

Planning Pack Map

CENTRE COORDINATES:
ITM 533565.573492

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MAP SERIES: 1:2,500
MAP SHEETS: 6329-C

-  Site Ownership Boundary
-  Site Boundary of area to which application relates
-  Location of Site Notice

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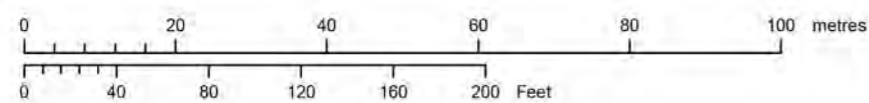
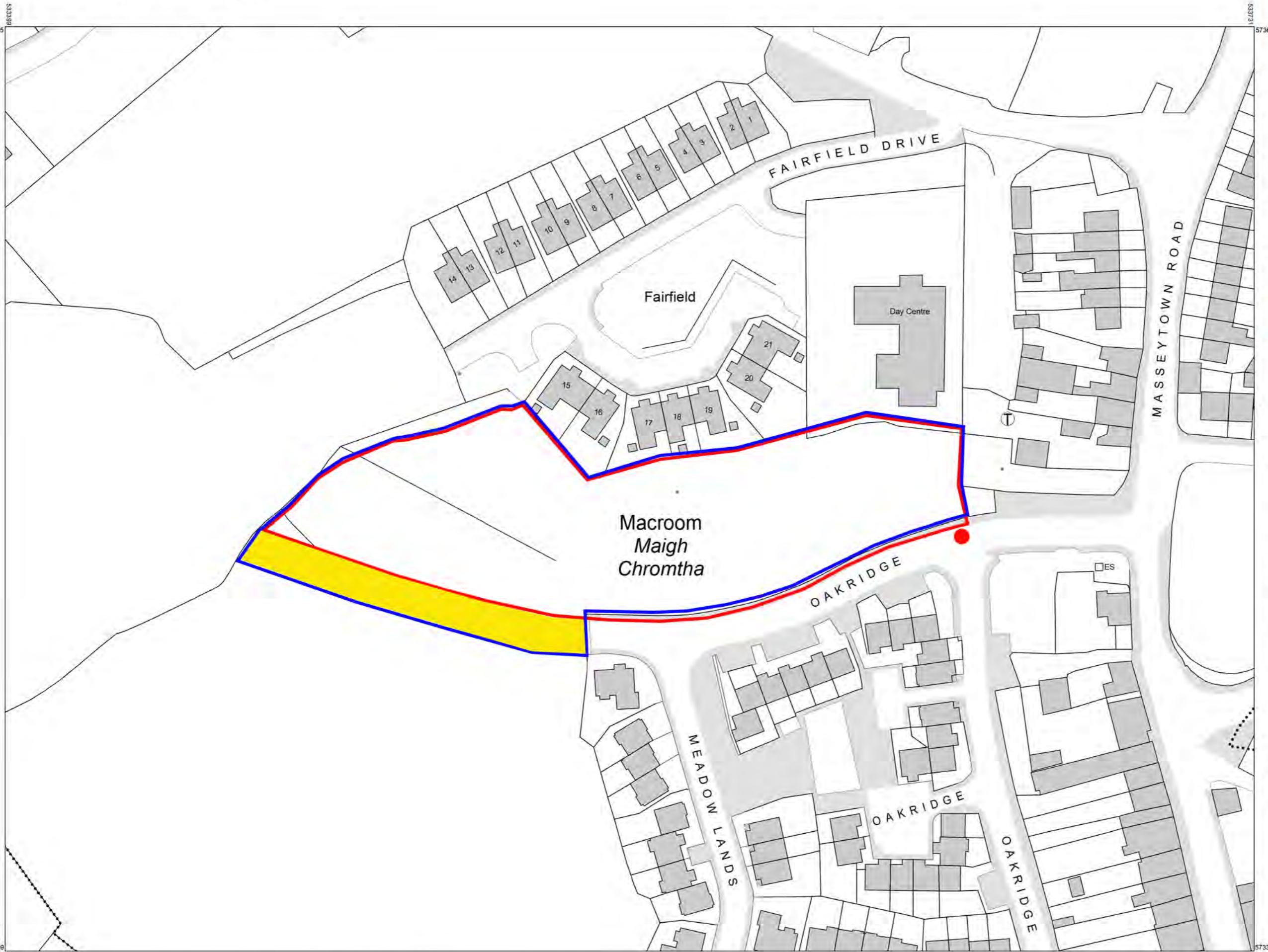
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Tim Mulvihill

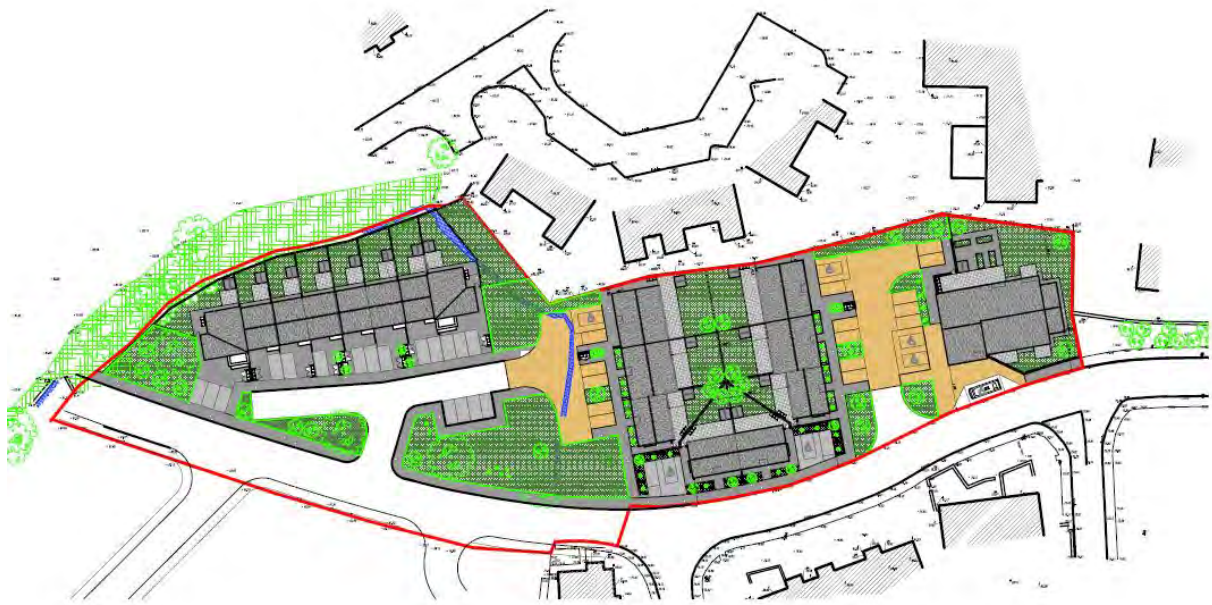
Tim Mulvihill
eml architects,
20 Cruises st,
Limerick
30/11/2022



**Housing Development
for
Tuath Housing
at
Massey Town, Macroom, Co. Cork**

Ref: 3499

Stage 3- Design Statement



1.0 Introduction:

eml architects are leading the Design Team appointed by Tuath Housing in Autumn 2019 to design a modern, user-friendly, housing development that is suitable for users who may have a disability or be elderly (or both), at Massey Town, Macroom, Co. Cork.

The Design Team members are:

eml architects

PHM Civil & Structural Engineers

Malachy Walsh & Partners Services Engineers

Tom McNamara Quantity Surveyors

2.0 Site:

2.1 Site Location:

The site is located in an established residential area, in the existing Meadow Lands/ Oakridge estate, accessed from Massey Town Road, via the N22 in Macroom, Co. Cork.



Google maps image with site outlined in red.

New housing to the north and south of the site has been completed since the time of the above google image, as indicated in the OSI image on the following page, and the photograph of the housing to the north below.



Photograph of new housing to the north as seen from site of proposed development



OSI map image with site outlined in red, indicating new housing to north and south of site

The site is 0.713 hectares and is bounded by:

- North west- Mature hedgerow containing timber fence with farmland beyond, with a gap between the hedgerow and the new housing development, leading to the existing Fairfield development beyond.
- North- Concrete post and panel boundary wall with retaining elements, with new single storey housing development beyond, which is approximately 3.3m from the northern boundary of the site at its closest location.
- North east- low level stone wall, with block work boundary wall, and an established single storey creche beyond
- East- blockwork boundary wall and existing single storey dwellings beyond, with landscaped area between existing dwellings and estate road
- South east and south- Herras fencing with existing estate footpath and road beyond.
- South west- Herras fencing with temporary construction access road and greenfield site beyond
- West- Herras fencing and farmland beyond

The site is located approximately 700 metres from Macroom Town Square and has a public footpath outside its south western boundary.

2.2 Site Characteristics:

The site is an irregular shaped greenfield site, and is sloping north to south, and west to east, with a large spoil heap located to the north west. There are 3-Phase overhead power lines to the west of the site, running from north to south, (indicated in blue dashed line on the image below). It is planned to re-route and underground these cables through the existing gap between hedgerow and new housing to the north, and provide a way-leave for same, all to facilitate the proposed development. An existing land drain (indicated in black in the image below), is crossing the site from north to south, and it is planned to pipe this land drain and run it in parallel with the proposed undergrounded power cables. The mature hedgerow to the north west of the site is to remain.



Image of Topographical Survey of the site

There are existing foul and storm lines crossing the east of the site from north to south as indicated in the GPR survey below. It is proposed that these remain and a way-leave be provided for same.

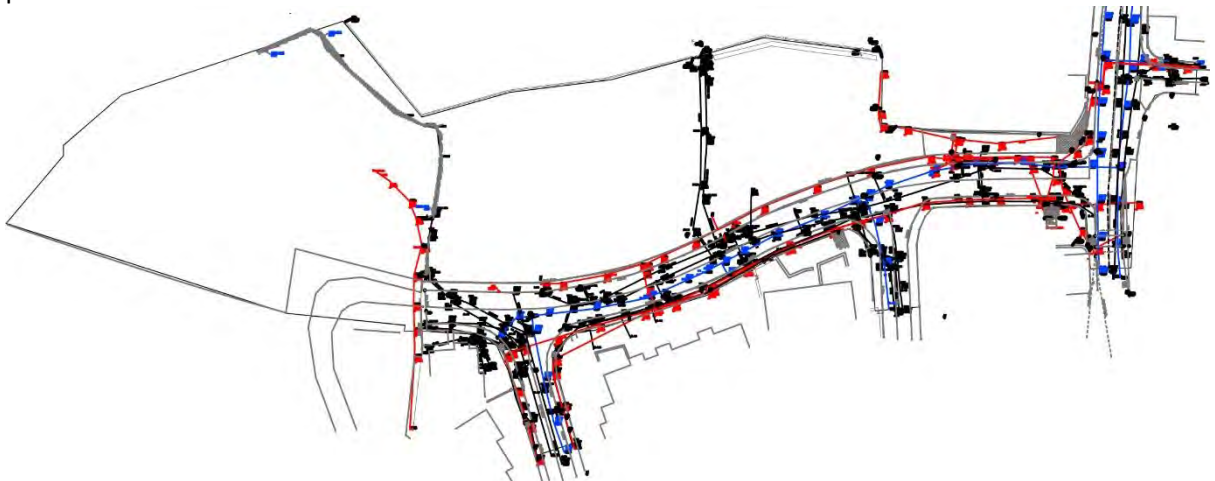


Image of GPR Survey of the site

There is an existing right of way through the proposed site along the south western boundary, indicated in yellow on the land registry map below. This road way is currently under construction and will serve both the western end of the proposed site including the neighbouring private residential estate also currently under construction.



Image Land Registry map showing rights of way in yellow.

A rock outcrop (shown as a pink oval in the image below) has been recorded close to the surface in the south west of the site, and a karst geological feature (shown as a yellow circle in the image below), potentially a cavern, in the centre of the site. It is proposed to break out the rock outcrop where necessary and provide access to the proposed western units in this area. It is proposed to bridge over the karst geological feature, below the central homezone, by means of underground reinforced concrete beams.



Image of proposed site plan showing existing constraints of the site

3.0 The Proposed Development:

3.1 eml architects had initially designed a 2-storey scheme for the site, as per Tuath's briefing document. However, due to site constraints, wayleaves, rock formations and gradients, this scheme had included for the ABII building to be located to the west of the site. As the ABII building was to be single storey, there was a feeling that it was seen to sit apart from the rest of the proposed houses, and was not as integrated as one would wish for.

Following discussions between Tuath and Cork CoCo, it was agreed that for the above reasons, the scheme should be tested as a combination of single and two-storey units. It is this scheme that is presented in this submission.

The ABII building is now located to the east of the site, adjacent to the other housing, and opening onto a proposed Homezone.

The Units

It is proposed to provide a total of 18 No. dwelling units on the site plus a 5-bed communal Acquired Brain Injury Ireland dwelling.

Unit Breakdown as follows:

- 4 No. 1 bed, 2 person single storey units.
- 4 No. 2 bed, 4 person single storey units.
- 6 No. 2 bed, 4 person two storey units.
- 4 No. 1 bed, 2 person own door apartments
- 1 no. ABII, 5-bed communal dwelling

All units are to be designed in accordance with Ministerial Guidance "Quality Housing for Sustainable Communities 2007", at a minimum. All single storey units are to be suitable for use by the elderly and/or people with disabilities. The proposed single-storey units and the ABII building avoids any over-looking concerns to the north, while maintaining accessibility for the users. The design of the units is as follows:

- 4 No. 1 bed 2 person, and 4 No. 2 bed 4 person, TGD Part M adapted units:
These units are larger than the areas outlined in Ministerial Guidance "Quality Housing for Sustainable Communities 2007", at 50m² and 76m² respectively, and will accommodate elderly users who may require wheelchairs in the future, wheelchair users, and ambulant disabled, seeking independent living. The wet rooms and kitchens of these units are to have 1.8m turning circles, all other areas are to have 1.5m turning circles, with 300mm leading edges throughout.

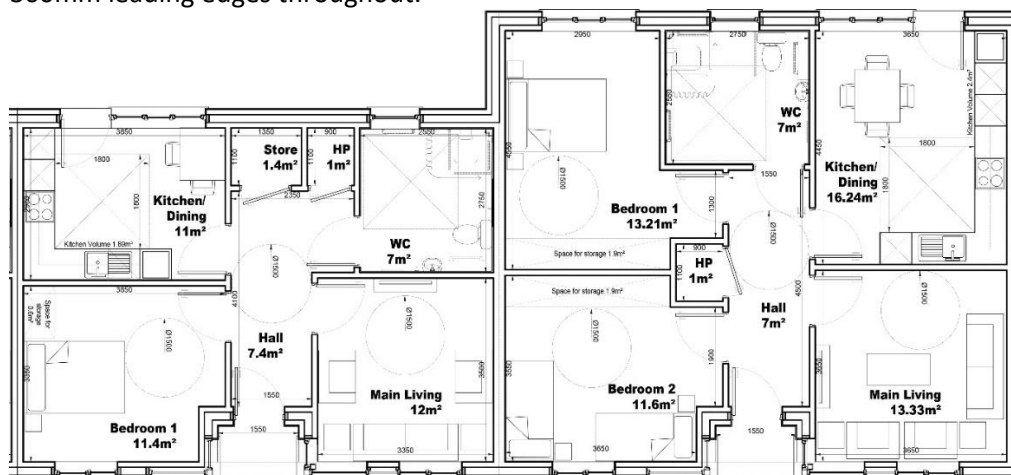


Image of 1 bed and Part M adapted designed units

- 6 No. 2 bed, 4 person two storey units, 4 No. 1 bed, 2 person own door apartments: Terrace No.4 of the scheme was designed in accordance with "Quality Housing for Sustainable Communities" it provides 4 no. 1 bed, own door apartments which "bookend" the 6 no. mid terrace 2 bed dwellings. This terrace is accessed off a new entrance from the right of way currently being constructed. It also overlooks the proposed open space/green area. Units provide well-proportioned rooms with adequate daylight. All statutory Part M requirements will be met. Private open space is provided to all units, with balconies provided to first floor apartments. Adequate storage is provided throughout.

