

**Proposed Housing Development at St. Gobnait's Terrace, Ballyvourney Co. Cork,
for Cork Co. Council**

Schedule of Maps and Drawings:

Drawing No. 24301 – 1000 – P1	Proposed Site Layout Scale 1:200 @A1
Drawing No. 24301 – 1001 – P1	Existing Site Layout Scale 1:200 @A1
Drawing No. 24301 – 1002 – P1	Site Location Map Scale 1:1000 @A1
Drawing No. 24301 – 1150 – P1	Apartments - Floor Layout, Sections and Elevations Scale 1:100 @A1
Drawing No. 24301 – 1151 – P1	Houses - Floor Layout, Sections and Elevations Scale 1:100 @A1
Drawing No. 24301 – 1201 – P1	Contiguous Site Elevations Scale 1:200 @A1

Site Area (21 No. Dwellings per Hectare)	0.38 Ha	
DWELLING TYPES		
Houses: 2 Bed - 4 Persons	Floor Area: 82.3m ²	Total No.: 4 No.
Apartments: #35 & #37 (1 Bed - 2 Persons)	51.0m ²	2 No.
Apartments: #34 & #36 (1 Bed - 2 Persons)	51.8m ²	2 No.
CAR PARKING		
Existing Car Parking	24	
Existing Car Parking to be removed	-06	
total existing remaining	18	
proposed new car parking	13	
total proposed + existing	31	
net increase	07	
no. of dwellings:		
existing	10	
proposed	08	
total	18 No.	

LEGEND - Site Layout		
01	Grass /Lawn	
02	Footpath	
03	concrete paviors	
04	gravel	
05	patio/terrace paving	
A	VOID	
B	Existing s/c rendered conc block wall with pc concrete capping to be cleaned.	
C	New 1.8m high pc concrete panel fence with pc concrete posts and plinths	
D	0.8m high conc block wall with selected random rubble type stone cladding to match existing low walls to existing dwellings in St Gobnait's estate	
D.1	as type D above except that this section of wall is 1.8m high	
D.2	as type D above except that this section of wall is 0.25 m high kerbing arrangement	
E	bin store and bicycle store comprising 1.27m high stone wall (Type D) with timber sheathed doors on galvanized steel frames, roofed to be cast in-situ reinforced concrete with 1:50 fall and cast-in 20mm dip of the slab edge.	
F	1.2 m high treated timber post and rail fence	

LEGEND - TREES and SHRUB Landscaping		
#1	Tree Type # 1 - Rowan ("Sorbus aucuparia") Sheer water seedling	
#2	Tree Type # 2 - Wild Cherry ("Prunus avium")	
#3	Tree Type # 3 - Silver Birch (Betula pendula)	
#4	Tree Type # 4 - Whitebeam ("Sorbus aria Majestica")	
#5	Tree Type # 5 - Robin Hill ("Amelanchier x grandiflora")	
#A	Shrub/Hedge Planting # A - Wild Privet ("Ligustrum vulgare")	
#B	Shrub/Hedge Planting # B - Gelder Rose ("Viburnum opulus")	
#C	Shrub/Hedge Planting # C - Dogwood ("Cornus sanguinea")	

Site area: 0.38 Ha.

Site Boundary: Boundary of adjoining properties owned by Cork Co. Council:

To be removed or demolished:

PLANNING - PART 8

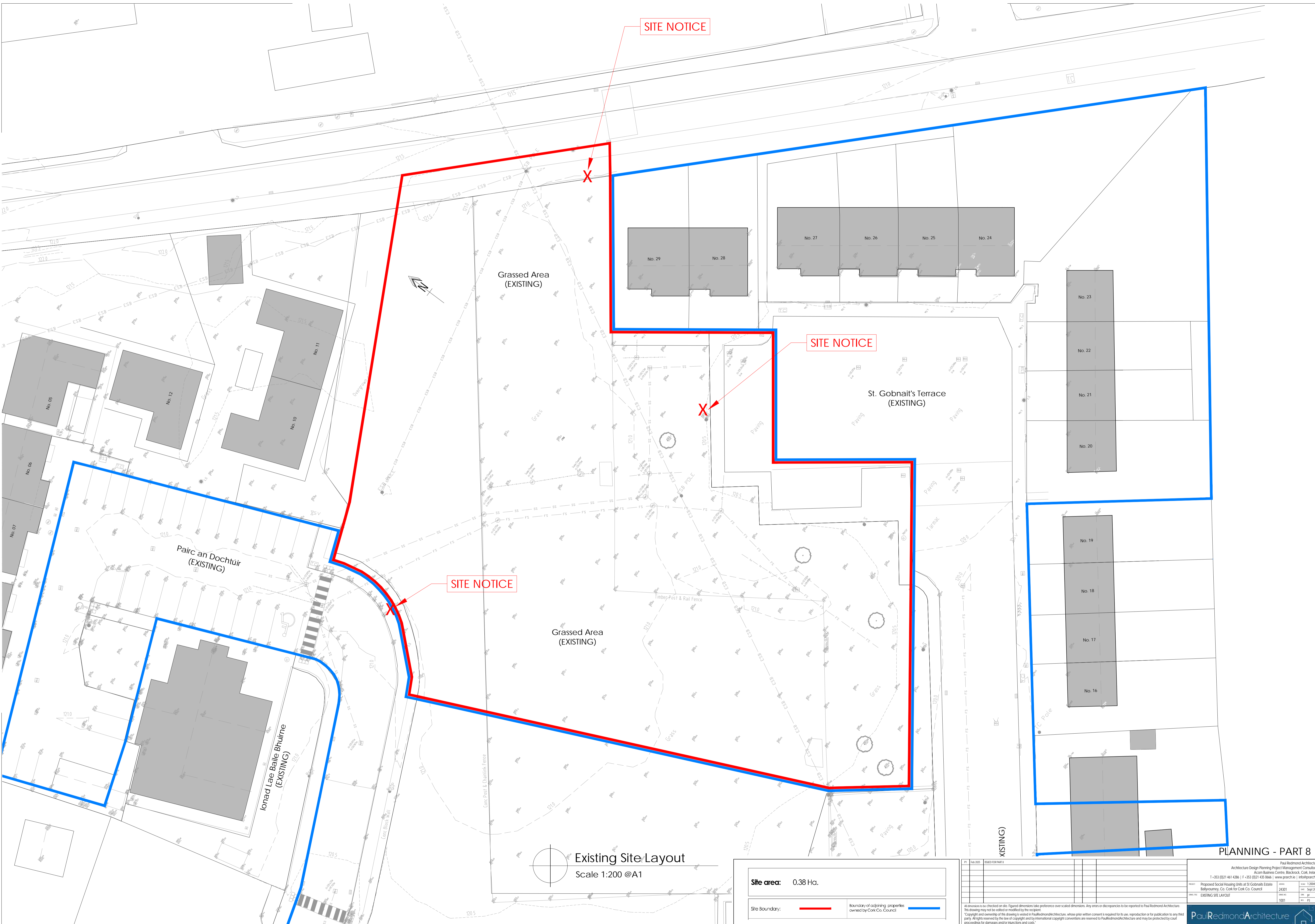
Project Name	Proposed Social Housing Units at St Gobnait's Estate, Ballyvoories, Co. Cork for Cork Co. Council	Scale	1:200 @A1
Client	Cork County Council	Date	12/08/24
Author	Paul Redmond Architecture	Sheet	08 of 24
Check		Scale	1:200 @A1
Issue	PROPOSED SITE LAYOUT	Scale	1:200 @A1

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Proposed Site Layout
Scale 1:200 @A1



