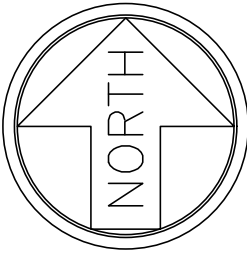
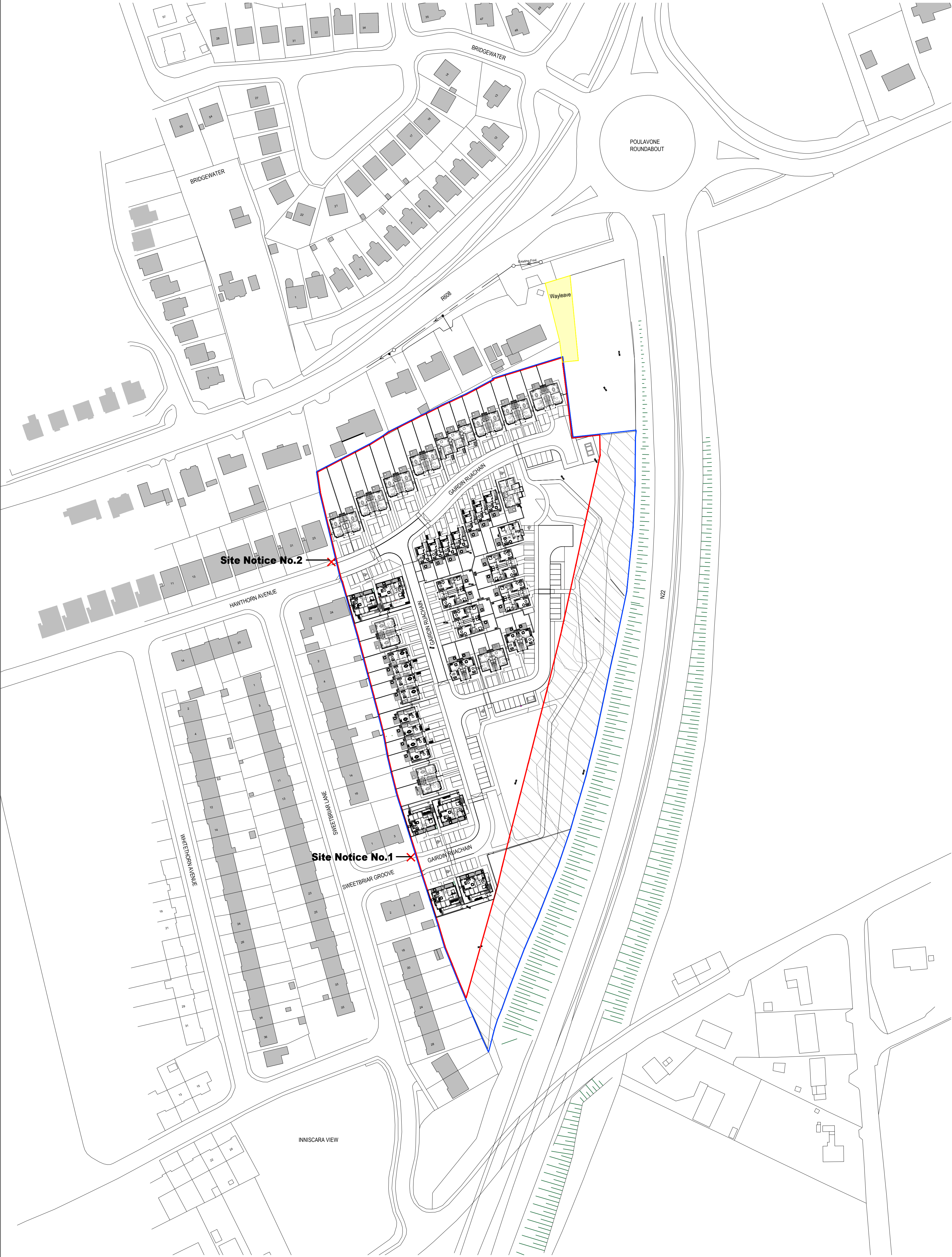


GENERAL NOTES:
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D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.

- Site Ownership
- Site boundary Area = 2.18 ha
- Road Encroachment
- Wayleave - Right of Way
- Soak Pit
- Speed control
- Parking Bay
- Disabled Parking
- Bins-Storage

Note : See landscape architects plans and details for landscape architects design. Green areas, Pavers, hard and soft landscaping are indicative.

House Types 70 Total - Eight variations	
Symbol	Description
1A, 1B, 1C, 1D, 1E, 1F	2 Bedroom Semi-Detached, Terrace House (16)
2	2 Bedroom Bungalow (8)
3	2 Bed Wheelchair Accessible Bungalow (1)
4A, 4B, 4C, 5	3 Bedroom Semi-Detached, Terrace House (24)
6	3 Bed Wheelchair Accessible Bungalow (1)
7A, 7B	4 Bed Semi-Detached (2)
7C	2 Bed Duplex Apt (12)
8	2 Bed Ground Floor Apt (3)
	1 Bed Ground Floor Wheelchair Accessible Apt (3)



Revisions	Date
Site Location Plan updated	13-01-2020

e

m

l

architects

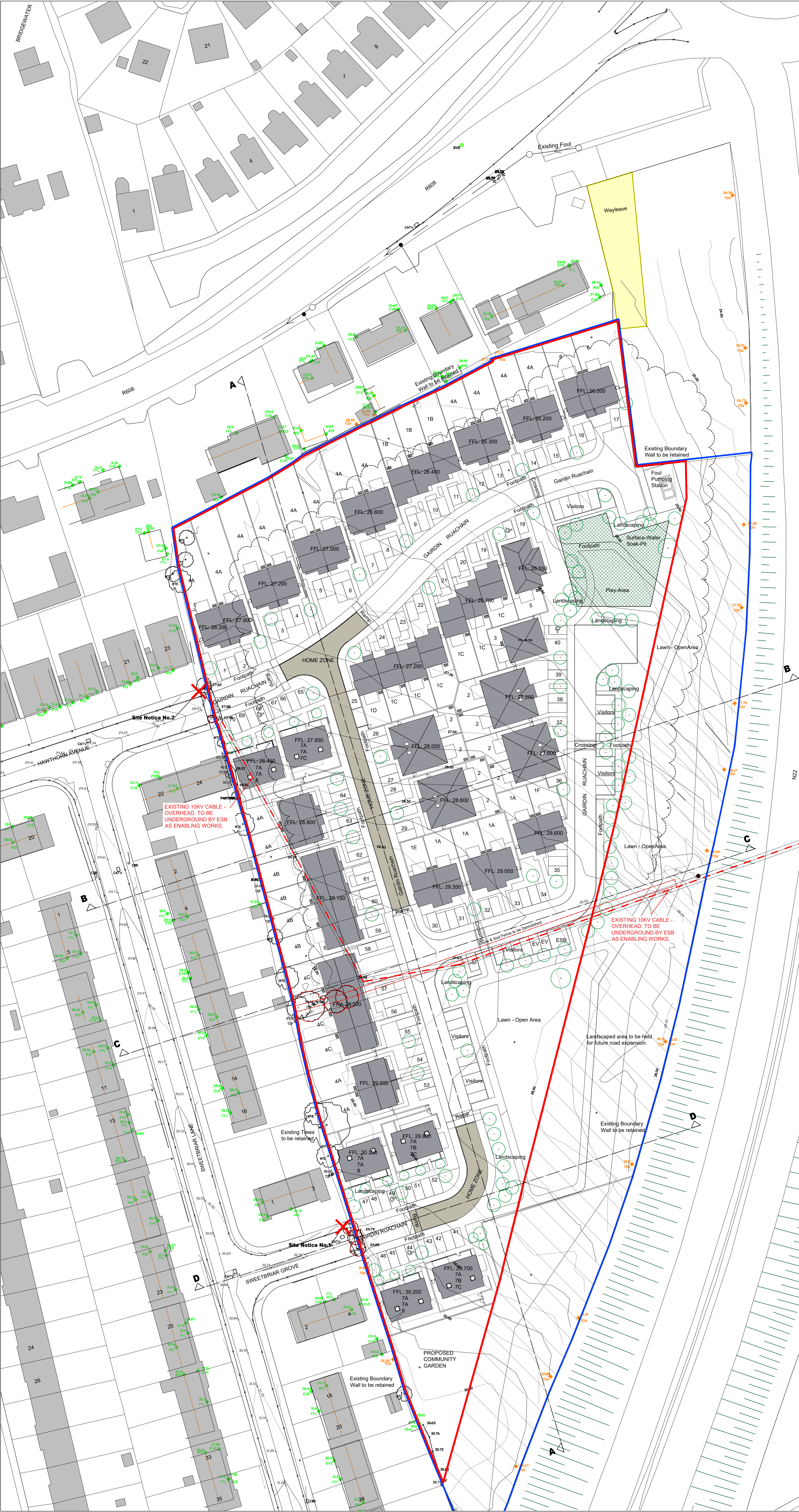
20 Cruises Street
Limerick
V94 R6P9
Ireland

(061) 312249
limerick@eml.ie
www.eml.ie

63 Fitzwilliam Sq
Dublin 2
D02 N938
Ireland

(01) 6707677
dublin@eml.ie

Client	Cork City Council	Date	12-12-2019
		Scale @ A1	1:1000
Job	Gairdin Ruachain, Carrigrohane, Ballincollig, Co Cork.	Drawn	CS
		Checked	EC
Title	Site Location Plan	Drawing No.	3426-P-0.00
		Rev	P1

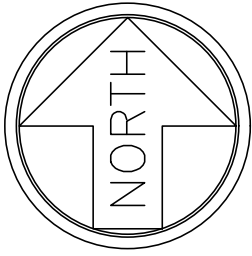


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- Site Ownership
- Site boundary Area = 2.18 ha
- Road Encroachment
- Wayleave - Right of Way
- Soak Pit
- Speed control
- Parking Bay
- Disabled Parking
- Bins-Storage

Note : See landscape architects plans and details for landscape architects design. Green areas, Pavers, hard and soft landscaping are indicative.

House Types 70 Total - Eight variations	
Symbol	Description
1A, 1B, 1C, 1D, 1E, 1F	2 Bedroom Semi-Detached, Terrace House (16)
2	2 Bedroom Bungalow (8)
3	2 Bed Wheelchair Accessible Bungalow (1)
4A, 4B, 4C,	3 Bedroom Semi-Detached, Terrace House (24)
5	3 Bed Wheelchair Accessible Bungalow (1)
6	4 Bed Semi-Detached (2)
7A, 7B	2 Bed Duplex Apt (12)
7C	2 Bed Ground Floor Apt (3)
8	1 Bed Ground Floor Wheelchair Accessible Apt (3)



Revisions Site Plan updated	Date 13-01-2020
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20 Cruises Street
Limerick
V94 R6P9
Ireland

63 Fitzwilliam Sq
Dublin 2
D02 N938
Ireland

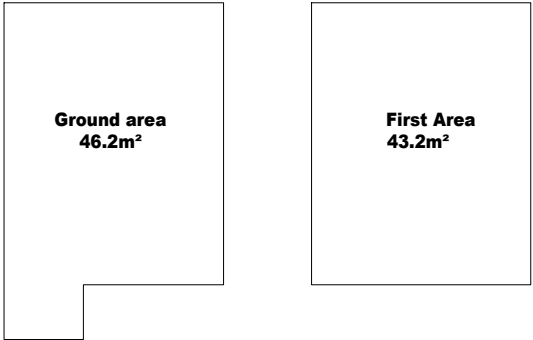
(051) 312249
limerick@eml.ie

(01) 6707677
dublin@eml.ie

www.eml.ie

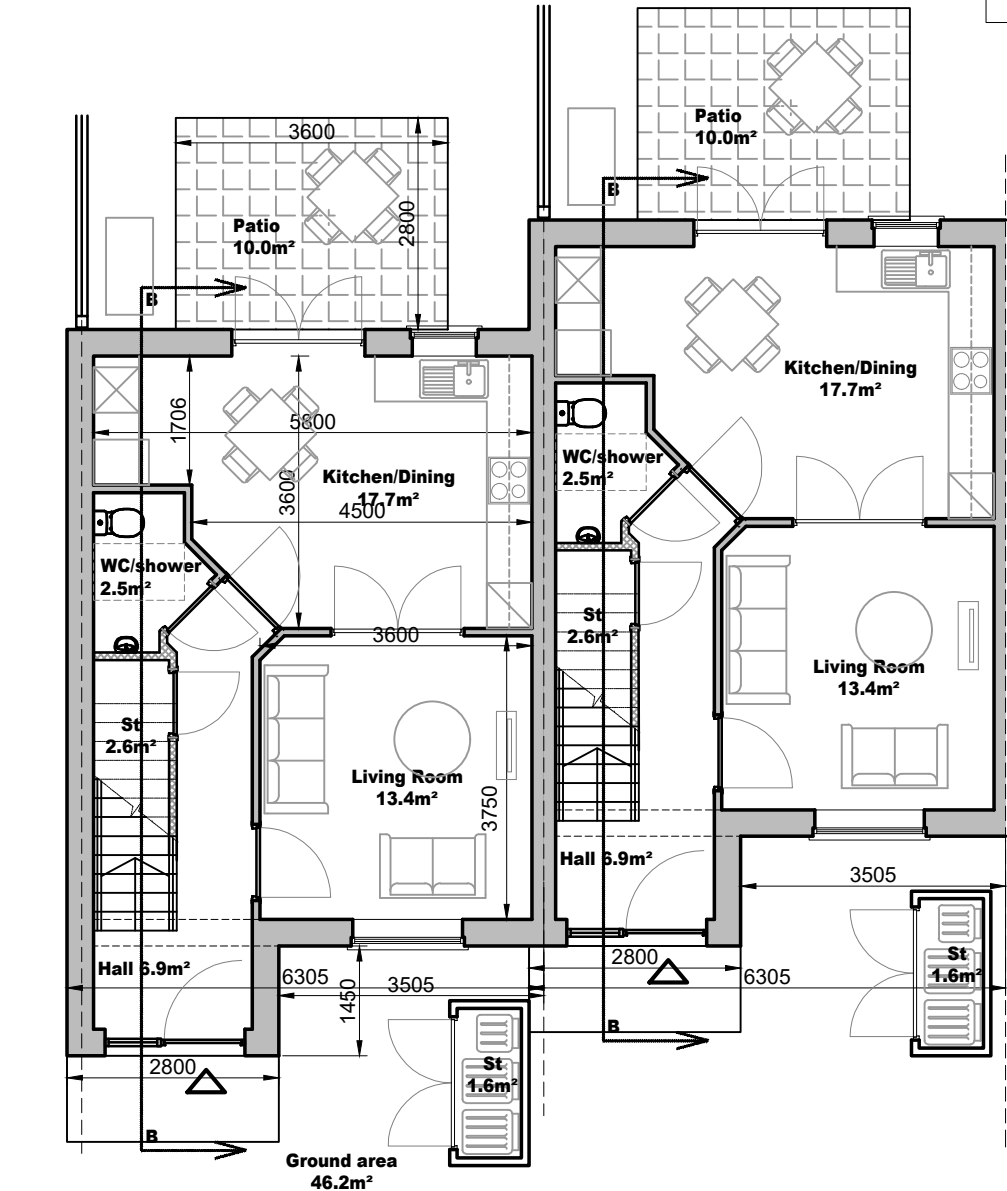
Client Cork City Council	Date 12-12-2019
Job Gairdin Ruachain, Carrigrohane, Ballincollig, Co Cork.	Scale @ A1:500
Title Site Plan	Drawn CS Checked EC Drawing No. 3426-P.0.02 Rev P1

2 BED/ 4 Person Terrace House (South Facing)	Gross Area	Gross Living Area	Comb' Bedroo- m Area	Living Width	Main Bedroo- m Area	Double Bedroo- m Area	Bedroo- m width	Storage	Kitchen Counter Length	Kitchen Cupboards Volume	WC's	Circulation	Private Outdoor Space
Guidelines	80m²	30m²	25m²	3.6m	13m²	11.4m²	2.8m	4m²	1.5m	2.15m³	-	-	7m²
Type 1B 2-bed House	89.4m²	31.4m²	28.8m²	>3.6m	14.5m²	13.9m²	>2.8m	4.0m²	>2.0m	2.15m³	6.7m²	11.5m²	>7m²

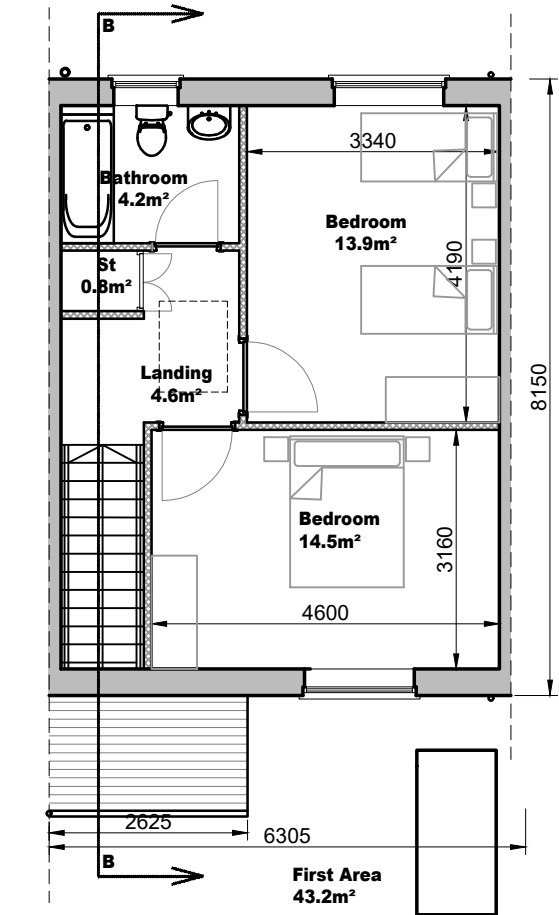


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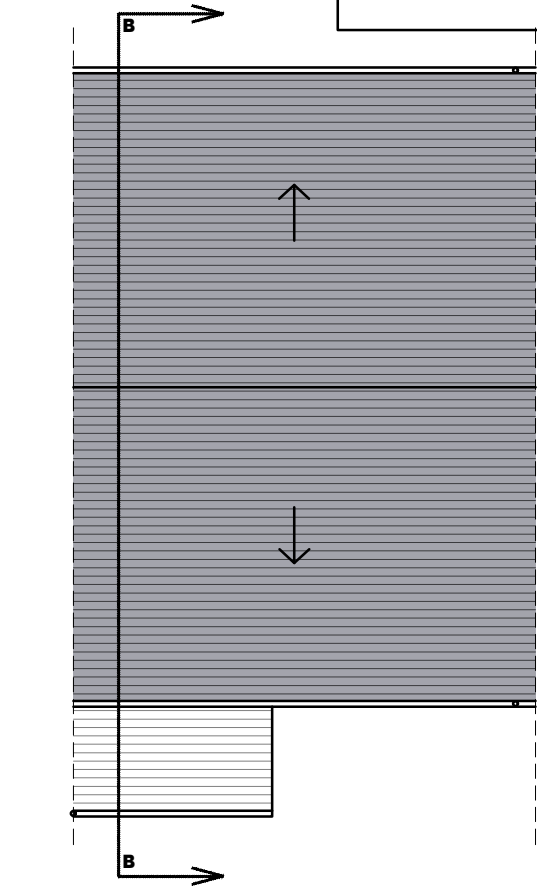
Type 1B
3 no of 70
Plots 9 - 11



1 Ground Floor Plan
1.01 1:100



2 First Floor Plan
1.01 1:100



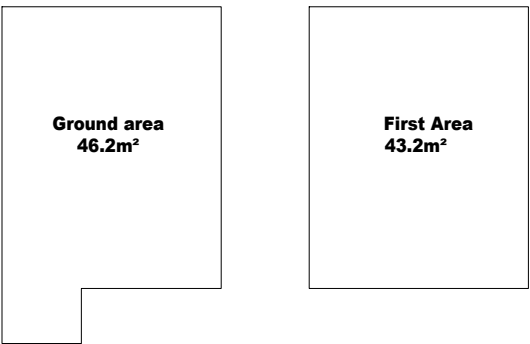
3 Part Roof Plan
1.01 1:100



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Cork City Council

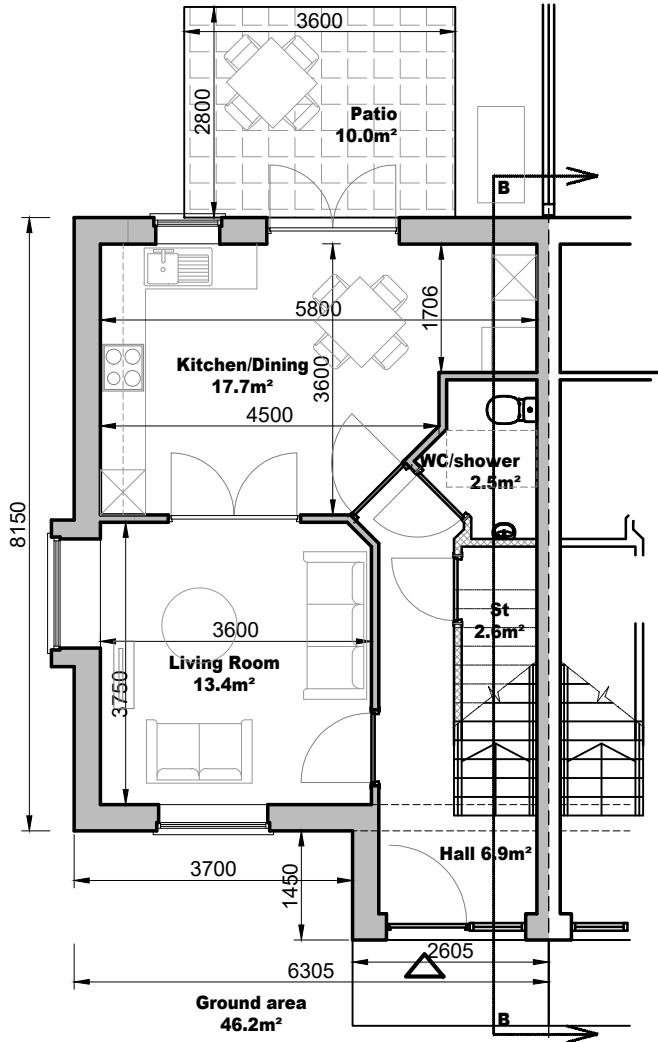
Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 1B-2 Bed Terrace Plans	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	Drawn DF
			63 Fitzwilliam sq Dublin 2 D02 N938, Ireland	Checked DM
			tel (061) 312 249 e-mail: limerick@eml.ie	Drawing No. 3426-P-1.01B
			tel (01) 670 7677 e-mail: dublin@eml.ie	Rev d

2 BED/ 4 Person Semi-D House (End Unit)	Gross Area	Gross Living Area	Comb' Bedroo- m Area	Living Width	Main Bedroo- m Area	Double Bedroo- m Area	Bedroo- m width	Storage	Kitchen Counter Length	Kitchen Cupboards Volume	WC's	Circulation	Private Outdoor Space
Guidelines	80m²	30m²	25m²	3.6m	13m²	11.4m²	2.8m	4m²	1.5m	2.15m³	-	-	7m²
Type 1E/F 2-bed House	89.4m²	31.4m²	28.8m²	>3.6m	14.5m²	13.9m²	>2.8m	4.0m²	>2.0m	2.15m³	6.7m²	11.5m²	>7m²

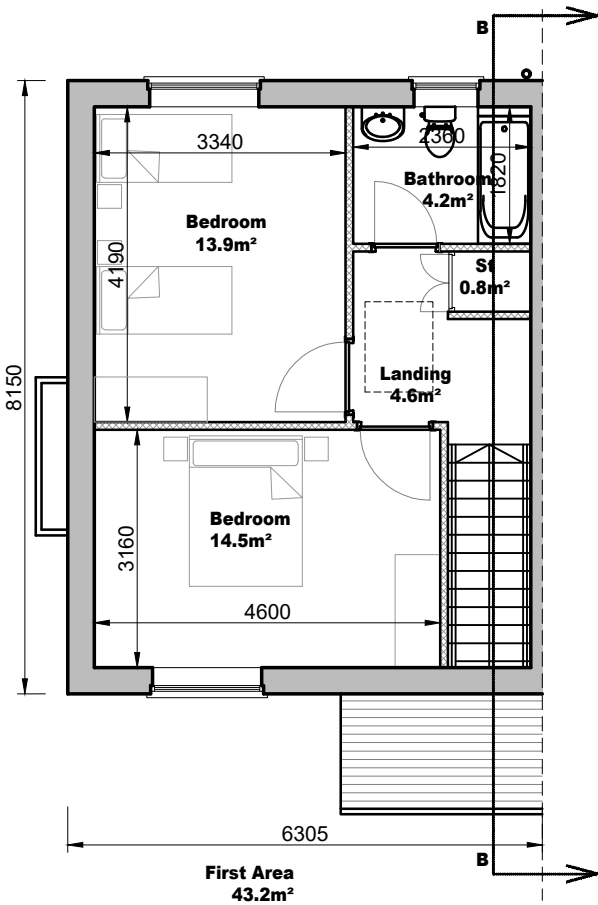


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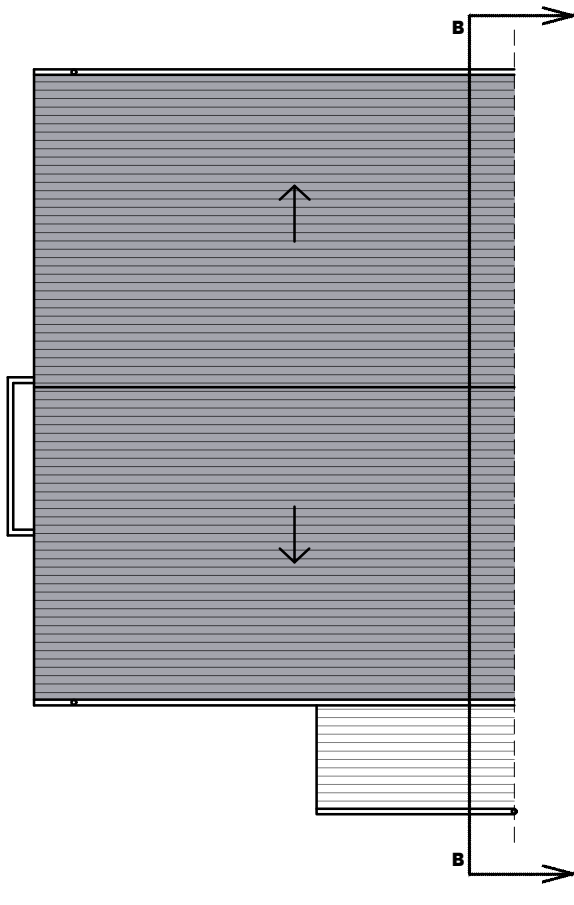
Type 1E/F
2 no of 70
Plots 30 & 35



1 **Ground Floor Plan**
1.01 1:100



2 **First Floor Plan**
1.01 1:100



3 **Part Roof Plan**
1.01 1:100



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Cork City Council

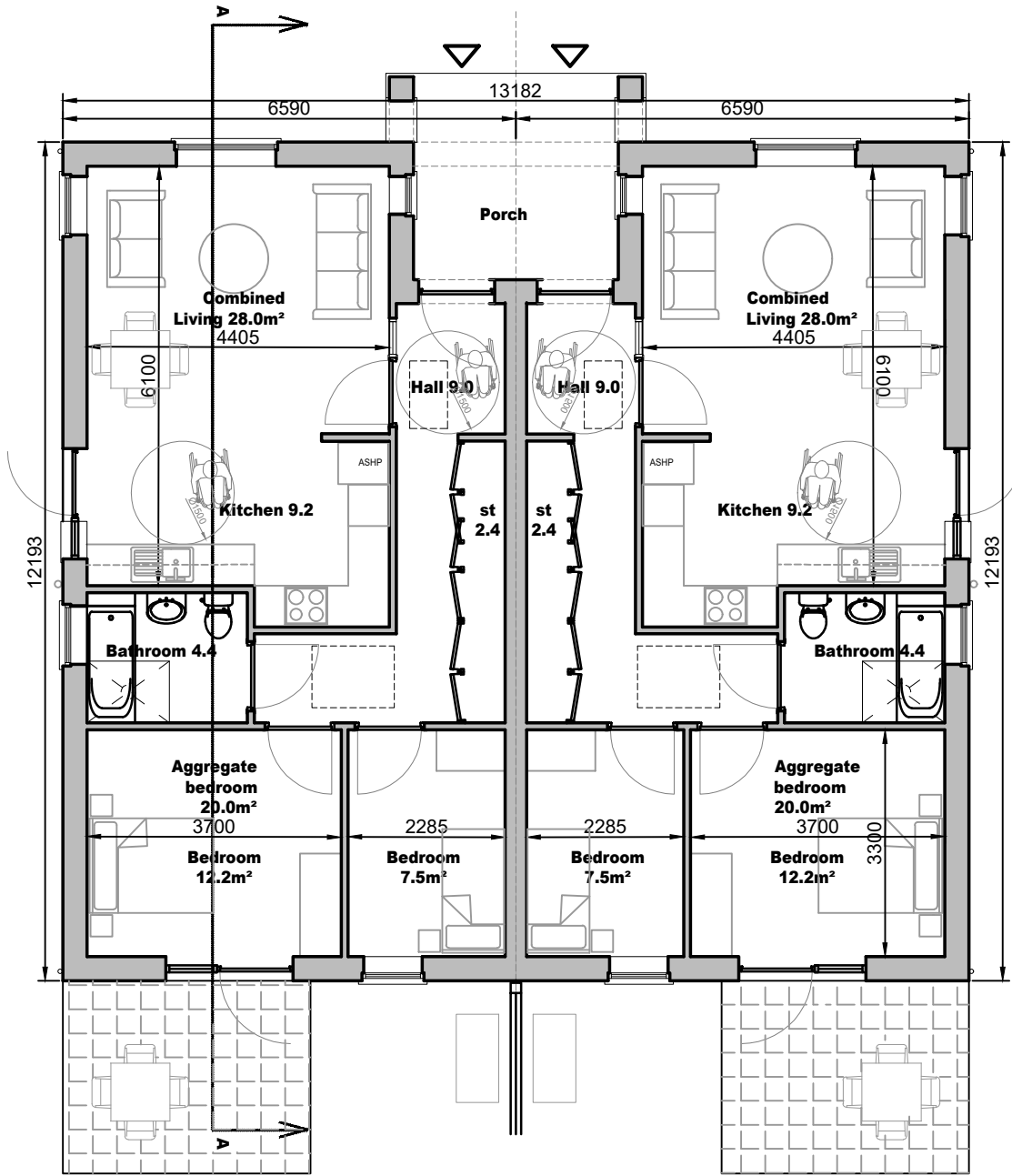
Revisions	Date	Job	Client	Date
Part 8 - Application	07-01-2020	Gairdin Ruachain,Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	28.08.2019
			Title Type 1EF-2 Bed End-Semi-D Plans	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	 
				Drawn DF Checked DM Drawing No. 3426-P-1.01EF Rev d

2 BED/ 3 Person Bungalow	Gross Area	Gross Living Area	Living Rm Area	Living Width	Main Bedroo- m Area	Single Bedroo- m Area	Main Bedroo- m width	Agregate Bedroom	Storage	Kitchen Counter Length	Kitchen Cupboards Volume	WC's	Circulation	Private Outdoor Space
Guidelines	60m²	28m²	13m²	3.6m	11.4m²	7.1m²	2.8m	20.0m²	3.0m²	1.5m	2m³	-	-	7m²
Type 2 2-bed Bungalow	66.5m²	28.0m²	17.1m²	>3.6m	12.2m²	7.5m²	>2.8m	20.0m²	3.8m²	>1.5m	>2m³	4.4m²	9.4m²	>7m²

Ground area
66.5m²

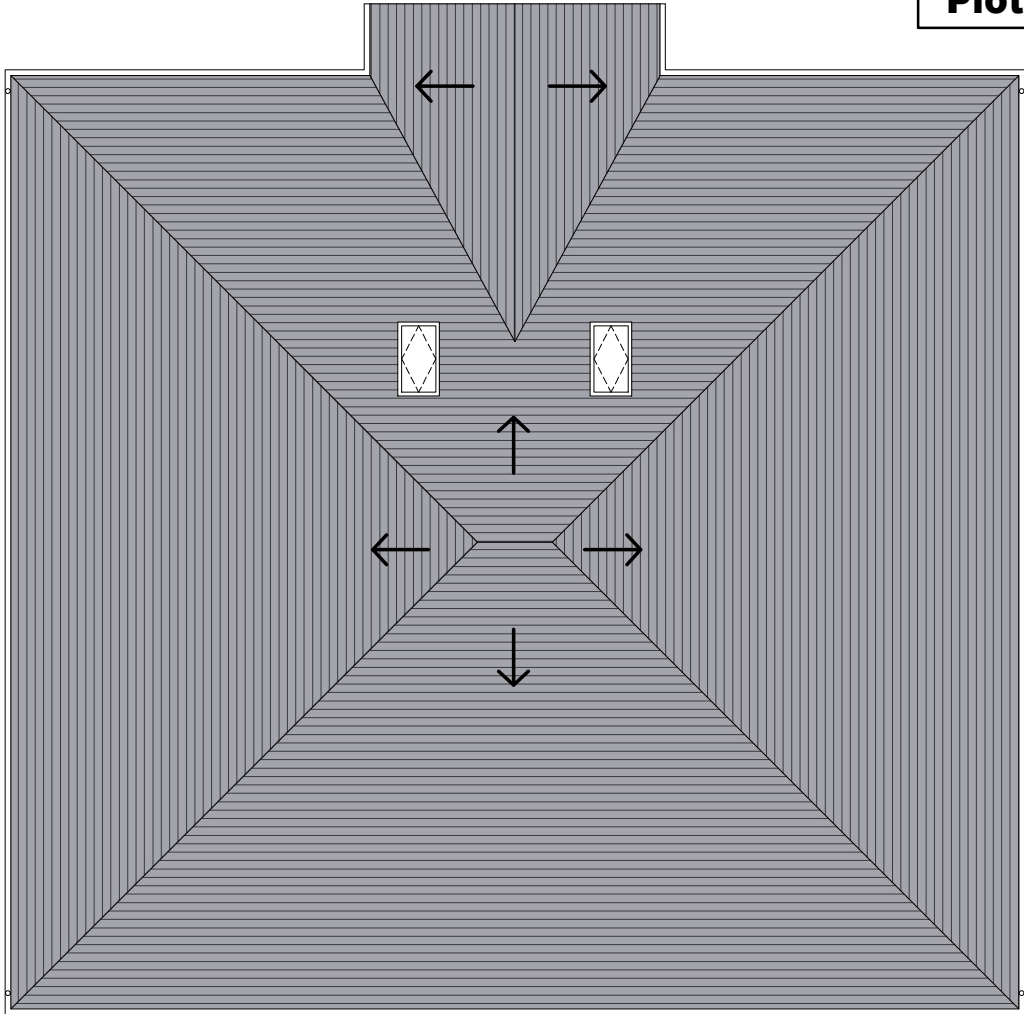
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Type 2
8 no of 70
Plots 26-29 & 36-39



1
1.02
Ground Floor Plan
1:100

Ground area
66.5m²



2
1.02
Roof Plan
1:100

Ground area
66.5m²



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Cork City Council

Revisions	Date	Job	Client	Date	
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019	
				Scale @ A3 1:100	
				Drawn DF	
				Checked DM	
				Drawing No. 3426-P-1.02	Rev d



20 Cruises street
Limerick,
V94 R6P9, Ireland

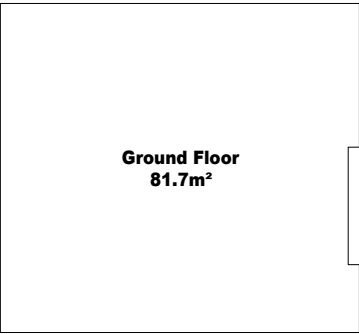
tel
(061) 312 249
e-mail: limerick@eml.ie

