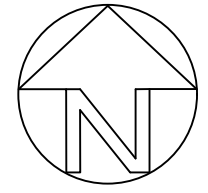


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LEGEND:

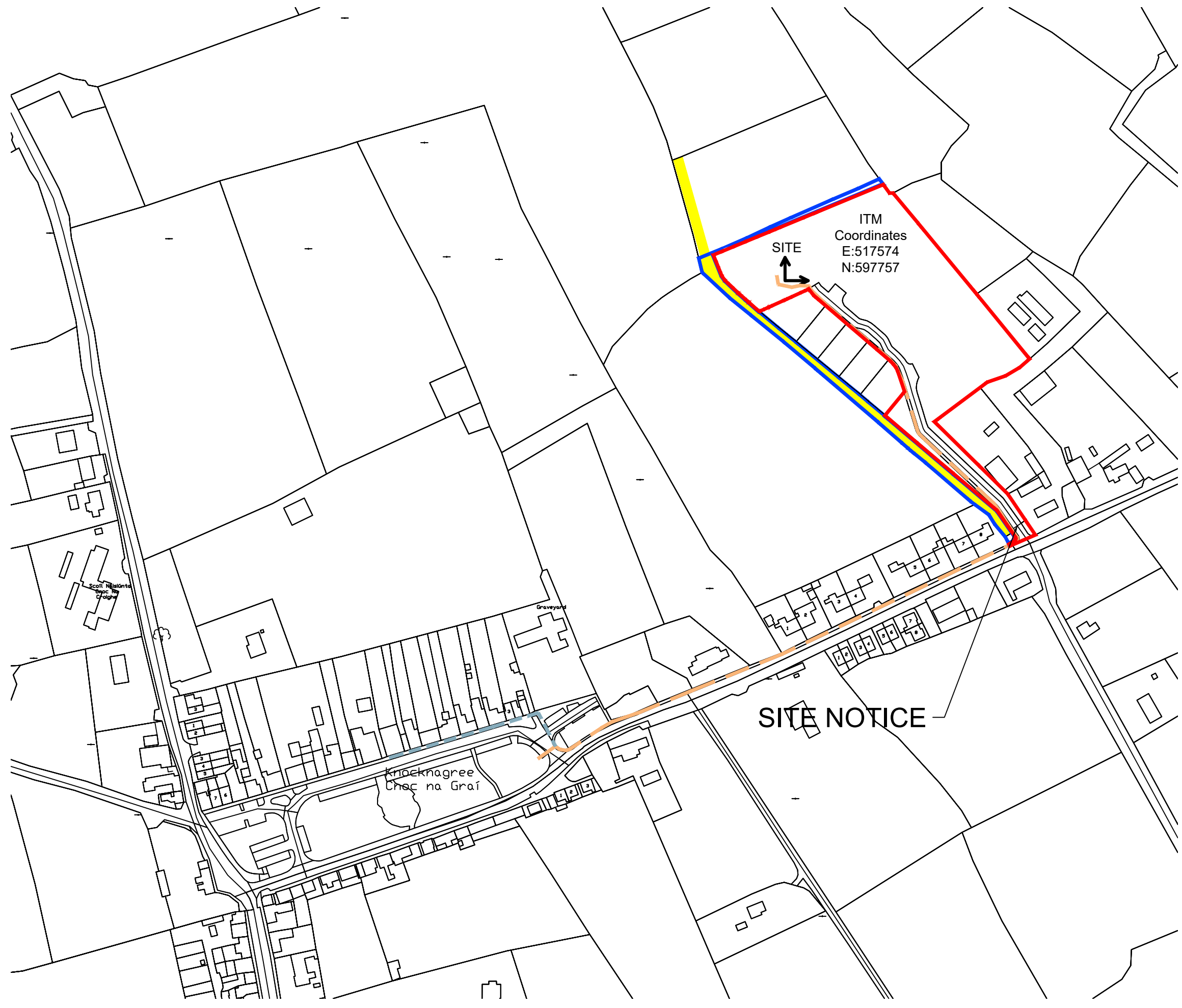
- Site Boundary Outlined in Red
Area = 1.55Ha
- Adjoining Land in CCC Ownership, Outlined in Blue
- Wayleave Outlined in Yellow

Pedestrian Travel Distances:

- - - 587meters Travel Distance from Site to Start of Green Area at Town Square
- - - Depicting 700meters (10mins) Travel Distance from Site

OSI Map Ref: 5943-C

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Rev. No.	Revision Description	Date

Project Stage: PLANNING

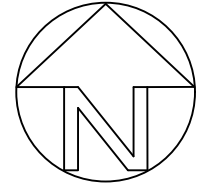
Project Title: 6 to 12 Cearnóg Chluain Each, Park, Knocknagree, Mallow, Co. Cork

Drawing Title: Site Location Map

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 Alltíri | Stúirthóireacht Tithíochta
Cork County Council
 Architects | Housing Directorate
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 e-mail: architects.housing@corkcoco.ie

Job Reference: ATS1_N_2023_33	Sheet: A3	Design Team: Architect: J.C Technician: A.S Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: CCC_A_DR_PL_100	Date: Feb. 25	Scale: 1:2500
Issue for: PLANNING		 2020

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- Site Boundary Outlined in Red
Area = 1.55Ha
- Adjoining Land in CCC Ownership, Outlined in Blue
- Wayleave Outlined in Yellow

OSI Map Ref: 5943-C

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Rev. No.	Revision Description	Date

Project Stage: PLANNING

Project Title: 6 to 12 Cearnog Chluain Each, Park, Knocknagree, Mallow, Co. Cork

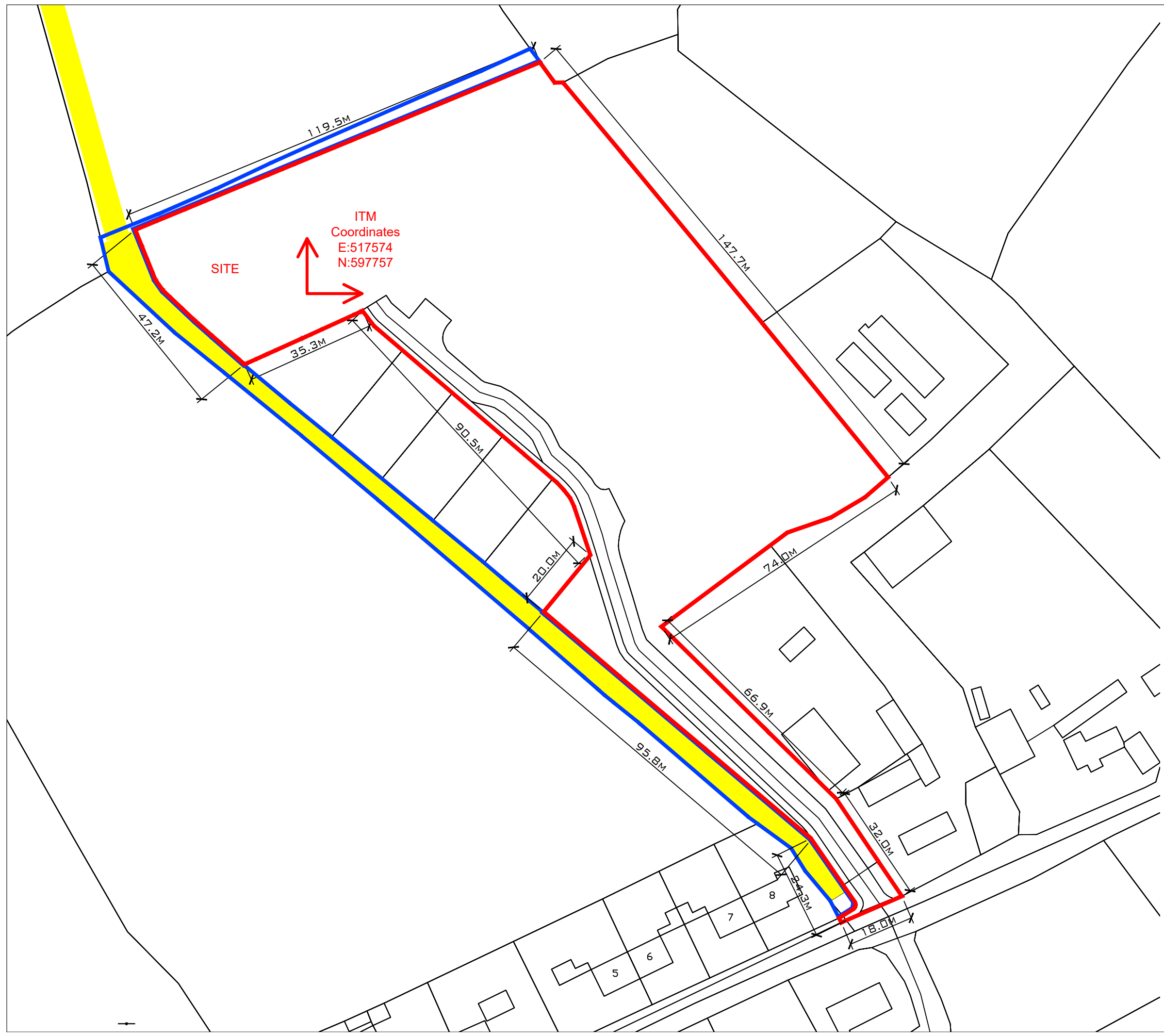
Drawing Title: Site Location Plan

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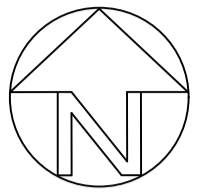
Cork County Council
Architects | Housing Directorate


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 e-mail: architects.housing@corkcoco.ie


Job Reference: N2023_033	Sheet: A3	Design Team: Architect: J.C Technician: A.S Surveyor: R.B Snr. Architect: R. Henry
Dwg. No.: CCC_A_DR_PL_101	Date: Feb. 25	Issue for: PLANNING
Scale: 1:1000		



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 Site Boundary Outlined in Red
 Area = 1.55Ha

 Adjoining Land in CCC
 Ownership, Outlined in Blue

Pine trees with 9m diameter lower spread
 Trunk Girth between 250/400mm
 Rough Height (Ratio 1:4) ca. 14meters
 Trunk Distance ca. 1.5 meters C-C



Rev. No.	Revision Description	Date

Project Stage: Planning

Project Title: 6 to 12 Cearnog Chluain Each,
 Park, Knocknagree, Mallow, Co. Cork

Drawing Title: Site Survey

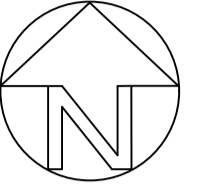
 **Conhairle Contae Chorcaí**
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Cork County Council
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 e-mail: architects.housing@corkcoco.ie

Job Reference: N2023_033	Sheet: A1	Design Team: Architect: J.C Technician: A.S Surveyor: R.B Snr. Architect: R. Henry
Dwg. No.: CCC_A_DR_PL_102	Date: Feb. 25	Scale: 1:500
Date: Feb. 25	Scale: 1:500	Issue for: PLANNING



2040

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Site Boundary Outlined in Red
 Area = 1.55Ha

Adjoining Land in CCC
 Ownership, Outlined in Blue



Rev. No.	Revision Description	Date

Project Stage: **PLANNING**

Project Title: **6 to 12 Cearnog Chluain Each, Park, Knocknagree, Mallow, Co. Cork**

Drawing Title: **Site Demolition Layout**

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Job Reference: N2023_033	Sheet: A1	Design Team: Architect: J.C Technician: A.S Surveyor: R.B Snr. Architect: R. Henry
Dwg. No.: CCC_A_DR_PL_103		

