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CORK COUNTY COUNCIL
CAPITAL DELIVERY DIRECTORATE



LARGE-SCALE DEVELOPMENT PLAN
FOR
CAMDEN FORT MEAGHER REGENERATION

CONSULTANCY SERVICES BRIEF

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1 Introduction

Cork County Council seeks to appoint a suitably qualified and experienced multidisciplinary Consultant Team to prepare a comprehensive Large-Scale Development Plan (LSDP) for Camden Fort Meagher, Crosshaven, Co. Cork.

1.1 Overview

Camden Fort Meagher occupies a unique position within Cork Harbour and is recognised as one of Ireland's most significant nineteenth-century coastal fortifications. The Fort is of exceptional architectural, military, archaeological, cultural and landscape significance and represents one of Cork County Council's most important heritage assets.

Over recent years, Cork County Council has invested significantly in the conservation, restoration and reopening of substantial areas of the Fort. These works have safeguarded the historic fabric, improved public accessibility and established a strong platform upon which the long-term regeneration of the site can be advanced.

Recognising the strategic importance and future potential of Camden Fort Meagher as a nationally significant heritage, tourism, cultural and educational destination, Cork County Council successfully secured funding under the Rural Regeneration and Development Fund (RRDF) Category 2 Programme to support the next phase of its regeneration. The RRDF Category 2 Programme comprises two complementary consultancy commissions.

The first commission, which is the subject of this Brief, is the preparation of a comprehensive LSDP. The purpose of the LSDP is to establish the long-term strategic framework for the conservation, enhancement, management and sustainable regeneration of Camden Fort Meagher.

The second commission, to be procured separately by Cork County Council will prepare a Project Prioritisation, RRDF Category 1 Readiness and Delivery Strategy to identify, evaluate, prioritise and advance selected projects towards future RRDF Category 1 funding applications.

The two commissions will run concurrently and together will provide Cork County Council with both a long-term strategic framework and a portfolio of mature projects capable of supporting future investment and implementation. The successful Consultant shall cooperate fully with Cork County Council in facilitating coordination between both commissions.

The Consultant shall commence the Services immediately following appointment and shall complete the commission no later than 30 June 2027.

1.2 Purpose of the Commission

The purpose of this commission is to prepare a publication-quality LSDP that establishes a clear, evidence-based and deliverable long-term vision for Camden Fort Meagher.

The completed LSDP shall provide Cork County Council with an integrated strategic framework capable of guiding future conservation, enhancement, management, visitor development and investment while respecting the exceptional heritage significance of the Fort.

The document shall identify the strategic opportunities, challenges and potential interventions necessary to realise the Council's long-term vision and shall establish the strategic planning context within which future projects can be identified, prioritised and progressively advanced.

The Council envisages a publication-quality document comparable to best-practice in heritage-led regeneration, combining strategic analysis, spatial planning, stakeholder engagement, implementation planning and high-quality graphic presentation within a single integrated framework.

The completed LSDP shall become the principal strategic planning document for Camden Fort Meagher and shall inform future investment decisions, statutory processes, funding applications and project development.

1.3 Funding Context

This commission is funded under the Rural Regeneration and Development Fund (RRDF) Category 2 Programme.

Tenderers shall familiarise themselves with the approved RRDF Category 2 Application and shall ensure that the Services proposed under this commission satisfy the commitments, objectives and anticipated outputs identified within that application.

The Consultant shall recognise that the RRDF Category 2 Programme is intended to progress Camden Fort Meagher towards future investment and implementation by establishing both a long-term strategic framework and a portfolio of projects capable of supporting future RRDF Category 1 funding applications.

The completed LSDP shall therefore establish the strategic planning framework necessary to support future project development, investment planning and funding opportunities.

1.4 Relationship with the Companion Commission

This commission forms one of two complementary consultancy appointments being undertaken by Cork County Council under the RRDF Category 2 Programme.

A separate consultant will be appointed to prepare a Project Prioritisation, RRDF Category 1 Readiness and Delivery Strategy. That commission will be procured independently under a separate contract and will progress concurrently with the preparation of the LSDP.

While the two commissions are complementary and will be coordinated by Cork County Council, they have distinct and separate objectives as described in section 1.1.

The Consultant shall cooperate fully with Cork County Council in facilitating coordination between both commissions and shall participate in joint meetings, workshops and presentations where reasonably requested by the Council.

The LSDP shall identify and describe the projects, interventions and development opportunities necessary to deliver the long-term vision for Camden Fort Meagher. Detailed project appraisal, prioritisation, business case development and RRDF Category 1 readiness activities will be undertaken through the companion commission.

1.5 Available Budget

The available consultancy budget for this commission is approximately €150,000 inclusive of VAT.

Tenderers shall satisfy themselves that the proposed methodology, programme, resources and level of service are commensurate with the available budget and sufficient to successfully deliver the requirements of this Brief.

The Consultant shall ensure that the scope of the Services and the recommendations contained within the completed LSDP remain proportionate to the available budget while achieving the objectives of the commission.

2 PROJECT LOCATION AND BACKGROUND

2.1 Location

Camden Fort Meagher is a coastal artillery fortification located on a headland called Ram's Head on the outskirts of the coastal village of Crosshaven in south County Cork. It is located at the mouth of Cork Harbour and is approximately 21km from Cork City. The fort overlooks the entrance to Cork Harbour.

