



PART V - SCHEDULES, HOUSING QUALITY AUDIT & BUILDINGS

LRD STAGE 3
PLANNING APPLICATION

RESIDENTIAL DEVELOPMENT AT
NEWTOWNHOLMES ROAD, CALTRAGH &
CORNAGEEHA, SLIGO, CO. SLIGO

CLIENT: JOHN WALTER BURKE
DATE: 25TH OCTOBER 2024
REF: 22110-XXXX-XXX-RP-RHA-AR-02500
REVISION 01

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REVISION SUMMARY

REV	DATE	DESCRIPTION	ISSUE	CHECKED
00	10/10/2023	LRD STAGE 2	AR	JL
01	15/04/2024	LRD STAGE 3	NK	JL

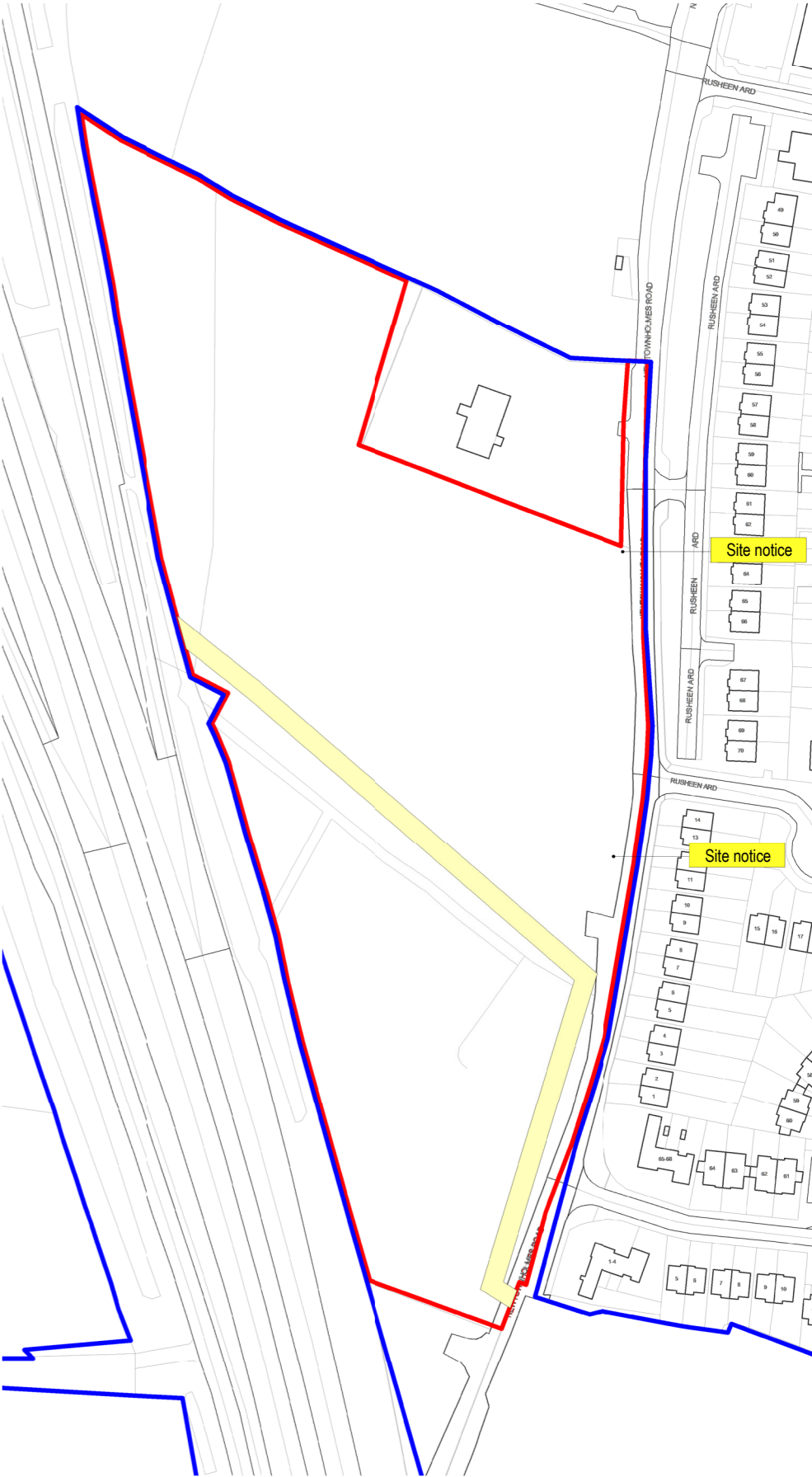


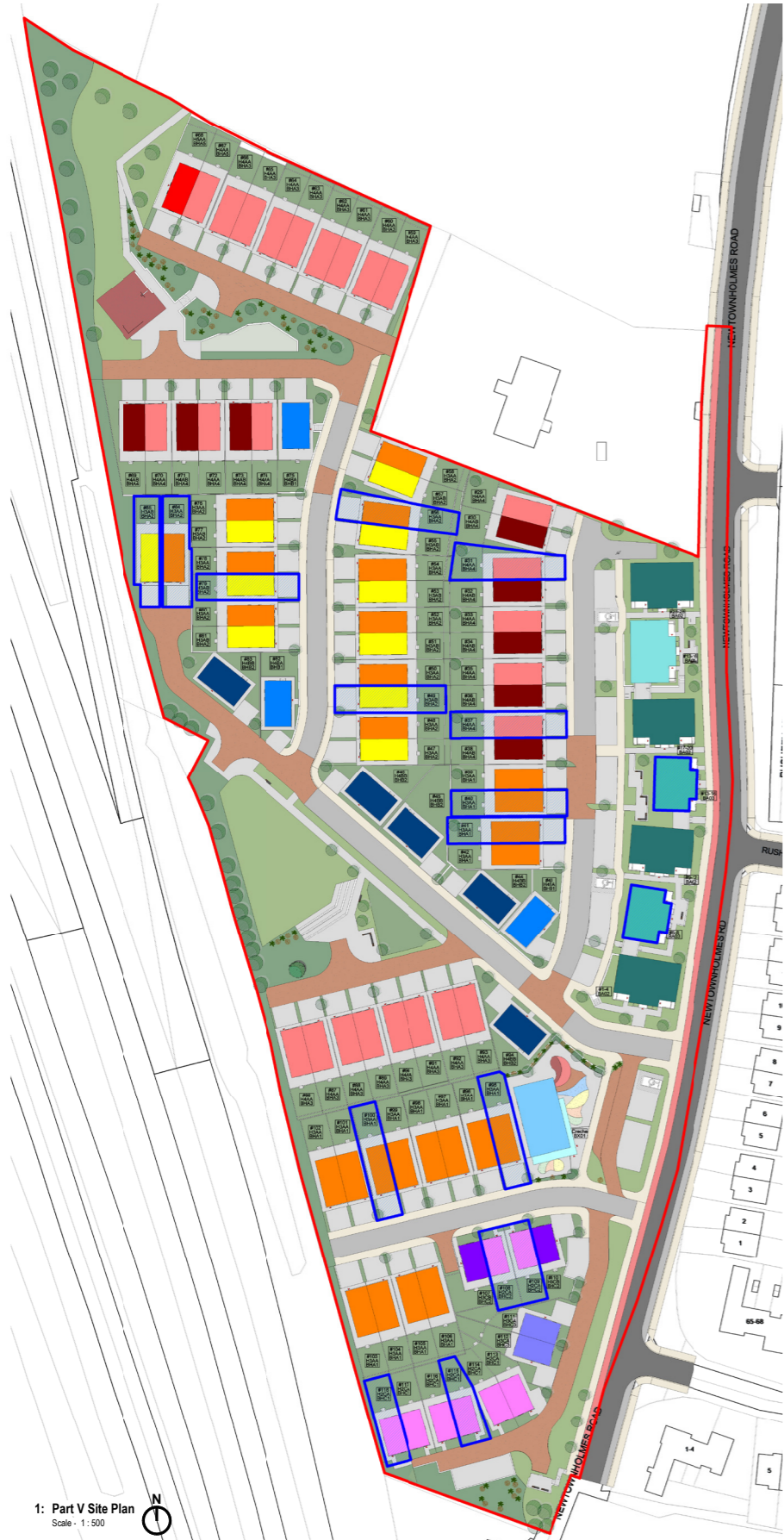
Site Summary	Area (sq.m)	Area (Ha)	
Gross Site	37959.6 m²	3.8 hectare	
Net Site	33613.5 m²	3.4 hectare	
Public Open Space	5190.4 m²	0.51 hectare	15.4% of Net Site 14% of Gross Site

Unit Schedule	Bedrooms	Unit Count	%	
Houses	2	8	7%	
	3	40	34%	
	4	41	35%	
	5	1	1%	
	Total Hse:	90	76%	
Apartments	1	8	7%	
	2 (3 Per)	20	17%	
	Total Apt:	28	24%	
Total Units		118	100%	35 UPH - Density (Net Site)
Dual Aspect:		118	100%	
North (only) Facing:		0	0%	
Communal OS (req):	2 Bed (2 Per)	8	5 sq.m/unit	40 sq.m OS required
	2 Bed (3 Per)	20	6 sq.m/unit	120 sq.m OS required
Communal OS:	160 sq.m OS required		272.5 m² provided	

Site Coverage	7670.5 m²
Plot Ratio / Gross Site	0.202
Plot Ratio / Net Site	0.228

Gross Internal Floor Areas	Area (sq.m)
Houses	11999.2 m²
Apartments <small>Total building incl common</small>	2074.5 m²
Apartment <small>Units Only (incl above)</small>	1729.6 m²
Other (Bin/Bike Stores)	49.4 m²
Total Residential GIFA:	14123.1 m²
Creche	392.2 m²
Total GIFA:	14452.3 m²





LEFT - EXTRACT FROM DWG NO. 22110-XXXX-XXX-DR-RHA-AR-02501
PART V - SITE LAYOUT PLAN & SCHEDULE

Part V - Unit Type Legend			
<div></div>	H2CA	<div></div>	H4AA
<div></div>	H3CA	<div></div>	H4AB (3m GF Ceiling)
<div></div>	H3CB (Side Entrance)	<div></div>	H5AC (Side Entrance)
<div></div>	H3AA	<div></div>	H4BA
<div></div>	H3AB (3m GF Ceiling)	<div></div>	H4BB
<div></div>	Apartment Block BA01		
<div></div>	Apartment Block BA02		
<div></div>	Apartment Block BA03		
<div></div>	Creche (BX01)		
<div></div>	Part V Units		

Part V Unit Schedule							
Unit Number	Unit Type	Block Name	Bedroom	Person	Height	GIFA	Private Amenity

Houses							
#108	H2CA	BHC2	2	4	2 Storey	92.3 m²	62.6 m²
#109	H2CA	BHC2	2	4	2 Storey	92.3 m²	62.6 m²
#115	H2CA	BHC1	2	4	2 Storey	92.3 m²	59.3 m²
#118	H2CA	BHC1	2	4	2 Storey	92.3 m²	69.8 m²