Date: Feb. 25	Scale: 1:500	Issue for: Planning	2040
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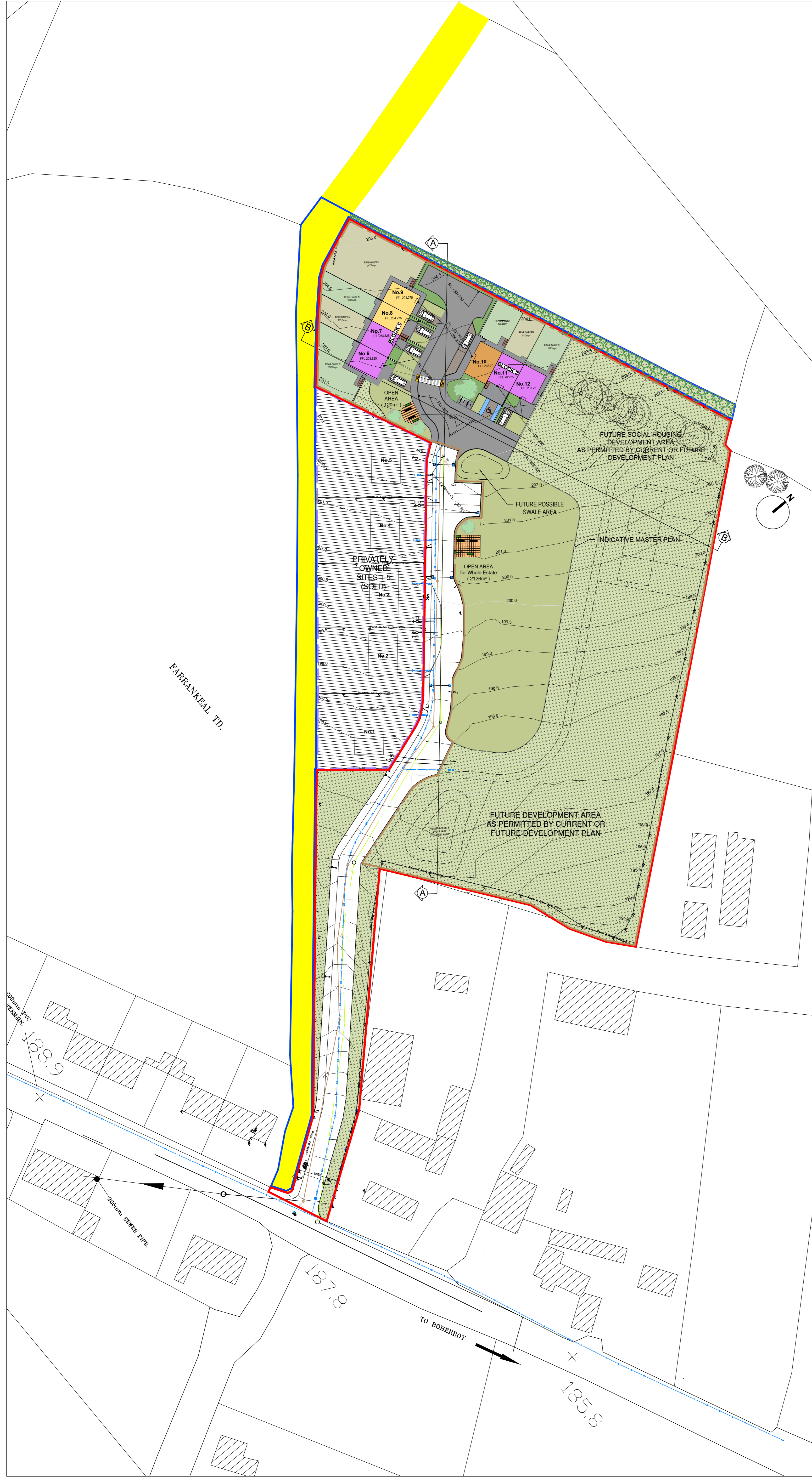
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SITE STATISTICS

Phase 2:

- 4no. 1 Bed Single Storey
- 2no. 2 Bed 2 Storey House
- 1no. 3 Bed 2 Storey House
- 7no. Units Total**

- Phase 2 Site Area - 0.2860 Ha
- Density - 24.5 Units/Ha
- Full Site Area - 1.55 Ha
- 18.4% of Site Used / Plot ratio
- Public Open Space 12.3% (Whole Estate)
- Parking - 8 spaces + 3 Public



LEGEND

- Proposed Site Outline - 15504m²
- Housing Agency Development Area - 12458m²
- Site Boundary in CCC ownership
- Private Sites - 2847m²
- Legal Wayleave over CCC Land
- 1 Bed Single Storey Unit
- 2 Bed 2 Storey Unit
- 3 Bed 2 Storey Unit
- Private Garden Area
- Public Mown Grass Area
- Concrete Paved Area
- Tarmac Road
- Home Zone Area
- Wild Flower Area
- Proposed New Native Species Trees - Irish Sourced Specimen
- Proposed New Native Species Hedging - Irish Sourced Specimen

Rev. No.	Revision Description	Date

Project Stage: **PLANNING**

Project Title: 6 to 12 Cearnag Chluain Each, Park, Knocknagree, Mallow, Co. Cork

Drawing Title: Site Layout Plan
Large Scale

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Job Reference: N2023_033	Sheet: A1	Design Team: Architect: J.C Technician: A.S Surveyor: R.B Snr. Architect: R. Henry
Dwg. No.: CCC_A_DR_PL_104	Date: Feb. 25	Scale: 1:500
Date:	Scale:	Issue for: Planning

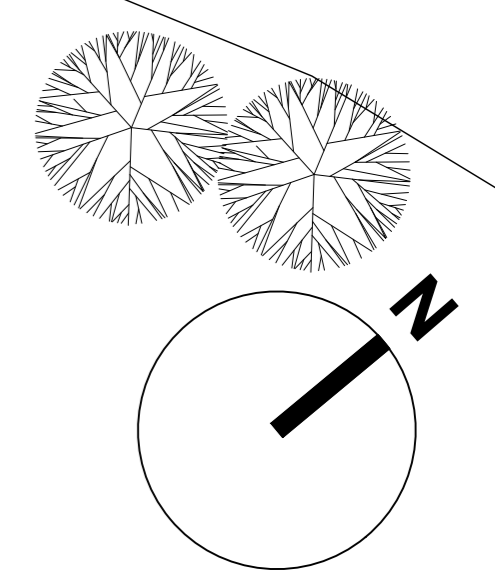
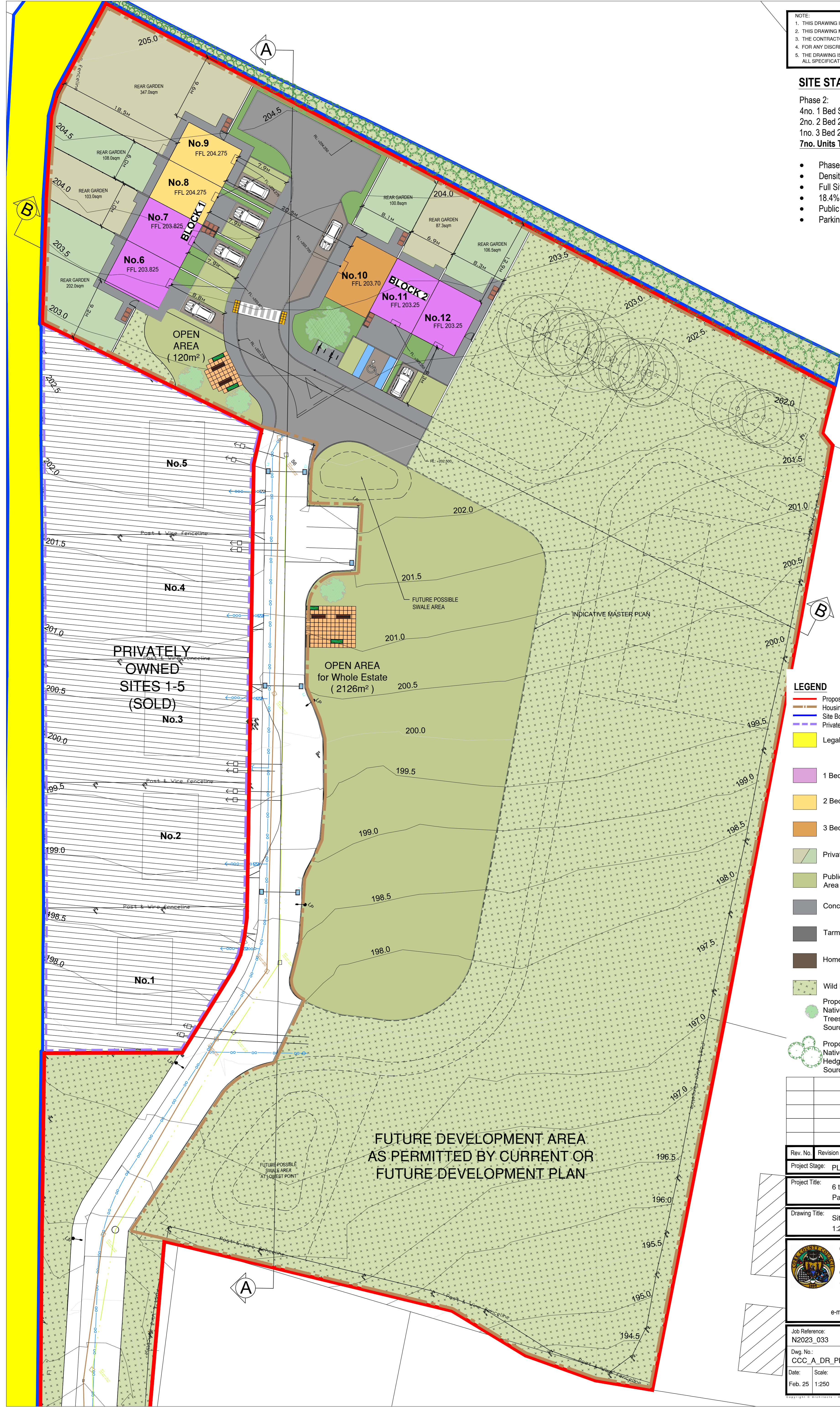


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SITE STATISTICS

Phase 2:
 4no. 1 Bed Single Storey
 2no. 2 Bed 2 Storey House
 1no. 3 Bed 2 Storey House
7no. Units Total

- Phase 2 Site Area - 0.2860 Ha
- Density - 24.5 Units/Ha
- Full Site Area - 1.55 Ha
- 18.4% of Site Used / Plot ratio
- Public Open Space 12.3% (Whole Estate)
- Parking - 8 spaces + 3 Public



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- Private Garden Area
- Public Mown Grass Area
- Concrete Paved Area
- Tarmac Road
- Home Zone Area
- Wild Flower Area
- Proposed New Native Species Trees - Irish Sourced Specimen
- Proposed New Native Species Hedging - Irish Sourced Specimen

Rev. No.	Revision Description	Date

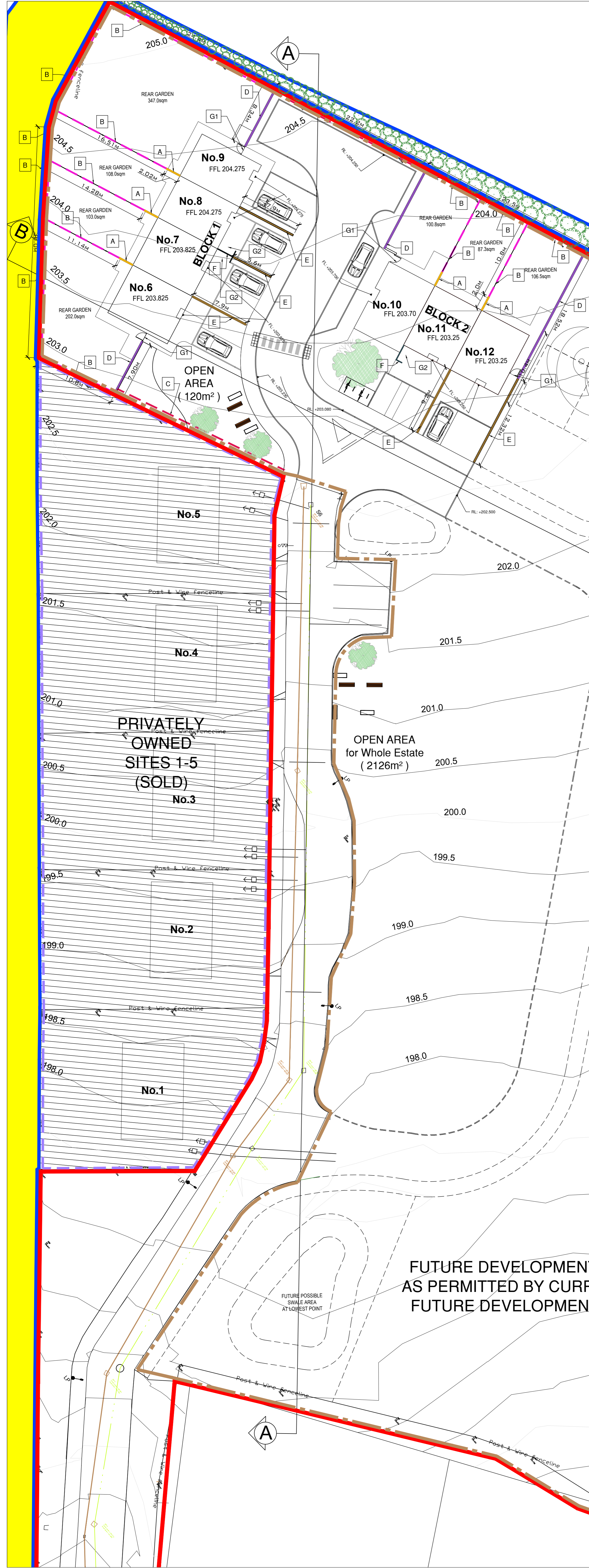
Project Stage: **PLANNING**

Project Title: **6 to 12 Cearnag Chluain Each, Park, Knocknagree, Mallow, Co. Cork**