63 Fitzwilliam sq
Dublin 2
D02 N938, Ireland

tel
(01) 670 7677
e-mail: dublin@eml.ie

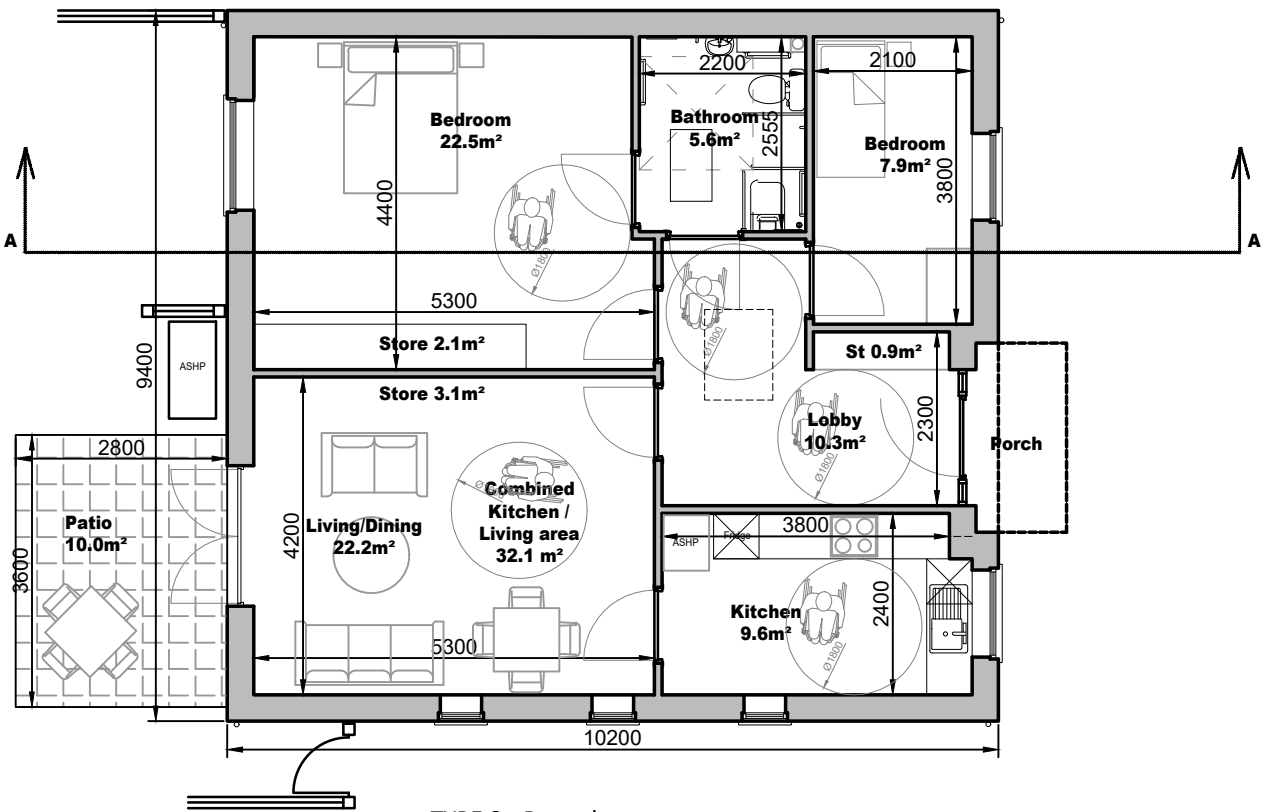


2 BED/ 3 Person Apartment-Wheelchair accessible -Part M	Gross Area	Gross Living Area	Living Width	Main Bedroom Area	Single Bedroom Area	Main Bedroom width	Storage	Kitchen Counter Length	Kitchen Cupboards Volume	WC's	Circulation	Private Outdoor Space
Guidelines	60m²	28m²	3.6m	11.4m²	7.1m²	2.8m	5m²	1.5m	2m³	-	-	7m²
Type 3 3-bed house Prt M	81.7m²	29.2m²	>3.6m	18.8m²	8m²	>2.8m	6.5m²	>1.5m	>2m³	5.6m²	10.8m²	>7m²



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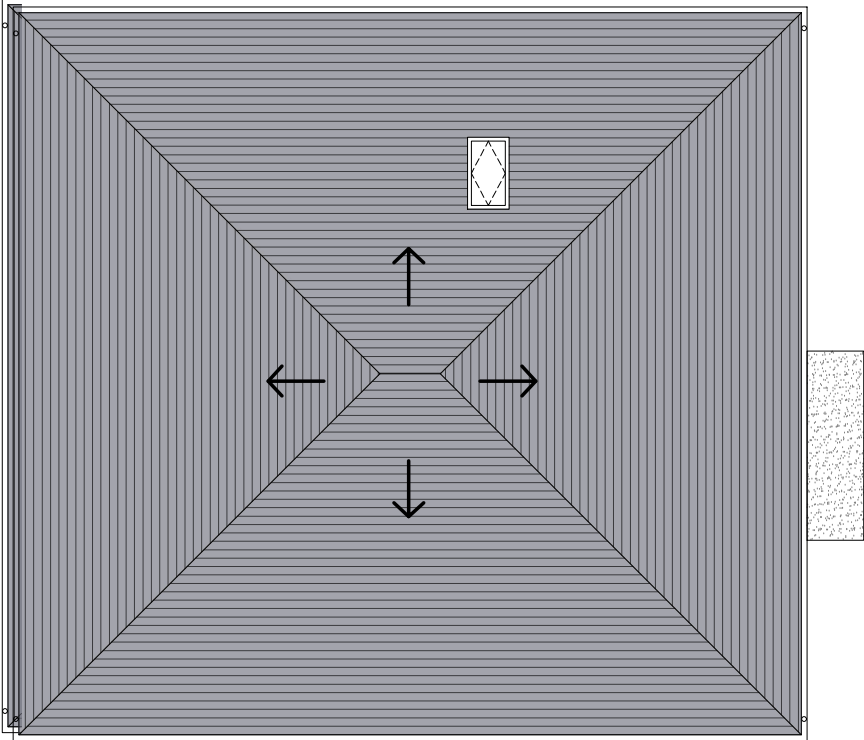
Type 3
1no. of 70
Plot 40



TYPE 3 - Bungalow
(Accessible)

Ground Floor
82.0m²

1 **Ground Floor Plan**
1.03 **1:100**



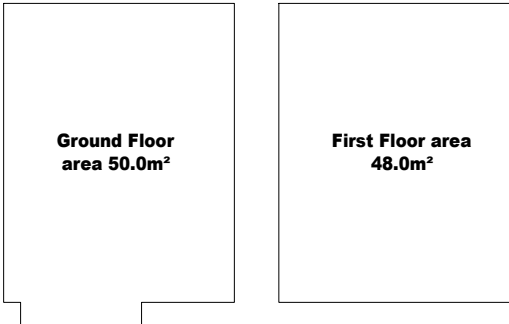
2 **Roof Plan**
1.03 **1:100**



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Cork City Council

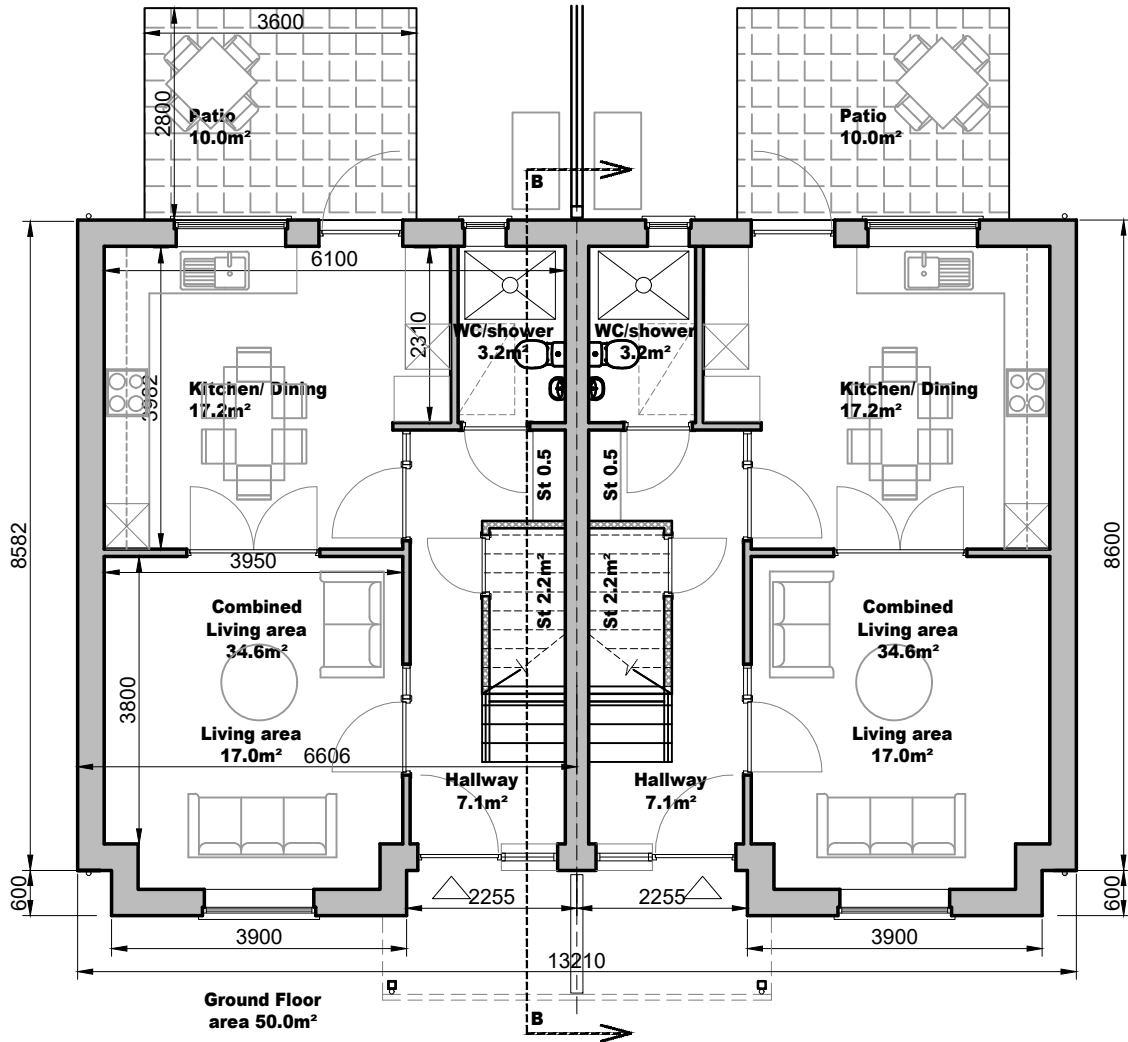
Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 3-2Bed Bungalow Prt M	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	Comhairle Cathrach Chorcaí Cork City Council
				SGS
				Drawing No. 3426-P-1.03
				Rev d

3 BED/ 5 Person House Semi-Detached (South Facing)	Gross Area	Gross Living Area	Living Width	Main Bedroom Area	Double Bedroom Area	Single Bedroom Area	Double Bedroom width	Single Bedroom width	Storage	Kitchen Counter Length	Kitchen Cupboards Volume	WC's	Circulation	Private Outdoor Space
Guidelines	92m ²	34m ²	3.8m	13m ²	11.4m ²	7.1m ²	2.8m	2.1m	5m ²	1.8m	2.45m ³	-	-	9m ²
Type 4A 3-bed House	98.0m ²	34.6m ²	>3.8m	13.1m ²	11.2m ²	7.5m ²	>2.8m	>2.1m	5.6m ²	>1.8m	2.45m ³	6.3m ²	13.3m ²	>9m ²

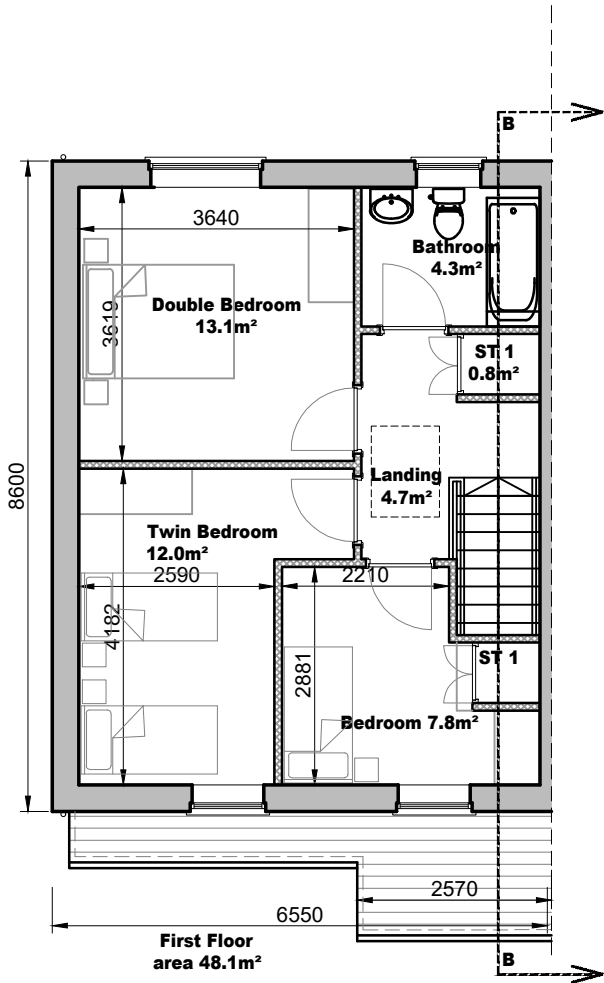


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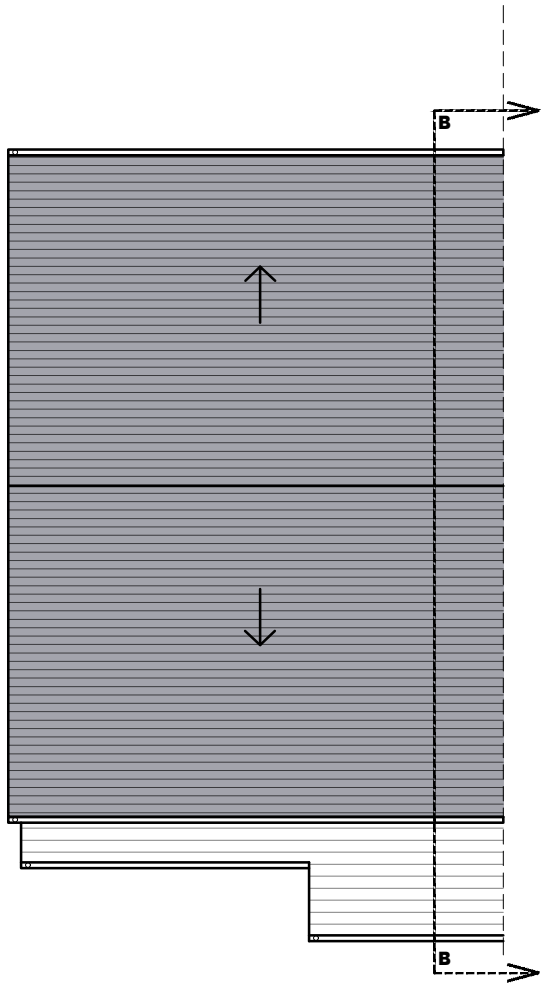
Type 4A
16no of 70
Plots 1 - 8, 12 - 15,
53, 54, 63, 64



1 Ground Floor Plan
1.13 1:100



2 First Floor Plan
1.13 1:100



3 Part Roof Plan
1.13 1:100



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 Cork City Council

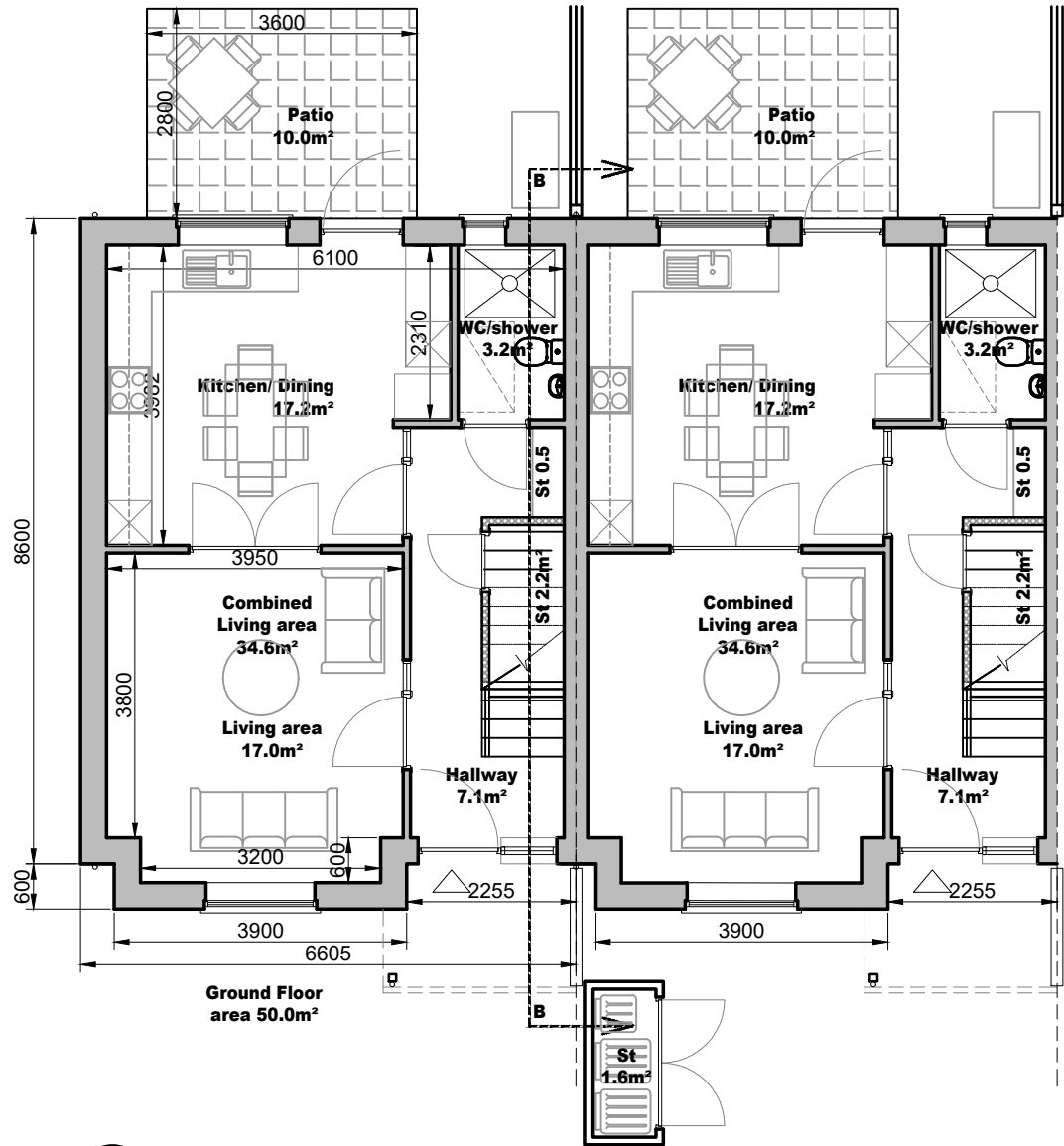
Revisions	Date	Job	Gairdin Ruachain,Carrigrohane, Carrigrohane, Ballincollig, Cork	Client		Cork City Council		Date	07.03.2019			
Part 8 - Application	20-09-2019			Title	Type 4A-3Bed Semi-D Plans		Scale @ A3	1:100				
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland			Drawn	DF				
							Checked	DM				
							Drawing No.	3426-P-1.04A		Rev	d	

3 BED/ 5 Person House (Terrace House (South Facing)	Gross Area	Gross Living Area	Living Width	Main Bedroom Area	Double Bedroom Area	Single Bedroom Area	Double Bedroom width	Single Bedroom width	Storage	Kitchen Counter Length	Kitchen Cupboards Volume	WC's	Circulation	Private Outdoor Space
Guidelines	92m²	34m²	3.8m	13m²	11.4m²	7.1m²	2.8m	2.1m	5m²	1.8m	2.45m³	-	-	9m²
Type 4C 3 bed-House	98.0m²	34.6m²	>3.8m	13.1m²	11.2m²	7.5m²	>2.8m	>2.1m	5.6m²	>1.8m	>2.45m³	6.3m²	13.3m²	>9m²

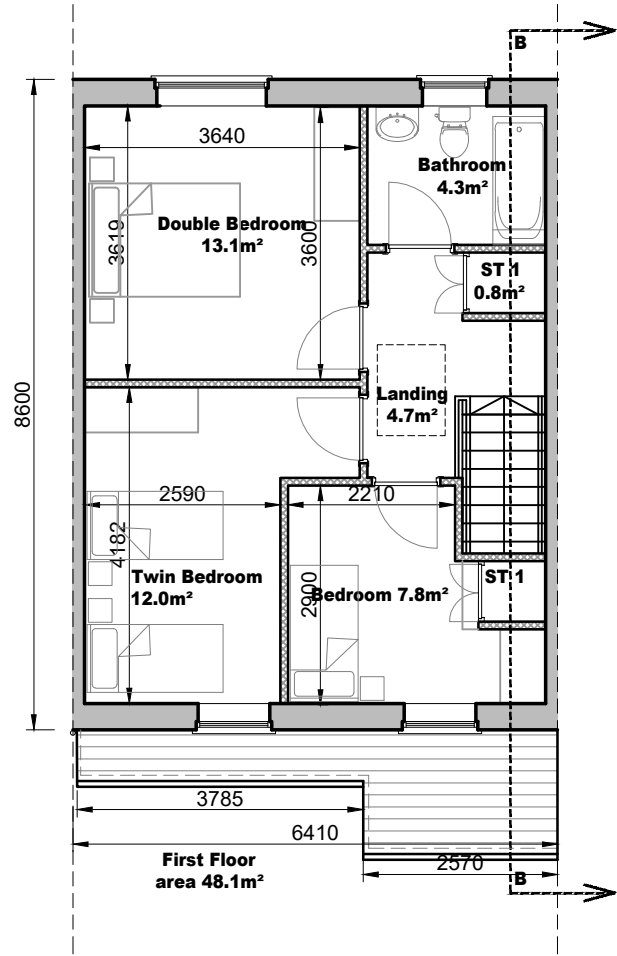


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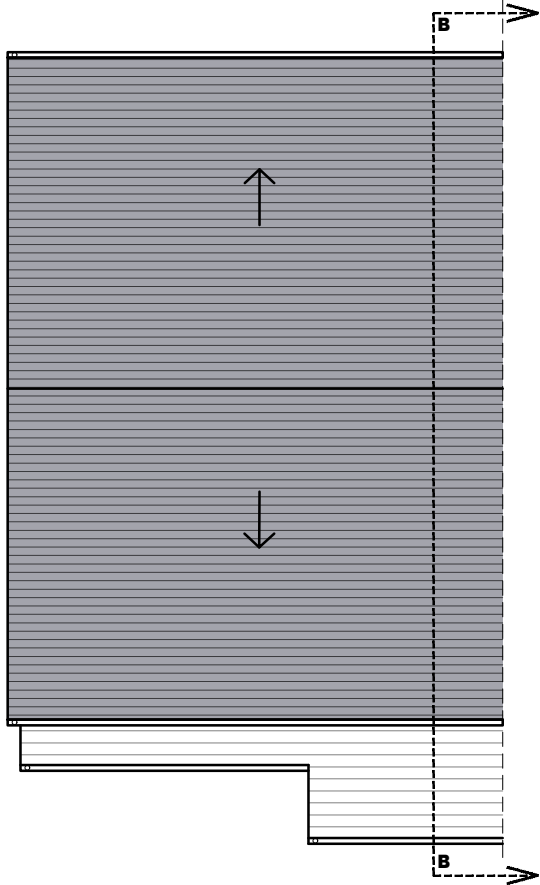
Type 4C
4 no. of 70
Plots 55 - 58



1
1.04 **Ground Floor Plan**
1:100



2
1.04 **First Floor Plan**
1:100



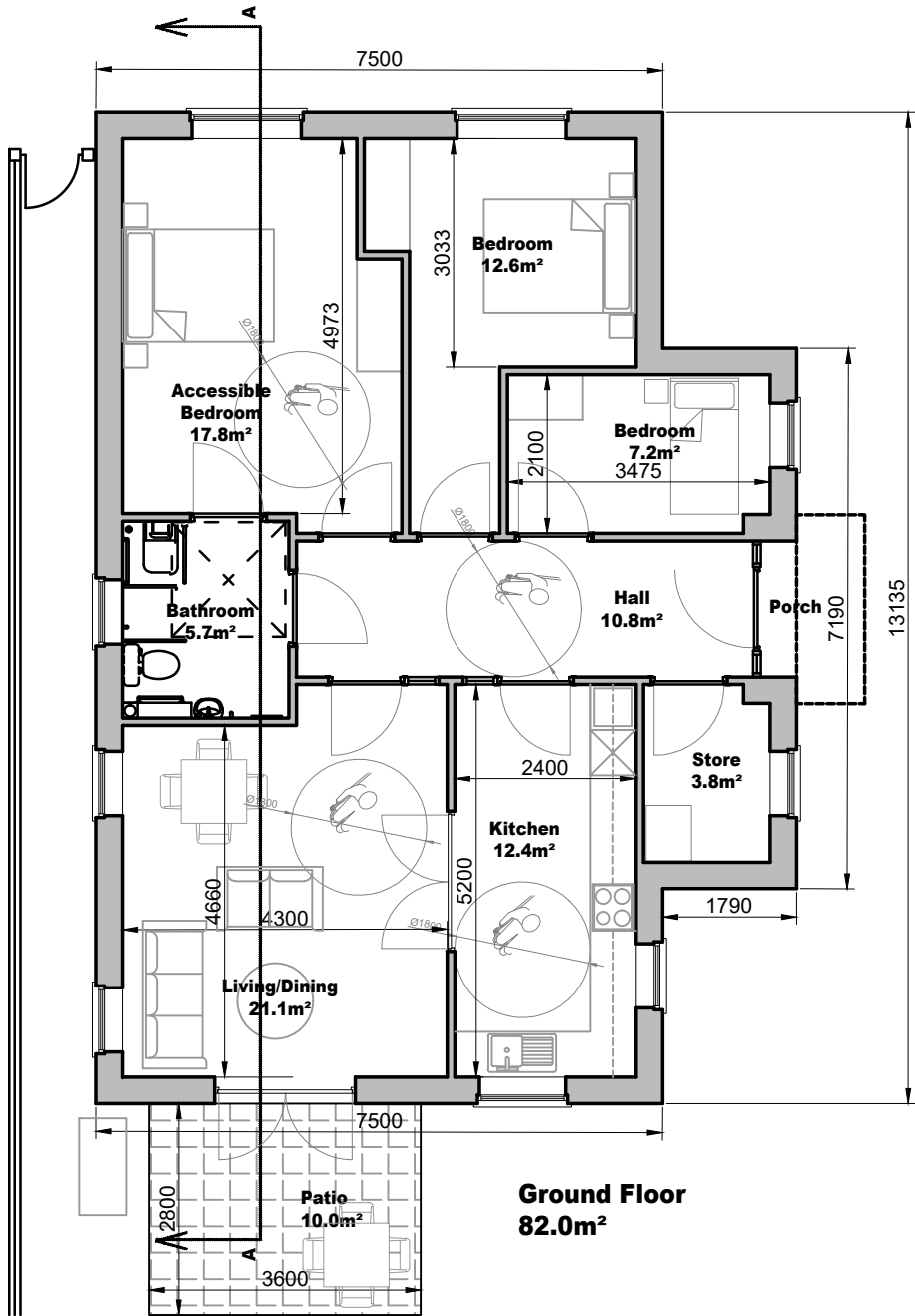
3
1.04 **Roof Plan**
1:100



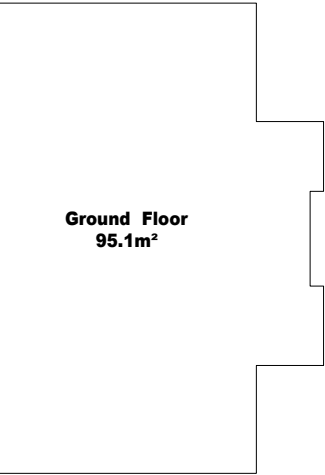
Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 4C-3Bed Terrace Plans	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	ROYAL INSTITUTE OF THE ARCHITECTS OF IRELAND
				SGS
				Drawn DF
				Checked DM
				Drawing No. 3426-P-1.04C
				Rev d

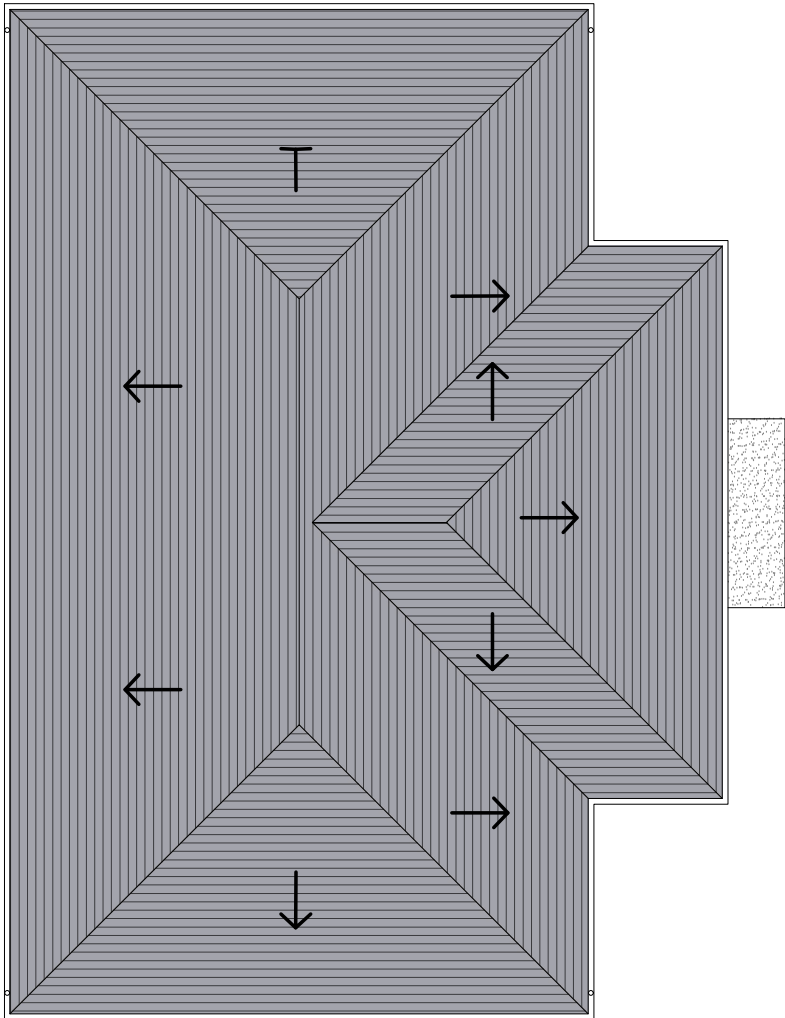
3 BED/ 5 Person Bungalow Accessible - Part M	Gross Area	Gross Living Area	Gross Bed Area	Living Width	Main Bedroom Area	Single Bedroom Area	Main Bedroom width	Storage	Kitchen Counter Length	Kitchen Cupboards Volume	WC's	Circulation	Private Outdoor Space
Guidelines	82m ²	34m ²	32m ²	3.8m	13.0m ²	7.1m ²	2.8m	5.0m ²	1.5m	2.45m ³	-	-	7m ²
Type 5 3-bed House Prt M	95.1m ²	34.1m ²	38.7m ²	>3.8m	17.8m ²	7.2m ²	>2.8m	6.0m ²	>1.5m	2.45m ³	5.7m ²	10.8m ²	>7m ²



1 Ground Floor Plan
1.05 1:100



Ground Floor
95.1m²



2 Roof Plan
1.05 1:100

GENERAL NOTES:

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- B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
- C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.

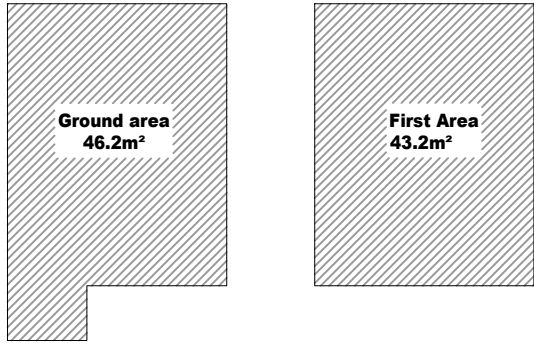
Type 5
1no. of 70
Plot 18



Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 5-3 Bed Bungalow Prt M	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	SGS
				Drawn DF
				Checked DM
				Drawing No. 3426-P-1.05
				Rev d

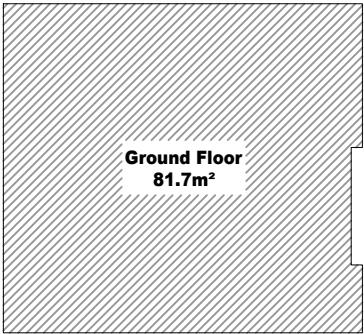
TYPE 1A, B, C, D, E & F



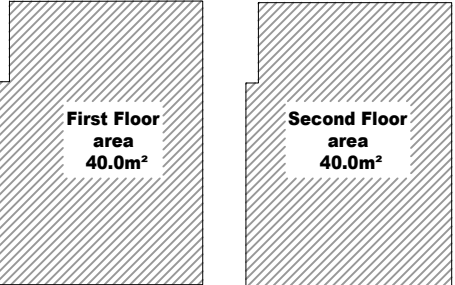
TYPE 2



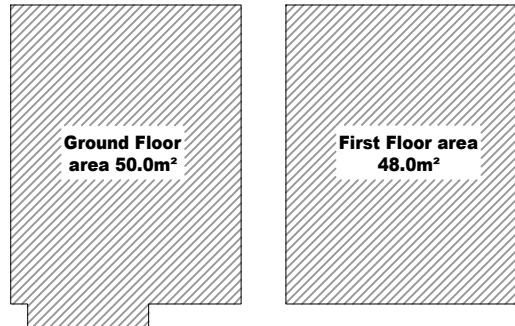
TYPE 3



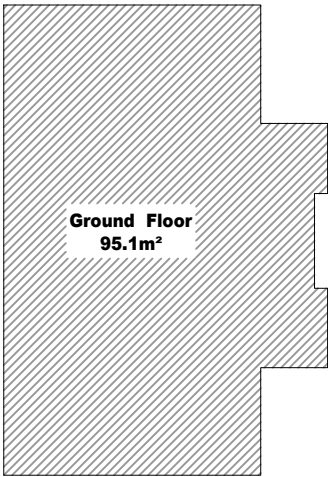
TYPE 7A & 7B



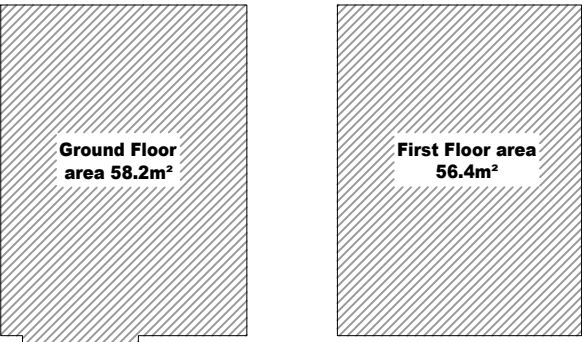
TYPE 4A, B & C



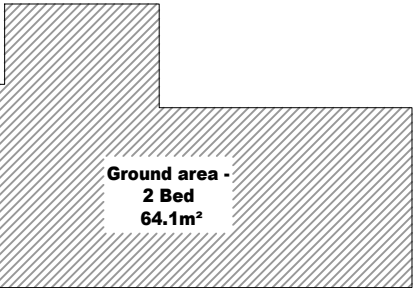
TYPE 5



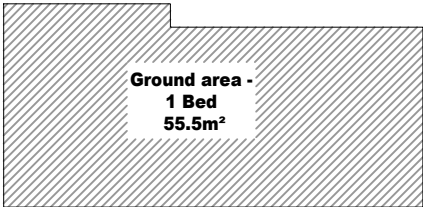
TYPE 6



TYPE 7C



TYPE 8



GENERAL NOTES:

- A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
- B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
- C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.



Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Unit Types	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	
			The Royal Institute of the Architects & Surveyors SGS	
			Drawing No. 3426-P-1.10	Rev

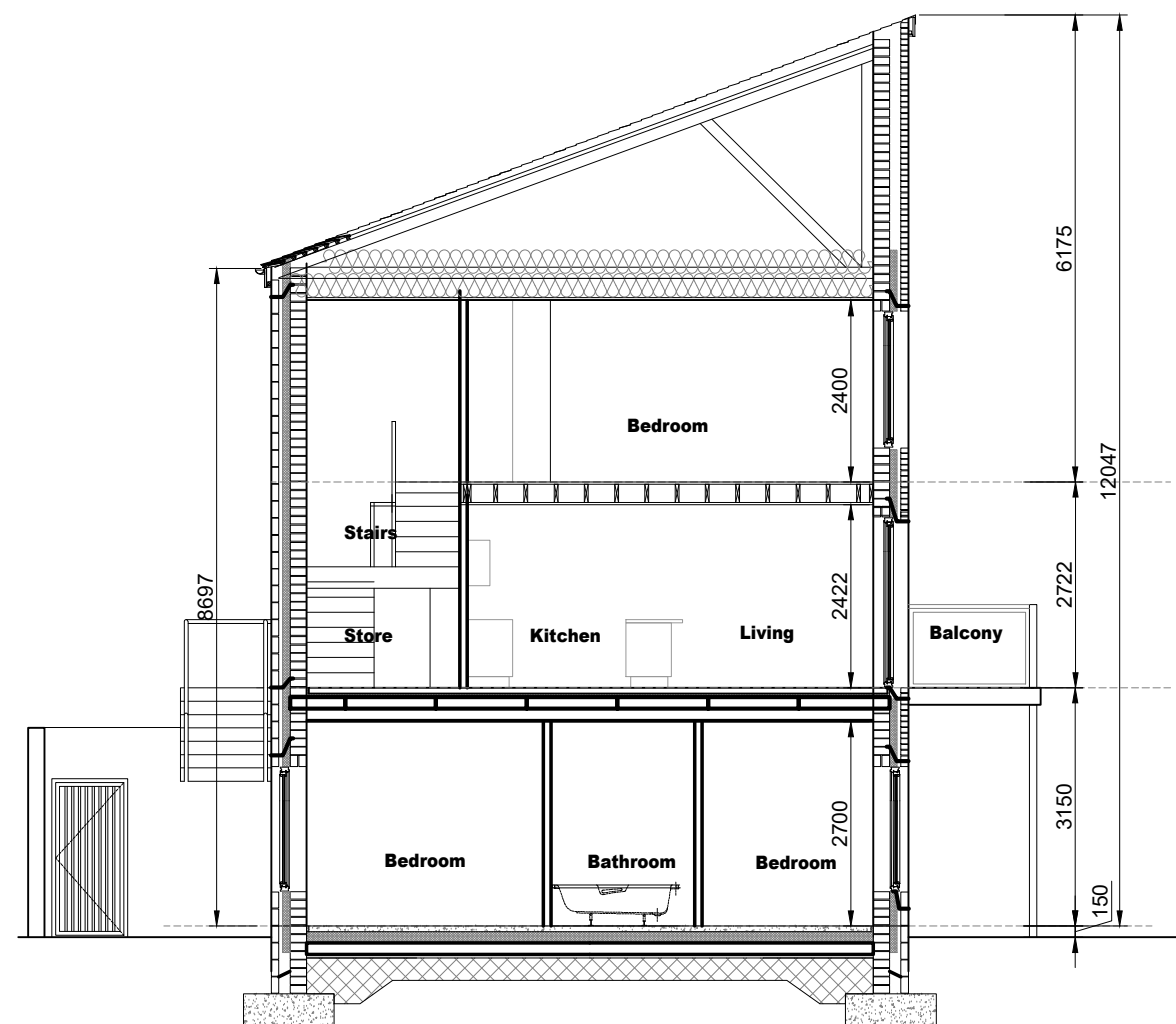
A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.

B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.

C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.

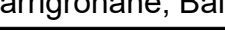
Type 7A
9no. of 70
Plots - 42, 45, 46,
48, 49, 51, 67, 69, 70

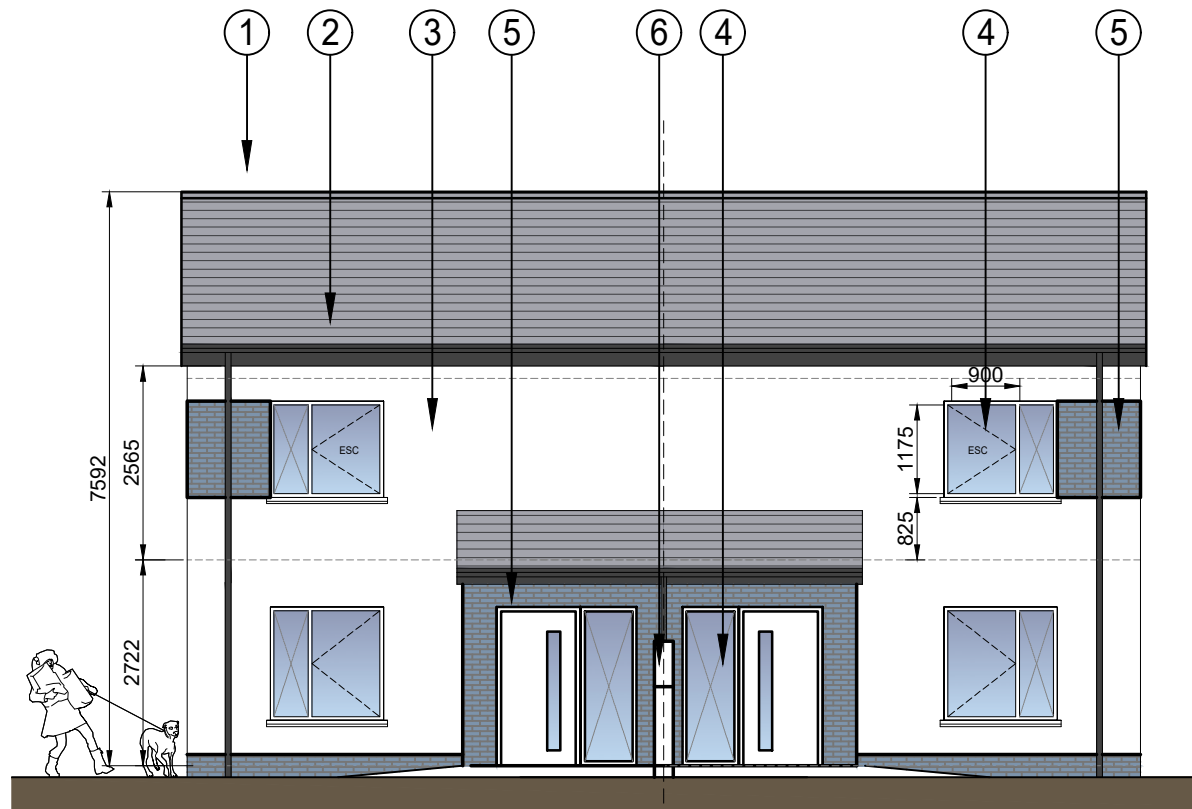


1
2.07_8 Section AA
1:100

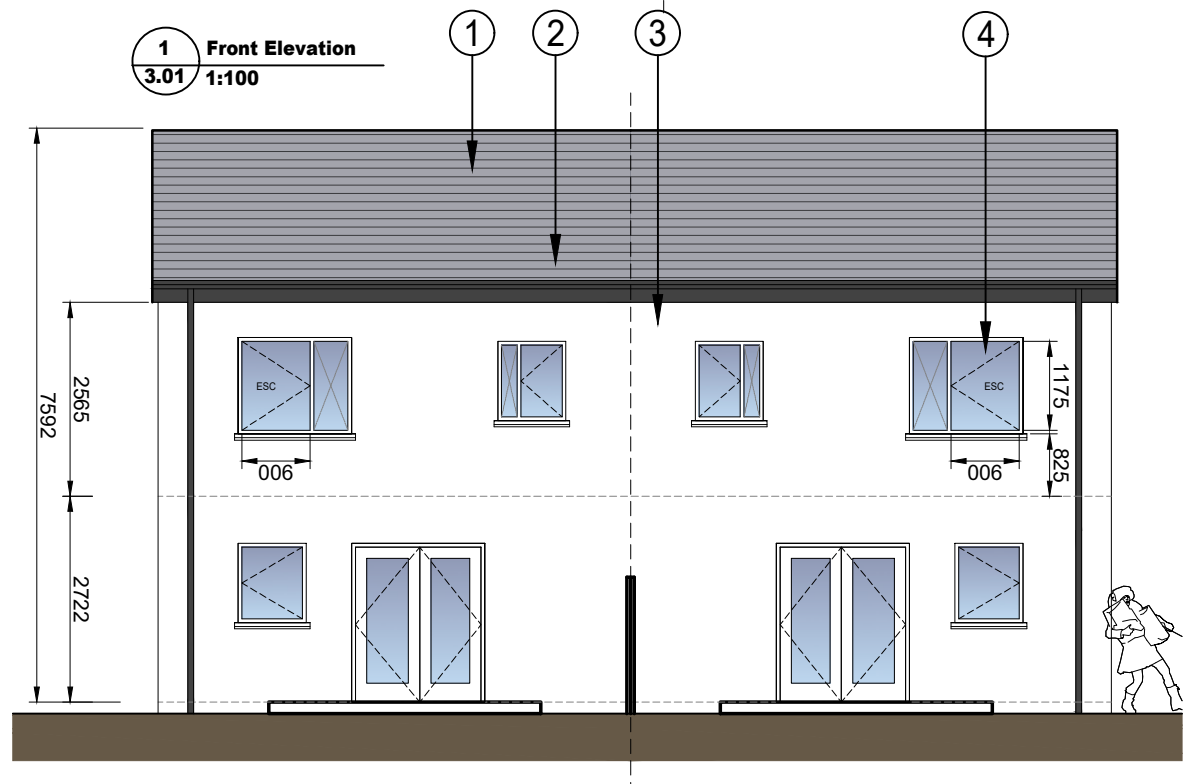


Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	07-01-2020	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 7_8-Duplex Section	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	Drawn DF
			63 Fitzwilliam sq Dublin 2 D02 N938, Ireland	Checked DM
			tel (061) 312 249 e-mail: limerick@eml.ie	 
			tel (01) 670 7677 e-mail: dublin@eml.ie	Drawing No. 3426-P-2.07_8
				Rev d

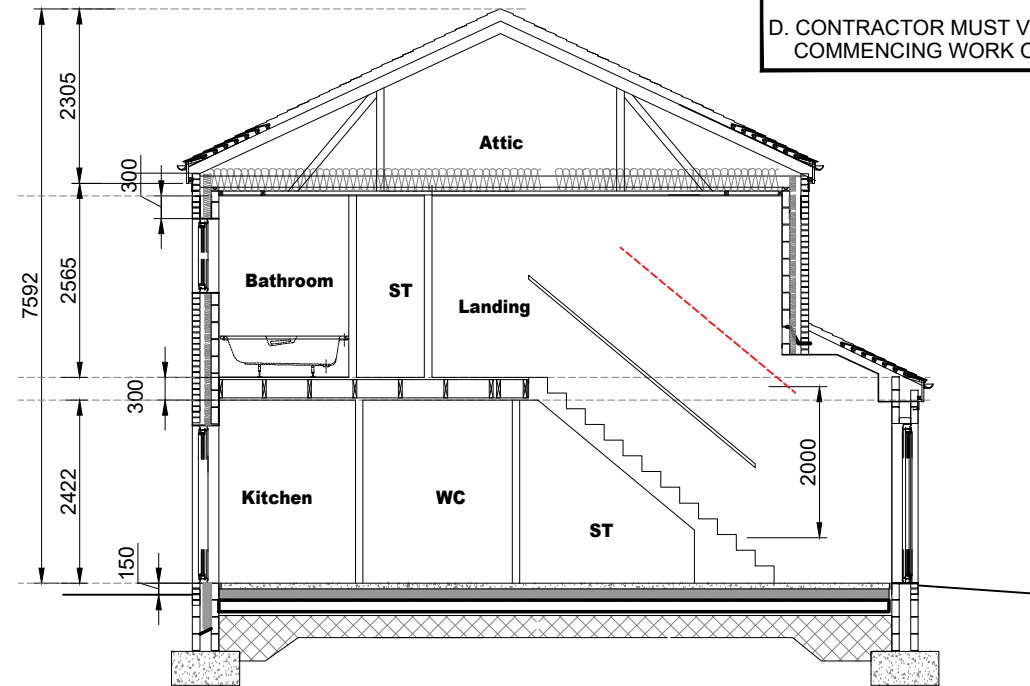


1 Front Elevation
3.01 1:100

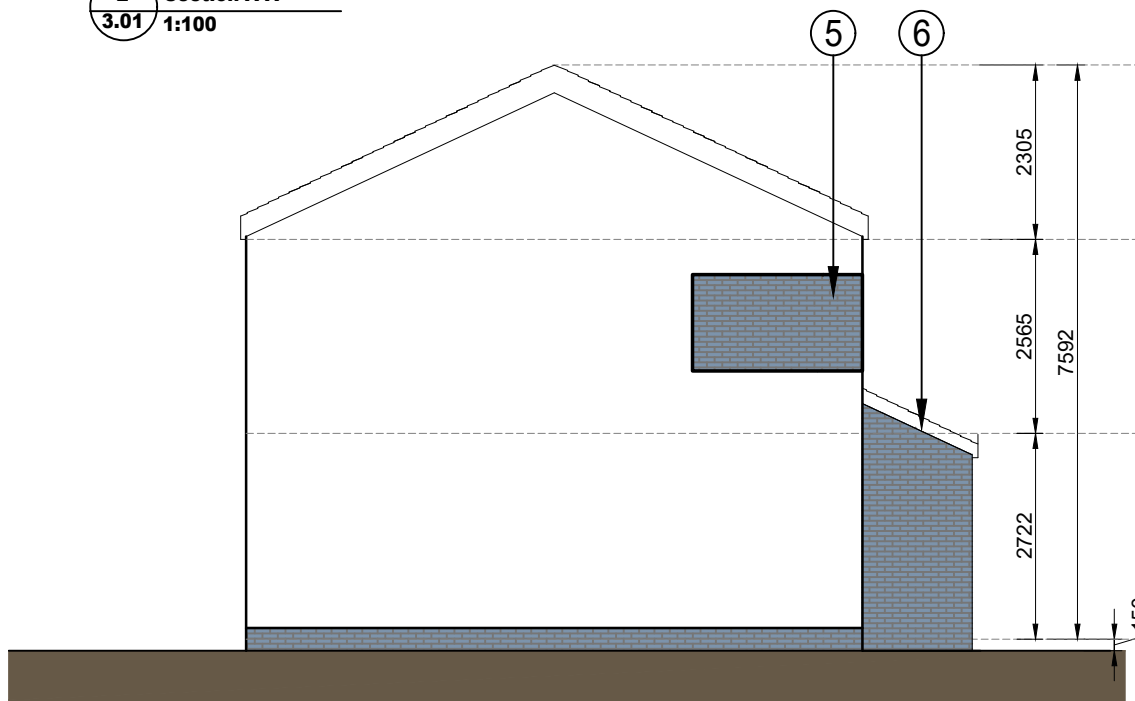


3 Rear Elevation
3.01 1:100

Type 1A



2 Section A-A
3.01 1:100



4 Side Elevation
3.01 1:100

GENERAL NOTES:

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- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
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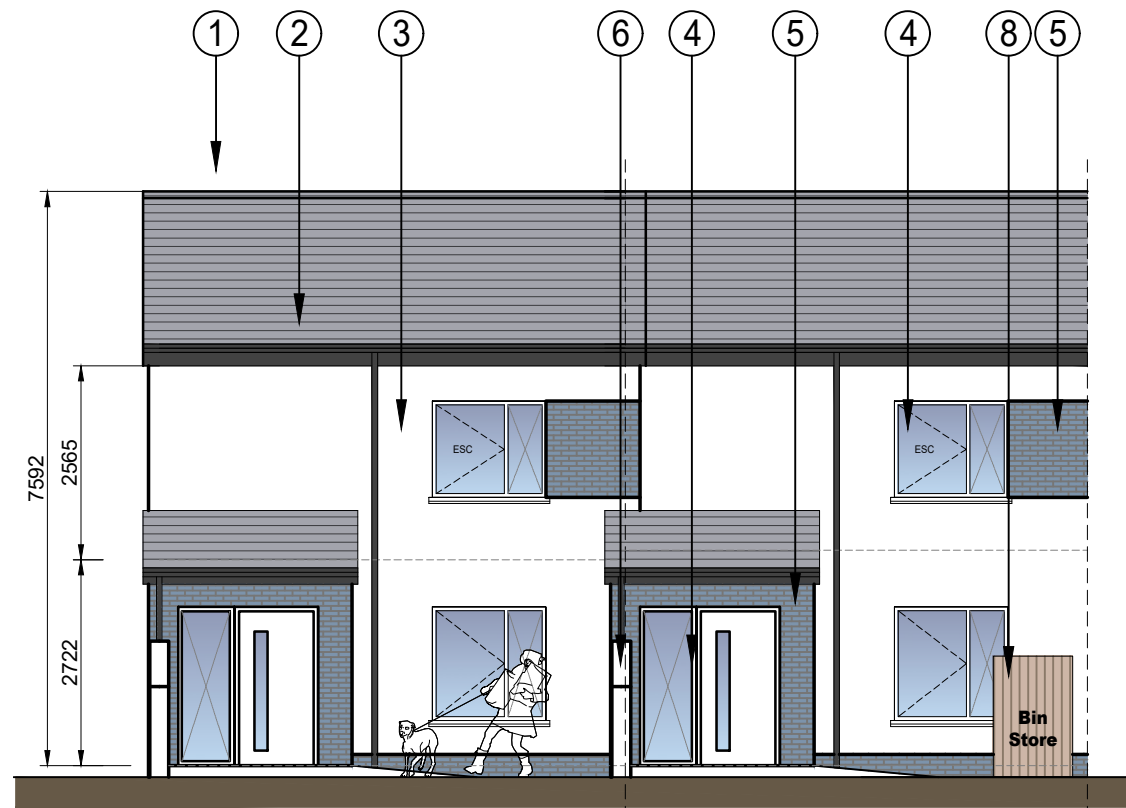
LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar

Type 1A
4 no. of 70
Plots 31 - 34

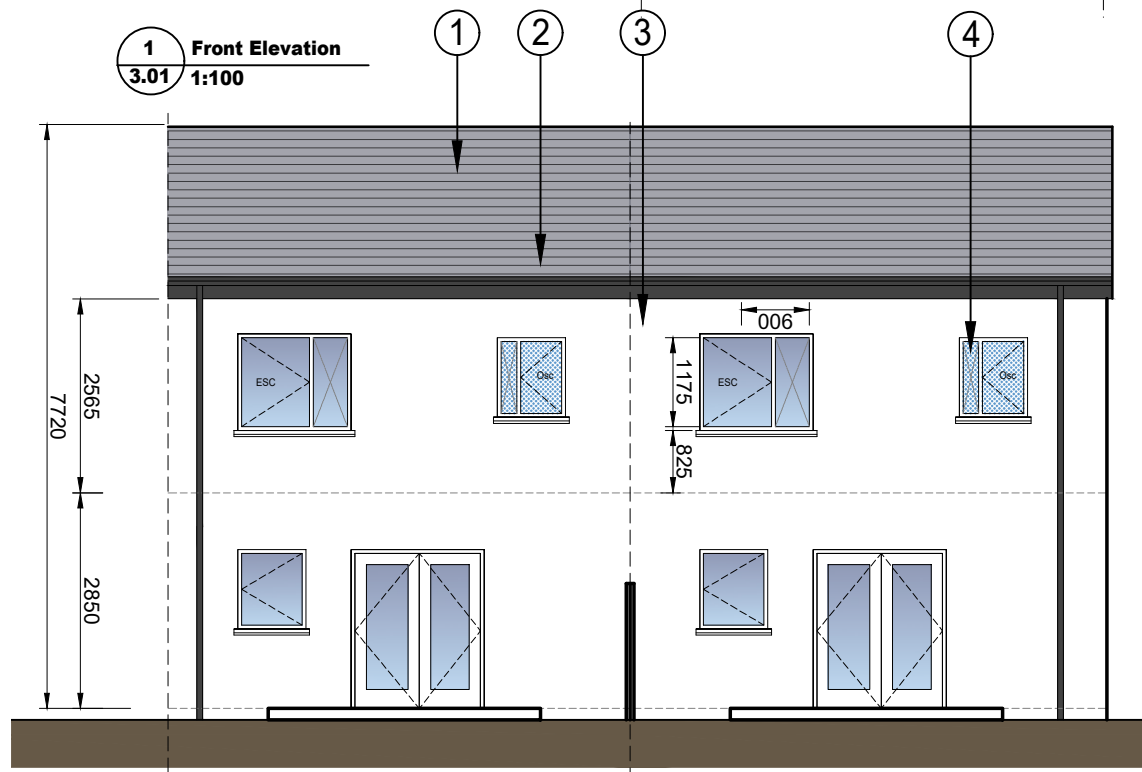


Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 1A-2 Bed Semi Section/Elevations	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	DF DM
				Checked
				Drawing No. 3426-P-3.01A
				Rev d

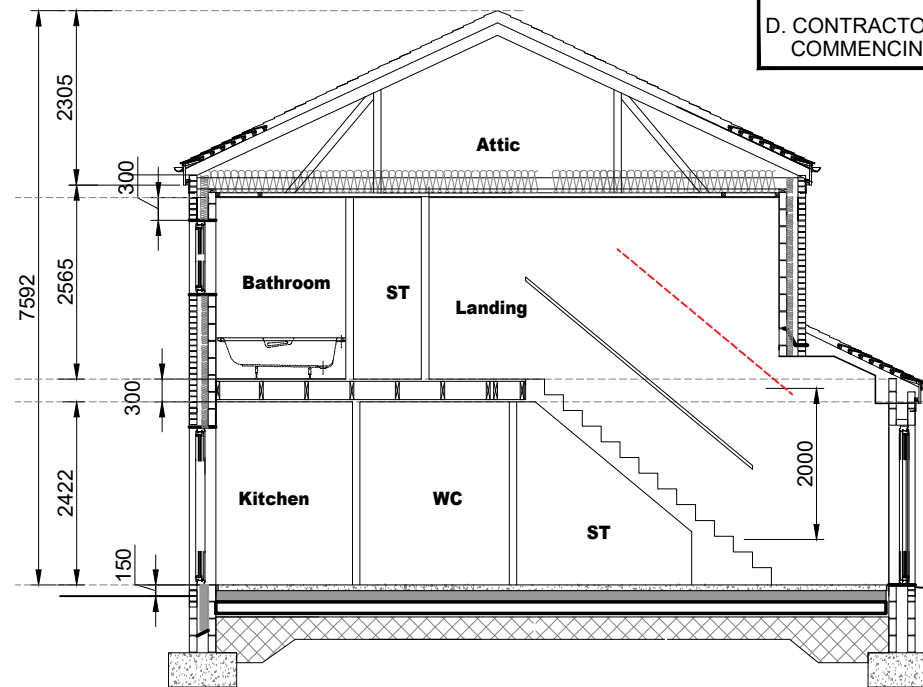


1 Front Elevation
3.01 1:100

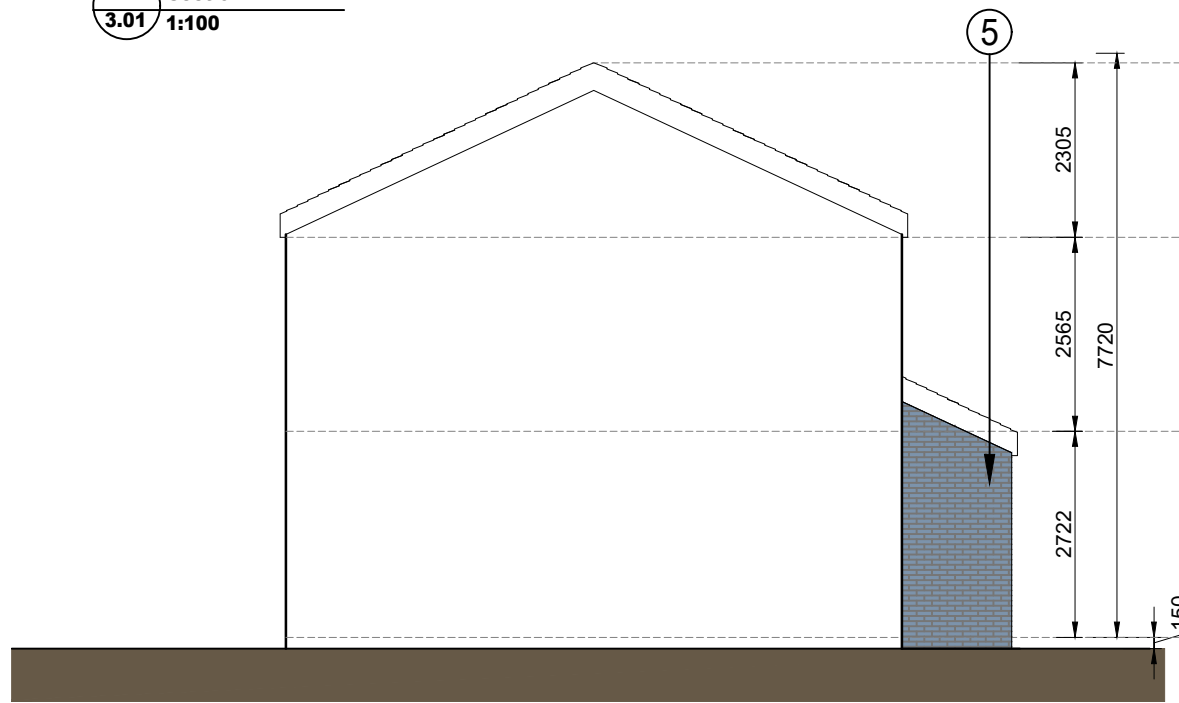


3 Rear Elevation
3.01 1:100

Type 1B



2 Section A-A
3.01 1:100



4 Side Elevation
3.01 1:100

GENERAL NOTES:

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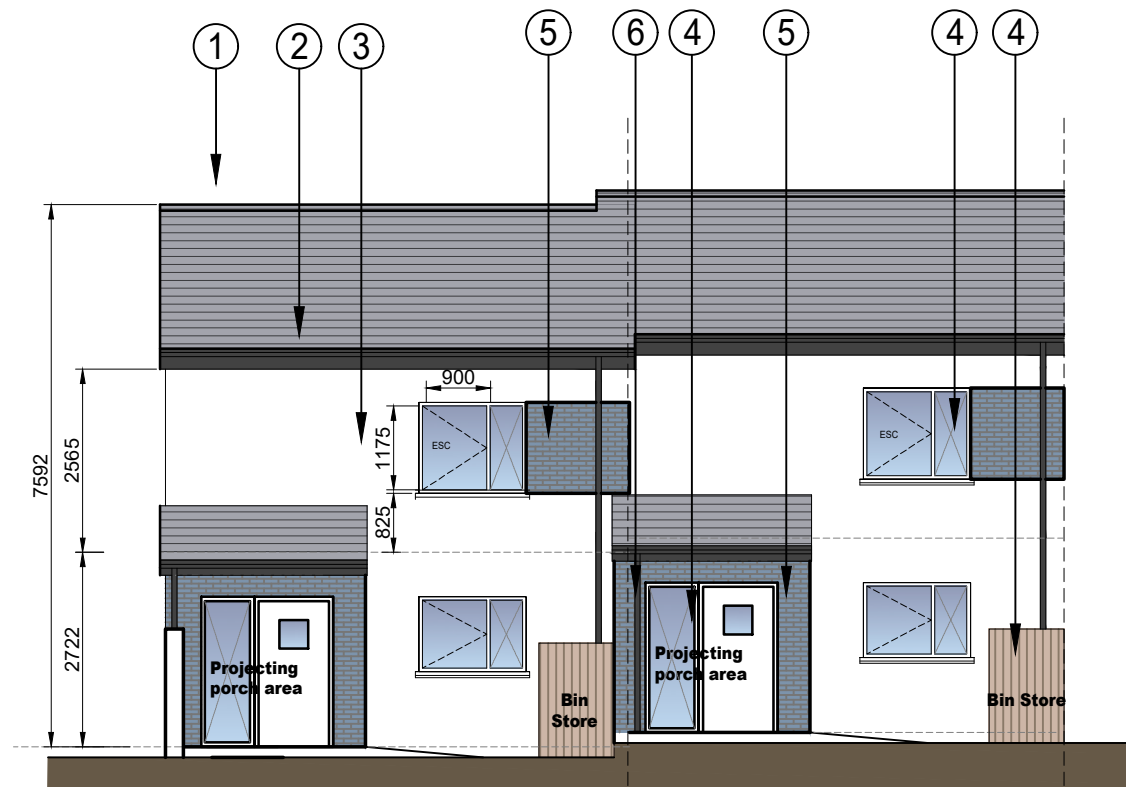
LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar

Type 1B
3no of 70
Plots 9 - 11

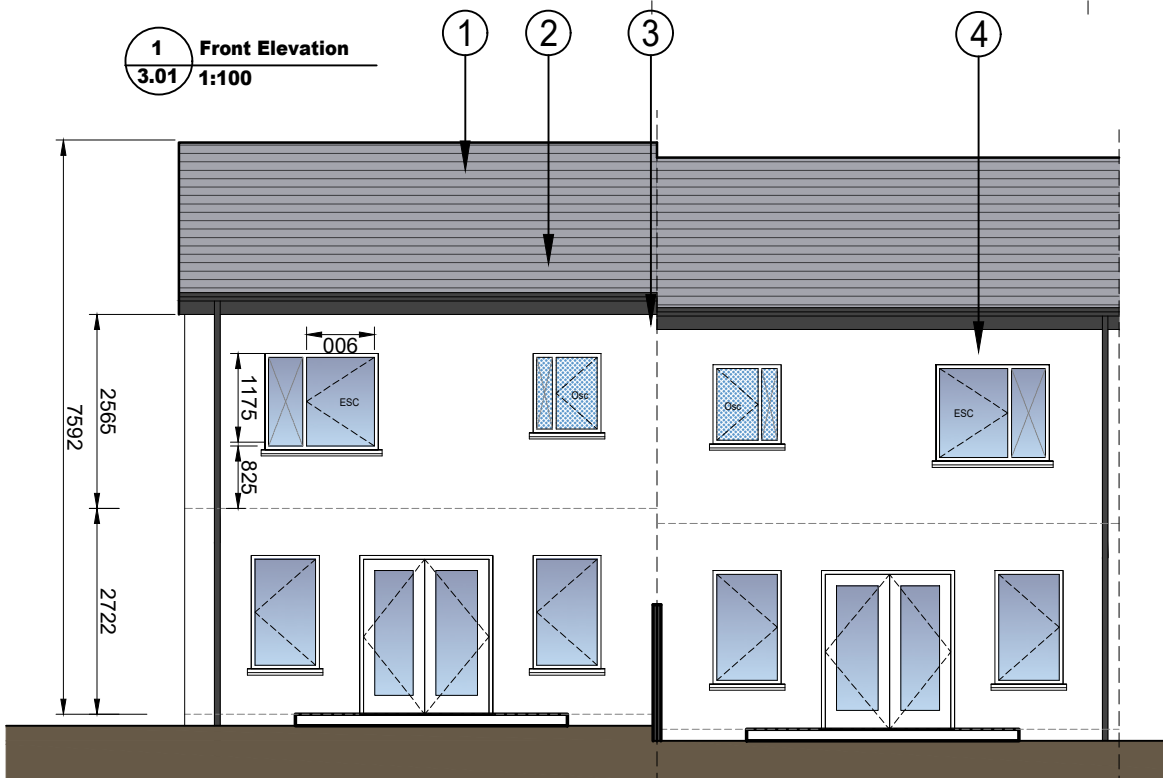


Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 1B-2 Bed Terrace Section/Elevation	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	SGS
				Drawn DF
				Checked DM
				Drawing No. 3426-P-3.01B
				Rev d

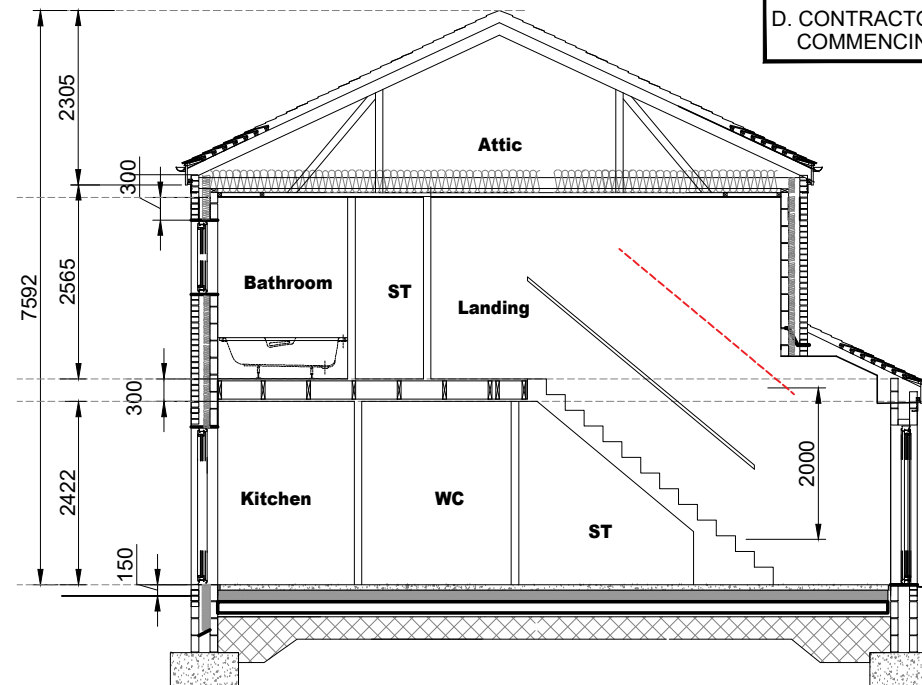


1 Front Elevation
3.01 1:100

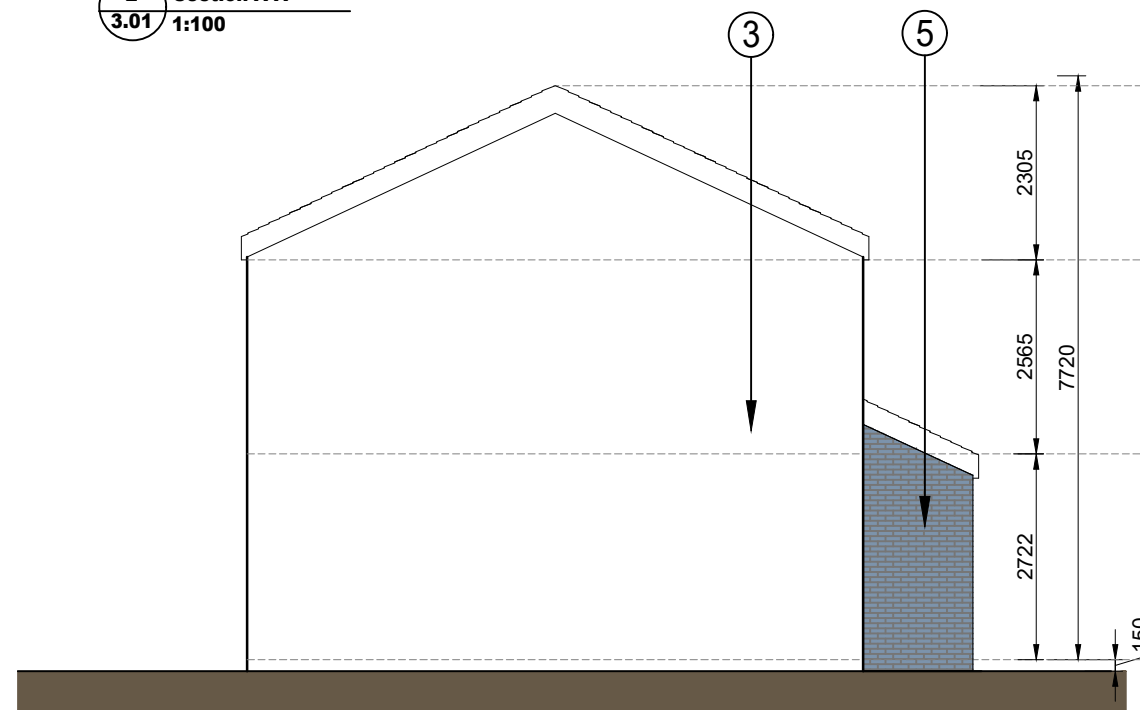


3 Rear Elevation
3.01 1:100

Type 1C



2 Section A-A
3.01 1:100



4 Side Elevation
3.01 1:100

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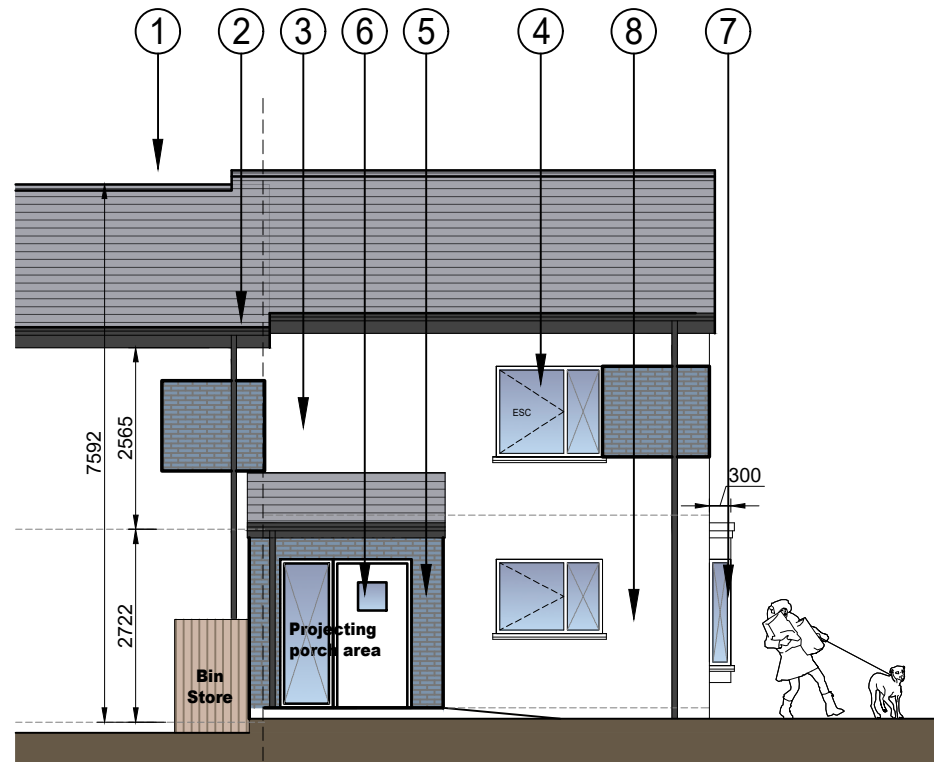
LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar

