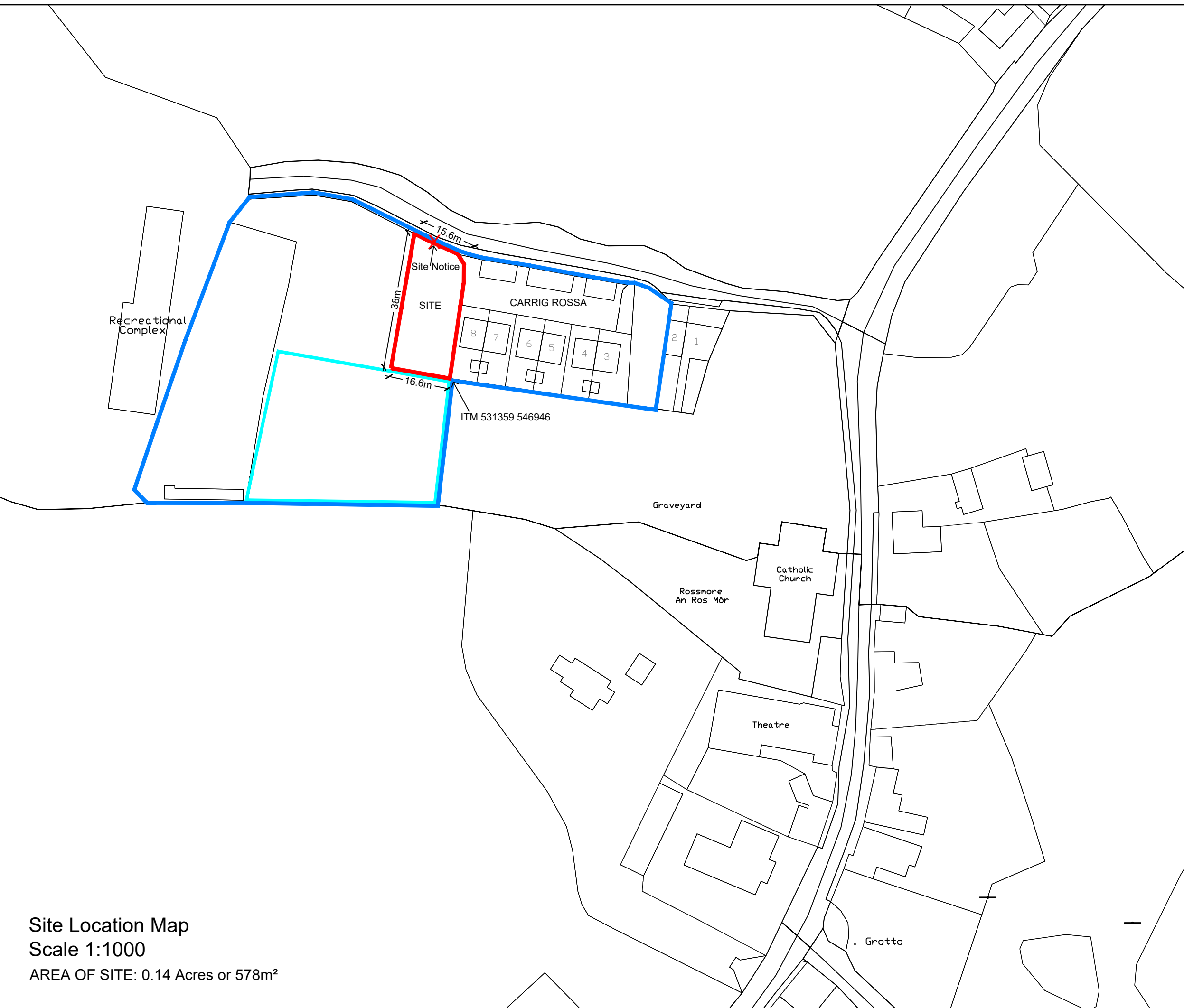


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LEGEND
 [Red line] SITE BOUNDARY
 [Blue line] CORK COUNTY COUNCIL OWNED LAND
 [Cyan line] AREA RESERVED FOR GRAVEYARD EXTENSION

ORDNANCE SURVEY IRELAND SHEET NUMBERS:
 6662-D
 ITM: 531359 546946
 AREA OF SITE: 0.14 Acres or 578m²



Site Location Map
 Scale 1:1000
 AREA OF SITE: 0.14 Acres or 578m²

C	Issued for planning	18.02.22
B	Issued for QS pre planning	08.11.21
A	Issued for MD meeting	24.06.21
Rev. No.	Revision Description	Date

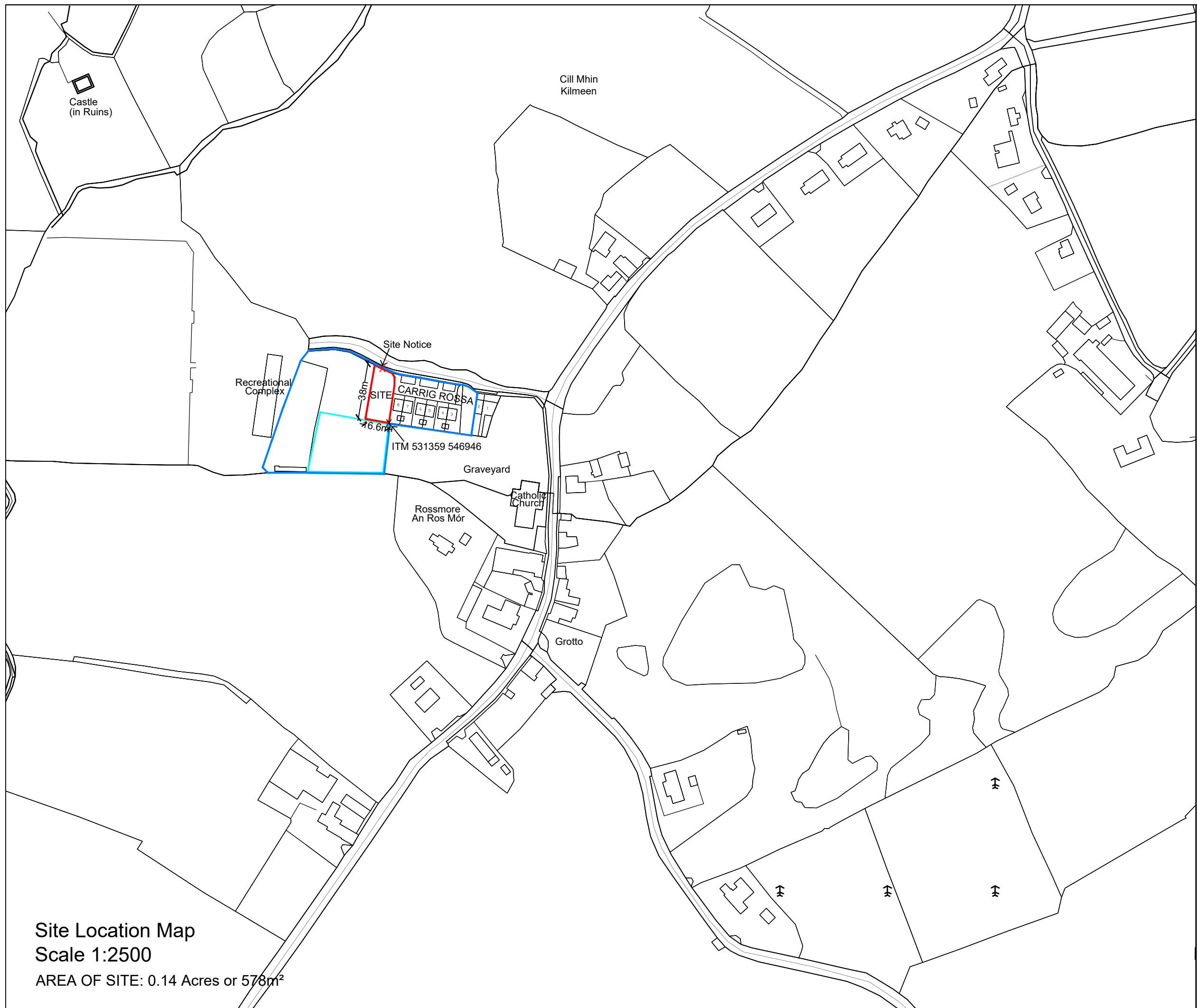
Project Stage: Single Stage Submission

Project Title: Proposed Housing Development - Phase 3
 Carrig Rossa, Rossmore, Co. Cork.

