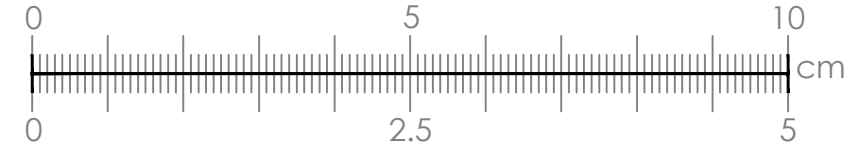
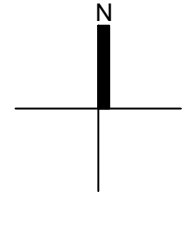


Print scale check: @A1 note, that when printing this drawing from a PDF document that the scale bar measures accordingly



Print scale check: @A3 note, that when printing this drawing from a PDF document that the scale bar measures accordingly



- Include for the removal of the existing hedgerow/ditch line and for:
- Adjustment of levels as set out on the drawings.
  - The introduction of a roadside 6.00m bicycle and pedestrian footpath.
  - The provision of 600mm high natural stone wall and concrete capping with galvanised railing 1.20m 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 N6 Cross Sections for reference.

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- Adjustment of levels as set out on the drawings.
  - The introduction of a roadside 6.00m bicycle and pedestrian footpath.
  - Include for a planted embankment. Refer to CSR landscaping drawings for details.
  - Include for widening of road as per MRL details.

- Provide for removal of existing ditch & revision of levels to accommodate a new public footpath & bicycle pathway. Include for a grass margin as shown to allow for the future provision of a bus lane. Refer to MRL Consulting Engineers & CSR Landscaping planning documents



**NEIGHBOURHOOD 6 Proposed Site Layout Plan**

- Site Boundary outlined in Red
- Applicant's Landholding outlined in Blue
- Rights of way hatched in Yellow
- ESB "wayleave" constraint corridor, 50.0m in width and hatched in yellow.
- ITM Centre Point Co-ordinate: X:1, 589085.575174
- Refer ITM Reference mark on Site location Maps
- Copyright Ordnance Survey Ireland
- Ordnance Survey Ireland Licence No. AR 0120519
- All dimensions are in millimeters
- All levels (in metres) are related to Mean Head Datum

**HOUSING MIX & TYPOLOGIES:**

**HOUSING MIX:**

Detached:	
Semi-Detached:	
Terrace:	
Duplex:	
Ground floor Apt:	
First Floor Duplex:	
Studio Apartment:	6 Units
1 Bedroom Apartment:	30 Units
2 Bedroom Apartment:	64 Units
3 Bedroom Apartment:	26 Units
<b>Total Residential Units:</b>	<b>126 Units</b>

**HOUSING TYPOLOGIES:**

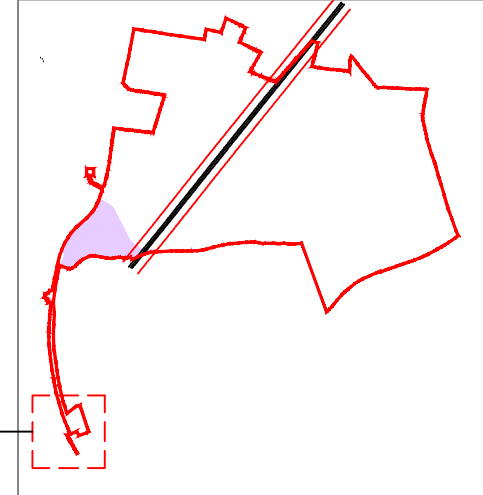
Total 4 Bed:	26 Units (22.0%)
Total 3 Bed:	64 Units (53.0%)
Total 2 Bed:	30 Units (30.0%)
<b>Total Residential Units:</b>	<b>126 Units</b>

