

# Site Plan per planning permission - granted 19.12.23

REFER TO RFI RESPONSE DOCUMENT WHICH ACCOMPANIES THIS DRAWING, FOR A DETAILED EXPLANATION OF ALL AREAS OF THE DESIGN THAT HAVE BEEN AMENDED.

Landscaping in this area to allow for provision of future pedestrian/cycle connection under railway bridge

Area of Works permitted under 'SDZ 20A-0021'

Hedgerow to be retained and enhanced. Local Street 04 moved north to ensure sufficient space is left between road and hedgerow. All nets/ fence no longer proposed at this location.



**Legend:**

- Proposed application boundary
- Extent of lands in client ownership

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS  
REFER TO ENGINEERS DRAWINGS FOR ALL SERVICES DETAILS

THIS DRAWING RELATES TO ORDNANCE SURVEY MAPS O.S MAP REF: 3260-a,3220-15

OS DATUM TO MALIN HEAD

DIGITALLY REPRODUCED UNDER LICENCE NUMBER: CYAL50177125 © ORDNANCE SURVEY IRELAND / GOVERNMENT OF IRELAND.

TOTAL UNIT NUMBERS	395
DENSITY (Net dev. area 7.51 Ha)	52.6 units / Ha
OVERALL SITE AREA	8.94 Ha
NETT DEVELOPMENT AREA	7.51 Ha

HOUSE TYPES	unit type	No. of beds	No. of storeys	No. of units
Type A	- 4 bed	3 storeys	11	
Type B	- 4 bed	3 storeys	15	
Type C	- 4 bed	2 storeys	08	
Type D	- 3 bed	2 storeys	46	
Type E	- 3 bed	2 storeys	41	
Type F	- 3 bed	2 storeys	18	
				139

DUPLEX	unit type	No. of beds	No. of storeys	No. of units
Type J	- 2 bed	2 storeys	44	
Type K	- 3 bed	1 storey	44	
Type L	- 2 bed	2 storeys	21	
Type M	- 3 bed	2 storeys	21	
Type O	- 2 bed	2 storeys	06	
Type P	- 3 bed	1 storey	06	
				142

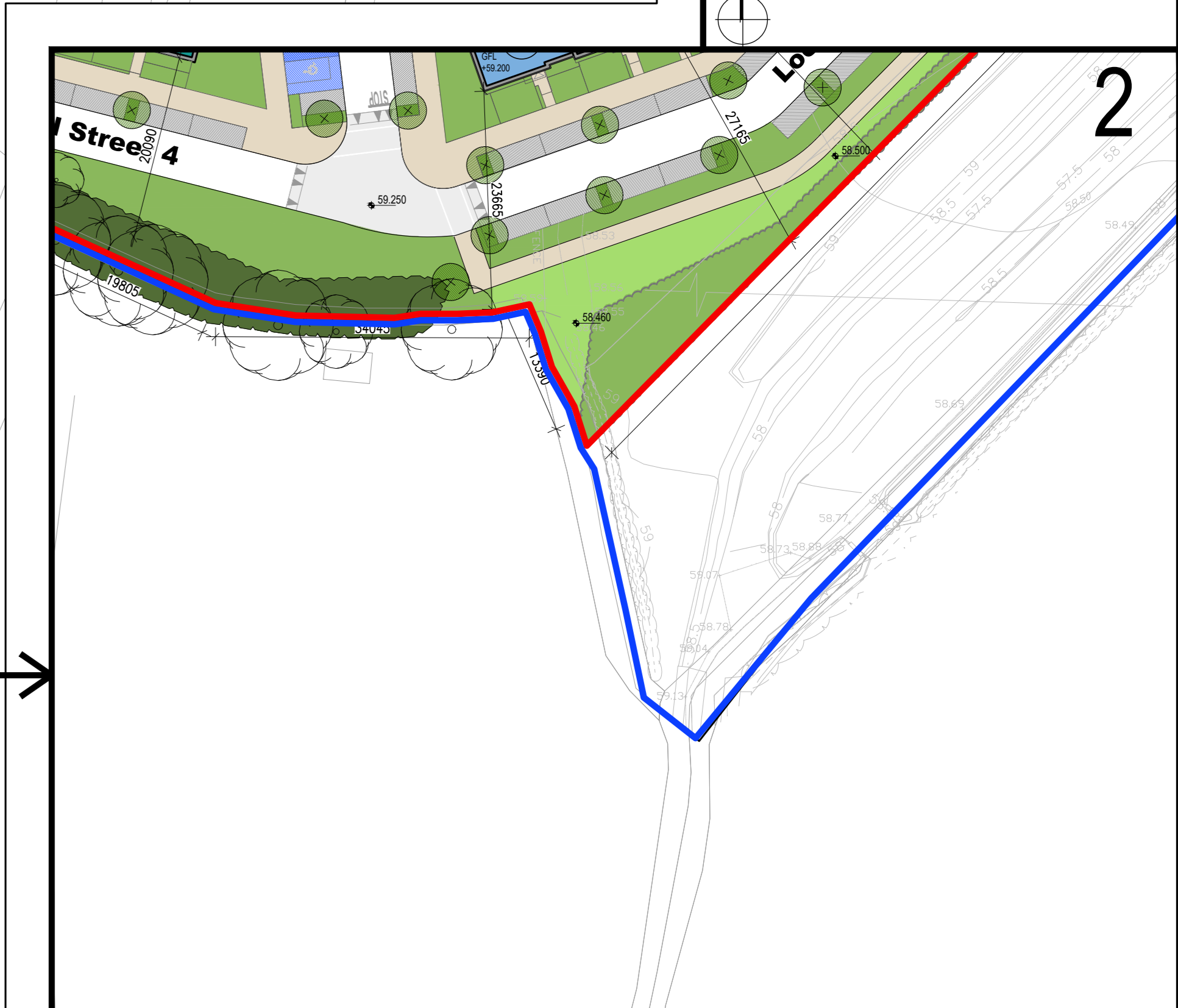
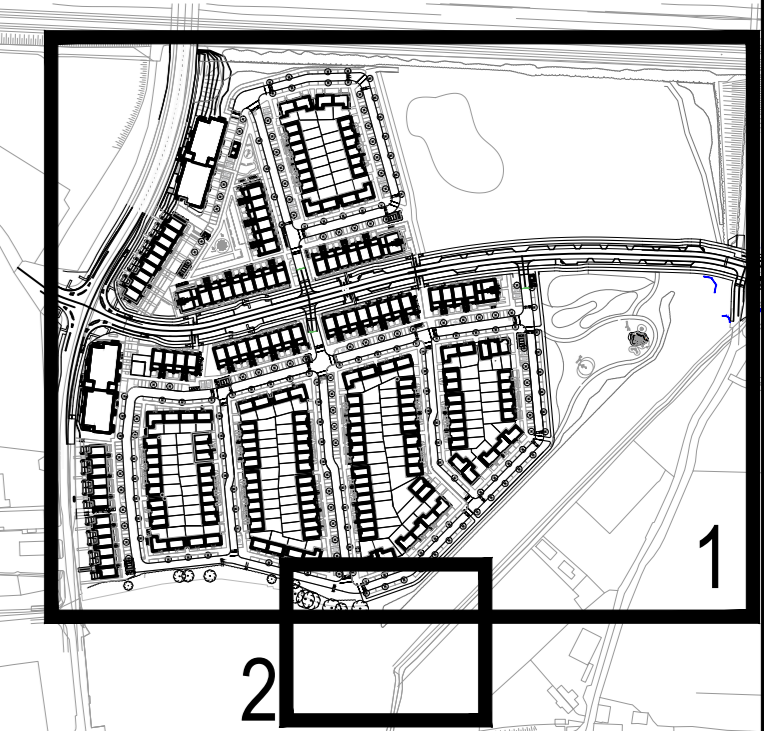
APARTMENT BUILDINGS

