

Schedule of Documents

Pursuant to article 297 of the Planning and Development Regulations 2001 (as amended), the following required information is enclosed in addition to information specified by the Board under article 285 (5) (b).

- Strategic Housing Development Application Form
- Copy of Site Notice
- Newspaper Notice
- Applicant Response Statement to the Written Opinion of An Bord Pleanála by Stephen Ward Town Planning & Development Consultants Limited
- Statement of Consistency and Statement of Material Contravention by Stephen Ward Town Planning & Development Consultants Limited
- Housing Quality Assessment in compliance with the 2018 Guidelines on the Design Standards for New Apartments (Appendix B Statement of Consistency)
- Part V Compliance documentation
- Architects Drawings by Van Dijk Architects in compliance with article 298 (Please refer to enclosed schedule by Van Dijk Architects)
- Site Location Map at a scale of 1:2500 (Architects Dwg No. 1757-PA-001)
- A3 Drawings Booklet Van Dijk Architects with schedule of drawings, schedule of accommodation, quality housing assessment, site location map and architects drawings
- Architects Design Statement including Universal Design
- Building Lifecycle Report by Van Dijk Architects including energy strategy by Morley Walsh Consulting Engineers
- Infrastructure Design Report by DBFL Consulting Engineers
- Confirmation of Feasibility from Irish Water – Please see Infrastructure Design Report by DBFL Consulting Engineers
- Statement of Design Acceptance from Irish Water– Please see Infrastructure Design Report by DBFL Consulting Engineers
- EIA Portal Confirmation Notice (EIAR Appendix 2.1)

Other Information

- (i) Environmental Impact Assessment Report
- (ii) Natura Impact Statement by Mr. R.Goodwillie
- (iii) Nodal Masterplan for the Eastern Node of the Southern Environs of Tullamore
- (iv) Archaeological Reports by Archer Heritage Planning (Please refer to EIAR Chapter 13 appendices)
- (v) Outdoor Lighting Report by Morley Walsh Consulting Engineers
- (vi) Landscape Strategy Report by Park Hood
- (vii) Landscape Management and Maintenance Plan by Park Hood
- (viii) Photomontages and 3D Visualisations by Park Hood
- (ix) Masterplan Context Drawing by Park Hood
- (x) Preliminary Construction Management Plan by DBFL
- (xi) Site Specific Flood Risk Assessment by DBFL Consulting Engineers
- (xii) Traffic and Transport Assessment DBFL Consulting Engineers
- (xiii) DMURS Design Statement by DBFL Consulting Engineers

