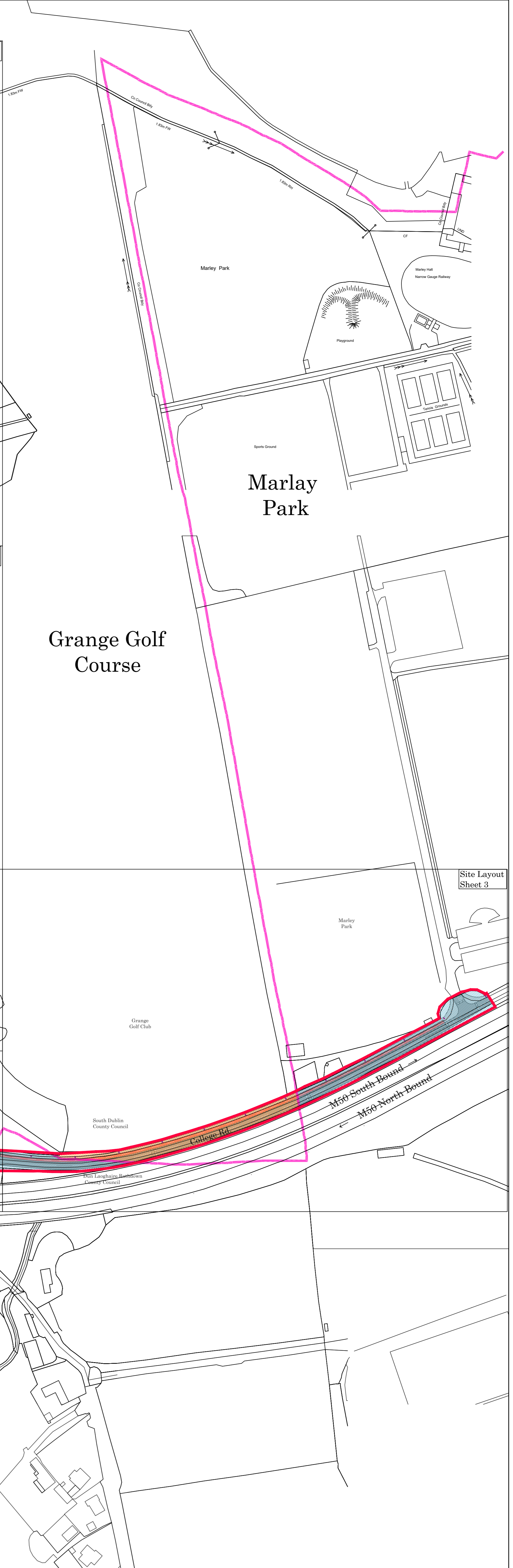
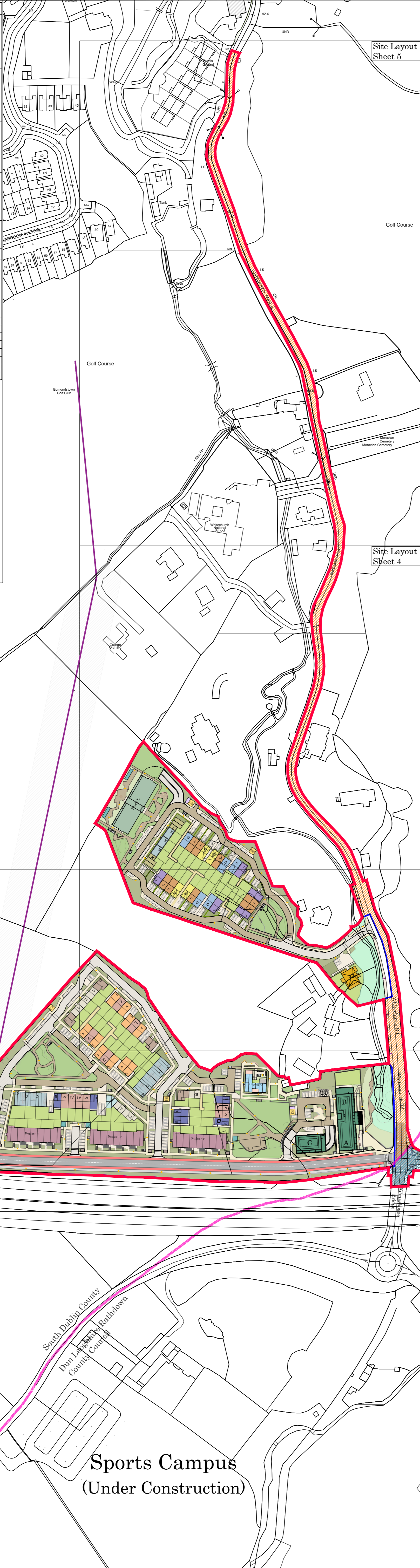
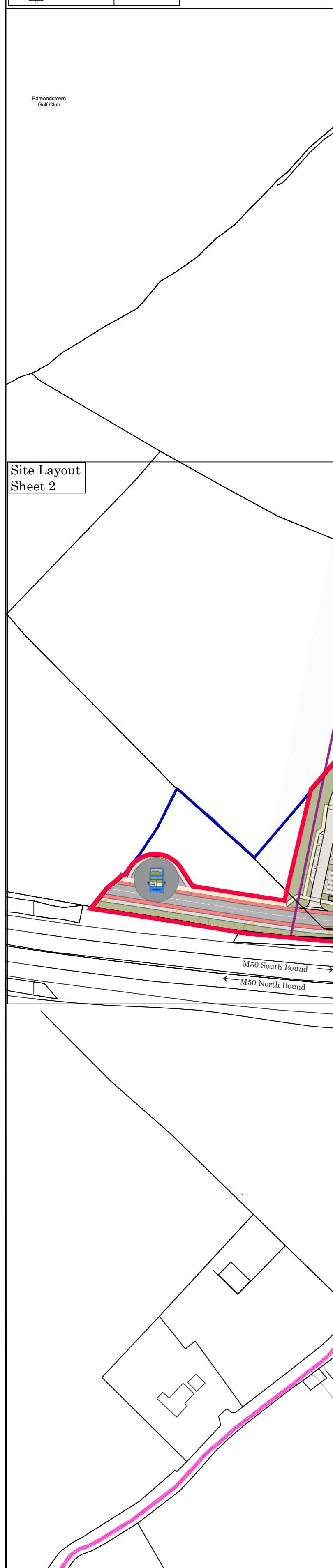
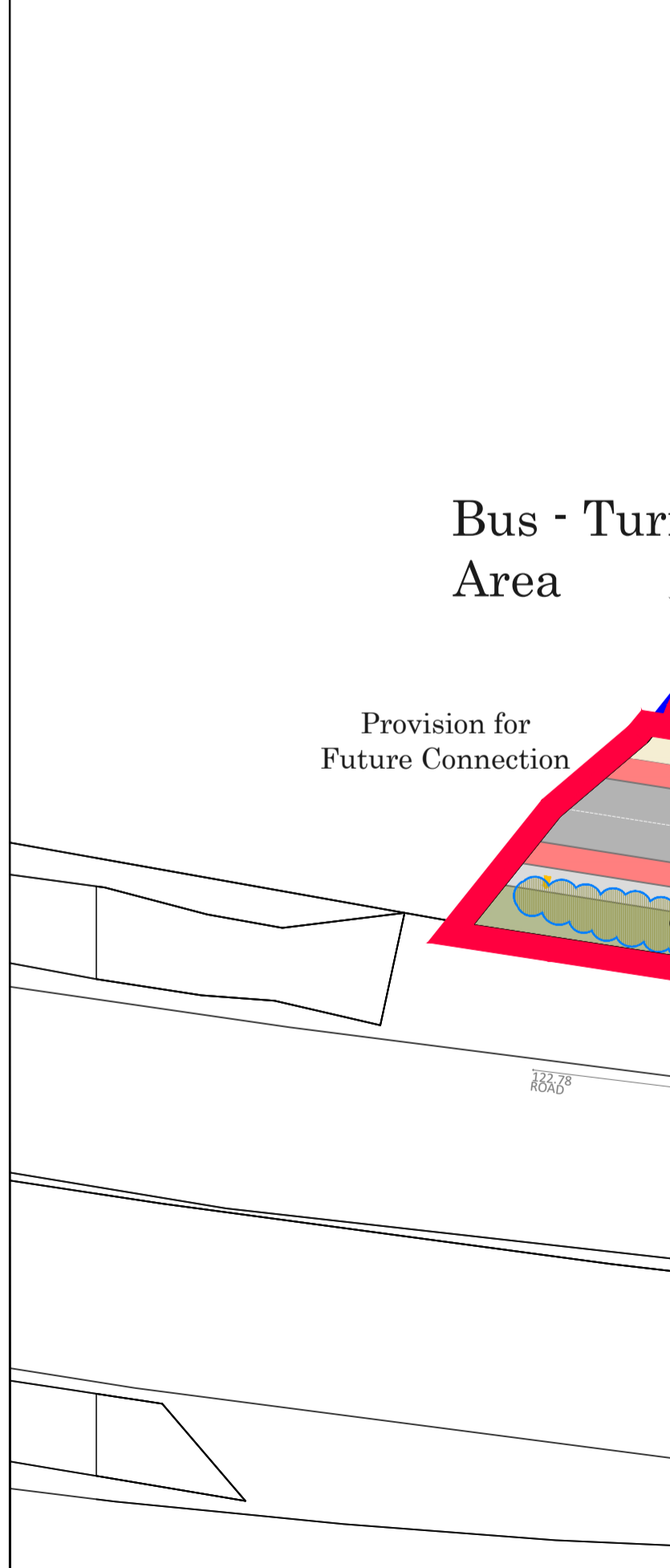


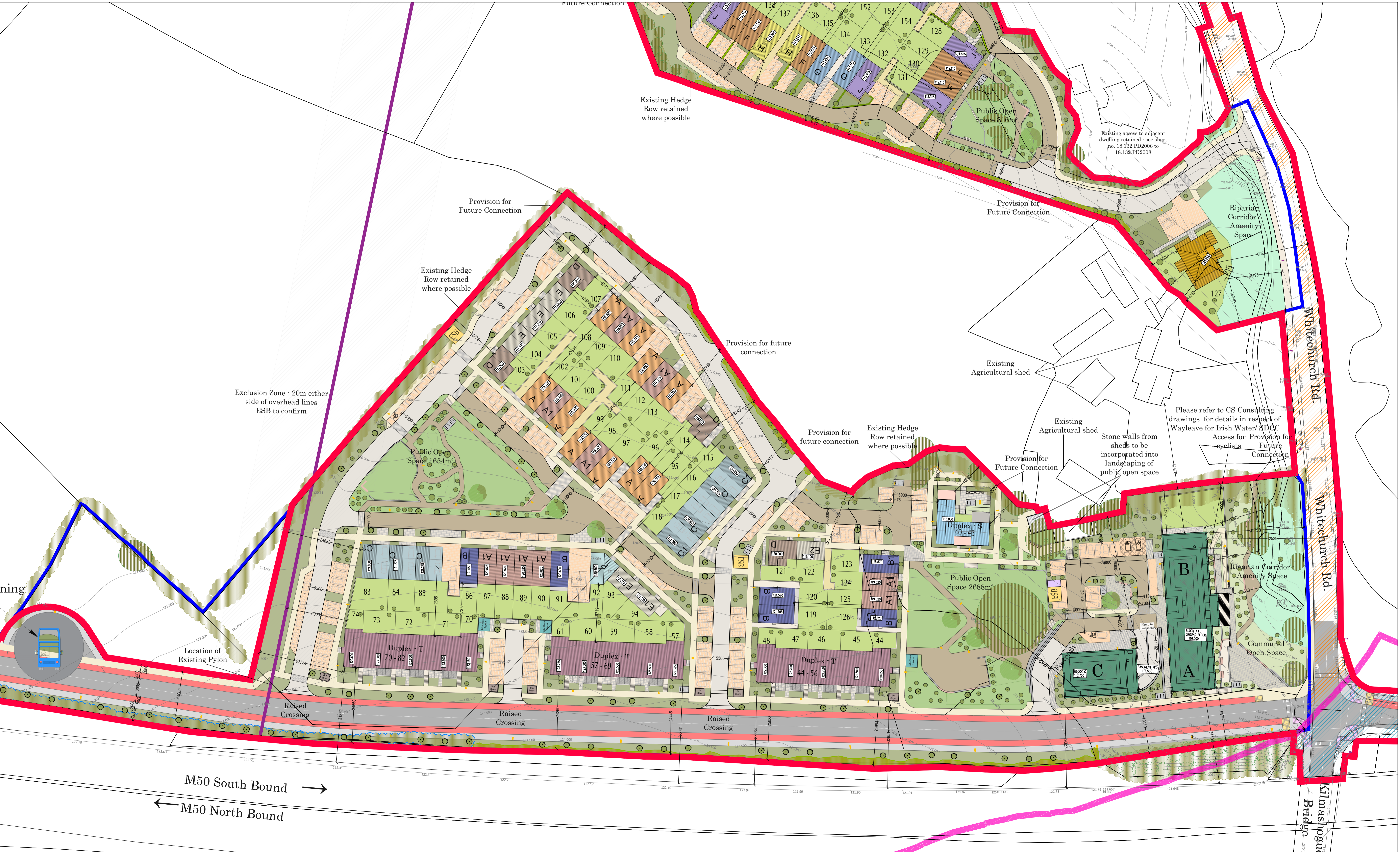
SITE INFORMATION	
Gross Site Area	6.77 Ha
Net Site Area	4.32 Ha
(excludes roadway reservation, ESB overhead line exclusion zone & riparian corridor)	
Total number of dwellings	178
Density per ha	41.2 units per Ha
Public Open Space	0.69 Ha (16%)
Communal Open Space	0.12 Ha
Houses:	72 No.
Apartment:	106 No.
28 no. 1-bed units	19%
63 no. 2-bed units	37%
63 no. 3-bed units	35%
21 no. 4-bed units	12%
Existing & Retained Trees/Hedges	
Proposed Trees/Hedges	
Public Open Space	
Private Open Space	
Communal Open Space	
Shared Vehicle/Ped. Surface	
Riparian Corridor	
Verge	
Shared Laneways	
<b>Unit Types</b>	
House Type A 10 No.	2 Storey 3 Bedroom End of Terrace / Semi Detached
