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SITE OUTLINED IN RED —  
 ENTIRETY OF C.C.C. LAND HOLDING OUTLINED IN BLUE —

ITM Co-ordinates  
 E:527708  
 N:589919

O.S. MAPs  
 6091-B, 6092-A,  
 6091-04.

TOTAL COUNCIL OWNED SITE AREA 6.45 Hectares/ 15.94 Acres  
 SITE AREA 1.10 Hectares/ 2.72 Acres

**SITE**

ITM Co-ordinates  
 E:527643  
 N:589844


Rev. No.	Revision Description	Date

Project Stage: Part 8

Project Title: Proposed Housing Development  
 Hegarty Street, Millstreet, Co. Cork.

Drawing Title: Existing Site Survey

**Conhairle Contae Chorcaí**  
 Alltíri | Stuarthóireacht Tithíochta

**Cork County Council**  
 Architects | Housing Directorate

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

Job Reference: S-2022-031	Sheet: A3	Design Team: Architect: MM Technician: GD Surveyor: MB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-106	Date: Jan '24	Scale: 1:1000
Issue for: Part 8		



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O.S. MAPs  
 6091-B, 6092-A,  
 6091-04.

SITE OUTLINED IN RED  
 ENTIRETY OF LAND HOLDING  
 OUTLINED IN BLUE

**SITE STATISTICS**  
 8no. 1 Bed Apartments  
 16no. 2 Bed Houses  
 2no. 3 Bed Houses

**26no. Units Total**

- Site Area - 1.10 HA
- Public Open Space - 2255m<sup>2</sup>/11040m<sup>2</sup> - 20.4%
- Parking - 46 No. Car Spaces
- Density - 24 U/HA

**LEGEND**  
 - Phase 01 Site Outline  
 - Adjacent Lands Under CCC Ownership

- TYPE A - 1 over 1 Bed Apartment
- TYPE B - 2 Bed 2 Storey House
- TYPE C - 3 Bed 2 Storey House
- Private Open Space
- Public Open Space
- Proposed Internal Road
- Proposed Footpath
- Proposed Parking
- Proposed Area of Planting
- Existing Area of Hedging
- Proposed New Hedging
- Proposed Shrub Planting

Note:  
 Refer to Landscape drawing P608-202  
 by DRLA for proposed Landscape Detail


Rev. No.	Revision Description	Date

Project Stage: Information

Project Title: Proposed Housing Development  
 Hegarty Street, Millstreet, Co. Cork

Drawing Title: Proposed Site Layout

**Conhairle Contae Chorcaí**  
 Alltíri | Stuarthóireacht Tithíochta  
**Cork County Council**  
 Architects | Housing Directorate  
 County Hall, Cork  
 Tel: (021) 4285433  
 e-mail: architects.housing@corkcoco.ie

Job Reference: S-2022-031	Sheet: A3	Design Team: Architect: MM Technician: GD Surveyor: MB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-120	Date: Jan '24	Scale: 1:1000
Date: Jan '24	Scale: 1:1000	Issue for: Part 8





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O.S. MAPs  
 6091-B, 6092-A,  
 6091-04.

SITE OUTLINED IN RED  
 ENTIRETY OF LAND HOLDING  
 OUTLINED IN BLUE

**SITE STATISTICS**

8no. 1 Bed Apartments  
 16no. 2 Bed Houses  
 2no. 3 Bed Houses

**26no. Units Total**

- Site Area - 1.10 HA
- Public Open Space  
2255m<sup>2</sup>/11040m<sup>2</sup> - 20.4%
- Parking - 46 No. Car Spaces
- Density - 24 U/HA

**LEGEND**

- Phase 01 Site Outline
- Adjacent Lands Under CCC Ownership
- TYPE A - 1 over 1 Bed Apartment
- TYPE B - 2 Bed 2 Storey House
- TYPE C - 3 Bed 2 Storey House
- Private Open Space
- Public Open Space
- Proposed Internal Road
- Proposed Footpath
- Proposed Parking
- Proposed Area of Planting
- Existing Area of Hedging
- Proposed New Hedging
- Proposed Shrub Planting

Note:  
 Refer to Landscape drawing P608-202  
 by DRLA for proposed Landscape Detail


Rev. No.	Revision Description	Date
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Project Stage: Part 8

Project Title: Proposed Housing Development  
 Hegarty Street, Millstreet, Co.Cork