2: 4							
#40	H3AA	BHA1	3	5	2 Storey	117.0 m²	75.0 m²
#41	H3AA	BHA1	3	5	2 Storey	117.0 m²	75.0 m²
#49	H3AB	BHA2	3	5	2 Storey	117.0 m²	75.1 m²
#56	H3AA	BHA2	3	5	2 Storey	117.0 m²	75.2 m²
#79	H3AB	BHA2	3	5	2 Storey	117.0 m²	60.5 m²
#84	H3AA	BHA2	3	5	2 Storey	117.0 m²	166.3 m²
#85	H3AB	BHA2	3	5	2 Storey	117.0 m²	109.0 m²
#95	H3AA	BHA1	3	5	2 Storey	117.0 m²	75.7 m²
#100	H3AA	BHA1	3	5	2 Storey	117.0 m²	75.1 m²

3: 9							
#31	H4AA	BHA4	4	7	3 Storey	163.5 m²	90.9 m²
#37	H4AA	BHA4	4	7	3 Storey	163.5 m²	75.1 m²

4: 2							
Apartments							
#5	A1AA	BA03	1	2	2 Storey	55.0 m²	7.0 m²
#6	A1AA	BA03	1	2	2 Storey	55.0 m²	7.0 m²
#7	A1BA	BA03	1	2	2 Storey	49.3 m²	7.0 m²
#8	A1BA	BA03	1	2	2 Storey	49.3 m²	7.0 m²
#13	A1AA	BA03	1	2	2 Storey	55.0 m²	7.0 m²
#14	A1AA	BA03	1	2	2 Storey	55.0 m²	7.0 m²
#15	A1BA	BA03	1	2	2 Storey	49.3 m²	7.0 m²
#16	A1BA	BA03	1	2	2 Storey	49.3 m²	7.0 m²

1: 8
Part V Units: 23
Total Units: 118

PRIVATE AMENITY FOR APARTMENTS
IS TO BE PROVIDED IN COMPLIANCES WITH "SUSTAINABLE URBAN HOUSING; DESIGN STANDARDS FOR NEW APARTMENTS - GUIDELINES FOR PLANNING AUTHORITIES", 2022

SPECIFICALLY THE SCHEDULE SET OUT IN THE APPENDIX WHICH REQUIRES 6 SQ.M PRIVATE AMENITY SPACE FOR A 2 BED 3 PERSON UNIT.

PRIVATE AMENITY FOR HOUSES
THIS IS SET OUT IN COMPLIANCE SECTION "13.3.7 - PRIVATE OPEN SPACE" OF THE SLIGO COUNTY DEVELOPMENT PLAN 2017-2023

SEE SECTION 1.3 OF THE HOUSING QUALITY AUDIT FOR FURTHER DETAILS



Apartment Type A1AA



No Side Facing Habitable rooms to allow reduction in 22m overlooking distance

CONDITIONS OF USE OF THIS DRAWING:

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F. Drawings to be read in conjunction with fire compliance report & all other contract documents.
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Gross Internal Area Schedule - A1AA		
Level	Min Area	Actual Area
L00 Ground Floor	45.0 m²	55.0 m²

Room Area - Housing Quality Audit - Unit TYPE A1AA						
Name	Level	Department	Occupancy	Min Area	Area	Area Compliant
Bedroom	L00 Ground Floor	Bedroom	2	11.4 m²	13.4 m²	Yes
Bedroom: 1				11.4 m²	13.4 m²	
Hall	L00 Ground Floor	Circulation			1.8 m²	
Circulation: 1				0.0 m²	1.8 m²	
Kitchen/Dining	L00 Ground Floor	Living Area		23.0 m²	25.3 m²	Yes
Living Area: 1				23.0 m²	25.3 m²	
Terrace	L00 Ground Floor	Private Amenity Space			4.9 m²	
Private Amenity Space: 1				0.0 m²	4.9 m²	
Bathroom	L00 Ground Floor	Sanitary			5.4 m²	
Sanitary: 1				0.0 m²	5.4 m²	
Storage	L00 Ground Floor	Storage		2.0 m²	2.6 m²	Yes
Store	L00 Ground Floor	Storage		1.0 m²	2.4 m²	Yes
Storage: 2				3.0 m²	5.0 m²	

1: A1AA/HQA Ground Floor

Scale - 1 : 100

Areas as per section 5.2 Dwelling Design of the Design Manual for Quality Housing

3	15/04/2024	LRD Stage 3	NK
2	10/10/2023	LRD Stage 2	AR
1	01/09/2023	Draft HQA for LRD Stage 2	AR
0	11/08/2023	Initial Issue	AR
rev.	date	description	by



City Gate, Sligo, F91TX2D
Tel: +353 (0)71 9142213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT John Walter Burke

PROJECT Caltragh LRD

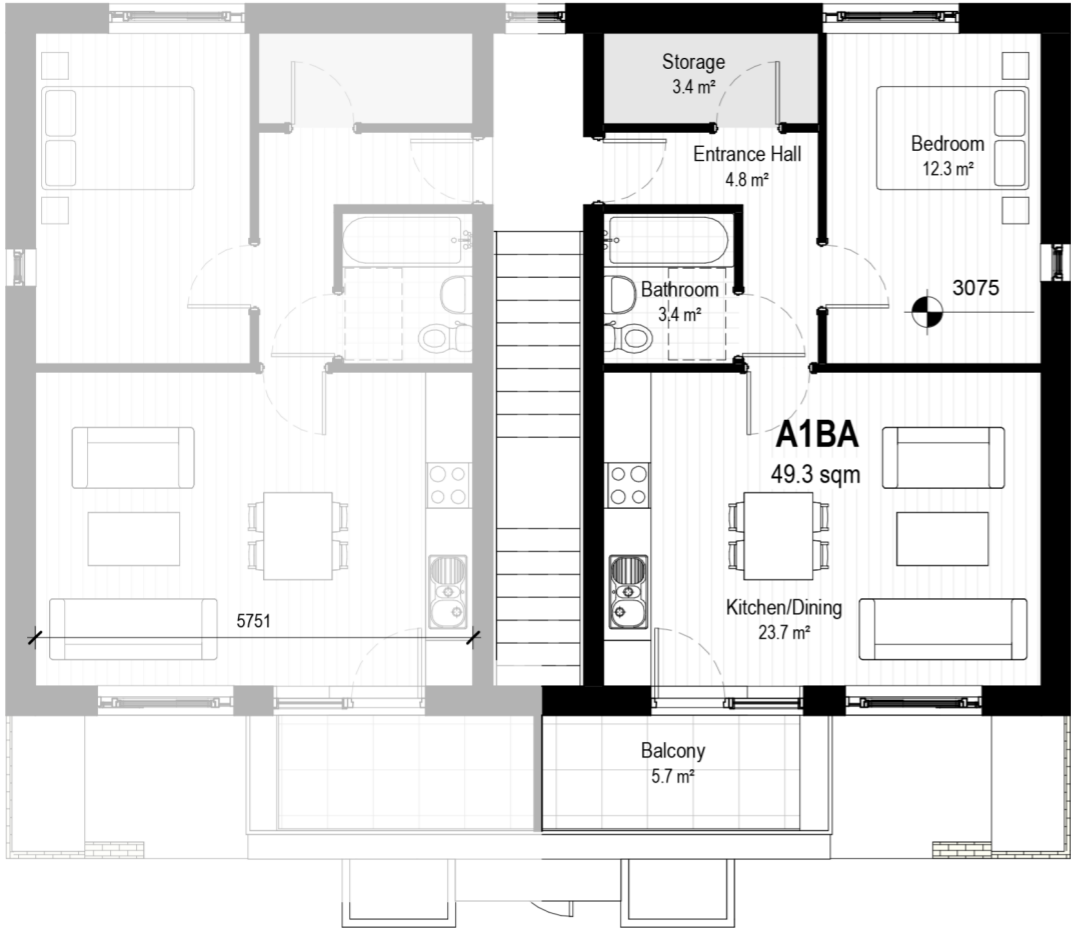
DRAWING HQA Analysis - A1AA

DRG. No. 22110-BA03-XXX-DR-RHA-AR-90001

STAGE	LRD Stage 3	STATUS	P03 - S	REV	3	DATE	30/04/24
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DRAWN BY	NK	APPROVED	JL	JOB No.	22110	SCALE	1 : 100 @A3
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Apartment Type A1BA



No Side Facing Habitable rooms to allow reduction in 22m overlooking distance

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F. Drawings to be read in conjunction with fire compliance report & all other contract documents.

G. All works to be carried out in accordance with current building regulations including subsequent amendments & including for all other I.S. B.S. & SR standards as set out therein.

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Gross Internal Area Schedule - A1BA

Level	Min Area	Actual Area
L01 First Floor	45.0 m²	49.3 m²

Room Area - Housing Quality Audit - Unit TYPE A1BA

Name	Level	Department	Occupancy	Min Area	Area	Area Compliant
Bedroom	L01 First Floor	Bedroom	2	11.4 m²	12.3 m²	Yes
Bedroom: 1				11.4 m²	12.3 m²	
Entrance Hall	L01 First Floor	Circulation			4.8 m²	
Circulation: 1				0.0 m²	4.8 m²	
Kitchen/Dining	L01 First Floor	Living Area		23.0 m²	23.7 m²	Yes
Living Area: 1				23.0 m²	23.7 m²	
Balcony	L01 First Floor	Private Amenity Space		5.0 m²	5.7 m²	Yes
Private Amenity Space: 1				5.0 m²	5.7 m²	
Bathroom	L01 First Floor	Sanitary			3.4 m²	
Sanitary: 1				0.0 m²	3.4 m²	
Storage	L01 First Floor	Storage		3.0 m²	3.4 m²	Yes
Storage: 1				3.0 m²	3.4 m²	

2: A1BA/HQA First Floor

Scale - 1 : 100

Areas as per section 5.2 Dwelling Design of the Design Manual for Quality Housing

3	15/04/2024	LRD Stage 3	NK
2	10/10/2023	LRD Stage 2	AR
1	01/09/2023	Draft HQA for LRD Stage 2	AR
0	11/08/2023	Initial Issue	AR
rev.	date	description	by



City Gate, Sligo, F91TX2D
Tel: +353 (0)71 8142213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT John Walter Burke

