

FOR SALE BY PRIVATE TENDER**DEVELOPMENT OPPORTUNITY
MILLFIELD COTTAGES, OFF REDFORGE ROAD, BLACKPOOL, CORK**

An excellent opportunity to acquire a site with full planning permission (18/38138) for the demolition of 18 No. dwellings and construction of 18 No. terraced dwellings with bin stores and all ancillary site development works located at Millfield Cottages, Blackpool, Cork.

Blackpool is located just 4kms north of Cork City Centre and has a thriving commercial core driven by the Blackpool Shopping Centre, Blackpool Retail & Office Park and the Northpoint Business Park.

Major occupiers in close proximity include the Dunnes Stores, Woodies, AIB, Aldi, HSE, Quintas, Revenue Commissioners, Irish Examiner and Apple Inc in neighbouring Hollyhill.

The North Ring Road also provides convenient access to the eastern side of Cork City including the Jack Lynch Tunnel, M8 Dublin and N25 Waterford Roads.

Tenders to be received by close of business

Monday 14th December 2020

to JW O'Donovan Solicitors, 53 South Mall, Cork

Viewings Strictly By Appointment With Sole Agency

**DEVELOPMENT
SITE FOR SALE**

**F.P.P. FOR
Demolition of 18. No.
dwellings and
construction of 18 No.
terraced dwellings.
PLANNING REF:
(18/38138)**

Agent: Malcolm Tyrrell

Phone: 087 255 4116

Agent: Jackie Cohalan

Phone: 087 642 7555

Tender Details:

Tender documents available on request to principals only from the offices of JW O'Donovan, Solicitors, 53 South Mall, Cork

Completed tenders to be returned to the offices of JW O'Donovan, **No Later than close of business Monday 14th December 2020**

Solicitor:

Jerome O'Sullivan **Phone:** 021- 7300200 **E-mail:** josullivan@jwod.ie
JW O'Donovan, Solicitors, 53 South Mall, Cork

Agents: Malcolm Tyrrell
087 255 4116

Jackie Cohalan
087 642 7555



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

TO: Barcrest Developments Ltd.
C/O Cora Savage
McCutcheon Halley, 6 Joyce House
Barrack Square
Ballincollig
Co. Cork

RECEIVED

17 JUL 2019

RE/ **PLANNING AND DEVELOPMENT ACT 2000 (as amended)**
NOTIFICATION OF FINAL GRANT

Planning Register Number: 18/38138
Valid Application Receipt Date: 22/11/2018

In pursuance of the powers conferred upon them by the above mentioned Acts, Cork City Council have by Order dated 04/06/2019 GRANTED PERMISSION to the above named, for the development of land, namely:-

Permission for the demolition of 18 no. dwellings and the construction of 18 no. terraced dwellings, bin stores and all ancillary site development works. at: Millfield Cottages, Off Redforge Road, Blackpool, Cork **subject to the 27 conditions set out in the schedule attached to said order.**

Signed on behalf of Cork City Council

p.p.

Eileen Doyle
Administrative Officer
Community, Culture and Placemaking

DATE: 12/07/2019

McCutcheon Halley Received	
Date:	15 JUL 2019
Project:	3721
Action:	Client 15-Drive

COMHAIRLE CATHRACH CHORCAÍ - CORK CITY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000

NOTIFICATION OF DECISION TO GRANT

Permission

SUBJECT TO CONDITIONS UNDER SECTION 34 OF THE ACT OF 2000

To: Barcrest Developments Ltd.
C/O Cora Savage
McCutcheon Halley, 6 Joyce House
Barrack Square
Ballincollig, Co. Cork

Ref No.: 18/38138
Application Received: 22/11/2018

In pursuance of the powers conferred upon them by the above mentioned Acts, Cork City Council have by order dated **31/05/2019** decided to GRANT **Permission** for the development of land, namely: Permission for the demolition of 18 no. dwellings and the construction of 18 no. terraced dwellings, bin stores and all ancillary site development works. at : Millfield Cottages, Off Redforge Road, Blackpool, Cork

In accordance with plans and particulars submitted on 22/11/2018 & on 09/05/2019.

Subject to the (27 No.) conditions and reasons set out in the attached Schedule.

If there is no appeal against said decision, a grant of **Permission** in accordance with the decision, will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote).