Drawing Title: **Site Layout Plan
1:250 Scale**

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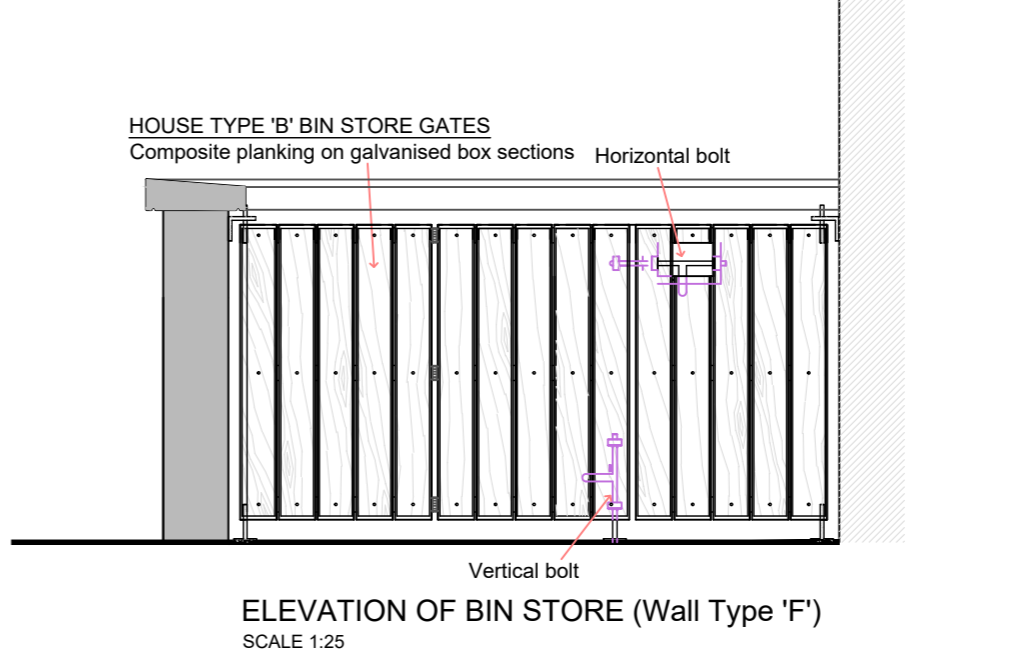
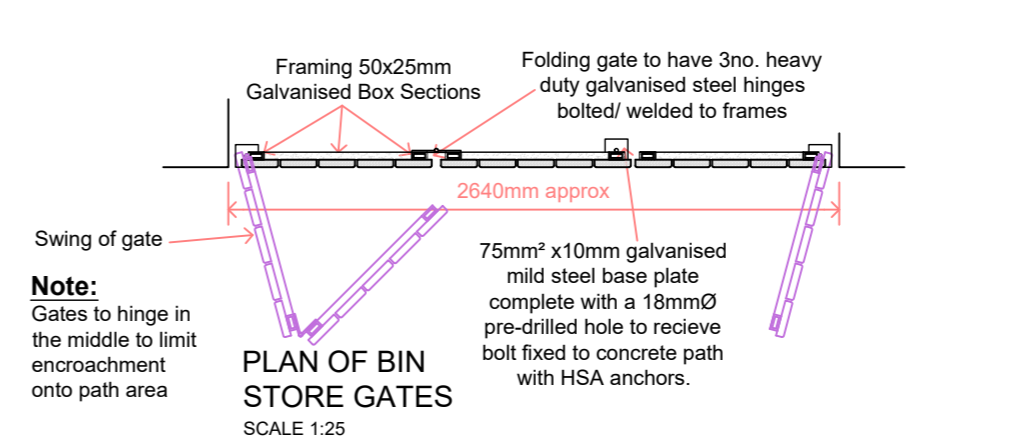
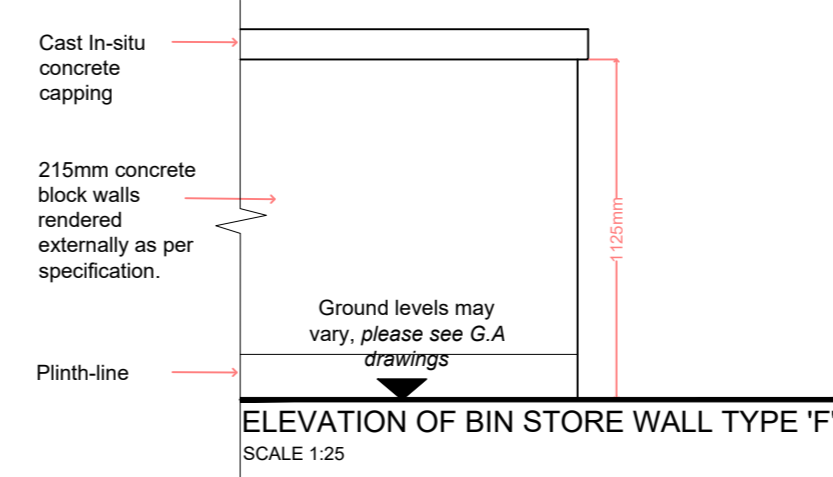
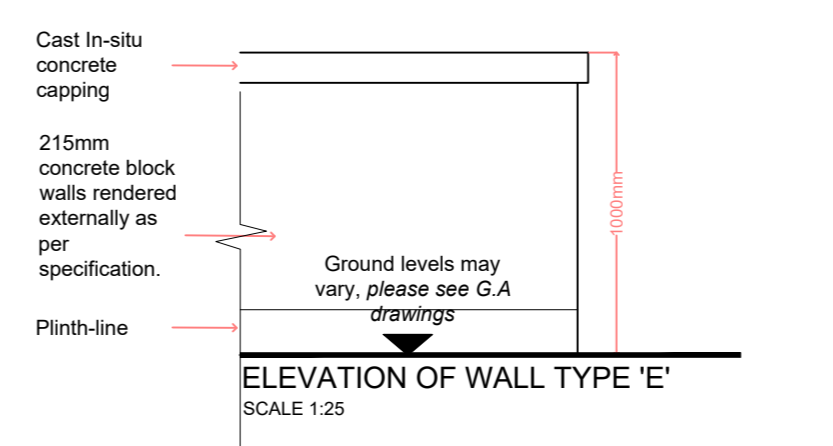
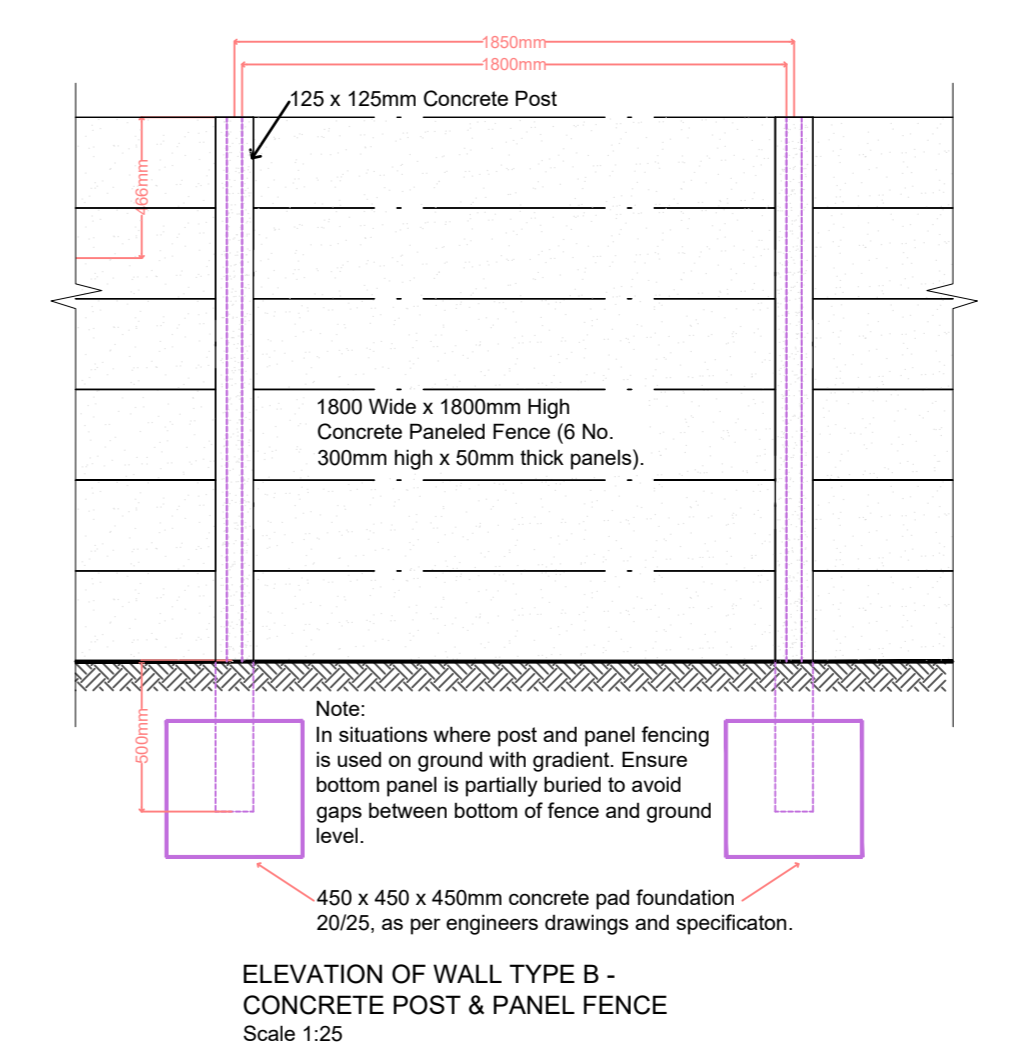
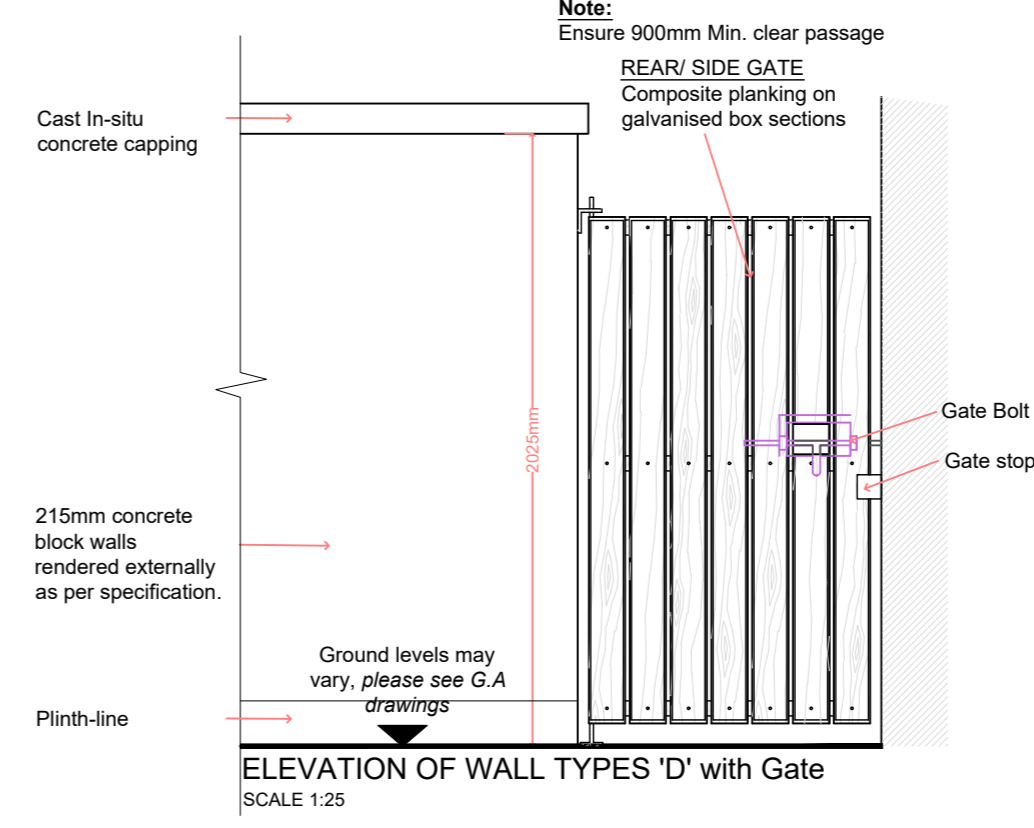
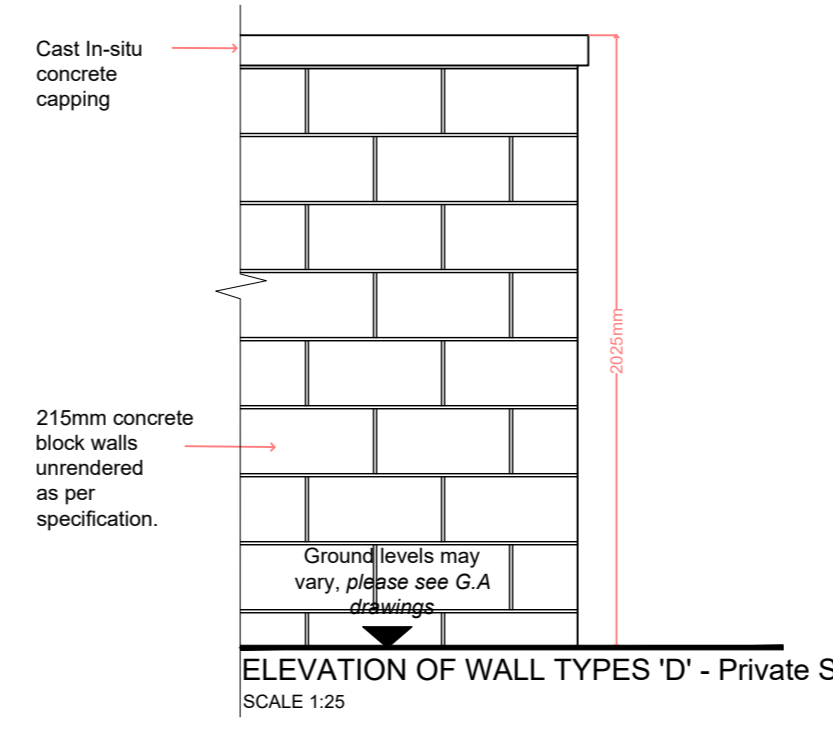
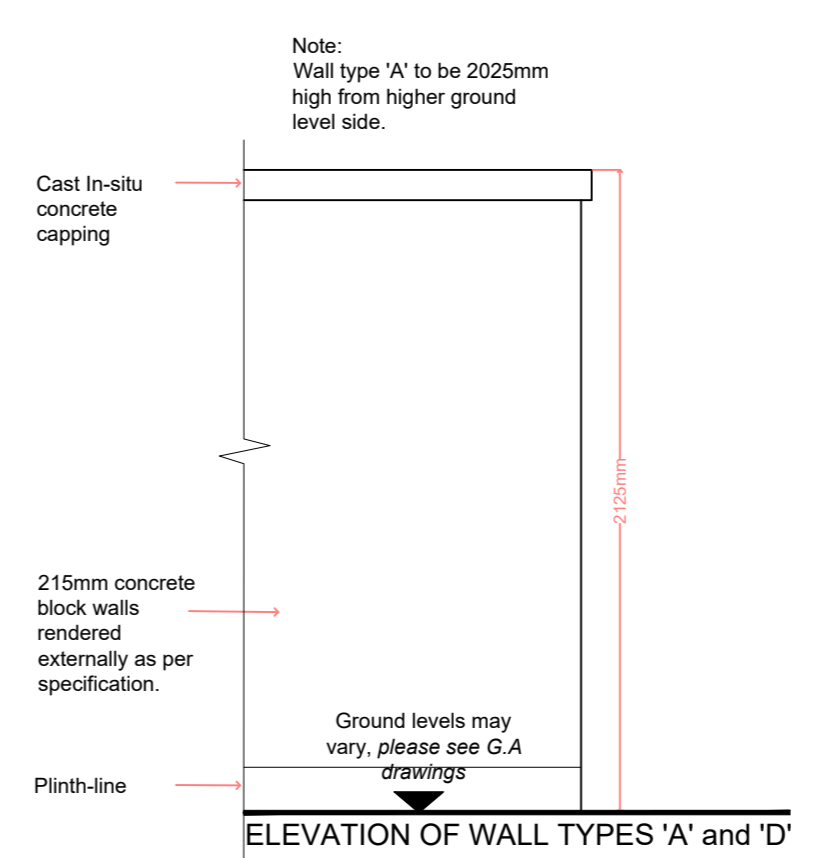
Job Reference: N2023_033	Sheet: A1	Design Team: Architect: J.C Technician: A.S Surveyor: R.B Snr. Architect: R. Henry
Dwg. No.: CCC_A_DR_PL_105	Date: Feb. 25	Scale: 1:250
Date: Feb. 25	Scale: 1:250	Issue for: Planning