PROJECT Caltragh LRD

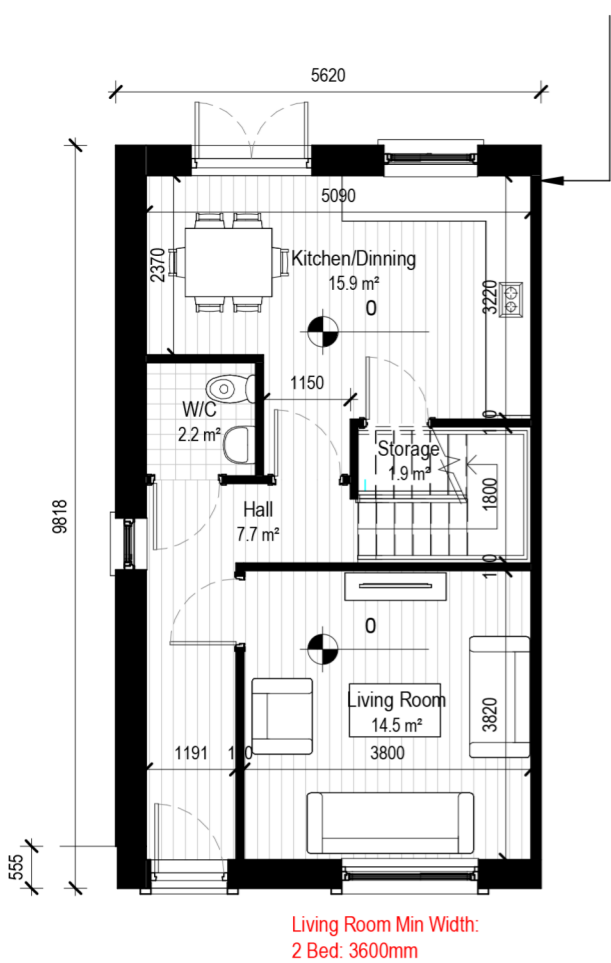
DRAWING HQA Analysis - A1BA

DRG. No. 22110-BA03-XXX-DR-RHA-AR-90002

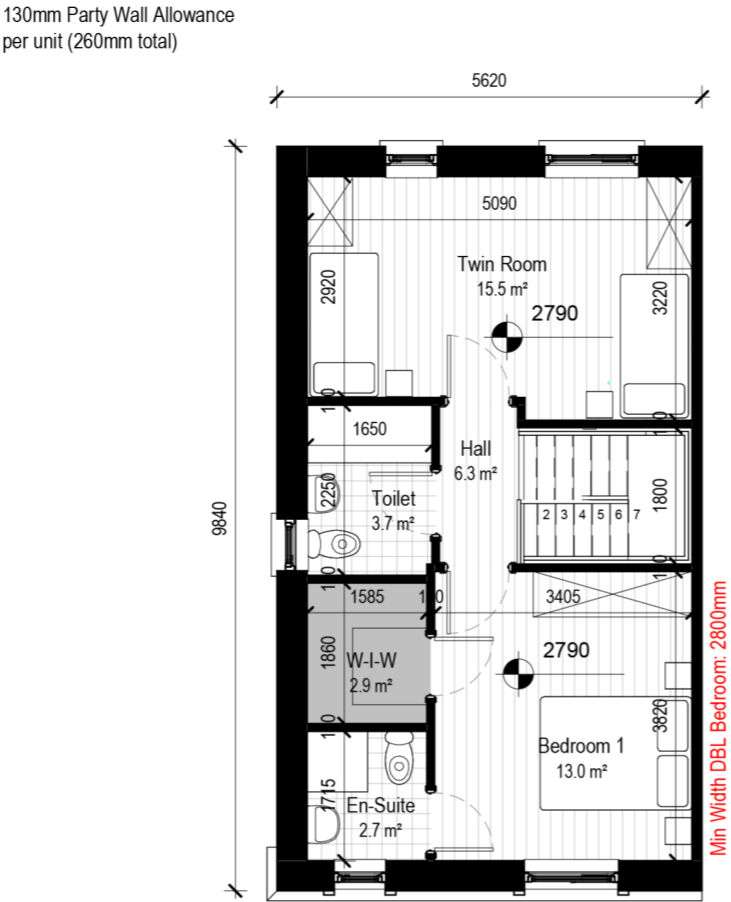
STAGE LRD Stage 3 **STATUS** P03 - S **REV** 3 **DATE** 30/04/24

DRAWN BY NK **APPROVED** JL **JOB No.** 22110 **SCALE** 1 : 100 @A3

House Type H2CA



1: Ground Floor Plan
Scale - 1 : 100



2: First Floor Plan
Scale - 1 : 100

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Gross Internal Area Schedule - H2CA				
Name	Level	Target Area	Actual Area	Area Difference
H2C	L00 Ground Floor	40.0 m²	46.3 m²	6.3 m²
H2C	L01 First Floor	40.0 m²	46.0 m²	6.0 m²
Grand total: 2		80.0 m²	92.3 m²	12.3 m²
2 Bed 4 Person, 2 Storey Area Required - 80sq.m				

Room Area - Housing Quality Audit - H2CA					
Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	13.0 m²	Yes
Twin Room	L01 First Floor	2	12.0 m²	15.5 m²	Yes
Bedroom: 2			25.0 m²	28.5 m²	
Hall	L00 Ground Floor			7.7 m²	
Hall	L01 First Floor			6.3 m²	
Circulation: 2			0.0 m²	14.0 m²	
Kitchen/Dinning	L00 Ground Floor			15.9 m²	
Living Room	L00 Ground Floor		13.0 m²	14.5 m²	Yes
Living Area: 2			30.0 sq.m	30.4 m²	
W/C	L00 Ground Floor			2.2 m²	
Toilet	L01 First Floor			3.7 m²	
En-Suite	L01 First Floor			2.7 m²	
Sanitary: 3			0.0 m²	8.6 m²	
Storage	L00 Ground Floor		1.1 m²	1.9 m²	Yes
W-I-W	L01 First Floor		2.9 m²	2.9 m²	Yes
Storage: 2			4.0 m²	4.8 m²	

3	15/04/2024	LRD Stage 3	NK
2	29/09/2023	LRD Stage 2	AR
1	01/09/2023	Draft for LRD Stage 2	AR
0	17/08/2023	Initial Issue	AR
rev.	date	description	by

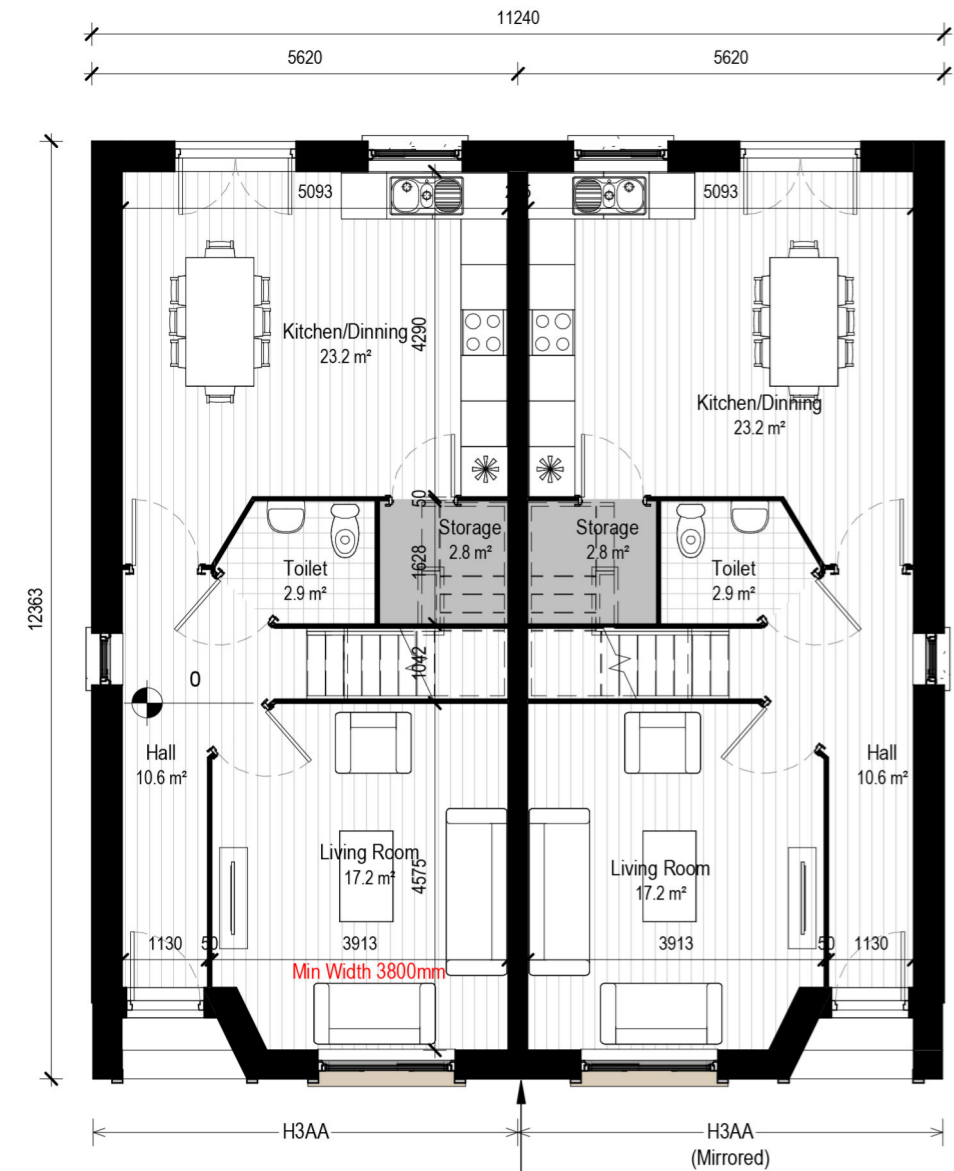


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ARCHITECTS

City Gate, Sligo, F91TX2D
Tel: +353 (0)71 9142213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT	John Walter Burke						
PROJECT	Caltragh LRD						
DRAWING	HQA Analysis - H2CA						
DRG. No.	22110-H2CA-XXX-DR-RHA-AR-90001						
STAGE	LRD Stage 3	STATUS	P03 - S	REV	3	DATE	30/04/24
DRAWN BY	NK	APPROVED	JL	JOB No.	22110	SCALE	1 : 100 @A3

House Type H3AA



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Gross Internal Area Schedule - H3AA				
Name	Level	Min Area	Actual Area	Area Difference
H3AA	L00 Ground Floor	46.0 m²	58.0 m²	12.0 m²
H3AA	L01 First Floor	46.0 m²	59.0 m²	13.0 m²
Grand total: 2		92.0 m²	117.0 m²	25.0 m²

Gross Internal Area & Room Area Minimum Requirements as Per Table in Section 5.2.2.2 of the Design Manual for Quality Housing (Jan2022)

Room Area - Housing Quality Audit - H3AA					
Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	14.7 m²	Yes
Bedroom 2	L01 First Floor	2	11.4 m²	11.7 m²	Yes
Bedroom 3	L01 First Floor	1	7.1 m²	7.9 m²	Yes
Bedroom			31.5 m²	34.3 m²	
Circulation	Not Placed			Not Placed	
Hall	L00 Ground Floor			10.6 m²	
Hall	L01 First Floor			11.2 m²	
Circulation			0.0 m²	21.8 m²	
Kitchen/Dining	L00 Ground Floor			23.2 m²	
Living Room	L00 Ground Floor		15.0 m²	17.2 m²	Yes
Living Area			Aggregate Living Area Required: 34.0 m²		40.3 m²
En-Suite	L01 First Floor			2.9 m²	
Toilet	L00 Ground Floor			2.9 m²	
Toilet	L01 First Floor			4.2 m²	
Sanitary			0.0 m²	10.1 m²	
St B3	L01 First Floor		0.0 m²	0.7 m²	Yes
Storage	L00 Ground Floor		2.5 m²	2.8 m²	Yes
Storage	L01 First Floor		2.5 m²	2.6 m²	Yes
Storage MB	L01 First Floor		1.0 m²	1.8 m²	Yes
Storage			6.0 m²	7.9 m²	

1: Ground Floor Plan
Scale - 1 : 100

2: First Floor Plan
Scale - 1 : 100

2	15/04/2024	LRD Stage 3	NK
1	29/09/2023	LRD Stage 2	AR
0	04/09/2023	Draft for HQA / LRD Stage 2	AR
rev.	date	description	by

