

Projection / Spatial Reference:
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IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
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X,Y = 571733.0,571681.0

Data Extraction Date:
=====

12-Sep-2023

Product Version:
=====

1.3

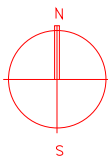
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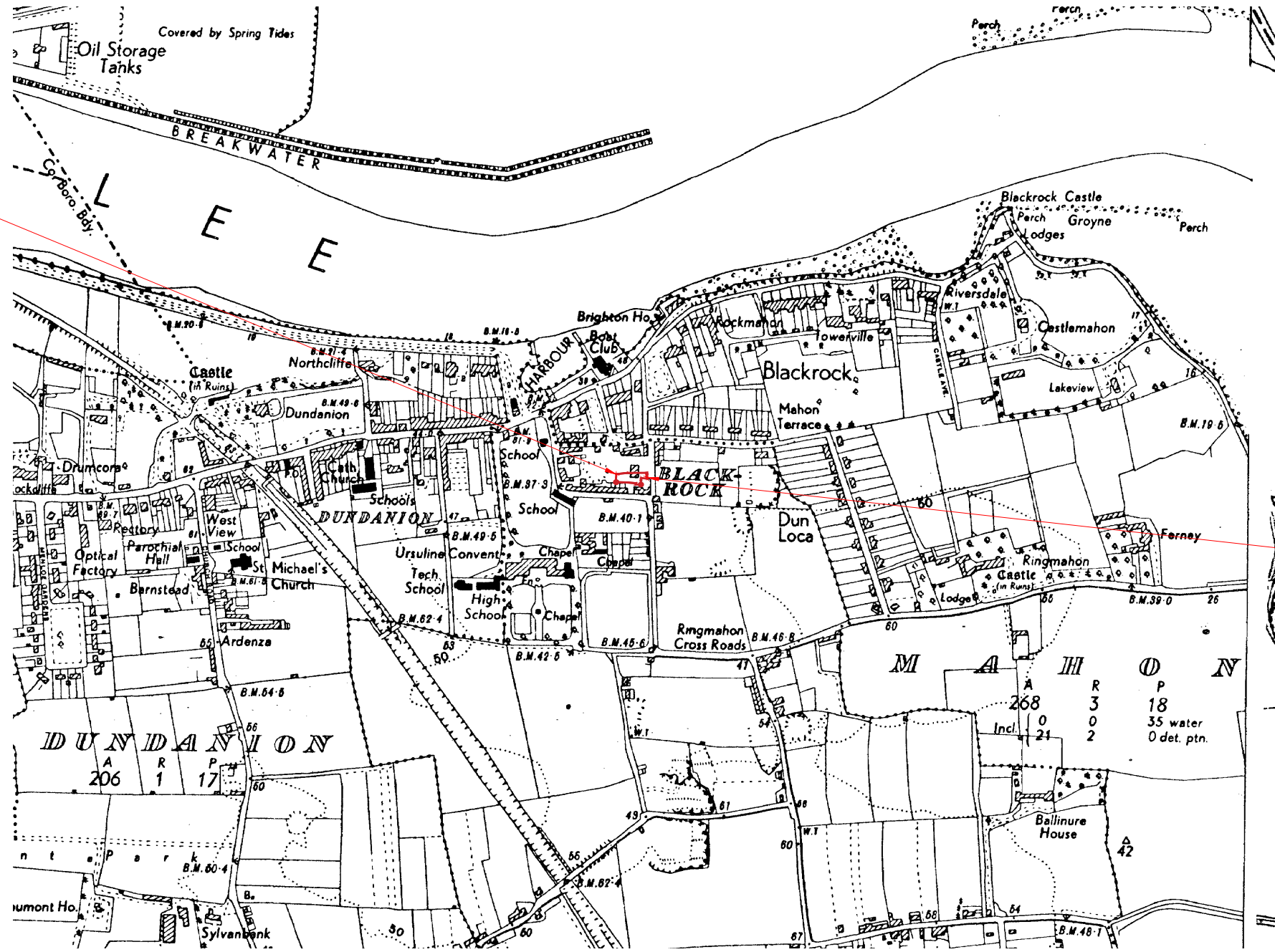
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Location of Site Notice

Extent of development site



RECORD PLACE MAP (Scale 1:10560)



Location of Site Notice

Description:
=====

Historic 6" Latest Edition

Publisher / Source:
=====

Ordnance Survey Ireland (OSI)

Data Source / Reference:
=====

CK074
Revision Date =
Survey Date = 31-Dec-1928
Levelled Date = 31-Dec-1956

CK075
Revision Date =
Survey Date = 31-Dec-1929
Levelled Date = 31-Dec-1935

File Format:
=====

Tagged Image File Format (TIFF)

File Name:
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R_50356819_1.tif

Clip Extent / Area of Interest (AOI):
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LRX,LRY= 574194.0,569864.0
ULX,ULY= 569272.0,573498.0
URX,URY= 574194.0,573498.0

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Reference Index:
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Map Series | Map Sheets
1:1,000 | 6383-15

Data Extraction Date:
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Date= 12-Sep-2023

Source Data Release:
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DCMLS Release V1.167.116

Product Version:
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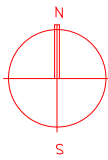
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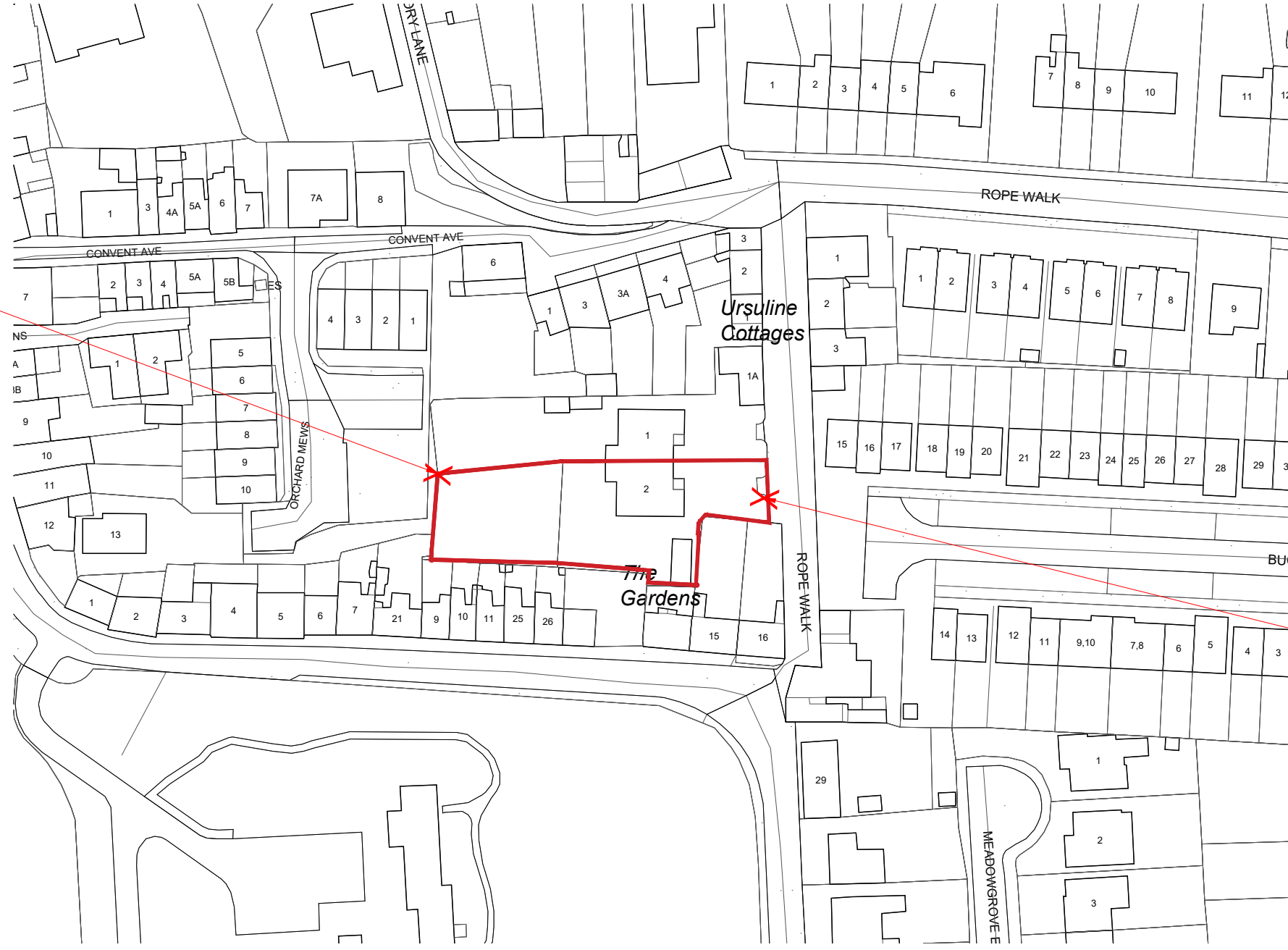
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Extent of development site



