



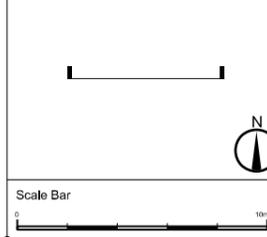


**General Notes**  
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**Notes**  
 — Land Ownership Boundary

| Rev | Date       | Reason for Issue     | CHK |
|-----|------------|----------------------|-----|
| 05  | 10.05.2025 | Planning Grant       | KSD |
| 04  | 05.12.2023 | Planning Application | KSD |
| 03  | 21.06.2023 | Information to CCCPD | KSD |
| 02  | 02.06.2023 | Design Revision      | KSD |
| 01  | 29.05.2023 | Information to MMOS  | KSD |
| 00  | 07.03.2023 | Information          | KSD |

Keyplan



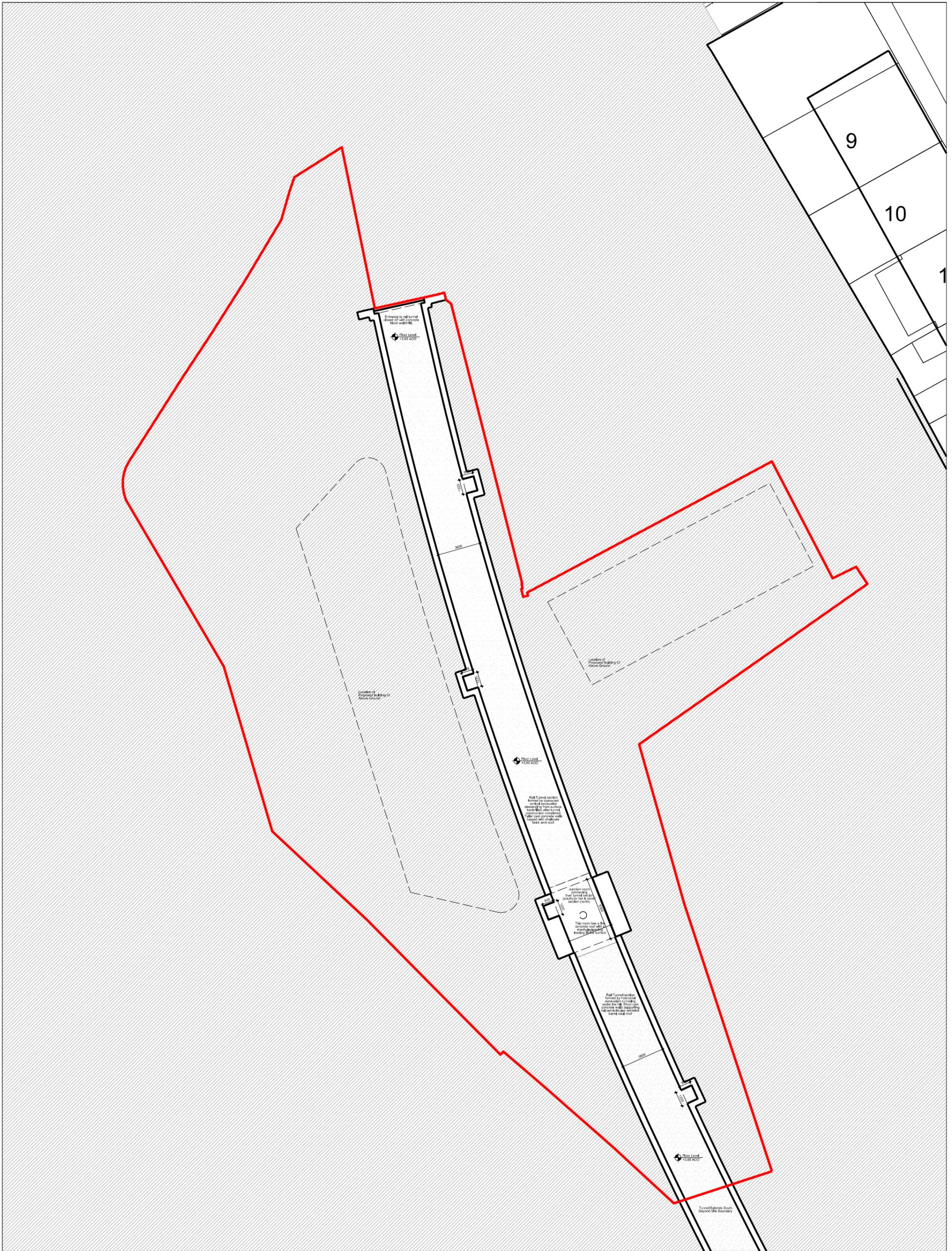
**Karl Shane Diskin**  
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 Client: Kindis Property Development Ltd  
 Project: Beach Road Residences

|  |                    |
|--|--------------------|
| Drawing Title<br>Site Context Plan Set<br>+19.00 AOD |                    |
| Project Number<br>0027                               | Status<br>Planning |
| Scale at A2<br>1:200                                 | Date<br>07.03.2023 |
| Drawn by<br>KSD                                      | Checked by<br>KSD  |
| Drawing Number<br>0027_Site_Plan_03                  | Revision<br>05     |





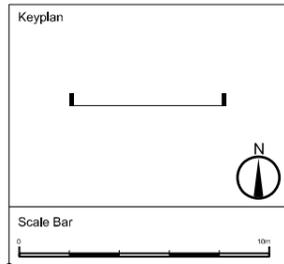




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| 04  | 11.05.2025 | Planning Grant       | KSD |
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| 00  | 07.03.2023 | Information          | KSD |



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|  |                       |
|--|-----------------------|
| Drawing Title<br>Site Context Plan Set<br>+3.65 AOD (Existing Rail Tunnel) |                       |
| Project Number<br>0027   | Status<br>Information |
| Scale at A2<br>1:200   | Date<br>07.03.2023    |
| Drawn by<br>KSD  | Checked by<br>KSD     |
| Drawing Number<br>0027_Site_Plan_B   | Revision<br>04        |



### Design Statement

Landscape design proposals for Residential Development in Passage West aim to:

- Provide a strong landscape framework and uplifting residential environment on this sloping site.
- Provide a functional public realm and optimise opportunities for informal play within the constraints imposed by the topography of the site.
- Promote the principles of biodiversity and sustainability.

- These aims are achieved by means of:
1. Retaining existing stone wall boundaries.
  2. Providing tree planting and hedges along site boundaries and open spaces commensurate with availability of space and proximity of houses.
  3. Providing judiciously placed shrub and ground cover planting to front gardens and open spaces.
  4. Providing communal open spaces to accommodate open play.
  5. Providing shared surfaces and pedestrian linkages in accordance with DMURS recommendations.

### Implementation

Planting is to be completed in the first suitable season after commencement of construction works.

### Advantages of Permeable Paving

A SUDS based permeable system, such as Kilsaran's permeable Klima-Pave range, is designed to capture the rainfall and excess flood water and discharge it into the sub-base / ground. Even during times of heavy rainfall such a system works efficiently and has the added advantage of operating as a floodwater control method.

Applications of SUDS includes the soaking of water from impermeable areas e.g. roofs, into soakaways and maximizing the amount of permeability on site. Permeable paving is a range of sustainable materials with a base and sub-base that allow the movement of stormwater through the surface. In addition to reducing runoff, this effectively traps suspended solids and filters pollutants from the water. Permeable paving is the most effective way of ensuring that a site can still be used as an urban surface for traffic or pedestrians, without adding to the runoff that typically increases when urbanisation occurs.

Permeable Paving is a 'source control' method. Water is managed and dealt with on-site without piping off to storage tanks or surface water treatment systems. The Water Framework Directive (Directive 2000/60/EC) requires that surface water discharge is managed to ensure that risk of contamination or pollution are mitigated. Permeable Paving systems filter contaminants by microbial action. There is no requirement for additional filtering/polishing with Permeable Paving in normal use. Separate attenuation tank systems are not required. No need for gullies or channels or conventional drainage.

### Flowerbed Planting Species List

- Irish Moss a.k.a. pearlwort, *Sagina subulata*. Perennial, hardy in zones 4 through 7. Tiny white blooms in midsummer.
- Foxgloves a.k.a. Fairy Thimbles, *Digitalis purpurea*. Biennial, with masses of freckled fuchsia-to-purple blooms on tall, straight stems.
- Bloody Wood Dock a.k.a. Red-Veined Sorrel, *Rumex sanguineus*. Favors damp clay soil in dappled sun to part shade. Annual, eye-catching groundcover.
- Bramble a.k.a. *Rubus Ideaus*. Including fruiting raspberries and blackberries. Informal hedgerow.
- Pot Marigold a.k.a. *Calendula officinalis*. Blooms of bright yellow or orange daisies last from spring through summer and into autumn.
- Woodbine a.k.a. Wild honeysuckle, *Lonicera periclymenum*. Honey-scented blooms. Understory plant leafs out and then blooms very early in the season.
- Bugle a.k.a. Thunder-and-Lightning, *Ajuga reptans*. Perennial found in wooded areas and moist to wet grassy fields. Attracts the Dark Green Frillfly butterfly
- Yarrow a.k.a. *Achillea millefolium*. Perennial with flat-topped flowers attracts butterflies and bees. Blooms in shades of ivory to pale pink.

- Common Chamomile a.k.a. *Chamaemelum Nobile*. Herb with a fresh-cut apple scent and summer-long daisies. Long-lived perennial. Dark scarlet in colour. Annual. Flowers all summer.
- Corn Poppy a.k.a. *Papaver rhoeas*. Perennial. Bright lavender-purple blooms with darker streaks and stripes.
- Daisy a.k.a. *Bellis perennis*. White-petaled, yellow-eyed single flower.

### Hedgerow Planting Species List

- Native hedge species selected to provide a habitat for wildlife.
- Holly a.k.a. *Ilex aquifolium*. Native evergreen shrub. Bright red berries and waxy green leaves. Produces fruits that birds can feed on, and offers a range of habitats for insects and small mammals.
- Elder a.k.a. *Sambucus Nigra*. Deciduous shrub which has pinnate leaves which are divided into 5-9 oval, stalked leaflets. Heavily scented flat-topped corymbs of creamy-white 5-petaled flowers (each 5-6mm across). The fruit which follows is in the form of dark purple berries which are much loved by the birds. This is a native shrub belonging to the family Adoxaceae.
- Dog Rose a.k.a. *Rosa Canina*. Pink or white flowers from June to August. The five-petaled flowers (3-5cm across) are borne on green arching branches with curved thorns. In autumn, the fruits are red hips which shed their sepals before ripening. This is a native plant which belongs to the family Rosaceae. Produces fruits that birds can feed on, and offers a range of habitats for insects and small mammals.