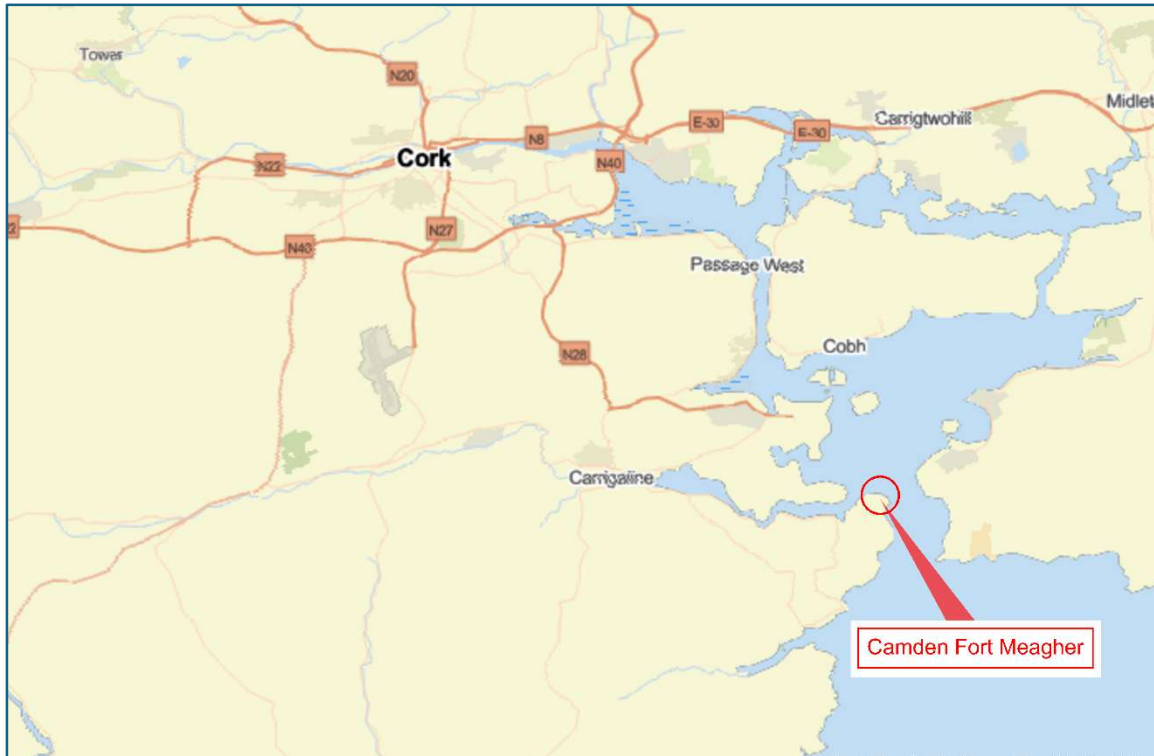


Figure 2-1 Camden Fort Meagher Location

Imagery © Microsoft. Used with permission

2.2 Background

Camden Fort Meagher overlooks the entrance to Cork Harbour and was built along with Fort Davis and Fort Mitchell to defend the harbour. The fort originally dates to 1550 when it was known as James's Battery. It has since changed names a number of times, now being called Camden Meagher Fort in recognition of both its British and Irish military history. The existing structures date back to the 1860's and are recognised for being well preserved and as an impressive coastal artillery fort. 65% of the fort's structures are located underground made up of a labyrinth of tunnels and chambers. See site layout drawings in Appendix A.



Figure 2-2 Aerial Photograph of Camden Fort Meagher

The fort contains a vast and complex range of historic protected structures such as:

- An Officers' Mess
- A Dance Hall
- Casemate Structures
- Gun Batteries
- A Parade Ground
- Harbour infrastructure including pier

The site represents an important heritage asset and has significant potential as a visitor destination within the wider Cork Harbour tourism offering. The regeneration of the site forms part of Cork County Council's long-term strategy for heritage, tourism, economic and community development.

