Site Layout Plan
SCALE 1:250 @ A1 or 1:500 @ A3

1. Remove existing boundary wall for the extend shown. Make good ground levels and landscape as CSR detailed design and specification.
2. Include for diverting the existing overhead ESB cables beneath the ground for the extent shown. Note the removal of an existing pylon in conjunction with the ESB.

   Include for replacing the existing grassed area surrounding the aforementioned pylon with a turning head and car parking arrangement as set out on the drawing.
3. Provide for re-alignment of the kerb line to provide a suitable radius to the junction.
4. Include for providing a suitable raised pedestrian crossing in accordance with the Engineers details and specification.
5. Include for extending and connecting the existing footpath to the proposed footpath. Provide for alignment of the footpath and for making level.
6. Protect and make good where required the front boundary of the existing dwelling. Include for maintaining vehicular access to same including dished footpath as required.
7. Provide a new 1.80m wide footpath for pedestrian connectivity to the existing pedestrian network within the Willow Bank Estate.
8. Proposed concrete footpath 1.80m wide at a fall of 1:21
9. Hard surface play area to CSR detailed design.
10. Seating bench to CSR design.
11. Concrete steps 3.60m wide. Stainless steel or similar approved handrails to both sides and to the centre.

    Handrails and steps to be designed in accordance with TGD Part M with reference to guidance on external steps & ramps.

    Hand rails to be extend on 300mm beyond the first and last step and be turned down.

    Tactile paving to be provided at before and after the first and last steps on each flight. Ground level to sides to align with string line on steps.
12. Level playing area.
13. Low maintenance planted embankment. Refer to CSR details.
14. Existing ground level retained beneath the proposed new ESB pylon where the underground diversion of overhead cables ends.
15. Note retaining wall to accommodate same. Provide for a smooth plaster finish to same. Refer to Engineers design.
16. 1800m balustrade to be provide to the perimeter of the pylon base.
17. Road level grass verge.
18. Two number ESB poles to be removed as part of overhead line undergrounding.
19. Void to lower ground floor level.
20. Plinth wall with 1100mm galvanised mild steel balustrade to void to lower ground floor.
21. Existing boundary wall to be retained, plastered to development side and capped.
22. Existing stone dressed wall to Nash`s Boreen to be removed and area reconstructed as per the general arrangement site layout plan with car parking and public footpath.
23. Existing wall to be retained and revised to suit proposed ground levels
24. Existing party wall to be retained and increased to provide 1.80m height above the new proposed ground level on the development side. Retaining of ground where required to occur on the development side.
25. Proposed link roadway to Engineers design. Provide for making good the existing roadway on completion of the works.
26. All car parking spaces to be ducted for future EV charging.
27. Provide for removing a section of the existing wall between the existing residential scheme to the north and the proposed development.
28. Provide for 1.20m wide Part M compliant ramp. Include for a max fall of 1:20 and for a galvanised steel handrail to both sides. Include for required tactile paving as required.
29. Include for 3 flights of TGD Part M compliant steps to provide access between the proposed development and adjoining.
30. Include for a concrete footpath extending from the existing footpath network to the proposed stepped and ramped access.
31. Concrete patio area to rear, lower ground floor garden. Same to fall at 1:50 away from the door. Include for an Acco drain between the building and the patio.
32. Lawn area to lower ground floor garden.
33. Grass play area with a maximum 1:40 fall.
34. Part M compliant car parking space x 4. Provide for selected coloured finish to car parking bays.
35. Include for a land drain to the development side of the existing boundary wall / party wall.
36. Bridged link between the public footpath and house front door. Landing area to include for bin & Bicycle store. Note the house roof extends out over the proposed link.
37. Garden party wall. 1.80m high with concrete posts at 2.00m centres, concrete bottom infill panel and timber infill panels.
38. Concrete plinth, 150mm high. Galvanised steel balustrade to Architects detail 600mm high. Include for a gate at each individual entrance.
39. Enclosed Bin Store and access to apartments above.
40. 1.80m wide concrete footpath with kerb to roadside DMUR compliant car parking.
41. Proposed footpath to extend to meet the exiting footpath and junction made good.
42. Covered bin stores to each individual dwelling.
43. Balcony to upper ground floor duplex unit. Ground floor apartment beneath same.
44. Enclosed Bin store - refer to Detail drawing.
45. Existing grassed area to be levelled and seeded to form a play area.
46. Include for remedial and realignment works to the roadway on Nash`s Boreen as per MHL details and specifications. Make good the junction between the existing roadway and the proposed car parking. Include for extending the existing roadway to meet the proposed works.
47. Existing retaining walls (presently buried) to be exposed and inspected. Where tested and deemed suitable, existing retaining walls to be retained. Where unsuitable existing walls to be removed and carted off site.
48. All existing foundations to houses on the southern side of the site to be removed and ground reduced to formation level.
49. Include for a tarmacadam finish to roadways here shown and in accordance with the Engineers specification. Include for selected finish to car parking spaces, turning heads and pedestrian priority areas.
50. All footpaths to be concrete to the Engineers specification.
51. Raised pedestrian crossings to Engineers details.
52. Existing road network within Willow Bank to be revised where specified by MHL to improve pedestrian safety and connectivity.
53. Existing road network to be managed for the duration of the works and made good on completion where necessary. Roads to be cleaned as required for the duration of the works.
54. Primary site access to be via Nash`s Boreen during the construction of Phase 1. For the construction of phase 2, access to be via Willow Bank. Due care to be taken with regard to construction site access.
55. Cork City Council to consider re-alignment and improvement works to the south side of Nash`s Boreen opposite the site.

Revision	Description	Date
01	Revision to Red Line	08.06.22

Status: **PART 8 PLANNING DRAWINGS**

Project:	NASH'S BOREEN
Client:	ROY THOMAS
Address:	NASH'S BOREEN, CORK CITY
Date:	08.06.22
Scale:	AS SHOWN
Drawn By:	PC
Checked By:	MC
Approved By:	PH

Drawing Number: **20-15-P-107**

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Drawing Title:
SITE FLOOR PLAN A - HOUSES AT NEW ROAD / OPEN SPACE LEVEL

Sheet: 01