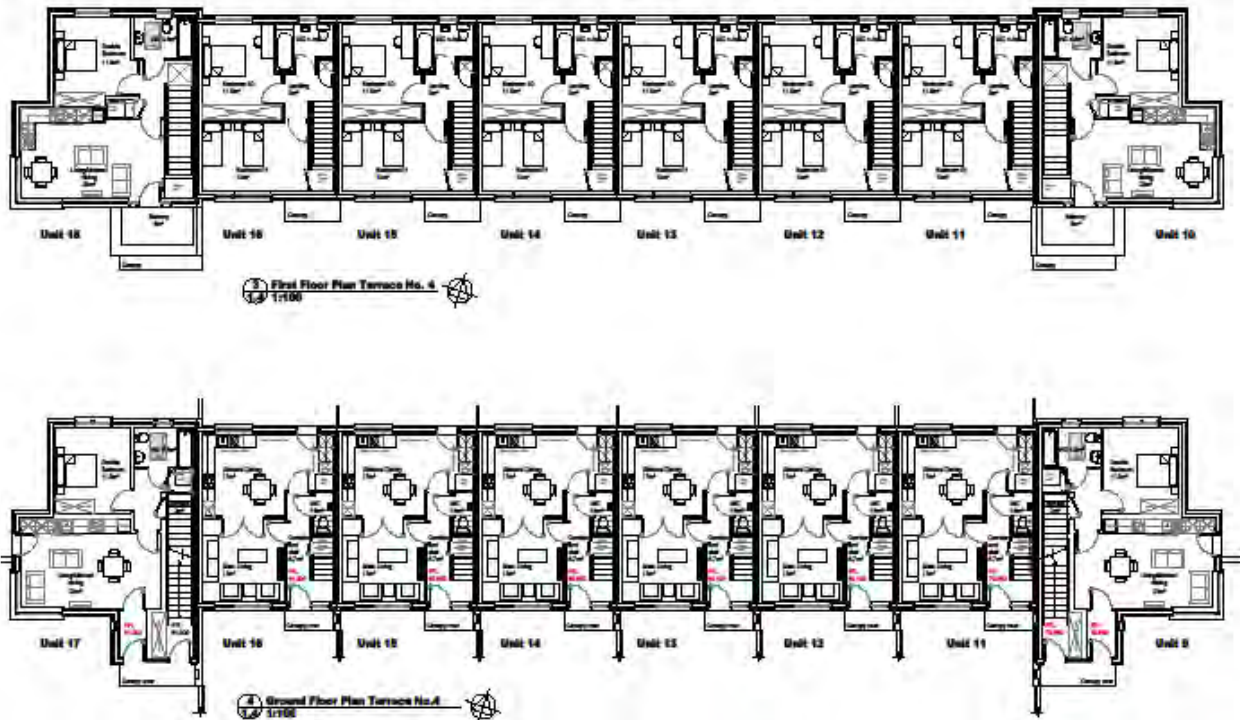
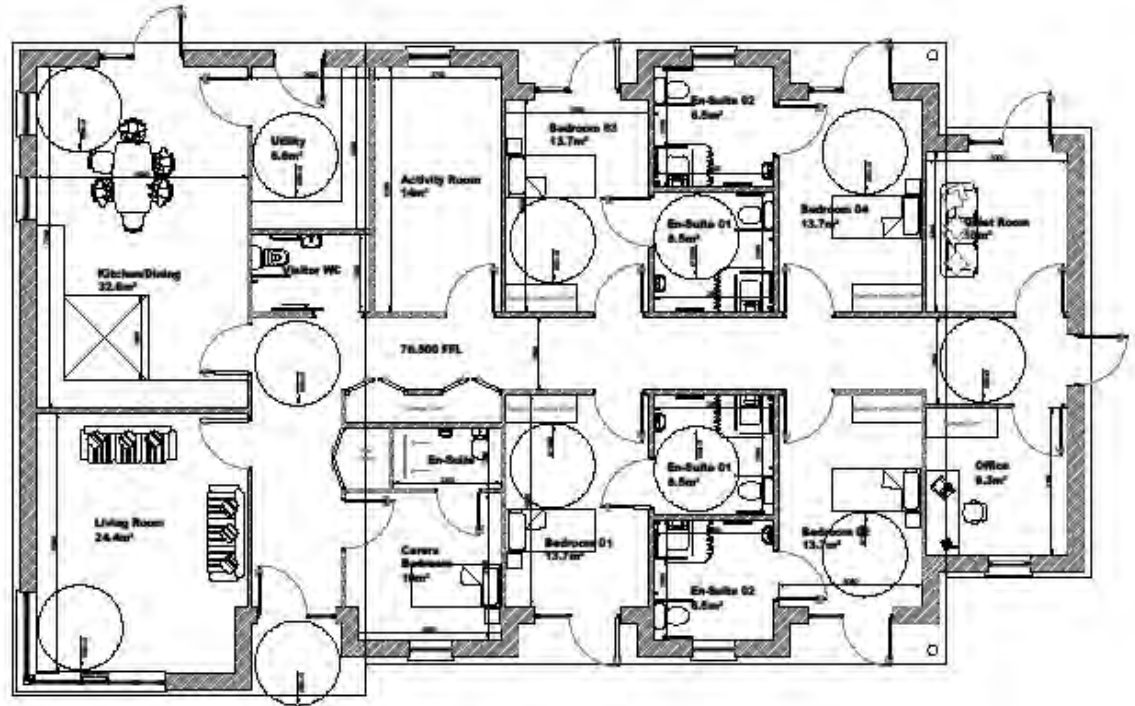


Image of Terrace No.4 comprising of 4 no. 1 bed apts and 6 No. 2 bed dwelling units

- 1 No. 5 bed Acquired Brain Injury Ireland Communal Dwelling: This unit is to be designed in accordance with ABII requirements and is to cater for 4 No residents and 1 No. overnight staff member and is to be considered assisted living. 1.8m turning circles are to be provided throughout, with 1m clear door openings and 300mm leading edges. The proposed accommodation as requested by ABII is as follows: 4 No. resident bedrooms and adjoining ensuites, staff bedroom with adjoining ensuite, staff office, utility, activity room, visitors WC, quiet room, sitting room, kitchen/dining room, store, related circulation areas, outdoor garden space, and associated parking. As many of the residents will require assisted evacuation in the event of fire, ABII have requested that the building be single storey, with fire escapes from all bedrooms. The Communal Dwelling will be 247m² and will be located in the east of the site in a central location.



Provisional draft design of Communal Dwelling provided by ABII

3.2 Site Density

In accordance with the “Cork County Development Plan, 2014”, Macroom is considered Medium ‘B’ density, as it has less than 5,000 person population. The upper density limit is at 35 dwellings/ha, with no lower limit suggested, with densities less than 12 dwellings/ha being considered where exceptional market requirements have been identified. A lower standard of public open space can be considered where larger gardens are provided.

It is proposed to have 18 dwellings on this site of 0.776 hectares, plus the ABII Communal Dwelling.

Communal Open Space is provided in accordance with “Cork County Development Plan, 2014”, and Cork County Council “Making Places: a design guide for residential estate development, 2011”. A large neighbourhood green area is proposed to the south-west of the site, with smaller green buffer zones in the public realm dotted throughout the site, all overlooked by dwellings. A total 1119m² of green area is proposed = 16.7% of site area. 2 No. paved homezones are also proposed, which can be treated as additional local play areas equating to 446m² = an additional 5% of site area.



Image of proposed site plan, with public green areas indicated in green and paved homezones

3.3 Site Strategy

The site strategy is in accordance with the “Cork County Development Plan, 2014”, Cork County Council “Making Places: a design guide for residential estate development, 2011” and “DMURS”.



Image of proposed site plan

- Footpaths and roadways:
2m wide footpaths are proposed to both sides of all new roadways. Where possible, footpaths are proposed beyond the parking, separated from the dwellings by private 2m wide buffer zone. All footpaths and roads are to slope at a maximum of 1:21 gradient allowing for accessibility across the site. To achieve this gently sloped gradient on the existing sloped levels of the site, an amount of site cut is proposed to the northern and

western parts of the site with retaining elements to northern boundaries and rear gardens.

- Front garden/ buffer zones:
All units are to have a small 2m deep buffer zone to the front.
- Rear gardens:
All rear gardens are in accordance with the minimum requirements of Cork County Council “Making Places: a design guide for residential estate development, 2011”.
- Car parking:
2 spaces are provided per 2 bed and 1.5 spaces are provided per one bed.
- Stepped terraces:
The terraces of dwellings are to be stepped to accommodate a 1:21 gently sloped access footpaths, and reduce the amount of cut and retaining elements required on the site. Terraces are also proposed to maximise density of the site and reduce construction costs.

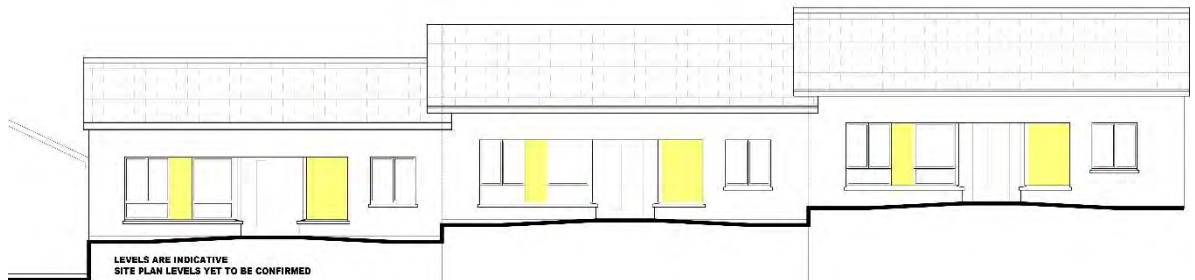


Image of stepped terrace to maintain max 1:21 gradient footpaths and minimise site cut

- Access to rear gardens and bin storage:
Where possible, access to rear gardens via external garden gate has been provided with bin storage to the rear. In mid-terrace units, secure bin storage is proposed to the front of the units within the proposed private 2m wide buffer zones.
- Level access:
All units are to be level access at front and rear with linear drains proposed.
- Elevational Treatment:
Units are to be modern in design, with slate roofs, painted render facades, and coloured insulated panels forming part of the window design. Where the gable of units overlook a Public Open space, coloured metal clad “pop-out” feature windows are proposed.

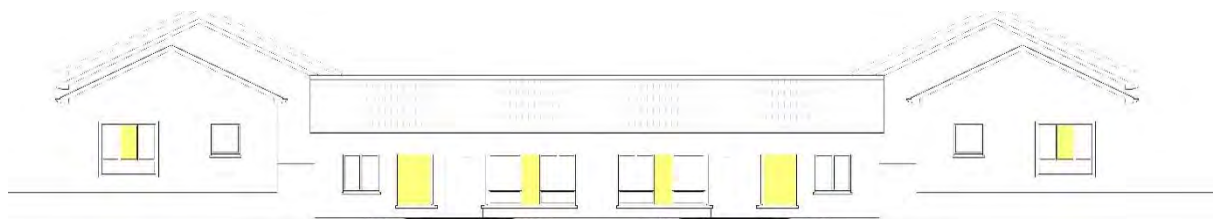


Image of corner windows, coloured insulated panels, and “pop out” windows to gables



Terrace No.4: Proposed Front Elevation showing 6 No. 2 bed dwellings with 'bookend' 1 bed apartments.

4.0 Conclusion:

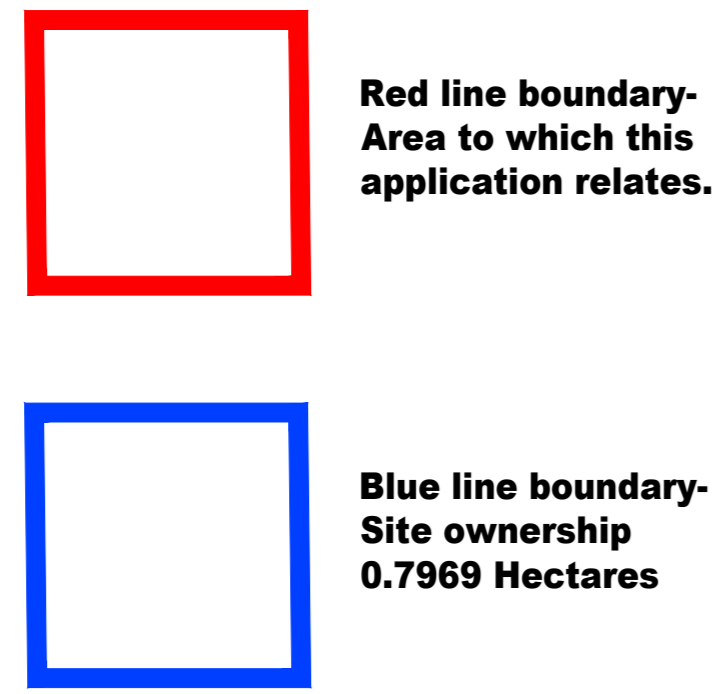
Despite the seriously demanding constraints such as the steeply sloping site, rock formations and karst features, existing and proposed rights of way and wayleaves for roads and services, the requirement for larger units for wheelchair users, the requirements for a significant ABII Communal Dwelling, we have designed an attractive housing scheme, fully in accordance with Cork County Council's guidance regarding dwelling density, car parking, size of rear gardens, and area for the Public Open space.

This will be a modern, fully accessible and inclusive neighbourhood, to serve the elderly and those with additional needs, which will be fully integrated into its mature residential surroundings.

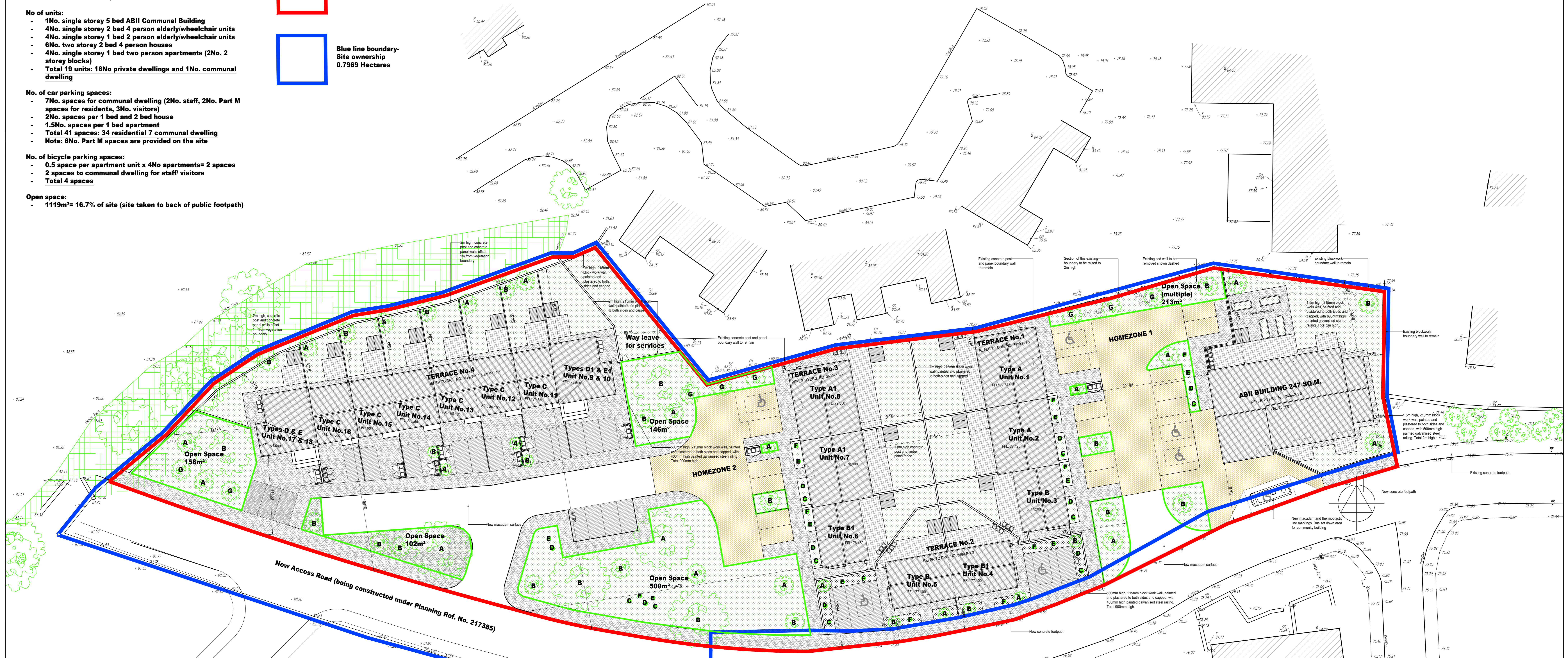
Note: Please refer to MWPs Mechanical & Electrical and PHMs Civil & Structural Part viii reports for specific proposals in relation to this scheme.

General Notes

- Site Area:**
- 0.713 Hectares
- Site Density:**
- Medium B- 23 units per Hectare
- No of units:**
- 1No. single storey 5 bed ABII Communal Building
- 4No. single storey 2 bed 4 person elderly/wheelchair units
- 4No. single storey 1 bed 2 person elderly/wheelchair units
- 6No. two storey 2 bed 4 person houses
- 4No. single storey 1 bed two person apartments (2No. 2 storey blocks)
- Total 19 units: 18No private dwellings and 1No. communal dwelling
- No. of car parking spaces:**
- 7No. spaces for communal dwelling (2No. staff, 2No. Part M spaces for residents, 3No. visitors)
- 2No. spaces per 1 bed and 2 bed house
- 1.5No. spaces per 1 bed apartment
- Total 41 spaces: 34 residential 7 communal dwelling
- Note: 6No. Part M spaces are provided on the site
- No. of bicycle parking spaces:**
- 0.5 space per apartment unit x 4No apartments= 2 spaces
- 2 spaces to communal dwelling for staff/visitors
- Total 4 spaces
- Open space:**
- 1119m²= 16.7% of site (site taken to back of public footpath)



- GENERAL NOTES:**
A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARDS DETAIL DRAWINGS.
B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.



Outline Specification Site/ Dwellings

SITEWORKS:
ALL AS PER SITE PLAN.
EXISTING OVERHEAD/ESS CABLE TO BE DIVERTED UNDERGROUND. ALL SCRUB AND HEDGEROW WITHIN SITE BOUNDARY TO BE REMOVED. SELECTED EXISTING SOIL STONE WALL TO BE REMOVED AS SHOWN/DAISED.

DRAINAGE:
REFER TO CIVIL ENGINEERS DOCUMENTATION FOR DETAILS ON DRAINAGE. NEW FOLI DRAINAGE ACCESS JUNCTIONS TO CONNECT INTO EXISTING FOLI DRAINS. NEW STORM DRAINAGE ACCESS JUNCTIONS TO CONNECT INTO EXISTING STORM DRAINS. EXISTING STREAM LAND DRAIN TO BE DIVERTED UNDERGROUND.

FOUNDATIONS:
STRIP FOUNDATIONS TO STRUCTURAL ENGINEERS LATER DETAIL.

GROUND FLOOR:
75MM SCREENED ON 150MM RIGID INSULATION BOARD WITH 25MM PERIMETER INSULATION BETWEEN EDGE OF SLAB & ALL EXTERNAL WALLS ON 100MM DEEP REINFORCED CONCRETE SLAB TO ENGINEERS LATER DETAIL.
ON DRAIN, RAISON BARBERS DPM MEMBRANE ON MIN 25 SAND BLINDING MATERIAL TO DRAIN ANNEXE E TO 100MM WELL COMPACTED GRANULAR MATERIAL. TO SIGHT ANNEXE E TO 200MM WELL COMPACTED GRANULAR MATERIAL. TO SIGHT ANNEXE E TO 1% RADON SUMP TO EACH DWELLING.

FIRST FLOOR:
25mm TIMBER JOISTS TO ENGINEERS LATER DETAIL.
25mm THICK CONCRETE FLOOR TO APARTMENTS.

FLOOR FINISHES:
VINYL SAFETY FLOOR FINISH TO WC'S, KITCHEN AREAS.

EXTERNAL WALLS:
MASONRY GAFF WALLS CONSISTING OF 100mm BLOCK WALL INTERNAL LEAF 100mm RIGID INSULATION BOARD 200mm BLOCK WALL OUTER LEAF.

EXTERNAL DOORS:
DOUBLE GLAZED PVC BLINDING DOORS AND UTILITY DOORS WITH ENGINEERED TIMBER COMPOSITE MAIN ENTRANCE DOOR (COLOUR TO BE SELECTED).

THRESHOLD DETAIL:
CAST IN SITU CONCRETE THRESHOLDS WITH LEVEL ACCESS DRAINAGE CHANNELS.

INTERNAL DOORS:
INTERNAL DOORS:

PAINTED, FLUSH PANEL, TAMBER DOORS:
CEILING:
15mm THICK PLASTERBOARD CEILING ON GROUND FLOOR AND 12.5mm THICK PLASTERBOARD CEILING ON FIRST FLOOR. FIXED DIRECTLY TO UNDERSIDE OF JOISTS.
SUSPENDED CEILING SYSTEM TO UNDERSIDE OF APARTMENT CONCRETE FLOORS.

