



PHASE 1A
ST. MARNOCK BAY
(EXISTING 101 UNITS
CONSTRUCTED)
PL.REF. F13A/0248

PHASE 1C
ST. MARNOCK'S BAY (153
UNITS NOW UNDER
CONSTRUCTION)
ABP REF. ABP-305619-19

See drawing 6158B-P-008 for remaining site area

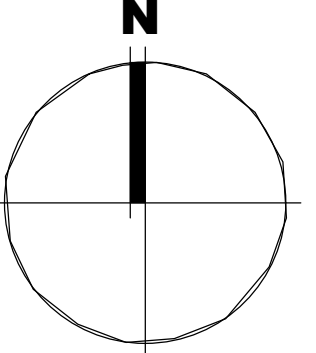
PROPOSED HAUL ROAD
(PERMITTED UNDER REG. REF. F20A/0700)

SKYLARK PARK
8,150 sq. m
Refer to BSM drawings
for Skylark Park
'6842_102' for details

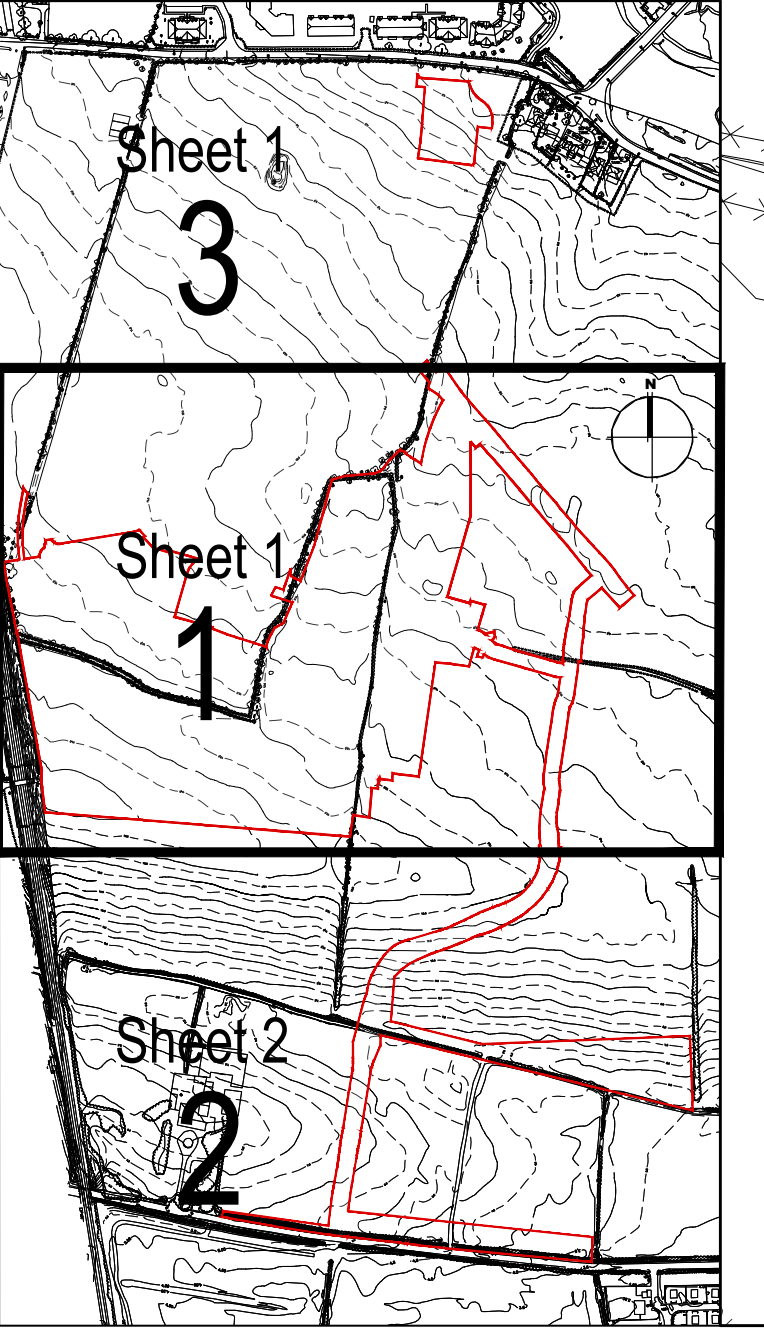
EXTENSION OF
RAILWAY
LINEAR PARK
6,990 sq. m

