

LEGEND

-  Site Boundary
 1029m² (0.25a/0.1h)
-  Cork County Council Land Holdings

Total area of Dr. Patrick O'Sullivan
Terrace & Ard Mhuire:
22760m² (5.6a/2.2h)

Ordnance Survey Ireland Sheet
numbers: 6474-C

ITM: E585616 N565226

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Rev. No.	Revision Description	Date
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Project Stage: Stage II - Planning

Project Title: Proposed Infill Housing Development
Dr. Patrick O'Sullivan Terrace, Aghada

Drawing Title: Site Location Map

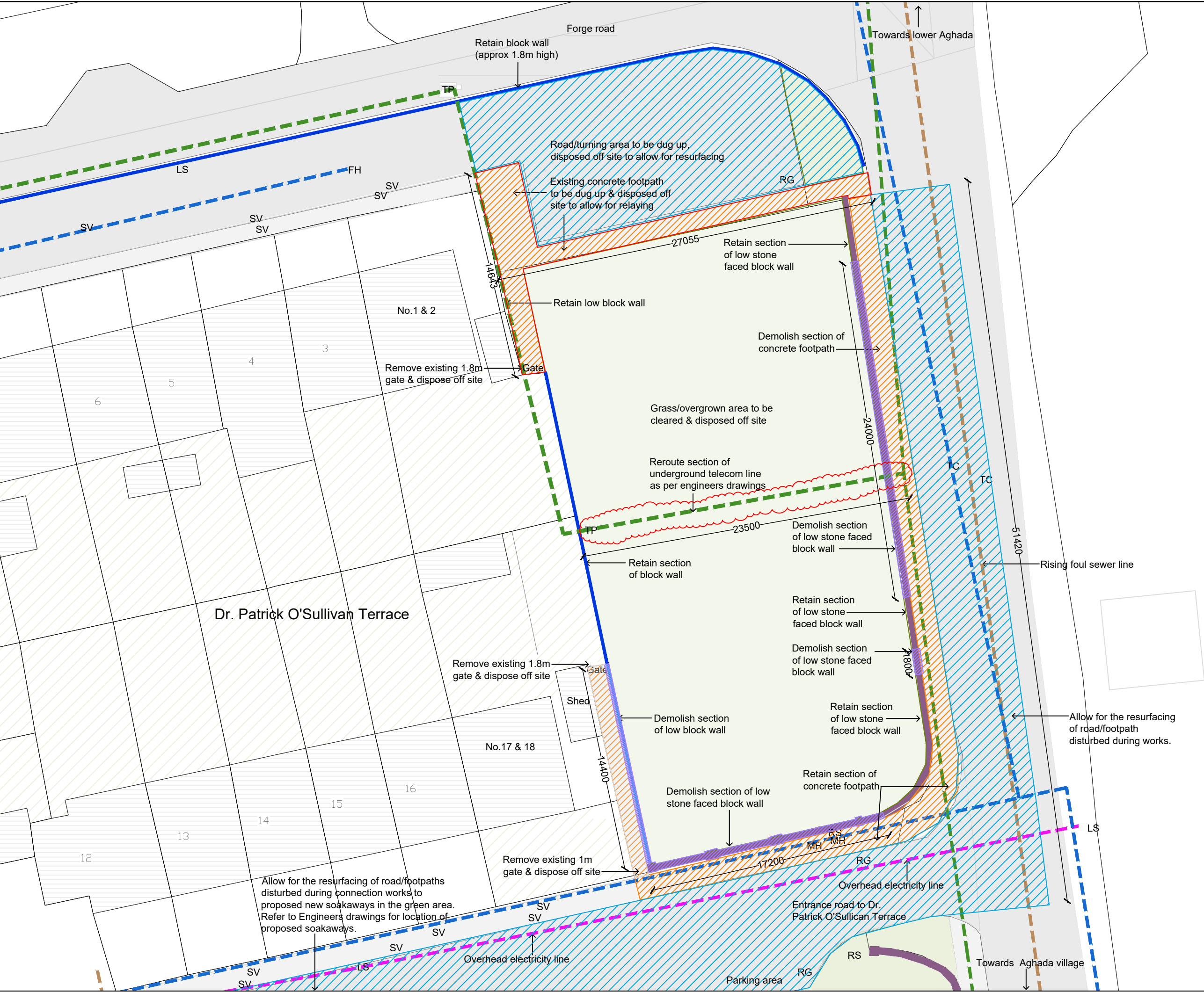


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Cork County Council
Architects | Housing Directorate

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

Job Reference: S2023032		Sheet A3	Design Team:	
Dwg. No.: DR-CCC-A-PL-100		Architect: OH		
		Technician: TOF		
		Surveyor: RB		
			Snr. Architect: R. Henry	
Date:	Scale:	Issue for:		
Feb. '25	1:1000	Planning	 	
				



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LEGEND

- Areas to be disturbed during works
- Footpaths to be demolished
- Section of Road disturbed for utility/service connections - to be resurfaced & made good
- Walls to be demolished
- Water Supply
- Foul
- ESB
- Eir
- Block wall, partially capped, low level (height varies)
- Block wall, approximately 1.8m high (height varies)
- Stone faced block wall, approximately 1m high (height varies)

EP Electricity Pole
FH Fire Hydrant
LS Lamp Standard
MH Manhole Cover
RG Road Gully
RS Road Sign
SV Sluice Valve
TC Telecom Cover
TP Telecom Pole

Rev. No.	Revision Description	Date

Project Stage: Stage II - Planning

Project Title: Proposed Infill Housing Development
Dr. Patrick O'Sullivan Terrace, Aghada