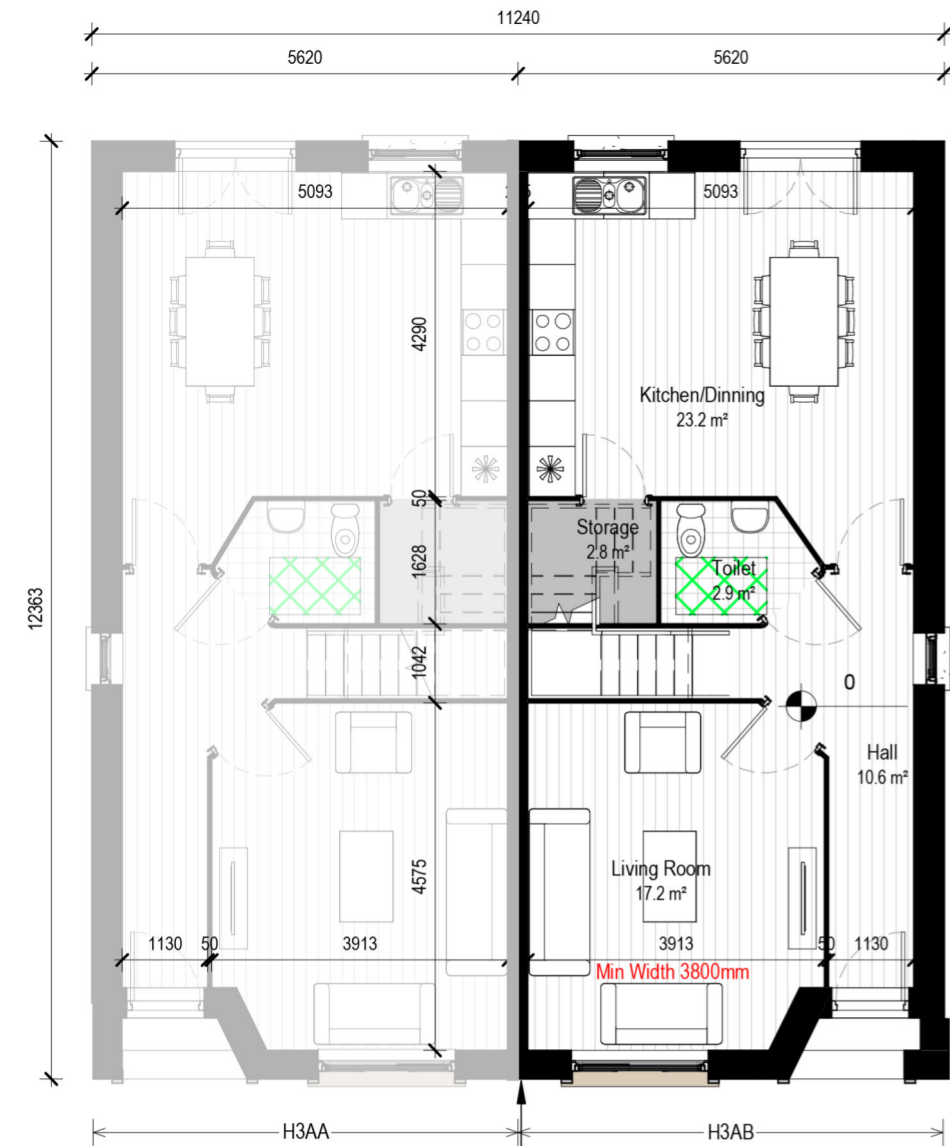


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ARCHITECTS

City Gate, Sligo, F91TX2D
Tel: +353 (0)71 9142213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT	John Walter Burke				
PROJECT	Residential Development at Newtownholmes Road, Caltragh, Sligo				
DRAWING	HQA Analysis - H3AA				
DRG. No.	221110-H3AA-XXX-DR-RHA-AR-90001				
STAGE	LRD Stage 3	STATUS	P03 - S	REV	2
DATE	30/04/24				
DRAWN BY	NK	APPROVED	JL	JOB No.	221110
SCALE	1 : 100 @A3				

House Type H3AB



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Gross Internal Area Schedule - H3AB				
Name	Level	Min Area	Actual Area	Area Difference
H3AB	L00 Ground Floor	46.0 m²	58.0 m²	12.0 m²
H4AB	L01 First Floor	46.0 m²	59.0 m²	13.0 m²
Grand total: 2		92.0 m²	117.0 m²	25.0 m²

Gross Internal Area & Room Area Minimum Requirements as Per Table in Section 5.2.2.2 of the Design Manual for Quality Housing (Jan2022)

Room Area - Housing Quality Audit - H3AB					
Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	14.7 m²	Yes
Bedroom 2	L01 First Floor	2	11.4 m²	11.7 m²	Yes
Bedroom 3	L01 First Floor	1	7.1 m²	8.0 m²	Yes
Bedroom			31.5 m²	34.3 m²	
Hall	L00 Ground Floor			10.6 m²	
Hall	L01 First Floor			11.2 m²	
Circulation			0.0 m²	21.9 m²	
Kitchen/Dinning	L00 Ground Floor			23.2 m²	
Living Room	L00 Ground Floor		15.0 m²	17.2 m²	Yes
Living Area			Aggregate Living Area Required: 34.0 m²	40.3 m²	
En-Suite	L01 First Floor			3.0 m²	
Toilet	L00 Ground Floor			2.9 m²	
Toilet	L01 First Floor			4.2 m²	
Sanitary			0.0 m²	10.1 m²	
St B3	L01 First Floor		0.0 m²	0.7 m²	Yes
Storage	L00 Ground Floor		2.5 m²	2.8 m²	Yes
Storage	L01 First Floor		2.5 m²	2.6 m²	Yes
Storage MB	L01 First Floor		1.0 m²	1.9 m²	Yes
Storage			6.0 m²	8.0 m²	

1: Ground Floor Plan
Scale - 1 : 100

2: First Floor Plan
Scale - 1 : 100

2	15/04/2024	LRD Stage 3	NK
1	29/09/2023	LRD Stage 2	AR
0	04/09/2023	Draft for HQA / LRD Stage 2	AR
rev.	date	description	by



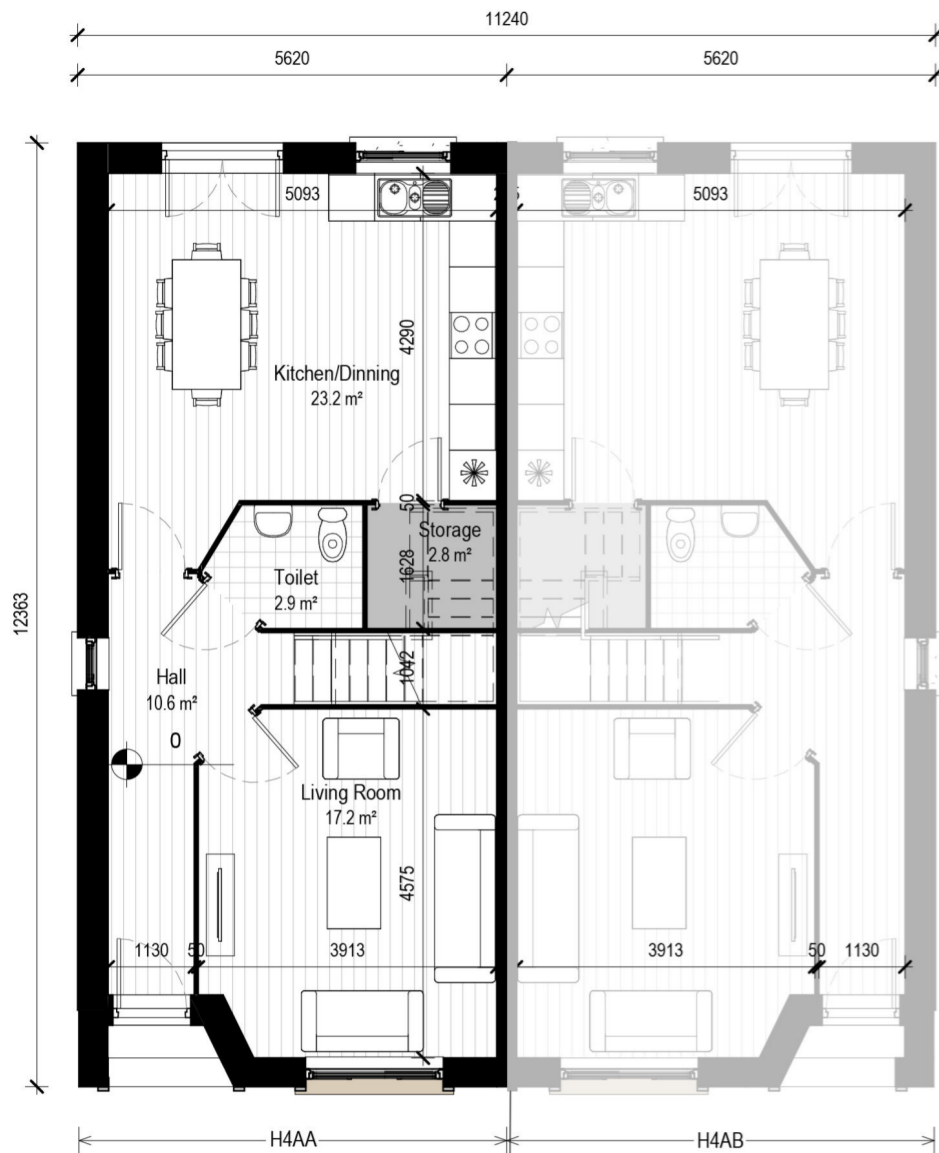
RHATIGAN
ARCHITECTS

City Gate, Sligo, F91TX2D
Tel: +353 (0)71 9142213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT	John Walter Burke				
PROJECT	Residential Development at Newtownholmes Road, Caltragh, Sligo				
DRAWING	HQA Analysis - H3AB				
DRG. No.	22110-H3AB-XXX-DR-RHA-AR-90001				
STAGE	LRD Stage 3	STATUS	P03 - S	REV	2
DATE	30/04/24				
DRAWN BY	NK	APPROVED	JL	JOB No.	22110
SCALE	1 : 100 @A3				