### General Notes

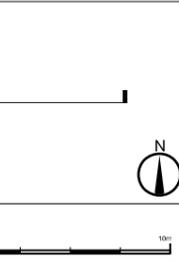
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### Notes

- Land Ownership Boundary
- Existing Self-Seeded Vegetation Retained as Wildlife Habitat
- Grass Lawn / Communal Amenity Area
- Proposed Native Hedgerow Planting
- Proposed Native Species Flower Beds
- Car Parking Area with Tarmac Finish to match Public Road
- Permeable Paving Type 01 - Kilsaran Klima-Pave Metfront 3-Size Mix in Natural
- Permeable Paving Type 02 - Kilsaran Klima-Pave Newgrange 3-Size Mix in Yellow Granite
- Permeable Paving Type 03 - Kilsaran Klima-Pave Kileen Flags 4-Size Mix in Silver Granite

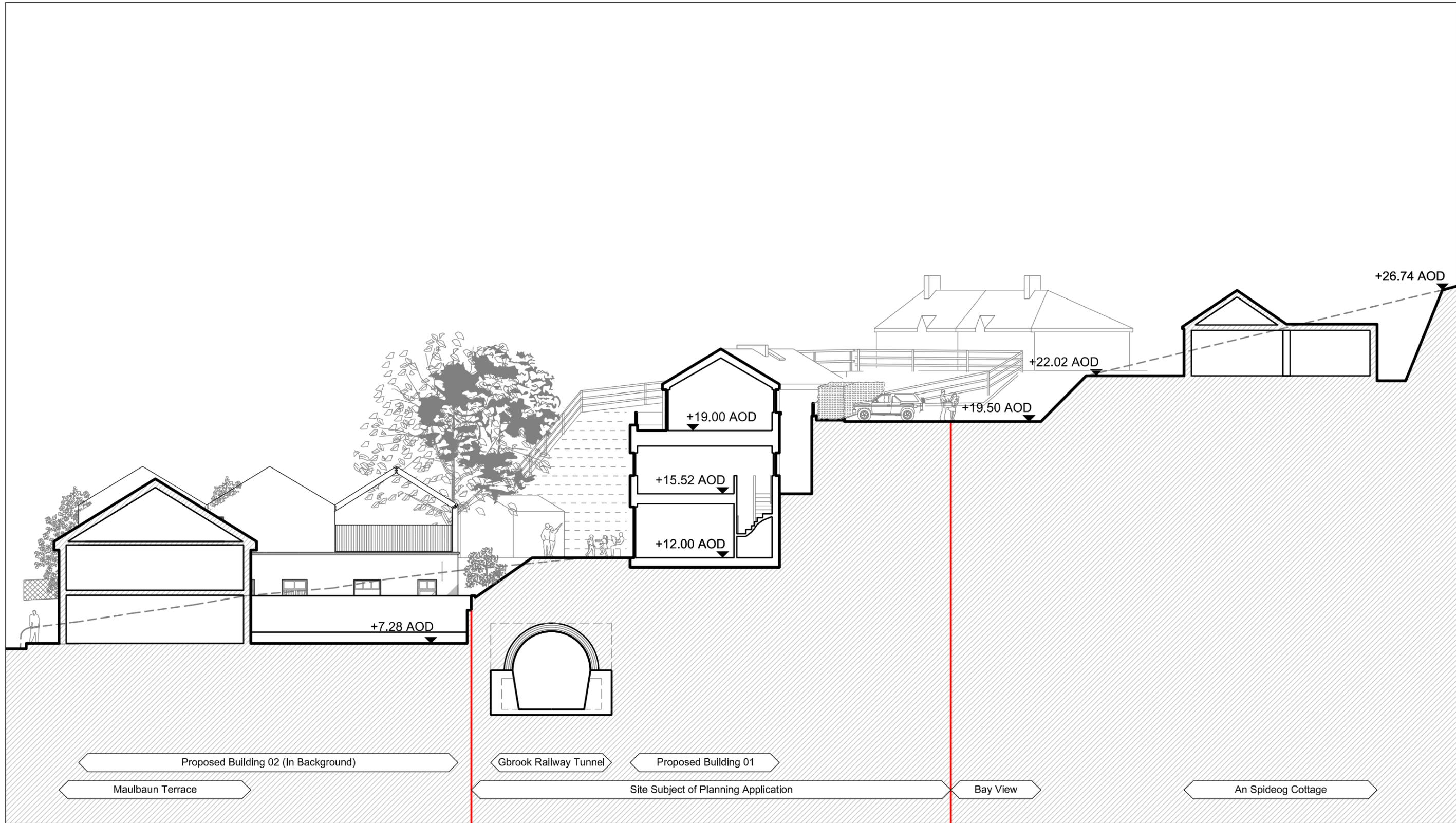
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|-----|------------|----------------------|-----|
| 01  | 11.05.2025 | Planning Grant       | KSD |
| 00  | 14.11.2023 | Planning Application | KSD |

### Keyplan



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| Drawing Title        |                      | Status     |            |
|----------------------|----------------------|------------|------------|
| Landscape Masterplan |                      | Planning   |            |
| Project Number       | 0027                 | Status     | Planning   |
| Scale at A2          | 1:200                | Date       | 14.11.2023 |
| Drawn by             | KSD                  | Checked by | KSD        |
| Drawing Number       | 0027_Landscape MPlan | Revision   | 01         |



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**Notes**  
 Land Ownership Boundary

| Rev | Date       | Reason for Issue     | Chk |
|-----|------------|----------------------|-----|
| 01  | 11.05.2025 | Planning Grant       | KSD |
| 00  | 25.10.2023 | Planning Application | KSD |

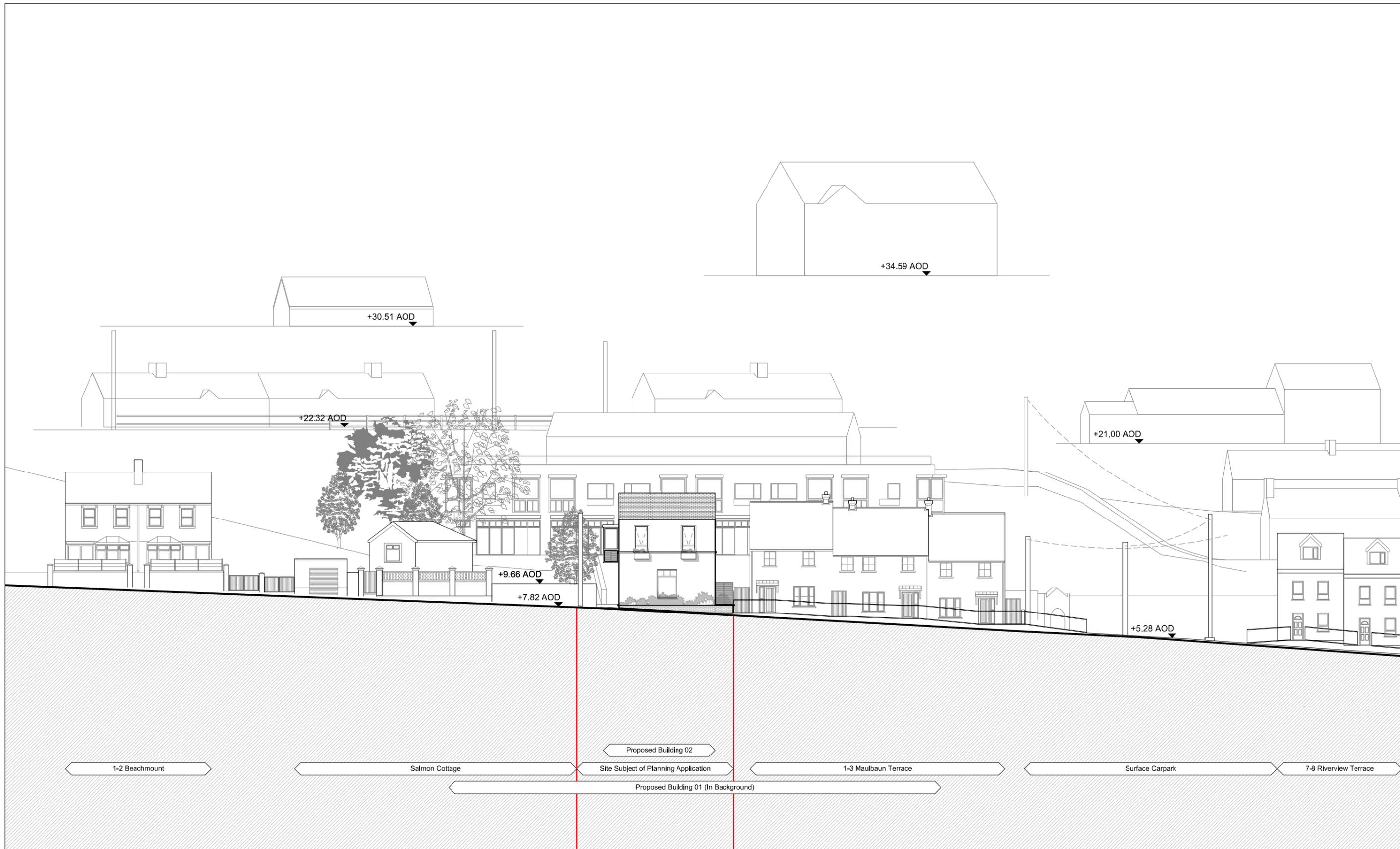
**Keyplan**

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**RIAI** 2022

|   |                    |
|---|--------------------|
| <b>Drawing Title</b><br>Building 02<br>North Elevation in Context |                    |
| Project Number<br>0027  | Status<br>Planning |
| Scale at A3<br>1:200  | Date<br>25.10.2023 |
| Drawn by<br>KSD   | Checked by<br>KSD  |
| Drawing Number<br>0027_Elevation_B2N                              | Revision<br>01     |

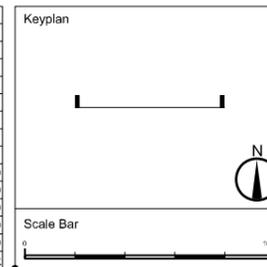




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**Notes**  
 Site Boundary Subject of Planning Application

| Rev | Date       | Reason for Issue     | Chk |
|-----|------------|----------------------|-----|
| 04  | 10.05.2025 | Planning Grant       | KSD |
| 03  | 24.10.2023 | Planning Application | KSD |
| 02  | 21.06.2023 | Information to CCCPD | KSD |
| 01  | 06.06.2023 | Design Revision      | KSD |
| 00  | 04.04.2023 | Information          | KSD |



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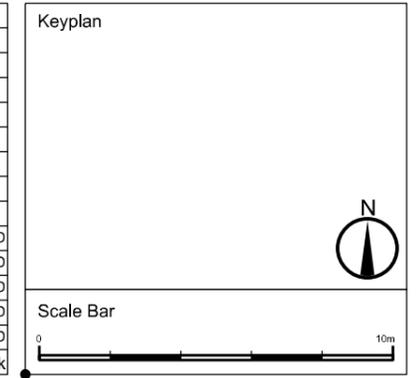
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| Project Number<br>0027   | Status<br>Planning |
| Scale at A2<br>1:200   | Date<br>27.03.2023 |
| Drawn by<br>KSD  | Checked by<br>KSD  |
| Drawing Number<br>0027_Elevation B2E                             | Revision<br>04     |



