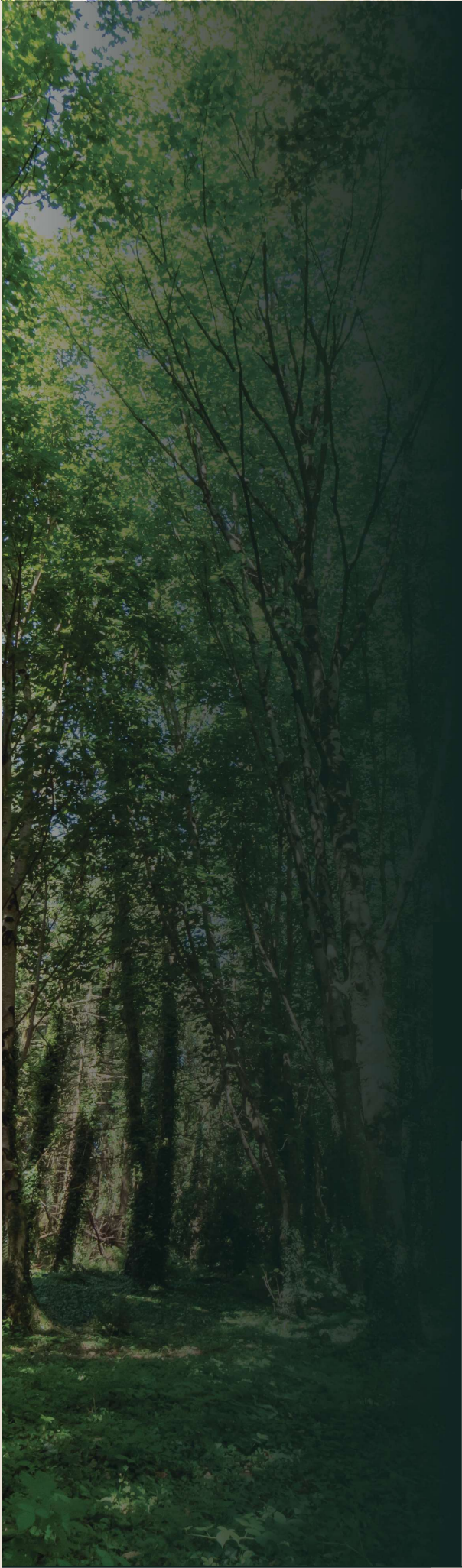




FORRESTON

BLARNEY

Ringwood Largescale Residential
Development, Shean Upper,
Blarney, Co. Cork

Further Information
Architectural Design Response - Phase 1

SEPTEMBER 2024

Cork City Council Further Information Request
Aug. 24

In response to the Futher Information request issued by Cork City Council, the following changes have been made to address the specific items raised. Below is a Schedule of Changes, along with the corresponding updated drawings for each change.

Duplex Block A: Reduced from 10 units (5 two-bedroom and 5 one-bedroom units) to 4 units (2 two-bedroom and 2 one-bedroom units).
2106-PA1-D-A-100 Duplex Block A
2106-PA1-A-105 - Proposed Site Layout Plan - Sheet 1
2106-PA1-A-107 - Proposed Site Layout Plan

Duplex Block B: Increased from 10 units (5 two-bedroom and 5 one-bedroom units) to 16 units (8 two-bedroom and 8 one-bedroom units).
2106-PA1-D-B-100 Duplexes Block B-Plans
2106-PA1-D-B-101 Duplexes Block B-Elevations & Section A-A
2106-PA1-A-105 - Proposed Site Layout Plan - Sheet 1
2106-PA1-A-107 - Proposed Site Layout Plan

Parking Reorganisation: Parking for Houses 1-7 has been reorganised and redesigned, with parking for Houses 5-7 relocated to the front. The stairway between Duplex Block A and the rear of Houses 5-7 has been removed.
2106-PA1-A-105 - Proposed Site Layout Plan - Sheet 1
2106-PA1-A-107 - Proposed Site Layout Plan