Drawing Title: Demolition Site Layout Plan



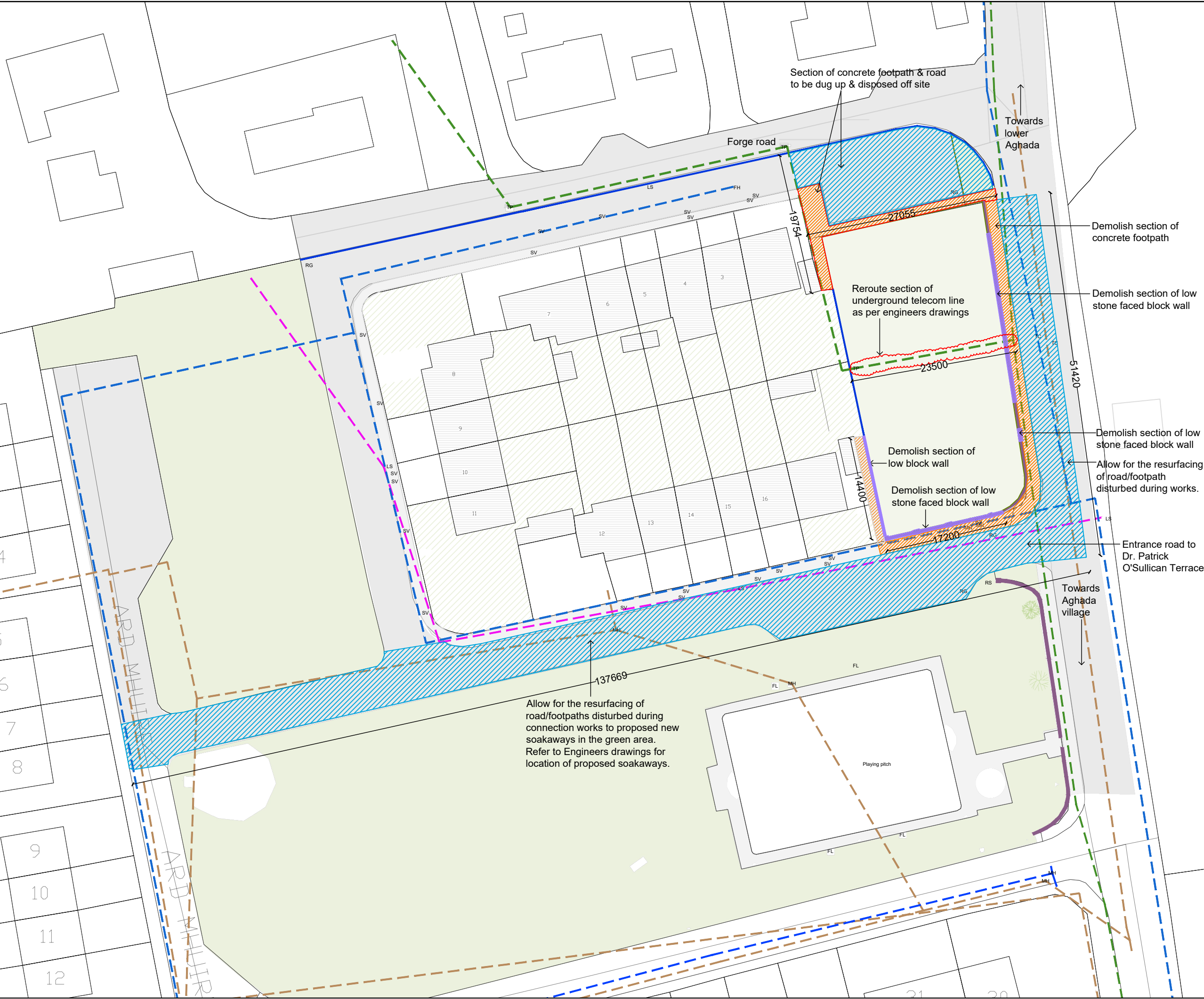
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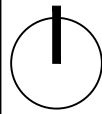
County Hall, Cork
Tel: (021) 4285433
e-mail: architects.housing@corkcoco.ie

Job Reference: S2023032	Sheet: A3	Design Team: Architect: OH Technician: TOF Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-111	Date: Feb. '25	Scale: 1:250
Issue for: Planning	2040	

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- LEGEND**
- Areas to be disturbed during works
 - Footpaths to be demolished
 - Section of Road disturbed for utility/service connections - to be resurfaced & made good
 - Walls to be demolished
 - Water Supply
 - Foul
 - ESB
 - Eir
 - Block wall, partially capped, low level (height varies)
 - Block wall, approximately 1.8m high (height varies)
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EP Electricity Pole
FH Fire Hydrant
LS Lamp Standard
MH Manhole Cover
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TC Telecom Cover
TP Telecom Pole

Rev. No.	Revision Description	Date
Project Stage: Stage II - Planning		
Project Title: Proposed Infill Housing Development Dr. Patrick O'Sullivan Terrace, Aghada		
Drawing Title: Demolition Site Layout Plan - Overall		

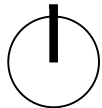


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Job Reference: S2023032	Sheet: A3	Design Team: Architect: OH Technician: TOF Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-112	Date: Feb. '25	Scale: 1:500
	Issue for: Planning	 2040



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LEGEND

4 NO. PROPOSED UNITS

- HOUSE TYPE A
3 bed, 2 storey (2no.)
- HOUSE TYPE B
2 bed, 2 storey (2no.)

LANDSCAPING

- Proposed Exposed Aggregate Concrete Paving
- Proposed Pea Gravel Drain Strip to Houses
- Proposed private garden areas (Grassed)
- Mulched Area planting with Irish native plants
- Concrete Footpath
- Proposed Grassed Open Areas
- Native Irish Trees
- Bicycle Stand

- Proposed Wall Type A: 1.8m high block wall
- Proposed Wall Type B: 1.8m post & panel fence
- Proposed Wall Type C: 1m high galvanised railed fence
- Proposed Wall Type D: 1m high block wall
- Existing Wall Type E - block wall, low level, height varies
- Existing Wall Type F - block wall, approximately 1.8m high
- Existing Wall Type G - stone faced block wall, approx 1m high
- Proposed Type H - Composite Gate, 1.8m high
- Proposed Type I - Composite Gate, 1m high
- Proposed Type J - Brick Bin Store 1.1m high with Soldier course capping
- Existing Wall to be demolished

Rev. No.	Revision Description	Date
Project Stage: Stage II - Planning		
Project Title: Proposed Infill Housing Development Dr. Patrick O'Sullivan Terrace, Aghada		
Drawing Title: Proposed Boundary Treatment Site Layout		