PAVING TO DECK AREA GARDEN:
200mm DEEP AREA TO REAR OF UNITS TO RECEIVE 400mm x 400mm CONCRETE PAVING SLABS COLOUR TO BE SELECTED.

FOOTPATHS AND DRIVEWAYS:
DRIVEWAYS AND WALKWAYS TO FRONT AND SIDE OF UNITS TO BE CONCRETE TO REMAIN AS INDICATED ON SITE PLAN.
DROPPED KERBS AND TACTILE PAVING WHERE REQUIRED. SELECT AREAS OF PAVING TO BE PERMEABLE PAVING.

KERRING:
PRECAST CONCRETE KERRING TO STRUCTURAL ENGINEERS LATER DETAIL.

ROADWAYS AND CAR PARKS:
TO RECEIVE MACADAM FINISH UNLESS INDICATED AS HOVED/PAVED.

CAR PARKING ON MACADAM AREAS:
TO RECEIVE THERMOPLASTIC LINE MARKINGS.

PAVING TO CAR PARKING AND HOMEZONES:
PERMEABLE CONCRETE PAVING BLOCKS 80MM THICK, SHOTBLAST FINISH 3 SIZE MIXES 1: SIZE IN RANDOM STRIP/CHERSON HERRINGBONE BOND. COLOUR TO BE SELECTED.

BOUNDARY WALLS:
800mm LONG, 250mm HIGH, 300mm BLOCK WORK COSSIP WALL TO SELECT UNITS. TO CONTAIN 888 METER CABINET PAINTED AND PLASTERED TO BOTH SIDES AND CAPPED WITH 400mm HIGH PAINTED GALVANISED STEEL RAILING TO DRIVEWAY PARTY WALLS AND SIDES. TOTAL 800mm HIGH.

2m HIGH CONCRETE POST AND CONCRETE PANEL WALLS TO REAR GARDENS OF TERRACE 4 OFFSET 1m FROM NORTH WESTERN VIGOR BOUNDARY.
2m HIGH, 215mm BLOCK WORK WALL PAINTED AND

PLASTERED TO BOTH SIDES AND CAPPED, TO SIDES OF REAR GARDENS FACING THE PUBLIC REALM AND REAR GARDEN WALL OF TERRACE 1 AND 1.
1000mm HIGH CONCRETE POST AND TAMPER PANEL FENCE TO ALL REAR GARDEN PARTY WALLS.
1.5M HIGH, 215mm BLOCK WORK WALL PAINTED AND PLASTERED TO BOTH SIDES AND CAPPED WITH 300mm HIGH PAINTED GALVANISED STEEL RAILING TO TOTAL 2m HIGH.
RETAINING ELEMENTS TO SELECT BOUNDARY WALLS AS PER STRUCTURAL ENGINEERS DOCUMENTATION. TEMPORARY 1.8M HIGH HERAS FENCING TO SOUTHWESTERN BOUNDARY.
EXISTING CONCRETE POST AND PANEL FENCE AT NORTHERN BOUNDARY TO REMAIN.
OTHER BOUNDARY WALLS TO SITE TO REMAIN AS INDICATED ON SITE PLAN.
1000mm HIGH PRESSURE TREATED TAMBER GARDEN GATES.

BIN STORES:
1100mm WIDE x 2200mm LONG x 1400mm HIGH, 100mm BLOCKWORK BIN STORES. PAINTED AND PLASTERED TO BOTH SIDES, AND CAPPED WITH PARAPET AND CONCRETE FLAT ROOF LAG TO FALLS, AND PAINTED GALVANISED LOCK/VE DOORS.

GARDEN SHEDS:
METAL CLAD, HOT DIP GALVANISED, STEEL FRAME SHED WITH SQUARE PROFILE AND THE EFFECT PVC COATED CLADDING, 2.1m x 2.1m PLAN SIZE, WITH SLIDING LOCKABLE DOOR AND POLYCARBONATE ROOF LIGHT, ON 150mm CONCRETE BASE.

BICYCLE STANDS:
4No. TUBULAR FINLASS STEEL SHEPHERD TYPE BICYCLE STANDS.

LANDSCAPING:
EXISTING HEDGEROWS TO NORTH WESTERN BOUNDARIES TO REMAIN. HEDGEROW TO BE CUT BACK, ALL SCRUB AND HEDGEROW WITHIN SITE BOUNDARY TO BE REMOVED. NEW TREES AND SHRUBS AS PER LANDSCAPING PLAN.

Landscaping Legend

Proposed grass to gardens, open areas, buffer zones

Proposed concrete footpath driveway

450mm x 450mm concrete paving flag to garden deck areas

Potential additional grass open space. Potential location of new native road to be confirmed. Not currently included in open space calculations

Coloured permeable resin bound pathway

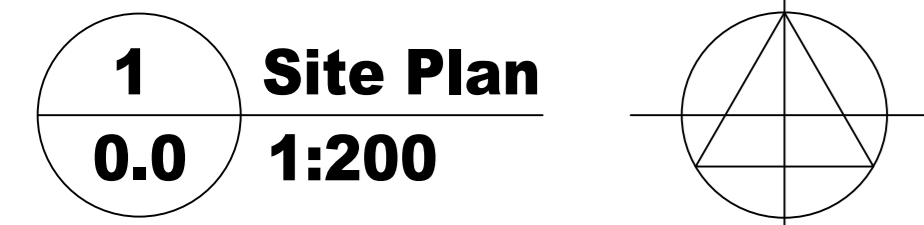
Permeable concrete paving blocks 80mm thick, shotblasted finish 3 size mixes, 1: herringbone bond. Colour to be selected.

Permeable concrete paving blocks 80mm thick, shotblasted finish 1 size, 1: herringbone bond. Colour to be selected.

Revisions

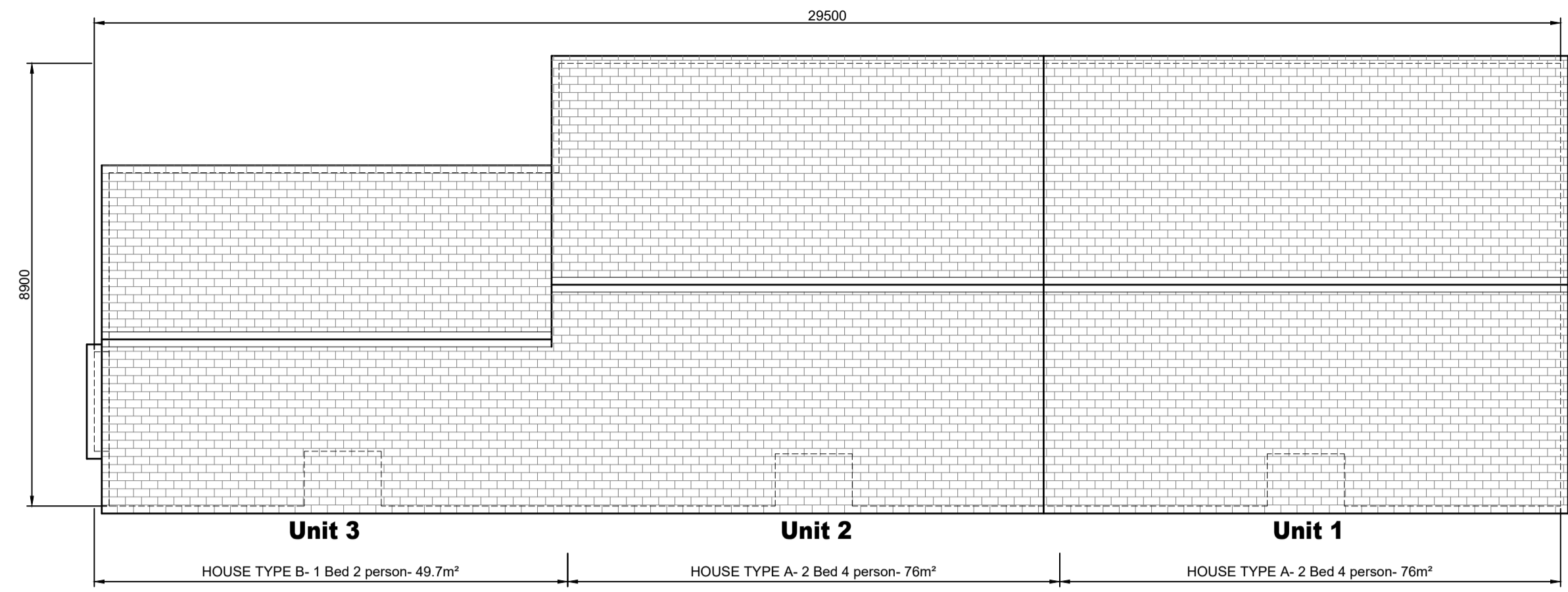
Revisions	Date

25 Cruises Street, 63 Fitzwilliam Sq, Umeirick, V94 R4PH, Ireland. (061) 312249, (01) 6370767, umeirick@eml.ie, 63010@eml.ie, www.eml.ie

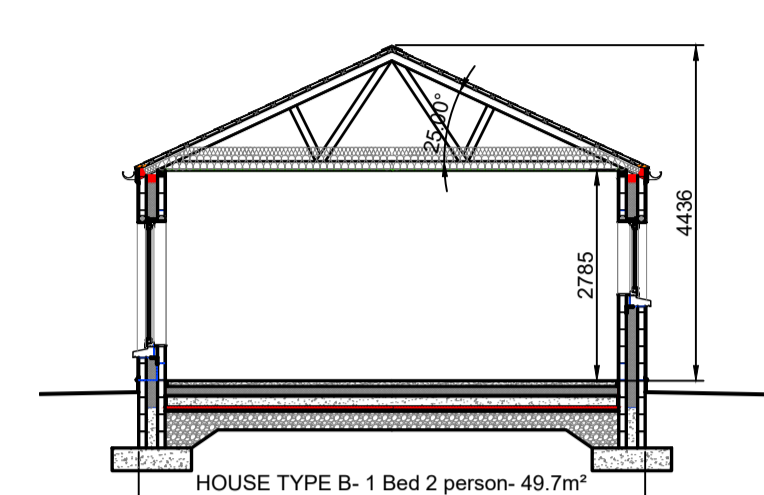


Client Tuath Housing	Date 29/11/2022
Scale @ A0 1:200	Drawn TM
Checked TM	Drawing No. 3499-P-0.0
Job Macroom Housing Development	Rev
Title Site Layout - Proposed	

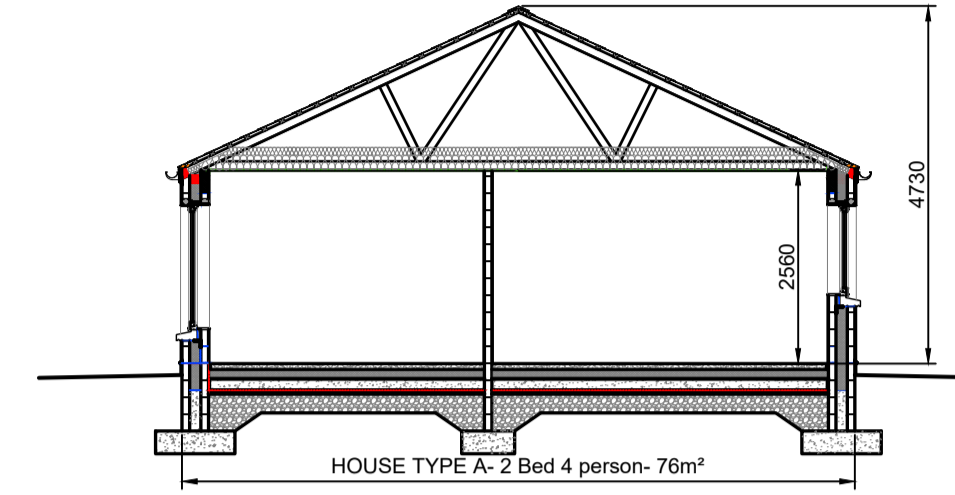
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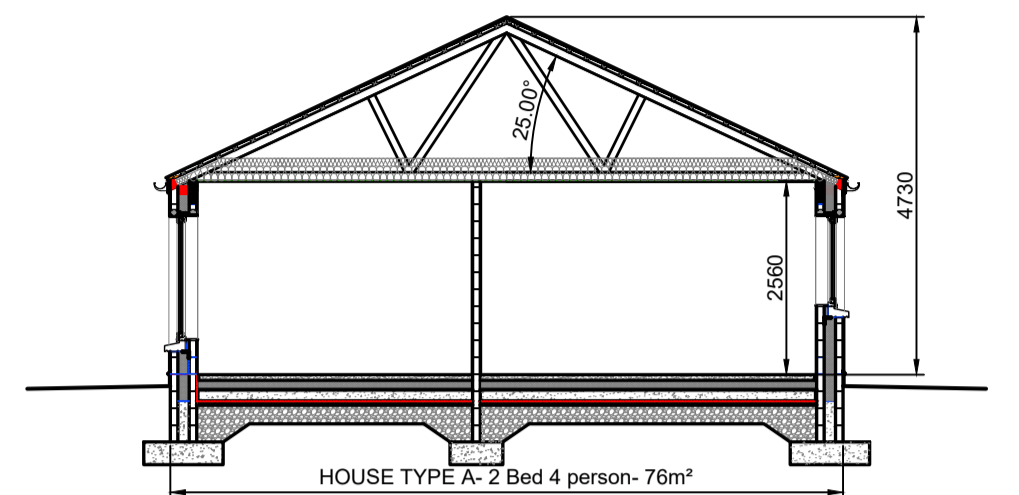
1 Roof Plan Terrace No.1
1.1 1:100



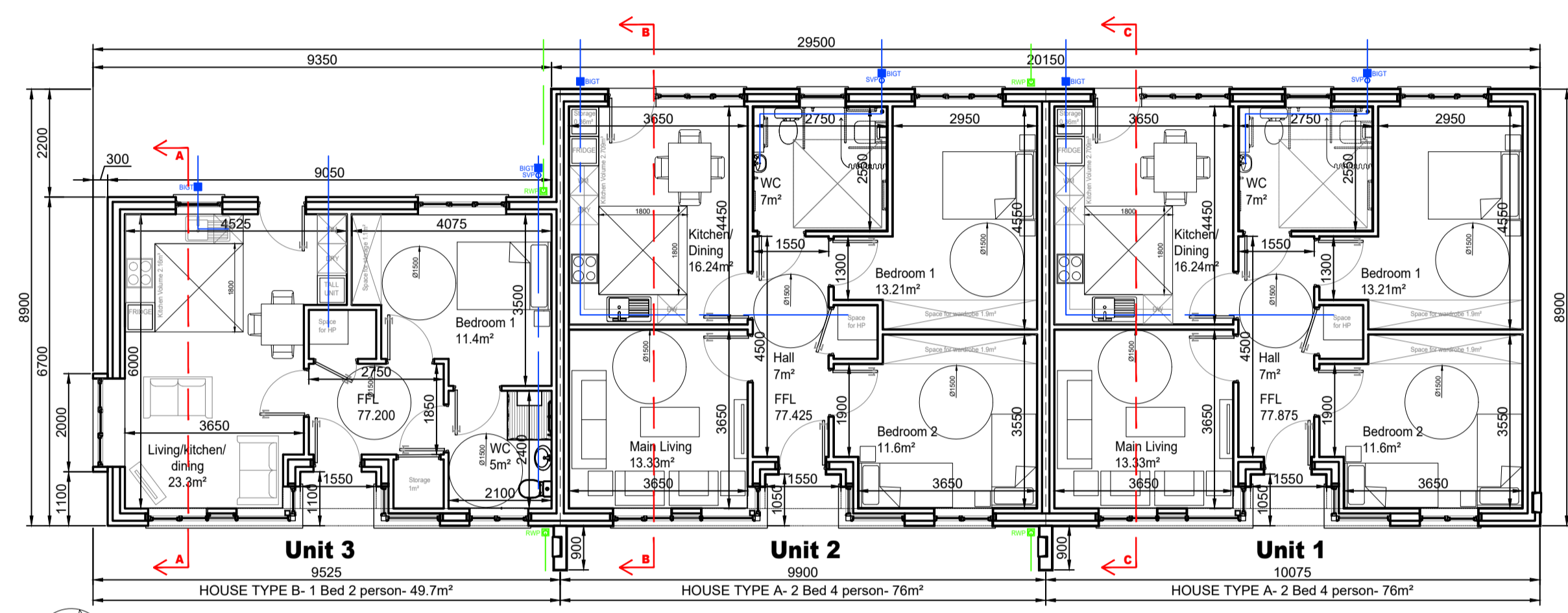
6 Short Section A-A
1.1 1:100



5 Short Section B-B
1.1 1:100



5 Short Section C-C
1.1 1:100



2 Ground Floor Terrace No.1
1.1 1:100

OUTLINE SPECIFICATION

FAÇADE TREATMENT:
 RENDER AND PAINT FINISH (COLOUR TO BE SELECTED), OR COLOURED INSULATED CLADDING (COLOUR TO BE SELECTED)

ROOF:
 FIBRE CEMENT SLATE ROOF ON 50mmX35mm TREATED TIMBER BATTENS ON WATER RESISTANT BREATHER MEMBRANE & SEMI-RIGID EAVES PROTECTION SHEET ON PREFABRICATED TIMBER TRUSS ROOF TO STRUCTURAL ENGINEERS LATER DETAILS.

LEAD FLASHINGS, EAVES & BARGE TO BE ALUMINIUM SOFFIT, COLOUR TO BE SELECTED, AND FIBRE CEMENT RIDGE CAPPING.

RAINWATER GUTTERS & DOWNPIPES:
 PVC, HALF ROUND STYLE. COLOUR TO BE SELECTED.

GROUND FLOOR:
 75MM SCREED ON 150MM RIGID INSULATION BOARD WITH 25MM PERIMETER INSULATION BETWEEN EDGE OF SLAB & ALL EXTERNAL WALLS ON 150MM DEEP REINFORCED CONCRETE SLAB TO ENGINEERS LATER DETAIL.

FLOOR FINISHES:
 VINYL SAFETY FLOOR FINISH TO WCs, KITCHEN AREAS.