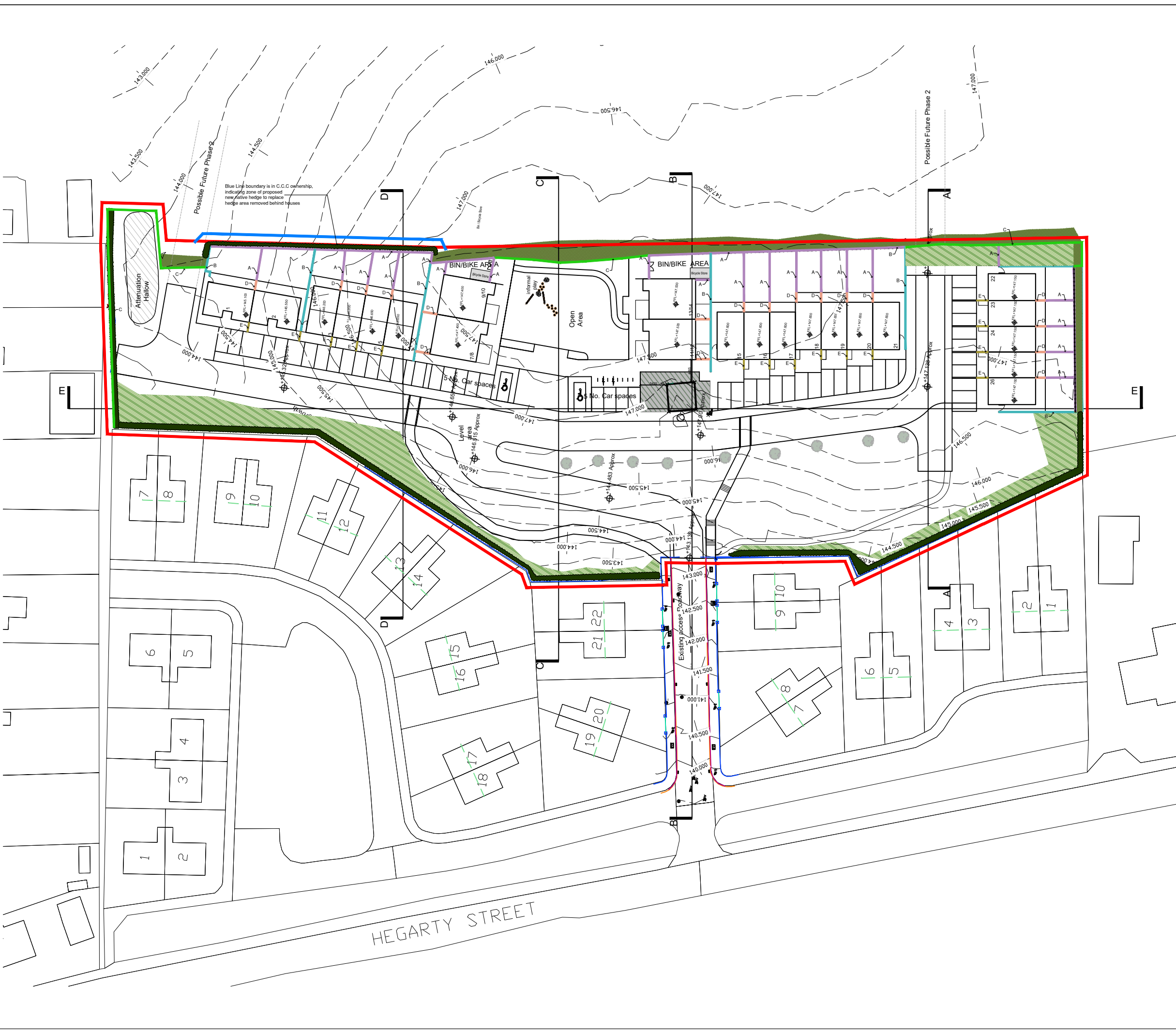
Drawing Title: Proposed Site Layout

**Conhairle Contae Chorcaí**  
 Alltíri | Stuarthóireacht Tithíochta  
**Cork County Council**  
 Architects | Housing Directorate  
 County Hall, Cork  
 Tel: (021) 4285433  
 e-mail: architects.housing@corkcoco.ie

Job Reference: S-2022-031	Sheet: A3	Design Team: Architect: MM Technician: GD Surveyor: MB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-121	Date: Jan '24	Scale: 1:750

Issue for:  
Part 8





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SITE OUTLINED IN RED (Line is offset to all more visible boundaries)  
 ENTIRETY OF LAND HOLDING OUTLINED IN BLUE

- EXTERNAL WALL TYPES**
- Wall Type A - Concrete Post & Panel Construction - 1.8m high
  - Wall Type B - 1.8m high 100mm blockwork rendered on public side with concrete capping
  - Wall Type C - 1.8m high post and wire fence
  - Wall Type D - 1.8m 215mm blockwork wall with concrete capping
  - Wall Type E - 1.2m blockwork wall with concrete capping, plastered to both sides.
  - Existing Area of Hedging
  - Proposed New Hedging
  - Proposed Shrub Planting

Note:  
 Refer to Landscape drawing P608-202 by DRLA for proposed Landscape Detail




Rev. No.	Revision Description	Date

Project Stage: Part 8

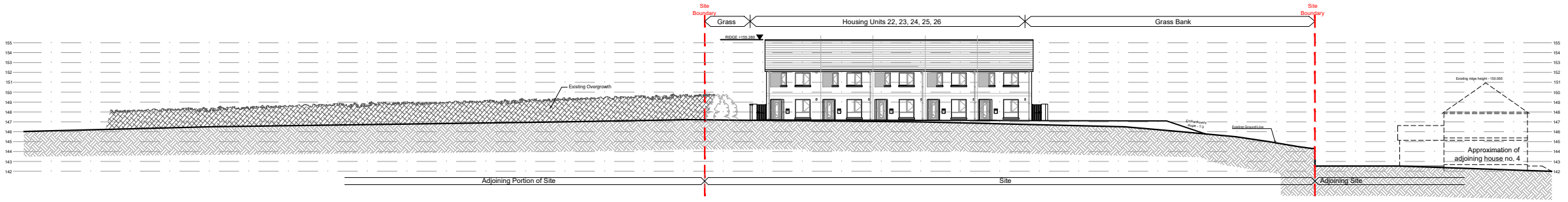
Project Title: Proposed Housing Development  
 Hegarty Street, Millstreet, Co. Cork

Drawing Title: Proposed Site Layout

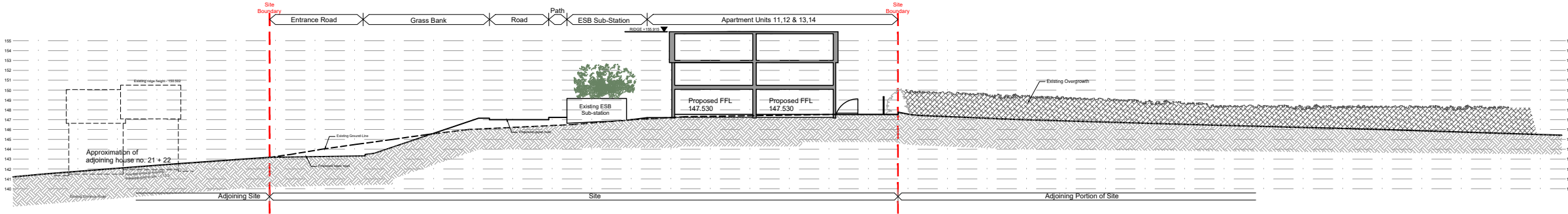

**Conhairle Contae Chorcaí**  
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Job Reference: S-2022-031	Sheet: A3	Design Team: Architect: MM Technician: GD Surveyor: MB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-SK-122	Date: Jan '24	Scale: 1:750
Date: Jan '24	Issue for: Part 8	  <b>2024</b>

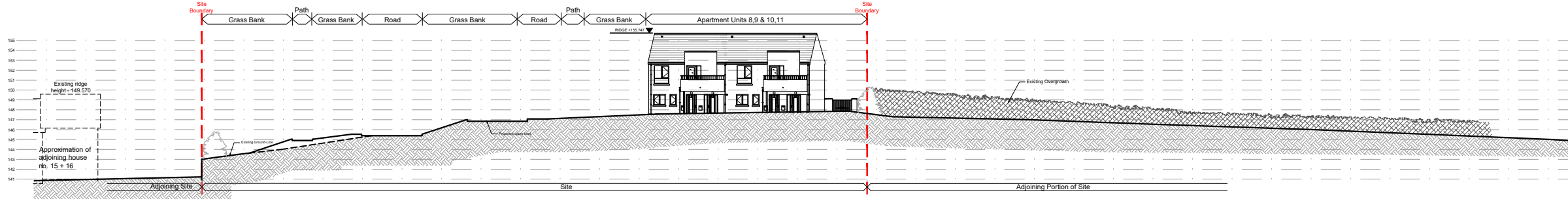
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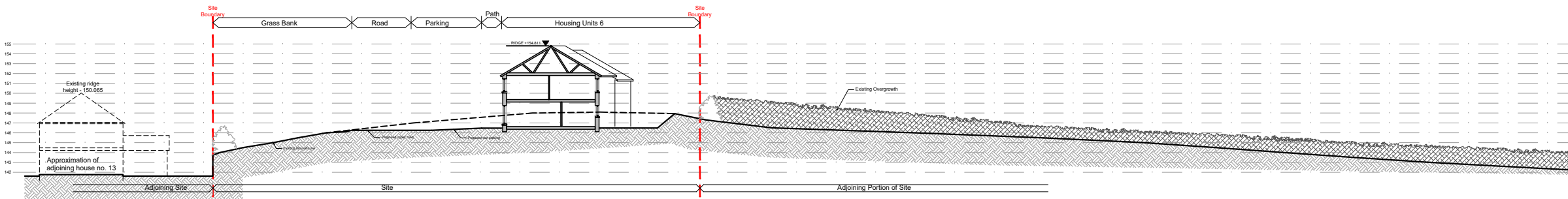
**SECTION A-A**  
1:500 @ A3



