



POPE'S HILL, POPE'S ROAD, CORK CITY – LRD HOUSING DEVELOPMENT

Architectural Design Statement March 2026





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Introduction & Development Description

This Design report has been prepared by Paul Mulligan MRIAI, Reddy Architecture and Urbanism on behalf of Pontorac Ltd (the Applicant) as part of a planning application to Cork City Council for a residential and creche development at the Pope's Hill, Pope's Road, Cork. The Applicant is applying for planning permission to demolish the existing 9-12 Pope's Road of which only one, no.12 is habitable and to construct a total of 104 no. residential units and a creche. This includes a bungalow to re-house the current occupant of no.12.

The proposed site layout has been designed to follow the principle of the new *Sustainable and Compact Settlements Guidelines for Planning Authorities (Department of Housing Local Government and Heritage August 2024)* and *Planning Design Standards for Apartments Guidelines for Planning Authorities, 2023*. It achieves a high density of 43.3 dph not through the use of apartment blocks, but with a low-rise medium density housing model, where every resident has a front door to the street. In accordance with these guidelines, this density is achieved through a finer grain of housing, 16m back-to-backs with narrower streets and setbacks in the traditional manner. A strong emphasis on high-quality streets and public open space will create a strong sense of place and community and at its heart is compliance with the *Design Manual for Urban Roads and Streets*.

Placemaking and Quality Design are very much at the heart of the design, whilst respecting the residential amenities and privacy of neighbouring properties. This document intends to set out the Urban Design and Architectural Design principles that underline the new proposal and to describe the context that informed the design decisions.

The proposed development will consist of a Large-Scale Residential Development (LRD) on a site at Pope's Road, Blackpool, Cork which will include the demolition of a terrace of 4no. existing dwellings, 3no. of which are derelict, and ancillary sheds and their replacement with 1no. single-storey 3-bed detached bungalow accessed via a modified private driveway; and the construction of 103no. dwellings to include 50no. townhouses and 53no. duplex apartments. A total of 104no. dwellings (18no. 1 bed, 9no. 2-beds, 68no. 3-beds, and 8no. 4-beds) are proposed, accessed via Pope's Road. The proposed development will also include a crèche with rear garden and front set down area; 104no. car parking spaces; internal roads and pathways; hard and soft landscaping, including boundary treatments; retaining walls; 2no. pedestrian connections with Glentrasna Park to the north;; and all associated site development, landscaping and boundary treatment, and drainage works, including SuDS.

SITE OVERALL						
	Townhouses	Duplex	Bungalow	Total	%	
1-Bed	0	18		18	17.3%	
2-Bed	3	6		9	8.7%	
3-Bed	39	29	1	69	66.3%	
4-Bed	8			8	7.7%	
5-Bed						
Total	50	53	1	104	100.0%	
Total Application Site Area					2,581	Ha
Net Developable Area					2,4037	Ha
Total Number of Residential Dwellings					104	
Density / Net Dev. Area					43.3	Dwellings/Ha
Percentage of Usable Public Open Space					13.0%	
Gross Floor Area of RESIDENTIAL					11,096.6	m2
Gross Floor Area Creche					217.4	m2
Gross Floor Area					11,314.0	m2
Building Heights					2 to 4	storeys
Total number of car parking spaces					104	
Total number of bike parking spaces					128	
No. of Dual Aspect Units					98	89%
Part V Provision					21	20%



Aerial view of Pope's Hill Site.

Cork City Context and Site Location

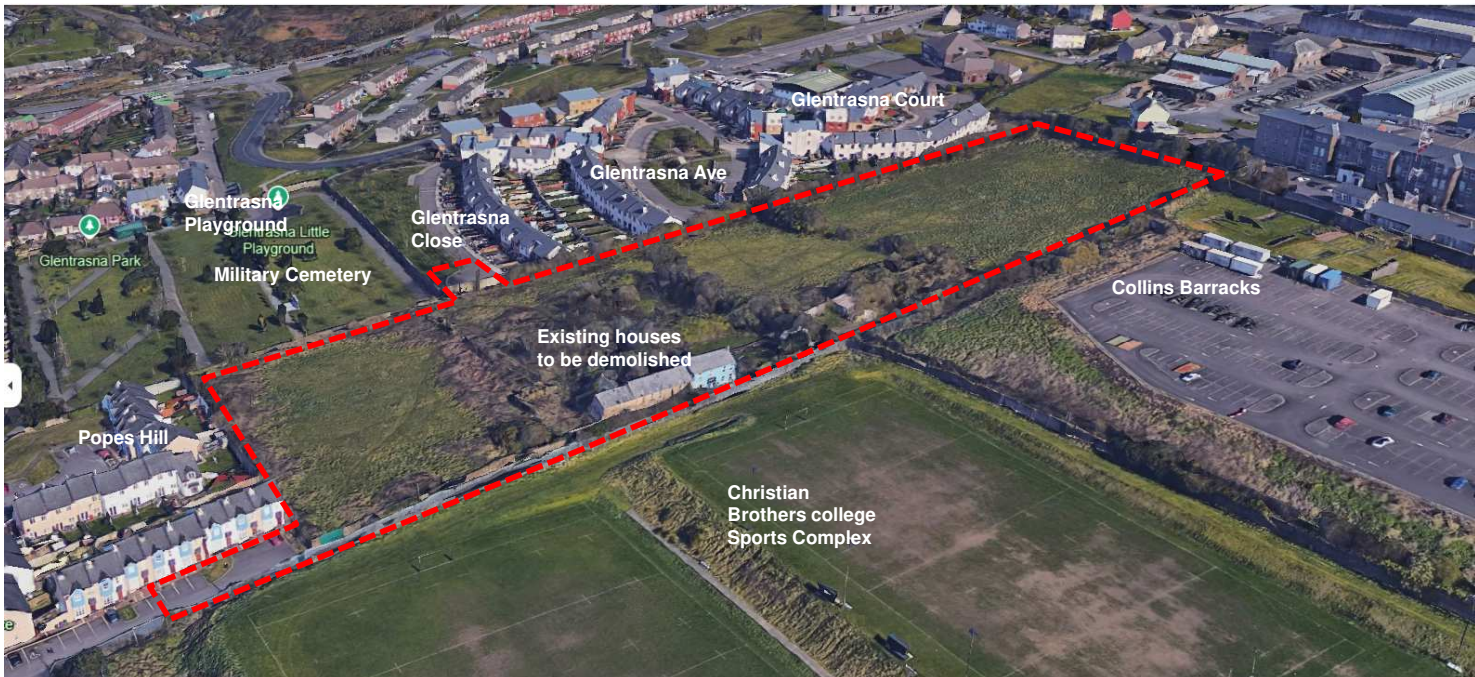
The site is located 1.2 km north of Cork city centre on a prominent south facing hillside site. The sites vehicular access is from Pope's Road which rises from the North City Link Road. To the south, the site is bordered by CBCs sports grounds and Collins Barracks car-park. Collins Barracks continues to the east and to the north is the Glentrasna Housing development and the Military Cemetery. Finally, to the west is the Popes Hill housing Development and the sites entrance.



Aerial view of Pope's Hill Site from north



Entrance to Pope's Hill Site



Aerial view of Pope's Hill Site from south west



Condition of buildings on site

— SITE BOUNDARY

Zoning and Planning Context

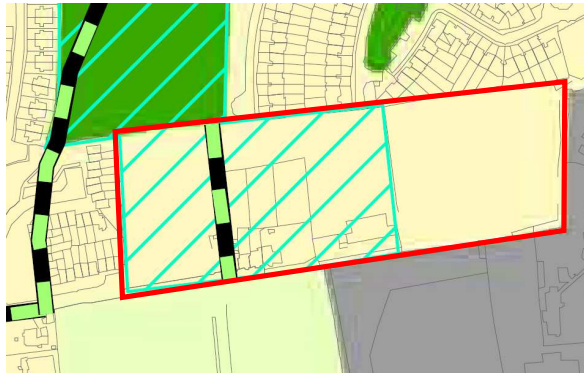
Under the Cork City Development Plan 2022-2028, the site is zoned as *Sustainable Residential Neighborhoods ZO 01* which has the following objectives;

“To protect and provide for residential uses and amenities, local services and community, institutional, educational, and civic uses”.

60% of the site is also zoned under objective 6.13 *Areas of High Landscape Value* which has the following objectives;

“To conserve and enhance the character and visual amenity of Areas of High Landscape Value (AHLV) through the appropriate management of development, in order to retain the existing characteristics of the landscape, and its primary landscape assets. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value and its primary landscape assets, the visual amenity of the landscape; protected views; breaks the existing ridge silhouette; the character and setting of buildings, structures and landmarks; and the ecological and habitat value of the landscape.”

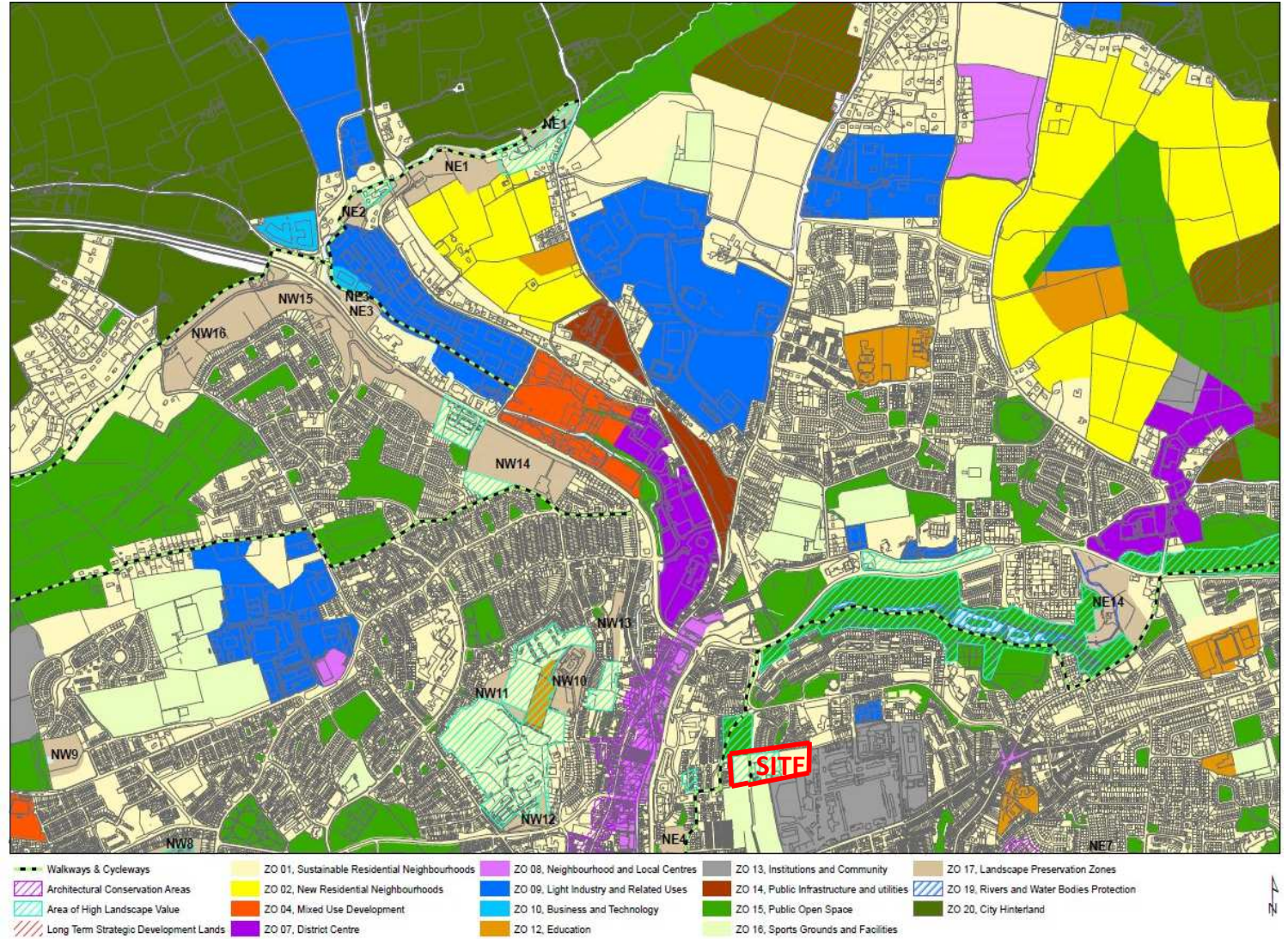
The site has an objective for a Walkway and cycle way running north south connecting into the Military Cemetery to the north of the site.



Site Zoning Outlined In Red

MAP 04 North Central-Suburbs

Cork City Development Plan 2022 - 2028



Site Location Outlined In Red

View Management Framework

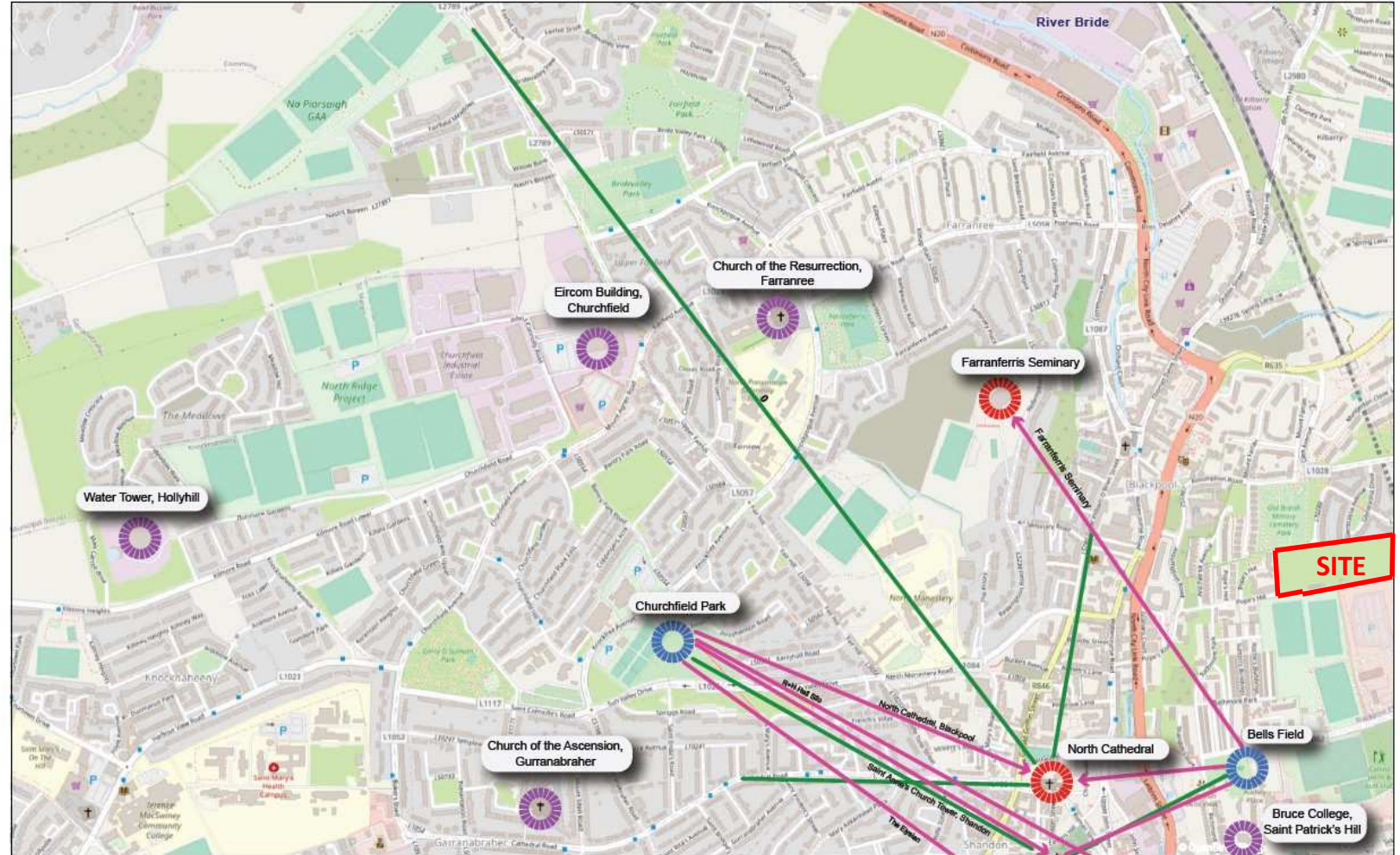
The subject site is not impacted by any strategic viewing locations & strategic linear views.