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**Notes**  
 Land Ownership Boundary

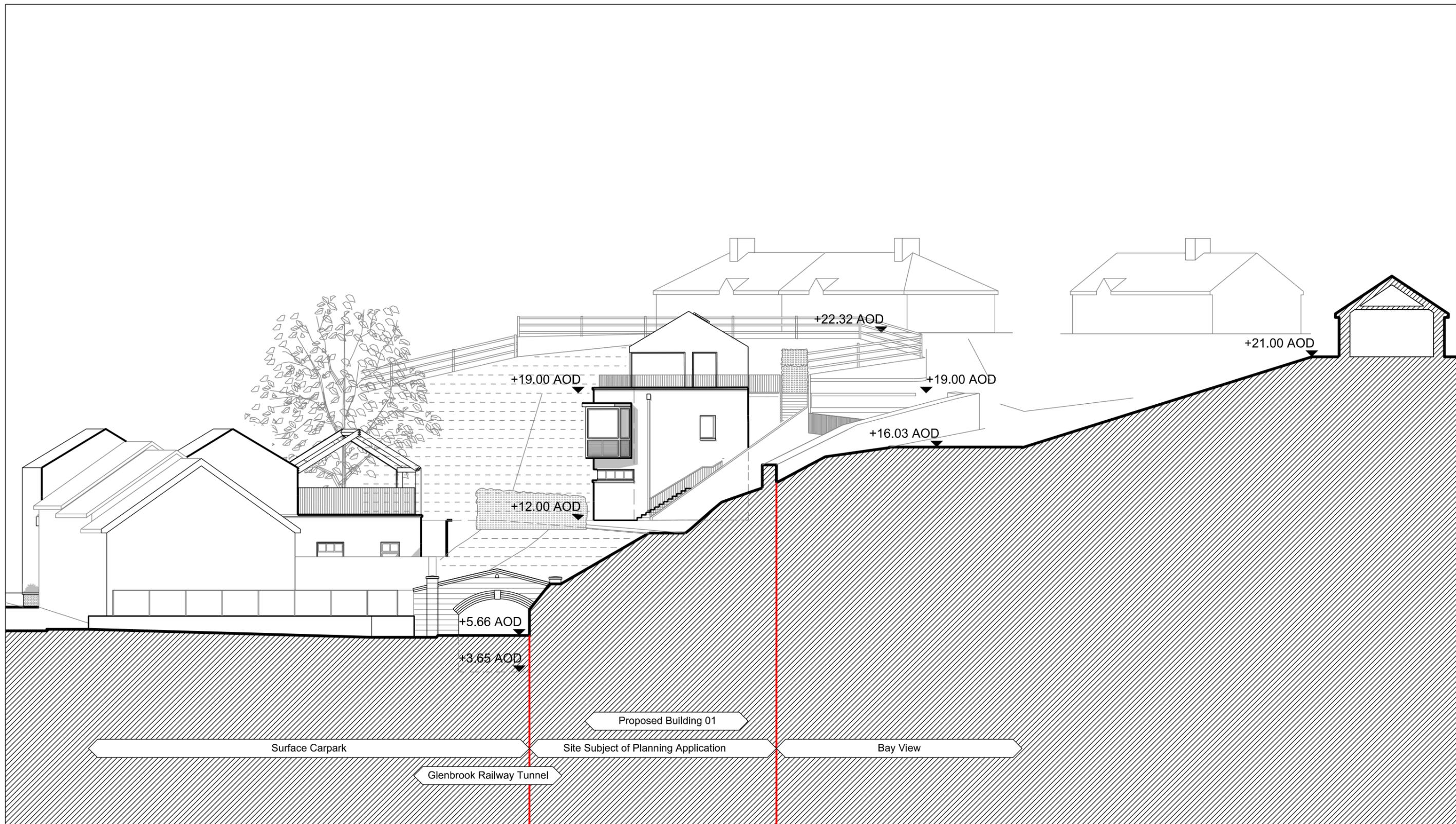
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| 04  | 11.05.2025 | Planning Grant       | KSD |
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| 00  | 05.04.2023 | Information          | KSD |



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|  |                    |
|--|--------------------|
| <b>Drawing Title</b><br>Building 02<br>West Elevation in Context |                    |
| Project Number<br>0027   | Status<br>Planning |
| Scale at A3<br>1:200   | Date<br>05.04.2023 |
| Drawn by<br>KSD  | Checked by<br>KSD  |
| Drawing Number<br>0027_Elevation B2W                             | Revision<br>04     |



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**Notes**  
 Site Boundary Subject of Planning Application

| Rev | Date       | Reason for Issue     | Chk |
|-----|------------|----------------------|-----|
| 04  | 10.05.2025 | Planning Grant       | KSD |
| 03  | 23.10.2023 | Planning Application | KSD |
| 02  | 21.06.2023 | Information to CCCPD | KSD |
| 01  | 01.06.2023 | Design Revision      | KSD |
| 00  | 31.03.2023 | Information          | KSD |

**Keyplan**

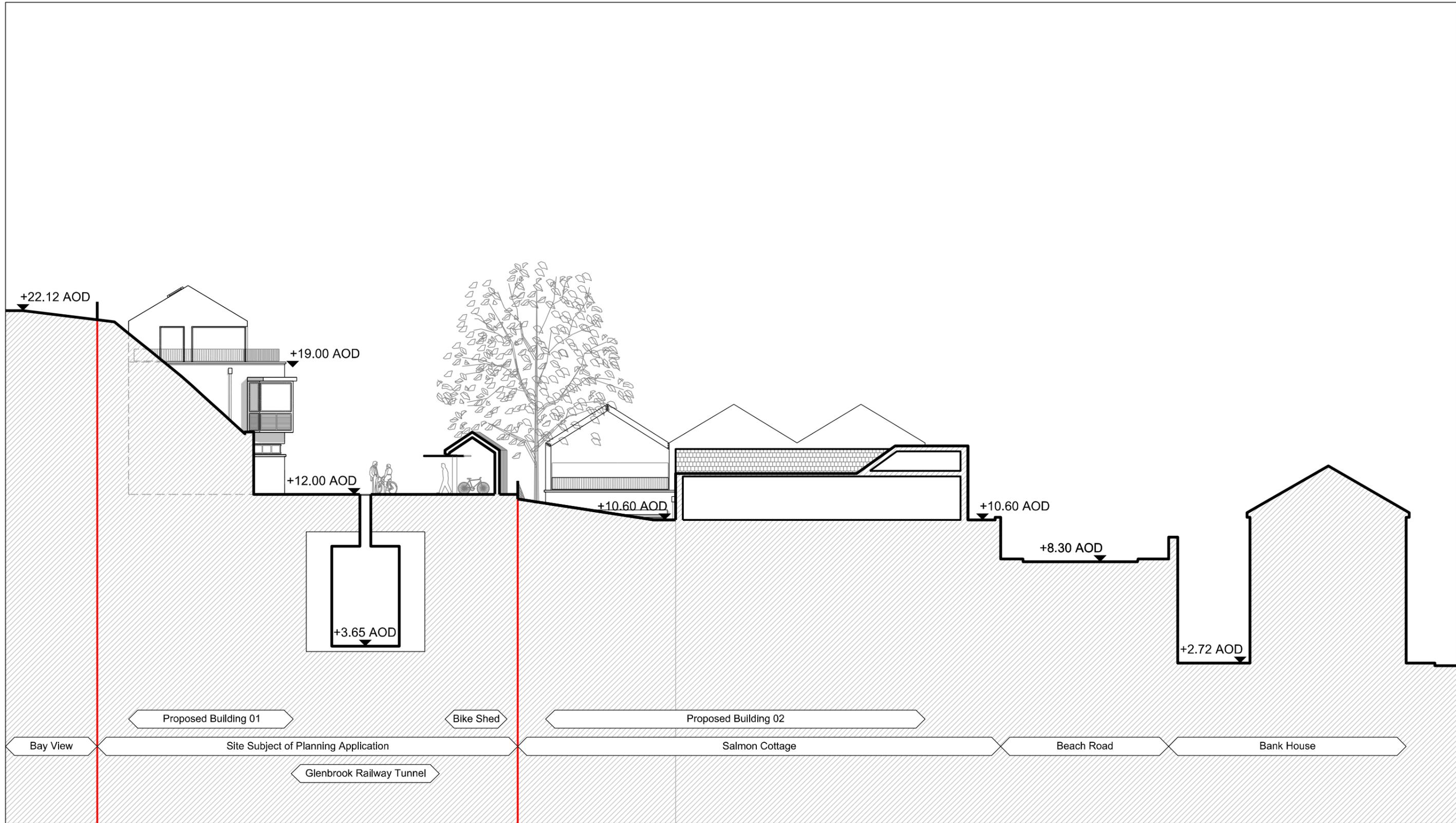
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|   |                    |
|---|--------------------|
| <b>Drawing Title</b><br>Building 01<br>North Elevation in Context |                    |
| Project Number<br>0027  | Status<br>Planning |
| Scale at A3<br>1:200  | Date<br>31.03.2023 |
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| Drawing Number<br>0027_Elevation B1N                              | Revision<br>04     |



