

**CORK COUNTY COUNCIL**

Divisional Services South | County Hall | Cork

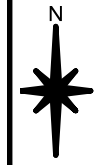
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Rev	By	Date	Description

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Project: Proposed Housing Development at Dean McNamara Place, Newtownshandrum.			
Phase: Survey			
Title: Site Location			
Designed: Arch_JC	File Path: t:\projects\2023\kanturk mallow (km)\001 survey at dean mcnamara place newtownshandrum for architects\km-23-001		
Surveyor: SD	Status: Working	SCALE: 1:250 @ A3 O.S, 5411-D	Drawing No: KM-23-001 2D
Checked: -	Approved: -	DATE: Jan-2023	

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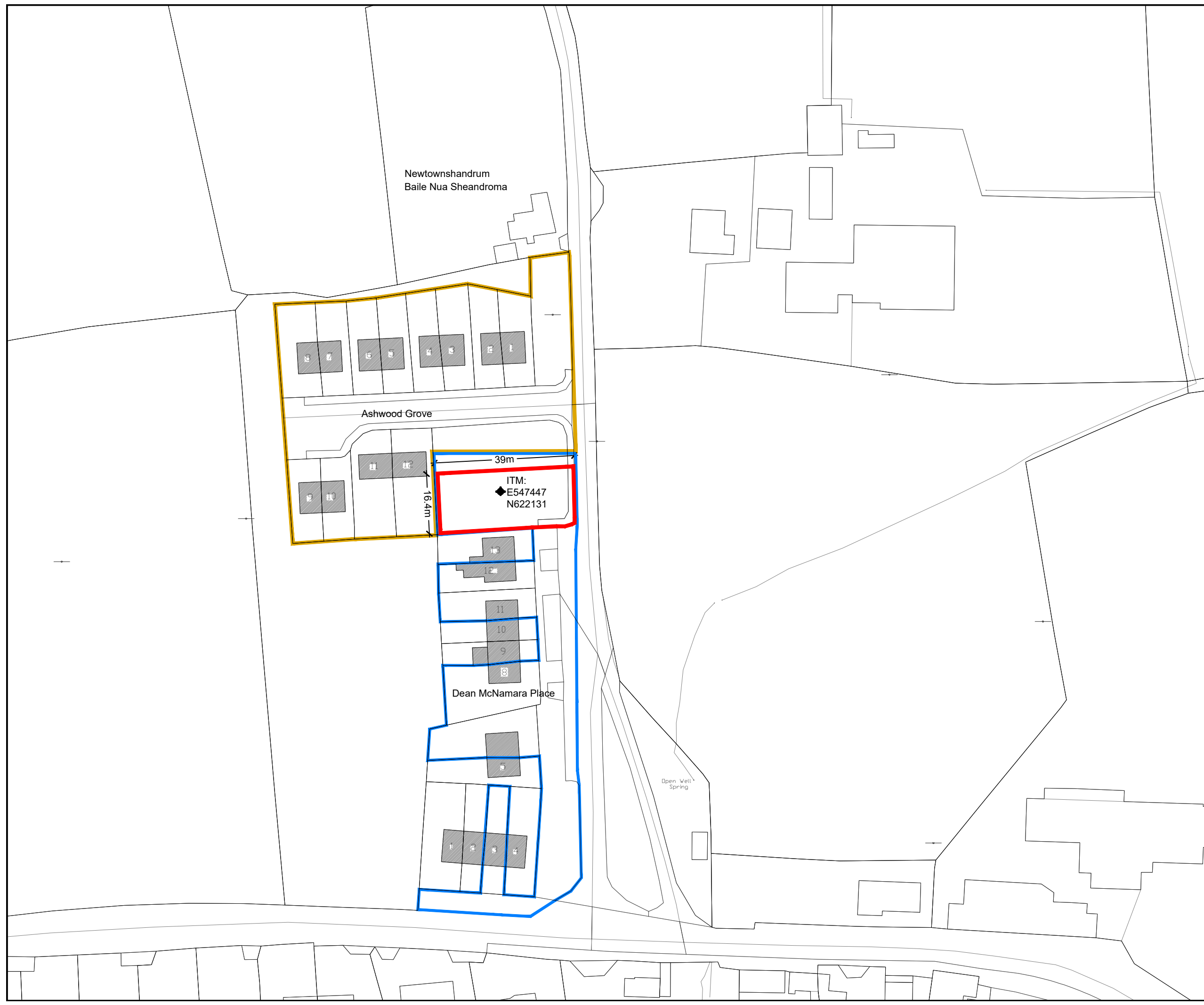
LEGEND

- SITE BOUNDARY IN RELATION TO EXTENT OF APPLICATION: 644m<sup>2</sup> (0.159a/0.0644h)
- DEAN MCNAMARA PLACE CORK COUNTY COUNCIL OWNED LAND: 3392m<sup>2</sup> (0.838 acres)
- ASHWOOD GROVE CORK COUNTY COUNCIL LAND SOLD TO RESPOND FOR HOUSING 4764m<sup>2</sup> (1.17 acres)

ORDNANCE SURVEY IRELAND SHEET NUMBERS:  
 5411-D

◆ ITM: 547447 622131

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Rev. No.	Revision Description	Date

Project Stage: Single Stage Submission

Project Title: Proposed Housing Development  
 Dean McNamara Place, Newtownshandrum.