View Management Framework – Map 04

Cork City Development Plan 2022 - 2028

Legend

-  Strategic Landmark Building
-  Local Landmark Buildings
-  Strategic Viewing Locations
-  Strategic Linear Views
-  Viewing Location of linear views of special amenity value

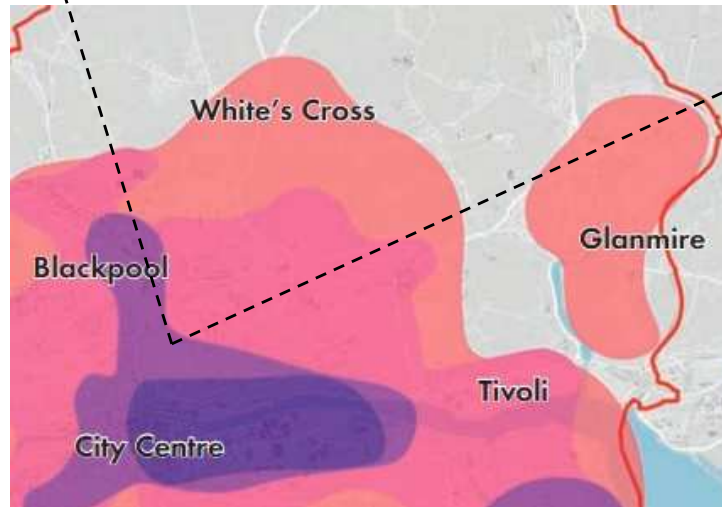


Density & Heights Map 04 – North-Central Suburbs



DENSITY AND BUILDING HEIGHTS STRATEGY

	DENSITY				
	FAR		Dwellings per hectare		
	Prevailing	Target	Prevailing	Target*	
			Lower	Upper	
CITY	2.5 - 7	4+	10 - 25	100	N/A
City Centre	2.5 - 7	4+	10 - 25	100	N/A
North docks	0.5 - 1	3+	0 - 40	100	N/A
South docks	0.5 - 1.5	4+	0 - 10	100	N/A
FRINGE/CORRIDOR/CENTRE	1.0 - 3.5	2.5 - 4+	25 - 100+	50	150
City fringe / corridor	1.5 - 3.5	2.5 - 4.5	25 - 100	50	150
Mahon	0.5 - 3.5	1 - 4	10 - 40	50	120
Blackpool	0.5 - 3.0	1 - 4	0 - 40	50	120
Wilton	0.5 - 3.5	1 - 4	10 - 25	50	120
INNER URBAN SUBURBS	0.2 - 1.5	0.5 - 2.5	10 - 40	45	100
1 The urban north	0.2 - 0.7	0.5 - 1.5	10 - 25	50	100
2 Tivoli	0.2 - 0.7	0.5 - 3.5	0 - 10	50	100
3 Ballintemple & Blackrock	0.2 - 1.5	0.5 - 1.5	10 - 25	40	80
4 Douglas	0.2 - 2.5	0.5 - 3.5	5 - 20	50	100
5 South Link Road corridor	0.2 - 1.5	0.5 - 2.5	15 - 40	50	100
6 South west corridor	0.2 - 1.5	0.5 - 2.5	20 - 40	50	100
7 North west	0.2 - 1.5	0.5 - 1.5	10 - 25	40	80
8 North Blackpool	0.2 - 1.5	0.5 - 1.5	0 - 25	40	100
9 Central Ballincollig	0.5 - 3.0	0.7 - 3.5	10 - 25	50	100
10 Blarney	0.2 - 1.5	0.5 - 1.5	0 - 25	25	50
11 Stoneview	0.2 - 0.7	0.5 - 1.5	0 - 25	40	80
OUTER SUBURBS	0 - 1.5	0.2 - 1.5	0 - 25	35	60

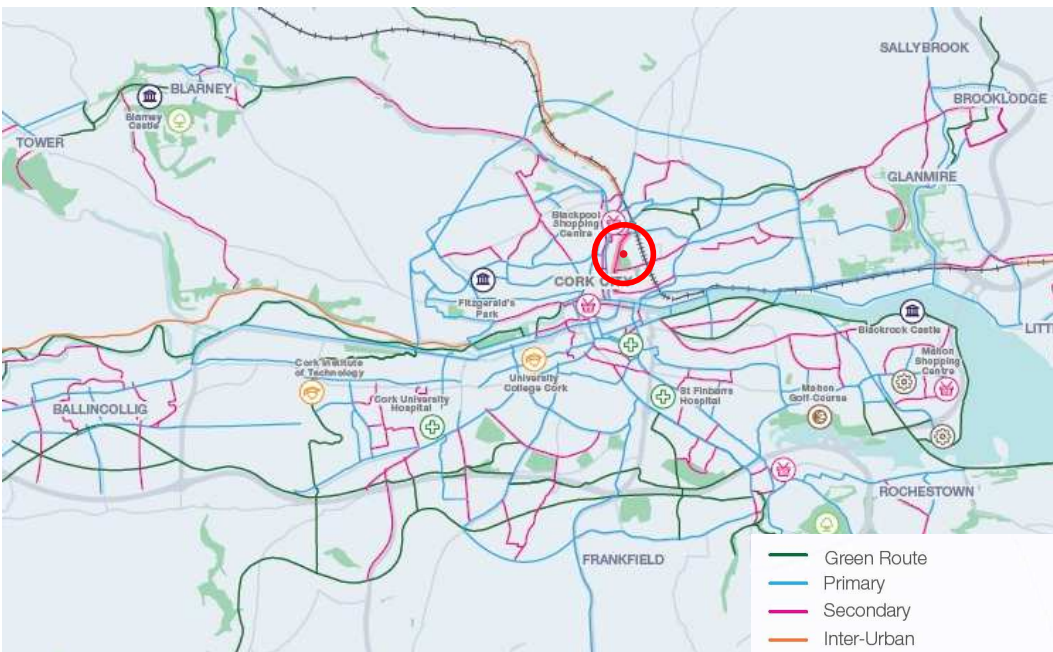
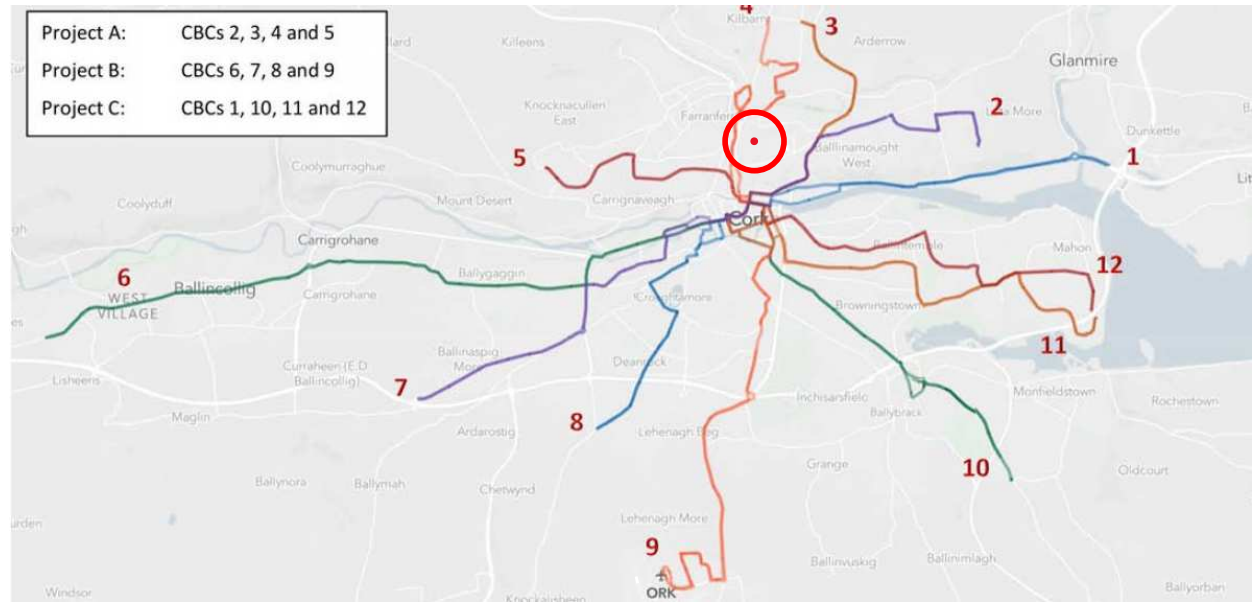


Transport & Mobility Bus + Cycle + Walk

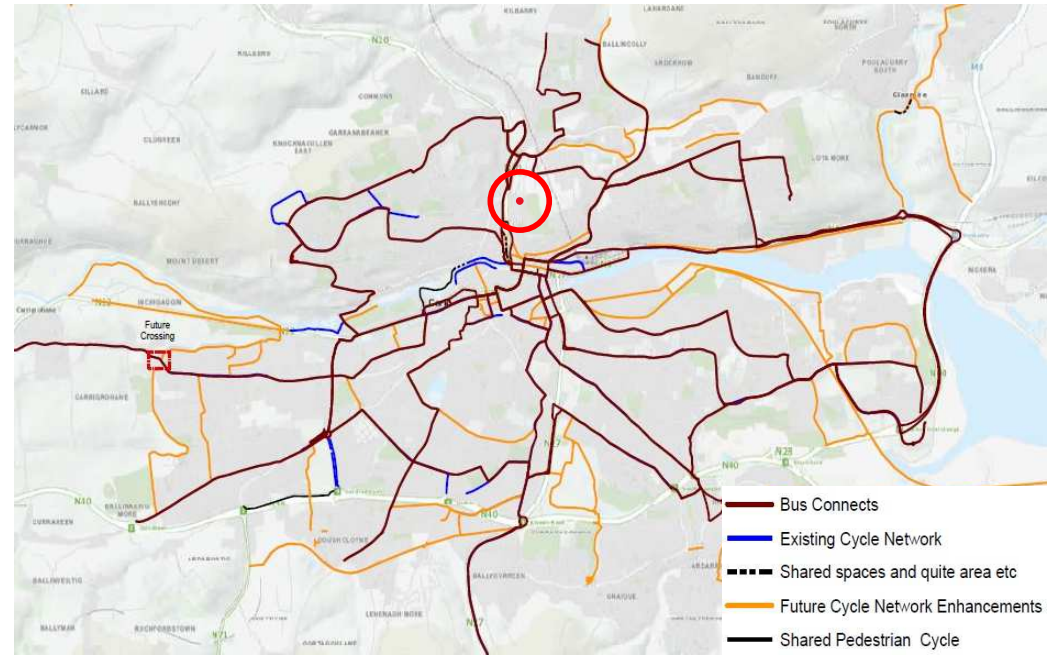
The subject site is strategically located to take advantage of Core Bus Corridor CBC 4 and current and future cycle network development.

The subject site is also in walking distance to major City Centre locations e.g. Merchants Quay Shopping Centre – 17 min walk, Parnell Place Bus Station – 19 min walk)

Core Bus Corridor Number	Route
CBC 1	Dunkettle to City Centre via Tivoli and Kent Station.
CBC 2	East of Mayfield to City Centre via Montenotte.
CBC 3	Ballyvolane to City Centre via Montenotte.
CBC 4	North of Dublin Hill to City Centre via Blackpool.



Current Cycle Network



5-Year Future Cycle Network

Site Constraints Topography

A site constraint is a condition that impedes progress towards the total development of available land area on a site project. There are a number of different types of site constraints that can affect all site construction projects. These could be the site form, topography, boundaries, neighbouring properties, site access, rights of way, rights to light and so on.

The subject site has challenging topography, sloping steeply from approximately 77.5m at the eastern boundary (top of site) to 55.5m at the western boundary (site entrance). This presents constraints in meeting Part M compliance, universal access requirements, and achieving an internal road with a maximum gradient of 5%.

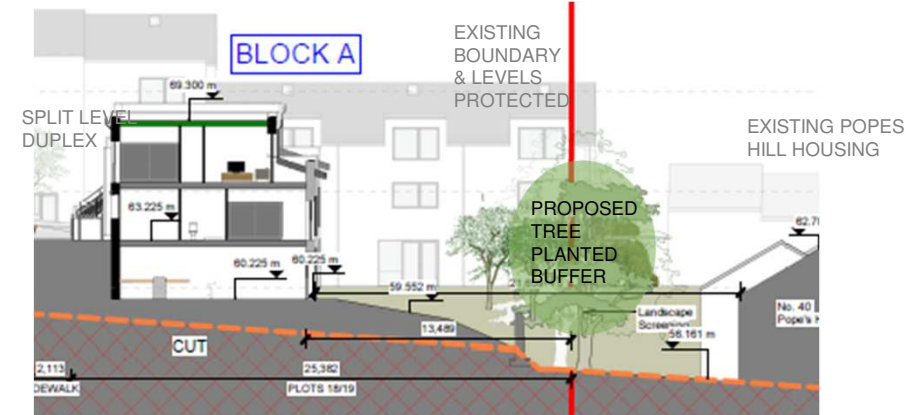
Therefore, the design approach took the form of a series of terraces with intermittent areas of steep gradients as the site steps down the hillside.

Within each pocket of development, the proposal addresses the steep gradients by the provision of split-level buildings and retaining structures. The split-level buildings are specifically included to conceal the retaining walls within structures, rather than large retaining walls within the landscape which would be visually dominant.

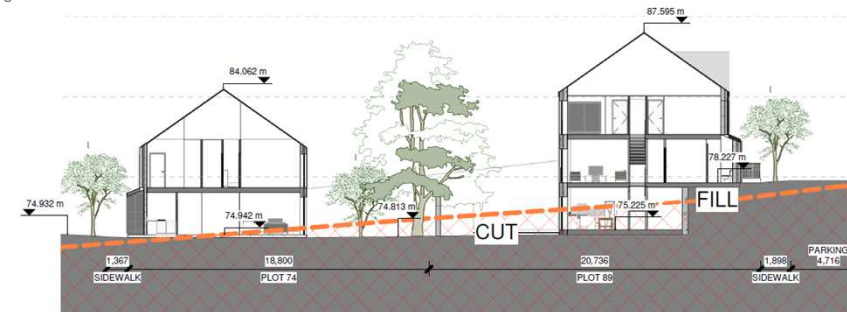
A selection of the bespoke designed units are shown on this page, which enable the level changes be absorbed into the buildings, allowing the surrounding landscape at a gentle, people friendly, part M compliant environment.

To the southern boundary and the east, there are generous separation distances between new buildings and neighbouring boundary walls so as to not affect or undermine them when undertaking excavation works. Gardens will be terraced, with a series of retaining walls raising up to the boundary. These have been designed carefully so that levels locally to these boundary walls, shared with neighbours are retained in their current form and will not be affected by the development.