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| 01  | 01.06.2023 | Design Revision      | KSD |
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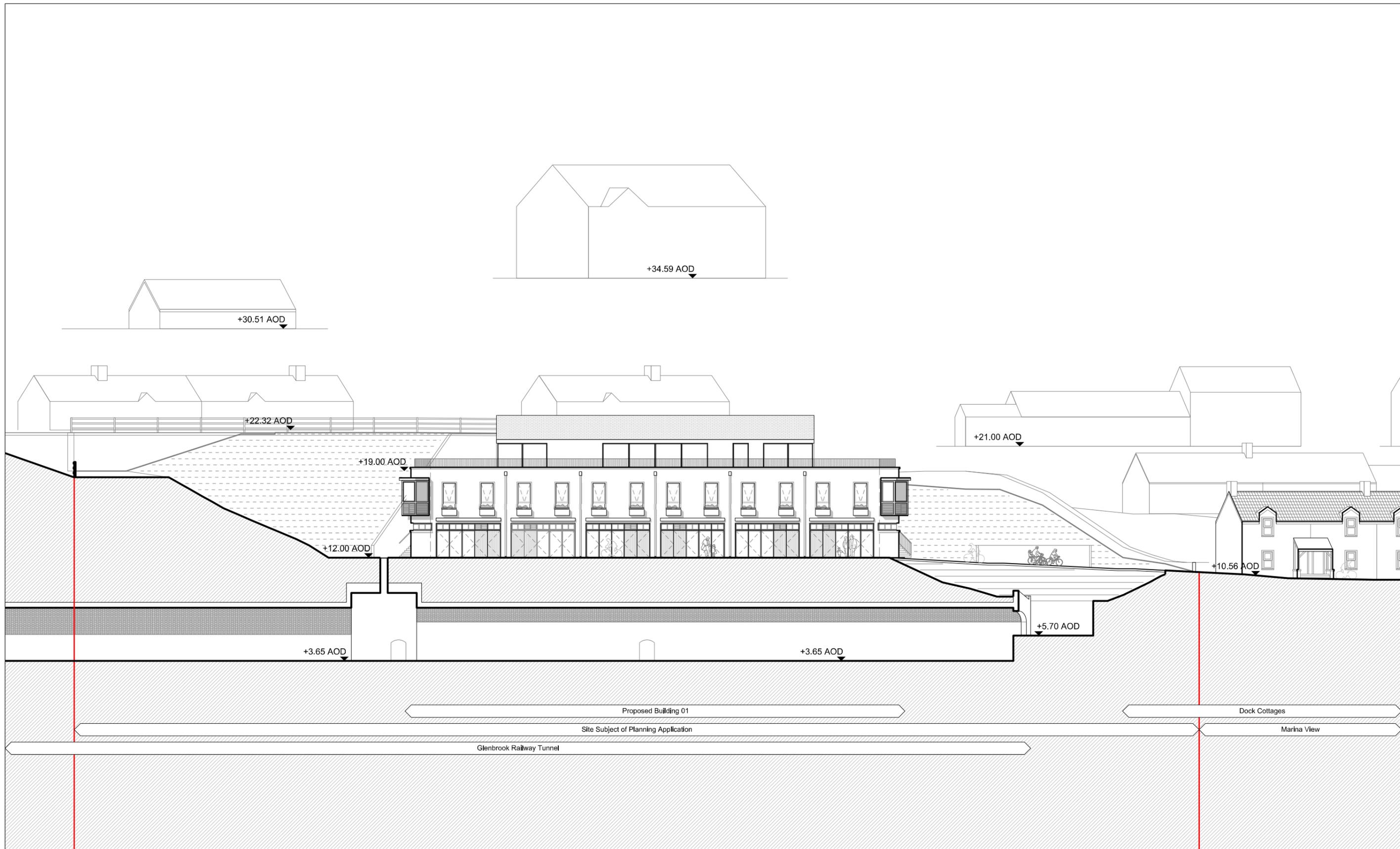
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Project: Beach Road Residences

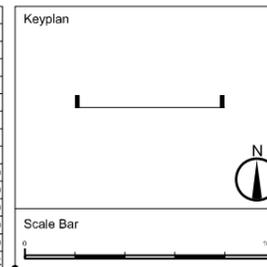
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| Drawn by<br>KSD  | Checked by<br>KSD  |
| Drawing Number<br>0027_Elevation B1S                           | Revision<br>04     |



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**Notes**  
 Site Boundary Subject of Planning Application

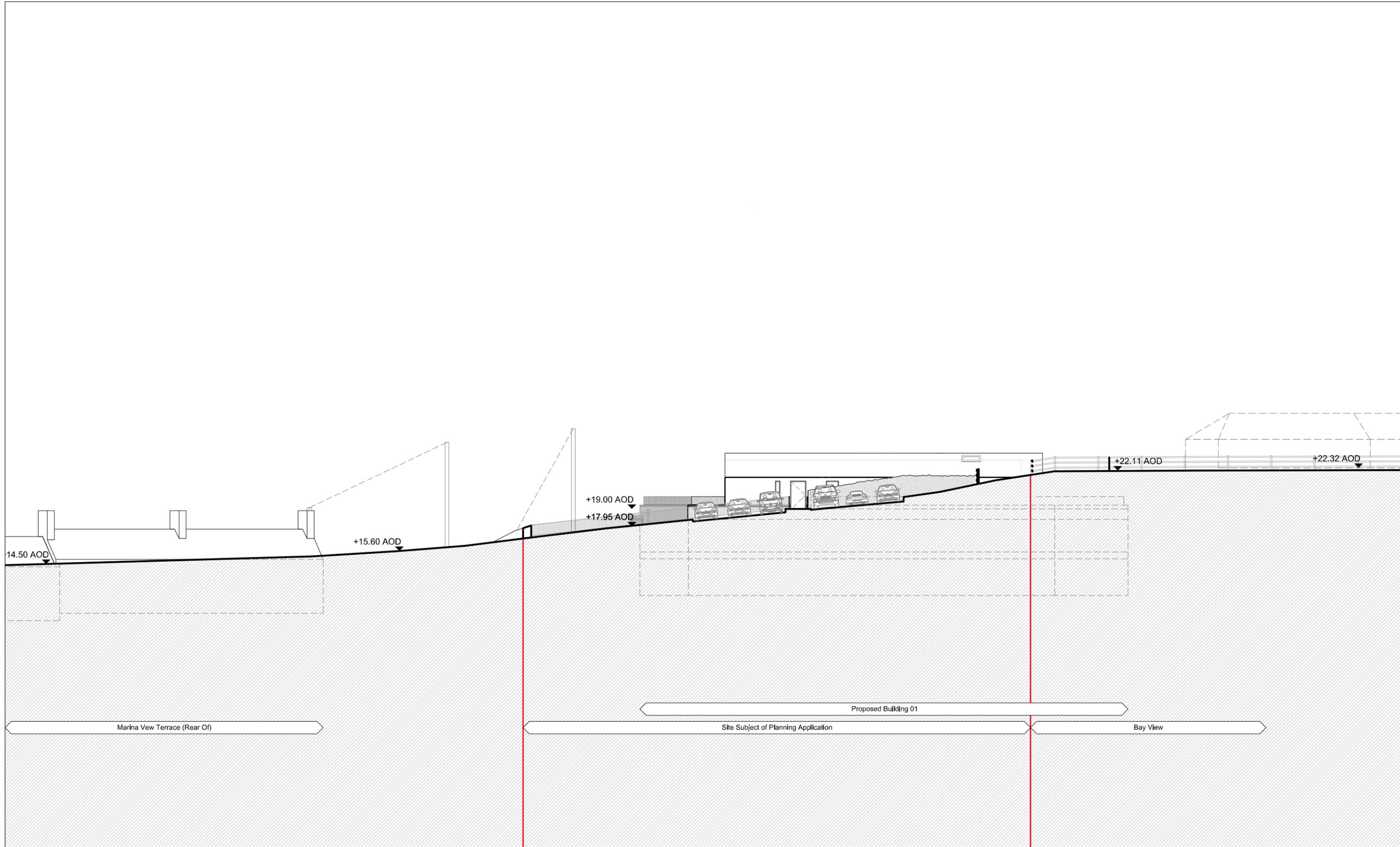
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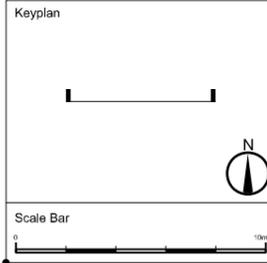
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| Drawn by<br>KSD   | Checked by<br>KSD  |
| Drawing Number<br>0027_Elevation B1E                              | Revision<br>04     |



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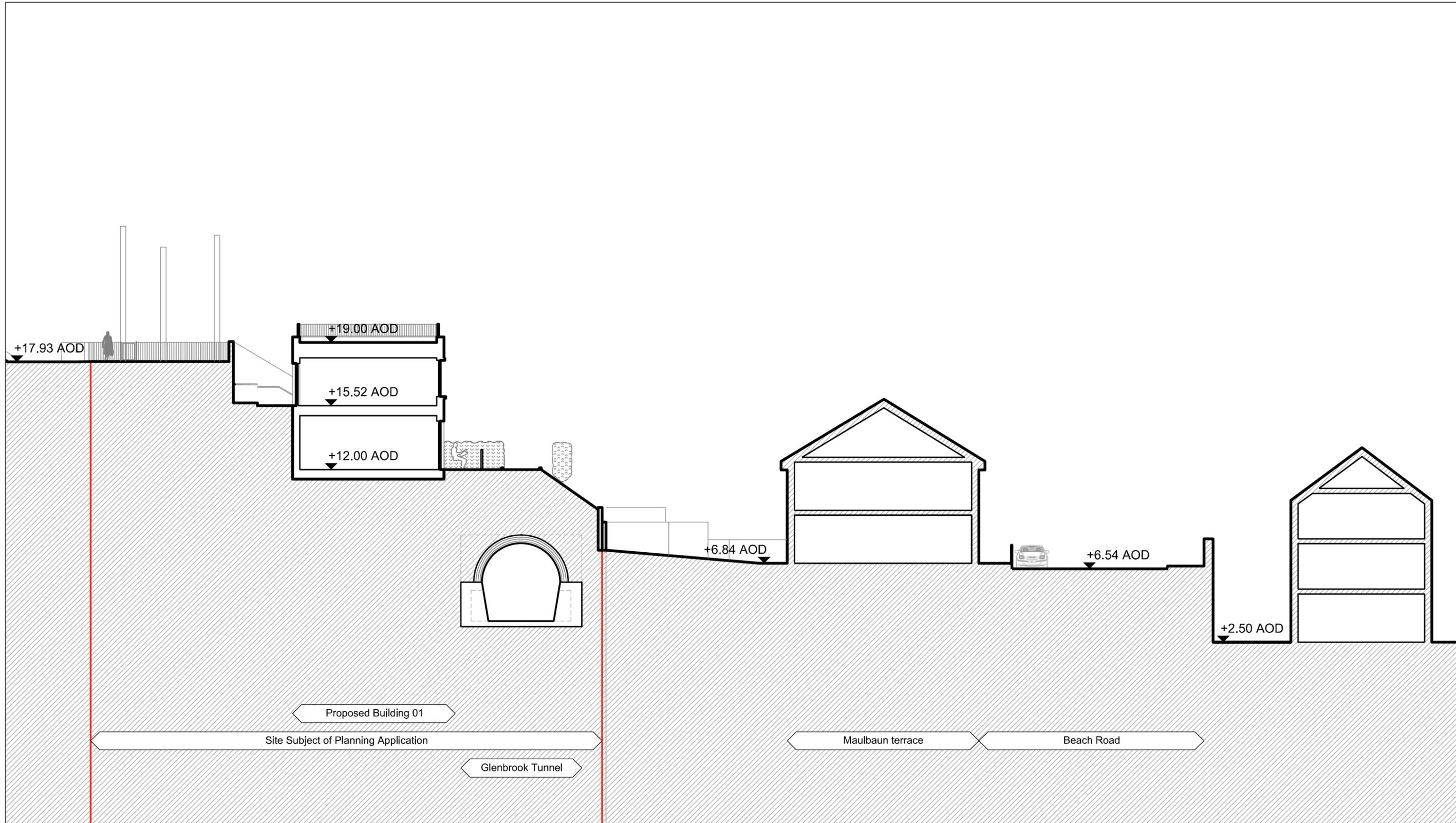
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Keyplan