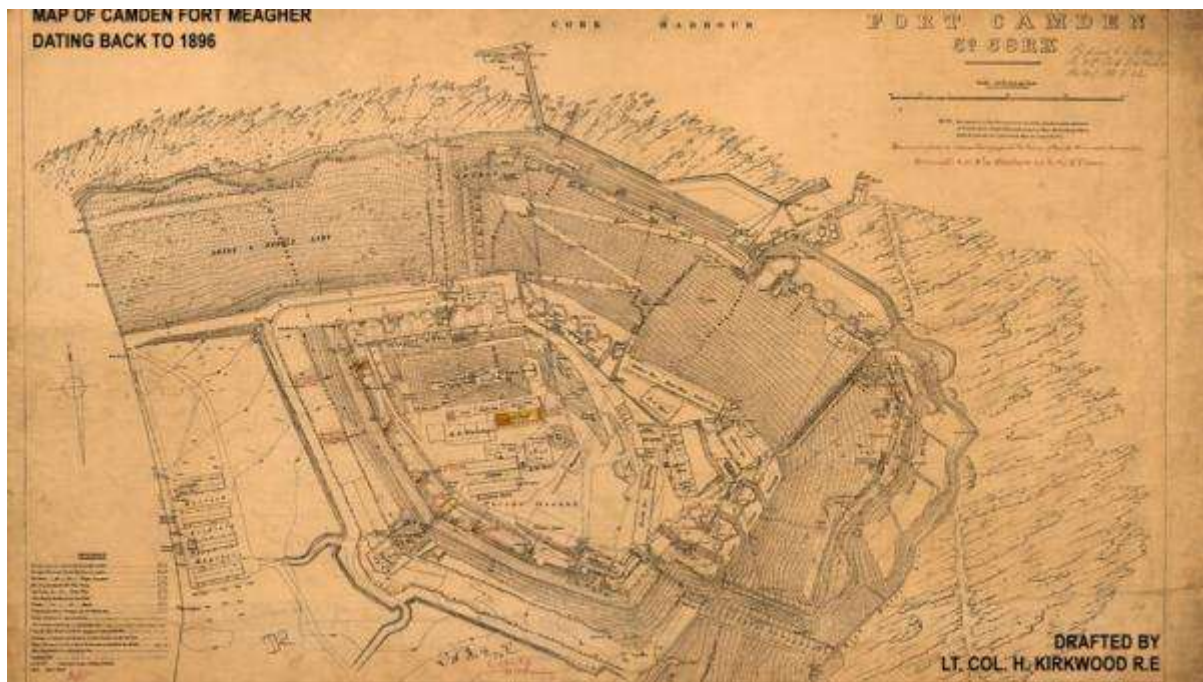


Figure 2-3 Heritage Map of Camden Fort Meagher

3 THE COMMISSION

3.1 General

The commission is strategic in nature and is intended to establish a coherent, evidence-based and deliverable framework to guide the long-term conservation, enhancement, management and sustainable regeneration of Camden Fort Meagher.

The completed LSDP shall be founded upon a comprehensive understanding of the Fort's historic, architectural, archaeological, military, cultural and landscape significance and shall integrate heritage conservation, placemaking, tourism, visitor experience, movement, accessibility, biodiversity, landscape, climate resilience, infrastructure and operational requirements within a single coordinated strategic framework.

Recommendations shall be ambitious while remaining realistic, deliverable and proportionate to the long-term aspirations of Cork County Council.

The Consultant shall exercise independent professional judgement throughout the commission and shall develop recommendations that are ambitious, practical, financially realistic and capable of phased implementation over the medium to long term.

The Council expects the completed LSDP to represent best practice in heritage-led strategic regeneration planning and to provide an enduring framework capable of informing future investment decisions, statutory processes, funding applications and project development.

3.2 Commission Objectives

The principal objectives of this commission are to:

- prepare a publication-quality LSDP for Camden Fort Meagher;
- establish a clear, compelling and deliverable long-term vision for the future conservation, enhancement and sustainable regeneration of the Fort;
- develop a comprehensive understanding of the site's significance, opportunities and constraints;
- establish an integrated strategic planning framework capable of guiding future investment and management decisions;
- identify strategic opportunities, future uses, projects and interventions capable of supporting the Council's long-term vision, together with indicative high-level investment requirements;
- provide an evidence-based understanding of the heritage, tourism, economic, operational and investment considerations relevant to the long-term regeneration of Camden Fort Meagher;
- satisfy the commitments and anticipated outputs of the approved RRDF Category 2 Application; and
- establish the strategic context within which the companion Project Prioritisation, Category 1 Readiness and Delivery Strategy commission can identify, evaluate, prioritise and progressively advance projects towards implementation.

4 SCOPE OF PROFESSIONAL SERVICES

4.1 General

The Consultant shall provide all professional, technical and specialist services necessary to successfully complete this commission and prepare a comprehensive LSDP for Camden Fort Meagher.

The Services shall include all work reasonably necessary to achieve the objectives of this Brief, whether expressly described herein or reasonably inferred from the nature and purpose of the commission.

The Consultant shall exercise the degree of skill, care and diligence reasonably expected of an experienced multidisciplinary Consultant undertaking commissions of comparable scale, complexity and significance.

The Consultant shall adopt a collaborative, multidisciplinary and evidence-based approach throughout the commission and shall ensure that all recommendations are informed by appropriate research, analysis, stakeholder engagement and professional judgement.

The completed LSDP shall integrate all investigations, analysis, consultation, strategies, plans, recommendations and illustrative material prepared throughout the commission into a single, coordinated publication-quality document.

The Consultant shall recognise that a separate consultant may be appointed to undertake the companion Project Prioritisation, Category 1 Readiness and Delivery Strategy commission. The Consultant shall cooperate fully with Cork County Council in facilitating coordination between both commissions and shall provide such information and assistance as is reasonably required by the Council.

The Consultant shall ensure that the Services undertaken under this commission remain within the scope of this Brief and do not duplicate the detailed project identification, project prioritisation, project appraisal or project development activities that form part of the companion commission.

4.2 Baseline Review, Gap Analysis and Strategic Direction

The commission shall commence with a comprehensive review of Camden Fort Meagher, its significance, existing condition, operational requirements and the wider strategic context within which its future regeneration will take place.

The Consultant shall review the approved RRDF Category 2 Application together with all existing reports, surveys, mapping, planning information, conservation studies, policy documents and other relevant information available.