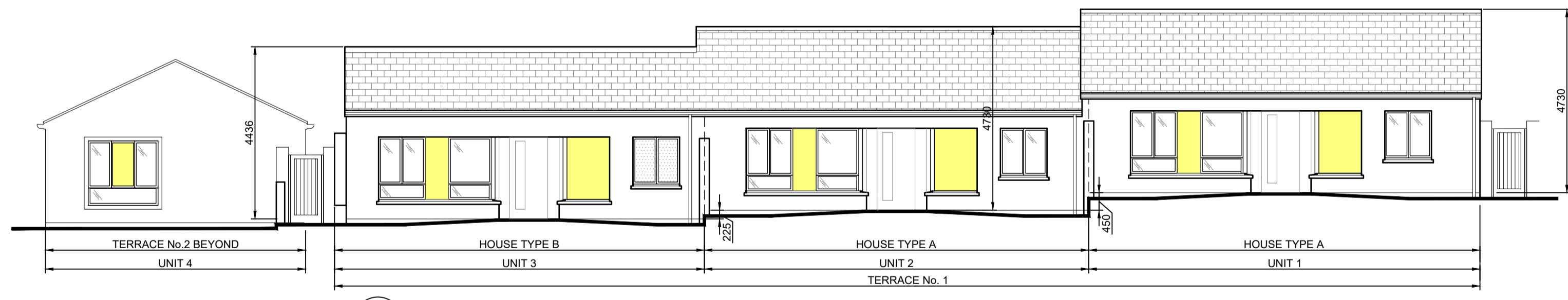
EXTERNAL WALLS:
 MASONRY CAVITY WALLS CONSISTING OF:
 100mm BLOCK WALL INTERNAL LEAF
 150mm RIGID INSULATION BOARD,
 100mm BLOCK WALL OUTER LEAF

EXTERNAL WINDOWS:
 DOUBLE GLAZED PVC WINDOWS. SELECT WINDOWS TO RECEIVE CAST IN COLOURED INSULATED CLADDING PANEL. (COLOUR TO BE SELECTED)
 PRECAST CONCRETE CILLS.

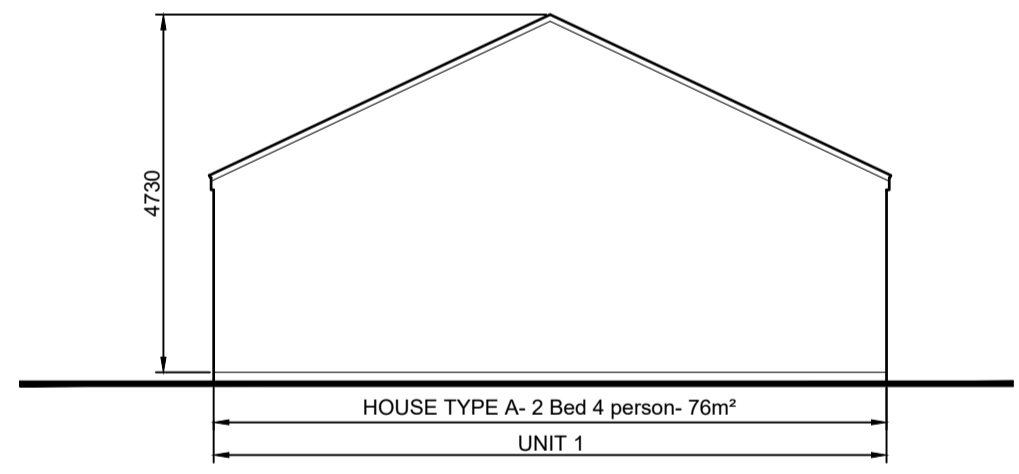
EXTERNAL DOORS:
 DOUBLE GLAZED PVC SLIDING DOORS AND UTILITY DOORS WITH ENGINEERED TIMBER COMPOSITE MAIN ENTRANCE DOOR (COLOUR TO BE SELECTED)

PAVING TO DECK AREA GARDEN:
 250mm DEEP AREA TO REAR OF UNITS TO RECEIVE 450mm X 450mm CONCRETE PAVING FLAGS COLOUR TO BE SELECTED.

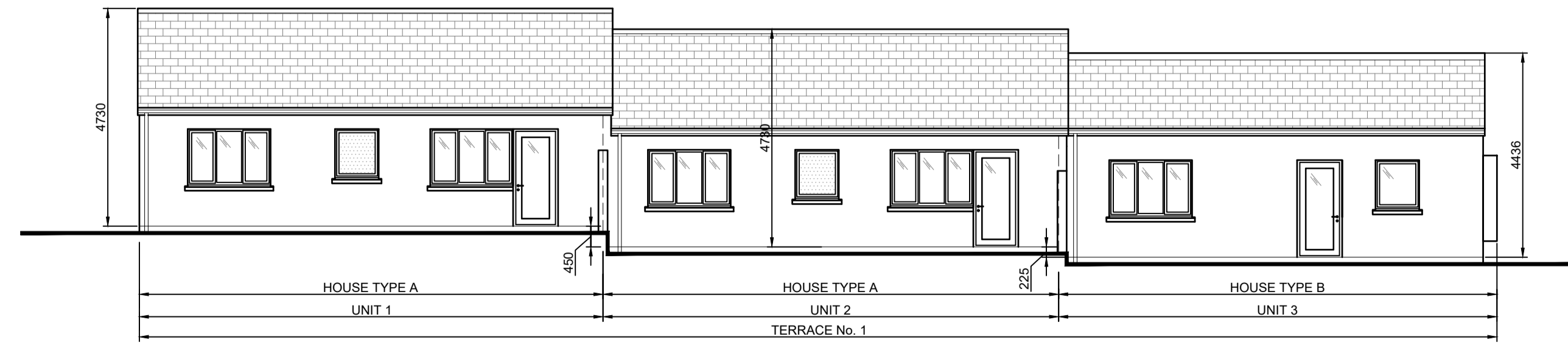
FOOTPATHS AND DRIVEWAYS:
 DRIVEWAYS AND WALKWAYS TO FRONT AND SIDE OF UNITS TO BE CONCRETE. ALL NEW PUBLIC FOOTPATHS TO BE CONCRETE WITH DROPPED KERBS AND TACTILE PAVING WHERE REQUIRED. SELECT AREAS OF PARKING TO BE PERMEABLE PAVING



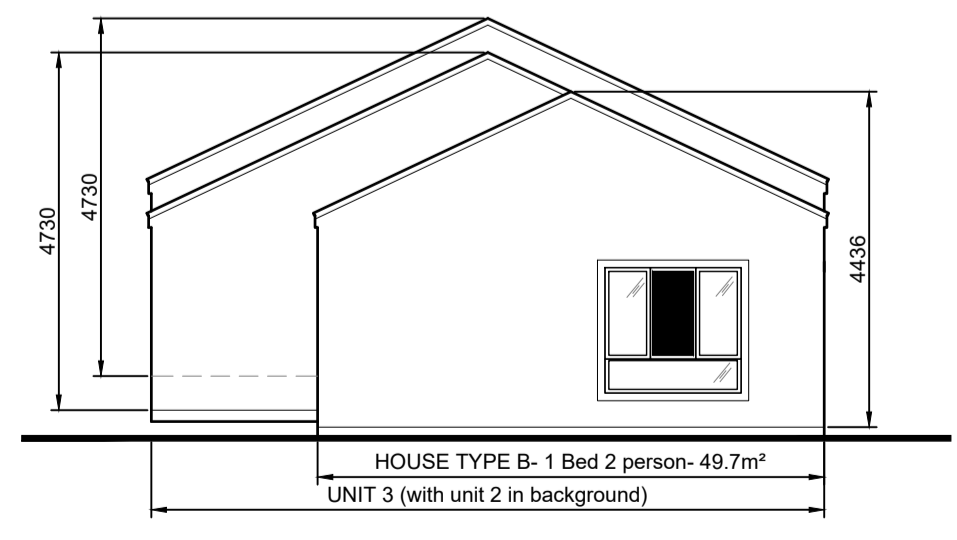
3 East Elevation Terrace No.1
1.1 1:100



7 North Elevation Terrace No.1
1.1 1:100



4 West Elevation Terrace No.1
1.1 1:100



8 South Elevation Terrace No.1
1.1 1:100

Revisions	Date

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 63 Fitzwilliam Sq Dublin 2 D02 N938 Ireland
 (061) 312249 limerick@eml.ie
 (01) 6707677 dublin@eml.ie
 www.eml.ie

Client	Tuath Housing	Date	29/11/22
Job	Macroom Housing	Scale @ A1	1:100
		Drawn	TM
		Checked	TM
Title	General Arrangement Drawing Terrace 1	Drawing No.	3499-P-1.1
		Rev	

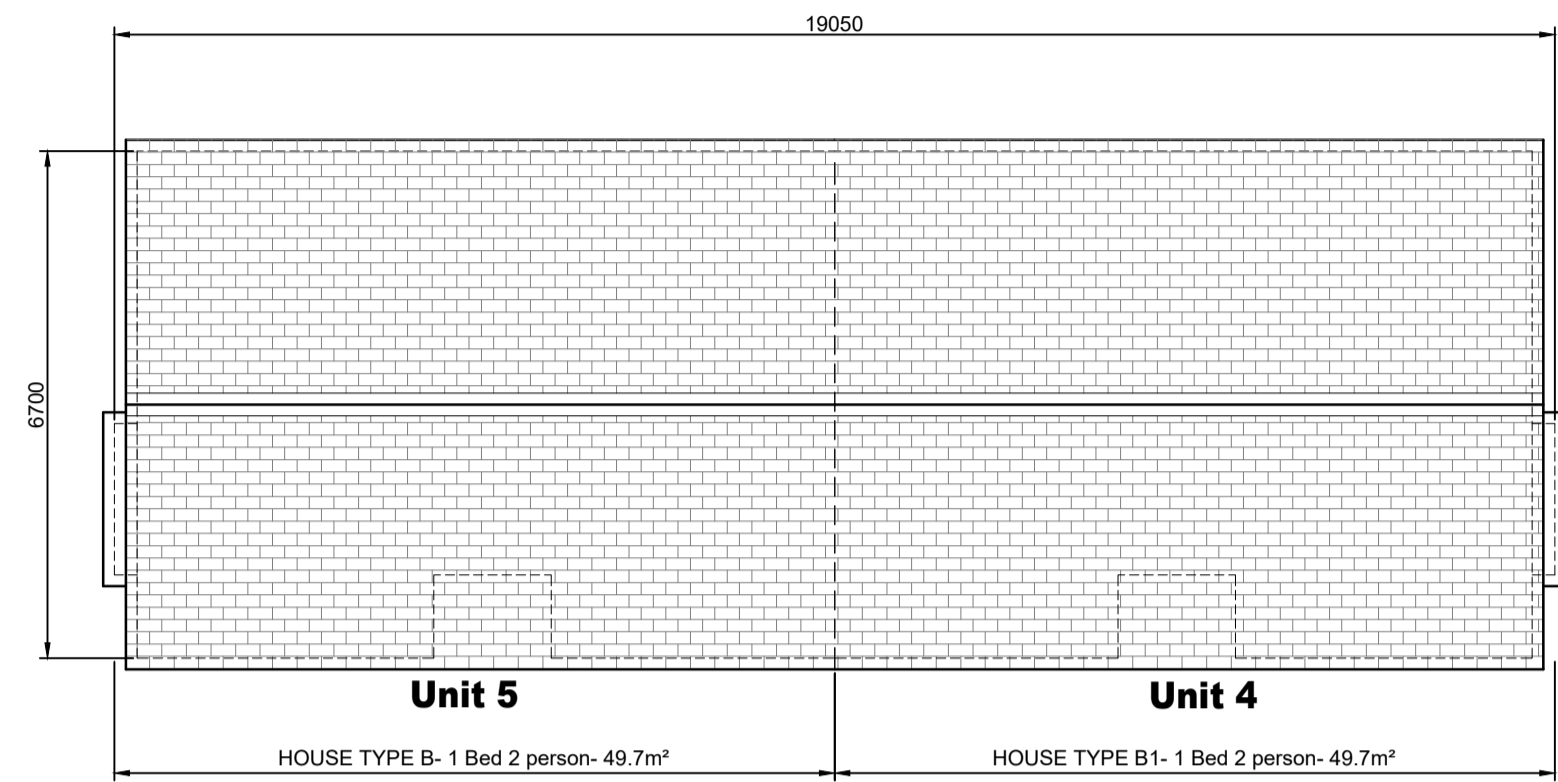
GENERAL NOTES:

A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.

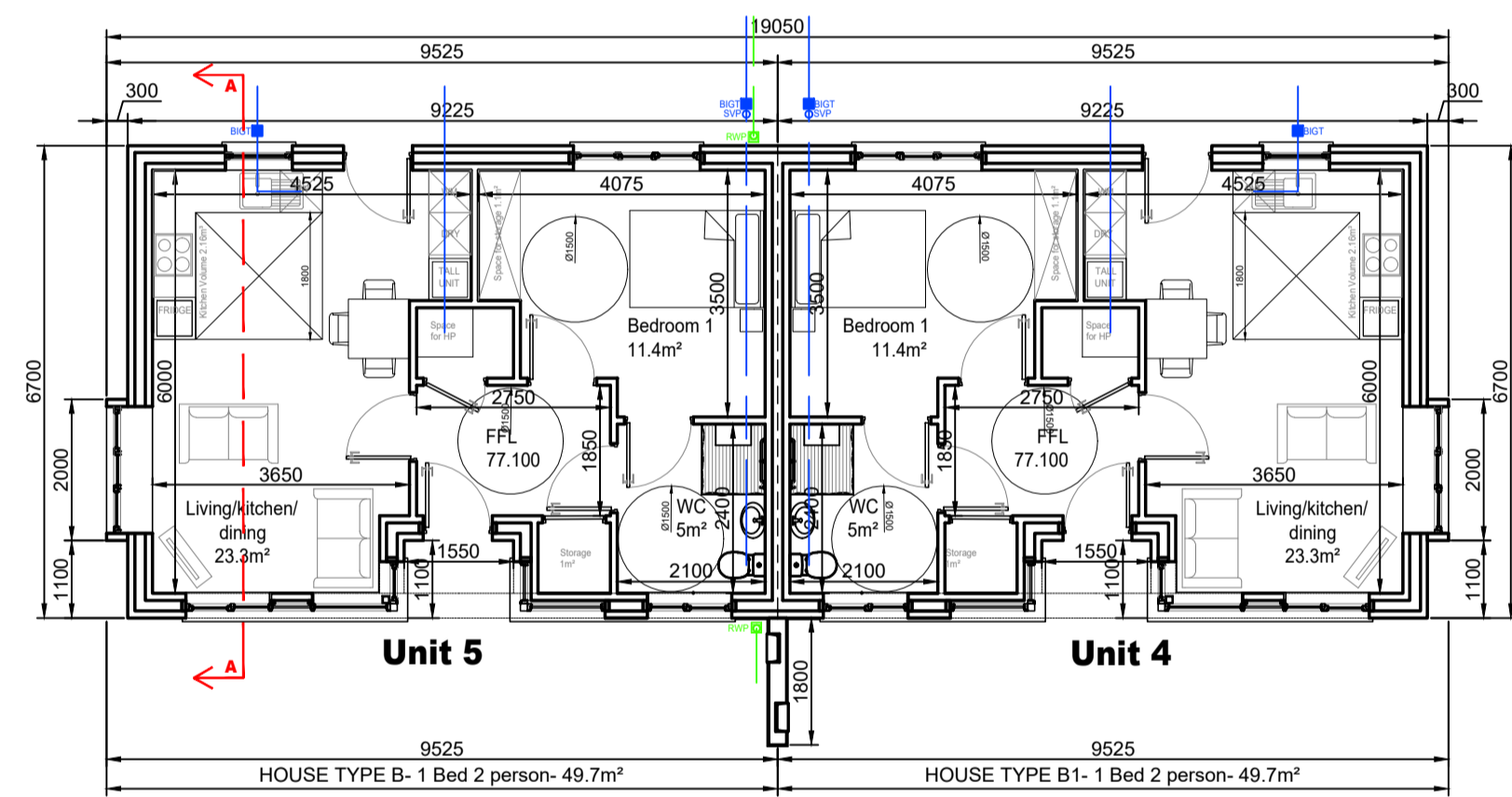
B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.

C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

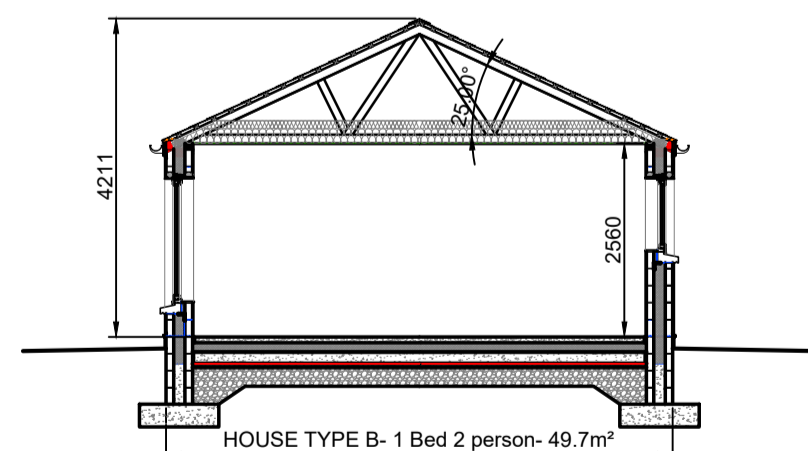
D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.



