



POST TRI-PARTY ALTERATIONS REPORT

SHiPSEYBARRY

THE MEADOWS

BESSBOROUGH
BLACKROCK
CORK

MARCH 2022

foreword

Considerable adjustments and improvements have been made to the scheme since the cross table tri-party discussion which has advanced the quality and consideration to the current application proposal . Additional scope items have been included in the application to address all items outlined in the Boards Opinion . The following document presents a broad summary of the changes made to the design of the Proposal since the Board Opinion and is supported by a full Architectural Design Statement in the main documentation set.

SHIPSEYBARRY

CORE DATA COMPARISON

TRI-PARTY STAGE

		TYPE	NUMBER
SITE AREA (DEVELOPABLE)sqm	15,307		
G.D.A. sqm	35,156	STUDIO	5
PLOT RATIO	2.29	1 BED 2 PERSON	114
		2 BED 3 PERSON	0
		2 BED 4 PERSON	151
		3 BED 5 PERSON	13
HEIGHT RANGE	1-10 STOREYS	TOTAL	283

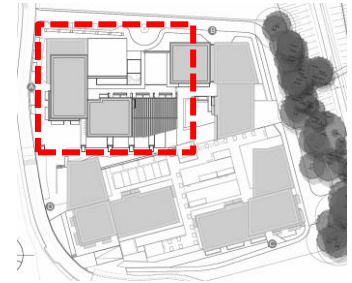
APPLICATION



		TYPE	NUMBER	%
SITE AREA (DEVELOPABLE)sqm	15,307			
G.D.A.	32,698.7	STUDIO	6	2.1%
PLOT RATIO	2.14	1 BED 2 PERSON	112	40.0%
		2 BED 3 PERSON	0	0
		2 BED 4 PERSON	150	53.6%
		3 BED 5+ PERSON	12	4.3%
HEIGHT RANGE	1-10 STOREYS	TOTAL	280	100.0%

TRI-PARTY STAGE

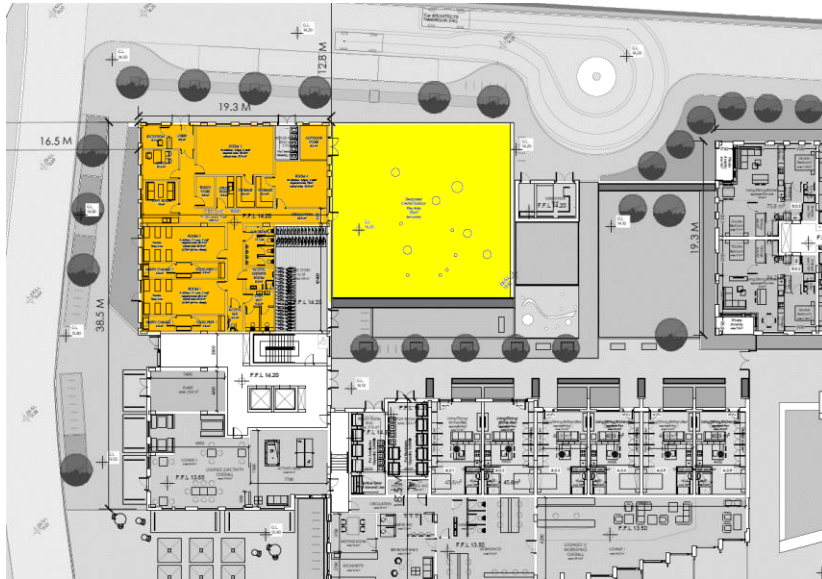


CRECHE LAYOUT



-  CRECHE
-  CRECHE PLAY AREA

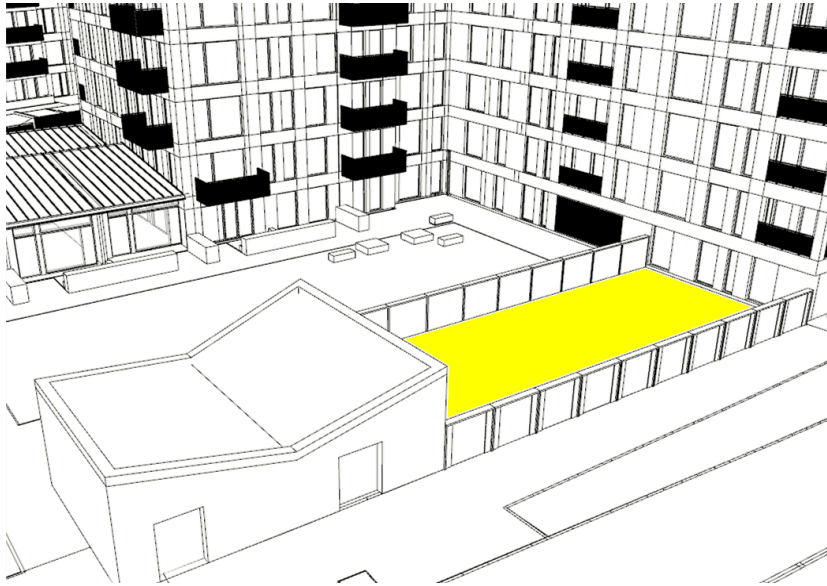
APPLICATION



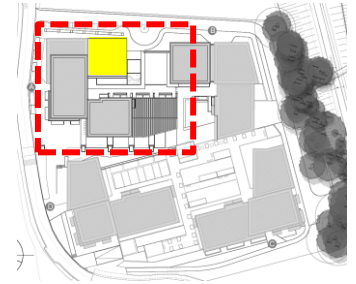
Ground Floor Level.

Adjustment to creche layout and creche play area in order to increase capacity from 25 child to 35 children.

