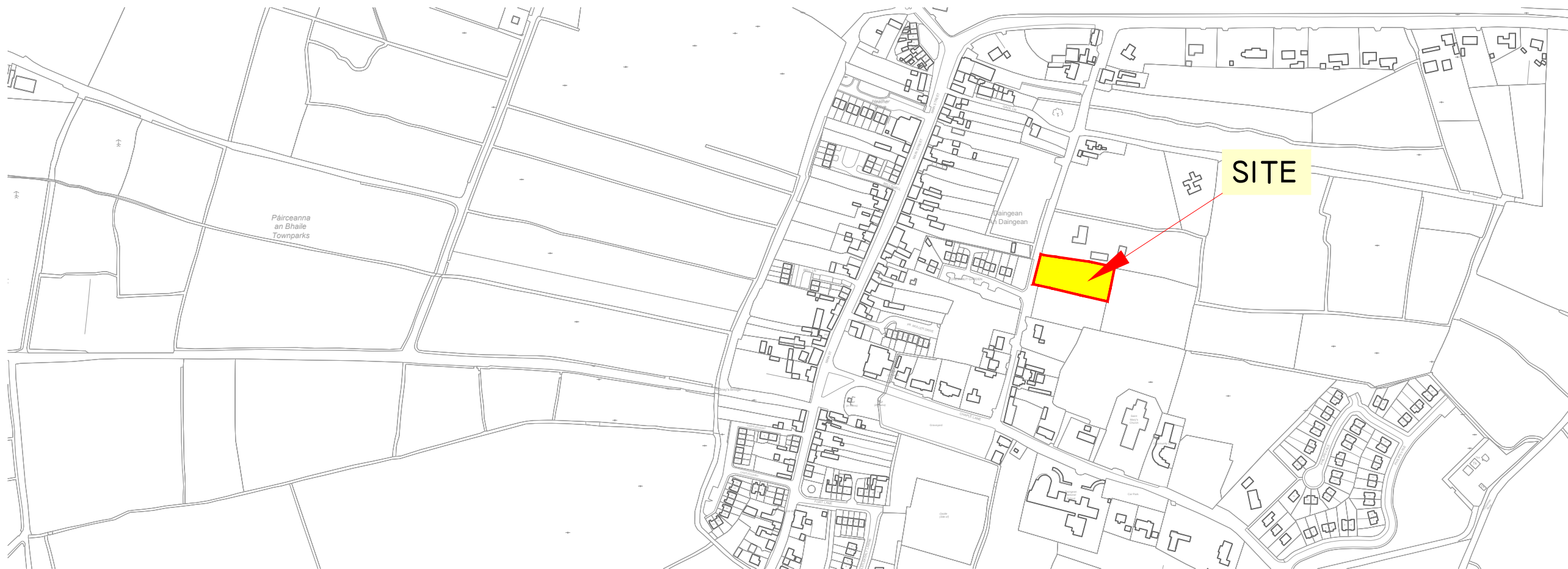




OSI Discovery Series Map: 2422

SITE AREA MAP
SCALE 1:25,000/A3



OSI ITM MAP: 3374_B & 3374_D

SITE LOCATION MAP
SCALE 1:5,000/A3

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SITE OUTLINED IN RED

SITE AREA = 0.68 acres / 0.274 hectare

Part 8 Planning

Offaly County Council
Housing Capital,
Áras an Chontae, Tullamore
☎ 057 9346800



Mr. Noel Gorman, Director of Services

PROJECT: Proposed Housing at
Beechwood Court,
Circular Road, Daingean

TITLE: SITE LOCATION MAPS

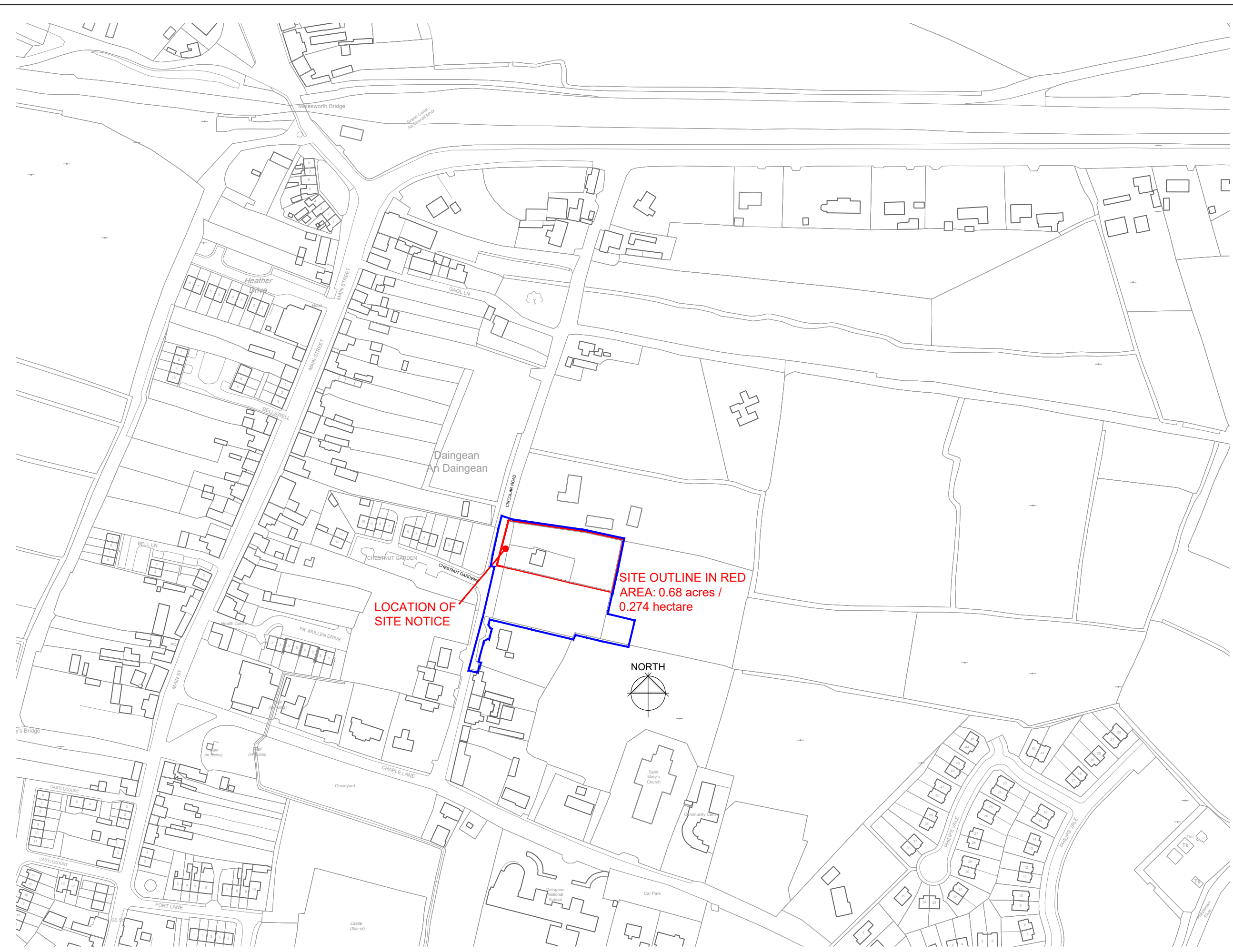
SCALE:	PROJECT No:	DRAWING No:	REVISION:
Varies	21-02	P8-000	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '24	JJC	EG	BK