URBAN PLACE MAP (Scale 1:1000)



Location of Site Notice

Location of Site Notice

Description:
=====

Digital Landscape Model (DLM)

Publisher / Source:
=====

Ordnance Survey Ireland (OSI)

Data Source / Reference:
=====

PRIME2

File Format:
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Autodesk AutoCAD (DWG_R2013)

File Name:
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v_50356819_1.dwg

Clip Extent / Area of Interest (AOI):
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Projection / Spatial Reference:
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Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
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X,Y= 571733.0,571681.0

Reference Index:
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Map Series | Map Sheets
1:1,000 | 6383-15

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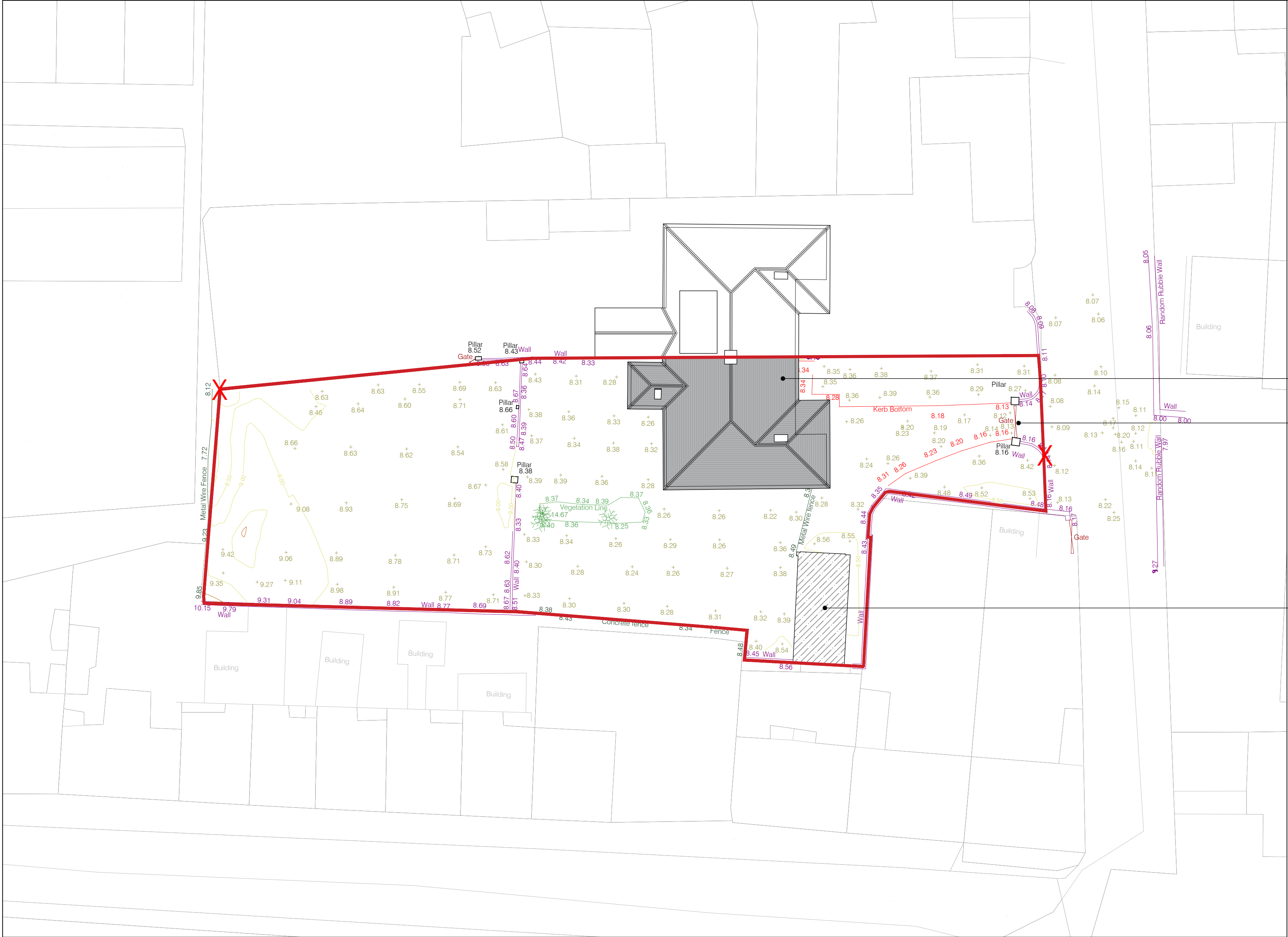
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P01	06/02/2025	ISSUED FOR PART VIII PLANNING SUBMISSION	DC	PH	PH



SCALE: 1/10560,1/1000@A2

STATUS: PLANNING

CLIENT:	CORK CITY COUNCIL									
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPEWALK, CORK CO.CORK									
DRAWING TITLE:	OSI MAPS									
PROJECT:	DRAWN:	REVISED:	DATE:	FILE:	REV:	DESCRIPTION:	DATE:	STATUS:	REVISION:	
2317	KHA	ZZ	00	DR	A	P	0001	S3	P01	



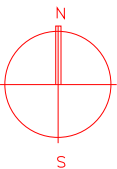
EXISTING SINGLE STOREY
SEMI-DETACHED DWELLING

EXISTING VEHICULAR ENTRANCE

EXISTING SINGLE STOREY
OUTBUILDING

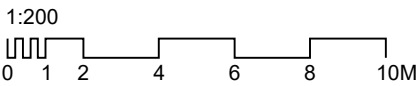
Site Development Boundary
Total Site Area: 1044 sqm / 0.1044 Ha / 0.26 Acres

X - Denotes position of site notices.
Refer to Drawing: 2317-KHA-ZZ-00-A-P-0001



EXISTING SITE LAYOUT

Scale 1:200



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-	--/--/----	-	-	-	-
-	--/--/----	-	-	-	-
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SCALE:
1/200 @ A2

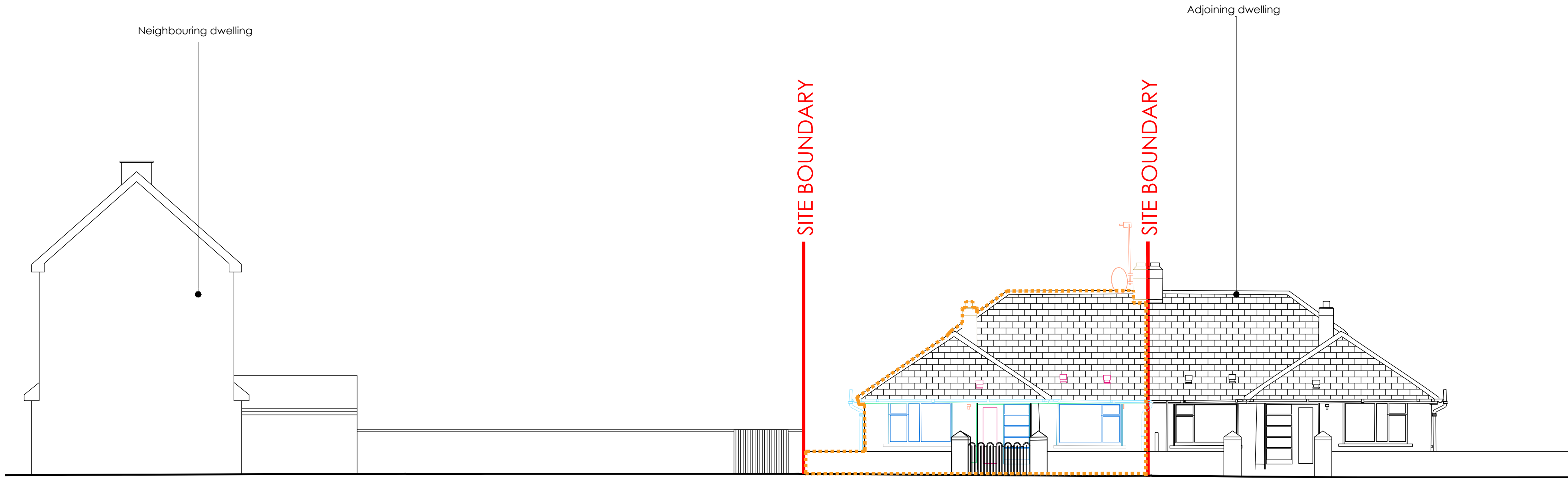


tel: 052 6128944
fax: 052 6180690
email: info@khaarchitects.ie
Anglesea House, Anglesea Street
Clonmel, Co. Tipperary