TRI-PARTY STAGE

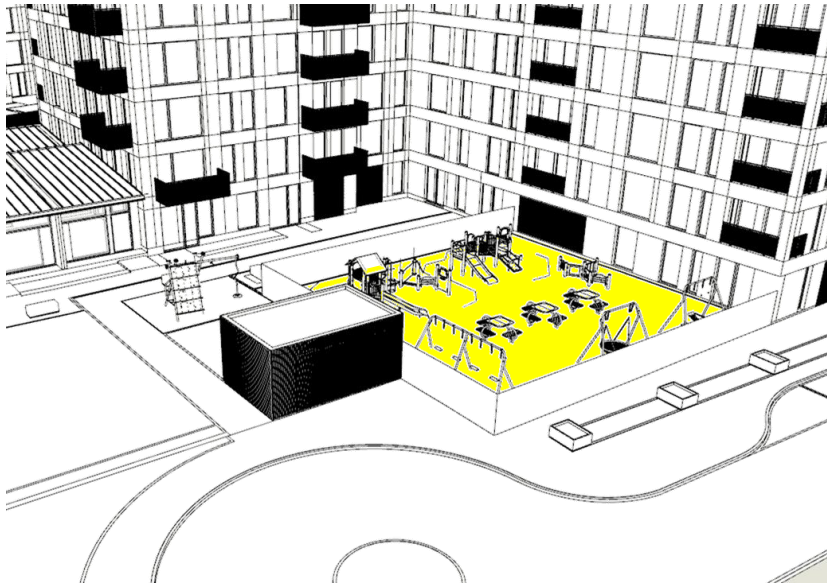


CRECHE LAYOUT

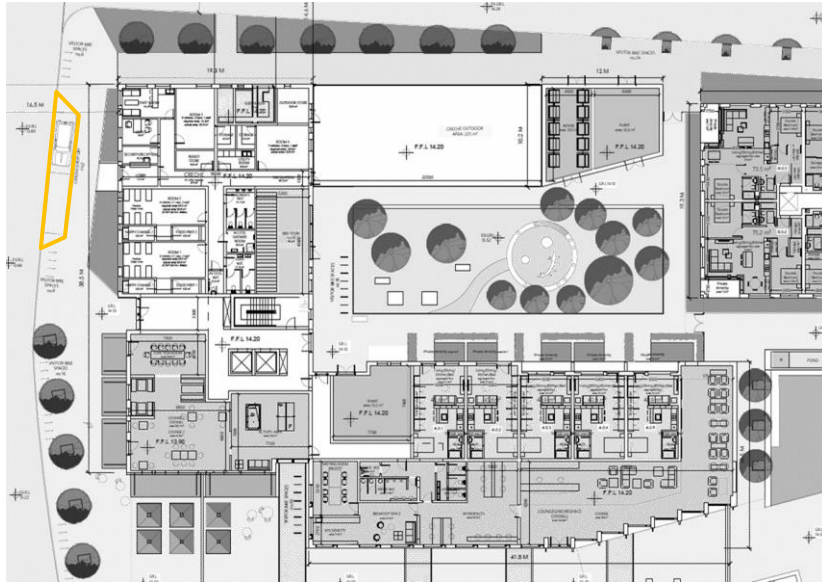


 CRECHE PLAY AREA

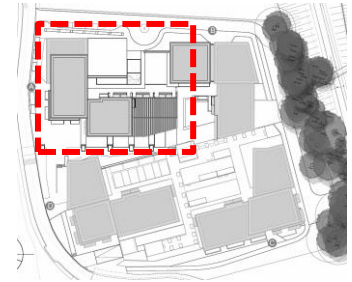
APPLICATION



TRI-PARTY STAGE

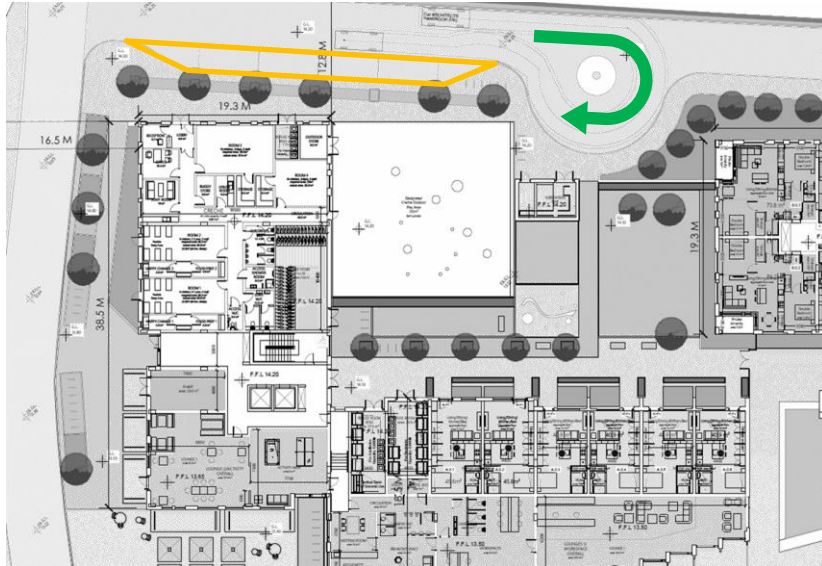


CRECHE DROP OFF AREA



 CRECHE DROP OFF AREA

APPLICATION

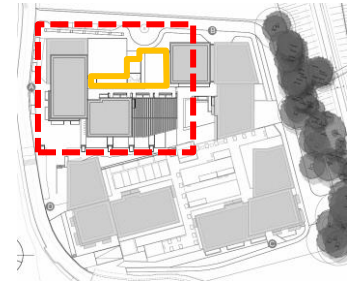


Creche drop off area moved to north with 2 additional spaces added. Vehicle turning bay added to increase efficiency and safety of drop off area and negate the need for turning to the South west corner of the site.