**SECTION B-B**  
1:500 @ A3



**SECTION C-C**  
1:500 @ A3



**SECTION D-D**  
1:500 @ A3


Rev. No.	Revision Description	Date

Project Stage: Part 8

Project Title: Proposed Housing Development  
Hegarty Street, Millstreet, Co.Cork

Drawing Title: Proposed Site Sections  
Sheet 01

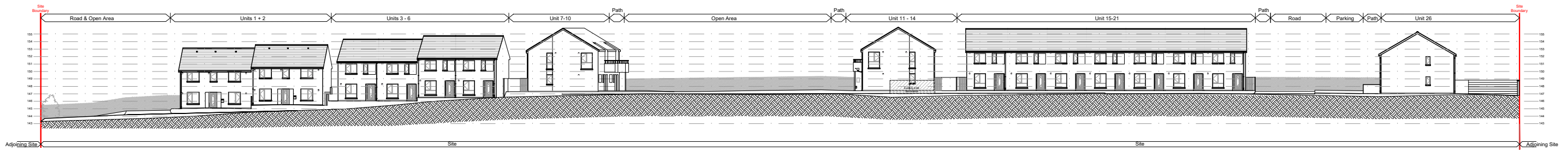
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**Cork County Council**  
 Architects | Housing Directorate  
 County Hall, Cork  
 Tel: (021) 4285433  
 e-mail: architects.housing@cccoco.ie

Job Reference: S-2022-031	Sheet: A3	Design Team: Architect: MM Technician: GD Surveyor: MB Sr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-140	Date: Jan '24	Scale: 1:500
Date: Jan '24	Scale: 1:500	Issue for: Part 8





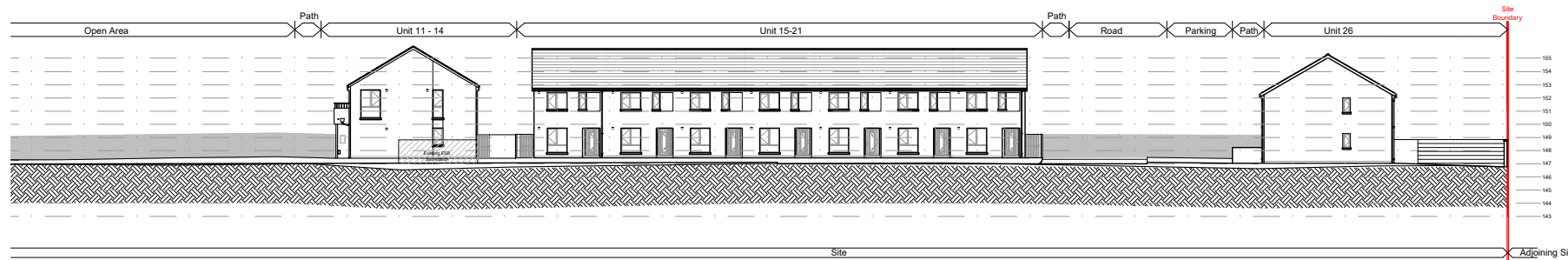
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**SECTION E-E**  
 N.T.S. @ A3



**SECTION E-E**  
 1:500 @ A3



**SECTION E-E**  
 1:500 @ A3


Rev. No.	Revision Description	Date
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Project Stage: Part 8

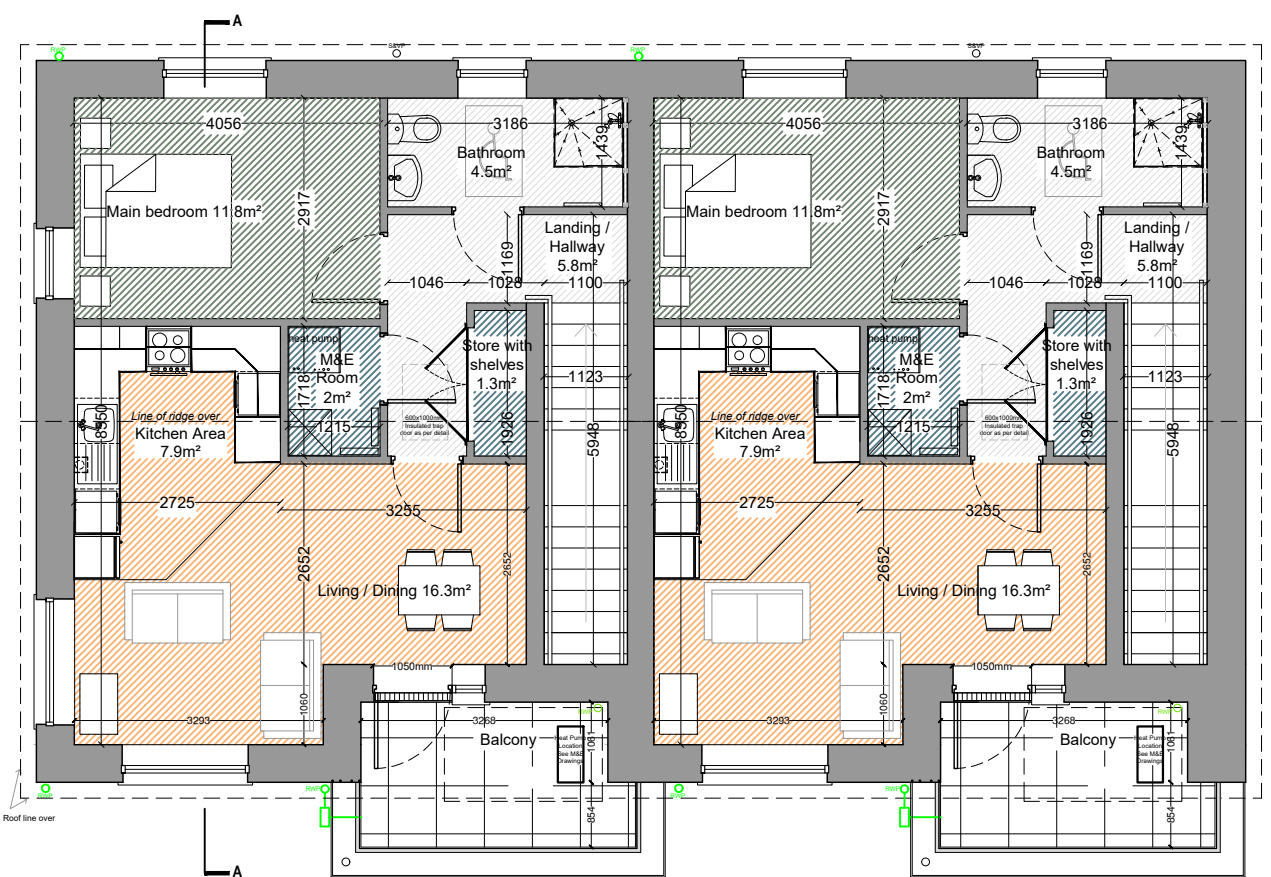
Project Title: Proposed Housing Development  
 Hegarty Street, Millstreet, Co.Cork