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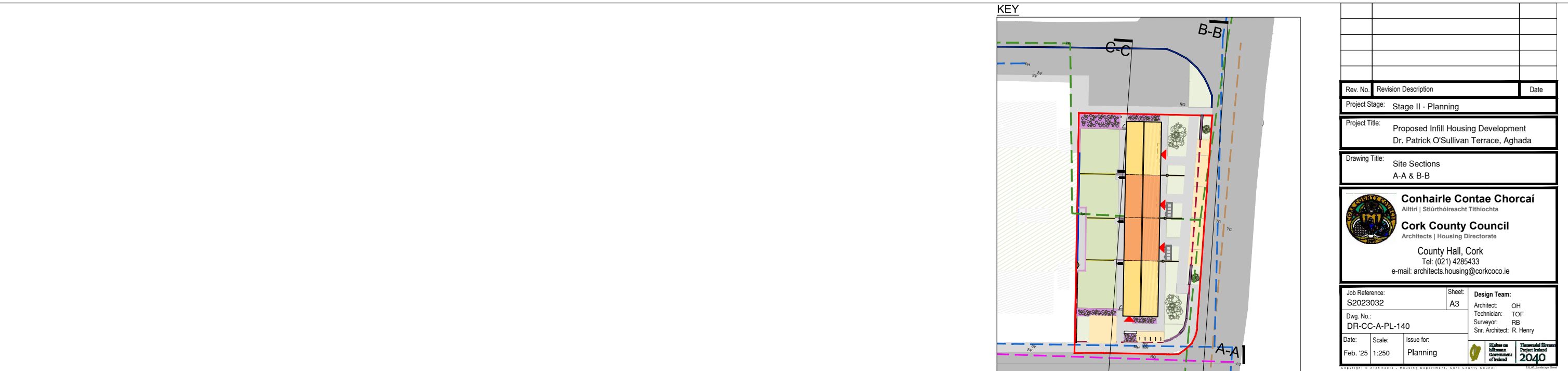
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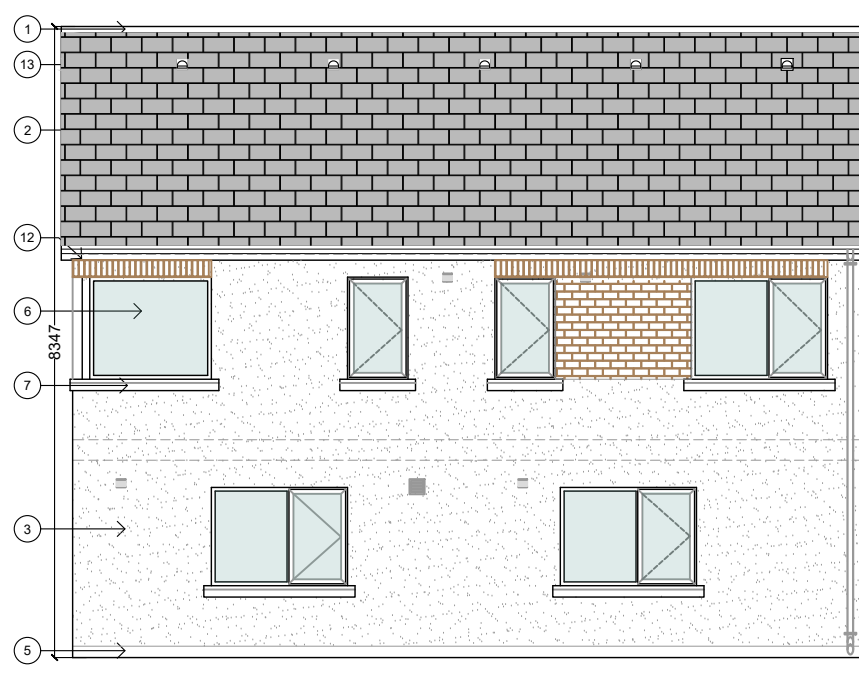
County Hall, Cork
Tel: (021) 4285433
e-mail: architects.housing@corkcoco.ie

Job Reference: S2023032	Sheet: A3	Design Team: Architect: OH Technician: TOF Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: DR-CCC-A-PL-121	Scale: 1:250	Issue for: Planning
Date: Feb.'25		

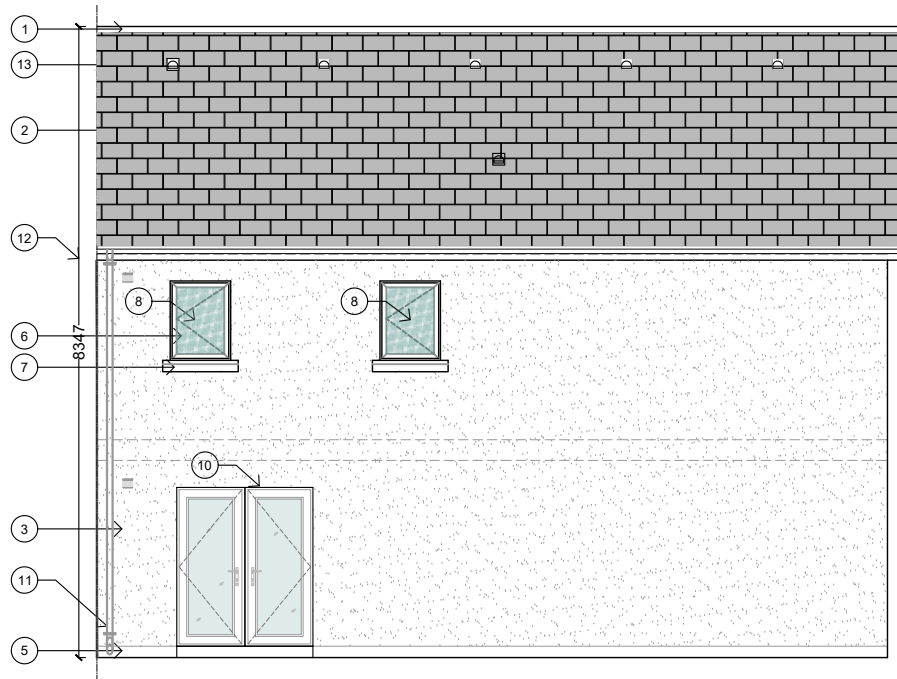


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- Ridge to existing No.13 &18: 70.73
- Boundary Line
- Proposed gate
- Existing shed
- Proposed block wall to rear garden
- Proposed composite gate
- Ridge to Proposed No.1-4: 70.733
- Boundary Line
- Bicycle stand
- 62.00
62.50
63.00
- Existing No.13 - 18 Dr. Patrick O'Sullivan Terrace
- 2 No. Parking Spaces
- Proposed No.1
- Proposed FFL 62.540
- Path
- Main Road
- Section of existing stone faced wall demolished
- Section of existing stone faced wall retained
- Section A-A**
 Scale 1:250
- Ground Line at A-A
 - - - Proposed Ground Line to front of house No.1