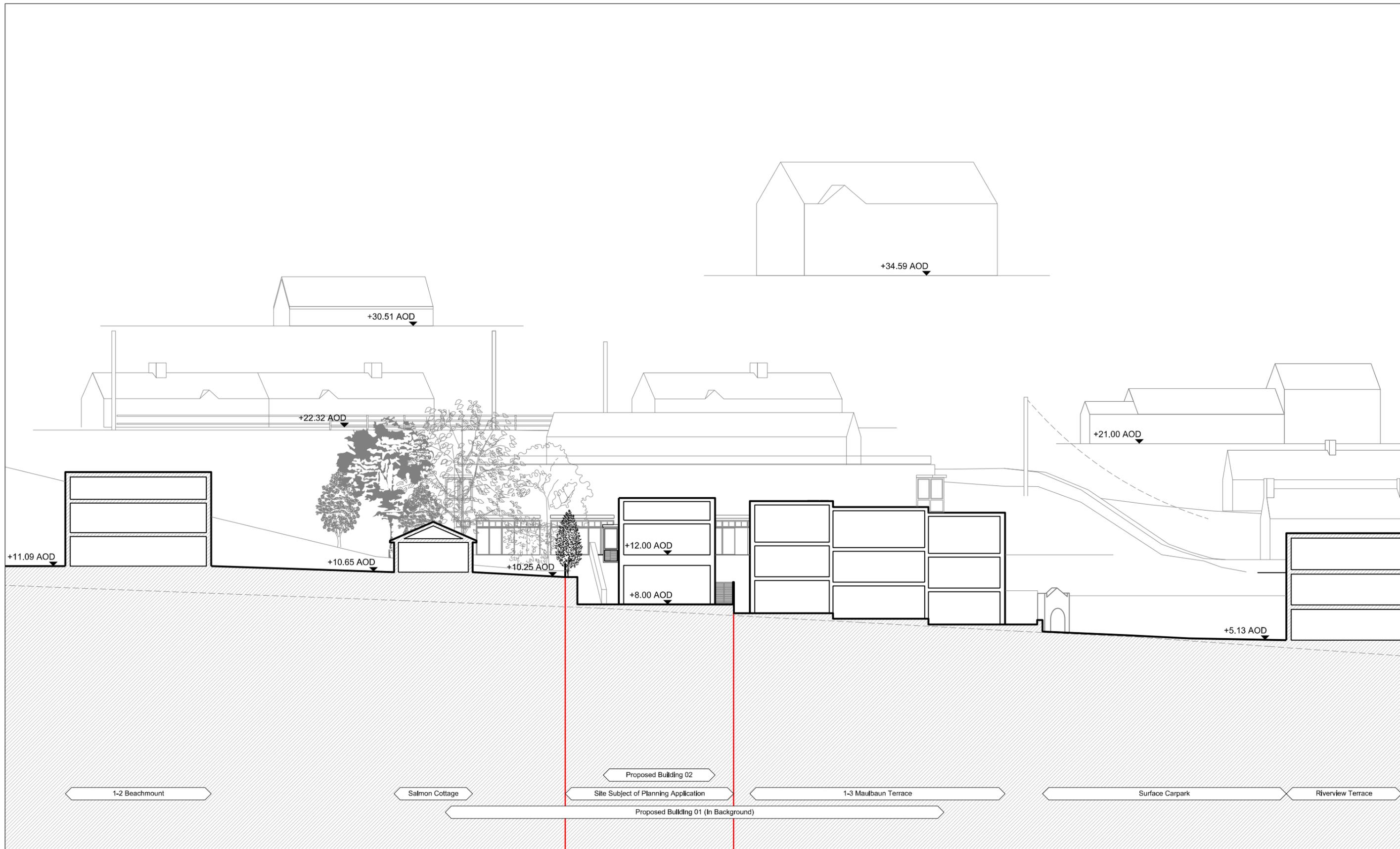
Scale Bar

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 Client: Kindis Property Development Ltd

**arb** Registered Architect 2022  
**RIAI** Registered Architect 2022

Project: Beach Road Residences

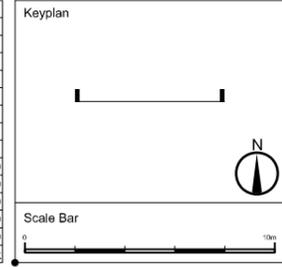
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| Drawn by<br><b>KSD</b>                   | Checked by<br><b>KSD</b>  |
| Drawing Number<br><b>0027_Section AA</b> | Revision<br><b>04</b>     |



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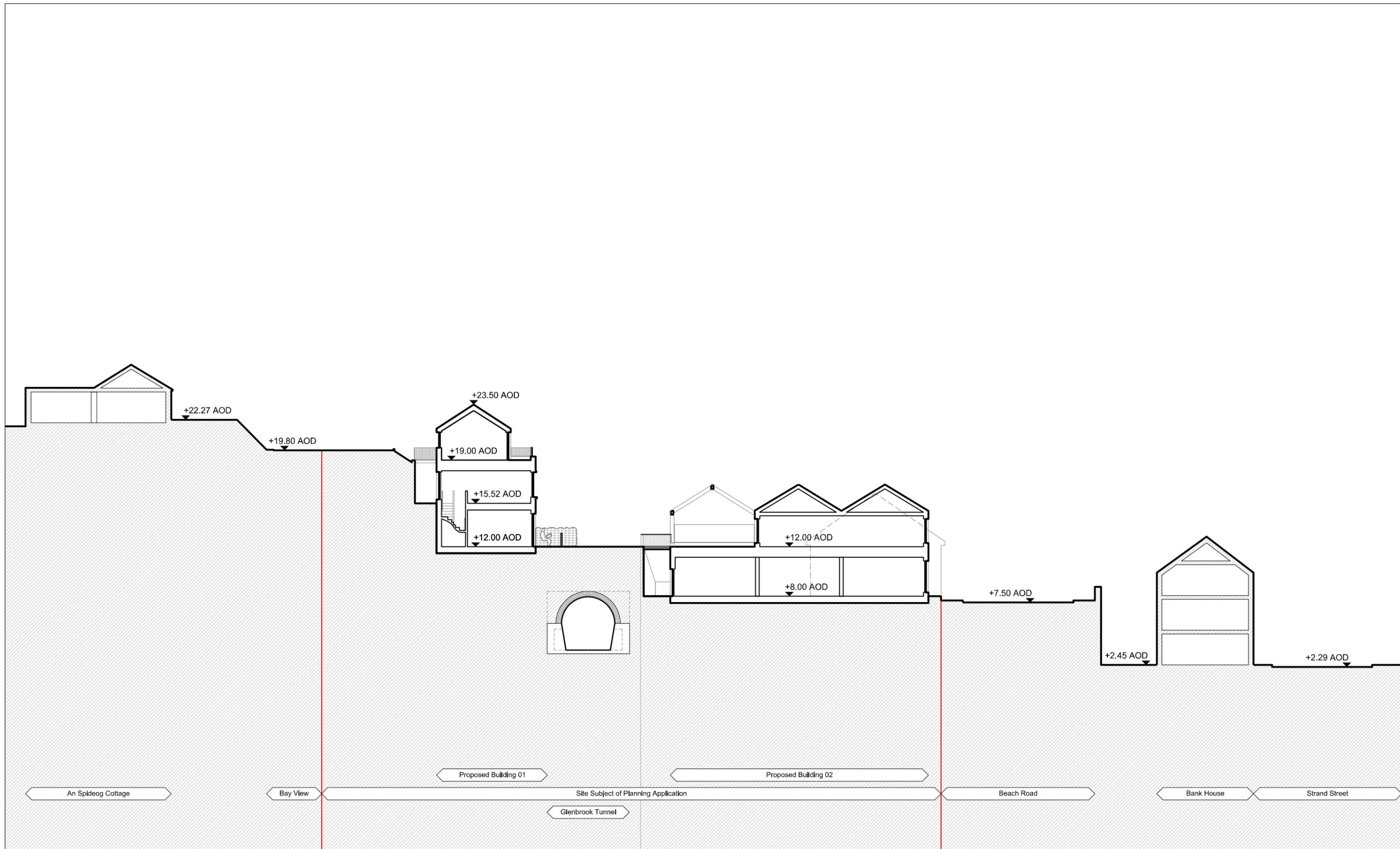
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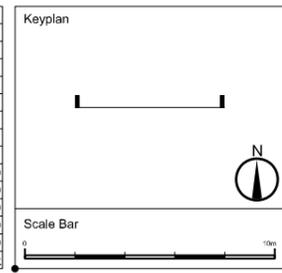
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| Project Number<br>0027            | Status<br>Planning |
| Scale at A2<br>1:200              | Date<br>27.03.2023 |
| Drawn by<br>KSD                   | Checked by<br>KSD  |
| Drawing Number<br>0027_Section BB | Revision<br>04     |



**General Notes**  
 We produce these plans. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on site by the contractor and each dimension to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

**Notes**  
 Land Ownership Boundary

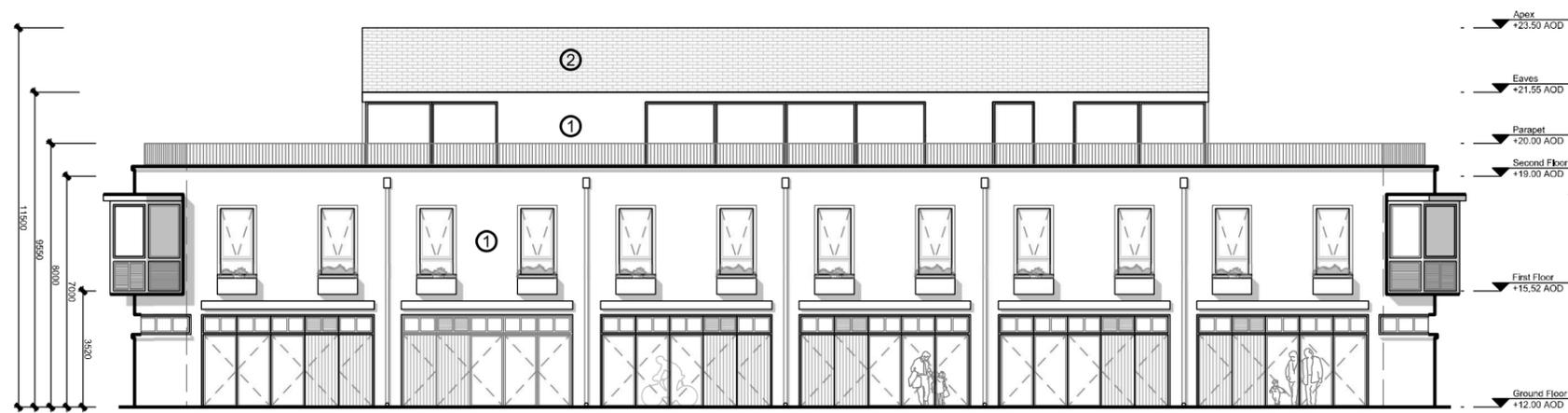
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|-----|------------|----------------------|-----|
| 04  | 11.05.2025 | Planning Grant       | KSD |
| 03  | 31.10.2023 | Planning Application | KSD |
| 02  | 21.06.2023 | Information to CCCPD | KSD |
| 01  | 02.06.2023 | Design Revision      | KSD |
| 00  | 31.03.2023 | Information          | KSD |



