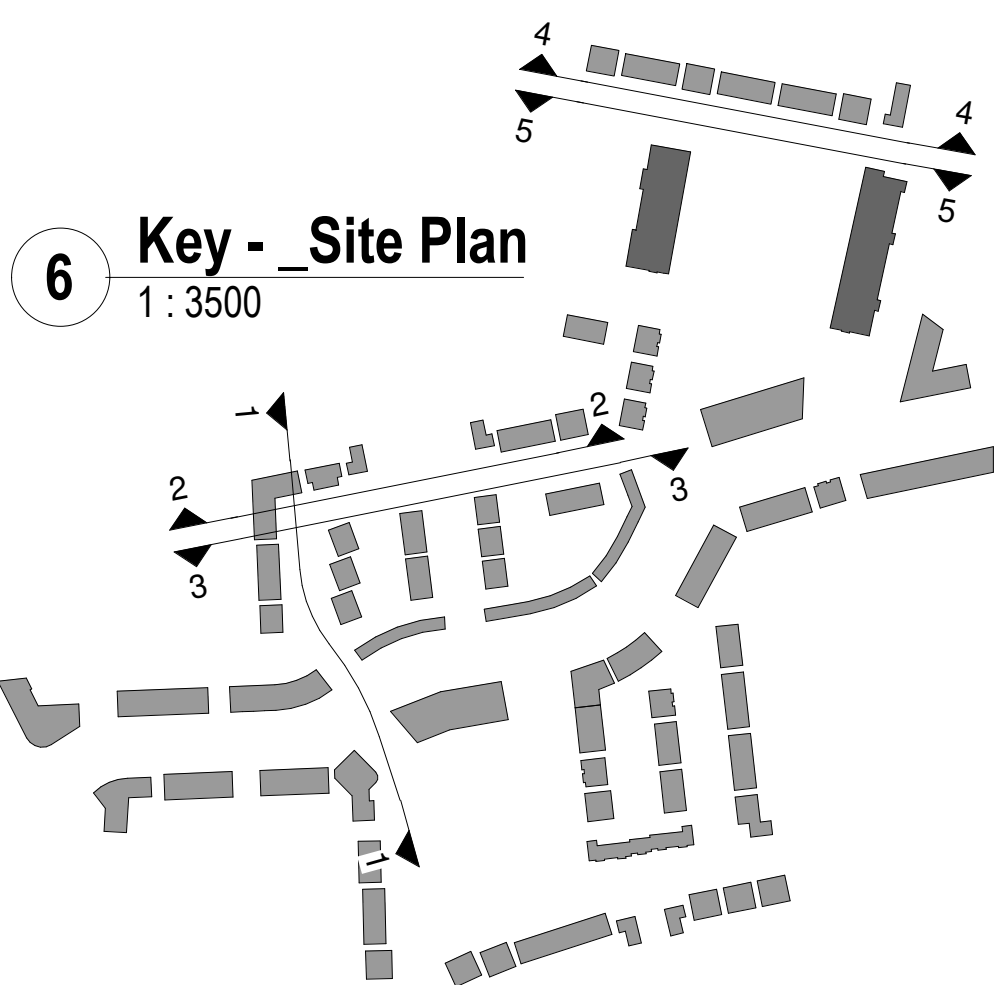
3 Clonminch Mews (South)
1:200



4 Clonminch Close (North)
1:200



5 Clonminch Close (South)
1:200



6 Key - Site Plan
1:3500

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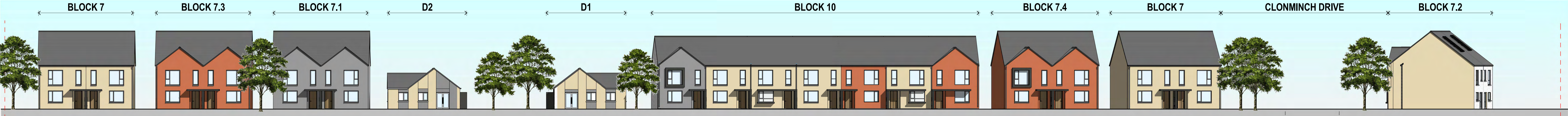
CLONMINCH MEWS & CLONMINCH CLOSE
ELEVATIONS

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

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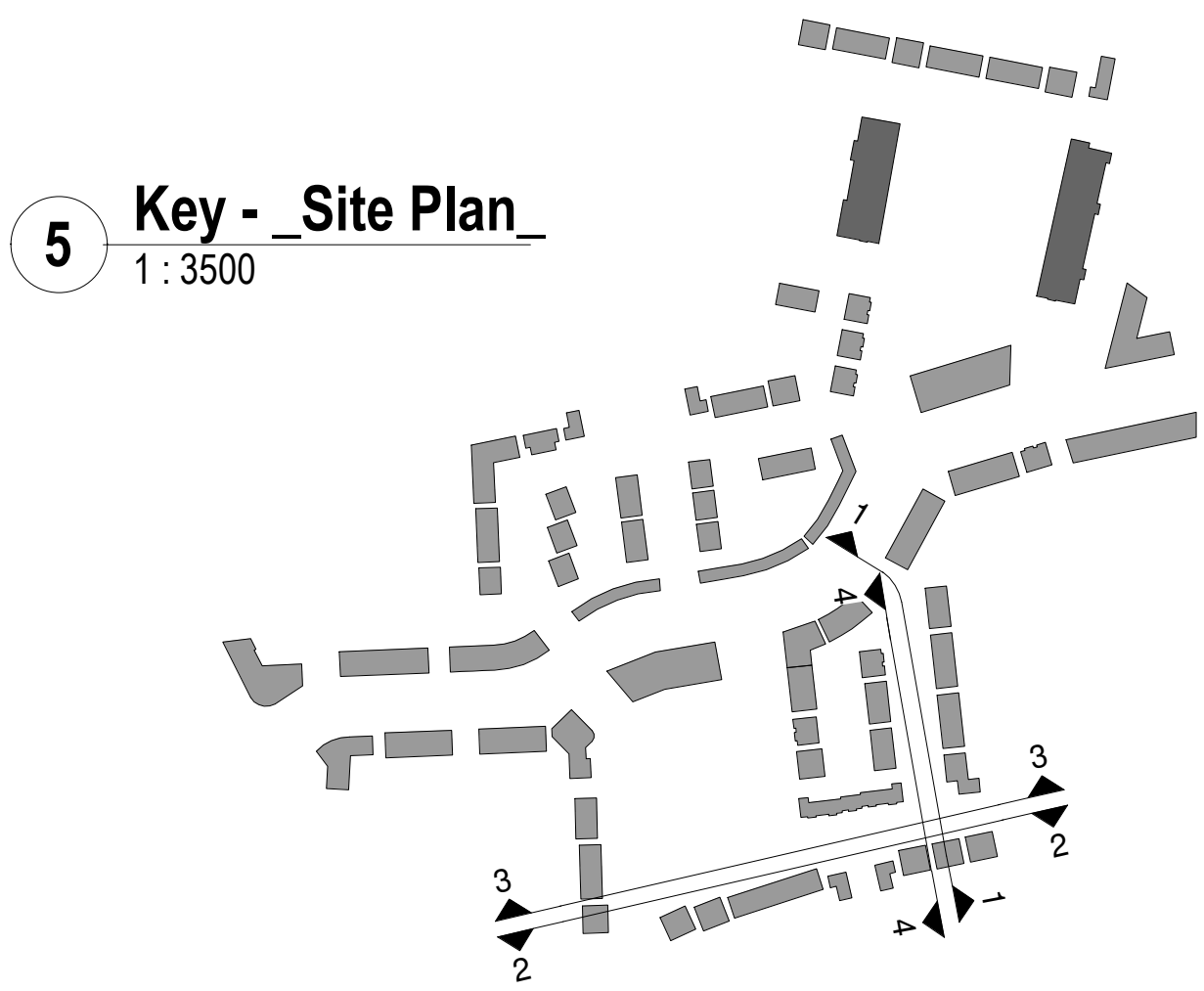
1 Clonminch Drive (East)
1:200