TRI-PARTY STAGE

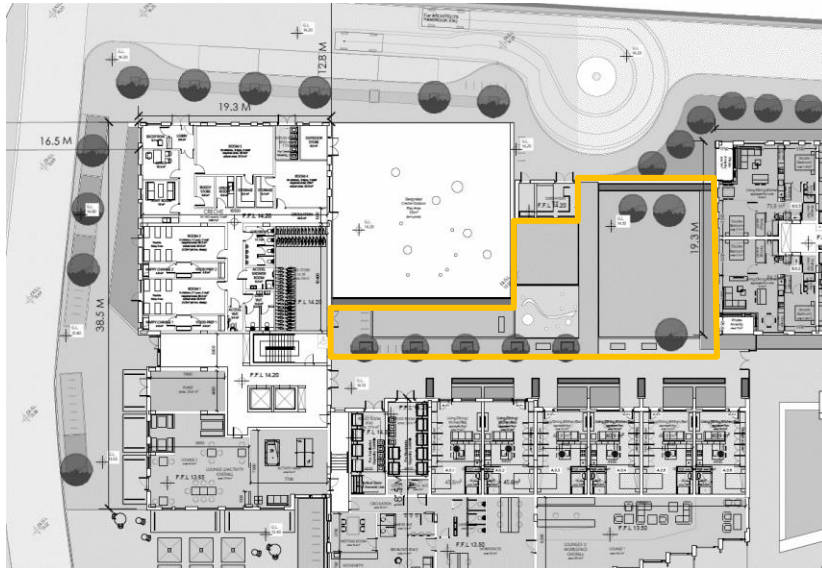


NORTH AMENITY AREA



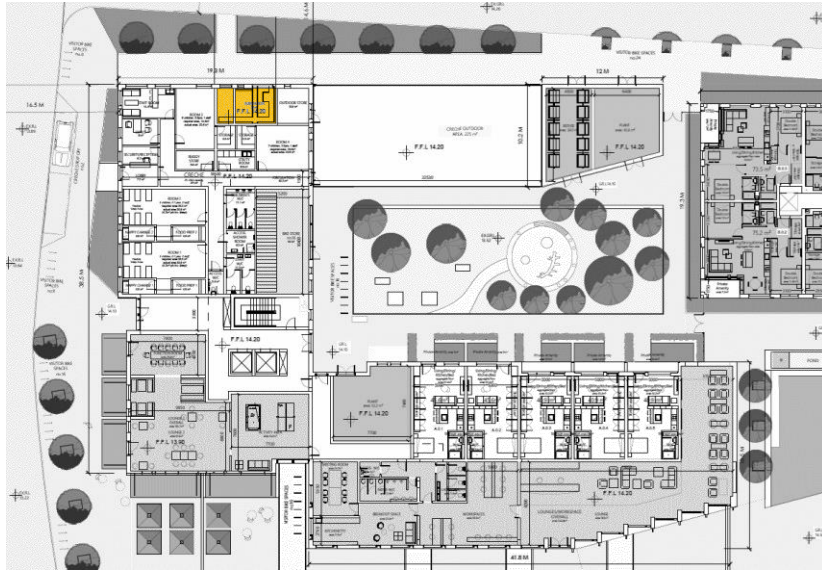
 AMENITY AREA

APPLICATION

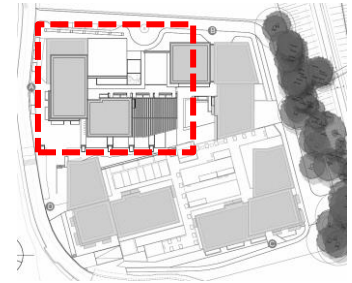


Adjustments made to the Northern amenity area in order to accommodate changes to creche play area and vehicle turning area.

