NORTH POINT

FARM SCHEME BUILDINGS:A,B,C,D,E

140 APARTMENTS	NO.	%
1 BEDROOM AP.	70	50 %
2 BEDROOMS AP. 3P	12	8.6 %
2 BEDROOM AP. 4P	57	40.7%
3 BEDROOMS AP.	1	0.7 %
TOTAL NO.	140	100 %
DUAL ASPECT	57	40.7%
NO. OF UNITS WITH AREA 10% GREATER THAN REQUIRED	35	25.0%
TOTAL COMMUNAL AMENITY AREA	2,563 sqm	
PUBLIC OPEN SPACE		
PUBLIC PARK *(outside of developable area)*	24,520 sqm	
PUBLIC PLAZA AND LAWN *(inside of developable area)*	1,555 sqm	
PARKING SPACES	54	38.0%
CRECHE DROP OFF	4	
MOTORBIKE SPACES	5	
RESIDENT'S BIKE SPACES	230	
VISITOR'S BIKE SPACES	100	

LEGEND

- SITE BOUNDARY (red line)
  SITE AREA: 50 816 sqm (red line)
  DEVELOPABLE AREA: 14 688 sqm
- 1BEDROOM APARTMENT 2 PERSON
- 2BEDROOM APARTMENT 4 PERSON
- 2BEDROOM APARTMENT 3 PERSON
- 3BEDROOM APARTMENT 5 PRESON
- COMMUNAL AREA
- CRECHE
- PLANT
- BINS
- BIKE STORE
- RESIDENT'S AMENITY
- EXISTING BUILDING WALL TO BE RETAINED
- EXISTING STRUCTURE TO BE DEMOLISHED
- UNIT WITH AREA 10% GREATER THAN REQUIRED (35 APARTMENTS)
- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- ROOT PROTECTION ZONE
- EXISTING TREES TO BE REMOVED

SACRED HEART CONVENT

EXISTING CAR PARK

PUBLIC LAWN 483 SQM

PLAZA 248 SQM

COMMUNAL AMENITY AREA 1 1 063 sqm

COMMUNAL AMENITY AREA 2 1 223 sqm

PUBLIC PLAZA 1 072 SQM

Apartment block E
4-5 Storey
Unit number- E.0.1-E.4.48
48 APARTMENTS
1 BED 2P: 27
2 BED 3P: 3
2 BED 4P: 17
3 BED 5P+: 1

Apartment block D
3-4 Storey
Unit number- D.0.1-D.3.58
58 APARTMENTS
1 BED 2P: 34
2 BED 3P: 6
2 BED 4P: 18

Bioretention area

New Parking

Existing 2m high boundary wall

Existing structure to be demolished

Existing wall to be demolished

Existing stairs to be removed

Building A
Existing building to be retained

Building B
Existing Farm building to be retained

Proposed new trees

No.4 Set down for creche drop off only

2- way traffic

PEDESTRIAN CROSSING

GATE

Main access to Site

Ramp

PRIVATE AMENITY BUFFER

16 BIKE SPACES

8 BIKE SPACES

2 MOTORBIKE SPACES

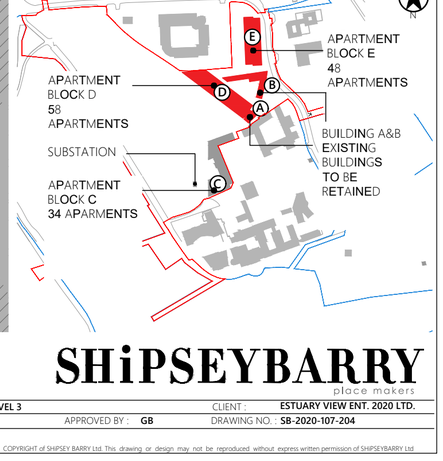
CRECHE DROP-OFF

CLUSTER

Tag: T3-T4 X4

Tag: T5

Tag: 6901 Tag: 6902 Tag: 6903 Tag: 6904 Tag: 6905 Tag: 6906 Tag: 6907 Tag: 6908 Tag: 6909 Tag: 6910 Tag: 6911 Tag: 6912 Tag: 6913 Tag: 6914 Tag: 6915 Tag: 6916 Tag: 6917 Tag: 6918 Tag: 6919 Tag: 692(0?) Tag: 6921 Tag: 6922 Tag: 6923 Tag: 6924 Tag: 6925 Tag: 6926 Tag: 6927 Tag: 6928 Tag: 6971 Tag: 6972 Tag: 6973 Tag: 6974 Tag: 6975 Tag: 6976 Tag: 6977 Tag: 7066 Tag: 7067



1 LEVEL 3 (PROPOSED THIRD FLOOR PLAN)

1:200 @ A1

1:200@A1

G	FOR LRD PLANNING	12.2025
F	FOR PLANNING	09.2025
E	FOR PLANNING	03.2022
D	FOR TP1 PARTY	08.2021
C	FOR INFORMATION	13.07.2021
B	FOR INFORMATION	30.06.2021
A	FOR INFORMATION	22.06.2021

LEVEL 3-BUILDING A, B, D, E

SHiPSEYBARRY place makers

PROJECT :	PHASE 1- THE FARM- BESSBOROUGH	DRAWING DESCRIPTION:	LEVEL 3
SCALE :	1:200 @ A1	DATE :	09.2025
OVERSEEN BY :	AIM	APPROVED BY :	GB
CLIENT :	ESTUARY VIEW ENT. 2020 LTD.		
DRAWING NO. :	SB-2020-107-204		

28,Richmond Hill , Ballsfield , Cork, Ireland t : + 353 (0)21 23988 55 f : + 353 (0)21 23988 27 e: info@shipseybarry.com www.shipseybarry.com
© COPYRIGHT of SHIPSEY BARRY Ltd. This drawing or design may not be reproduced without express written permission of SHIPSEYBARRY Ltd