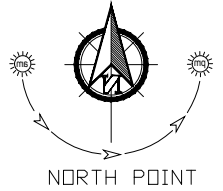


STAGE ABBREVIATIONS:
 CD- Concept Design, PP-Preplanning, PA-Planning Application, FI-Further Information, AP-Appeal, RC-Response To Conditions, TE-Tender, FC-Fire Cert/, LE-Contract / Legal, CO-Construction, AB-As Built.

Description: Digital Landscape Model (DLM)
 Publisher / Source: Ordnance Survey Ireland (OSI)
 Data Source / Reference: PRIME2
 File Format: Autodesk AutoCAD (DWG_R2013)
 File Name: v_50315386_1.dwg
 Clip Extent / Area of Interest (AOI):
 LLX,LLY= 580790.5204,599623.646
 LRX,LRY= 581620.5204,599623.646
 ULX,ULY= 580790.5204,600238.646
 URX,URY= 581620.5204,600238.646
 Projection / Spatial Reference: IRENET95_Irish_Transverse_Mercator
 Centre Point Coordinates: X,Y= 581205.5204,599931.146
 Reference Index: Map Series / Map Sheets 1:1,000 | 5959-02 1:2,500 | 5959-A 1:2,500 | 5896-C
 Data Extraction Date: Date= 02-Feb-2023
 Source Data Release: DCMLS Release V1.160.114
 Product Version: Version= 1.4
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B	SUBMITTED FOR DISCUSSION	11/09/2023	CB
A	SUBMITTED FOR DISCUSSION	10/07/2023	CB
Rev/	DETAIL	DATE	BY

BRH
 Design Partners
 Architecture & Engineering
 Phoenix House, Monahan Road, Cork.
 T-021 2376150 E: info@brh.ie

CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy

DRG: Rural Place Map

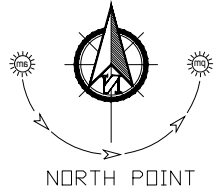
Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	0101	B	PA
SCALE: 1:2500 on A3					



STAGE ABBREVIATIONS:
 CD- Concept Design, PP-Preplanning, PA-Planning Application, FI-Further Information, AP-Appeal, RC-Response To Conditions, TE-Tender, FC-Fire Cert/, LE-Contract / Legal, CO-Construction, AB-As Built.

Description: Digital Landscape Model (DLM)
 Publisher / Source: Ordnance Survey Ireland (OSI)
 Data Source / Reference: PRIME2
 File Format: Autodesk AutoCAD (DWG_R2013)
 File Name: v_50315386_ldwg
 Clip Extent / Area of Interest (AOI):
 LLX,LLY= 580790.5204,599623.646
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 URX,URY= 581620.5204,600238.646
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 Centre Point Coordinates: X,Y= 581205.5204,599931.146
 Reference Index: Map Series 1 Map Sheets 1:000 | 5959-02 1:2,500 | 5959-A 1:5,000 | 5896-C
 Data Extraction Date: Date= 02-Feb-2023
 Source Data Release: DCMLS Release V1.16.0114
 Product Version: Version= 1.4
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B	SUBMITTED FOR DISCUSSION	11/09/2023	CB
A	SUBMITTED FOR DISCUSSION	10/07/2023	CB
Rev	DETAIL	DATE	BY

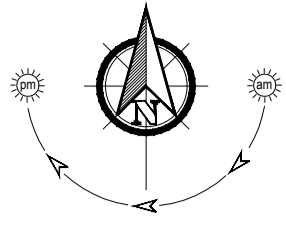
BRH
 Design Partners
 Architecture & Engineering
 Phoenix House, Monahan Road, Cork.
 T-021 2376150 E: info@brh.ie

CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoyle

DRG: Record Place Map

Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	0102	B	PA
SCALE: 6 inch on A3					



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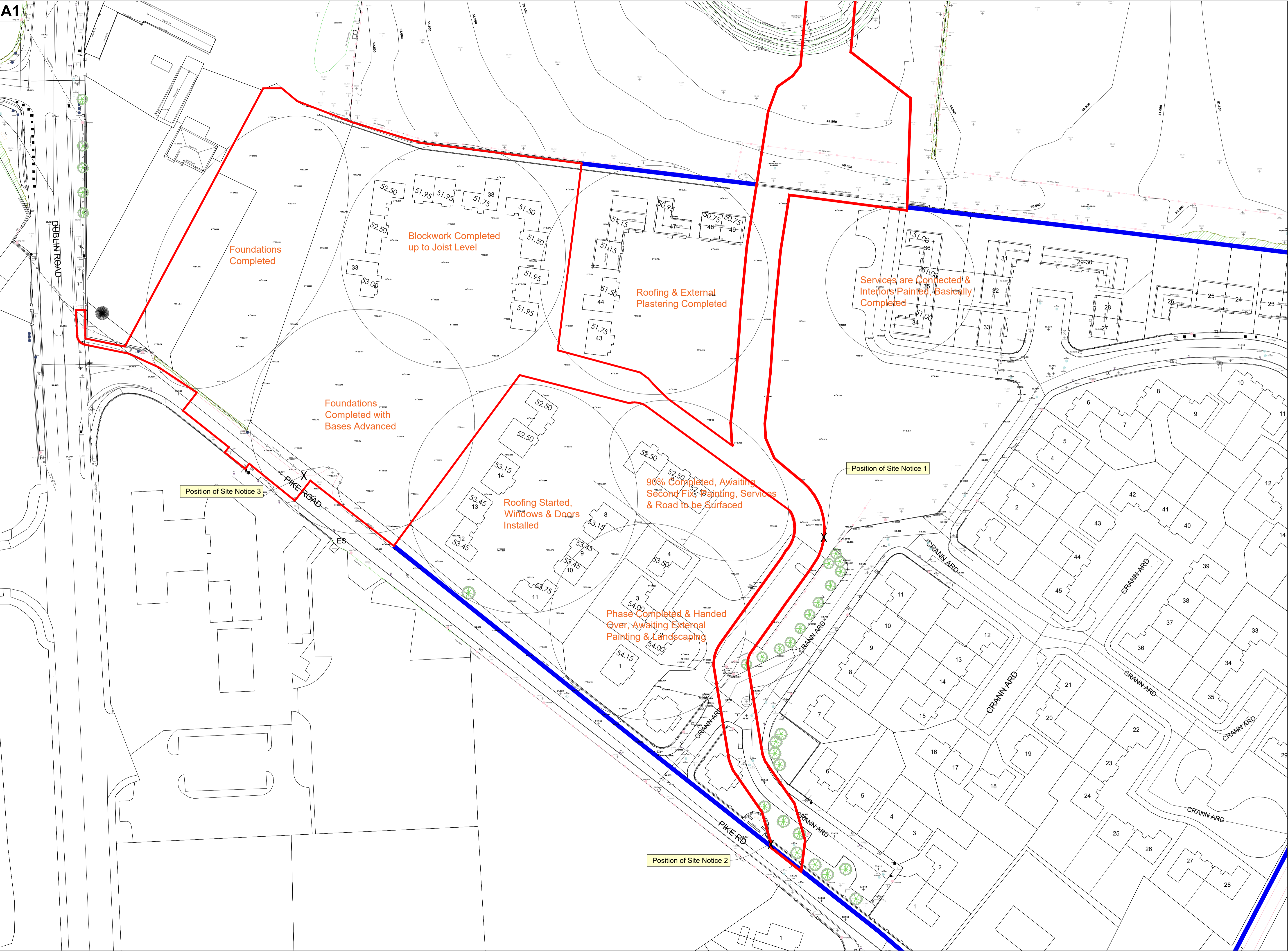
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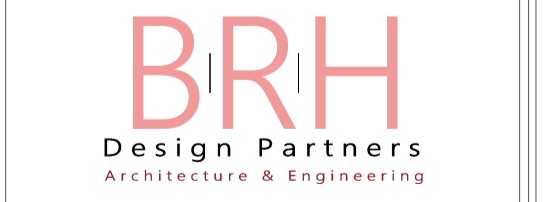
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A1



DATE	DESCRIPTION	BY
11/09/2023	CD	MB
10/07/2023	PP	MB
10/07/2023	PA	MB
10/07/2023	FI	MB
10/07/2023	AP	MB
10/07/2023	RC	MB
10/07/2023	TE	MB
10/07/2023	FC	MB
10/07/2023	LE	MB
10/07/2023	CO	MB
10/07/2023	AB	MB



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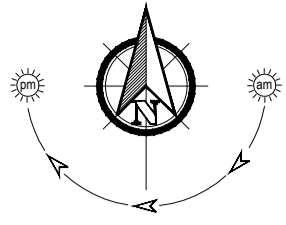
CLIENT: Cooleeny Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballymonona, Fermoy

DRG: Existing Site Layout

DATE	DESCRIPTION	BY	REVISION	STAGE
10/07/2023	MB	23_041	0103	B PA

1:500 on A1



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Baile na Móna Ballynamona

Site Area: 1.76 Hectares

C	SUBMITTED FOR DISCUSSION	16/09/2023/CR
B	SUBMITTED FOR DISCUSSION	11/09/2023/CR
A	SUBMITTED FOR DISCUSSION	10/07/2023/CR
Rev	DETAIL	DATE

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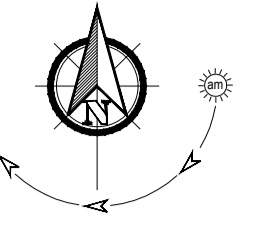
CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoyle

DRG: Proposed Site Layout

QC	MB	23_041	0104	B	PA
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1:1000 on A1



NORTH POINT

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Site Area: 1.76 Hectares

C. SUBMITTED FOR DISCUSSION	10/09/2023 (CR)
B. SUBMITTED FOR DISCUSSION	11/09/2023 (CR)
A. SUBMITTED FOR DISCUSSION	10/07/2023 (CR)
PREP DETAIL	DATE: 18/07

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Design Partners
Architecture & Engineering

Phoenix House, Monahan Road, Cork.
T-021 2376150 E: info@brh.ie

CLIENT: Cooleeny Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy

DRG: Proposed Site Layout A

OC	MB	23_041	0104a	B	PA
1:500 on A1					

A1

DUBLIN ROAD

PIKE ROAD

Existing natural stone wall to have 2m concrete post and grey composite panel fence fitted inside of stone wall

New Controlled Crossing with Beacons as per Transport Infrastructure Ireland Standard Detail SCD 05130

Connect new estate road to road currently under construction as permitted under Planning Permission Ref: 15/0373