Drawing Title: Proposed Site Sections  
 Sheet 02

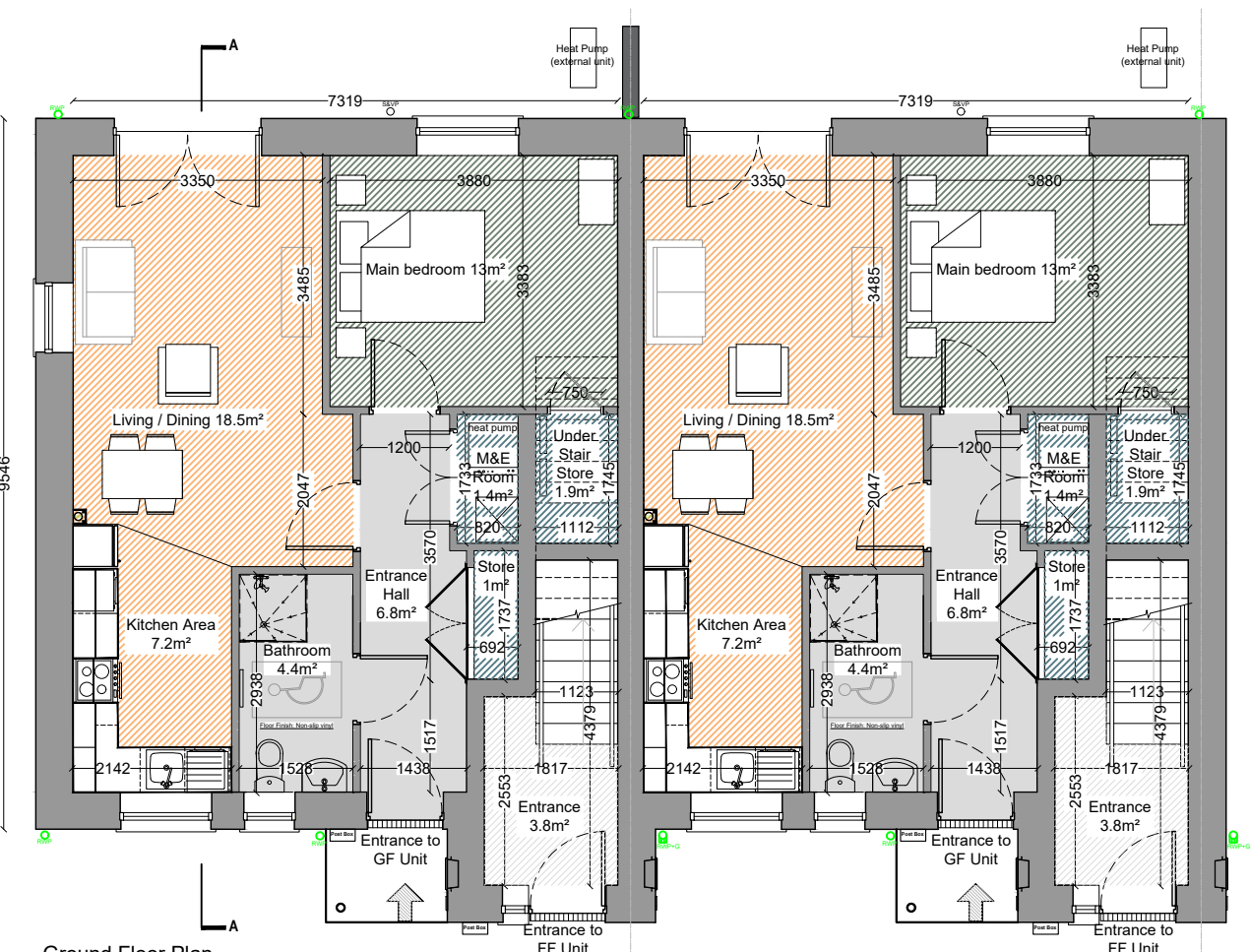
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**Cork County Council**  
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 County Hall, Cork  
 Tel: (021) 4285433  
 e-mail: architects.housing@corkcoco.ie

Job Reference: S-2022-031	Sheet: A3	Design Team: Architect: MM Technician: GD Surveyor: MB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-141	Date: Jan '24	Scale: 1:500
Date: Jan '24	Scale: 1:500	Issue for: Part 8

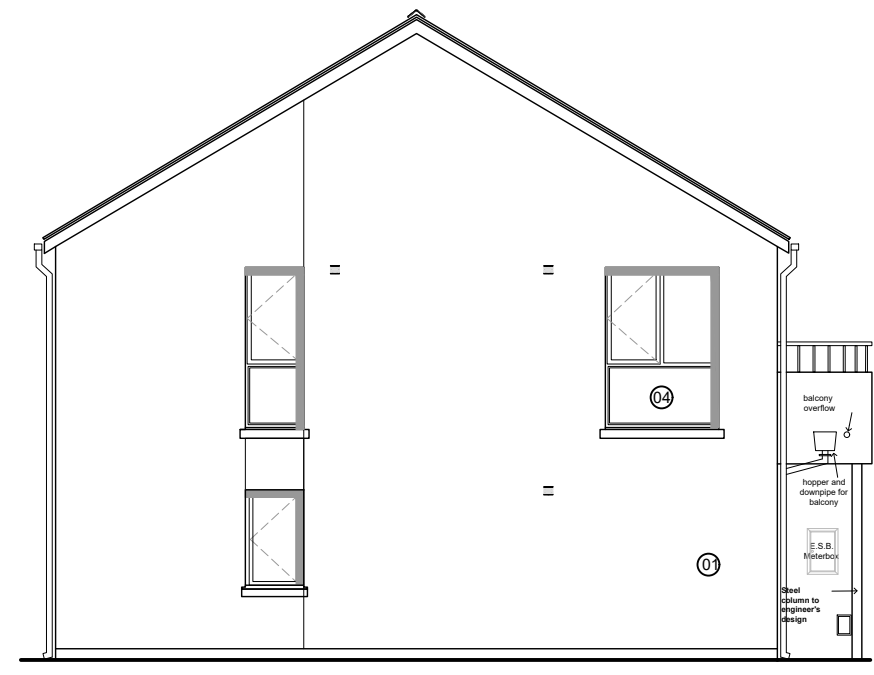
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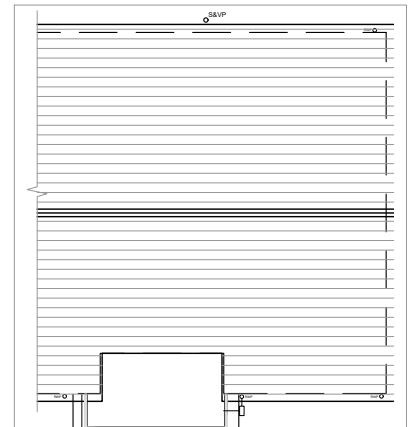
First Floor Plan  
 House Type A Block 2 - 52m<sup>2</sup>  
 1 Bed First Floor Apartment