Drawing Title: Site Location Map

Comhairle Contae Chorcaí
 Alltairí | Stúdíó Treacht Tithíochta
Cork County Council
 Architects | Housing Directorate
 County Hall, Cork
 Tel: (021) 4285433
 e-mail: architects.housing@corkcoco.ie

Job Reference: W2019006		Design Team:	
Dwg. No.: DR-CCC-A-PL-101		Architect: JC	Technician: TOF
Date: 18.02.22	Scale: 1:1000	Surveyor: RB	Snr. Architect: R. Henry
Issue for: Planning	Sheet: A3		



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LEGEND
 — SITE BOUNDARY
 — CORK COUNTY COUNCIL OWNED LAND
 — AREA RESERVED FOR GRAVEYARD EXTENSION

ORDNANCE SURVEY IRELAND SHEET NUMBERS:
 6662-D
 ITM: 531359 546946
 AREA OF SITE: 0.14 Acres or 578m²

C	Issued for planning	18.02.22
B	Issued for QS pre planning	08.11.21
A	Issued for MD meeting	24.06.21
Rev. No.	Revision Description	Date

Project Stage: Single Stage Submission

Project Title: Proposed Housing Development - Phase 3
 Carrig Rossa, Rossmore, Co. Cork.

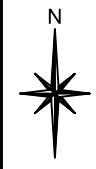
Drawing Title: Site Location Map

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 Ailtirí | Stúdíó Treacht Tithíochta
Cork County Council
 Architects | Housing Directorate
 County Hall, Cork
 Tel: (021) 4285433
 e-mail: architects.housing@corkcoco.ie

Job Reference: W2019006		Design Team: Architect: JC Technician: TOF Surveyor: MB Snr. Architect: R. Henry	
Dwg. No.: DR-CCC-A-PL-102		Date: 18.02.22	
Scale: 1:2500	Issue for: Planning	Sheet: A3	Rebuilding Ireland

Site Location Map
 Scale 1:2500
 AREA OF SITE: 0.14 Acres or 578m²

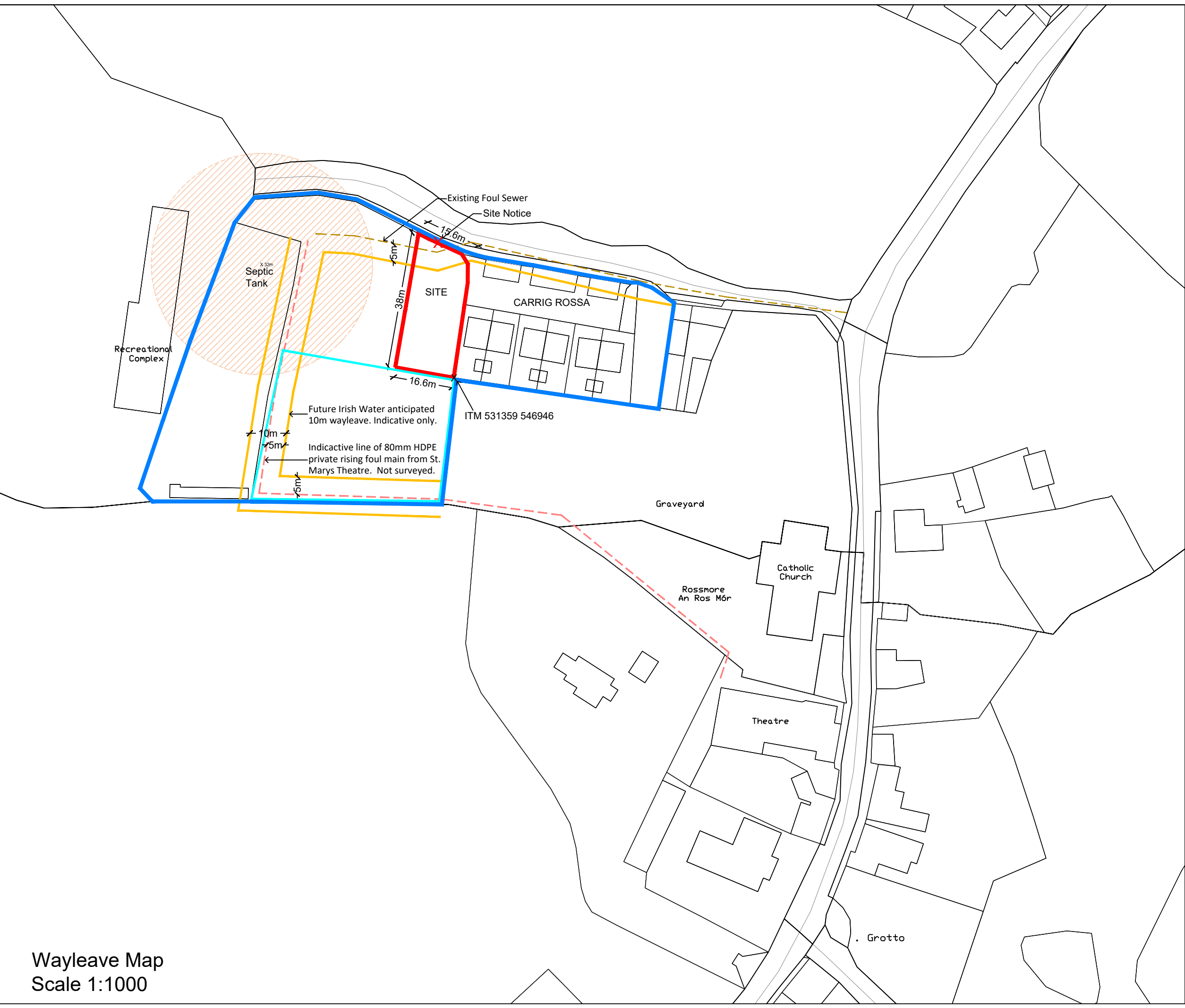
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LEGEND

- SITE BOUNDARY
- CORK COUNTY COUNCIL OWNED LAND
- AREA RESERVED FOR GRAVEYARD EXTENSION
- 32M EXCLUSION ZONE FROM SEPTIC TANK
- 5M WAYLEAVE FROM PIPE
- EXISTING FOUL - FROM RECORDS
- INDICATIVE LINE OF EXISTING RISING FOUL MAIN FROM THEATRE - NOT SURVEYED.

ORDNANCE SURVEY IRELAND SHEET NUMBERS:
 6662-D
 ITM: 531359 546946
 AREA OF SITE: 0.14 Acres or 578m²



Wayleave Map
 Scale 1:1000

C	Issued for planning	18.02.22
B	Issued for QS pre planning	08.11.21
A	Issued for MD meeting	24.06.21
Rev. No.	Revision Description	Date

Project Stage: Single Stage Submission

Project Title: Proposed Housing Development - Phase 3
 Carrig Rossa, Rossmore, Co. Cork.

Drawing Title: Wayleave Map

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Cork County Council
 Architects | Housing Directorate
 County Hall, Cork
 Tel: (021) 4285433
 e-mail: architects.housing@corkcoco.ie

Job Reference: W2019006		Design Team: Architect: JC Technician: TOF Surveyor: MB Snr. Architect: R. Henry	
Dwg. No.: DR-CCC-A-PL-103		Sheet: A3	
Date: 18.02.22	Scale: 1:1000	Issue for: Planning	