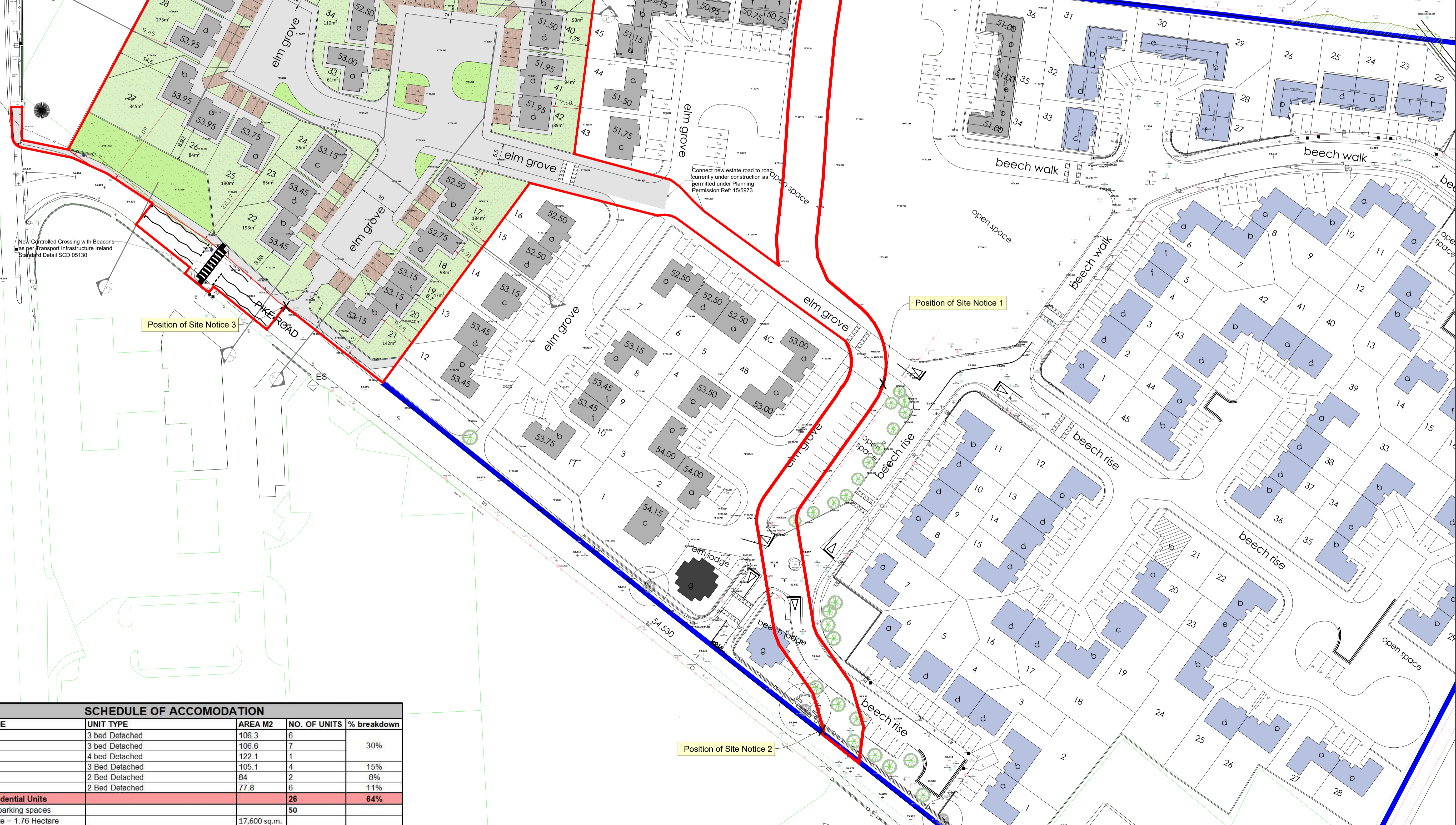
Position of Site Notice 3

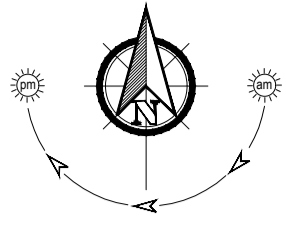
Position of Site Notice 1

Position of Site Notice 2

SCHEDULE OF ACCOMODATION

UNIT NAME	UNIT TYPE	AREA M2	NO. OF UNITS	% breakdown
Type A	3 bed Detached	106.3	6	
Type B	3 bed Detached	106.6	7	30%
Type C	4 bed Detached	122.1	1	
Type D	3 Bed Detached	105.1	4	15%
Type E	2 Bed Detached	84	2	8%
Type F	2 Bed Detached	77.8	6	11%
Total Residential Units			26	64%
No of car parking spaces			50	
Area of Site = 1.76 Hectare		17,600 sq.m.		





NORTH POINT

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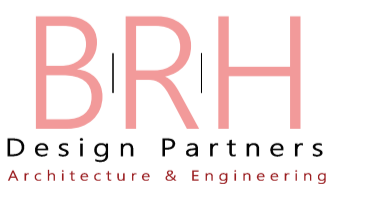
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Site Area: 1.76 Hectares

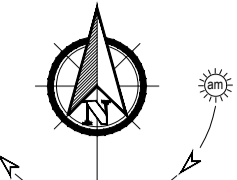
C. SUBMITTED FOR DISCUSSION	10/09/2023/CR
B. SUBMITTED FOR DISCUSSION	11/09/2023/CR
A. SUBMITTED FOR DISCUSSION	10/07/2023/CR
REVISED	DATE - E/P



Phoenix House, Monahan Road, Cork. T-021 2376150 E: info@brh.ie

CLIENT: Cooleeny Developments Limited
 PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy
 DRG: Proposed Site Layout B

Drawn By	MB	Check By	23_04	Drawn Number	0104b	Revision	B	Stage	PA
Scale	1:500 on A1								



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CD- Concept Design, PP-Preplanning, PA-Planning Application, FI-Further Information, AP-Appeal, RC-Response To Conditions, TE-Tender, FC-Fire Cert, LC-Contract / Legal, CO-Construction, AB-As Built.

A1

DUBLIN ROAD

New Controlled Crossing with Beacons as per Transport Infrastructure Ireland Standard Detail SCD 05130

Position of Site Notice 3

Position of Site Notice 1

Position of Site Notice 2

Boundary Treatment Key Plan:

- PROPOSED 1.8m CONCRETE POST & TIMBER PANEL FENCE
- PROPOSED 1.8m CONCRETE POST & CONCRETE PANEL FENCE
- PROPOSED DECORATIVE KERB TO DISTINGUISH PROPERTY BOUNDARY
- PROPOSED 2m HIGH BLOCK WALL (plastered where public facing)

B. SUBMITTED FOR DISCUSSION	11/09/2023	CD
A. SUBMITTED FOR DISCUSSION	10/07/2023	PP
REVISED		
DATE	DATE	BY



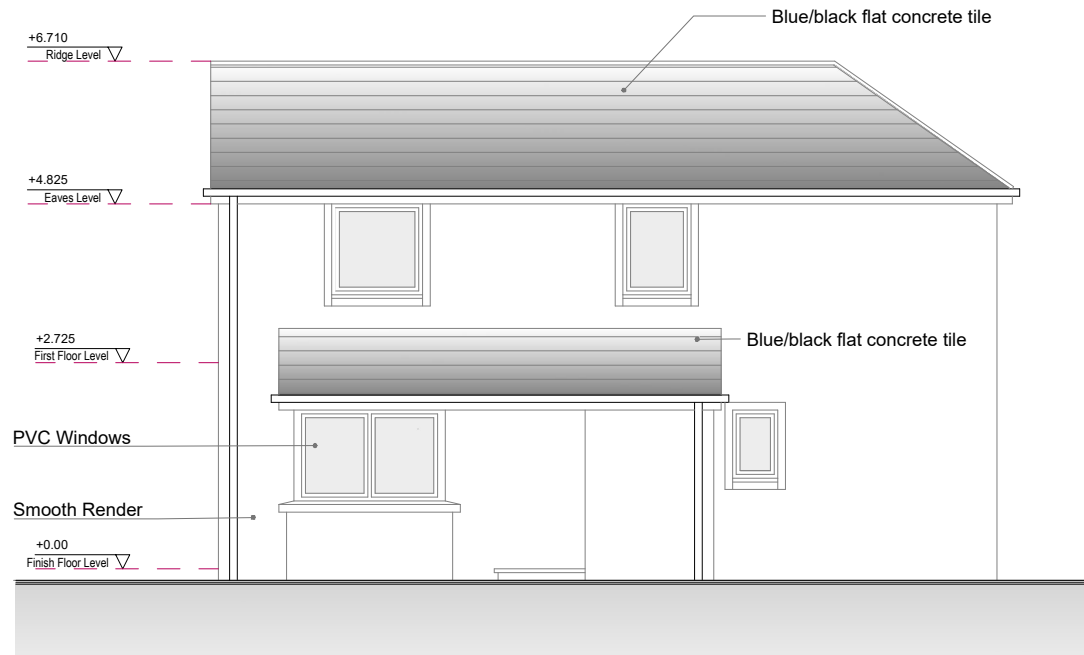
Phoenix House, Monahan Road, Cork.
T-021 2376150 E: info@brh.ie

CLIENT: Cooleeny Developments Limited

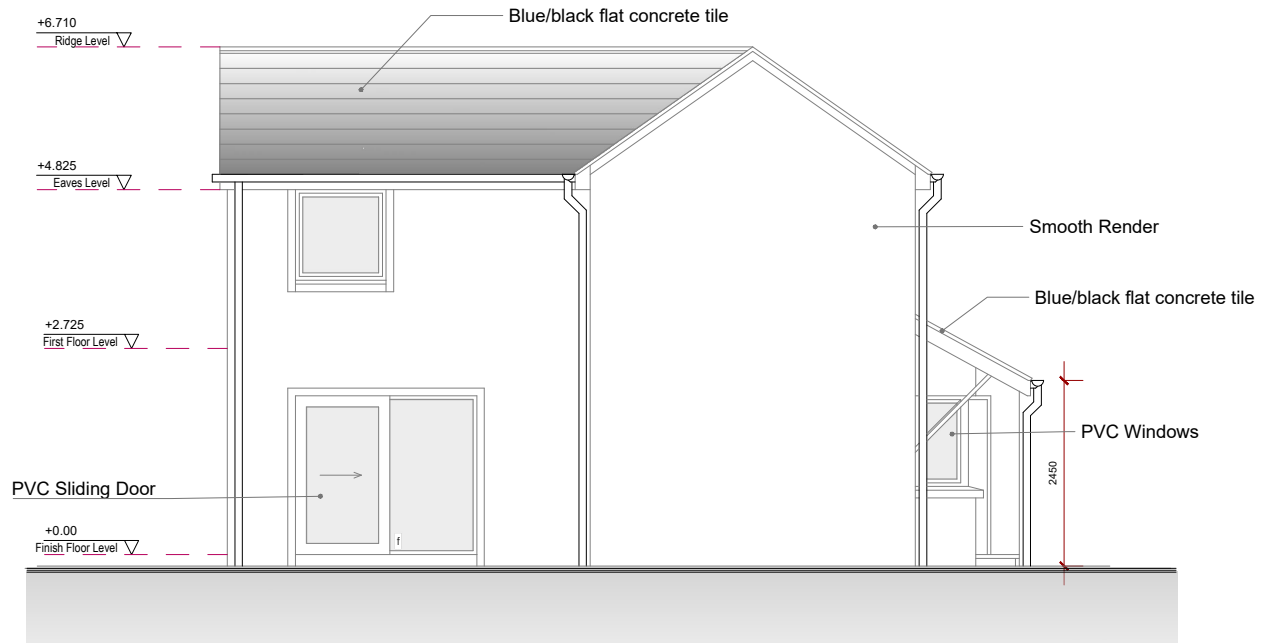
PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy

DRG: Unit Mix & Boundary Treatment

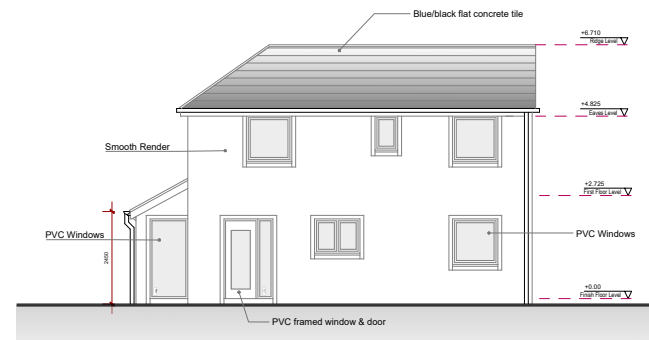
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Scale	1:500 on A1						



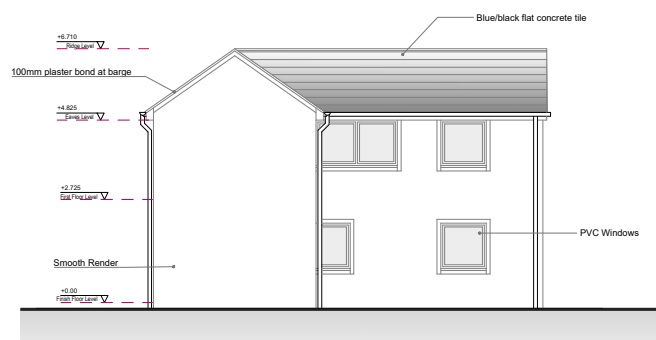
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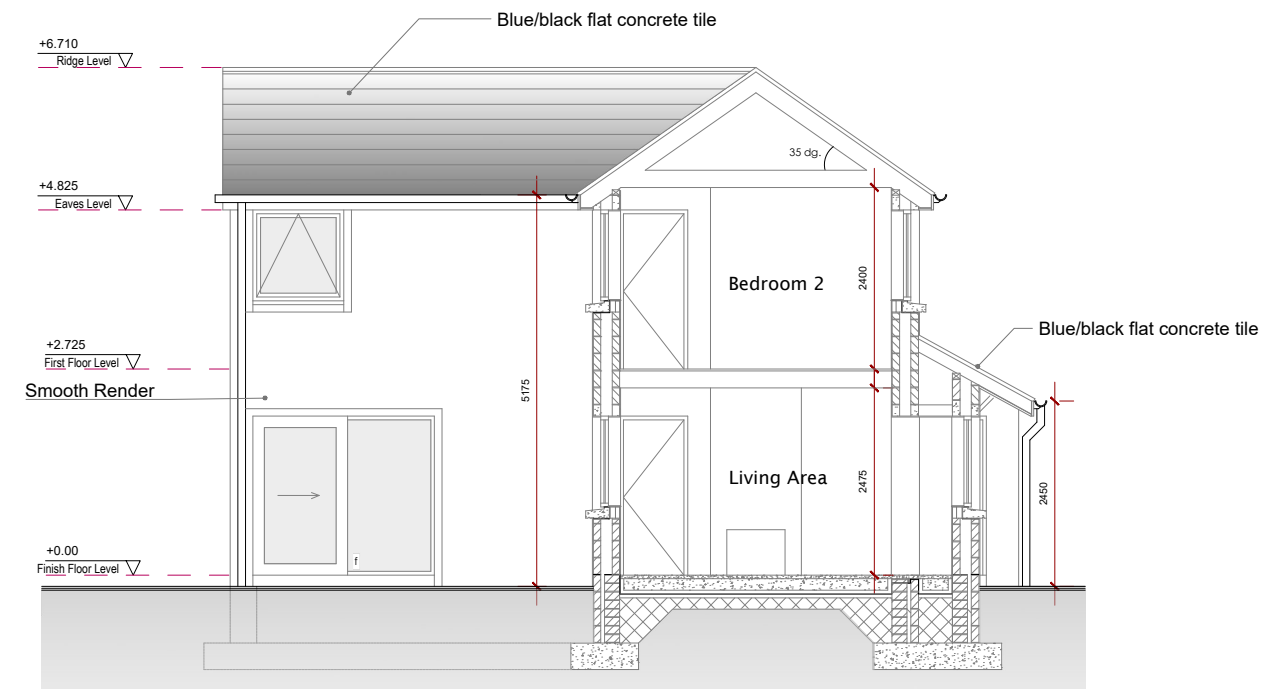
Rear Elevation
Scale 1:100