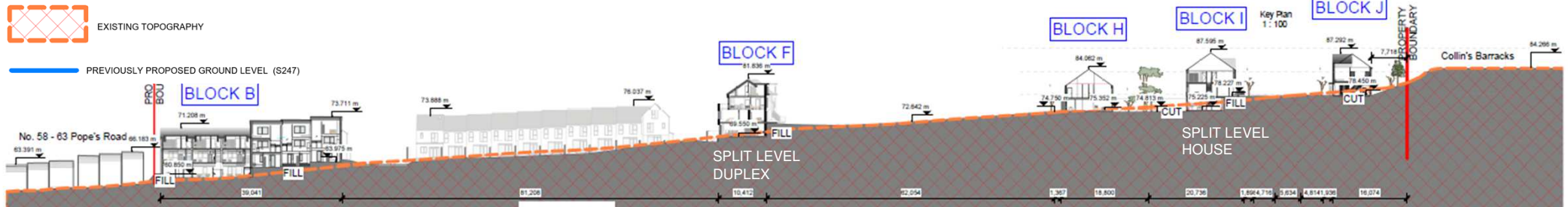
Please also refer to Engineers report enclosed with this application



Section A-A through western boundary adjoining Popes Hill housing demonstrating how split-level buildings absorb site levels so that adjoining boundaries and levels are maintained.



Section B-B through townhouse Block I demonstrating how split-level buildings absorb site levels



Section E-E Proposed East West Site Section, showing existing site levels and position of split-level buildings in the landscape

Active edges & Street Frontage

Council Comment: Block F was considered inactive along its north-west elevation, Block D presented a blank gable, and enhanced passive surveillance was required.

Response: Block F has been designed as a dual-aspect, dual-fronted building, with units providing active frontage along the north-west elevation through a combination of entrances, private terraces and fenestration, ensuring this façade contributes positively to the public realm.

Block D has been revised to reintroduce window openings to the east gable, eliminating the previously blank elevation and enhancing natural surveillance over adjoining open space.

The overall street hierarchy, building interface and landscape strategy have been refined to ensure that public and semi-public areas benefit from consistent overlooking, supported by improved façade articulation and building entrance placement throughout the scheme.

Bookend Units & Character Areas

Council Comment: The 4-bed bookend units were considered underdeveloped, Block J was perceived to change too abruptly, and clarification was sought in relation to the proposed material palette.

Response: The 4-bedroom bookend units have been revised to provide a stronger architectural expression, incorporating enhanced gable articulation and fenestration to reinforce their role as terminating elements within the streetscape.

The design approach for Block J has been retained, as the modulation in height and form is intentional, providing visual variety, avoiding repetition and contributing to a coherent yet dynamic terrace composition. A clear and cohesive material palette has been established, comprising a balanced combination of brick and render across the scheme. High-performance uPVC window systems are proposed, consistent with prevailing residential development practice, offering durability, thermal efficiency and low maintenance. Alternative systems such as aluminium or timber, while acknowledged, are not considered typical or commercially viable at this scale of suburban development.



Block F – NW Elevation



Block D – Eastern Gable End



4-Bed Bookend Units



Block J

Section B – Relationship with Existing Neighbours

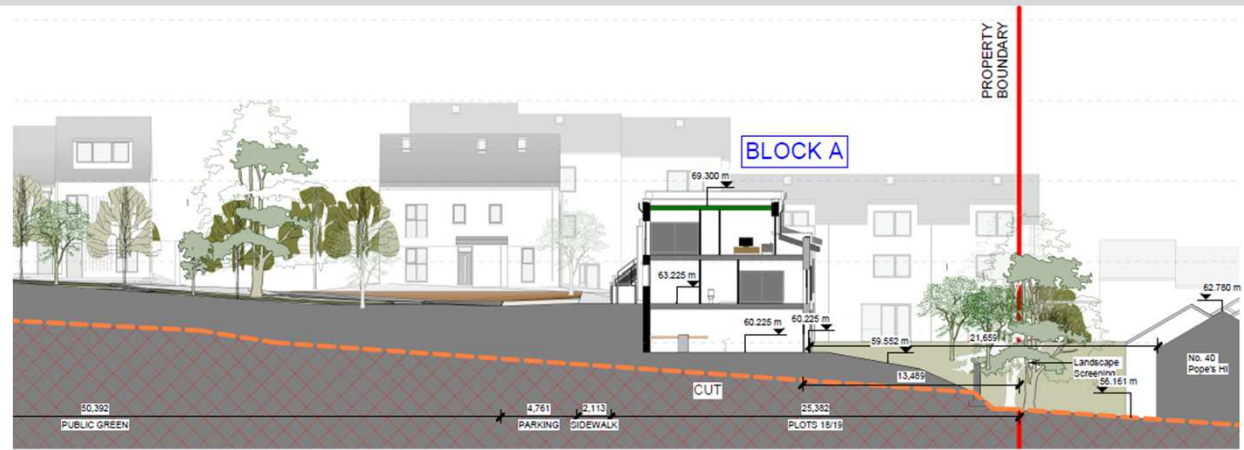
Overlooking / Overbearing Impacts

Council Comment: Concerns were raised regarding the impact of Block A on properties at Nos. 34–41 Popes Hill, the significant level differences across the site, and the proximity of Block G to the southern boundary.

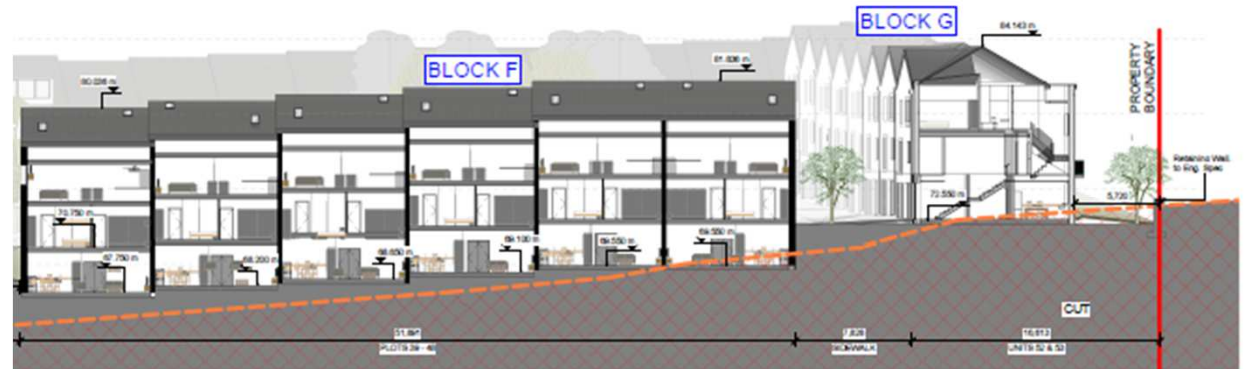
Response: Block A has been reduced by one full storey and its massing reconfigured to minimise visual impact towards the western boundary, thereby reducing potential overlooking and overbearing effects on adjacent properties.

The design responds directly to the site's steep topography through the introduction of split-level unit typologies, which follow existing contours and reduce reliance on extensive retaining structures. These include units with lower-level access and stepped arrangements that create a more gradual transition across the site.

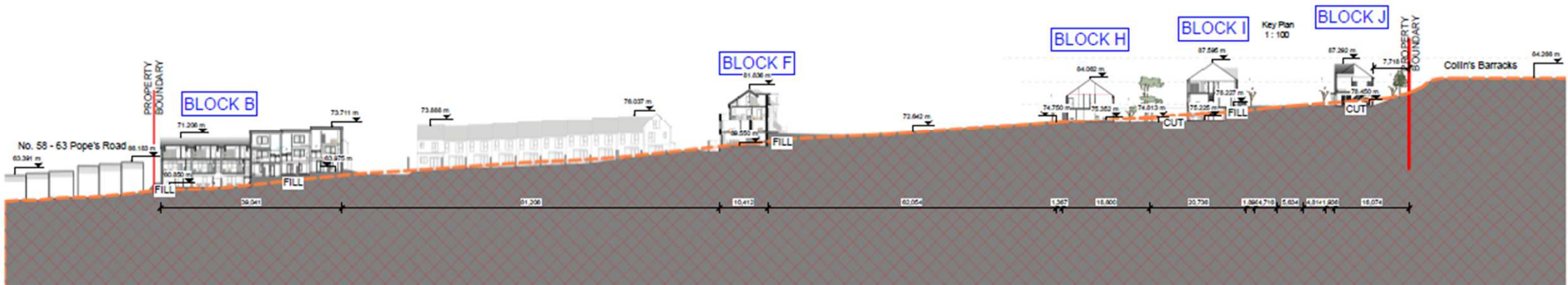
Additional sectional analysis has been provided to demonstrate the improved relationship with neighbouring properties. Block G has been retained in its position due to site constraints, including fixed road levels; however, boundary treatments have been enhanced and landscape grading revised to soften the interface and mitigate potential impacts on adjoining lands.



Block A



Block G



Stepping of the Site

Section C – Amenity & Layout

Private Amenity & Usability

Council Comment: Concerns were raised regarding the usability of the rear gardens to Blocks F and G due to level differences, as well as the need for increased storage provision.

Response: Garden levels and associated retaining structures have been revised to ensure all private open spaces are functional, accessible and suitable for residential use. The rear gardens serving Duplex Blocks F and G exceed the minimum standards set out in the Planning Design Standards for Apartments (2025). Internal storage provision has been reviewed and is fully compliant with the requirements of the 2025 Guidelines, meeting or exceeding minimum standards across all relevant unit types.

Section D – Strategic Transport

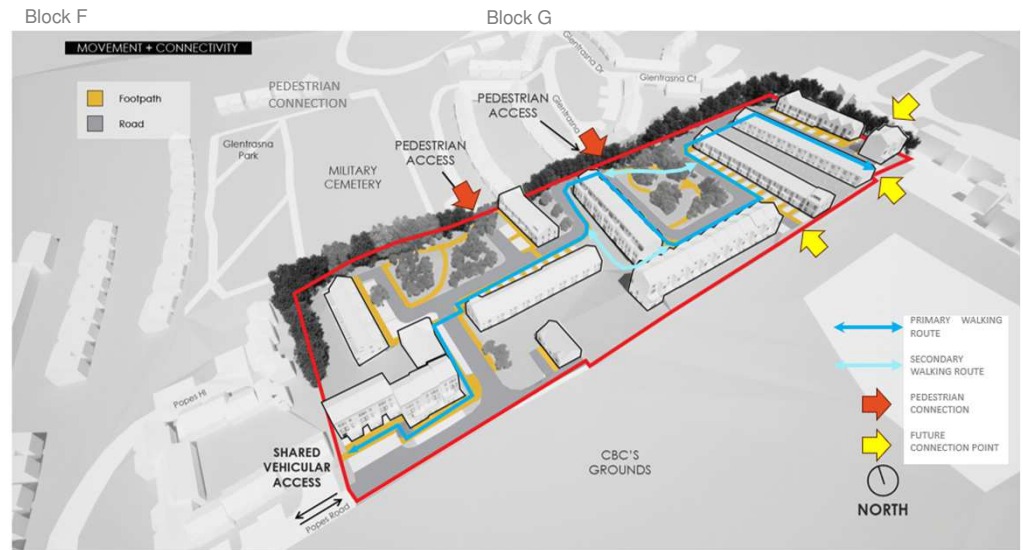
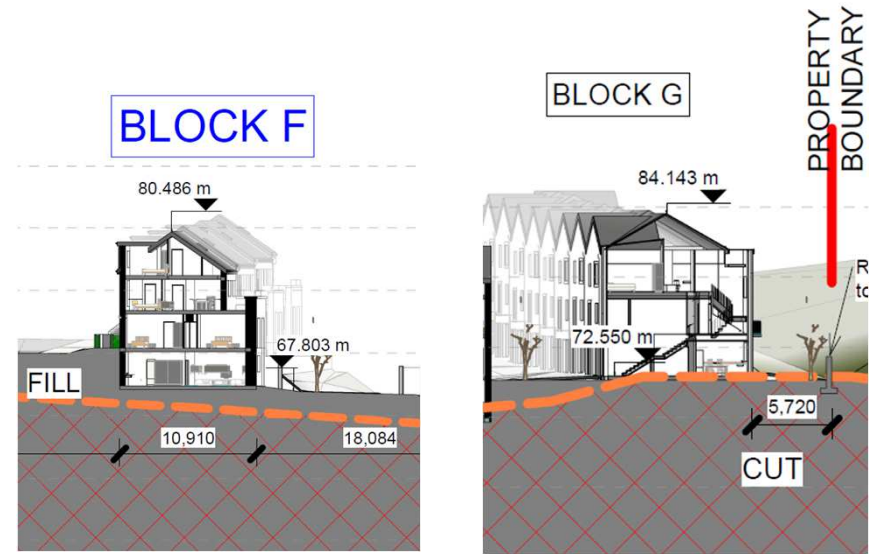
Connectivity & Permeability

Council Comment: Stronger active travel connections to Blackpool were requested, along with improvements to access to Glentrasna, clarification of internal pedestrian routes, and compliance with SPPR4 (2024) in relation to cycle parking.

Response: The scheme has been revised to strengthen connectivity through the introduction of additional pedestrian links and the reinforcement of key desire lines. Internal footpaths have been rationalised to create a clear and legible movement network.

Due to topographical constraints, the existing stepped access to Glentrasna cannot be reconfigured; however, a secondary level access route has been incorporated to provide an inclusive alternative connection.

The proposed cycle parking strategy provides a mix of covered, purpose-built storage facilities for residents, ensuring secure, accessible and weather-protected bicycle parking. Complementing this, external Sheffield stands are distributed at convenient and highly visible locations throughout the development to facilitate short-term and visitor use, thereby enhancing accessibility and encouraging active travel.



Orange circle icon: Covered Bike Storage Locations

Section F – Other Technical Items

Childcare Facility

A large 217 sq.m crèche facility is located at the entrance to the development, positioned on the ground floor of a three-storey duplex building. The upper levels accommodate independently accessed duplex townhouses. The crèche benefits from a very generous 231 sq.m dedicated rear play garden.

It is intended that this will operate as a full day-care facility for babies (0–1 year) and toddlers (1–2 years). The design is informed by the *Best Practice Guidelines for the Design of Childcare Facilities and Childcare Facilities: Guidelines for Planning Authorities (2001)*. Based on a minimum requirement of 2.8 sq.m per child (exclusive of kitchen, bathroom, staff and ancillary spaces), the crèche can accommodate 38 children.

