

SITE AREA: 0.44 HA

**LEGEND:**

- SITE BOUNDARY
- LAND IN THE OWNERSHIP OF CCC
- X LOCATION OF SITE NOTICE

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PROPOSED RESIDENTIAL DEVELOPMENT  
 AT MILLVIEW TERRACE, DRIPSEY, CO. CORK

FOR CORK COUNTY COUNCIL

PROPOSED SITE LOCATION PLAN





PLANNING

Mulcahy Ralphs Architects  
 Unit 206, Acorn Business Centre, Mahon Industrial Estate, Cork  
 Web: www.mulcahyralphsarchitects.com  
 Scale Date Dwg  
 1:2500@A2 19/06/24 23014|02|2000|00

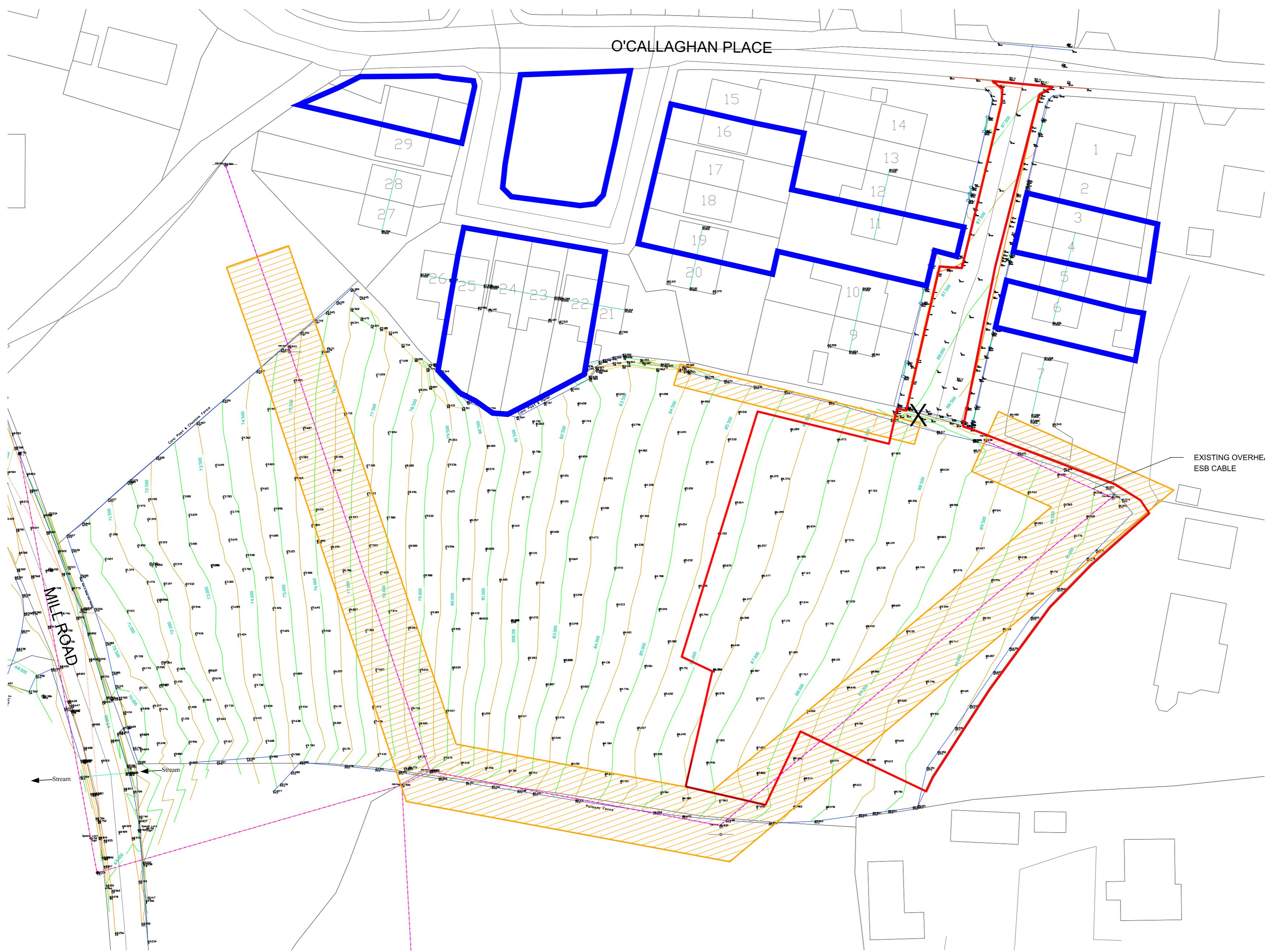


SITE AREA: 0.44 HA

LEGEND:

-  LOCATION OF SITE NOTICE
-  SITE BOUNDARY
-  LAND IN OWNERSHIP OF CCC  
DENSITY 22.9 UNITS/HA  
(BASED ON NETT SITE AREA OF  
0.35 HA)
-  WAYLEAVE

O'CALLAGHAN PLACE



EXISTING OVERHEAD  
ESB CABLE

MILL ROAD

Stream

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SITE SURVEY

PLANNING

Mulcahy Ralphs Architects  
 Unit 206, Acorn Business Centre, Mahon Industrial Estate, Cork  
 Web: www.mulcahyralphsarchitects.com  
 Scale 1:500@A2 Date 19/06/24 Dwg 23014|02|2010|00



SITE AREA: 0.436 HA

**LEGEND:**

- SITE BOUNDARY
- LAND IN OWNERSHIP OF CCC
- WAYLEAVE 0.109 SQM  
DENSITY 24.46 UNITS/HA  
(BASED ON NET SITE AREA OF 0.327 UNITS/HA)
- PUBLIC OPEN SPACE 2415 SQM
- X LOCATION OF SITE NOTICE