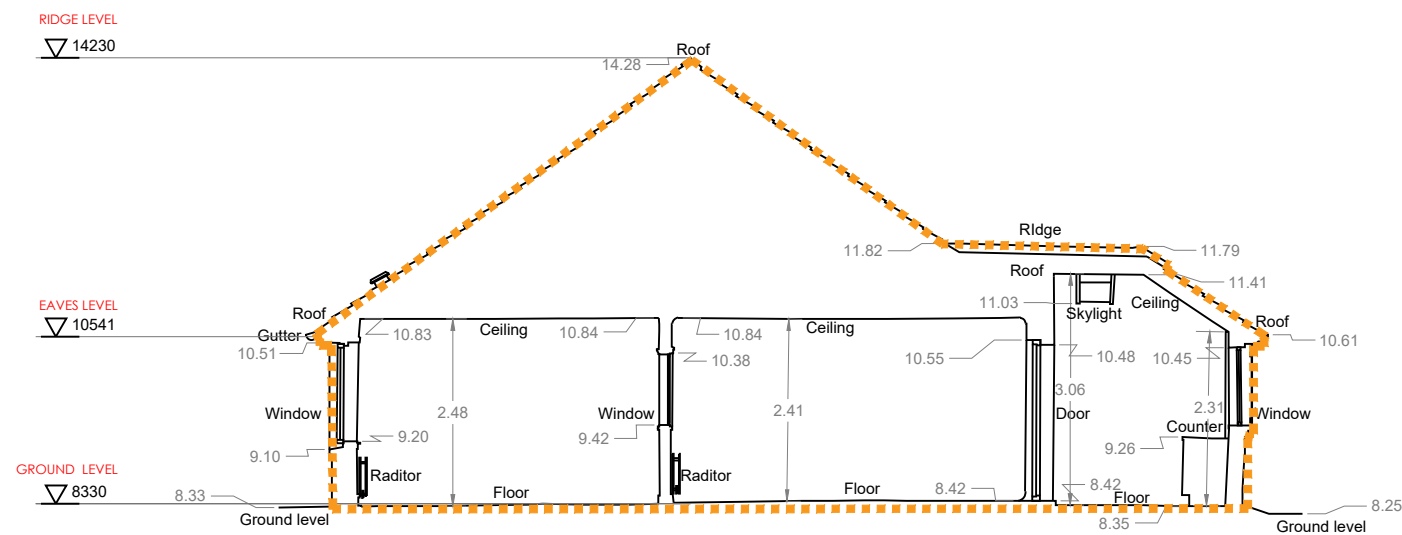


STATUS:
PLANNING

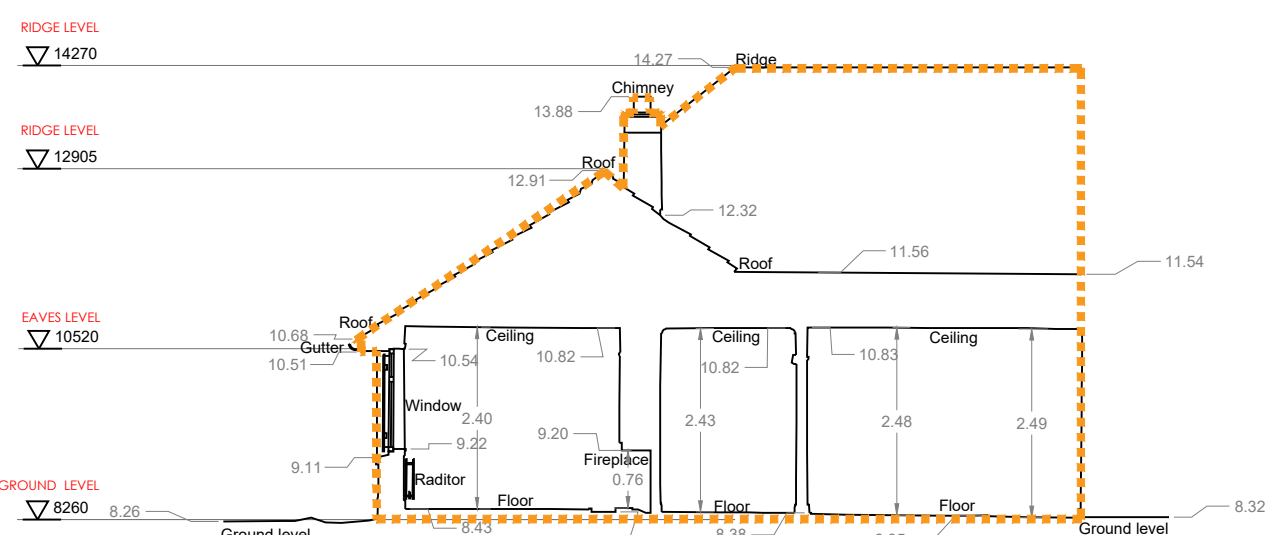
CLIENT:	CORK CITY COUNCIL									
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPEWALK, CORK CO.CORK									
DRAWING TITLE:	EXISTING SITE LAYOUT									
PROJECT	DRAWN	CHECKED	DATE	SCALE	STATUS	REVISION				
2317	KHA	ZZ	00	DR	A	P	0100	S3	P01	



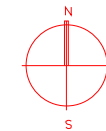
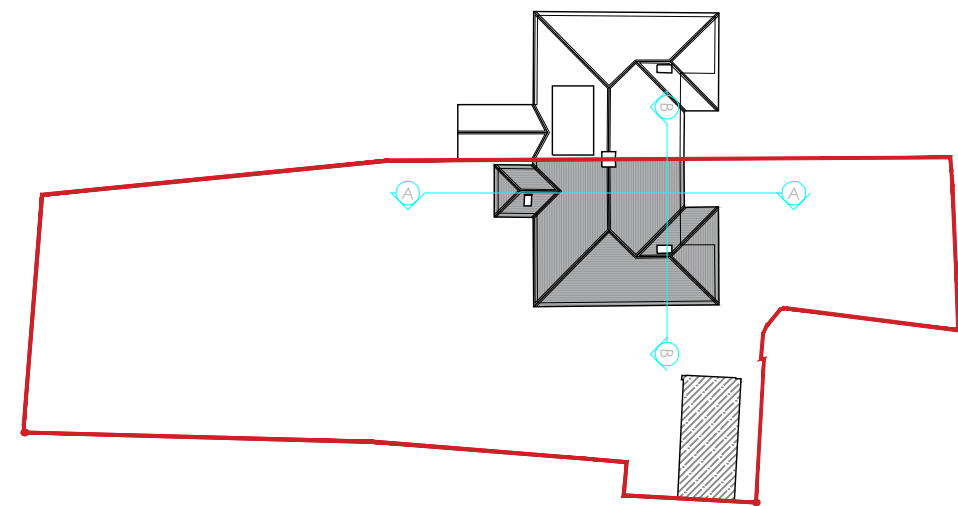
Existing Front Contiguous Elevation (East)
Scale 1:100



Existing Section AA
Scale 1:100



Existing Section BB
Scale 1:100

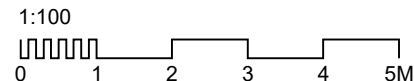


KEY PLAN- SECTION LOCATIONS
SCALE 1:500

TO BE DEMOLISHED

EXISTING STREET ELEVATION & SECTIONS

Scale 1:100



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P01	06/02/2025	ISSUED FOR PART VII PLANNING SUBMISSION	DC	PH	PH



SCALE:
1/100 @ A2



STATUS:
PLANNING

CLIENT:	CORK CITY COUNCIL								
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPEWALK, CORK CO.CORK								
DRAWING TITLE:	EXISTING STREET ELEVATION & SECTIONS								
PROJECT:	ORIGIN:	DRAWN:	LEVEL:	TYPE:	DISC:	CATEGORY:	SUMBER:	STATUS:	REVISION:
2317	KHA	ZZ	00	DR	A	P	0201	S3	P01