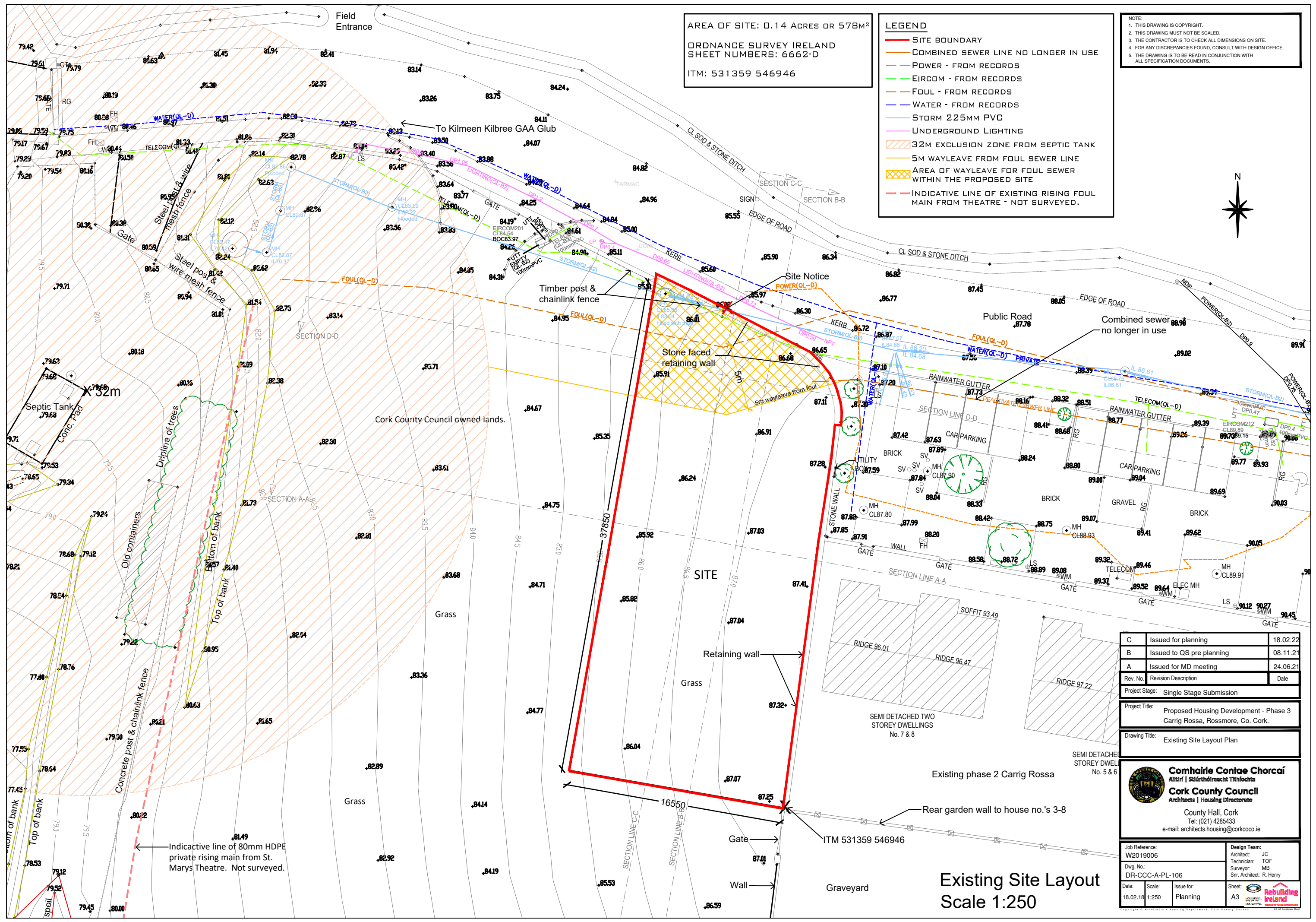
AREA OF SITE: 0.14 ACRES OR 578M²
 ORDNANCE SURVEY IRELAND
 SHEET NUMBERS: 6662-D
 ITM: 531359 546946

LEGEND

- SITE BOUNDARY
- COMBINED SEWER LINE NO LONGER IN USE
- POWER - FROM RECORDS
- EIRCOM - FROM RECORDS
- FOUL - FROM RECORDS
- WATER - FROM RECORDS
- STORM 225MM PVC
- UNDERGROUND LIGHTING
- 32M EXCLUSION ZONE FROM SEPTIC TANK
- 5M WAYLEAVE FROM FOUL SEWER LINE
- AREA OF WAYLEAVE FOR FOUL SEWER WITHIN THE PROPOSED SITE
- INDICATIVE LINE OF EXISTING RISING FOUL MAIN FROM THEATRE - NOT SURVEYED.

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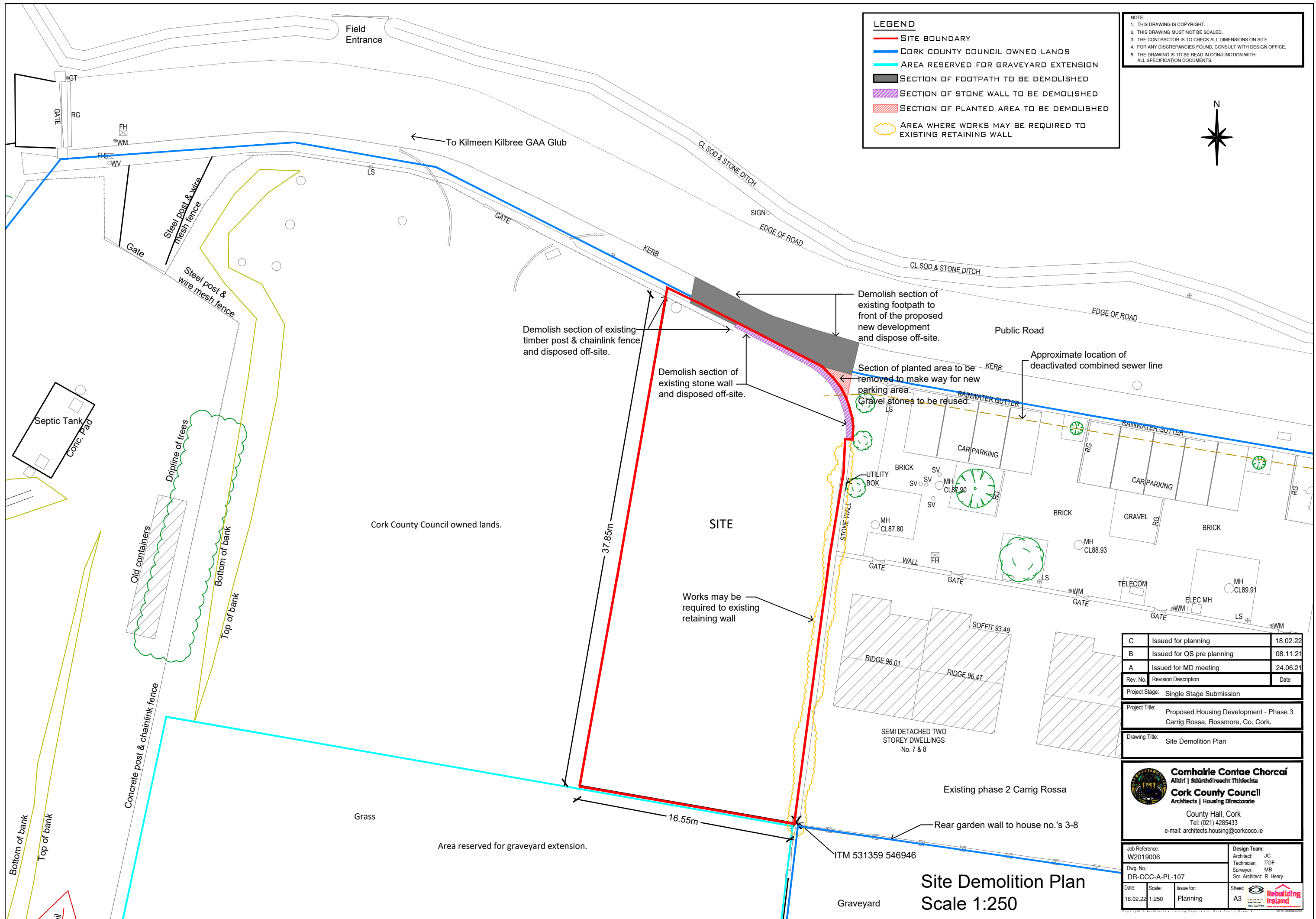
C	Issued for planning	18.02.22
B	Issued to QS pre planning	08.11.21
A	Issued for MD meeting	24.06.21
Rev. No.	Revision Description	Date

Project Stage: Single Stage Submission
 Project Title: Proposed Housing Development - Phase 3
 Carrig Rossa, Rossmore, Co. Cork.
 Drawing Title: Existing Site Layout Plan

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 Architects | Housing Directorate
 County Hall, Cork
 Tel: (021) 4285433
 e-mail: architects.housing@corkcoco.ie

Job Reference: W2019006	Design Team: Architect: JC Technician: TOF Surveyor: MB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-106	Issue for: A3
Date: 18.02.18	Scale: 1:250
Planning	Rebuilding Ireland

Existing Site Layout
 Scale 1:250



LEGEND

- SITE BOUNDARY
- CORK COUNTY COUNCIL OWNED LANDS
- AREA RESERVED FOR GRAVEYARD EXTENSION
- SECTION OF FOOTPATH TO BE DEMOLISHED
- SECTION OF STONE WALL TO BE DEMOLISHED
- SECTION OF PLANTED AREA TO BE DEMOLISHED
- AREA WHERE WORKS MAY BE REQUIRED TO EXISTING RETAINING WALL

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C	Issued for planning	18.02.22
B	Issued for QS pre planning	08.11.21
A	Issued for MD meeting	24.06.21
Rev. No.	Revision Description	Date

Project Stage: Single Stage Submission

Project Title: Proposed Housing Development - Phase 3
Carrig Rossa, Rossmore, Co. Cork.