TRI-PARTY STAGE

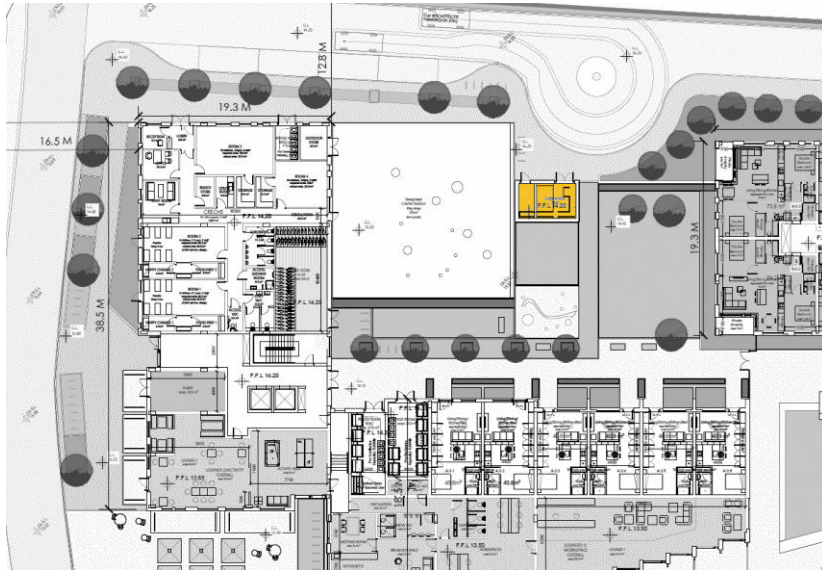


SUBSTATION



■ SUB STATION

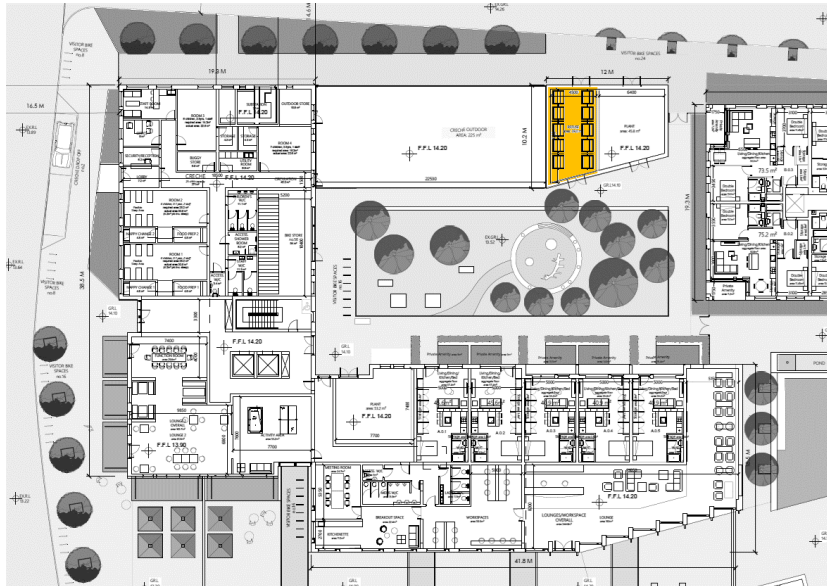
APPLICATION



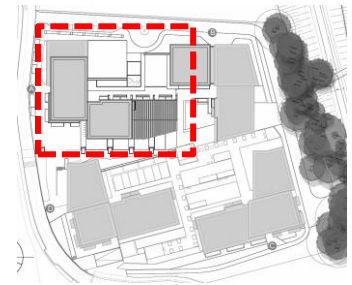
Ground Floor Level.

Substation moved in order to accommodate increased capacity of creche.

TRI-PARTY STAGE

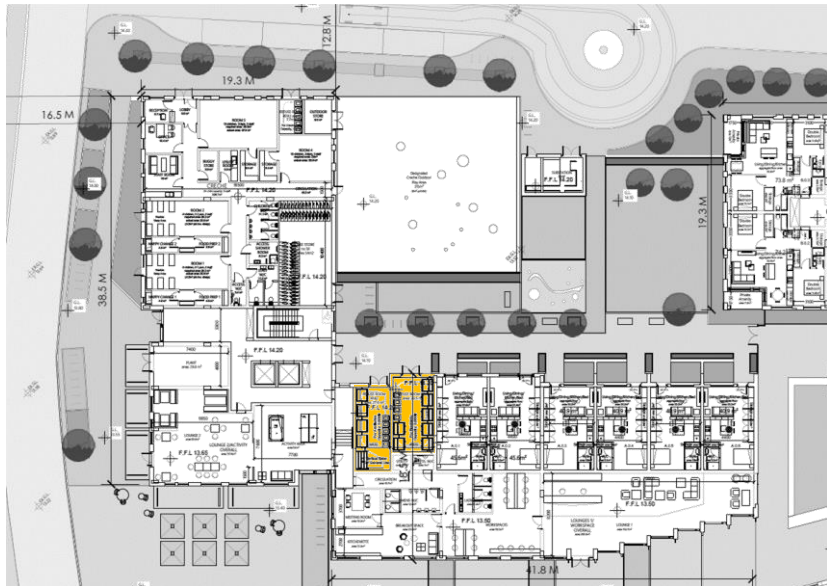


REFUSE AREA



REFUSE AREA

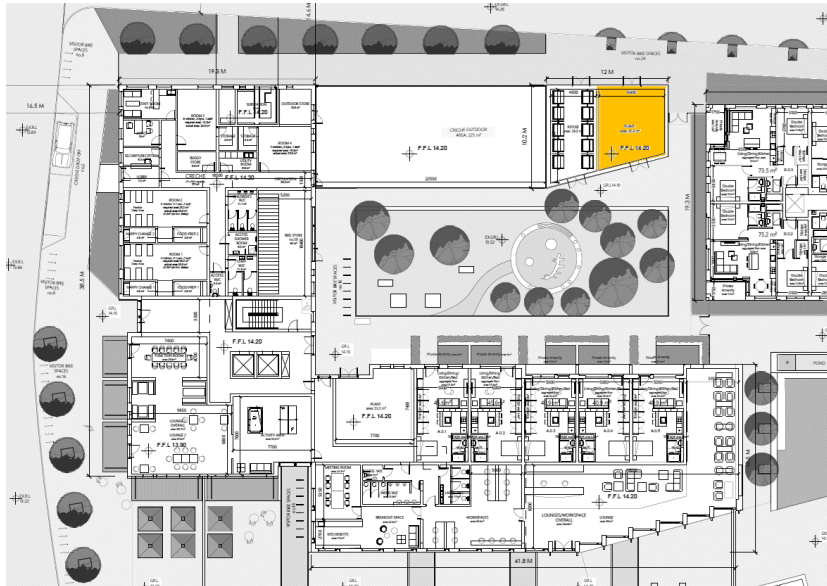
APPLICATION



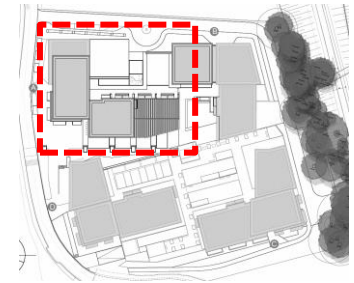
Ground Floor Level.

Refuse area moved and increased on detailed review in order to accommodate the new vehicle turning bay.