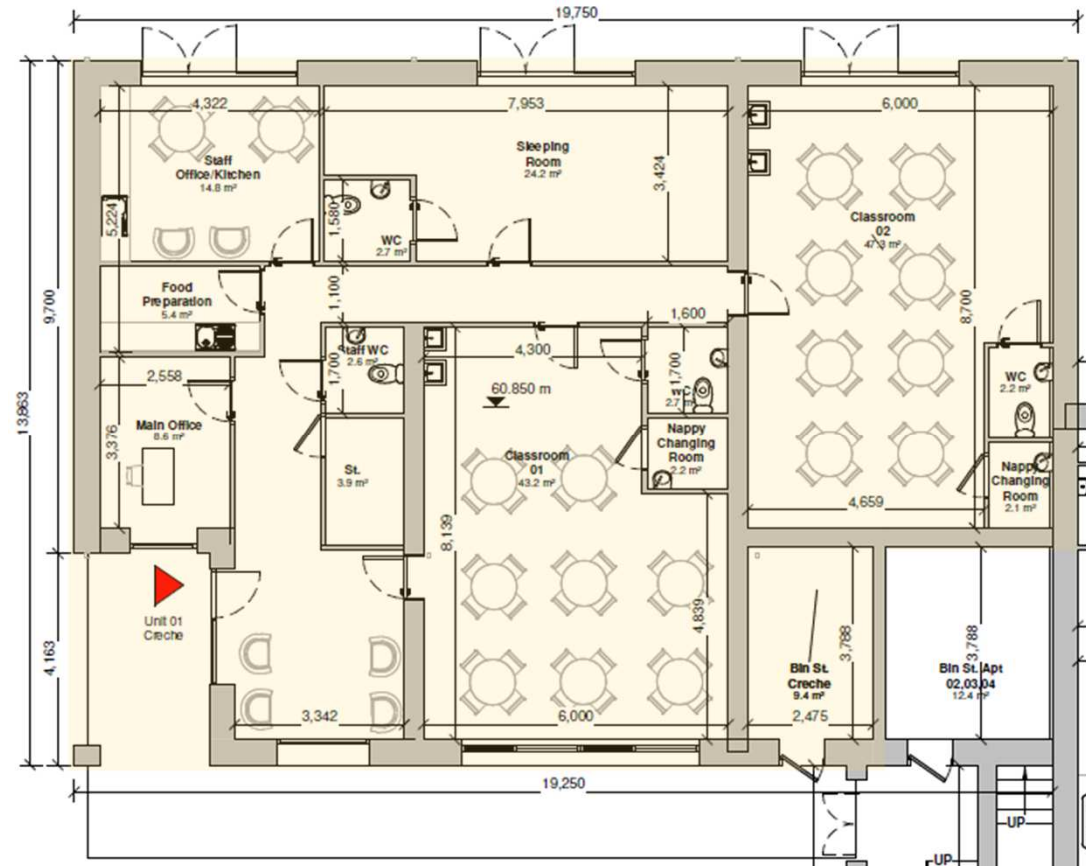
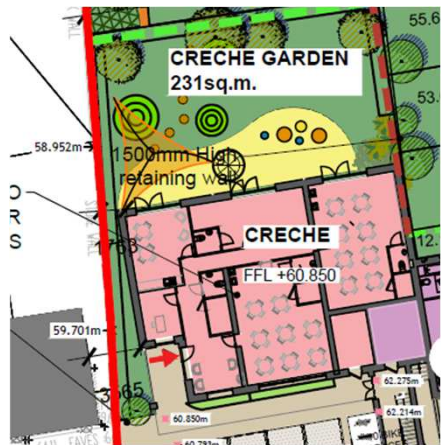
The facility provides two large dedicated classrooms, a sleep room for babies and toddlers, and a large children’s garden accessed directly from the primary classroom via French doors. These core childcare spaces are supported by kitchen/staff facilities, offices, WC and changing rooms.

As part of the design refinement, the childcare facility has been revised to provide a safer, more functional and efficient internal layout. The stair core serving the residential units above, previously located within the crèche footprint, has been removed and relocated externally, allowing the crèche to operate independently with clear and uninterrupted internal circulation.

The removal of the previously proposed terrace-omitted on safety grounds, has enabled an increase in internal floor area, allowing Classroom 01 to be enlarged to create a more appropriate and flexible group-room environment. The dedicated sleep room has also been increased in size to better accommodate infant rest requirements. Additional nappy-changing provisions have been incorporated to improve hygiene standards and facilitate enhanced staff supervision.

Staff office and kitchen areas have been rationalised and separated from food-preparation functions, ensuring appropriate operational segregation and safe workflow management throughout the facility.

Overall, the revised configuration delivers a robust, compliant and high-quality childcare environment, aligned with best practice in safety, functionality and operational efficiency.



Proposed Site Layout Plan - The revised site layout has been shaped directly by the Council's feedback at 32B stage.

Key Improvements to Site Layout

Reduced Height & Massing

Building height reduced and massing re-profiled at Block A to lessen skyline impact and improve the interface with Popes Hill.

Enhanced Active Frontages

Northwest elevation of Block F upgraded with active frontage; blank gable at Block D redesigned to improve passive surveillance.

Improved Architectural Consistency

Revised 4-bed bookend units and confirmed modulation strategy at Block J to reinforce consistent architectural identity.

Strengthened Neighbouring Relationships

Garden levels, retaining structures, and private amenity spaces at Duplex Blocks F and G reworked to exceed Apartment Guidelines

Upgraded Private Amenity

Regraded gardens, improved retaining strategies, and ensured all duplex rear gardens exceed Apartment Guidelines.

Enhanced Pedestrian Connectivity

New pedestrian link to Blackpool direction, secondary level access to Glentrasna, and rationalised internal footpath network.

Key Additional Enhancements

Terraced and Green Retaining Walls

Integrated to manage significant level changes while softening the visual impact of retaining structures and enhancing biodiversity.

Revised Bin & Bike Stores

Bin and bike stores have been relocated and redesigned across the site to facilitate future connections and to ensure the scheme provides sufficient, SPPR4-compliant bike parking.

Accessibility and Universal Design

Pedestrian routes have been adjusted to ensure inclusive access, with improved gradients and connections across the scheme.

Landscape & Biodiversity Enhancements

Strengthened perimeter planting, removed residual "no-man's-land" strips, and reinforced ecological corridors.

Improved Drainage & SuDS Strategy

Updated infiltration, attenuation, and site-specific flood risk measures to ensure robust long-term performance.

LEGEND

- 3-BED DUPLEX, 1-BED UNIT
- 3-BED DUPLEX, 3-BED UNIT
- 1-BED DUPLEX, 3-BED UNIT
- 2-BED DUPLEX, 3-BED UNIT
- 2-BED TOWNHOUSE
- 3-BED TOWNHOUSE
- 4-BED TOWNHOUSE
- 3-BED BUNGALOV
- CRECHE
- RETAINING WALL
- +X.X** WIP SPOT LEVEL
- UNIT ENTRANCE
- FUTURE POINTS OF CONNECTION
- EXISTING TREE (BLACK)
WITH RPZ (ORANGE)



Site Strategy - Sunlight & Landscaping

The entire scheme is predicated on incorporating of the steeply sloping topography and maximising sunlight for residents in public and semi-public spaces and also within the dwellings.

The orientation of the buildings are arranged to maximise sunlight penetration to the dwellings and residential open spaces, creating sun traps for play and relaxation areas.

The creation of high-quality public realm is delivered by the careful orientation of the buildings that provide clearly defined bookends and enclosure to open space.

Public open space in residential schemes refers to the open spaces that form part of the public realm within a residential development and provide for active and passive recreation, nature conservation, pedestrian and cycle connection.

The requirement for public open space provision is minimum of 10% of net site area. (Cork City Development Plan 2022-2028). The proposed scheme provides 12.9% of the usable open space, including quality green areas, play zones and hard landscaped areas for public use.

Please also refer to Tree Survey & Arboricultural Report that accompanies this application.

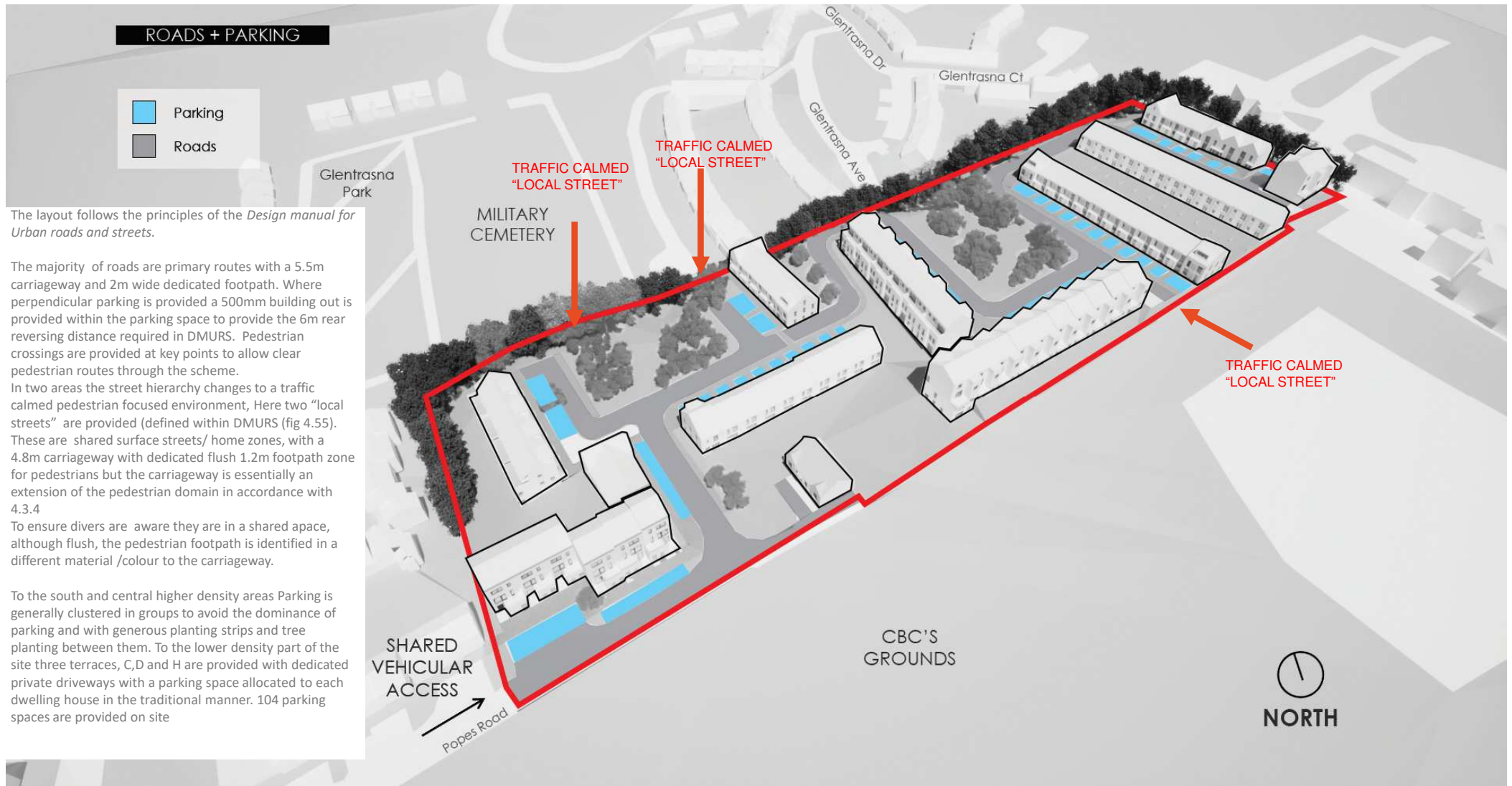
Trees to be retained



Site Strategy - Massing

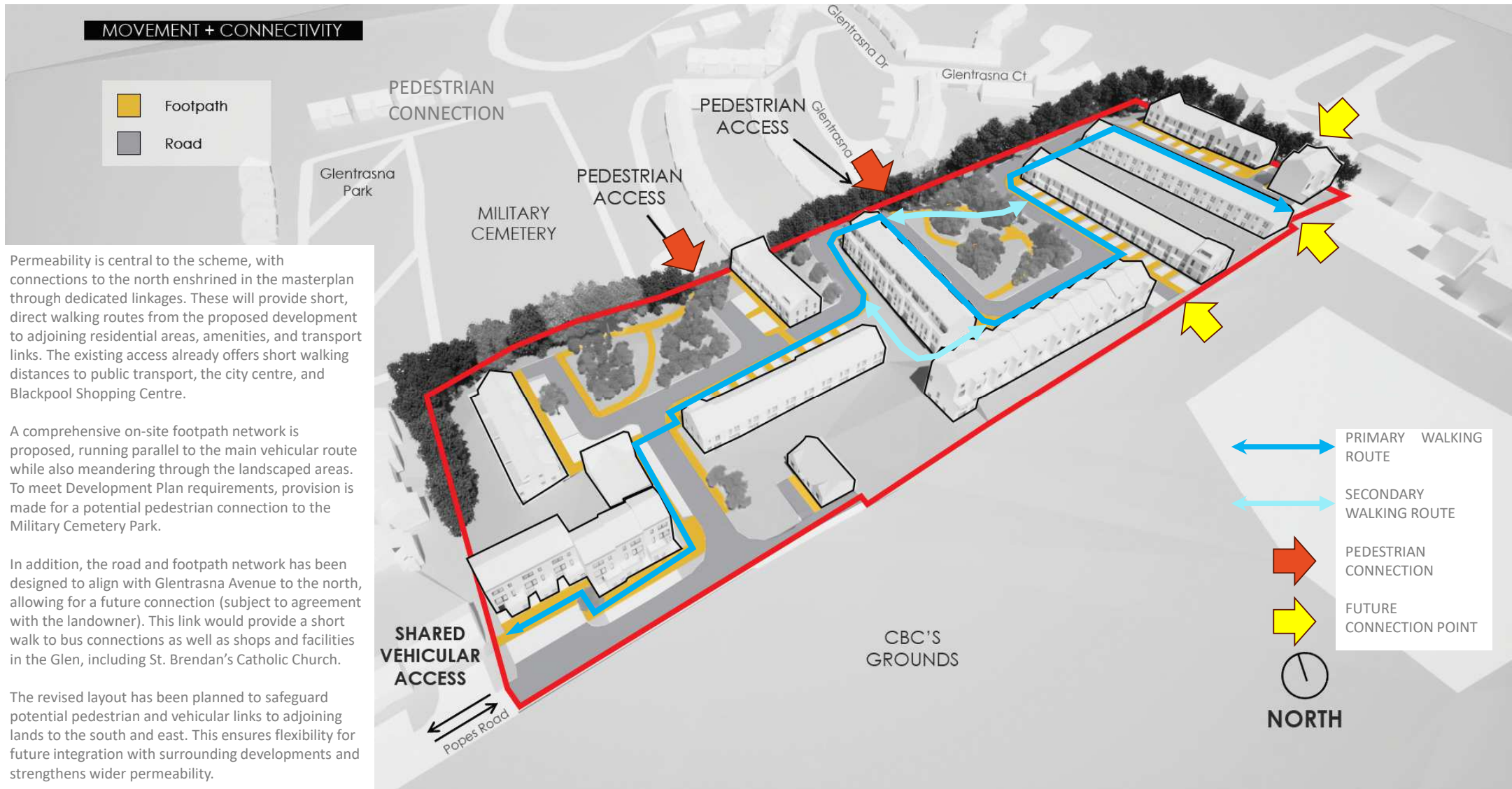


Site Strategy - Roads & Parking



Surface Level Parking 104 spaces

Site Strategy – Footpaths and Connections






Neighbourhood Character Areas

For a residential scheme to be successful it is essential that the sense of place be created.

Sense of place refers not only to buildings and landscape, but how people perceive, react and interact with the area. This residential scheme, through its strong contemporary architectural character, has been designed to stimulate activity and create a positive image. This will provide a strong sense of place and a sensitive and memorable layout.

The scheme promotes the principles of DMURS (Design Manual for Urban Roads and Streets). This balance of road planning, public space and site layout will provide an inviting and enticing setting for a new community.

Several distinctive character areas have been created within the site including a formal square addressing the adjoining Military Cemetery, a central village green with landscaped parkland and finally a grid pattern of formal avenues referencing the Military history of the adjoining sites.

-  Character Zone 1 – Formal Square
-  Character Zone 2 – Village Green & Urban Heart
-  Character Zone 3 – Formal Avenues



Character Zone 1 – Formal Square with Views to Military Cemetery Park

The intention is to create a welcoming and attractive entrance to the scheme, with a “formal square” opening up the site and creating a breakout zone between duplexes & townhouses in this area.

The square is overlooked by surrounding homes providing a safe amenity for children and adults alike. The layout seeks to maximize the views from within the houses over the public spaces to provide passive surveillance. Houses bookend and turn corners to animate surrounding spaces including shared surface vehicular termination points, providing options for all weather safe play, immediately adjacent to homes.

A further pedestrian and cycle only path meanders through the green, giving direct access from proposed road and potential provision for future access to Military Cemetery Park.



Character Zone 1 – Formal Square with Views to Military Cemetery Park



Duplex Apartments & Townhouses (Perspective View)

Character Zone 2 – Village Green & Urban Heart

The two duplex blocks & townhouse block are designed to provide a sense of enclosure to the central village green. These 2-3 storey scale blocks have been carefully designed to orientate facing onto this south facing landscaped parkland to create an urban heart to the proposed scheme.