AREA SCHEDULE:	
Unit 1 - 3 bed / 5 person:	110.0m ²
Unit 2 - 3 bed / 5 person:	104.9m ²
Unit 3 - 3 bed / 5 person:	99.4m ²
PRIVATE AMENITY SPACE	
Unit 1:	54.4m ²
Unit 2:	72.1m ²
Unit 3:	188.0m ²
SHARED DRIVEWAY:	
	271.8m ²

LEGEND:

Indicates Site Area
Total Site Area: 1044 sqm / 0.1044 Ha / 0.26 Acres

Indicates existing buildings to be removed / demolished

Indicates proposed share hard surface drive-way

Indicates proposed pedestrian walk-way

Indicates proposed vegetation

Indicates proposed private amenity space

Indicates proposed terrace / patio area

Proposed Ground Level

Existing Ground Level

X - Denotes position of site notices.
Refer to Drawing: 2317-KHA-ZZ-00-A-P-0001

- Proposed 1800mm high block-work wall to northern boundary. Pre-cast concrete capping and render finish to select colour
- Proposed 1800mm high concrete post and timber panel fence between units
- Dashed line indicates building foot-print
- Proposed landscape screening to western boundary
- Proposed 1800mm high block-work wall to western boundary. Pre-cast concrete capping and render finish to select colour
- Proposed 1100mm high, high-gloss painted, galvanized steel fence around front gardens with access gates for Units 2 & 3

- Adjoining dwelling to be retained
- Proposed wall along existing party wall to engineer's specifications
- Existing northern boundary treatment to front of dwellings to be retained
- Proposed vehicular entrance with sliding gate
- Existing dwelling to be demolished outlined in orange
- Proposed 1100mm high block-work wall with painted render finish and pre-cast concrete capping to eastern boundary onto Rope Walk
- Existing boundary wall to be retained
- Existing boundary wall to be retained
- Proposed shared walk-way for residents with selected paving finish
- Existing out-building to be demolished outlined in orange
- Existing 2500 mm high exposed block work boundary wall to be retained

FOR DETAILS RELATING TO DRAINAGE REFER TO ENGINEERS DRAWINGS & REPORT

PROPOSED SITE LAYOUT

Scale 1:200

1:200

0 1 2 4 6 8 10M

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REVISION REGISTER

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P01	06/02/2025	ISSUED FOR PART VIII PLANNING SUBMISSION	DC	PH	PH
REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED

KHA

KENNETH HENNESSY ARCHITECTS

SCALE: 1:200 @ A2

tel: 052 6128966
fax: 052 6180690
email: info@khaarchitects.ie

Anglessea House, Anglessea Street
Clonmel, Co. Tipperary

CLIENT: CORK CITY COUNCIL

PROJECT: PROPOSED HOUSING DEVELOPMENT
THE GARDENS, ROPE WALK, BLACKROCK
CO.CORK

DRAWING TITLE: PROPOSED SITE LAYOUT

PROJECT: 2317

OWNER: KHA

DESIGNER: ZZ00

DATE: DR

STATUS: A

SCALE: P

NUMBER: 1000

REVISION: S3

DATE: P01

STATUS: PLANNING



UNIT 1		
AREA COMPARISON	TARGET	PROPOSED
3 BED / 5 PERSON UNIT		
Aggregate Living	34m²	41.5m²
Bedroom 1	13 m²	16.7 m²
Bedroom 2	11.4 m²	13.4 m²
Bedroom 3	7.1m²	9.2 m²
Storage	5 m²	6.5m²
Aggregate bedroom area	32 m²	39.3 m²
OVERALL AREA:	90.2 m²	110.0 m²

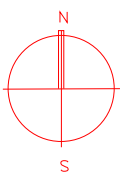
UNIT 2		
AREA COMPARISON	TARGET	PROPOSED
3 BED / 5 PERSON UNIT		
Aggregate Living	34m²	37.2 m²
Main bedroom	13 m²	15.8m²
Bedroom 2	11.4 m²	11.8 m²
Bedroom 3	7.1m²	7.4 m²
Storage	5 m²	8.9 m²
Aggregate bedroom area	32 m²	35m²
OVERALL AREA:	90.2 m²	104.9 m²

UNIT 3		
AREA COMPARISON	TARGET	PROPOSED
3 BED / 5 PERSON UNIT		
Kitchen/ Living/ Dining	34m²	33.6m²
Main bedroom	13 m²	15.3 m²
Bedroom 2	11.4 m²	15.1 m²
Bedroom 3	7.1m²	7.1 m²
Storage	5 m²	5.9 m²
Aggregate bedroom area	32 m²	37.5m²
OVERALL AREA:	90.2 m²	99.4m²

MATERIAL KEY:

- Proposed Hard Surface
- Proposed Pedestrian path
- Proposed Walls
- Existing Walls
- Proposed Vegetation
- Proposed Terrace
- Private Amenity Space
- Vegetation
- PROPOSED FFL
- Proposed Ground Level
- Existing Ground Level
- Removed - Existing Dwelling

FOR DETAILS RELATING TO DRAINAGE REFER TO ENGINEERS DRAWINGS & REPORT



PROPOSED FLOOR PLAN

Scale 1:100
1:100
0 1 2 3 4 5M

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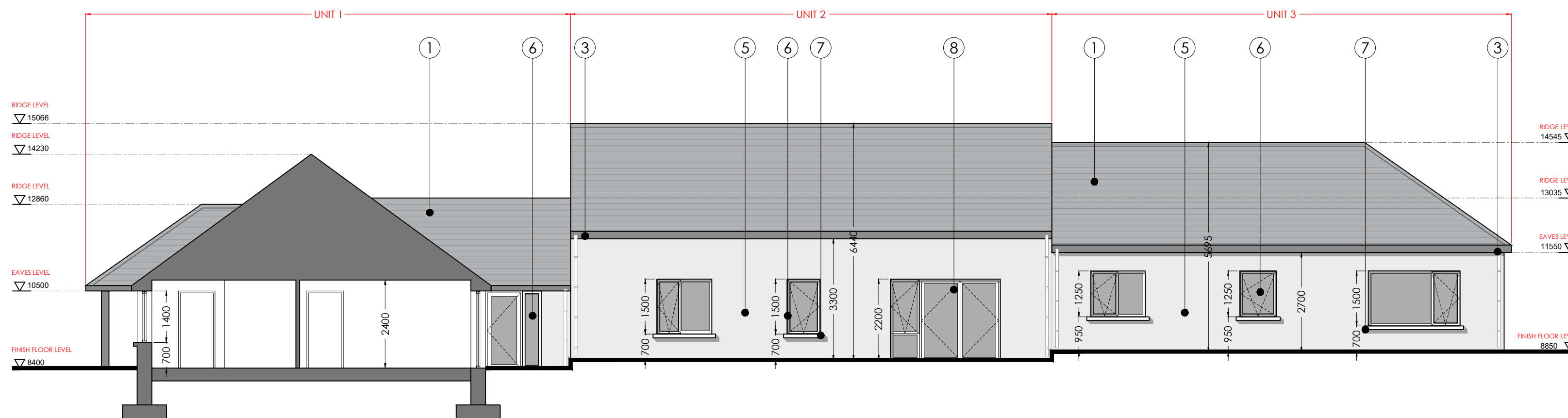
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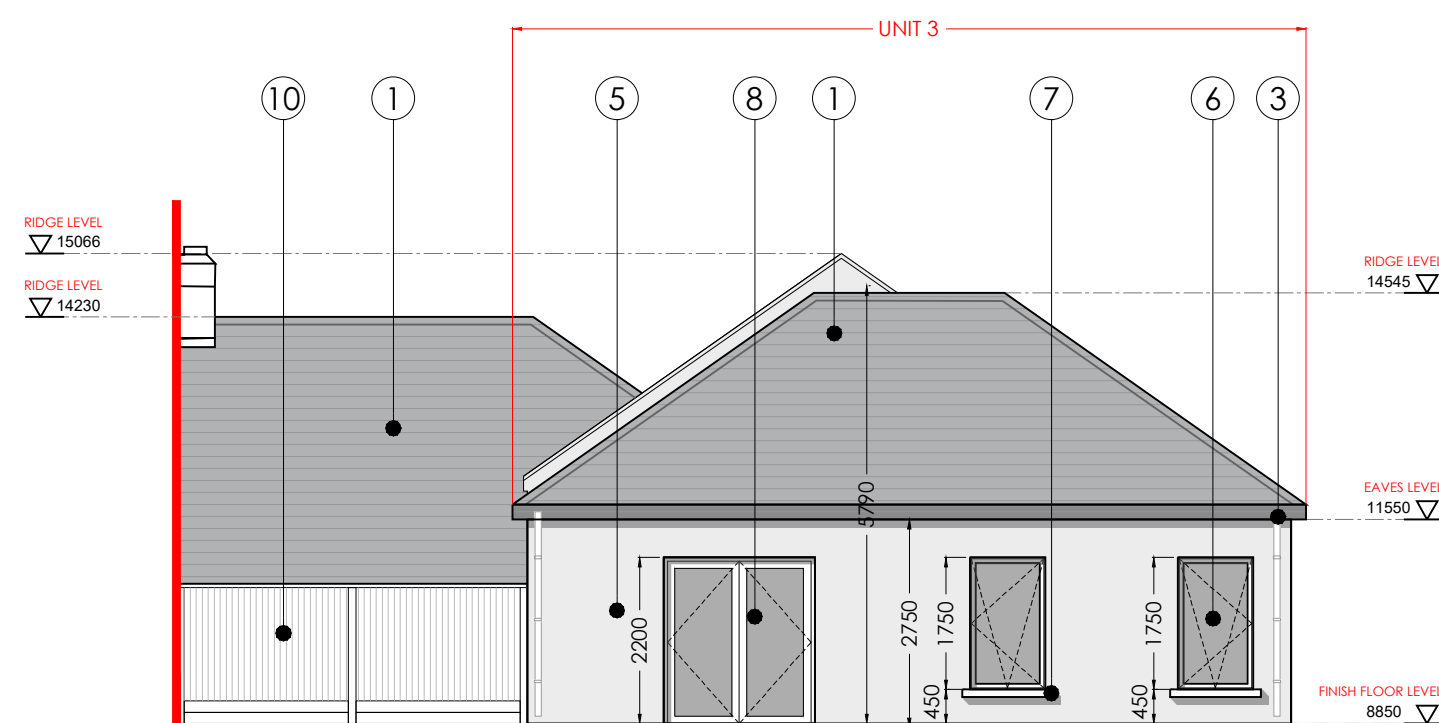
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CLIENT:	CORK CITY COUNCIL
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPE WALK, BLACKROCK CO.CORK
DRAWING TITLE:	PROPOSED FLOOR PLAN
PROJECT	2317 KHA ZZ00 DR A P 1100 S3 P01