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OSI Map Ref Numbers
3374-B
3374-D



LOCATION OF SITE NOTICE

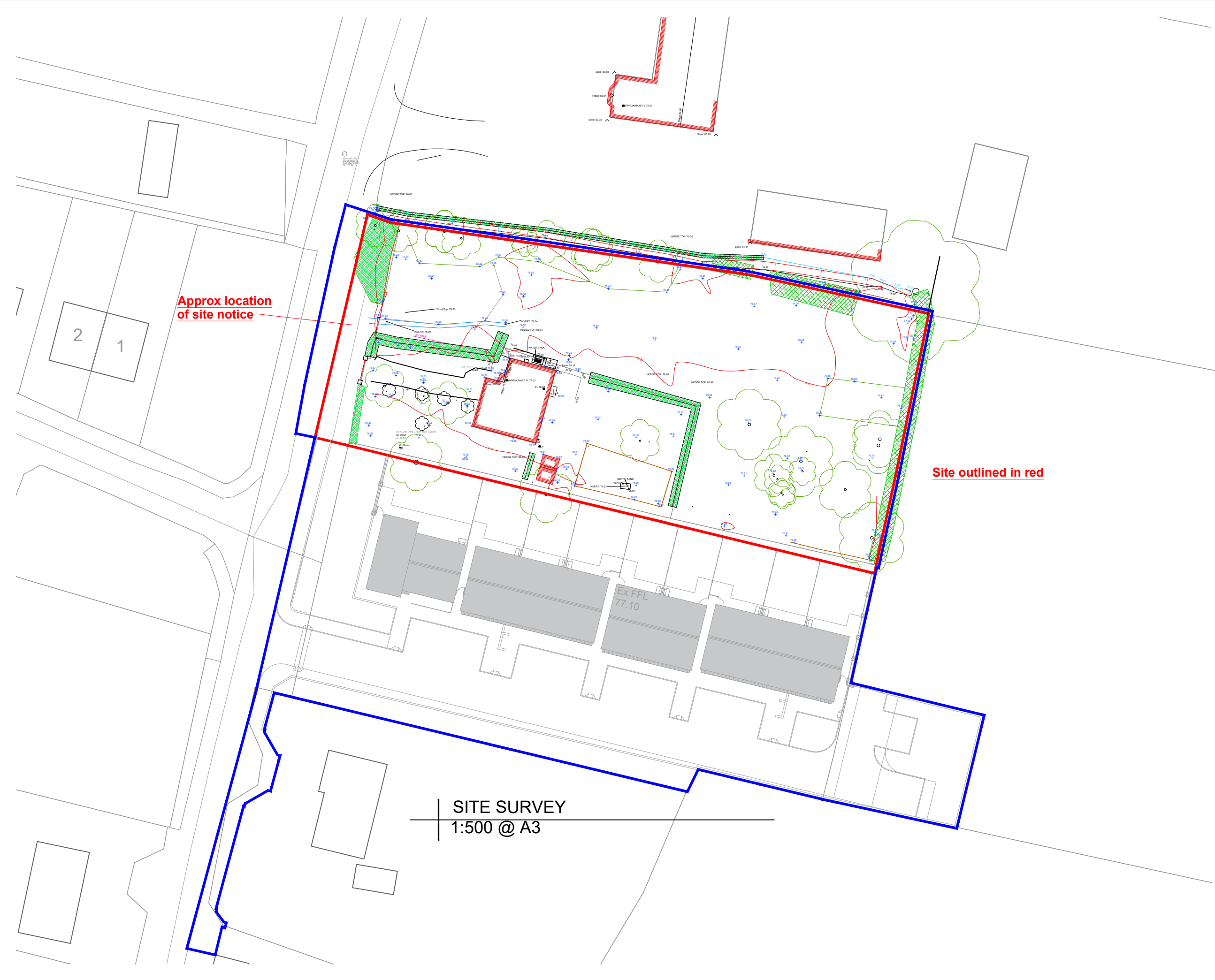
SITE OUTLINE IN RED
AREA: 0.68 acres / 0.274 hectare



SITE LOCATION MAP
SCALE 1:2,500/A3

Part 8 Planning

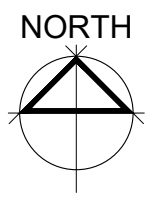
Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Mr. Noel Gorman, Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular Road, Daingean		
TITLE:	SITE LOCATION MAP		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:2500 @A3	21-02	P8-001	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '24	JJC	EG	BK
Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.			
© OFFALY COUNTY COUNCIL			