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- BOUNDARY KEY**
- A** New 2.025m High 'Gossip' Wall, Rendered (Both Sides), 215mm Conc. Block with 100mm In-Situ Cast Conc. Capping
 - B** New 1.8m High Concrete Post & Panel Fence.
 - C** Existing Concrete Post and Steel Wire Mesh Fence, Retained and Made Good.
 - D** New 2.025m High, 215mm Conc. Block Wall, Rendered on Public Side only, with 100mm In-Situ Cast Concrete Capping
 - E** New 0.9m High, 215mm Conc. Block Wall, Rendered (Both Sides), with 100mm In-Situ Cast Concrete Capping
 - F** New 1.125m High, 215mm Conc. Block Bin Store Wall, Rendered (Public Side Only) with 100mm In-Situ Cast Concrete Capping

- G1** 1.8m high Gates to Private Backyards as Galvanized Mild Steel Box Sections with Black Composite Planking incl. all Hinges, Stops and Lockable Horizontal Bolt, Vertical Bolt and Base Plates
- G2** 1.05m high Bi-Folding Gates to Private Bin Stores as Galvanized Mild Steel Box Sections with Black Composite Planking incl. all Hinges, Stops and Lockable Horizontal Bolt, Vertical Bolt and Base Plates



Rev. No.	Revision Description	Date

Project Stage: **PLANNING**

Project Title: **6 to 12 Cearnag Chluain Each, Park, Knocknagree, Mallow, Co. Cork**






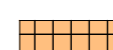



Drawing Title: **Site Layout Plan - Boundaries**

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Cork County Council
 Architects | Housing Directorate
 County Hall, Cork
 Tel: (021) 4285433
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Job Reference: N2023_033	Sheet: A1	Design Team: Architect: J.C Technician: A.S Surveyor: R.B Snr. Architect: R. Henry
Dwg. No.: CCC_A_DR_PL_106	Date: Feb. 25	Scale: 1:250
Date: Feb. 25	Scale: 1:250	Issue for: Planning

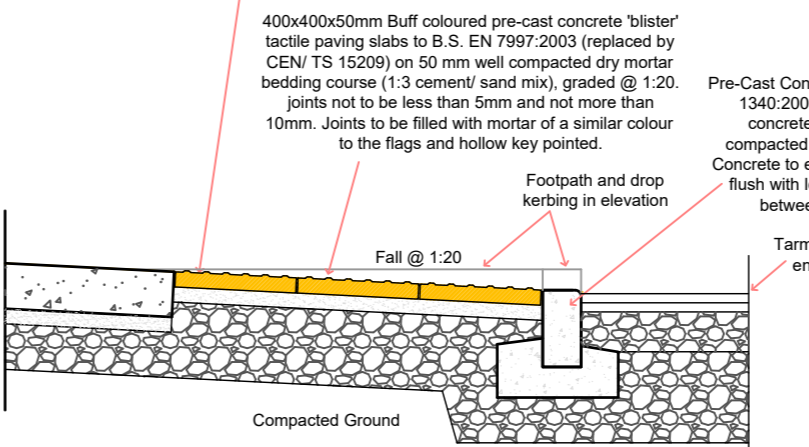
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LEGEND - HARD LANDSCAPING

-  Proposed Site Outline
-  Entire Site Boundary
-  Concrete Paved Area
-  Tarmac Road
-  Tarmac Parking Area
-  600x600 Buff Coloured Paving Flags
-  Aqua Flow Kerb
-  Flush Kerb
-  Drop Kerb

Notes:
 1. Refer to site layout plan for positions and levels of paths/ kerbs/ walls.
 2. Drawing to be read in conjunction with Engineer's drawings and spec.

Footpath:
 Grade concrete footpath @ 1:20 to create mobility impaired dish/ramp for crossover.
 150mm deep C 20/25 concrete footpath on 50mm sand binding on 150mm well compacted granular fill (SR 21:2014 Annex E) or depth required to bring from formation/ reduced levels to underside of blinding all as per drawings and specification.



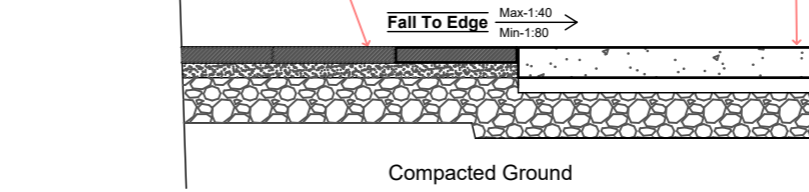
PEDESTRIAN CROSSING/ DISHED FOOTPATH DETAIL
 SCALE 1:25 Partial Section

Note:

Paving systems to spec Pr_30_14_90_85
New Paved Areas:
 'Tobemore' 600x600 Textured Flag - Colour Buff, textured aggregate concrete flag paving or equivalent laid in a stretcher bond (Paving size - 600 x 600 x 50mm). Colour confirmed by E.R. Paving laid to BS EN 1339:2003 with 5mm joints on 50mm sand/ cement binding (3:1) on 150mm well compacted granular fill (SR 21:2014 Annex E) or depth required to bring from formation/ reduced levels to underside of blinding all as per drawings and specification. Incorporate cross-fall on footpath (Max-1:40/ Min-1:80) towards road. Point joints with jointing compound (sand/ cement mortar, 3:1)

New Footpath:
 100mm deep C 20/25 concrete footpath. Incorporate cross-fall on footpath (Max-1:40/ Min-1:80) towards garden on 50mm sand binding on 150mm well compacted granular fill (SR 21:2014 Annex E) or depth required to bring from formation/ reduced levels to underside of blinding all as per drawings and specifications.

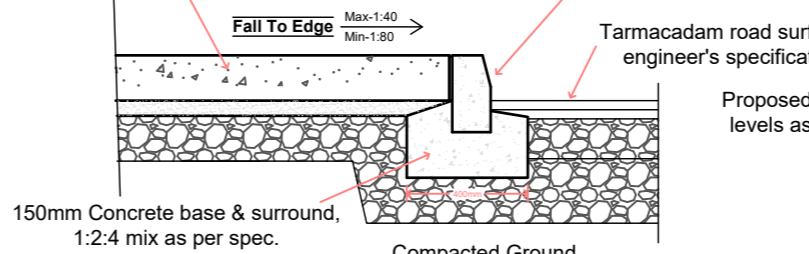
New Paved Areas:
 'Tobemore' 600x600 Textured Flag - Colour Buff, textured aggregate concrete flag paving or equivalent laid in a stretcher bond (Paving size - 600 x 600 x 50mm). Colour confirmed by E.R. Paving laid to BS EN 1339:2003 with 5mm joints on 50mm sand/ cement binding (3:1) on 150mm well compacted granular fill (SR 21:2014 Annex E) or depth required to bring from formation/ reduced levels to underside of blinding all as per drawings and specification. Incorporate cross-fall on footpath (Max-1:40/ Min-1:80) towards road. Point joints with jointing compound (sand/ cement mortar, 3:1)



DETAIL OF PAVED AREA/ CONCRETE FOOTPATH
 SCALE 1:25

New Footpath in Public Areas:
 150mm deep C 20/25 concrete footpath. Incorporate cross-fall on footpath (Max-1:40/ Min-1:80) towards road on 50mm sand binding on 150mm well compacted granular fill (SR 21:2014 Annex E) or depth required to bring from formation/ reduced levels to underside of blinding all as per drawings and specifications.

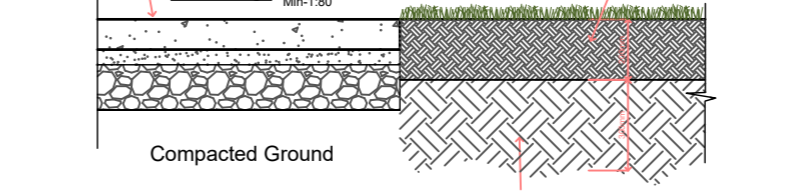
Pre-Cast Concrete Kerb (225x125mm) to B.S. E.N. 1340:2003 on 220mm deep x 400mm wide concrete bed/ haunching on 150mm well compacted granular fill (SR 21:2014 Annex E). Concrete to engineer's specification.



DETAIL OF CONC. FOOTPATH/ TARMAC ROADWAY
 SCALE 1:25

New Footpath:
 100mm deep C 20/25 concrete footpath. Incorporate cross-fall on footpath (Max-1:40/ Min-1:80) towards garden on 50mm sand binding on 150mm well compacted granular fill (SR 21:2014 Annex E) or depth required to bring from formation/ reduced levels to underside of blinding all as per drawings and specifications.

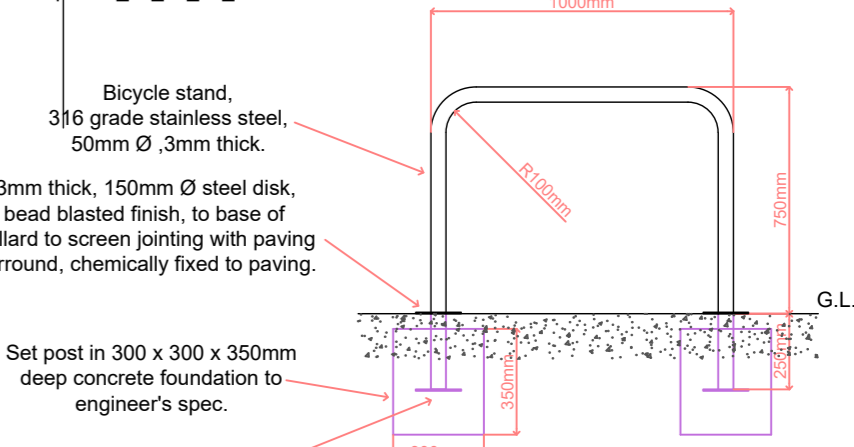
General grass mix, as specified
 200mm high quality imported top-soil to B.S. 3882:2007. Rake, grade & level entire area & grass as specified



DETAIL OF CONC. FOOTPATH TO PERIMETER OF HOUSE AND TO PEDESTRIAN PATH
 SCALE 1:25

Protective Guarding Note:
 Weather-protected, hot dip galvanized steel mesh guards for protection of externally located air source heat pumps against vandalism and accidental damage. All components to receive an 8 phase epoxy-polyester powder coating, with scratch resistant, texture finish in a colour to match unit. Protective cage to be minimum 250mm larger than unit on all sides. Top panel to be sloped to prevent use as a shelf. All panels to be removable for maintenance by unscrewing bolts. Cage to be securely fixed to wall/ floor (with and including 12mmØ x 100mm long H.S.A. expansion galvanneal steel anchors (4 no. bolts in total) as per manufacturer's recommendations.

Note:
 Stainless steel cycle stands to spec Pr_40_30_21_84
 Bicycle stands @ 900mm c/c.