Schedule of Drawings		
Van Dijk Architects		
Drawing Number	Drawing Title	Scale
1757-PA-001	Site Location Plan	1:2500
1757-PA-002	Topographical Survey	1:2000
1757-PA-003	Site Layout Plan	1:1000
1757-PA-004	Phasing Layout Plan	1:5000
1757-PA-005	Phase 1 Layout	1:500
1757-PA-006	Phase 2 Layout	1:500
1757-PA-007	Public Open Space Plan	1:1000
1757-PA-008	Unit Breakdown Plan	1:1000
1757-PA-009	Key Site Plan	1:1000
1757-PA-010	Site Elevations – Crofton Avenue	As shown
1757-PA-011	Site Elevations – Clonminch Mews & Clonminch Close	As shown
1757-PA-012	Site Elevations – Clonminch Drive	As shown
1757-PA-013	Site Elevations – Clonminch Square	As shown
1757-PA-014	Site Sections	As shown
1757-PA-015	Site Sections	As shown
1757-PA-016	Site Sections	As shown
1757-PA-017	Site Sections	As shown
1757-PA-018	Site Sections	As shown
1757-PA-019	Site Sections	As shown
1757-PA-020	Site Sections	As shown
1757-PA-021	Site Sections	As shown
1757-PA-022	Site Sections	As shown
1757-PA-023	House Type Layout	1:1000
1757-PA-024	Part V Proposed Distribution	1:1000
1757-PA-025	Taking in Charge Drawing	
1757-PA-026	Site Areas Drawing	1:5000
1757-PA-027	Phasing Plan	1:5000
1757-PA-028	Materials Palette	As shown
1757-PA-029	Character Areas	1:1000
Part V		
1757-PA-051	Part V – Distribution Ground, First & Second Floor Plan (Block C)	As shown
1757-PA-052	Part V – Distribution Building Elevations (Block C)	As shown
1757-PA-053	Part V – Distribution Ground & First Floor Plan (Block D) – 3 Units Y1	As shown
1757-PA-054	Part V – Distribution Building Elevations (Block D) – 3 Units Y1	As shown
1757-PA-055	Part V – Distribution Ground Floor Plan (Block E) - 7 Units W1 / X1 / X2 / Y1	As shown
1757-PA-056	Part V – Distribution First Floor Plan	As shown
1757-PA-057	Part V – Distribution Building Elevations (Block E) - 7 Units W1 / X1 / X2 / Y1	As shown
1757-PA-058	Part V – Terrace units elevations and sections	As shown
1757-PA-059	Part V – Terrace units Plans, elevations and sections	As shown
1757-PA-060	Part V - Block 10 HT B2.13 / B2.18 / B2.5 / B2.18 / B2.22 / B2.11 / B2.20 - 7 Units - Elevations & Section	As shown
1757-PA-061	Part V - Terrace Units - Elevation, Sections	As shown
Detached House Types		
1757-PA-100-D1	Detached House Type D1 - Plans, Elevation, Sections	As shown
1757-PA-101-D2	Detached House Type D2 - Plans, Elevation, Sections	As shown
1757-PA-102-D3	Detached House Type D3 - Plans, Elevation, Sections	As shown
1757-PA-103-D4	Detached House Type D4 - Plans, Elevation, Sections	As shown
1757-PA-104-D5	Detached House Type D5 - Plans, Elevation, Sections	As shown
Semi-Detached House Types		
1757-PA-100-BL1	Block 1 - Semi - Detached - Units - B1.1 / B1.2 Plans & Section	1:100/1:200/ As shown
1757-PA-101-BL1.1	Block 1.1 - Semi - Detached - Units - B1.3 / B1.4 Plans & Section	As shown
1757-PA-102-BL2	Block 2 - Semi - Detached - Units - C1.1 / C1.2 Plans & Section	As shown
1757-PA-103-BL7	Block 7 – 2 Units – Plans Elevations Sections	As shown