SITE NOTICE

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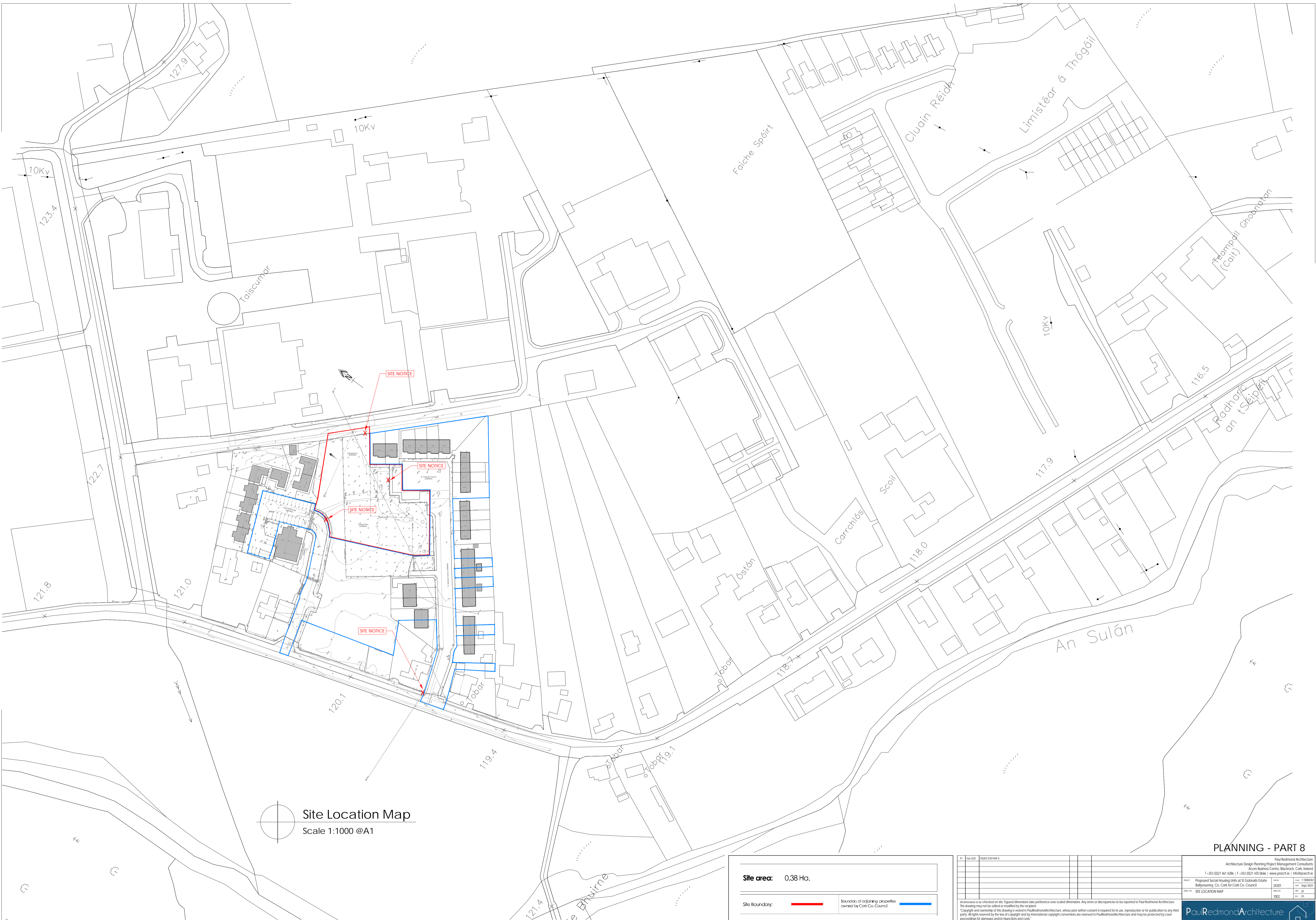
SITE NOTICE

Existing Site Layout
Scale 1:200 @A1

Site area: 0.38 Ha.

Site Boundary: — Boundary of adjoining properties owned by Cork Co. Council —

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<small>Paul Redmond Architecture Architecture Design, Planning, Project Management Consultants Acorn Business Centre, Blackrock, Cork, Ireland T +353 (0)21 461 4286 F +353 (0)21 435 0666 www.pra.ie info@pra.ie</small>	<small>PROJ: Proposed Social Housing Units at St Gobnait's Estate Ballyourney, Co. Cork for Cork Co. Council DATE: 24/01/2024 SCALE: 1:200 @A1 SHEET: 01 OF 01</small>



Site Location Map
Scale 1:1000 @A1

Site area: 0.38 Ha.