- PRIVATE OPEN SPACE
- FOOTPATH IN CONCRETE
- ROAD/DRIVEWAY IN TARMAC
- - - BRICK WALL 1000MM HIGH
- - - BLOCK WALL 1800MM HIGH
- - - POST AND PANEL FENCE 1500MM HIGH

**POTENTIAL FUTURE DEVELOPMENT**



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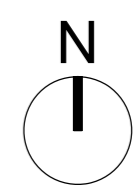
PROPOSED SITE LAYOUT PLAN

PLANNING

Mulcahy Ralphs Architects

Unit 206, Acorn Business Centre, Mahon Industrial Estate, Cork  
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Scale 1:500@A2 Date 19|06|24 Dwg 23014|02|2050|01



- SITE BOUNDARY
-  LONG FLOWERING MEADOW 1464SQM  
CREATED BY PROTECTING  
EXISTING AREA DURING CONSTRUCTION  
AND LEAVING FALLOW - TO BE CUT  
ANNUALLY IN SEPTEMBER AND GRASS  
REMOVED
-  GRASS PLAY AREA 261SQM
-  PROPOSED BEETLE BANK  
CIRCA 400MM HIGH TOPSOIL  
PLANTED WITH PERENNIAL GRASSES  
INCLUDING COCK'S-FOOT, TIMOTHY  
AND RED FESCUE SOWN AT 3G/M2
-  BARK MULCH PLAY AREA
-  LAWNED PRIVATE GARDEN
- NB ABOVE SPECIFICATION IS  
DESIGN INTENT FOR PLANNING  
APPLICATION PURPOSES ONLY

PROPOSED DWELLINGS 31-34  
FFL 87.700M

PROPOSED DWELLINGS 35-38  
FFL 87.200M

TOP SOIL CAREFULLY EXCAVATED  
AND STORED ON SITE. TO BE  
REINSTATED TO EXISTING LEVEL  
FOLLOWING INSTALLATION OF STORM  
WATER PERCOLATION AREA