Site outlined in red

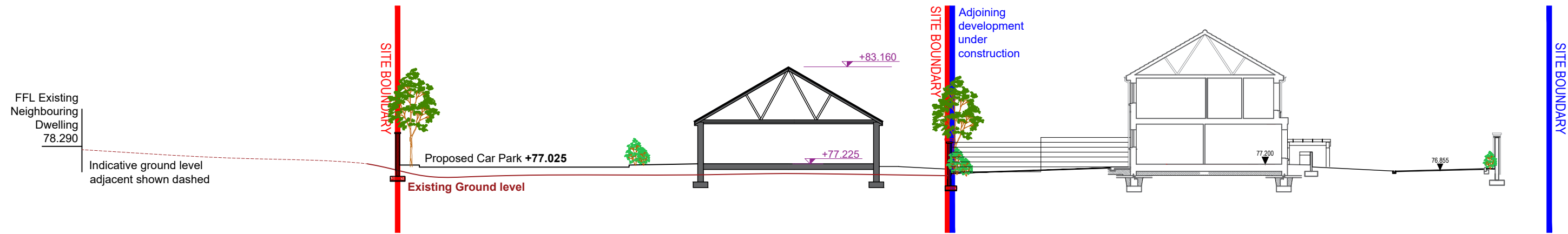
Approx location of site notice

SITE SURVEY
1:500 @ A3



Part 8 Planning

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Mr. Noel Gorman, Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular Road, Daingean		
TITLE:	SITE SURVEY		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:500@A3	21-02	P8-002	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '24	JJC	EG	BK
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SITE SECTION

1:250 @ A3

Part 8 Planning

Offaly County Council
Housing Capital,
Áras an Chontae, Tullamore
☎ 057 9346800



Mr. Noel Gorman, Director of Services

PROJECT: Proposed Housing at Beechwood Court, Circular Road, Daingean

TITLE: SITE SECTION

SCALE: 1:250@A3	PROJECT No: 21-02	DRAWING No: P8-003	REVISION:
---------------------------	-----------------------------	------------------------------	------------------

DATE: Dec '24	DRAWN BY: JJC	CHECKED: EG	APPROVED: BK
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OSI SHEET NUMBER

3374-B
3374-D

HOUSE TYPES:

4 Bed Medical Needs Unit: 1 No
2 Bed Older Persons Dwellings: 9 No





SITE DENSITY

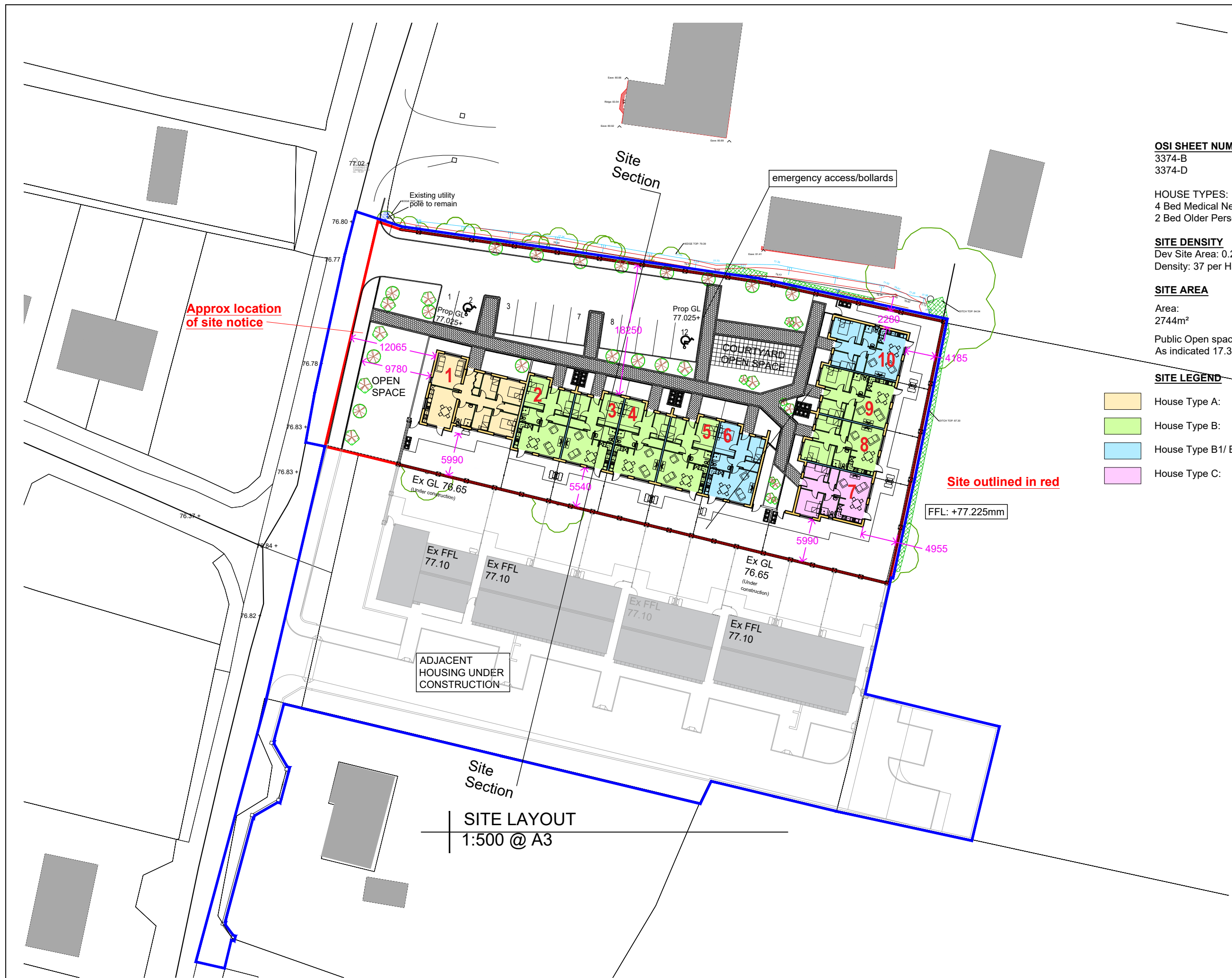
Dev Site Area: 0.27Ha
Density: 37 per Ha

SITE AREA

Area:
2744m²
Public Open space:
As indicated 17.3%

SITE LEGEND

	House Type A:	4 Bedroom Bungalow	1 No.
	House Type B:	2 Bedroom OPD Terrace	6 No.
	House Type B1/ B22	Bed End Terrace OPD	2 No.
	House Type C:	2 Bed End Terrace OPD	1 No.