Type 1C
6 no of 70
Plots 19 - 24

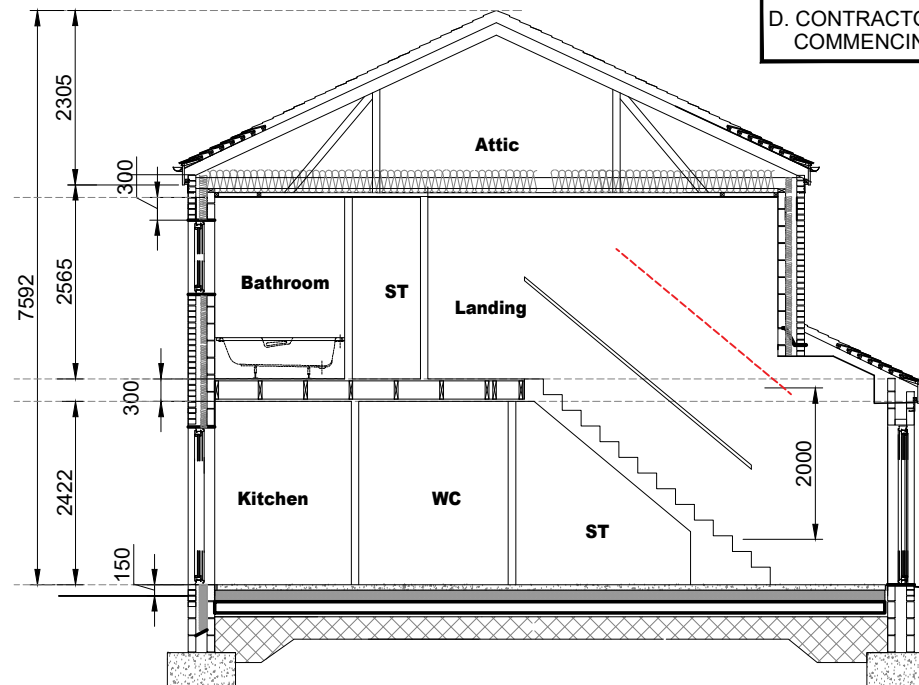


Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 1C-2 Bed Terrace Section/Elevation	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	DF DM
				Drawing No. 3426-P-3.01C Rev d

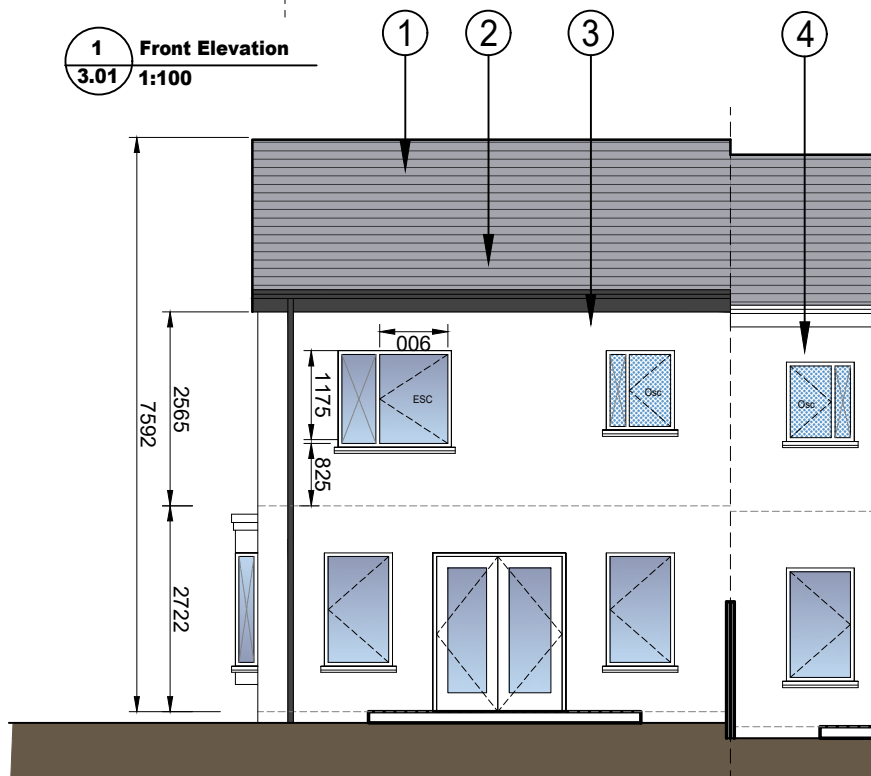


1 Front Elevation
3.01 1:100

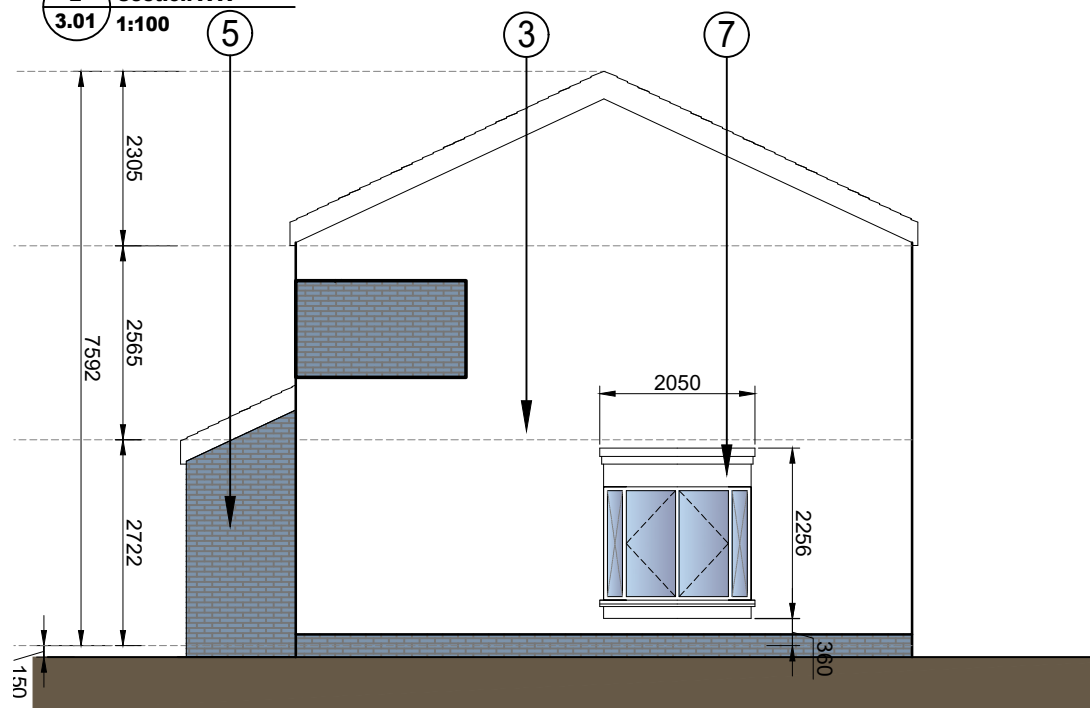


2 Section A-A
3.01 1:100

LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar



3 Rear Elevation
3.01 1:100



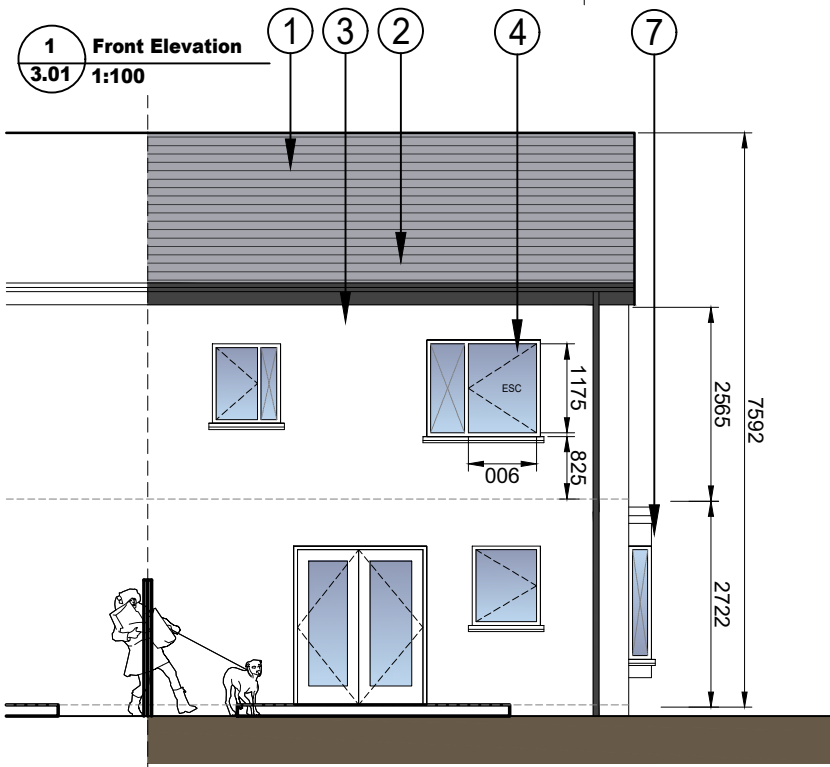
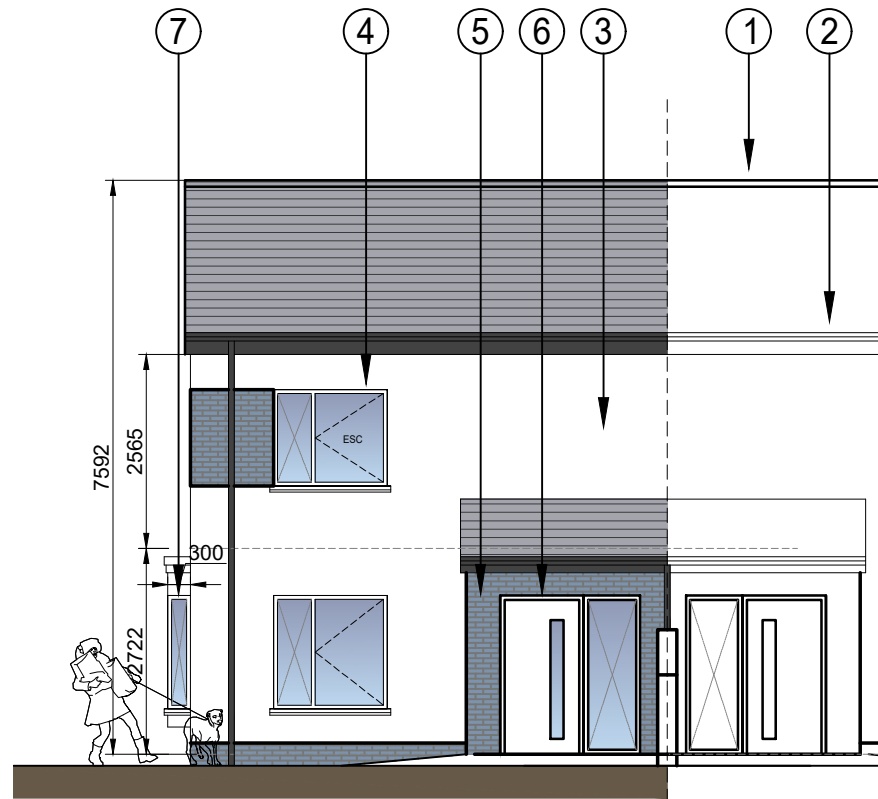
4 Side Elevation
3.01 1:100

Type 1D
1 no of 70
Plots 25

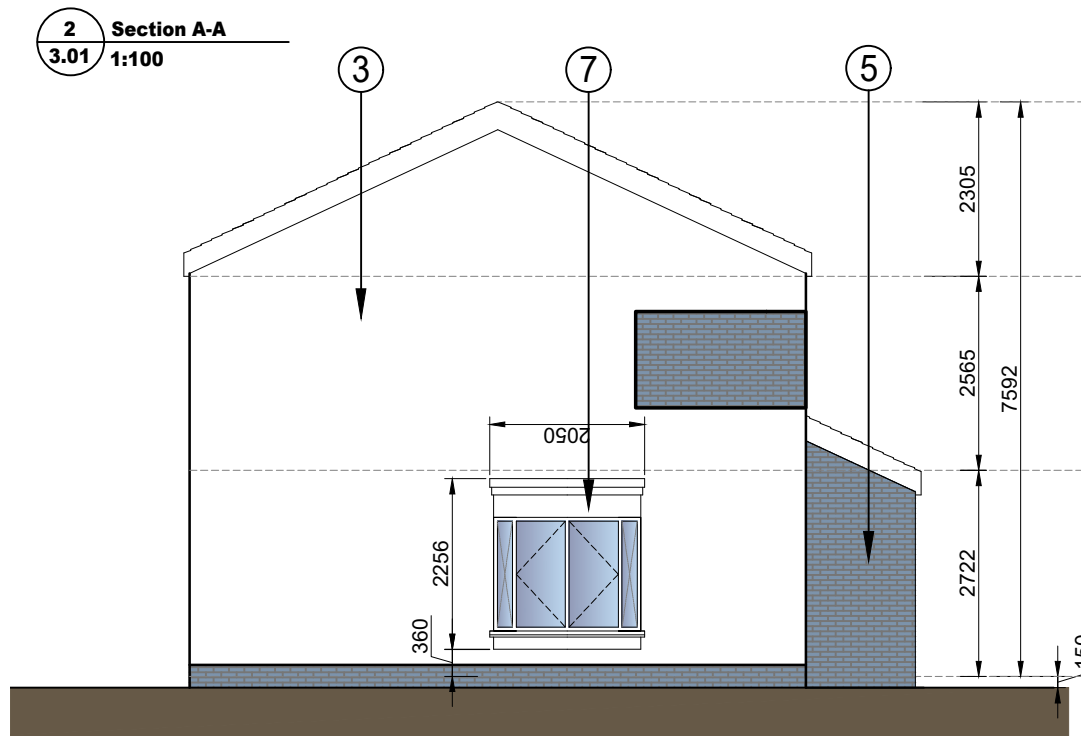
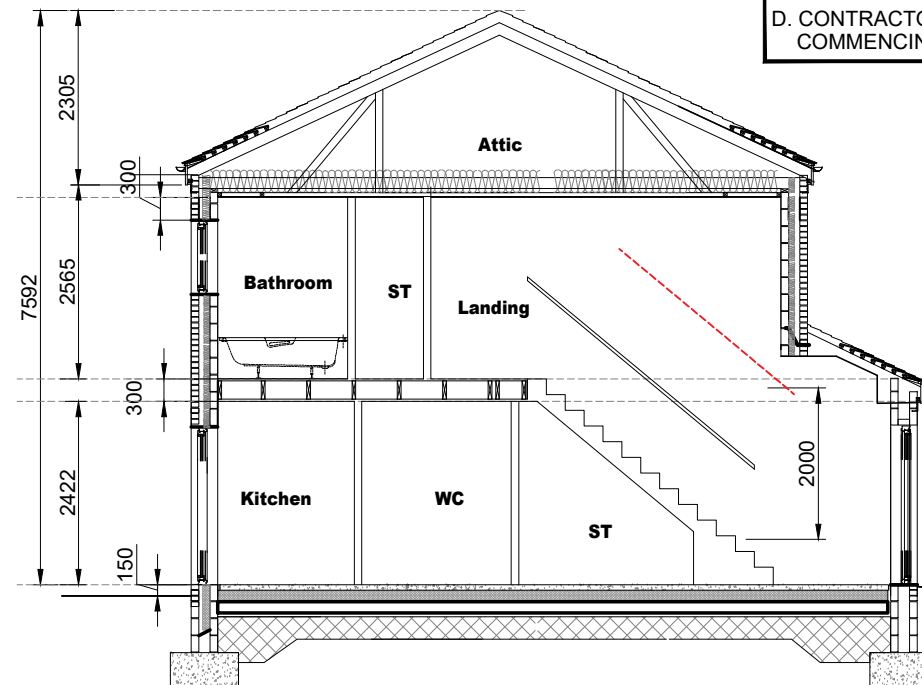


Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 1D-2 Bed Terrace Section/Elevation	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	Architect's Registration Board of Ireland
				SGS
				Drawn DF
				Checked DM
				Drawing No. 3426-P-3.01D
				Rev b



Type 1E



GENERAL NOTES:

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- C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.

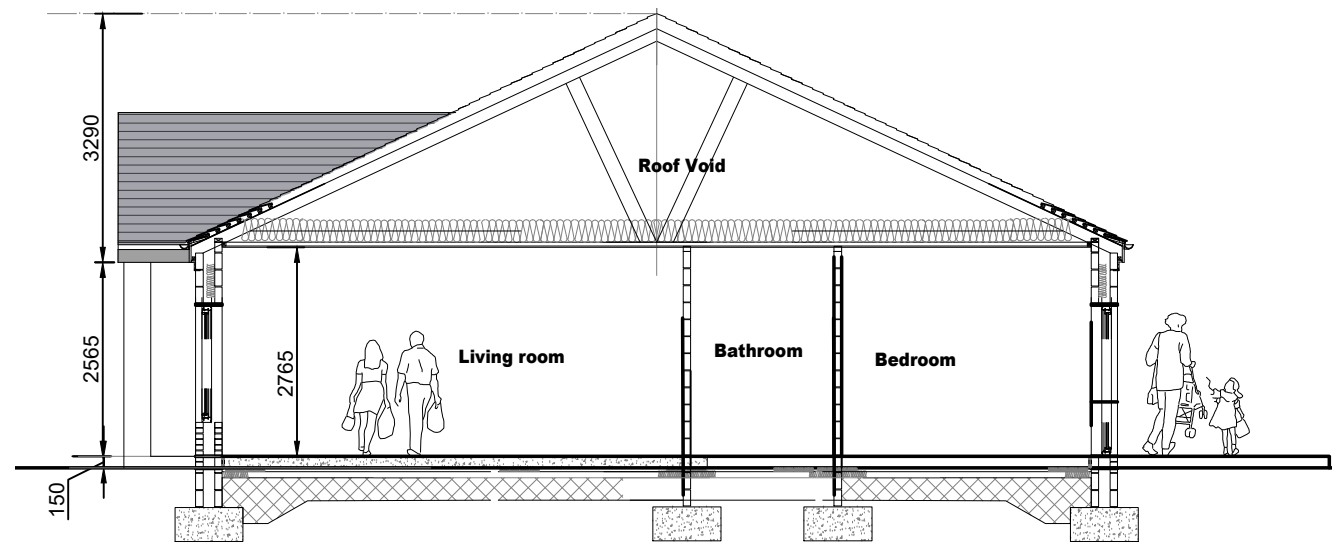
LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar

**Type 1EF
2 no of 70
Plots 30 & 35**

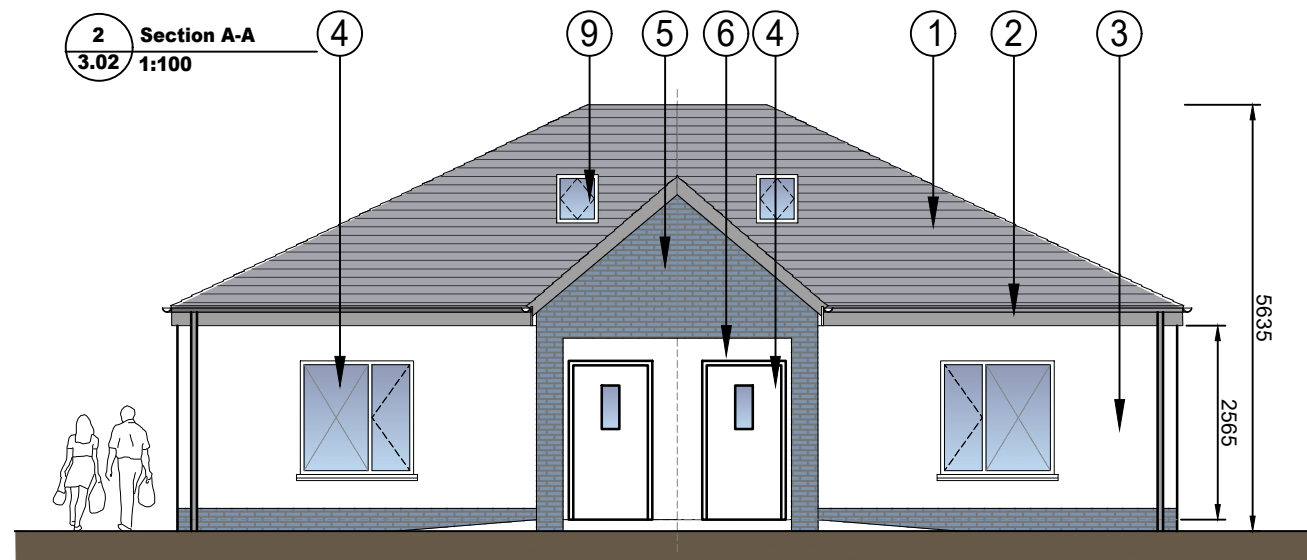


Comhairle Cathrach Chorcaí
Cork City Council

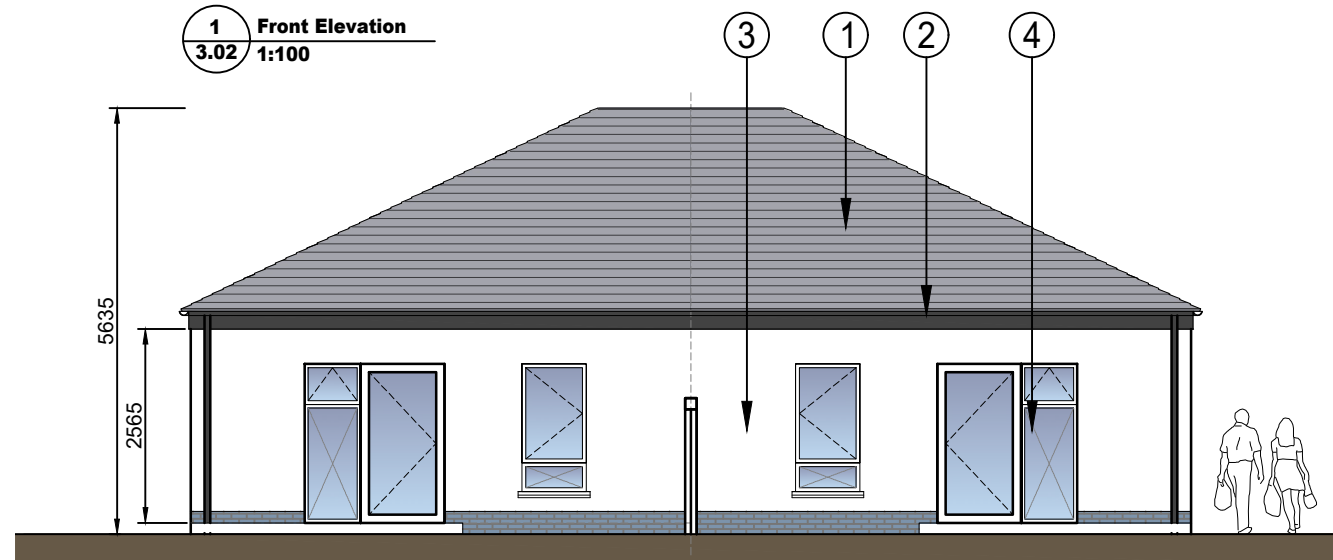
Revisions	Date	Job	Client	Date
Part 8 - Application	07-01-2020	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 1EF-2 Bed Semi-D Section/Elevation	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	DF DM
				Drawn Checked
				Drawing No. 3426-P-3.01EF Rev C



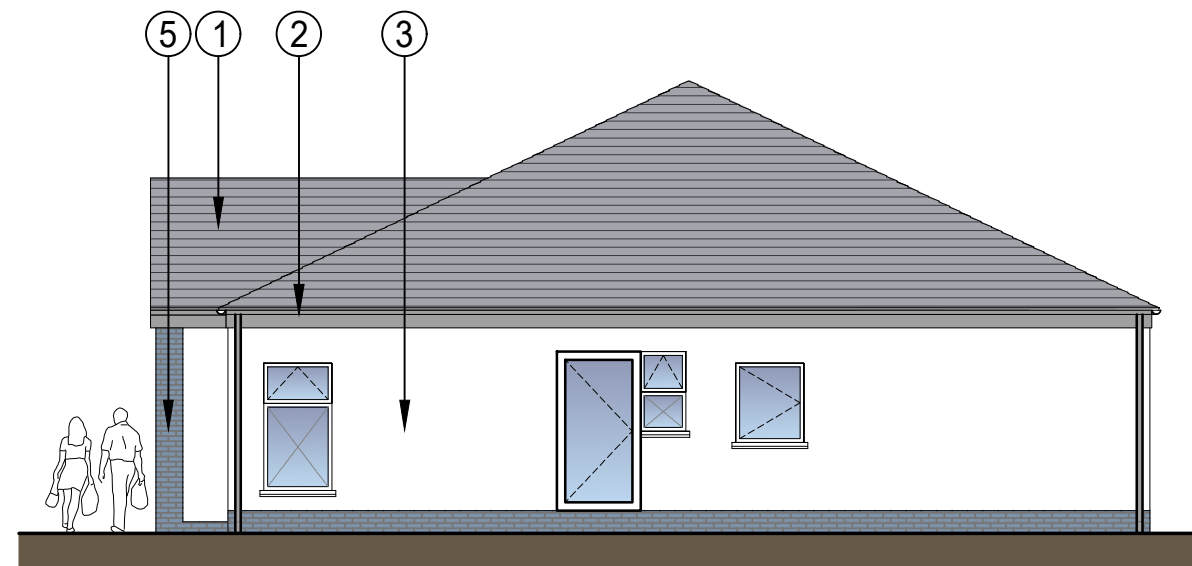
2 Section A-A
3.02 1:100



1 Front Elevation
3.02 1:100



3 Rear Elevation
3.02 1:100



4 Side Elevation
3.02 1:100

GENERAL NOTES:

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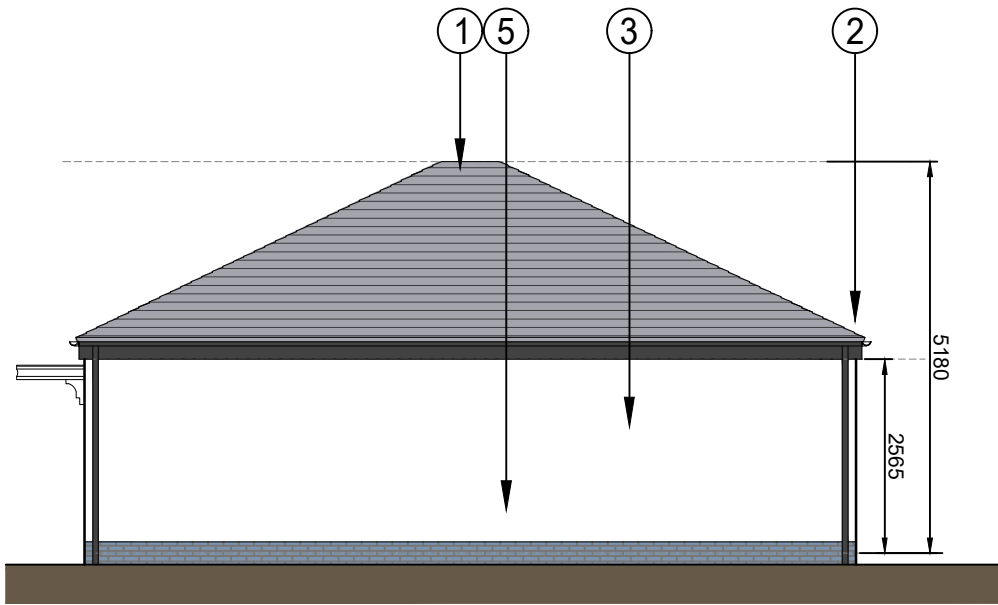
LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar
Roof Window:	9	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'dark grey'

Type 2
8 no of 70
Plots 26-29
& 36-39

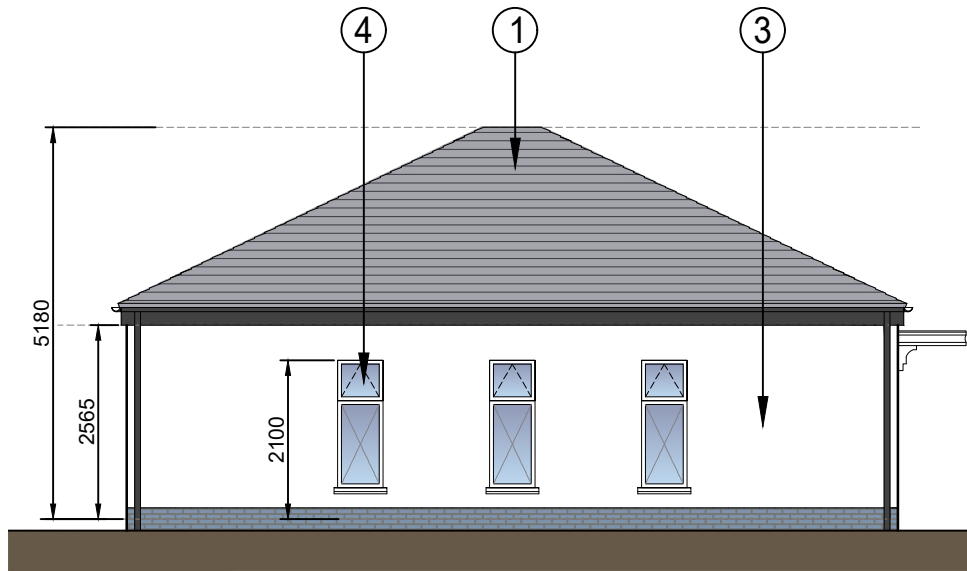


Comhairle Cathrach Chorcaí
Cork City Council

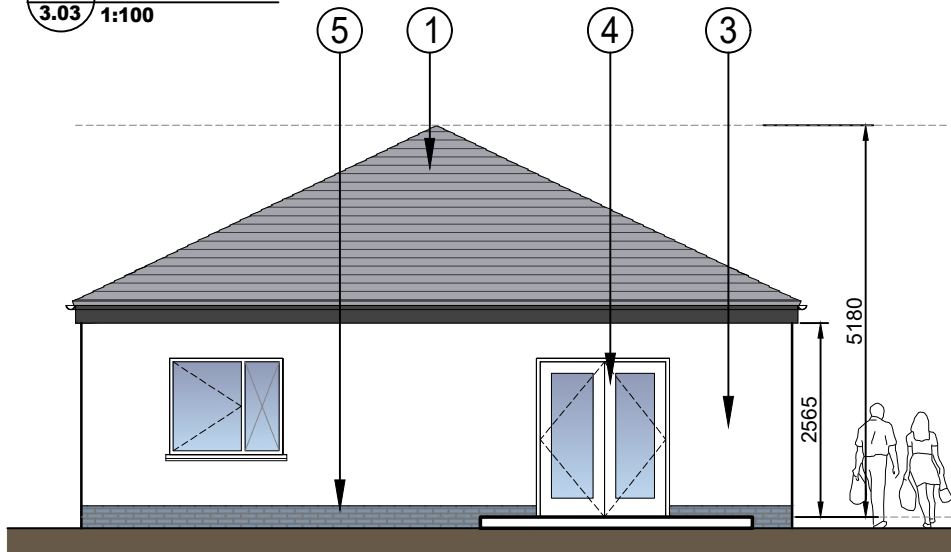
Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 2-2Bed Bungalow-Section/Elevation	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	DF
				DM
				Drawing No. 3426-P-3.02
				Rev d



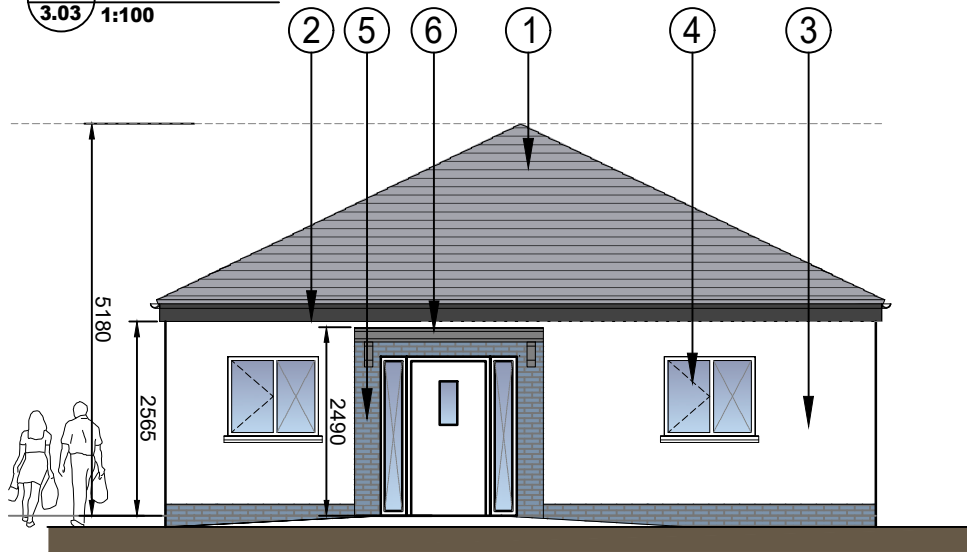
1 Side Elevation
3.03 1:100



1 Side Elevation
3.03 1:100



1 Rear Elevation
3.03 1:100

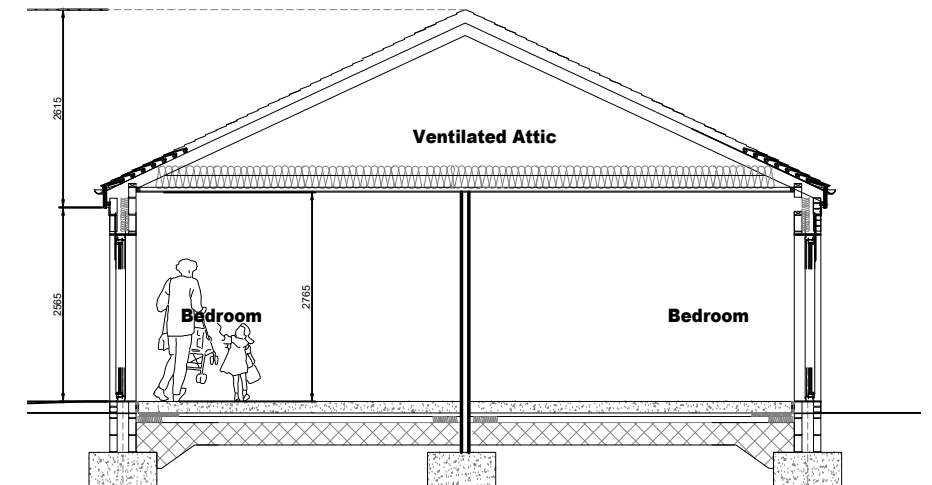


1 Front Elevation
3.03 1:100

GENERAL NOTES:

- A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
- B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
- C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.

LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar



1 Section
3.03 1:100

Type 3
1no. of 70
Plot 40



Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 3-2Bed Bungalow Prt M	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	Drawn DF Checked DM
				Drawing No. 3426-P-3.03 Rev C

GENERAL NOTES:

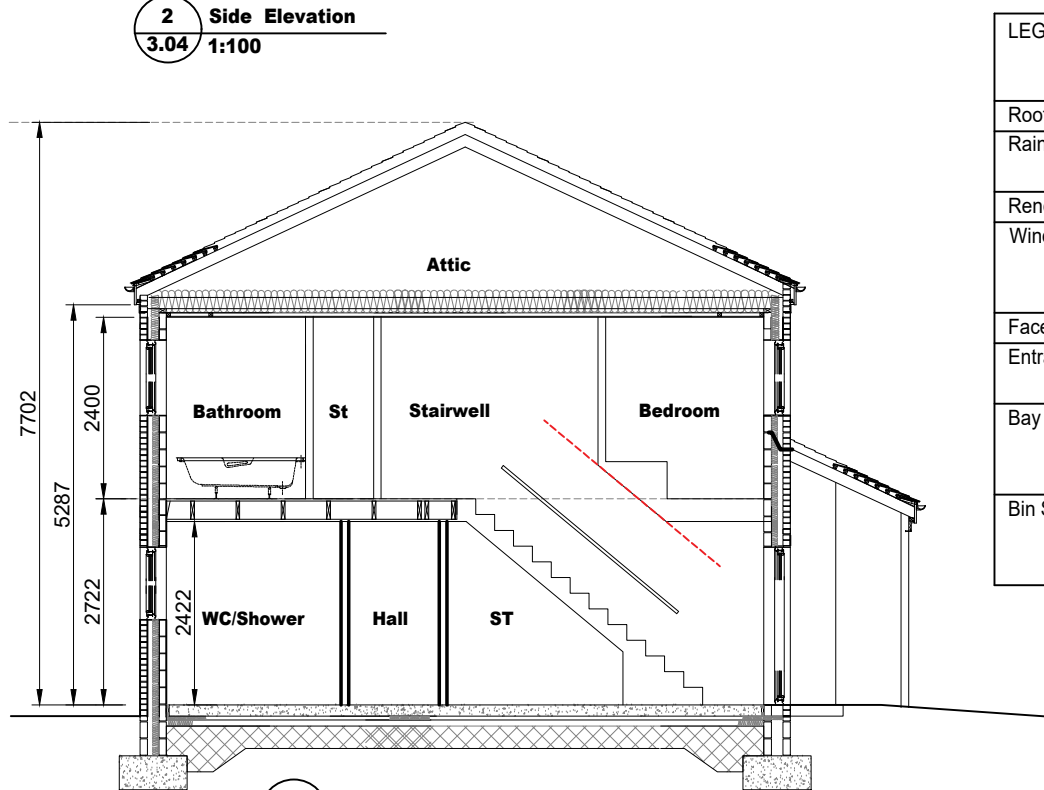
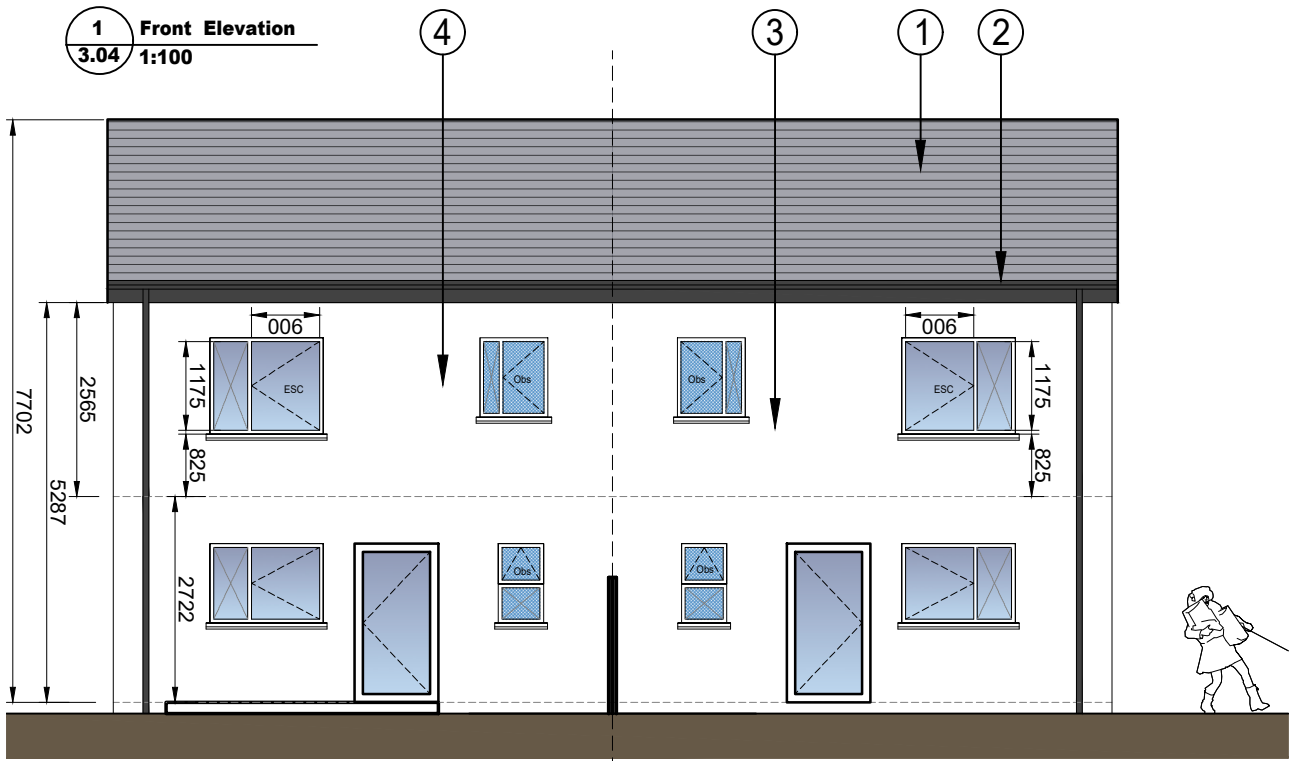
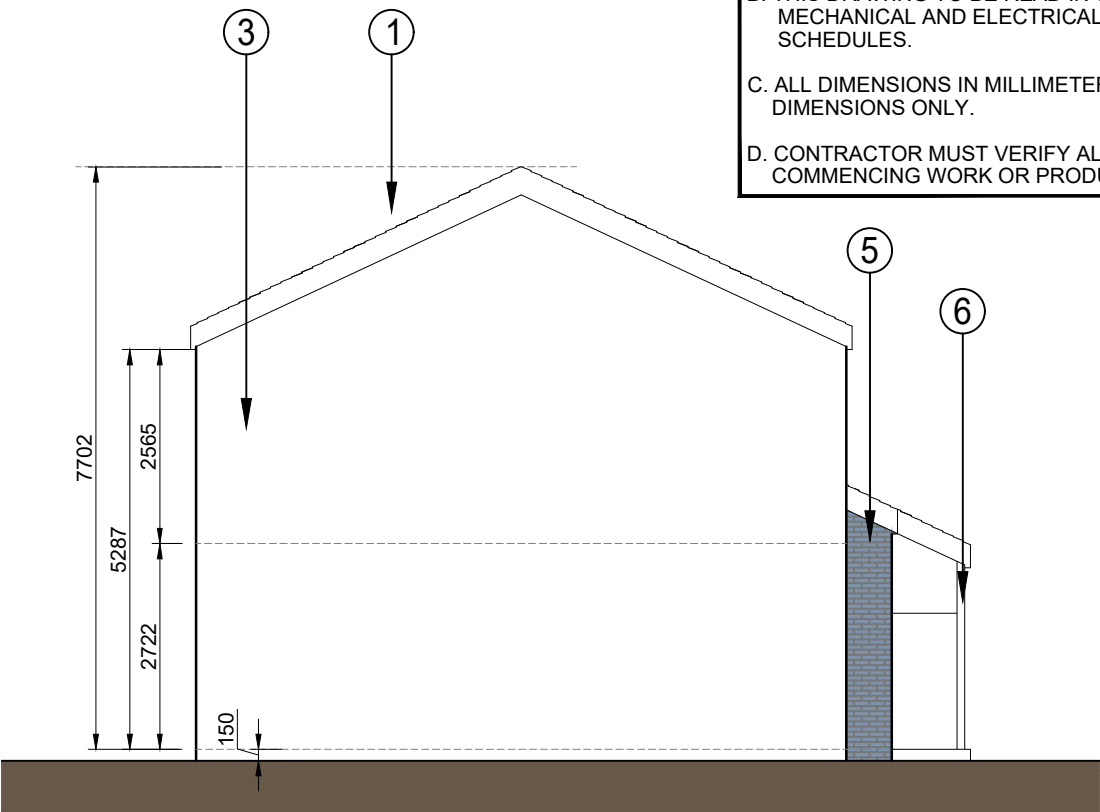
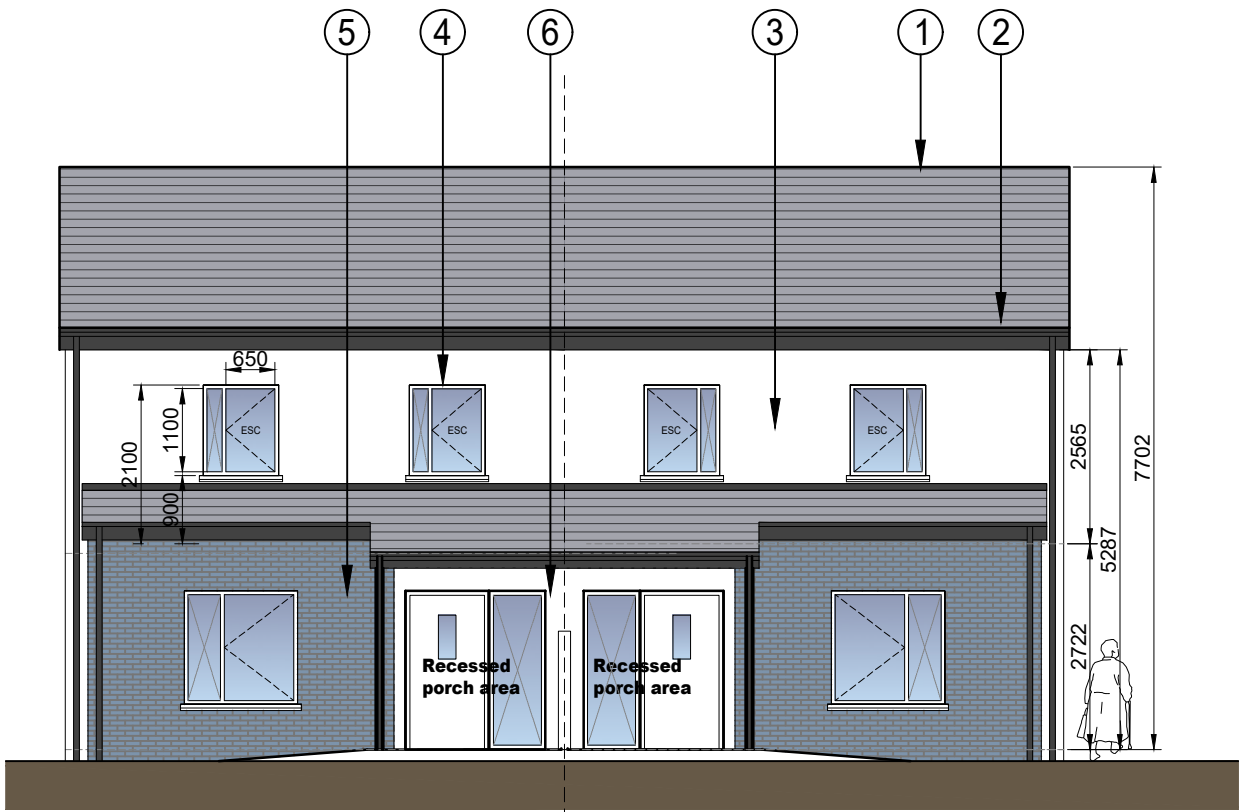
A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.

B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.

C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.

Type 4A
16no of 70
Plots 1 - 8, 12 - 15,
53, 54, 63, 64



LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar



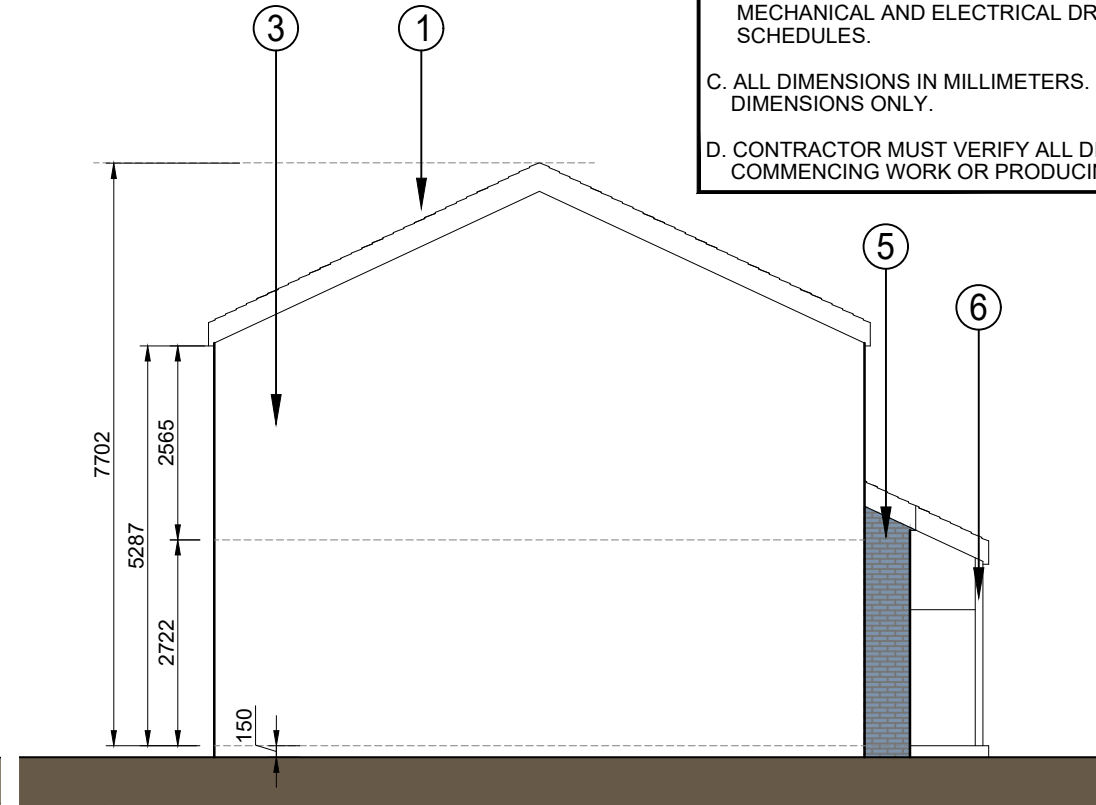
Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 4A-3 Bed Semi-D Section/Elevations	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	ROYAL INSTITUTE OF THE ARCHITECTS OF IRELAND
				SGS
				Drawn DF
				Checked DM
				Drawing No. 3426-P-3.04A
				Rev d

GENERAL NOTES:

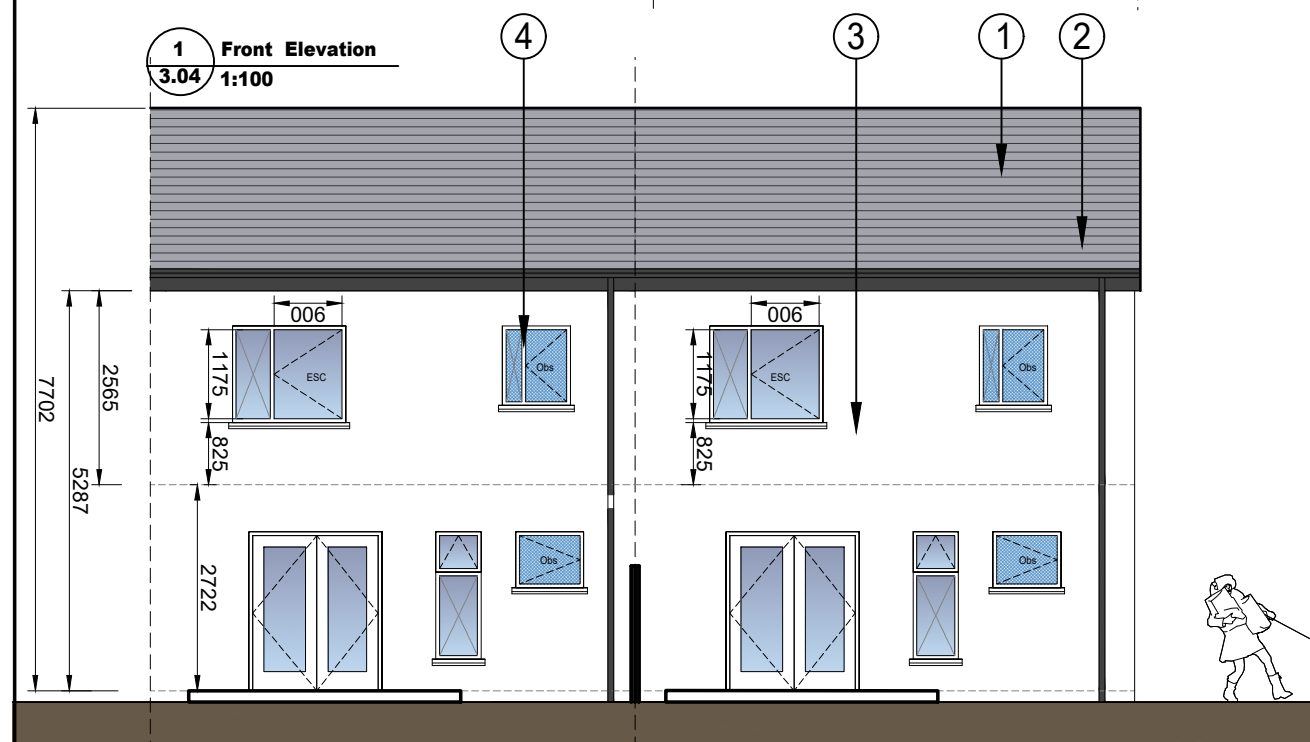
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
- ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.

Type 4B
4no. of 70
Plots 59 - 62

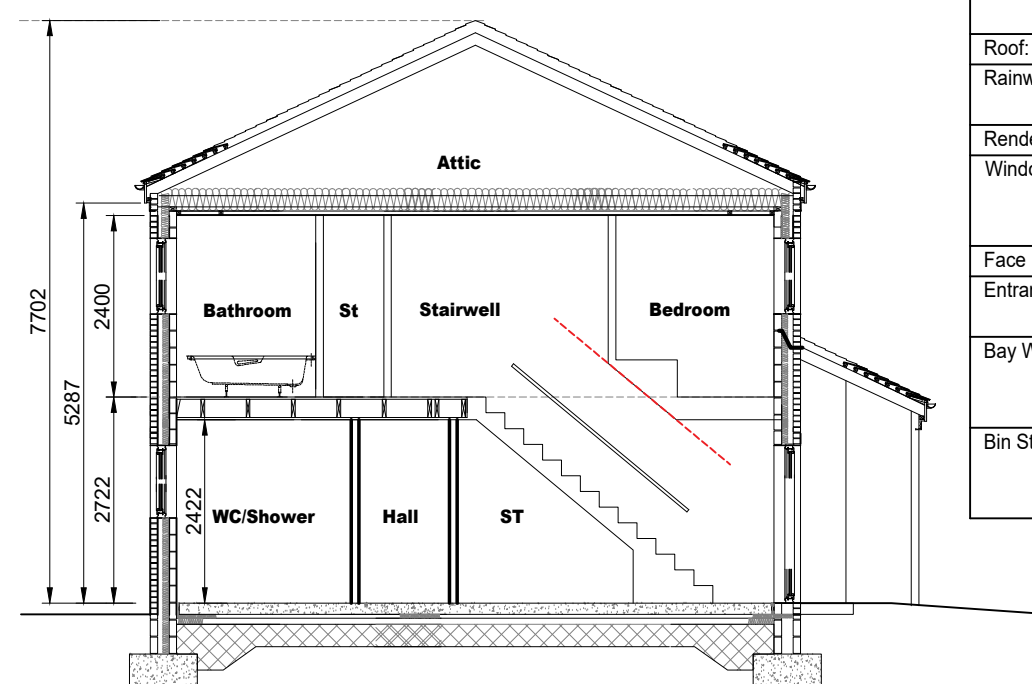


1 Front Elevation
3.04 1:100

2 Side Elevation
3.04 1:100



3 Rear Elevation
3.04 1:100



4 Section A-A
3.04 1:100

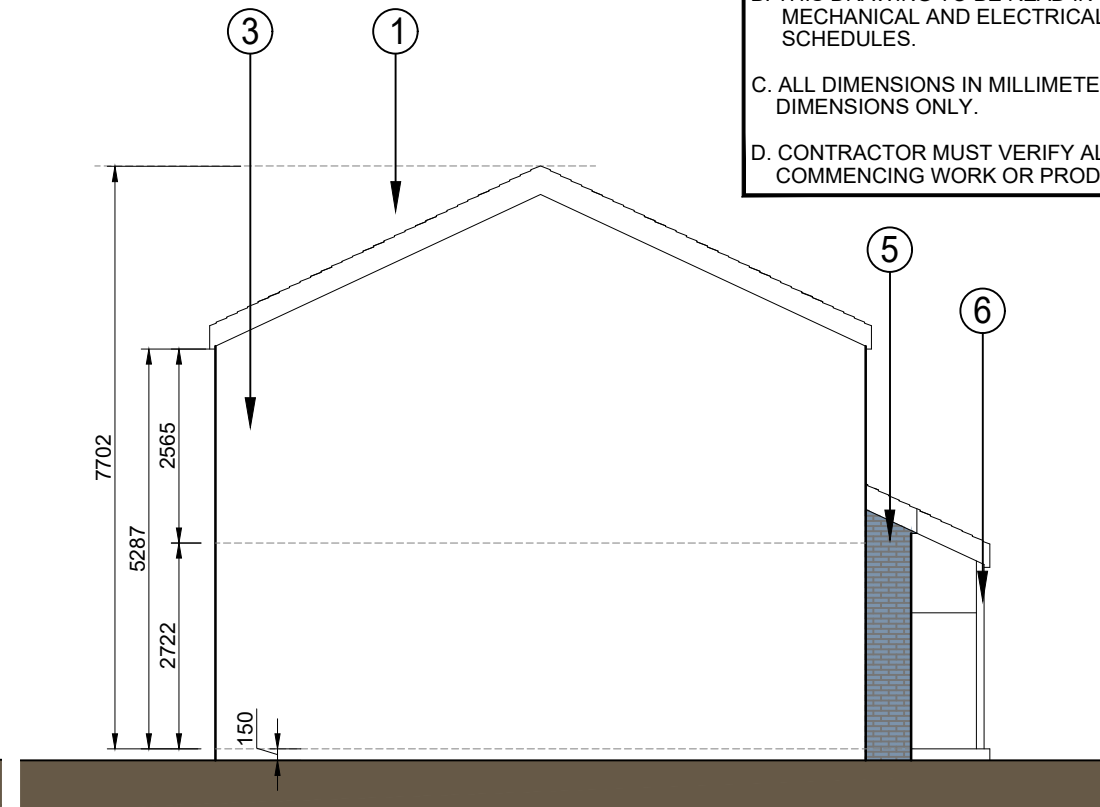
LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar



Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 4B-3Bed Terrace Section/Elevations	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	Drawn DF Checked DM Drawing No. 3426-P-3.04B Rev d

- A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
- B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
- C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
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Architectural drawing of the front elevation of a building. The drawing shows a two-story structure with a gabled roof. The left side features a large window with a diagonal line and a smaller window below it. The right side features a large window with a diagonal line and a smaller window below it. A central vertical line divides the two sides. Dimensions are provided on the left: total height 7702, roof height 2565, and ground level height 5287. A scale of 1:100 is indicated. A small figure of a person is shown on the right for scale.

3 3.04	Rear Elevation 1:100
Revisions	Date
Part 8 - Application	20-09-2019

2 Side Elevation
3.04 1:100

7702
5287
2722
2422
2400

Bathroom
St
Stairwell
Bedroom
Attic
WC/Shower
Hall
ST

LEC
Room
Rain
Ren
Win
Fac
Entr
Bay
Bin

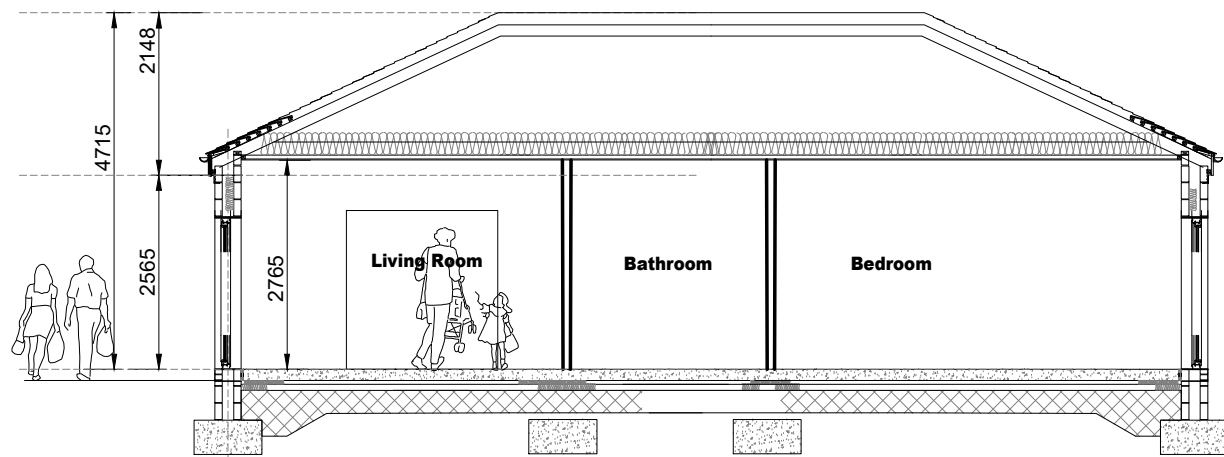
4 3.04	Section A-A 1:100		
ob Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork			
eml architects www.eml.ie			
Client Cork City Council			
Title Type 4C-3Bed Terra			
20 Cruises street Limerick, V94 R6P9, Ireland 63 Fitzwilliam sq Dublin 2 D02 N938, Ireland			
tel (061) 312 249 e-mail: limerick@eml.ie tel (01) 670 7677 e-mail: dublin@eml.ie			

LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar



Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 4C-3Bed Terrace Section/Elevations	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	Drawn DF
			63 Fitzwilliam sq Dublin 2 D02 N938, Ireland	Checked DM
			tel (061) 312 249 e-mail: limerick@eml.ie	Drawing No. 3426-P-3.04C
			tel (01) 670 7677 e-mail: dublin@eml.ie	Rev d



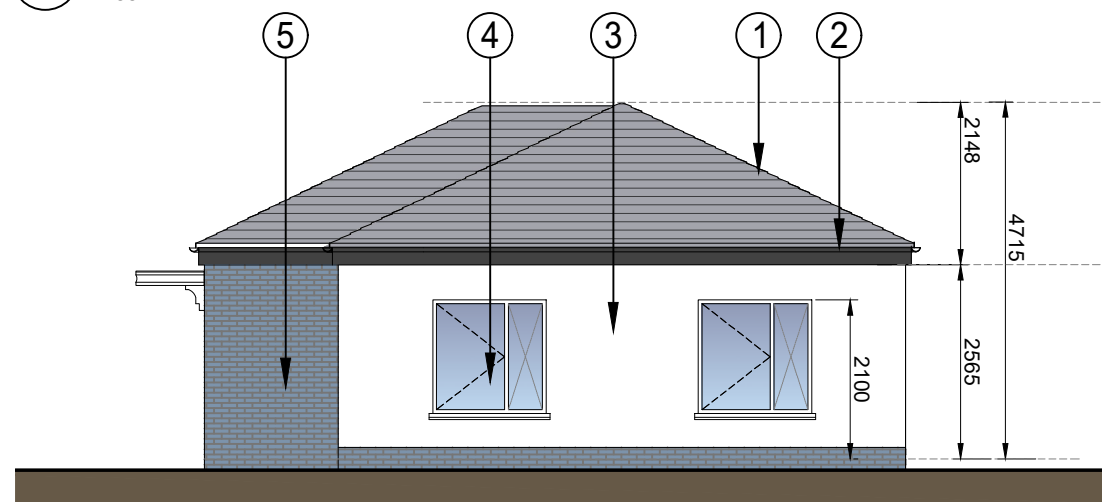
5 Section A-A
3.05 1:100

LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar

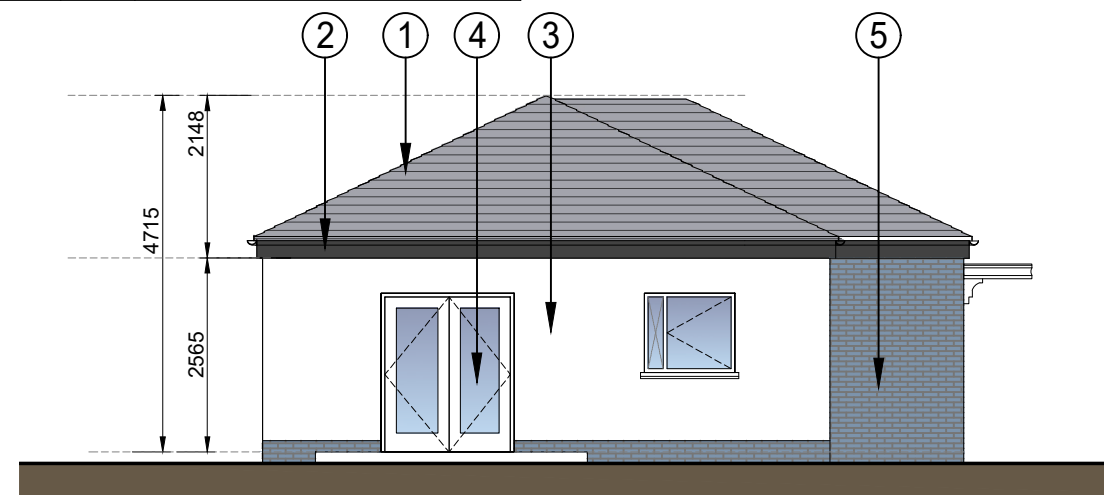
GENERAL NOTES:

- A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
- B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
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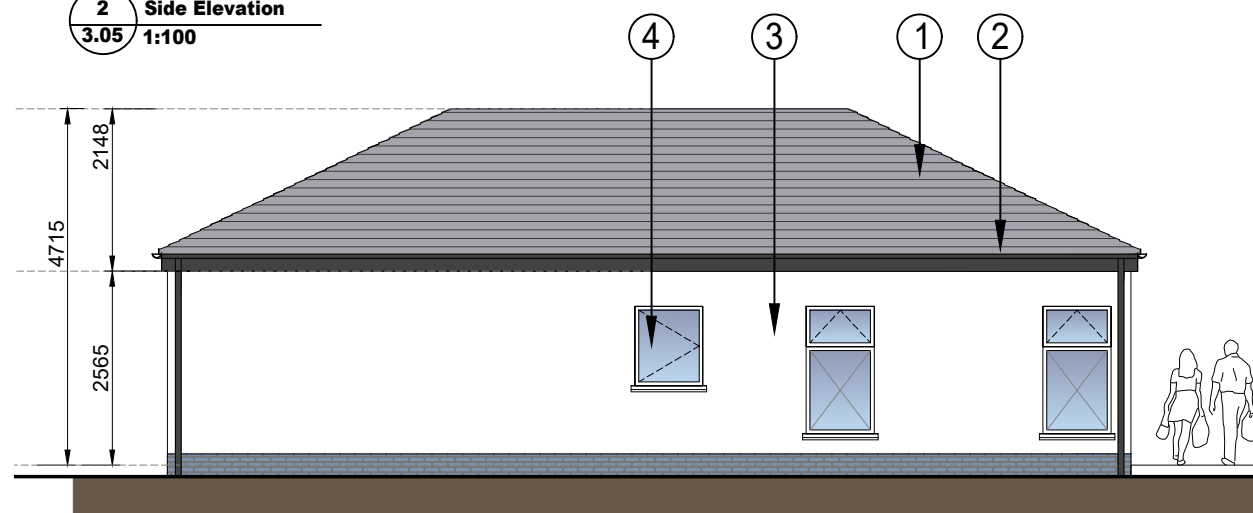
Type 5
1no. of 70
Plot 18