Site Boundary: — Boundary of adjoining properties owned by Cork Co. Council —

PT	REV	ISSUED FOR	DATE
		05/20/2024	05/20/2024

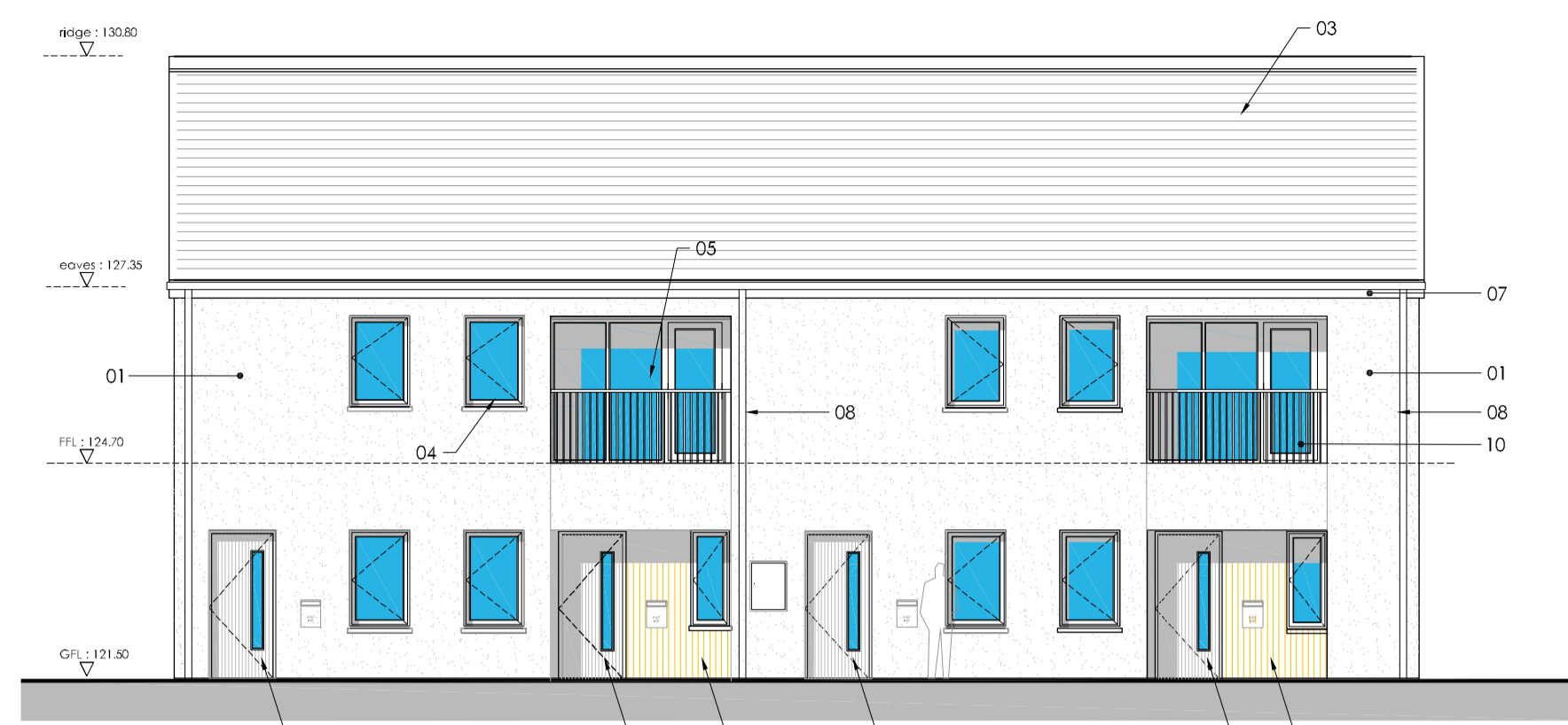
PLANNING - PART 8

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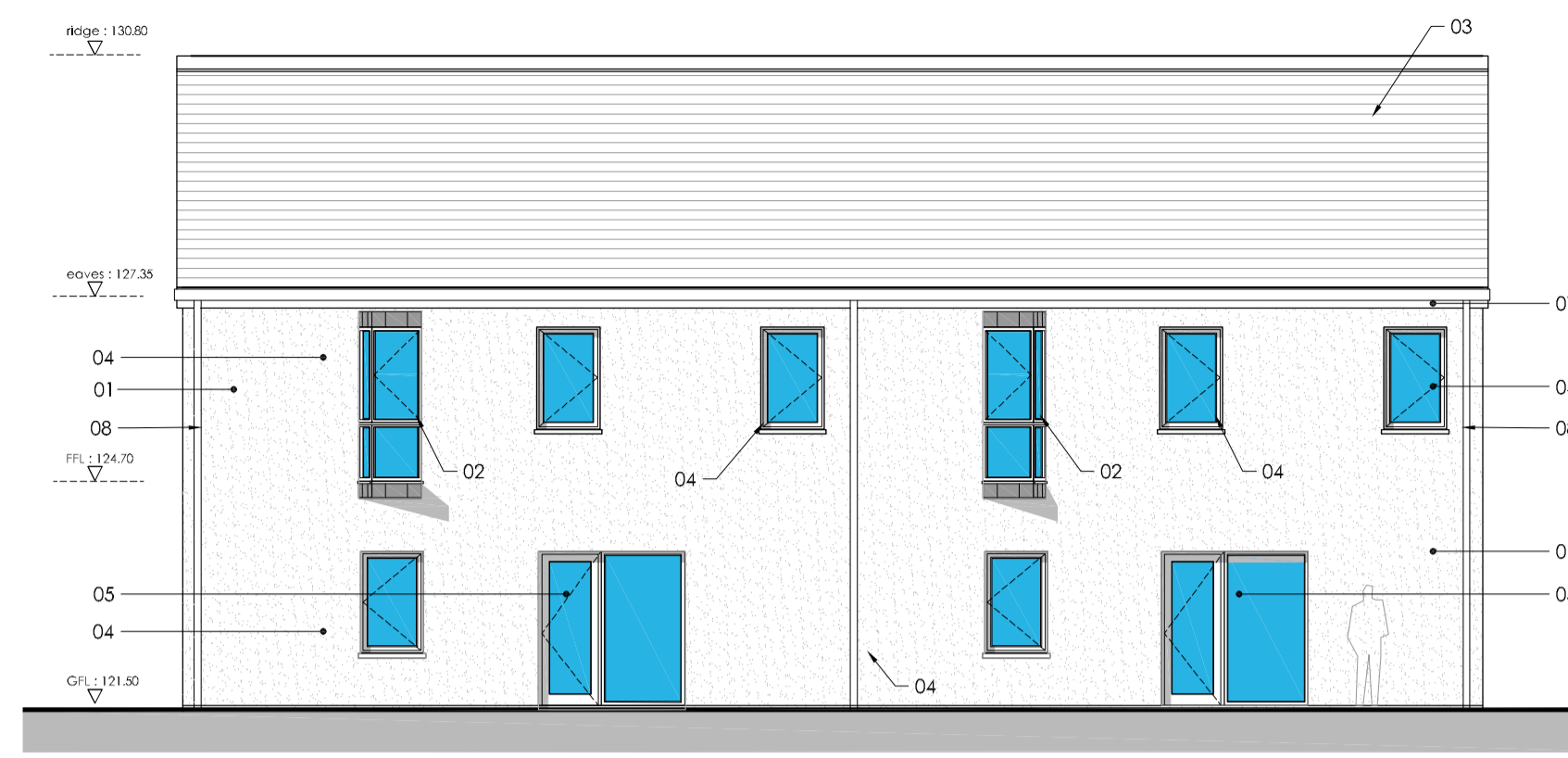
PROJECT	Proposed Social Housing Units at St Gobnath Estate	DATE	1/10/2024
CLIENT	Ballyourney Co. Cork for Cork Co. Council	REV	24/01
DATE	10/02/2024	DATE	09/09/2024
SCALE	1:1000	SCALE	1:1000
DATE	10/02/2024	DATE	09/09/2024
SCALE	1:1000	SCALE	1:1000

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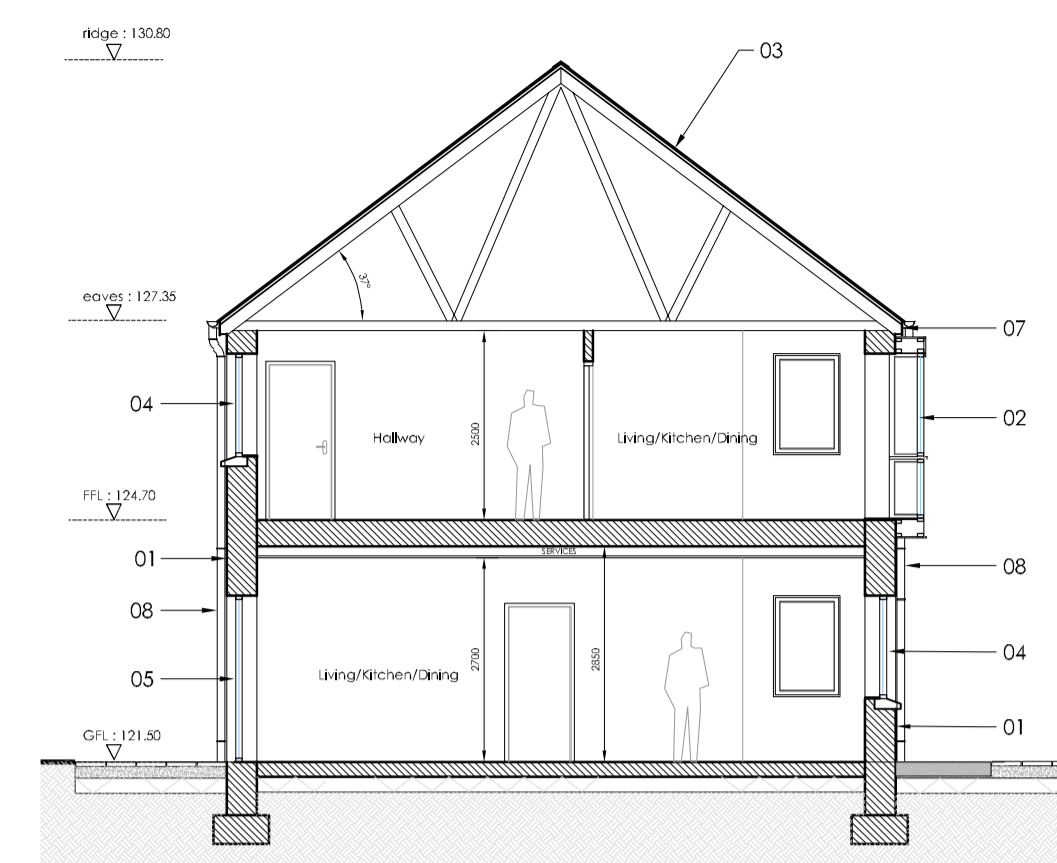
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Apartments - Front Elevation (Southwest)
Scale 1:100 @A1