House Type A1 10 No.	2 Storey 3 Bedroom Mid Terrace
House Type B 5 No.	2 Storey 4 Bedroom End of Terrace
House Type B1 1 No.	2.5 Storey 4 Bedroom End of Terrace
House Type C 4 No.	2.5 Storey 4 Bedroom Mid Terrace
House Type C1 3 No.	2.5 Storey 4 Bedroom End of Terrace
House Type D 4 No.	2 Storey 3 Bedroom Semi Detached / End of Terrace / Detached
House Type E 4 No.	2 Storey 2 Bedroom Mid Terrace
House Type E1 1 No.	2 Storey 2 Bedroom End of Terrace
House Type E2 1 No.	2 Storey 2 Bedroom Semi Detached
House Type F 8 No.	2 Storey 3 Bedroom Mid Terrace
House Type G 5 No.	2 Storey 3 Bedroom End of Terrace / Semi Detached
House Type H 4 No.	2 Storey 3 Bedroom End of Terrace
House Type J 5 No.	3 Storey 4 Bedroom End of Terrace / Semi Detached
House Type M 3 No.	2 Storey 3 Bedroom Mid Terrace
House Type N 1 No.	3 Storey 4 Bedroom End of Terrace
House Type N1 1 No.	3 Storey 4 Bedroom End of Terrace
House Type L 1 No.	2 Storey 4 Bedroom Detached
House Type P 1 No.	2 Storey 3 Bedroom End of Terrace
<b>Auxiliary Buildings</b>	
Bike stores Type A & Type B	
Bin Store to duplex's	
ESB Substation with Switch Room (switch room required for apartment buildings only)	
Existing building to be upgraded to be safe for public access & use	
Existing Public Lighting	
Proposed Public Lighting	
SDCC Co. Co. Lands	
DLR Co. Co. Lands	
ESB - Overhead Power line	
County Council Border	
Subject Site Outline	
Ownership Outline	
<b>TOTAL</b>	178 No. Units



SITE INFORMATION	
Gross Site Area	6.77 Ha
Net Site Area	4.32 Ha
(excludes roadway reservation, ESB overhead line exclusion zone & riparian corridor)	
Total number of dwellings	178
Density per ha	41.2 units per Ha
Public Open Space	0.05 Ha (16%)
Communal Open Space	0.123 Ha
Houses	72 No.