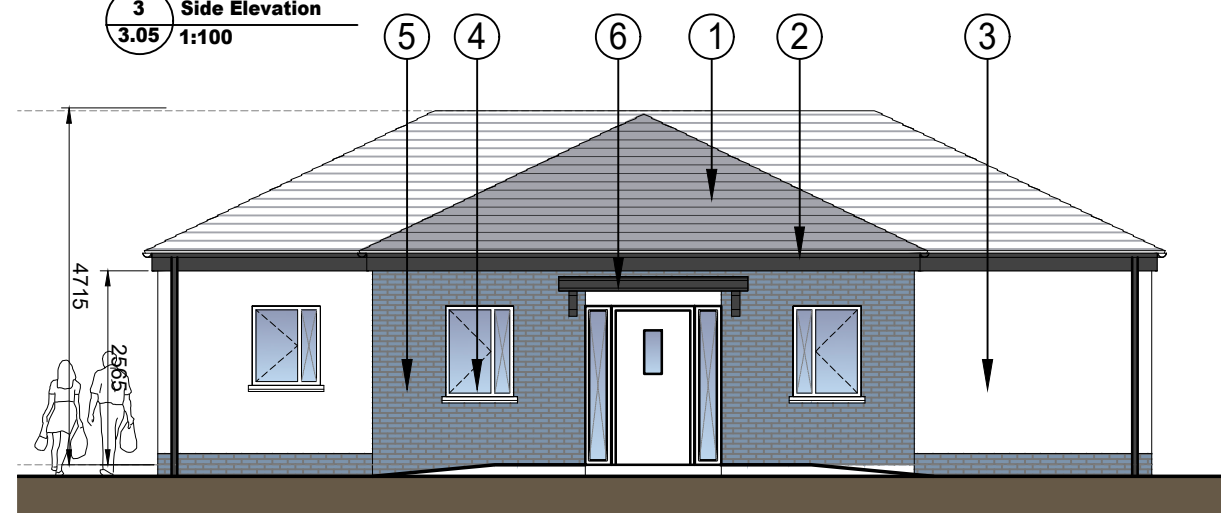
2 Side Elevation
3.05 1:100



3 Side Elevation
3.05 1:100



1 Rear Elevation
3.05 1:100



4 Front Elevation
3.05 1:100



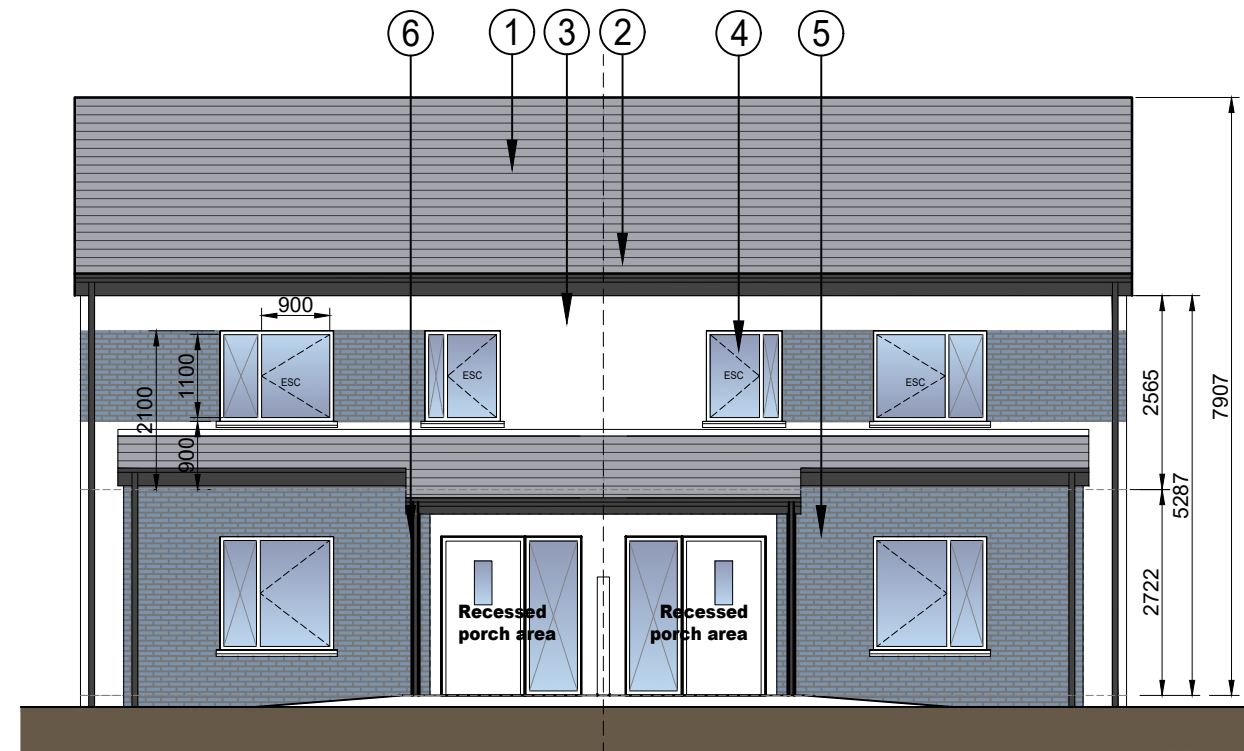
Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 5-3Bed Bungalow Section/Elevation	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	SGS
				Drawn DF
				Checked DM
				Drawing No. 3426-P-3.05
				Rev d

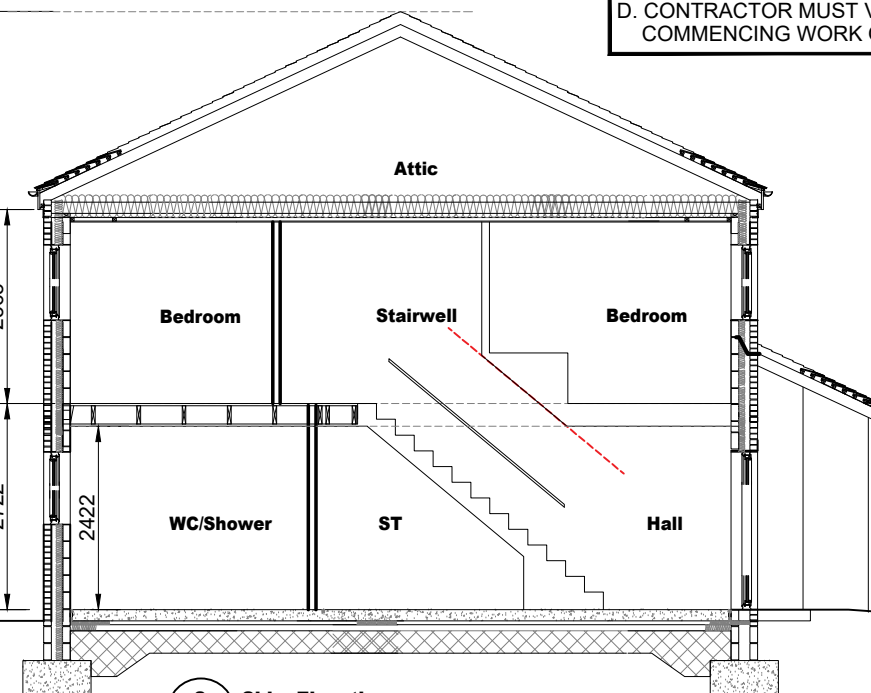
GENERAL NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
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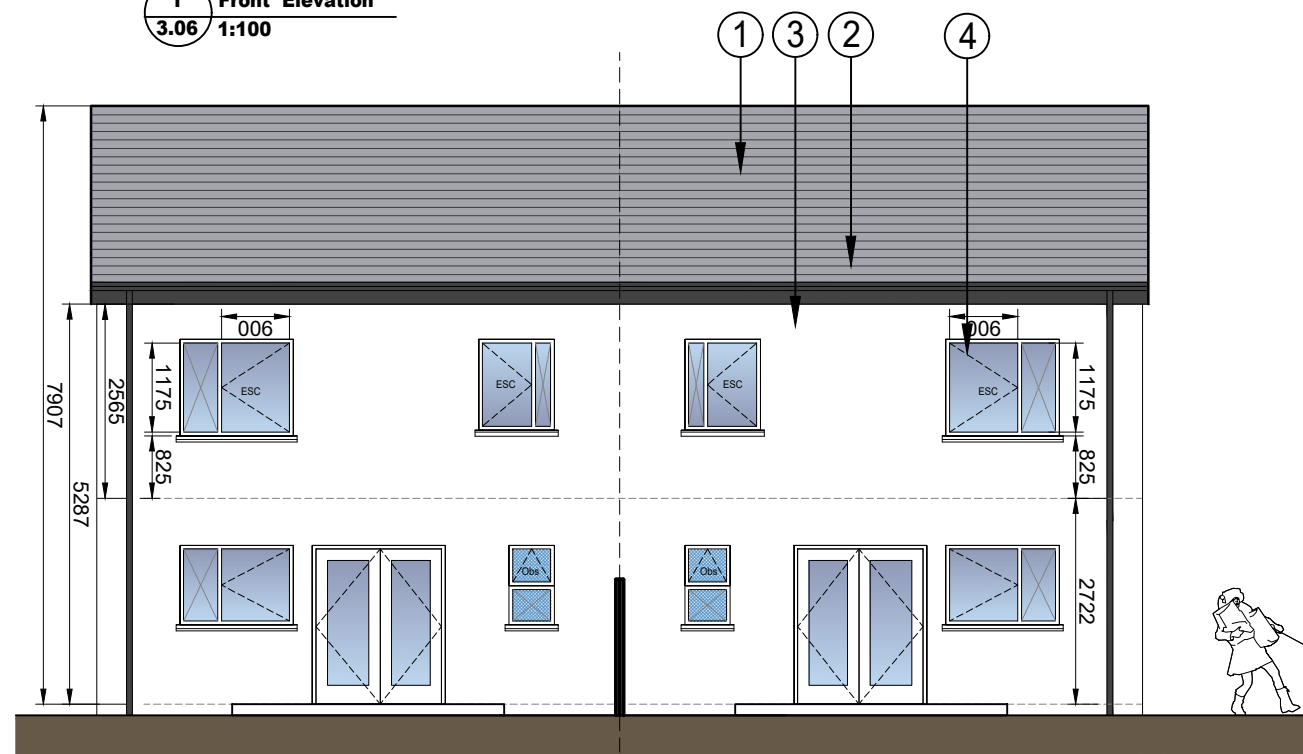
Type 6 2no. of 70 Plots 16 & 17



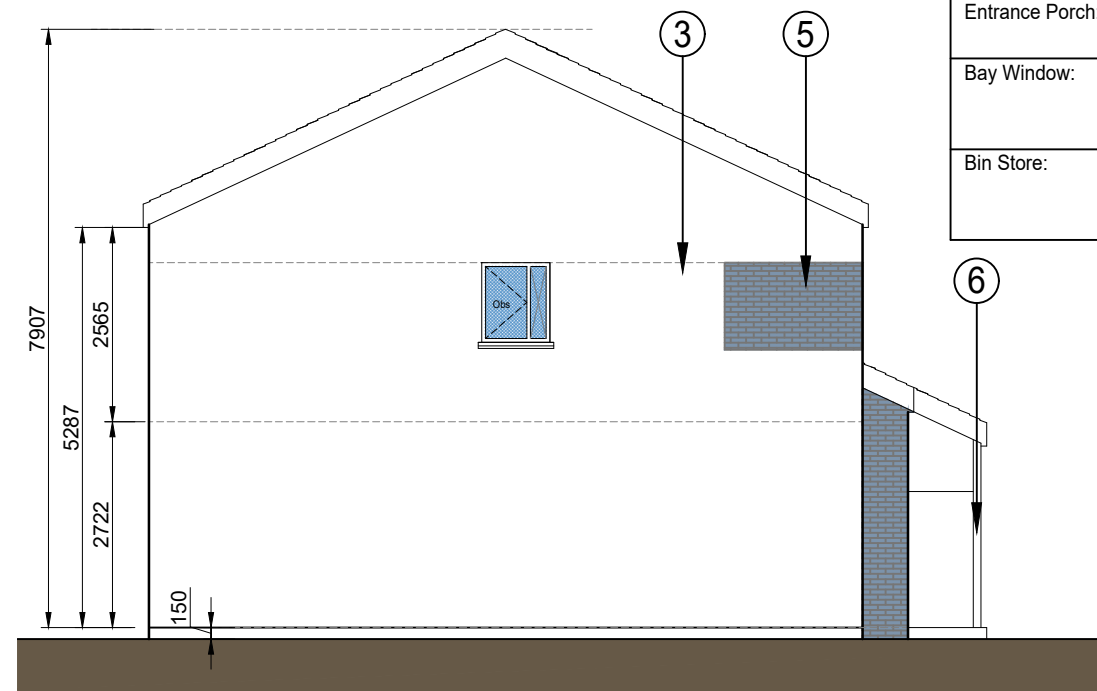
1 Front Elevation
3.06 1:100



2 Side Elevation
3.06 1:100



3 Rear Elevation
3.06 1:100



4 Section A-A
3.06 1:100

LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Entrance Porch:	6	Timber posts with manufactured slate roof. Timber natural colour.
Bay Window:	7	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Bin Store:	8	Red-Cedar vertical cladding to form bin store and pair of doors: colour - natural red cedar



Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 6-4 Bed Semi-D Section/Elevations	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	ROYAL INSTITUTE OF THE ARCHITECTS OF IRELAND
				SGS
				Drawing No. 3426-P-3.06
				Rev d

GENERAL NOTES:

A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.

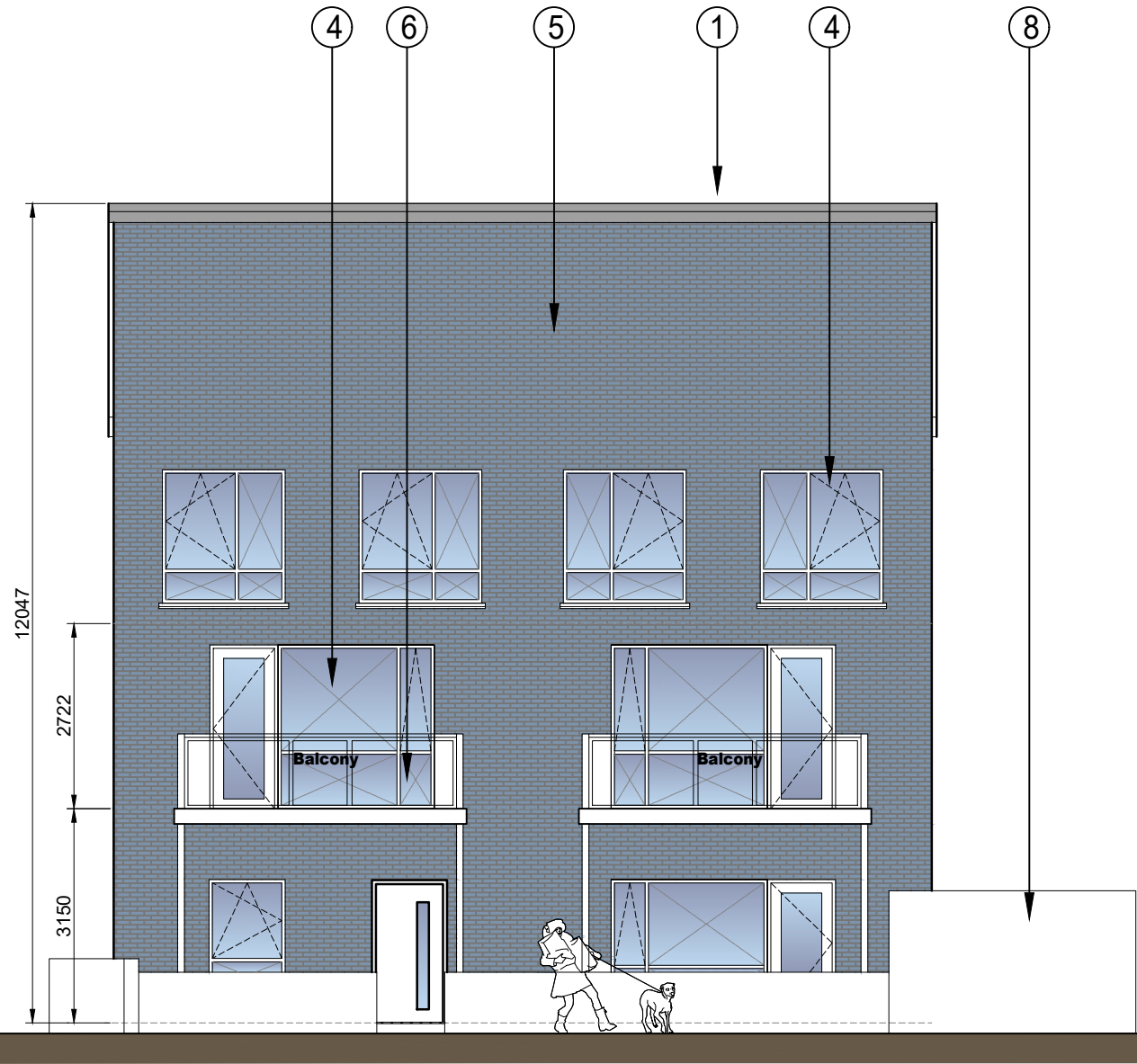
B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.

C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

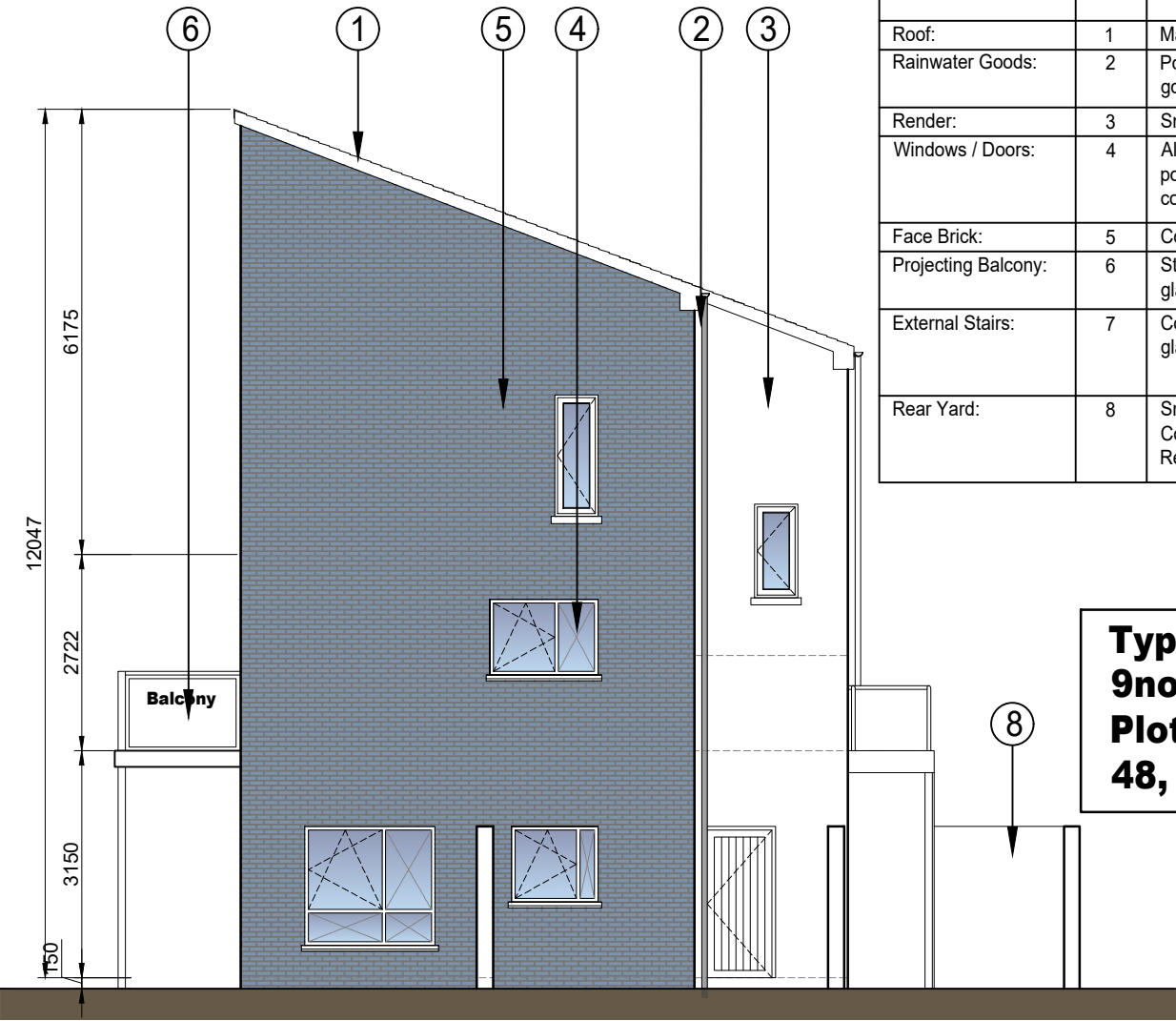
D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.

LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off-white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Projecting Balcony:	6	Steel framed projecting balcony with glazed balustrade.
External Stairs:	7	Concrete external stairs to access first floor, glazed balustrade.
Rear Yard:	8	Smooth render yard walls, height varies, Colour: 'off-white' Red cedar gates - natural colour

Type 7A
9no. of 70
Plots - 42, 45, 46,
48, 49, 51, 67, 69, 70



1 Front Elevation
3.07 1:100



2 Side Elevation
3.07 1:100

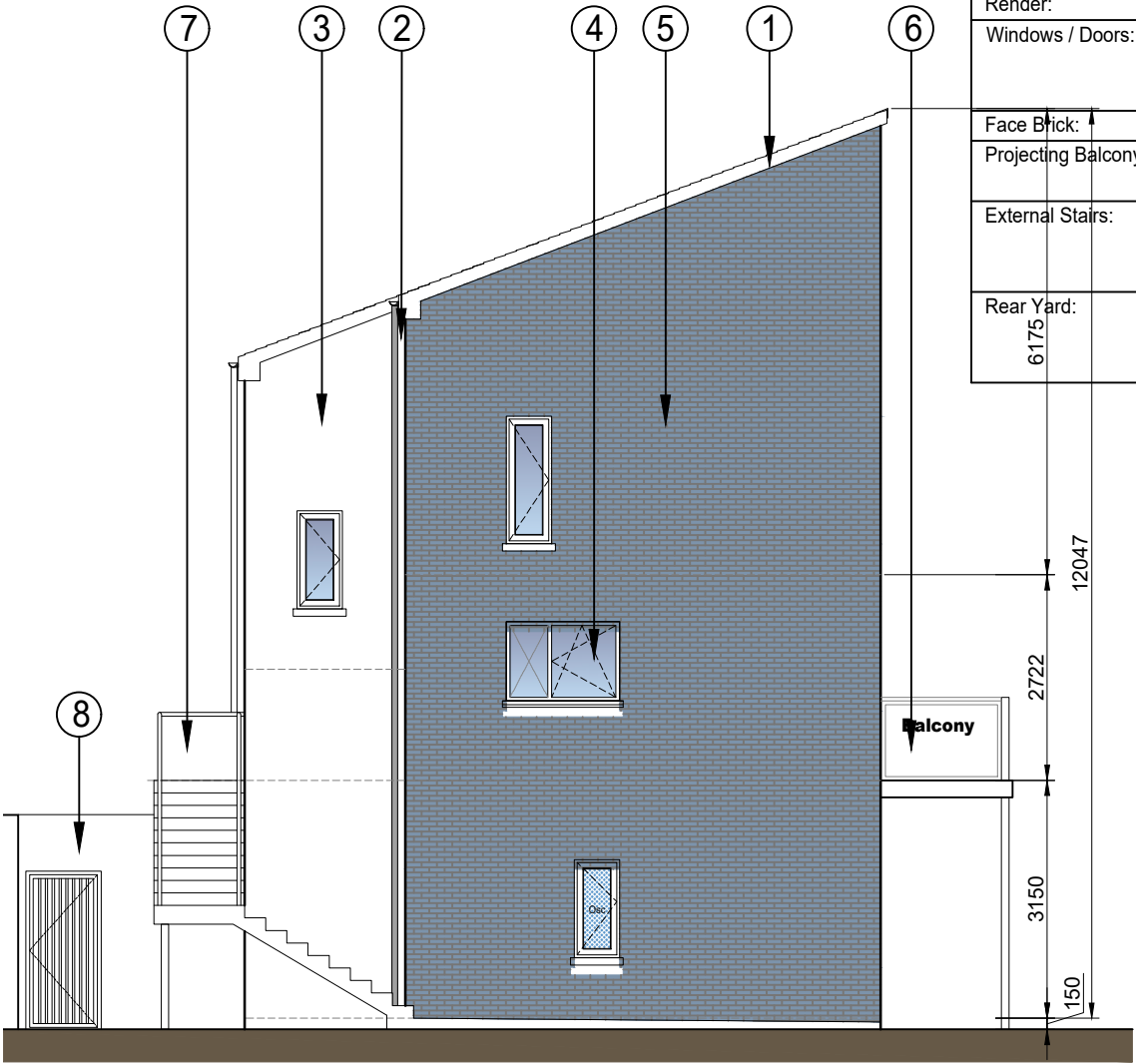
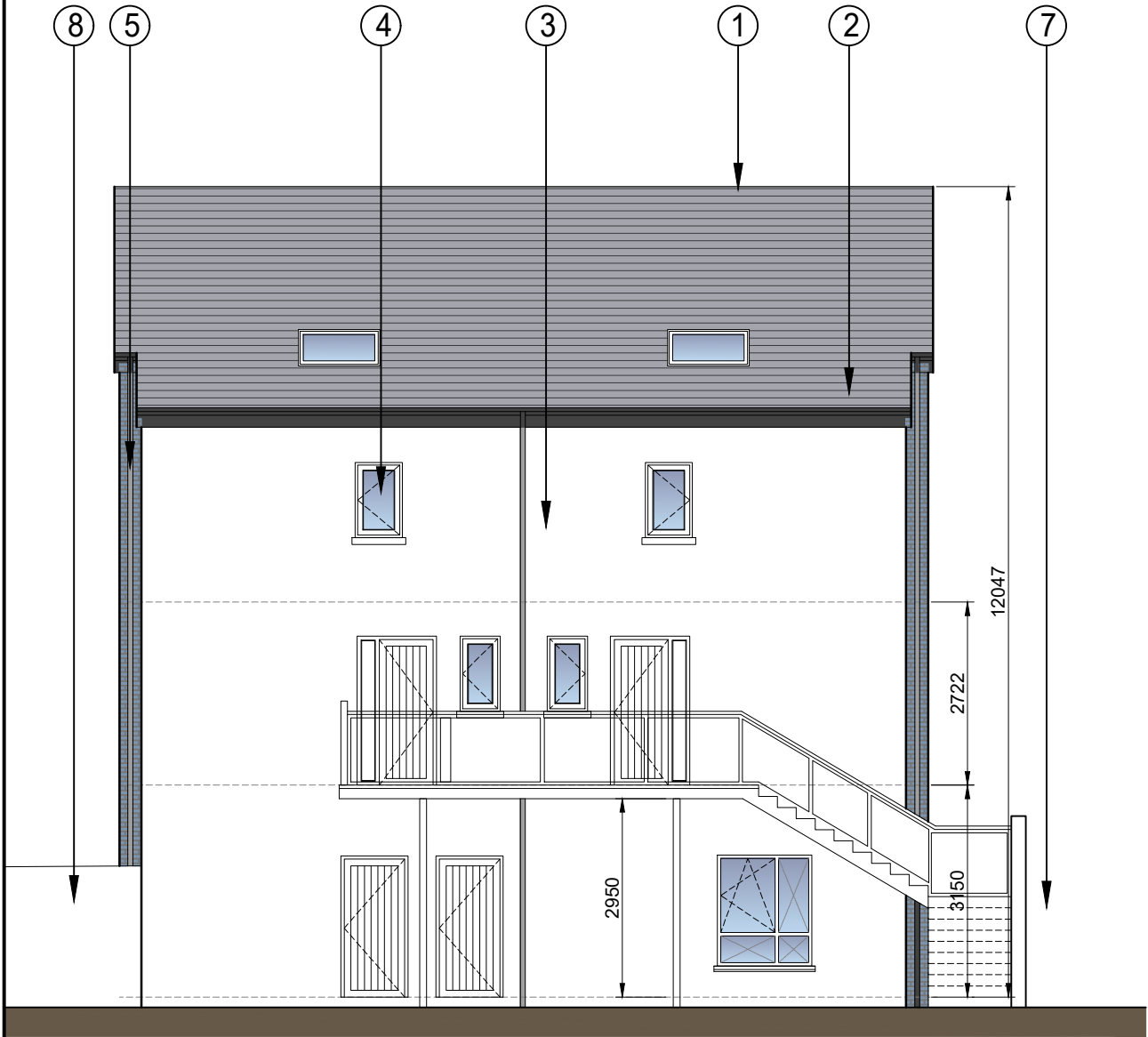


Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 7A-2 Bed Duplex Elevations	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	SGS
				Rev C
				Drawing No. 3426-P-3.07A.0

- GENERAL NOTES:
- A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
- B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
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LEGEND:	No.	Description.
Roof:	1	Manufactured slate roof tiles - Slate grey
Rainwater Goods:	2	Powdercoated Aluminium rainwater goods and downpipes - colour: 'dark grey'
Render:	3	Smooth render - colour: 'off-white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Projecting Balcony:	6	Steel framed projecting balcony with glazed balustrade.
External Stairs:	7	Concrete external stairs to access first floor, glazed balustrade.
Rear Yard:	8	Smooth render yard walls, height varies, Colour: 'off-white' Red cedar gates - natural colour



Type 7A
9no. of 70
Plots - 42, 45, 46,
48, 49, 51, 67, 69, 70

3 **Rear Elevation**
3.07 **1:100**

4 **Side Elevation**
3.07 **1:100**

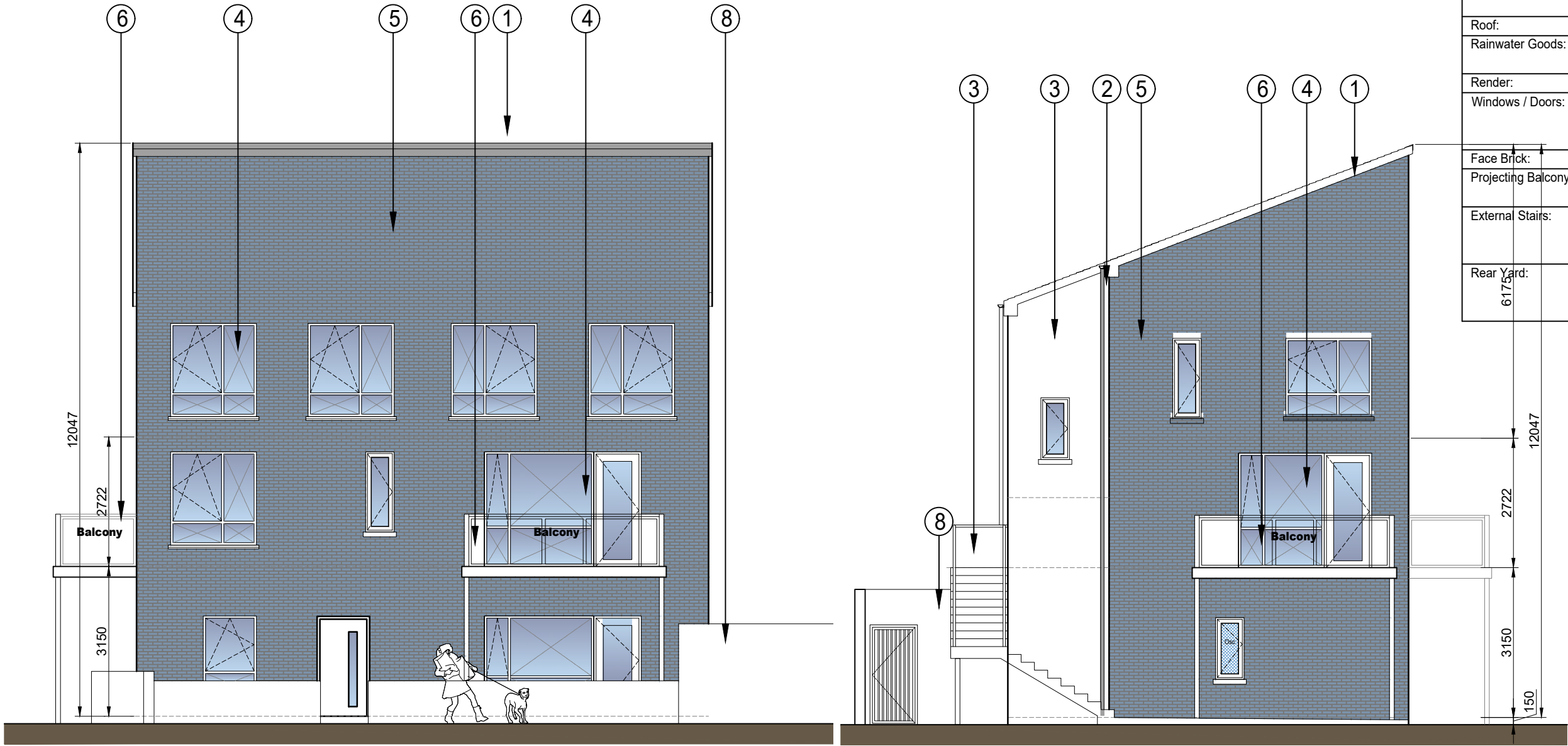


Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 7A-2 Bed Duplex Elevations	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	SGS
				Rev C
				Drawing No. 3426-P-3.07A.1

- GENERAL NOTES:
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Render:	3	Smooth render - colour: 'off-white'
Windows / Doors:	4	Alu-Clad triple glazed windows - powdercoated aluminium outer face colour: 'light grey'
Face Brick:	5	Concrete facing brick - colour: 'charcoal'
Projecting Balcony:	6	Steel framed projecting balcony with glazed balustrade.
External Stairs:	7	Concrete external stairs to access first floor, glazed balustrade.
Rear Yard:	8	Smooth render yard walls, height varies, Colour: 'off-white' Red cedar gates - natural colour



1 Front Elevation
3.07B 1:100

2 Side Elevation
3.07B 1:100

Type 7B
3no. of 70
Plots - 43, 52, 66



Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 7B-2 Bed Duplex Elevations	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	DF DM
				Checked
				Drawing No. 3426-P-3.07B.0
				Rev C

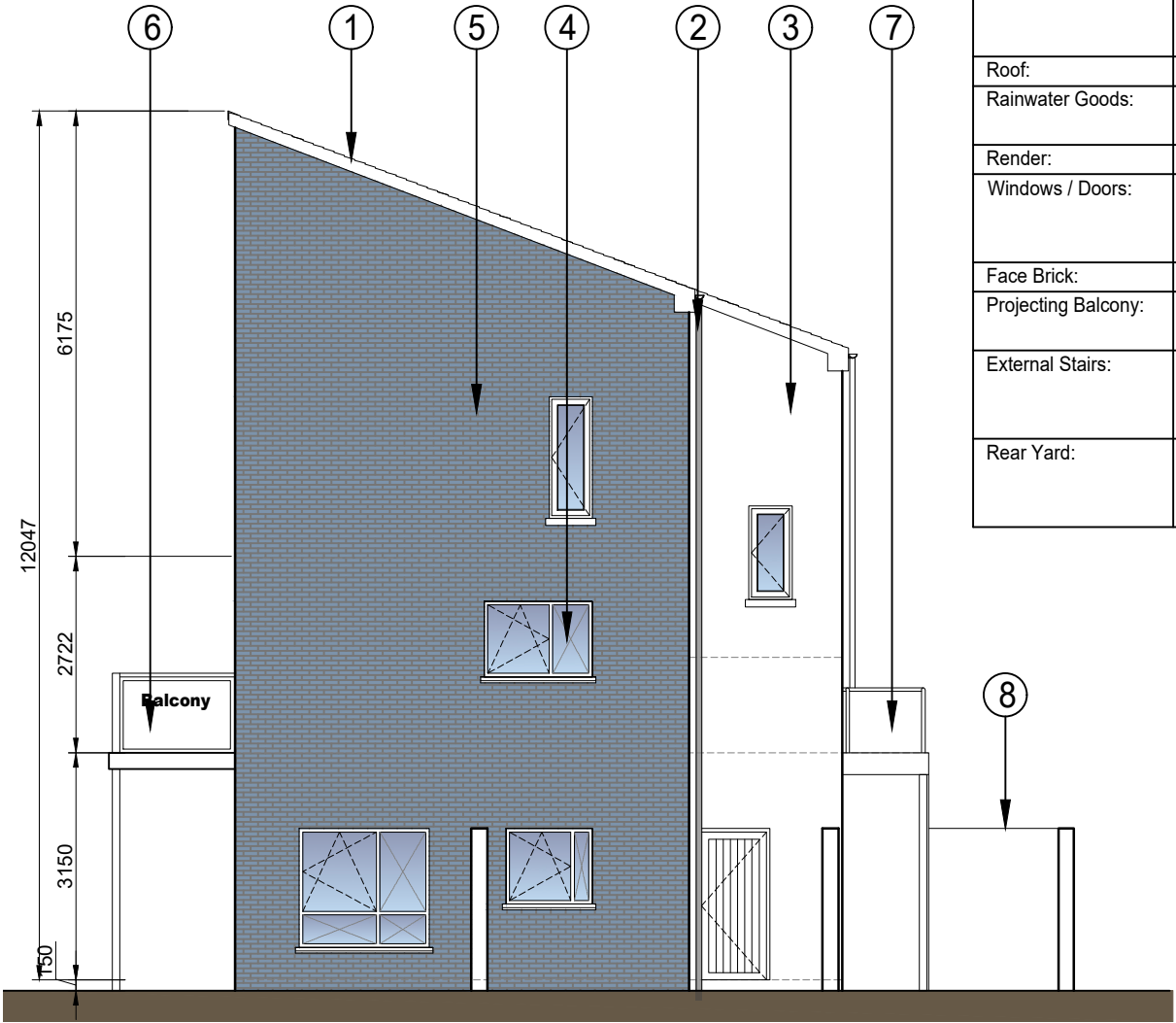
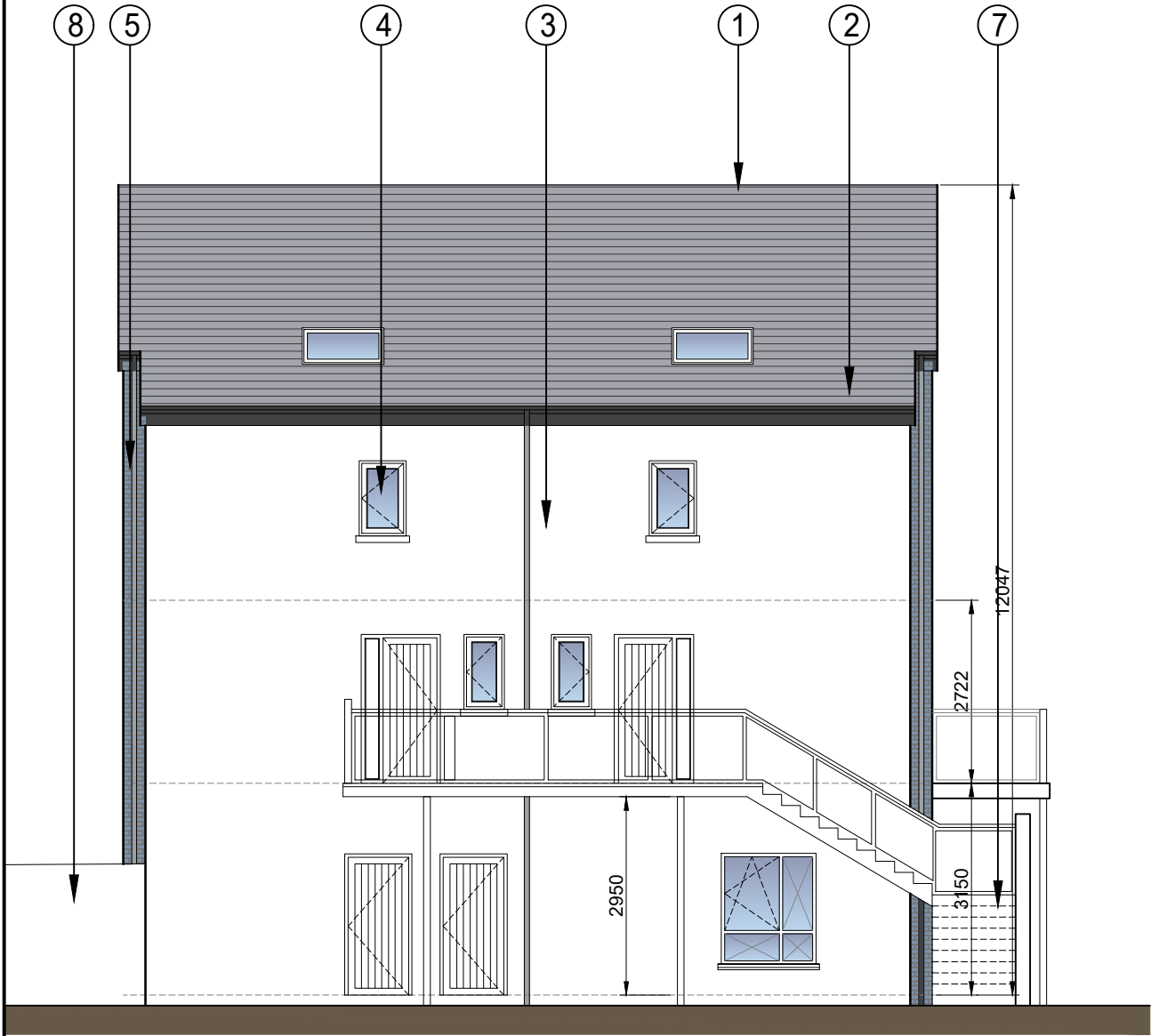
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Type 7B
3no. of 70
Plots - 43, 52, 66