2 Clonminch Drive (South)
1:200



3 Clonminch Drive (North)
1:200



5 Key - Site Plan
1:3500



4 Clonminch Drive (West) Part 01
1:200

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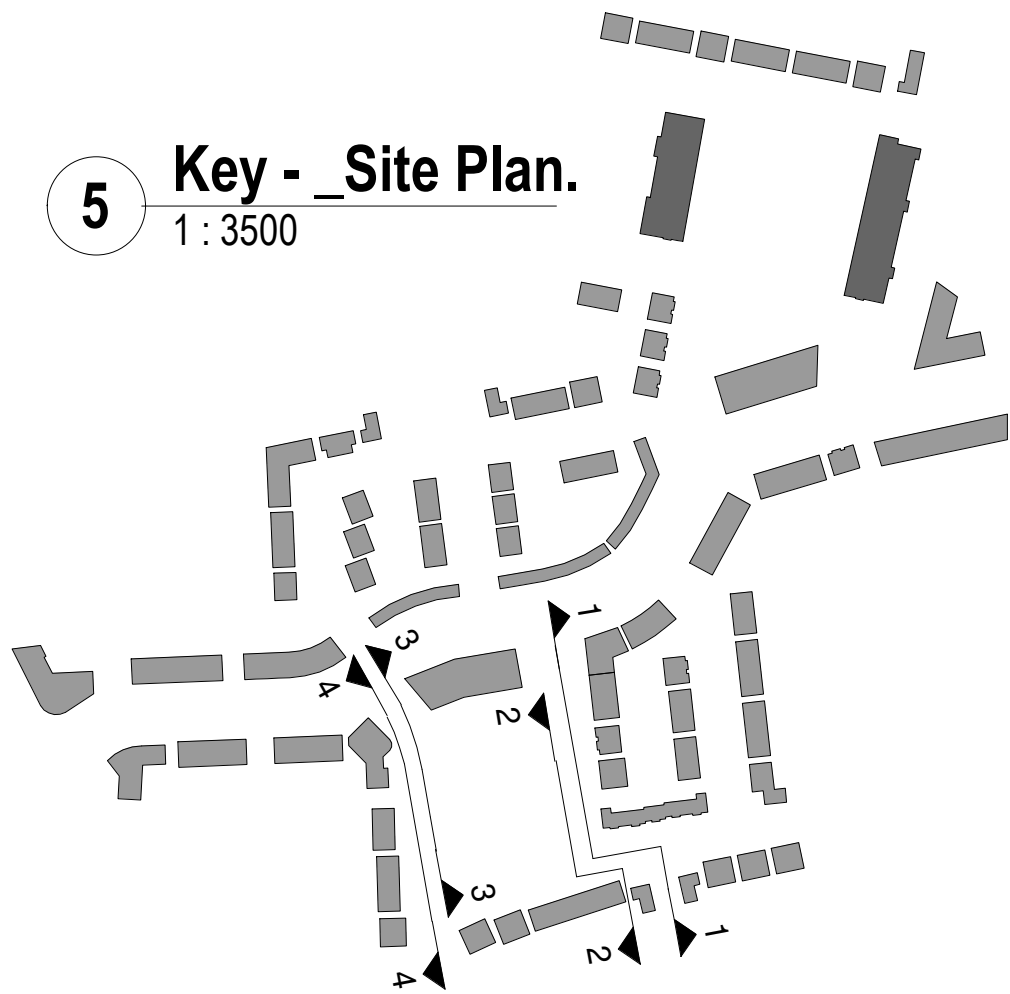
CLONMINCH DRIVE ELEVATIONS

NAME	DESIGNER	DATE	SCALE
PROJ	1757-PA-012	18.10.2021	1:200
REV	AC	18.10.2021	1:200

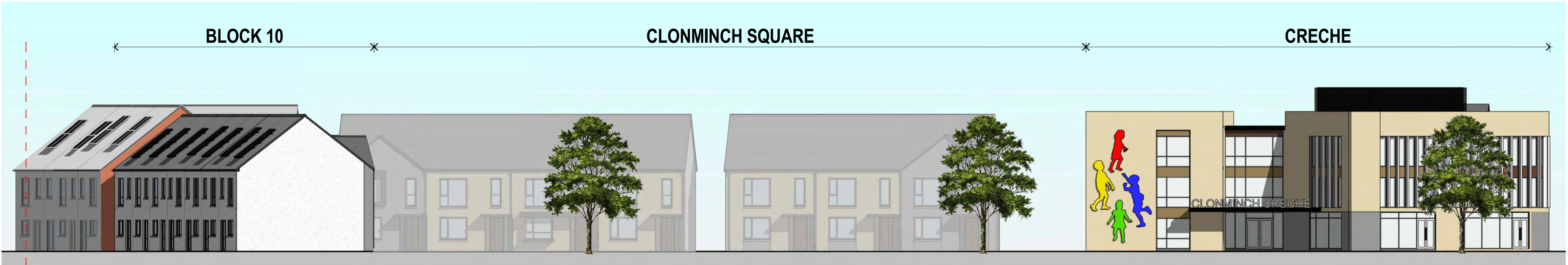
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PH: 042-8525440, FAX: 042-8525440, INFO@VANDIJKARCHITECTS.COM



1 Clonminch Square (East)
1 : 200



5 Key - Site Plan.
1 : 3500



2 Clonminch Square (West)
1 : 200



3 Clonminch Drive (East) Part 01
1 : 200



4 Clonminch Drive (West) Part 01
1 : 200

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DRAWING TITLE
CLONMINCH SQUARE ELEVATIONS

SCALE	VARIABLES	DRAWING NUMBER	757-PA-013	JOB	CLONMINCH
REVISION	SIZE	CAD REFERENCE		CLIENT	STEINFORT INVESTMENTS
REVISED BY	BG	DRAWING BY	AC	DATE	18.10.2021