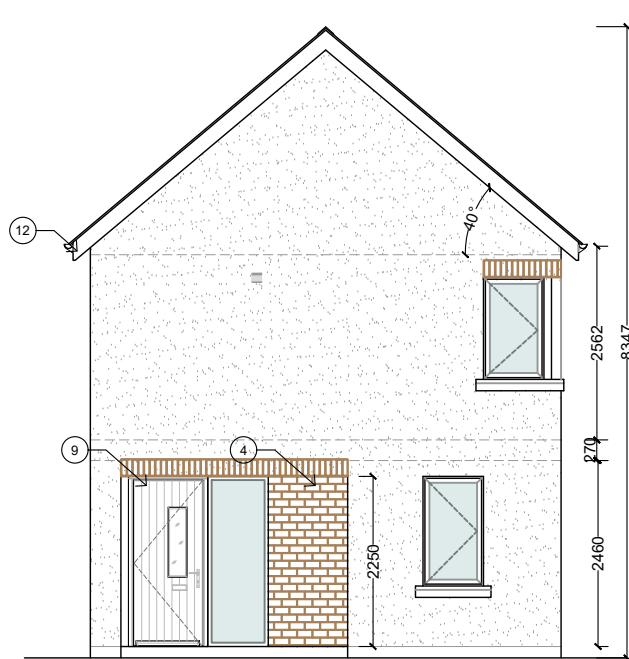




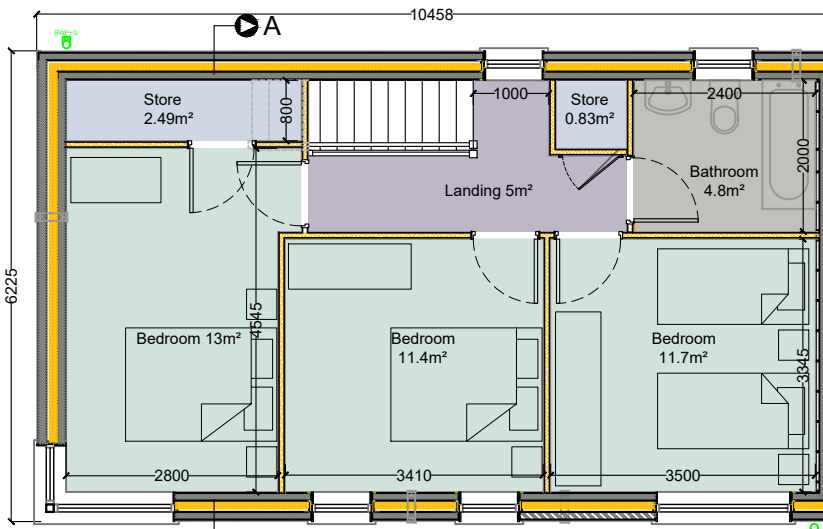
Front Elevation



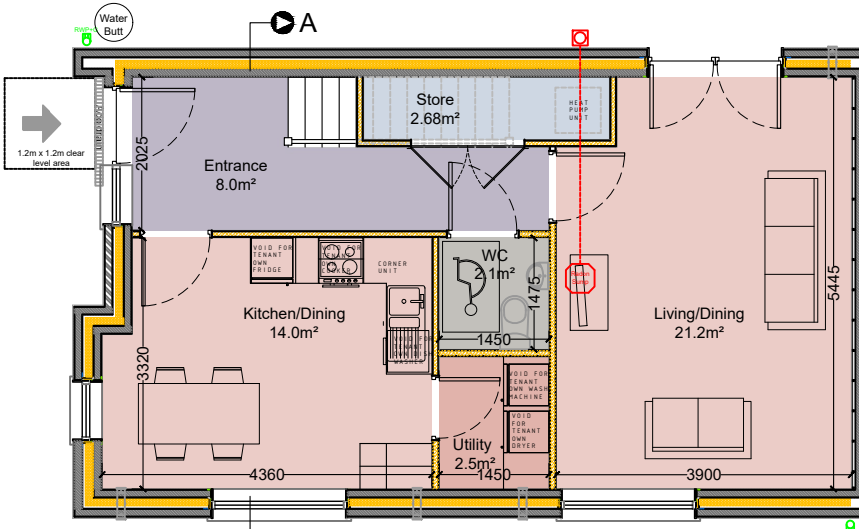
Rear Elevation



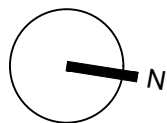
Side Elevation



First Floor Plan 54.0m²



Ground Floor Plan 52.6m²



UNIT 1

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- Material Legend:**
- Ridge Tiles: Fibre cement ridge tile
 - Roof: Fibre cement slate blue-black
 - Walls: Wet dash finish throughout
 - Brick infill & soldier course (Protruding brick pattern at front door recess)
 - Painted plinth
 - Windows: Doubled glazed with uPVC frames
 - Cill: Precast concrete cill
 - Obscure glazing
 - Front Door: Composite engineered door with a painted hardwood finish
 - Rear Door: uPVC
 - Rain Water Goods: 155mm wide, 98mm depth uPVC half round gutters & 82mm milled aluminium round downpipes
 - Eaves: Projecting milled aluminium soffit & verge
 - In-Line roof vents
 - Mechanical cooker vent to M&E specification
 - High level passive vent to M&E specification
 - Roof vent for central extract system. To M&E specification
 - Outdoor fan unit for heat pump with weather-protected, steel mesh guard. To M&E specification.

Rev. No.	Revision Description	Date
Project Stage: Stage II - Planning		
Project Title: Proposed Infill Housing Development Dr. Patrick O'Sullivan Terrace, Aghada		
Drawing Title: 3 Bed End Terrace - Side Entrance (South) Unit 1: Floor Plans & Elevations		

