Rev.	By	Date	Description

PHASE 1

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

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

Future Street to next Phase

CLONMINCH CLOSE

CLONMINCH MEWS

CLONMINCH DRIVE

CLONMINCH SQUARE

GREEN STREET NORTH
OPEN SPACE 226.6m²
WITHIN SITE

GREEN STREET WEST
OPEN SPACE
2496.0m²
WITHIN SITE

ST. COLOMBA'S GREEN
OPEN SPACE
7,035m²

GREEN PARK
OPEN SPACE
1,415m²

Public Square
OPEN SPACE
1,130m²

CLONMINCH SQUARE
OPEN SPACE
4,131m²

'BLOCK A'
Units: 13 Apts
Car parking: 17
Bike spaces: 24

'BLOCK B'
1-28 Apts
3 Storey + Set Back
24 Units
35 Car and Bike parking spaces
(27 Basement + 8 Onstreet)

'BLOCK C'
Units: 9 Apts
Car parking: 10
Bike spaces: 10

'BLOCK D'
1-28 Apts
3 Storey + Set Back
28 Units
36 Car and Bike parking spaces

'BLOCK E'
1-51 Apts
3 Storey + Set Back
51 Units
70 Car and Bike parking spaces
(46 Basement, 24 on-street)

'BLOCK F' + SHOP
Units: 5 Apts
Car parking: 7
Bike spaces: 2
Shop parking: 1

'BLOCK G'
1-36 Apts
3 Storey + Set Back
24 Units
36 Car and Bike parking spaces
(30 Basement + 6 Onstreet)

Local Shop

'CRECHE'
21 Spaces for Creche

'Neighbourhood Centre-1'

'Neighbourhood Centre-2'

ONE WAY SYSTEM FOR DELIVERIES

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

PHASE LINE

2M WIDE WALK WAY

2M WIDE CYCLE LANE

2M WIDE WALKWAY

NORTH

Key & Legend

Site Boundary

Part V Units

Clonminch
Tullamore
Co. Offaly

Part V Calculations :

349 Units in Total : 10% = 35no. Units

Part V Distribution :

Phase 1

238 Unit Total : 10% = 24 Units
12 No. Apartments
12 No. Dwelling Units

Phase 2

111 Unit Total : 10% = 11 Units
4 No. Apartments
7 No. Dwelling Units

Phase 1 = 238 units = 68.1%
Phase 2 = 111 units = 31.9%

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
PART V SITE LAYOUT
PROPOSED DEVELOPMENT AT CLONMINCH

SCALE	1:1000	DRAWING NUMBER	1757-PA-024
REVISION	A	PAPER SIZE	A2
REVISED BY	BMcG	DRAWN BY	DW
JOB	CLONMINCH		
CLIENT	STEINFORT INVESTMENTS FUND		
DATE	26/06/2021		

NOTES
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 REDISTRIBUTE THESE DRAWINGS OR ANY ADDITIONAL INFORMATION WITHOUT THE EXPRESSED APPROVAL OF **vanDijk** *Architects*