This Village Green & Urban Heart will serve as a communal space for gatherings, events and a peaceful retreat for residents under the trees.



Duplex Apartments & Open Green Space (Aerial View)



Character Zone 2 – Village Green & Urban Heart



Duplex Apartments & Townhouses (View from Urban Heart)

Character Zone 3 – Formal Avenues

A more contemporary urban character will be formed here in contrast to open & leafy environment of village green

The layout provides an interconnected and pedestrian permeable development as outlined previously. The routes are legible and animated. A strict continuous terrace of two- and three-story homes are designed specifically to passively survey the public streets to front or side of dwellings.



Character Zone 3 – Formal Avenues



Block I & J Townhouse (Perspective View)



Detailed Design

The building forms are simple & elegant. The narrow gables are provided to a number of units, simple forms are clad in robust brick along with contemporary dormer windows to Duplex dwellings. These are contemporized through the verticality of windows and modern materials.

The material palette is high quality but kept simple with a combination of traditional style buff and red stock bricks, some plaster finishes.

Internal living room layouts are largely kept open plan to reflect contemporary living, with generous kitchens and storage. Glazing sections are large to maximize sunlight into the homes.

The majority of houses orientate towards the centre of the site and public open space.

Elevations & Materials

The material palette is high quality with a combination of buff and red stock bricks, some plaster finishes to provide variety in the streetscapes. This variety of finishes alternate to provide nodal points in the scheme, identify rows of townhouses, create character areas and to define different homes. As a high-quality scheme, brick is returned to all gables rather than a facadism to front elevation only.

The Duplex buildings have a similar architectural expression to the dwellings, but its mass is broken with the use of brick for durability.

Brick is a very versatile and hard-wearing material that can provide variety to the appearance of the buildings by using bricks with gradation in colour and by detailing in terms of protruded bricks, raked joints and different bond systems.

Windows are proposed to be framed with simple opening sections and low maintenance aluminum or pvc finish to provide a simple contemporary expression within the vernacular proportioned, vertically emphasized openings.

Simple slate effect conc. tile roofs are proposed throughout with some feature metal/zinc dormers to 3-storey bookend homes

The proposed materials are sensitively chosen for their appropriateness to the context, and for their durability and quality.



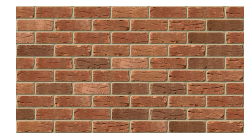
dark slate effect conc. tile to roofs



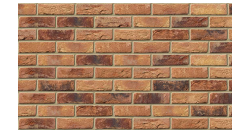
Flush pointed buff and red brickwork



Corum



Northumbled Blend



Primula

Kingscourt Brick samples



Flush pointed buff brickwork with Light mortar and muted plaster finish



Flush pointed brickwork with Light mortar and muted plaster finish with metallic details including box windows

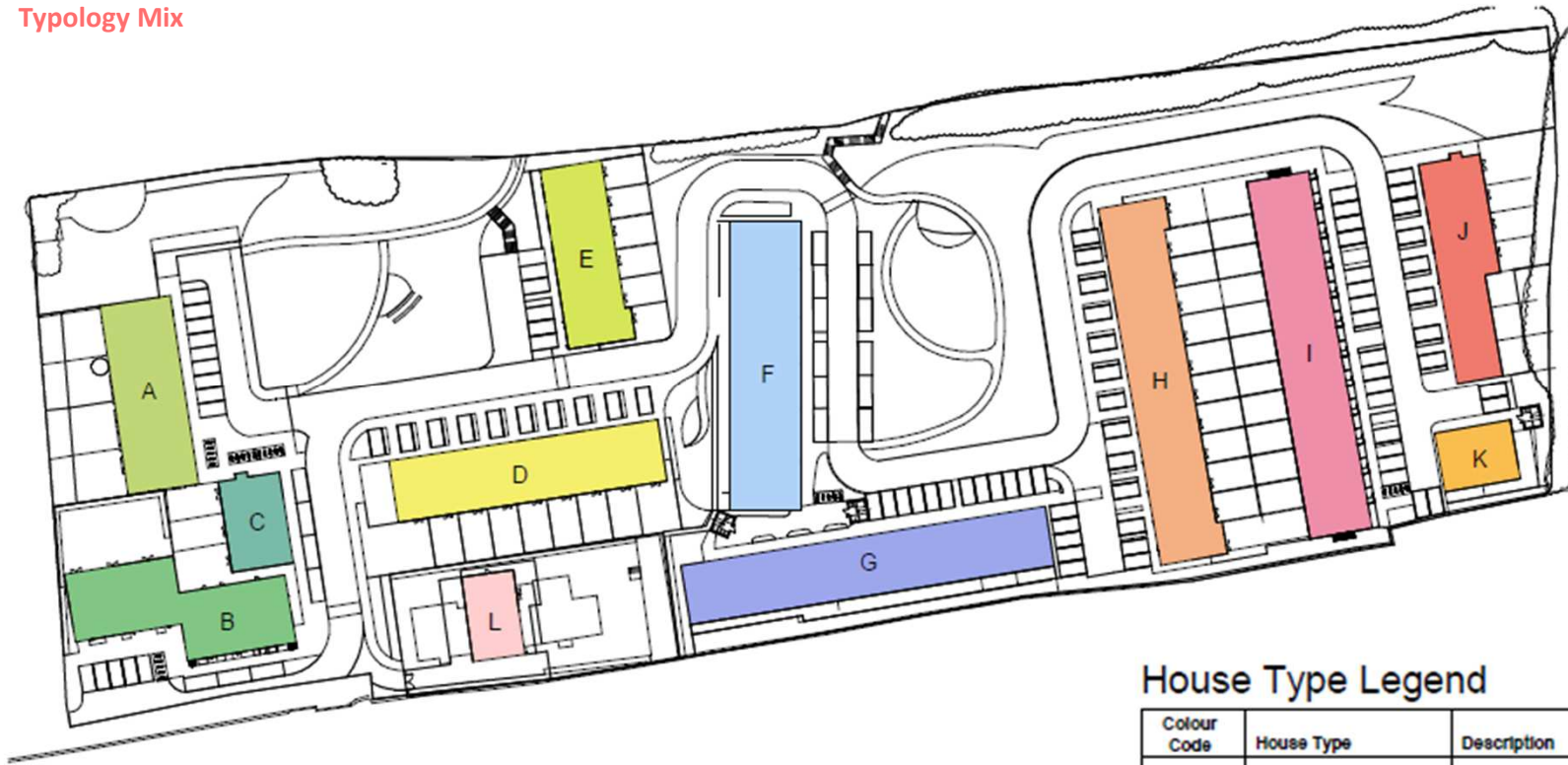


Reference images: alternating brick colour and cladding to define homes



Brick finish with gradation in colour and detailing (protruded brick)

Typology Mix



House Type Legend

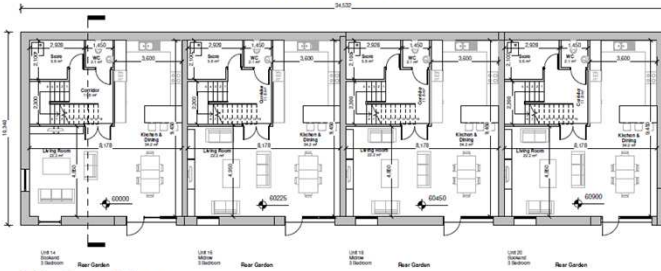
Colour Code	House Type	Description	1 - Bed Unit	2 - Bed Unit's	3 - Bed Unit's	4 - Bed Unit's
[Green]	A	Duplex Block - 8 Units	4		4	
[Light Green]	B	Duplex Block - 9 Units	3		6	
[Blue]	F	Duplex Block - 12 Units		6	6	
[Purple]	G	Duplex Block - 20 Units	9		11	
[Orange]	K	Duplex Block - 4 Units	2		2	
	5 Types		18	6	29	
[Teal]	C	Townhouse - 3 Units			2	1
[Yellow]	D	Townhouse - 10 Units			8	2
[Light Green]	E	Townhouse - 6 Units			4	2
[Orange]	H	Townhouse - 12 Units			10	2
[Pink]	I	Townhouse - 12 Units			12	
[Red]	J	Townhouse - 7 Units		3	3	1
	6 Types			3	39	8
[Pink]	Proposed Bungalow (L)	Detached House			1	
	1 Type				1	

Block A - Duplex

4no. 3 Bed House with Garden – 158.3m²

4no. 2 Bed Duplex Apartment with Terrace – 100.5m²

House with Garden x 4 Units

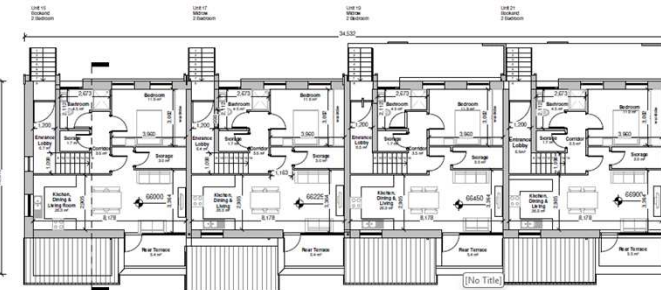


L00 - Ground Floor
1:100

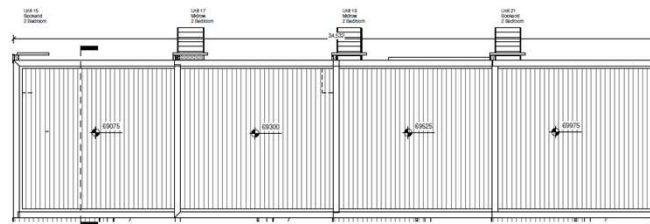


L01 - First Floor
1:100

Apartment with Terrace x 4 Units

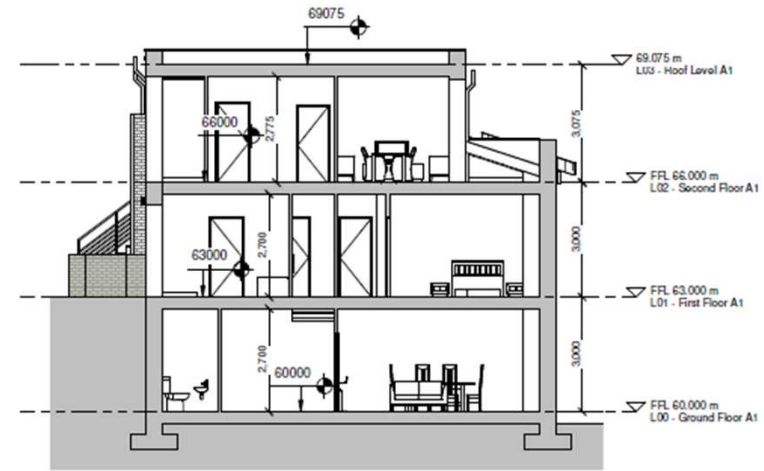
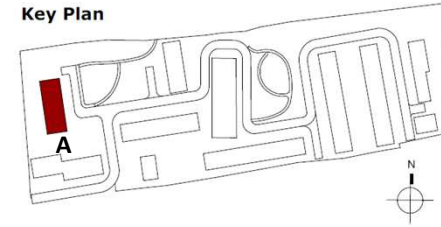


L02 - Second Floor
1:100



RF - Roof Plan.
1:100

Key Plan



Section A-A
1:100



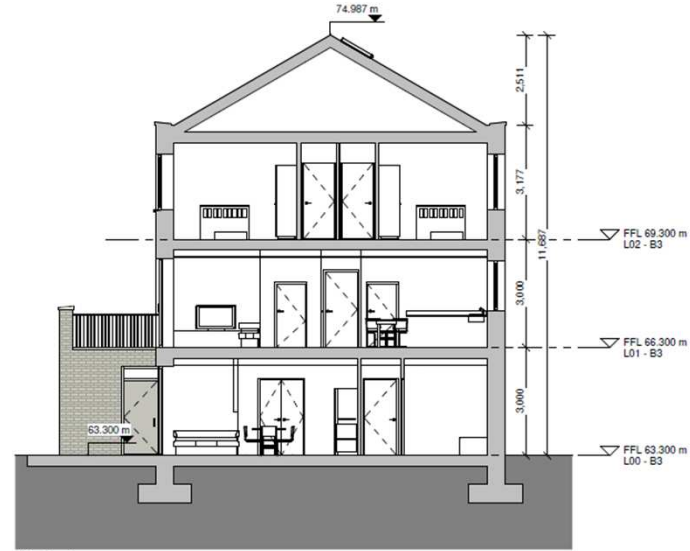
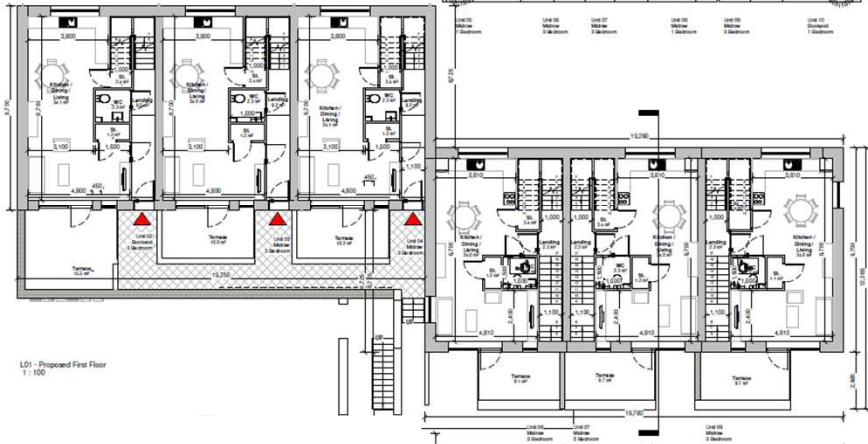
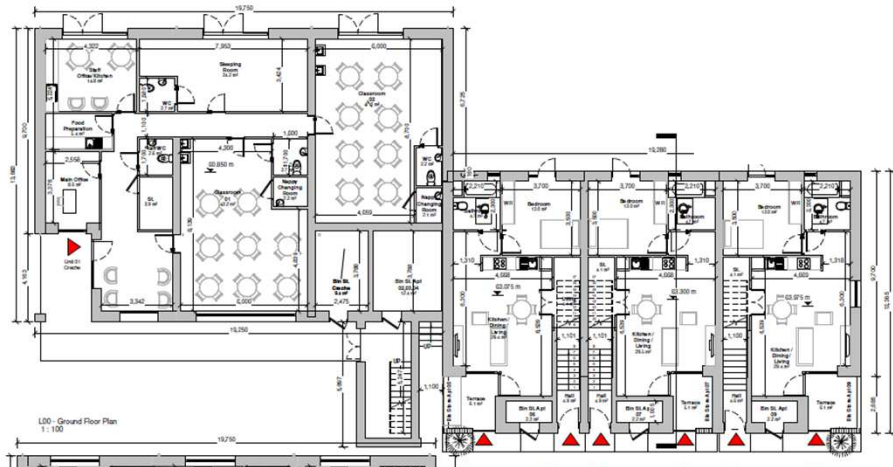
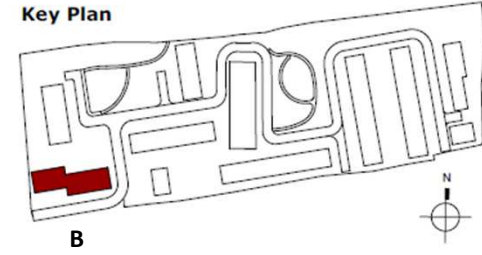
Block B - Duplex