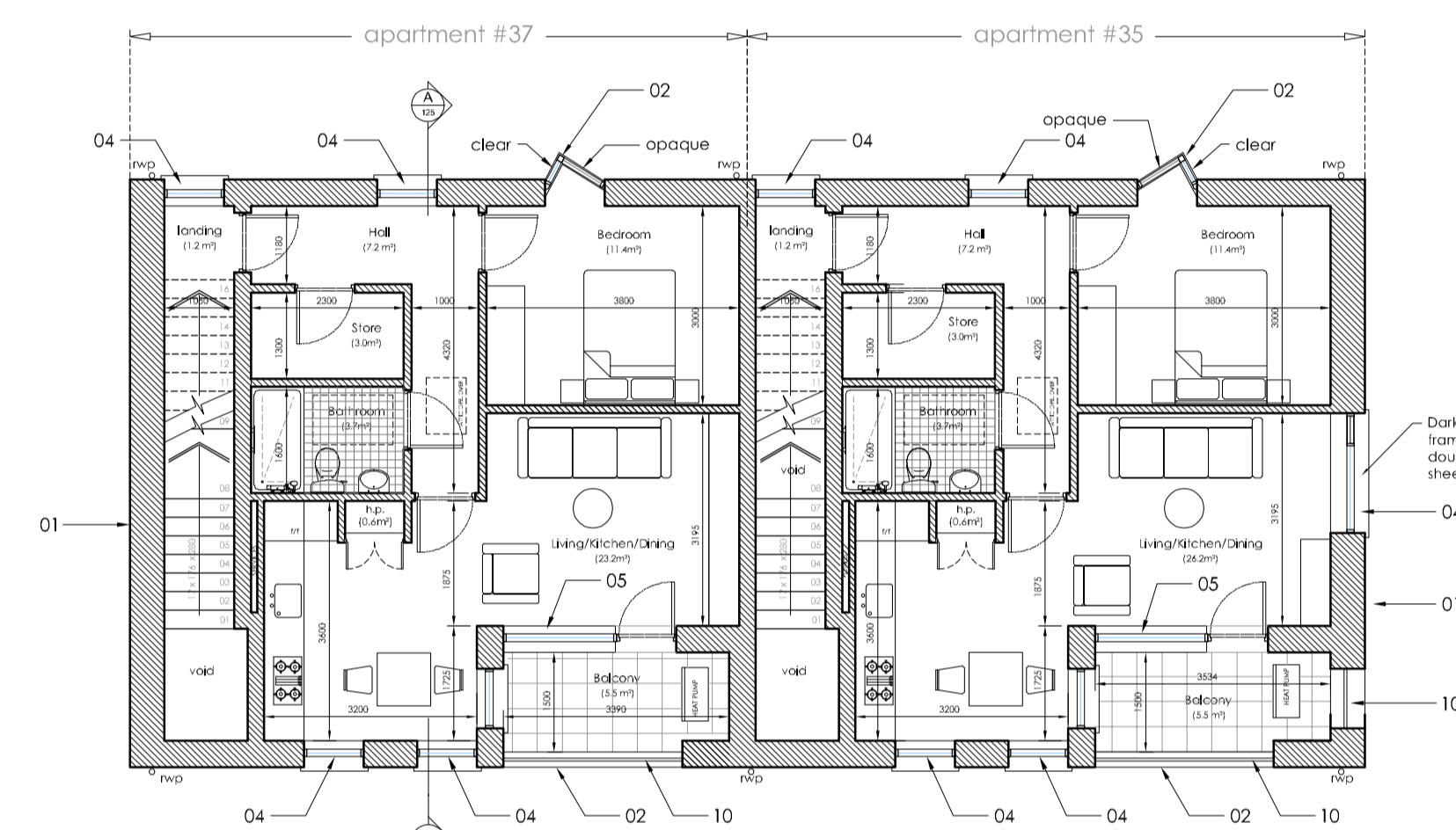


Apartments - Rear Elevation (Northeast)
Scale 1:100 @A3

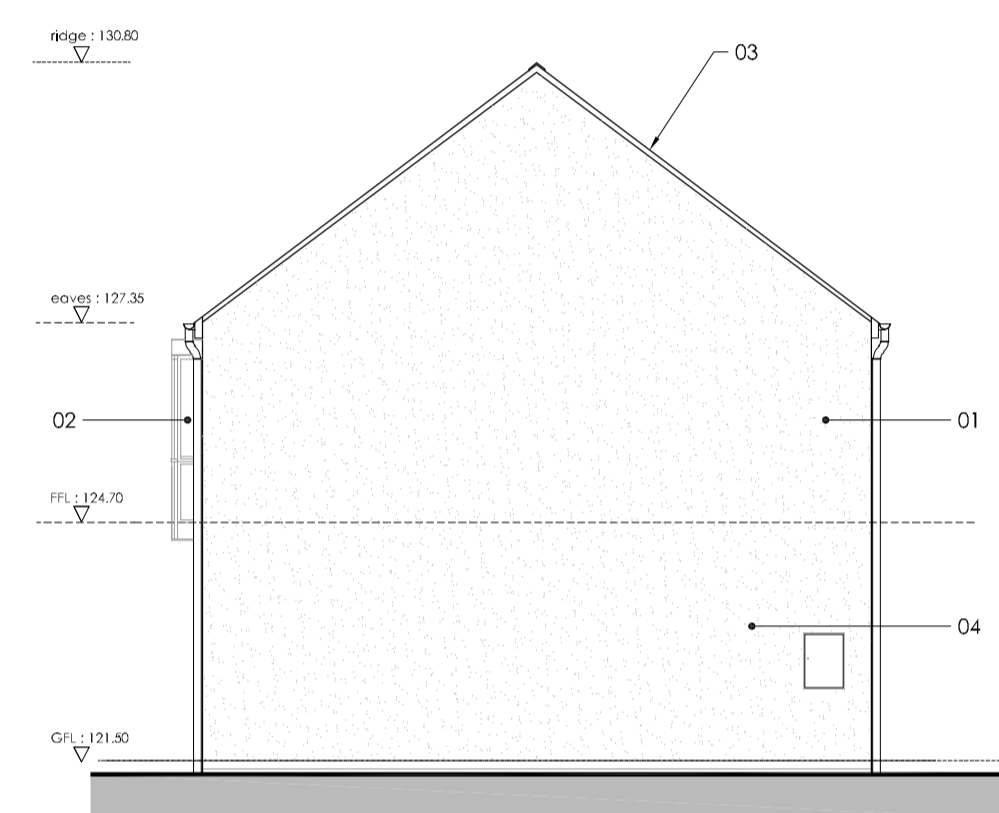


Section A-A
Scale 1:100 @A3

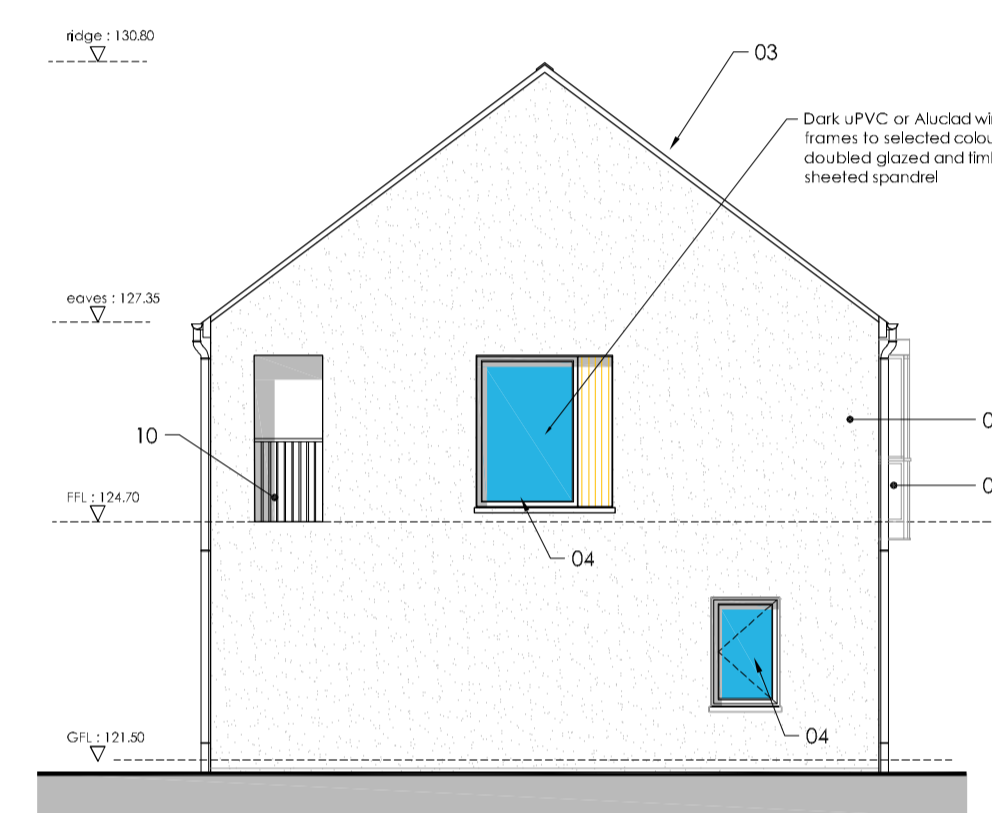
CAR PARKING		spaces
Existing Car Parking:		24
Existing Car Parking to be removed		-06
total existing remaining		18
proposed new car parking		13
total proposed + existing		31
net increase		07
no. of dwellings:		
existing	10	
proposed	08	
total	18 No.	



Apartments - Upper Floor Layout (Nos. 35 and 37)
Scale 1:100 @A1



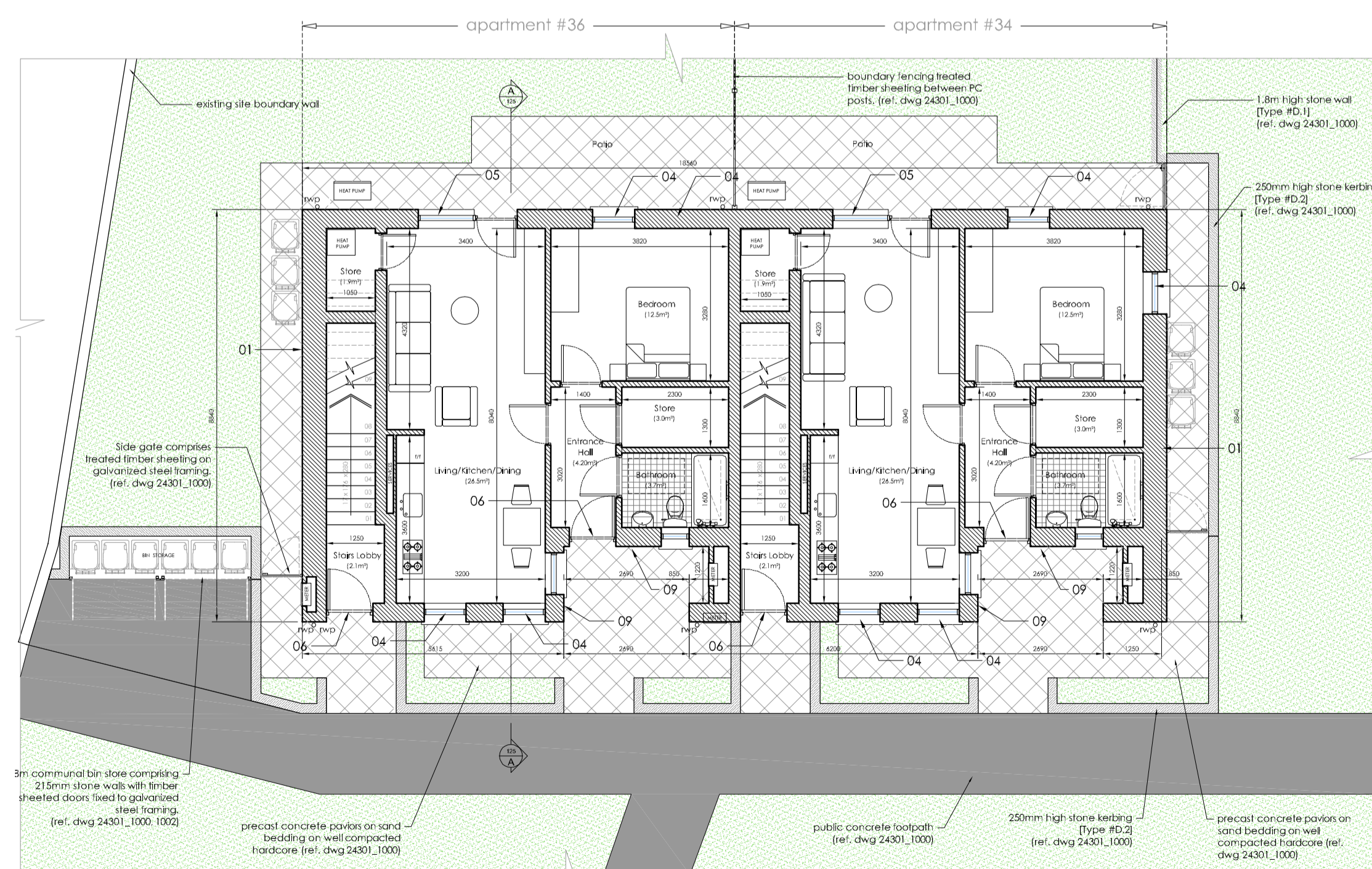
Apartments - LHS Elevation (Northwest)
Scale 1:100 @A3