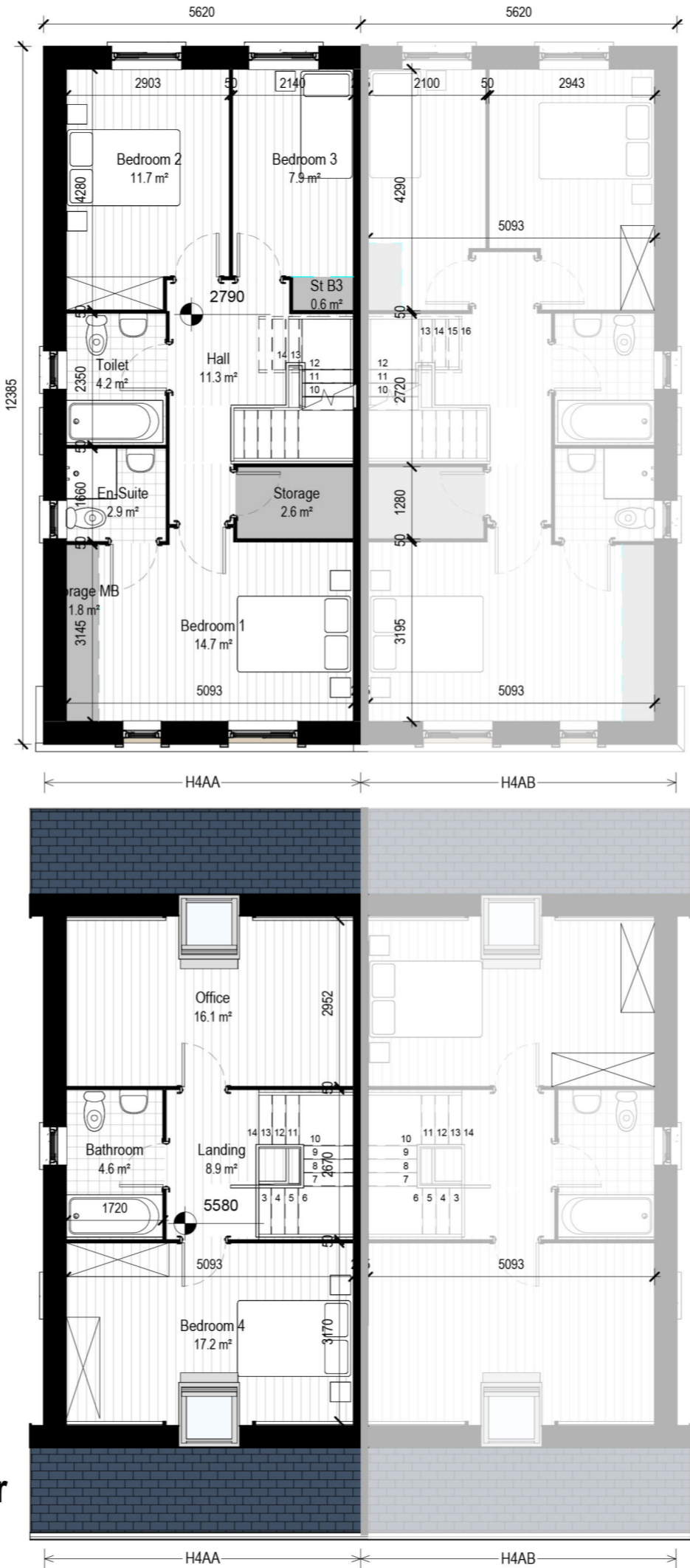
2: First Floor Plan
Scale - 1 : 100

House Type H4AA



1: Ground Floor Plan
Scale - 1 : 100

3: HQA H4AA - L02 Second Floor
Scale - 1 : 100



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F. Drawings to be read in conjunction with fire compliance report & all other contract documents.
G. All works to be carried out in accordance with current building regulations including subsequent amendments & including for all other I.S. B.S. & SR standards as set out therein.
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Gross Internal Area Schedule - H4AA

Name	Level	Min Area	Actual Area	Area Difference
H4AB	L02 Second Floor	28.0 m²	46.9 m²	18.9 m²
H4AB	L01 First Floor	46.0 m²	59.0 m²	13.0 m²
H4AB	L00 Ground Floor	46.0 m²	58.0 m²	12.0 m²
Grand total: 3		120.0 m²	163.9 m²	43.9 m²

Gross Internal Area & Room Area Minimum Requirements as Per Table in Section 5.2.2.2 of the Design Manual for Quality Housing (Jan2022)

Room Area - Housing Quality Audit - H4AA

Name	Level	Occupancy	Min Area	Actual Area	Compliant
Bedroom 1	L01 First Floor	2	13.0 m²	14.7 m²	Yes
Bedroom 2	L01 First Floor	2	11.4 m²	11.6 m²	Yes
Bedroom 3	L01 First Floor	1	7.1 m²	8.0 m²	Yes
Bedroom			31.5 m²	34.2 m²	
Hall	L00 Ground Floor			10.6 m²	
Hall	L01 First Floor			11.2 m²	
Circulation			0.0 m²	21.9 m²	
Kitchen/Dinning	L00 Ground Floor			23.2 m²	
Living Room	L00 Ground Floor		15.0 m²	17.2 m²	Yes
Living Area			Aggregate Living Area Required: 40.0 m²	40.3 m²	
En-Suite	L01 First Floor			2.9 m²	
Toilet	L00 Ground Floor			2.9 m²	
Toilet	L01 First Floor			4.2 m²	
Sanitary			0.0 m²	10.0 m²	
St B3	L01 First Floor		0.0 m²	0.7 m²	Yes
Storage	L00 Ground Floor		2.5 m²	2.8 m²	Yes
Storage	L01 First Floor		2.5 m²	2.6 m²	Yes
Storage MB	L01 First Floor		1.0 m²	1.8 m²	Yes
Storage			6.0 m²	8.0 m²	

2	15/04/2024	LRD Stage 3	NK
1	29/09/2023	LRD Stage 2	AR
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City Gate, Sligo, F91TX2D
Tel: +353 (0)71 9142213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT	John Walter Burke		
PROJECT	Residential Development at Newtownholmes Road, Caltragh, Sligo		
DRAWING	HQA Analysis - H4AA		
DRG. No.	22110-H4AA-XXX-DR-RHA-AR-90002		
STAGE	LRD Stage 3	STATUS	P03 - S
REV	2	DATE	30/04/24
DRAWN BY	NK	APPROVED	JL
JOB No.	22110	SCALE	1 : 100 @A3



2.0
BUILDING TYPES

3.1 APARTMENT BUILDINGS

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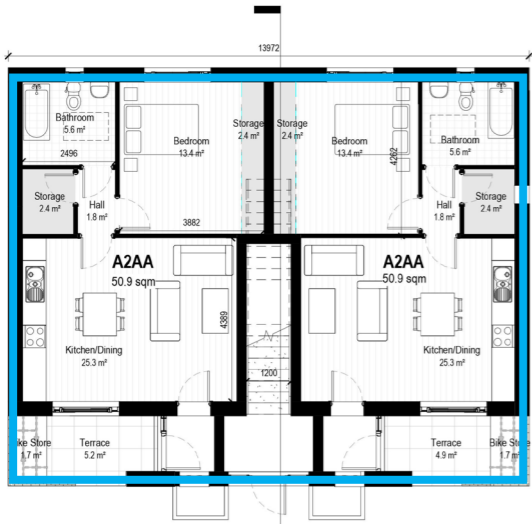
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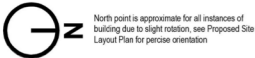
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1: BA03 - L00 Ground Floor Plan
Scale - 1 : 100



2: BA03 - L01 First Floor Plan
Scale - 1 : 100

PART V UNITS
UNIT #5
UNIT #6
UNIT #7
UNIT #8
UNIT #13
UNIT #14
UNIT #15
UNIT #16



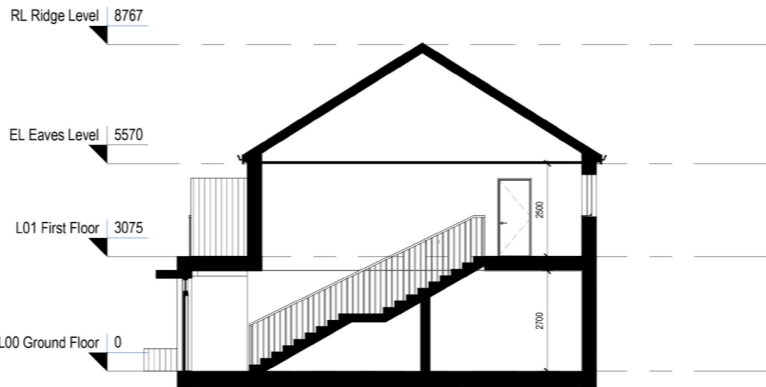
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Scale - 1 : 100



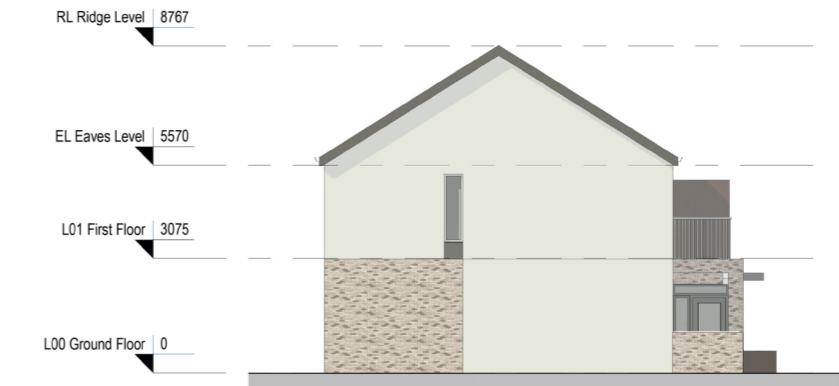
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Scale - 1 : 100



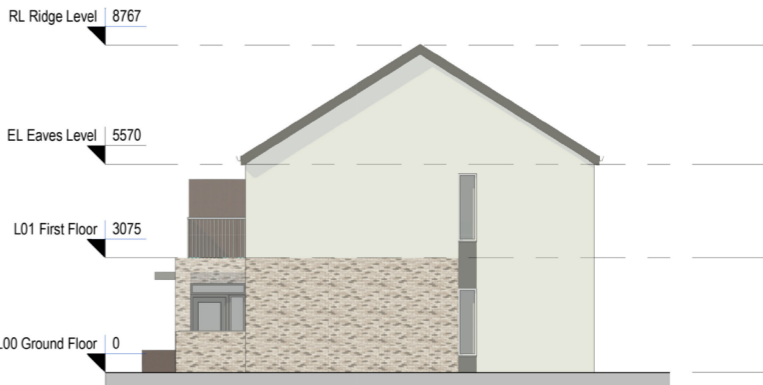
6: BA03 Rear Elevation
Scale - 1 : 100



8: BA03 Section
Scale - 1 : 100

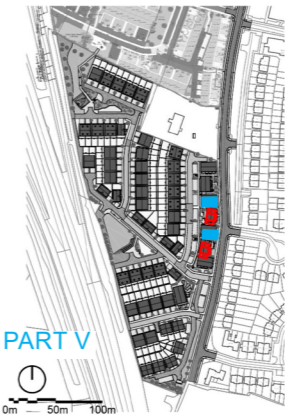


5: BA03 South Elevation
Scale - 1 : 100



7: BA03 North Elevation
Scale - 1 : 100

Materials Legend	
Fibre Cement Slate Roof	
Black PVC Fascia (RAL 70001)	
Smooth Render (Off White)	
Brick Cladding - Houses & Creche - Buff Brick - Apartments - Grey Brick	
Reconstituted Stone Band	
Grey PVC Windows	
Concrete Cills	
Composite Door (Colour TBD)	
Timber Cladding on Bins and Bikes Storage	



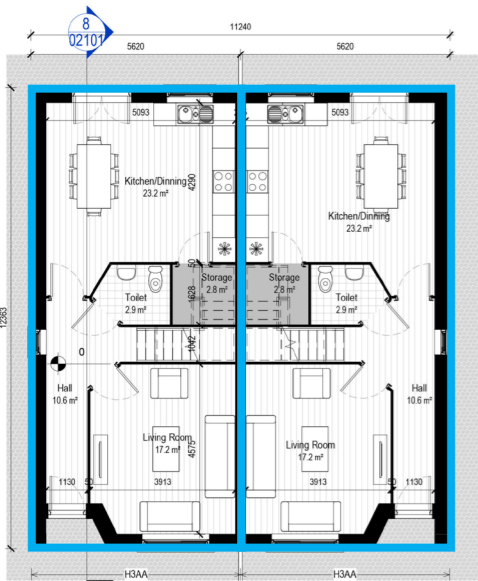
rev.	date	description	by
02	15/04/2024	LRD Stage 3	AR
01	10/10/2023	LRD Stage 2	AR
00	27/09/2023	Draft LRD Stage 2	AR