Drawing Title: Site Demolition Plan

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 Alltairí | Stúdíó Treacht Títhíochta
Cork County Council
 Architects | Housing Directorate

County Hall, Cork
 Tel: (021) 4285433
 e-mail: architects.housing@corkcoco.ie

Job Reference: W2019006	Design Team: Architect: JC Technician: TOF Surveyor: MB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-107	Issue for: Planning
Date: 18.02.22	Scale: 1:250
Sheet: A3	Rebuilding Ireland

Site Demolition Plan
Scale 1:250

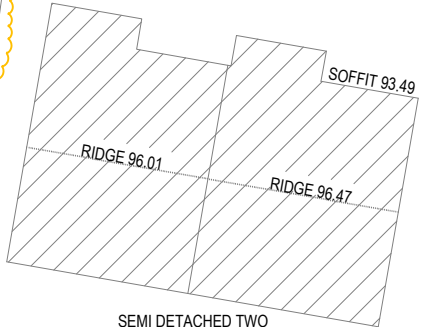
Graveyard

ITM 531359 546946

Rear garden wall to house no.'s 3-8

Existing phase 2 Carrig Rossa

SEMI DETACHED TWO STOREY DWELLINGS No. 7 & 8



Works may be required to existing retaining wall

Demolish section of existing stone wall and disposed off-site.

Demolish section of existing timber post & chainlink fence and disposed off-site.

Demolish section of existing footpath to front of the proposed new development and dispose off-site.

Section of planted area to be removed to make way for new parking area. Gravel stones to be reused.

Approximate location of deactivated combined sewer line

Public Road

Cork County Council owned lands.

Grass

Area reserved for graveyard extension.

37.85m

16.55m

Field Entrance

To Kilmeen Kilbree GAA Club

Steel post & wire mesh fence

Septic Tank
Conc. Pad

Old containers

Dripline of trees

Bottom of bank
Top of bank

Concrete post & chainlink fence

Bottom of bank
Top of bank

Gate

Gate

Gate

KERB

SIGN

EDGE OF ROAD

CL. SOD & STONE DITCH

EDGE OF ROAD

RAINWATER GUTTER

RAINWATER GUTTER

CAR PARKING

UTILITY BOX

BRICK

MH CL87.80

GATE

WALL

GATE

LS

SOFFIT 93.49

RIDGE 96.01

RIDGE 96.47

BRICK

MH CL88.93

GATE

TELECOM

GATE

GRAVEL

ELEC MH

GATE

LS

BRICK

MH CL89.91

LS

WM

WM

WM

WM

WM

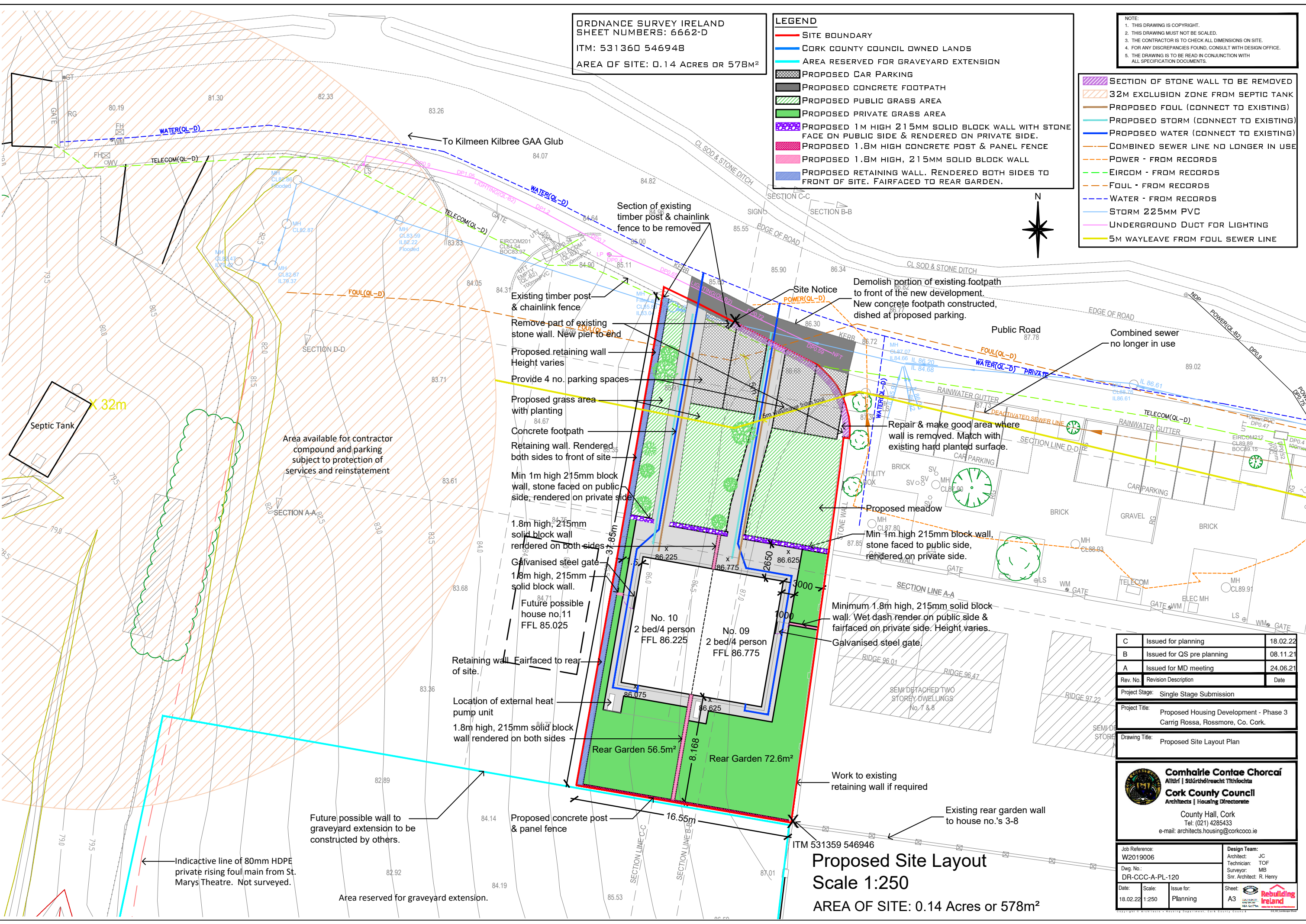
ORDNANCE SURVEY IRELAND
SHEET NUMBERS: 6662-D
ITM: 531360 546948
AREA OF SITE: 0.14 ACRES OR 578M²

LEGEND

- SITE BOUNDARY
- CORK COUNTY COUNCIL OWNED LANDS
- AREA RESERVED FOR GRAVEYARD EXTENSION
- PROPOSED CAR PARKING
- PROPOSED CONCRETE FOOTPATH
- PROPOSED PUBLIC GRASS AREA
- PROPOSED PRIVATE GRASS AREA
- PROPOSED 1M HIGH 215MM SOLID BLOCK WALL WITH STONE FACE ON PUBLIC SIDE & RENDERED ON PRIVATE SIDE.
- PROPOSED 1.8M HIGH CONCRETE POST & PANEL FENCE
- PROPOSED 1.8M HIGH, 215MM SOLID BLOCK WALL
- PROPOSED RETAINING WALL. RENDERED BOTH SIDES TO FRONT OF SITE. FAIRFACED TO REAR GARDEN.