Drawing Title: Site Location Map

**Conhairle Contae Chorcaí**  
Alltíri | Stúirthóireacht Tithíochta

**Cork County Council**  
Architects | Housing Directorate

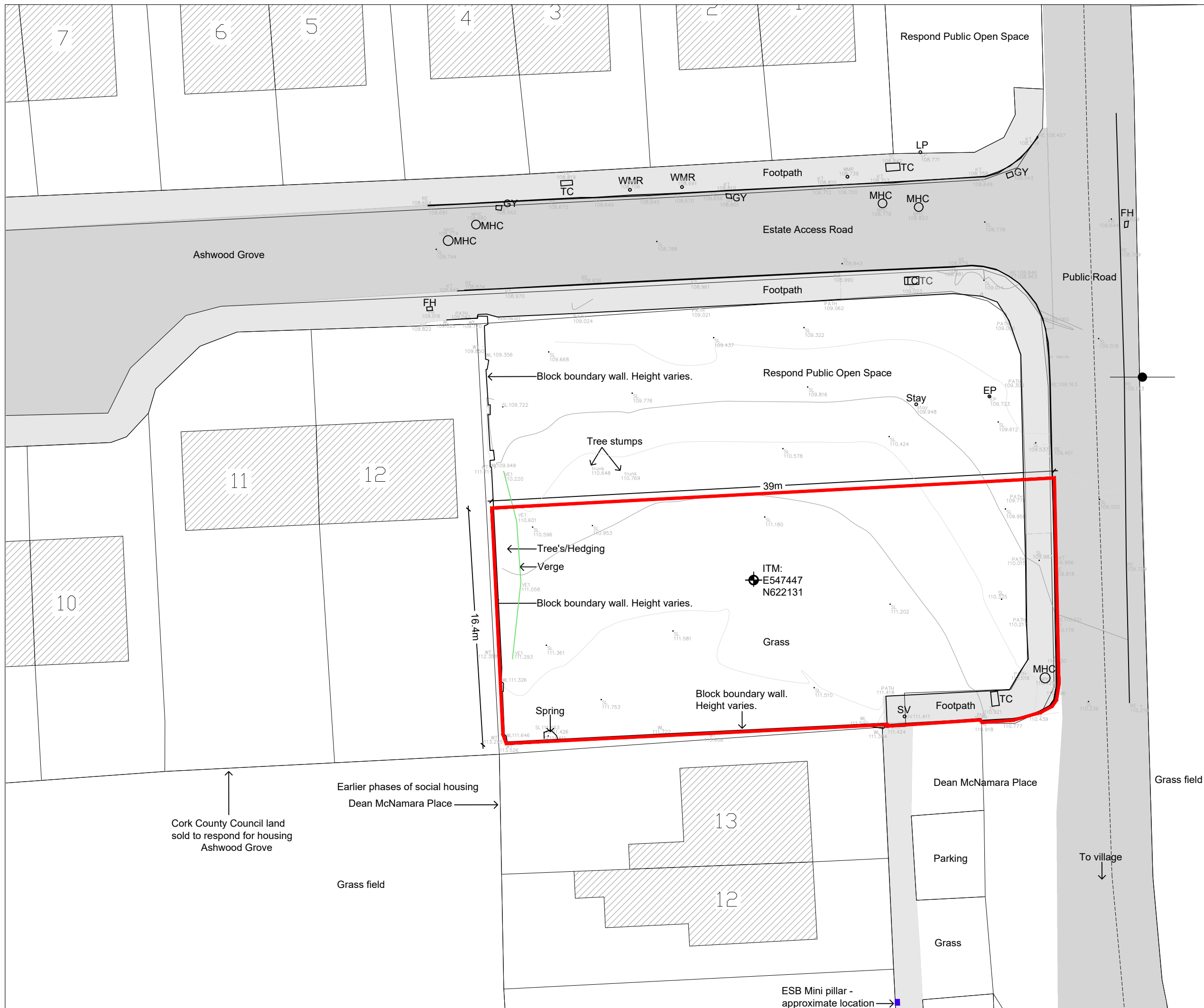
County Hall, Cork  
 Tel: (021) 4285433  
 e-mail: architects.housing@corkcoco.ie

Job Reference: N2022023	Sheet: A3	Design Team: Architect: SK Technician: ToF Surveyor: RB Snr. Architect: R. Henry
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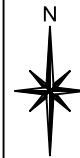
Dwg. No.: DR-CCC-A-PL-100

Date: Oct. 23	Scale: 1:1000	Issue for: Planning
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LEGEND  
 SITE BOUNDARY IN RELATION TO EXTENT OF APPLICATION: 644m<sup>2</sup> (0.159 acres)