Apartments - LHS Elevation (Northwest)
Scale 1:100 @A3

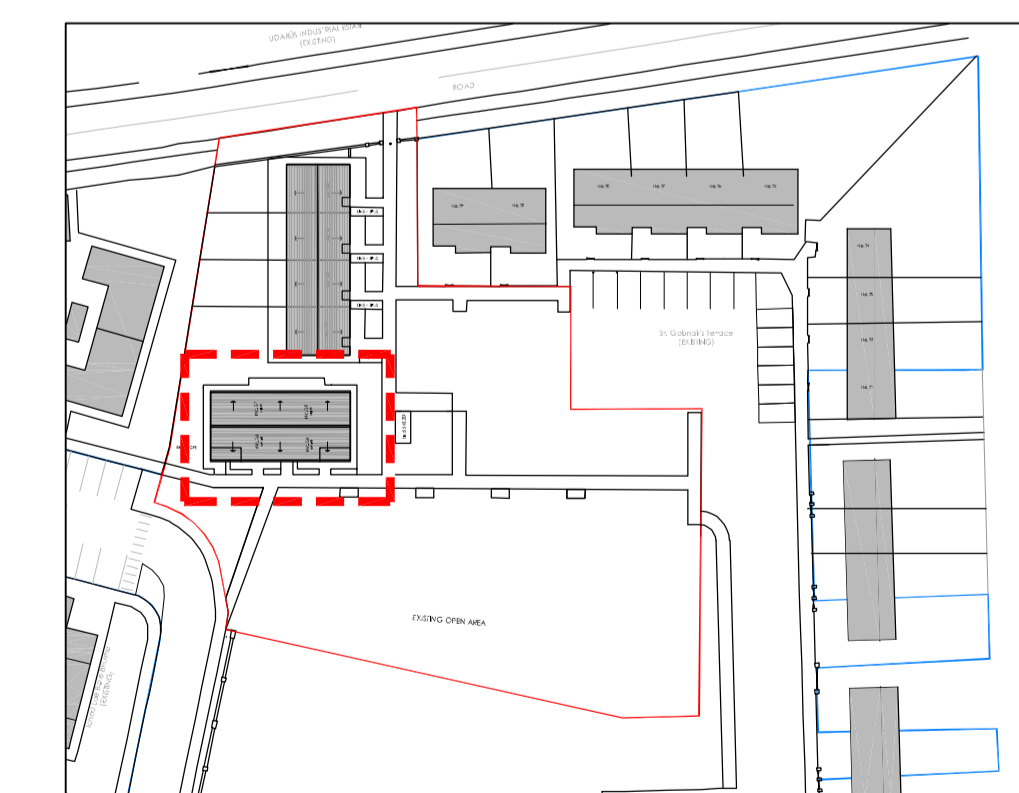
LEGEND - Finishes and Materials

01	Rough - Dash render finish to selected colour
02	Zinc cladding to angled window assembly with dark or Aluclad windows frames to selected colour note: fixed light facing north will be opaque
03	Fibre cement slate, blue-black in colour
04	Dark Aluclad windows frames to selected colour
05	Dark Aluclad door and glazing frames to selected colour
06	Composite engineered door with a hardwood finish to selected colour.
07	Dark uPVC fascia and soffit to selected colour
08	Aluminum rainwater goods
09	Selected cladding/rain screen
10	Galvanised steel rail and balustrade



Apartments - Ground Floor Layout
Scale 1:100 @A1

UNIT AREAS - Apartments (as numbered below)		Gross	Main Living	Agg. Living	Agg. Bed.	Storage
Target		45.0 m ²	11.0 m ²	23.0 m ²	11.0 m ²	3.0 m ²
Actual (#35 and #37)		51.0 m ²	12.1 m ²	23.2 m ²	11.4 m ²	3.6 m ²
Actual (#34 and #36)		51.8 m ²	11.7 m ²	26.5 m ²	12.5 m ²	4.0 m ²



KEY SITE PLAN Scale 1:1000 @A1

4 No. ONE BED 2 PERSON APARTMENTS

PI	REV	DATE	BY	CHKD	APP'D	DESCRIPTION

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PROJ: Proposed Social Housing Units at St Goartha Estate
SHE: 24001
DATE: 27 Sept 2024