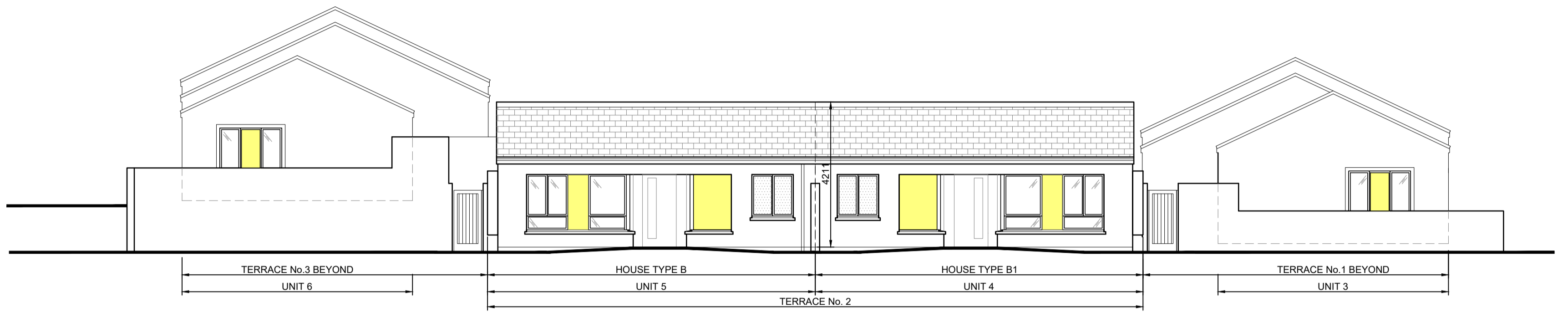
1 Roof Plan Terrace No.2
1.2 1:100



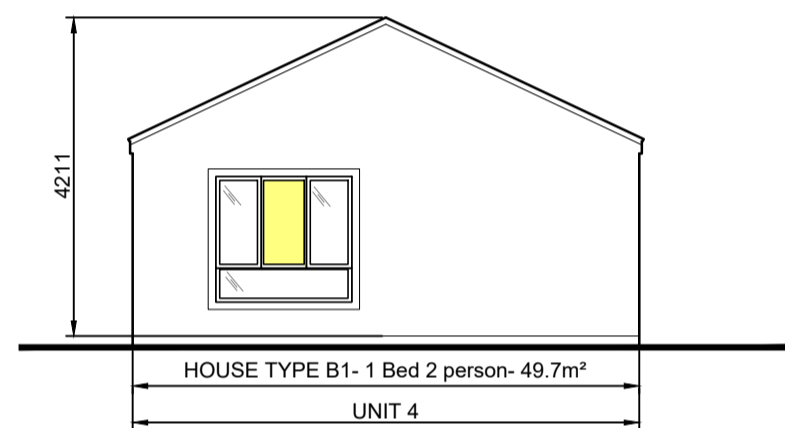
2 Ground Floor Terrace No.2
1.2 1:100



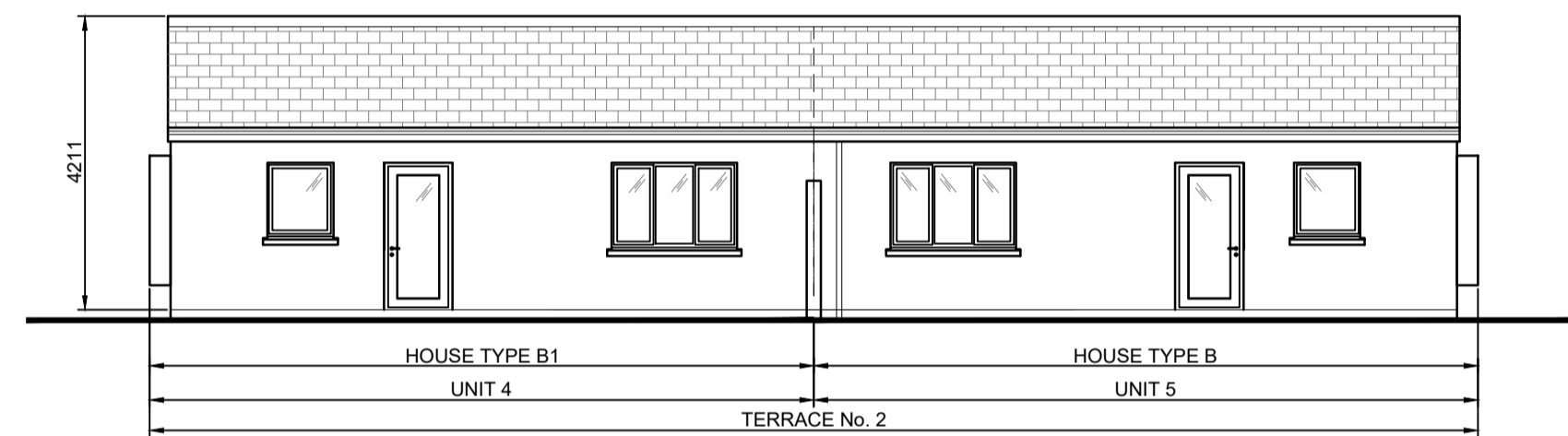
6 Short Section A-A
1.1 1:100



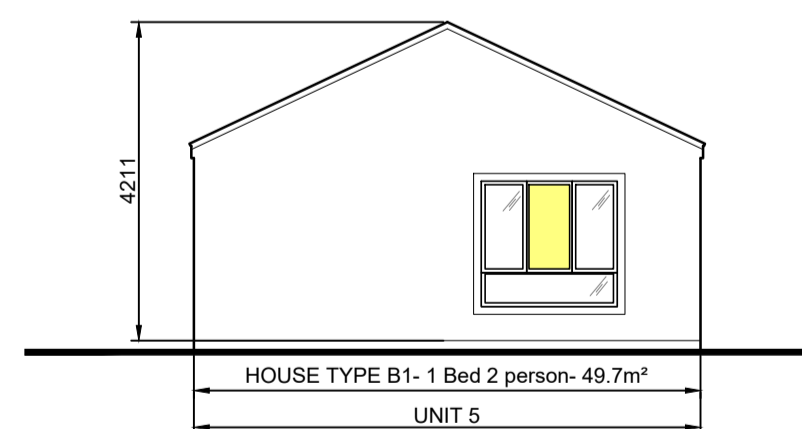
3 East Elevation Terrace No.2
1.2 1:100



8 East Elevation Terrace No.2
1.2 1:100



4 West Elevation Terrace No.2
1.2 1:100



7 West Elevation Terrace No.2
1.2 1:100

OUTLINE SPECIFICATION

FAÇADE TREATMENT:
RENDER AND PAINT FINISH (COLOUR TO BE SELECTED), OR COLOURED INSULATED CLADDING (COLOUR TO BE SELECTED)

ROOF:
FIBRE CEMENT SLATE ROOF ON 50mmX35mm TREATED TIMBER BATTENS ON WATER RESISTANT BREATHER MEMBRANE & SEMI-RIDG EAVES PROTECTION SHEET ON PREFABRICATED TIMBER TRUSS ROOF TO STRUCTURAL ENGINEERS LATER DETAILS.

LEAD FLASHINGS, EAVES & BARGE TO BE ALUMINIUM SOFFIT, COLOUR TO BE SELECTED, AND FIBRE CEMENT RIDGE CAPPING.

RAINWATER GUTTERS & DOWNPIPES:
PVC, HALF ROUND STYLE. COLOUR TO BE SELECTED.

GROUND FLOOR:
75MM SCREED ON 150MM RIGID INSULATION BOARD WITH 25MM PERIMETER INSULATION BETWEEN EDGE OF SLAB & ALL EXTERNAL WALLS ON 150MM DEEP REINFORCED CONCRETE SLAB TO ENGINEERS LATER DETAIL

FLOOR FINISHES:
VINYL SAFETY FLOOR FINISH TO WCs, KITCHEN AREAS.

EXTERNAL WALLS:
MASONRY CAVITY WALLS CONSISTING OF: 100mm BLOCK WALL INTERNAL LEAF 150mm RIGID INSULATION BOARD, 100mm BLOCK WALL OUTER LEAF

EXTERNAL WINDOWS:
DOUBLE GLAZED PVC WINDOWS. SELECT WINDOWS TO RECEIVE CAST IN COLOURED INSULATED CLADDING PANEL. (COLOUR TO BE SELECTED)
PRECAST CONCRETE CILLS.

EXTERNAL DOORS:
DOUBLE GLAZED PVC SLIDING DOORS AND UTILITY DOORS WITH ENGINEERED TIMBER COMPOSITE MAIN ENTRANCE DOOR (COLOUR TO BE SELECTED)

PAVING TO DECK AREA GARDEN:
250mm DEEP AREA TO REAR OF UNITS TO RECEIVE 450mm X 450mm CONCRETE PAVING FLAGS COLOUR TO BE SELECTED.

FOOTPATHS AND DRIVEWAYS:
DRIVEWAYS AND WALKWAYS TO FRONT AND SIDE OF UNITS TO BE CONCRETE. ALL NEW PUBLIC FOOTPATHS TO BE CONCRETE WITH DROPPED KERBS AND TACTILE PAVING WHERE REQUIRED. SELECT AREAS OF PARKING TO BE PERMEABLE PAVING

Revisions	Date

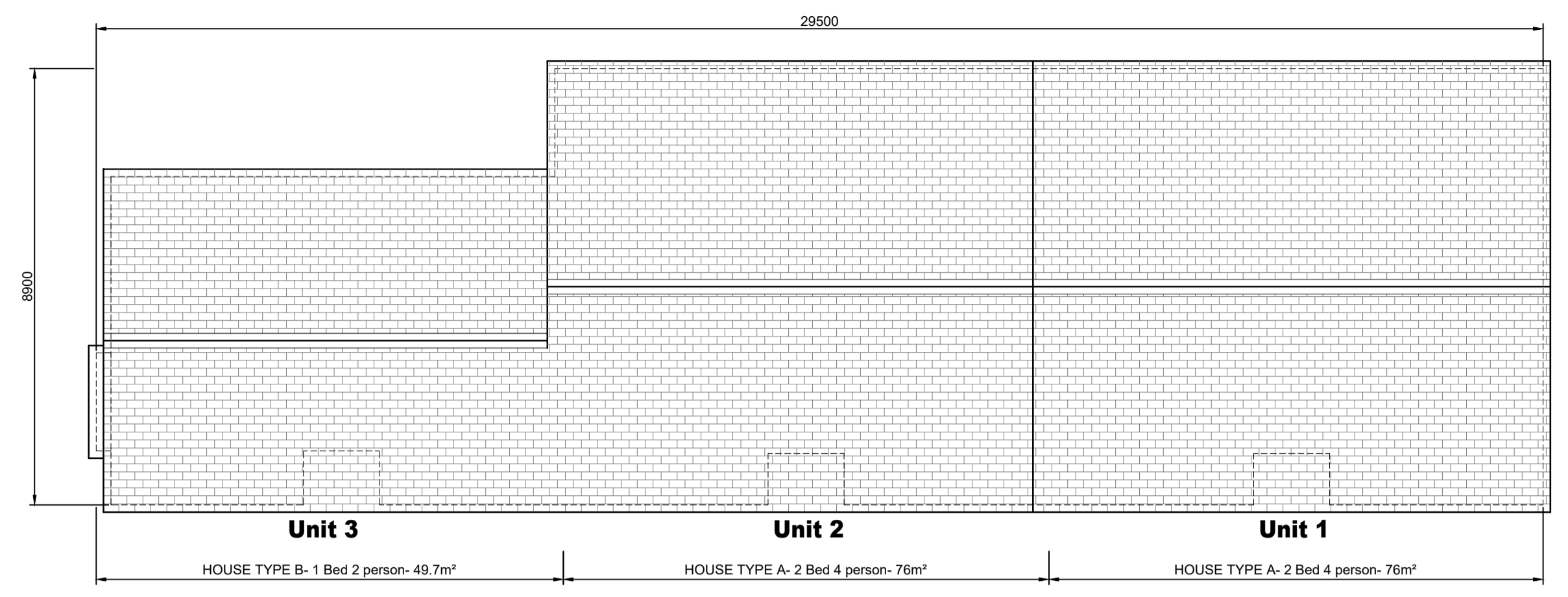
e ml architects

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(01) 6707677 dublin@eml.ie
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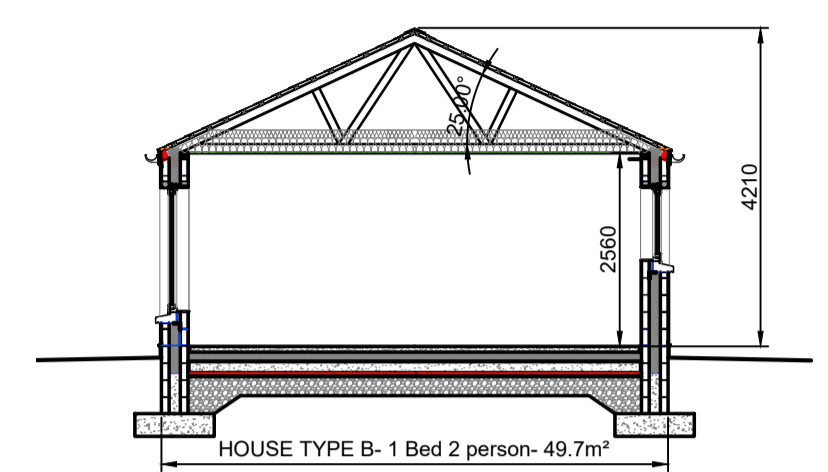
Client Tuath Housing	Date 29/11/22
Job Macroom Housing	Scale @ A1 1:100
Title General Arrangement Drawing Terrace 2	Drawn TM
	Checked ML
	Drawing No. 3499-P-1.2
	Rev

GENERAL NOTES:

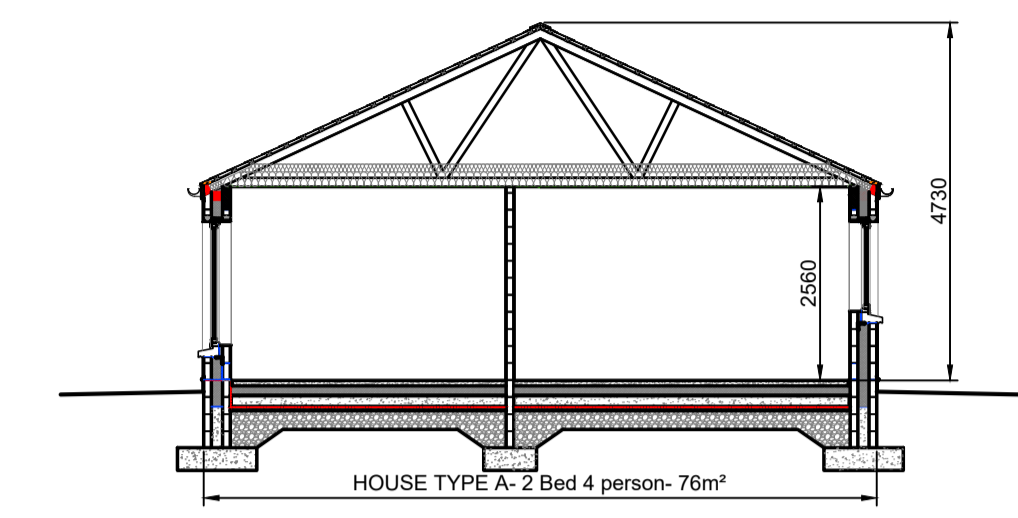
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
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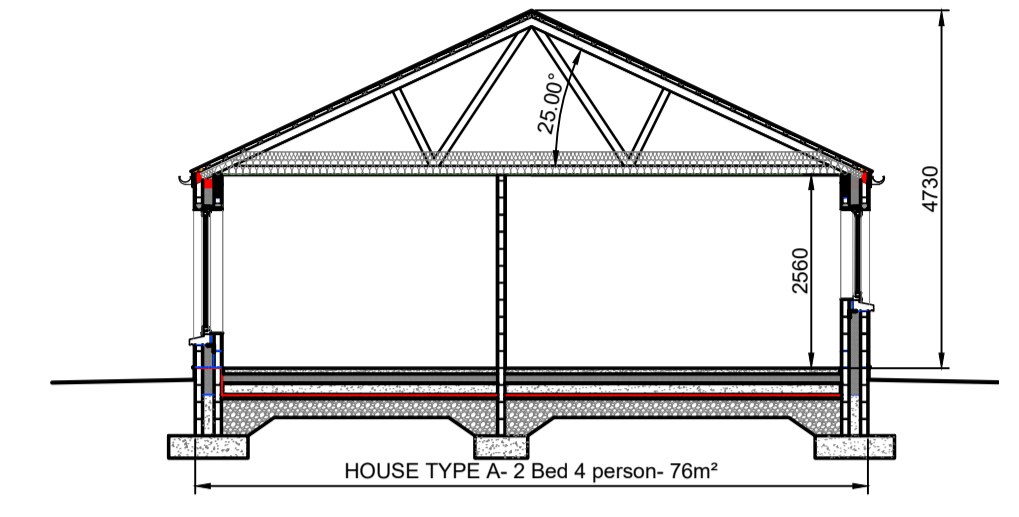
1 Roof Plan Terrace No.1
1.1 1:100