Approx location of site notice

Site outlined in red

FFL: +77.225mm

SITE LAYOUT
1:500 @ A3







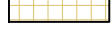
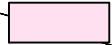
Part 8 Planning

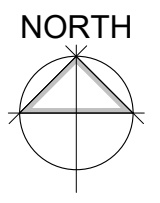
Offaly County Council			
Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Mr. Noel Gorman, Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular Road, Daingean		
TITLE:	SITE LAYOUT		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:500@A3	21-02	P8-004	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '24	JJC	EG	BK

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HARD SURFACE AND LANDSCAPING

- ASPHALT ROAD & PARKING BAYS ALL TO ENGINEERS DETAILS 
- CONCRETE PATHS TO FRONT GARDENS. TO ENGINEERS DETAIL LAID TO ENGINEERS DETAIL 
- PUBLIC GRASS AREA: GRASS SOWN TO NEW CLEAN AND RUBBLE FREE TOPSOIL 
- REAR LAWNS SOWN TO NEW CLEAN AND RUBBLE FREE TOPSOIL 
- FEATURED PUBLIC PAVING TO DEMARCATATE THE SITE CIRCULATION IN ACCORDANCE WITH ARCHITECTS SPECIFICATION. LAID TO ENGINEERS SPECIFICATION. 
- FEATURED COURTYARD PAVING IN ACCORDANCE WITH ARCHITECTS SPECIFICATION. LAID TO ENGINEERS SPECIFICATION. 
- CONCRETE PATHS TO REAR GARDENS. TO ENGINEERS DETAIL 
- NEW TREES. REFER TO SPECIFICATION FOR PLANTING DETAILS. 



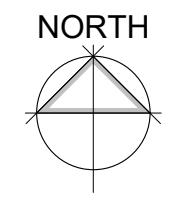
SITE LAYOUT - LANDSCAPING
1:500 @ A3

Part 8 Planning

Offaly County Council			
Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Mr. Noel Gorman, Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular Road, Daingean		
TITLE:	LANDSCAPE LAYOUT		
SCALE: 1:500@A3	PROJECT No: 21-02	DRAWING No: P8-005	REVISION:
DATE: Dec '24	DRAWN BY: JJC	CHECKED: EG	APPROVED: BK
<p><small>Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.</small></p> <p style="text-align: right;"><small>© OFFALY COUNTY COUNCIL</small></p>			

WALL & BOUNDARY TYPES

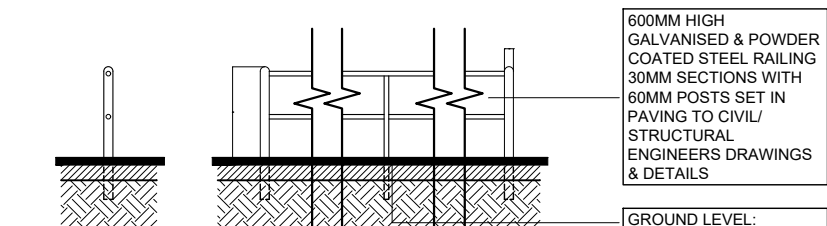
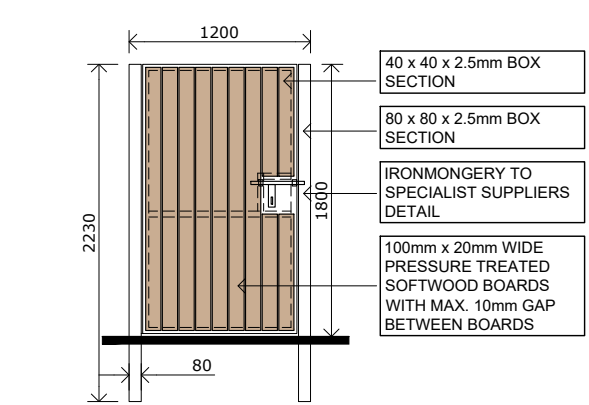
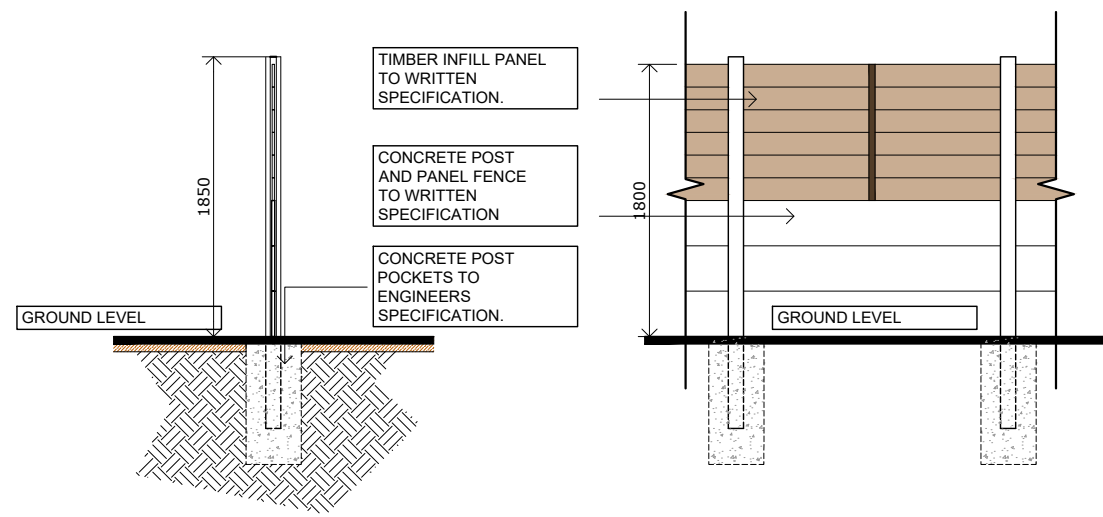
(A) 1.8m HIGH GARDEN WALLS [HALF CONCRETE POST & PLANK + HALF TIMBER INFILL]	
(B) GATE TO REAR 1.2M WIDE GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS	
(C) 600mm GALVANIZED RAILING	
(D) 2m HIGH CONCRETE BLOCK WALL	
(E) 1.8m HIGH CONCRETE BLOCK WALL	
(F) 900MM BLOCK WALL. TO LATER COLOUR SELECTION.	
(G) 1.2m BRICK BIN STORE SCREEN WALLS.	
(H) 2.4m HIGH CONCRETE BLOCK WALL	