DRAWN: ONE BEDROOM APARTMENTS BUILDING FLOOR LAYOUTS, BEYARONS and SECTION A-A
SCALE: 1:150
REV: 01

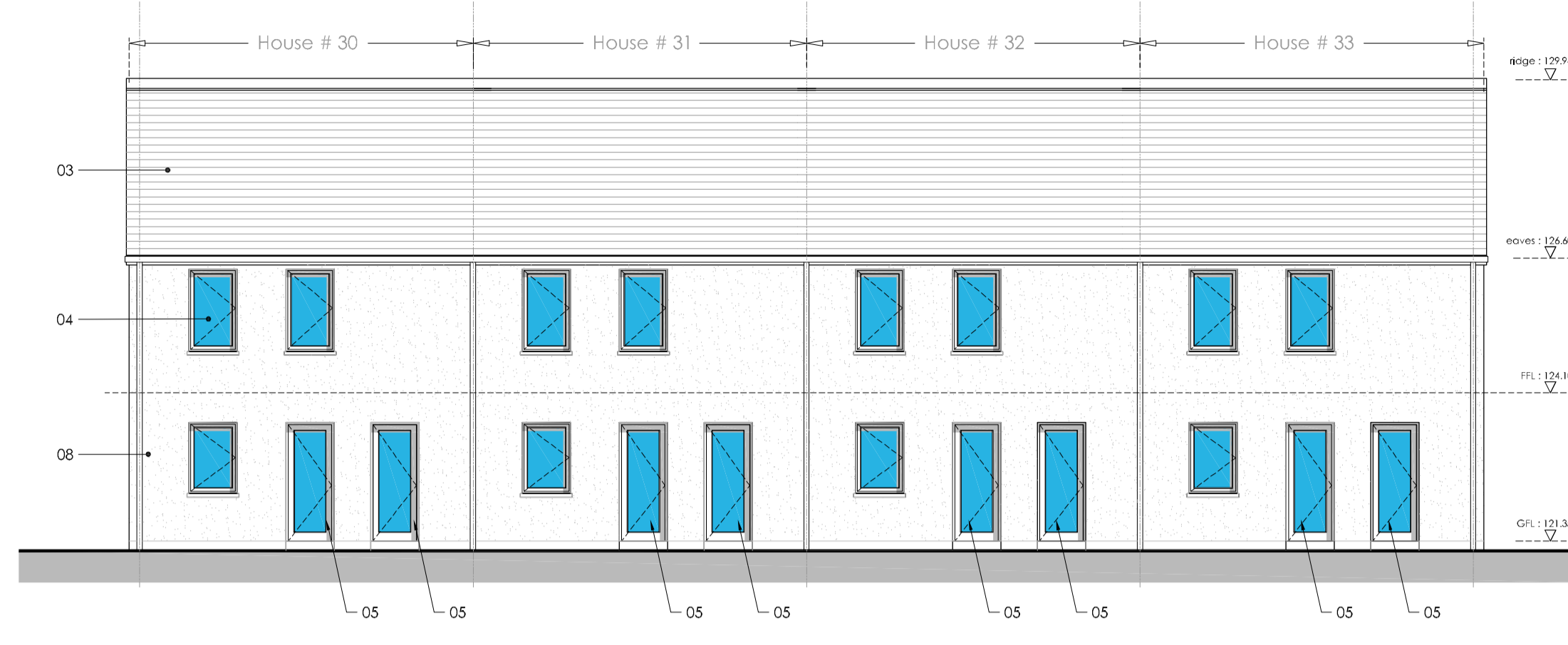
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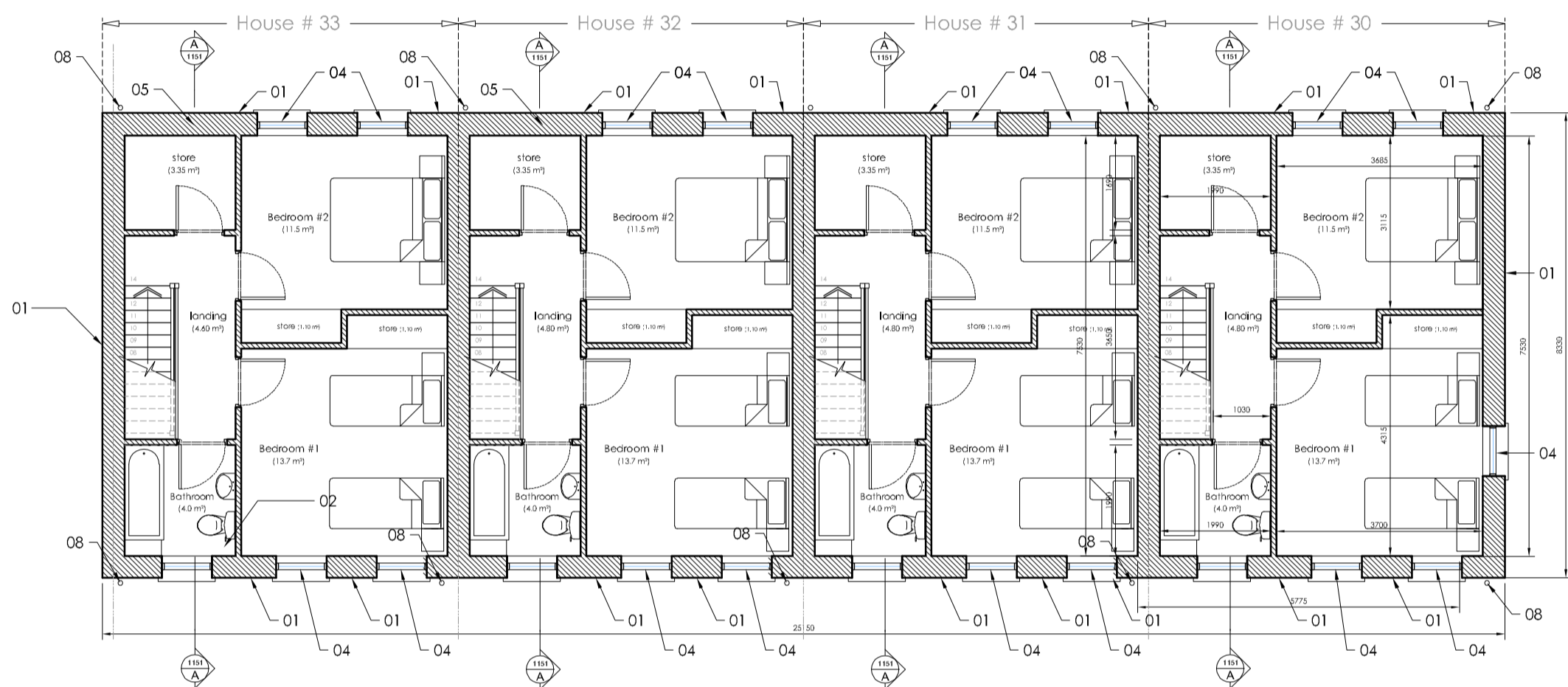
PLANNING - PART 8



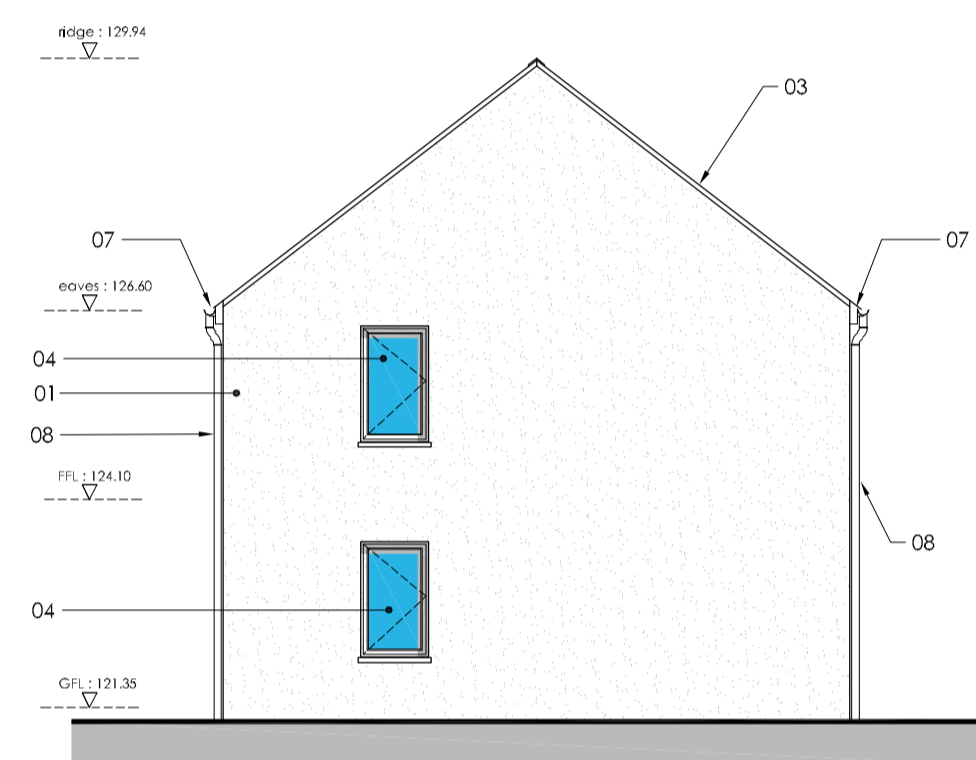
2-Bed Houses - Front Elevation (Southeast)
Scale 1:100 @A1



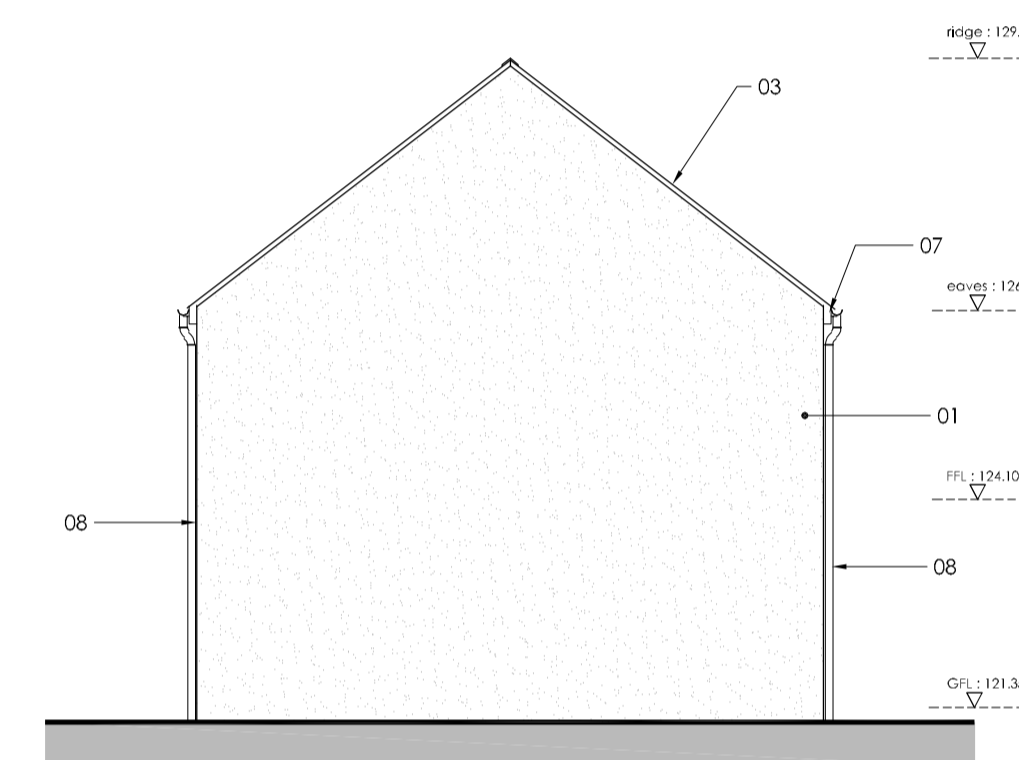
2-Bed Houses - Rear Elevation (Northwest)
Scale 1:100 @A1