Relocation of ESB Substation: The ESB substation has been moved from the north of Apartment Block A to the south of Apartment Block B.
2106-PA1-A-105 - Proposed Site Layout Plan - Sheet 1
2106-PA1-A-107 - Proposed Site Layout Plan
2106-PA1-A-108 - Proposed Site Layout Plan - Sheet 3

Relocation of Bike Shelter: The bike shelter has been moved from the north of Apartment Block A to the east side at the upper level of Apartment Block A.
2106-PA1-A-105 - Proposed Site Layout Plan - Sheet 1
2106-PA1-A-107 - Proposed Site Layout Plan

Increase in Creche Size: The creche has been expanded to accommodate 137 children.
2106-PA1-CH-100 Creche Plans
2106-PA1-CH-101 Creche Elevations and Sections
2106-PA1-A-105 - Proposed Site Layout Plan - Sheet 1
2106-PA1-A-107 - Proposed Site Layout Plan

Omission of Houses G1-35 and H-36: These houses have been omitted to allow for the increased size of the creche building.
2106-PA1-A-105 - Proposed Site Layout Plan - Sheet 1
2106-PA1-A-107 - Proposed Site Layout Plan

Updates to Apartment Block C Elevations: The elevations have been updated with a metal-clad treatment to better integrate with the surrounding apartments and houses.
2106-PA1 -A-C-100 Apt Block C
2106-PA1 -A-C-101 Apt Block C
2106-PA1 -A-C-102 Apt Block C



Fig 1.1 Further Information - Site Layout

Key Site Statistics

Total Site area : (Red line boundary)	8.32 ha
Net Development Site :	6.08 ha
Residential Units proposed :	244
Proportion of Own Door Units : 608	67 %
Total Houses :	113
Total Duplex Units :	30 (15 no. 2-bed + 15 no. 1-beds)
Apartments in 4 no. blocks :	101

Net Residential Density :	40.1 units/ha
Plot ratio :	0.39
Site Coverage :	20%
Building heights (storeys) :	1-3 (+Penthouse)
Childcare gross floor area :	750.6 sq.m (672 sq.m + 78.6 sq.m Storage Area) (total 137 child places)
Total gross floor area:	24,939.6sqm
Public Open Space on-site : (16% of net site area)	0.99 ha

In addition, a number of specific items were raised which we have dealt with as follows;

Architecture - Item 2A

Cork City Council's Comment

The provision of the additional apartment blocks east of the scheme is welcome in terms of achieving a higher density. The facades are well animated and the architectural language is consistent with the rest of the scheme. However 'Contiguous Elevation 5-5' suggests that the scale of the 4-storey block C may be excessive in the context of the neighbouring houses and the relatively elevated position within the site.

Similarly Block D may benefit from the same upper level metal-clad/ set back treatment as the other apartment blocks in order to better integrate with the surrounding apartments and houses.

Please show consideration of these observations, along with sufficient drawn information to allow appraisal as to how these blocks will integrate within the topography and wider context of the scheme. Such drawn information should include a cross section through the blocks extending to the woods/pocket park either side, as well CGI views showing the blocks in relation to the surrounding streets and houses.

Response

We would like to clarify that it appears the 4-storey block to the east of the site has been referred to as Block C in error. We understand that the comment is actually intended to refer to Block D. Likewise, the reference to Block D and the suggested metal-clad setback treatment should be applied to Block C.

Regarding the concerns that the scale of the 4-storey Block D may be excessive in relation to the neighboring site, we have provided additional documentation to address this. Specifically, Site Section 8-8 and the updated Contiguous Elevation 5-5 illustrate Block D's relationship with the surrounding context, including the adjacent houses, the Ringwood, and the park. Site Section 8-8 demonstrates that, due to the stepped nature of the block and the site levels of the adjoining houses, Block D is broadly aligned with the ridge heights of houses 101-103, which similarly step up to accommodate the site levels and topography. We believe this demonstrates that Block D integrates well within the proposed context and that the transition in scale from one side of the street to the other is appropriate.

Additionally, we have provided a series of CGI (Artist Impression Views) to further illustrate this relationship. The use of different materials, including metal cladding on the top storey of Block D, assists in breaking down the massing of the block, thereby softening its perceived scale.