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200



Cross Section A-A
Scale 1:100

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A	ISSUED FOR DISCUSSION	10/07/2023	OC
Rev/	DETAIL	DATE	BY

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Phoenix House, Monahan Road, Cork.
T-021 2376150 E: info@brh.ie

CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

DRG: House Type A Elevations & Cross Section A-A

Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	2010	A	PP
SCALE: 1:100 on A3					



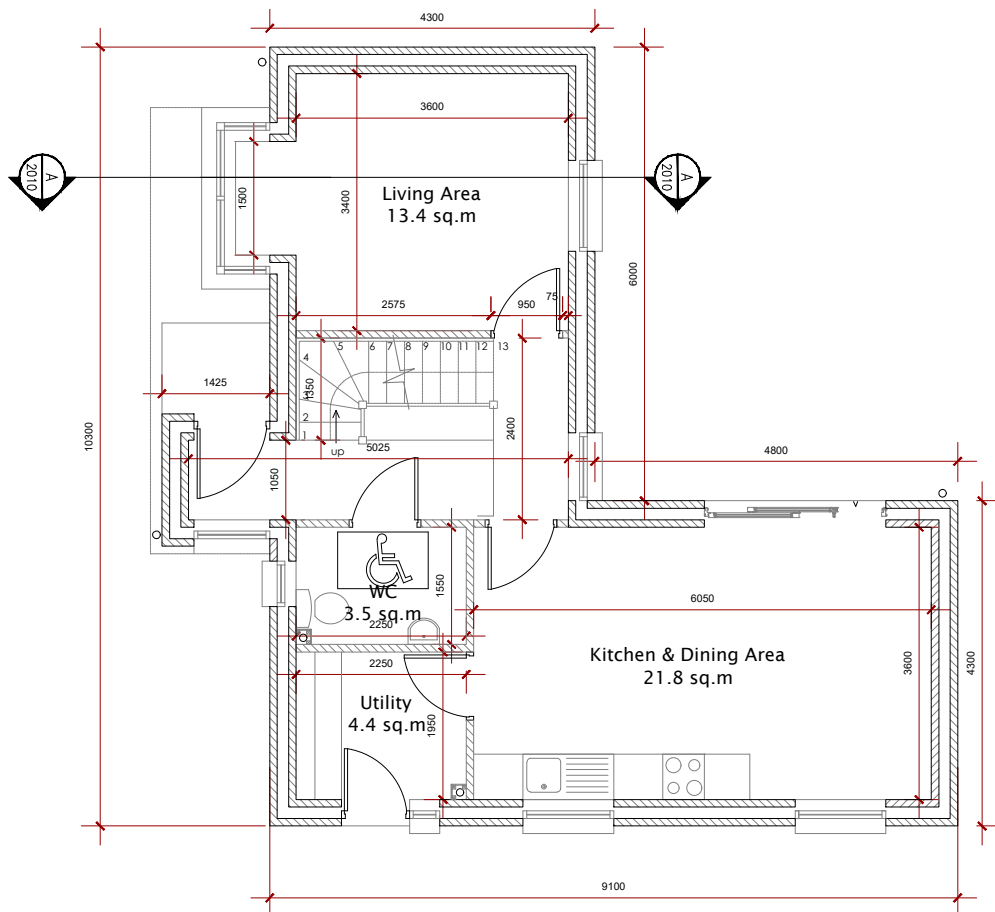
NORTH POINT VARIES. REFER TO SITE PLAN

IMPORTANT TO BE READ

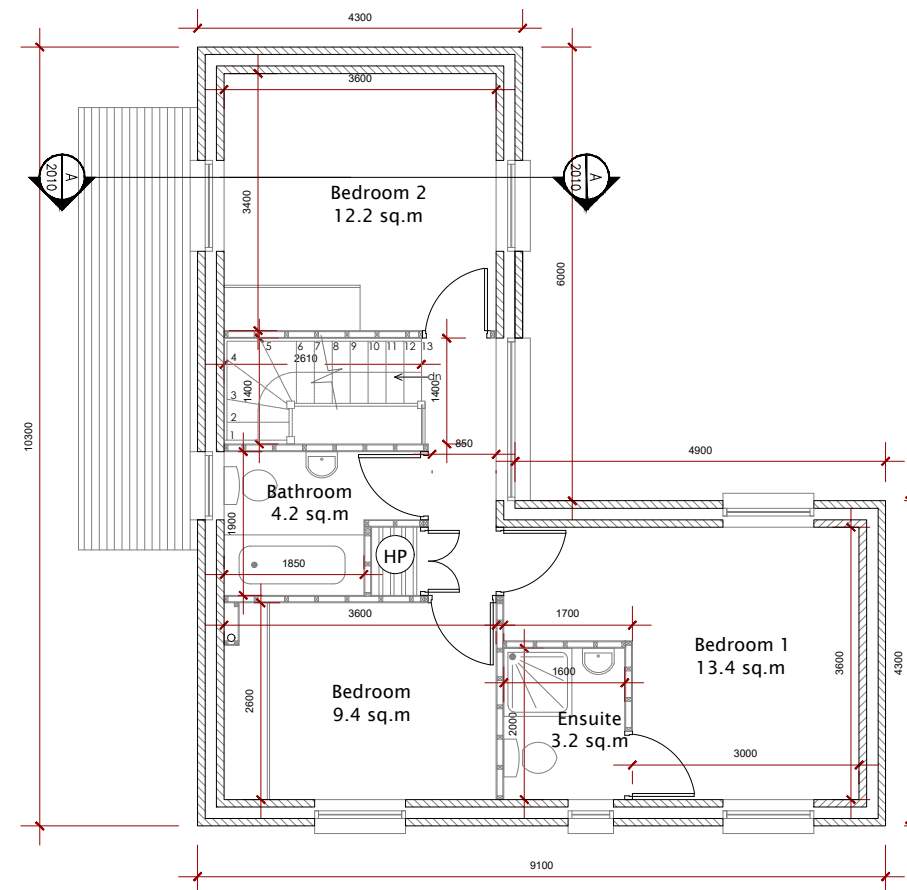
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Ground Floor Plan
54.5 sq.m.



First Floor Plan
51.8 sq.m.



A	SUBMITTED FOR DISCUSSION	10/07/2023	OC
Rev/	DETAIL	DATE	BY



Phoenix House, Monahan Road, Cork.
T-021 2376150 E: info@brh.ie

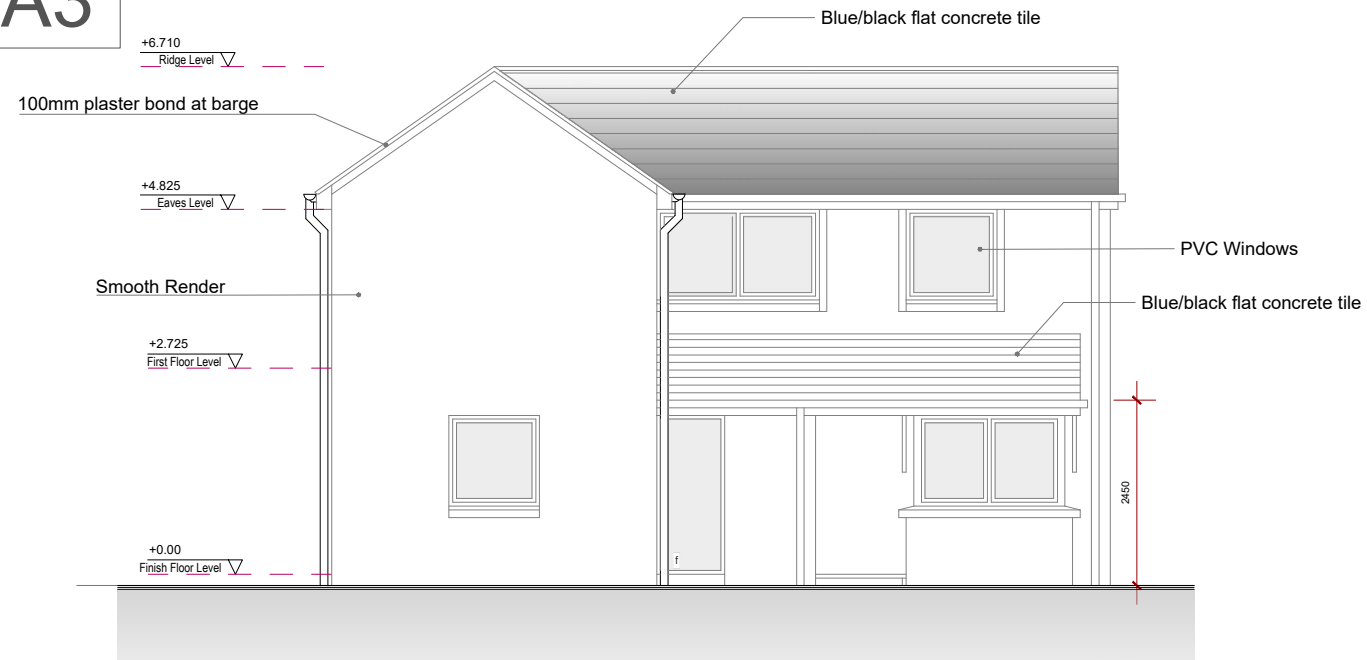
CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

DRG: House Type A Floorplans

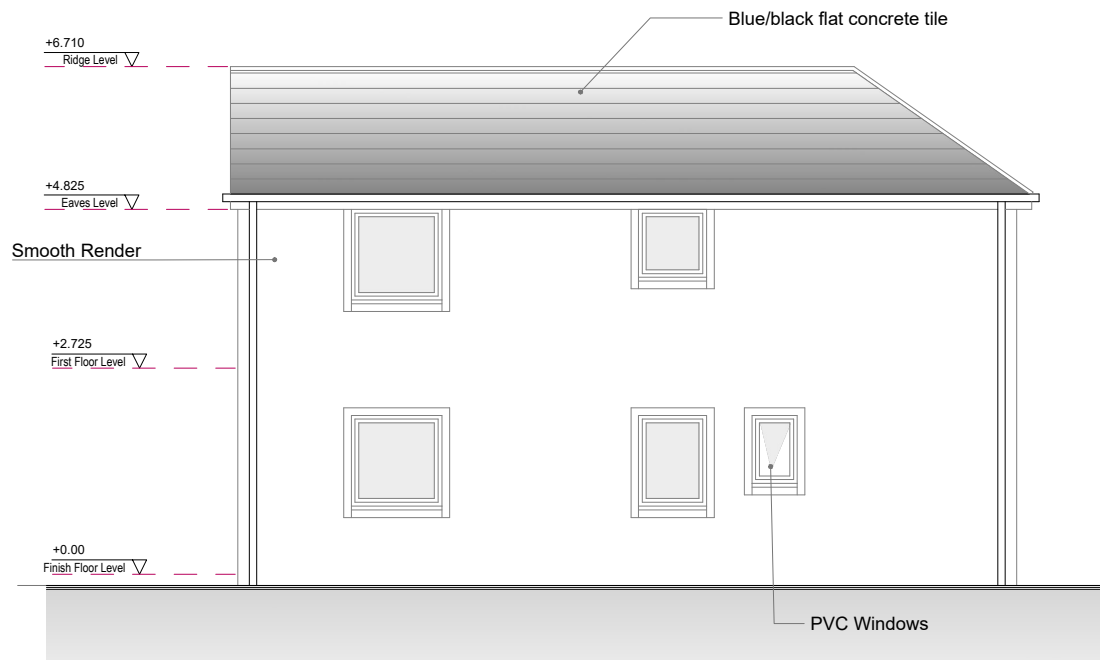
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OC	MB	23_041	2011	A	PA
SCALE:		1:100 on A3			