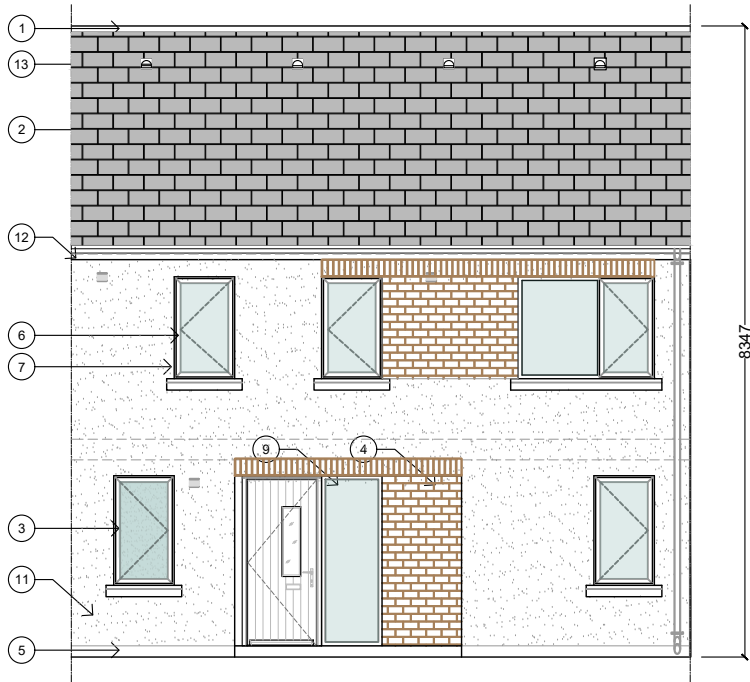


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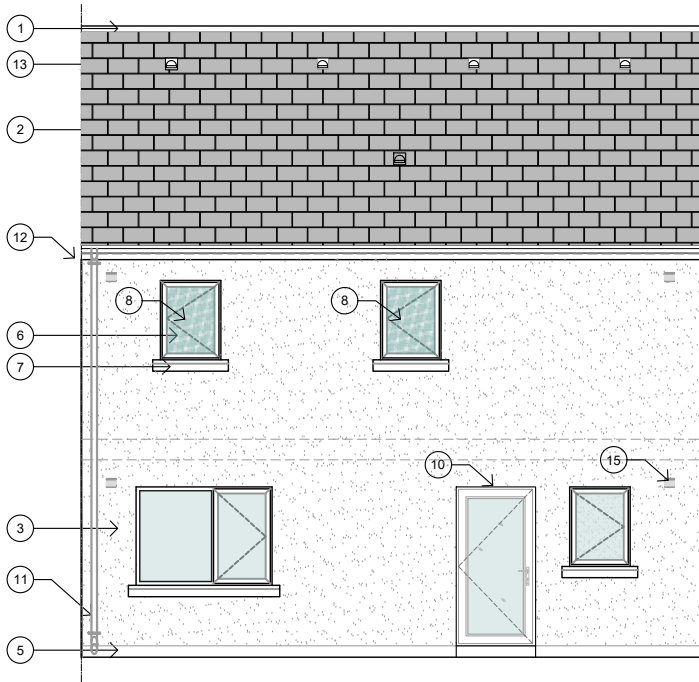
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e-mail: architects.housing@corkcoco.ie

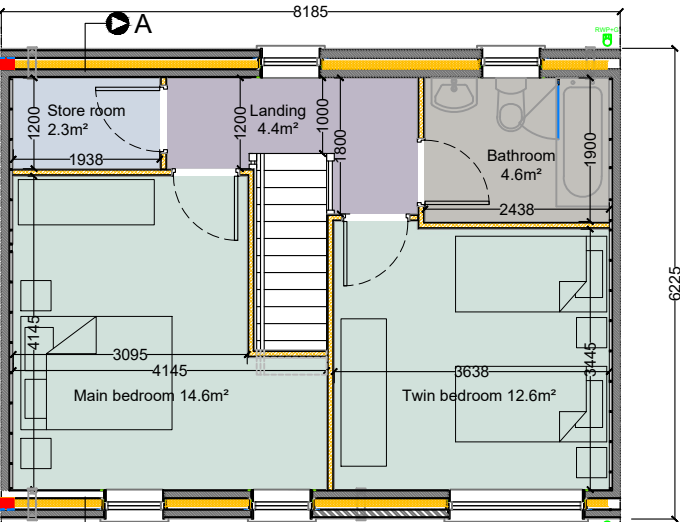
Job Reference: S2023032	Sheet: A3	Design Team: Architect: OH Technician: TOF Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: DR-CC-A-PL-200	Date: Feb. '25	Scale: 1:100
Issue for: Planning	 2040	



