

Irishtown

MULLINGAR, COUNTY WESTMEATH



PRIME DEVELOPMENT SITE FOR 28 HOMES

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MULLINGAR, CO. WESTMEATH



Irishtown consists of 28 half acre sites situated within half mile of Mullingar town centre and one mile of the n4. The sites have full planning permission and are fully developed (sewerage water etc). The Site is situated in a fully landscaped rural setting and is to be developed in three phases over a five-year period. Planning was granted in 2017. House design may be altered with permission from local authorities.

This development is particularly attractive because of its location and the fact that the sites are half acre make them particularly attractive to people wanting to build and design their own design of dwelling.

The Development is situated within easy commuting distance of Dublin, you can enjoy everything that living close to a city affords whilst being completely immersed amongst the natural beauty of the Lakeland County.

Mullingar is your gateway to Dublin and beyond. It is 45 minute commute from Liffey Valley (M50 junction 6) . The town is well served by an efficient and frequent bus and rail service with several return train trips per day to Dublin .



Mullingar offers an exceptional selection of recreational and sporting activities in addition to a superb range of schools at both primary and secondary level in and around the town. Close to Irishtown you'll find an appealing supply of shops and restaurants, hotels and pubs catering to the needs of this growing community.

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Mullingar is perhaps Ireland's best located town nestling amidst the beauty of four sparkling lakes and the meandering Royal Canal. Mullingar is a welcoming and great place to work, to do business, to be educated and to enjoy life.



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Side and rear boundary walls to be 1.8m high rendered block walls with precast concrete capping. 1.8m high walls to commence from the building line. 1.2m high walls to be built forward of the building line and on sites where the proposed houses have two primary faces. For additional details see Drawing P248-01 Landscape Layout Plan

New boundary wall between public open space and existing residential dwellings to be 2m high plastered concrete block wall with precast concrete capping.

Boundary treatment at the site entrance to comprise natural stone wall and railing to a combined height of 1.2m

New boundary wall between public open space and existing residential dwellings to be 2m high plastered concrete block wall with precast concrete capping.

Front boundary treatment to be 1.2m high rendered block wall with precast concrete capping. Min. 4m wide entrances to all sites. For additional details see Drawing P248-01 Landscape Layout Plan

Public open space to be made available for the continuous use and enjoyment of the residents of the development

Where practicable, building line for dwellings to be min. 8m from the public access road. Minimum 1m separation between buildings and the site side boundaries throughout, in accordance with section 14.3.9 of Westmeath County Development Plan. All rear gardens to be a minimum of 11m in depth for adequate privacy and open spaces between houses. And 22m between opposing first floor windows.

Public open space to be made available for the continuous use and enjoyment of the residents of the development

Extent of works

SITE PLAN



Extent of works

Site Boundary Shown in red

Public open space to be made available for the continuous use and enjoyment of the residents of the development

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Proposed off-line stormwater attenuation system for surface water collected from roofs and hard surfaced areas.
 Comprises 570 cu.m. of stormwater attenuation using a cellular water retention (JFC HydroCell or equivalent). Attenuation system to be lined with an impermeable liner to prevent infiltration into groundwater.
 System sized in accordance with the recommendations given in CIRIA SuDS Manual to retain the full amount of the 100 year storm event

Notes:
 This drawing was prepared by Patrick J. Newell Consulting Engineers for the sole use of the Client listed in response to particular instructions. Any other parties using the information contained in this drawing do so at their own risk and any duty of care to those parties is excluded.
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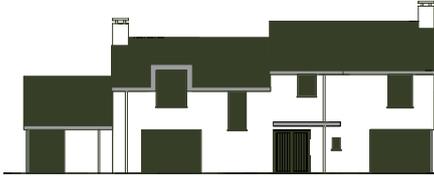
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Drawing Ref. No.:	609911-LYT-02
Title: Site Details	Ref. no. 609911
Client:	Scale: 1:500 @ A1
Ger Nohilly,	Date: 2-11-18
Lighttown,	Drawn: P.J.N.
Mullingar,	Checked: P.J.N.
Co. Westmeath	

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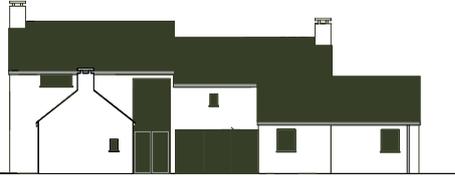
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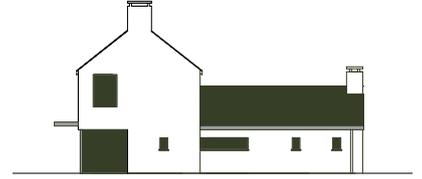
HOUSE TYPE A: 4 BED DETACHED HOME
TOTAL FLOOR AREA: 257m² / 2766 sq ft