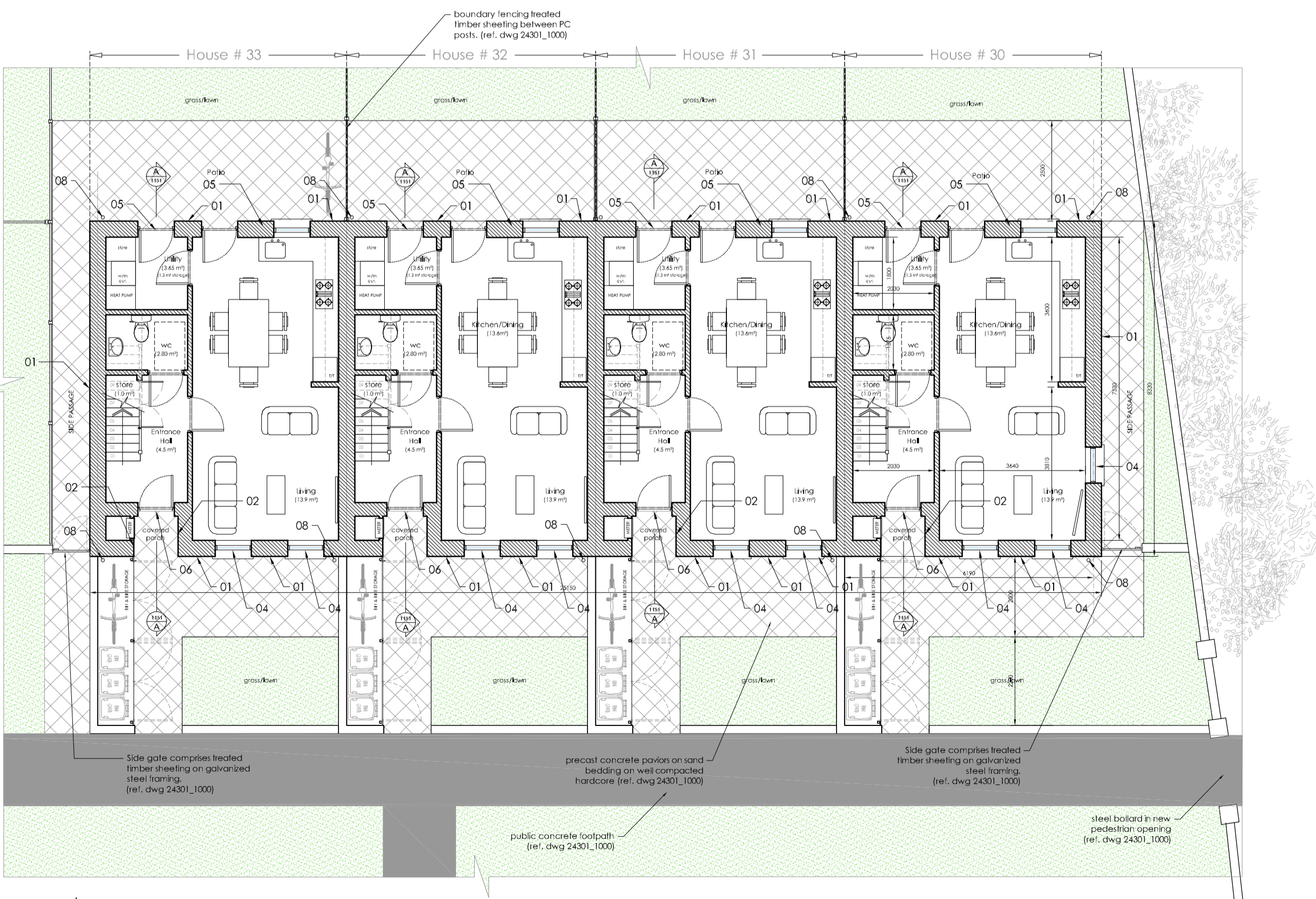
2-Bedroom Houses - Upper Floor Layout
Scale 1:100 @A1



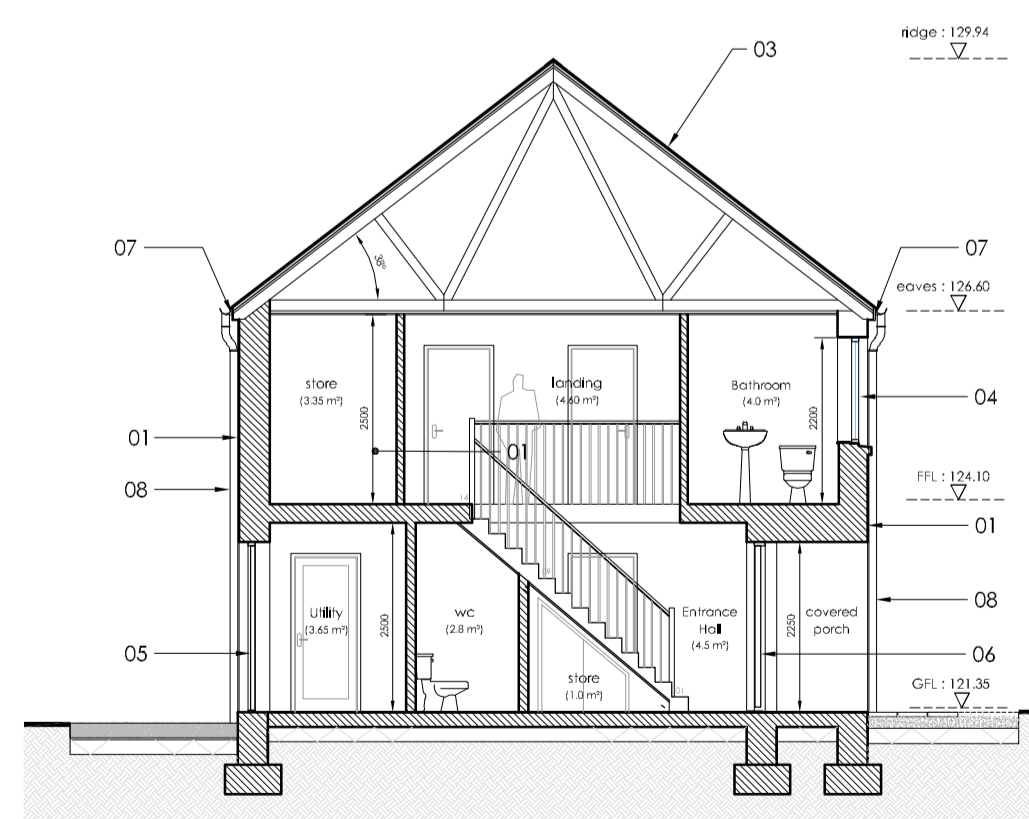
2-Bed Houses - RHS Elevation (Northeast)
Scale 1:100 @A1



2-Bed Houses - LHS Elevation (Northeast)
Scale 1:100 @A1



2-Bedroom Houses - Ground Floor Layout
Scale 1:100 @A1



Section A-A
Scale 1:100 @A3

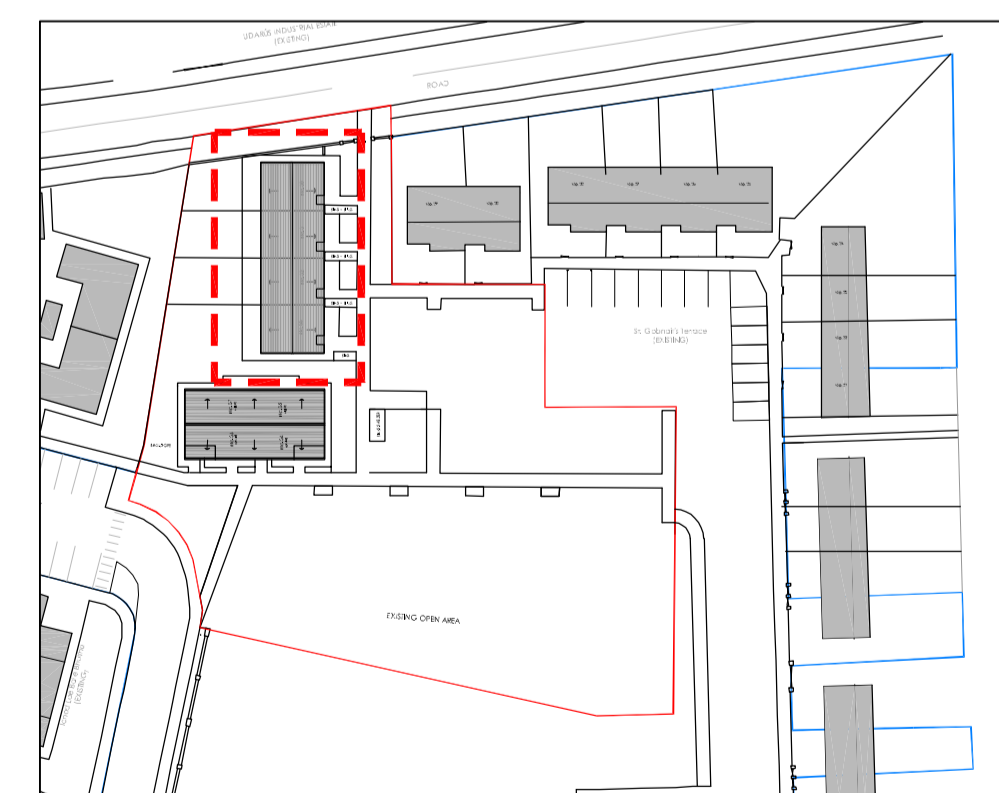
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LEGEND - Finishes and Materials