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1 Section A-A
1:500



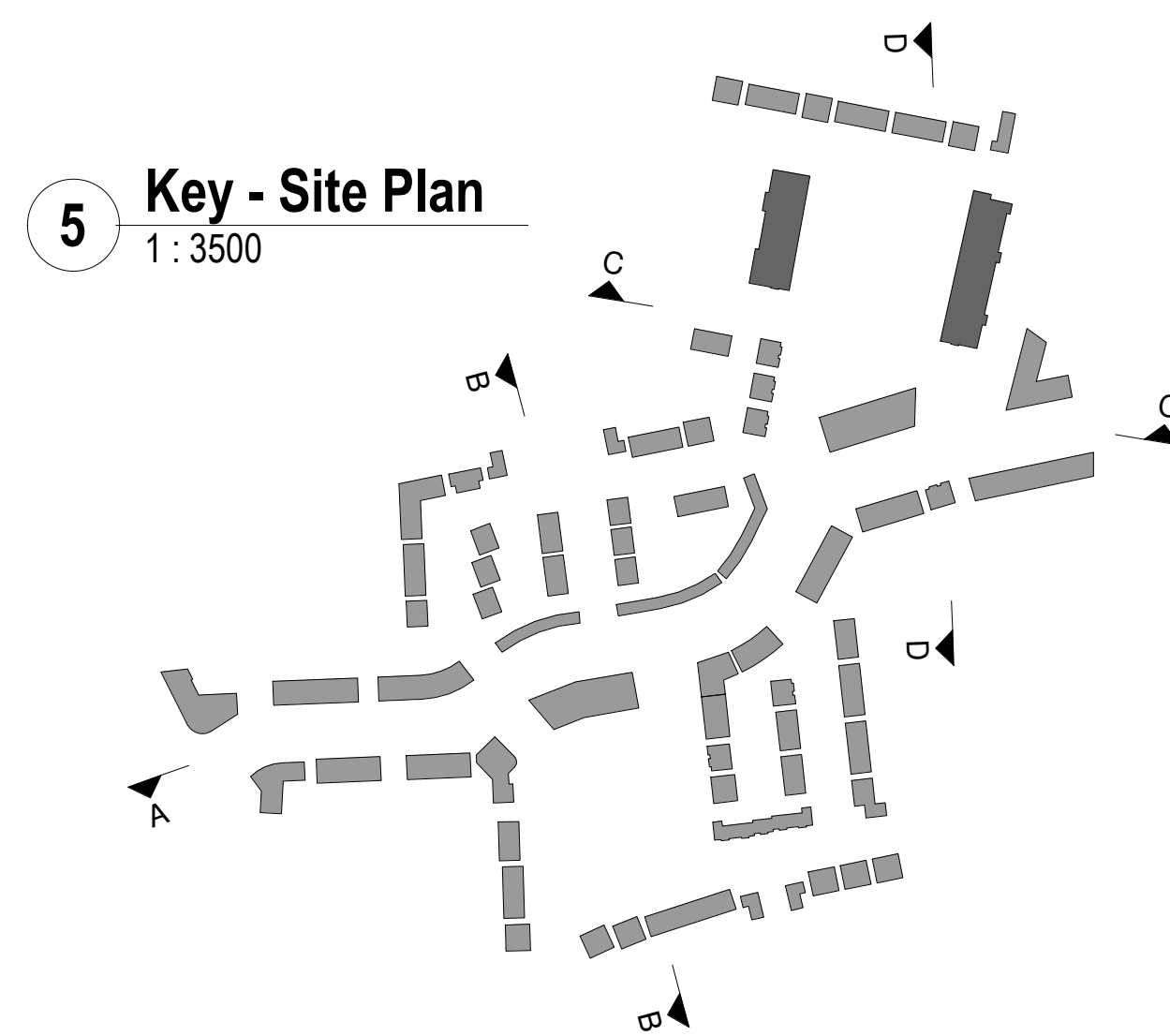
2 Section B-B
1:250



3 Section C-C
1:250



4 Section D-D
1:250

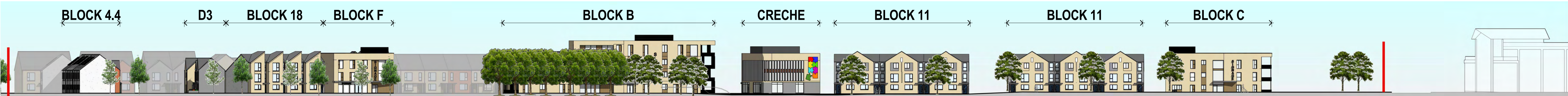


5 Key - Site Plan
1:3500

CPR Note:
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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 that fall within the remit of the CPR No. 305/2011.



DRAWING TITLE			
SITE SECTIONS OVERALL			
NAME	1767-PA-016	DATE	18.10.2021
PROJ. NO.	1767-PA-016	CLIENT	STEINERT INVESTMENTS
REVISED BY	AC	DATE	18.10.2021



1 Site Section A-A
1 : 500

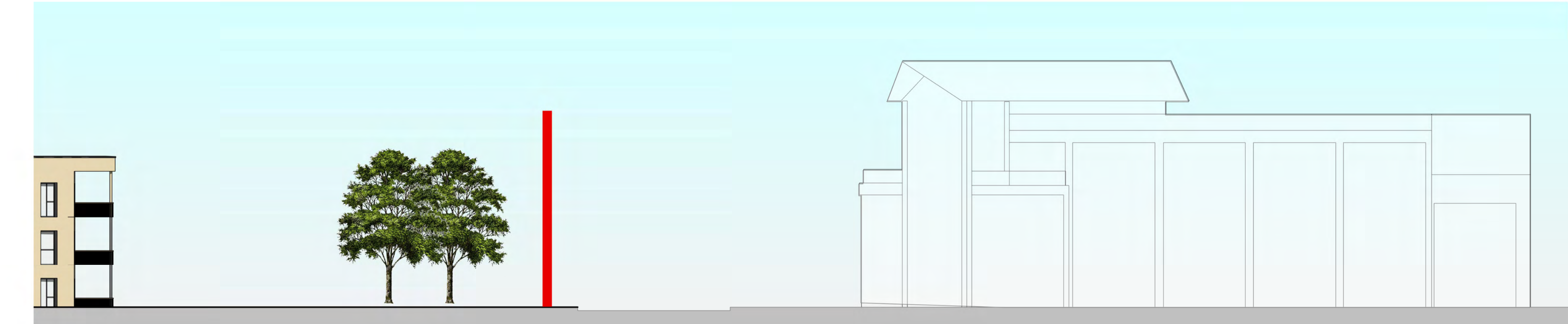
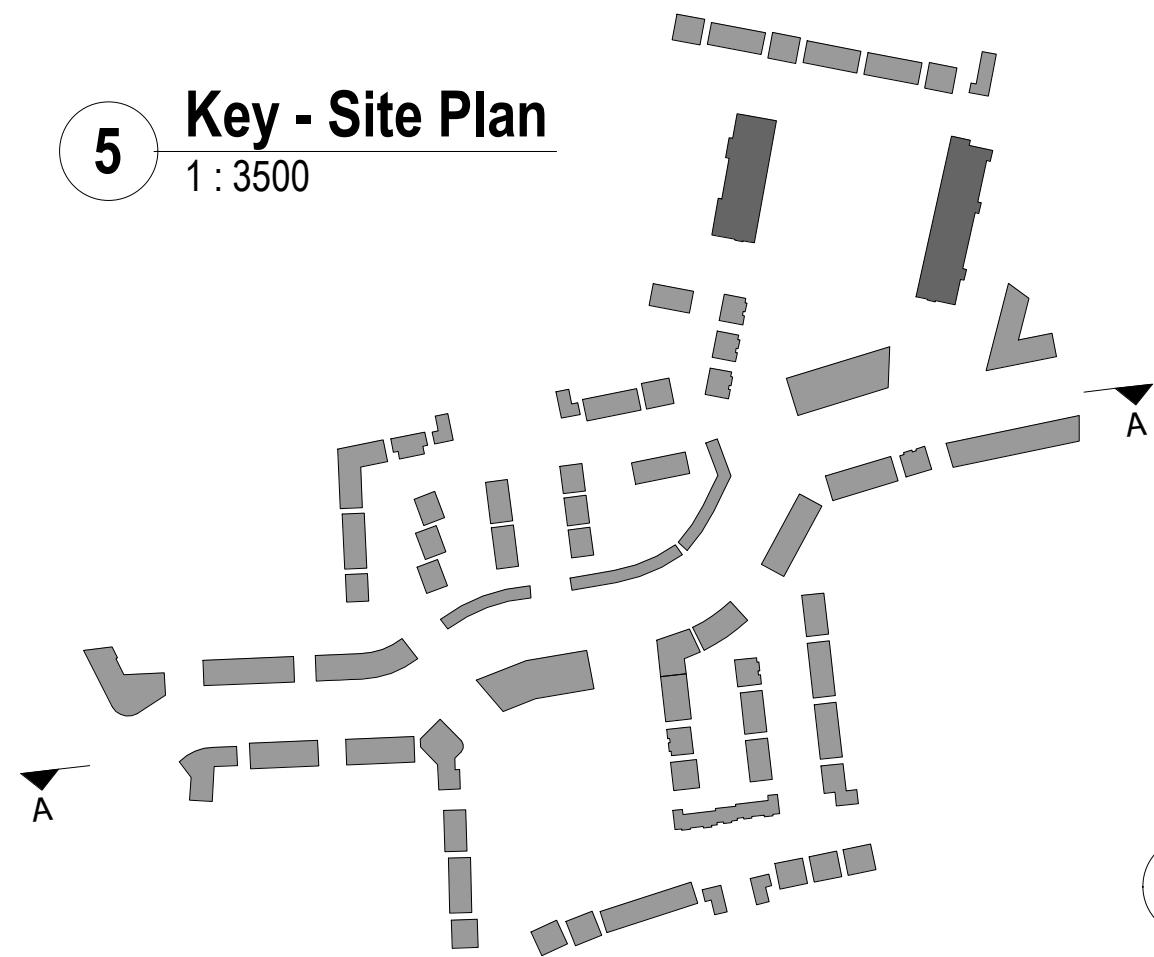