1757-PA-104-BL7.1	Block 7 - Semi - Detached - Plans, elevations, sections	As shown
1757-PA-105-BL7.2	Block 7.1 - Semi - Detached - Units - C2.3 / C2.4 Plans & Section	As shown
1757-PA-106-BL7.3	Block 7.2 - Semi - Detached - Units - C2.5 / C2.6 Plans & Section	As shown
1757-PA-107-BL7.4	Block 7.3 - Semi - Detached - Units - C2.7 / C2.8 Plans & Section	As shown
1757-PA-108-BL7.5	Block 7.4 - Semi - Detached - Units - C2.9 / C2.10 Plans & Section	As shown
1757-PA-109-BL7.6	Block 7.5 - Semi - Detached - Units - C2.5 / C2.11 Plans & Section	As shown
1757-PA-110-BL7.7	Block 7.6 - Semi - Detached - Units - C2.5 / C2.12 Plans & Section	As shown
1757-PA-111-BL7.8	Block 7.7 - Semi - Detached - Units - C2.3 / C2.12 Plans & Section	As shown
1757-PA-112-BL7.9	Block 7.8 - Semi - Detached - Units - C2.13 / C2.14 Plans & Section	As shown
1757-PA-113-BL7.10	Block 7.9 - Semi - Detached - Units - C2.15 / C2.12 Plans & Section	As shown
1757-PA-114-BL8	Block 8 - 3 Storey - Semi - Detached - Units - C3.1 / C3.2 Plans & Section	As shown
1757-PA-115-BL9	Block 9 - Semi - Detached - Units - C4.1 / B1.5 Plans & Section	As shown
Terrace House Types		
1757-PA-100-BL3	Block 3 - Terrace Units - B2.1 / B2.2 / B2.3 Plans, Elevation, Sections	
1757-PA-101-BL3.1	Block 3.1 Terrace Units - B2.4 / B2.5 / B2.6 Plans, Elevation, Sections	
1757-PA-102-BL3.2	Block 3.2 - Terrace Units - B2.7 / B2.8 / B2.9 Plans, Elevation, Sections	
1757-PA-103-BL3.3	Block 3.3 - Terrace Units - B2.10 / B2.11 / B2.12 Plans, Elevation, Sections	
1757-PA-104-BL3.4	Block 3.4 - Terrace Units - B2.13 / B2.5 / B2.14 Plans, Elevation, Sections	
1757-PA-105-BL3.5	Block 3.5 - Terrace Units - B2.4 / B2.8 / B2.15 Plans, Elevation, Sections	
1757-PA-106-BL3.6	Block 3.6 - Terrace Units - B2.13 / B2.16 / B2.17 Plans, Elevation, Sections	
1757-PA-107-BL4	Block 4 - Terrace Units - B2.13 / B2.18 / B2.18 / B2.19 Plans, Elevation, Sections	
1757-PA-108-BL4.1	Block 4.1 - Terrace Units - B2.13 / B2.18 / B2.18 / B2.20 Plans, Elevation, Sections	
1757-PA-110-BL4.3	Block 4.3 - Terrace Units - B2.13 / B2.18 / B2.5 / B2.20 Plans, Elevation, Sections	
1757-PA-111-BL4.4	Block 4.4 - Terrace Units - B2.21 / B2.5 / B2.16 / B2.20 Plans, Elevation, Sections	
1757-PA-112-BL4.5	Block 4.5 - Terrace Units - B2.13 / B2.22 / B2.11 / B2.12 Plans, Elevation, Sections	
1757-PA-113-BL4.6	Block 4.6 - Terrace Units - B2.21 / B2.5 / B2.18 / B2.20 Plans, Elevation, Sections	
1757-PA-114-BL10	Block 10 - Terrace Units - B2.13 / B2.18 / B2.5 / B2.18 / B2.22 / B2.11 / B2.23 Plans & Front Elevation	
1757-PA-200-BL10	Block 10 - Terrace Units - B2.13 / B2.18 / B2.5 / B2.18 / B2.22 / B2.11 / B2.23 Elevation & Section	
1757-PA-106-BL6	Block 6 - Corner Terrace 5 Units - B4.1 / B4.2 / C6.1 / C6.2 / B4.3 Plans, Elevation, Sections	
1757-PA-200-BL6	Block 6 – Corner Terrace 5 units	
Maisonette House Types		
1757-PA-100-BL5	Block 5 - Maisonettes - C5.1 / B3.1 / B3.2 / B3.3 / C5.2 Plans & Front Elevation	As shown
1757-PA-200-BL5	Block 5 - Maisonettes - C5.1 / B3.1 / B3.2 / B3.3 / C5.2 Elevation & Section	As shown
1757-PA-101-BL5.1	Block 5.1 - Maisonettes - A1.1 / B3.4 / B3.5 / B3.6 / A1.2 Plans, Elevation, Sections Sheet 1	As shown
1757-PA-201-BL5.1	Block 5.1 - Maisonettes - A1.1 / B3.4 / B3.5 / B3.6 / A1.2 Elevation, Sections Sheet 2	As shown
1757-PA-102-BL5.2	Block 5.2 - Maisonettes - A1.1 / B3.7 / B3.8 / B3.9 / A1.2 Plans, Elevation, Sections Sheet 1	As shown
1757-PA-202-BL5.2	Block 5.2 - Maisonettes - A1.1 / B3.7 / B3.8 / B3.9 / A1.2 Elevation, Sections Sheet 2	As shown
1757-PA-103-BL5.3	Block 5.3 - Maisonettes - A1.1 / B3.10 / B3.11 / B3.12 / A1.2 Plans, Elevation, Sections Sheet 1	As shown
1757-PA-203-BL5.3	Block 5.3 - Maisonettes - A1.1 / B3.10 / B3.11 / B3.12 / A1.2 Elevation, Sections Sheet 2	As shown
1757-PA-104-BL5.4	Block 5.4 - Maisonettes - A1.1 / B3.13 / B3.1 / B3.14 / A1.2 Plans, Elevation, Sections Sheet 1	As shown
1757-PA-204-BL5.4	Block 5.4 - Maisonettes - A1.1 / B3.13 / B3.1 / B3.14 / A1.2 Elevation, Sections Sheet 2	As shown