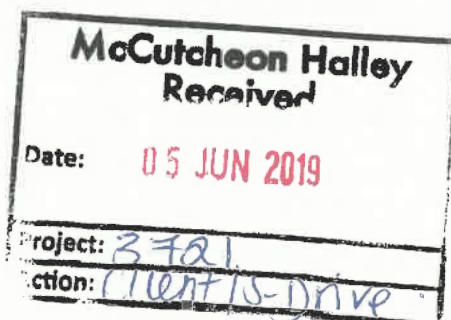
It should be noted that until a grant of **Permission** has been issued, the development in question is **NOT AUTHORISED**.

Signed on behalf of Cork City Council



Eileen Doyle
Administrative Officer
Date: 04/06/2019

NB: See Notes Overleaf



1. The Applicant is advised to carefully read through all conditions and notes attached to this decision. Please note that a number of conditions attached to this planning permission may require the submission of compliance plans and/or particulars for the agreement of the Planning Authority prior to the commencement of development. Failure to comply with a condition of a planning permission is an offence under the Planning and Development Act 2000 (as amended).
2. An appeal against a decision of a planning authority made under section 34 of the Planning and Development Act 2000 (as amended) may be made to An Bord Pleanála within 4 weeks beginning on the date of decision (note: not the date on which the decision is sent or received. This is a statutory time limit and An Bord Pleanála has no discretion to accept late appeals). See enclosed notes. Appeals must be fully complete in all respects, including the appropriate fee, when lodged. It is not permissible to submit any part of an appeal at a later date, even within the time limit. For details of the appeals procedure including details of the correct fee, contact An Bord Pleanála. An Bord Pleanála, 64 Marlborough Street, Dublin 1. www.pleanala.ie.
3. A grant of planning permission under the Planning and Development Act 2000 (as amended) is not to be taken as a waiver of the responsibility of the Applicant and/or developer to comply with the provisions of any Act, Order, Regulation or any other statutory provision (e.g. the Building Regulations, Waste Management Acts, etc).
4. A grant of planning permission under the Planning and Development Act 2000 (as amended) does not exempt the Applicant from any requirements which the Fire Authority (pursuant to the Fire Services Act, Building Control Act and Building Control Regulations) may require to be implemented. The Applicant is therefore advised to contact the Cork City Fire Department to discuss these matters prior to the submission of the Commencement Notice (as required under the Building Control Regulations) and/or the making of an application for a Fire Safety Certificate (pursuant to the Building Control Regulations, if applicable).
5. Please note that a grant of planning permission does not imply that the submitted drawings are in compliance with the Building Regulations. Compliance with the Building Regulations is a matter for the Applicant and their technical advisors.
6. Any requirements under the above two items may require physical or other changes to the development that may require a grant of permission under the Planning and Development Act 2000 (as amended). The Applicant is advised to contact the Planning Authority to clarify any issues that may arise.
7. Please note that a grant of planning permission does not entitle the Applicant / developer to undertake works which would involve excavation or damage to the public road, or to erect a hoarding, scaffolding or temporary fencing on the public footway/roadway. The specific consent by way of licence from Cork City Council (Roads Protection and Asset Management Division) will be required for any such works, subject to compliance with the licence conditions as based on the "Directions for the Management and Control of Roadworks in Cork City". In the event of accidental damage to the public footway/roadway the Applicant / developer shall be responsible for its immediate temporary reinstatement. Cork City Council at all times reserves its right to undertake the said works, at the Applicant's / developer's expense, in the event of failure or unsatisfactory execution of the works. The cost of same shall be calculated in accordance with the Roads and Transportation Directorate schedule of reinstatement charges prevailing at the date of the works by Cork City Council.
8. Please note that the provisions of Section 34(13) of the Planning and Development Act 2000 (as amended) which states that a person shall not be entitled solely by reason of a grant of planning permission to carry out any development. Compliance with other regulations and legal requirements may also be necessary.
9. Please note that no part of the proposed development should encroach onto or oversail adjoining public or private land. In the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.
10. The Planning Authority, in deciding this planning application, has had regard to any submissions or observations received in accordance with the Planning and Development Regulations 2001 (as amended).
11. In accordance with Article 20 of the Planning and Development Regulations 2001 (as amended) you are hereby required to remove forthwith any site notice erected in respect of this planning application.



Comhairle Cathrach Chorcaí **Cork City Council**

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Planning Ref. No.: 18/38138

First Schedule

Having regard to the nature, location and context of the site and surrounding area, the policies and objectives of the Cork City Development Plan 2015-2021 and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the residential or visual amenities of the area, and is in accordance with the proper planning and sustainable development of the area.



We are Cork.