A3



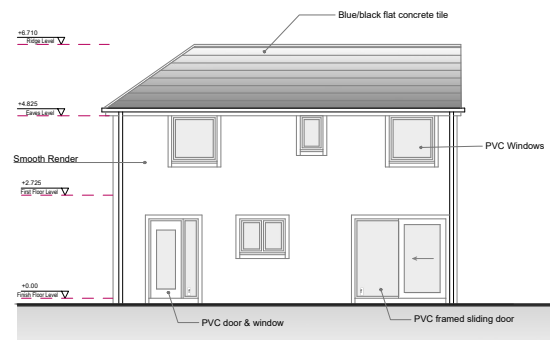
Front Elevation

Scale 1:100



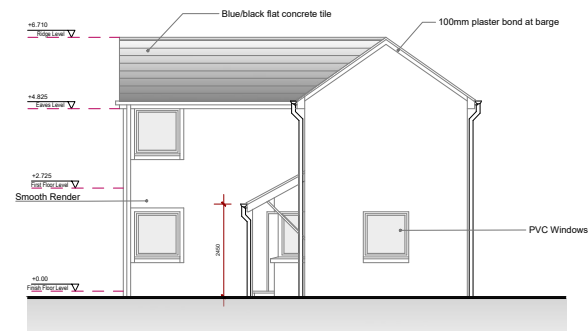
Rear Elevation

Scale 1:100



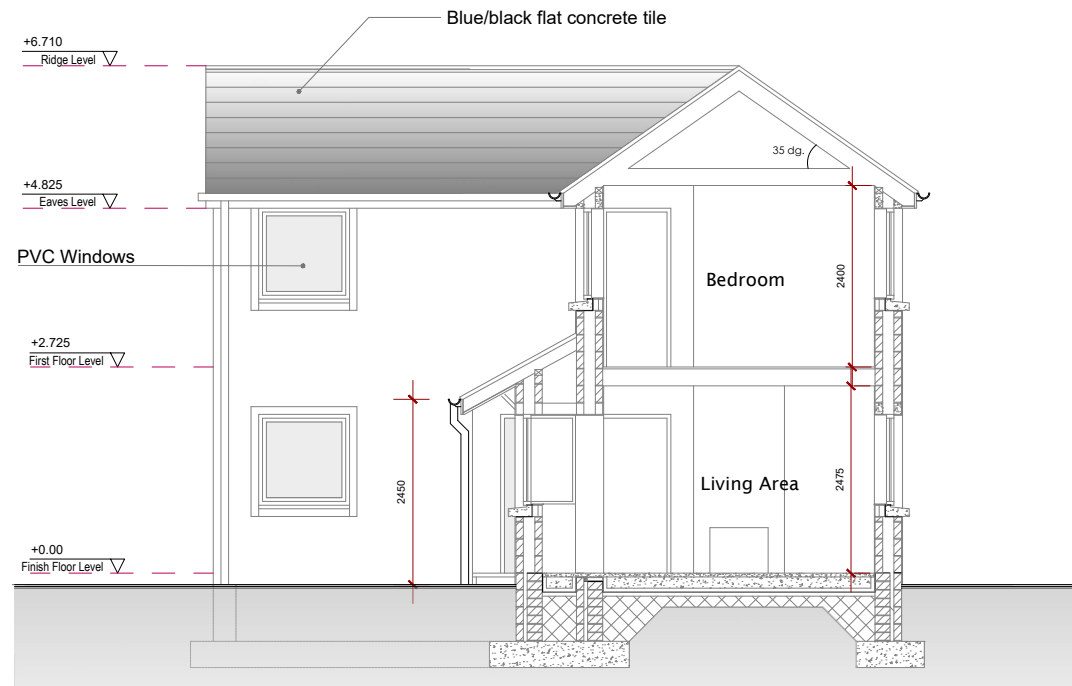
Side Elevation

Scale 1:200



Side Elevation

Scale 1:200



Cross Section A-A

Scale 1:100

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A	SUBMITTED FOR DISCUSSION	10/07/2023	OC
Rev	DETAIL	DATE	BY



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T-021 2376150 E: info@brh.ie

CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

DRG: House Type B Elevations & Cross Section A-A

Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	2020	A	PA
SCALE:		1:100 on A3			



NORTH POINT VARIES. REFER TO SITE PLAN

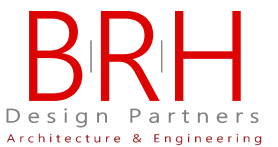
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A	SUBMITTED FOR DISCUSSION	10/07/2023	OC
Rev/	DETAIL	DATE	BY



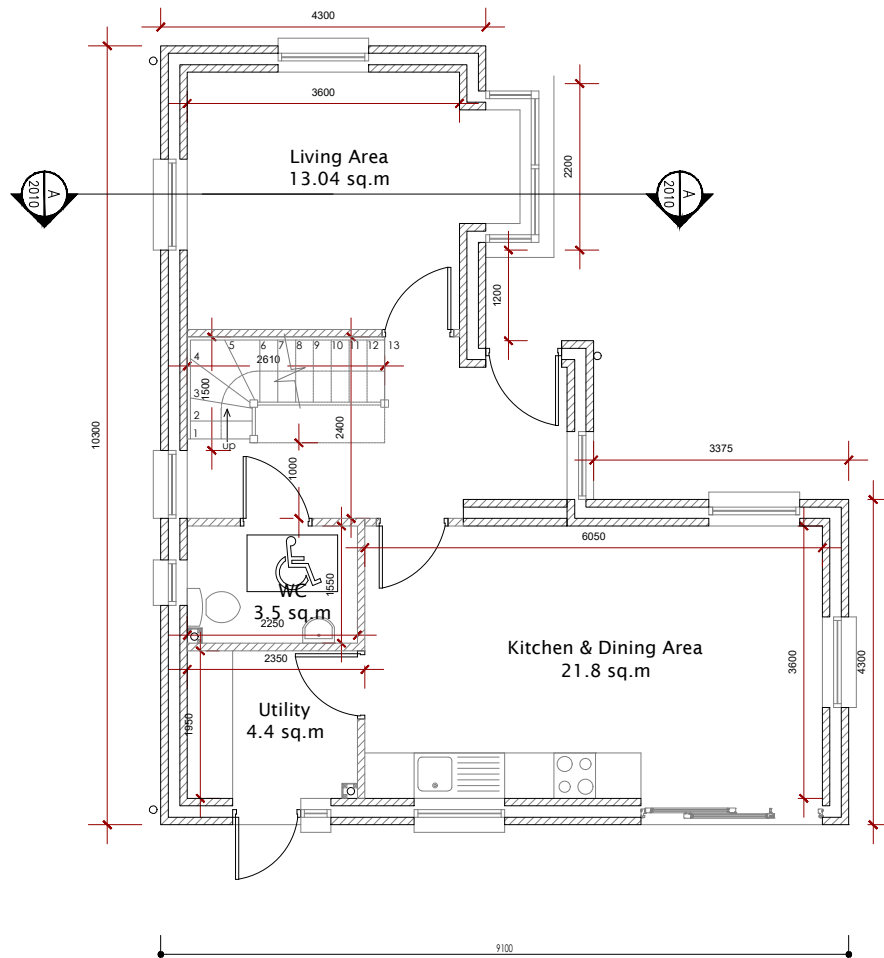
Phoenix House, Monahan Road, Cork.
T-021 2376150 E: info@brh.ie

CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

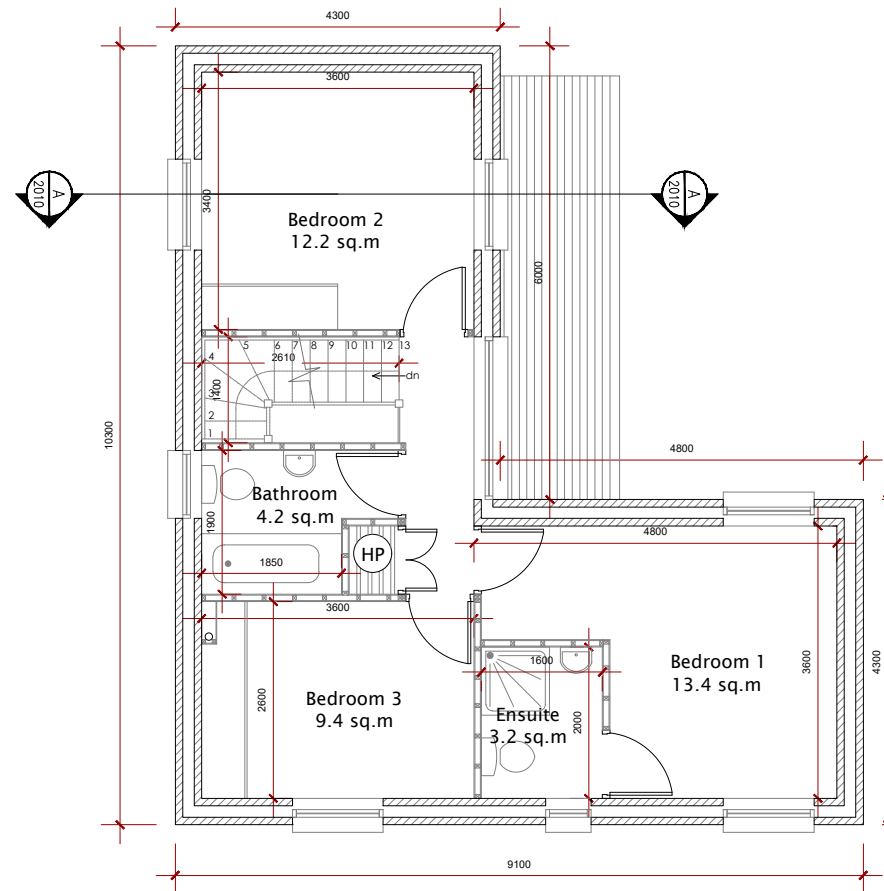
DRG: House Type B Floorplans

Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	2021	A	PA
SCALE: 1:100 on A3					



Ground Floor Plan

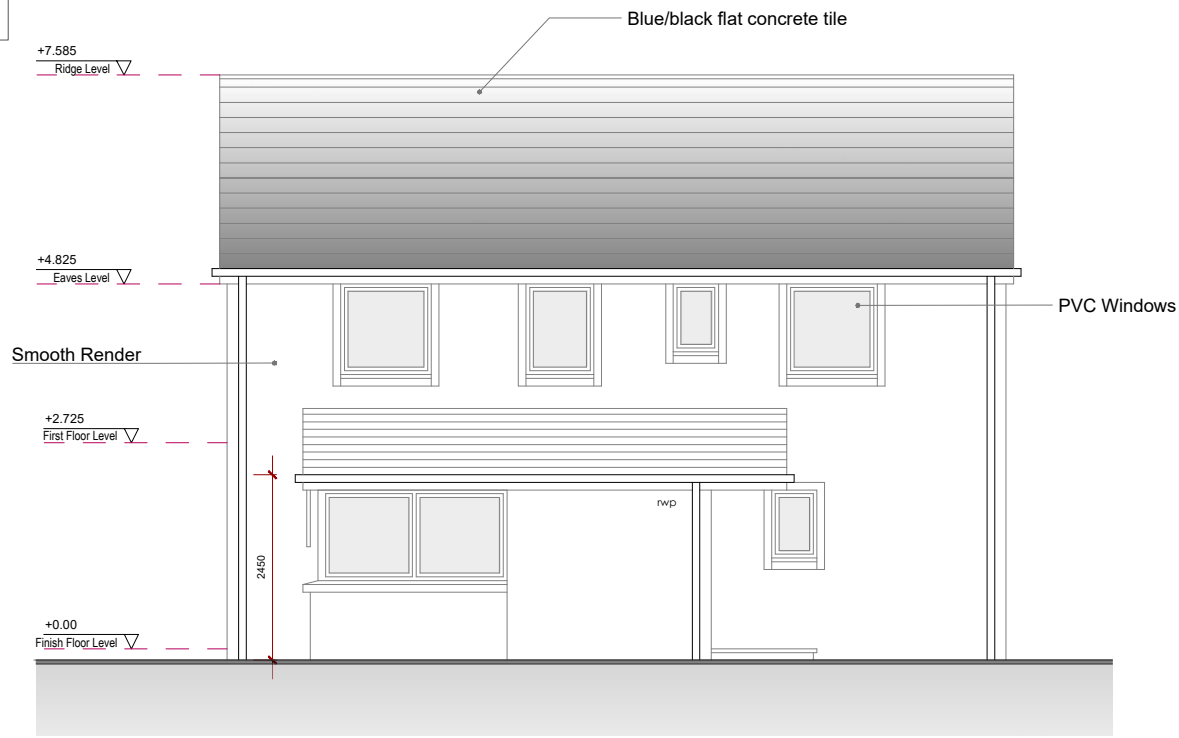
54.8 sq.m.