ORDNANCE SURVEY IRELAND SHEET NUMBERS:  
 5411-D  
 ITM: 547447 622131  
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- EP electricity pole
- FH fire hydrant
- GY gully
- KT kirb top
- LP lamp post
- MHC manhole cover
- RE road edge
- SL spot level
- SV sluice valve
- TC telecom cover
- WMR water meter
- VE verge
- WL wall level
- WT wall top


Rev. No.	Revision Description	Date
Project Stage: Single Stage Submission		
Project Title: Proposed Housing Development Dean McNamara Place, Newtownshandrum.		
Drawing Title: Existing Site Layout Plan		

**Conhairle Contae Chorcaí**  
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**Cork County Council**  
 Architects | Housing Directorate  
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 e-mail: architects.housing@corkcoco.ie

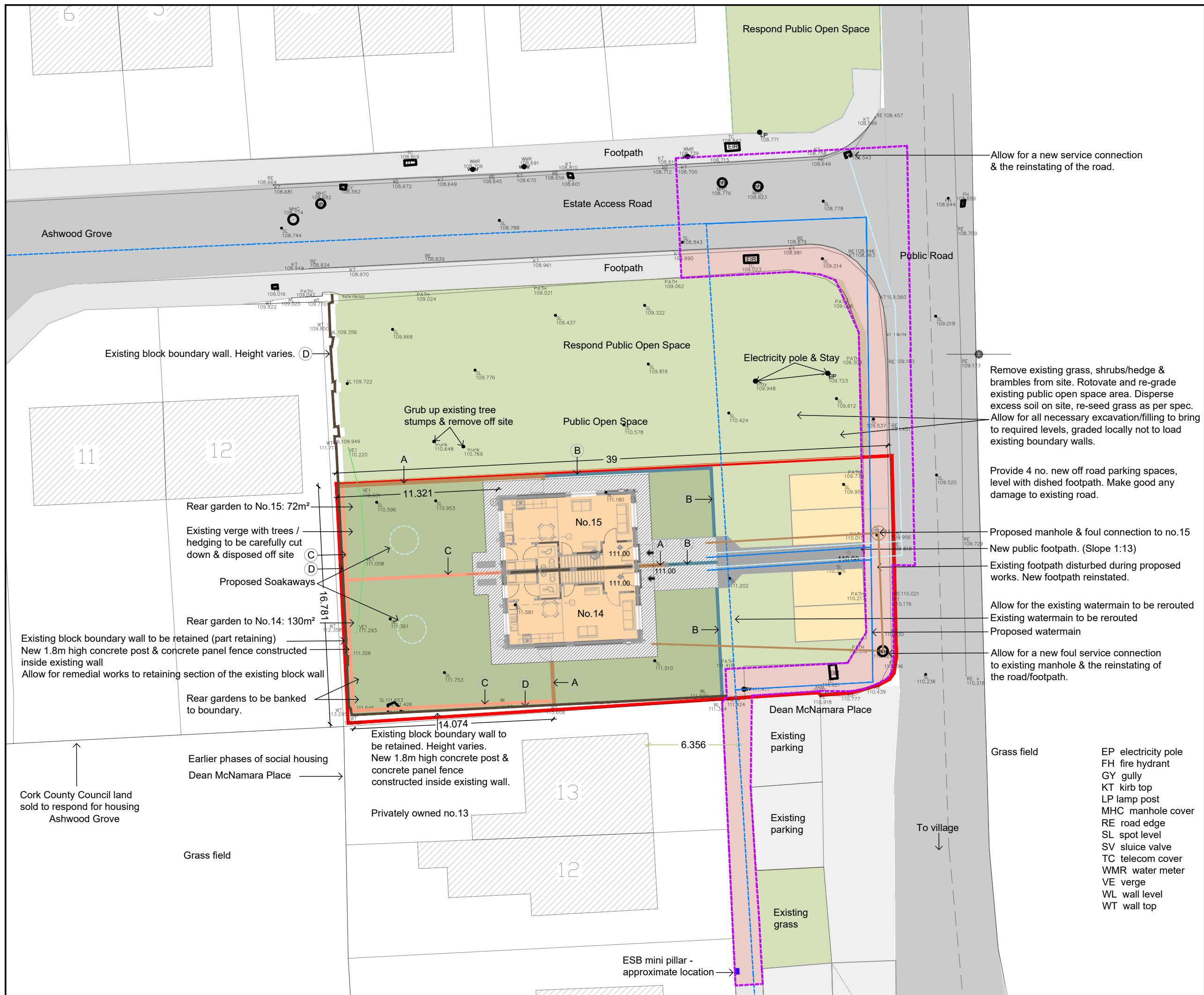
Job Reference: N2022023	Sheet: A3	Design Team: Architect: SK Technician: ToF Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-106	Date: Oct. 23	Scale: 1:250
Issue for: Planning		2024