Apartments	106 No.
25 no. 1-bed units	16%
65 no. 2-bed units	37%
65 no. 3-bed units	36%
21 no. 4-bed units	12%
<b>Existing &amp; Retained</b>	
Trees/Hedges	See Schedule 1
Proposed Trees/Hedges	See Schedule 1
Public Open Space	See Schedule 1
Private Open Space	See Schedule 1
Communal Open Space	See Schedule 1
Shared Vehicle/Ped. Surface	See Schedule 1
Riparian Corridor	See Schedule 1
Verge	See Schedule 1
Shared Lanesways	See Schedule 1
<b>Unit Types</b>	
House Type A	10 No. 2 Storey, 3 Bedroom, East of Terrace / Semi-Detached
House Type A1	10 No. 2 Storey, 3 Bedroom, East of Terrace / Semi-Detached
House Type B	2 No. 2 Storey, 4 Bedroom, East of Terrace / Semi-Detached
House Type B1	1 No. 2 Storey, 4 Bedroom, East of Terrace / Semi-Detached
House Type C	4 No. 2 Storey, 4 Bedroom, East of Terrace / Semi-Detached
House Type C1	2 No. 2 Storey, 4 Bedroom, East of Terrace / Semi-Detached
House Type D	2 Storey, 3 Bedroom, Semi-Detached (End of Terrace / Detached)