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- SECTION OF STONE WALL TO BE REMOVED
- 32M EXCLUSION ZONE FROM SEPTIC TANK
- PROPOSED FOUL (CONNECT TO EXISTING)
- PROPOSED STORM (CONNECT TO EXISTING)
- PROPOSED WATER (CONNECT TO EXISTING)
- COMBINED SEWER LINE NO LONGER IN USE
- POWER - FROM RECORDS
- EIRCOM - FROM RECORDS
- FOUL - FROM RECORDS
- WATER - FROM RECORDS
- STORM 225MM PVC
- UNDERGROUND DUCT FOR LIGHTING
- 5M WAYLEAVE FROM FOUL SEWER LINE



Septic Tank
32m
Area available for contractor compound and parking subject to protection of services and reinstatement

Section of existing timber post & chainlink fence to be removed

Existing timber post & chainlink fence

Remove part of existing stone wall. New pier to end

Proposed retaining wall Height varies

Provide 4 no. parking spaces

Proposed grass area with planting

Concrete footpath

Retaining wall. Rendered both sides to front of site

Min 1m high 215mm block wall, stone faced on public side, rendered on private side

1.8m high, 215mm solid block wall rendered on both sides

Galvanised steel gate

1.8m high, 215mm solid block wall.

Future possible house no.11 FFL 85.025

Retaining wall Fairfaced to rear of site.

Location of external heat pump unit

1.8m high, 215mm solid block wall rendered on both sides

Future possible wall to graveyard extension to be constructed by others.

Proposed concrete post & panel fence

16.55m

Work to existing retaining wall if required

Existing rear garden wall to house no.'s 3-8

Demolish portion of existing footpath to front of the new development. New concrete footpath constructed, dished at proposed parking.

Repair & make good area where wall is removed. Match with existing hard planted surface.

Proposed meadow

Min 1m high 215mm block wall, stone faced to public side, rendered on private side.

Minimum 1.8m high, 215mm solid block wall. Wet dash render on public side & fairfaced on private side. Height varies.

Galvanised steel gate.

ITM 531359 546946
Proposed Site Layout
Scale 1:250
AREA OF SITE: 0.14 Acres or 578m²

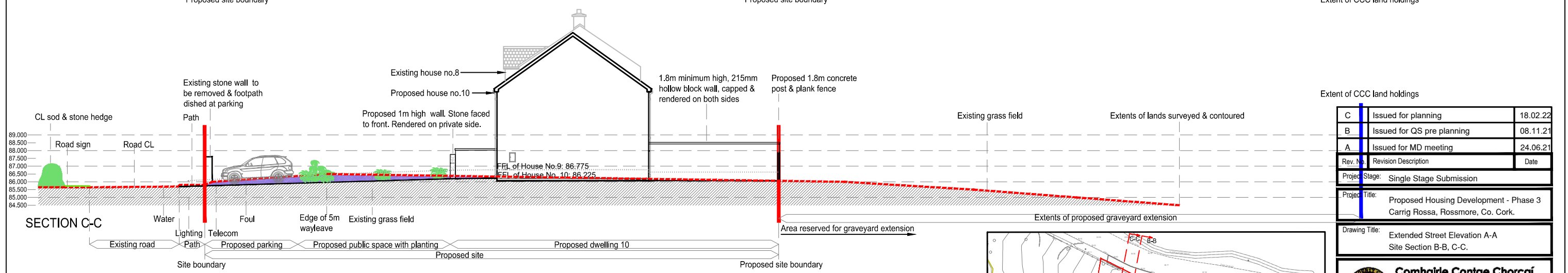
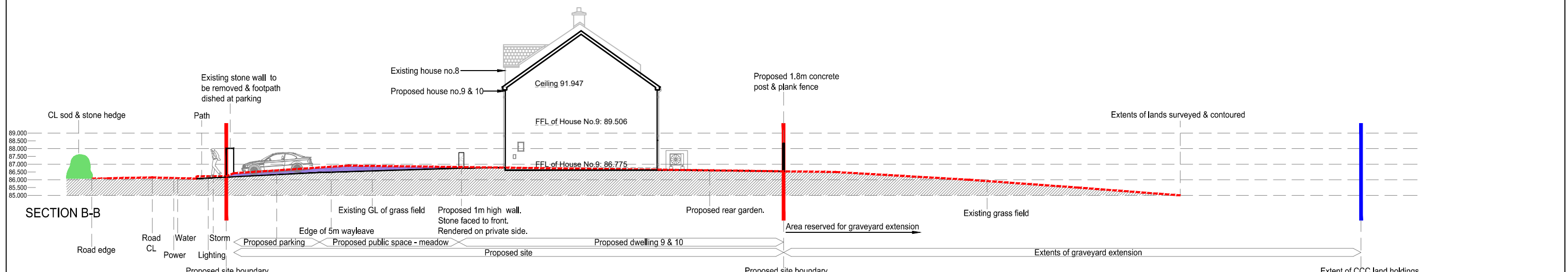
C	Issued for planning	18.02.22
B	Issued for QS pre planning	08.11.21
A	Issued for MD meeting	24.06.21
Rev. No.	Revision Description	Date

Project Stage: Single Stage Submission
Project Title: Proposed Housing Development - Phase 3 Carrig Rossa, Rossmore, Co. Cork.
Drawing Title: Proposed Site Layout Plan

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Allíairí | Stúdíó Treacht Tírlíochta
Cork County Council
Architects | Housing Directorate
County Hall, Cork
Tel: (021) 4285433
e-mail: architects.housing@corccoco.ie

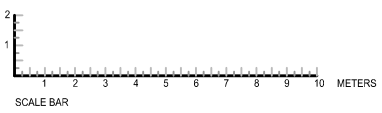
Job Reference: W2019006	Design Team: Architect: JC, Technician: TOF, Surveyor: MB, Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-120	Scale: 1:250
Date: 18.02.22	Issue for: Planning

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LEGEND

- █ ADJACENT SITE BOUNDARY
- █ SITE BOUNDARY
- - - GROUND LINE AS PER SURVEY
- PROPOSED GROUND LINE
- - - PROPOSED GROUND LINE TO HOUSE NO.9
- CUT AREA
- FILL AREA



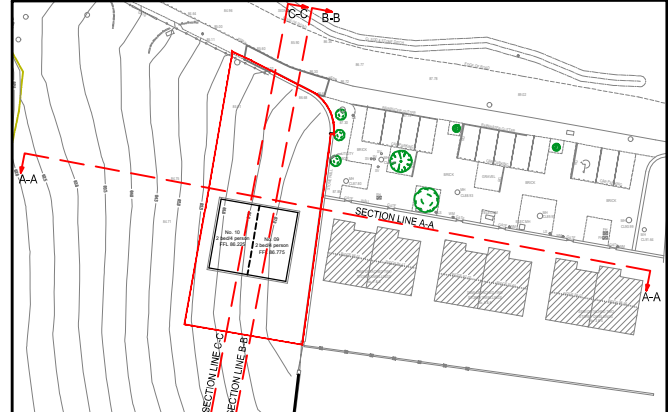
Rev. No.	Revision Description	Date
C	Issued for planning	18.02.22
B	Issued for QS pre planning	08.11.21
A	Issued for MD meeting	24.06.21

Project Stage: Single Stage Submission
 Project Title: Proposed Housing Development - Phase 3
 Carrig Rossa, Rossmore, Co. Cork.

Drawing Title: Extended Street Elevation A-A
 Site Section B-B, C-C.