2 Site Section A-A Part 01
1 : 200



3 Site Section A-A Part 02
1 : 200

5 Key - Site Plan
1 : 3500



4 Site Section A-A Part 03
1 : 200

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.

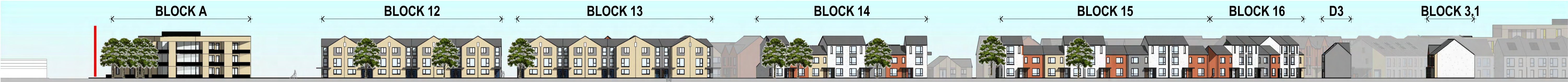
All materials used in connection with the works to comply with the Construction Products Regulation (EU) No. 305/2011 and the harmonised technical specification/standards that fall within the remit of the CPR No. 305/2011



DRAWING TITLE
SITE SECTION A-A

SCALE	VARIABLES	DRAWING NUMBER	JOB
REVISION	SIZE	CAD REFERENCE	CLIENT
REVISED BY	DRAWING TYPE	DATE	DATE

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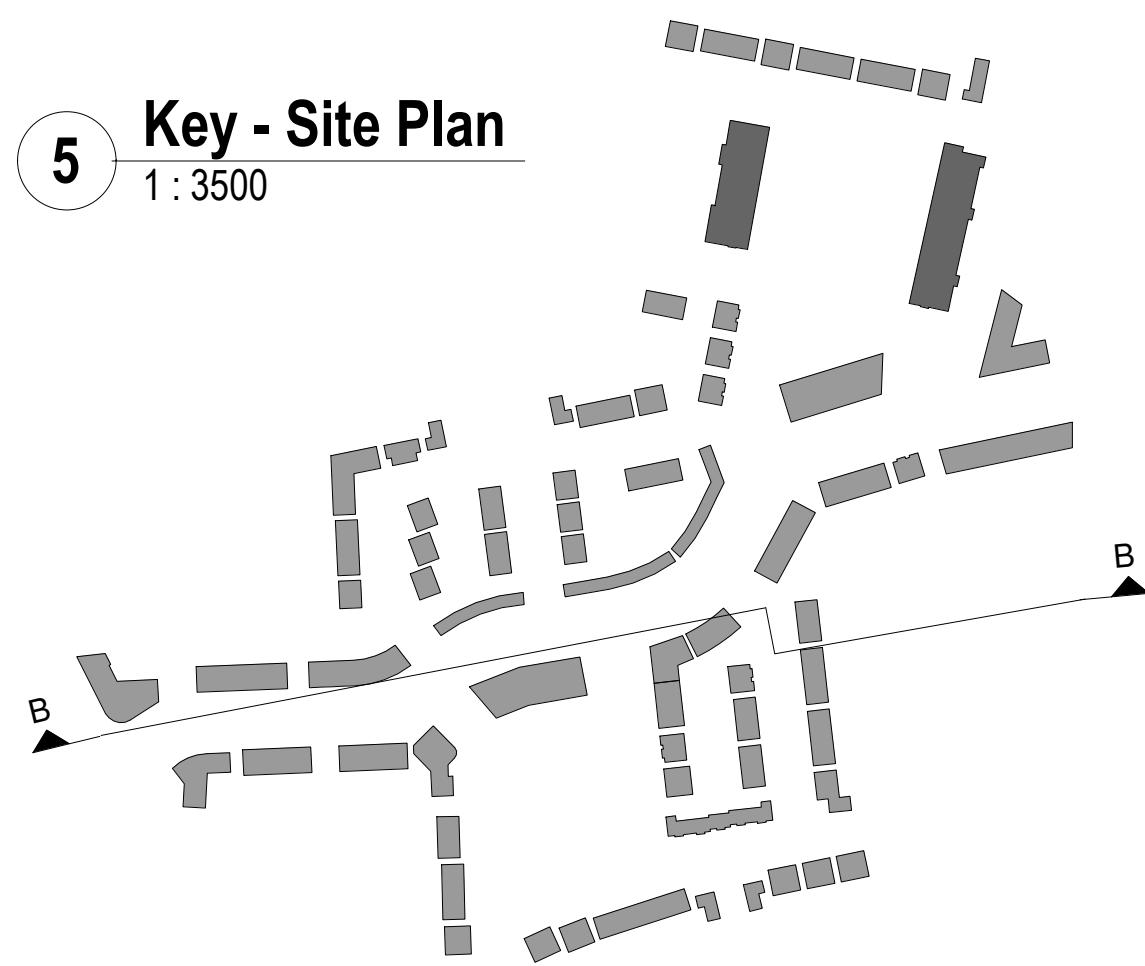
1 Site Section B-B
1 : 500



2 Site Section B-B Part 01
1 : 200



3 Site Section B-B Part 02
1 : 200



5 Key - Site Plan
1 : 3500



4 Site Section B-B Part 03
1 : 200

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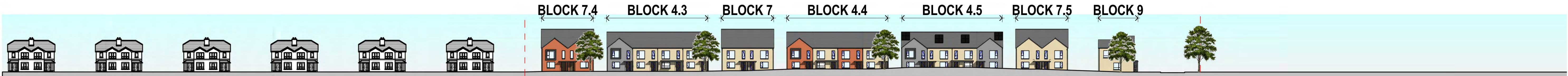
All materials used in connection with the works to comply with the Construction Products Regulation (EU) No. 305/2011 and the harmonised technical specification/standards that fall within the remit of the CPR No. 305/2011



DRAWING TITLE
SITE SECTION B-B

SCALE	VARIABLES	DRAWING NUMBER	757-PA-016	JOB	CLONMINGH
REVISION	SIZE	CAD REFERENCE		CLIENT	STEINFORT INVESTMENTS
REVISED BY	BG	DRAWING BY	AC	DATE	18.10.2021