↑  
 Cork County Council land sold to respond for housing Ashwood Grove  
 ↑  
 Earlier phases of social housing Dean McNamara Place  
 ↑  
 Grass field

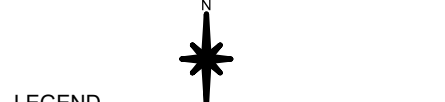
Dean McNamara Place  
 Parking  
 Grass  
 To village ↓

ESB Mini pillar - approximate location →





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LEGEND  
 Site boundary in relation to extent of application: 644m² (0.159a/0.0644h)

OSI sheet no: 5411-D  
 ITM: 547447 622131

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- A** Proposed 1.8m high block wall with capping. Rendered both sides.
- B** 1m high concrete block wall with capping. Rendered both sides.
- C** Proposed 1.8m high concrete post & concrete panel fence
- D** Existing block wall, to be retained.
- Existing watermain taken from GIS records
- Proposed rerouted watermain
- Proposed storm sewer
- Proposed foul sewer
- Extent of public footpath/road to be removed/disturbed during works.
- Existing footpath disturbed during rerouting of the watermain & ESB works
- Proposed new private footpath
- Proposed new public footpath
- Existing public footpath
- Existing road
- Existing green area
- Proposed private open space
- Proposed car parking
- Existing levels taken from survey
- Proposed levels
- Outdoor fan unit for heat pump with weather protected, steel mesh guard. To M&E spec.

Rev. No.	Revision Description	Date

Project Stage: Single Stage Submission

Project Title: Proposed Housing Development  
 Dean McNamara Place, Newtownshandrum.

Drawing Title: Proposed Site Layout Plan

**Conhairle Contae Chorcaí**  
 Alltíri | Stúirthóireacht Tithíochta

**Cork County Council**  
 Architects | Housing Directorate

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

Job Reference: N2022023	Sheet: A3	Design Team: Architect: SK
Dwg. No.: DR-CCC-A-PL-120		Technician: ToF
Date: Oct. 23	Scale: 1:250	Surveyor: RB
	Issue for: Planning	Snr. Architect: R. Henry



Allow for a new service connection & the reinstating of the road.

Remove existing grass, shrubs/hedge & brambles from site. Rotovate and re-grade existing public open space area. Disperse excess soil on site, re-seed grass as per spec. Allow for all necessary excavation/filling to bring to required levels, graded locally not to load existing boundary walls.

Provide 4 no. new off road parking spaces, level with dishd footpath. Make good any damage to existing road.

Proposed manhole & foul connection to no.15  
 New public footpath. (Slope 1:13)  
 Existing footpath disturbed during proposed works. New footpath reinstated.

Allow for the existing watermain to be rerouted  
 Existing watermain to be rerouted  
 Proposed watermain

Allow for a new foul service connection to existing manhole & the reinstating of the road/footpath.

- EP electricity pole
- FH fire hydrant
- GY gully
- KT kirb top
- LP lamp post
- MHC manhole cover
- RE road edge
- SL spot level
- SV sluice valve
- TC telecom cover
- WMR water meter
- VE verge
- WL wall level
- WT wall top

Cork County Council land sold to respond for housing Ashwood Grove

Earlier phases of social housing Dean McNamara Place

Grass field

Existing block boundary wall to be retained. Height varies. New 1.8m high concrete post & concrete panel fence constructed inside existing wall.