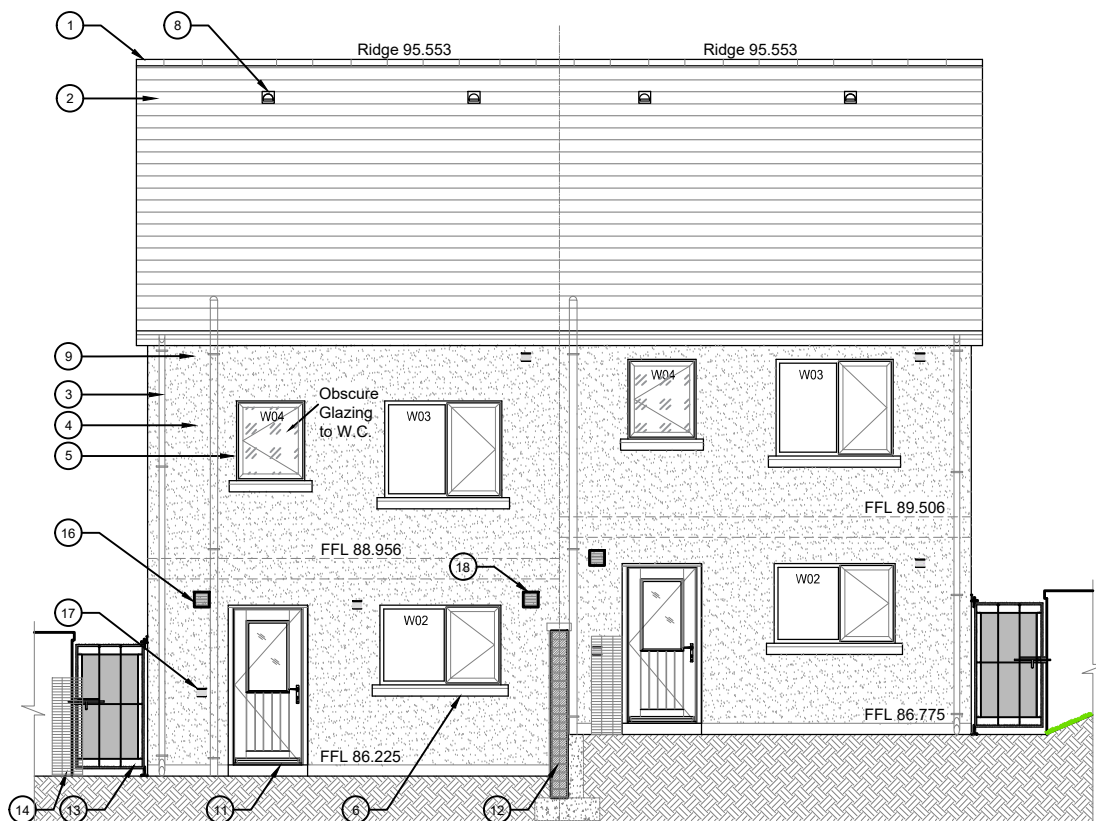
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Cork County Council
 Architects | Housing Directorate
 County Hall, Cork
 Tel: (021) 4285433
 e-mail: architects.housing@corkcoco.ie

Job Reference: W2019006	Design Team: Architect: JC Technician: TOF Surveyor: MB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-140	Sheet: A3
Date: 18.02.22	Scale: 1:250
Issue for: Planning	Logo: Rebuilding Ireland





Front Elevation House No.9 House No.10



Rear Elevation House No.9 House No.10

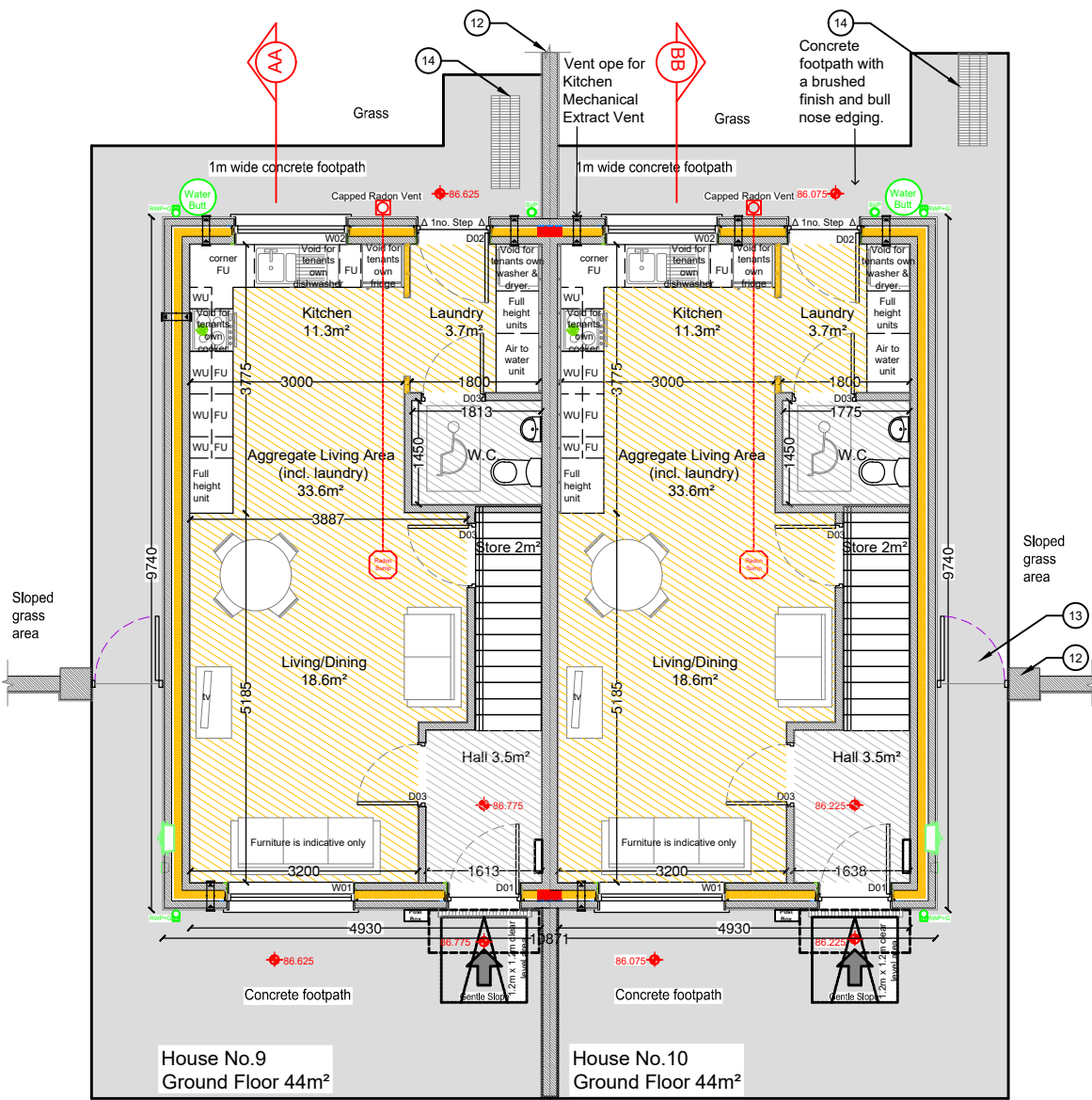
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Material Legend:

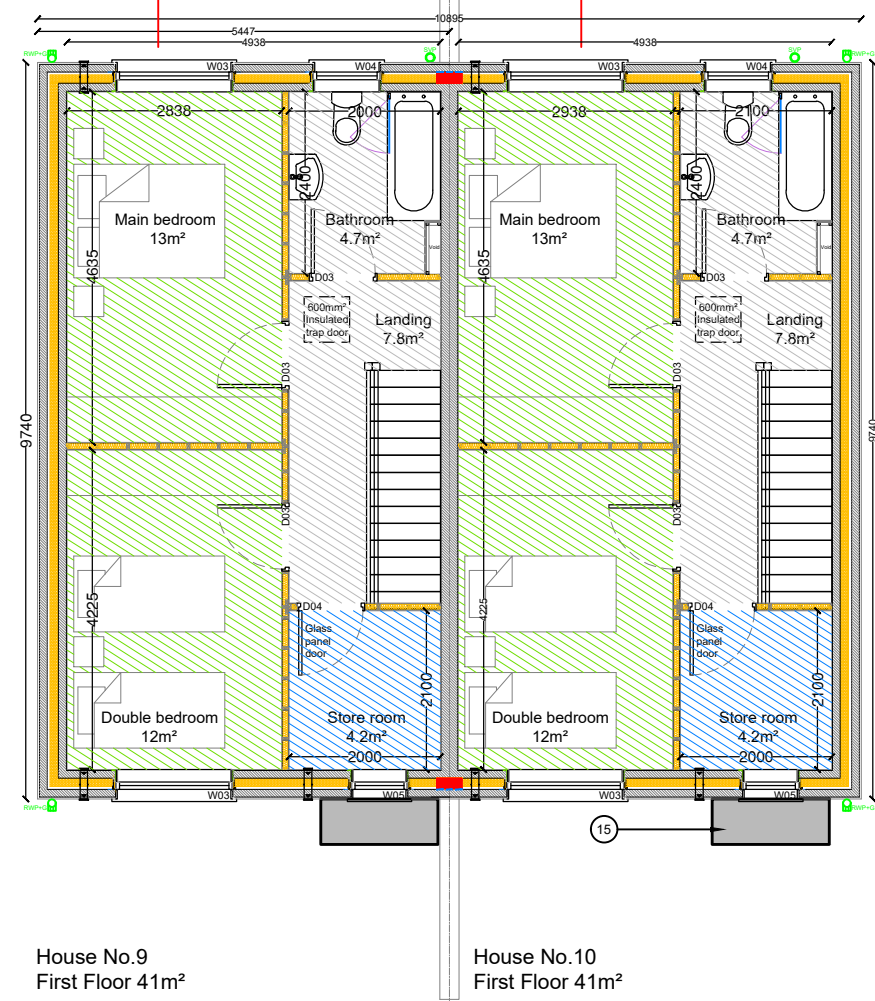
1. Ridge Tiles: Fibre cement ridge tile to match existing colour of houses in the existing estate.
2. Roof: Fibre cement slate blue-black to match existing houses in the estate.
3. Rain Water Goods: 155mm wide, 98mm depth uPVC half round gutters & 82mm uPVC round downpipes.
4. Walls: Smooth plaster finish to front elevations, gables & plinths. Wet dash finish to rear elevation.
5. Windows: Doubled glazed with uPVC frames.
6. Cill: Precast concrete cill.
7. Eaves: Projecting uPVC fascia, soffit & verge.
8. In-Line roof vents.
9. High level passive vent to M&E specification.
10. Front Door: Composite engineered door with a painted hardwood finish.
11. Rear Door: uPVC door frame.
12. 1.9m concrete block boundary wall comprising of 1.8m high, 215mm solid block with 100mm cast in-situ capping. Wet dash render on both sides.
13. Galvanised steel gates.
14. Outdoor fan unit for heat pump. To M&E specification.
15. Flat roof canopy to front door.
16. Mechanical vent from W.C. & Utility to M&E specification.
17. Low level vent for future tenant dryer.
18. Mechanical cooker vent to M&E specification.

Mechanical & Electrical
 Please see Mechanical & Electrical drawings for specification and layouts for Water main, Foul & Surface water drainage, Electrical, Space & Hot water, Data, Lighting, Fire, Ventilation, etc.

Civil & Structural
 Please see Civil & Structural drawings for specification and layouts for foundations, rising walls, concrete slab, Steel Beams, Lintels, Prefabricated truss design, etc.



House No.9 Ground Floor 44m² House No.10 Ground Floor 44m²



House No.9 First Floor 41m² House No.10 First Floor 41m²

	TARGET GROSS FLOOR AREA (M ²)	MINIMUM MAIN LIVING ROOM AREA (M ²)	AGGREGATE LIVING AREA (M ²)	AGGREGATE BEDROOM AREA (M ²)	STORAGE AREA (M ²)
2 BED/ 4P HOUSE (2 storey)	80.0	13	30	25	4
2 Bed Rossmore	85.3	18.7	33.5	25	4.2

C	Issued for planning	18.02.22
B	Issued for QS pre planning	08.11.21
A	Issued for MD meeting	24.06.21
Rev. No.	Revision Description	Date

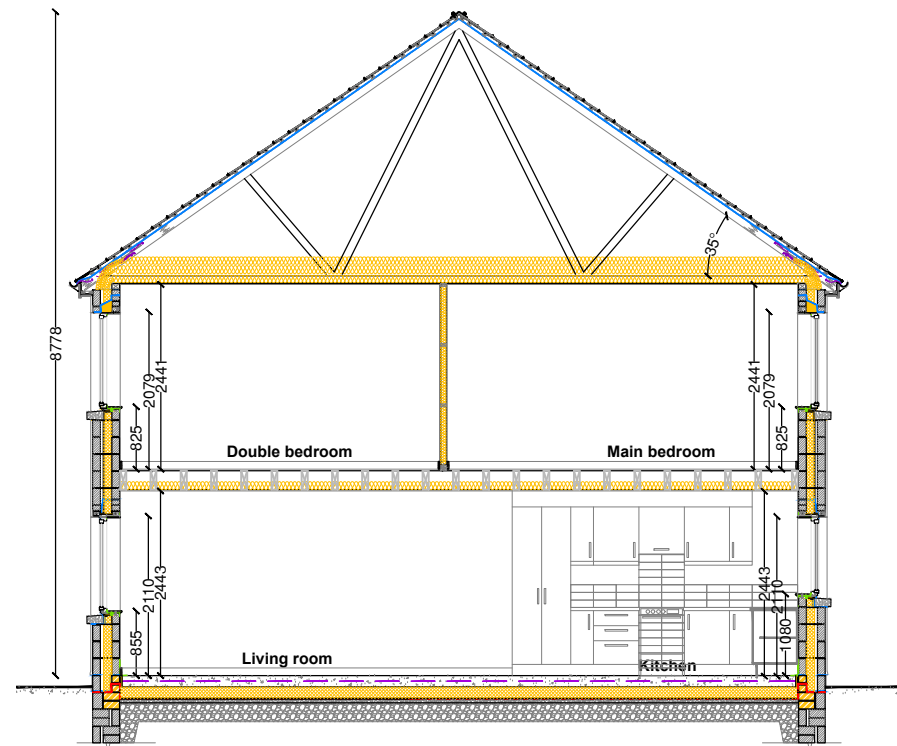
Project Stage: Single Stage Submission
 Project Title: Proposed Housing Development - Phase 3 Carrig Rossa, Rossmore, Co. Cork.
 Drawing Title: Ground floor, First floor Plans, Front Elevation & Rear Elevation.

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Cork County Council
 Architects | Housing Directorate
 County Hall, Cork
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 e-mail: architects.housing@corkcoco.ie

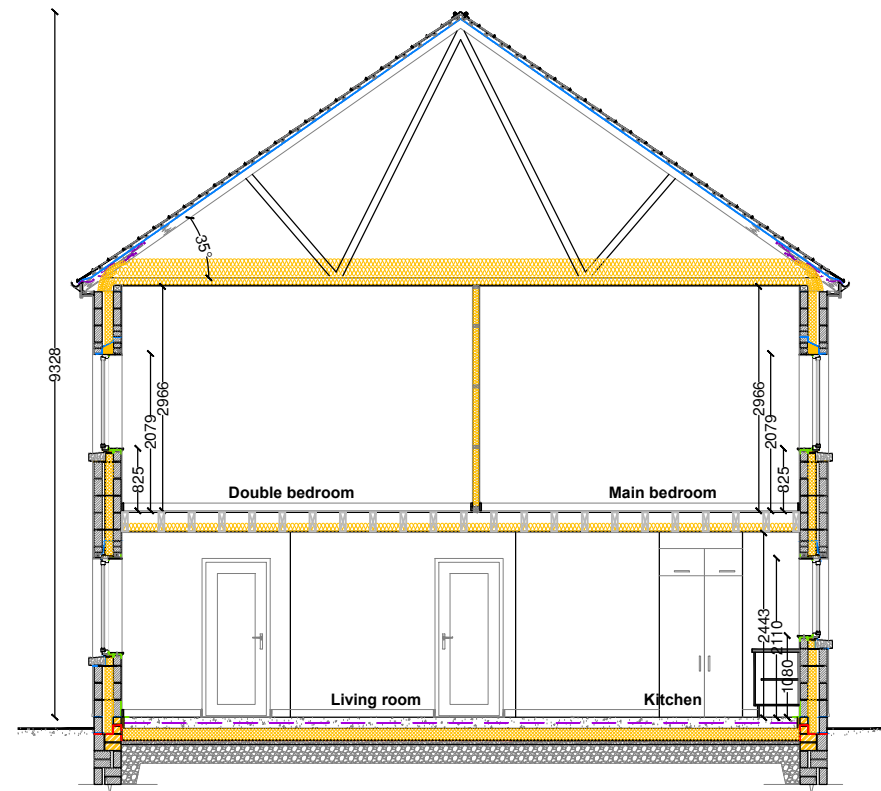
Job Reference: N2019006	Design Team: Architect: JC, Technician: TOF, Surveyor: MB, Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-200	Sheet: A3
Date: 18/02/22	Scale: 1:100
Issue for: Planning	Issue for: Planning