RHATIGAN
ARCHITECTS

City Gate, Sligo, F91T2D
Tel: +353 (0)71 914213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT	John Walter Burke		
PROJECT	Caltragh LRD		
DRAWING	Apartment Block BA03 - Plans, Elevations, Section		
DRG. No.	22110-BA03-XXX-DR-RHA-AR-02132		
STAGE	LRD Stage 3	STATUS	P03 - S
REV	02	DATE	05/04/24
DRAWN BY	NK	APPROVED	JL
RHA Ref:	22110	SCALE	1 : 100 @A1

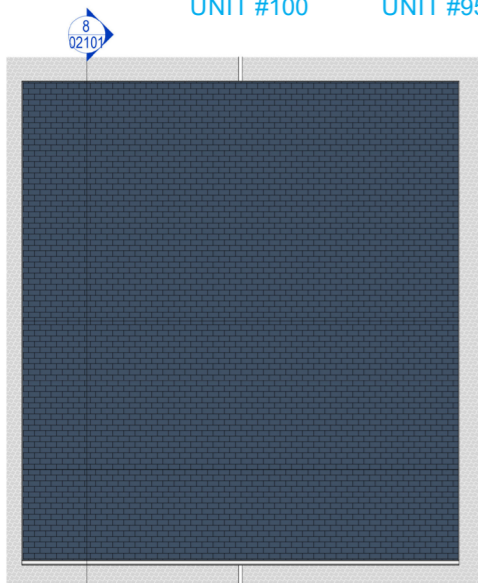
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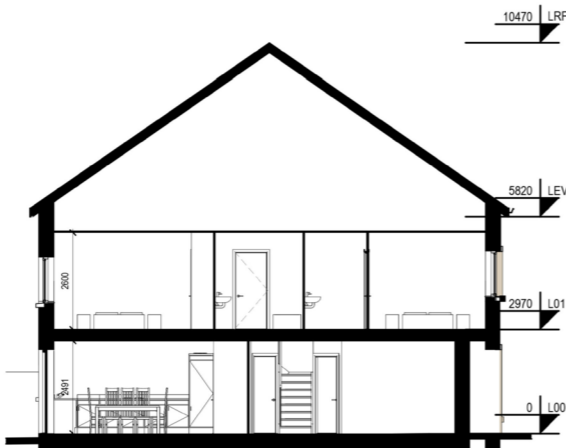
1: BHA1 - L00 Ground Floor Plan
Scale - 1 : 100



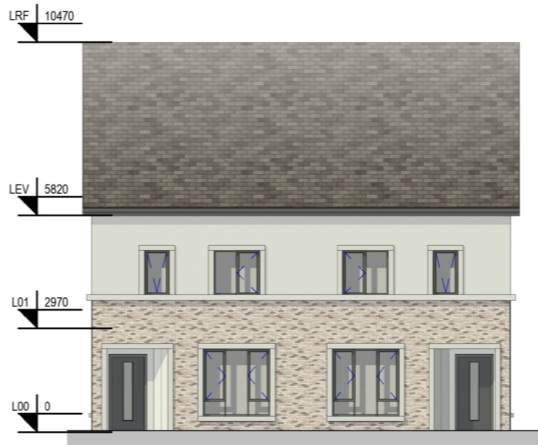
2: BHA1 - L01 First Floor Plan
Scale - 1 : 100



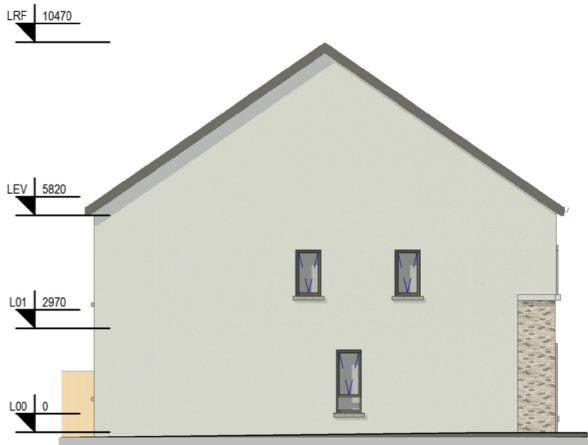
7: BHA1 - LRF Roof Plan
Scale - 1 : 100



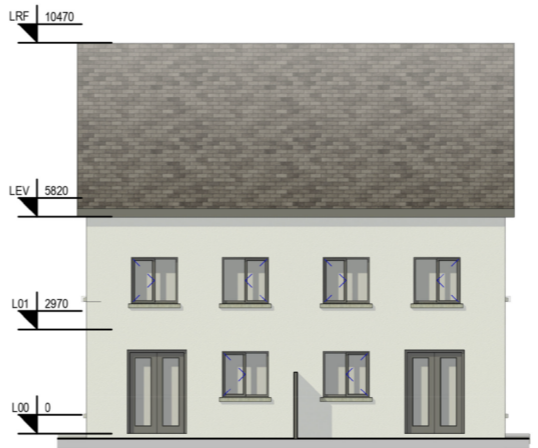
8: BHA1 Section
Scale - 1 : 100



3: BHA1 Front Elevation
Scale - 1 : 100



4: BHA1 Left Side Elevation
Scale - 1 : 100



5: BHA1 Rear Elevation
Scale - 1 : 100



6: BHA1 Right Side Elevation
Scale - 1 : 100

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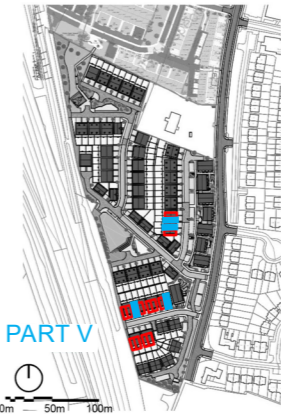
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Materials Legend	
Fibre Cement Slate Roof	
Black PVC Fascia (RAL 70001)	
Smooth Render (Off White)	
Brick Cladding	
Houses & Creche - Buff Brick	
Apartments - Grey Brick	
Reconstituted Stone Band	
Grey PVC Windows	
Concrete Cills	
Composite Door (Colour TBD)	
Timber Cladding on Bins and Bikes Storage	



rev.	date	description	by
02	15/04/2024	LRD Stage 3	NK
01	10/10/2023	LRD Stage 2	AR
00	27/09/2023	Draft LRD Stage 2	AR

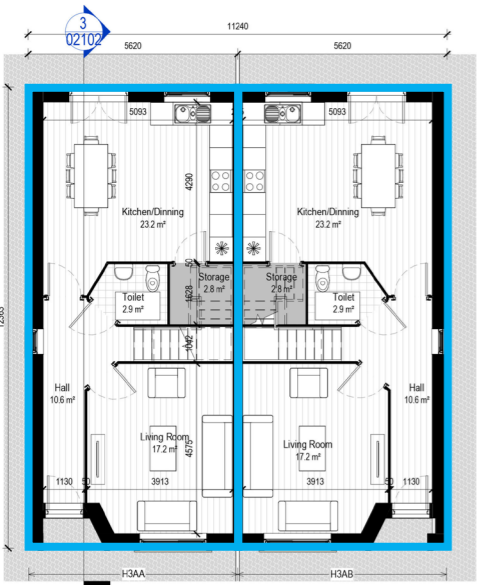
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ARCHITECTS

City Gate, Sligo, F91T2D
Tel: +353 (0)71 9142213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT	John Walter Burke				
PROJECT	Caltragh LRD				
DRAWING	Block BHA1 - (House Type H3AAx2) - Plans, Elevations, Section				
DRG. No.	22110-BHA1-XXX-DR-RHA-AR-02101				
STAGE	LRD Stage 3	STATUS	P03 - S	REV	02
DATE	05/04/24				
DRAWN BY	NK	APPROVED	JL	RHA Ref: 22110	SCALE 1 : 100 @A1

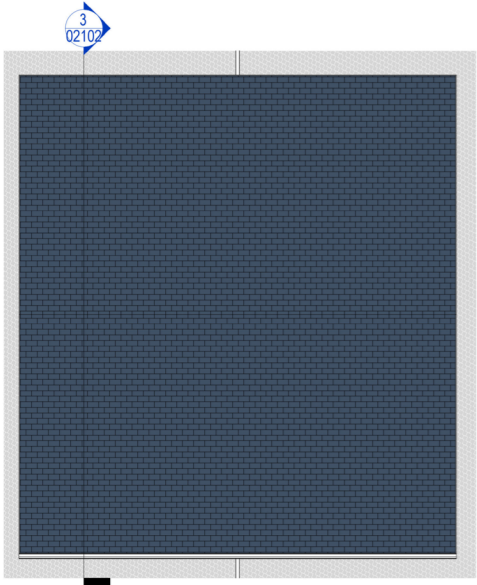
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3.2 HOUSE BUILDINGS

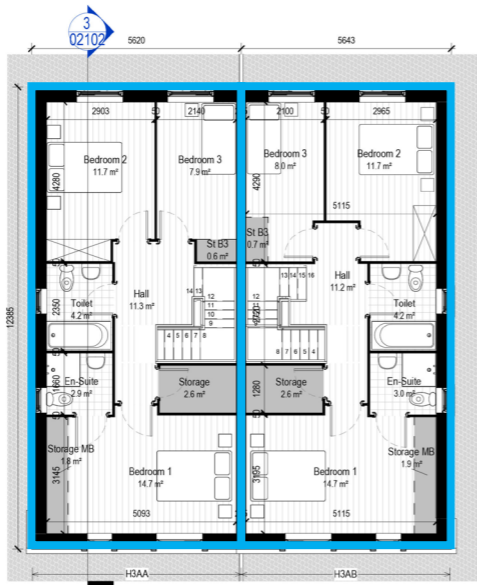


1: BHA2 - L00 Ground Floor Plan
Scale - 1 : 100

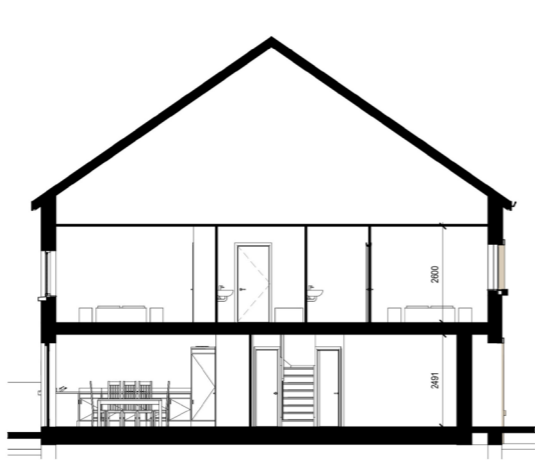
PART V UNITS
UNIT #49
UNIT #56
UNIT #84
UNIT #85
UNIT #79