House Type E	2 Storey, 2 Bedroom, Semi-Detached
House Type E1	2 Storey, 2 Bedroom, Semi-Detached
House Type F	1 No. 2 Storey, 3 Bedroom, Semi-Detached
House Type G	2 Storey, 3 Bedroom, East of Terrace / Semi-Detached
House Type H	2 Storey, 3 Bedroom, East of Terrace / Semi-Detached
House Type J	2 Storey, 3 Bedroom, East of Terrace / Semi-Detached
House Type M	2 Storey, 3 Bedroom, East of Terrace / Semi-Detached
House Type N	2 Storey, 3 Bedroom, East of Terrace / Semi-Detached
House Type N1	2 Storey, 3 Bedroom, East of Terrace / Semi-Detached
House Type L	2 Storey, 4 Bedroom, Detached
House Type P	2 Storey, 3 Bedroom, East of Terrace



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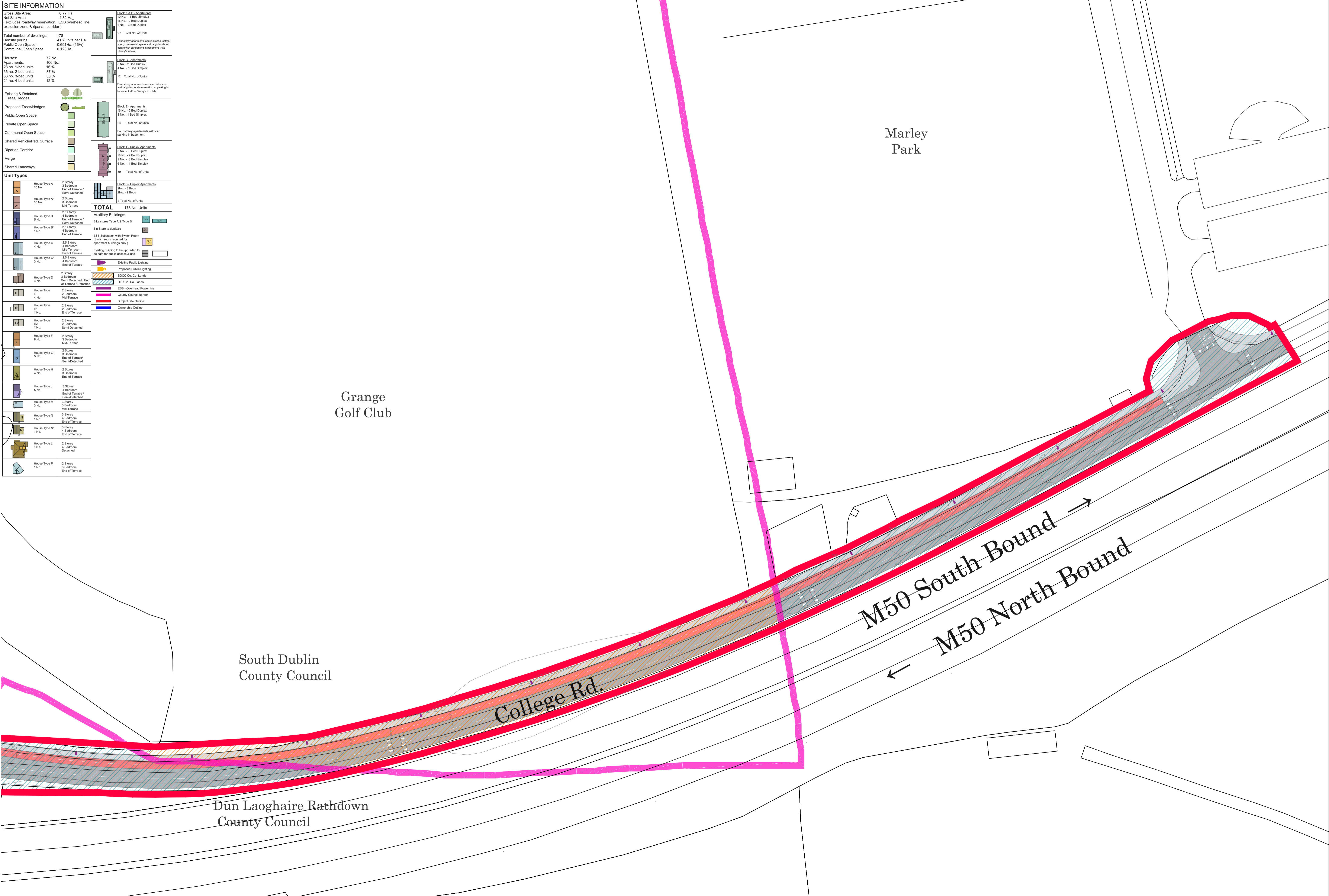


REVISION	DATE	DESCRIPTION
1	15/09/2021	Issue for Planning
2	18/10/2021	Issue for Planning

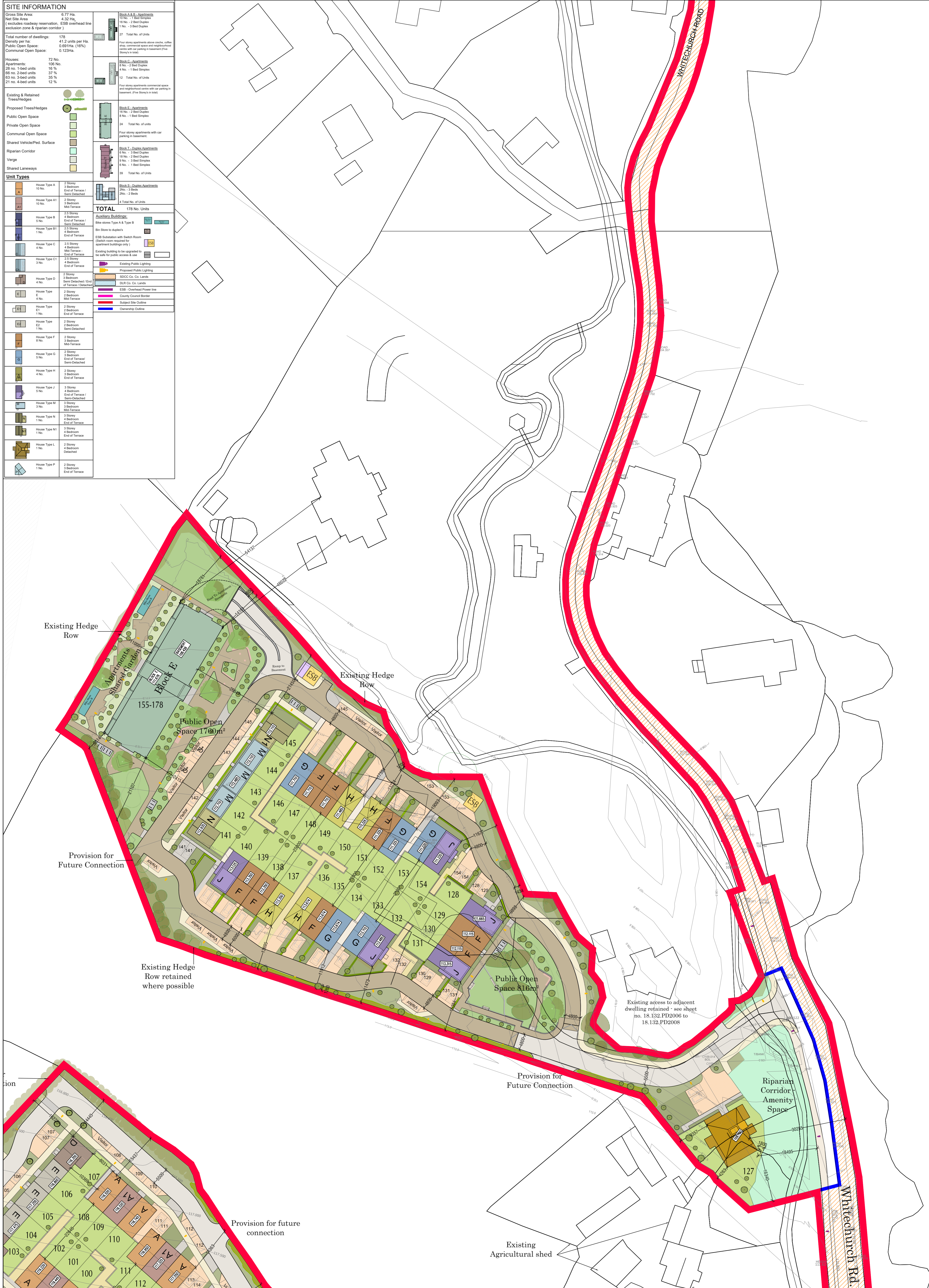
PROJECT NAME	PROPOSED RESIDENTIAL DEVELOPMENT AT EDINMOUNT
CLIENT	BCR Holdings Ltd. & Call Anon Ltd.