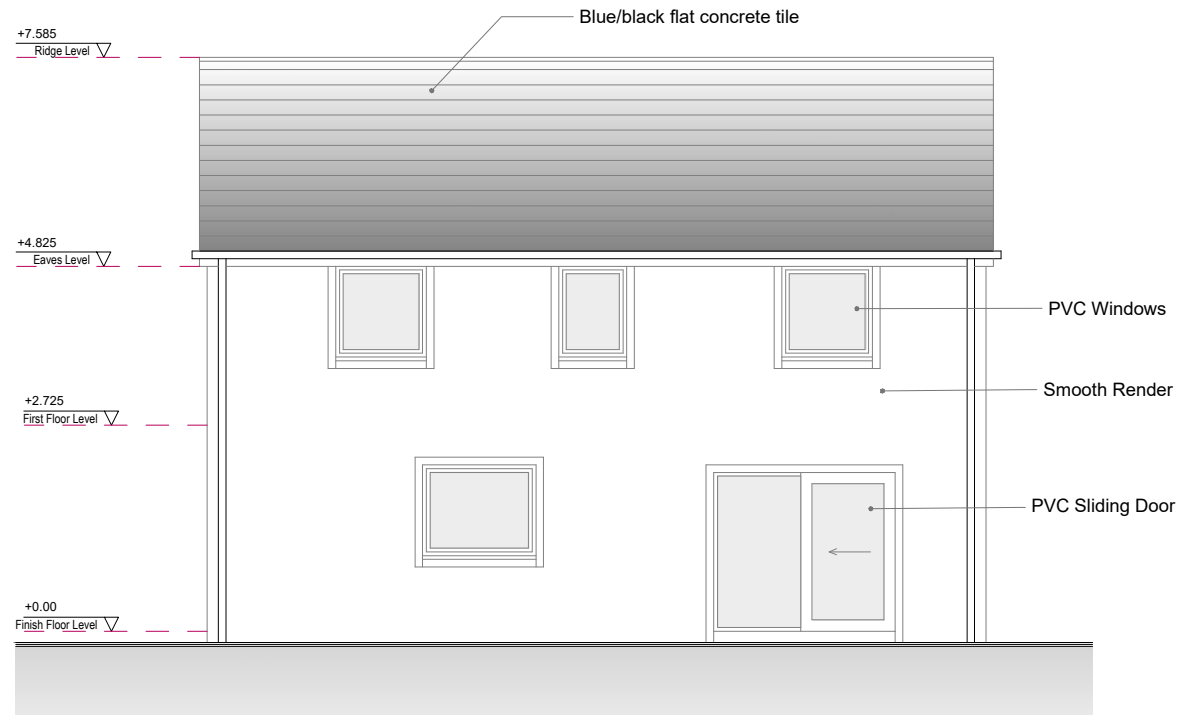
First Floor Plan

51.8 sq.m.

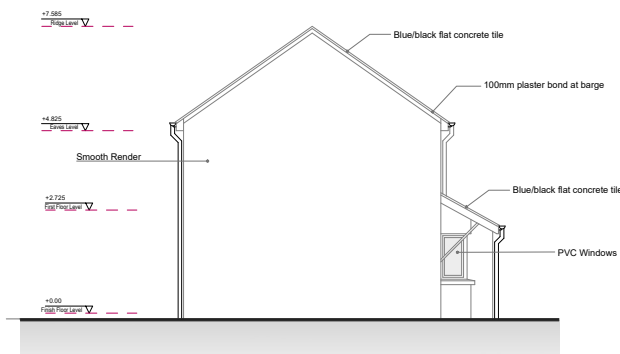




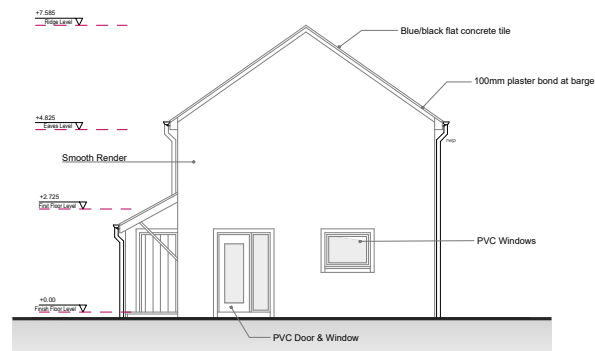
Front Elevation
Scale 1:100



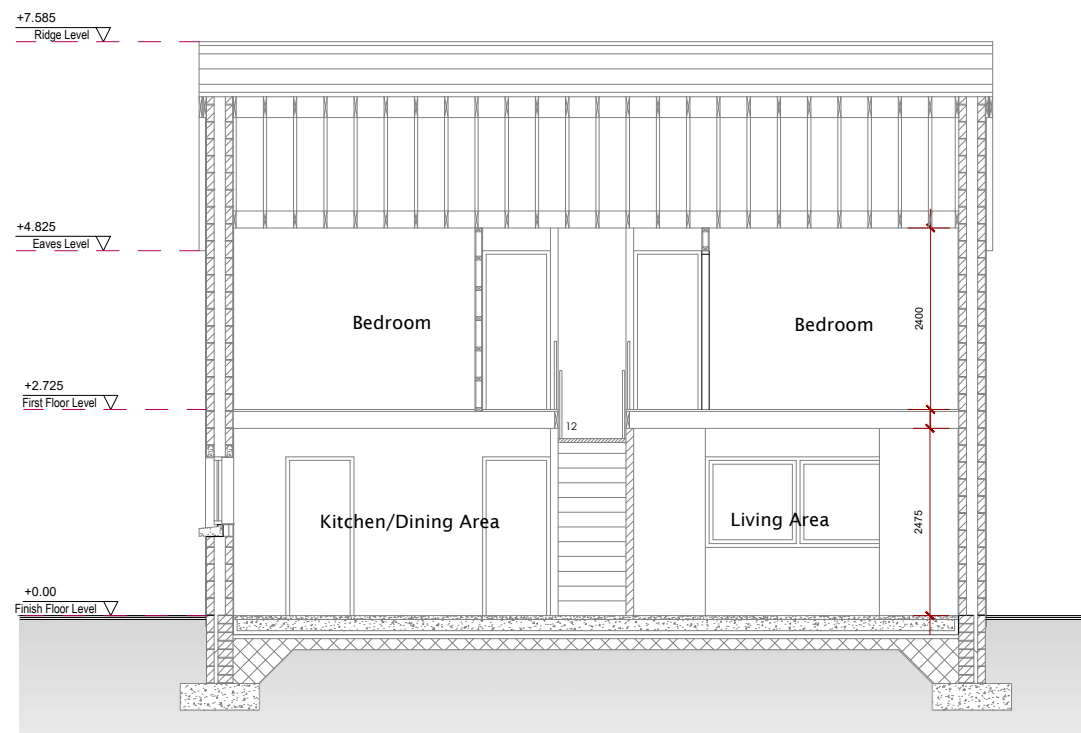
Rear Elevation
Scale 1:100



Side Elevation
Scale 1:200



Side Elevation
Scale 1:200



Cross Section A-A
Scale 1:100

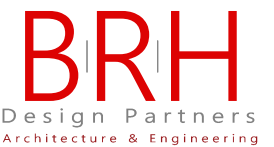
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STAGE ABBREVIATIONS:

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Rev	DETAIL	DATE	BY



Phoenix House, Monahan Road, Cork.
T-021 2376150 E: info@brh.ie

CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

DRG: House Type C Elevations & Cross Section A-A

Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	2030	A	PA
SCALE: 1:100 on A3					



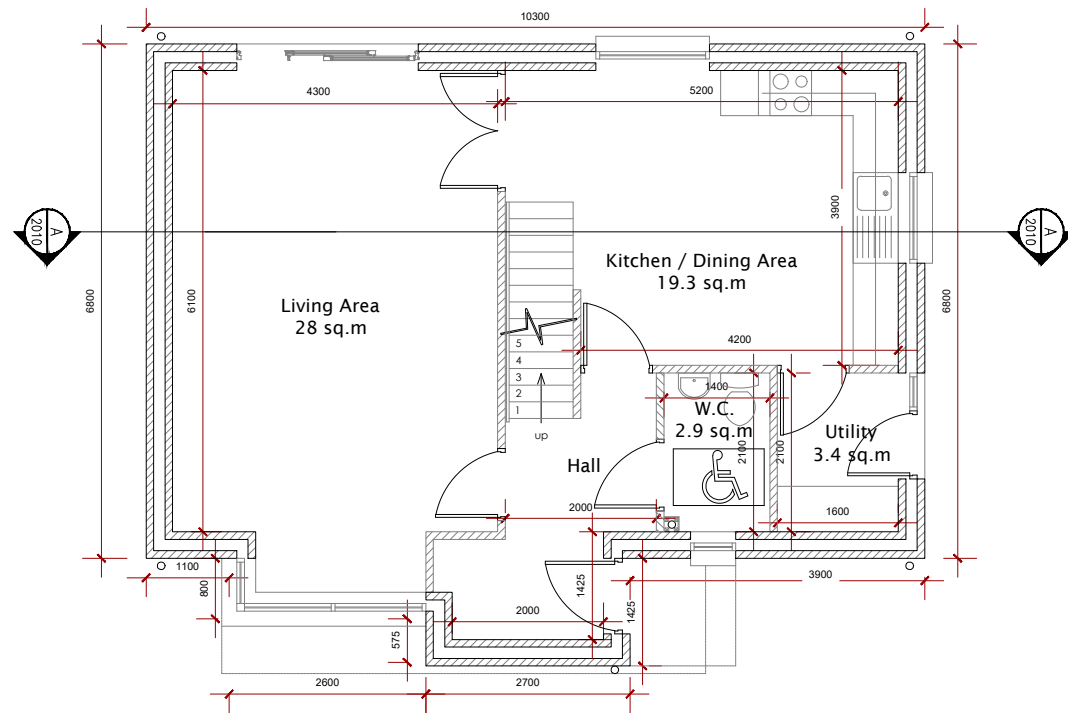
NORTH POINT VARIES. REFER TO SITE PLAN

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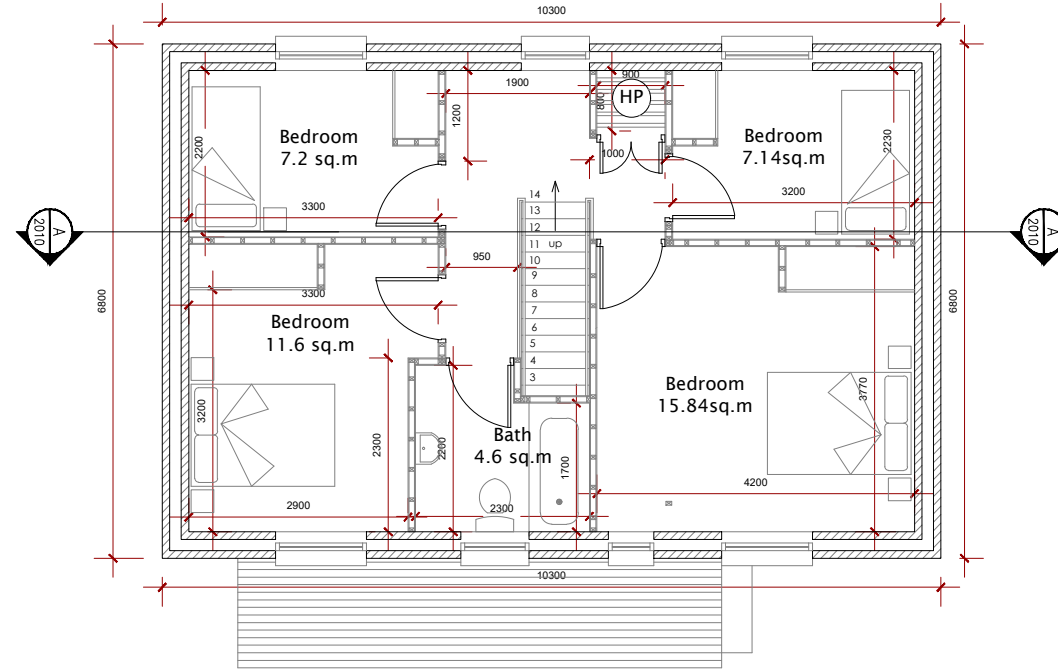
STAGE ABBREVIATIONS:

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Ground Floor Plan

63.5 sq.m.

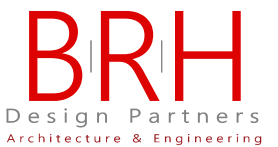


First Floor Plan

58.6 sq.m.