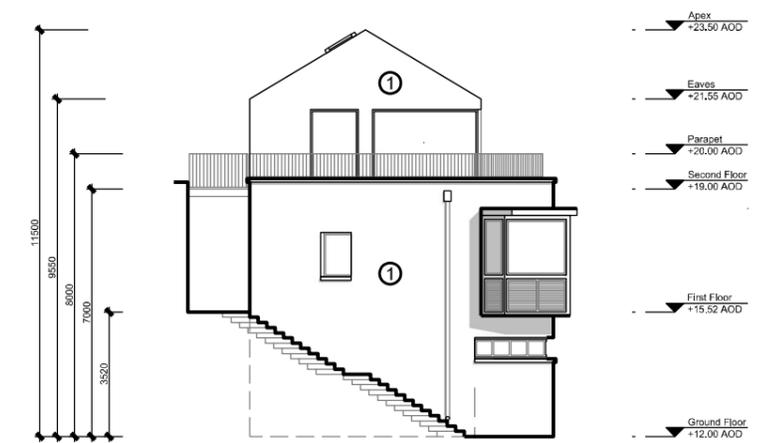
**Karl Shane Diskin**  
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 Kindis Property Development Ltd  
 Project  
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ARB  
 Architectural  
 Registration  
 Board  
 RIAI  
 2022

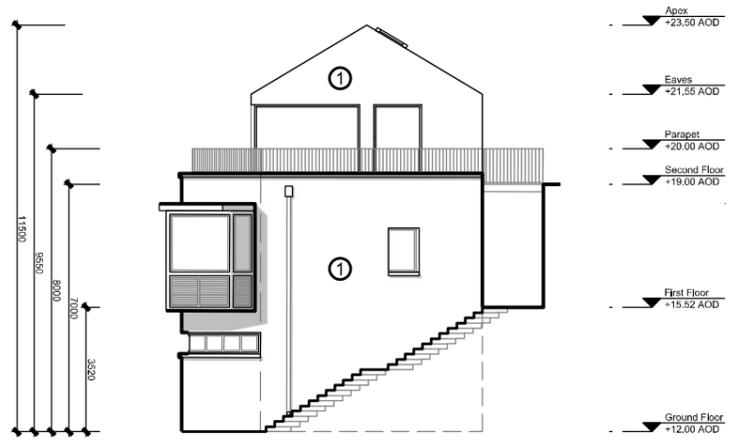
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| Drawing Title<br>Section CC       |                    |
| Project Number<br>0027            | Status<br>Planning |
| Scale at A2<br>1:200              | Date<br>28.03.2023 |
| Drawn by<br>KSD                   | Checked by<br>KSD  |
| Drawing Number<br>0027_Section CC | Revision<br>04     |



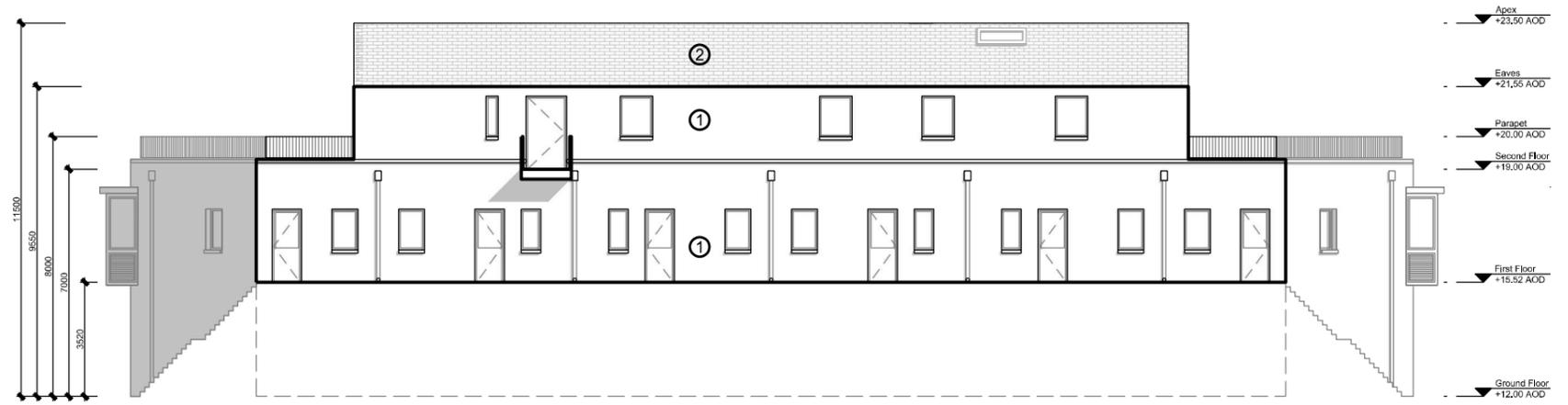
Front (East) Elevation



South Elevation



North Elevation

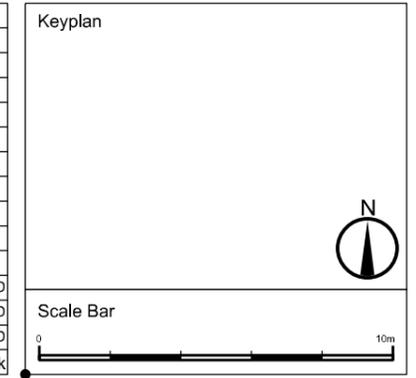


Rear Laneway (West) Elevation

**General Notes**  
 No implied fence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

- Notes**
- Land Ownership Boundary
  - ① Rendered Finish to Match Local Vernacular
  - ② Slate Roof to Match Local Vernacular

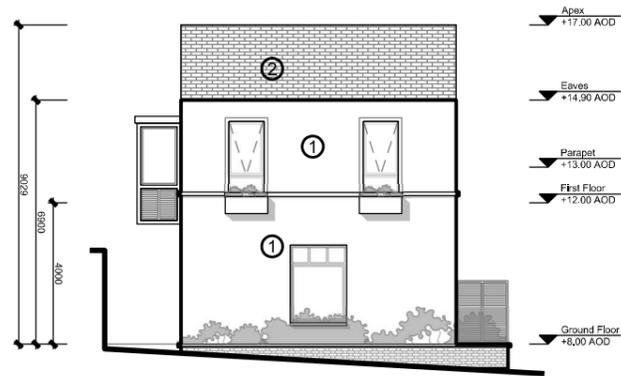
| Rev | Date       | Reason for Issue     | Chk |
|-----|------------|----------------------|-----|
| 02  | 11.05.2025 | Planning Grant       | KSD |
| 01  | 14.03.2024 | ABP Appeal           | KSD |
| 00  | 11.10.2023 | Planning Application | KSD |



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**arb** Architecture Registration Board  
**RIAI** Registered Architect 2022

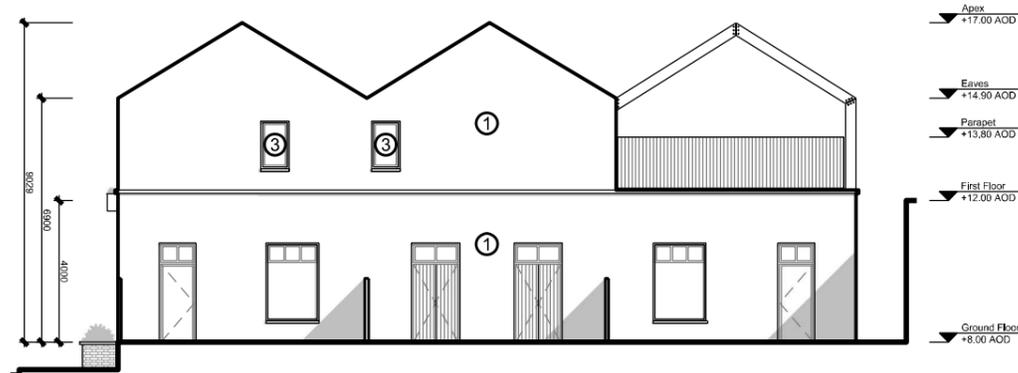
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| <b>Drawing Title</b><br>Building 01 Elevations in Isolation |                    |
| Project Number<br>0027                                      | Status<br>Planning |
| Scale at A3<br>1:200  | Date<br>11.10.2023 |
| Drawn by<br>KSD   | Checked by<br>KSD  |
| Drawing Number<br>0027_Ele_B1_Set                           | Revision<br>02     |



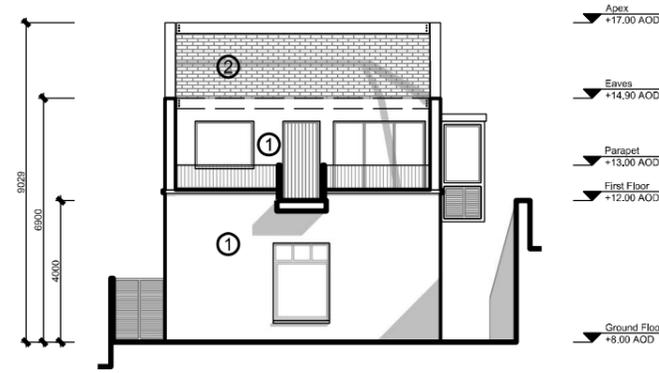
Street (East) Elevation



South Elevation



North Elevation

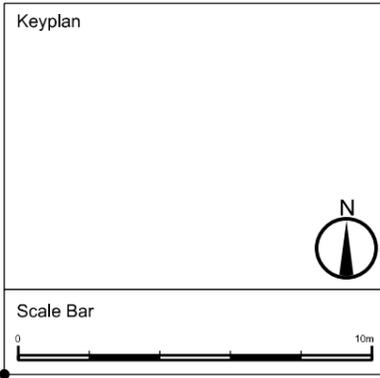


West Elevation

**General Notes**  
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- Notes**
- ① Site Boundary Subject of Planning Application
  - ① Rendered Finish to Match Local Vernacular
  - ② Slate Roof to Match Local Vernacular
  - ③ Translucent / Frosted Glazing