Creche – 217.4m²

4no. 1 Bed Apartment- 52.3m²

7no. 3 Bed Duplex Apartment with Terrace - 101.8m²

Key Plan



Section 1
1:100

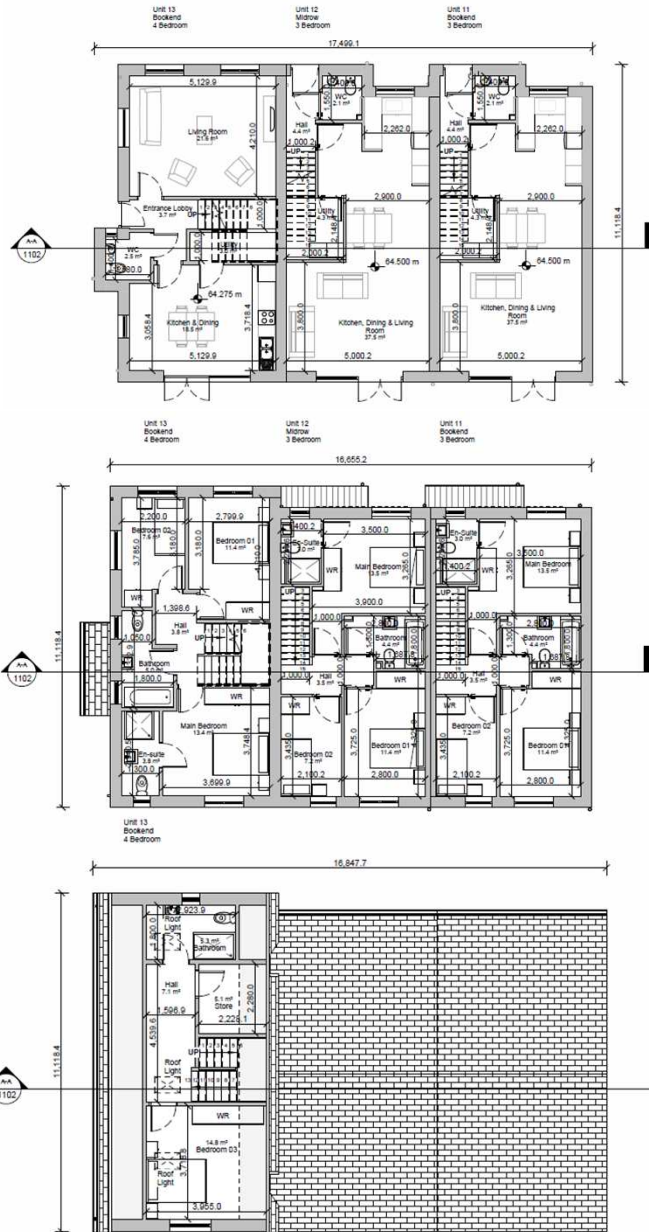
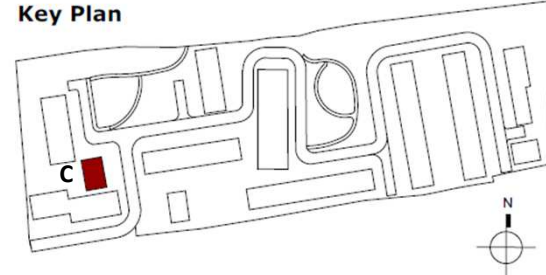


Block C - Townhouse

2no. Townhouse 3Bed – 97.9m²

1no. Townhouse 4Bed – 146.0 m²

Key Plan

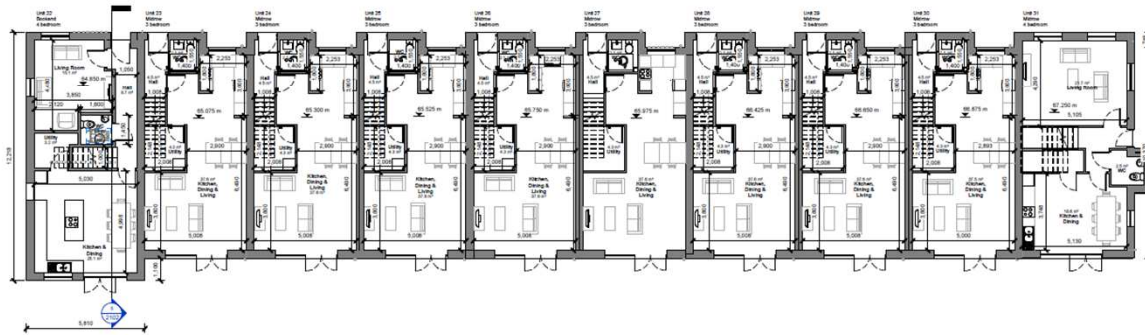
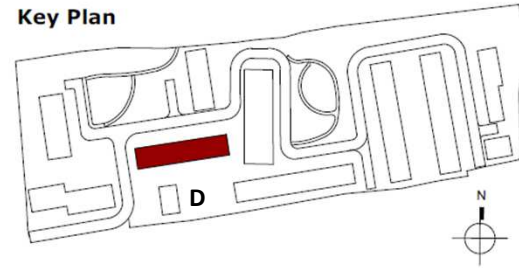


Block D - Townhouse

9no. Townhouse 3Bed – 98m²

1no. Townhouse 4 Bed – 142.09 m²

Key Plan



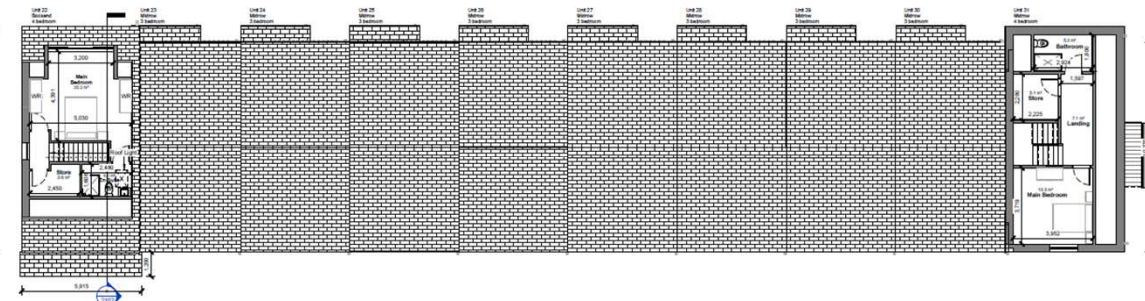
L00 - Ground Floor

1: 100



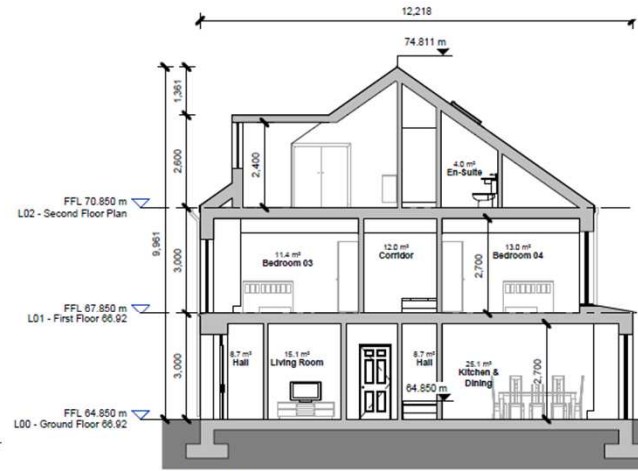
L01 - First Floor

1: 100



L02 - Second Floor

1: 100



Section

1: 100

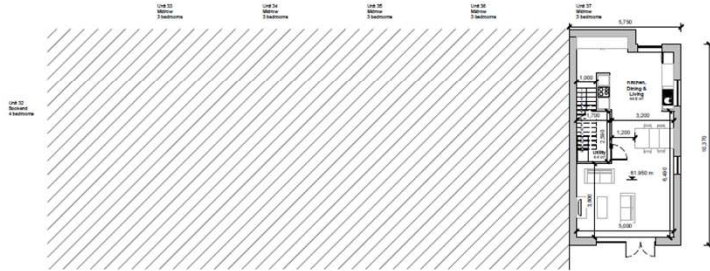


Block E - Townhouse

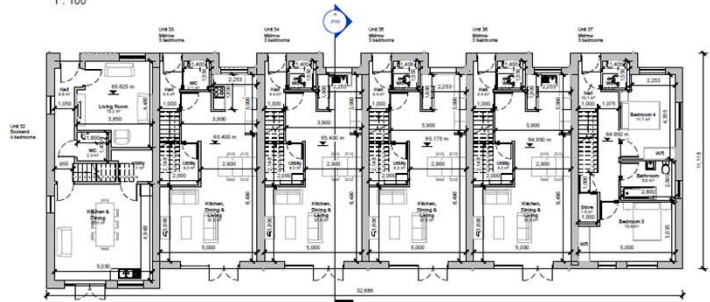
1no. Townhouse 4 Bed (with lower level floor)– 147.8m²

1no. Townhouse 4 Bed (with upper floor) - 143.08 m²

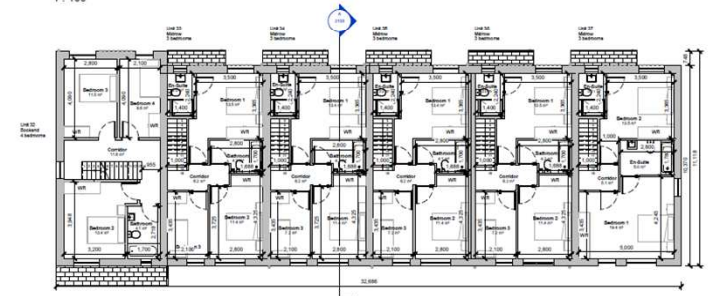
4no. Townhouse 3 Bed – 97.09 m²



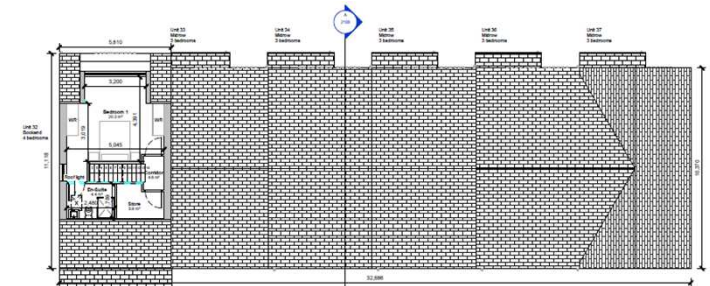
Lower Ground Floor Plan
1: 100



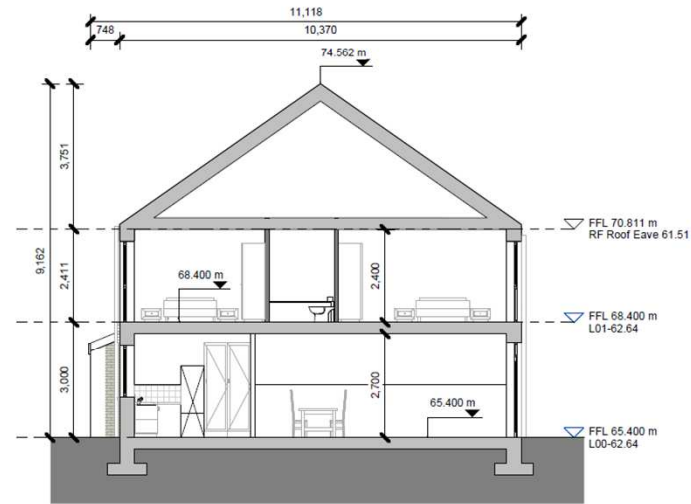
Ground Floor Plan
1: 100



First Floor Plan

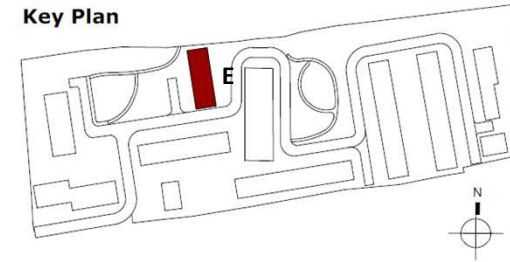


Second Floor Plan



Section A-A

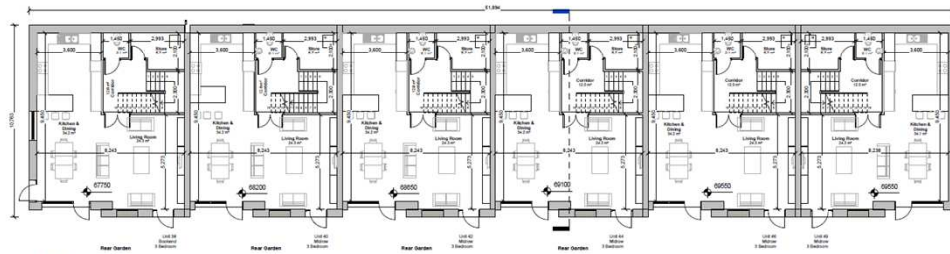
Key Plan



Block F - Duplex

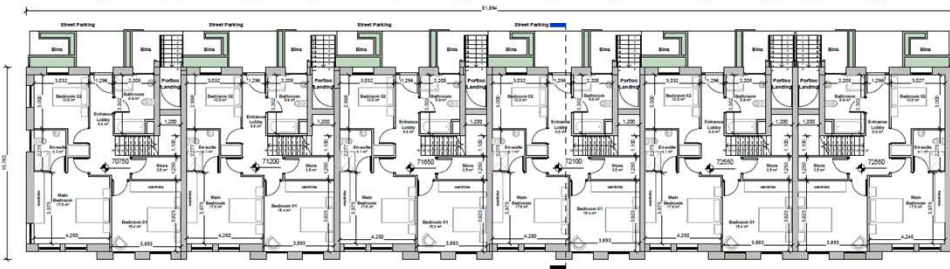
6no. 3 Bed House with Garden – 155.07m²

6no. 2 Bed Duplex Apartment with Terrace – 101.07m²

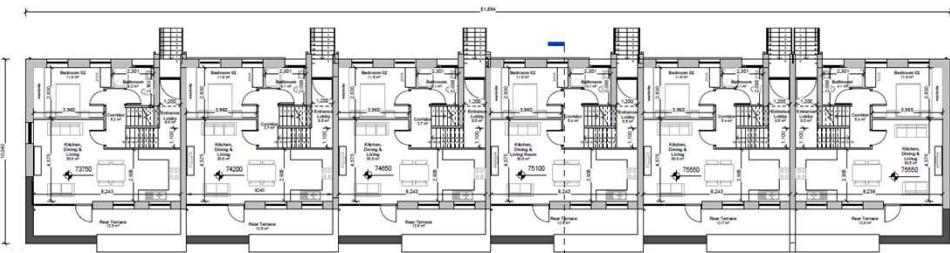


L00 - Ground Floor

1:100

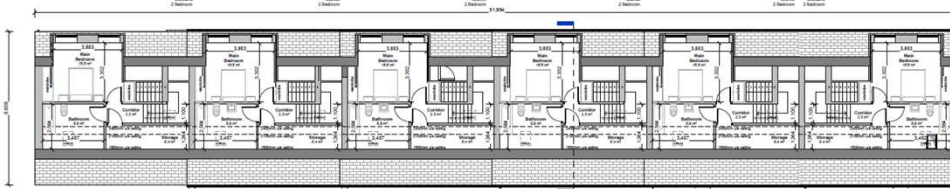


L01 - First Floor



L02 - Second Floor

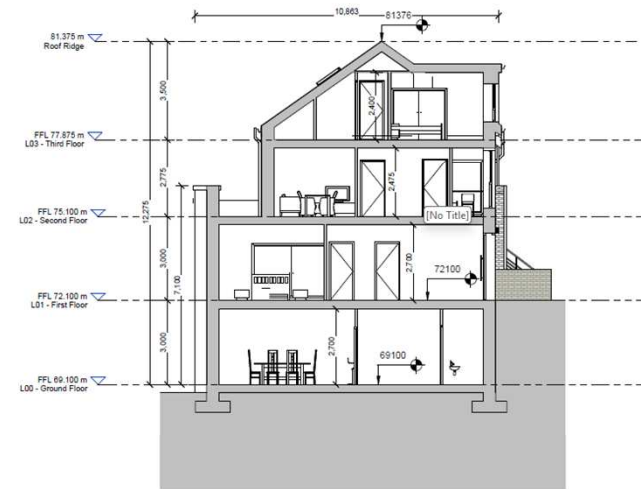
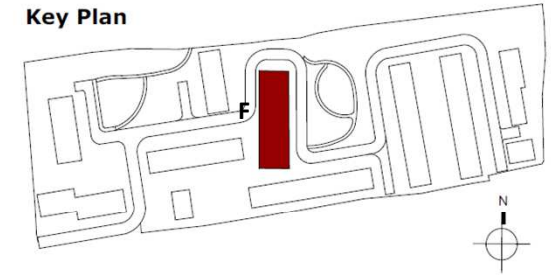
1:100