1757-PA-105-BL5.5	Block 5.5 - Maisonettes - C5.1 / B3.15 / B3.2 / B3.16 / C5.2 Plans, Elevation, Sections Sheet 1	As shown
1757-PA-205-BL5.5		As shown
Apartment Block A – 13 Units per block – Type X1 / X2 / X4 / X5		
1757-PA-100-BLA	Apartment Block A - Ground & First Floor Plans & Section	1:100/As shown
1757-PA-101-BLA	Apartment Block A – Alternative Ground Floor Plan Crèche	1:100/As shown
1757-PA-102-BLA	Apartment Block A - Second Floor & Roof Plans	1:100/As shown
1757-PA-200-BLA	Apartment Block A - Elevations	1:100/As shown
Apartment Block B – 32 Units per block – Type W1 / X1 / X2 / X4 / X5 / X6		
1757-PA-100-BLB	Apartment Block B - Ground & First Floor Plans	1:100/As shown
1757-PA-101-BLB	Apartment Block B - Second & Third Floor Plans	1:100/As shown
1757-PA-102-BLB	Apartment Block B - Fourth Floor & Roof Plans	1:100/As shown
1757-PA-200-BLB	Apartment Block B - Elevations	1:100/As shown
1757-PA-201-BLB	Apartment Block B - Elevations & Sections	1:100/As shown
Apartment Block C – 9 Units per block – Type X1 / W1 / W2		
1757-PA-100-BLC	Apartment Block C - Ground, First & Second Floor Plans	1:100/As shown
1757-PA-200-BLC	Apartment Block C - Elevations & Section	1:100/As shown
Apartment Block D - 40 Units per block - Type X2 / X3 / X4 / X5 / X6 / X7 / X8 / X9 / Y1 / Y2 / Y3 / Y4 / Y5 / Y6 / Z1		
1757-PA-100-BLD	Apartment Block D - Ground & First Floor Plans	1:100/As shown
1757-PA-102-BLD	Apartment Block D - Second & Third Floor Plans	1:100/As shown
1757-PA-200-BLD	Apartment Block D - Elevations	1:100/As shown
1757-PA-201-BLD	Apartment Block D - Elevations	1:100/As shown
1757-PA-300-BLD	Apartment Block D - Sections	1:100/As shown
Apartment Block E - 60 Units per block - Type W1 / W2 / W3 / X1 / X2 / Y1		
1757-PA-100-BLE	Apartment Block E - Ground Floor Plan	1:100/As shown
1757-PA-101-BLE	Apartment Block E - First & Second Floor Plans	1:100/As shown
1757-PA-102-BLE	Apartment Block E - Third & Fourth Floor Plans	1:100/As shown
1757-PA-200-BLE	Apartment Block E - Elevations	1:100/As shown
1757-PA-201-BLE	Apartment Block E - Elevations	1:100/As shown
1757-PA-300-BLE	Apartment Block E - Sections	1:100/As shown
Apartment Block G - 18 Units per block - Type X1 / X2 / X3 / X4 / X5 / W1		
1757-PA-100-BLG	Apartment Block G - Ground & First Floor Plans & Section	1:100/As shown
1757-PA-101-BLG	Apartment Block G - Second & Third Floor Plans & Section	1:100/As shown
1757-PA-102-BLG	Apartment Block G - Fourth Floor & Roof Plans	1:100/As shown
1757-PA-200-BLG	Apartment Block G – Elevations	1:100/As shown
Crèche		
1757-PA-100-CRE	Crèche - Ground Floor & First Floor Plans	1:100/As shown
1757-PA-200-CRE	Crèche - Elevations & Sections	
Neighbourhood Centre		
1757-PA-100-NHC	Neighbourhood Centre - Ground Floor Plan & Sections	1:100/As shown
1757-PA-101-NHC	Neighbourhood Centre - First Floor Plan	1:100/As shown
1757-PA-200-NHC	Neighbourhood Centre - Elevations	1:100/As shown
Site Elements		
1757-PA-500	Bin Store Details - Apartments	1:100
1757-PA-501	Bin Store Details - Houses	1:20
1757-PA-502	Bicycle Store Details	1:100
DBFL Engineering Consultants		
180002-2000	Roads Layout	1:100
180002-2001	Roads Layout Sheet 1	1:500
180002-2002	Roads Layout Sheet 2	1:500
180002 – 2011	Typical Road Construction Details Sheet 1	As shown
180002 - 2012	Typical Road Construction Details Sheet 2	As shown
180002 - 2013	Typical Road Construction Details Sheet 3	As shown
180002-2014	Typical Sections along Clonminch Road – Cycle Scheme	1:50
180002-3000	Surface Water & Foul Sewer Layout Sheet 1	1:500