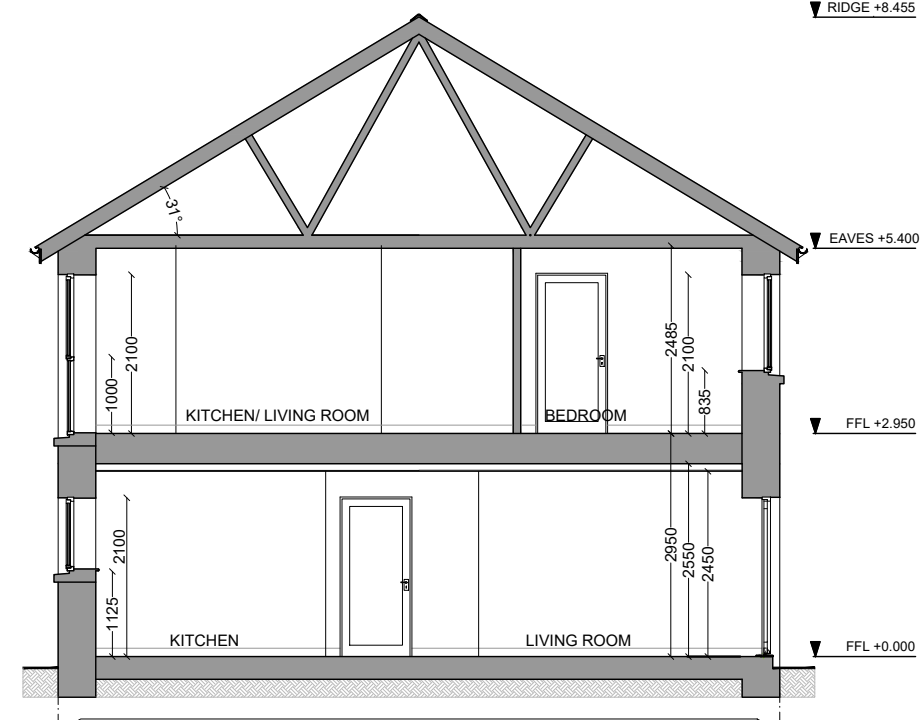
Ground Floor Plan  
 House Type A - 57m<sup>2</sup>  
 1 Bed Ground Floor Apartment



Side Elevation



Roof Plan - scale 1:200



Section AA

**LEGEND:**  
 01: Wet-dash render finish to selected colour  
 02: Smooth render finish to selected colour  
 03: Fibre cement slate, blue-black in colour  
 04: Aluminium/ dark uPVC windows to selected colour  
 05: Aluminium/ dark uPVC window/ door set to selected colour  
 06: Composite engineered door with a hardwood finish to selected colour  
 07: Aluminium/ dark uPVC fascia to selected colour  
 08: Aluminium/ dark uPVC rainwater goods to selected colour

TYPE A - 1 over 1 Bed Apartment

Rev. No.	Revision Description	Date

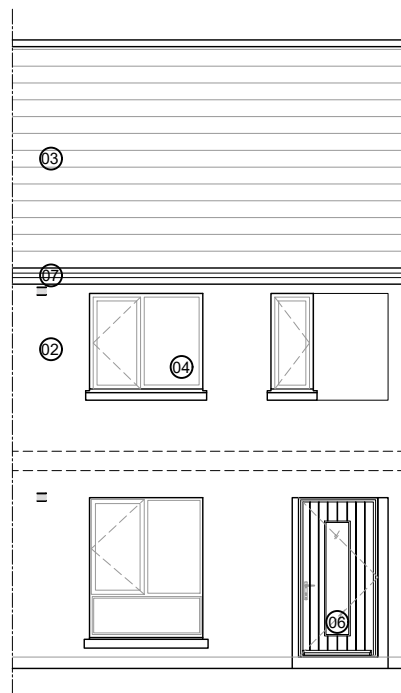
Project Stage:	Part 8
Project Title:	Proposed Housing Development
Drawing Title:	House Type A - 1 Bed over 1 Bed Apartment Plans, Elevations & Section

**Conhairle Contae Chorcaí**  
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 e-mail: architects.housing@corkcoco.ie

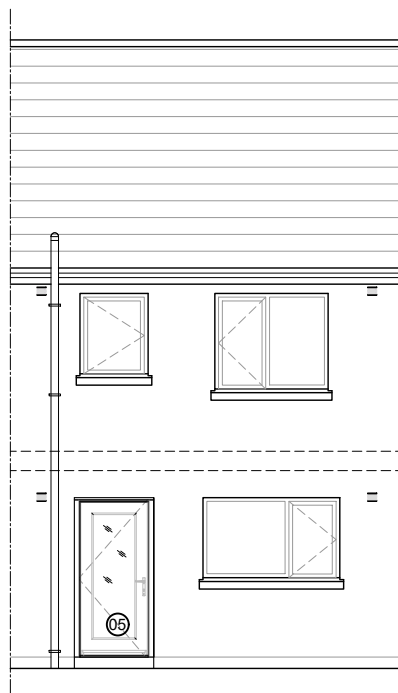
Ground Floor Unit	TARGET GROSS FLOOR AREA (M <sup>2</sup> )	MINIMUM MAIN LIVING ROOM AREA (M <sup>2</sup> )	AGGREGATE LIVING AREA (M <sup>2</sup> )	AGGREGATE BEDROOM AREA (M <sup>2</sup> )	STORAGE AREA (M <sup>2</sup> )
1 BED/ 2P APARTMENT Guidelines	45.0	11	23	11	3
Proposed 1 BED (Type A)	57	18.5	25.7	13.0	2.9

First Floor Unit	TARGET GROSS FLOOR AREA (M <sup>2</sup> )	MINIMUM MAIN LIVING ROOM AREA (M <sup>2</sup> )	AGGREGATE LIVING AREA (M <sup>2</sup> )	AGGREGATE BEDROOM AREA (M <sup>2</sup> )	STORAGE AREA (M <sup>2</sup> )
1 BED/ 2P APARTMENT Guidelines	45.0	11	23	11	3
Proposed 1 BED (Type A)	52.0	16.3	24.2	11.8	3.3

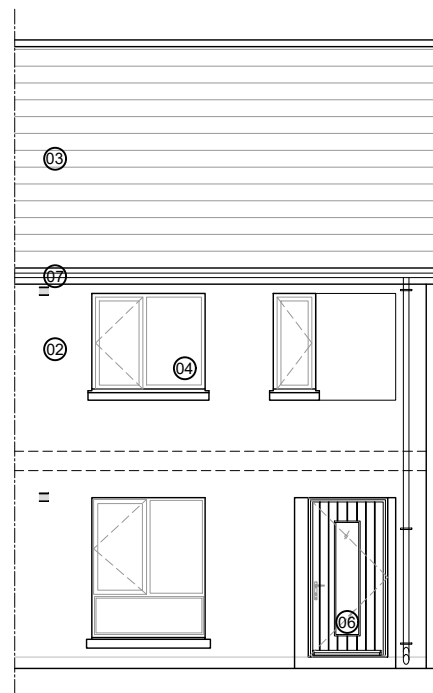
Job Reference: S-2022-031  
 Dwg. No.: DR-CCC-A-PL-200  
 Date: Jan '24  
 Scale: 1:100  
 Issue for: Part 8  
 Sheet: A3  
 Design Team:  
 Architect: MM  
 Technician: GD  
 Surveyor: RB  
 Snr. Architect: R. Henry  
 2040