Privately owned no.13

Rear garden to No.15: 72m²

Existing verge with trees / hedging to be carefully cut down & disposed off site

Proposed Soakaways

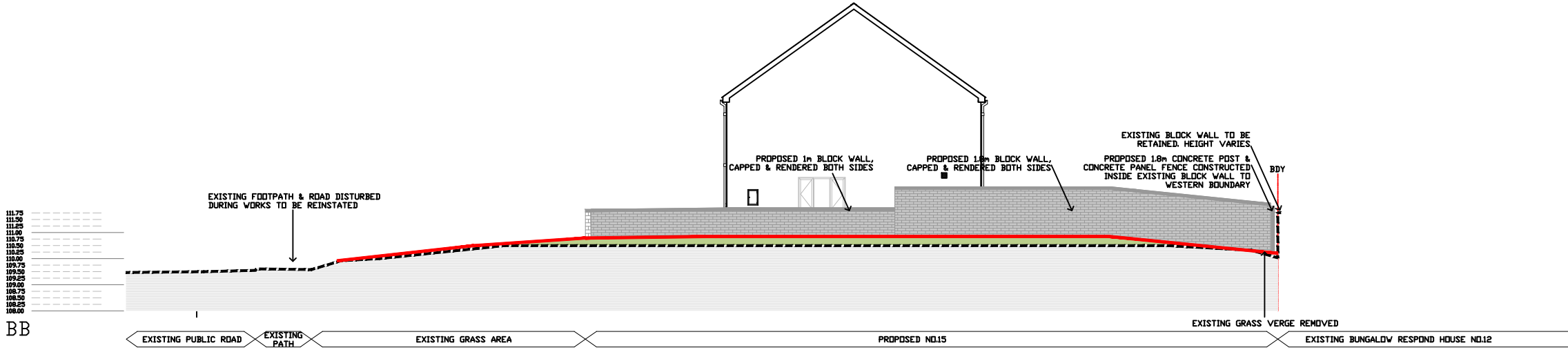
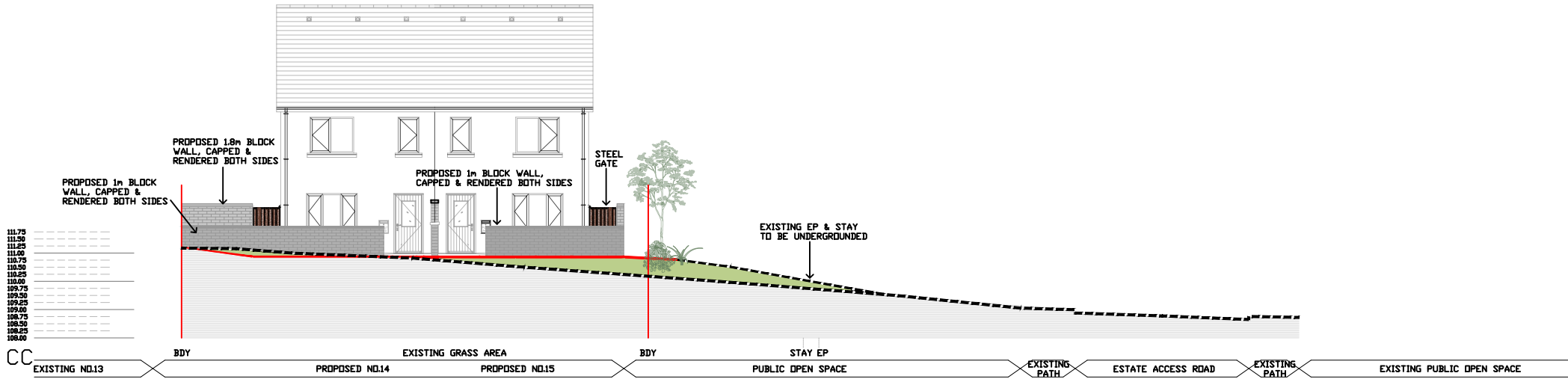
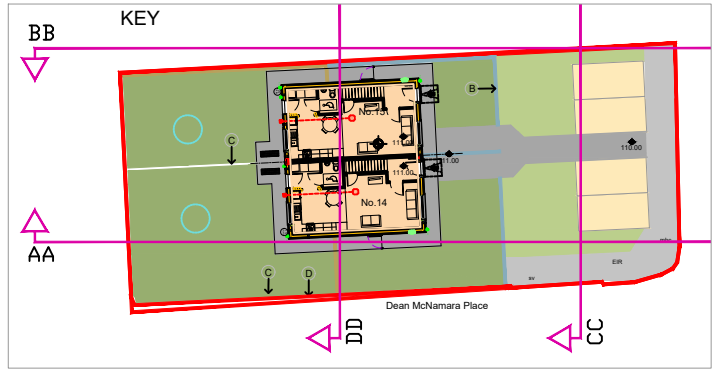
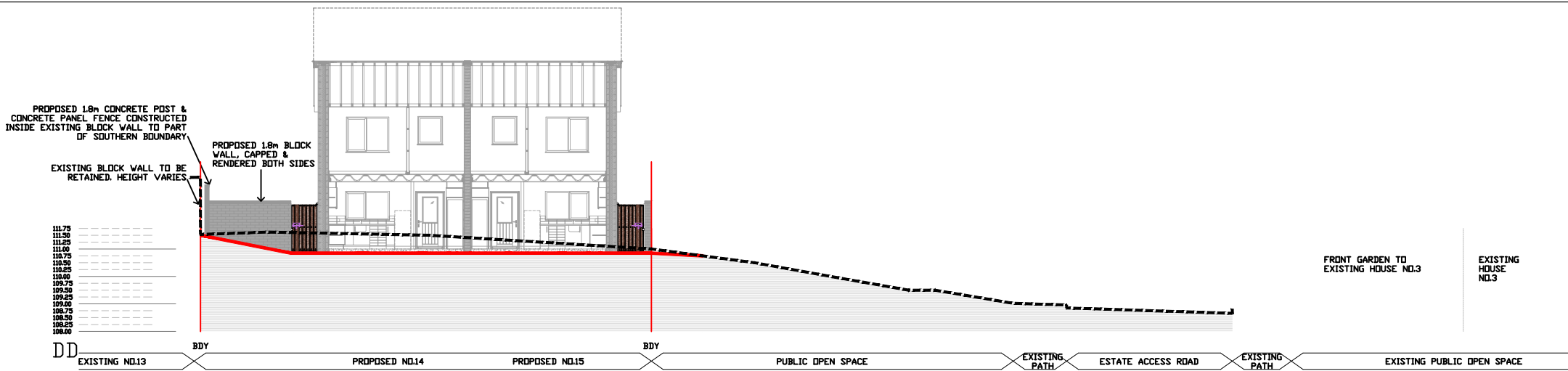
Rear garden to No.14: 130m²