BOUNDARY LEGEND
1:500 @ A3

Part 8 Planning

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Mr. Noel Gorman, Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular road, Daingean		
TITLE:	BOUNDARY LEGEND		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:500@A3	21-02	P8-006	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '24	JJC	EG	BK
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BOUNDARY TYPE "A" - HALF BLOCK HALF TIMBER FENCE

(Scale 1:50/A3)

BOUNDARY TYPE "B" - 1.8m TREATED TIMBER GATE

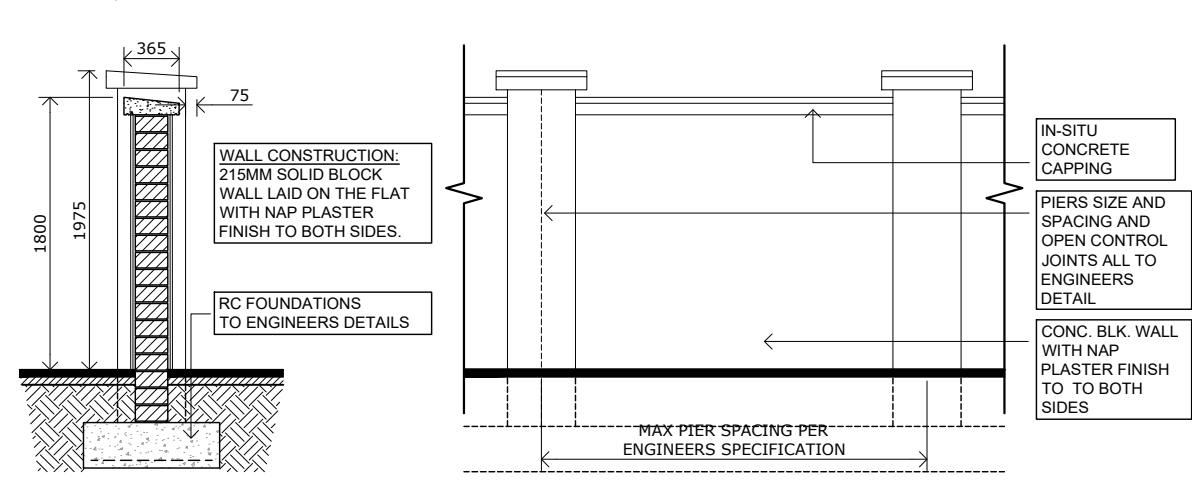
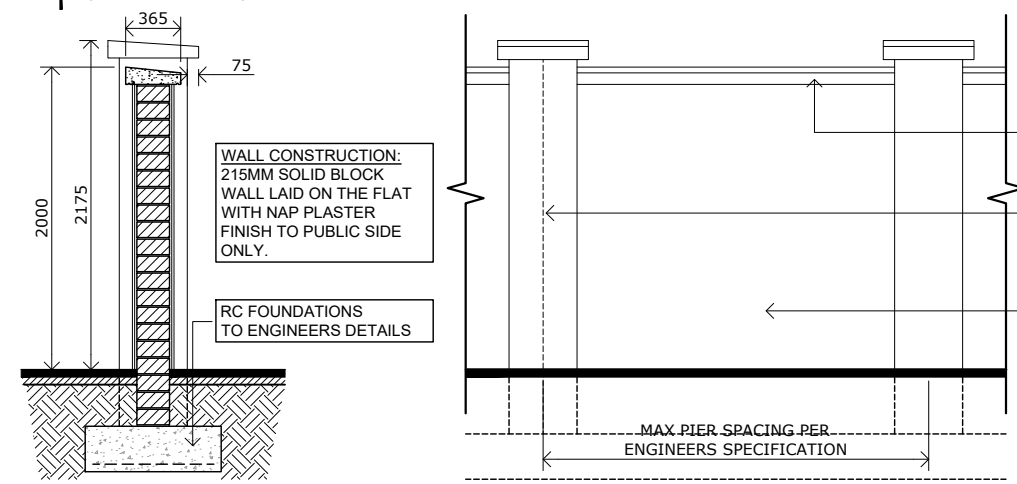
(Scale 1:50/A3)

BOUNDARY TYPE "C" - 600mm HIGH GALVANISED FENCE

(Scale 1:50/A3)

WALL & BOUNDARY TYPES

(A) 1.8m HIGH GARDEN WALLS [HALF CONCRETE POST & PLANK + HALF TIMBER INFILL]	
(B) GATE TO REAR 1.2M WIDE GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS	
(C) 600mm GALVANIZED RAILING	
(D) 2m HIGH CONCRETE BLOCK WALL	
(E) 1.8m HIGH CONCRETE BLOCK WALL	
(F) 900MM BLOCK WALL. TO LATER COLOUR SELECTION.	
(G) 1.2m BRICK BIN STORE SCREEN WALLS.	
(H) 2.4m HIGH CONCRETE BLOCK WALL	