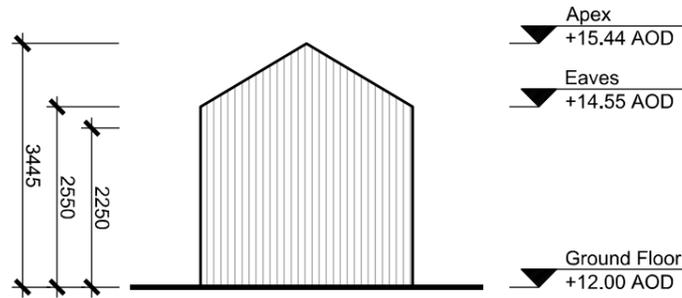
| Rev | Date       | Reason for Issue     | Chk |
|-----|------------|----------------------|-----|
| 02  | 11.05.2025 | Planning Grant       | KSD |
| 01  | 14.03.2024 | ABP Appeal           | KSD |
| 00  | 11.10.2023 | Planning Application | KSD |



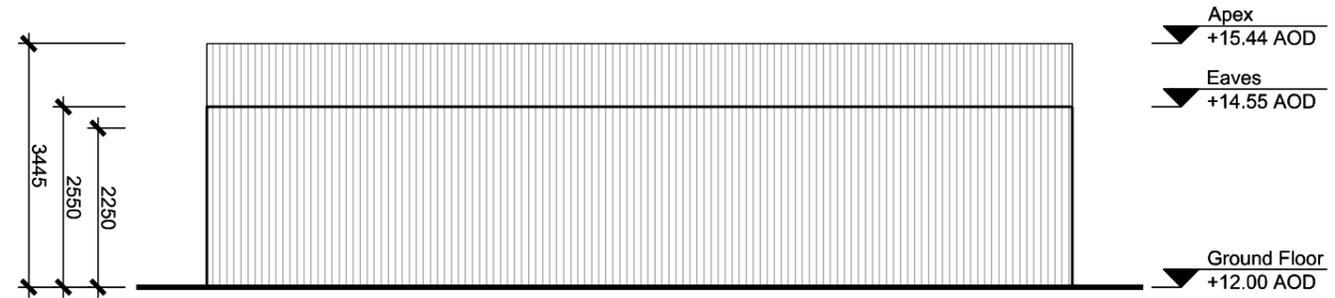
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 Client: Kindis Property Development Ltd  
 Project: Beach Road Residences

  
 Registered Architect  
  
 2022

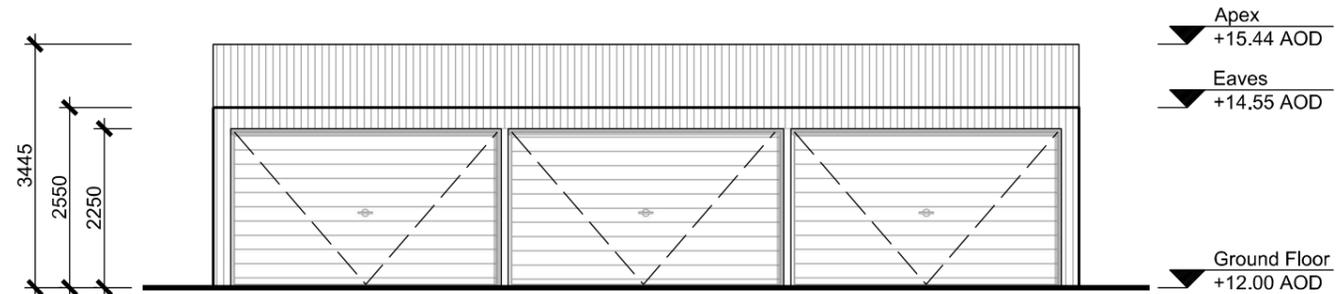
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| <b>Drawing Title</b><br>Building 2 Elevations in Isolation |                    |
| Project Number<br>0027                                     | Status<br>Planning |
| Scale at A3<br>1:200                                       | Date<br>11.10.2023 |
| Drawn by<br>KSD  | Checked by<br>KSD  |
| Drawing Number<br>0027_Ele_B2_Set                          | Revision<br>02     |



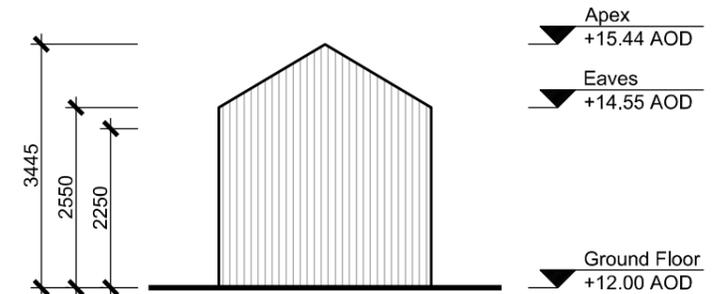
North Ele



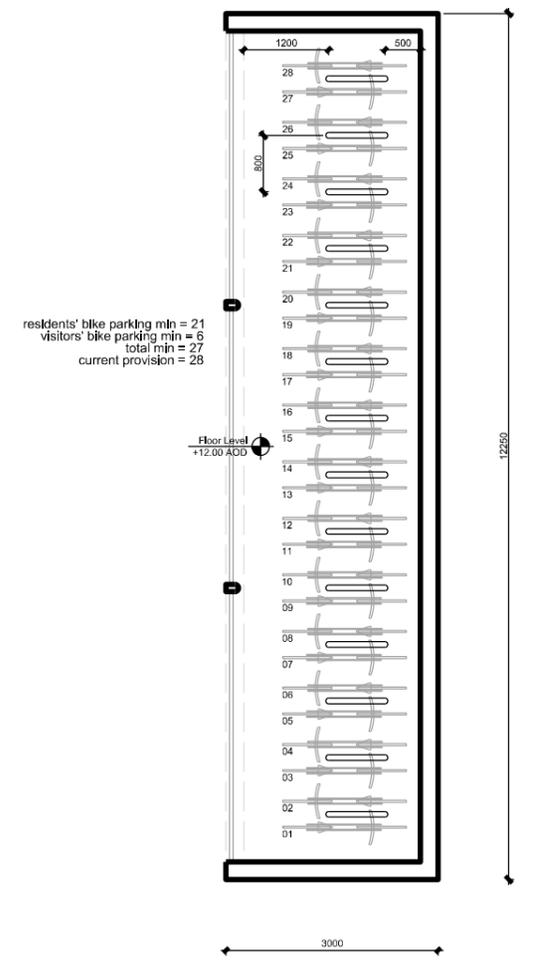
Rear (East) Elevation



Front (West) Elevation



South Ele



Above: Bicycle Shed; Ground Floor Plan

**General Notes**  
 No implied fence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

**Notes**  
 Land Ownership Boundary

| Rev | Date       | Reason for Issue     | Chk |
|-----|------------|----------------------|-----|
| 01  | 11.05.2025 | Planning Grant       | KSD |
| 00  | 17.10.2023 | Planning Application | KSD |

Keyplan

Scale Bar

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**arb** Architecture Registration Board  
**RIAI** Registered Architect 2022

|  |                    |
|--|--------------------|
| <b>Drawing Title</b><br>Bicycle Shed Elevations and Plan |                    |
| Project Number<br>0027                                   | Status<br>Planning |
| Scale at A3<br>1:100                                     | Date<br>17.10.2023 |
| Drawn by<br>KSD  | Checked by<br>KSD  |
| Drawing Number<br>0027_Ele_Bikeshed                      | Revision<br>01     |



**General Notes**

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**Notes**

— Land Ownership Boundary

| Rev | Date       | Reason for Issue     | Chk |
|-----|------------|----------------------|-----|
| 01  | 11.05.2025 | Planning Grant       | KSD |
| 00  | 14.10.2023 | Planning Application | KSD |

**Keyplan**



**Scale Bar**



**Karl  
Shane  
Dískín**

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Architects  
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Client  
Kindis Property Development Ltd

Project  
Beach Road Residences

Drawing Title  
Floor Plan Set  
Building 01 - Ground Floor

| Project Number | Status     |
|----------------|------------|
| 0027           | Planning   |
| Scale at A3    | Date       |
| 1:100          | 14.10.2023 |
| Drawn by       | Checked by |
| KSD            | KSD        |

| Drawing Number       | Revision |
|----------------------|----------|
| 0027_Plan_B1_GF Plan | 01       |



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**Notes**  
 Land Ownership Boundary

| Rev | Date       | Reason for Issue     | Chk |
|-----|------------|----------------------|-----|
| 01  | 11.05.2025 | Planning Grant       | KSD |
| 00  | 16.10.2023 | Planning Application | KSD |

**Keyplan**

**Scale Bar**  
 0 5m

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 RIAI  
 2022

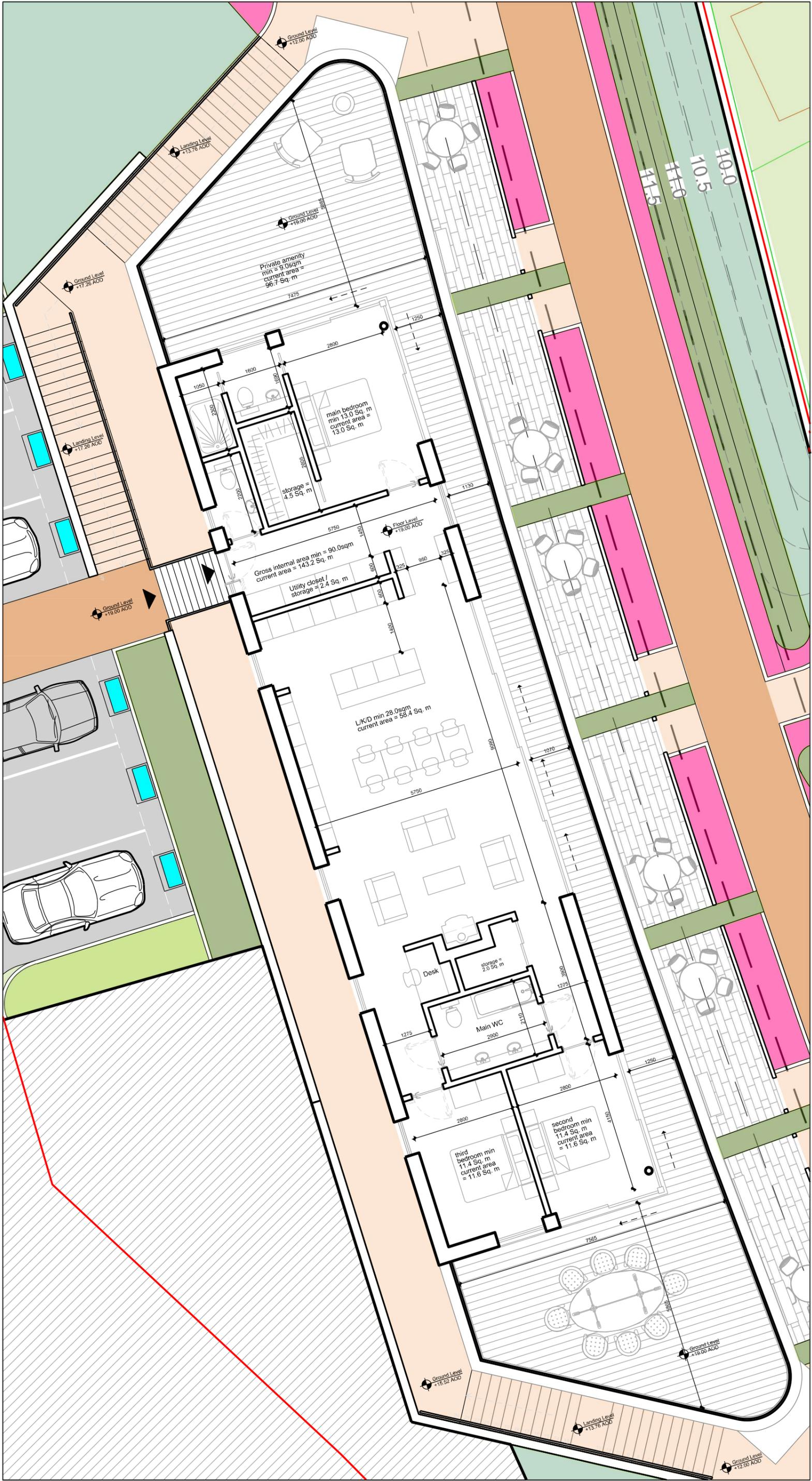
Client  
 Kindis Property Development Ltd