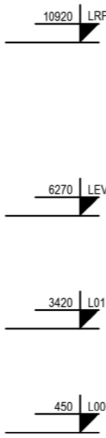
8: BHA2 - LRF Roof Plan
Scale - 1 : 100



2: BHA2 - L01 First Floor Plan
Scale - 1 : 100



3: BHA2 Section
Scale - 1 : 100



4: BHA2 Front Elevation
Scale - 1 : 100



5: BHA2 Left Side Elevation
Scale - 1 : 100

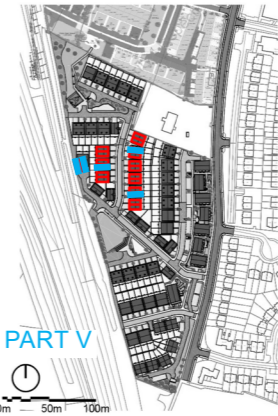


6: BHA2 Rear Elevation
Scale - 1 : 100



7: BHA2 Right Side Elevation
Scale - 1 : 100

Materials Legend	
Fibre Cement Slate Roof	
Black PVC Fascia (RAL 7001)	
Smooth Render (Off White)	
Brick Cladding	
- Houses & Creche - Buff Brick	
- Apartments - Grey Brick	
Reconstituted Stone Band	
Grey PVC Windows	
Concrete Cills	
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rev.	date	description	by
02	15/04/2024	LRD Stage 3	NK
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RHATIGAN ARCHITECTS

City Gate, Sligo, F91T2D
Tel: +353 (0)1 9142213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT	John Walter Burke		
PROJECT	Caltragh LRD		
DRAWING	Block BHA2 - (House Type H3AA & H3AB) - Plans, Elevations, Section		
DRG. No.	22110-BHA2-XXX-DR-RHA-AR-02102		
STAGE	LRD Stage 3	STATUS	P03 - S
REV	02	DATE	05/04/24
DRAWN BY	NK	APPROVED	JL
		RHA Ref:	22110
		SCALE	1 : 100 @A1

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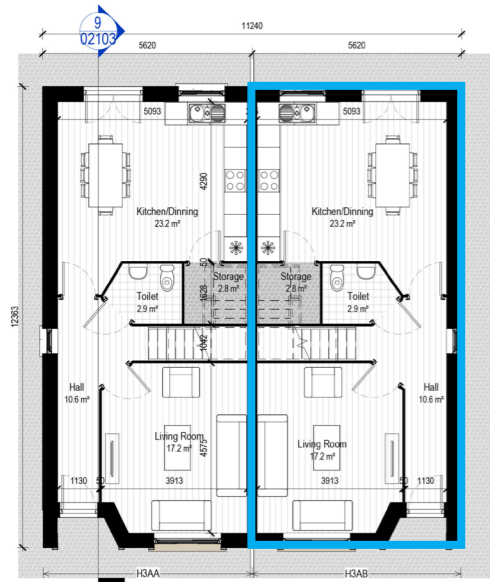
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3.2 HOUSE BUILDINGS



1: BHA3 - L00 Ground Floor Plan
Scale - 1 : 100

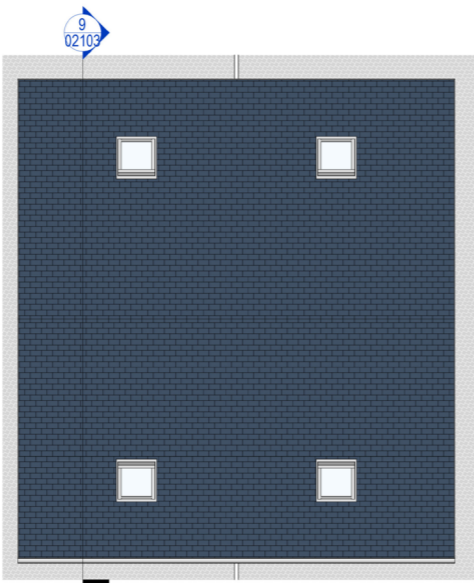
PART V UNITS
UNIT #31
UNIT #37



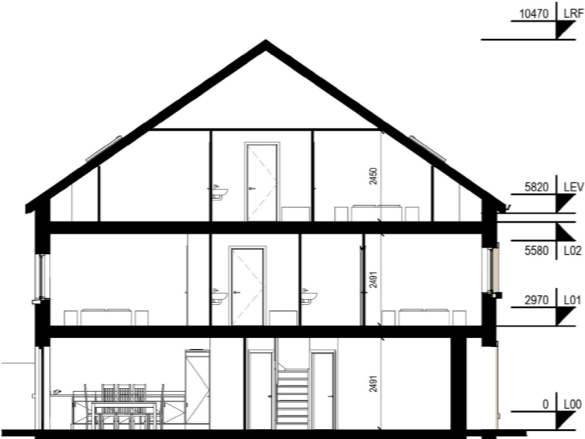
2: BHA3 - L01 First Floor Plan
Scale - 1 : 100



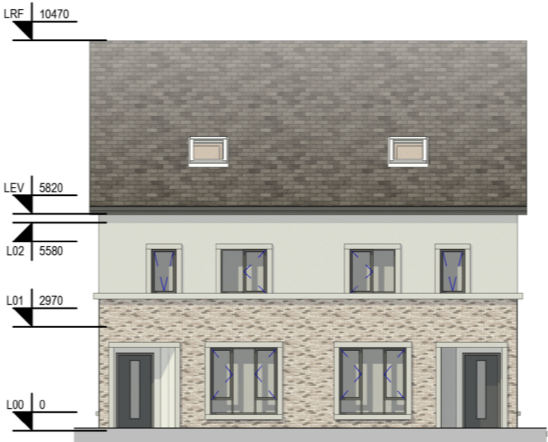
4: BHA3 - L02 Second Floor Plan
Scale - 1 : 100



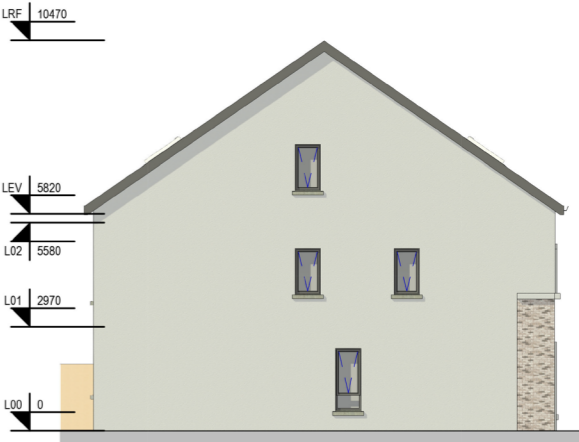
3: BHA3 - LRF Roof Plan
Scale - 1 : 100



9: BHA3 Section
Scale - 1 : 100



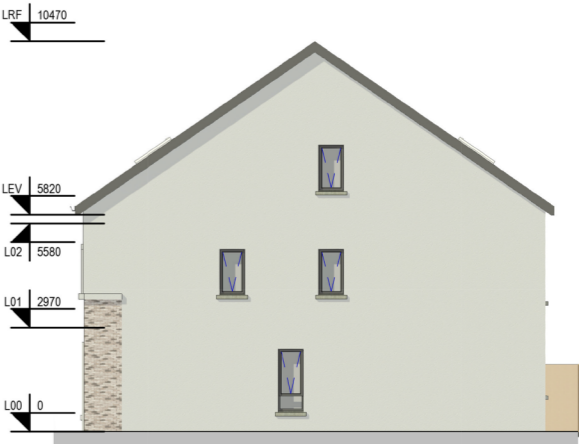
5: BHA3 Front Elevation
Scale - 1 : 100



6: BHA3 Left Side Elevation
Scale - 1 : 100



7: BHA3 Rear Elevation
Scale - 1 : 100



8: BHA3 Right Side Elevation
Scale - 1 : 100

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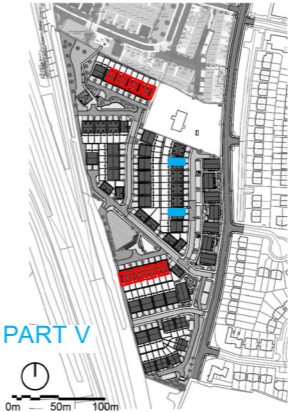
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Materials Legend	
Fibre Cement Slate Roof	
Black PVC Fascia (RAL 7001)	
Smooth Render (Off White)	
Brick Cladding	
Houses & Creche - Buff Brick	
Apartments - Grey Brick	
Reconstituted Stone Band	
Grey PVC Windows	
Concrete Cills	
Composite Door (Colour TBD)	
Timber Cladding on Bins and Bikes Storage	



rev.	date	description	by
02	15/04/2024	LRF Stage 3	NK
01	10/10/2023	LRF Stage 2	AR
00	27/09/2023	Draft LRF Stage 2	AR

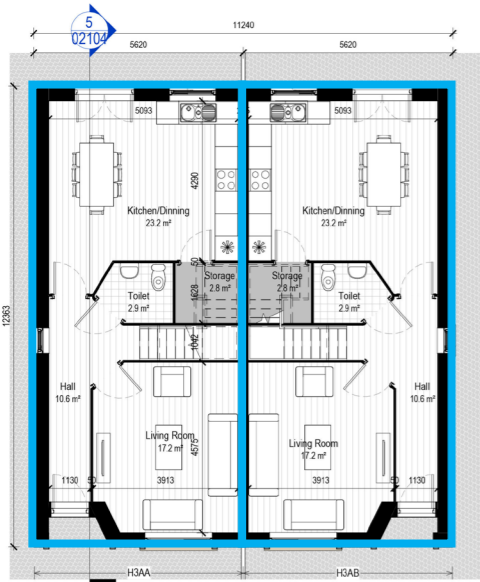
RHATIGAN ARCHITECTS

City Gate, Sligo, T91T62D
Tel: +353 (0)71 9142213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT	John Walter Burke		
PROJECT	Caltragh LRD		
DRAWING	Block BHA3 - (House Type H4AA & H4AB) - Plans, Elevations, Section		
DRG. No.	22110-BHA3-XXX-DR-RHA-AR-02103		
STAGE	LRF Stage 3	STATUS	P03 - S
REV	02	DATE	05/04/24
DRAWN BY	NK	APPROVED	JL
		RHA Ref:	22110
		SCALE	1 : 100 @A1

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3.2 HOUSE BUILDINGS



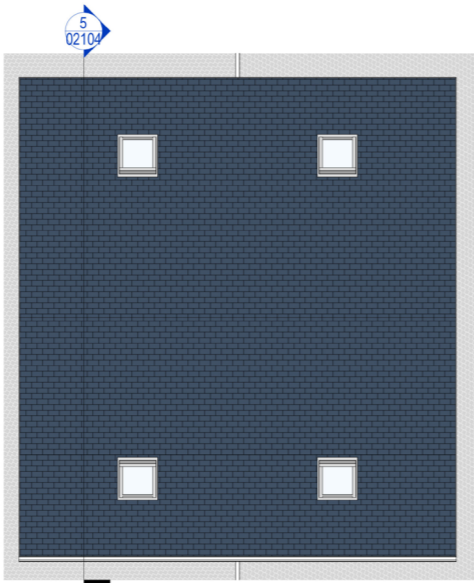
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Scale - 1 : 100