**PROPOSED SIDE ELEVATION (NORTH)**

Scale 1:100

**PROPOSED REAR ELEVATION (WEST)**

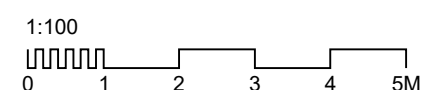
Scale 1:100

Materials Key

- ① Blue / Black fibre cement roof tile or similar approved
- ② Standing seam flat roof - to select dark colour
- ③ Cast aluminium or PVC rainwater goods - to select colour
- ④ Dark Grey Brick finish to select external walls
- ⑤ External walls to be rendered and painted to select colour
- ⑥ Double or triple glazed aluminium / uPVC / hardwood timber - windows to select colour
- ⑦ Proposed limestone or concrete window sills
- ⑧ Double or triple glazed uPVC / timber / aluminium doors to select colour
- ⑨ Solid timber door in select colour
- ⑩ 1800mm high concrete post and timber panel fence between units

PROPOSED ELEVATIONS

Scale 1:100

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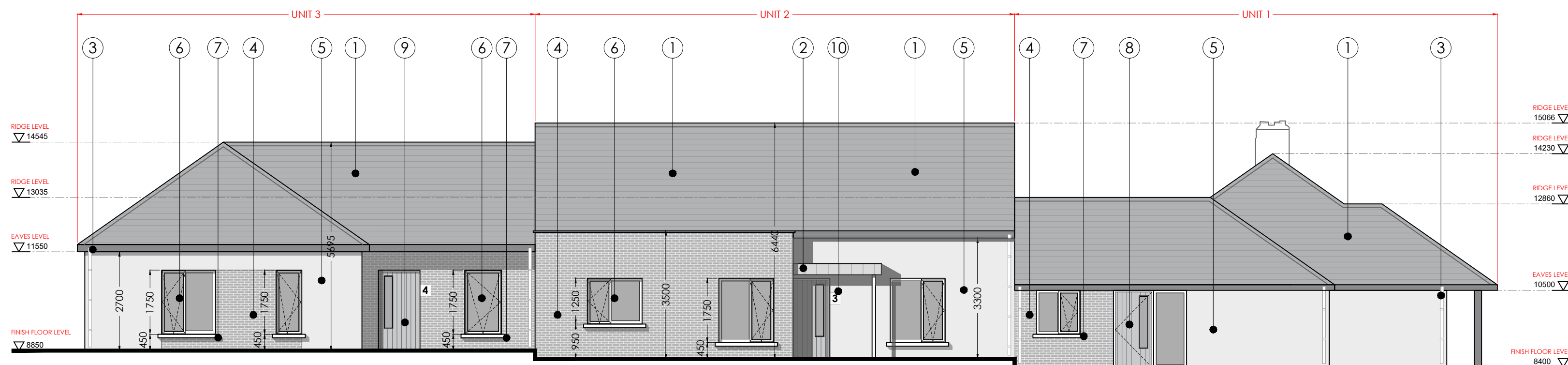
ALL WORK TO COMPLY WITH CURRENT BUILDING REGS & S.S.

REVISION REGISTER

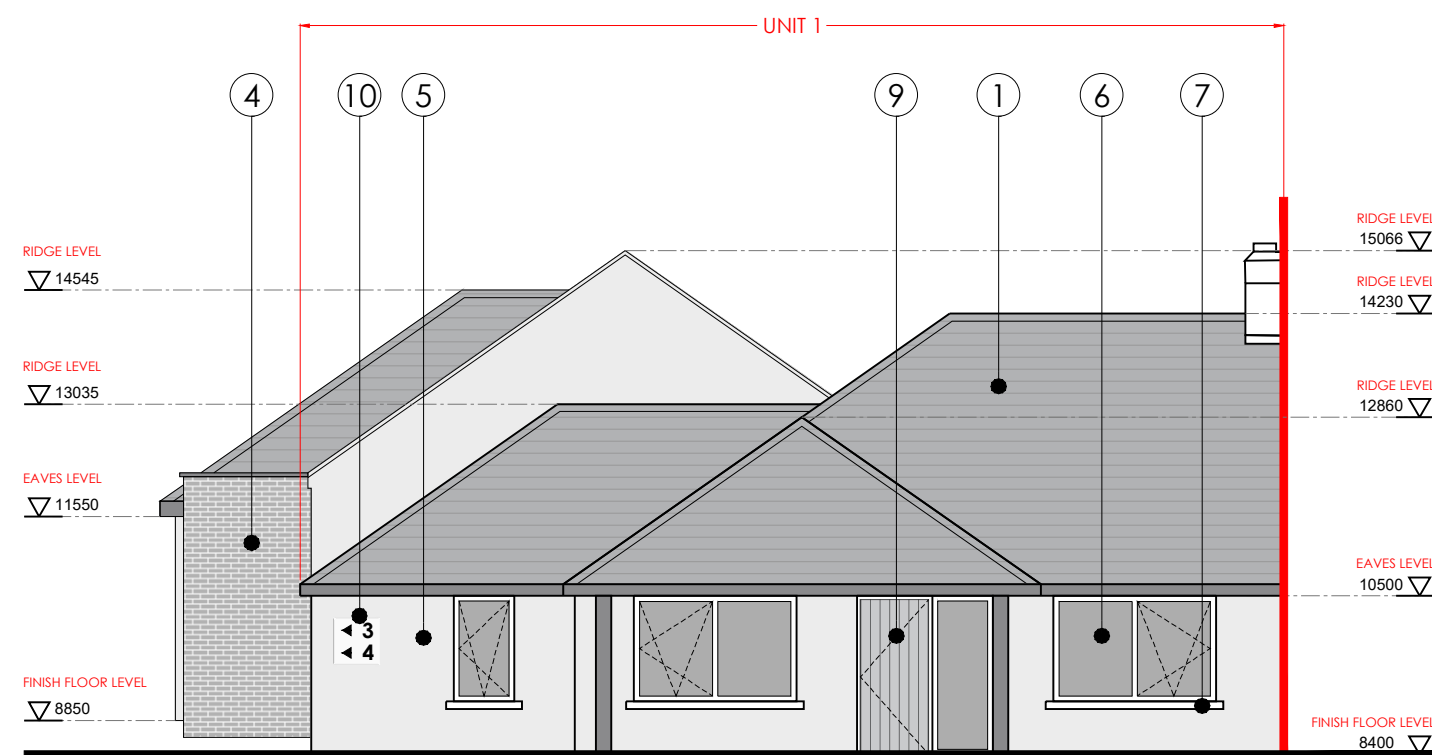
REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
P01	06/02/2025	ISSUED FOR PART VIII PLANNING SUBMISSION	DC	PH	PH