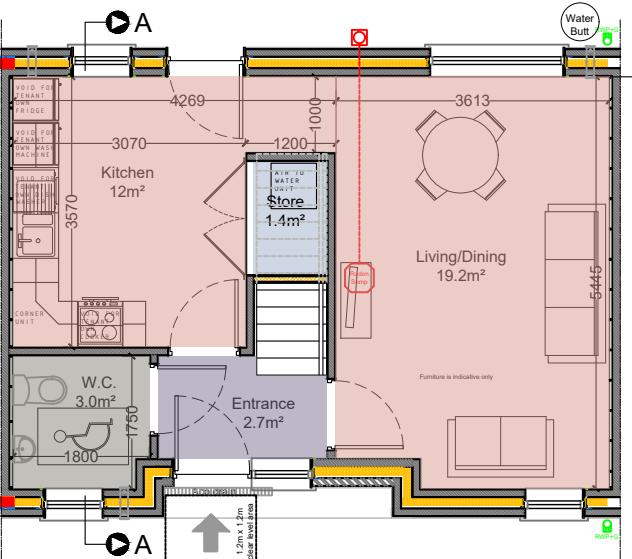
Front Elevation



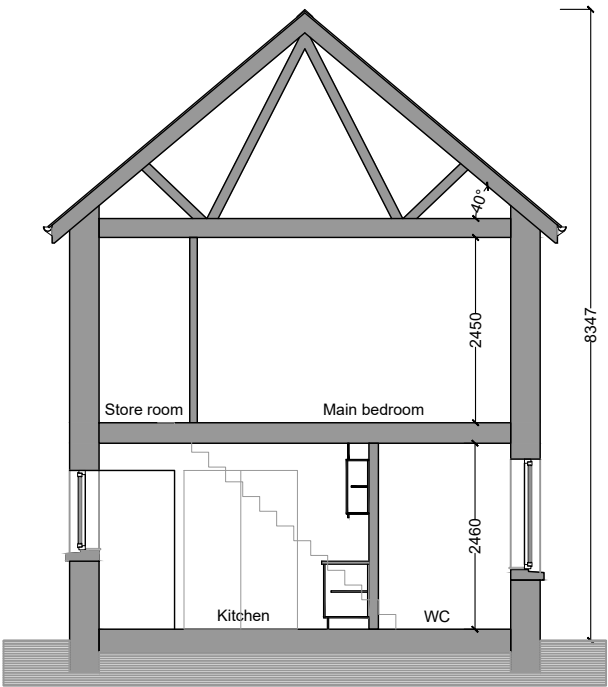
Rear Elevation



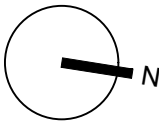
First Floor Plan 42.9m²



Ground Floor Plan 41.4m²



Section AA



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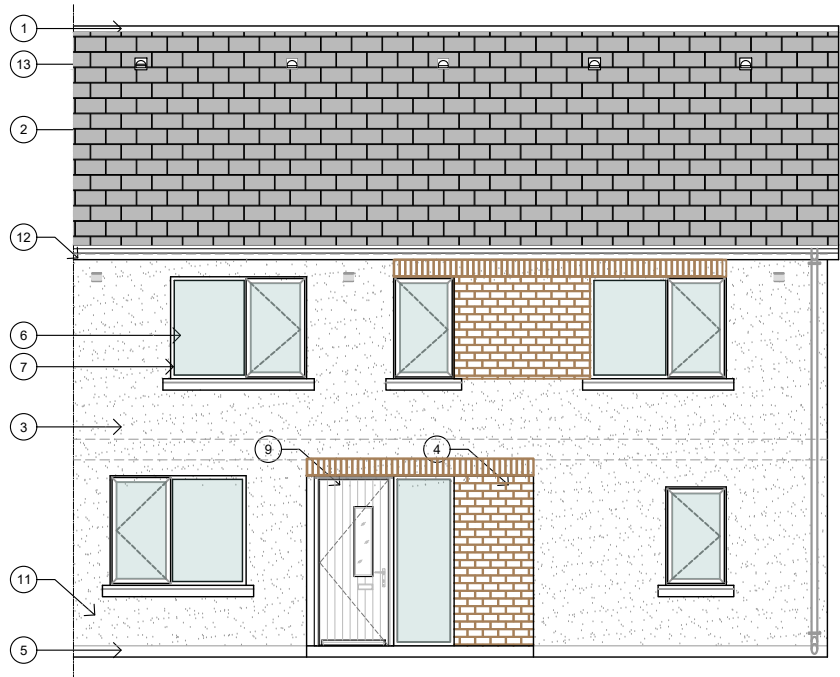
- Material Legend:**
- Ridge Tiles: Fibre cement ridge tile
 - Roof: Fibre cement slate blue-black
 - Walls: Wet dash finish throughout
 - Brick infill & soldier course (Protruding brick pattern at front door recess)
 - Painted plinth
 - Windows: Doubled glazed with uPVC frames
 - Cill: Precast concrete cill
 - Obscure glazing
 - Front Door: Composite engineered door with a painted hardwood finish
 - Rear Door: uPVC
 - Rain Water Goods: 155mm wide, 98mm depth uPVC half round gutters & 82mm milled aluminium round downpipes
 - Eaves: Projecting milled aluminium soffit & verge
 - In-Line roof vents
 - Mechanical cooker vent to M&E specification
 - High level passive vent to M&E specification
 - Roof vent for central extract system. To M&E specification
 - Outdoor fan unit for heat pump with weather-protected, steel mesh guard. To M&E specification.

Rev. No.	Revision Description	Date
Project Stage: Stage II - Planning		
Project Title: Proposed Infill Housing Development Dr. Patrick O'Sullivan Terrace, Aghada		
Drawing Title: 2 Bed Mid Terrace Unit 2 & 3: Floor Plans & Elevations		
 Conhairle Contae Chorcaí Ailtirí Stúirthóireacht Tithíochta Cork County Council Architects Housing Directorate County Hall, Cork Tel: (021) 4285433 e-mail: architects.housing@corkcoco.ie		

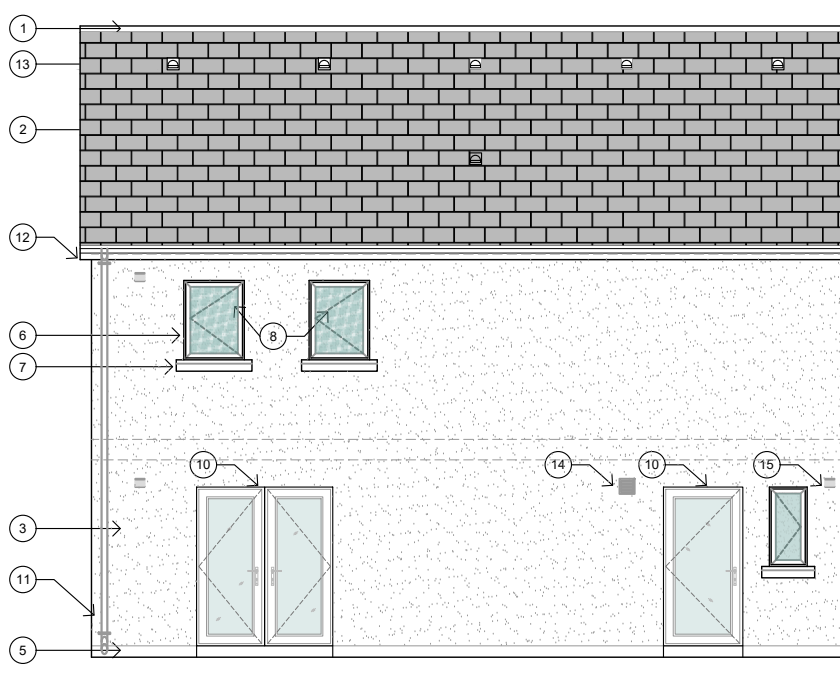
Job Reference: S2023032	Sheet: A3	Design Team: Architect: OH Technician: TOF Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: DR-CC-A-PL-201	Date: Feb. '25	Scale: 1:100
Issue for: Planning		

	TARGET GROSS FLOOR AREA	MINIMUM MAIN LIVING ROOM AREA	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE AREA
	(M²)	(M²)	(M²)	(M²)	(M²)
2 BED/ 4P HOUSE (2 storey)	80.0	13	30	25	4
2 Bed - No overlooking	84.3	19.2	31.2	27	4.4