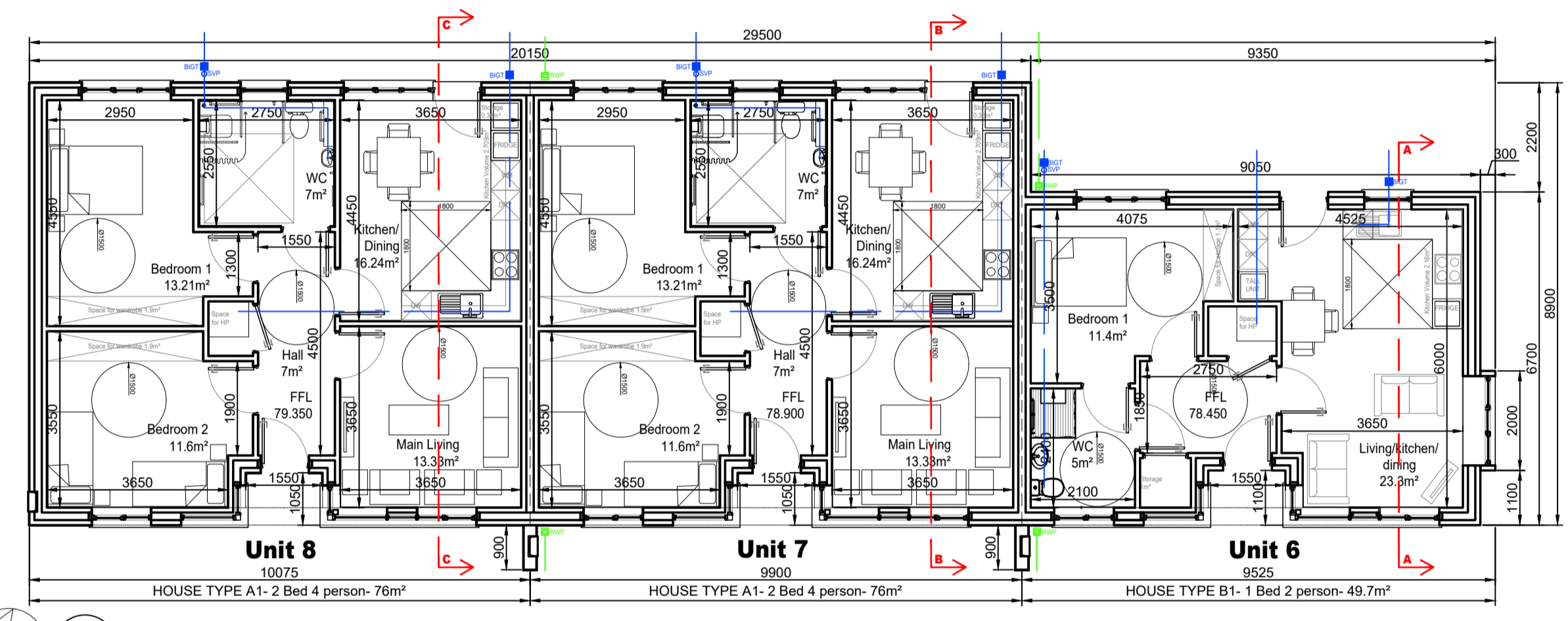
6 Short Section A-A
1.1 1:100



5 Short Section B-B
1.1 1:100



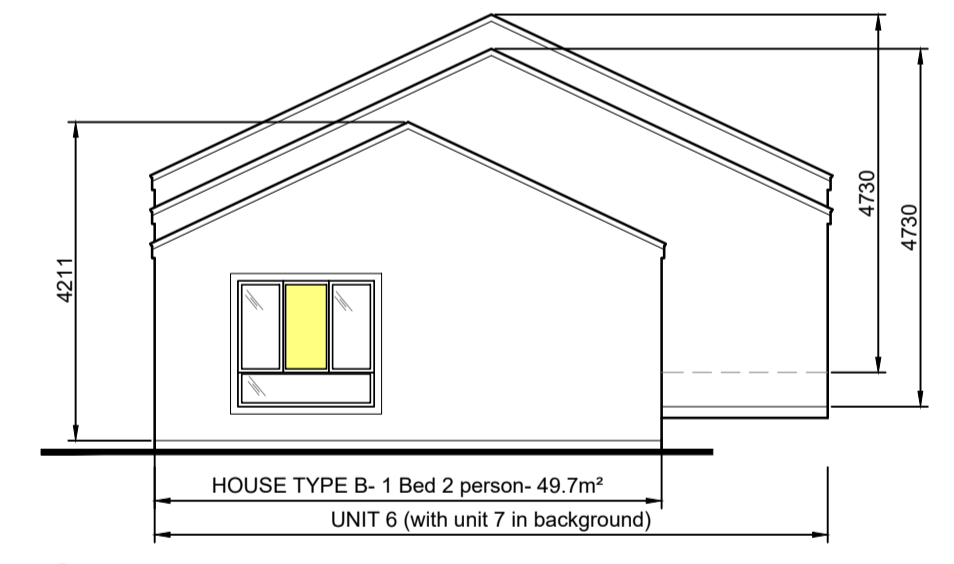
5 Short Section C-C
1.1 1:100



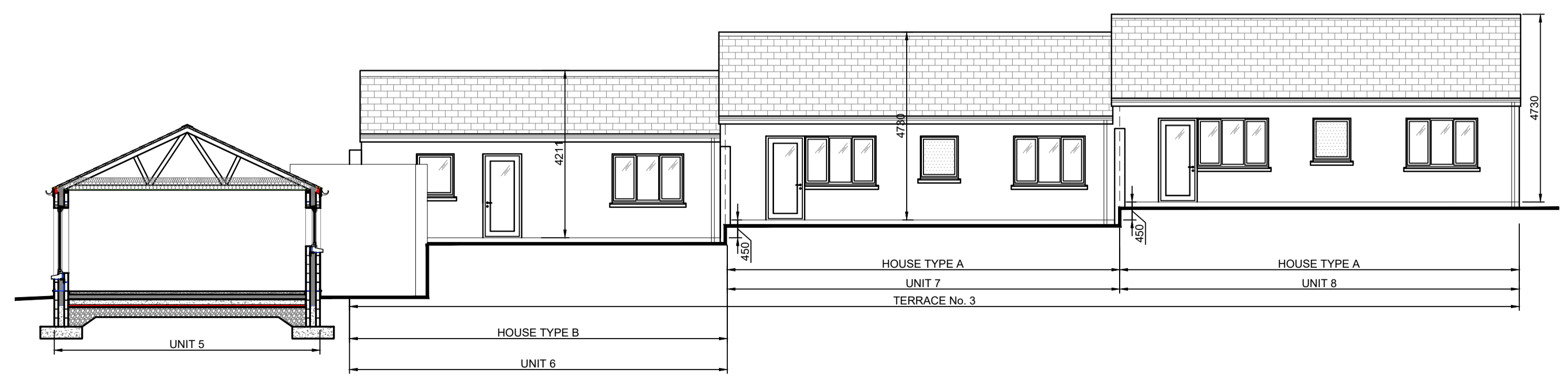
2 Ground Floor Terrace No.2
1.3 1:100



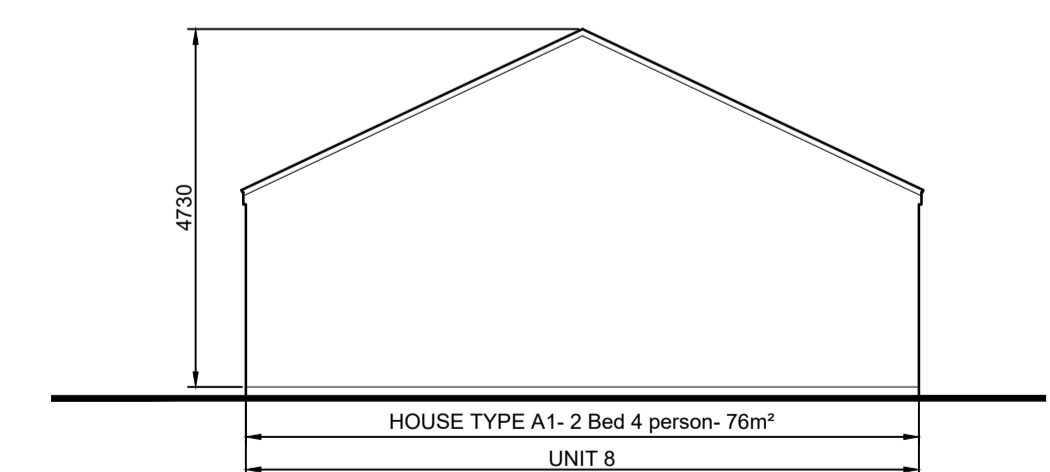
3 East Elevation Terrace No.3
1.3 1:100



8 South Elevation Terrace No.3
1.1 1:100



4 West Elevation Terrace No.3
1.3 1:100



7 North Elevation Terrace No.3
1.3 1:100

OUTLINE SPECIFICATION

FACADE TREATMENT:
RENDER AND PAINT FINISH (COLOUR TO BE SELECTED), OR COLOURED INSULATED CLADDING (COLOUR TO BE SELECTED)

ROOF:
FIBRE CEMENT SLATE ROOF ON 50mmx35mm TREATED TIMBER BATTENS ON WATER RESISTANT BREATHABLE MEMBRANE & SEMI-RIGID EAVES PROTECTION SHEET ON PREFABRICATED TIMBER TRUSS ROOF TO STRUCTURAL ENGINEERS LATER DETAILS.

LEAD FLASHINGS, EAVES & BARGE TO BE ALUMINIUM SOFFIT. COLOUR TO BE SELECTED, AND FIBRE CEMENT RIDGE CAPPING.

RAINWATER GUTTERS & DOWNPIPES:
PVC, HALF ROUND STYLE. COLOUR TO BE SELECTED.

GROUND FLOOR:
75MM SCREED ON 150MM RIGID INSULATION BOARD WITH 25MM PERIMETER INSULATION BETWEEN EDGE OF SLAB & ALL EXTERNAL WALLS ON 150MM DEEP REINFORCED CONCRETE SLAB TO ENGINEERS LATER DETAIL.

FLOOR FINISHES:
VINYL SAFETY FLOOR FINISH TO WCs, KITCHEN AREAS.

EXTERNAL WALLS:
MASONRY CAVITY WALLS CONSISTING OF:
100mm BLOCK WALL INTERNAL LEAF
150mm RIGID INSULATION BOARD,
100mm BLOCK WALL OUTER LEAF

EXTERNAL WINDOWS:
DOUBLE GLAZED PVC WINDOWS. SELECT WINDOWS TO RECEIVE CAST IN COLOURED INSULATED CLADDING PANEL. (COLOUR TO BE SELECTED)
PRECAST CONCRETE CILLS.

EXTERNAL DOORS:
DOUBLE GLAZED PVC SLIDING DOORS AND UTILITY DOORS WITH ENGINEERED TIMBER COMPOSITE MAIN ENTRANCE DOOR (COLOUR TO BE SELECTED)

PAVING TO DECK AREA GARDEN:
2500mm DEEP AREA TO REAR OF UNITS TO RECEIVE 450mm X 450mm CONCRETE PAVING FLAGS COLOUR TO BE SELECTED.

FOOTPATHS AND DRIVEWAYS:
DRIVEWAYS AND WALKWAYS TO FRONT AND SIDE OF UNITS TO BE CONCRETE. ALL NEW PUBLIC FOOTPATHS TO BE CONCRETE WITH DROPPED KERBS AND TACTILE PAVING WHERE REQUIRED. SELECT AREAS OF PARKING TO BE PERMEABLE PAVING

Revisions	Date
<p>e ml architects</p> <p>20 Cruises Street Limerick V94 R6P9 Ireland 63 Fitzwilliam Sq Dublin 2 D02 N938 Ireland (061) 312249 limerick@eml.ie (01) 6707677 dublin@eml.ie www.eml.ie</p>	
Client	Tuath Housing
Date	29/11/22
Scale @ A1	1:100
Job	Macroom Housing
Drawn	TM
Checked	ML
Title	General Arrangement Drawing Terrace 3
Drawing No.	3499-P-1.3
Rev	

GENERAL NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
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1 South Elevation Terrace No.4
1.4/ 1:100



2 North Elevation Terrace No.4
1.4/ 1:100

OUTLINE SPECIFICATION

FACADE TREATMENT:
RENDER AND PAINT FINISH (COLOUR TO BE SELECTED), OR COLOURED INSULATED CLADDING (COLOUR TO BE SELECTED)

ROOF:
FIBRE CEMENT SLATE ROOF ON 50mmx35mm TREATED TIMBER BATTENS ON WATER RESISTANT BREATHABLE MEMBRANE & SEMI-RIGID EAVES PROTECTION SHEET ON PREFABRICATED TIMBER TRUSS ROOF TO STRUCTURAL ENGINEERS LATER DETAILS.

LEAD FLASHINGS, EAVES & BARGE TO BE ALUMINIUM SOFFIT, COLOUR TO BE SELECTED, AND FIBRE CEMENT RIDGE CAPPING.

RAINWATER GUTTERS & DOWNPIPES:
PVC, HALF ROUND STYLE. COLOUR TO BE SELECTED.

GROUND FLOOR:
75MM SCREED ON 150MM RIGID INSULATION BOARD WITH 25MM PERIMETER INSULATION BETWEEN EDGE OF SLAB & ALL EXTERNAL WALLS ON 150MM DEEP REINFORCED CONCRETE SLAB TO ENGINEERS LATER DETAIL

FIRST FLOOR:
225mm TIMBER JOISTS TO ENGINEERS LATER DETAIL
225mm THICK CONCRETE FLOOR TO APARTMENTS

FLOOR FINISHES:
VINYL SAFETY FLOOR FINISH TO WCs, KITCHEN AREAS.

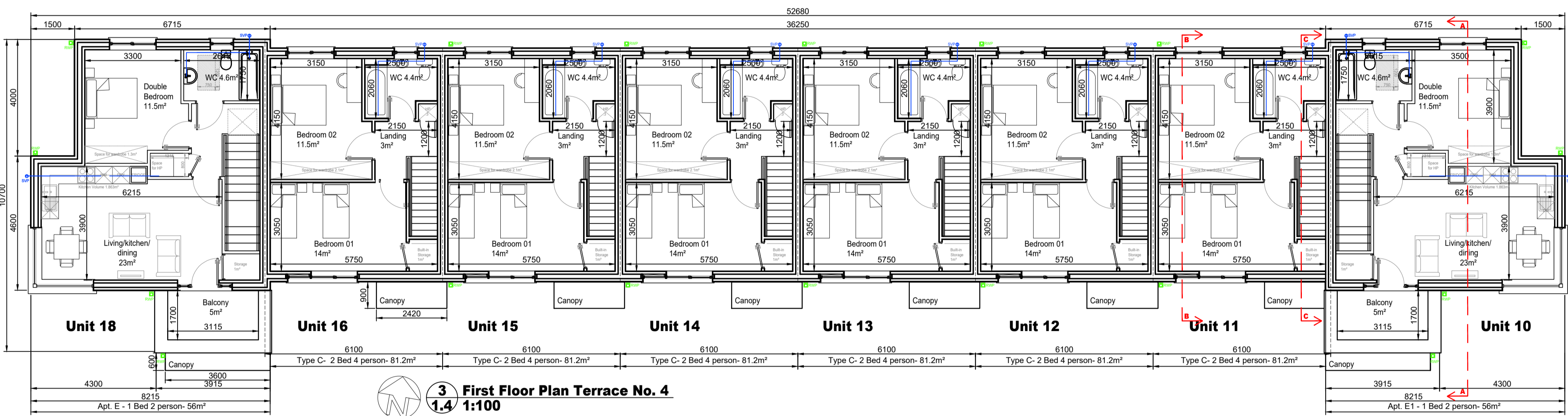
EXTERNAL WALLS:
MASONRY CAVITY WALLS CONSISTING OF:
100mm BLOCK WALL INTERNAL LEAF
150mm RIGID INSULATION BOARD
100mm BLOCK WALL OUTER LEAF

EXTERNAL WINDOWS:
DOUBLE GLAZED PVC WINDOWS. SELECT WINDOWS TO RECEIVE CAST IN COLOURED INSULATED GLAZING PANEL. (COLOUR TO BE SELECTED)
PRECAST CONCRETE CILLS.

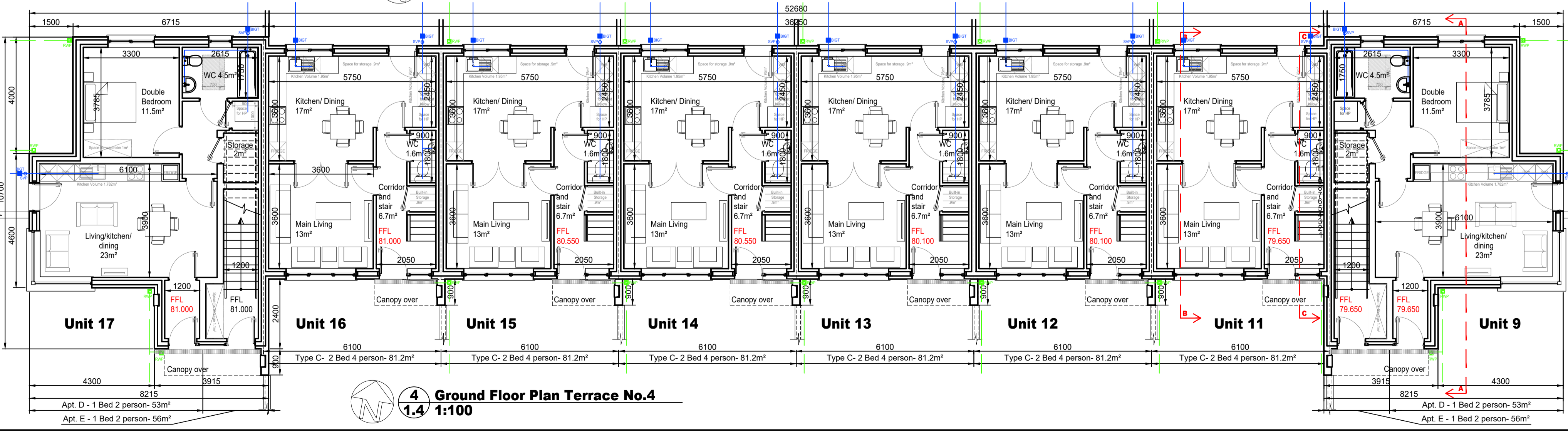
EXTERNAL DOORS:
DOUBLE GLAZED PVC SLIDING DOORS AND UTILITY DOORS WITH ENGINEERED TIMBER COMPOSITE MAIN ENTRANCE DOOR (COLOUR TO BE SELECTED)

PAVING TO DECK AREA GARDEN:
2500mm DEEP AREA TO REAR OF UNITS TO RECEIVE 450mm X 450mm CONCRETE PAVING FLAGS COLOUR TO BE SELECTED.