The Consultant shall undertake stakeholder engagement, reviews and assessments, site inspections and such investigations as are reasonably necessary within the scope of the commission to establish a thorough understanding of Camden Fort Meagher and its future regeneration potential.

The Consultant shall identify:

- opportunities and constraints;
- key strategic issues;
- information gaps;
- risks and dependencies;
- heritage, tourism, operational and infrastructure considerations; and

- emerging opportunities for future development and investment.

The Consultant shall undertake appropriate benchmarking and analysis and shall develop and present a preferred strategic direction to Cork County Council for review prior to preparation of the Draft LSDP.

The Consultant shall prepare a short Inception Report confirming its understanding of the commission, proposed methodology, programme, stakeholder engagement approach and the preferred strategic direction. The Report shall also identify any further investigations or surveys that may be considered necessary to support the long-term regeneration of Camden Fort Meagher.

4.3 Stakeholder Engagement

4.3.1 General

Stakeholder engagement will be fundamental to the successful preparation of the LSDP. The Consultant shall adopt a collaborative and inclusive approach throughout the commission and shall work closely with Cork County Council to ensure that the emerging strategy reflects the aspirations of the Council, the operational requirements of the site and the views of key stakeholders.

The Consultant shall prepare and implement a Stakeholder Engagement Strategy appropriate to the scale and objectives of the commission. The Strategy shall identify the principal stakeholders, methods of engagement, programme of consultation activities and key review stages throughout the commission.

Stakeholder engagement shall inform the preparation of the LSDP, assist in the identification of opportunities and constraints, test emerging proposals and contribute to the development of a shared long-term vision for Camden Fort Meagher.

The Consultant shall maintain an appropriate record of stakeholder engagement and clearly demonstrate how the consultation process has informed the recommendations contained within the completed LSDP.

4.3.2 Meetings and Workshops

The Consultant shall organise, facilitate and attend meetings, workshops and presentations as reasonably required by Cork County Council throughout the commission.

Meetings shall be used to review progress, consider emerging proposals, obtain strategic direction and review key milestones prior to progression to subsequent stages of the commission.

Where requested by Cork County Council, the Consultant shall participate in coordination meetings involving the separately appointed consultant responsible for the companion Project Prioritisation, RRDF Category 1 Readiness and Delivery Strategy commission.

The Consultant shall prepare agendas in advance of meetings and issue concise records of meetings, agreed actions and action schedules within five working days unless otherwise agreed.

The Consultant shall prepare presentation material suitable for senior management, elected members, Government Departments, funding bodies, statutory agencies and other stakeholders where required.

4.4 Preparation of the Draft Large-Scale Development Plan

The Consultant shall prepare a comprehensive Draft LSDP incorporating the outcomes of all investigations, stakeholder engagement, strategic analysis and professional recommendations developed throughout the commission.

The Draft LSDP shall establish a coherent and achievable framework for the future conservation, enhancement and sustainable regeneration of Camden Fort Meagher and shall address all requirements of this Brief.

As a minimum, the LSDP shall cover the following themes:

1. **Heritage, Archaeology and Conservation**, including assessment of the Fort's architectural, archaeological, military, cultural and landscape significance together with recommendations for its long-term conservation, protection, management and interpretation;
2. **Tourism, Visitor Experience and Interpretation**, including tourism benchmarking, visitor experience, destination development, interpretation, education, events, orientation and opportunities to strengthen the Fort's role as a nationally significant heritage and tourism destination;
3. **Stakeholder, Community and Educational Uses**, including engagement with relevant stakeholders and consideration of community, cultural, educational and recreational opportunities that support the long-term activation and sustainable use of the Fort;
4. **Land Use, Spatial Planning and Future Development Opportunities**, including identification and evaluation of appropriate future uses, strategic opportunity areas, development potential and spatial relationships across the site;
5. **Spatial Regeneration Framework**, including identification of key opportunity areas, character areas, building reuse opportunities, development potential, movement networks and illustrative proposals demonstrating how the long-term vision for Camden Fort Meagher could be realised.
6. **Transport, Access and Movement**, including access arrangements, parking, pedestrian movement, visitor circulation, universal accessibility and connectivity with the wider area;
7. **Landscape, Biodiversity and Climate Resilience**, including public realm, ecology, biodiversity enhancement, environmental management, sustainability and climate adaptation measures;
8. **Infrastructure, Utilities and Site Operations**, including consideration of servicing requirements, drainage, water services, energy, communications, operational requirements and other infrastructure necessary to support the future development and management of the Fort;
9. **Structural, Building Fabric and Asset Considerations**, including a high-level assessment of existing structures and assets, condition issues, opportunities and constraints that may influence future regeneration proposals; and
10. **Economic, Tourism and Regeneration**, including assessment of the existing and potential future economic contribution of Camden Fort Meagher, tourism opportunities, visitor economy impacts, and the educational, cultural and community benefits arising from the regeneration of the Fort.

The above is a non-exhaustive list of themes to be integrated into the LSDP. The LSDP shall also include a Strategic Investment and Funding Framework as described in section 6.5.

The Consultant shall determine the detailed structure, format and presentation of the LSDP, subject to the approval of Cork County Council, provided that all requirements of this Brief are fully addressed.