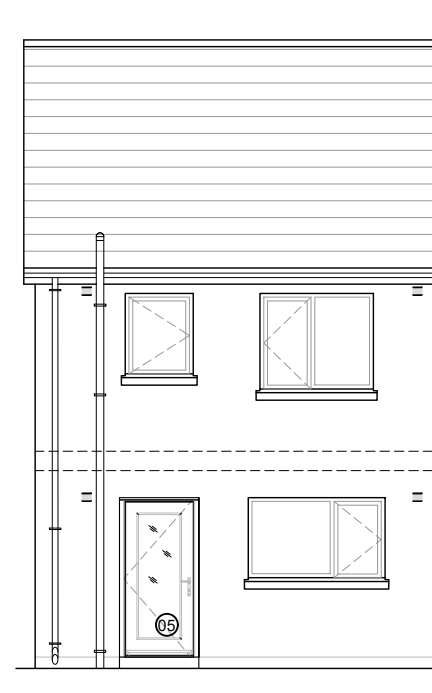
Front Elevation  
House Type B - 87m<sup>2</sup>  
2 Bed Terrace Mid Terrace



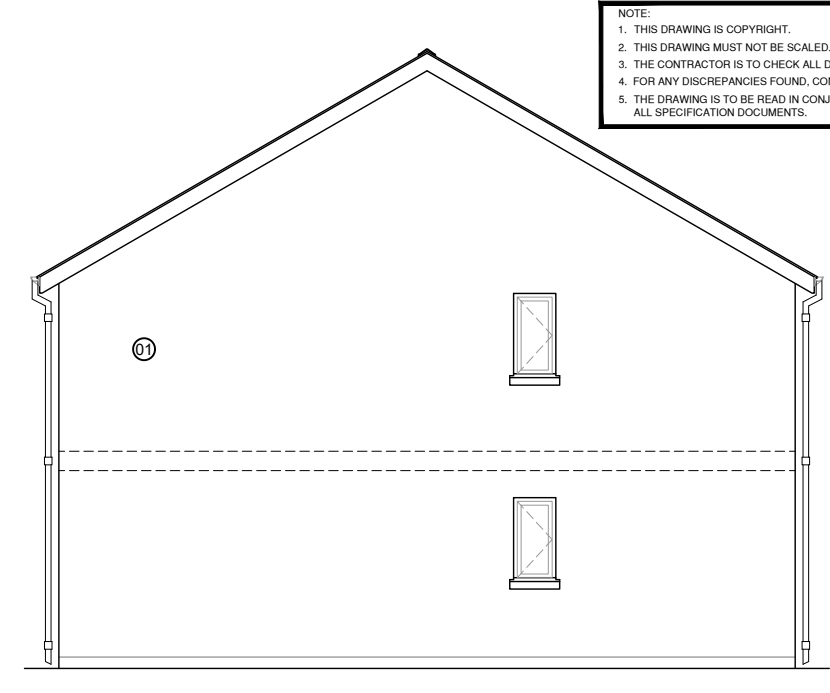
Rear Elevation



Front Elevation  
House Type B - 87m<sup>2</sup>  
2 Bed End of Terrace



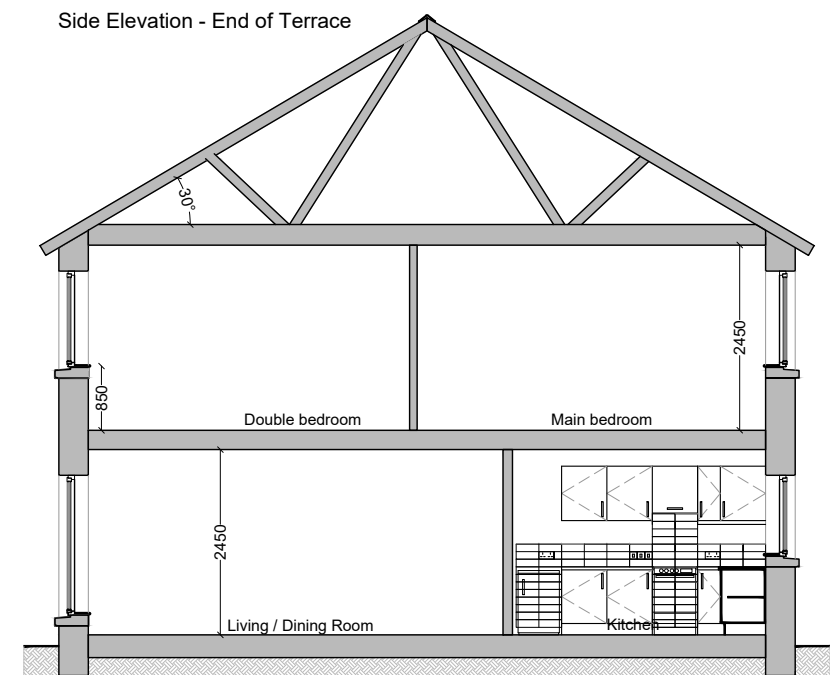
Rear Elevation



Side Elevation - End of Terrace

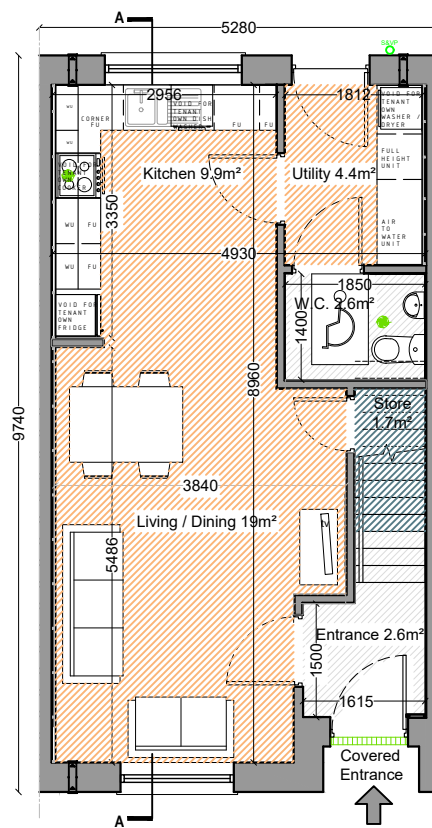
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▼ RIDGE +8.160