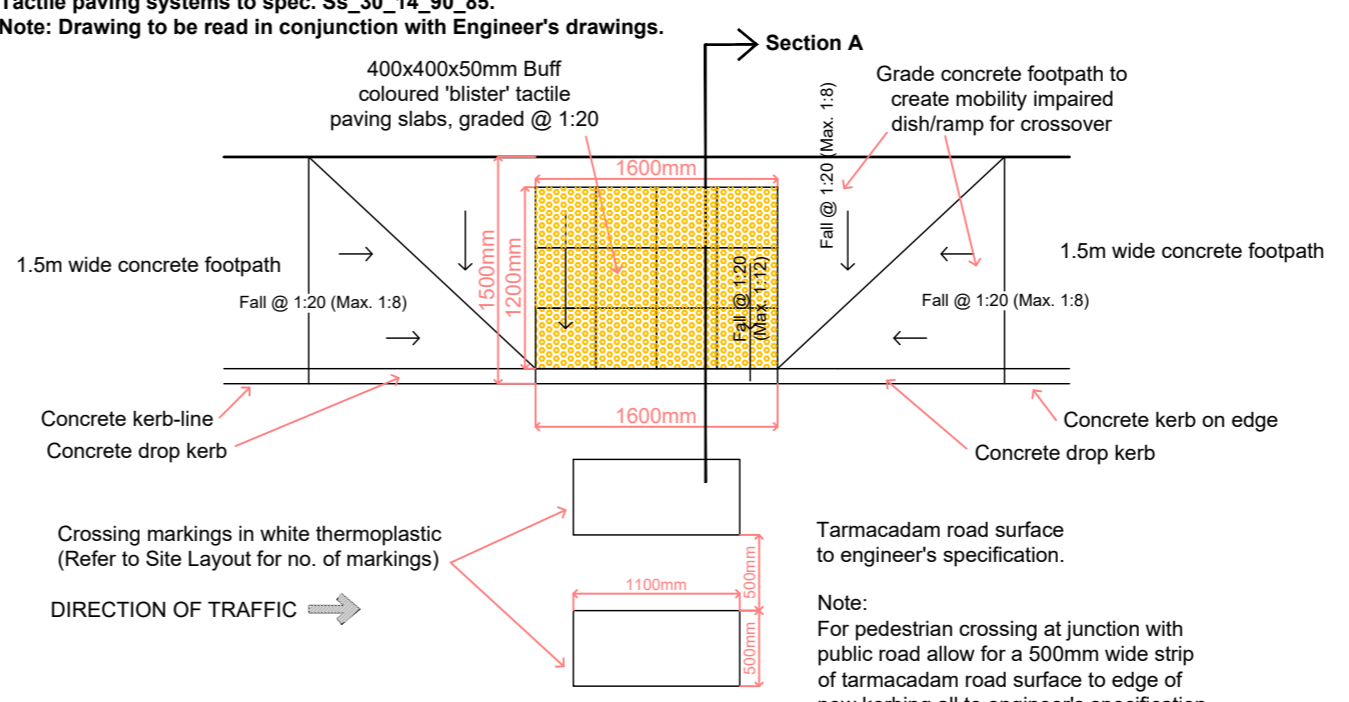


DETAIL OF BICYCLE STAND
 SCALE 1:25

Heat Pump External Unit to M&E specification
 Heat Pump shall be complete with isolator switch to cut out Heat Pump safely. Fix switch to house wall.
 Dividing boundary wall/ fence.
 300mm minimum clear distance provided between heat pump & any wall. 150mm minimum to foot.
 Note: Indicative position of protective guard.
 New Outdoor Heat Pump Unit as specified by Mech. and Elec. Engineer (Approx. size: 900 x 400 x 750mm) bolted to raised concrete blocks as per manufacturer's instructions (with and including 12mmØ x 150mm long H.S.A. expansion galvanneal steel anchors (4 no. bolts in total)). Flungs to include anti-vibration rubber spacers all as per manufacturer's instructions. All services, electrical supply, refrigerant pipework, etc. as per M&E. Note: 250mm gap to be maintained between unit and surrounding walls.
 Heat Pump shall be complete with isolator switch to cut out Heat Pump safely. Fix switch to location as per M&E drawings.
 Min. 100mm thick concrete base/ footpath to External Heat Pump Unit. Footpath laid to falls, diagonally across footpath draining to rear garden, to carry away any condensate from external heat pump unit.
 Underground pipework as per engineers specification.

HEAT PUMP GENERAL DETAILS
 SCALE 1:25

Typical Dish Footpath Detail
 Tactile paving systems to spec. Ss_30_14_90_85.
 Note: Drawing to be read in conjunction with Engineer's drawings.



TYPICAL PEDESTRIAN CROSSING DETAIL
 Scale 1:50

Rev. No.	Revision Description	Date

Project Stage: **PLANNING**

Project Title: **6 to 12 Cearnag Chluain Each, Park, Knocknagree, Mallow, Co. Cork**

Drawing Title: **Site Layout Plan
 Hard Landscaping**

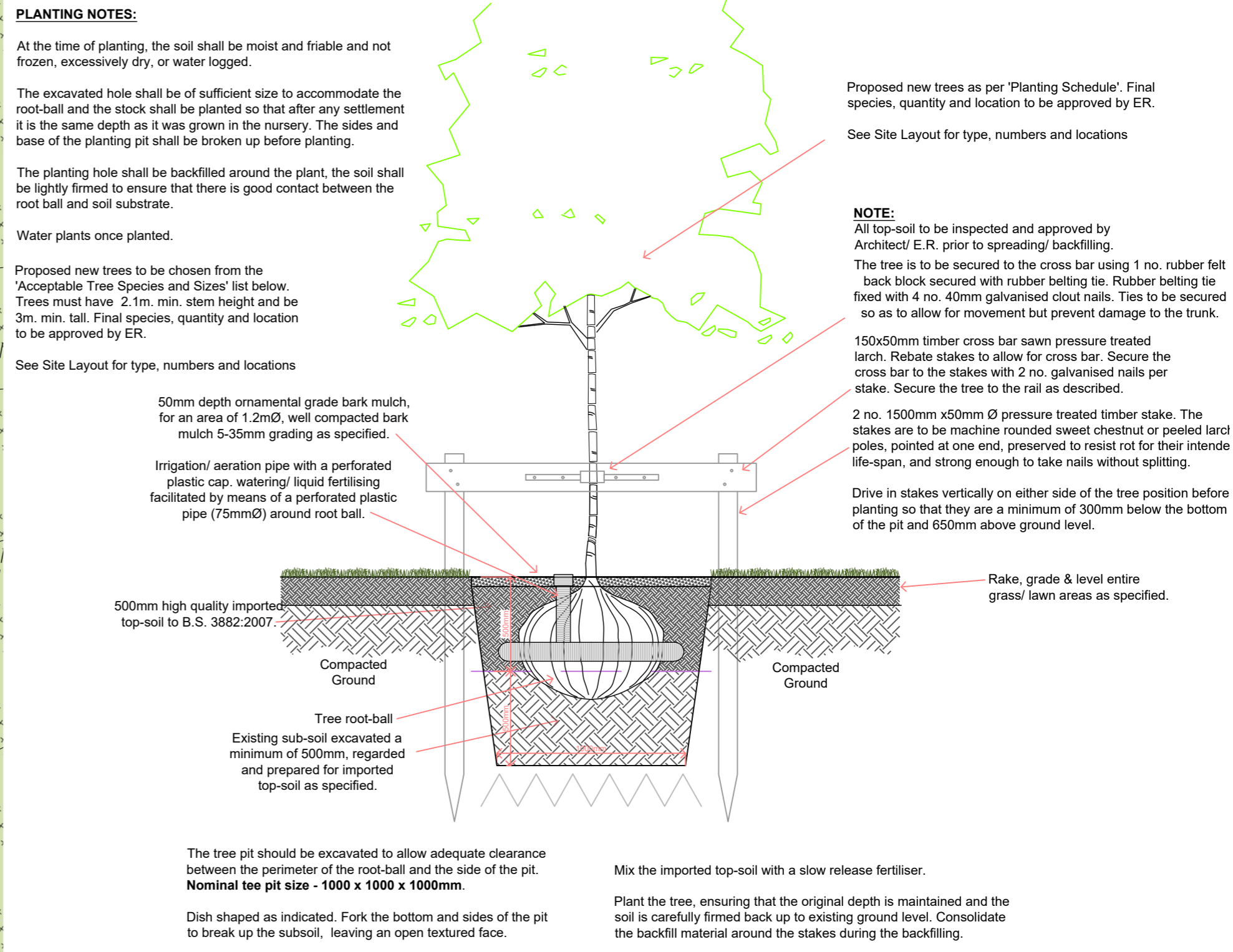
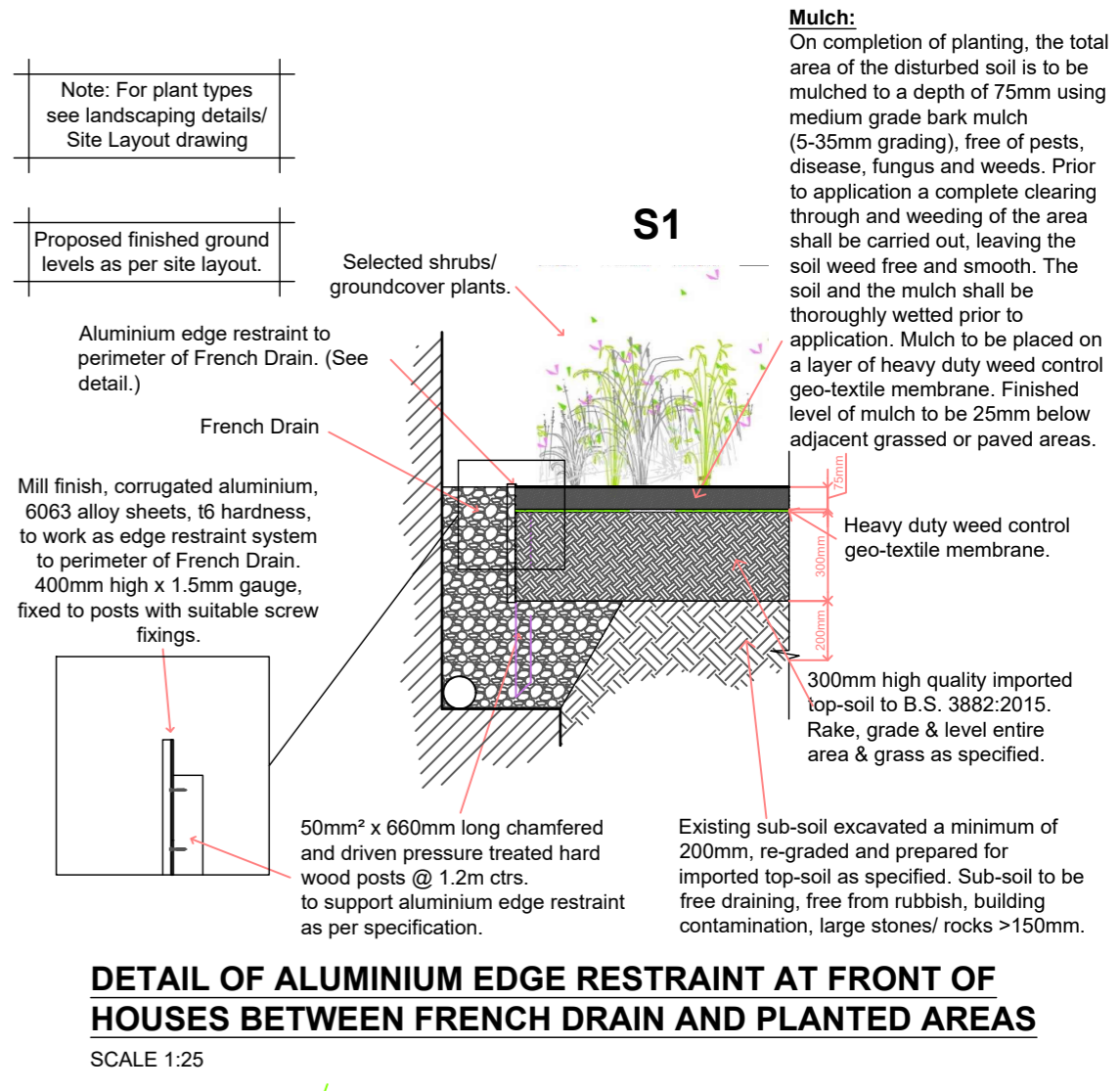
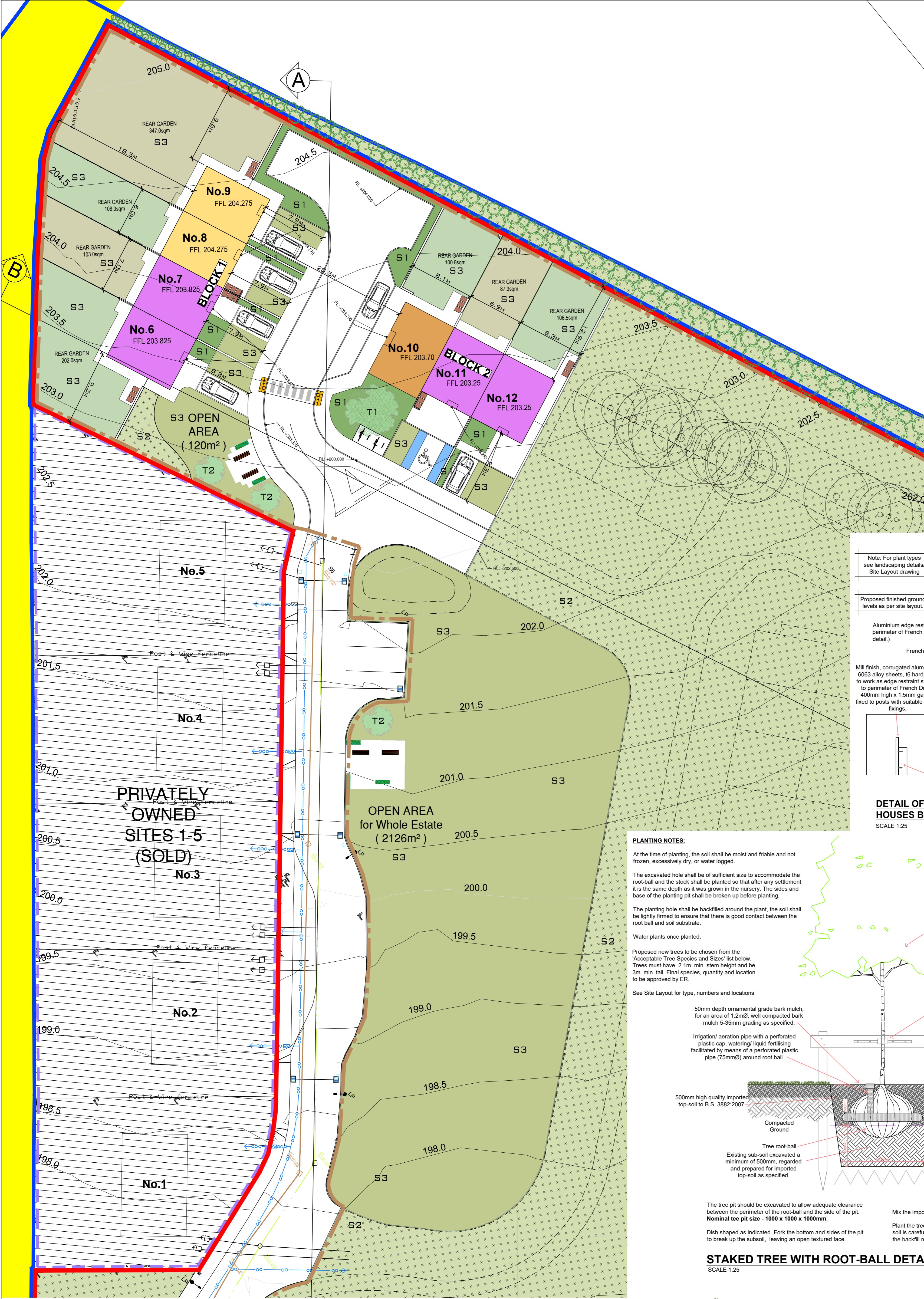
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Cork County Council
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Job Reference: N2023_033	Sheet: A1	Design Team: Architect: J.C Technician: A.S Surveyor: R.B Snr. Architect: R. Henry
Dwg. No.: CCC_A_DR_PL_107	Date: Feb. 25	Scale: 1:250
Date: Feb. 25	Scale: 1:250	Issue for: Planning