180002-3001	Surface Water & Foul Sewer Layout Sheet 2	1:500
180002-3002	Watermain Layout	1:1000
180002-3003	Surface Water Catchment Areas	1:1000
180002-3010	Typical Drainage Construction Details Sheet 1	As shown
180002-3011	Typical Drainage Construction Details Sheet 2	As shown
180002-3012	Typical Drainage Construction Details Sheet 3	As shown
180002-3014	Foul Pumping Station Details	As shown
180002-3015	Attenuation Details Catchment A	As shown
180002-3016	Attenuation Details Catchment B	As shown
180002-3017	Attenuation Details Catchment C & D	As shown
180002-3021	Longitudinal Sections through Surface Water Sheet 1	As shown
180002-3022	Longitudinal Sections through Surface Water Sheet 2	As shown
180002-3023	Longitudinal Sections through Surface Water Sheet 3	As shown
180002-3024	Longitudinal Sections through Surface Water Sheet 4	As shown
18002-DBFL-RD-SP-SK-C-1006	Proposed Traffic Signal Head Layout	1:25
180002DBFL-RD-SP-DR-C-1001	Clonminch Road Cycle Scheme Sheet 1	1:1000
180002-DBFL-RD-SP-DR-C-1002	Clonminch Road Cycle Scheme Sheet 2	1:1000
180002-DBFL-RD-SP-DR-C-1003	Clonminch Road Cycle Scheme Sheet 3	1:1000
180002-DBFL-RD-SP-DR-C-1005	Preliminary Alignment of Link Street	As shown
180002-DBFL-TR-SP-DR-C-1001	Existing and Proposed Public Transport Linkages	1:5000
180002-DBFL- DR-C-2004	Road Hierarchy and Linkage Drawing	NTS
Morley Walsh		
3143[60]01	Proposed Electrical Site Services Indicative ESB Infrastructure	1:1000
3143[60]02	Proposed Electrical Site Services Indicative PV Panels on Buildings and location of EV car charging points	1:1000
3143[60]03	Electrical Site Services, Phase 1 and 2 public lighting Sheet 1	1:1000
3143[60]03	Electrical Site Services, Phase 1 and 2 public lighting Sheet 2	1:1000
3143[60]03	Electrical Site Services, Phase 1 and 2 public lighting Sheet 3	1:1000
Park Hood		
6473-L-200	Existing Landscape Setting	1:1250
6473-L-201	Development Impact Plan	1:1250
6473-L-202	Landscape Proposals Site wide	1:1250
6473-L-203	Landscape Proposals Sheet 1	1:500
6473-L-204	Landscape Proposals Sheet 2	1:500
6473-L-205	Landscape Proposals _Parks	1:250
6473-L-206	Landscape Proposals _Parks	1:250
6473-L-207	Boundary Proposals	As shown
6473-L-208	Landscape Sections	1:150