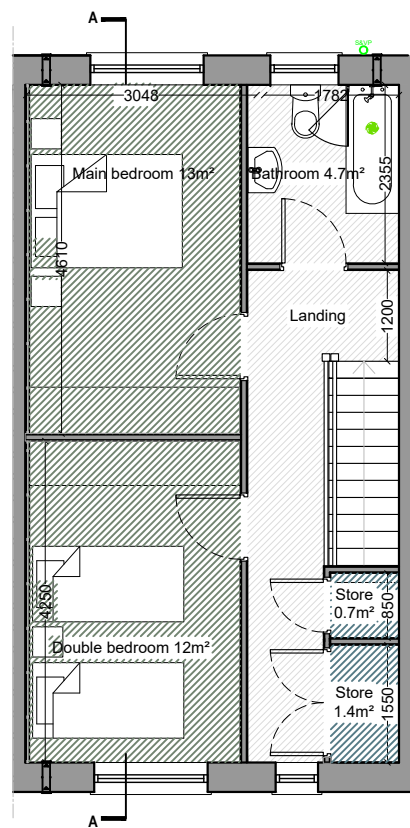


House, Type B, 2Bed 4 Person

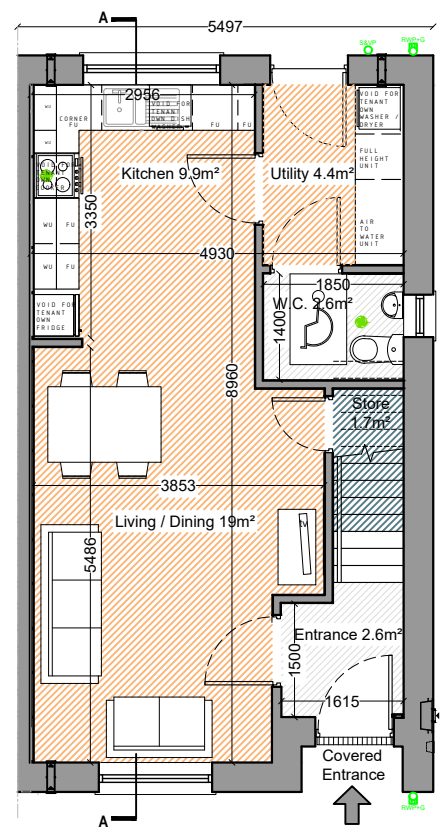
Section AA



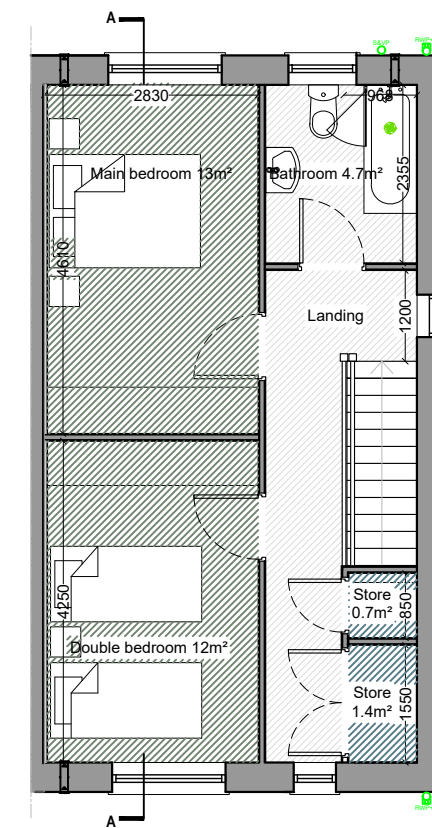
Ground Floor Plan - 43m<sup>2</sup>  
House Type B - 87m<sup>2</sup>  
2 Bed Terrace Mid Terrace



First Floor Plan - 44m<sup>2</sup>



Ground Floor Plan - 43m<sup>2</sup>  
House Type B - 87m<sup>2</sup>  
2 Bed End of Terrace




First Floor Plan - 44m<sup>2</sup>  
End of Terrace

TYPE B - 2 Bed 2 Storey House

**LEGEND:**

- 01: Wet-dash render finish to selected colour
- 02: Smooth render finish to selected colour
- 03: Fibre cement slate, blue-black in colour
- 04: Aluminium/ dark uPVC windows to selected colour
- 05: Aluminium/ dark uPVC window/ door set to selected colour
- 06: Composite engineered door with a hardwood finish to selected colour
- 07: Aluminium/ dark uPVC fascia to selected colour
- 08: Aluminium/ dark uPVC rainwater goods to selected colour

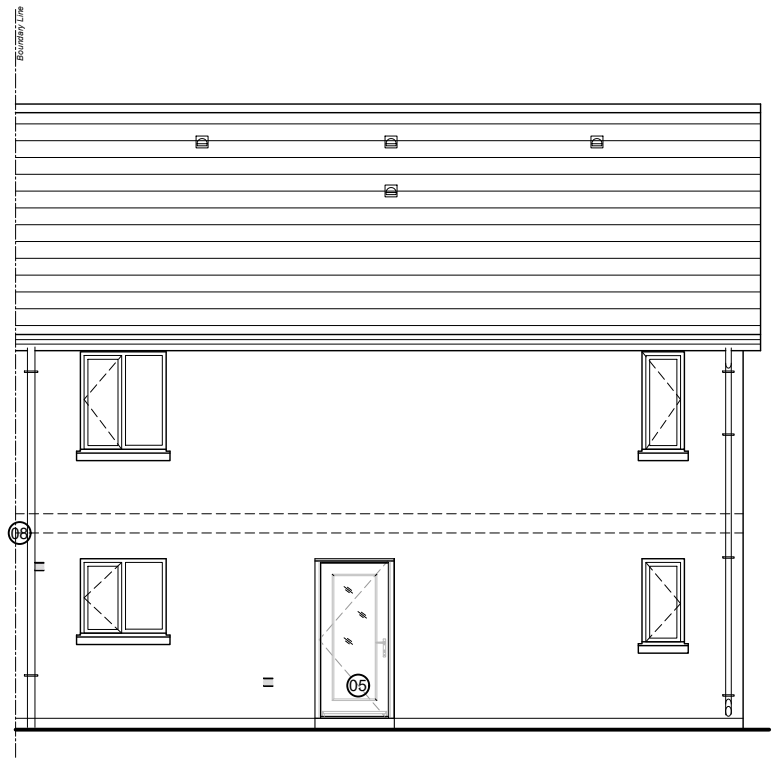
	TARGET GROSS FLOOR AREA (M <sup>2</sup> )	MINIMUM MAIN LIVING ROOM AREA (M <sup>2</sup> )	AGGREGATE LIVING AREA (M <sup>2</sup> )	AGGREGATE BEDROOM AREA (M <sup>2</sup> )	STORAGE AREA (M <sup>2</sup> )
2 BED/ 4P HOUSE (2 STOREY)	80.0	13	30	25	4
Proposed 2 BED (Type B)	87	19	33	25	3.8

Rev. No.	Revision Description	Date
Project Stage: Part 8		
Project Title: Proposed Housing Development		
Drawing Title: House Type B - 2 Bed Terrace Plans, Elevations & Section		
 <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: S-2022-031	Sheet: A3	Design Team: Architect: MM, Technician: GD, Surveyor: RB, Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-SK-201	Date: Jan '24	Scale: 1:100
Issue for: Part 8		 <b>2040</b>

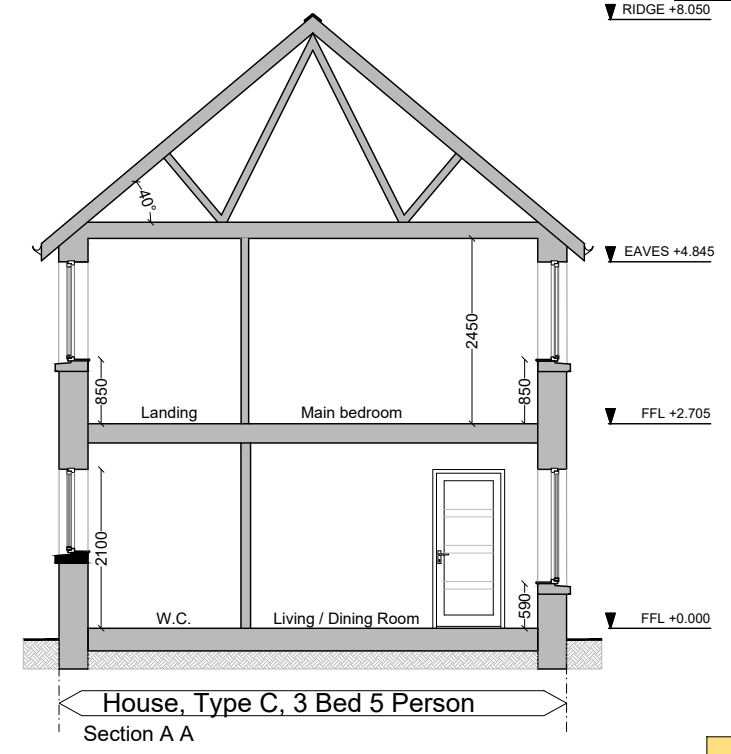
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Front Elevation

