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

COMMUNAL AMENITY AREA 2
1 223 sqm

COMMUNAL AMENITY AREA 3
277 SQM

EXISTING CAR PARK

2 MOTORBIKE SPACES

CRECHE DROP OFF

2- way traffic

16 BIKE SPACES

6 BIKE SPACES

SUBSTATION

PRIVATE AMENITY BUFFER

CLUSTER

Existing structure to be demolished

Existing entrance

Existing 2m high stone wall

Existing trees to be removed

Building A
Existing building to be retained

Heritage Centre
Farmyard Complex
N.I.A.H (20872006)

Apartment block C
3 Storey
Unit number- C.0.1-C.2.34
34 APARTMENTS
1 BED 2P: 9
2 BED 3P: 3
2 BED 4P: 22

opaque glazing along corridor

HP_MIRROR
0501zf1036

APARTMENT BLOCK E
48
APARTMENTS

APARTMENT BLOCK D
58
APARTMENTS

SUBSTATION

APARTMENT BLOCK C
34 APARMENTS

BUILDING A&B
EXISTING
BUILDINGS
TO BE
RETAINED

1 LEVEL 1 (PROPOSED FIRST FLOOR PLAN)
1:200 @ A1

1:200@A1

LEVEL 1- BUILDING C

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

SHiPSEYBARRY place makers

PROJECT :	PHASE 1- THE FARM- BESSBOROUGH	DRAWING DESCRIPTION:	LEVEL 1	CLIENT :	ESTUARY VIEW ENT. 2020 LTD.
SCALE :	1:200 @ A1	DATE :	09.2025	OVERSEEN BY : AIM	APPROVED BY : GB
				DRAWING NO. :	SB-2020-107-208

28,Richmond Hill , Ballofield , 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