PHASE 1D:		TOTAL SITE AREA PHASE 1D =		11.05 Ha	
TOTAL DEVELOPMENT AREA PHASE 1D =		5.33 Ha		172	
TOTAL NO. OF UNITS =		172		32.3 UNITS/Ha	
TOTAL DENSITY =					
HOUSES TYPES				Numbers of units	
Type A1/A2/A3	3 bed [2st.]	108.6 sqm		32	
Type A4/A5/A6	3 bed [2st.]	117.6 sqm		11	
Type B1/B2/B3	3 bed [2st.]	110.6 sqm		22	
Type C1	3 bed [2st.]	118 sqm		9	
Type C2	3 bed [2st.]	117.4 sqm		8	
Type C3	3 bed [2st.]	118.6 sqm		1	
Type D1	4 bed [2st.]	141 sqm		9	
Type D2	4 bed [2st.]	142 sqm		2	
Type F1	4 bed [2st.]	134.4 sqm		11	
Type F2	4 bed [2st.]	135.6 sqm		5	
Type F3	4 bed [2st.]	146.5 sqm		2	
Type F4	4 bed [2st.]	146.4 sqm		5	
Type F5	4 bed [2st.]	147.8 sqm		17	
Type G	3 bed [1.5st.]	114 sqm		11	
Type H	4 bed [1.5st.]	147 sqm		5	
DUPLEXES					
Type J1/J2	2 bed Apart. [1st.]	78.5 sqm		9	
Type K1/K2	3bed Duplex [2st.]	114.4 sqm		9	
Type J3	2 bed Apart. [1st.]	83.5 sqm		2	
Type K3	3bed Duplex [2st.]	114.4 sqm		2	
Total Residential Units				172	

THIS DRAWING RELATES TO ORDNANCE SURVEY
MAPS O.S. MAP REF. 3065-B, 3065-D, 3066-C,
3065-15 & 3066-11,
OS DATUM TO MALIN HEAD



Subject Site Keyplan (NTS)



REFER TO ENGINEERS DRAWINGS
'21205-JBB-00-XX-DR-C-02001/2002/2003'
FOR DETAILS
ON ALL ROADS

See drawing 6158B-P-007 for remaining site area

REFER TO LANDSCAPE
ARCHITECT'S DRAWINGS
FOR ALL LANDSCAPING
DETAILS

SITE LAYOUT PLAN

- 1. Copyright Reserved
- 2. Works to be prepared in accordance with the contract
- 3. The contractor is responsible for checking all details and dimensions on site and shall refer all discrepancies to the Architect
- 4. Where appropriate, for details of civil, structural, mechanical and electrical details, see Engineers drawings
- 5. Proprietary items shall be checked in accordance with manufacturers instructions
- 6. Scope of proprietary items shall be checked with manufacturer
- 7. The contractor shall be responsible for the coordination of structure, finishes and services

Issue No.	Revision	Date	By	Check
1	1	18.02.21	AS	AS
2	1	07/05/21	AS	AS
3	1	26.11.21	AS	AS

No.	Date	Revision	By	Check
01	18.02.21	S4P SUBMISSION	AS	AS
02	07/05/21	ABP Pre-Planning Submission	AS	AS
03	26.11.21	S4P PLANNING APPLICATION TO ABP	AS	AS

Portmarnock South Phase 1D
Quintan Developments Ireland Limited

Drawing Title: SITE LAYOUT PLAN SHEET 1 OF 3
Drawing No.: 6158B-P-006
Scale: 1:500@A0 Rev: 03 Drawn: AS Date: 09.02.2021

bkd architects
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