The Consultant shall ensure that all recommendations are supported by a clear narrative, high-quality mapping, diagrams, graphics, photography, visualisations and other illustrative material necessary to effectively communicate the Council's long-term vision.

Supporting studies, technical papers and appendices may be provided where appropriate. The Consultant shall determine the most suitable format for presenting supporting information, provided that the LSDP remains a coherent and accessible publication-quality document.

4.5 Strategic Investment and Funding Framework

The LSDP shall include a Strategic Investment and Funding Framework to support the phased implementation of the Council's long-term vision.

The Framework shall identify, at a strategic level, the principal interventions required to realise the objectives of the LSDP and shall provide an indicative basis for future investment planning and funding applications.

The Consultant shall prepare appropriate high-level order-of-cost estimates for the principal intervention groupings identified within the LSDP. The level of detail shall be proportionate to the strategic nature of the commission and sufficient to demonstrate the likely scale of investment required, inform strategic decision-making by Cork County Council and support future implementation planning.

The Framework shall also identify indicative implementation phases, potential funding opportunities, principal cost drivers, key assumptions, significant delivery risks and opportunities for phased investment.

Detailed project cost plans, business cases, project appraisals and project-specific financial assessments are not required under this commission and will be undertaken as projects are progressed through the companion Project Prioritisation, Category 1 Readiness and Delivery Strategy commission.

4.6 Finalisation of the Large-Scale Development Plan

Following completion of the review process, the Consultant shall prepare the Final LSDP for submission to Cork County Council.

The Consultant shall ensure that the completed document is fully coordinated, internally consistent and professionally presented and that all agreed amendments have been incorporated.

The completed LSDP shall satisfy the requirements of this Brief, the approved RRDF Category 2 Application and the agreed comments arising during the review process.

The completed LSDP should be of a quality comparable with leading national and international heritage-led regeneration strategies and be suitable for presentation to Government Departments, funding bodies, elected members, statutory agencies, stakeholders and the wider public.

The Final LSDP shall be suitable for publication and adoption by Cork County Council as the principal strategic planning document guiding the future regeneration of Camden Fort Meagher.

5 CONSULTANT TEAM

5.1 General

The successful delivery of this commission will depend upon the capability, experience and continuity of the Consultant Team.

The Consultant shall provide a suitably qualified multidisciplinary team possessing the expertise, resources and capacity necessary to successfully complete the Services and prepare a publication-quality LSDP.

The Consultant shall be responsible for the management, coordination and integration of all disciplines engaged throughout the commission and shall ensure that the completed LSDP represents a fully coordinated multidisciplinary response.

5.2 Lead Consultant

The Tenderer shall nominate a suitably qualified Lead Consultant who shall have overall responsibility for the successful delivery of the commission and who shall act as the principal point of contact with Cork County Council throughout the appointment.

The Lead Consultant shall provide strategic leadership, direct the Consultant Team and ensure that the Services are delivered in accordance with the requirements of this Brief.

5.3 Project Manager

The Tenderer shall nominate an experienced Project Manager responsible for the day-to-day management of the commission.

The Project Manager shall coordinate the activities of the Consultant Team, manage programme delivery, coordinate submissions and maintain effective communication with Cork County Council throughout the commission.

5.4 Required Expertise

The Consultant Team shall collectively demonstrate appropriate expertise and experience relevant to the preparation of a strategic regeneration framework for a nationally significant heritage asset.

Tenderers shall demonstrate that the proposed team has access to expertise in the following areas, as appropriate to the commission:

- Heritage and Conservation
- Engineering
- Architecture (Conservation and Landscape)
- Tourism Economics
- Visitor Experience and Interpretation
- Business Development

The above list is not intended to be prescriptive. Tenderers shall determine the composition of their team and shall satisfy themselves that the proposed team possesses all qualifications and expertise necessary to successfully deliver the commission. Lead team members shall possess a minimum of a Level 8 qualification in their related field and have a minimum of 10 years' post-graduate experience working in their respective industries.

5.5 Team Resources and Continuity

The Consultant shall allocate sufficient suitably qualified personnel throughout the commission to ensure that the Services are completed in accordance with the agreed programme.

Tenderers shall identify the key personnel proposed for the commission together with their respective roles, qualifications and relevant experience.

Any proposed replacement of key personnel during the commission shall require the prior approval of Cork County Council and any replacement personnel shall possess qualifications and experience equivalent to or exceeding those originally proposed.

6 PROJECT MANAGEMENT AND GOVERNANCE

6.1 General

The Consultant shall actively manage the commission throughout its duration and shall maintain effective communication with Cork County Council. Overall governance of the commission shall remain the responsibility of Cork County Council.

The Consultant shall implement appropriate project management procedures to ensure that the Services are completed in accordance with the agreed programme, budget and quality objectives.

6.2 Programme Management

The Consultant shall prepare and maintain a detailed programme identifying all principal activities, stakeholder engagement, review workshops, draft submissions, Council review periods and final completion of the commission.

The programme shall recognise that the companion Project Prioritisation, RRDF Category 1 Readiness and Delivery Strategy commission will progress concurrently and shall allow for appropriate coordination activities as directed by Cork County Council.

Adequate time shall be allowed in the programme for Cork County Council review periods and the incorporation of agreed comments before progressing to subsequent stages of the commission.