**Schedule of Conditions attached to
Planning Permission issued by Cork
City Council – Ref.: 18/38138**

Second Schedule

No.	Condition	Reason
1	The development shall be carried out in accordance with the plans and particulars submitted to the planning authority on 22/11/2018 and 09/05/2019, except where otherwise altered or amended by conditions contained in this Schedule.	To define the scope of the permission, and to enable the planning authority to check the proposed development when completed, in the interests of proper planning and sustainable development.
2	Specifications and details of finishes for the replacement houses shall be prepared and submitted to the Planning Authority for our written agreement prior to commencement of works by an experienced registered architect who shall certify upon completion that the works have been carried out in accordance with good practice.	In the interests of the protection of the architectural heritage of the area.
3	<p>(a) Construction waste such as wood, metal, and concrete, shall be segregated and submitted for recycling. Waste Gypsum shall be segregated and delivered to an appropriate facility. Hazardous construction waste such as paint, lubricants, oil, lighting, wood preservative shall be segregated and disposed of at an authorised facility.</p> <p>(b) All asbestos arising from the demolition section of this development shall be disposed of in accordance with the procedures of Cork City Council.</p> <p>(c) The developer shall ensure that any waste moved off site during site clearance operations or construction works is removed by authorised waste contractors only. The material shall be taken only to sites authorised by a local authority or the Environmental Protection Agency.</p> <p>(d) The developer shall consult with Cork City Council in regard to an proposed off site disposal of excavated soil or other construction waste and shall submit details of proposed disposal sites along with</p>	in the interest of orderly management and disposal of waste

	<p>estimated quantities of waste prior to commencement of construction activities., the developer shall submit a construction and demolition waste management plan to the planning authority. This plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Development Projects" published by the Department of the Environment, Heritage and Local Government in September 2004.</p>	
4	<p>(a) Noise during demolition and construction shall not exceed 65 dB (A), Leq 30minutes and the peak noise shall not exceed 75 dB (A), when measured at any point off site.</p> <p>(b) Working hours during demolition and construction shall be restricted to 0800-1800 hours on Mondays to Fridays and to 0800-1600 hours on Saturdays. Activities outside these hours shall require the prior approval of the Planning Authority.</p>	In the interests of residential amenity.
5	<p>(a) The Developer shall ensure that no appreciable negative environmental impacts occur because of the construction works associated with this development. The developer shall give particular attention to dust, noise, odour, litter, dirt on public roads, surface water runoff, spillage of fuel oils. Operations liable to produce dust shall be screened and dust suppression devices used where appropriate. Fuel oils and other chemicals shall be adequately bunded, with bunds having volumes of at least 110% of the volumes of fuel stored. Prior to commencement of development the developer shall submit to the Planning Authority for written agreement details outlining how these issues are to be addressed.</p>	In the interests of orderly management and disposal of waste.
6	<p>(a) Prior to commencement of the development the Developer shall submit to the planning authority for agreement full details on the waste management proposed for the development. Details shall include proposals on waste reduction, reuse, segregation, recycling, storage as well as who will manage the waste, dispose of it and present it for</p>	in the interest of orderly management and disposal of waste

	<p>collection. The developer shall clearly identify bin storage area of appropriate capacity, clearly identifying on the drawing designated location for same with dimensions clearly visible.</p> <p>The developer should refer to the British standards BS 5906: 2005 in relation to waste management in buildings to ascertain capacity required for development.</p>	
7	<p>(a) Prior to commencement of development the developer shall retain the services of a suitably qualified archaeologist at the developer's expense to advise regarding the archaeological implications of the development site. Notification of these arrangements shall be submitted to and agreed with the Planning Authority prior to commencement of any development.</p> <p>(b) The developer shall employ the archaeologist to test the site prior to development. Facilities such as may be required shall be available to the archaeologist for this purpose.</p> <p>(c) The archaeologist shall submit a report to the Planning Authority outlining the results of the investigation.</p> <p>(d) If, in the opinion of the Planning Authority, significant archaeological remains are uncovered, and in so far as these remains are subject to disturbance by foundations for pilecaps, walls, floors, drainage, etc., then archaeological preservation of the site(either in-situ or by record) will be required.</p>	The site lies within the Zone of Archaeological Potential for a Recorded Monument and Place (RMP).
8	All drainage shall be separated throughout. All paved and roofed areas shall discharge to the storm drainage system. All toilets, urinals, wash hand basins, sinks, showers and baths shall discharge to the foul drainage system.	In the interest of public health.
9	This Building is located in an area defined on the basis of the Draft Lee CFRAMS Report and in accordance with the designation set out in the DEHLG guidelines "The Planning System and Flood Risk Management" as Zone A. A Flood Risk Assessment Report was submitted as part of this application.	In the interest of public health.