FRONT ELEVATION



BACK ELEVATION

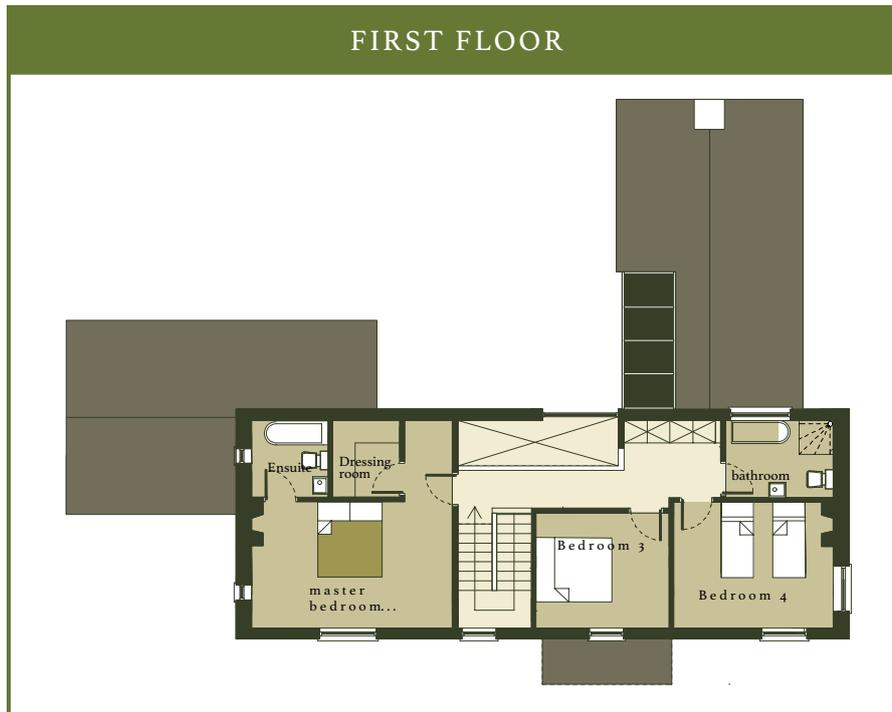


SIDE ELEVATION

GROUND FLOOR



FIRST FLOOR



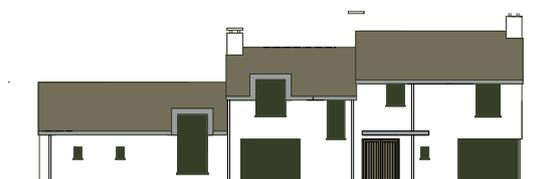


Irishtown

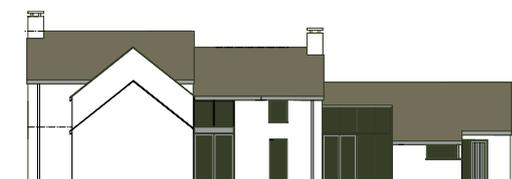
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HOUSE TYPE B:
TOTAL FLOOR AREA:

5 BED DETACHED HOME
290m² / 3122 sq ft



FRONT ELEVATION

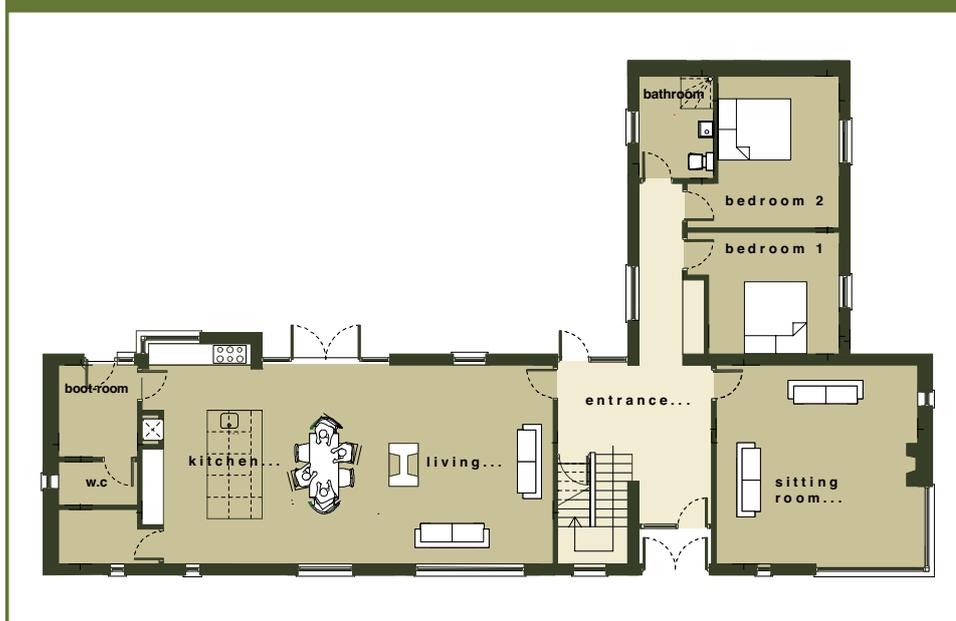


BACK ELEVATION



SIDE ELEVATION

GROUND FLOOR



FIRST FLOOR



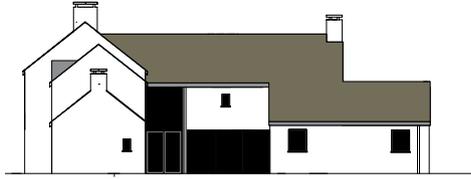
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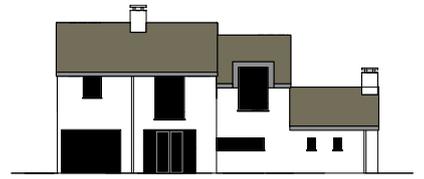
HOUSE TYPE C: 4 BED DETACHED HOME
TOTAL FLOOR AREA: 290m² / 3122 sq ft



FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION

GROUND FLOOR



FIRST FLOOR





Irishtown

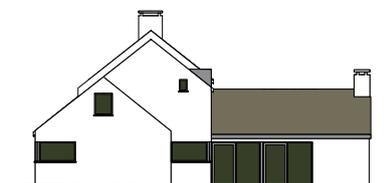
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HOUSE TYPE D:
TOTAL FLOOR AREA:

4 BED DETACHED HOME
315m² / 3391 sq ft



FRONT ELEVATION

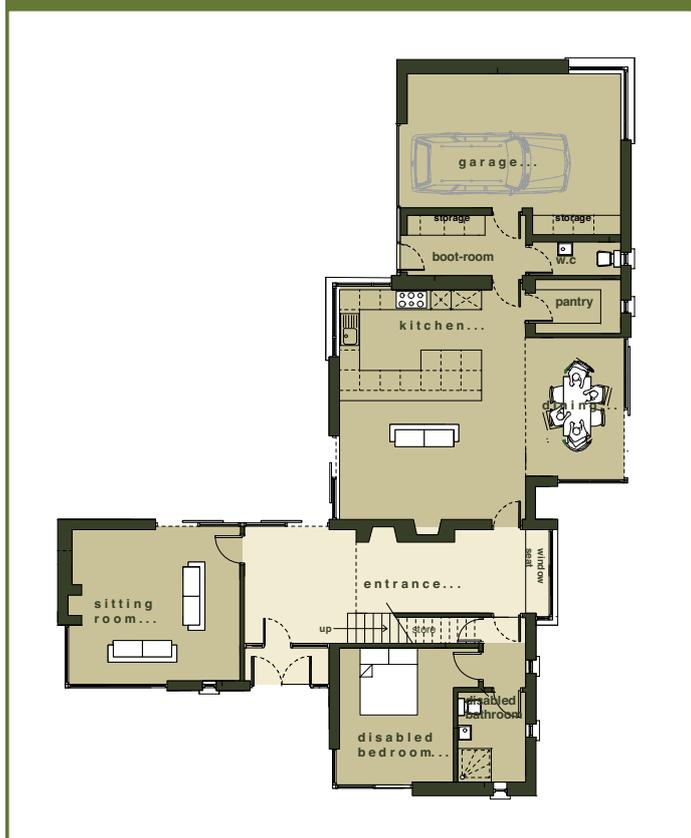


BACK ELEVATION



SIDE ELEVATION

GROUND FLOOR



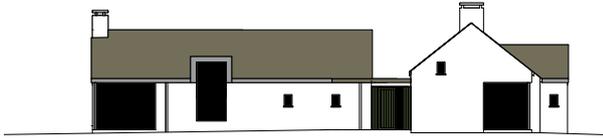
FIRST FLOOR



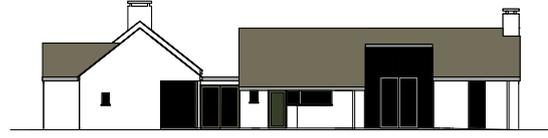
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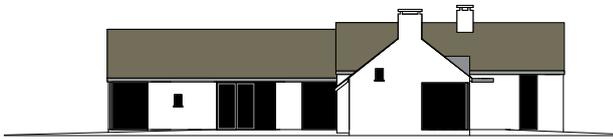
HOUSE TYPE E: 4 BED DETACHED HOME
TOTAL FLOOR AREA: 250m² / 2691 sq ft



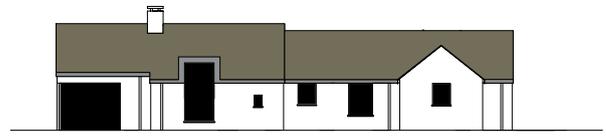
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION (LHS)



SIDE ELEVATION (RHS)

GROUND FLOOR





Irishtown

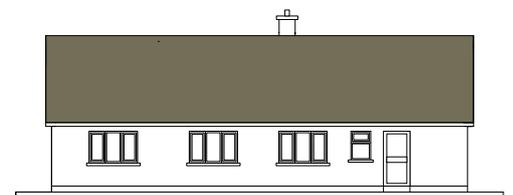
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HOUSE TYPE B:

4 BED DETACHED HOME



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



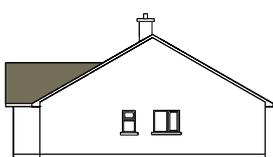
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



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MULLINGAR, CO. WESTMEATH

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