

- d) provide a clear delineation of the front boundaries of the house plots on a revised site layout drawing to incorporate a minimum of 2 no. parking spaces (4.8m X 2.4m) to serve each dwelling
- e) confirm that a clear pedestrian route from the L2475 to the R610 can be provided through the site which is in line with current standards for disabled access and also that all footpaths throughout the site are 2m in width
- f) make provision for maintenance of a 6m wide wayleave buffer over the public sewer running through the site to the south of house no. 11

To enable an assessment of the potential impact of the revised location of the individual dwellings on existing properties you are requested to indicate available separation distances from same, to submit cross sections showing the height differential between the existing and proposed dwellings and to provide details of the proposed form of boundary treatment on the upper section of the lateral eastern site boundary.

3. You are required to submit a full historical appraisal of the existing Convent building and method statement detailing the full extent of proposed works to include:
 - a) a detailed written report/description of the building. This description should include the exterior of the structure and any associated features, the interior of the building (on a room by room basis), noting all architectural/original features.
 - b) the report is to be appropriately illustrated with scaled drawings and a clearly labelled photographic record. The drawings, photographs and text are to be cross-referenced. Where a building is multi-phased a plan indicating the different phases shall also be submitted.
 - c) a detailed condition survey of the building fabric.
 - d) a detailed schedule of proposed conservation works to be carried out to the building.
 - e) a detailed method statement outlining how these works are to be carried out and the material specifications for the proposed works. Where appropriate the method statement should include scaled drawings and clearly labelled photographs.
4. You are requested to provide amended and additional details with respect to the proposed access arrangements. Specifically:
 - a) a revised site layout drawing showing improved sightlines to the north of the entrance onto Main Street. You are advised that sightlines of 50m to the centre line of the road would be acceptable and to submit proposed measures (e.g. bollards) to ensure that no vehicles park within the visibility splay
 - b) revision of the entrance design/configuration onto main street to ensure that HGV's do not mount the kerbs
 - c) revised internal road gradients and road layout proposals
 - d) proposals for relocating ESB infrastructure within the site which has the potential to impact on parking spaces
5. The Planning Authority has some concerns about the extent and layout of parking provision proposed particularly with regard to the mixed use and convent redevelopment aspects of the proposed development. Having regard to the required reduction in scale of the proposed development you are requested to submit a detailing the following:
 - a) the extent of available parking provision available to serve the reduced scale , revised proposal having regard to car parking and cycle parking standards as set out in Appendix D of the Cork County Development Plan (2014-2020) indicated on a revised site layout