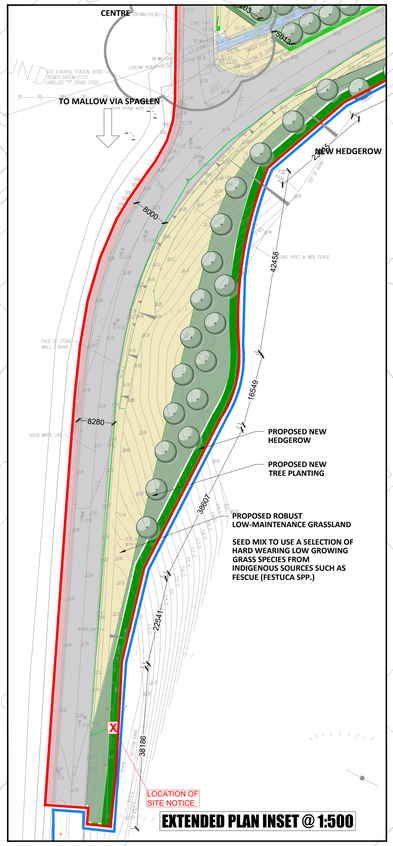

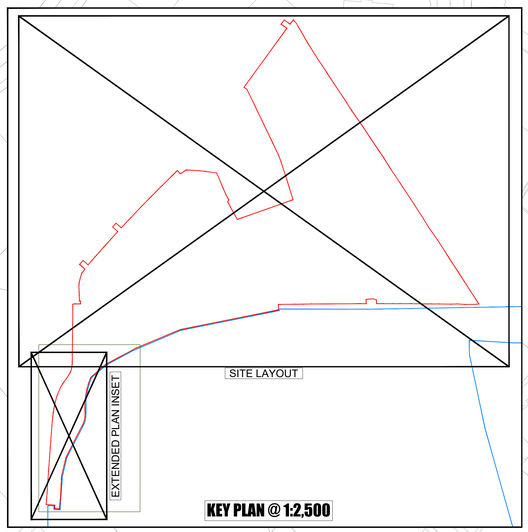

SCHEDULE OF UNITS
TOTAL 186 UNITS

Unit Type		Terraced	Semi-Det	Duplex	Total
A	4 BED 140.6 sq.m.		15		15
A1	3 BED 115.2 sq.m.		16		16
A2	4 BED 152.0 sq.m.		1		1
B	3 BED 114.5 sq.m.		40		40
C	3 BED 110.1 sq.m.	16			16
D	3 BED 103.4 sq.m.	3			3
D1	3 BED 104.4 sq.m.	29			29
E	2 BED 82.2 sq.m.	48			48
F	1 BED 52.1 sq.m.			8	8
F1	1 BED 60.0 sq.m.			8	8
G	1 BED 53.5 sq.m.			1	1
G1	1 BED 60.5 sq.m.			1	1
TOTALS		96	72	18	186