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06	Composite engineered door with a hardwood finish to selected colour.
07	Dark uPVC fascia and soffit to selected colour
08	Aluminum rainwater goods
09	Selected cladding/rain screen
10	Galvanised steel rail and balustrade

UNIT AREAS - Houses (Nos. 30, 31, 32 and 33)

	Gross	Main Living	Agg. Living	Agg Bed.	Storage
Target	80.0m ²	13.0m ²	23.0m ²	11.0m ²	4.0m ²
Actual	82.3m ²	13.7m ²	27.5m ²	12.6m ²	5.65m ²



KEY SITE PLAN Scale 1:1000 @A1

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4 No. TWO BED 4 PERSON HOUSES

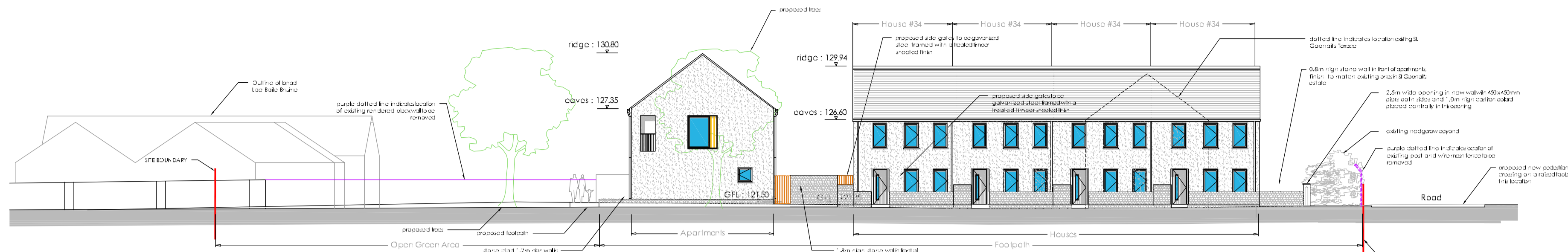
PI	REV	DATE	BY	CHKD	APPD

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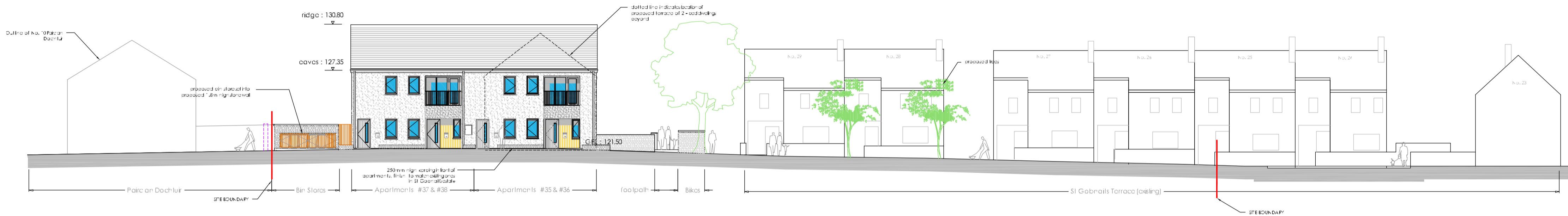
PROJ: Proposed Social Housing Units at St George's Estate
DRAWN: 24301
DATE: Oct 2024
SHEET: 08 OF 08
PROJECT: 2 BEDROOM HOUSES
FLOOR LAYOUTS, SECTION A-A AND ELEVATIONS
SCALE: 1:151

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Contiguous Site section X-X looking Northwest
Scale 1:200 @A1



Contiguous Site section Y-Y looking Northeast
Scale 1:100 @A1

CAR PARKING	spaces
Existing Car Parking:	24
Existing Car Parking to be removed	-06
total existing remaining	18
proposed new car parking	13
total proposed + existing	31
net increase	07

no. of dwellings:	
existing	10
proposed	08
total	18 No.

Site Area (21 No. Dwellings per Hectare)	0.38 Ha
--	---------

DWELLING TYPES		
	Floor Area	Total No.
Houses: 2 Bed - 4 Persons	82.3m ²	4 No.
Apartments #35 & #37 (1 Bed - 2 Persons)	51.0m ²	2 No.
Apartments: #34 & #36 (1 Bed - 2 Persons)	51.8m ²	2 No.



View #1



View #2



View #3



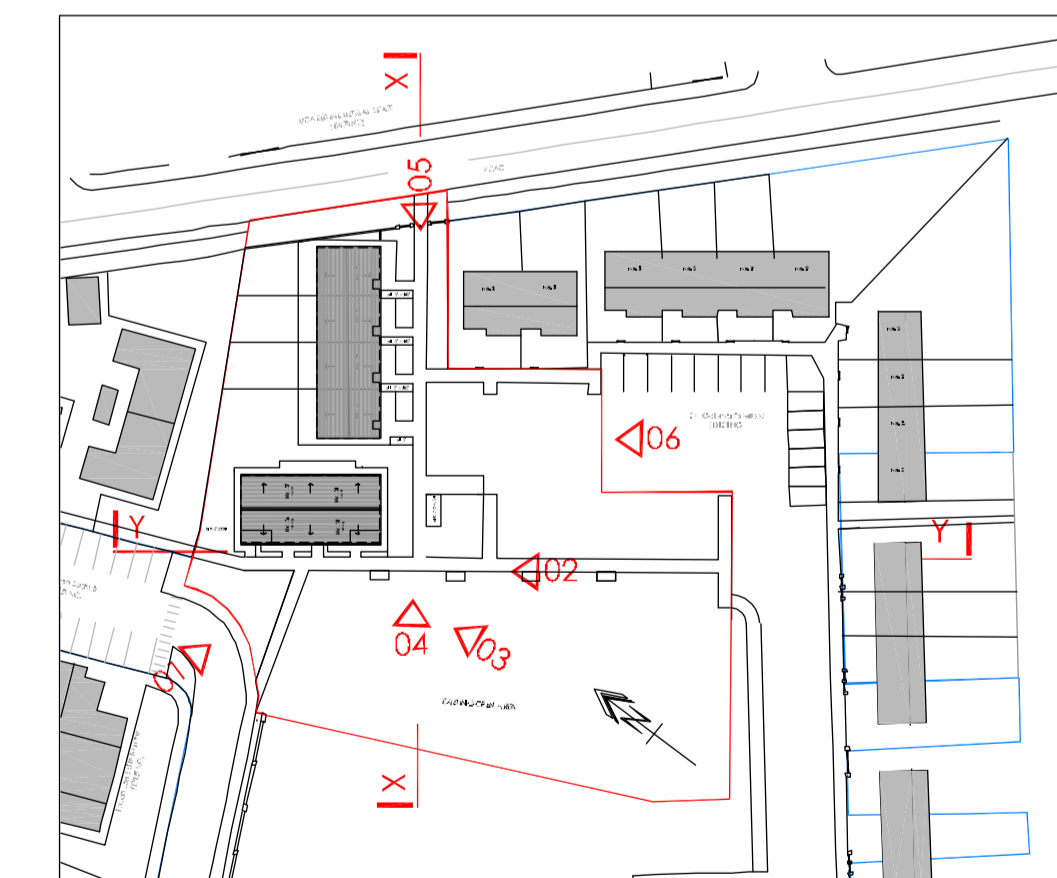
View #4



View #5



View #6



KEY SITE PLAN Scale 1:1000 @A1

PLANNING - PART 8

Pau Redmond Architecture		Pau Redmond Architecture	
Project Name	Contiguous Site	Client	Ballyoway Co. Cox for City of Council
Project No.	24951	Date	2024
Scale	1:1000	Author	PA
Sheet No.	08	Check	PA
Revision		Drawn	PA

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