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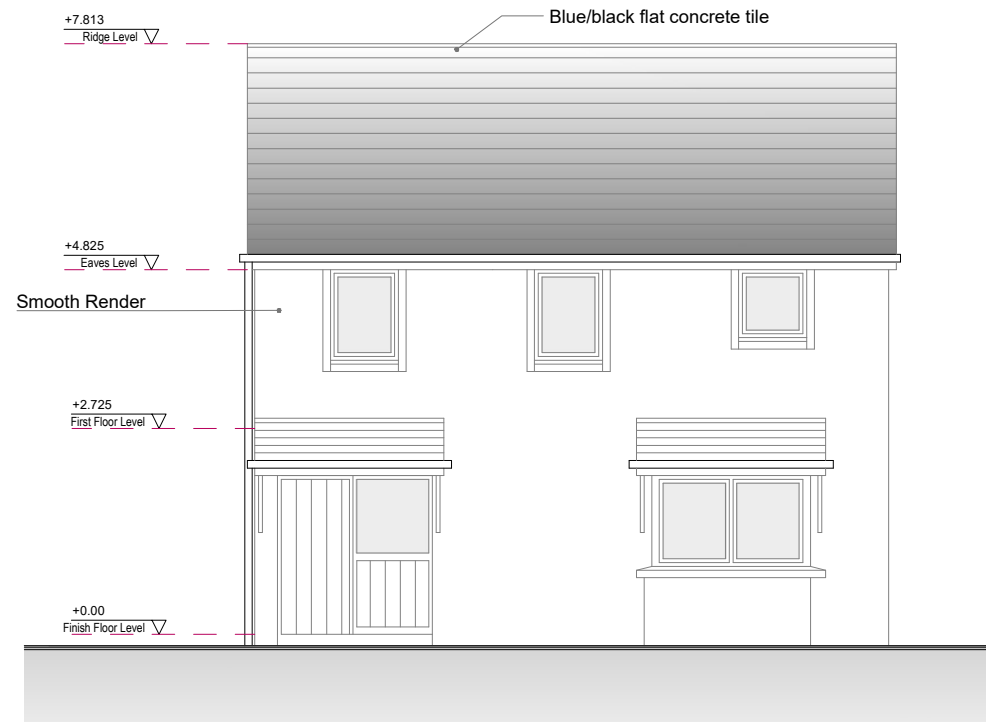
Phoenix House, Monahan Road, Cork.
T-021 2376150 E: info@brh.ie

CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

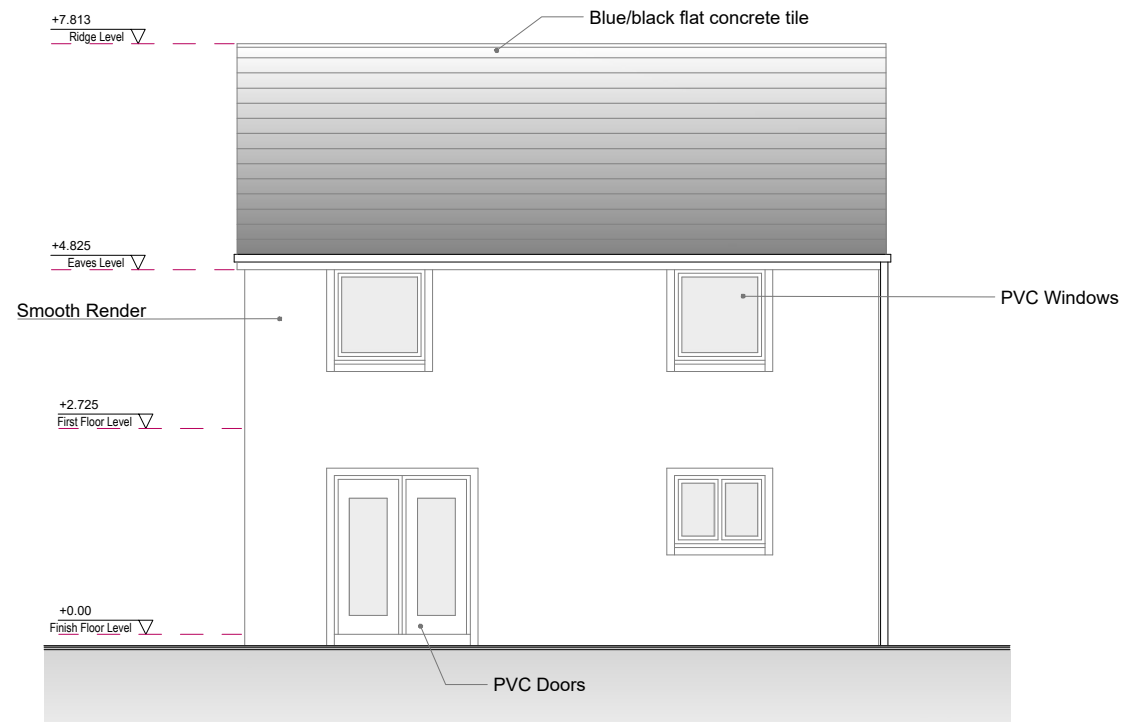
DRG: House Type C Floorplans

Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	2031	A	PA
SCALE:		1:100 on A3			



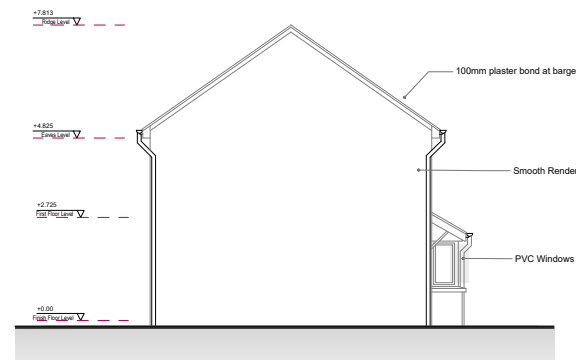
Front Elevation

Scale 1:100



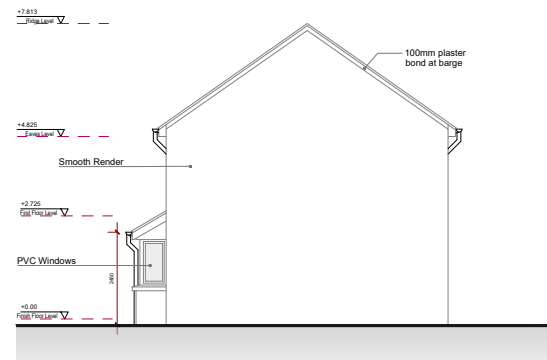
Rear Elevation

Scale 1:100



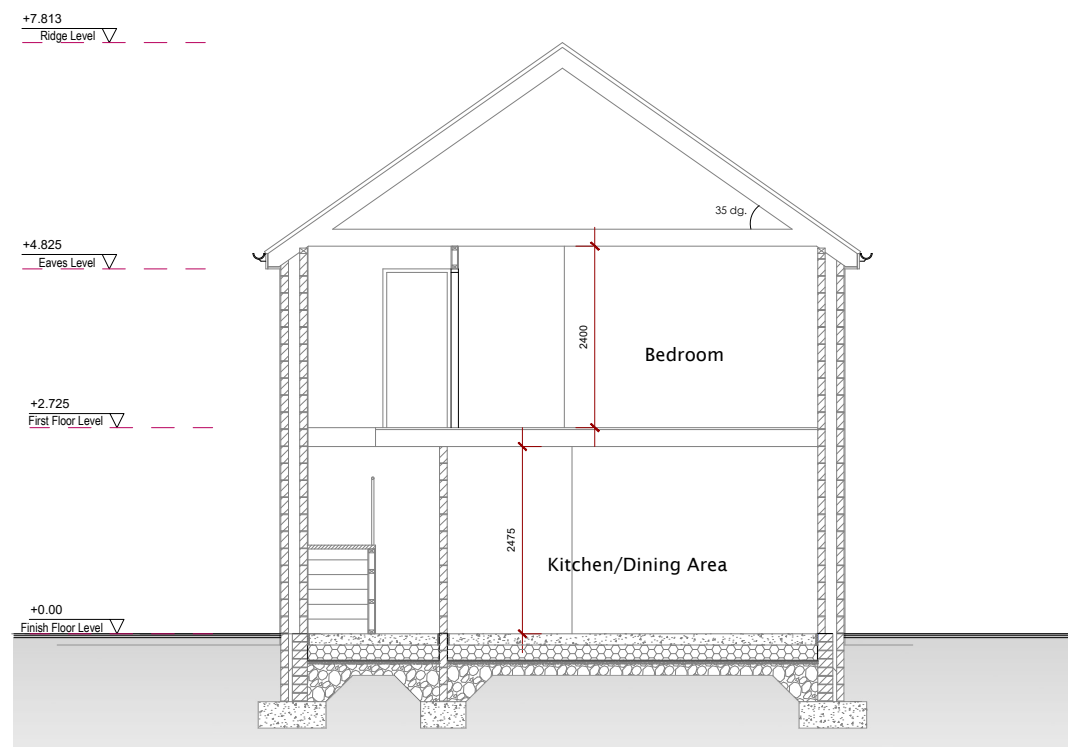
Side Elevation

Scale 1:200



Side Elevation

Scale 1:200



Cross Section A-A

1:100

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T-021 2376150 E: info@brh.ie

CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

DRG: House Type D Elevations & Cross Section A-A

Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	2040	A	PA
SCALE:		1:100 on A3			



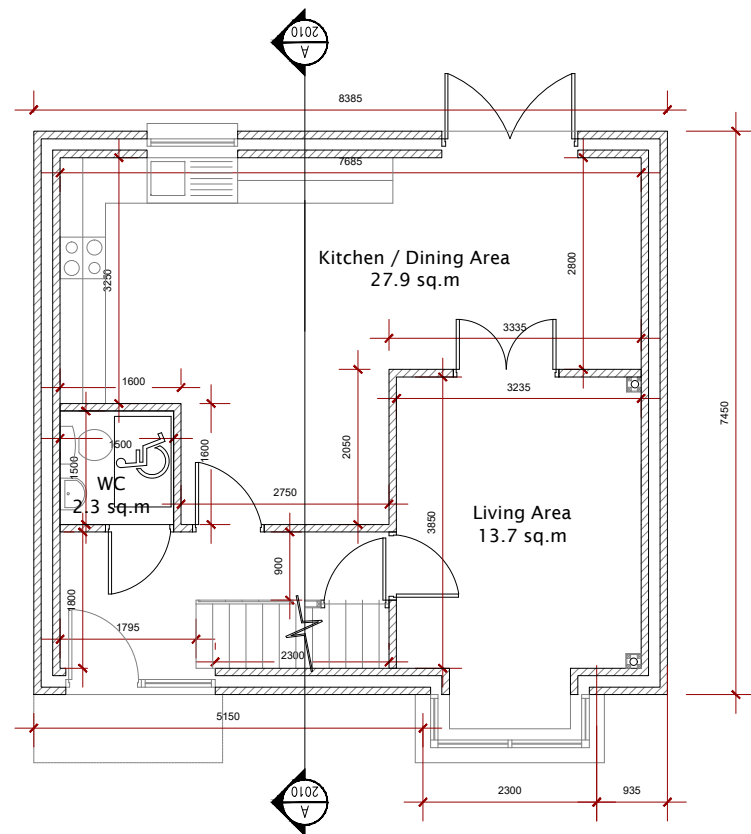
NORTH POINT VARIES. REFER TO SITE PLAN

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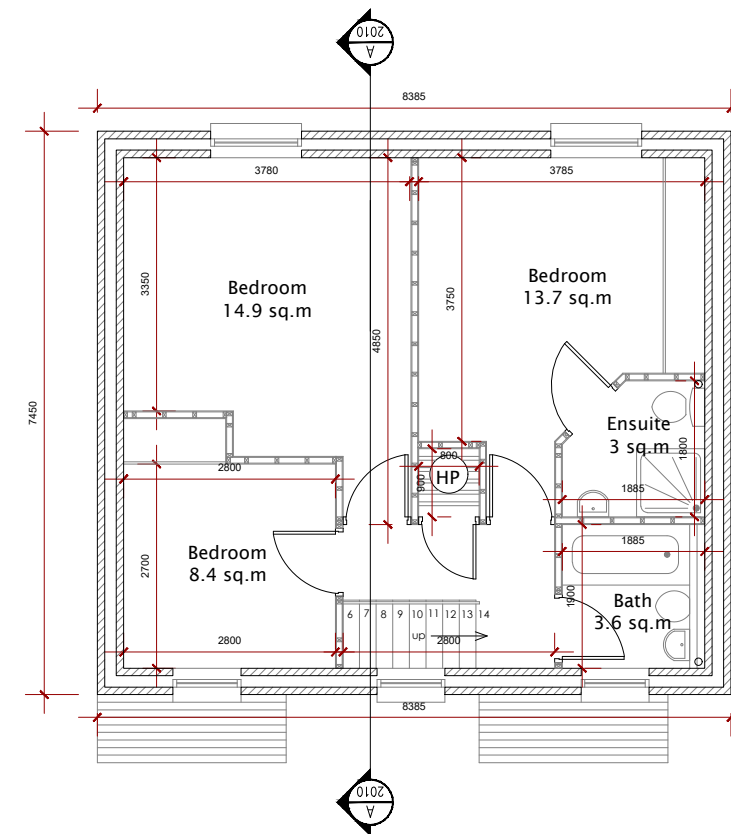
STAGE ABBREVIATIONS:

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Ground Floor Plan

53.2 sq.m.



First Floor Plan

51.9 sq.m.