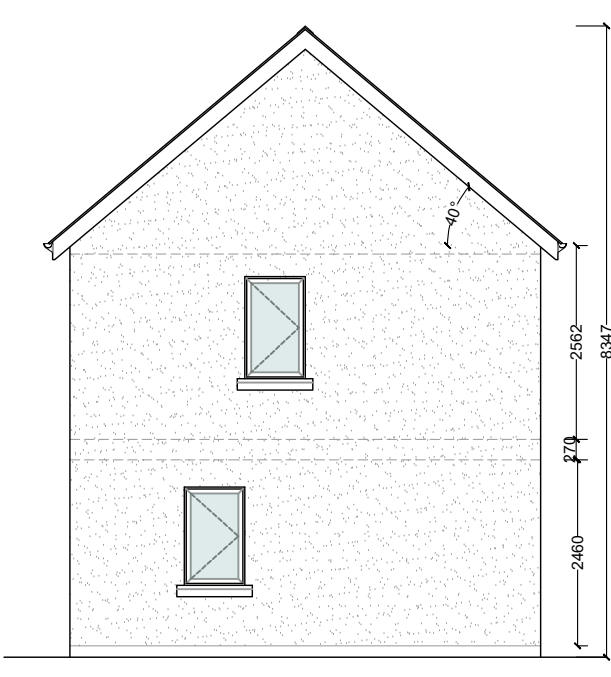
UNIT 2 & 3



Front Elevation



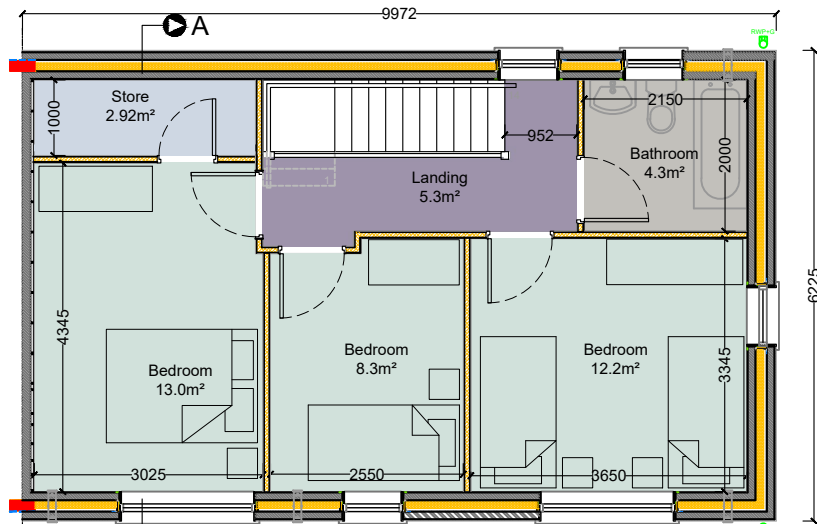
Rear Elevation



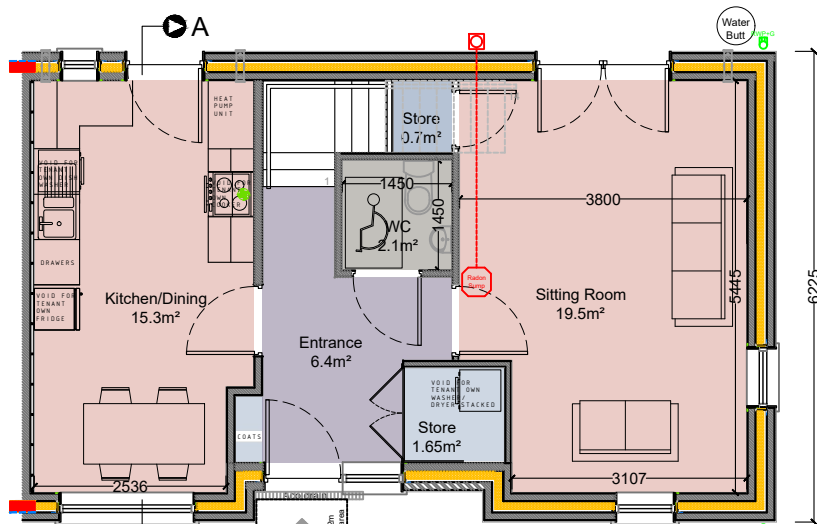
Side Elevation

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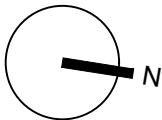
- Material Legend:**
- 1. Ridge Tiles: Fibre cement ridge tile
 - 2. Roof: Fibre cement slate blue-black
 - 3. Walls: Wet dash finish throughout
 - 4. Brick infill & soldier course (Protruding brick pattern at front door recess)
 - 5. Painted plinth
 - 6. Windows: Doubled glazed with uPVC frames
 - 7. Cill: Precast concrete cill
 - 8. Obscure glazing
 - 9. Front Door: Composite engineered door with a painted hardwood finish
 - 10. Rear Door: uPVC
 - 11. Rain Water Goods: 155mm wide, 98mm depth uPVC half round gutters & 82mm milled aluminium round downpipes
 - 12. Eaves: Projecting milled aluminium soffit & verge
 - 13. In-Line roof vents
 - 14. Mechanical cooker vent to M&E specification
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 - 16. Roof vent for central extract system. To M&E specification
 - 17. Outdoor fan unit for heat pump with weather-protected, steel mesh guard. To M&E specification.



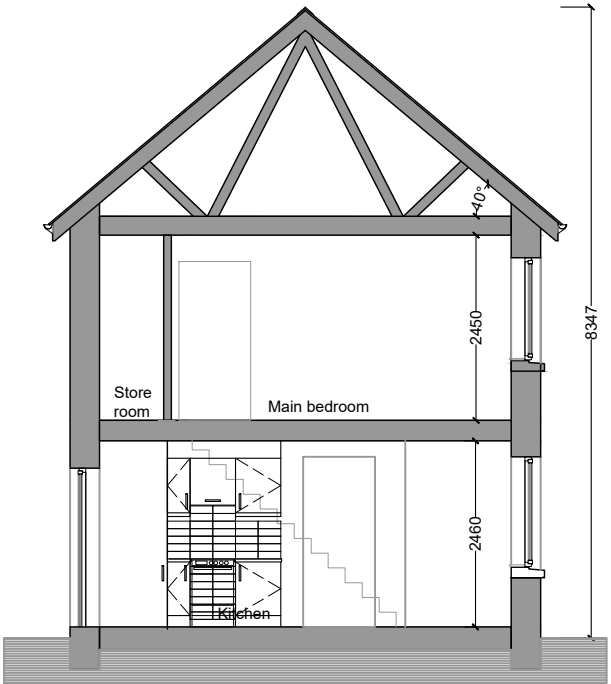
First Floor Plan 51.3m²



Ground Floor Plan 49.8m²



UNIT 4

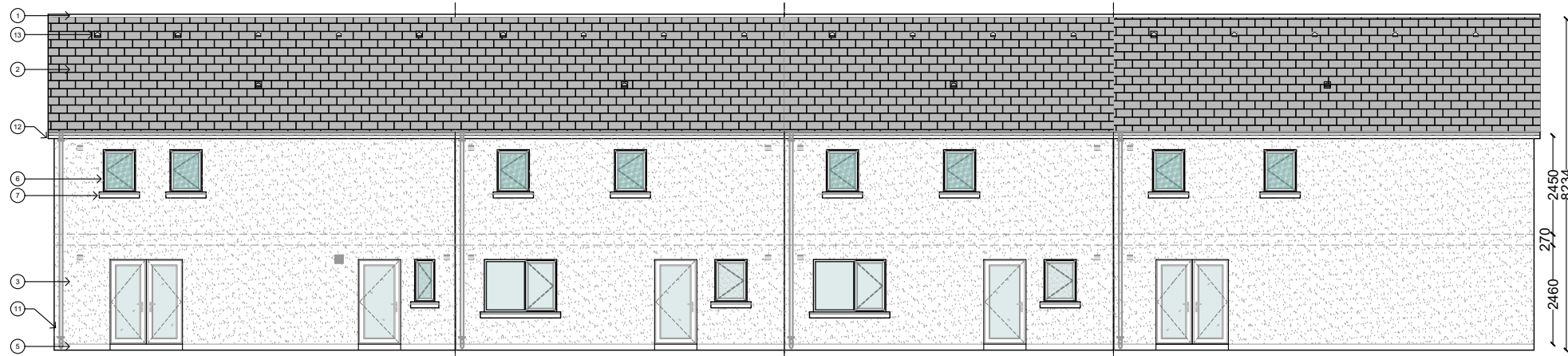


Section AA

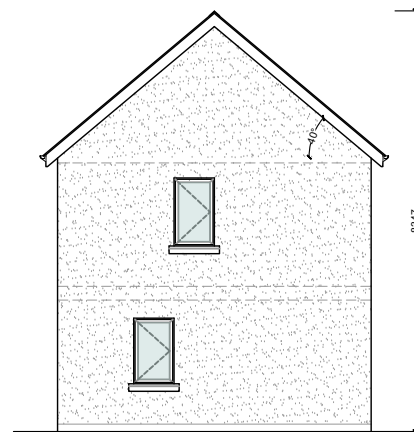
	TARGET GROSS FLOOR AREA	MINIMUM MAIN LIVING ROOM AREA	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE AREA
	(M²)	(M²)	(M²)	(M²)	(M²)
3 BED/ 5P HOUSE (2 storey)	92.0	13	34	32	5
DMFQH Type H9	98.4	19.4	34.2	31.4	5.4
3 Bed - No overlooking	101.1	19.5	34.8	33.5	5.3