**DENSITY:**

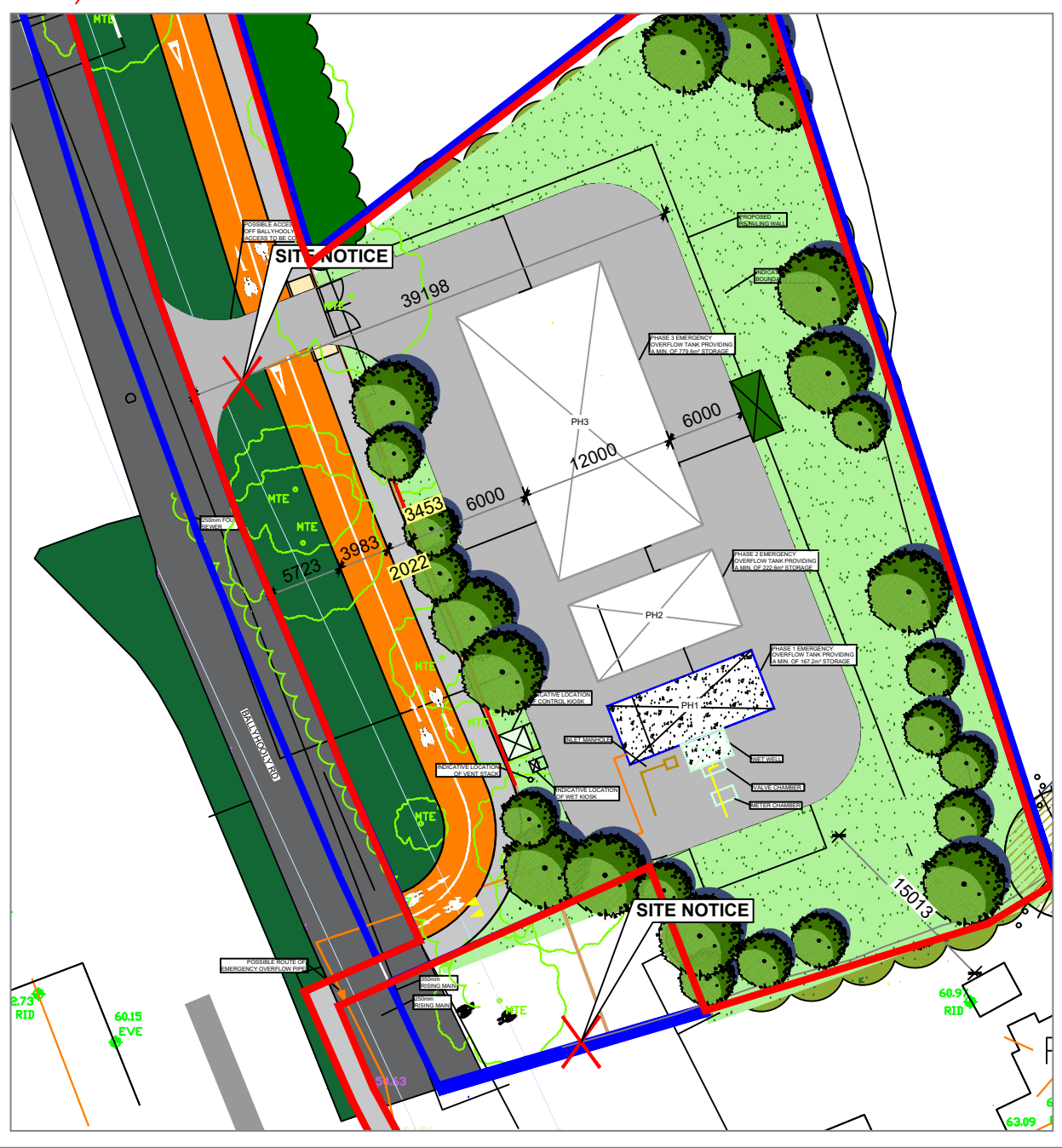
Site Area:	19,309.50 Sq.m.
Discountable Area:	7,130.52 Sq.m.
Developable Area:	12,178.98 Sq.m.
Number of Units:	122
<b>Density:</b>	<b>35.70 units/hectare</b>

- OPEN SPACE PROVISION:**
- Public Usable Open Space Provided: 3,082 Sq.m.
  - Percentage of Usable Open Space: 25.31 %
  - \*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:**
- 160 spaces on-curtage & road side.
- \*Refer to Housing & Apartment Quality Audit
- Bicycle Parking Provision:**
- Total Residents spaces: 250
- Total Visitor spaces: 56
- Total Bicycle spaces: 306**
- \*Housing & Apartment Quality Audit



**Key Plan**  
SCALE: 1:20,000 @ A1



**Pumping Station**  
SCALE: 1:500 @ A1

Revision	Description	Date
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**Status: PLANNING**

Project: MULTI UNIT RESIDENTIAL DEVELOPMENT

Client: LONGVIEW ESTATES LTD

Address: LARHARDANE, BALLYOLANE, CORK

Date: 18/10/2019 Scale: 1:500

Drawn By: JF Checked By: MC Approved By: PH

Drawing Number: **17-002-P-600**

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Drawing Title: **Neighbourhood 6 - General Arrangement Plan**