	<p>Works, in accordance with the submitted flood risk assessment report for flood defence and including flood mitigation measures for the site shall be carried out. Works to include actual measures selected to address the risk of flooding within the property, i.e. flood defence to minimum of level proposed, Flood resilience of the building and egress from the building in the event of a flood.</p>	
10	<p>Wayleaves and rights of way shall be provided in respect of public sewers located within the site. Full details of existing wayleaves and /or rights of way agreements shall be submitted to and agreed in writing with the Planning Authority. Where no wayleave or right of way agreements exist, or are deemed inadequate for proposed development, revised wayleave and right of way shall be submitted to and agreed in writing with the Planning Authority.</p>	In the interest of public health.
11	<p>The maximum allowable storm discharge from the proposed development shall be restricted to the greenfield runoff rate or 3ltr/s, whichever is greater. Full supporting calculations clearly demonstrating that the storm water attenuation volume would be adequate to retain all storm flows arising within a 20 year return period subject to the said discharge rate, including details relating to the proposed storm water attenuation arrangement and details relating to the proposed flow control arrangement, shall be submitted to and agreed with the Planning Authority prior to commencement of development.</p>	In the interest of public health.
12	<p>The Applicant, or any other person with an interest in the land to which this application relates, shall prior to the lodgement of a commencement notice within the meaning of Part II of the Building Control Regulations 1997, enter into an agreement with the planning authority under Section 96 of the Planning and Development Act, 2000 as amended, in respect of the matters referred to paragraphs (a) or (b) of Sub-section (3) of Section 96.</p>	To comply with the provisions of Section 96 of the Planning and Development Act, 2000 as amended.
13	<p>The total parking supply on the site shall not exceed the maximum parking standards for Zone 3, as set out in the City Development Plan 2015-2021. The following shall apply:</p>	In the interest of traffic safety.

	<p>a) The provision of a maximum of zero car parking spaces</p> <p>b) The provision of a minimum of 42No high quality covered cycling parking facilities</p>	
14	All proposed vehicular and pedestrian access points shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS). Exact details shall be agreed with the Planning Authority prior to commencement of development. All costs associated with this condition to be borne by the Applicant.	In the interest of traffic safety.
15	Prior to commencement of development, the Applicant shall agree the details and the extent of all road markings and signage requirements on Redforge Road and link to Millfield Cottages with the Planning Authority. All costs associated with this condition to be borne by the Applicant.	In the interest of traffic safety.
16	Details of a signage scheme for the development shall be submitted to and agreed in writing with the Planning Authority prior to the first occupation of any part of the development. No internally illuminated signage shall be permitted.	In the interests of visual amenity.
17	A Construction Traffic Management Plan for the proposed development including dedicated haulage routes, a protocol to be followed by HGV drivers and allowable operational times for the HGV's on the city's road network shall be agreed with Cork City Council in consultation with An Garda Síochána before works commences on site.	In the interest of traffic safety.
18	All public lighting requirements associated with the proposed development shall be agreed with the Planning Authority prior to commencement of development. These works are to be undertaken and paid for by the applicant.	In the interest of traffic safety.
19	All external lighting requirements associated with the proposed development including lighting associated with the construction stage shall be designed collectively with any existing lighting (including public lighting) requirements. The external lighting requirements shall also optimise energy efficiency, incorporate glare control and be agreed with the Planning Authority	In the interests of traffic safety.

	prior to commencement of development. The works are to be undertaken and paid for by the applicant.	
20	All road modifications and improvements shall be carried out by the applicant at the applicant's expense, to the detail agreed with Cork City Council.	In the interests of traffic safety.
21	Any amendments to public lighting shall be agreed in advance with Cork City Council and shall comply with the Cork City Council's "Exterior Lighting Requirements".	In the interests of traffic safety.
22	The provision of a pedestrian priority zone with contrasting paving (as per proposed development) along the full length of the laneway to the junction with Redforge Road to provide pedestrians and cyclists with a safe access/egress to the proposed development.	Road Safety
23	Prior to the development commencing the applicants shall submit to and agree in writing with the Planning Authority full details of a legally incorporated management company which shall be responsible for the future maintenance and upkeep of all services within the development site including roads, footpaths, open spaces and amenities, car parks, public lighting, surface water drainage systems and communal waste storage.	To ensure the satisfactory maintenance of the site in the interest of visual and residential amenity.
24	<p>Before the development is commenced, the developer shall lodge with the Planning Authority a bond or such other security as may be accepted by the Planning Authority, in a sum to be determined by Cork City Council to secure the provision and satisfactory completion and maintenance of roads, footpaths, open spaces and amenities, car parks, public lighting, surface water drainage systems and communal waste storage required in connection with the proposed development.</p> <p>The bond or security shall provide for the adjustment on a monthly basis, in accordance with the Consumer Price Index of the Central Statistics Office, of the amount of bond as approved by the City Council.</p>	To ensure the satisfactory completion of the development.
25	The applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water prior to the commencement of	To ensure the satisfactory completion of water supply and waste water collection infrastructure.