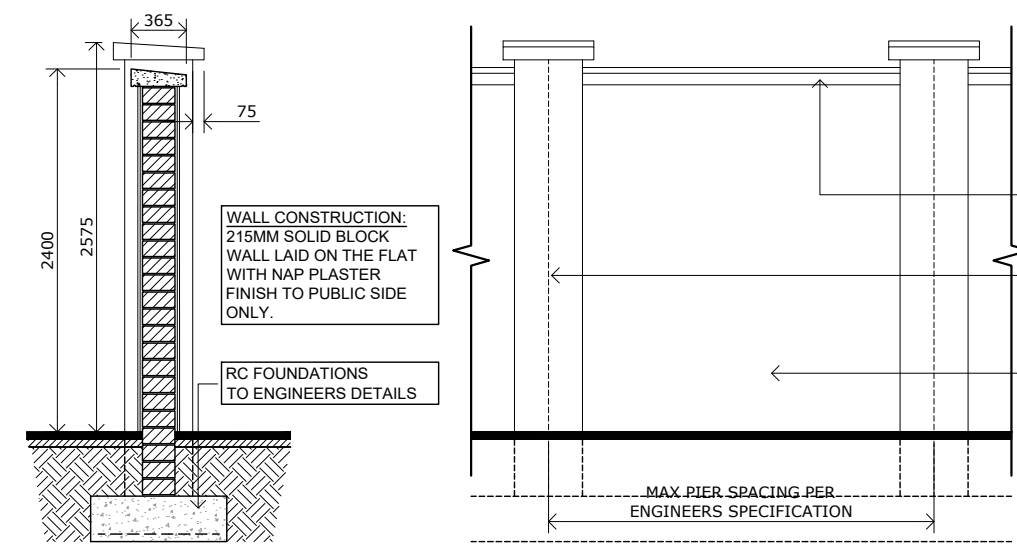


BOUNDARY TYPE "D" - 2m HIGH 215mm BLOCK WALL WITH PIERS

(Scale 1:50/A3)

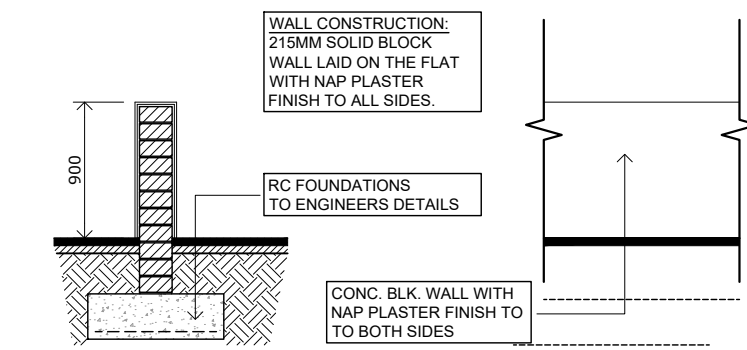
BOUNDARY TYPE "E" - 1.8m HIGH 215mm BLOCK WALL WITH PIERS

(Scale 1:50/A3)



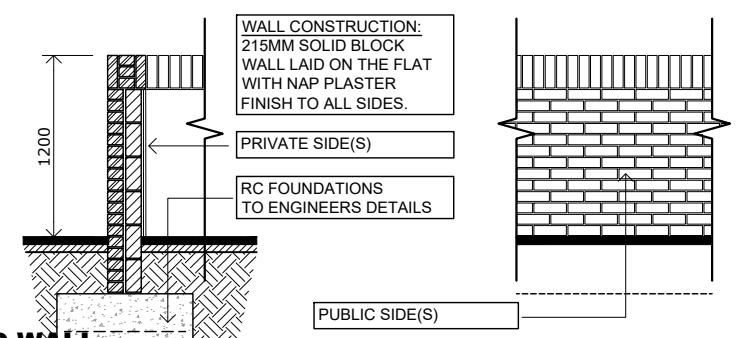
BOUNDARY TYPE "H" - 2.4m HIGH 215mm BLOCK WALL WITH PIERS

(Scale 1:50/A3)



BOUNDARY TYPE "F" - 900mm HIGH BLOCK WALL

(Scale 1:50/A3)



BOUNDARY TYPE "G" - 1.2m HIGH BRICK FACED WALL

(Scale 1:50/A3)