TRI-PARTY STAGE

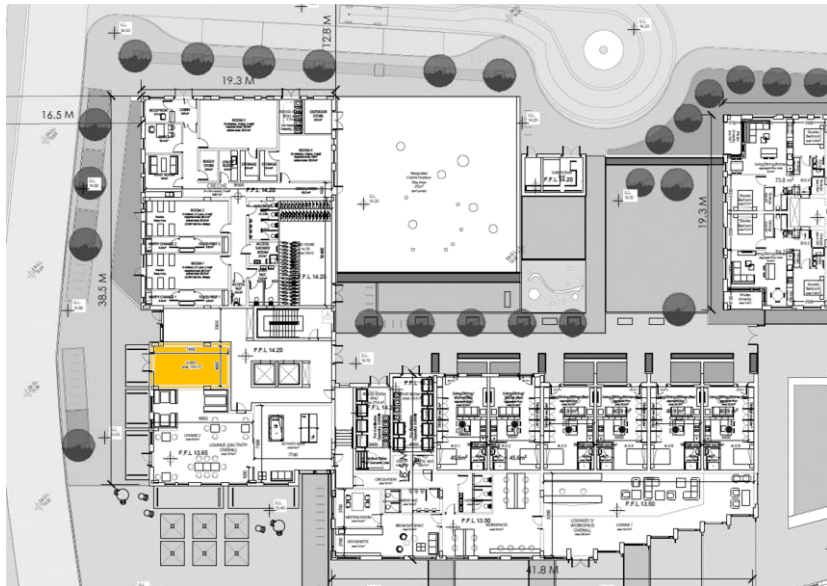


PLANT ROOM



PLANT ROOM

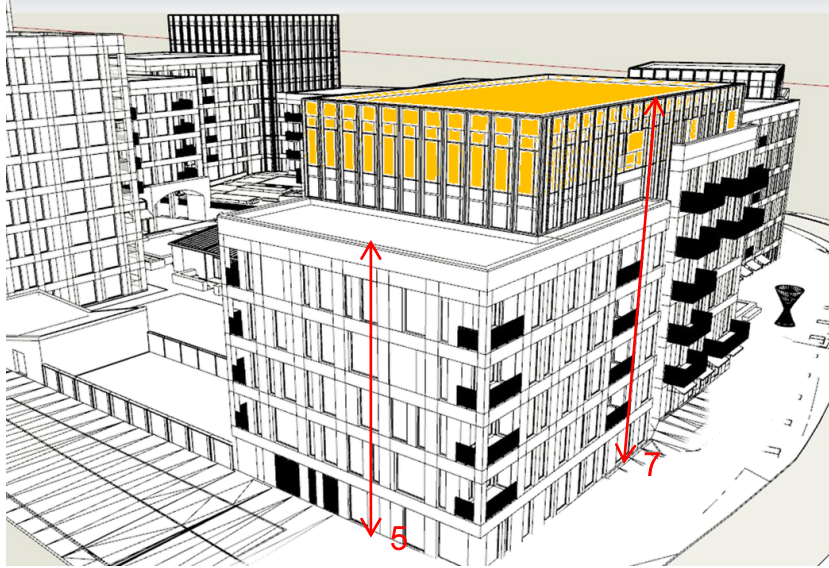
APPLICATION



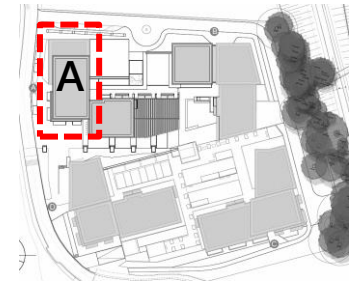
Ground Floor Level.


Plant room moved in order to accommodate new vehicle turning bay.

TRI-PARTY STAGE

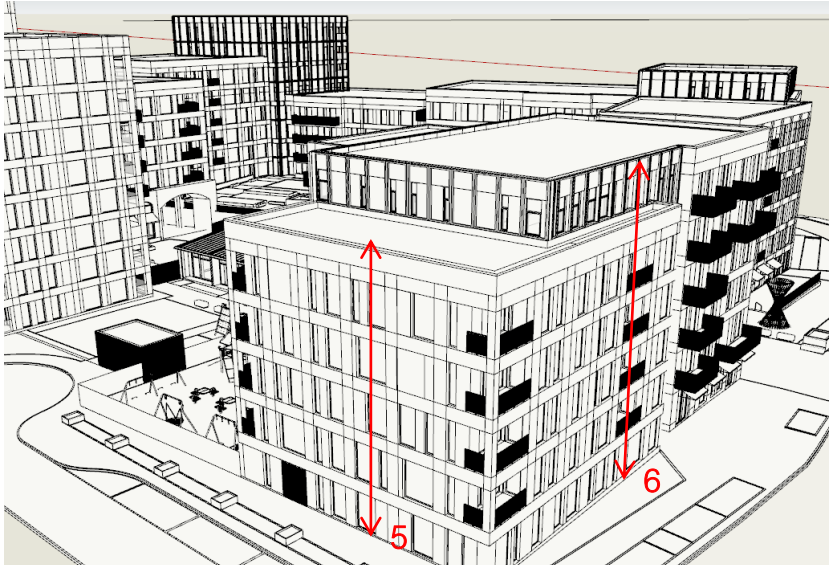


BUILDING A - HEIGHT REDUCTION



 FLOOR TO BE REMOVED

APPLICATION

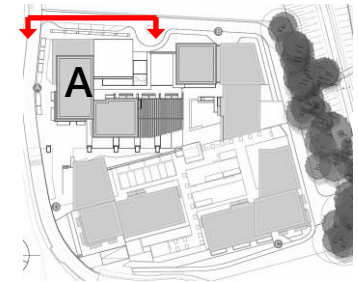


Building A.

7th storey level removed from building A

BUILDING A - HEIGHT REDUCTION

TRI-PARTY STAGE



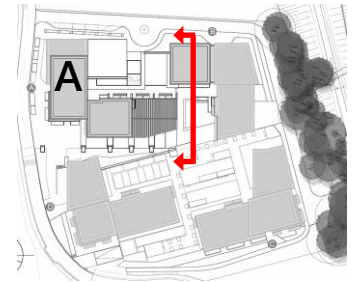
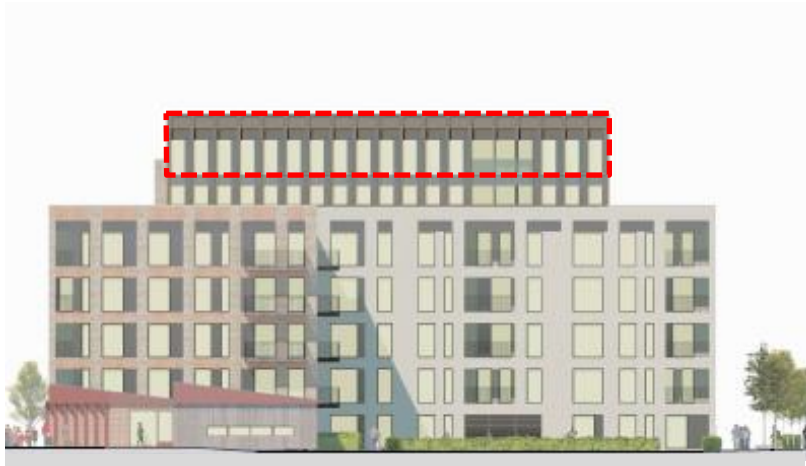
 FLOOR TO BE REMOVED