Rev. No.	Revision Description	Date
Project Stage: Stage II - Planning		
Project Title: Proposed Infill Housing Development Dr. Patrick O'Sullivan Terrace, Aghada		
Drawing Title: 3 Bed End Terrace (North) Unit 4: Floor Plans & Elevations		
 Conhairle Contae Chorcaí Ailtirí Stuarthóireacht Tithíochta Cork County Council Architects Housing Directorate County Hall, Cork Tel: (021) 4285433 e-mail: architects.housing@corkcoco.ie		
Job Reference: S2023032	Sheet: A3	Design Team: Architect: OH Technician: TOF Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: DR-CC-A-PL-202	Date: Feb. '25	Scale: 1:100
Issue for: Planning		 2040

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Rear Elevation - West



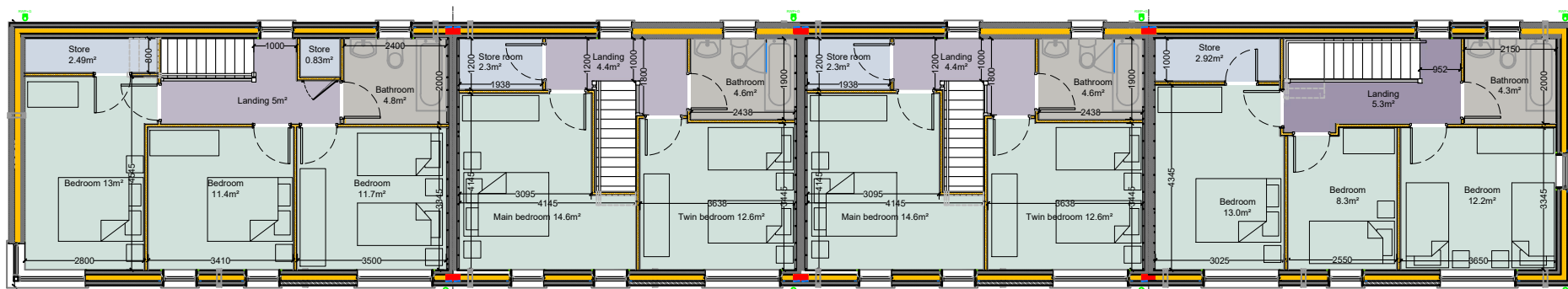
Side Elevation - North



Front Elevation - East

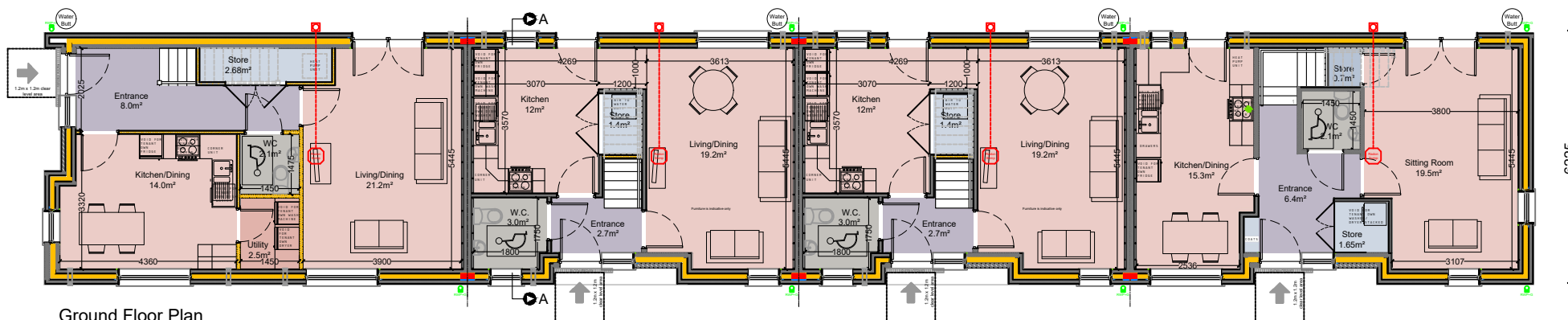


Side Elevation - South



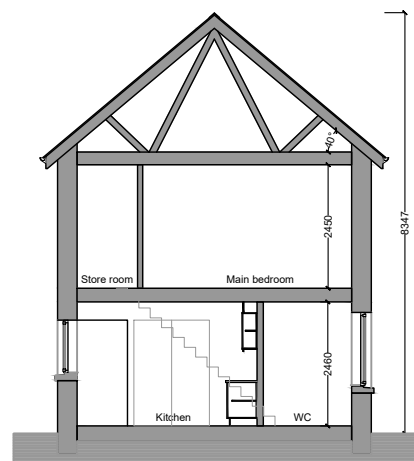
First Floor Plan

Area of first floor block inc. party walls: 196m²

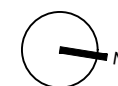


Ground Floor Plan

Area of ground floor block inc. party walls: 190m²



Section AA



UNIT 1 - 4

Material Legend:

- Ridge Tiles: Fibre cement ridge tile
- Roof: Fibre cement slate blue-black
- Walls: Wet dash finish throughout
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- Painted plinth
- Windows: Doubled glazed with uPVC frames
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Rev. No.	Revision Description	Date
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Project Stage: Stage II - Planning

Project Title: Proposed Infill Housing Development
Dr. Patrick O'Sullivan Terrace, Aghada

Drawing Title: Unit 1-4 - Terrace
Floor Plans & Elevations

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

Job Reference: S2023032	Sheet: A3	Design Team: Architect: OH Technician: TOF Surveyor: RB Snr. Architect: R. Henry
Dwg. No.: DR-CC-A-PL-203	Date: Feb. '25	Scale: 1:150
Issue for: Planning		