SCALE:
1:100 @ A2tel: 052 6128966
fax: 052 6180690
email: info@kharchitects.ie
Anglesea House, Anglesea Street
Clonmel, Co. TipperarySTATUS:
PLANNING

CLIENT:	CORK CITY COUNCIL									
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPE WALK, BLACKROCK, CO.CORK									
DRAWING TITLE:	PROPOSED ELEVATIONS									
PROJECT	DRAWN	CHECKED	DATE	SCALE	STATUS	REVISION				
2317	KHA	ZZ00	DR	A	P	2000	S3	P01		

**PROPOSED SIDE ELEVATION (SOUTH)**

Scale 1:100

**PROPOSED FRONT ELEVATION (EAST)**

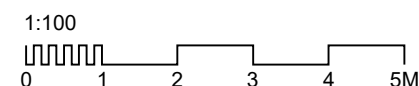
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Materials Key

- 1 Blue / Black fibre cement roof tile or similar approved
- 2 Standing seam flat roof - to select dark colour
- 3 Cast aluminium or PVC rainwater goods - to select colour
- 4 Dark Grey Brick finish to select external walls
- 5 External walls to be rendered and painted to select colour
- 6 Double or triple glazed aluminium / uPVC / hardwood timber - windows to select colour
- 7 Proposed limestone or concrete window sills
- 8 Double or triple glazed uPVC / timber / aluminium doors to select colour
- 9 Solid timber door in select colour
- 10 Proposed signage indicating dwelling numbers

PROPOSED ELEVATIONS

Scale 1:100

**STANDARD INSTRUCTIONS**

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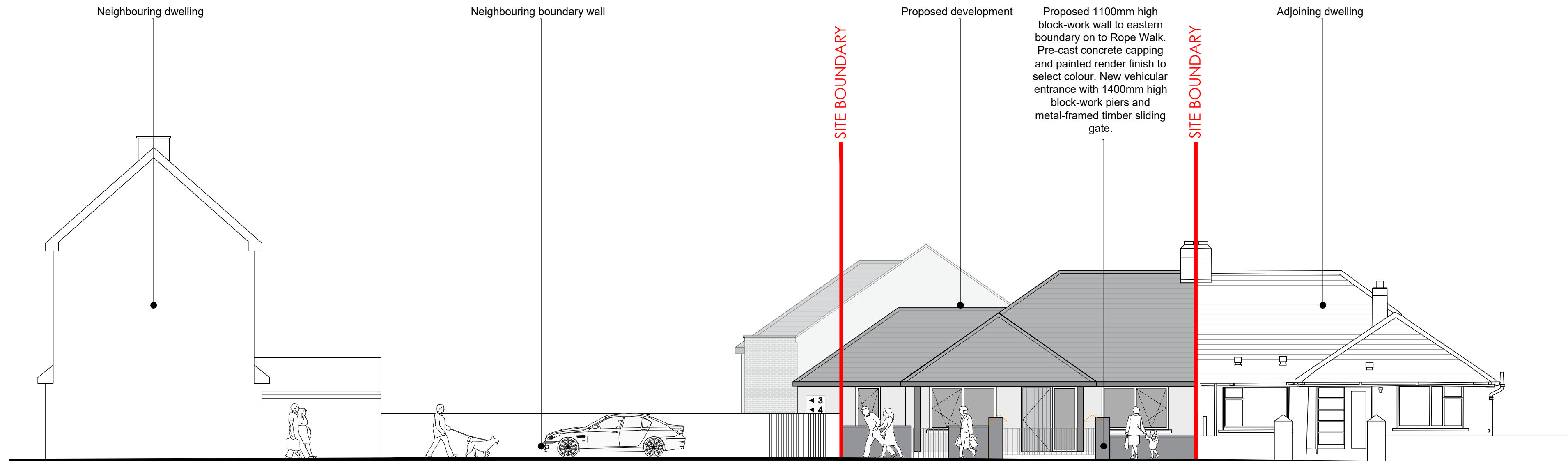
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Clonmel, Co. Tipperary



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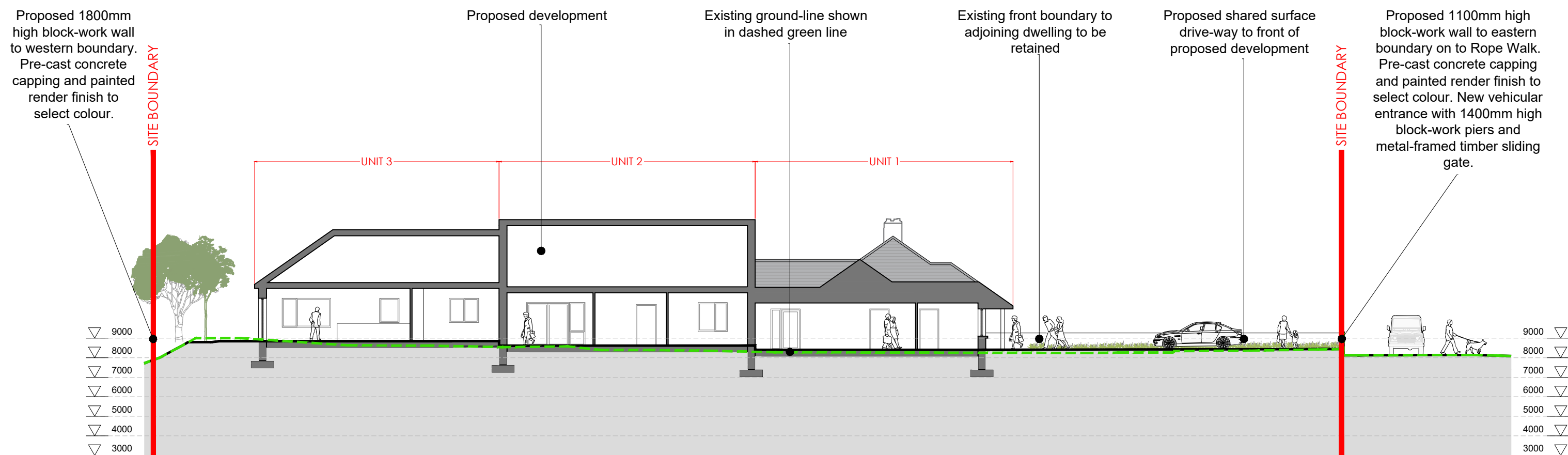
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PLANNING

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PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPE WALK, BLACKROCK, CO.CORK							
DRAWING TITLE:	PROPOSED ELEVATIONS							
PROJECT	DRAWN	CHECKED	DATE	SCALE	STATUS	REVISION	PROJECT	DRAWN
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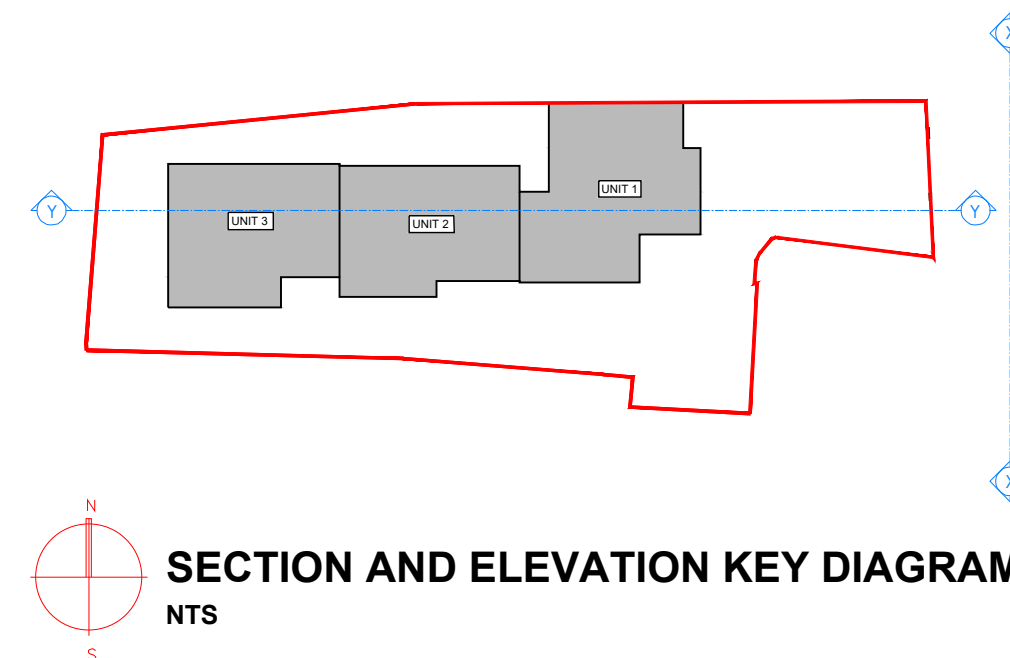
PROPOSED CONTIGUOUS ELEVATION XX