Part 8 Planning

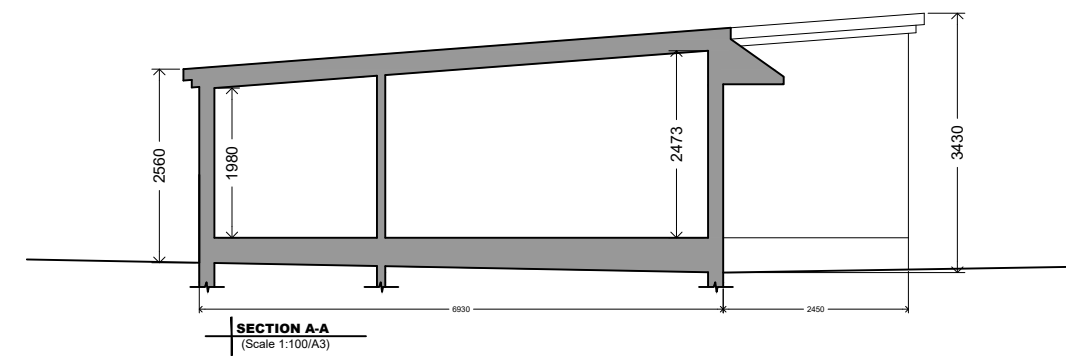
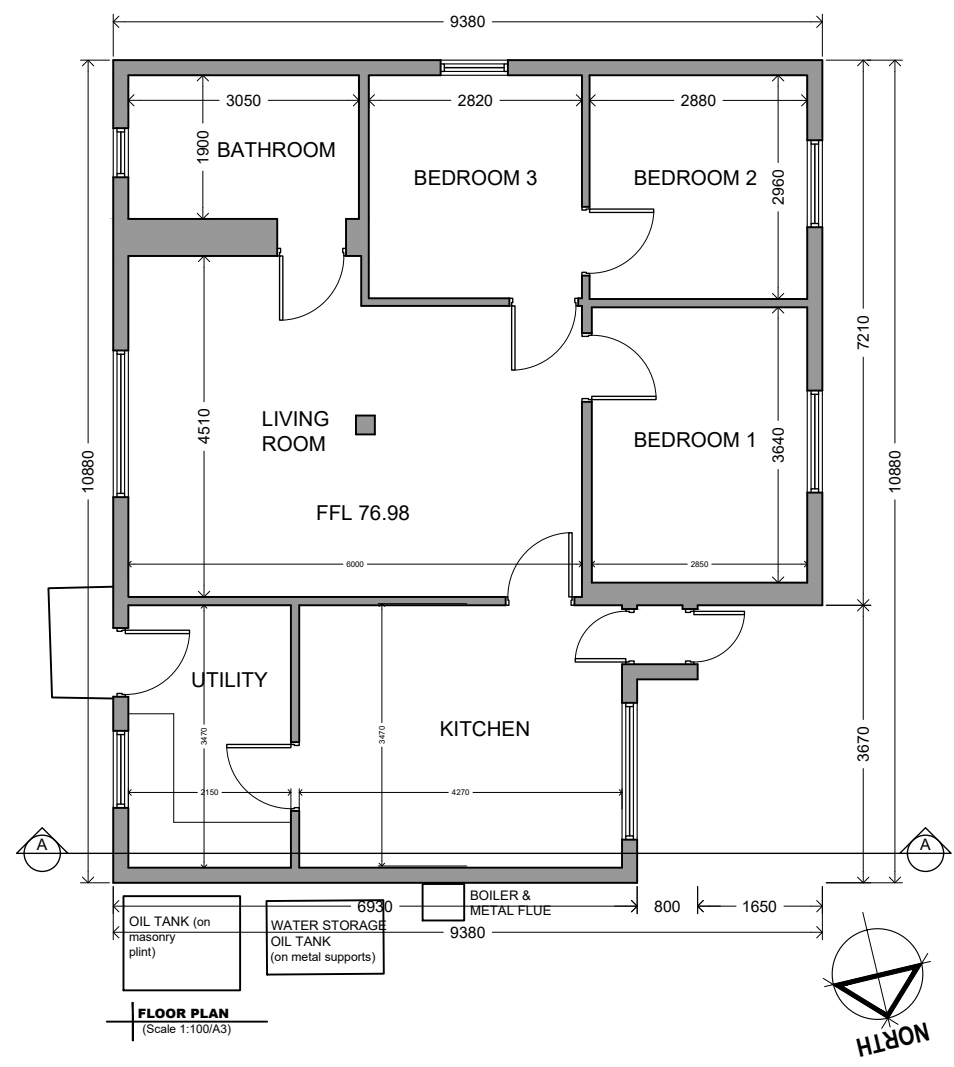
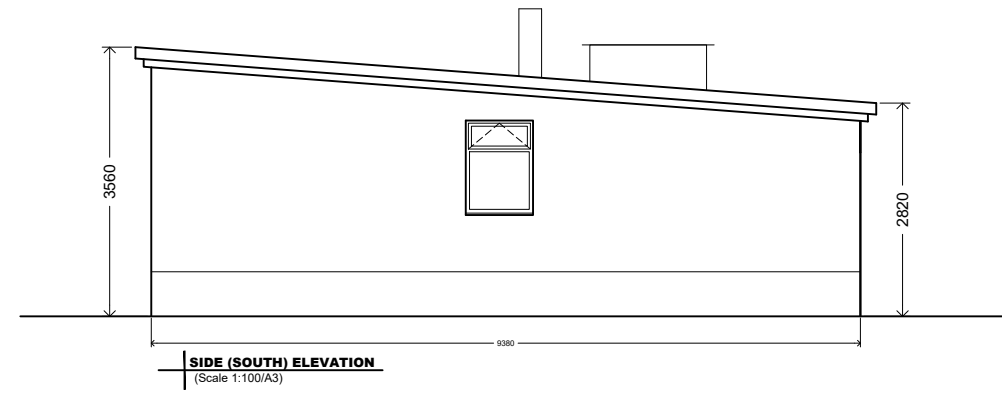
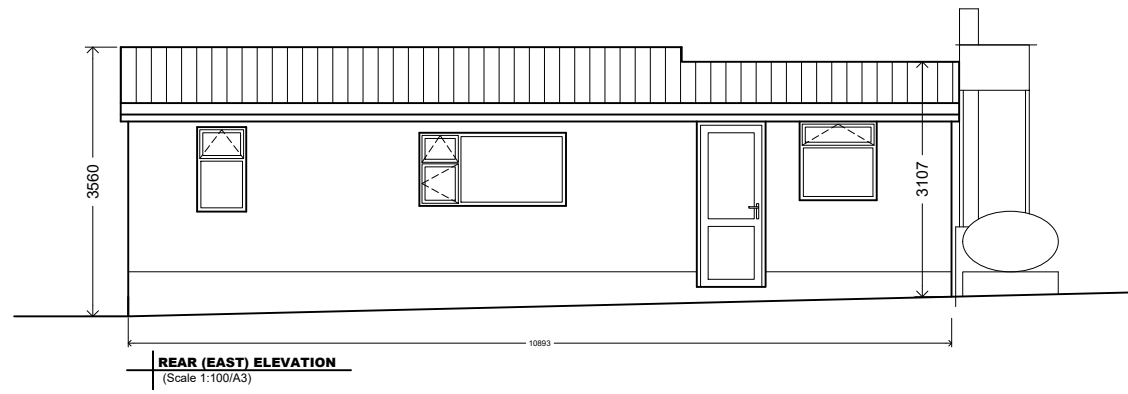
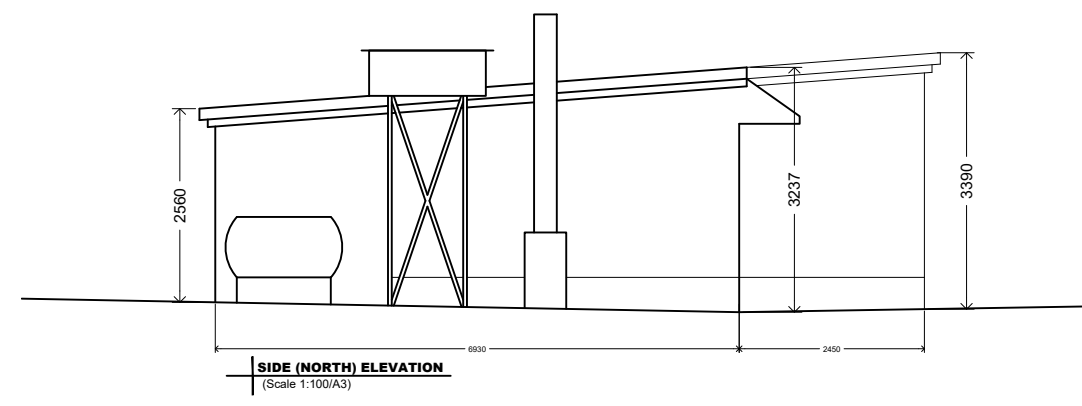
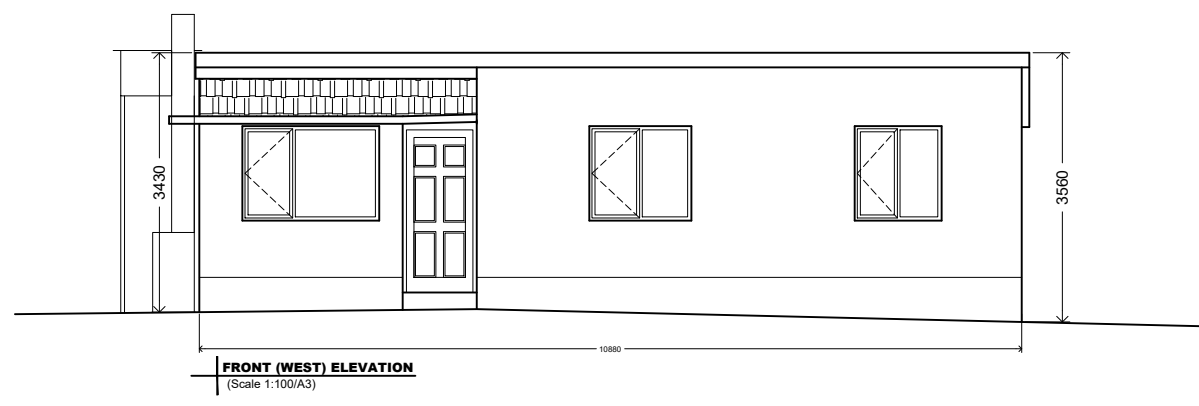
Offaly County Council
 Housing Capital,
 Áras an Chontae, Tullamore
 ☎ 057 9346800