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LEGEND:

- 1 Bed Single Storey Unit
- 2 Bed 2 Storey Unit
- 3 Bed 2 Storey Unit
- Private Garden Area
- Public Mown Grass Area
- Concrete Paved Area
- Tarmac Road
- Home Zone Area
- Wild Flower Area
- Proposed New Native Species Trees - Irish Sourced Specimen
- Proposed New Native Species Hedging - Irish Sourced Specimen



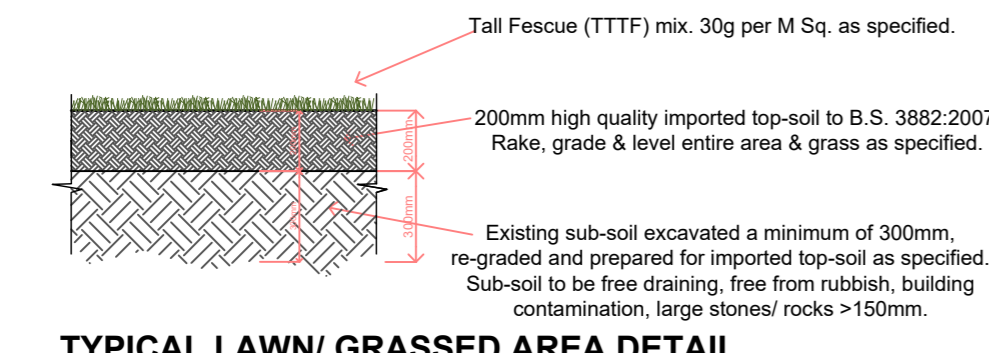
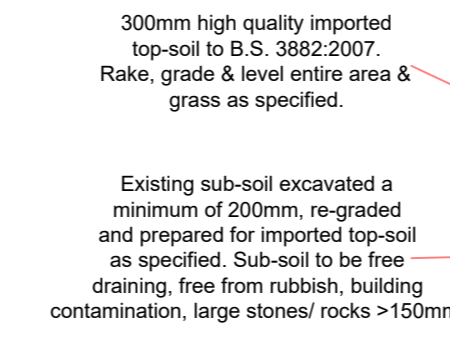
PRIVATELY OWNED SITES 1-5 (SOLD)

OPEN AREA for Whole Estate (2126m²)

Planting Schedule

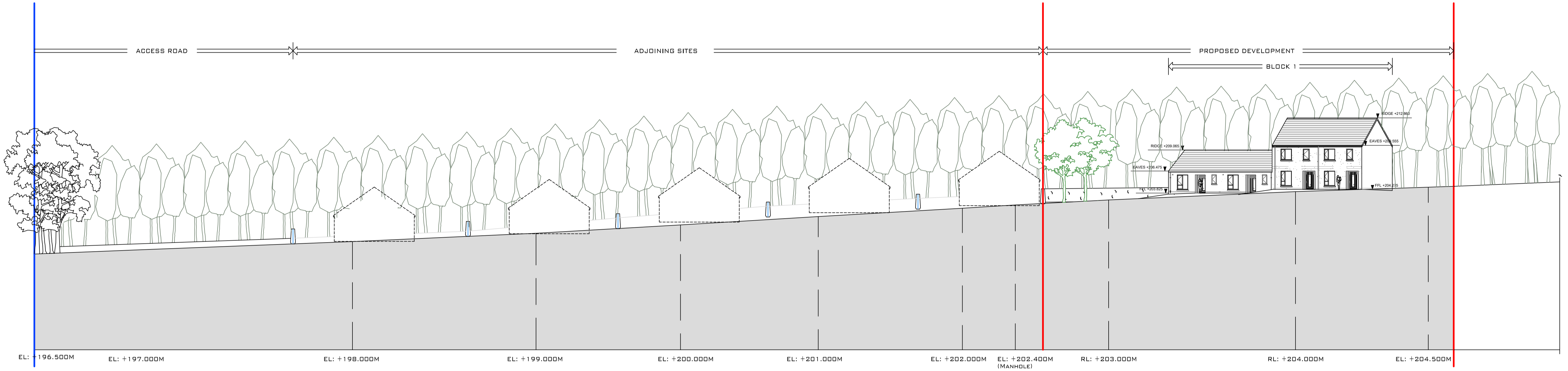
Trees			
No	Name	Size	Quantity
T1	Birch - Silver ' <i>Betula pendula</i> '	Girth 14-16cm, root-balled,	1
T2	Crab Apple ' <i>Malus sylvestris</i> '	Girth 10-12cm, bare root, feathered	3
Hedge Shrub			
S1	Salvia Caradonna; Nepeta Catnip; Lungwort (<i>Pulmonaria</i> spp.)	2lt, pot grown, 20-30cm tall bushy plant	9 per m ²
S2	Mixed Native Irish Wildflowers	Seeded	3g per m ²
S3	Tall Fescue (TTTTF) Grass	Seeded	30g per m ²

NOTE:
 All top-soil to be inspected and approved by Architect/ E.R. prior to spreading/ backfilling.

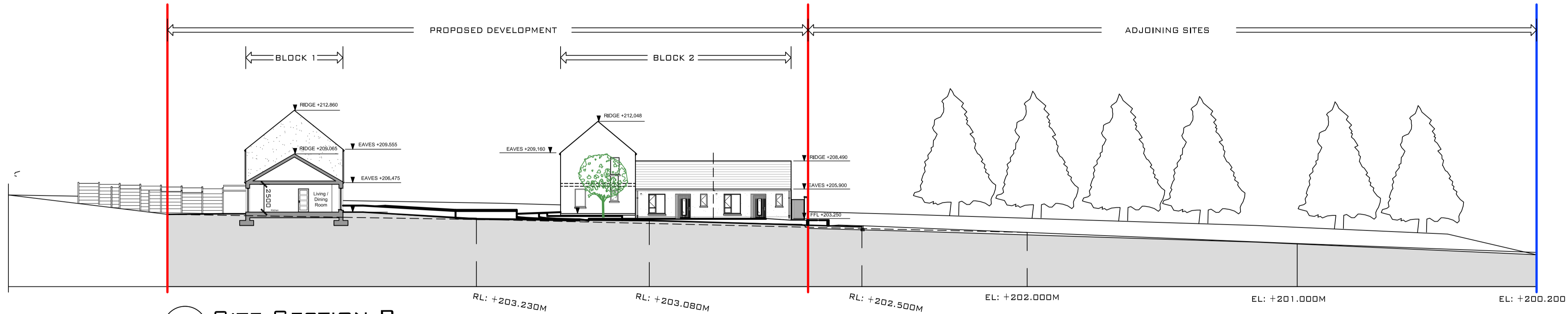


Rev. No.	Revision Description	Date
Project Stage: PLANNING		
Project Title: 6 to 12 Cearnag Chluain Each, Park, Knocknagree, Mallow, Co. Cork		
Drawing Title: Site Layout Plan - Soft Landscaping		
<p>Conhairle Contae Chorcaí Ailtirí Stúirthóireacht Tithíochta Cork County Council Architects Housing Directorate</p> <p>County Hall, Cork Tel: (021) 4285433 e-mail: architects.housing@corkcoco.ie</p>		
Job Reference: N2023_033	Sheet: A1	Design Team: Architect: J.C, Technician: A.S, Surveyor: R.B, Snr. Architect: R. Henry
Dwg. No.: CCC_A_DR_PL_108	Date: Feb. 25	Scale: 1:250
Date: Feb. 25	Scale: 1:250	Issue for: Planning
<p>Rialtas na hÉireann Government of Ireland 2040 TIONSCAL ÉIREANN</p>		

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A SITE SECTION A
 1:250



B SITE SECTION B
 1:250

Rev. No.	Revision Description	Date
Project Stage: PLANNING		
Project Title: 6 to 12 Cearnog Chluain Each, Park, Knocknagree, Mallow, Co. Cork		
Drawing Title: Site Sections A & B		

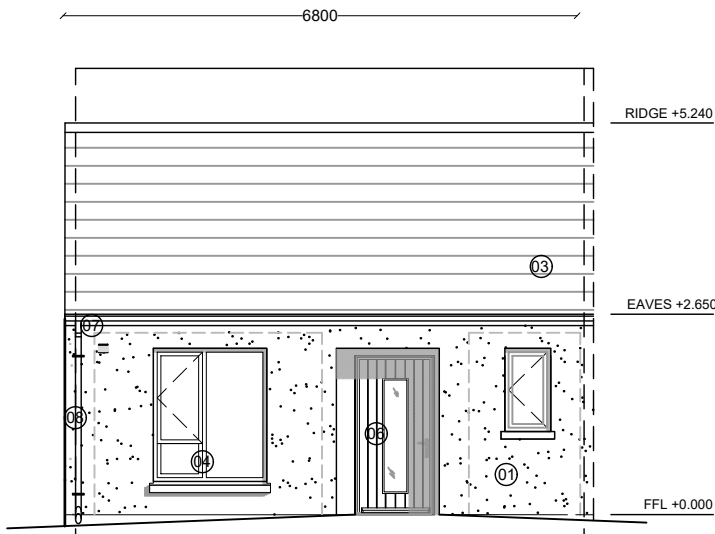
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 Ailtirí | Stiúrthóireacht Tithíochta
Cork County Council
 Architects | Housing Directorate
 County Hall, Cork
 Tel: (021) 4285433
 e-mail: architects.housing@corkcoco.ie

Job Reference: N2023_033	Sheet: A1	Design Team: Architect: J.C Technician: A.S Surveyor: R.B Snr. Architect: R. Henry
Dwg. No.: CCC_A_DR_PL_109	Date: Feb. 25	Scale: 1:250
Date: Feb. 25	Scale: 1:250	Issue for: PLANNING

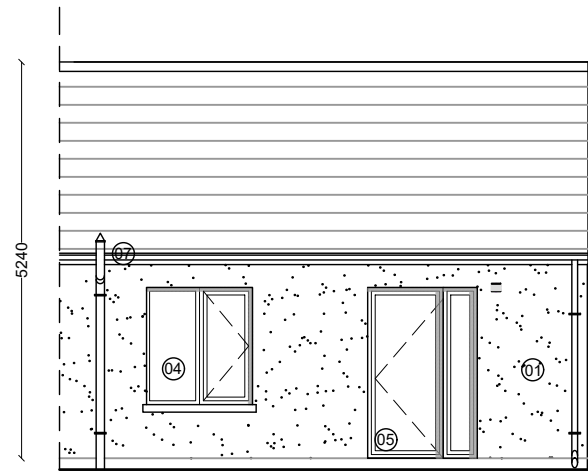
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TYPE A - 1 Bed Single Storey

