

FORRESTON
BLARNEY

Development at Ringwood, Shean Upper, Station Road, Blarney, Co. Cork

Further Information
Architectural Design Response Phase 2

July 2026

BLR-2-02-SW-XXX-RP-CCK-AR-606

1.0 INTRODUCTION (RFI RESPONSE PHASE 2)

Please find below an overview of the key design and infrastructure updates incorporated into the planning application in response to the RFI.

1. Redline boundary: Updated to account for N/M20 project overlap/boundary interface, extended to include additional stretch of R617 and to incorporate revised waste water pumping station and attenuation proposals.
(Please refer to updated Architectural Site Location + Site Layout Drawings)

2. Updated public lighting design: Updated to account for wetwood ecological constraints and to cover the proposed works on the R617.
(Please refer to updated Public Lighting Drawings from MHL)

3. Attenuation Tanks: Updated attenuation tank locations alongside access provisions (set downs) for all tanks and grasscrete access routes for the R617 and Apartment Block 2 eastern tanks.
(Please refer to updated Public Lighting Drawings from MHL)

4. Wastewater Pumping Stations: Main waste water pumping station at R617 removed - Details and locations for the combined Phase 1/Phase 2 station updated, new secondary station for the PCC included.
(Please refer to updated Site Layout and Drainage Drawings from MHL)

5. R617 Alignment: Road levels, alignment and side slopes are updated, alignment has now been extended up to the Castle Close Lawn junction to incorporate details agreed with CCC.
(Please refer to updated Site Layout and Road Layout Drawings from MHL)

6. Roads, Entrances & Junctions: A new signalised junction into the PCC has been incorporated into the spine road and the entrance arrangement off Station Road is now fully coordinated between Phases 1 and 2. Spine Road levels have been adjusted to align with the Phase 1/Phase 2 pump station.
(Please refer to updated Site Layout and Road Layout Drawings from MHL)

7. Apartment Blocks 1 and 2: Increase to finished floor levels of Block 1 and 2 as a result of Spine Road level changes.
(Please refer to updated Site Layout and Road Layout Drawings from MHL along with further information provided within this document)

8. Northern portion of Link Road: The road has been shortened to minimise its path through the wetwood, and a landscaped embankment is added to restrict vehicle access.
(Please refer to updated Site Layout and Road Layout Drawings from MHL)

9. Duplex Blocks: The layout has been revised, updating the previous Duplex Blocks Types A-E to the new Duplex Blocks Types A-D resulting in revised dwelling numbers, type mix and net residential density.
(Please refer to updated GA drawings provided along with further information provided within this document)

Key Site Statistics July 2026:

Total Site area : (Red line boundary)	19.56 ha
Net Development Site :	7.16 ha
Residential Units proposed :	319 units
Proportion of Own Door Units :	64 %
Total Houses :	157 houses
Total Duplex Units :	48 units
Apartments in 2 no. Blocks :	114 Apartments
Net Residential Density :	44.55 units/ha
Building heights (storeys) :	2-5
Primary Care Centre:	1724sqm
Restaurant / Cafe	380sqm
Retail:	80sqm
Public Open Space on-site : (c15% of net site area)	1.053 ha



Phase 2 - Ringwood Site Layout

ITEM 7 (RFI RESPONSE PHASE 2)

The finished floor levels (FFLs) for Apartment Blocks 1 and 2 have been amended to align with the newly adjusted Spine Road gradients. These revised road levels serve to reduce the vertical separation between the two buildings, bringing the relative elevations of Block 1 and Block 2 closer together.

This adjustment not only ensures a more seamless integration with the updated civil infrastructure, but it also creates a more cohesive visual and spatial relationship between the two apartment blocks.



Key Plan



View 1 - Artist's Impression Looking North West Along Link Road



Proposed Contiguous Elevation AA showing the front elevations of Blocks 1 and 2 along the main link road

ITEM 9 (RFI RESPONSE PHASE 2)

The design strategy has been updated to include the reconfiguration of the original duplex blocks into a two-storey, back-to-back housing typology (specifically designated as Types A-D).

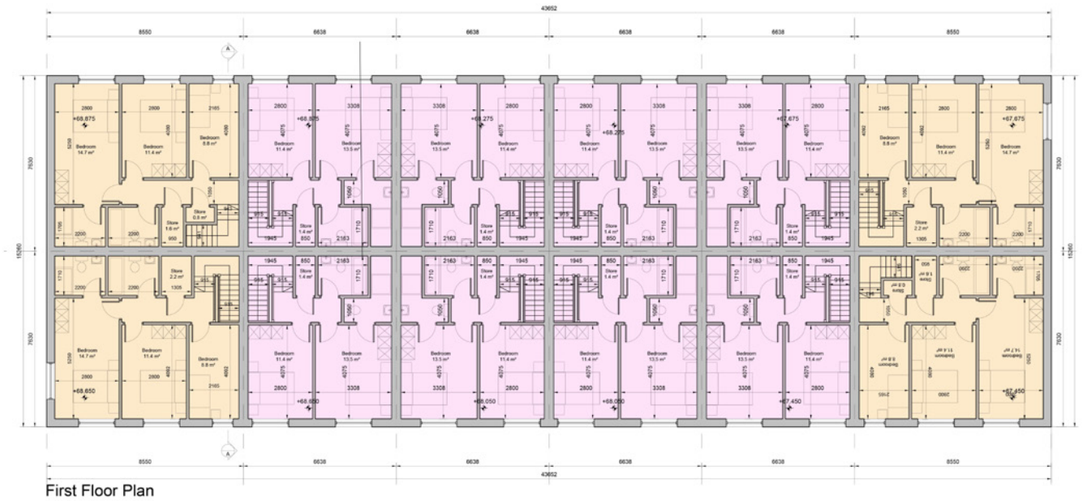
By adopting this revised typology, the development introduces a new finer, more pedestrian-scaled urban grain. This approach breaks down the visual bulk while practically and efficiently maintaining a robust net residential density across the site.

One of the key urban design benefits of this back-to-back configuration is the significant maximisation of active frontages across multiple sides of the residential block.

By entirely eliminating the need for enclosed, semi-private rear elevations the design successfully faces outward and activates the surrounding public realm. This creates vibrant, highly engaging, dual-fronted streetscapes that substantially improve natural, passive surveillance and promote a safer neighbourhood environment. Furthermore, this spatial arrangement ensures that every individual dwelling benefits from direct, own-door access right at ground level.



South East Elevation


First Floor Plan



Key Plan


Ground Floor Plan

ITEM 9 (RFI RESPONSE PHASE 2)



Key Plan

View 2 - Artist's Impression Looking South towards Duplex Blocks A + B

| ENDS