



**NEIGHBOURHOOD 1
Proposed Site Layout Plan**

Site Boundary outlined in Red
 Applicants Landholding outlined in Blue
 Rights of way hatched in Yellow
 ESB "wayleave" constraint corridor, 50.0m in width and hatched in yellow.

IM Centre Point Co-ordinates: X,Y: 56985.57174
 Refer IM Reference mark on Site Location Maps
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 All dimensions are in millimetres
 All levels (in metres) are related to Main Head Datum

HOUSING MIX & TYPOLOGIES:

HOUSING MIX:

- Detached: 12 Units
- Semi-Detached: 50 Units
- Tenacoe: 4 Units
- Duplex: 3 Units
- Ground floor Apt.: 3 Units
- First Floor Duplex: 6 Units
- Total Residential Units: 75 Units**

HOUSING TYPOLOGIES:

- Total 4 Bed: 12 Units (16.0%)
- Total 3 Bed: 50 Units (67.0%)
- Total 2 Bed: 4 Units (5.0%)
- Total 1 Bed: 9 Units (12.0%)
- Total Residential Units: 75 Units**

DENSITY:

- Site Area: 51,315.11 Sq.m.
- Discountable Area: 22,331.94 Sq.m.
- Developable Area: 28,983.17 Sq.m.
- 2.90 Hectares
- Number of Units: 75
- Density: **25.9 units/hectare**

OPEN SPACE PROVISION:

- Public Usable Open Space Provided: 4,610.24 Sq.m.
- Percentage of Usable Open Space: **15.91%**
- **Refer to key plan for Neighbourhood area re: spatial calculations.
- ** Usable open space excludes greenway, wayleave recreation areas, embankments etc.
- ***Refer to Design Statement: Public Open Space

Car Parking Provision:

- 143 spaces, on-curtage & road side, Housing & Apartment Quality Audit!
- Total Residents spaces: 18
- Total Visitor spaces: 12
- Total Bicycle spaces: 30** Housing & Apartment Quality Audit!

Bicycle Parking Provision:

- 143 spaces, on-curtage & road side, Housing & Apartment Quality Audit!

ESB UNIT SUBSTATIONS:

- Planted embankment separating housing of various levels. Embankment incorporates a 1.00m high plastered retaining wall with drainage detail. The planted embankment forms part of the curtilage of the lower garden and is not taken in charge. The boundary with adjoining properties to the side are stepped to follow the embankment.

Include for the removal of the existing hedge/grow/ ditch line and for:

- Adjustment of levels as set out on the drawings.
- The introduction of a roadwise 4.00m bicycle and pedestrian footpath.
- The provision of 600mm high natural stone wall and concrete capping with galvanneal railings (20m high on top. Refer to CSR landscaping drawings for details).
- Include for a planted embankment. Refer to CSR landscaping drawings for details.
- Refer to Horgan Carroll NI Cross Sections for reference.

Raised selected road surface - Home Zone.

Existing roadside ditch to be retained.

Planted embankment. Refer to CSR landscaping details. Planting arranged to provide passive surveillance of the Ballybody Road from the gate windows to houses 3,4,13,14 & 19.

Red Trees indicate existing trees to be removed.

Existing boundaries to be removed.

800mm hedge/grow.

600mm hedge/grow.

Raised selected road surface - Home Zone.

Existing roadside ditch to be retained.

1.80m high brick wall.

SITE NOTICE

Entrance Sign

Combined Pedestrian and bicycle pathway

Open Space - Play area with gradient of less than 1:40

Local play area. Refer to CSR landscaping details.

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1.80m plaster and capped black wall

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Local play area. Refer to CSR landscaping details.

1:20 Gradient amenity walk and bicycle pathway. Refer to CSR Landscaping details.

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The existing stone ditch / hedge/grow is to be maintained and renovated where required. Include for providing a new impermeable boundary screen to the development side of the existing stone ditch/hedge/grow. Screen to consist of a 2.4m high postade fence set back from the existing stone ditch / hedge/grow. Include for buffer planting to the development side of same. Refer to Architects boundary details and Landscape Architects drawings and specification

Planted embankment. Refer to CSR landscaping details.

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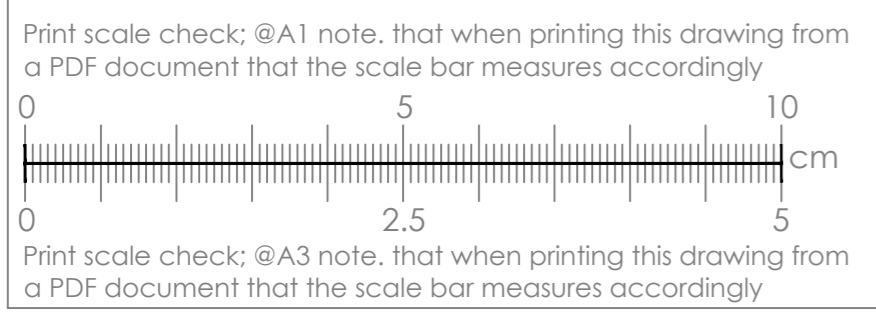
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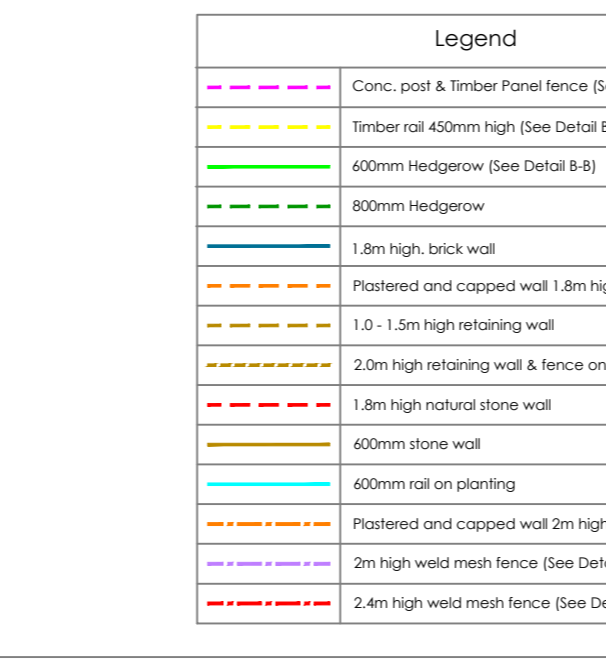
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Legend

- Conc. post & Timber Panel fence (See Detail B-8)
- Timber rail 450mm high (See Detail B-8)
- 600mm Hedge/grow (See Detail B-8)
- 800mm Hedge/grow
- 1.8m high, brick wall
- Plastered and capped wall 1.8m high
- 1.0 - 1.3m high retaining wall
- 2.0m high retaining wall & fence on top 1.2m High
- 1.8m high natural stone wall
- 600mm stone wall
- 600mm rail on planting
- Plastered and capped wall 2m high
- 2m high w/d mesh fence (See Detail A-A)
- 2.4m high w/d mesh fence (See Detail A-A)



Status: PLANNING

Project: MULTI UNIT RESIDENTIAL DEVELOPMENT
 Client: LONGVIEW ESTATES LTD.
 Address: LAHARDANE, BALLYVOLANE, CO. CORK.
 Date: 22/11/2019 Scale: 1:500 @ A1
 Drawn By: JF Checked By: MC Approved By: PH

horgan carroll ARCHITECTS
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 3 Water's Edge, Riverside way, Middleton, Co. Cork, P25 A033

Drawing Title: **Neighbourhood 1 - General Arrangement Plan**