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Section AA



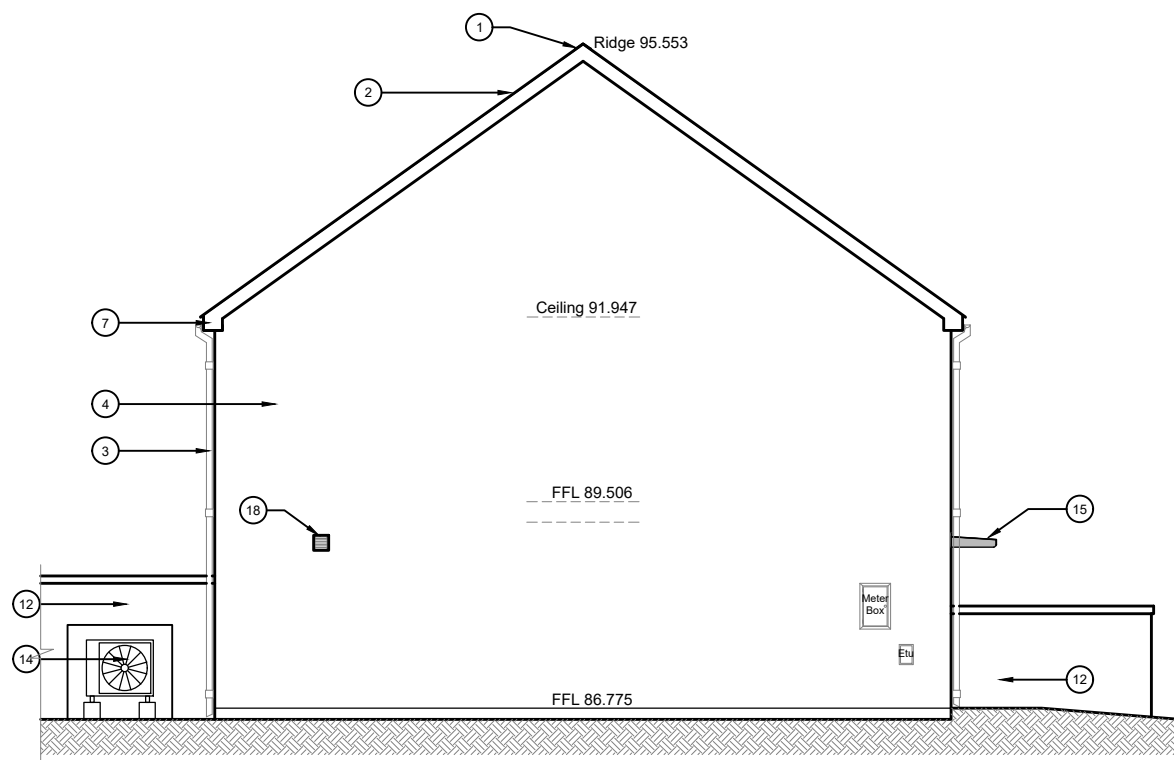
Section BB

Material Legend:

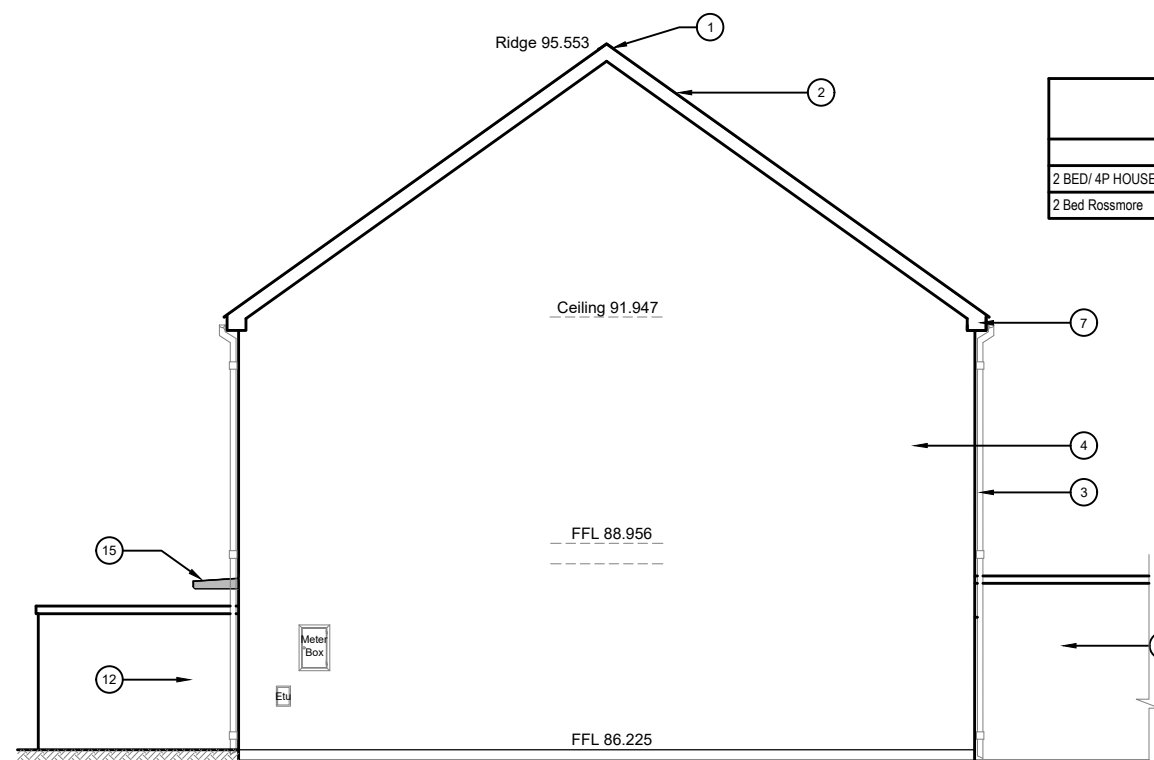
1. Ridge Tiles: Fibre cement ridge tile to match existing colour of houses in the existing estate.
2. Roof: Fibre cement slate blue-black to match existing houses in the estate.
3. Rain Water Goods: 155mm wide, 98mm depth uPVC half round gutters & 82mm uPVC round downpipes.
4. Walls: Smooth plaster finish to front elevations, gables & plinths. Wet dash finish to rear elevation.
5. Windows: Doubled glazed with uPVC frames.
6. Cill: Precast concrete cill.
7. Eaves: Projecting uPVC fascia, soffit & verge.
8. In-Line roof vents.
9. High level passive vent to M&E specification.
10. Front Door: Composite engineered door with a painted hardwood finish.
11. Rear Door: uPVC door frame.
12. 1.9m concrete block boundary wall comprising of 1.8m high, 215mm solid block with 100mm cast in-situ capping. Wet dash render on both sides.
13. Galvanised steel gates.
14. Outdoor fan unit for heat pump. To M&E specification.
15. Flat roof canopy to front door.
16. Mechanical vent from W.C. & Utility to M&E specification.
17. Low level vent for future tenant dryer.
18. Mechanical cooker vent to M&E specification.

Mechanical & Electrical
 Please see Mechanical & Electrical drawings for specification and layouts for Water main, Foul & Surface water drainage, Electrical, Space & Hot water, Data, Lighting, Fire, Ventilation, etc.

Civil & Structural
 Please see Civil & Structural drawings for specification and layouts for foundations, rising walls, concrete slab, Steel Beams, Lintels, Prefabricated truss design, etc.



Side Elevation House No.9



Side Elevation House No.10

	TARGET GROSS FLOOR AREA (M ²)	MINIMUM MAIN LIVING ROOM AREA (M ²)	AGGREGATE LIVING AREA (M ²)	AGGREGATE BEDROOM AREA (M ²)	STORAGE AREA (M ²)
2 BED/ 4P HOUSE (2 storey)	80.0	13	30	25	4
2 Bed Rossmore	85.3	18.7	33.5	25	4.2

C	Issued for planning	10.01.22
B	Issued for QS pre planning	08.11.21
A	Issued for MD Meeting	24.06.21
Rev. No.	Revision Description	Date

Project Stage: Single Stage Submission

Project Title: Proposed Housing Development - Phase 3
Carrig Rossa, Rossmore, Co. Cork.

Drawing Title: Side Elevations
Section AA & BB

Comhairle Contae Chorcaí
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