Scale 1:100



PROPOSED SITE SECTION YY

Scale 1:200



PROPOSED CONTIGUOUS ELEVATION & SITE SECTION

Scale as stated

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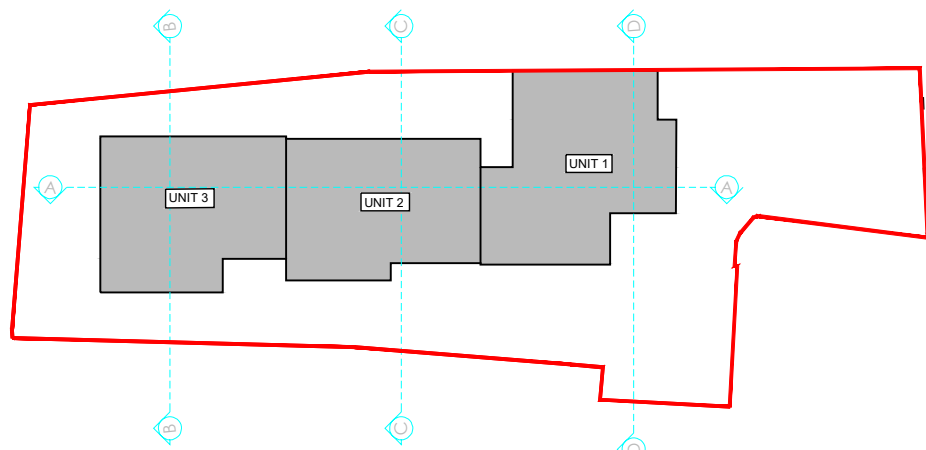


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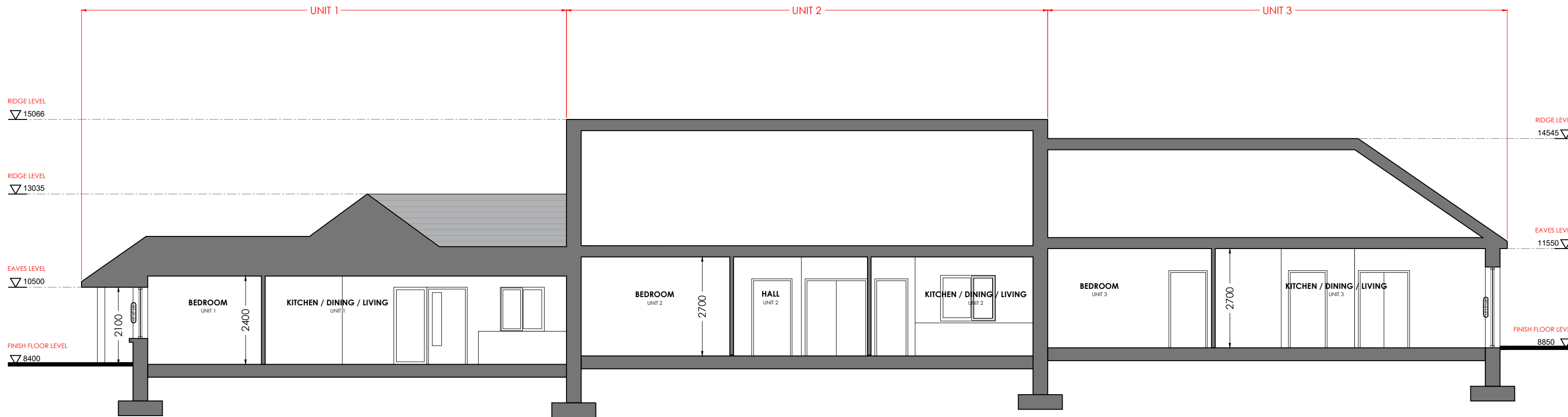
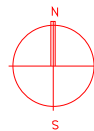
tel: 052 6128966
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email: info@kharchitects.ie
Anglesea House, Anglesea Street
Clonmel, Co. Tipperary

STATUS: PLANNING

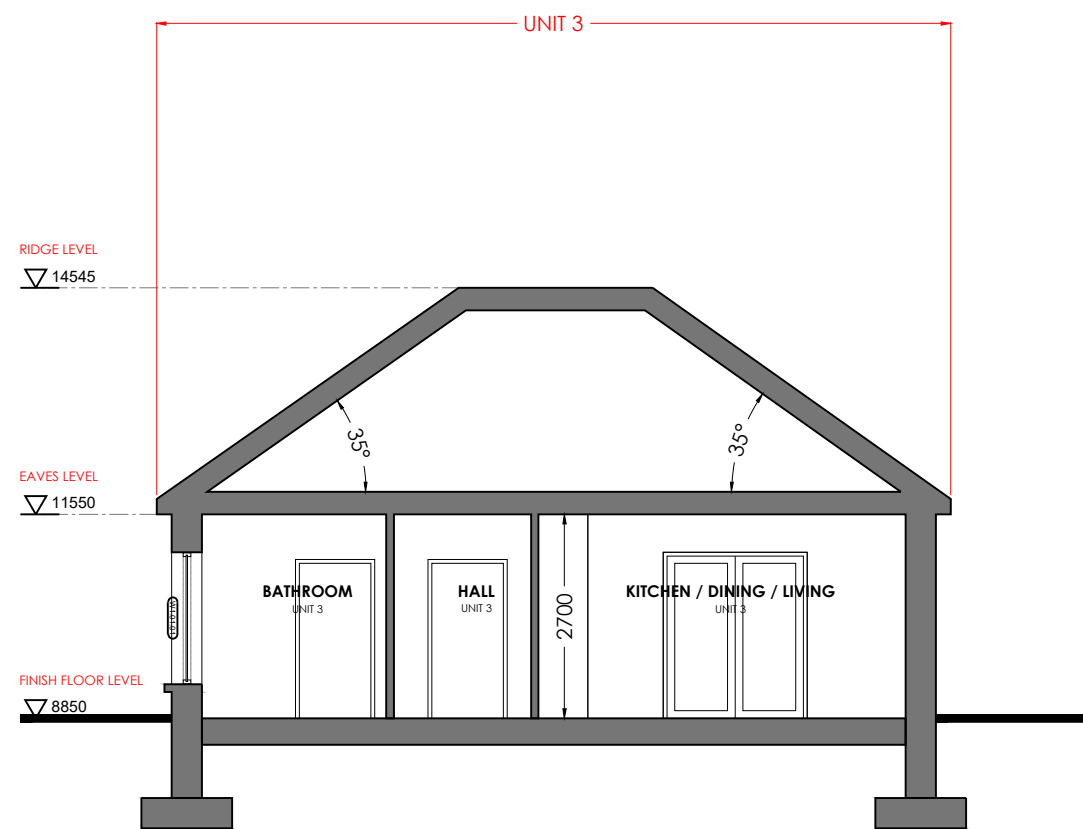
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PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPE WALK, BLACKROCK, CO.CORK
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DATE	ZZ00
TYPE	DR
DATE	A
DATE	P
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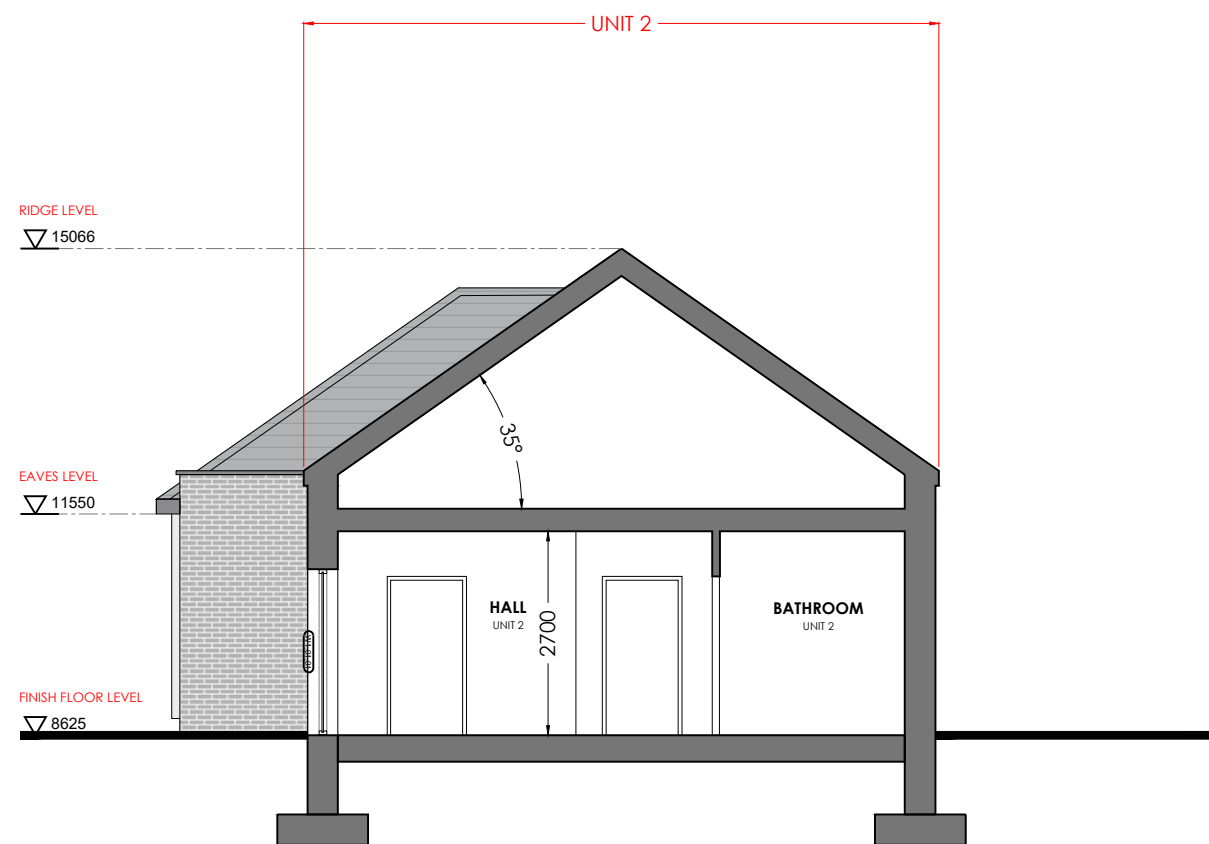
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SCALE NTS