DATE	October 2021
PROJECT NO.	18.132.PD2002
SCALE	1:500
DATE	October 2021
PROJECT TITLE	PROPOSED RESIDENTIAL DEVELOPMENT AT EDINMOUNT
DATE	October 2021
PROJECT NO.	18.132.PD2002
SCALE	1:500
DATE	October 2021
PROJECT TITLE	PROPOSED RESIDENTIAL DEVELOPMENT AT EDINMOUNT
DATE	October 2021
PROJECT NO.	18.132.PD2002
SCALE	1:500
DATE	October 2021
PROJECT TITLE	PROPOSED RESIDENTIAL DEVELOPMENT AT EDINMOUNT
DATE	October 2021
PROJECT NO.	18.132.PD2002
SCALE	1:500
DATE	October 2021



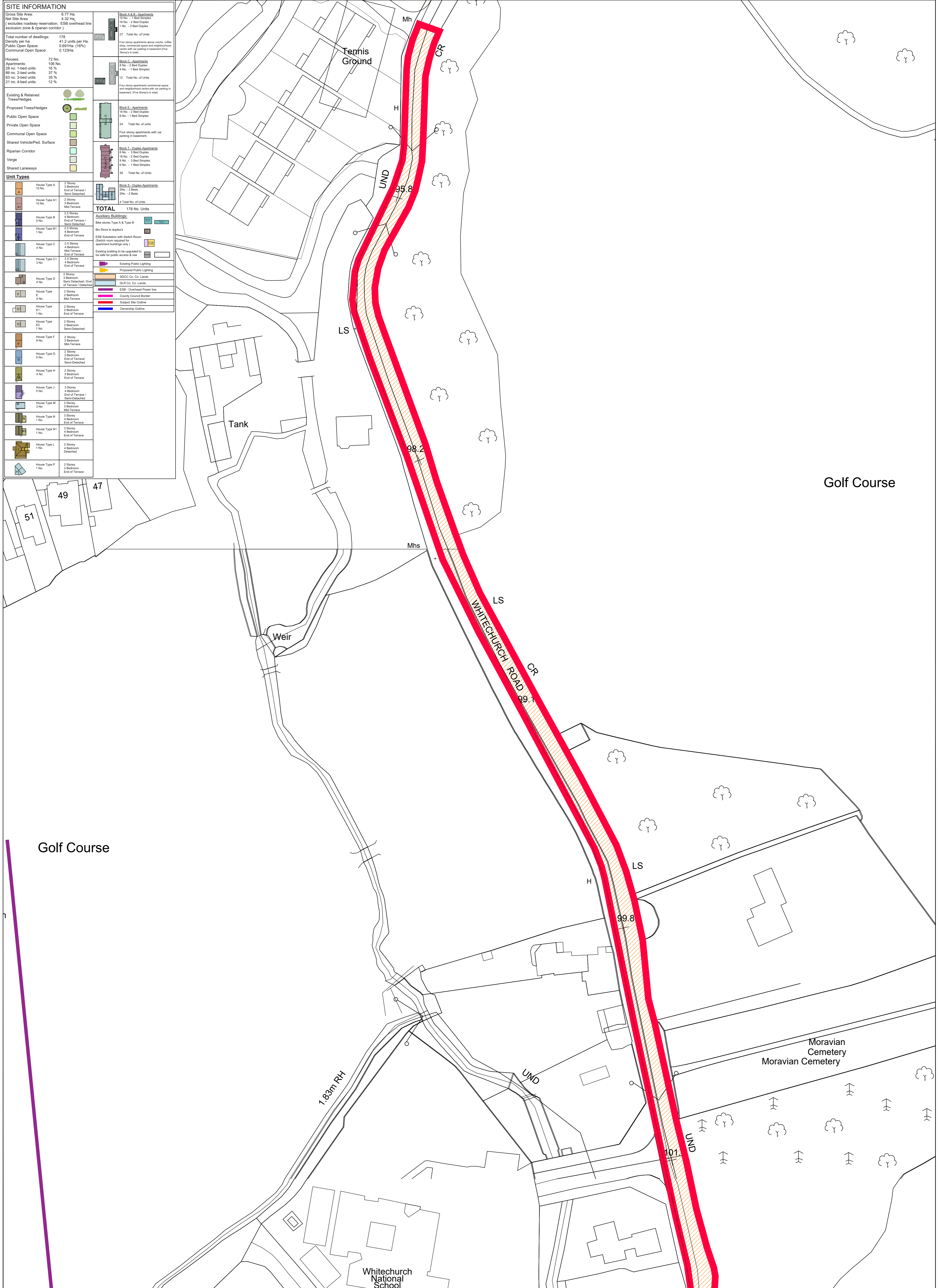
SITE INFORMATION	
Gross Site Area	6.77 Ha
Net Site Area	4.32 Ha
(excludes roadway reservation, ESB overhead line exclusion zone & riparian corridor)	
Total number of dwellings:	178
Density per ha:	41.2 units per Ha
Public Open Space:	0.091Ha, (16%)
Communal Open Space:	0.122Ha
Houses:	72 No.