APARTMENT TYPES	unit type	No. of beds	No. of storeys	No. of units
Type A1	- 1 bed	1 storey	37	
Type A2	- 1 bed	1 storey	18	
Type B1	- 2 bed	1 storey	22	
Type B2.1	- 2 bed	1 storey	16	
Type B2.2	- 2 bed	1 storey	02	
Type B3	- 2 bed	1 storey	19	
				114

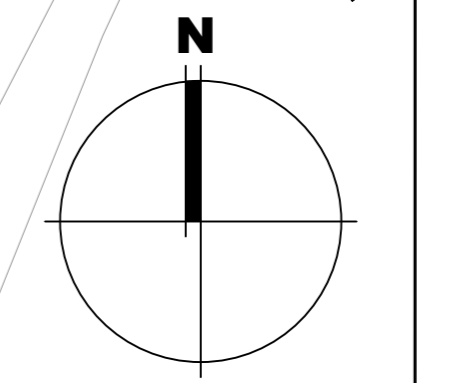
TOTAL NO. OF UNITS 395

CAR PARKING	SPACES PROVIDED
Overall Total	107
(Disabled car Spaces included)	28

Subject Site Keyplan (NTS)



SEE PART PLAN '2' FOR DETAIL IN THIS AREA



**Pitch and Putt Lands (Not part of application area)**

**Notes:**  
1. Copyright Reserved  
2. Works to be proposed are shown in red. Do not scale drawing  
3. The contractor is responsible for ensuring all areas and dimensions on site and shall make all discrepancies to the Architect  
4. Where appropriate, for details of structural, mechanical and electrical details, see Engineers drawings  
5. Proprietary items shall be checked and approved with manufacturers instructions  
6. Scope of proprietary items shall be checked with manufacturer  
7. The contractor shall be responsible for the completion of structure, drainage and services

**Issue Matrix**  
Progress  
Planning Application  
Final Cert  
Type  
Construction  
As Built  
Information Quality Plan - E-Formal granted

No.	Date	Revision	By	Check
01	27/07/23	Planning Application	RT	RT
02	01/11/23	RFI Submission	RT	RT
03	26/03/25	Completion Submission	RT	RT

Project: Adamstown Extension - Clonburris SDZ Residential Development  
Drawing Title: Site Plan - As Granted  
Drawing No: 6268-P-004  
Scale: 1:500@A0 Rev: 03 Drawn: RT, ED Date: Mar/23

**bkd architects**  
BURREN-SHEEHY DOYLE