FOOTPATHS AND DRIVEWAYS:
DRIVEWAYS AND WALKWAYS TO FRONT AND SIDE OF UNITS TO BE CONCRETE. ALL NEW PUBLIC FOOTPATHS TO BE CONCRETE WITH DROPPED KERBS AND TACTILE PAVING WHERE REQUIRED. SELECT AREAS OF PARKING TO BE PERMEABLE PAVING



3 First Floor Plan Terrace No. 4
1.4/ 1:100



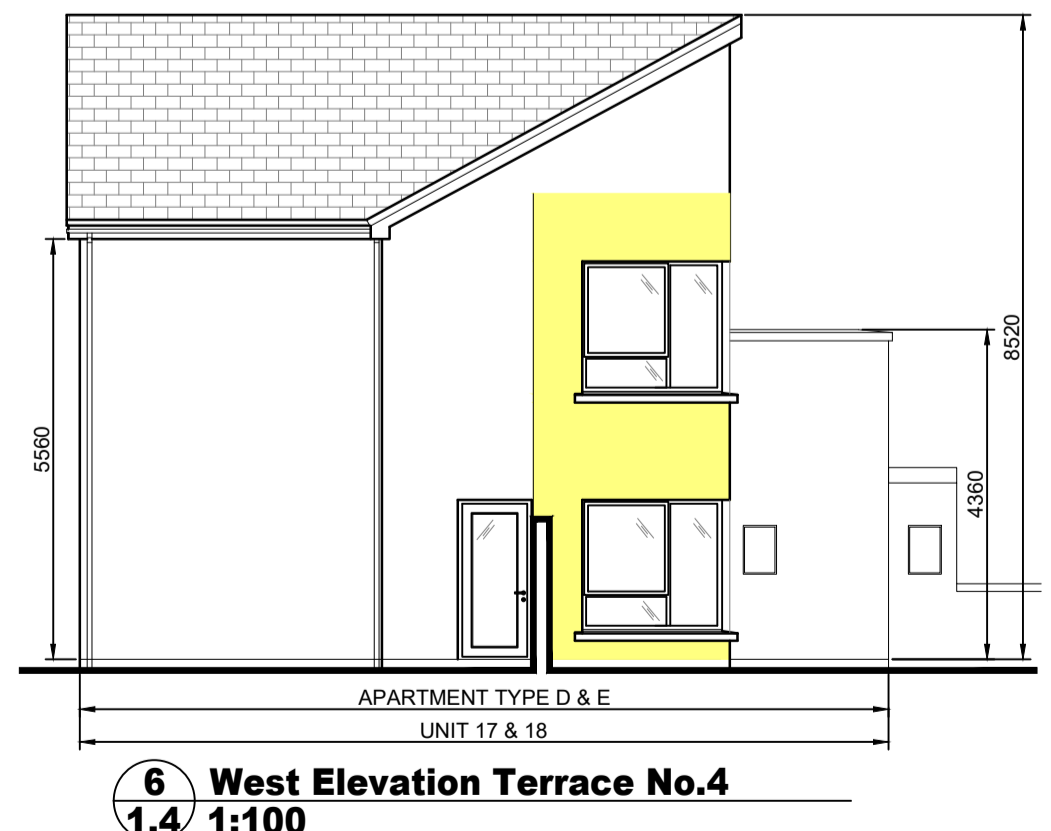
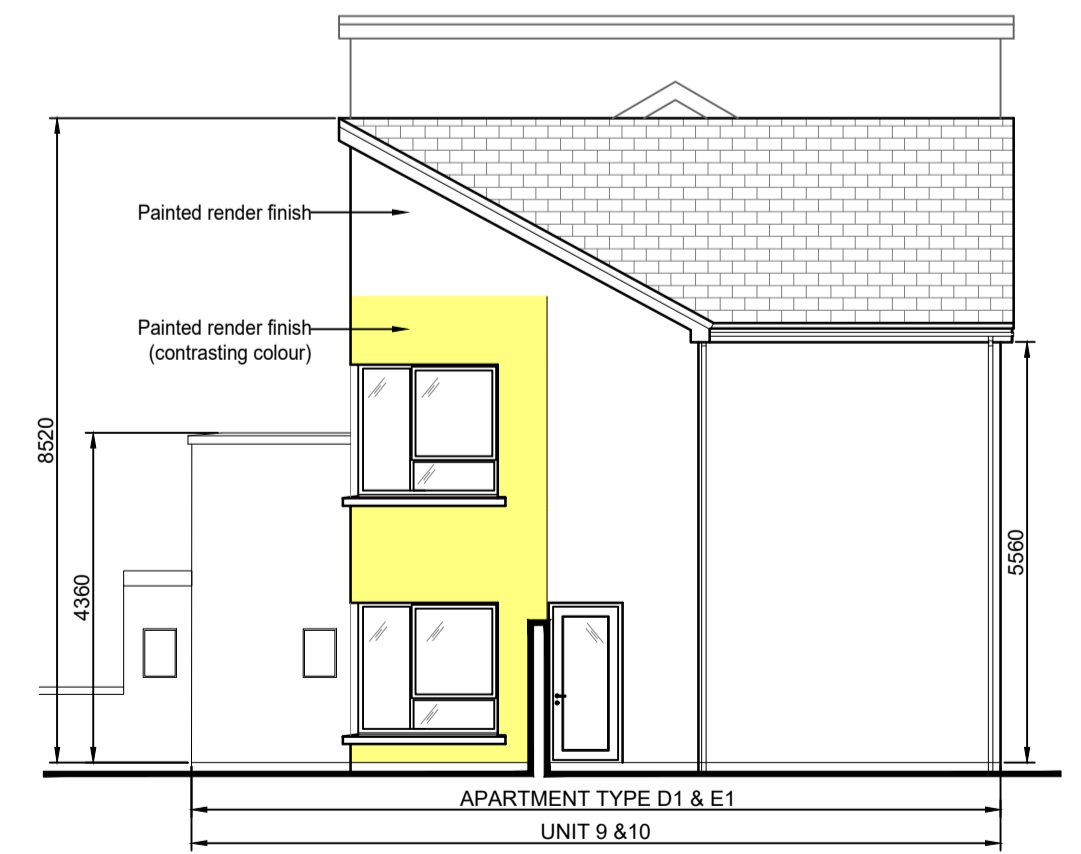
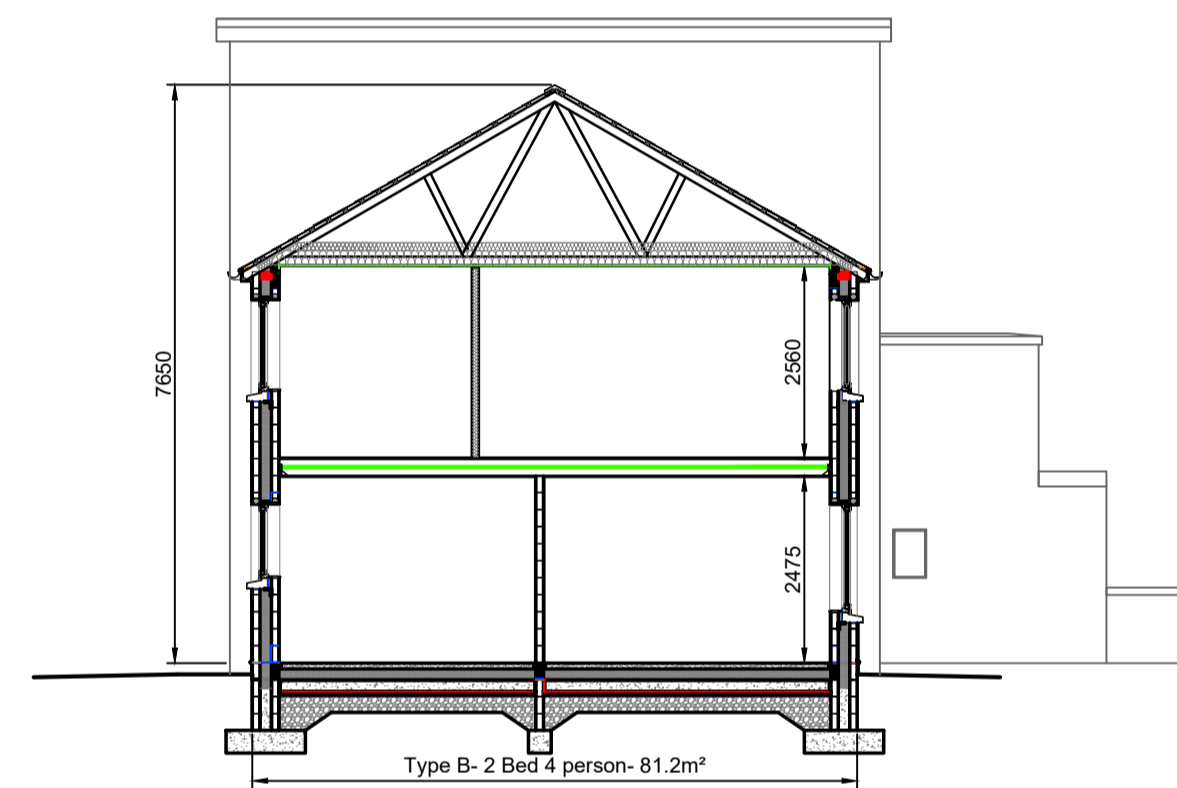
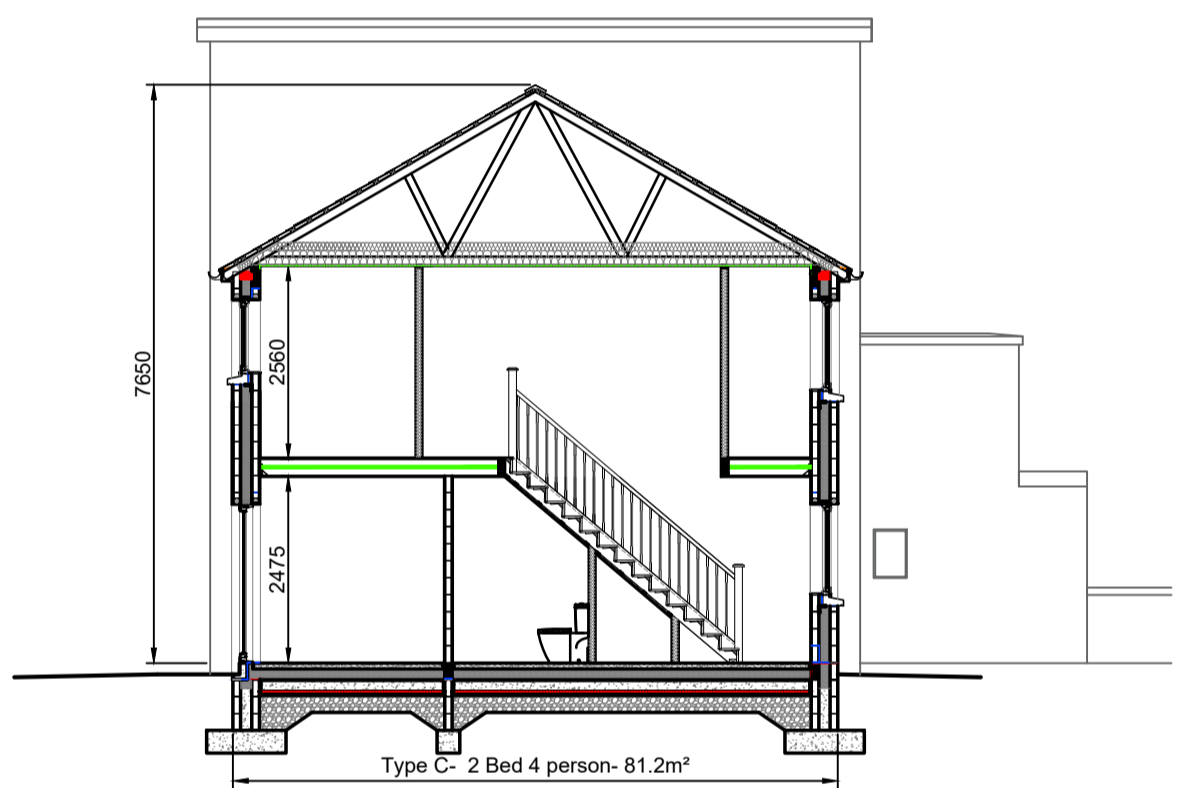
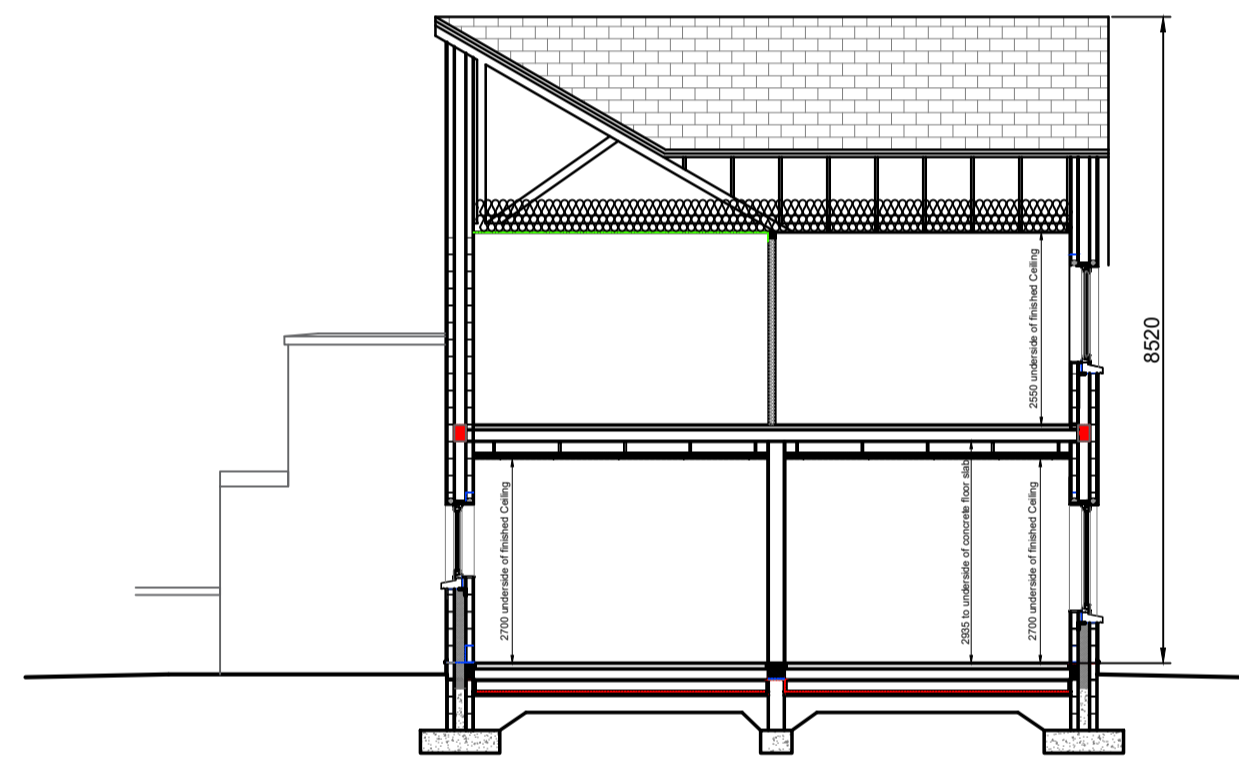
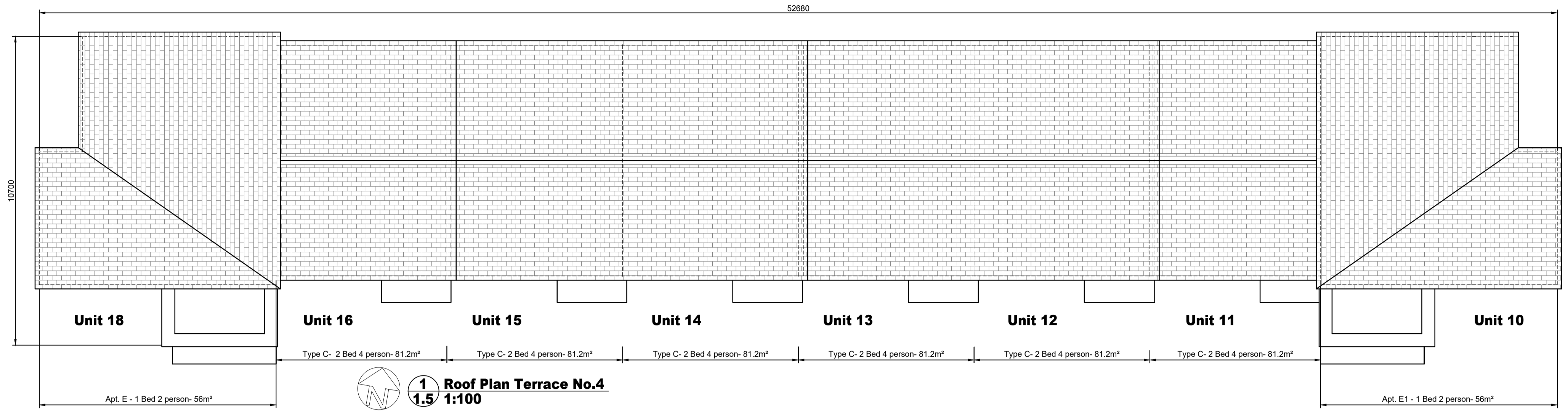
4 Ground Floor Plan Terrace No.4
1.4/ 1:100

Revisions	Date

e ml architects	20 Cruises Street Limerick V94 R6P9 Ireland	63 Fitzwilliam Sq Dublin 2 D02 N938 Ireland
	(061) 312249 limerick@eml.ie	(01) 6707677 dublin@eml.ie www.eml.ie

Client	Tuath Housing	Date	29/11/22
Job	Macroom Housing	Scale @ A1	1:100
Title	Floor Plans and Elevations Terrace 4	Drawn	TM
		Checked	ML
Drawing No.	3499-P-1.4	Rev	

GENERAL NOTES:
 A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
 B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
 C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
 D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.



Revisions	Date

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architects

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Client Tuath Housing	Date 29/11/22
Job Macroom Housing	Scale @ A1 1:100
	Drawn TM
	Checked ML
Title Roof Plan and Sections Terrace 4	Drawing No. 3499-P-1.5
	Rev

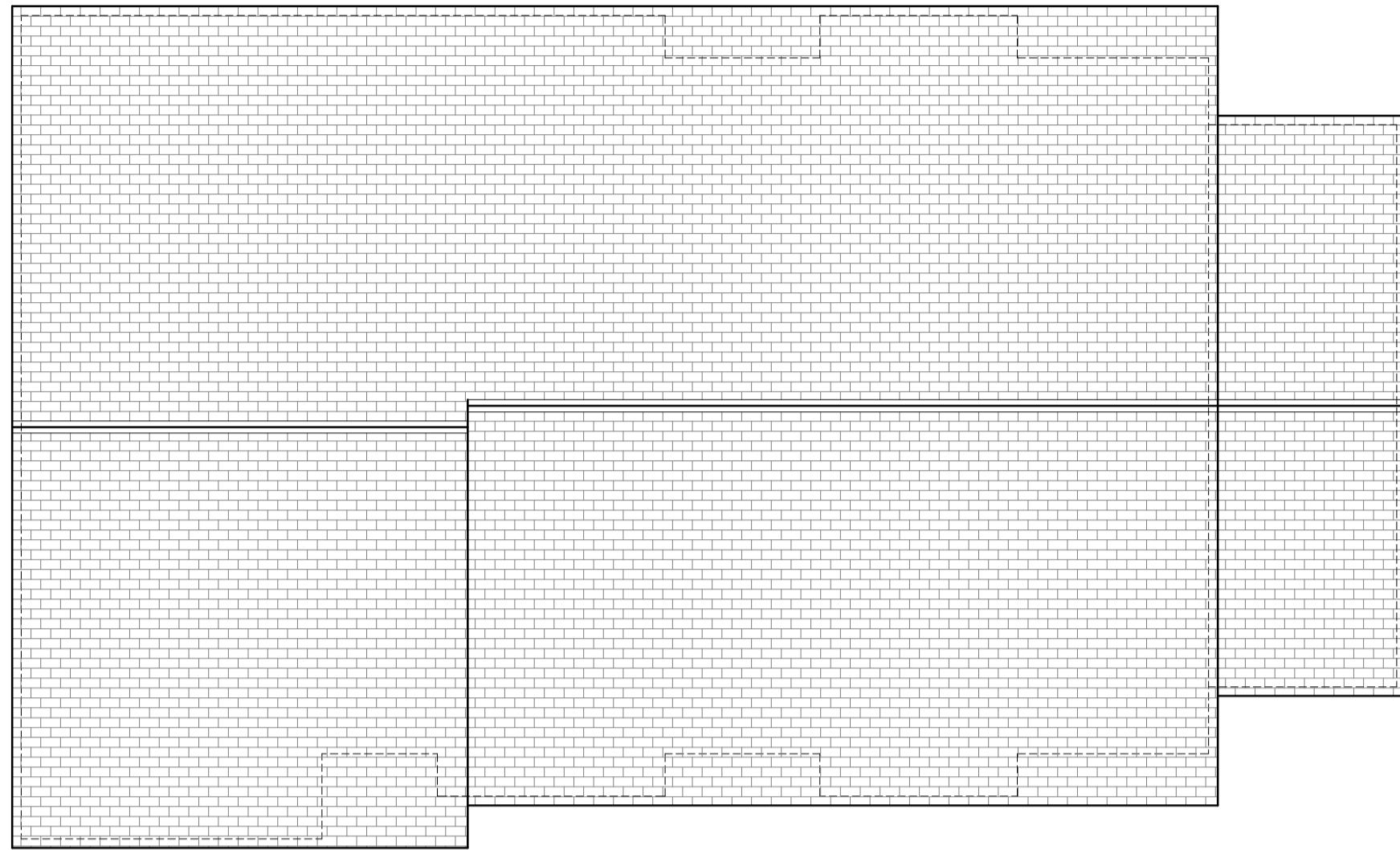
GENERAL NOTES:

A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.