Existing block boundary wall to be retained (part retaining)  
 New 1.8m high concrete post & concrete panel fence constructed inside existing wall  
 Allow for remedial works to retaining section of the existing block wall

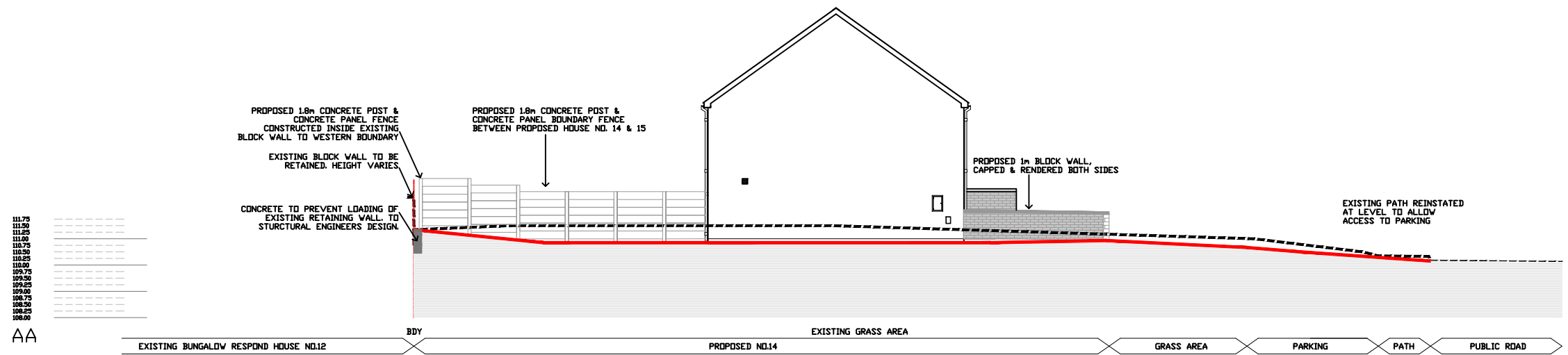
Rear gardens to be banked to boundary.

ESB mini pillar - approximate location

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----- EXISTING GROUND LINE  
 \_\_\_\_\_ PROPOSED GROUND LINE




Rev. No.	Revision Description	Date
Project Stage: Single Stage Submission		
Project Title: Proposed Housing Development Dean McNamara Place, Newtownshandrum.		
Drawing Title: Site Sections A, B, C & D		

**Conhairle Contae Chorcaí**  
 Ailtrí | Stúirthóiréacht Tithíochta  
**Cork County Council**  
 Architects | Housing Directorate  
 County Hall, Cork  
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 e-mail: architects.housing@corkcoco.ie

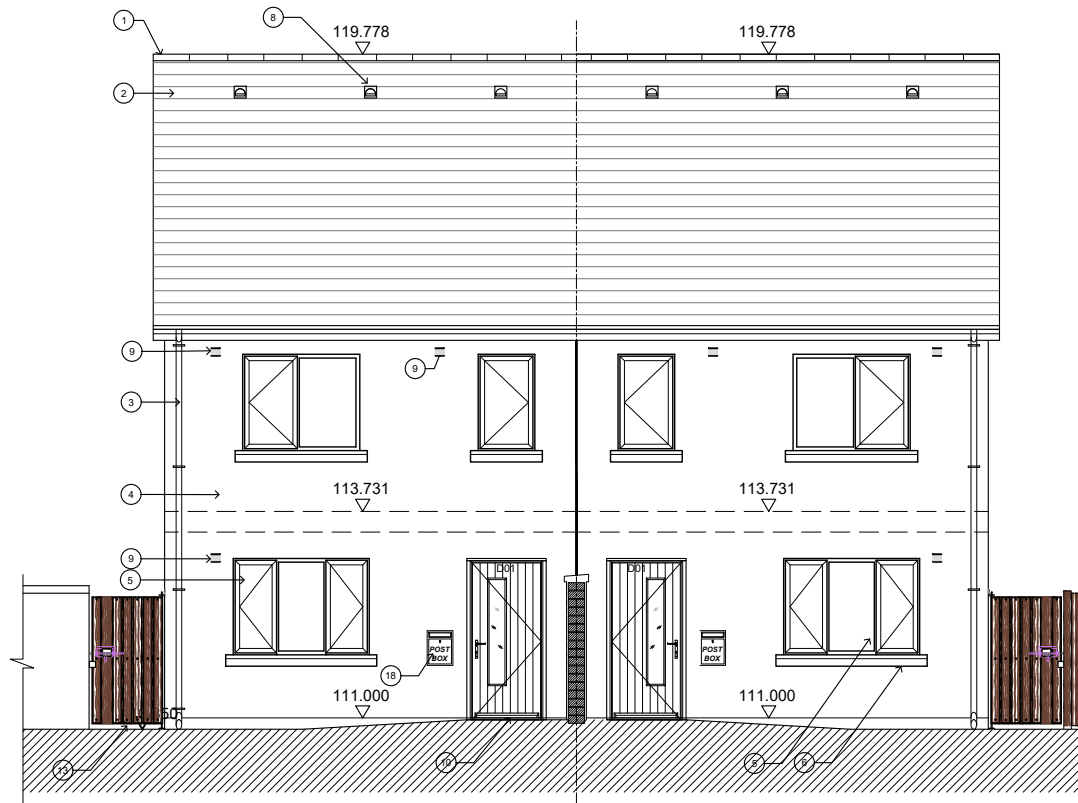
Job Reference: N2022023	Sheet: A3	Design Team: Architect: SK Technician: ToF Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-140	Date: Oct. 23	Scale: 1:200
Date: Oct. 23	Scale: 1:200	Issue for: Planning