The programme shall be reviewed regularly throughout the commission and updated where necessary following agreement with Cork County Council.

6.3 Risk Management

The Consultant shall maintain a Commission Risk Register identifying matters that may affect programme, quality or the successful completion of the Services.

The Risk Register shall identify proposed mitigation measures together with responsibility for implementation.

The Consultant shall promptly advise Cork County Council of any issue likely to materially affect the commission together with recommendations for appropriate mitigation.

6.4 Progress Reporting

The Consultant shall submit concise progress reports at agreed intervals throughout the commission. Progress reports shall summarise work completed, progress against programme, stakeholder engagement undertaken, activities planned, key risks, decisions required from Cork County Council and any matters requiring management attention.

6.5 Quality Management

The Consultant shall establish and maintain appropriate quality management procedures throughout the commission. All reports, drawings, strategies and other documentation shall be subject to appropriate internal technical review before submission to Cork County Council.

Review or comment by Cork County Council shall not relieve the Consultant of responsibility for the completeness, coordination or professional quality of the Services.

7 INFORMATION AVAILABLE

Cork County Council will make available such information as it considers relevant to the successful completion of the commission.

Information may include, where available:

- the approved RRDF Category 2 Application;
- previous studies and reports;
- existing surveys;
- conservation reports;
- planning information;
- mapping and GIS information;
- aerial photography;
- operational information;
- visitor information;
- ecological and environmental information;
- engineering information; and
- other relevant documentation held by Cork County Council.

The Consultant shall satisfy itself as to the adequacy of all information provided and shall identify any additional information considered necessary to successfully complete the commission.

The Consultant shall maximise the use of existing information and avoid unnecessary duplication of previous work.

8 DELIVERABLES

8.1 General

The principal deliverable under this commission shall be a comprehensive **LSDP** prepared in accordance with the requirements of this Brief.

The completed LSDP shall be professionally presented, publication quality and suitable for adoption by Cork County Council as the principal strategic planning document guiding the future conservation, enhancement and sustainable regeneration of Camden Fort Meagher.

8.2 Minimum Deliverables

The completed commission shall include, as a minimum:

- Inception Report;
- Stakeholder Engagement Strategy;
- Strategic Investment and Funding Framework;
- Draft LSDP;
- Final LSDP;
- GIS information, where applicable;
- presentation material; and
- editable electronic copies of all final documentation.

8.3 Draft and Final Submission Process

The Consultant shall submit the Draft LSDP to Cork County Council for formal review. The Consultant shall present the Draft LSDP to the Project Team and such other Council representatives as directed by Cork County Council and shall facilitate review workshops and presentations as required. Cork County Council will provide consolidated comments on the Draft LSDP.

The Consultant shall consider all comments received and revise the document to incorporate all agreed amendments before preparing the Final LSDP. The Final LSDP shall not be submitted until Cork County Council has confirmed that the Draft document has been satisfactorily reviewed and may proceed to finalisation.

8.4 Payment Milestones

Payment shall be linked to the satisfactory completion and acceptance of key deliverables.

Milestone	Deliverable/Activity	Payment (%)
M1	Inception Report & Stakeholder Engagement Strategy	10
M2	Strategic Investment & Funding Framework	10
M3	Draft LSDP	30
M4	Final LSDP & all supporting documentation	50

Table 8-1 Indicative Milestones

8.5 Completion and Handover

Upon completion of the commission, the Consultant shall submit the Final LSDP together with all associated reports, drawings, mapping, schedules, GIS information, graphics, photography, presentation material and supporting documentation prepared throughout the appointment.

All documentation shall be provided in both PDF and editable electronic formats compatible with Cork County Council's software systems.

The Consultant shall present the completed LSDP to Cork County Council and provide reasonable clarification and assistance during the Council's review, adoption and initial implementation of the document.

The Consultant shall remain available for a period of three months following acceptance of the commission to provide reasonable clarification regarding the completed LSDP where requested by Cork County Council.

9 ASSUMPTIONS, CONSTRAINTS AND EXCLUSIONS

This commission is strategic in nature and is intended to establish the long-term planning framework for the future conservation, enhancement and sustainable regeneration of Camden Fort Meagher.

The commission does not include:

- statutory consent applications;
- detailed design;
- preparation of construction documentation;
- procurement of works;
- contract administration;
- site supervision;
- project appraisal;
- project prioritisation; or
- progression of individual projects towards RRDF Category 1 readiness.

These activities form part of the separate Project Prioritisation, Category 1 Readiness and Delivery Strategy commission.

The Consultant shall clearly identify all assumptions underpinning the LSDP and distinguish between confirmed information, professional judgement and assumptions where appropriate.

10 INFORMATION MANAGEMENT, COPYRIGHT AND INTELLECTUAL PROPERTY

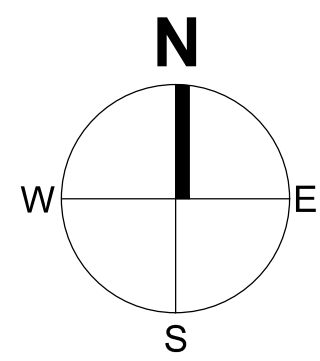
The Consultant shall implement appropriate document management and version control procedures throughout the commission.