APPLICATION



BUILDING A - HEIGHT REDUCTION

TRI-PARTY STAGE



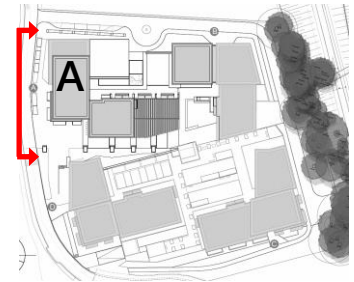
 FLOOR TO BE REMOVED

APPLICATION



BUILDING A - HEIGHT REDUCTION

TRI-PARTY STAGE



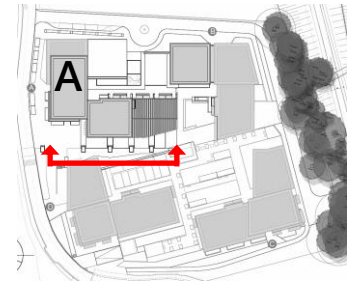
 FLOOR TO BE REMOVED


APPLICATION



BUILDING A - HEIGHT REDUCTION

TRI-PARTY STAGE

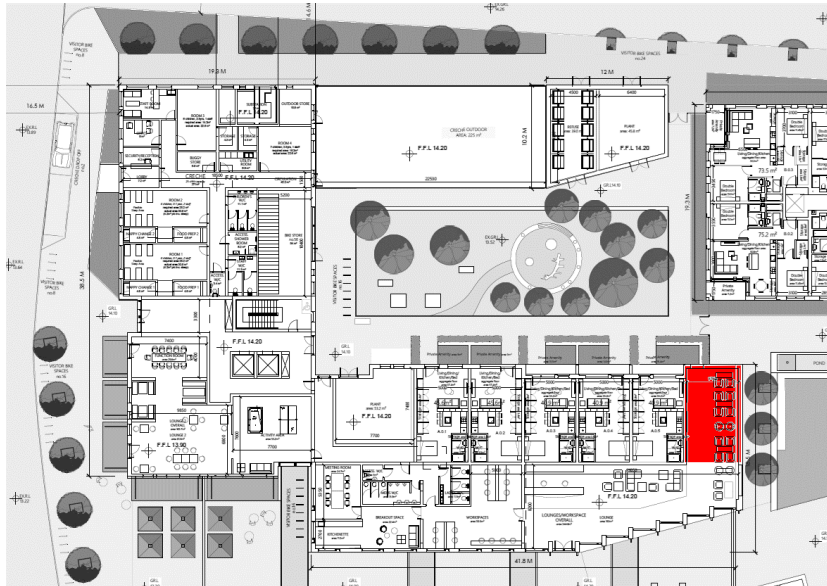


 FLOOR TO BE REMOVED

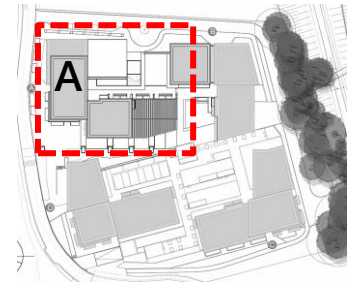
APPLICATION





TRI-PARTY STAGE

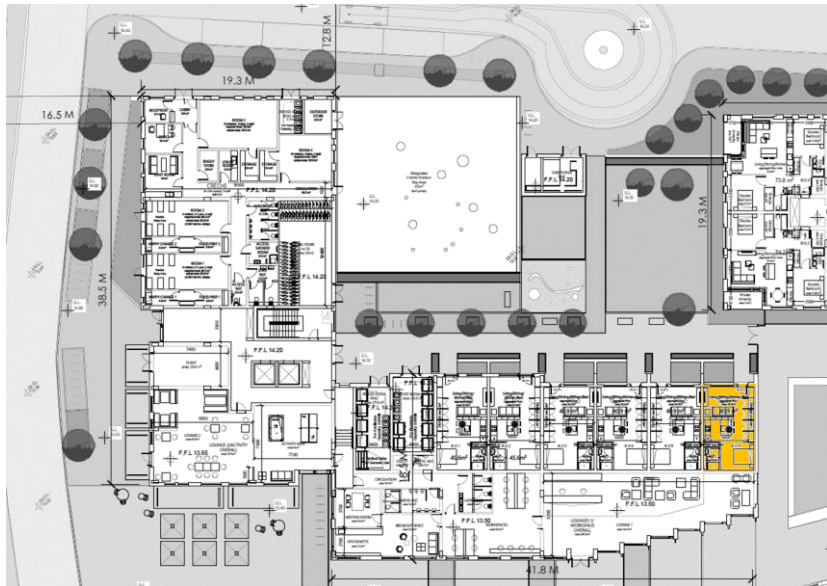


ADDITIONAL STUDIO APARTMENT



-  COMMUNAL AREA REMOVED
-  STUDIO APARTMENT

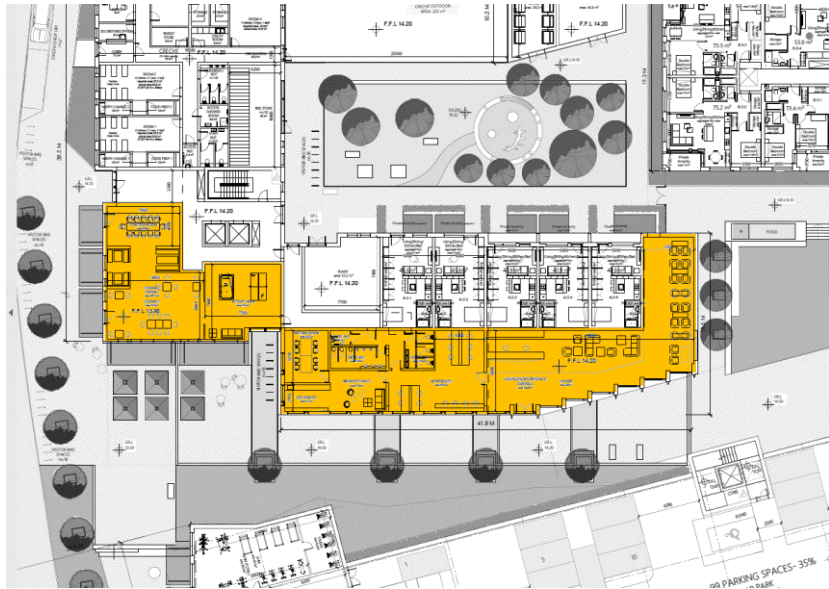
APPLICATION



Ground Floor Level.

Communal area adjusted in order to accommodate 1 additional studio apartment.