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**Material Legend:**

1. Ridge Tiles: Fibre cement ridge tile.
2. Roof: Fibre cement slate blue-black.
3. Rain Water Goods: 155mm wide, 98mm depth uPVC half round gutters & 82mm black uPVC round downpipes.
4. Walls: Smooth plaster finish to front elevations, gables & plinths. Wet dash finish to rear elevation. Painted plinth.
5. Windows: Doubled glazed with uPVC frames.
6. Cill: Precast concrete cill.
7. Eaves: Projecting black 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
12. 1.9m concrete block boundary wall comprising of 1.8m high, 215mm solid block with 100mm cast in-situ capping. Wet dash render both sides.
13. Wood effect PVC side gates.
14. Outdoor fan unit for heat pump with weather-protected, steel mesh guard. To M&E specification.
15. In line roof vent for central extract system. To M&E spec.
16. Low level vent for future tenant dryer.
17. Mechanical cooker vent to M&E specification.
18. Wall mounted post box to specification.



Front Elevation  
House No. 14

Front Elevation  
House No. 15

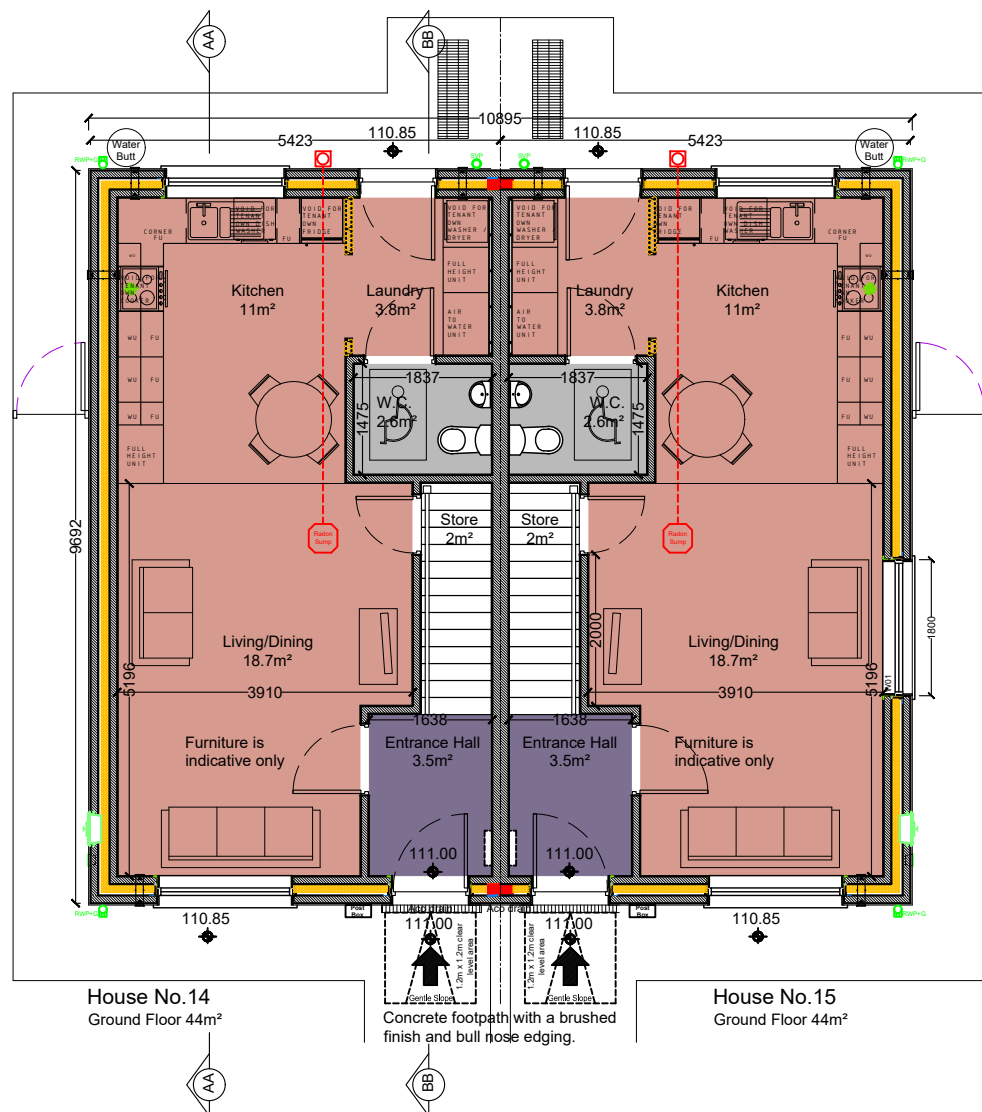
All rising Walls and Foundations to Engineer's Drawings & Specifications.