2: BHA4 - L01 First Floor Plan
Scale - 1 : 100



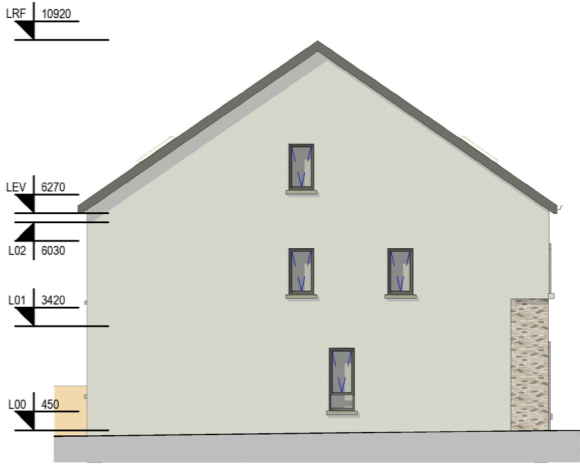
3: BHA4 - L02 Second Floor Plan
Scale - 1 : 100



4: BHA4 - LRF Roof Plan
Scale - 1 : 100



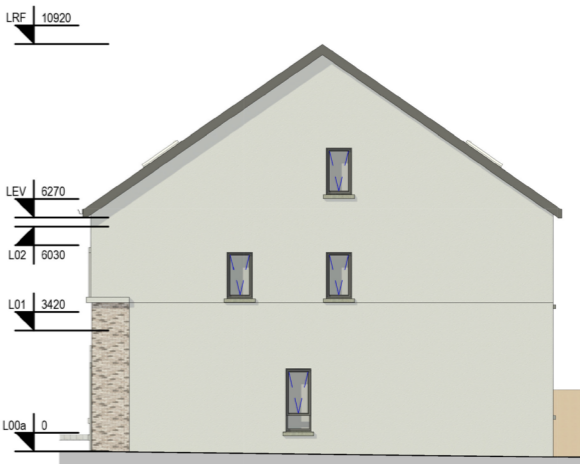
6: BHA4 Front Elevation
Scale - 1 : 100



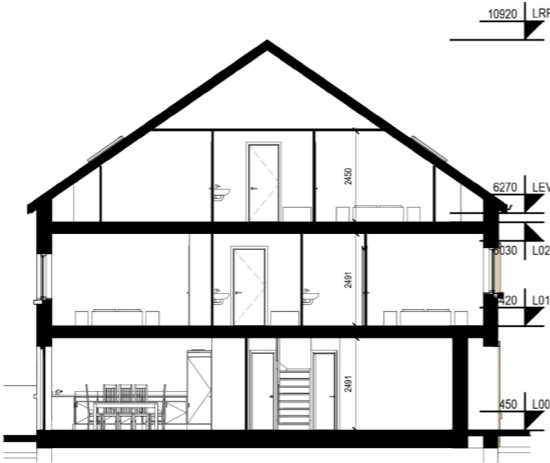
7: BHA4 Left Side Elevation
Scale - 1 : 100



8: BHA4 Rear Elevation
Scale - 1 : 100

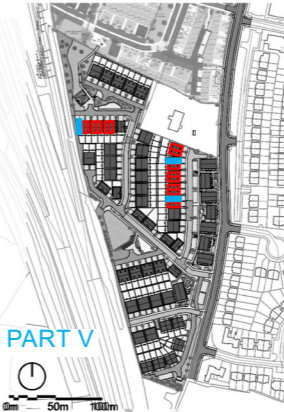


9: BHA4 Right Side Elevation
Scale - 1 : 100



5: BHA4 Section
Scale - 1 : 100

Materials Legend	
Fibre Cement Slate Roof	
Black PVC Fascia (RAL 7001)	
Smooth Render (Off White)	
Brick Cladding	
Houses & Creche - Buff Brick	
Apartments - Grey Brick	
Reconstituted Stone Band	
Grey PVC Windows	
Concrete Cills	
Composite Door (Colour TBD)	
Timber Cladding on Bins and Bikes Storage	



rev.	date	description	by
02	15/04/2024	LRF Stage 3	NK
01	10/10/2023	LRF Stage 2	AR
00	27/09/2023	Draft LRF Stage 2	AR

RHATIGAN ARCHITECTS

City Gate, Sligo, T91T82D
Tel: +353 (0)71 9142213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT	John Walter Burke						
PROJECT	Caltragh LRD						
DRAWING	Block BH44 - (House Type H4AA & H4AB) - Plans, Elevations, Section						
DRG. No.	22110-BHA4-XXX-DR-RHA-AR-02104						
STAGE	LRD Stage 3	STATUS	P03 - S	REV	02	DATE	05/04/24
DRAWN BY	NK	APPROVED	JL	RHA Ref: 22110	SCALE	As indicated	@A1

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E. All fire stopping to be carried out with an approved fire stopping contractor in accordance with manufacturers detail.

F. Drawings to be read in conjunction with fire compliance report & all other contract documents.

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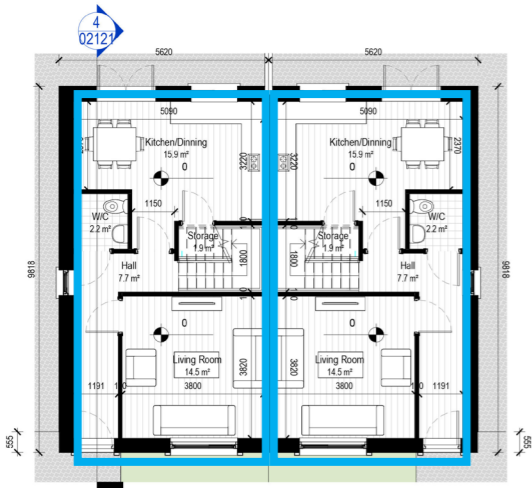
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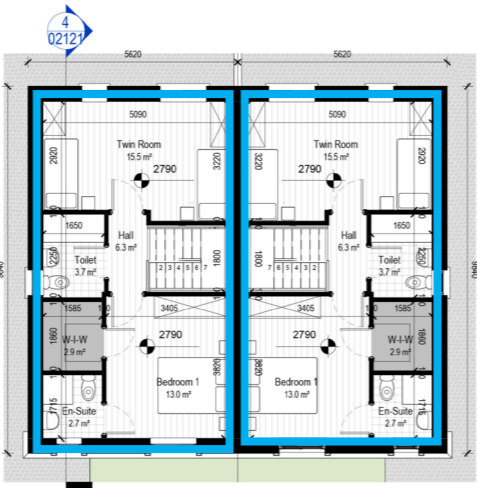
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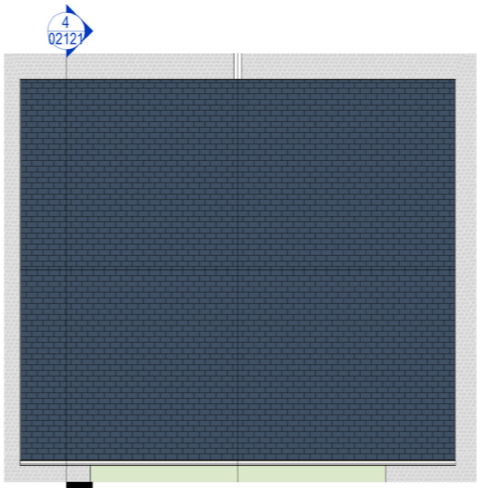
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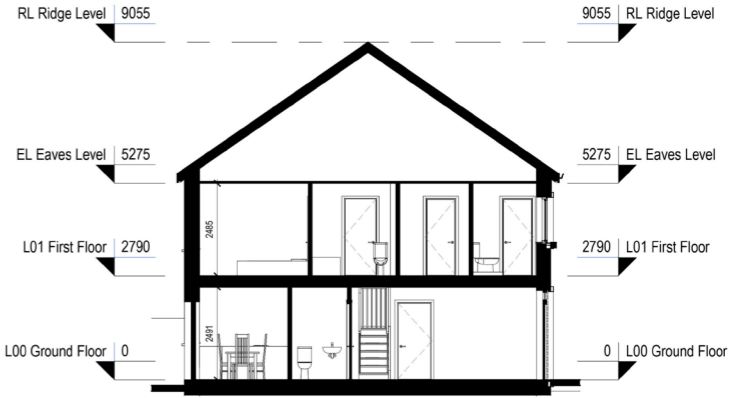
1: BHC1 - L00 Ground Floor Plan
Scale - 1 : 100



2: BHC1 - L01 First Floor Plan
Scale - 1 : 100



3: BHC1 - LRF Roof Plan
Scale - 1 : 100



4: BHC1 Section
Scale - 1 : 100

PART V UNITS
UNIT #108 UNIT #109
UNIT #118 UNIT #115



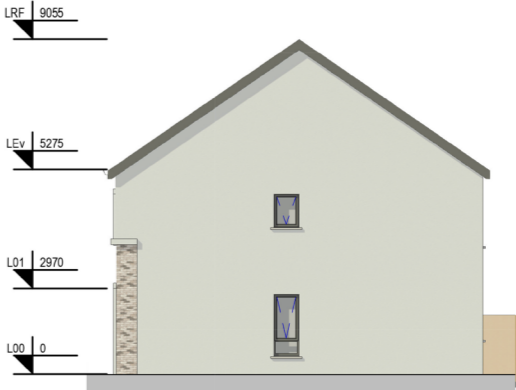
5: BHC1 Front Elevation
Scale - 1 : 100



6: BHC1 Left Side Elevation
Scale - 1 : 100



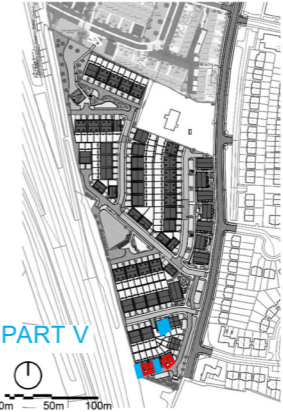
7: BHC1 Rear Elevation
Scale - 1 : 100



8: BHC1 Right Side Elevation
Scale - 1 : 100

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Materials Legend	
Fibre Cement Slate Roof	
Black PVC Fascia (RAL 70001)	
Smooth Render (Off White)	
Brick Cladding	
- Houses & Creche - Buff Brick	
- Apartments - Grey Brick	
Reconstituted Stone Band	
Grey PVC Windows	
Concrete Cills	
Composite Door (Colour TBD)	
Timber Cladding on Bins and Bikes Storage	



rev.	date	description	by
02	15/04/2024	LRD Stage 3	NK
01	10/10/2023	LRD Stage 2	AR
00	27/09/2023	Draft LRD Stage 2	AR

RHATIGAN ARCHITECTS

City Gate, Sligo, F91T32D
Tel: +353 (0)1 9142213
Email: info@rhatigan.ie
Web: www.rhatigan.ie

CLIENT	John Walter Burke		
PROJECT	Caltragh LRD		
DRAWING	Block BHC1 - (House Type H2CAx2) - Plans, Elevations, Section		
DRG. No.	22110-BHC1-XXX-DR-RHA-AR-02121		
STAGE	LRD Stage 3	STATUS	P03 - S
REV	02	DATE	05/04/24
DRAWN BY	NK	APPROVED	JL
		RHA Ref:	22110
		SCALE	1 : 100 @A1

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