All reports, drawings, GIS information, mapping, graphics, photographs and supporting information prepared under this commission shall be provided in both PDF and editable electronic formats unless otherwise agreed.

Subject to the Conditions of Engagement, Cork County Council shall be granted an unrestricted licence to use, reproduce, amend and further develop all information prepared under this commission for future planning, stakeholder engagement, funding applications and the ongoing regeneration of Camden Fort Meagher.

Appendix A - Site Layout Drawing

Total Internal Area					194.8
Total Footprint Area					1855.2
Block G- Gun Shed					
G1	9.1	Fire Engine Store	Derelict	No	
G2	19.6	Surgery	Derelict	No	
G3	6.9	Fuel Store	Derelict	No	
G4	16.1	Barack Offices	Derelict	No	
G5	32.5	Coal Yard	Derelict	No	
G6	19.5	Tailor and Shoemaker	Derelict	No	
Total Internal Area					103.7
Total Footprint Area					163.3
Block H					
H1	16.1	Living Room	Derelict	No	
H2	16.1	Kitchen	Derelict	No	
H3	4.5	Scullery then Bathroom	Derelict	No	
H4	4.2	Yard then Conservatory	Derelict	No	
H5	2.9	Yard then Conservatory	Derelict	No	
H6	4.0	20th c porch	Derelict	No	
Total Internal Area					47.8
Total Footprint Area					75.2
Block I					
I1	17.3	Kitchen	Derelict	No	
I2	30.8	Supper Room	Derelict	No	
I3	80.3	Recreation Room	Derelict	No	
I4	11.5	Store	Derelict	No	
I5	25.5	R.G.A. Company Office	Derelict	No	
Total Internal Area					165.8
Total Footprint Area					218.3
Block J					
J1	6.8	Coal Store	Derelict	No	
J2	56.7	Supper Room	Derelict	No	
J3	30.1	Bar	Derelict	No	
J4	13.9	Store	Derelict	No	
J5	14.9	Grocery Bar	Derelict	No	
J6	12.5		Derelict	No	
J7	5.9		Derelict	No	
J8	13.7		Derelict	No	
Total Internal Area					154.5
Total Footprint Area					218.3
Block K					
K1	32.8	Timber Store	Derelict	No	
K2	10.8	Stable	Derelict	No	
K3	26.1	Drying Room	Derelict	No	
K4	21.5	T.C. Workshops	Derelict	No	
K5	28.1	T.C.	Derelict	No	
K6	34.1	T.C. Workshops	Derelict	No	
Total Internal Area					153.4
Total Footprint Area					207.9
Block L- Linear Buildings					
L1	28.2	Smith's Shop	Derelict	No	
L2	38.2	Carpenter's Shop	Derelict	No	
L3	53.4	Royal Engineer's Store	Derelict	No	
L4	14.3	Dry ? Store	Derelict	No	
L5	19.7	Royal Engineer's Store	Derelict	No	
Total Internal Area					153.8
Total Footprint Area					210.4
Block M					
M1	15.8	Rope Store	Derelict	No	
M2	10.1	Paint Store	Derelict	No	
M3	37.3	Bedding Store	Derelict	No	
Total Internal Area					63.2
Total Footprint Area					94.5
Block N					
N1	11.3		Derelict	No	
N2	62.5	Gym and Tackle Store	Derelict	No	
N3	42.1		Derelict	No	
Total Internal Area					115.9
Total Footprint Area					145.6
Block O- Contractors Workshop					
O1			Derelict	No	
O2			Derelict	No	
O3			Derelict	No	
O4			Derelict	No	
O5			Derelict	No	
Block P					
P1	13.4	Coal Store	Derelict	No	
P2	74.7	Boiler House	Derelict	No	
P3	57.3	Engine House	Derelict	No	
P4	123.3	Torpedo Store	Derelict	No	
P5	101.2	Loaded Mine Store	Derelict	No	
P6	36.9		Derelict	No	
P7	104.5	Loaded Mine Store	Derelict	No	
P8	68.9	Former Loaded Mine Store	Derelict	No	
P9	68.4	Former Loaded Mine Store	Derelict	No	
P10	21.5		Derelict	No	
P11	138.5	Boat House and Pump House(then Coal Store, Stores)	Derelict	No	
Total Internal Area					808.6
Total Footprint Area					1373.8
Block RE- Royal Engineers Office					
RE1	26.5	Drawing Office	Museum	Yes	
RE2	10.8	P.W. Office	Museum	Yes	
RE3	10.6		Museum	Yes	
RE4	16.9	D.O's Office	Museum	Yes	
RE5	7.6	Manager	Museum	Yes	
RE6	25.3	D.O's Clerks	Museum	Yes	
Total Internal Area					97.7
Total Footprint Area					125.7
Block CA- Capanier					
CA1	82.7		Derelict	No	
CA2	17.2		Derelict	No	
CA3	35.8		Derelict	No	
CA4	10.6		Derelict	No	
CA5	10.4		Derelict	No	
CA6	25.6		Derelict	No	
CA7	35.3		Derelict	No	
Total Internal Area					217.6
Total Footprint Area					299.3
Block CH- Cook House					
CH1	22.5	Cook House	Derelict	No	
Total Internal Area					22.5
Total Footprint Area					40.8