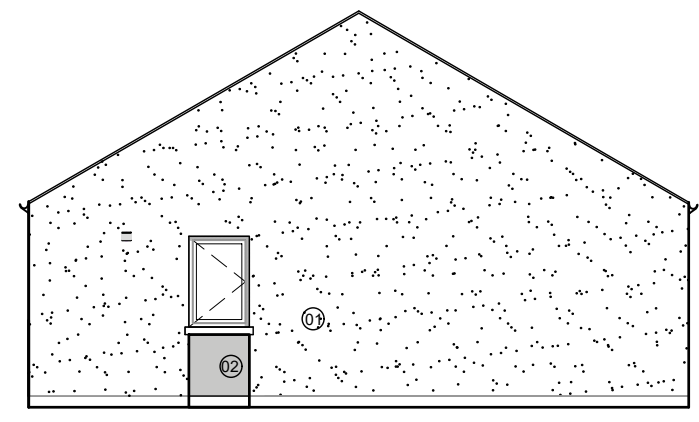
LEGEND:
 01: Wet-dash render finish to selected colour
 02: Smooth render finish to selected colour
 03: Fibre cement slate, blue-black in colour
 04: Aluminium/ dark uPVC windows to selected colour
 05: Aluminium/ dark uPVC window/ door set to selected colour
 06: Composite engineered door with a hardwood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



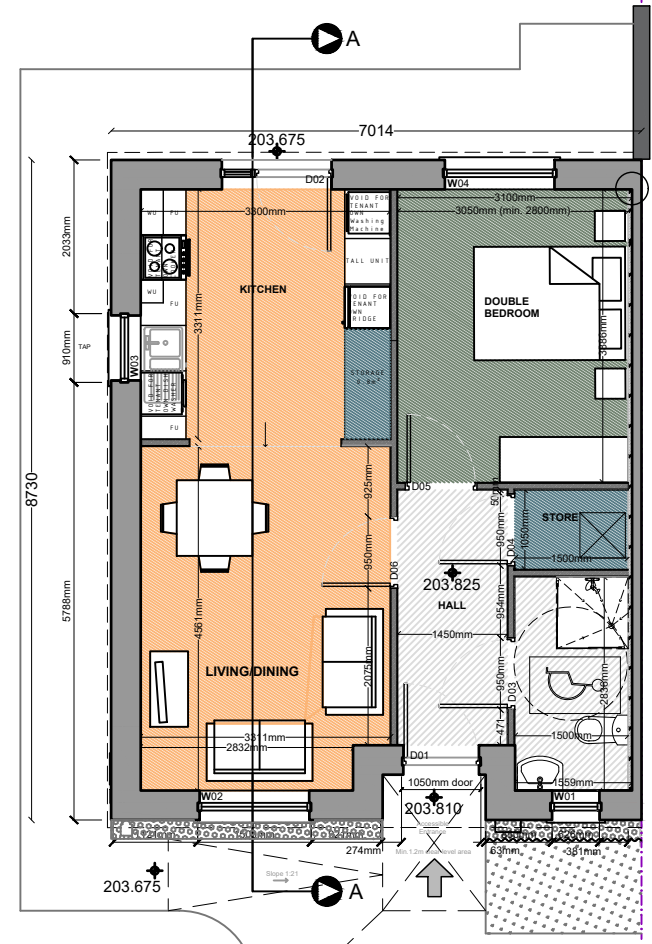
Front Elevation



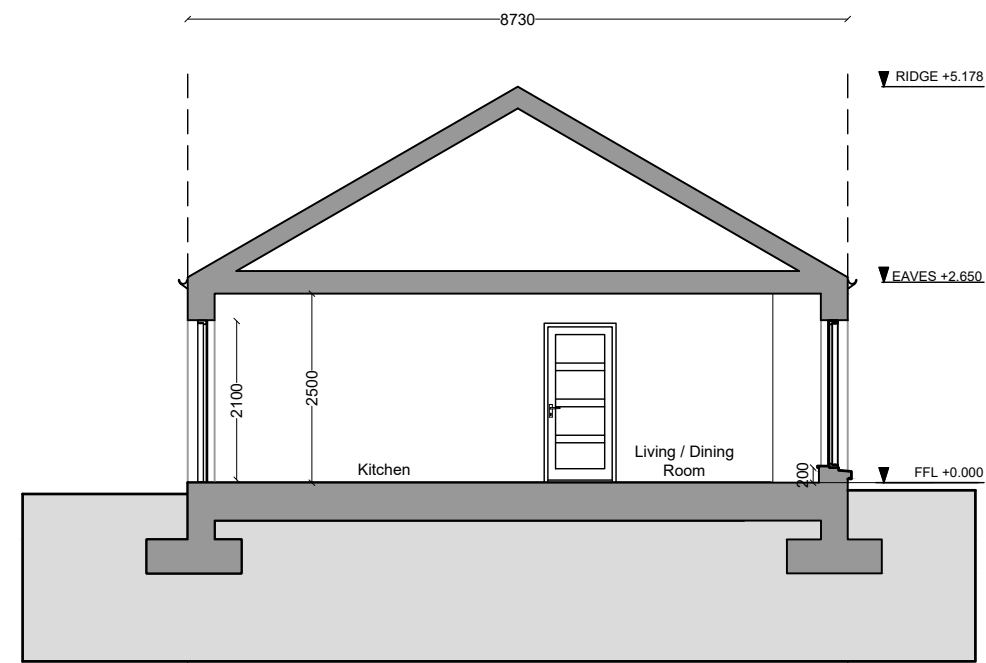
Rear Elevation



Gable Elevation



Ground Floor - 49.0 m²



House, Type A, 1 Bed 2 Person
Section A A

	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)
1 BED/ 2P HOUSE (1 STOREY)	44.0	11	23	11	2
Proposed 1 BED Type A	49.0	14.0	25	11.8	2.4

Rev. No.	Revision Description	Date

Project Stage: PLANNING

Project Title: 6 to 12 Cearnóg Chluain Each, Park, Knocknagree, Mallow, Co. Cork

Drawing Title: House Type A - 1 Bed Single Storey Plans, Elevations & Section

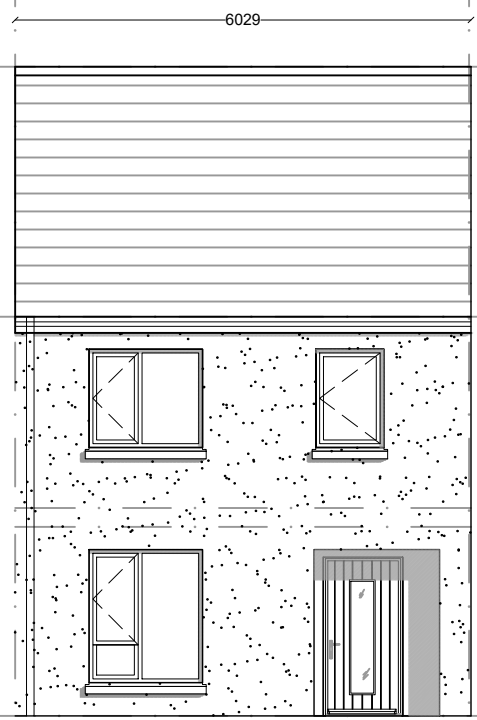
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Cork County Council
 Architects | Housing Directorate
 County Hall, Cork
 Tel: (021) 4285433
 e-mail: architects.housing@corkcoco.ie

Job Reference: ATS1_N_2023_033
 Sheet: A3
 Design Team:
 Architect: J.C
 Technician: AS
 Surveyor: RB
 Snr. Architect: R. Henry
 Date: Feb. 25
 Scale: 1:100
 Issue for: PLANNING
 2040

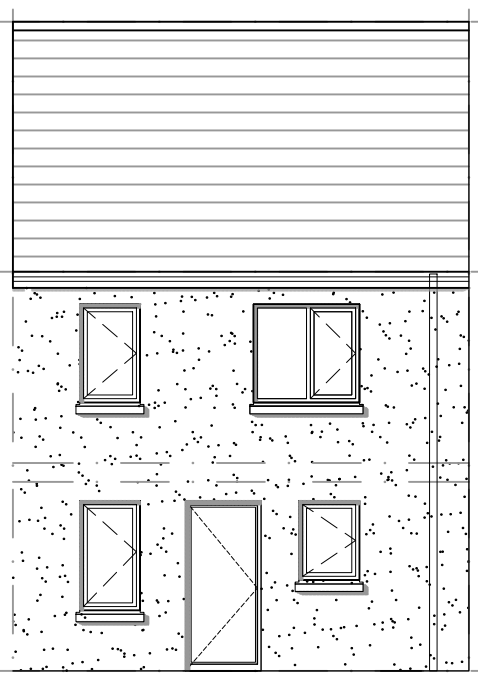
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TYPE B - 2 Bed 2 Storey House

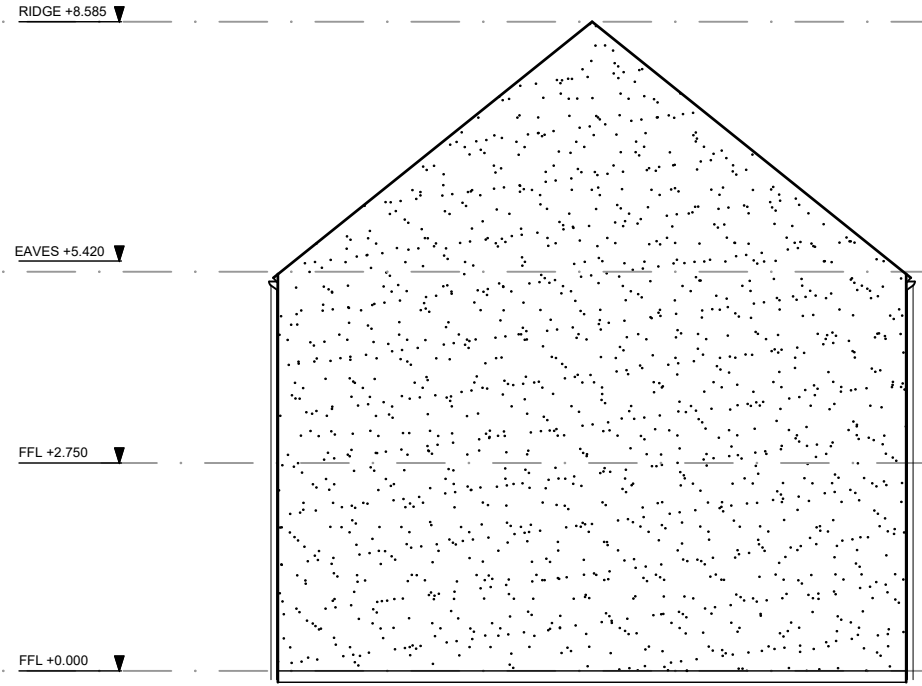
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 08: Aluminium/ dark uPVC rainwater goods to selected colour