L03 - Third Floor

1:100

Key Plan

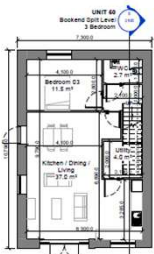


Block G - Duplex

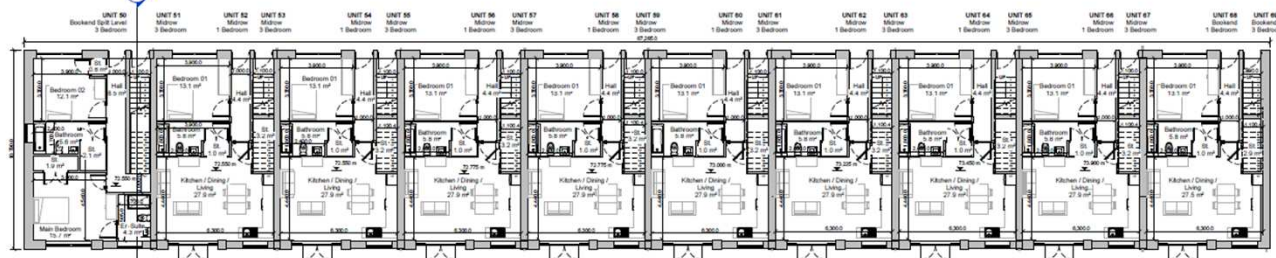
9no. 1 Bed Apartment – 57.5m²

10no. 3 Bed Apartment – 115.3m²

1no. 3 Bed Apartment (incl. lower ground) – 118.9m²



L-01 - Lower Ground Floor
1:100



L00 - Ground Floor Plan
1:100

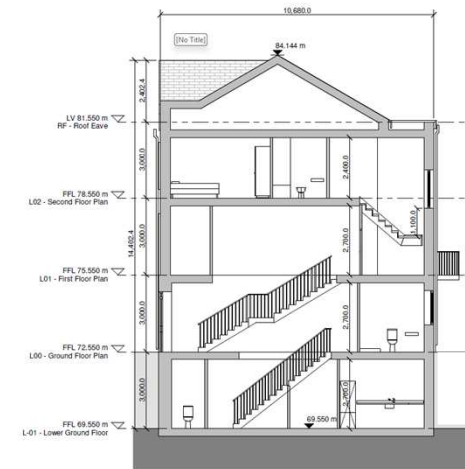
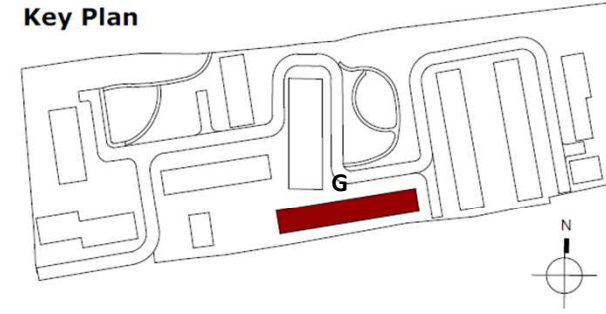


L01 - First Floor Plan
1:100



L02 - Second Floor Plan
1:100

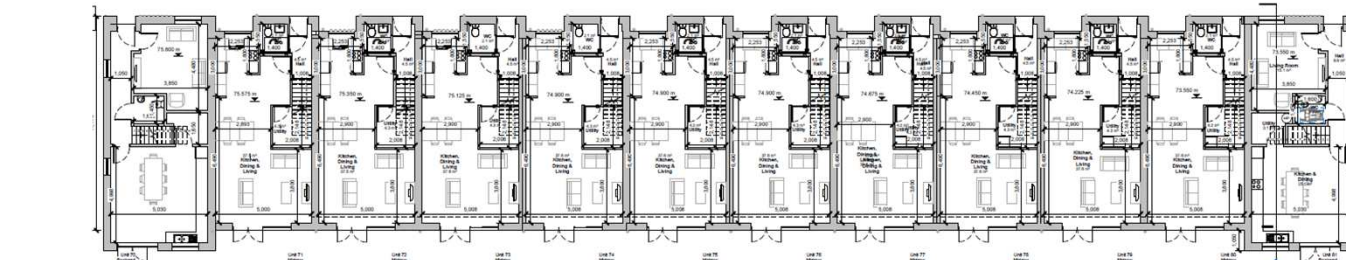
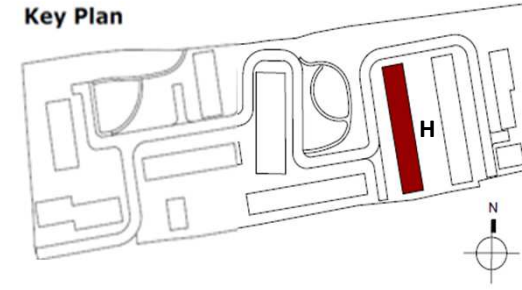
Key Plan



Block H – Townhouse

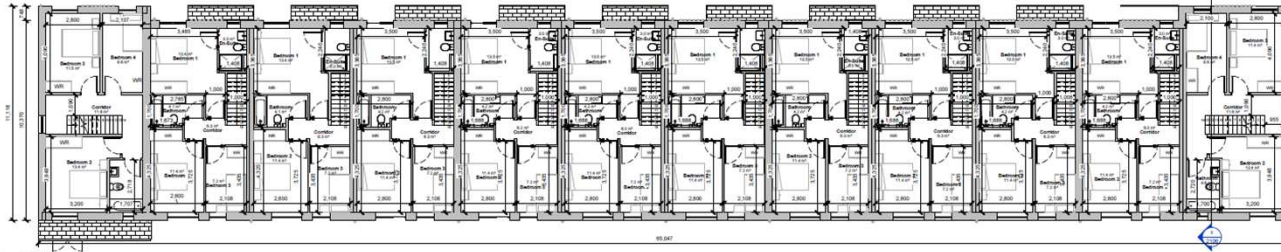
- 10no. 3 Bed Townhouse with Garden – 97.9m²
- 1no. 4 Bed Townhouse with Garden – 138.4m²
- 1no. 4 Bed Townhouse with Garden – 143.2m²

Key Plan



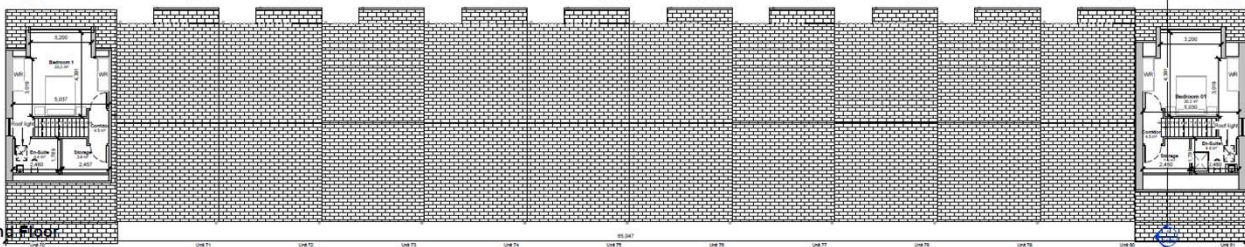
L00 - Ground Floor

1: 100



L01 - First Floor

1: 100



L02 - Second Floor

1: 100

RF - Roof Plan

1: 100



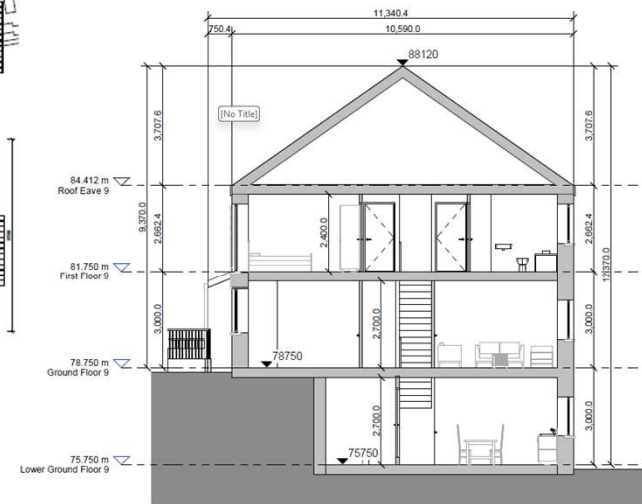
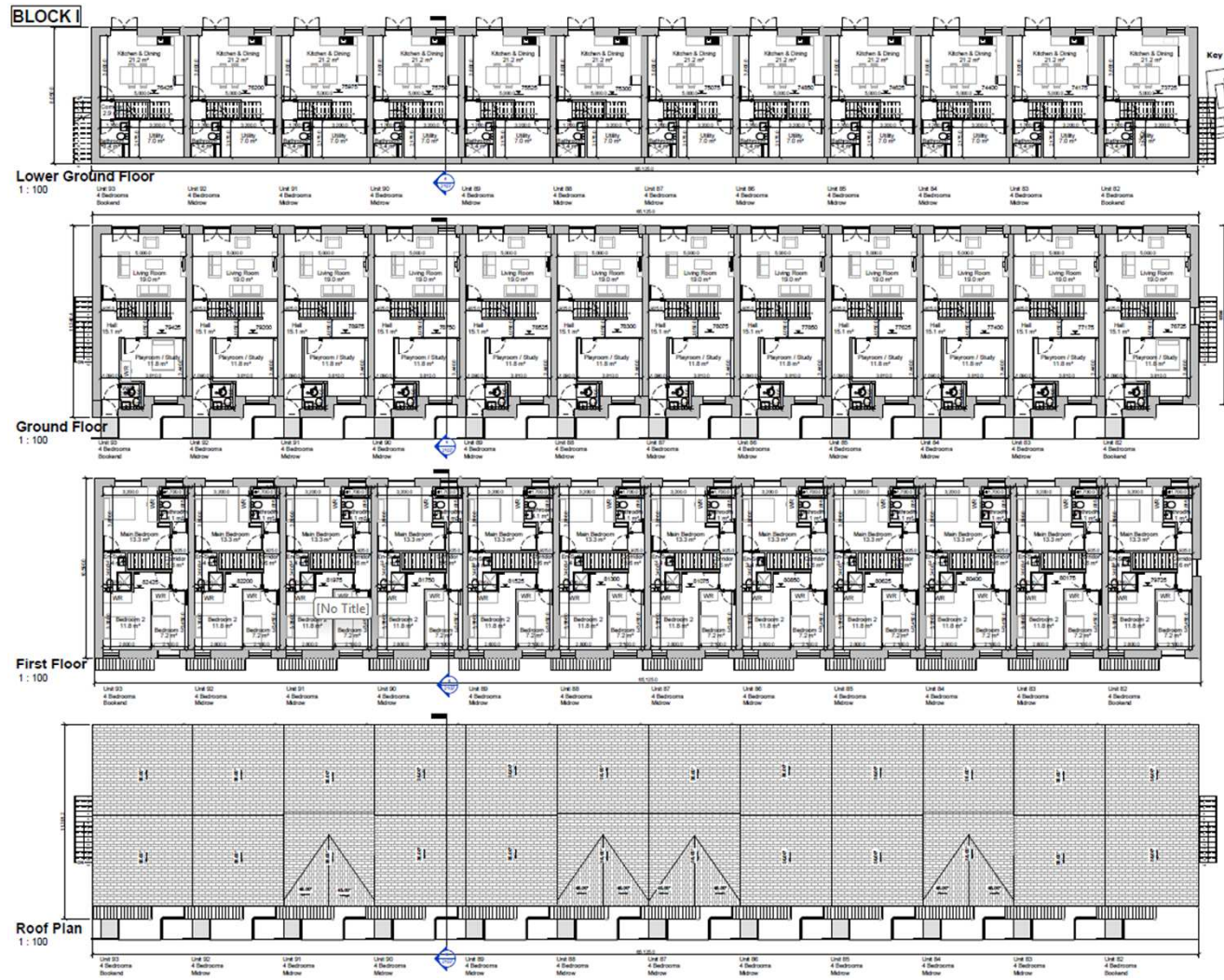
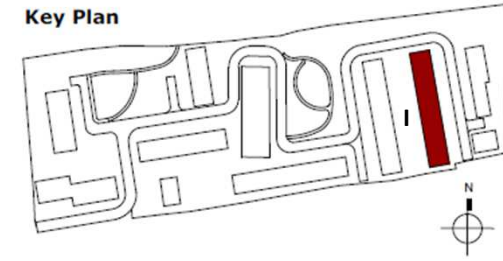
Block I – Townhouse (Split-level)

10no. 3 Bed Townhouse with Garden – 97.9m²

1no. 4 Bed Townhouse with Garden – 138.4m²

1no. 4 Bed Townhouse with Garden – 143.2m²

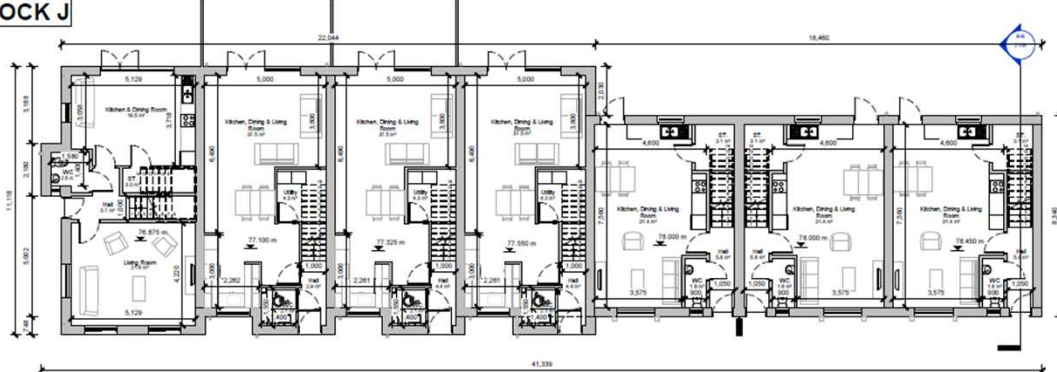
Key Plan



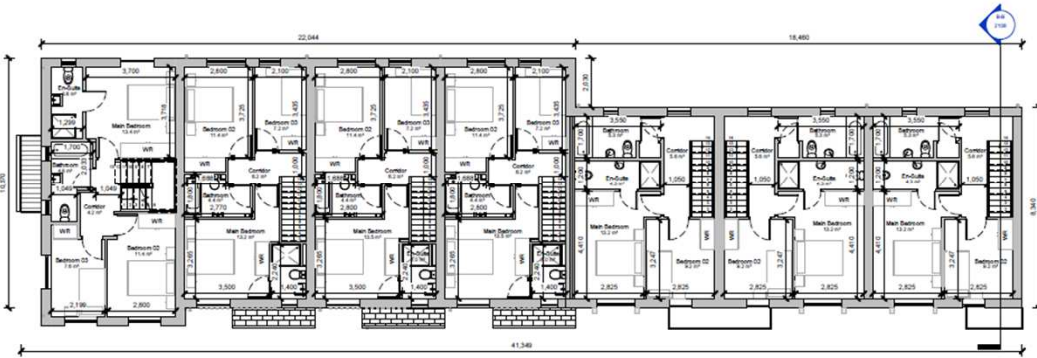
Block J – Townhouse

- 3no. 2 Bed Townhouse with Garden – 87.3m²
- 3no. 3 Bed Townhouse with Garden – 97.9m²
- 1no. 4 Bed Townhouse with Garden – 139.3m²