In relation to Block C (referred to in error as Block D), we have noted the suggestion to include a metal-clad treatment to better integrate with the surrounding apartments and houses. This treatment has now been incorporated in the revised drawings 2106-PA1-A-C-100, 2106-PA1-A-C-101, and 2106-PA1-A-C-102. Additional CGI (Artist Impressions) have also been provided to demonstrate these changes.



Fig 2A.1 (View 1) Image looking south-west up Road 010



Fig 2A.2 (View 2) Image looking east towards Block C from Open Space along the Ringwood



Fig 2A.3 (View 3) Image looking West towards Block D

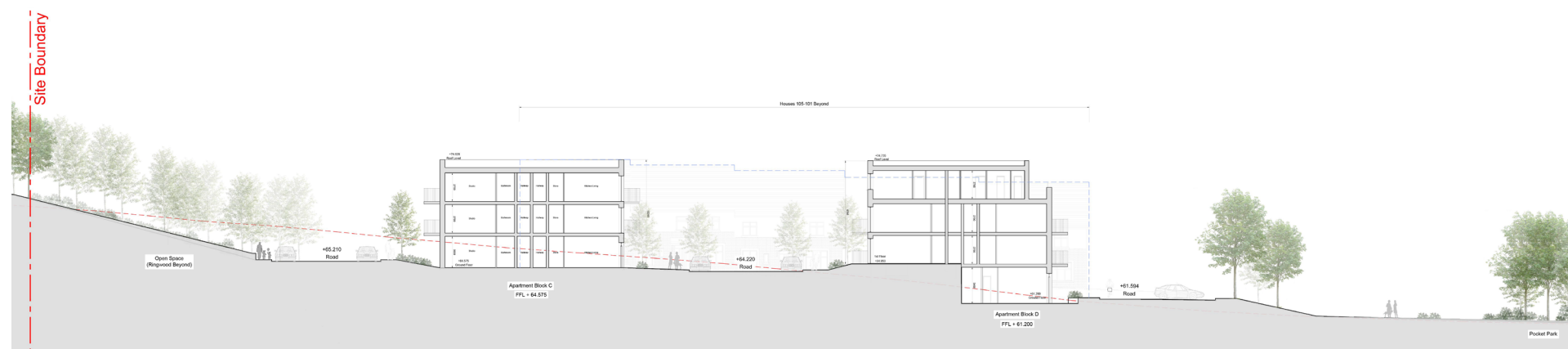


Fig 2A.3 Site Section 8-8

Architecture - Item 2B

Cork City Council's Comment

No discernible changes have been made to the rear of units E01 to D06 which was the subject of item no. 3. e. Whilst a degree of passive surveillance is provided at upper levels of the surrounding units very little active frontage is provided at ground level, meaning that there is no clear 'ownership' of this space. Any potential for Apartment Block A to have a positive impact in that regard is obscured by the location of the bicycle parking shed and ESB sub-station, which in themselves may not be well overlooked.

Similarly the geometry and placement of the duplexes above the carpark level reduces that relationship, as does the solid stone-clad guarding that separates the duplexes from the lower parking area. We also have concerns in relation to passive supervision of the stepped access way connecting this space to the upper street, which might benefit from a more open, public realm treatment if it is the view that this will become a strong pedestrian desire line.

Please address with sufficient drawn information to allow appraisal.

Response

We have implemented several updates to address the concerns raised by the Planning Authority regarding the rear of units E01 to D06 and the surrounding area.

The bicycle parking shed and ESB sub-station have been repositioned to eliminate any visual obstructions from the ground floor units of Apartment Block A. This enhances passive surveillance, now effectively established across three storeys, providing oversight of the adjacent green space, which includes a communal open area with landscape features such as an informal play space and seating for nearby units.

Duplex Block A has been shortened and reoriented to directly face the green space, enhancing its connection with the open area. The ground floor unit level has been lowered to better engage with the open space, and the removal of the stone-clad guarding has significantly improved visibility and connection. This change allows for effective passive surveillance from all three levels. To offset the reduction in Duplex Block A, Block B has been extended, maintaining a continuous urban edge along Road 004. This adjustment ensures a cohesive and well-defined streetscape.