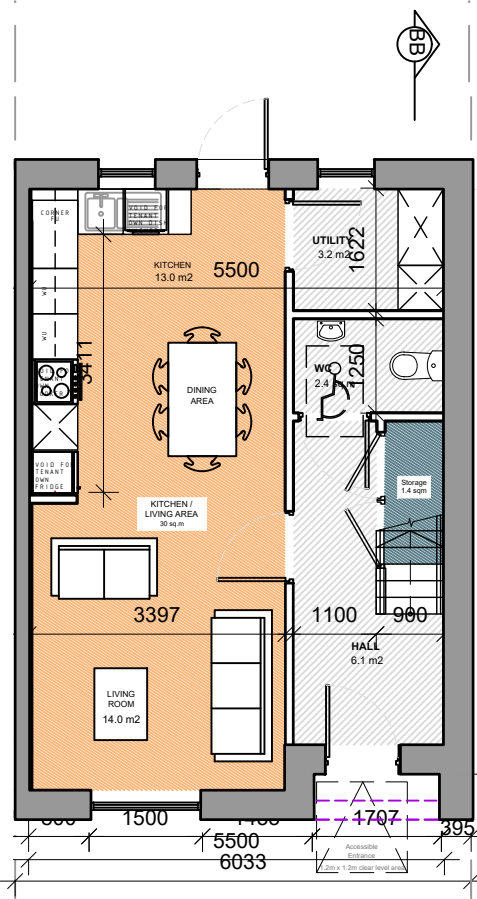
Front Elevation



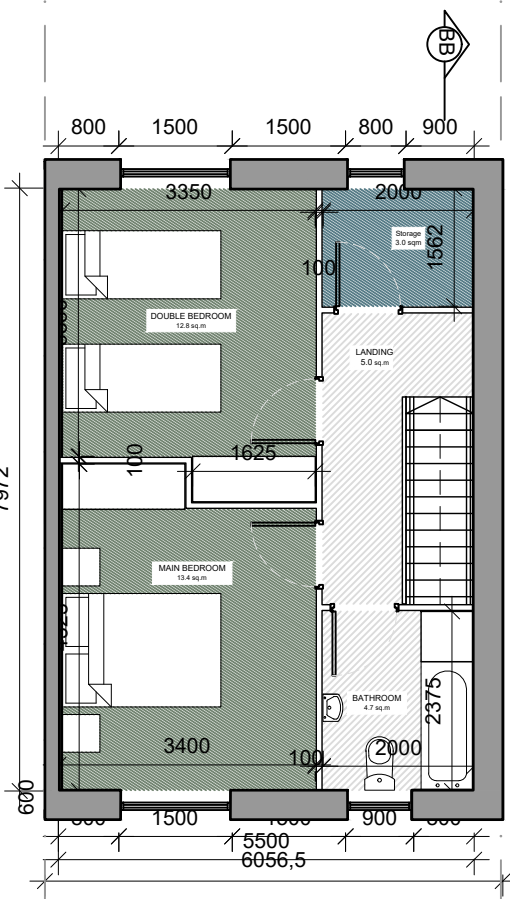
Rear Elevation



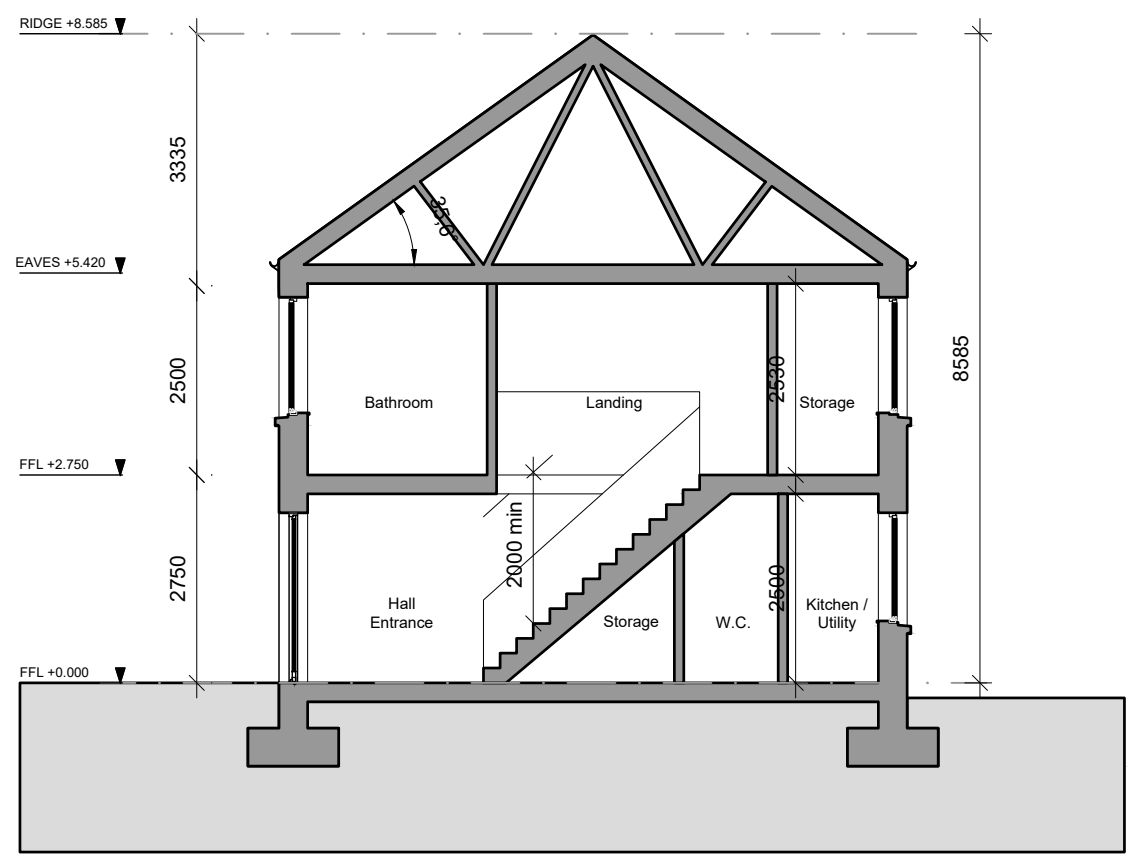
Gable Elevation



Ground Floor - 42 m²



First Floor - 40.6 m²



House, Type B, 2 Bed 4 Person
Section B B

	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
Proposed 2 BED (Type B)	82.6	14	30	25	4.8

Rev. No.	Revision Description	Date

Project Stage: **PLANNING**
 Project Title: 6 to 12 Cearnog Chluain Each, Park, Knocknagree, Mallow, Co. Cork
 Drawing Title: House Type B - 2 Bed 2 Storey Plans, Elevations & Section

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Cork County Council
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 e-mail: architects.housing@corkcoco.ie

Job Reference: **ATS1_N_2023_033** Sheet: **A3** Design Team:
 Architect: J.C
 Technician: AS
 Dwg. No.: **CCC_A_DR_PL_201** Surveyor: RB
 Snr. Architect: R. Henry
 Date: Feb. 25 Scale: 1:100 Issue for: **PLANNING**
 2024

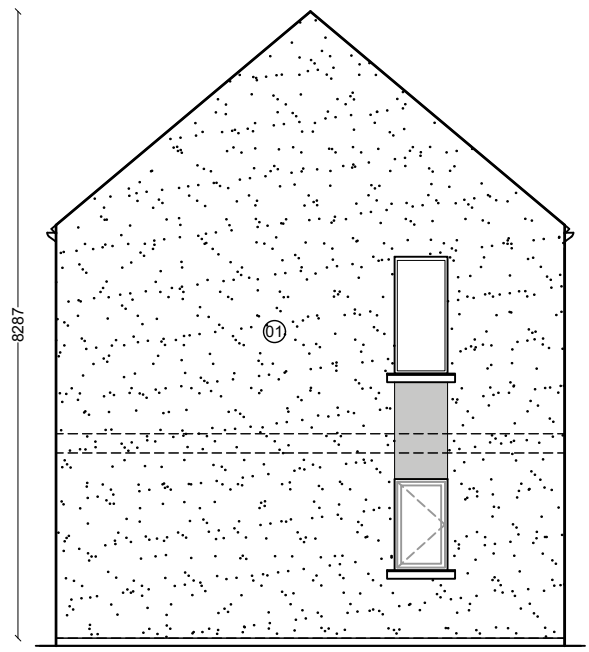
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TYPE C - 3 Bed 2 Storey House

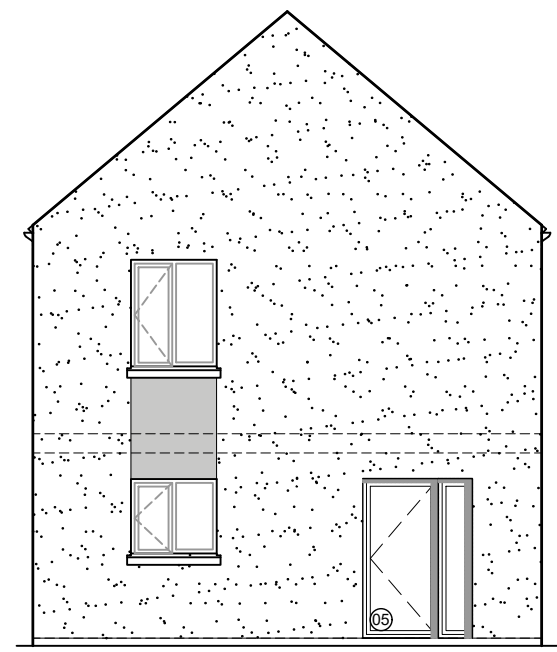
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Front Elevation

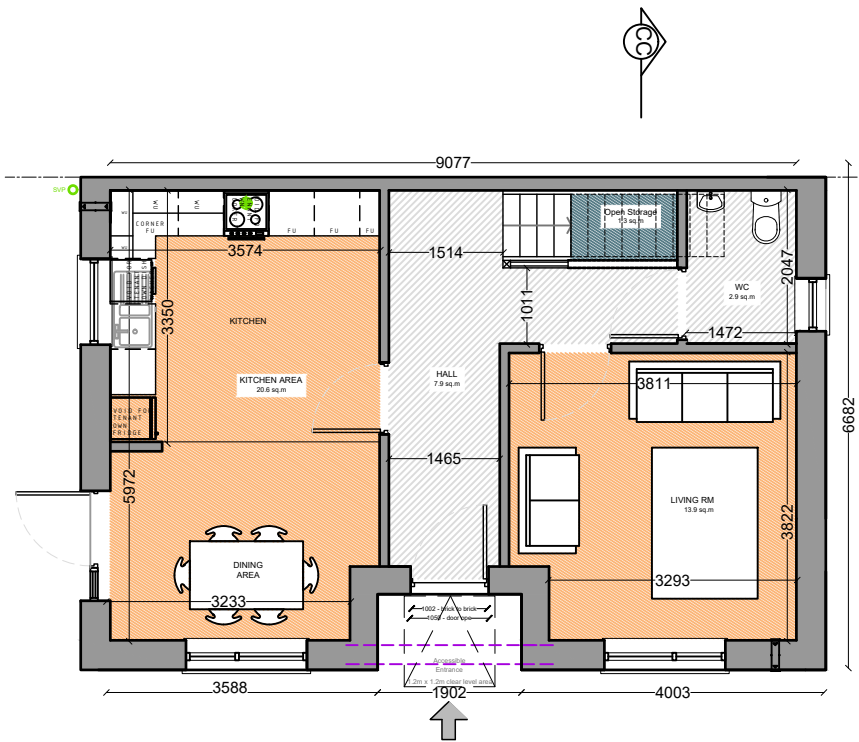


Side Elevation

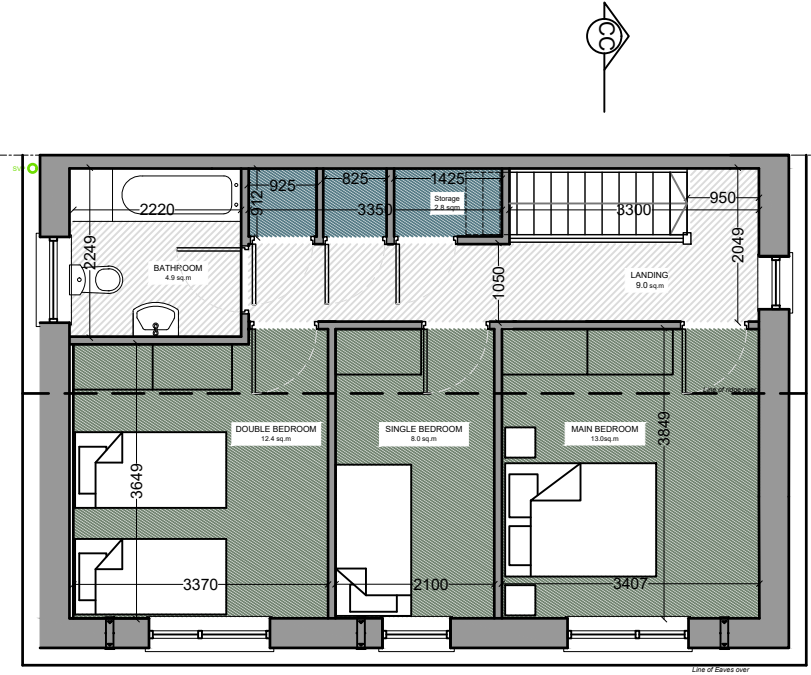


Rear Elevation

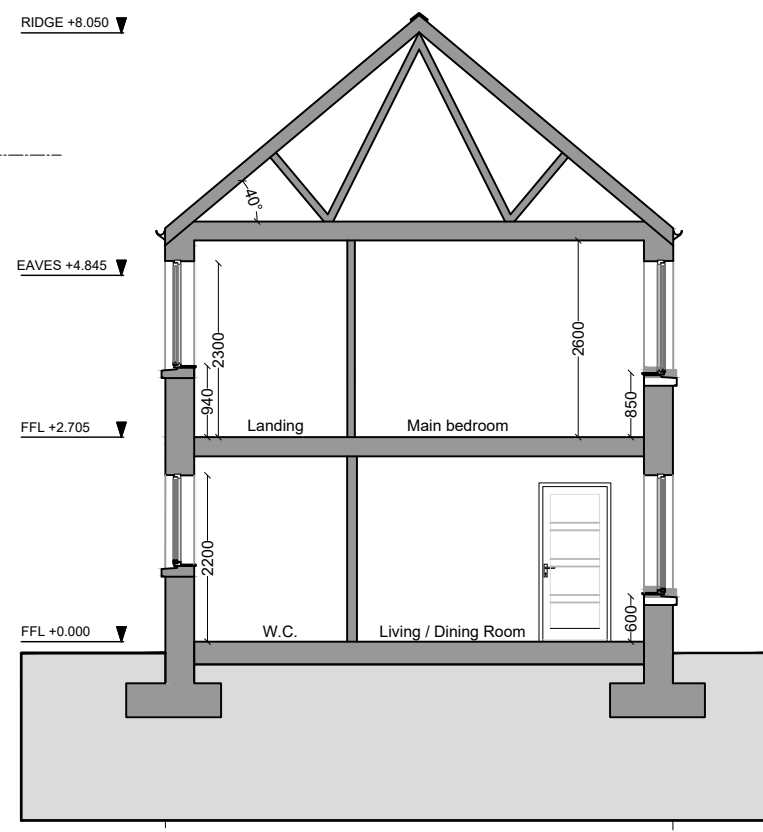
▼ RIDGE +8.290
 ▼ EAVES +4.845
 ▼ FFL +2.705
 ▼ FFL +0.000



Ground Floor - 51.0 m²



First Floor - 51.0 m²



House, Type C, 3 Bed 5 Person
 Section C C

	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)
3 BED/ 5P HOUSE (2 STOREY)	92.0	13	34	32	5
Proposed 3 BED (Type C)	102	13.9	34.7	33.4	4.6

Rev. No.	Revision Description	Date

Project Stage: **PLANNING**
 Project Title: 6 to 12 Cearnóg Chluain Each, Park, Knocknagree, Mallow, Co. Cork
 Drawing Title: House Type C - 3 Bed 2 Storey Plans, Elevations & Section

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Job Reference: AT51_N_2023_033
 Sheet: A3
 Design Team: Architect: J.C, Technician: AS, Surveyor: RB, Snr. Architect: R. Henry
 Dwg. No.: CCC_A_DR_PL_202
 Date: Feb. 25
 Scale: 1:100
 Issue for: PLANNING
 2024