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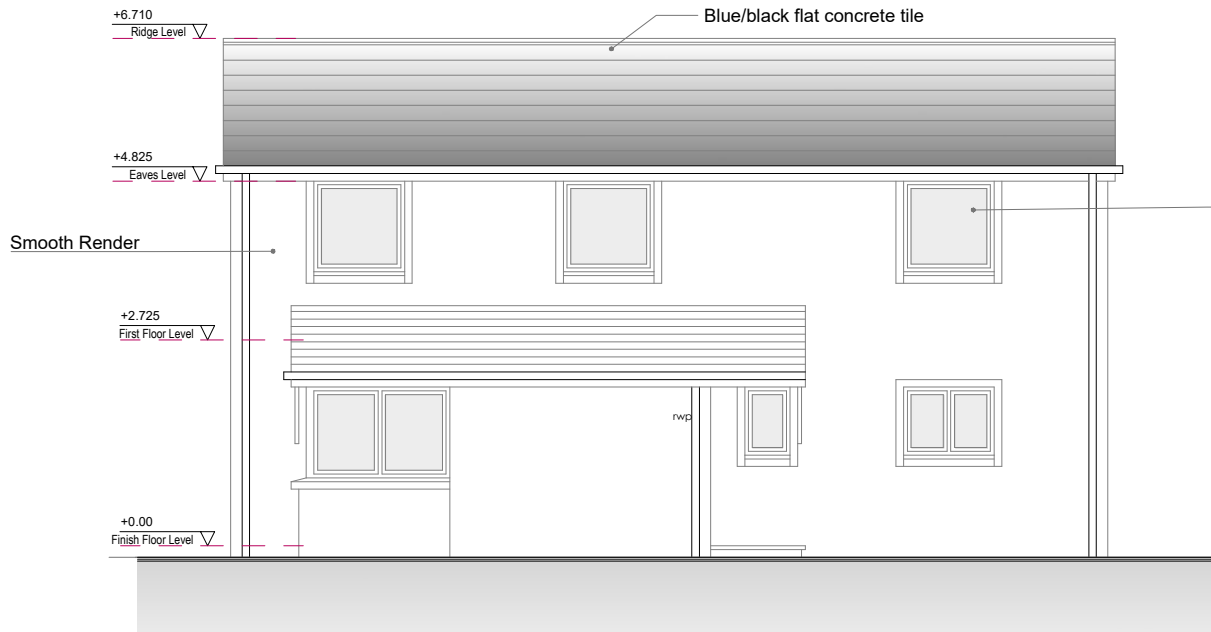
CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

DRG: House Type D Floorplans

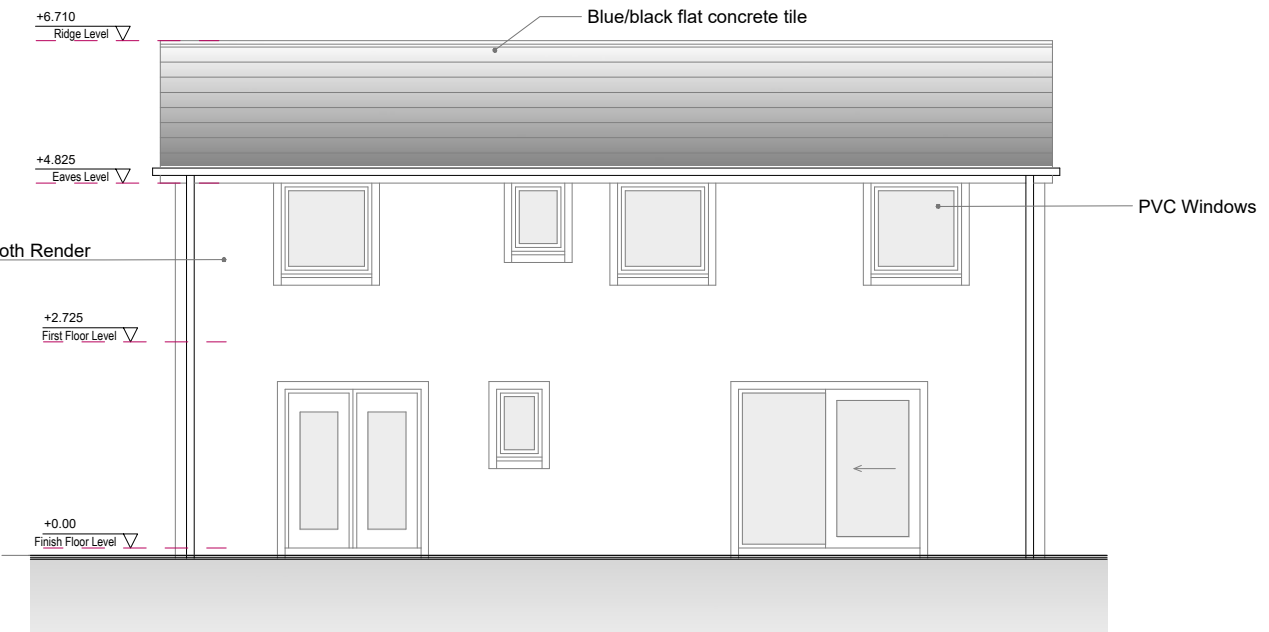
Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	2041	A	PA
SCALE:		1:100 on A3			

A3



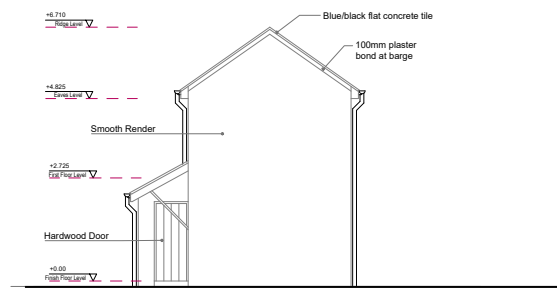
Front Elevation

Scale 1:100



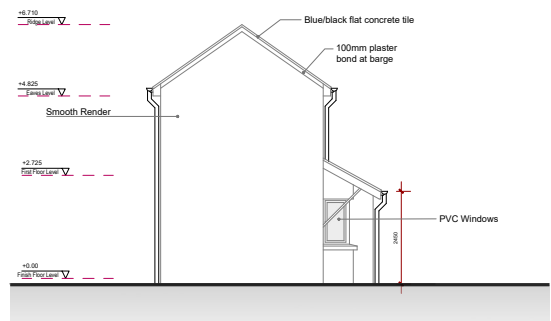
Rear Elevation

Scale 1:100



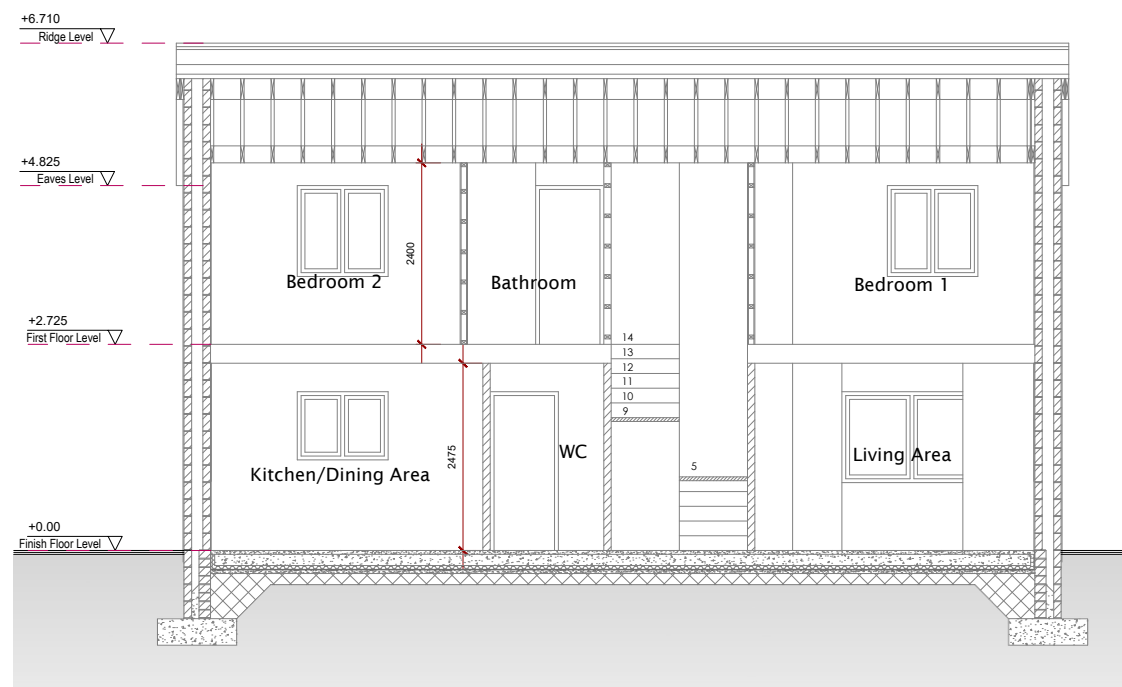
Side Elevation

Scale 1:200



Side Elevation

Scale 1:200



Cross Section A-A

1:100

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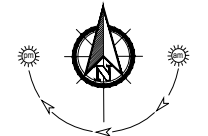
Phoenix House, Monahan Road, Cork.
T-021 2376150 E: info@brh.ie

CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

DRG: House Type E Elevations & Cross Section A-A

Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	2050	A	PA
SCALE: 1:100 on A3					



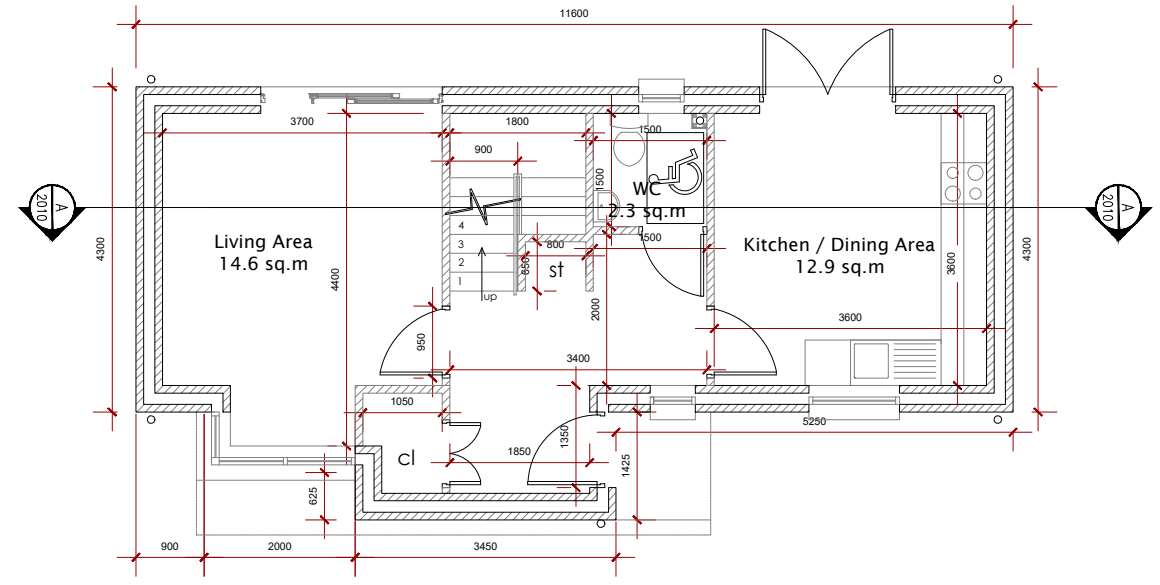
NORTH POINT VARIES. REFER TO SITE PLAN

IMPORTANT TO BE READ

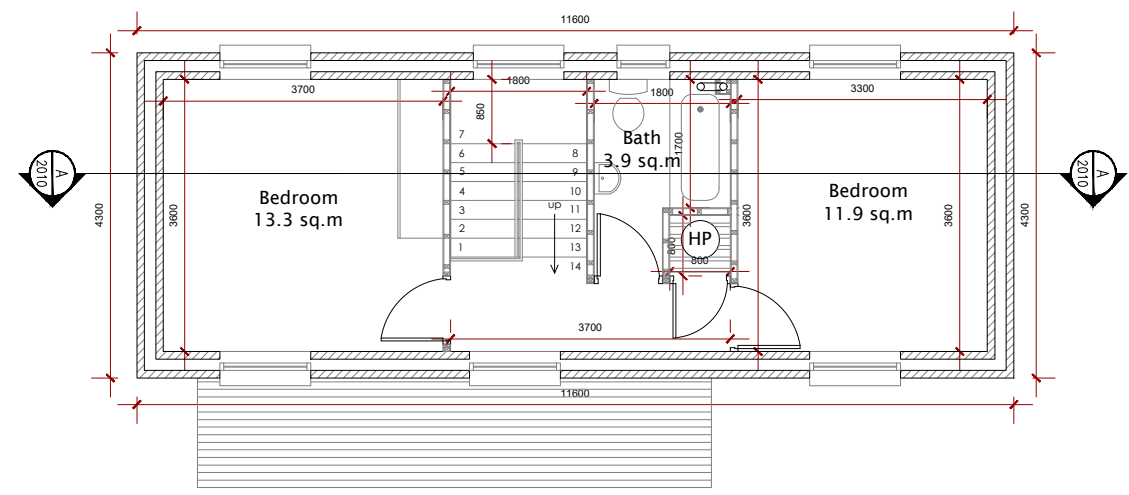
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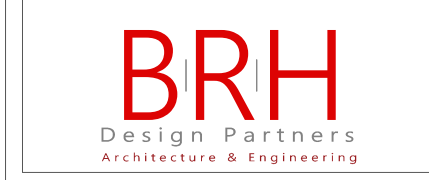


Ground Floor Plan
44.8 sq.m.



First Floor Plan
39.2 sq.m.