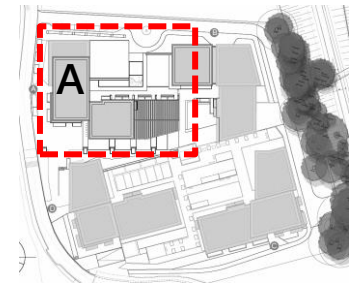
TRI-PARTY STAGE



APPLICATION



COMMUNAL AREA



COMMUNAL AREA

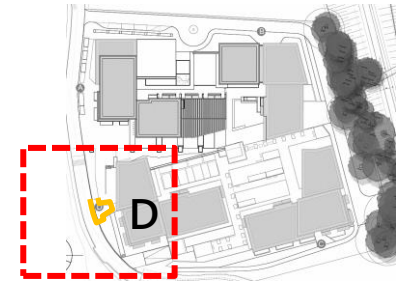
Ground Floor Level.

Communal area adjusted in order to accommodate 1 additional studio apartment.

TRI-PARTY STAGE



REFUSE TURNING BAY



 VEHICLE TURNING BAY

APPLICATION

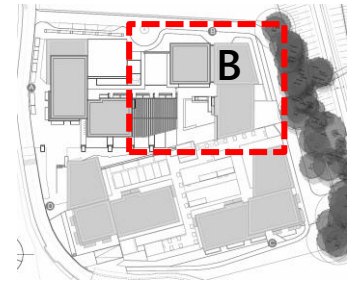


Drop kerb Service Vehicle turning bay added to road on west of site to negate turning need to the South West of the site .

TRI-PARTY STAGE

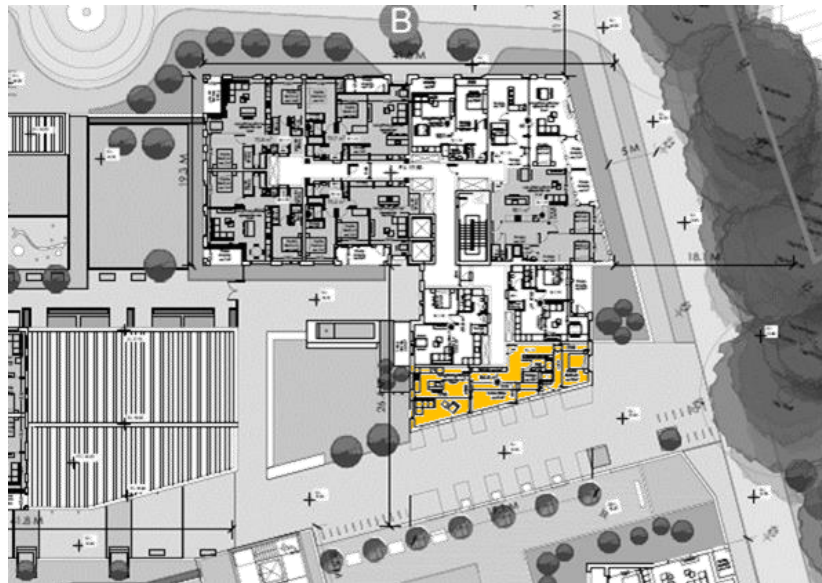


ADDITIONAL 2 BED APT.



- VOID
- 2 BED APARTMENT

APPLICATION

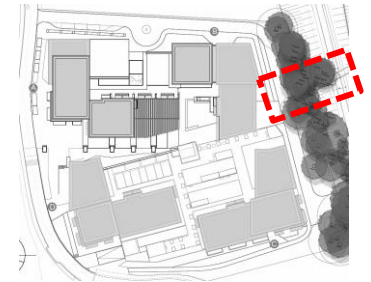


1st Floor Level.

Additional 2 bed apartment added to space which was previously a double height void.