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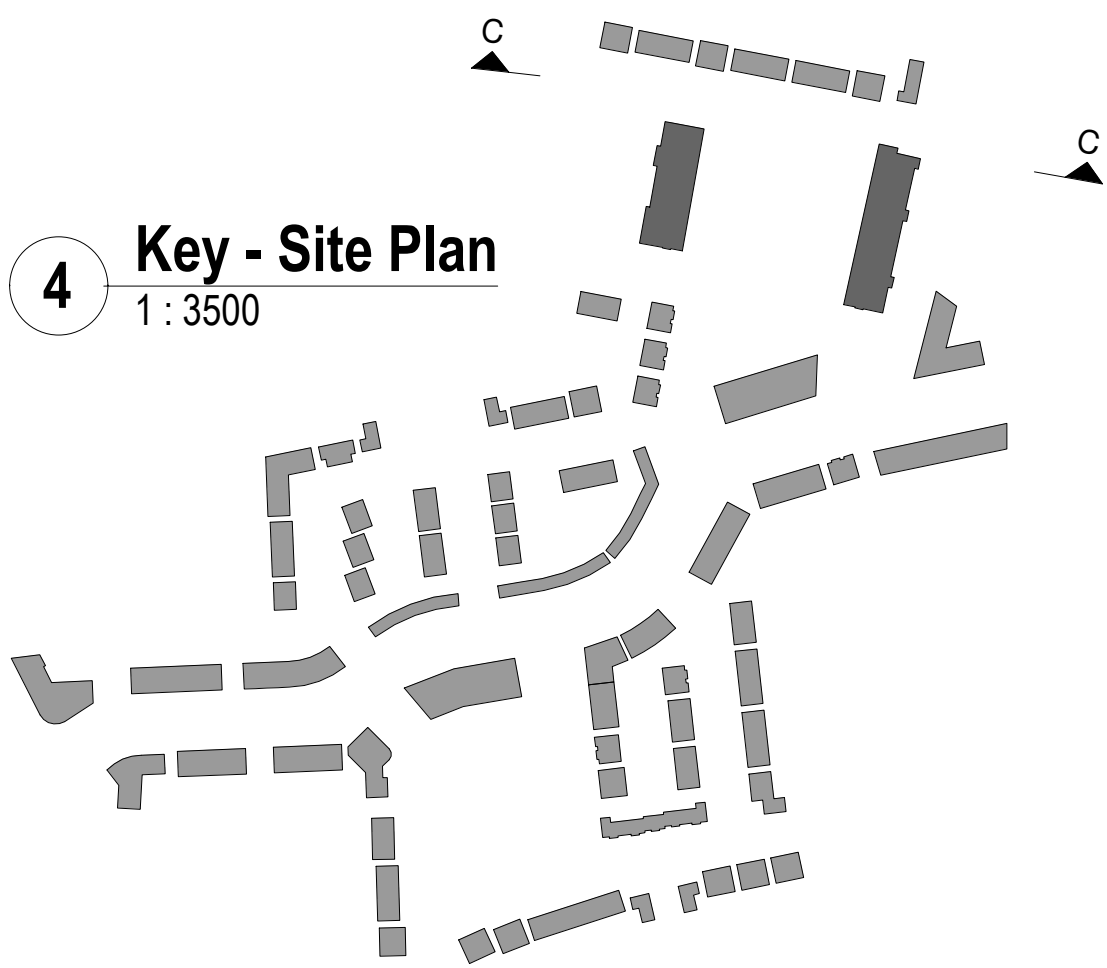
1 Site Section C-C
1 : 500



2 Site Section C-C Part 01
1 : 200



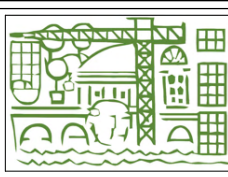
3 Site Section C-C Part 02
1 : 200



4 Key - Site Plan
1 : 3500

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DRAWING TITLE
SITE SECTION C-C

SCALE	VARIABLE	DRAWING NUMBER	1757-PA-017	JOB	CLONMINGH
REVISION	SIZE	CAD REFERENCE		CLIENT	STEINFORT INVESTMENTS
REVISED BY	BG	DRAWING BY	AC	DATE	18.10.2021

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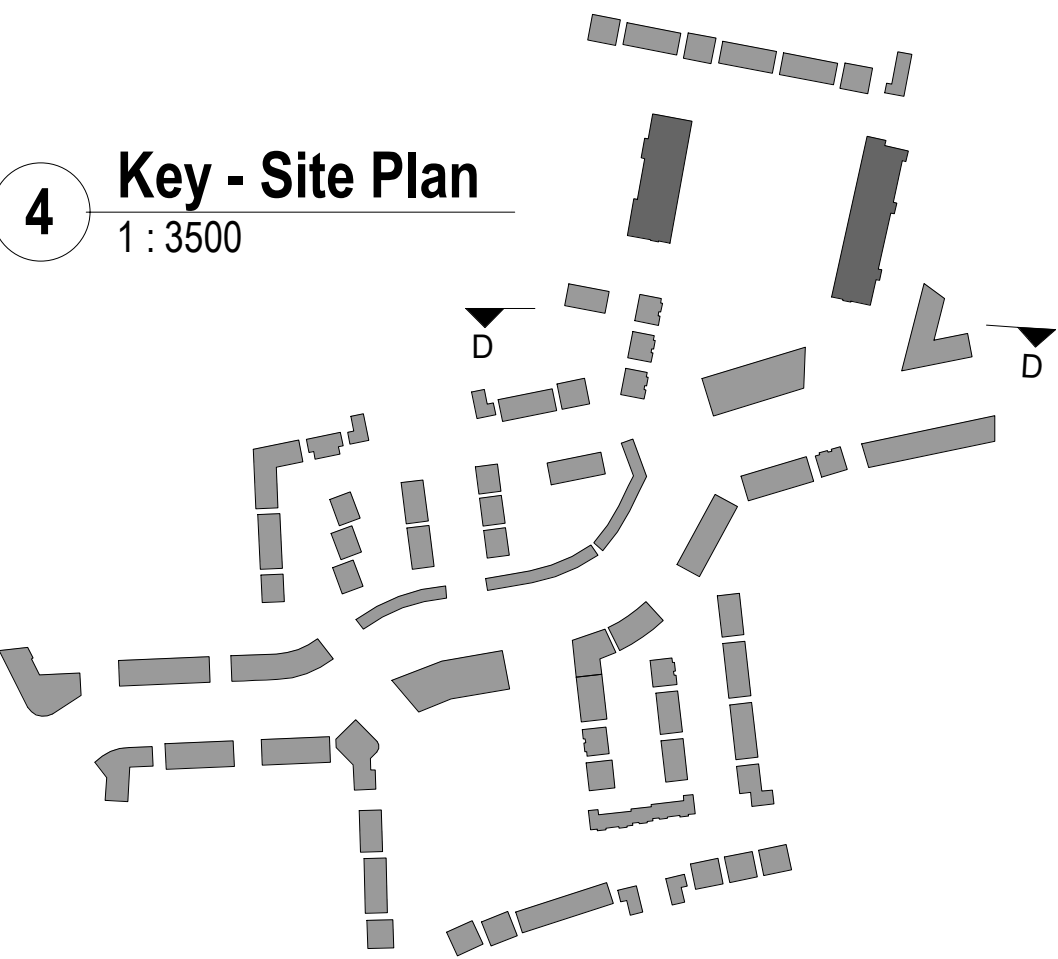
1 Site Section D-D
1 : 600