ACCESS TO PROPOSED GREENWAY VIA CAIRN WOODS
59m SIGHT DISTANCE
PROPOSED BICYCLE & PEDESTRIAN UNCONTROLLED CROSSING POINT
EXISTING ROAD EDGES
SPACE PROVIDED ON L5331 WIDENING TO ALLOW FOR FUTURE UPGRADE TO EXISTING FOOTPATH & THE ADDITION OF A BICYCLE LANE ON NORTH SIDE OF CARRIAGEWAY.
PROPOSED SIGHT LINES FROM 2.4m SET-BACK
LOCATION OF SITE NOTICE
PROPOSED INLINE BUS STOP LOCATION
OPEN SPACE AMENITY AREA
EXISTING SOD & STONE WALL AND HEDGEROW TO BE RETAINED
OPEN GAP IN HEDGEROW TO MAKE BICYCLE & PEDESTRIAN CONNECTION. PERMEABILITY POINT FOR PEDESTRIANS & BICYCLES WITH HAZELBROOKE.
MEADOWBROOK
BICYCLE & PEDESTRIAN TRAIL 3 METRE WIDTH
PROPOSED HEDGEROW
PROPOSED CRECHE
EXISTING FARM BUILDINGS: A, B & C TO BE DEMOLISHED.
EXISTING FENCING TO BE RETAINED AROUND MEADOWBROOK
HAZELBROOK
PROPOSED BICYCLE & PEDESTRIAN UNCONTROLLED CROSSING POINT
SPACE PROVIDED ON L5331 WIDENING TO ALLOW FOR FUTURE UPGRADE TO EXISTING FOOTPATH & THE ADDITION OF A BICYCLE LANE ON NORTH SIDE OF CARRAIGEWAY.
PROPOSED BICYCLE & PEDESTRIAN TOUCAN CROSSING POINT
NEW HEDGEROW
BIKE STORE
BICYCLE & PEDESTRIAN TRAIL 3 METRE WIDTH
INDICATES EXTENT OF MAXIMUM FLOOD
BIO-DIVERSITY PLANTING AREA
TO NEIGHBOURHOOD CENTRE, FAIR STREET
PROPOSED TWO-WAY BICYCLE PATH 3metre Width & FOOTPATH 2metre width
PROPOSED BICYCLE & PEDESTRIAN UNCONTROLLED CROSSING POINT
Kick About Area
INFILL GAP IN HEDGEROW
SPA STREAM
PERMEABILITY POINT FOR PEDESTRIANS & BICYCLES WITH THE SPA GLEN AMENITY WALK CYCLEWAY PLANNED ROUTE TO TOWN CENTRE
PROPOSED NEW HEDGEROW
PROPOSED NEW TREE PLANTING
PROPOSED ROBUST LOW-MAINTENANCE GRASSLAND IN SIGHTLINES RESERVATION
SEED MIX TO USE A SELECTION OF HARD WEARING LOW GROWING GRASS SPECIES FROM INDIGENOUS SOURCES SUCH AS FESCUE (FESTUCA SPP.)
SITE OUTLINED IN RED 8.14Ha
ADDITIONAL LAND IN OWNERSHIP OUTLINED IN BLUE
INDICATES PLANNING APPLICATION AREA
PROPOSED HEDGEROW
LOCATION OF SITE NOTICE
PERMEABILITY POINT FOR PEDESTRIANS & BICYCLES WITH HAZELBROOKE OPEN GAP IN HEDGEROW TO MAKE BICYCLE & PEDESTRIAN CONNECTION
BIO-DIVERSITY CORRIDOR

O'FLYNN CONSTRUCTION

FOR PLANNING

Rev	Description	Date	By
18	ISSUED FOR PLANNING APPLICATION	07.03.25	BCK
16	ISSUED FOR PRELIMINARY	17.12.24	BCK
Revd DETAIL		DATE	BY

IMPORTANT TO BE READ
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THIS DRAWING OR ANY PART THEREOF SHALL ONLY BE USED FOR THE PURPOSES SPECIFIED IN THE STAGE BOX OF THE TITLE SHEET. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BYE-LAWS AND REGULATIONS AND CODES OF PRACTICE AT TIME OF CONSTRUCTION. ALL SUB CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR SETTING OUT AND CONSTRUCTION OF THEIR OWN TRADE. ALL TRADES TO CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS. THE ARCHITECT & ARCHITECTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE SCALED. THIS DRAWING MAY NOT BE SUBJECT TO ALTERATIONS FOR CONSTRUCTION. THIS DRAWING SHOULD NOT BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECTS. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE DESCRIPTION OF CHANGES AND PROJECT STAGE. IF IN DOUBT, ASK!

Stage Abbreviations:
SD-Sketch, SK-Sketch, PP-Preplanning, PA-Planning Application, FI-Further Information, AP-Appeal, RC-Response To Conditions, TE-Tender, FC-Fire Cert, LE-Connect 1 Agar, CO-Construction, SS-As Built, MM-Marketing Material

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CLIENT
O'FLYNN CONSTRUCTION UNLIMITED COMPANY

PROJECT
RESIDENTIAL DEVELOPMENT AT SPA GLEN, MALLOW, CO. CORK

DRG TITLE
SITE LAYOUT

Check By	Checked By	Job No	Drawing Number	Revision	Stage
KM	MCK	20006	1001	18	PA

SCALE
1:500@A0