The stepped access way has been removed to mitigate the risk of anti-social behavior. This change reinforces the space as a secure urban enclosure, contributing to a safer and more controlled environment.

The parking for Houses 5-7 has been moved to the front of these units. This not only frees up parking space but also allows for allocated parking to be placed directly behind Houses 1-4. The newly allocated parking creates a transitional semi-private space, clearly defining ownership and enhancing the protection of the rear garden walls for these homes.

These updates aim to strengthen the connection between the built environment and the surrounding open spaces, ensuring both active frontage and passive supervision are adequately provided, while addressing specific concerns related to visual obstructions and space ownership.



Fig 2B.1 (View 4) Image looking at area to the Rear of Units 1-6



Fig 2B.2 (View 5) Image looking at area to the Rear of Units 1-6

Item 3 - Childcare Facility

Cork City Council's Comment

Concern has been raised, in a submission from Cork City Childcare, regarding the lack of childcare facilities in Blarney.

It is unclear, from the documentation submitted, if the proposed creche is to serve Phase 1 exclusively or the entirety of Phases 1 and 2. Noting the concerns raised in the Cork City Childcare submission, and the commercial reality of childcare provision, it is recommended that a single creche facility be provided, to serve both phases, as part of this application. It should have a minimum of 137 childcare places. Please address providing updated plans to show any alterations proposed.

Response

A new, larger childcare facility has been proposed, with a gross floor area of 672 sqm plus an additional 79 sqm for external storage. This facility is designed to accommodate 137 children and 22 staff members, serving both Phases 1 and 2. To incorporate the larger building, we have omitted Houses G1 35 and H 36 and connected House G1 37 to House G1 38.

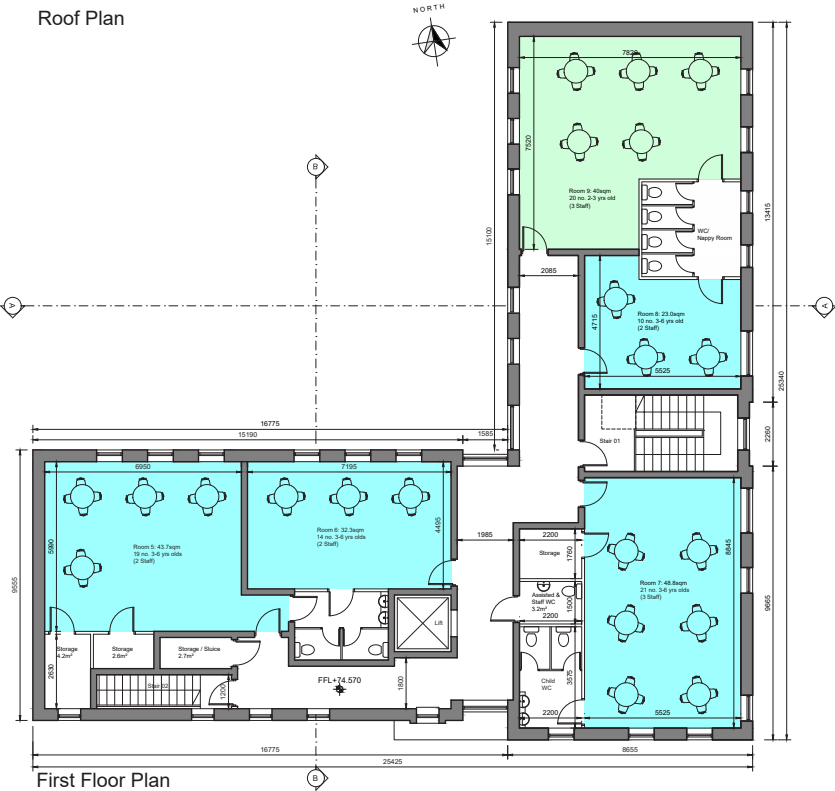
A new set of plans, sections, and elevations has been submitted. Please refer to the following drawings for further details:

- 2106-PA1-CH-100 Creche Plans
- 2106-PA1-CH-101 Creche Elevations and Sections

Additionally, the updated site layout is included for your review



Ground Floor Plan



First Floor Plan



South Elevation



East Elevation