PEDESTRIAN BRIDGE

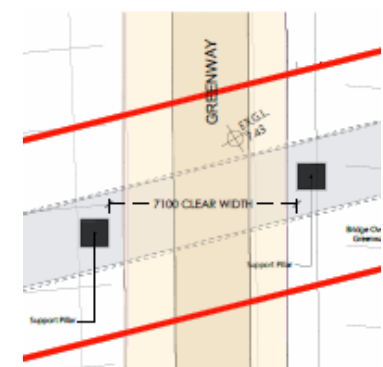
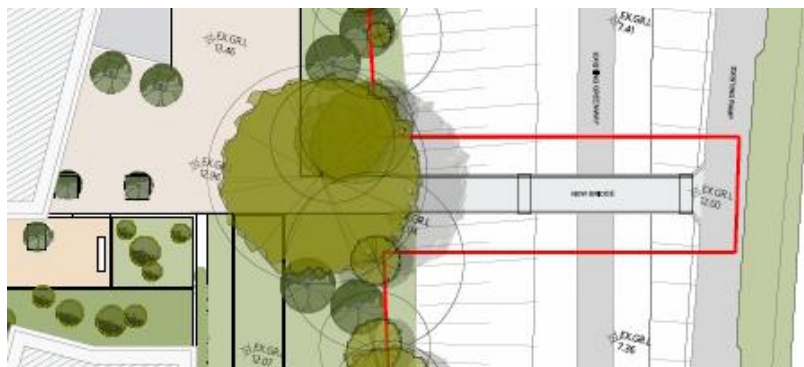
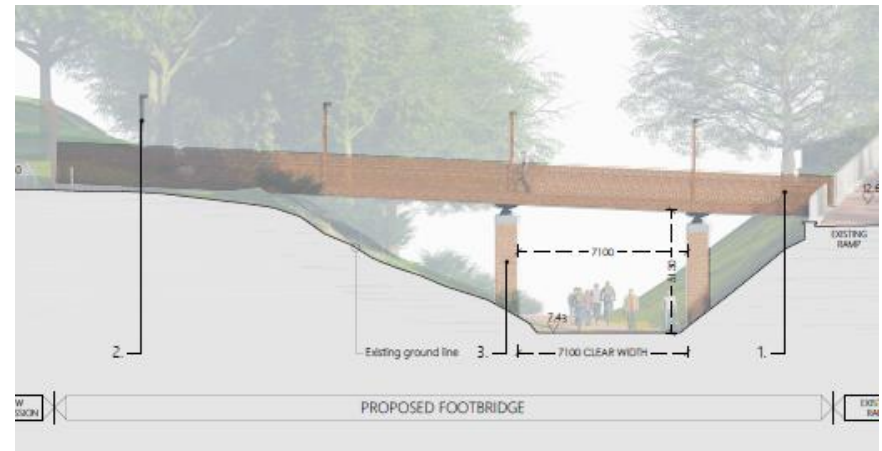
Modifications to pedestrian bridge . Minimum height of 4.9m and minimum width of 7m achieved to allow for future development of light rail public transport. Bridge widened to 3m+ with additional pier support added , all in consultation with Cork City Council.



TRI-PARTY STAGE



APPLICATION



TRI-PARTY STAGE



APPLICATION

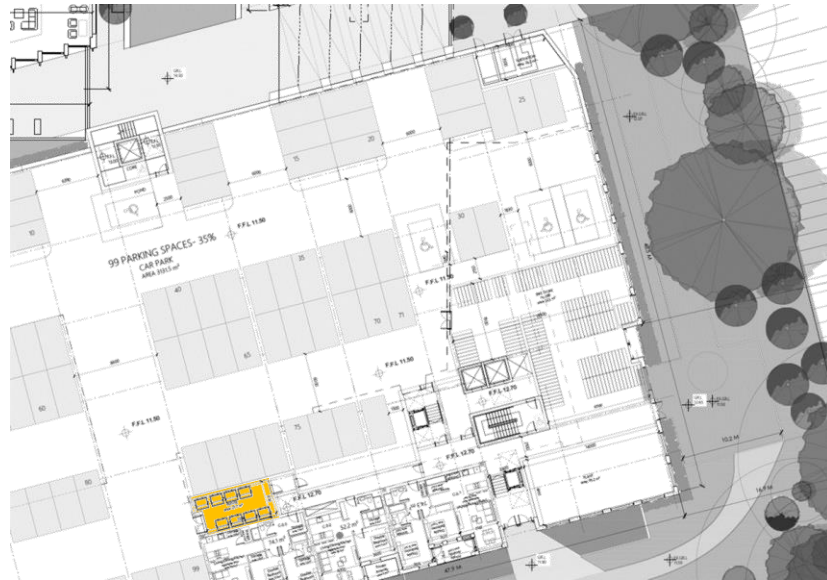


PEDESTRIAN BRIDGE

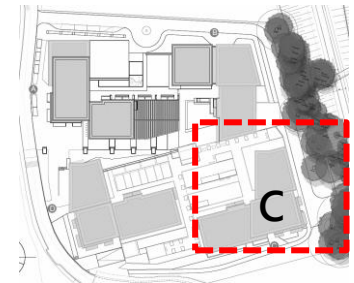




Bridge moved further north along the greenway with 1 additional column added.

TRI-PARTY STAGE



REFUSE AREA & TURNING BAY



-  REFUSE AREA
-  VEHICLE TURNING BAY

APPLICATION



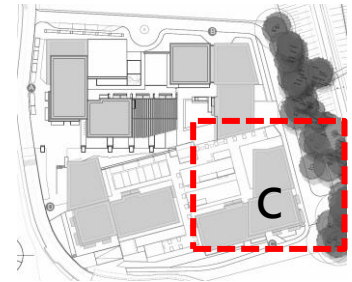
Ground Floor Level.




Refuse strategy altered with additional road and turning bay added to the east of building C for improved servicing .

TRI-PARTY STAGE



BIKE STORE



-  BIKE STORE
-  NEW ROAD
-  BIKE STORE ENTRANCE

APPLICATION



Ground Floor Level.

Additional access added to the east of the bike store to allow direct access from the road / bridge- negating need for bike users to traverse carpark.

other aspects

ACROSS TEAM FURTHER ALTERATIONS

- Revised landscape drawings in line with architectural changes
- Revised engineering drawings in line with Architectural changes
- Revised redline to allow for design changes
- Revised daylight and shadow assessments in line with Architectural changes
- Revised supporting documentation to capture all design changes



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