2 Site Section D-D Part 01
1 : 200



3 Site Section D-D Part 02
1 : 200



4 Key - Site Plan
1 : 3500

CPR Note:
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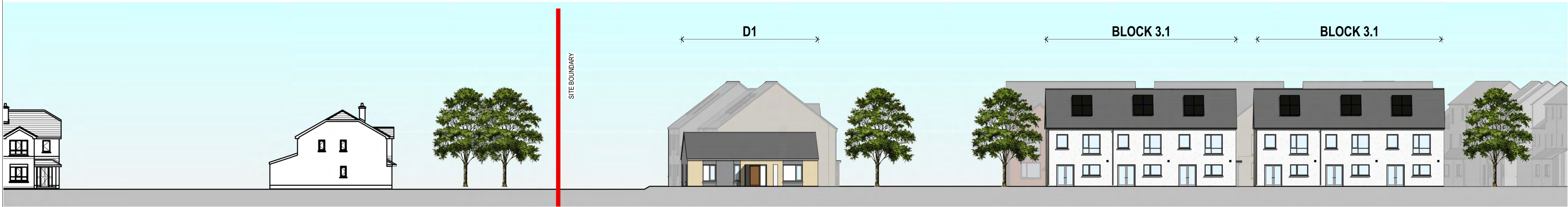
DRAWING TITLE
SITE SECTION D-D

SCALE	VARIABLES	DRAWING NUMBER	1757-PA-018	JOB	CLONMINGH
REVISION	SIZE	CAD REFERENCE		CLIENT	STEINFORT INVESTMENTS
REVISED BY	BG	DRAWING BY	AC	DATE	18.10.2021

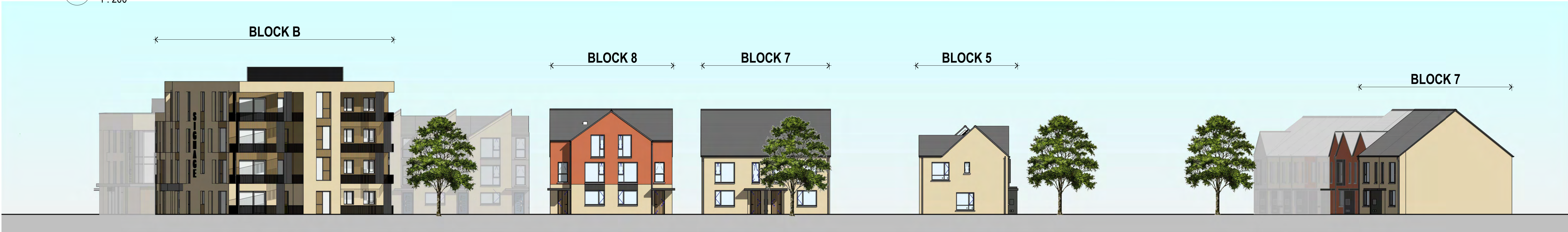
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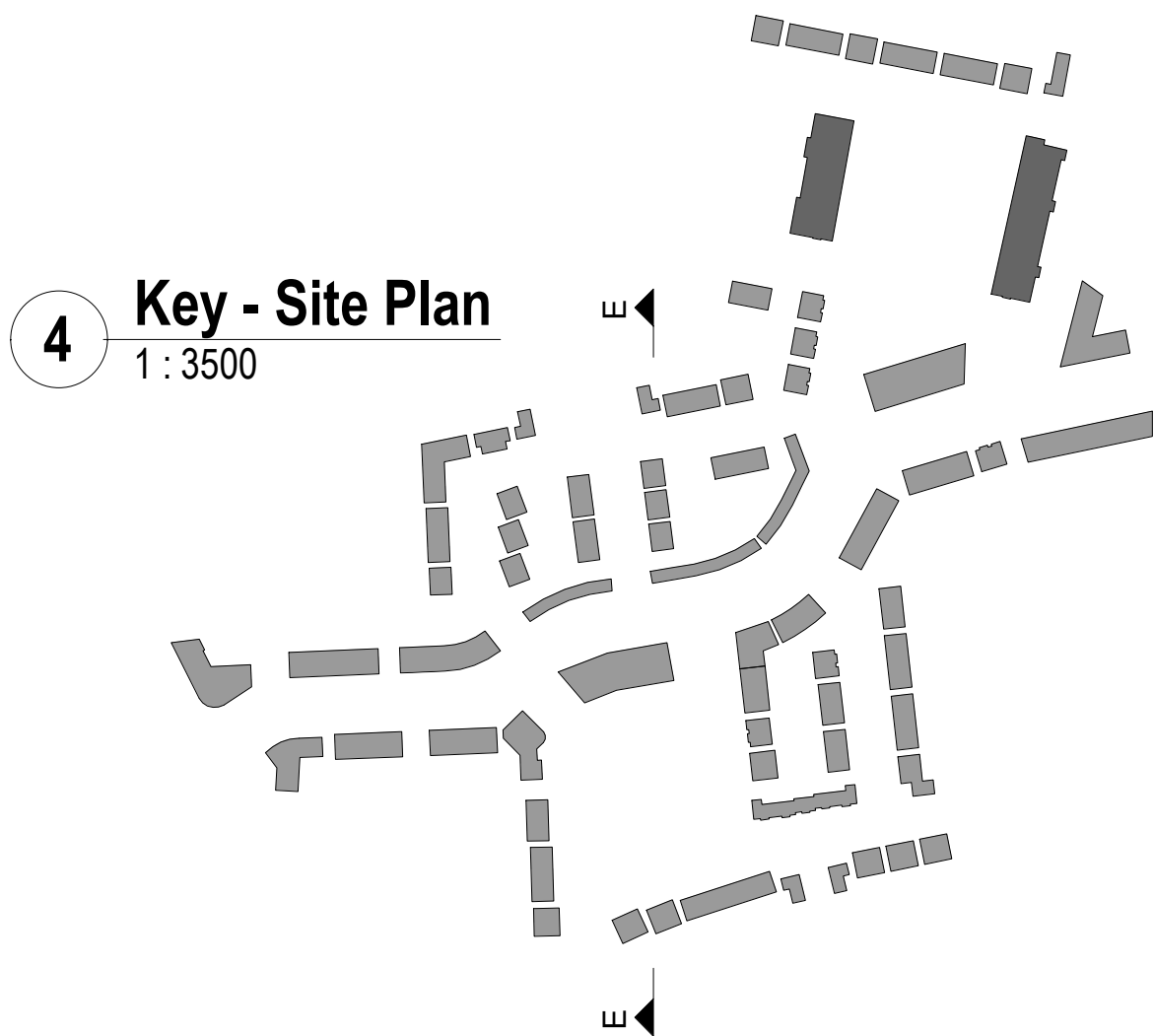
1 Site Section E-E
1 : 500



2 Site Section E-E Part 01
1 : 200



3 Site Section E-E Part 02
1 : 200



4 Key - Site Plan
1 : 3500

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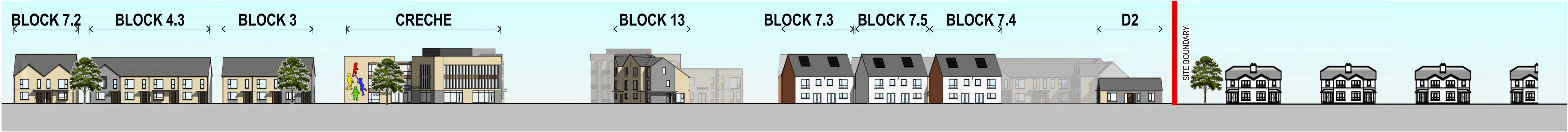
All materials used in connection with the works to comply with the Construction Products Regulation (EU) No. 305/2011 and the harmonised technical specification/standards that fall within the remit of the CPR No. 305/2011