3 Rear Elevation
3.07B 1:100

4 Side Elevation
3.07B 1:100



Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 7A-2 Bed Duplex Elevations	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	SGS
				Rev C
				Drawing No. 3426-P-3.07B.1

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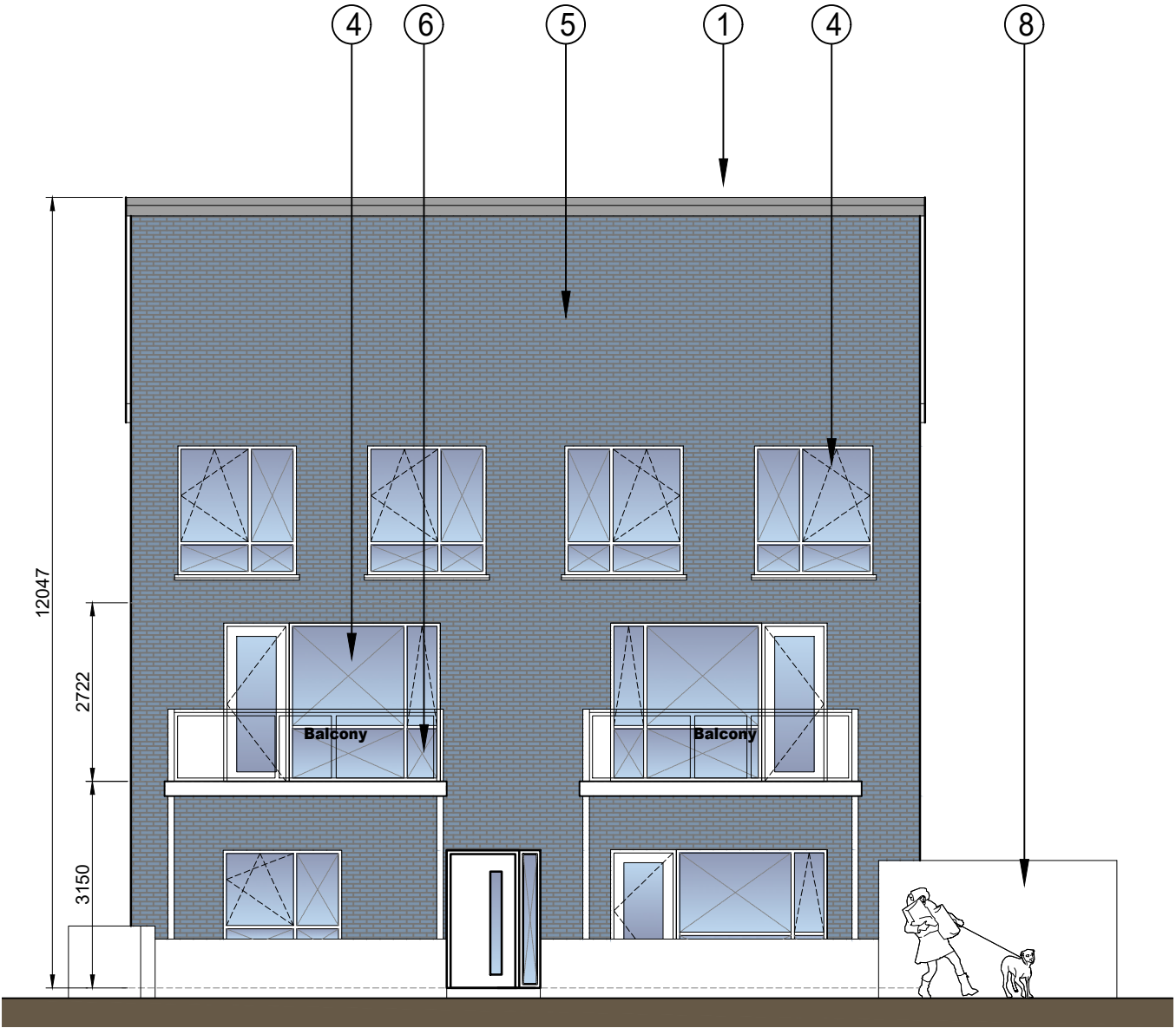
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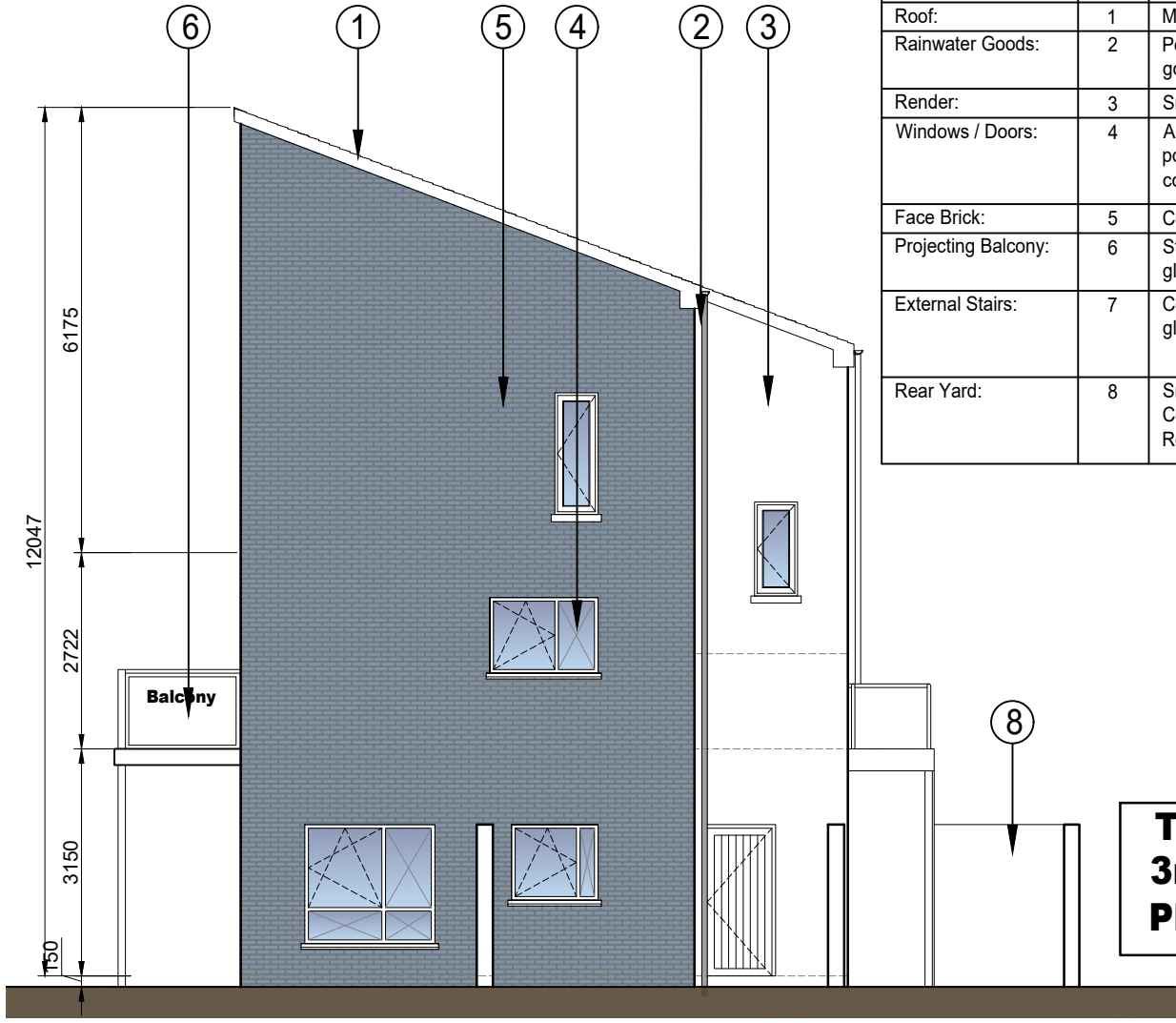
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1 Front Elevation
3.07C 1:100



2 Side Elevation
3.07C 1:100

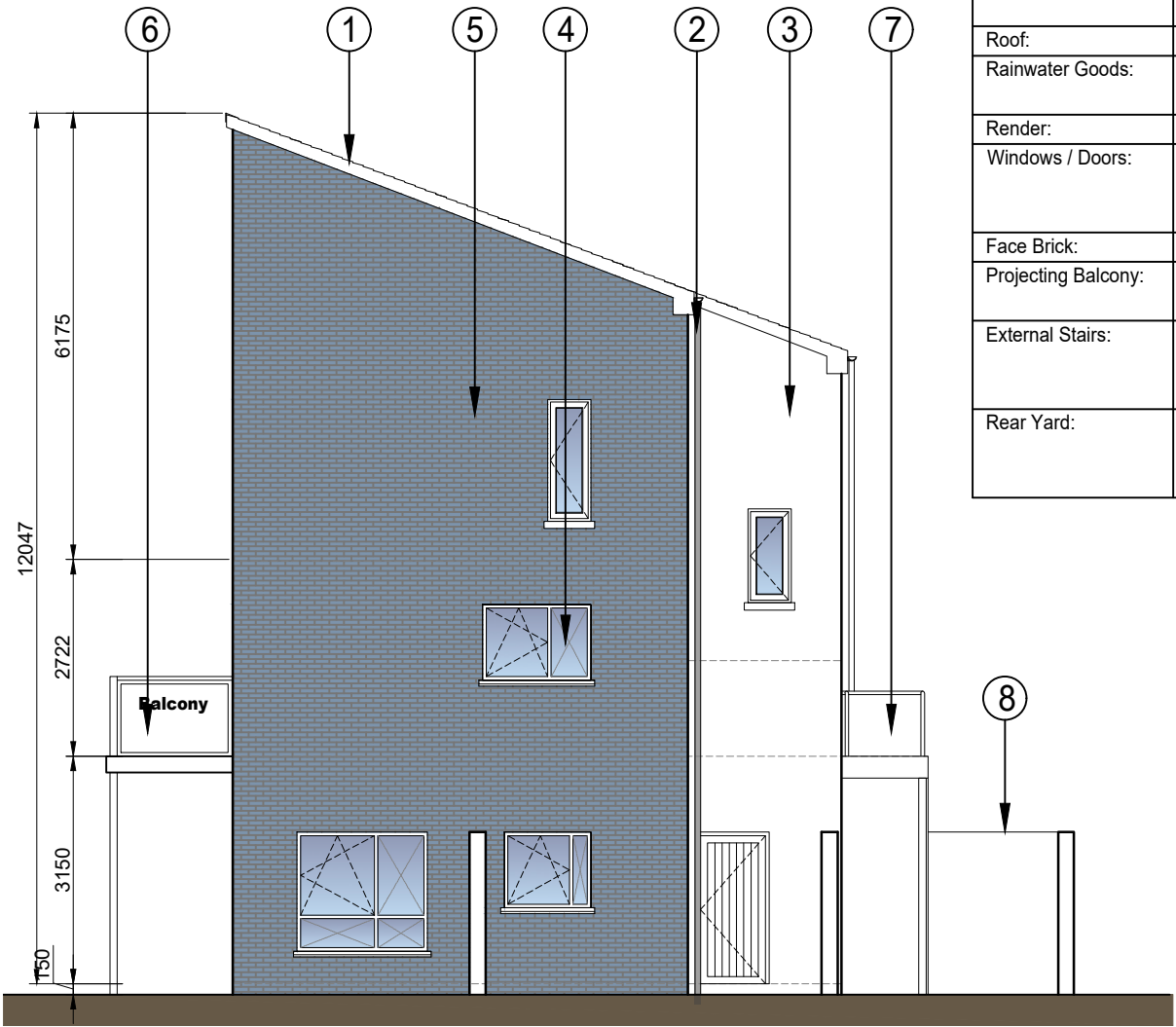
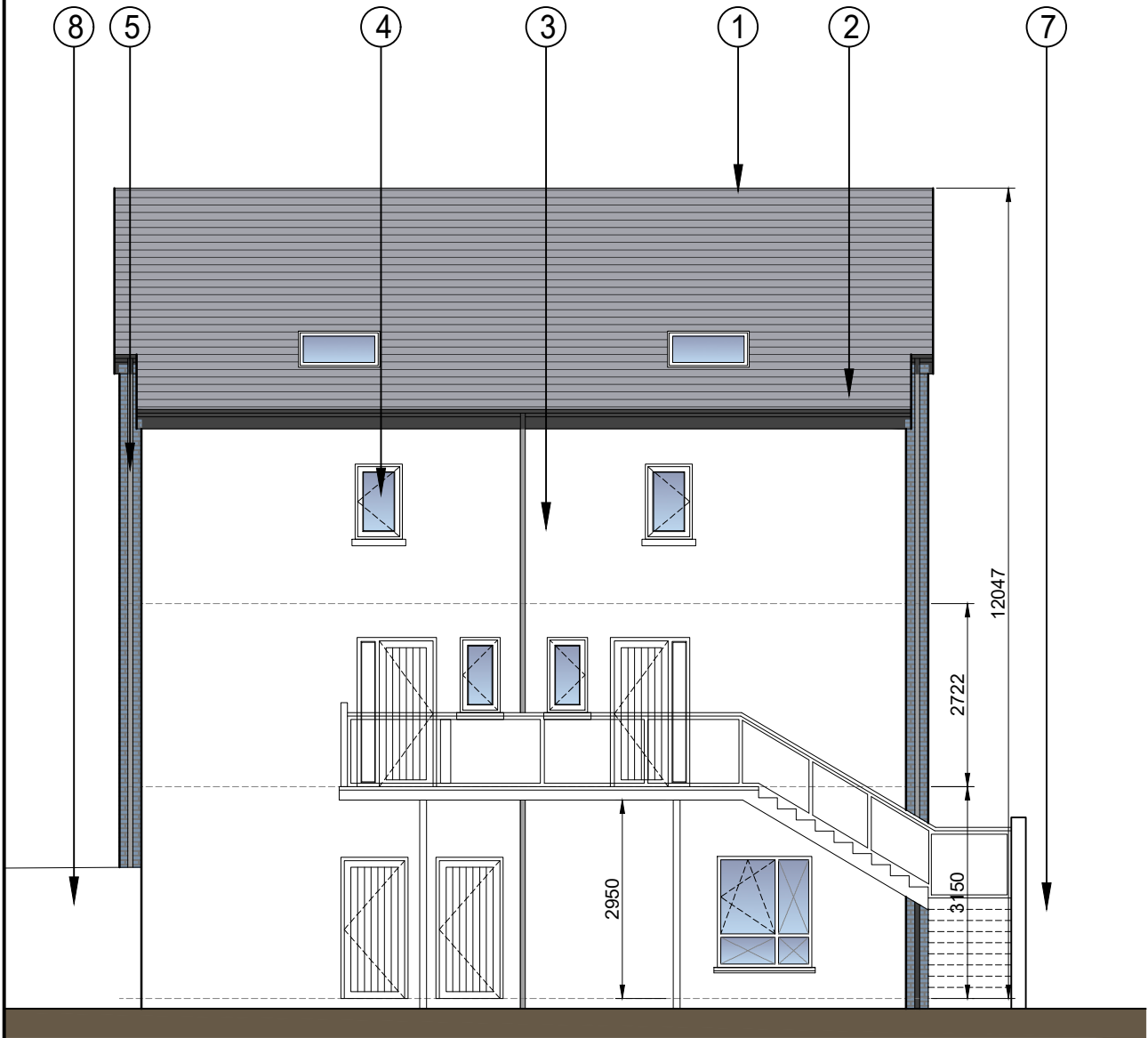
Type 7C
3no. of 70
Plots - 41, 50, 65



Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 7C-2 Bed Duplex Elevations	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	DF DM
				Checked
				Drawing No. 3426-P-3.07C.0
				Rev C

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3 Rear Elevation
3.07C 1:100

4 Side Elevation
3.07C 1:100

Type 7C
3no. of 70
Plots - 41, 50, 65

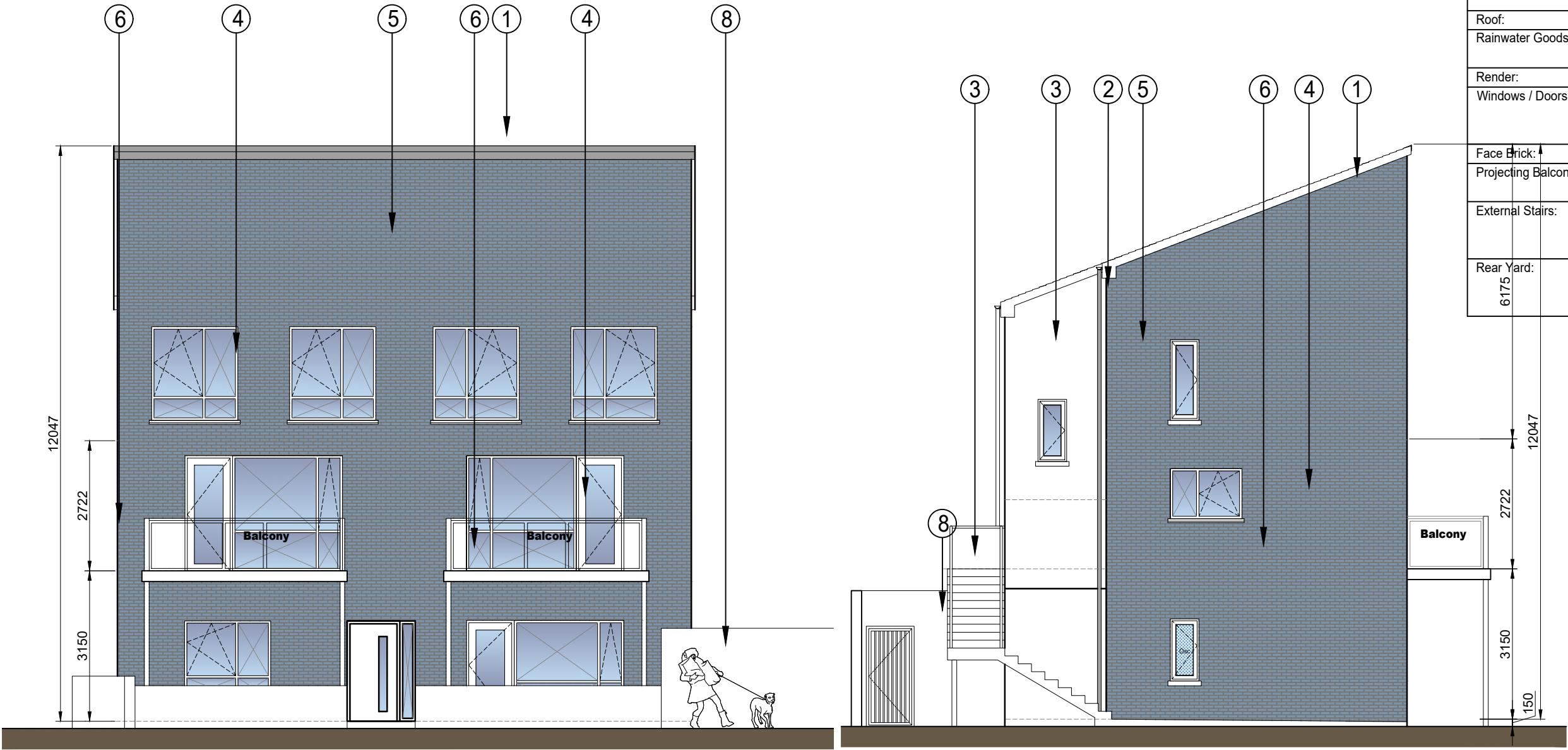


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			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
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1 Front Elevation
3.08A 1:100

2 Side Elevation
3.08A 1:100

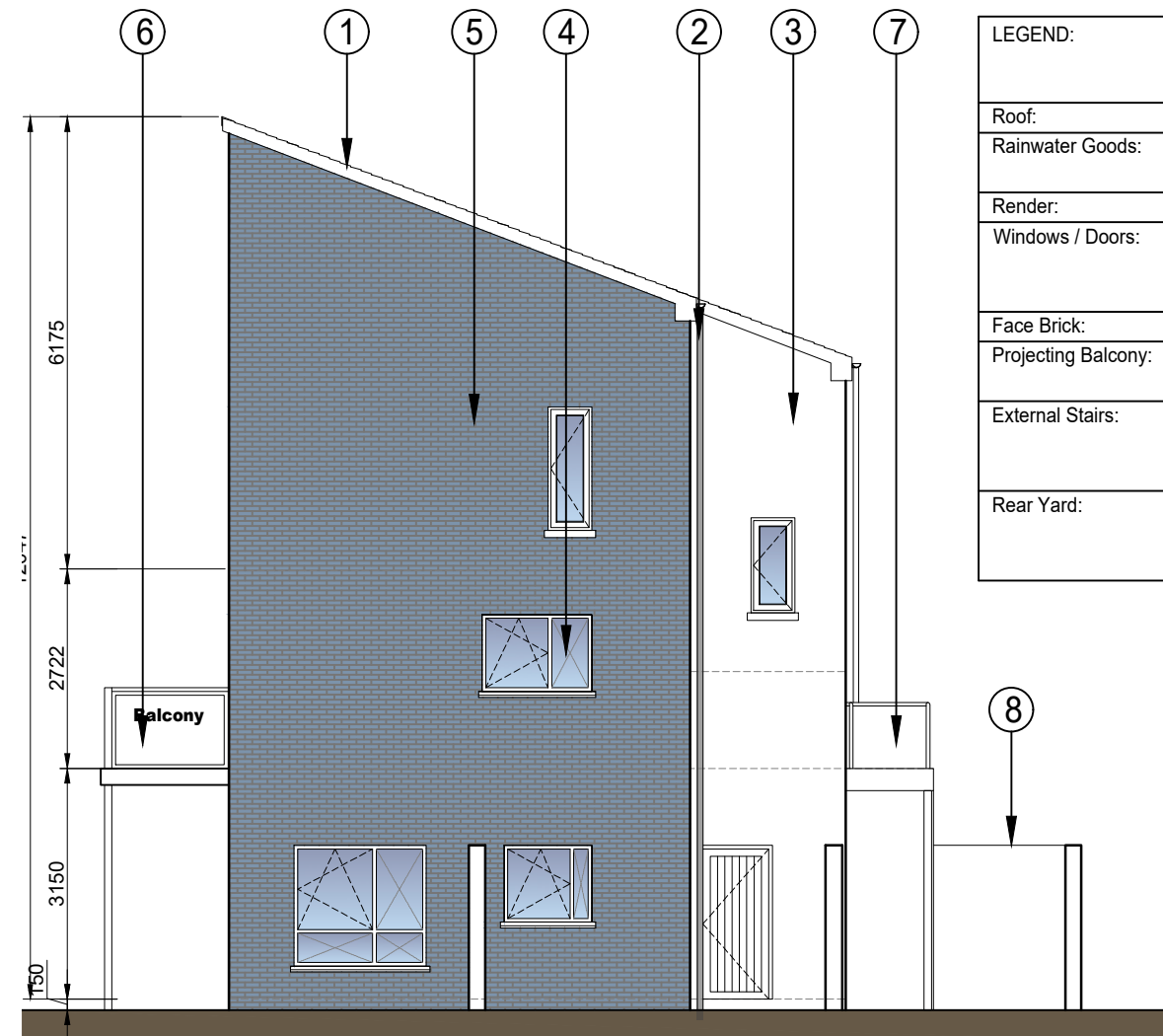
Type 8
3no. of 70
Plots - 44, 47, 68



Comhairle Cathrach Chorcaí
Cork City Council

Revisions	Date	Job	Client	Date
Part 8 - Application	20-09-2019	Gairdin Ruachain, Carrigrohane, Carrigrohane, Ballincollig, Cork	Cork City Council	07.03.2019
			Title Type 8-1 Bed Apartment Elevations	Scale @ A3 1:100
			20 Cruises street Limerick, V94 R6P9, Ireland	63 Fitzwilliam sq Dublin 2 D02 N938, Ireland
			tel (061) 312 249 e-mail: limerick@eml.ie	tel (01) 670 7677 e-mail: dublin@eml.ie
			eml architects www.eml.ie	Architectural Registration Board of Ireland and SGS
				Drawn DF
				Checked DM
				Drawing No. 3426-P-3.08.0
				Rev C

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3.08A 1:100

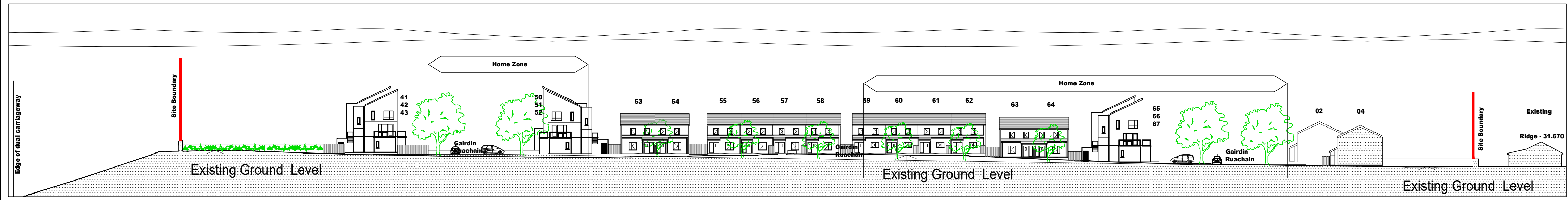
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Plots - 44, 47, 68



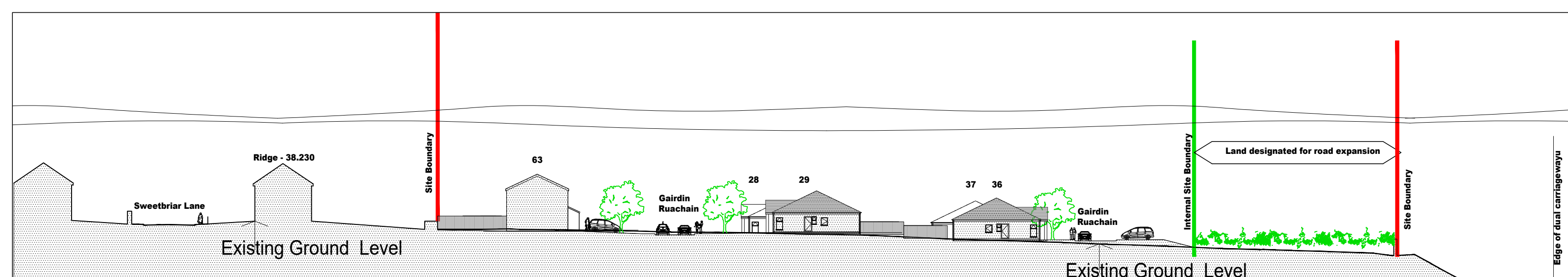
Comhairle Cathrach Chorcaí
Cork City Council

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			20 Cruises street Limerick, V94 R6P9, Ireland	Drawn DF
			63 Fitzwilliam sq Dublin 2 D02 N938, Ireland	Checked DM
			tel (061) 312 249 e-mail: limerick@eml.ie	Drawing No. 3426-P-3.08.1
			tel (01) 670 7677 e-mail: dublin@eml.ie	Rev C

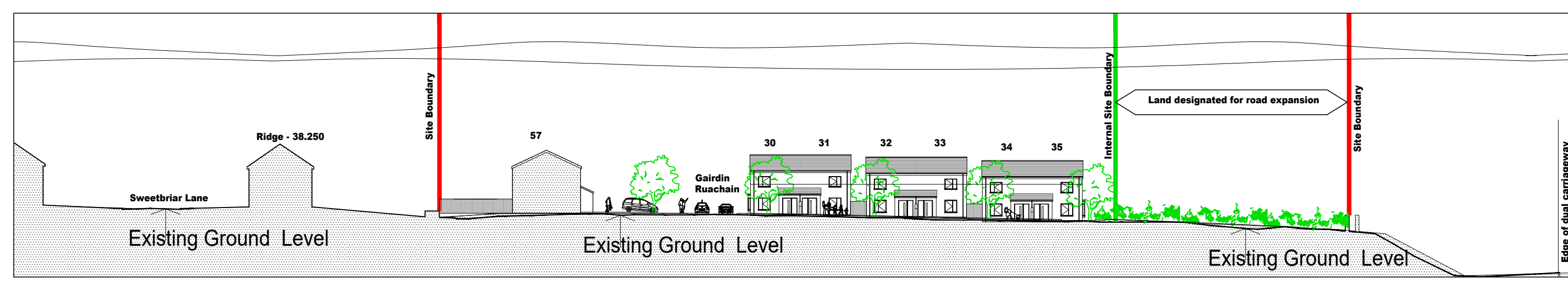
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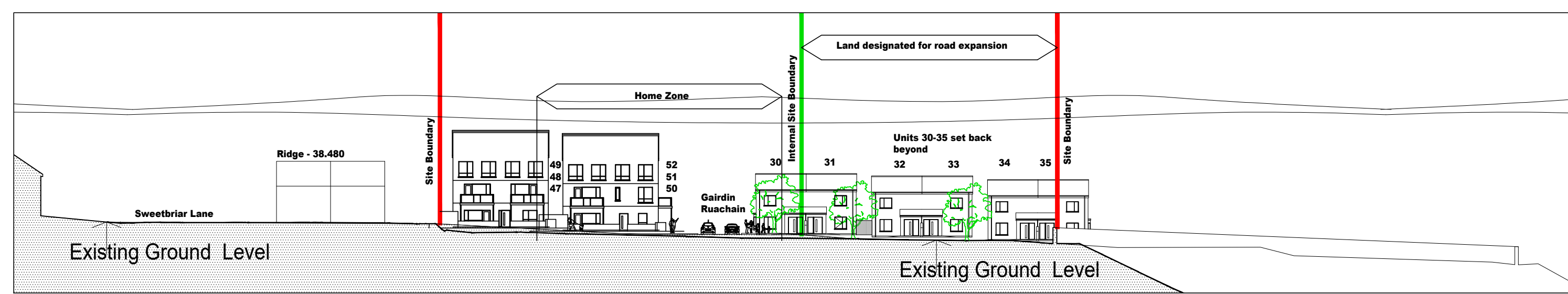
1 Site Section A-A (Contiguous East Elevation - Houses 67 - 4)
3.10 1:500



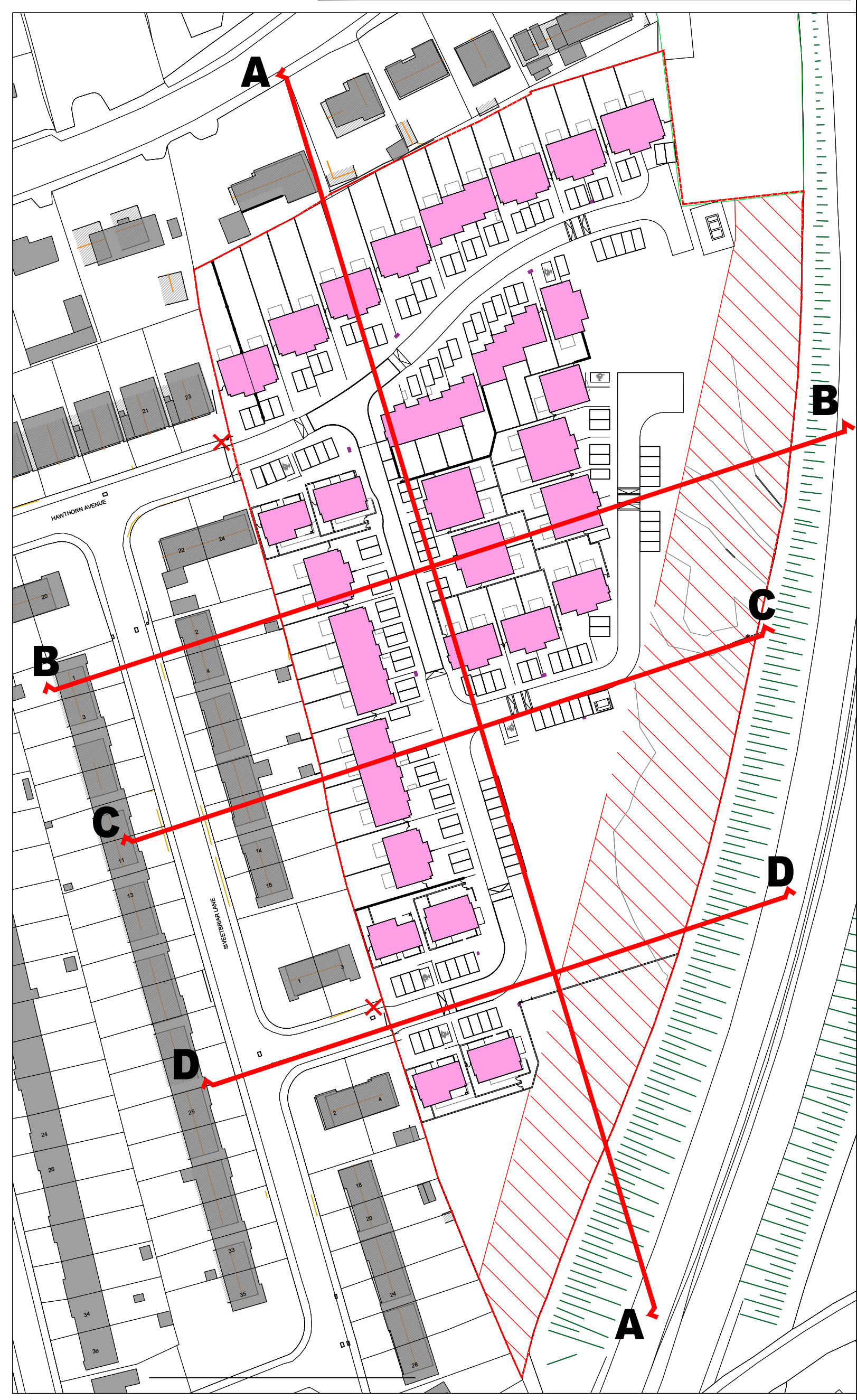
2 Site Section B-B (House 63 - 28)
3.10 1:500



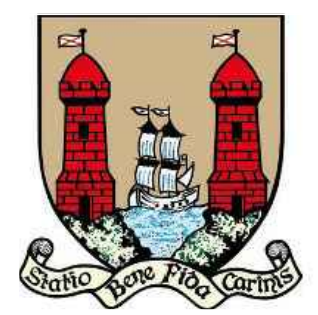
3 Site Section C-C (Contiguous South Elevation - Houses 57 - 30)
3.10 1:500



4 Site Section D-D (Contiguous South Elevation - Houses 52 - 30)
3.10 1:500



5 Key Plan
3.10 1:1000



Comhairle Cathrach Chorcaí
Cork City Council

Revisions Part 8 - Application	Date 07-01-2020
20 Cruises Street Limerick V94 R6P9 Ireland (061) 312249 limerick@eml.ie	63 Fitzwilliam Sq Dublin 2 D02 N938 Ireland (01) 6707677 dublin@eml.ie www.eml.ie
Client Cork City Council	Date 28-02-2019
Job Gairdin Ruachain, Carrigrohane, Ballincolloig, Co Cork.	Scale @ A1 1:500, 1:1000
Title Contiguous Site Sections, Elevations	Drawn DF
	Checked DM
	Drawing No. 3426-P-3.10
	Rev d

Gairdin Ruachain, Poulavone, Ballincollig, Cork
3426-P-Design Statement
Part viii – December 2019
Rev P1

20 Cruises Street
Limerick
V94 R6P9
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63 Fitzwilliam Square
Dublin 2
D02 N938
Ireland

t +353 (0)61 312249
limerick@eml.ie

t +353 (0)1 6707677
dublin@eml.ie

- **Design Statement**



1. Introduction

eml architects have been tasked to produce a masterplan and site development for the proposed residential scheme at Gairdin Ruachain, Poulavone, Ballincollig, Cork. The proposed development comprises 70 residential dwelling units with a mix of one, two, three and four-bedroom houses, duplexes and apartments.