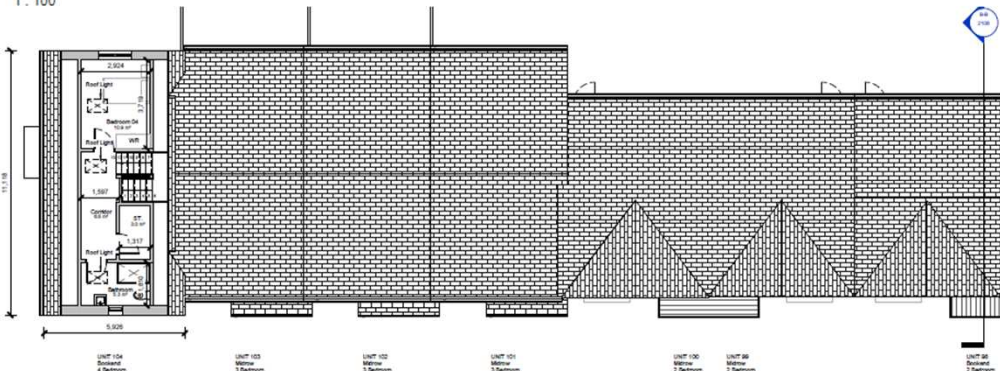
BLOCK J



L00 - Ground Floor
1 : 100

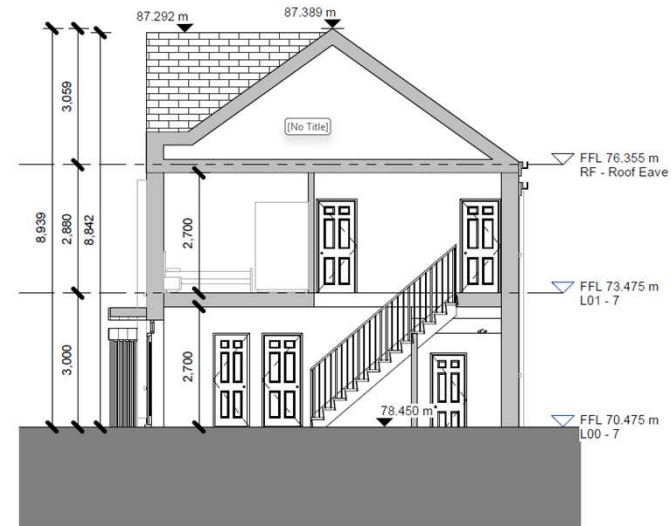
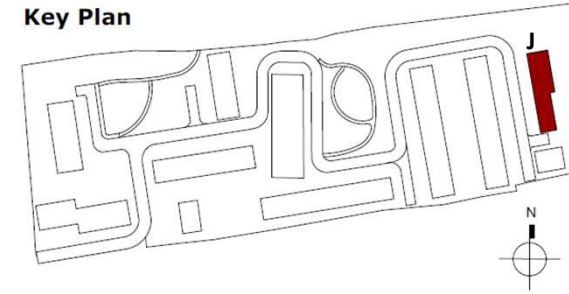


L01 - First Floor
1 : 100



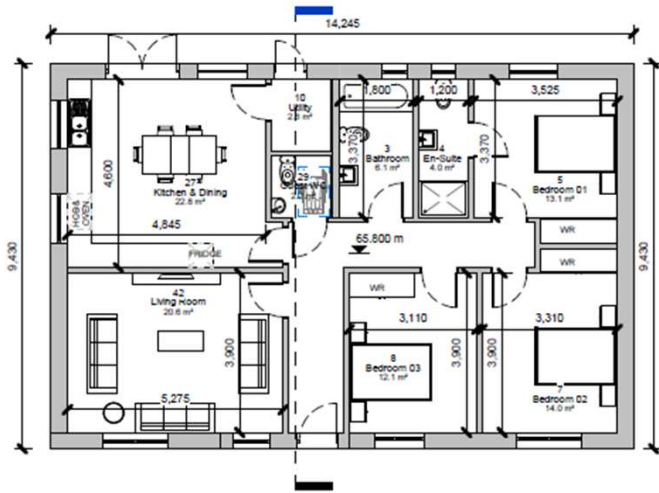
L02 - Second Floor
1 : 100

Key Plan

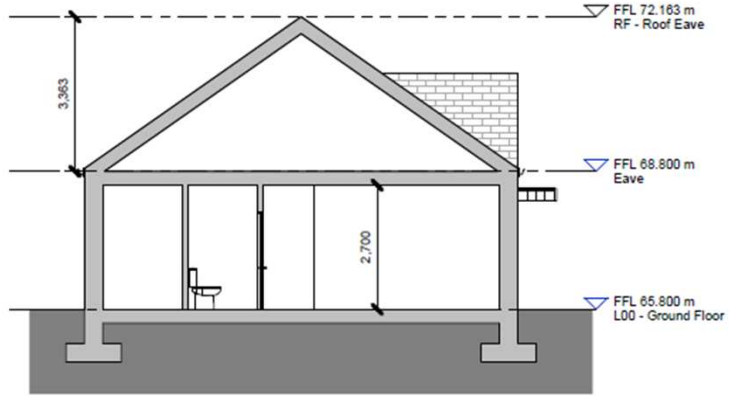


Detached House L - Bungalow

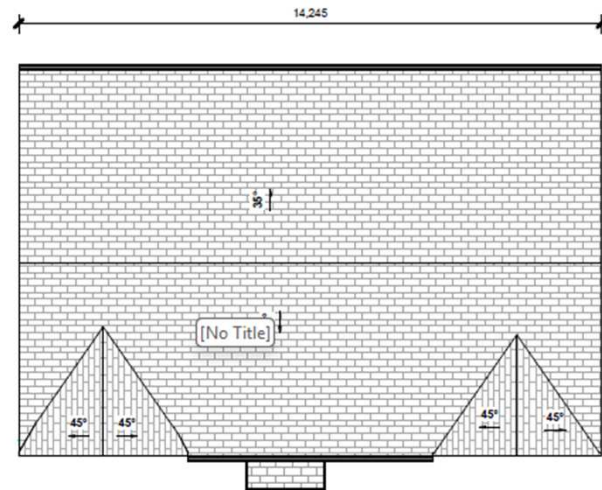
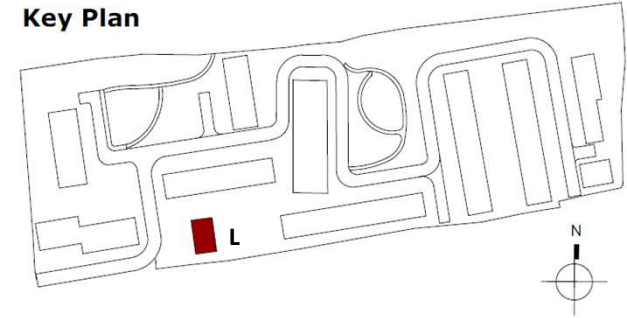
1no. 3 Bed Detached House -124.9m²



Ground Floor Plan



Key Plan



RF - Roof Plan

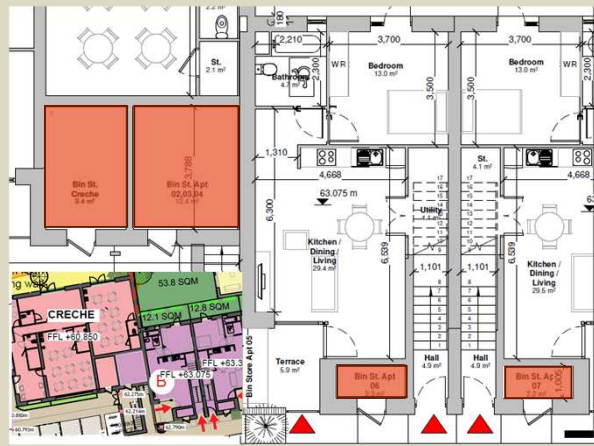


BIN AND BICYCLE STORAGE FACILITIES

Bin Storage

In order for a compact settlement to be successful, practical everyday items such as bin storage have to be designed in early and carefully considered. Therefore, in this scheme three different strategies are taken to minimize the impact of bins on streetscapes and to provide ease of access for residents. Primarily the aim has been to hide bins from public areas. The following outlines the approach.

Creche and Duplex Block B – Dedicated storage within footprint of the block



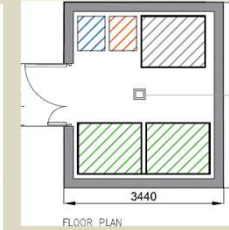
All Townhouses- parallel & concealed to front of dwelling



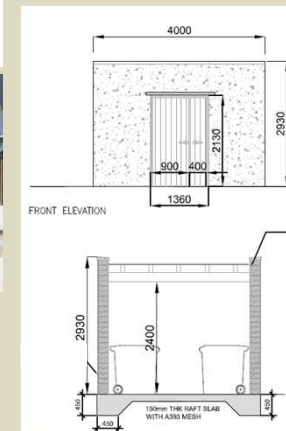
Three Storey Duplex Blocks A,B & F. Dedicated, screened storage areas to front



Three Storey Duplex Blocks G & K – Dedicated free-standing Bin Stores



Communal Bin store

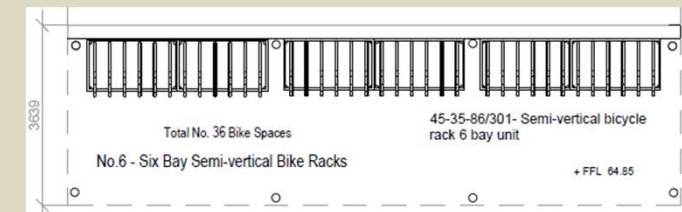


Bike Storage

Cycle parking provision has been comprehensively reviewed and updated to ensure full compliance with SPPR4 (2024). A total of 128 bicycle parking spaces are now provided, comprising 118 resident spaces and 10 visitor spaces.

The strategy incorporates dedicated, covered cycle storage structures for residents, designed to provide convenient and weather-protected parking. In addition, external Sheffield stands are located at key, accessible points throughout the development to accommodate short-stay and visitor use, supporting ease of access and promoting active travel across the scheme.

2no. Covered bike storage structures



PRIVATE AMENITY AND NEIGHBOURING DWELLINGS

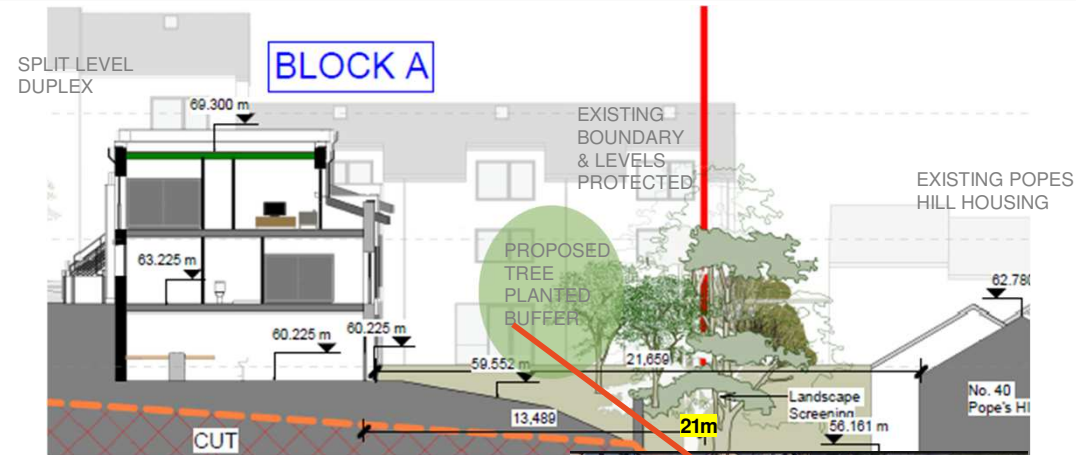
All houses are provided with gardens compliant with the Sustainable Compact settlements guidelines, 40sq.m 3 bedrm, 50sq.m. 4 bedrm. All double dwelling units comply with Design standards for new apartments with private patios for ground floor apartments and generous terraces for the upper-level townhouses.

All the houses meet the requirements of "Sustainable Compact settlements guidelines," "Quality Housing for sustainable communities . D.O.E. 2007" . All Duplex Units fully comply with " Sustainable Urban Housing: Design Standards for New Apartments ". A Housing Quality Assessment/ Unit breakdown accompanies the application demonstrating compliance

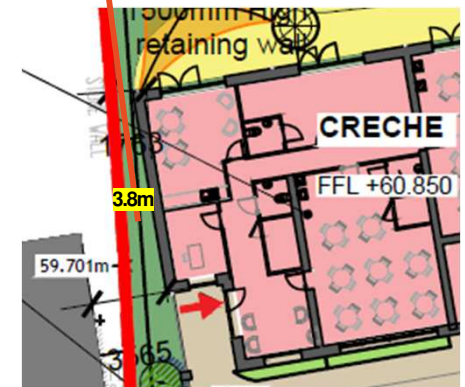
All houses within the site meet the 16m distance requirement between rear opposing windows with many exceeding this.

With regards the adjoining properties, to the west at no. 34 -42 Popes Hill, the scheme is designed so there are good separation distances of an average of 20m. A wide green corridor screen, fenced off, has been provided to enable mature trees grow without the risk of residents removing same. This will provide significant screening for neighbours With regards the nearest house, no. 63 at the top of Popes Hill, there are no opposing windows with the gable facing the site but a 3.8m wide separation is provided to the proposed 3 story creche and duplex building.

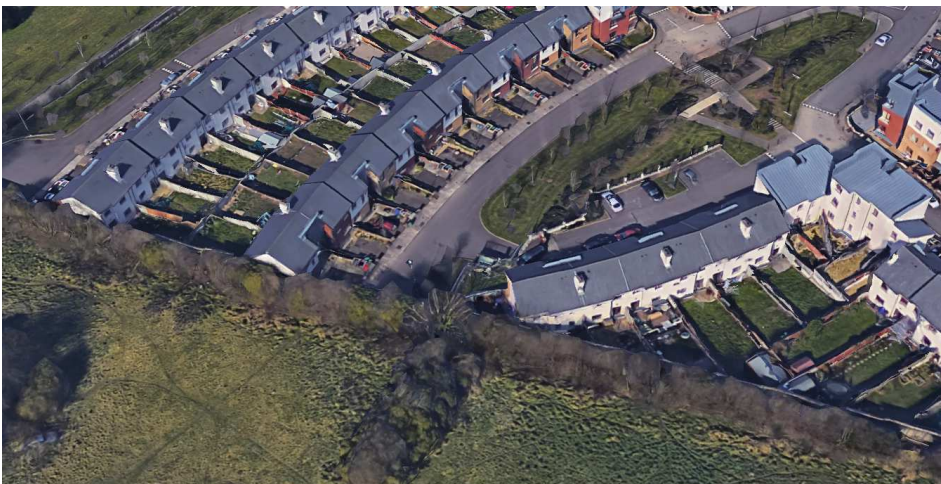
To the north , the homes at Glentrasna are significantly lower and orientated away from the subject site so privacy will not be compromised. There is also screening to this boundary which is being maintained where possible.



Above, properties adjoining 34-42 Pope's Hill.



Above, properties adjoining 63 Pope's Hill.



Adjoining Glentrasna houses are orientated away from the subject so privacy will not be compromised