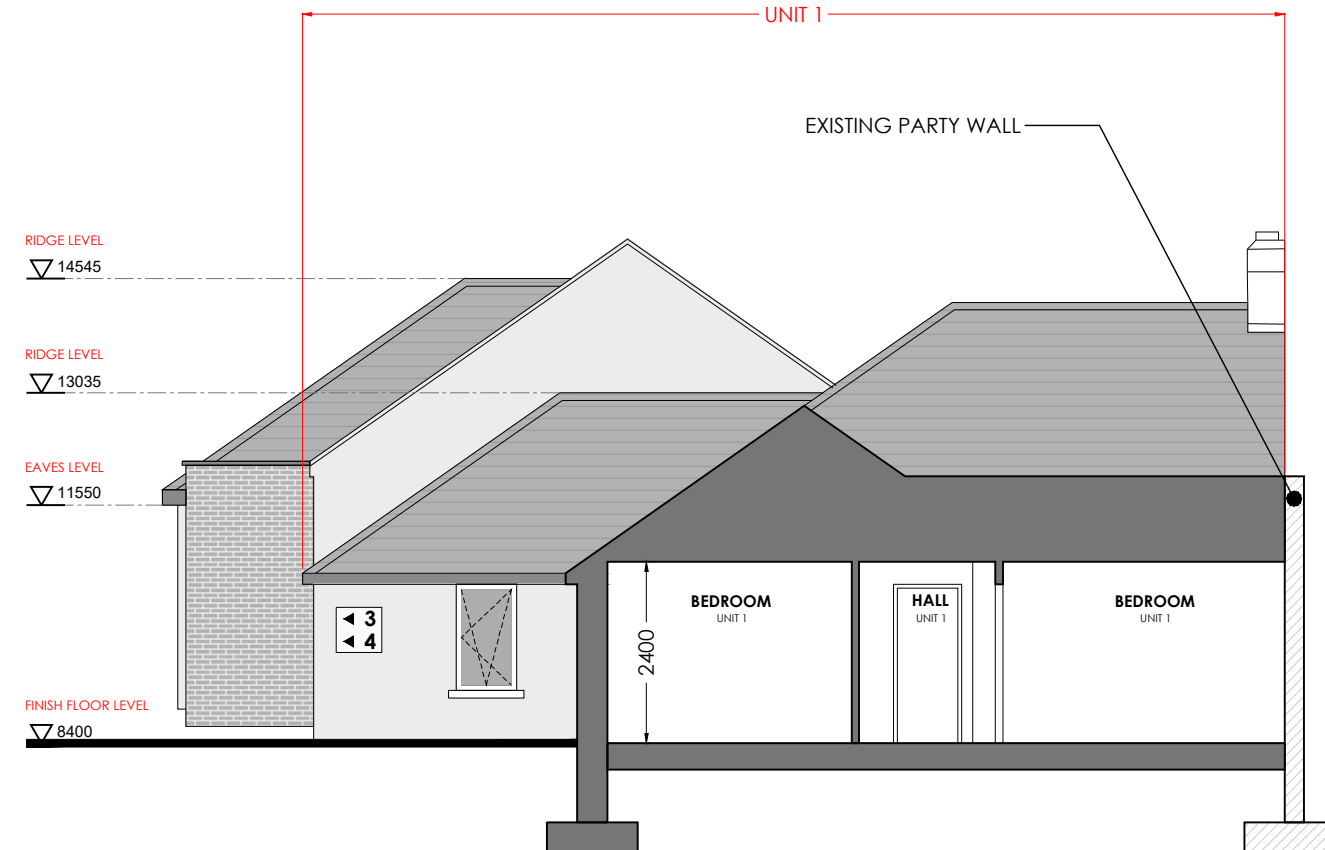
PROPOSED SECTION AA
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PROPOSED SECTION BB
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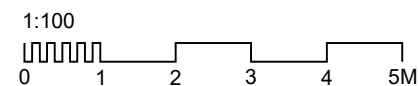
PROPOSED SECTION CC
SCALE 1:100



PROPOSED SECTION DD
SCALE 1:100

PROPOSED SECTIONS

Scale 1:100



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Anglesea House, Anglesea Street
Clonmel, Co. Tipperary



STATUS:
PLANNING

CLIENT:	CORK CITY COUNCIL								
PROJECT:	PROPOSED HOUSING DEVELOPMENT THE GARDENS, ROPEWALK, BLACKROCK, CO.CORK								
DRAWING TITLE:	PROPOSED SECTIONS								
PROJECT	DRAWN	DATE	SCALE	TYPE	REV	CATEGORY	NUMBER	STATUS	REVISION
2317	KHA	ZZ00	DR	A	P		3000	S3	P01



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P01	06/02/2025	ISSUED FOR PART VIII PLANNING SUBMISSION	DC	PH	PH




**KENNETH HENNESSY
ARCHITECTS**

SCALE:
N/A

tel: 052 6128966
fax: 052 6180690
email: info@kharchitects.ie

Anglesea House, Anglesea Street
Clonmel, Co. Tipperary



STATUS:
PLANNING

CLIENT: **CORK CITY COUNCIL**

PROJECT: **PROPOSED HOUSING DEVELOPMENT
THE GARDENS, ROPEWALK, BLACKROCK,
CO.CORK**

DRAWING TITLE: **PROPOSED 3D IMAGES**

PROJECT	DRAWN	DATE	LEVEL	TYPE	REV	CATEGORY	NUMBER	STATUS	ISSUED
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