Project  
 Beach Road Residences

Drawing Title  
 Floor Plan Set  
 Building 01 - First Floor

|                        |                    |
|------------------------|--------------------|
| Project Number<br>0027 | Status<br>Planning |
| Scale at A3<br>1:100   | Date<br>16.10.2023 |
| Drawn by<br>KSD        | Checked by<br>KSD  |

|  |                |
|--|----------------|
| Drawing Number<br>0027_Plan_B1_1F Plan | Revision<br>01 |
|--|----------------|



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**Notes**  
 Land Ownership Boundary

| Rev | Date       | Reason for Issue     | Chk |
|-----|------------|----------------------|-----|
| 01  | 11.05.2025 | Planning Grant       | KSD |
| 00  | 16.10.2023 | Planning Application | KSD |

**Keyplan**

Scale Bar  
 0 5m

**Karl Shane Dísín**  
 karl.diskin@live.co.uk / 087 367 3303

arb  
 Architects  
 Registration  
 Board  
 RIAI  
 2022

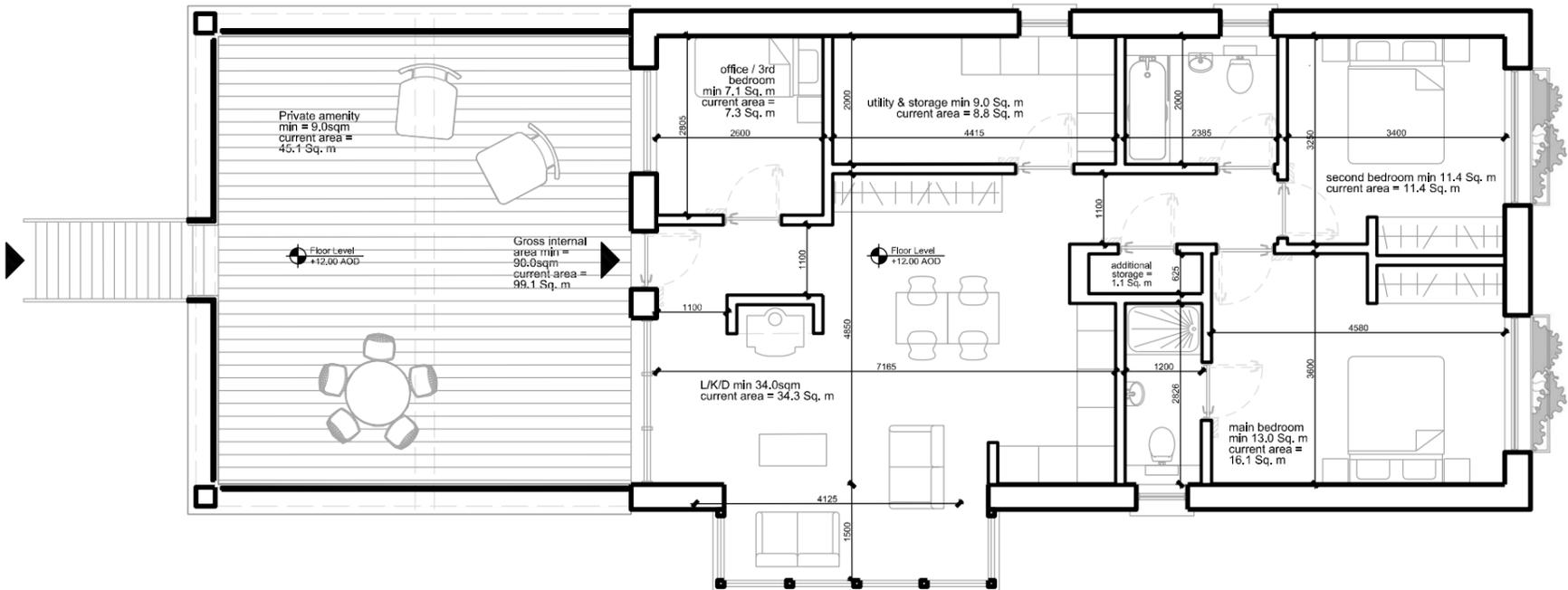
Client  
 Kindis Property Development Ltd

Project  
 Beach Road Residences

Drawing Title  
 Floor Plan Set  
 Building 01 - 2nd Floor

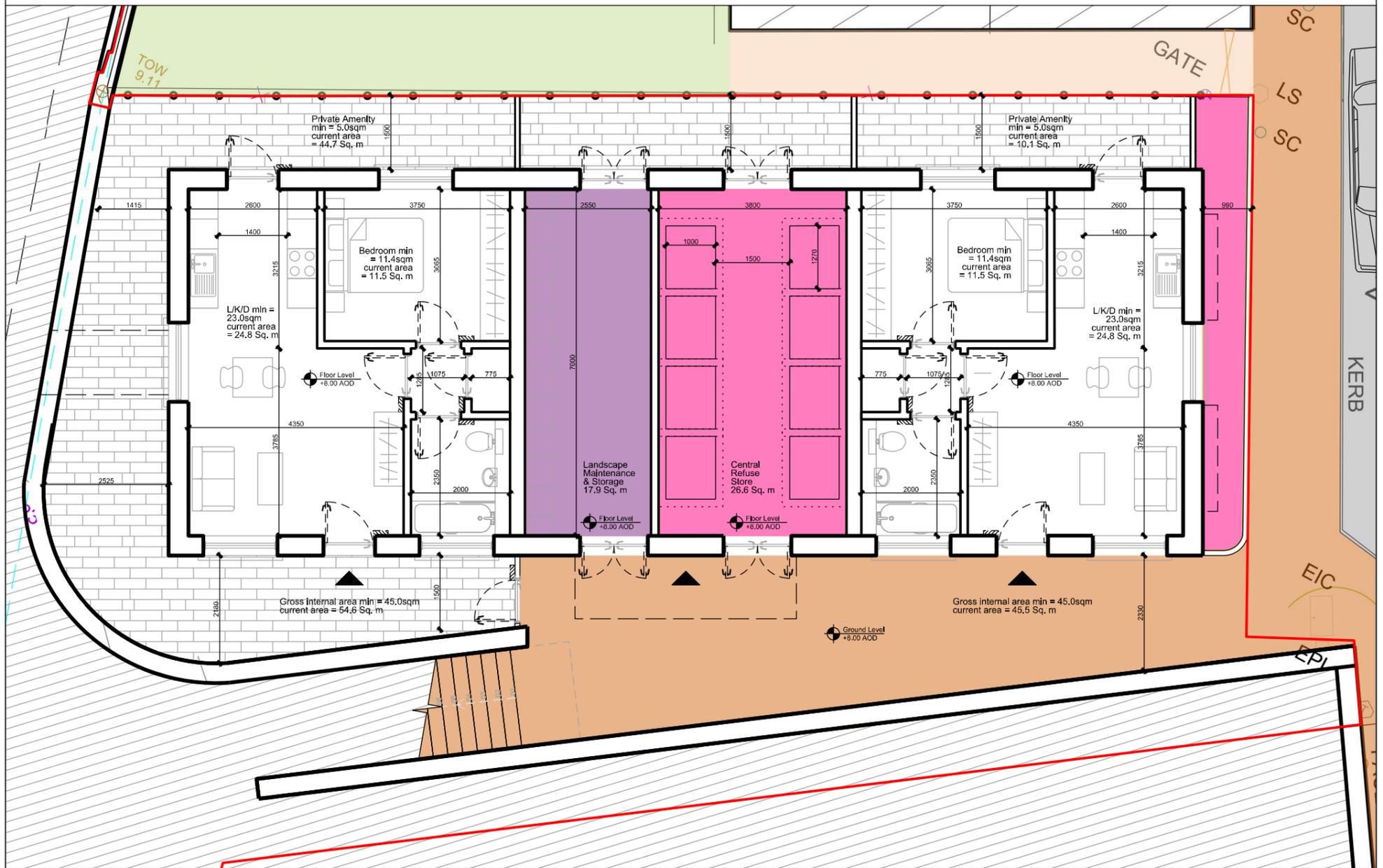
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| Project Number<br>0027 | Status<br>Planning |
| Scale at A3<br>1:100   | Date<br>16.10.2023 |
| Drawn by<br>KSD        | Checked by<br>KSD  |

|                                     |                |
|-------------------------------------|----------------|
| Drawing Number<br>0027_Plan_2F Plan | Revision<br>01 |
|-------------------------------------|----------------|



Above: Building 2; 1st Floor Plan

Below: Building 2; Ground Floor Plan



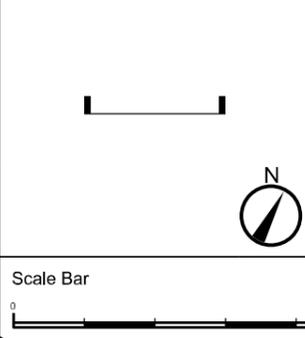
**General Notes**

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**Notes**  
— Land Ownership Boundary

| Rev | Date       | Reason for Issue     | Chk |
|-----|------------|----------------------|-----|
| 01  | 11.05.2025 | Planning Grant       | KSD |
| 00  | 12.10.2023 | Planning Application | KSD |

**Keyplan**



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Client  
 Kindis Property Development Ltd

Project  
 Beach Road Residences

Drawing Title  
**Floor Plan Set Building 2**

|   |                    |
|---|--------------------|
| Project Number<br>0027                      | Status<br>Planning |
| Scale at A3<br>1:100                        | Date<br>12.10.2023 |
| Drawn by<br>KSD                             | Checked by<br>KSD  |
| Drawing Number<br>0027_Plan_B2_GF & 1F Plan | Revision<br>01     |