2. Site

2.1. Site Location

The site is located off the existing estate of Inniscarra View, Ballincollig, County Cork, with Eircode P31 VW25.

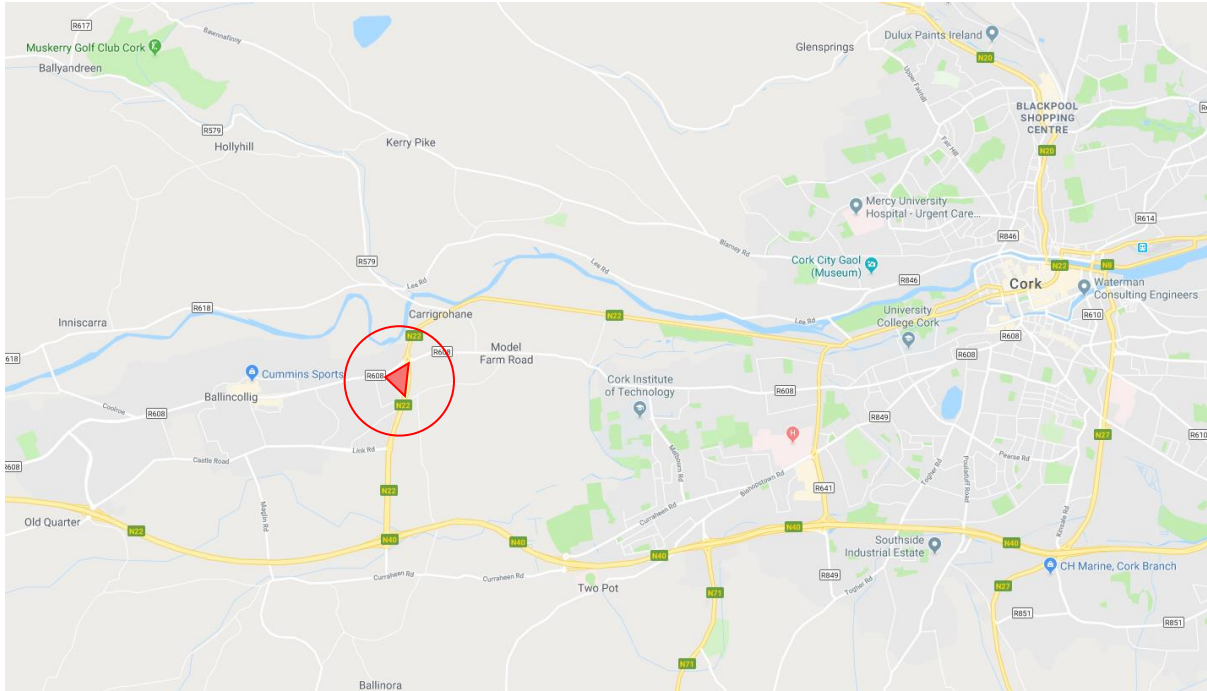


Figure 1: Site location outline in red – Google Maps

The site is approximately 2.18 hectares (5.38 acres) in area and is bounded by the N22 national road to the eastern boundary, the R608 Carrigrohane Road to the North and the Estate of Inniscarra View, Sweetbriar Lane to the West. Access to the site is through the Inniscarra View Estate from both Hawthorn Avenue and Sweetbriar Grove.

2.2. Site Characteristics

The site is backed onto by the existing residential development on both the north and west boundaries, with the National Road N22 to the eastern boundary and enclosing the southern boundary.

There is a fall across the site from the south western corner falling to the north eastern corner. The overall fall across the site is approximately 5m in total, making the site ideal for development. Access to the site is via two existing roads on the western boundary. The N22 has an enlargement corridor to the eastern boundary of the proposed site and this creates a natural buffer between the N22 and the new residential houses.

The existing site have a defined line running east – west and this is defined by the ESB overhead cables. The northern part of the site has a higher density of vegetation consisting of immature trees, scrub land and grasses. The southern part of the site is open grassland with a few immature trees to the eastern boundary. There are a few good specimen trees along the western boundary at the backs of the existing residential houses of Inniscarra View.



Figure 2: Aerial photograph of site location – Google maps

3. Site Strategy

The strategy for the site is to continue the existing roads from Inniscarra View into the new development and form a perimeter of houses that back onto the existing residential with a similar density and to create a gateway into the new community - a continuity of the Inniscarra View estate. The eastern edge is proposed as a linear green space together with parklands to the buffer edge along the N22.



Figure 3: Concept image of proposed development



The central residential part of the site accommodates a variety of house types with a number of single store bungalows and two storey semi-detached or terraced houses. This central part of the development is orientated to provide overlooking of the green spaces. A focal point is created with a designated play area in the north eastern corner of the site.

4. Development Plan Objectives

The key objectives of the scheme are to comply with the requirements of the Cork City Development Plan 2015 – 2021 and as highlight in the following key policies;

Objective 6.1 - Residential Strategic Objectives:

- a. To encourage the development of sustainable residential neighbourhoods;
- b. Meet the needs of different sections of the population;
- c. Encourage the use of unused land to assist in their regeneration;
- d. To promote a high standard of design, energy efficient, estate layout and landscaping in all new housing developments;
- e. To protect and enhance the amenities and environment of existing residential areas.

Objective 6.2 – Housing Policies:

- a. To have regard to National, Regional and Local housing policy documents including the Joint Housing Strategy for Cork Planning Authorities.

Objective 6.6 – Meeting Housing Needs of Special Categories:

- a. Support the concept of independent living for older people; to provide purpose-built accommodation suitable for their needs in areas with good access to community facilities;
- b. Implementing the Disabled Persons Grants Scheme to provide for necessary accommodation alterations to better meet their needs;

Objective 6.8 – Housing Mix:

- a. To encourage the establishment of sustainable residential communities by ensuring a mix of housing and apartment types, sizes and tenures is provided.

Objective 6.9 – Housing Density:

- a. To promote suitable densities to meet the needs outlined in the Core Strategy as set out in the Development Management.

Objective 7.2 – Sustainable Neighbourhoods

To support the creation of sustainable neighbourhoods which allows access to services and facilities for all users and to foster a sense of community and sense of place.

Objective 7.13 – Strategy for people with disabilities

To support the development of a strategy for housing people with a disability, to include the identification of social housing need from those in congregated settings and those living in the community.

Objective 7.15 – Neighbourhood Recreation and Amenity

- a. To support and facilitate the development of outdoor recreational facilities to cater for all age-groups;
- b. To encourage development of food-growing spaces such as allotments and community gardens.

Objective 16.9 - Sustainable Residential Development

Residential developments shall be sustainable and create high quality places and spaces which:

- a. Deliver a quality of life which residents and visitors are entitled to expect in terms of amenity, safety and convenience;
- b. Provide adequate open space which is practical in terms of scale and layout and naturally supervised by the aspect of the dwellings it serves;
- c. Priorities walking, cycling and public transport and minimise the need to use cars;
- d. Present and attractive appearance with a distinct sense of place;
- e. Are easy to access and navigate;
- f. Promote the effective use of land in terms of density and plot ratio;
- g. Provide accommodation for a diverse range of household types and age groups.

Area of site		21,787m²	2.18ha	5.38 acres			
Description	Person Numbers	Total m²	Amount	Accessibility	Aggregate Living area m²	Bedroom m²	Aggregate Br
Required Areas 2-bed House		80.0	/	/	30.0	13.0	25.0
2-bed TYPE 1A - Semi-Detached	4	89.4	4	Ambulant	31.4	14.5	28.8
2-bed TYPE 1B - Terrace House	4	89.4	3	Ambulant	31.4	14.5	28.8
2-bed TYPE 1C - Terrace House	4	89.4	6	Ambulant	31.4	14.5	28.8
2-bed TYPE 1D - Terrace House	4	89.4	1	Ambulant	31.4	14.5	28.8
2-bed TYPE 1E - Semi-Detached	4	89.4	1	Ambulant	31.4	14.5	28.8
2-bed TYPE 1F - Semi-Detached	4	89.4	1	Ambulant	31.4	14.5	28.8
		60.0			28.0		20.0
2-bed TYPE 2 - Bungalow	3	66.5	8	Ambulant	28.0	12.2	20.0
2-bed TYPE 3 - Bungalow	3	81.7	1	Disabled	32.1	22.5	30.4
Total 2-bed Houses			25				
Overall % of Development			35.7%				
Required Areas 3-bed House		92.0	/	/	34.0	13.0	32.0
3-bed TYPE 4A - Semi-Detached	5	98.0	16	Ambulant	34.5	13.1	34.6
3-bed TYPE 4B - Terrace House	5	98.0	4	Ambulant	34.5	13.1	34.6
3-bed TYPE 4C - Terrace House	5	98.0	4	Ambulant	34.5	13.1	34.6
		82.0			34.0		32.0
3-bed TYPE 5 - Bungalow	5	95.1	1	Disabled	34.1	17.8	38.7
Total 3-bed Houses			25				
Overall % of Development			35.7%				
Required Area 4-bed House		110.0	/	/	40.0	13.0	43.0
4-bed type 6 - Semi-Detached	6	114.6	2	Ambulant	40.0	13.0	43.0
Total 4-bed Houses			2				
Overall % of Development			2.9%				
Required Areas 2-bed Apartment		80.0	/	/	30.0	13.0	25.0
2-Bed TYPE 7A - Duplex First Floor	4	80.0	10		30.0	13.1	25.0
2-Bed TYPE 7B - Duplex First Floor	4	80.0	2		30.0	13.1	25.0
		60.0			28.0		20.0
2-Bed TYPE 7C - Ground floor	3	64.1	3	Ambulant	28.5	13.1	20.2
Total 2-bed Apartments			15				
Overall % of Development			21.4%				
Required Area 1-bed Apartment		45.0	/	/	23.0	11.0	11.0
1-Bed TYPE 8 - Ground floor	2	55.5	3	Disabled	25.0	13.1	13.1
Total 1bedroom Apartments			3				
Overall % of Development			4.3%				
Total Houses		Density	70	32.13 density per ha		13.01 density per acre	
Overall % of Development			100.0%				
Total open space in m²		2950.0	0.295ha	0.73acre	13.5%		
regular parking space		10.0	112	2No. Bays per 3 & 4 Bed/ 1.25No. Bay per 1 & 2 Bed			
disabled parking space		18.0	5	2No. Private accessible bays for House Type 3 & 5			
visitors parking space		10.0	32	Including future provision for 2 No. EV charging points			
Total dedicated parking			149				
Bicycle Storage		/	/	Private - per house			
Total Area of proposal - m²		6039.2					

Figure 5: Accommodation Schedule

5. Design Criteria

5.1. Context

The site is located off the existing Inniscarra View estate and is design as a continuity of the existing residential density of the area. The site is located close to the N22 / Carrigrohane Road roundabout.

The site is 1.2km from 'The Parade' which equates to a 15-minute walk or 4 minutes on the 220X bus route. An existing bus stop is located at the entrance of Inniscarra View estate and is serviced by routes 220, 220X and 233.

Within a very short walk of the site is a number of smaller neighbourhood centres that cater for all household needs. The centre of Ballincollig is very well serviced regarding employment, retail and amenities. The site is located 4.0kms from Cork Institute of Technology and is only 7.5kms from the city centre.



Figure 6: travel routes

5.2. Detailed Design

It was vital from the outset of the concept design, that the site provided a local neighbourhood that creates a sense of place both within the new development and as a continuity of the existing estate of Inniscarra View. The layout is focused around a through route that allows a high number of houses to front the open space, increasing passive surveillance and overlooking the open spaces. By introducing a 'Home Zone' within the site, this allows for a shared surface and introduces traffic calming within the site.



Figure 7: overall design concept

The overall hard and soft landscaping design has been vital to the concept with the introduction of an outdoor play area, open area of play and perimeter paths to provide a nature walk. The southern tip of the site is proposed as a community garden to allow for growing of food. The overall density is approximately 32 dwelling per hectare and matches closely with the existing densities of the area.

The Houses are design to cover a wide mix of unit types and to provide diversity for the end users. There are a number of adapted units that would be specifically design for wheelchair uses and these are either one-bedroom garden apartments, a two-bedroom detached bungalow or a three-bedroom detached bungalow. These units have accessible parking bays and level access to all approaches of the dwellings.

The other house types include for a two-bedroom residential dwelling consisting of garden apartments, semi-detached bungalows and first floor duplexes. The three-bedroom dwellings consist of a semi-detached and a terrace and the four-bedroom is a semi-detached house provided for larger families.



Figure 8: overall site plan

There is variety in the house design to optimise orientation so a number of the units that have the south to the rear gardens have been designed to have the kitchen to the front. This allows for the best orientation of the living rooms and access directly to the south facing gardens.

All the house types have their own enclosed private garden space except for the two-bedroom duplex unit that gets a private balcony. These balconies are located to overlook the open space and to provide additional over looking for security.

Each house gets two number curtilage parking bays that are located close to the front door with the apartments getting 1.25 bays. Additionally, there are 31 visitors parking bays located around the site allowing access to the open spaces. Two disabled bays form part of the visitors parking and there are two Electric Vehicle Charging Points (EV's).

5.3. Materials and Massing

The development is design to provide a high-quality finish both across the range of house types, the external landscaping finishes and vegetation.

The houses are proposed as two storey semi-detached or terraced and a number of single storey bungalows sited within the central part of the site. The entrances to the site are highlighted by duplex blocks that form gateways into the development and these blocks are 3-storeys in height.

The materials proposed are light coloured smooth render throughout with highlighted projecting elements of the houses finished in face brick in a dark tone. The duplex units are a mirror image of the houses with the main elements of the buildings in face brick and the projecting details in light coloured render.

The house types also reference the Universal Design Guidelines for homes in Ireland within the area constraints of the sustainable community guidelines.



Figure 9: typical semi-detached house type - elevations

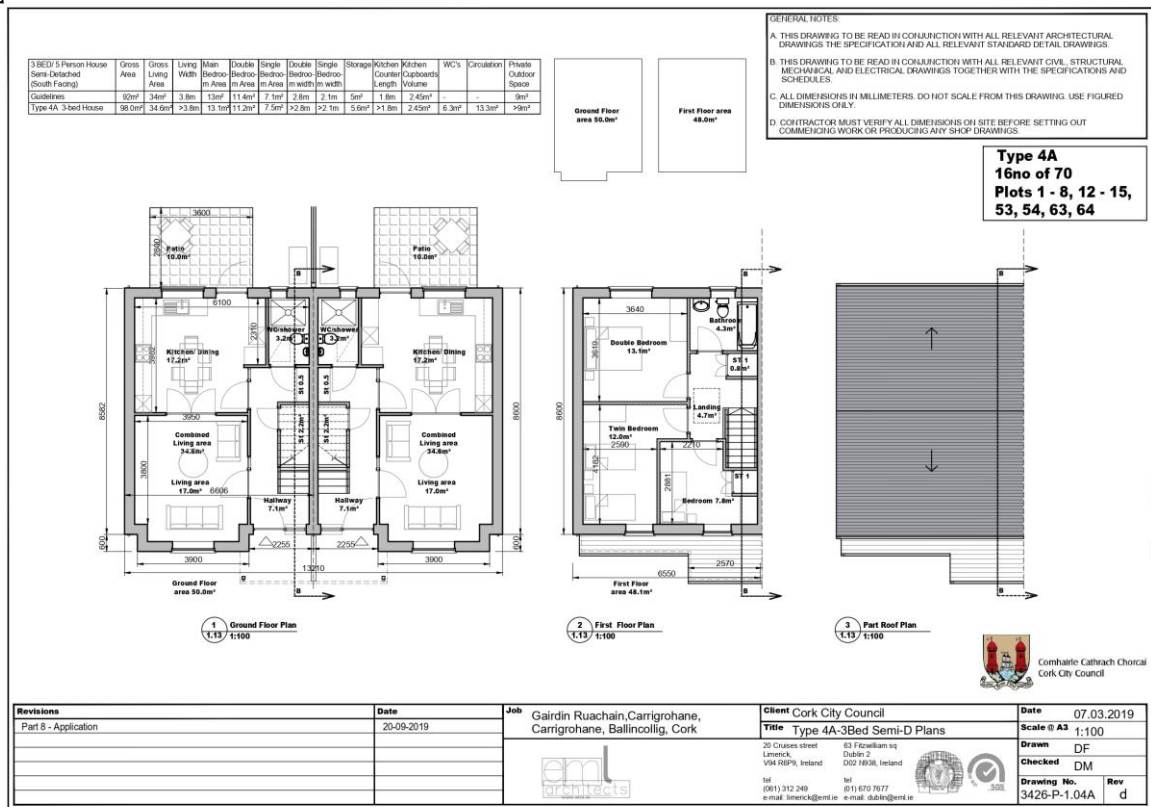


Figure 10: typical semi-detached 2 storey house type plans

Roofs are grey fibre cement slates with all rainwater goods, downpipes, fascia, canopies in grey. The windows and external glazed doors are high quality, energy efficient uPVC double glazed in a medium colour grey.

Boundary walls between houses are natural timber with low level facing blockwork retaining walls where required. The front gardens of a number of houses has low level hedging, railings and gates. The parking and footpaths to the houses will be selected block pavers. The road ways are finished in asphalt on the main routes with the 'Home Zone' within the site finished in selected cobble setts as the shared surface.

The landscaping is grassed to open areas with a more natural wild planting with trees to the buffer zone along the N22 corridor. See figure 3.

6. Civil engineering

6.1. site levels.

The proposed strategy in relation to dealing with the variations in levels across the site is a response to the following constraints/objectives:

- To maintain the road and footpath gradients in public areas at a maximum of 1:20 so that the principle public areas of the development are accessible for the mobility impaired.
- To minimise the level differences between rear gardens in order to allow sufficient light while maintaining an appropriate level of privacy.
- To minimise the height of retaining walls for reasons of economy and safety.
- To maximise the useable area of the site in order to provide the maximum number of accommodation units within the constraints of all relevant design guidelines

The new road serving the site drops at 1:20 for approximately from the entrance on the west to east and then levels out to a gentler gradient. The aim is to (1) get to the natural site level as quickly as possible in order to minimise excavation and (2) to create a situation at the east of the site so the new development will split the level difference evenly between northern edge and southern edge of the site, so that no location requires an excessively high retaining wall to manage the level differences.

With the road gradient set as close to the house levels are then established relative to this and, in order to minimise the scale of the retaining structures where they might be required within the site.

The road levels close to house levels allows the entrances to the houses to be accessible for uses with limited mobility with only the first-floor duplex units requires access via an external stair core. All proposed plots Levels for the housing of the site are close to the existing topography.

The green area in the eastern boundary of the site is falling naturally to the north east corner with an embankment dropping down to the N22 carriageway. This is to remain natural and acts to minimise excavation, minimise retaining structures at the boundary and act as a transition between the east of the site and a buffer from the N22 at the lower point.

6.2. Roads

It is proposed that the road will rise at a maximum gradient of 5% as allowed under the Design Manual for Urban Roads. While steeper roads could be facilitated locally, this often results in problems during winter months. The 5% also allows the finished floor levels of the buildings to be set at practical levels in relation to each other and the existing ground levels. The development is compliant with the building regulations and in particular Part M.

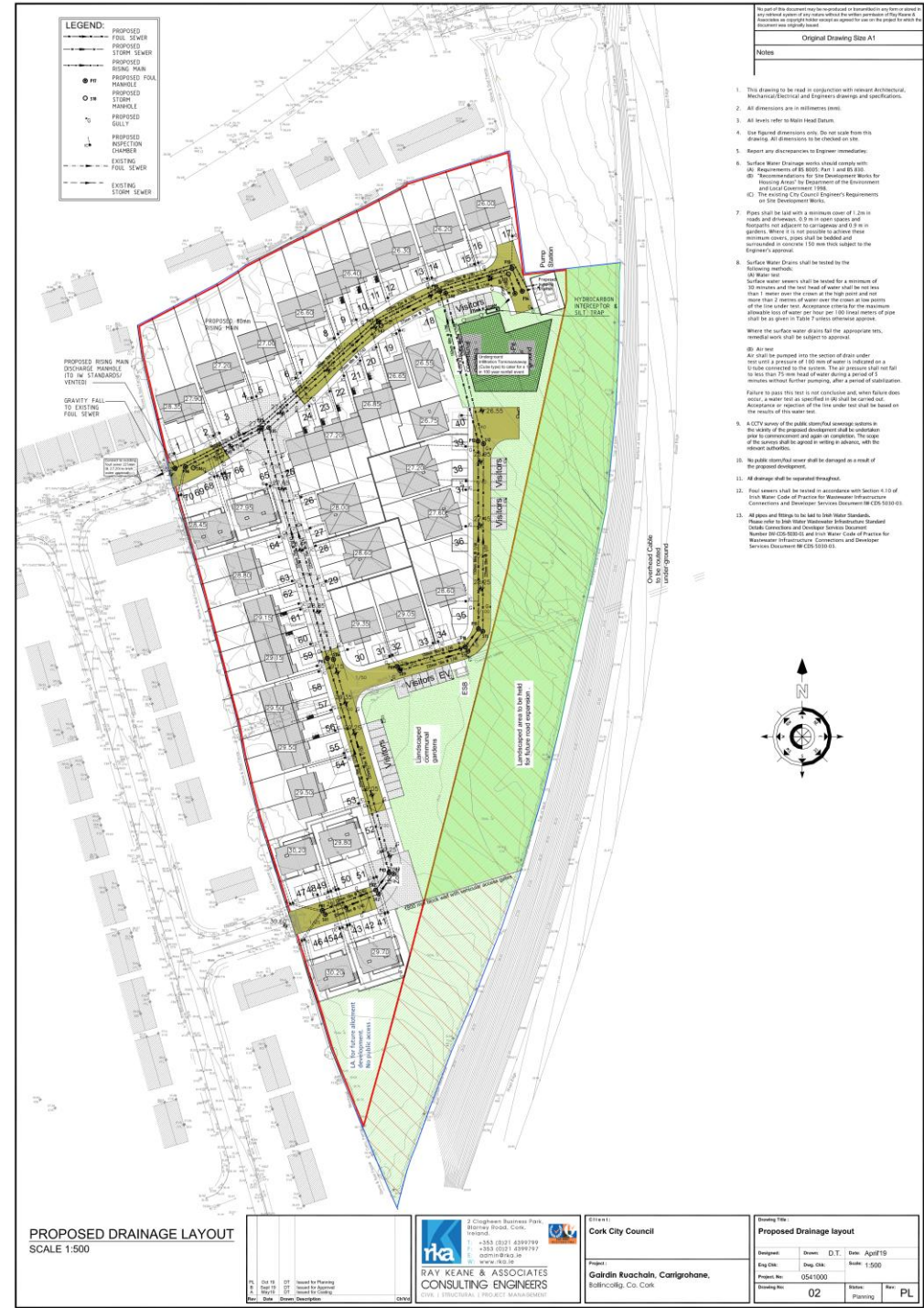


Figure 11: engineering layout for surface and foul drainage

6.3. Drainage

Separate foul and surface water drainage systems will be provided as per best practice for the new development. The surface water soak-pit is located at the north east corner of the site, the lowest point, and allow all drainage to drop naturally to this point. The is also the location of the foul-drainage pump station and allows the foul to be gravity feed to the pump station. From there the foul is pumped into the main existing network. The site drainage follows the topography.

6.4. Structure

The buildings superstructure will generally comprise conventional masonry loadbearing walls, concrete ground bearing ground floor slabs and timber first floors. The roof structures will comprise prefabricated trusses. Exceptions to this arrangement will be in the 2-bedroom duplex units where a precast concrete first floor will be adopted. This will require some internal walls to increase to 215mm in width to provide adequate bearing for the precast units.

6.5. Substructure

In general, the ground is adequate to support the proposed structures on conventional reinforced concrete strip foundations.

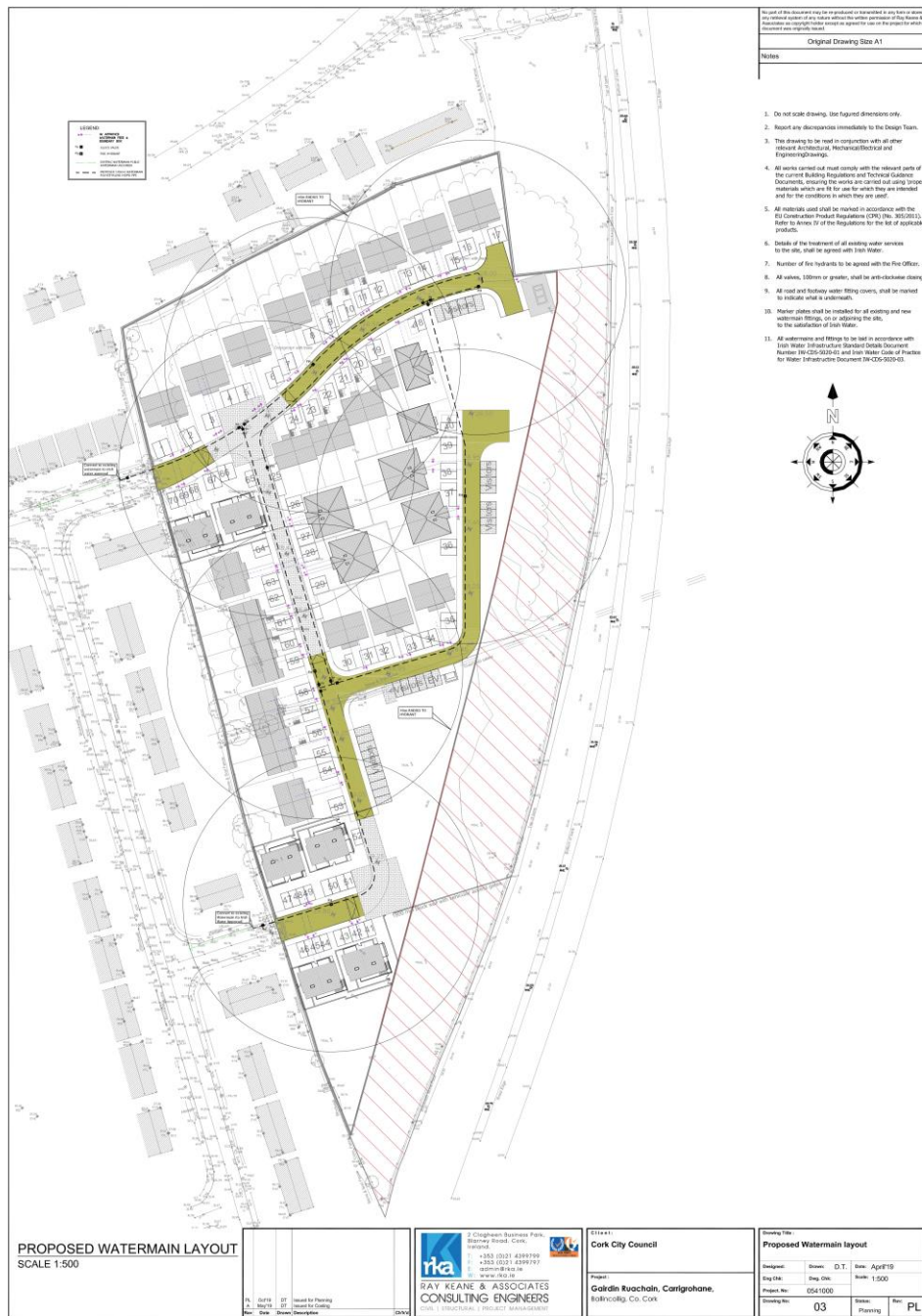


Figure 12: engineering layout for water supply

The development will be fed from the existing public water main as per the records received from Council. It is proposed to provide a new main to the development as indicated on the proposed water main layout. A number of new hydrants will be provided at strategic locations to provide firefighting coverage in accordance with the requirements set out in TGD B of the Building Regulations. In addition, sluice valves, air valves and a scour valve are also proposed to facilitate isolation of sections if required and cleaning.

The road design and traffic impact has been reviewed by Barry & Partners Consulting Engineers. The following drawing and reports have been submitted to support the application.

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7. Mechanical and Electrical and Sustainability

7.1 Mechanical and Electrical Design

A high-quality thermal envelope, good detailing, insulation and air tightness follows a fabric first approach to meet NZEB and comply with the latest TGD-Part L building regulations. Windows and doors will be high performance double glazed passive units. All houses will be futureproofed with a provision to connect a charging point for electric vehicle. All site wide lighting will be low energy LED.

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By making use of the heat in the outside air, the system uses much less energy while occupants can enjoy a stable and pleasant level of comfort at all the time. Most importantly as maintenance requirements are minimal, keeping the maintenance costs low. The Heat Pump technology is the most recommended and the most economical solution to provide heating and domestic hot water. By using this technology, fuel poverty can be reduced.

7.2. Heating Distribution

Separate heating zones will be provided to accommodate the domestic hot water generation, living areas and bedrooms. Individual heating zones allow areas not in use or with varying levels of heating requirement to be easily isolated or reduced in temperature which minimises energy consumption. The ground, first floor & domestic hot water heating zones would be controlled separately, heating only the space when needed.

7.3. Ventilation

All the houses are naturally ventilated with perma-vents and openable sectional windows throughout. Additional mechanical ventilation is provided in all moisture producing rooms, such as bathroom or kitchen. Toilet extract fans are to be controlled by timer. The development aims to achieve a very high-quality build with an air permeability pressure test of $\pm 3\text{m}^3/\text{h.m}^2@50\text{Pa}$ or lower.

END

Area of site		21,787m ²	2.18ha	5.38 acres								
Description	Person Numbers	Total m ²	Amount	Accessibility	Aggregate Living area m ²	Bedroom m ²	Aggregate Br	Storage m ²	Kitchen storage m ³	bathroom m ²	Corridor m ²	m ² of garden/balcony
Required Areas 2-bed House		80.0	/	/	30.0	13.0	25.0	4.0	2.15	/	/	Private Gardens
2-bed TYPE 1A - Semi-Detached	4	89.4	4	Ambulant	31.4	14.5	28.8	4.0	2.15	6.7	11.5	/
2-bed TYPE 1B - Terrace House	4	89.4	3	Ambulant	31.4	14.5	28.8	4.0	2.15	6.7	11.5	/
2-bed TYPE 1C - Terrace House	4	89.4	6	Ambulant	31.4	14.5	28.8	4.0	2.15	6.7	11.5	/
2-bed TYPE 1D - Terrace House	4	89.4	1	Ambulant	31.4	14.5	28.8	4.0	2.15	6.7	11.5	/
2-bed TYPE 1E - Semi-Detached	4	89.4	1	Ambulant	31.4	14.5	28.8	4.0	2.15	6.7	11.5	/
2-bed TYPE 1F - Semi-Detached	4	89.4	1	Ambulant	31.4	14.5	28.8	4.0	2.15	6.7	11.5	/
		60.0			28.0		20.0	3.0				
2-bed TYPE 2 - Bungalow	3	66.5	8	Ambulant	28.0	12.2	20.0	3.0	2.0	4.4	9.0	/
2-bed TYPE 3 - Bungalow	3	81.7	1	Disabled	32.1	22.5	30.4	3.0	2.0	5.6	10.3	/
Total 2-bed Houses			25									
Overall % of Development			35.7%									
Required Areas 3-bed House		92.0	/	/	34.0	13.0	32.0	5.0	2.45	/	/	Private Gardens
3-bed TYPE 4A - Semi-Detached	5	98.0	16	Ambulant	34.5	13.1	34.6	5.0	2.45	7.5	11.8	/
3-bed TYPE 4B - Terrace House	5	98.0	4	Ambulant	34.5	13.1	34.6	5.0	2.45	7.5	11.8	/
3-bed TYPE 4C - Terrace House	5	98.0	4	Ambulant	34.5	13.1	34.6	5.0	2.45	7.5	11.8	/
		82.0			34.0		32.0	5.0				
3-bed TYPE 5 - Bungalow	5	95.1	1	Disabled	34.1	17.8	38.7	5.0	2.45	5.7	10.8	/
Total 3-bed Houses			25									
Overall % of Development			35.7%									
Required Area 4-bed House		110.0	/	/	40.0	13.0	43.0	6.0	2.75	/	/	Private Gardens
4-bed type 6 - Semi-Detached	6	114.6	2	Ambulant	40.0	13.0	43.0	6.0	2.75	7.5	13.8	/
Total 4-bed Houses			2									
Overall % of Development			2.9%									
Required Areas 2-bed Apartment		80.0	/	/	30.0	13.0	25.0	4.0	2.15	/	/	7.0
2-Bed TYPE 7A - Duplex First Floor	4	80.0	10		30.0	13.1	25.0	7.2	2.15	6.2	6.9	7.0
2-Bed TYPE 7B - Duplex First Floor	4	80.0	2		30.0	13.1	25.0	7.2	2.15	6.2	6.9	7.0
		60.0			28.0		20.0	3.0	2.0			
2-Bed TYPE 7C - Ground floor	3	64.1	3	Ambulant	28.5	13.1	20.2	6.4	2.0	4.9	6.1	7.0
Total 2-bed Apartments			15									
Overall % of Development			21.4%									
Required Area 1-bed Apartment		45.0	/	/	23.0	11.0	11.0	3.0	1.7	/	/	Private Gardens
1-Bed TYPE 8 - Ground floor	2	55.5	3	Disabled	25.0	13.1	13.1	3.0	1.7	5.3	8.3	5.0
Total 1bedroom Apartments			3									
Overall % of Development			4.3%									
Total Houses	Density		70	32.13 density per ha		13.01 density per acre		291 bed spaces (133.6 bed spaces per Ha)				
Overall % of Development			100.0%									
Total open space in m ²		2950.0	0.295ha	0.73acre	13.5%							
regular parking space		10.0	112	2No. Bays per 3 & 4 Bed/ 1.25No. Bay per 1 & 2 Bed								
disabled parking space		18.0	5	2No. Private accessible bays for House Type 3 & 5								
visitors parking space		10.0	32	Including future provision for 2 No. EV charging points								
Total dedicated parking			149									
Bicycle Storage		/	/	Private - per house								
Total Area of proposal - m ²		6039.2										