Apartments:	106 No.
28 no. 1-bed units	16 %
66 no. 2-bed units	37 %
63 no. 3-bed units	35 %
21 no. 4-bed units	12 %
Existing & Retained Trees/Hedges	
Proposed Trees/Hedges	
Public Open Space	
Private Open Space	
Communal Open Space	
Shared Vehicle/Ped. Surface	
Riparian Corridor	
Verge	
Shared Lanesways	
<b>Unit Types</b>	
House Type A 10 No.	2 Storey 3 Bedroom End of Terrace / Semi Detached
House Type A1 10 No.	2 Storey 3 Bedroom Mid-Terrace
House Type B 5 No.	2 Storey 4 Bedroom End of Terrace / Semi Detached
House Type B1 1 No.	2 Storey 4 Bedroom End of Terrace
House Type C 4 No.	2.5 Storey 4 Bedroom Mid-Terrace - End of Terrace
House Type C1 3 No.	2.5 Storey 4 Bedroom End of Terrace
House Type D 4 No.	2 Storey 3 Bedroom Semi Detached / End of Terrace / Detached
House Type E 4 No.	2 Storey 2 Bedroom Mid-Terrace
House Type E1 1 No.	2 Storey 2 Bedroom End of Terrace
House Type E2 1 No.	2 Storey 2 Bedroom Semi Detached
House Type F 8 No.	2 Storey 3 Bedroom Mid-Terrace
House Type G 5 No.	2 Storey 3 Bedroom End of Terrace / Semi Detached
House Type H 4 No.	2 Storey 3 Bedroom End of Terrace
House Type J 5 No.	3 Storey 4 Bedroom End of Terrace / Semi Detached
House Type M 3 No.	3 Storey 3 Bedroom Mid-Terrace
House Type N 1 No.	3 Storey 4 Bedroom End of Terrace
House Type N1 1 No.	3 Storey 4 Bedroom End of Terrace
House Type L 1 No.	2 Storey 4 Bedroom Detached
House Type P 1 No.	2 Storey 3 Bedroom End of Terrace
<b>Auxiliary Buildings</b>	
Bike stores Type A & Type B	
Bin Store to duplex's	
ESB Substation with Switch Room (Switch room required for apartment buildings only)	
Existing building to be upgraded to be safe for public access & use	
<b>Existing Public Lighting</b>	
<b>Proposed Public Lighting</b>	
SDCC Co. Co. Lands	
DLR Co. Co. Lands	
ESB - Overhead Power line	
County Council Border	
Subject Site Outline	
Ownership Outline	
<b>TOTAL</b>	178 No. Units



SITE INFORMATION	
Gross Site Area:	6.77 Ha
Net Site Area:	4.32 Ha
(excludes roadway reservation, ESB overhead line exclusion zone & riparian corridor)	
Total number of dwellings:	178
Density per ha:	41.2 units per Ha
Public Open Space:	0.69Ha (16%)
Communal Open Space:	0.123Ha
Houses:	72 No.
Apartment:	106 No.