Mr. Noel Gorman, Director of Services

PROJECT:	Proposed Housing at Beechwood Court, Circular road, Daingean		
TITLE:	Site Boundary Details		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:50@A3	21-02	P8-007	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec '23	JJC	EG	BK

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EXISTING HOUSE TO BE DEMOLISHED

Part 8 Planning

Offaly County Council
Housing Capital,
Áras an Chontae, Tullamore
☎ 057 9346800

Mr. Noel Gorman, Director of Services

PROJECT:	Proposed Housing at Beechwood Court, Circular road, Daingean		
TITLE:	EXISTING DWELLING PLANS		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:100@A3	21-02	P8-008	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Dec'24	JJC	EG	BK

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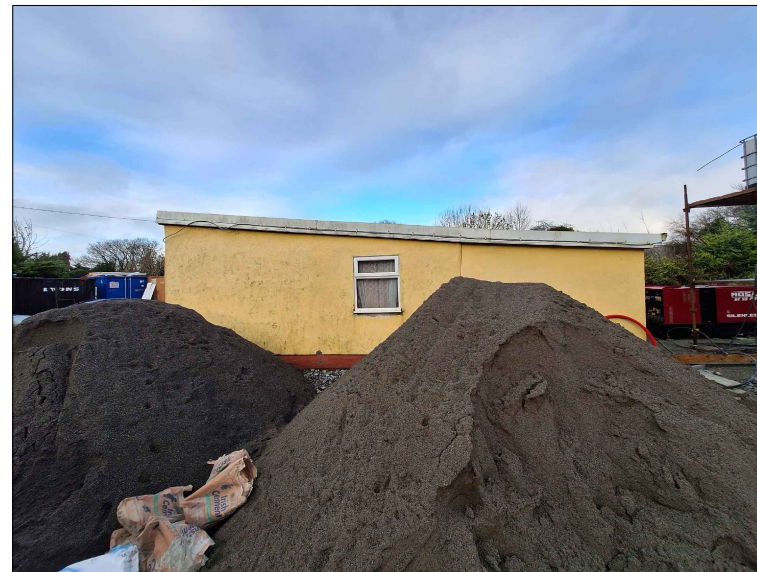
FRONT (WEST) ELEVATION



SIDE (NORTH) ELEVATION



REAR (EAST) ELEVATION



SIDE (SOUTH) ELEVATION

Part 8 Planning

Offaly County Council Housing Capital, Áras an Chontae, Tullamore ☎ 057 9346800			
Mr. Noel Gorman, Director of Services			
PROJECT:	Proposed Housing at Beechwood Court, Circular road, Daingean		
TITLE:	EXISTING DWELLING Ext PHOTO SURVEY		
SCALE: NTS	PROJECT No: 21-02	DRAWING No: P8-009	REVISION:
DATE: Dec'24	DRAWN BY: JJC	CHECKED: EG	APPROVED: BK
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