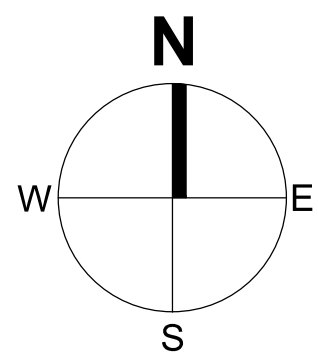
SKETCH DESIGN				
DRG. ISSUED FOR		DATE	APPROVED	
Approval		-	-	
Information		-	-	
Planning		-	-	
Fire-Cert		-	-	
Tender		-	-	
Contract		-	-	
Construction		-	-	

Revision	Detail	Date	Rev By	Check By
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-	-	-	-	-
-	-	-	-	-
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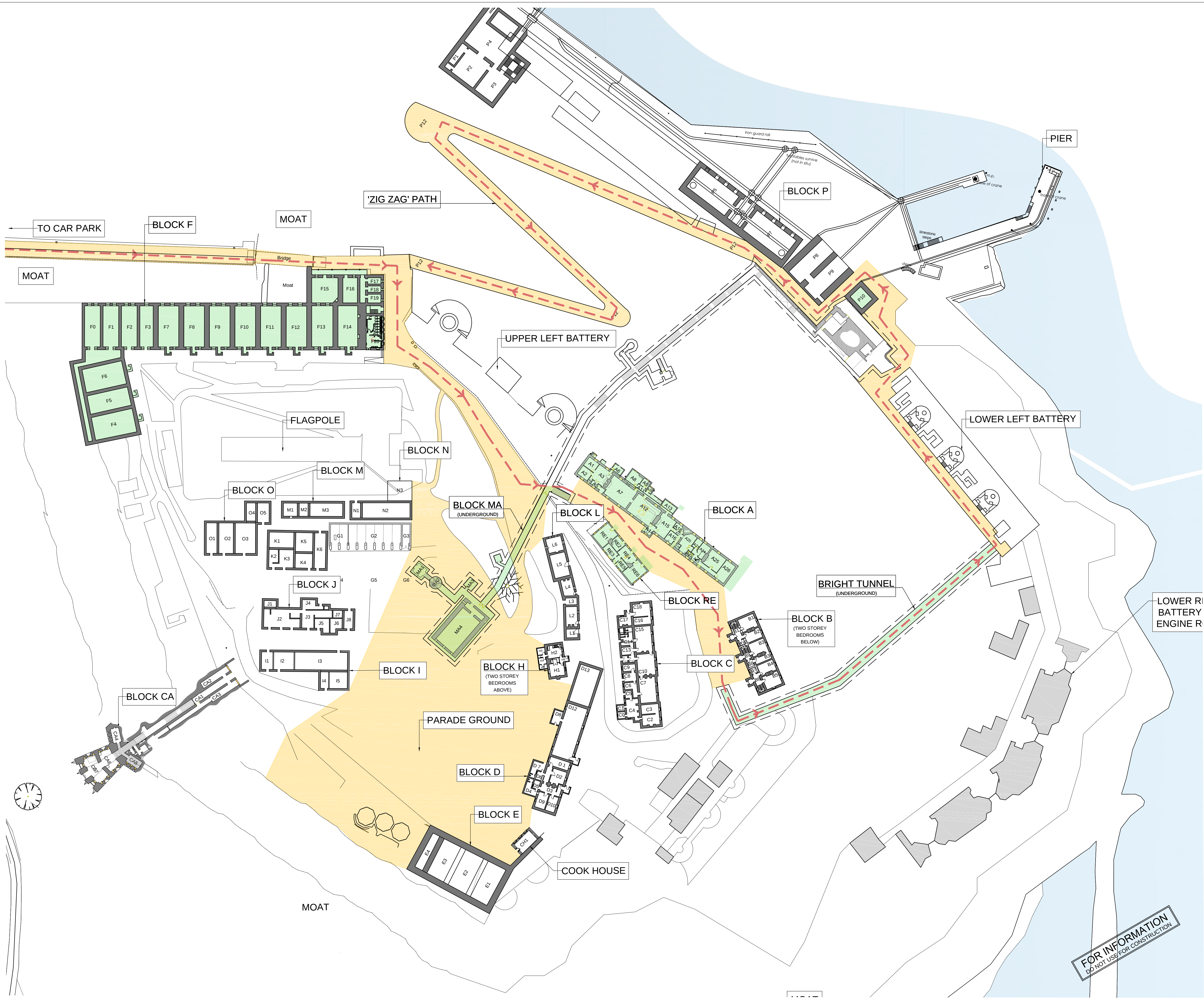
IMPORTANT TO READ

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- PUBLIC CIRCULATION ROUTE
- BUILDINGS WITH PUBLIC ACCESS
- MAIN GUIDED ROUTE



SKETCH DESIGN		
DRG. ISSUED FOR	DATE	APPROVED
Approval	-	-
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Revision	Detail	Date	Rev By	Check By
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-	-	-	-	-
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Job Title
Cork County Council-Camden Fort Meagher

Dwg. Title
Circulation and accessibility Site Plan

Date 21-5-15	Drawn KB	Dwg No SK_002	Rev A
Scale 1:500	Checked GOC		

**FOR INFORMATION
DO NOT USE FOR CONSTRUCTION**