28 no. 1-bed units:	16 %
60 no. 2-bed units:	37 %
63 no. 3-bed units:	35 %
21 no. 4-bed units:	12 %
Existing & Retained Trees/Hedges	
Proposed Trees/Hedges	
Public Open Space	
Private Open Space	
Communal Open Space	
Shared Vehicle/Ped. Surface	
Riparian Corridor	
Verge	
Shared Lanesways	
Unit Types	
House Type A 10 No.	2 Storey 3 Bedroom End of Terrace / Semi Detached
House Type A1 10 No.	2 Storey 3 Bedroom Mid Terrace
House Type B 5 No.	2.5 Storey 4 Bedroom End of Terrace
House Type B1 1 No.	2.5 Storey 4 Bedroom End of Terrace
House Type C 4 No.	2.5 Storey 4 Bedroom Mid Terrace
House Type C1 3 No.	2.5 Storey 4 Bedroom End of Terrace
House Type D 4 No.	2 Storey 3 Bedroom Semi Detached / End of Terrace / Detached
House Type E 4 No.	2 Storey 2 Bedroom Mid Terrace
House Type E1 1 No.	2 Storey 2 Bedroom End of Terrace
House Type E2 1 No.	2 Storey 2 Bedroom Semi Detached
House Type F 8 No.	2 Storey 3 Bedroom Mid Terrace
House Type G 5 No.	2 Storey 3 Bedroom End of Terrace / Semi Detached
House Type H 4 No.	2 Storey 3 Bedroom End of Terrace
House Type J 5 No.	3 Storey 4 Bedroom End of Terrace / Semi Detached
House Type M 3 No.	3 Storey 3 Bedroom Mid Terrace
House Type N 1 No.	3 Storey 4 Bedroom End of Terrace
House Type N1 1 No.	3 Storey 4 Bedroom End of Terrace
House Type L 1 No.	2 Storey 4 Bedroom Detached
House Type P 1 No.	2 Storey 3 Bedroom End of Terrace
<b>Auxiliary Buildings:</b>	
Bike stores Type A & Type B	
Bin Store to duplex's	
ESB Substation with Switch Room (Switch room required for apartment buildings only)	
Existing building to be upgraded to be safe for public access & use	
Existing Public Lighting	
Proposed Public Lighting	
SDCC Co. Co. Lands	
DLR Co. Co. Lands	
ESB - Overhead Power line	
County Council Border	
Subject Site Outline	
Ownership Outline	
<b>TOTAL</b>	
178 No. Units	



SITE INFORMATION	
Gross Site Area	6.77 Ha
Net Site Area	4.32 Ha
(excludes roadway reservation, ESB overhead line exclusion zone & riparian corridor)	
Total number of dwellings	178
Density per ha	41.2 units per Ha
Public Open Space	0.69 Ha (16%)
Communal Open Space	0.12 Ha
Houses:	72 No.
Apartment:	106 No.
28 no. 1-bed units	18 %
68 no. 2-bed units	37 %
63 no. 3-bed units	35 %
21 no. 4-bed units	12 %
Existing & Retained Trees/Hedges	
Proposed Trees/Hedges	
Public Open Space	
Private Open Space	
Communal Open Space	
Shared Vehicle/Ped. Surface	
Riparian Corridor	
Verge	
Shared Laneways	
<b>Unit Types</b>	
House Type A 10 No.	2 Storey 3 Bedroom End of Terrace / Semi Detached
House Type A1 10 No.	2 Storey 3 Bedroom Mid Terrace
House Type B 4 No.	2.5 Storey 4 Bedroom End of Terrace
House Type B1 1 No.	2.5 Storey 4 Bedroom End of Terrace
House Type C 4 No.	2.5 Storey 4 Bedroom Mid Terrace - End of Terrace
House Type C1 3 No.	2.5 Storey 4 Bedroom End of Terrace
House Type D 4 No.	2 Storey 3 Bedroom Semi Detached / End of Terrace / Detached
House Type E 4 No.	2 Storey 2 Bedroom Mid Terrace
House Type E1 1 No.	2 Storey 2 Bedroom End of Terrace
House Type E2 1 No.	2 Storey 2 Bedroom Semi Detached
House Type F 8 No.	2 Storey 3 Bedroom Mid Terrace
House Type G 5 No.	2 Storey 3 Bedroom End of Terrace / Semi Detached
House Type H 4 No.	2 Storey 3 Bedroom End of Terrace
House Type J 5 No.	3 Storey 4 Bedroom End of Terrace / Semi Detached
House Type M 3 No.	3 Storey 3 Bedroom Mid Terrace
House Type N 1 No.	3 Storey 4 Bedroom End of Terrace
House Type N1 1 No.	3 Storey 4 Bedroom End of Terrace
House Type L 1 No.	2 Storey 4 Bedroom Detached
House Type P 1 No.	2 Storey 3 Bedroom End of Terrace
<b>Auxiliary Buildings</b>	
Bike store Type A & Type B	
Bin store to duplex's	
ESB Substation with Switch Room (Switch room required for apartment buildings only)	
Existing building to be upgraded to be safe for public access & use	
Existing Public Lighting	
Proposed Public Lighting	
SDCC Co. Co. Lands	
DLR Co. Co. Lands	
ESB - Overhead Power line	
County Council Border	
Subject Site Border	
Cherishment Outline	
<b>TOTAL</b>	178 No. Units



<p>IMPORTANT</p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose. All others are not suitable for the use indicated by Project Stage.</p> <p>This drawing is protected by copyright and is the property of JFOC Architects. Any disclosure, copying, reproduction or distribution of this information without written authorisation is prohibited and will be deemed a breach of copyright.</p>	ORIENTATION	CLIENT	PROJECT TITLE	DRAWING TITLE	SCALE	PROJECT STAGE	PLANNING	REV.
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	Site Layout Sheet 5 of 5 Northern Edge	1:500 on A1 1:1000 on A3	Planning		
						NS	18.132.PD2005	
						CHECKED		
					DATE	October 2021		

Golf Course

Golf Course

Moravian Cemetery  
Moravian Cemetery

Whitechurch National School



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