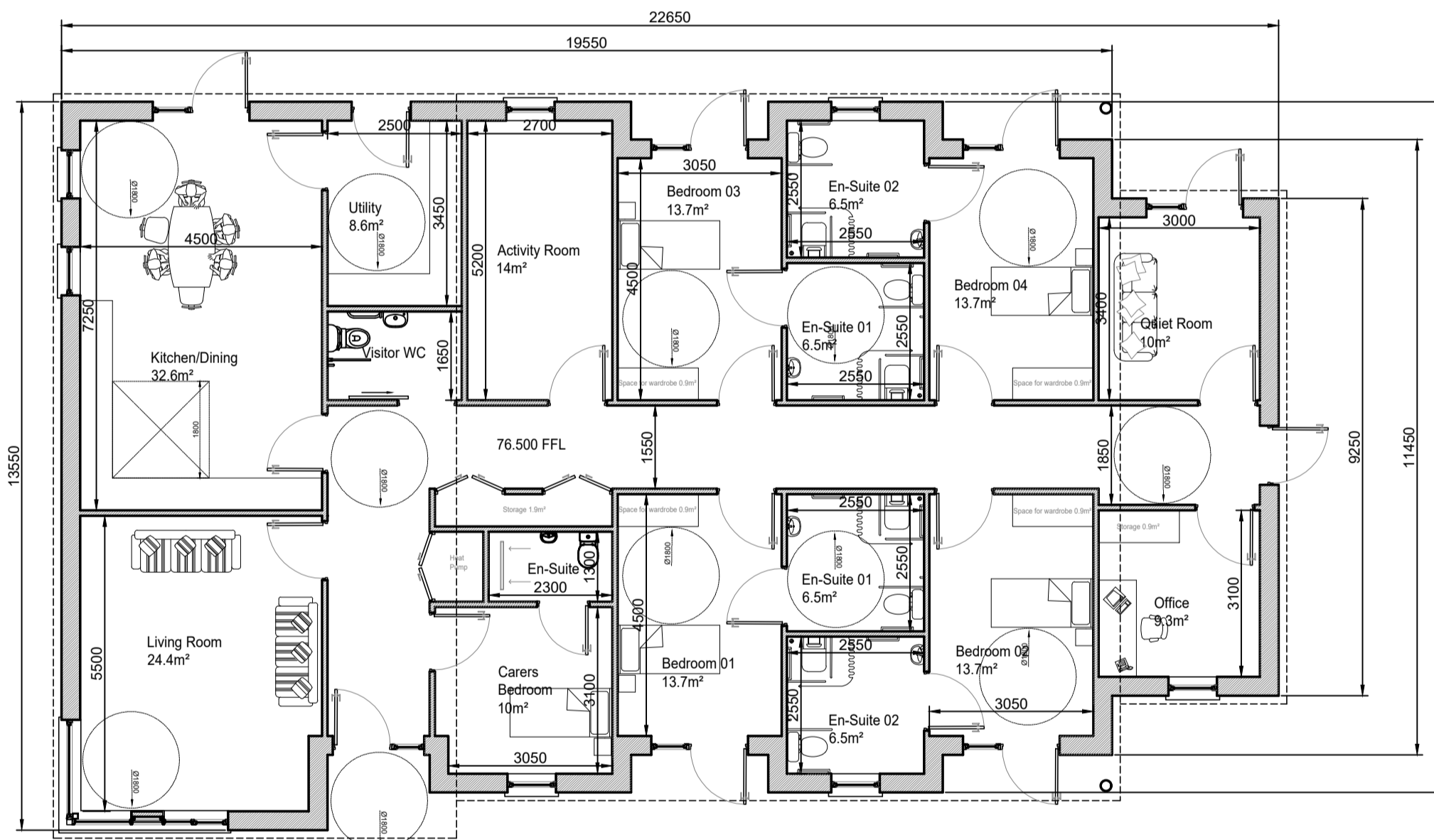
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C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

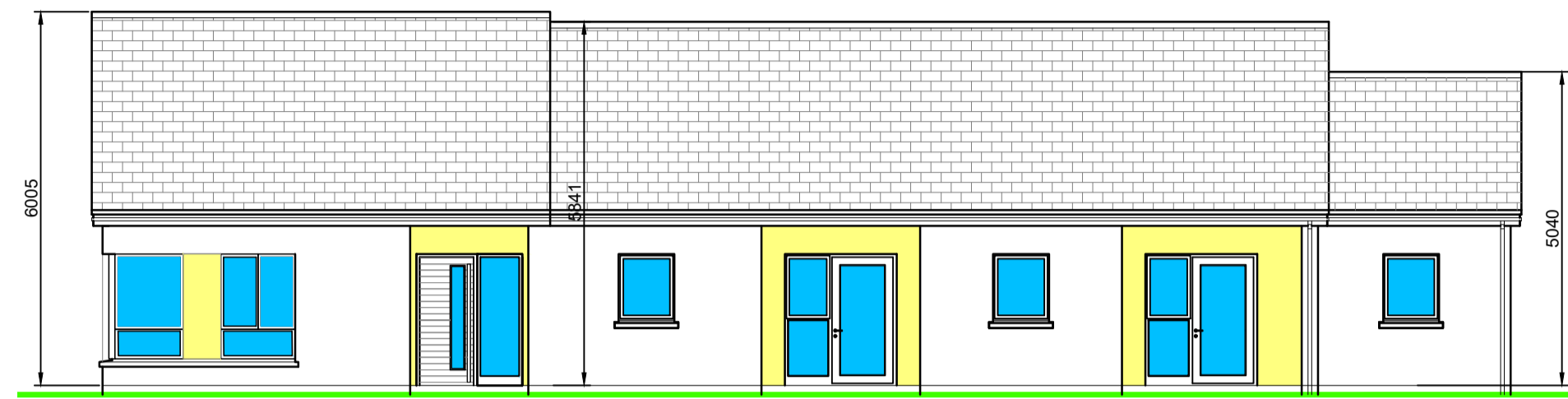
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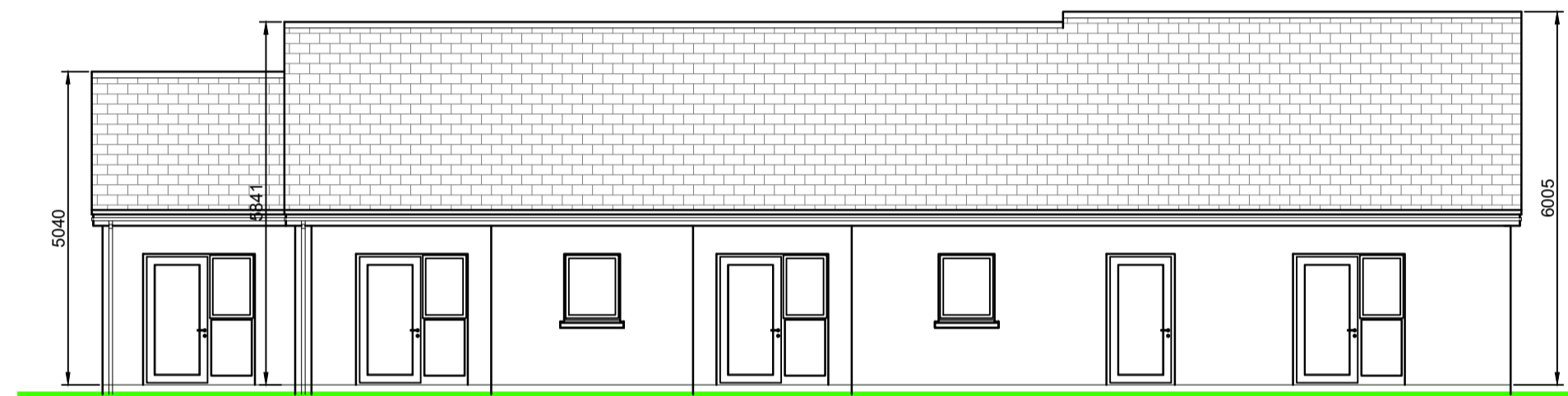
2 Proposed Roof Plan
1.0 1:100



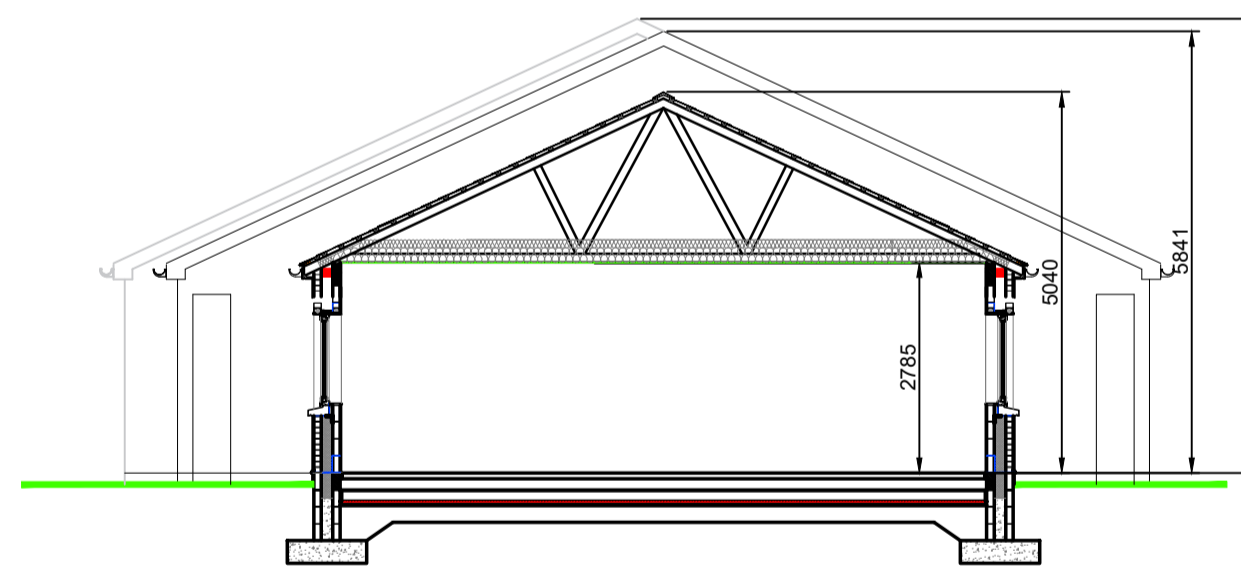
1 Proposed Ground Floor
1.0 1:100



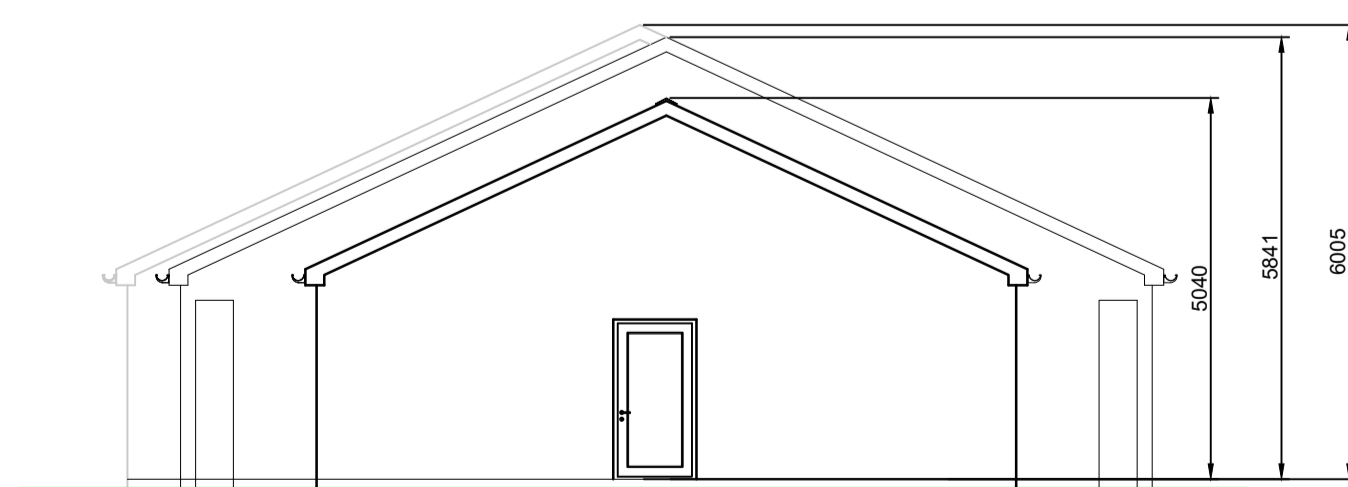
3 South Elevation ABII Building
1.0 1:100



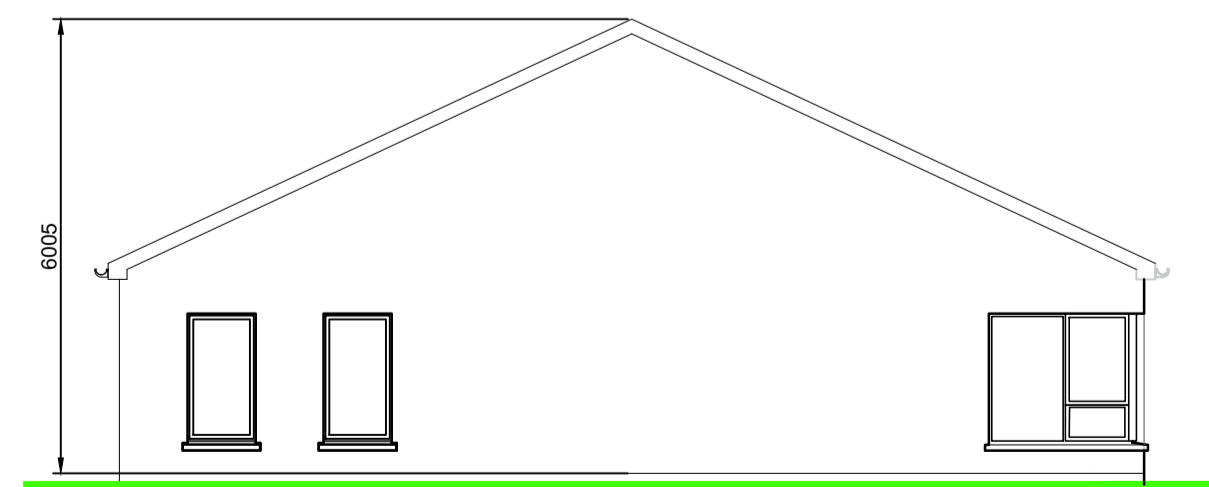
4 North Elevation ABII Building
1.0 1:100



7 Section ABII Building
1.0 1:100



6 East Elevation ABII Building
1.0 1:100



5 West Elevation ABII Building
1.0 1:100

OUTLINE SPECIFICATION

FAÇADE TREATMENT:
RENDER AND PAINT FINISH (COLOUR TO BE SELECTED), OR COLOURED INSULATED CLADDING (COLOUR TO BE SELECTED)

ROOF:
FIBRE CEMENT SLATE ROOF ON 50mmX35mm TREATED TIMBER BATTENS ON WATER RESISTANT BREATHER MEMBRANE & SEMI-RIDG EAVES PROTECTION SHEET ON PREFABRICATED TIMBER TRUSS ROOF TO STRUCTURAL ENGINEERS LATER DETAILS.

LEAD FLASHINGS, EAVES & BARGE TO BE ALUMINIUM SOFFIT. COLOUR TO BE SELECTED, AND FIBRE CEMENT RIDGE CAPPING.

RAINWATER GUTTERS & DOWNPIPES:
PVC, HALF ROUND STYLE. COLOUR TO BE SELECTED.

GROUND FLOOR:
75MM SCREED ON 150MM RIGID INSULATION BOARD WITH 25MM PERIMETER INSULATION BETWEEN EDGE OF SLAB & ALL EXTERNAL WALLS ON 150MM DEEP REINFORCED CONCRETE SLAB TO ENGINEERS LATER DETAIL.

FLOOR FINISHES:
VINYL SAFETY FLOOR FINISH TO WCs, KITCHEN AREAS.

EXTERNAL WALLS:
MASONRY CAVITY WALLS CONSISTING OF: 100mm BLOCK WALL INTERNAL LEAF, 150mm RIGID INSULATION BOARD, 100mm BLOCK WALL OUTER LEAF.

EXTERNAL WINDOWS:
DOUBLE GLAZED PVC WINDOWS. SELECT WINDOWS TO RECEIVE CAST IN COLOURED INSULATED CLADDING PANEL. (COLOUR TO BE SELECTED)
PRECAST CONCRETE CILLS.

EXTERNAL DOORS:
DOUBLE GLAZED PVC SLIDING DOORS AND UTILITY DOORS WITH ENGINEERED TIMBER COMPOSITE MAIN ENTRANCE DOOR (COLOUR TO BE SELECTED)

PAVING TO DECK AREA GARDEN:
250mm DEEP AREA TO REAR OF UNITS TO RECEIVE 450mm X 450mm CONCRETE PAVING FLAGS COLOUR TO BE SELECTED.

FOOTPATHS AND DRIVEWAYS:
DRIVEWAYS AND WALKWAYS TO FRONT AND SIDE OF UNITS TO BE CONCRETE. ALL NEW PUBLIC FOOTPATHS TO BE CONCRETE WITH DROPPED KERBS AND TACTILE PAVING WHERE REQUIRED. SELECT AREAS OF PARKING TO BE PERMEABLE PAVING

Revisions	Date



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Ireland

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dublin@eml.ie

www.eml.ie

Client Tuath Housing	Date 30/11/22
Job Macroom Housing	Scale @ A1 1:100
Title ABII Communal Building	Drawn TM
	Checked ML
	Drawing No. 3499-P-1.6
	Rev

GENERAL NOTES:
 A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
 B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
 C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
 D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.



Revisions	Date



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Client Tuath Housing	Date 23/11/2022
Job Macroom Housing Development	Scale @ A1 1:500 & 1:200
Title Contiguous Elevation	Drawn TM
	Checked TM
Drawing No. 3499-P-2.0	Rev