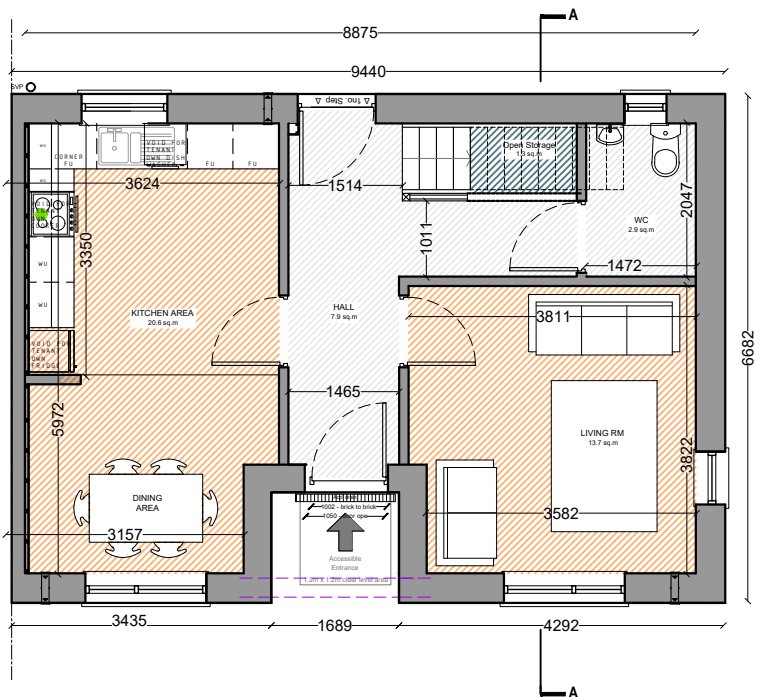


Rear Elevation To Be Mirrored

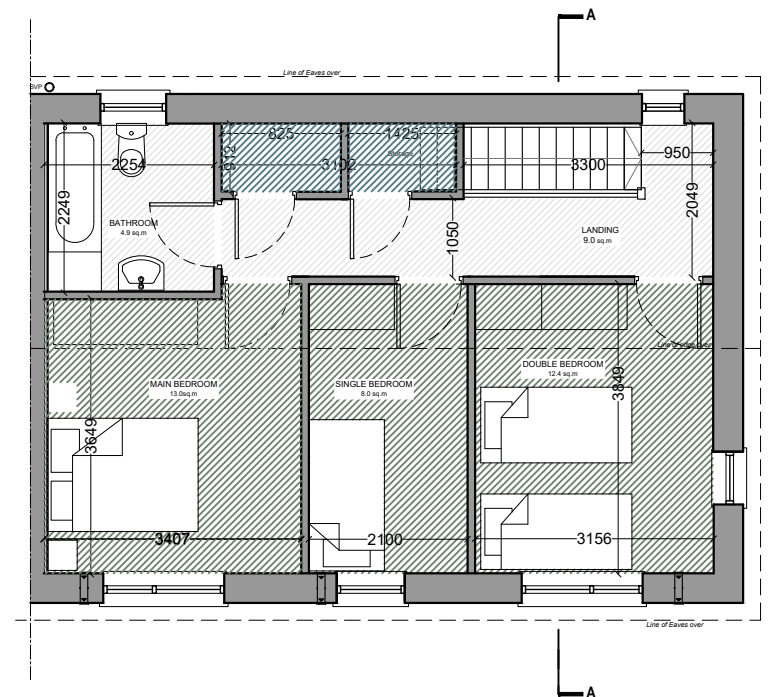


TYPE C - 3 Bed 2 Storey House

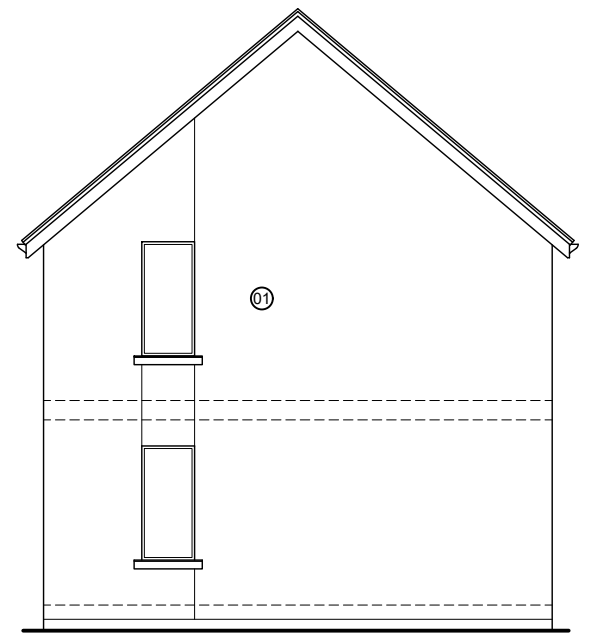
**LEGEND:**  
 01: Wet-dash render finish to selected colour  
 02: Smooth render finish to selected colour  
 03: Fibre cement slate, blue-black in colour  
 04: Aluminium/ dark uPVC windows to selected colour  
 05: Aluminium/ dark uPVC window/ door set to selected colour  
 06: Composite engineered door with a hardwood finish to selected colour  
 07: Aluminium/ dark uPVC fascia to selected colour  
 08: Aluminium/ dark uPVC rainwater goods to selected colour



Ground Floor - 49.4m<sup>2</sup>



First Floor - 52.6m<sup>2</sup>



Side Elevation

	TARGET GROSS FLOOR AREA (M <sup>2</sup> )	MINIMUM MAIN LIVING ROOM AREA (M <sup>2</sup> )	AGGREGATE LIVING AREA (M <sup>2</sup> )	AGGREGATE BEDROOM AREA (M <sup>2</sup> )	STORAGE AREA (M <sup>2</sup> )
3 BED/ 5P HOUSE (2 STOREY)	92.0	13	34	32	5
3 BED (Type A) - Aghabullogue	102.2	14.1	34	33.4	5.22

Rev. No.	Revision Description	Date

Project Stage:	Part 8
Project Title:	Proposed Housing Development
Drawing Title:	House Type C - 3 Bed Terrace Plans, Elevations & Section

**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:	S-2022-031	Sheet:	A3	Design Team:	Architect: MM Technician: GD Surveyor: RB Snr. Architect: R. Henry
Dwg. No.:	DR-CCC-A-SK-202	Date:	Jan '24	Scale:	1:100
Date:	Jan '24	Issue for:	Part 8	2024	