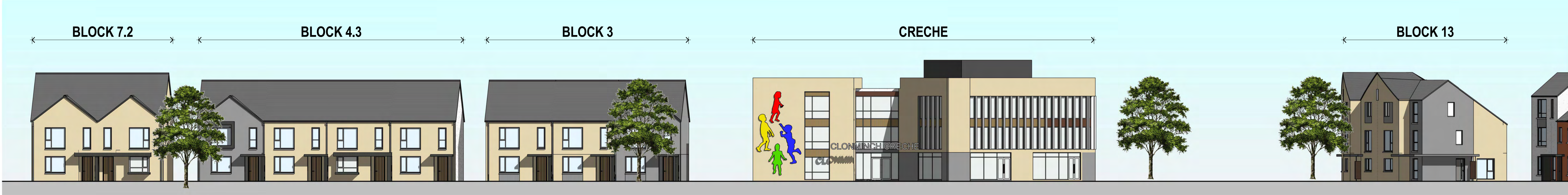
DRAWING TITLE
SITE SECTION E-E

SCALE	VARIABLES	DRAWING NUMBER	757-PA-019	JOB	CLONMINGH
REVISION	SIZE	CAD REFERENCE		CLIENT	STEINFORT INVESTMENTS
REVISED BY	BG	DRAWING BY	AC	DATE	18.10.2021

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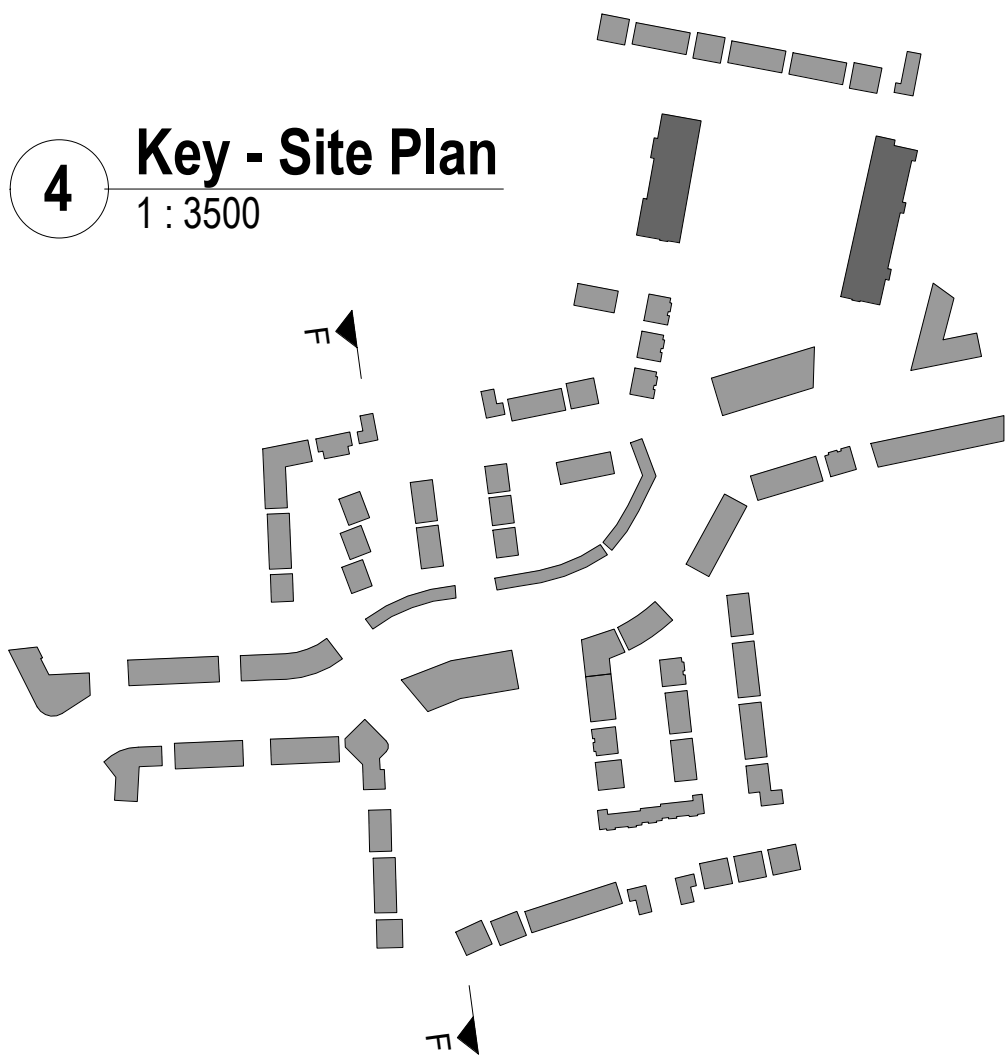
1 Site Section F-F
1 : 500



2 Site Section F-F Part 01
1 : 200



3 Site Section F-F Part 02
1 : 200



4 Key - Site Plan
1 : 3500

CPR Note:
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DRAWING TITLE
SITE SECTION F-F

