

INDICATIVE PROPOSAL ONLY

THIS IS A PRELIMINARY FEASIBILITY STUDY ONLY TO OUTLINE APPROXIMATE DEVELOPMENT POTENTIAL - IT IS SUBJECT TO A FULL SITE SURVEY / INVESTIGATIONS / DETAILED DESIGN + NORMAL PRE-PLANNING PROCESS.



• 4 seafield park,  
booterstown,  
blackrock,  
co. dublin

• 01 269 6860

• info@bda.ie

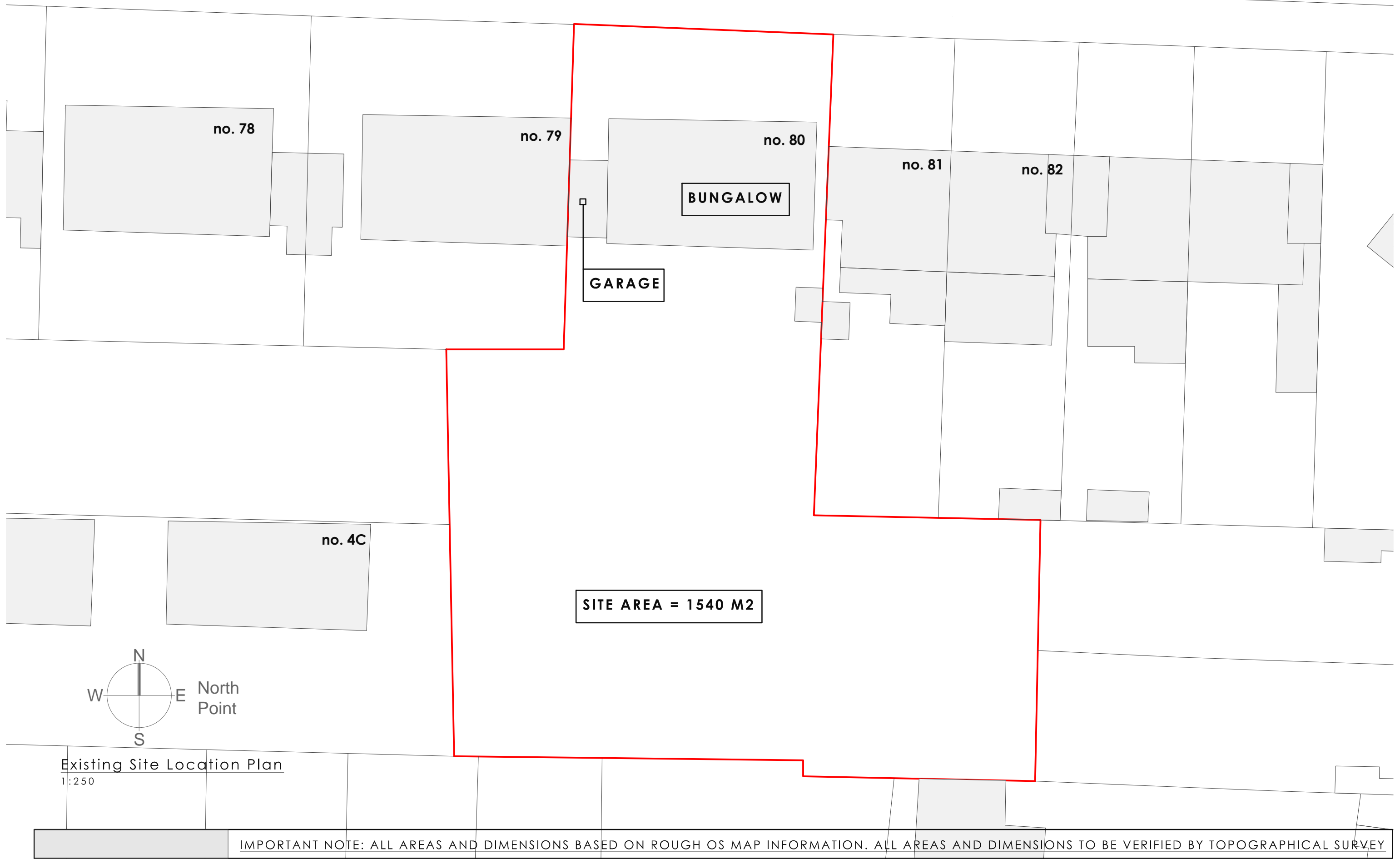
• www.bda.ie

Date: 10.09.21



C o i l C o i l e

Kilmacud, Blackrock, Co. Dublin







Google Maps Satellite Screenshot  
N.t.s



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**AERIAL IMAGERY**  
n.t.s.

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Os Map Screenshot  
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Aerial Google Maps Screenshot  
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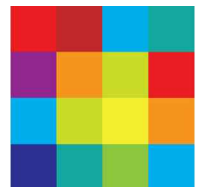
## EXTERNAL PHOTOS

n.t.s.

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**BRIGHT  
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ARCHITECTS

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# OPTION 1

Residential scheme

- Site Area of **1540 m2**
- **1no. 4 BED DETACHED** house to the main road **(150m2)**
- **4no. 3 BED DETACHED** house to the rear **(120-125m2)**
- **10no. Car Parking** Spaces
- Communal **Garden Space** within development





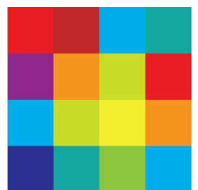












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## PROPOSED CONCEPT MODEL (OPT. 1)

EYE VIEW FROM ENTRANCE TO THE DEVELOPMENT

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# O P T I O N   2

Residential scheme

- Site Area of **1540 m2**
- Scheme for **Elderly people**
- **2no. 2 BED** house (2 Storey) to the main road **(75m2)**
- **5no. 2 BED** house (1 Storey) to the rear **(75m2)**
- **8no. Car Parking** Spaces
- Communal **Garden Space** within development









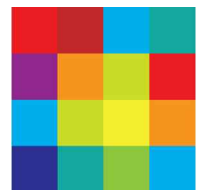












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## PROPOSED CONCEPT MODEL (OPT. 2)

EYE VIEW FROM DEVELOPMENT

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# OPTION 2A

Residential scheme

- Site Area of **1540 m2**
- Scheme for **Elderly people**
- **2no. 2 BED** house (2 Storey) to the main road (**75m2**)
- **4no. 2 BED** house (1 Storey) to the rear (**75m2**)
- **4no. 1 BED** house (1 Storey) to the rear (**55m2**)
- **10no. Car Parking** Spaces
- Communal **Garden Space** within development













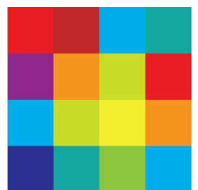












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## PROPOSED CONCEPT MODEL (OPT. 2A)

EYE VIEW FROM DEVELOPMENT

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