Rear Elevation  
House No. 15

Rear Elevation  
House No. 14

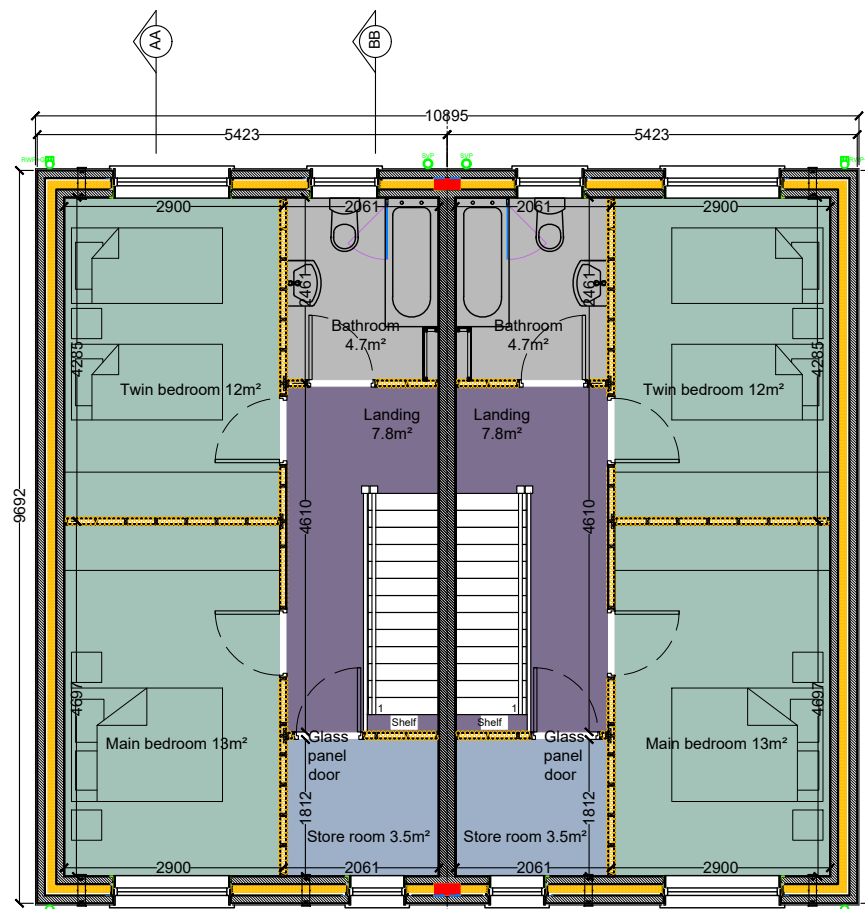
All rising Walls and Foundations to Engineer's Drawings & Specifications.



House No. 14  
Ground Floor 44m²

House No. 15  
Ground Floor 44m²


Concrete footpath with a brushed finish and bull nose edging.




House No. 14  
First Floor 41m²

House No. 15  
First Floor 41m²

	TARGET GROSS FLOOR AREA (M²)	MINIMUM MAIN LIVING ROOM AREA (M²)	AGGREGATE LIVING AREA (M²)	AGGREGATE BEDROOM AREA (M²)	STORAGE AREA (M²)
2 BED/ 4P HOUSE (2 storey)	80.0	13	30	25	4
2 Bed Newtownshandrum	85.3	18.7	33.5	25	5.5

Rev. No.	Revision Description	Date
Project Stage: Single Stage Submission		
Project Title: Proposed Infill Housing Development Dean McNamara Place, Newtownshandrum.		
Drawing Title: Ground Floor & First Floor Plan Front & Rear Elevation		
 <b>Conhairle Contae Chorcaí</b> Alltíri   Stúirthóireacht Tithíochta <b>Cork County Council</b> Architects   Housing Directorate County Hall, Cork Tel: (021) 4285433 e-mail: architects.housing@corkcoco.ie		

Job Reference: N2022023	Sheet: A3	Design Team: Architect: SK Technician: TOF Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-200	Date: Oct. 23	Scale: 1:100
Issue for: Planning		 <b>2040</b> <small>Department of Housing, Local Government and Planning</small>



