

FERNWOOD PARK - PART 8 PLANNING APPLICATION

Rev.	By	Date	Description
A	CS	8/6/2018	PART 8 SUBMISSION



Note
Drawing to be read in conjunction with VDA Landscaping Plan and Boundary Treatment Plan

For :

- Foul & Surface Water drainage
- Road Levels & Sight Lines
- Watermain Layout
- Attenuation Details
- Street Lighting Layout
- Vehicular entrance drawings

Please refer to Engineers Drawings & Calculations

Site Details
Area of development site (outlined in red)
1.468 Ha / 3.635 acres

Adjacent land in the ownership of the Applicant (0.377ha)

Car Parking Schedule:
28 parking spaces provided

DCC Standard requirements as follows
24 dwelling units X 1 parking space per 1 bed unit
6 dwelling units X 1.25 parking space per 2 bed unit
(Total spaces required 31.5)
Refer to Design Statement for supporting document.

7 no accessible spaces provided (Minimum Requirement, 5%, 2 spaces)

OS Map Sheets
1:1000
3389-10, 3389-15
OSI Licence Number AR0033318

TYPE A (1 Bedroom / 2 Person)	14 no
TYPE A1 (1 Bedroom / 2 Person)	10 no
TYPE B (2 Bedroom / 3 Person)	6 no

TOTAL UNITS	30 no
Public Open space	SDCC Standard requirements
Total site area	1.46 ha
Total Open space	0.458ha (31%)
ESB Substation Kiosk	
Proposed Level	
Vehicular Entrance	
Public Lighting	
Dwelling Principal Entrance	
Bench Seating	



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 specifications/standards that fall within the remit of the CPR No. 305/2011

van Dijk Architects
MILL HOUSE, MILL STREET, DUNDALK, CO. LOUTH
PH: 0427-9554466 FAX: 0427-9554460
INFO@VANDIJKARCHITECTS.COM

DRAWING TITLE			
SITE LAYOUT PLAN - FERNWOOD PARK PART 8 SUBMISSION			
SCALE	DRAWING NUMBER	JOB	
1:500	1811-P8-005	FERNWOOD Pk MAPLEWOOD RD	
PROJECT	CALCULATED DATE	CLIENT	
A	1811-P8-005	CLUID HOUSING ASSOC	
DESIGNED BY	DRAWN BY	DATE	
SG	AH	16/4/2018	

FILED DRAWINGS MUST BE USED IN PREFERENCE TO PRINTED DRAWINGS. ANY UNAUTHORIZED DISSEMINATION MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING REMAINS THE COPYRIGHT OF VAN DIJK ARCHITECTS. IT MUST NOT BE USED FOR ANY PURPOSES WITHOUT THE EXPRESS PERMISSION OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS PERMISSION OF VAN DIJK ARCHITECTS.

PROPOSED SITE PLAN 1:500