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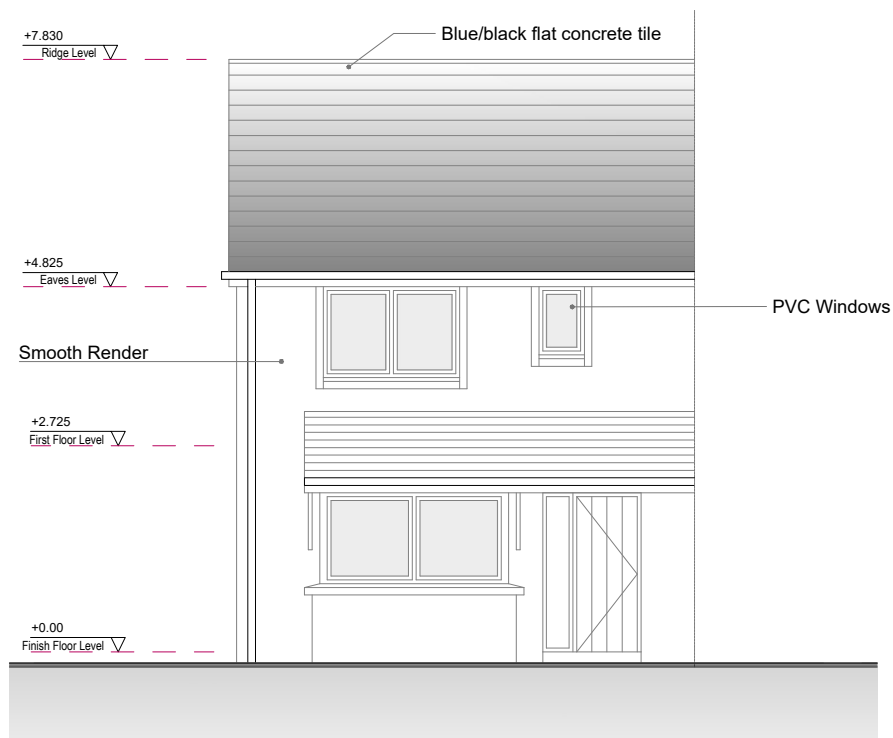
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CLIENT: Cooleeney Developments Limited

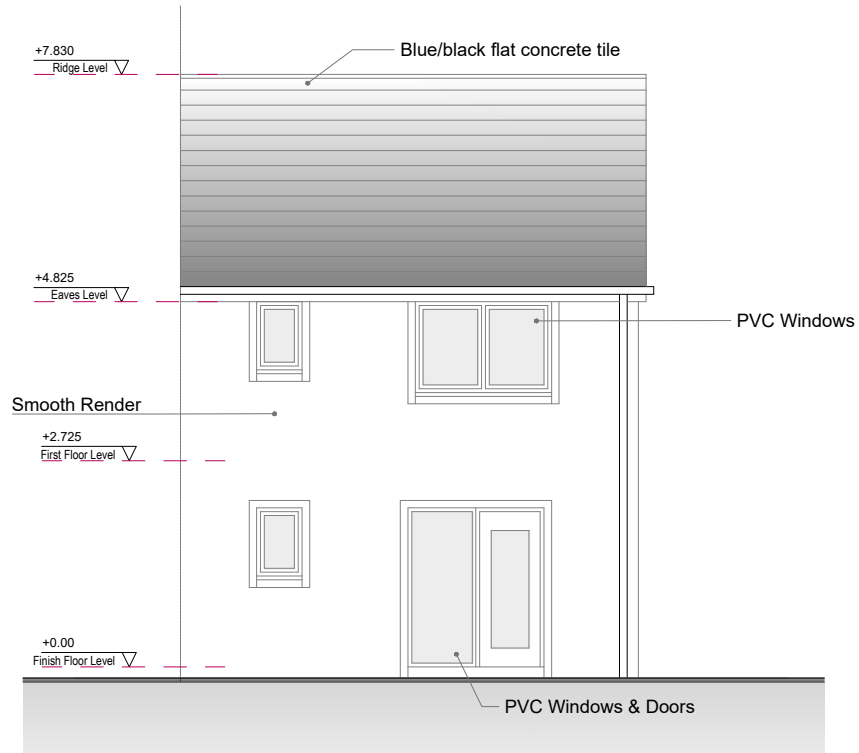
PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

DRG: House Type E Floorplans

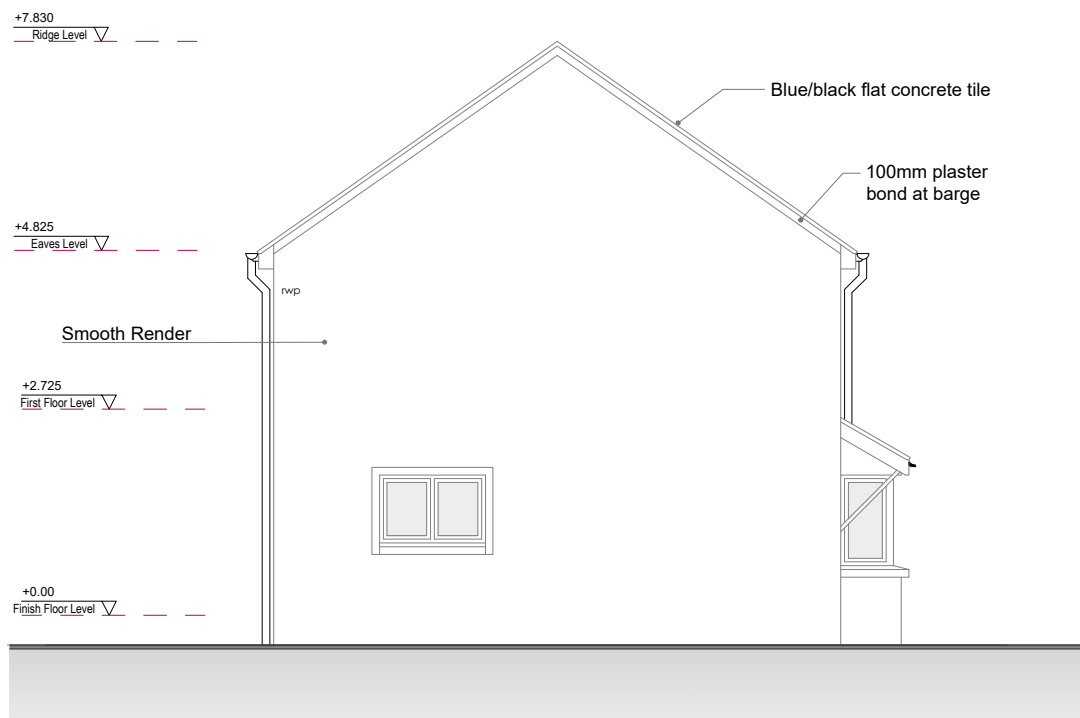
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OC	MB	23_041	2041	A	PA
SCALE:		1:100 on A3			



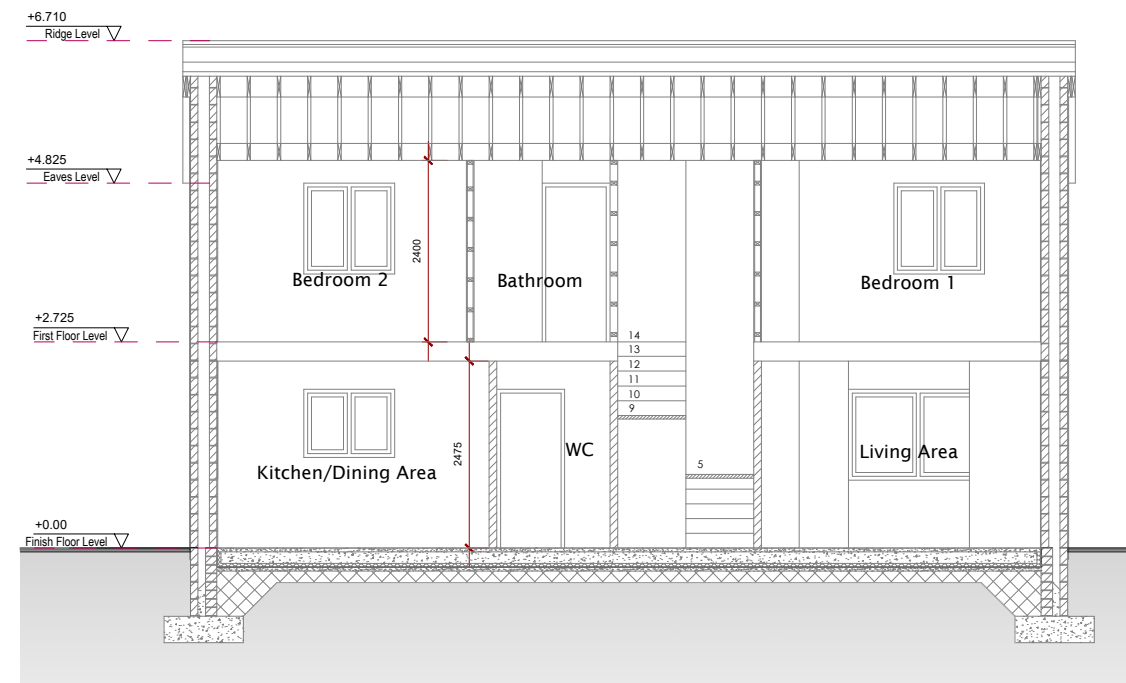
Front Elevation
Scale 1:100



Rear Elevation
Scale 1:100



Side Elevation
Scale 1:100



Cross Section A-A
1:100

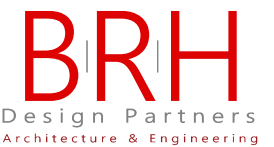
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CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

DRG: House Type F Elevations & Cross Section A-A

Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	2060	A	PA
SCALE: 1:100 on A3					



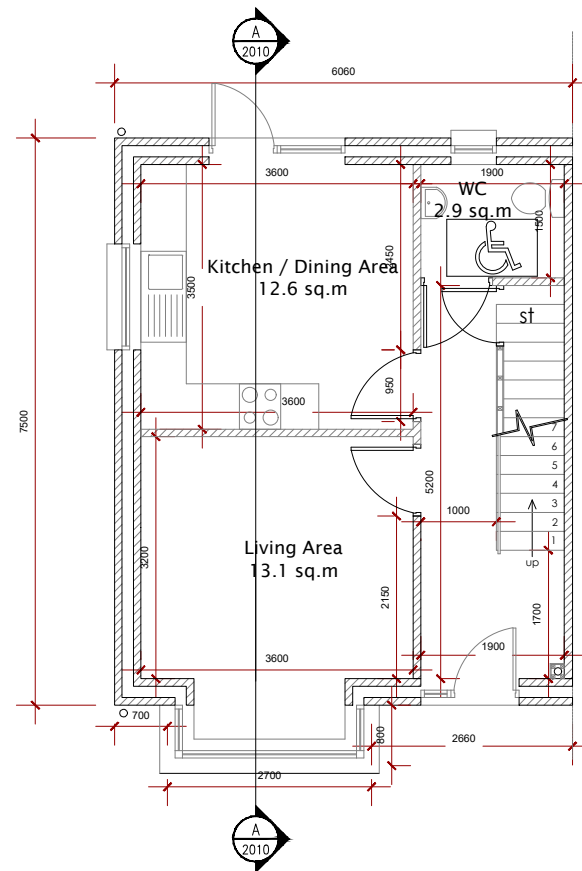
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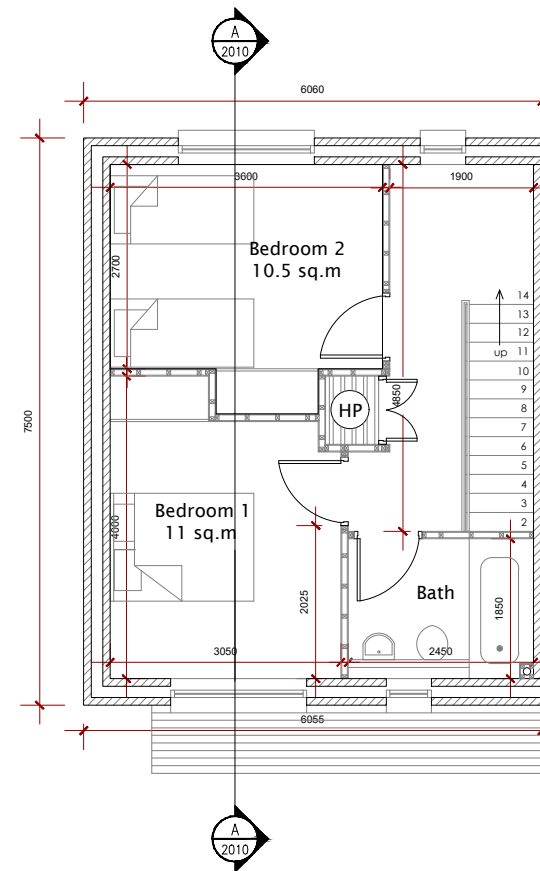
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Ground Floor Plan

39.7 sq.m.



First Floor Plan

38.1 sq.m.

A	SUBMITTED FOR DISCUSSION	10/07/2023	OC
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Phoenix House, Monahan Road, Cork.
T-021 2376150 E: info@brh.ie

CLIENT: Cooleeney Developments Limited

PROJECT: Residential Development at Elm Grove, Crann Ard, Ballynamona, Fermoy, Co. Cork

DRG: House Type F Floorplans

Drawn By:	Checked By:	Job No:	Drawing Number:	Revision:	Stage:
OC	MB	23_041	2061	A	PA
SCALE: 1:100 on A3					