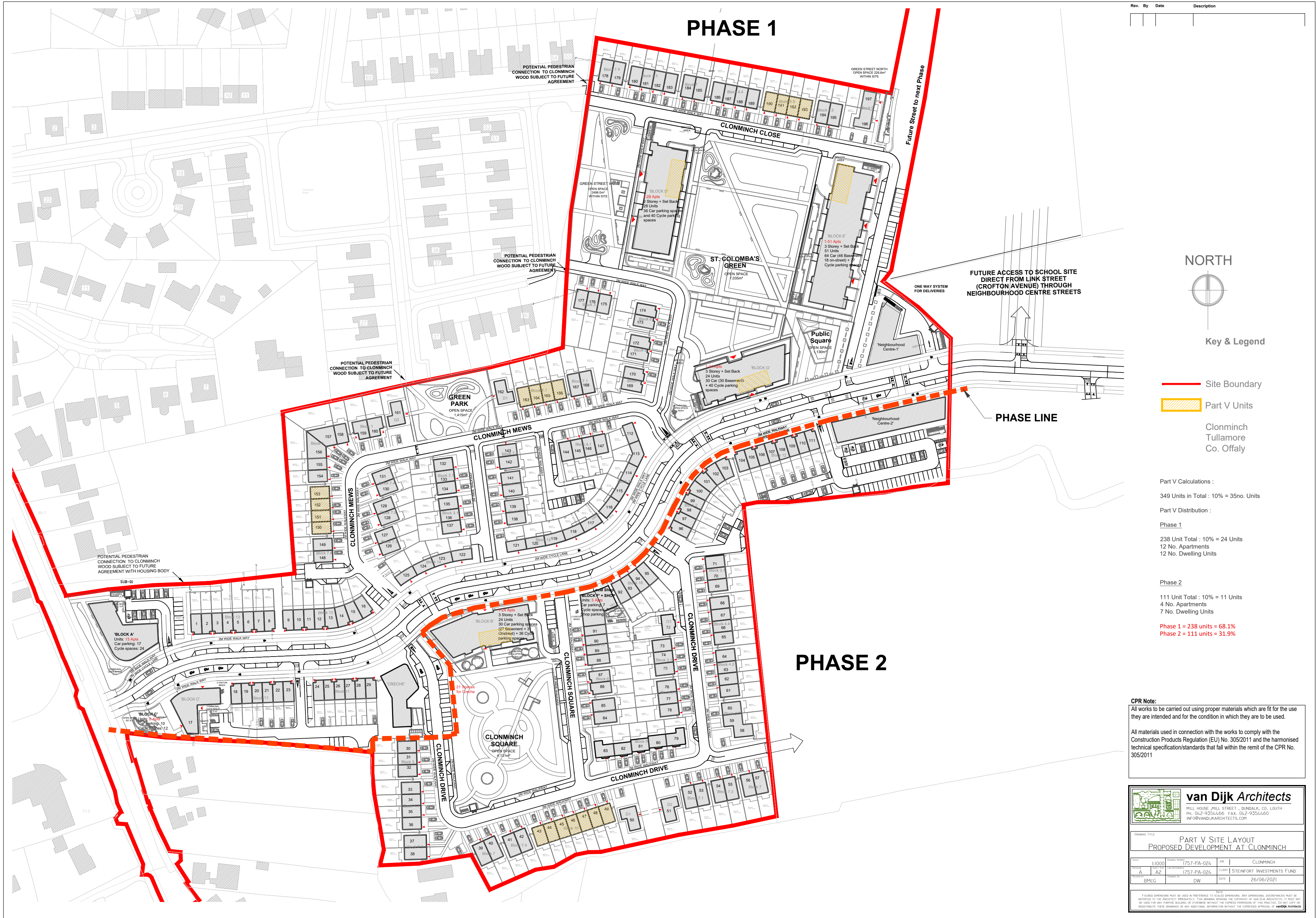
SCALE	VARIABLES	DRAWING NUMBER	757-PA-020	JOB	CLONMINTH
REVISION	SIZE	CAD REFERENCE		CLIENT	STEINFORT INVESTMENTS
REVISED BY	BG	DRAWING BY	AC	DATE	18.10.2021

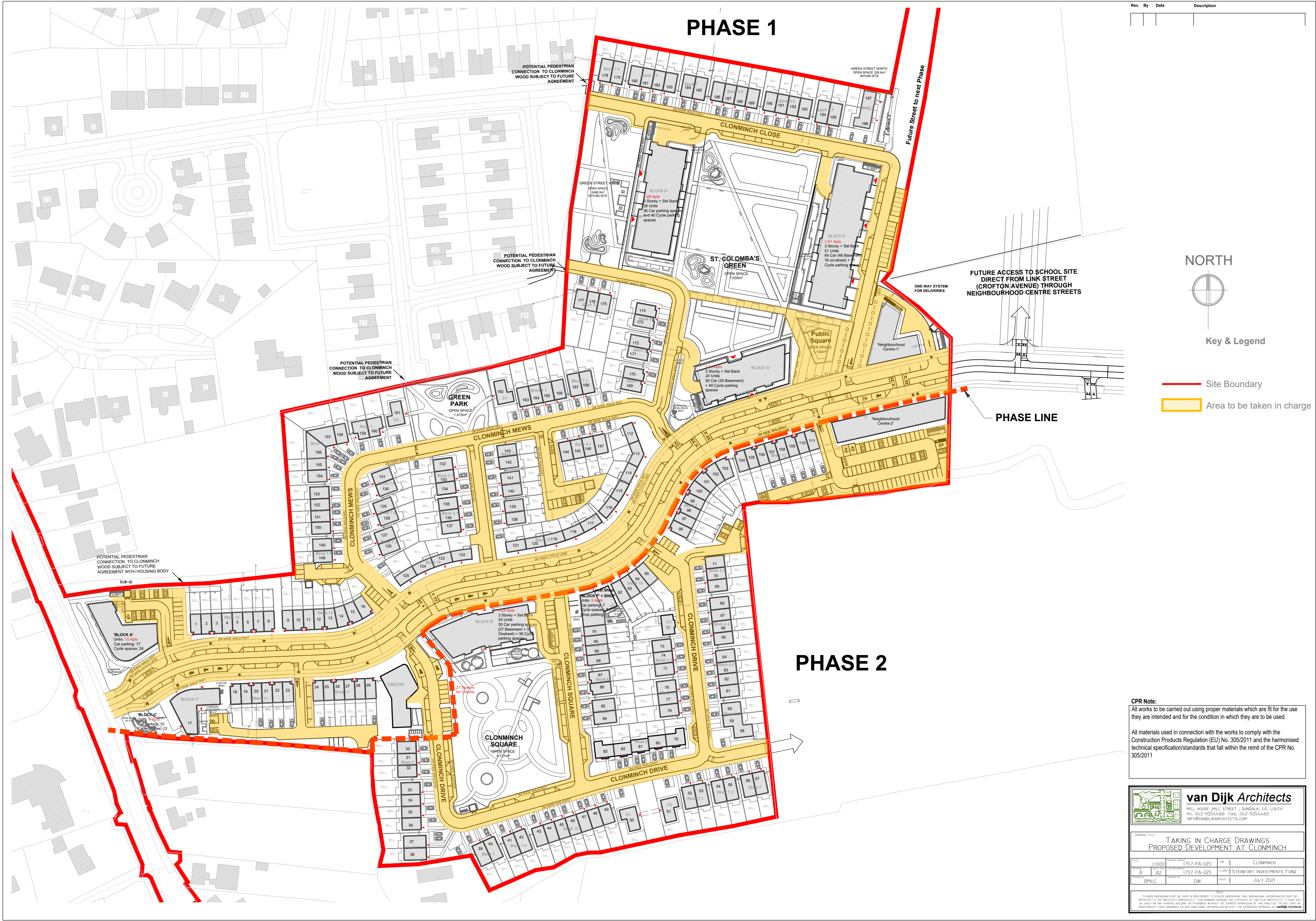
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Architectural elevation drawing of a row of buildings, divided into four sections labeled BLOCK 12, BLOCK G, BLOCK D, and BLOCK 4.3. The drawing shows various building styles, including modern multi-story structures and traditional houses. A red dashed line is visible on the far left and right edges.

4 Key - Site Plan
1 : 3500

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Rev.	By	Date	Description



- Site Boundary
- Area to be taken in charge

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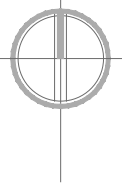
DRAWING TITLE			
TAKING IN CHARGE DRAWINGS PROPOSED DEVELOPMENT AT CLONMINCH			
SCALE	DATE	PROJECT	CLIENT
1:1000	1757-PA-025	CLONMINCH	STEINFORT INVESTMENTS FUND
AZ	1757-PA-025		
BMCG	DW	DATE	JULY 2021

NOTE
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Rev.	By	Date	Description

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 = 63,188.42m²

Open Space = 12,076m²

- Phase 2
82 no. Dwellings
29 no. Apartments
Total - 111 no. Units

Area = 30,644.72m²

Open Space = 4,131m²

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DRAWING TITLE			
PHASING SITE PLAN PROPOSED DEVELOPMENT AT CLONMINCH			
SCALE	1:5000	DRAWING NUMBER	1757-PA-027
PROJECT	A	DATE	16/07/2020
DESIGNED BY	BMCG	CLIENT	STEINFORT INVESTMENTS FUND
DRAWN BY	DW	DATE	16/07/2020

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