	this development.	
26	<p>Prior to the commencement of the proposed development, the Developer shall pay or enter into an agreement with the Planning Authority to pay a contribution to Cork City Council in respect of the following classes of public infrastructure and facilities benefiting development in the City of Cork and that is provided or that is intended to be provided by or on behalf of Cork City Council, in accordance with the General Development Contributions Scheme ("the GDCS scheme"):</p> <p>Class 1 - Roads, Transportation Infrastructure and Facilities Class 2 - Water and Drainage Infrastructure and Facilities excluding Water and Wastewater Class 3 - Parks, Recreation, Amenity and Community Facilities</p> <p>The present value of the contribution as determined under the GDCS made by Cork City Council on the 09th July, 2018 is €65,011.14, which sum is subject to indexation in accordance with the Consumer Price Index prevailing at the date of payment and subject further to such exemptions or reductions as apply to the proposed development having regard to the provisions of Tables 5 and 6 of the GDC Scheme.</p>	<p>To comply with the General Development Contribution Scheme 2018 - 2021, which was adopted by Cork City Council on 09th July, 2018, and in the interests of the proper planning and sustainable development of the area.</p>
27	<p>Prior to the commencement of the proposed development, the Developer shall pay or enter into an agreement with the Planning Authority to pay a contribution to Cork City Council in respect of the Cork Suburban Rail the Project specified in the Supplementary Development Contribution Scheme made by Cork City Council on the 09th July, 2018 ('the SDC Scheme') which project shall be carried out by the Rail Procurement Agency, or any other Organisation designated by the Government, pursuant to an agreement with Cork City Council and / or Cork County Council and which will, when carried out, benefit the proposed development.</p> <p>The present value of the contribution as determined under the SDC Scheme is €12,309.15, which shall be subject to indexation in accordance with the Consumer Price</p>	<p>To comply with the Supplementary Development Scheme 2018 - 2021 which was adopted by Cork City Council on 09th July, 2018 and in the interests of proper planning and sustainable development of the area.</p>

	<p>Index prevailing at the date of payment and subject further to such exemptions or reductions as apply to the proposed development having regard to the provisions of Table 4 of the SDC Scheme and subject further as follows:</p> <p>Where no substantial works have been carried out or have not commenced within 10 years of the date of payment of the contribution, the Planning Authority shall refund the contribution in proportion to those works which have not been carried out together with any interest that may have accrued thereon for the duration it was held unexpended by the Planning Authority.</p>	
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Owner:	Year:	Date:	H:	Revised:
Proposed Ground Floor Plan				
PROJECT				
Millfield Cottages				
Blackpool, Cork				

kelly.barry.obrien.whelan architects

t: +353 21 4502319 f: +353 21 4502454 e: arch@jobw.ie w: www.jobw.ie

2210	PL-03	DATE	07/11/18
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DATE	CHRG.	ISSUE FOR	SHEET	SCALE
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OS	JOB	FLANNING	AI	
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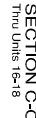
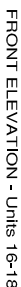


LEGEND
SITE BOUNDARY OF MULTIPLE COTTAGES
OUTLINED IN RED. SITE AREA = 0.25 HECTARE (6250 SQM)



1. THE DRAWING IS COPYRIGHT. 2. THIS DRAWING MUST NOT BE SCALED. 3. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE. 4. NO. NAME, ADDRESS AND PHONE NUMBER REFERENCES ARE INCLUDED HEREIN TO BE THE PROPERTY OF THE ARCHITECT AND NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT'S DESIGN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT'S DESIGN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

NO.	DATE	BY	REVISION
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97	22/10	PC	PROPOSED FIRST FLOOR PLAN
98	22/10	PC	PROPOSED FIRST FLOOR PLAN
99	22/10	PC	PROPOSED FIRST FLOOR PLAN
100	22/10	PC	PROPOSED FIRST FLOOR PLAN

[illegible]