INDICATIVE LOCATION OF  
EXTERNAL FURNITURE

PROPOSED  
MEADOW

PROPOSED  
PLAY AREA

INDICATIVE LOCATION  
OF EXISTING TREE LINE

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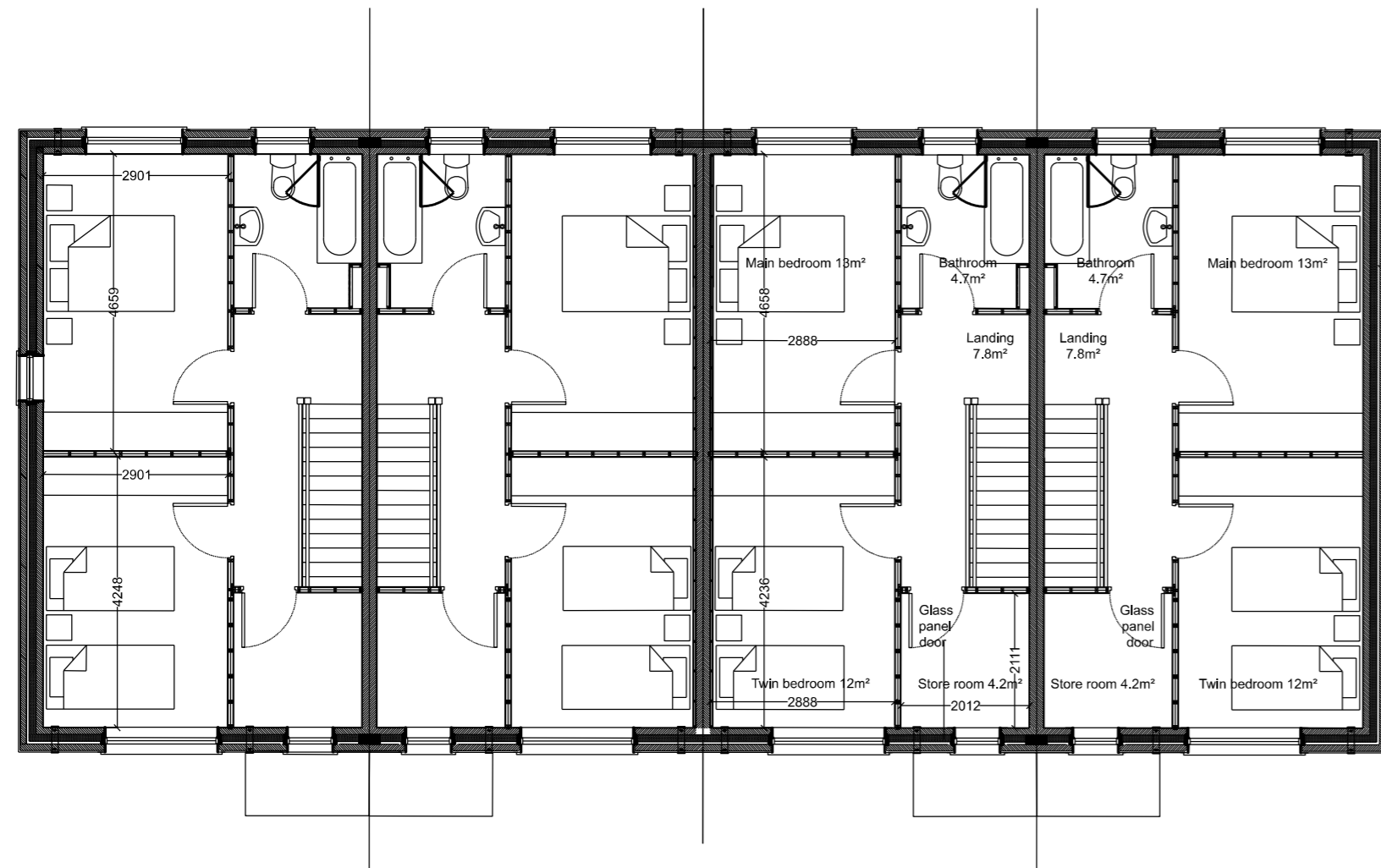
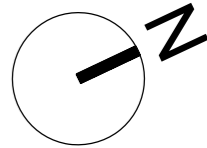
PROPOSED LANDSCAPE PLAN

PLANNING

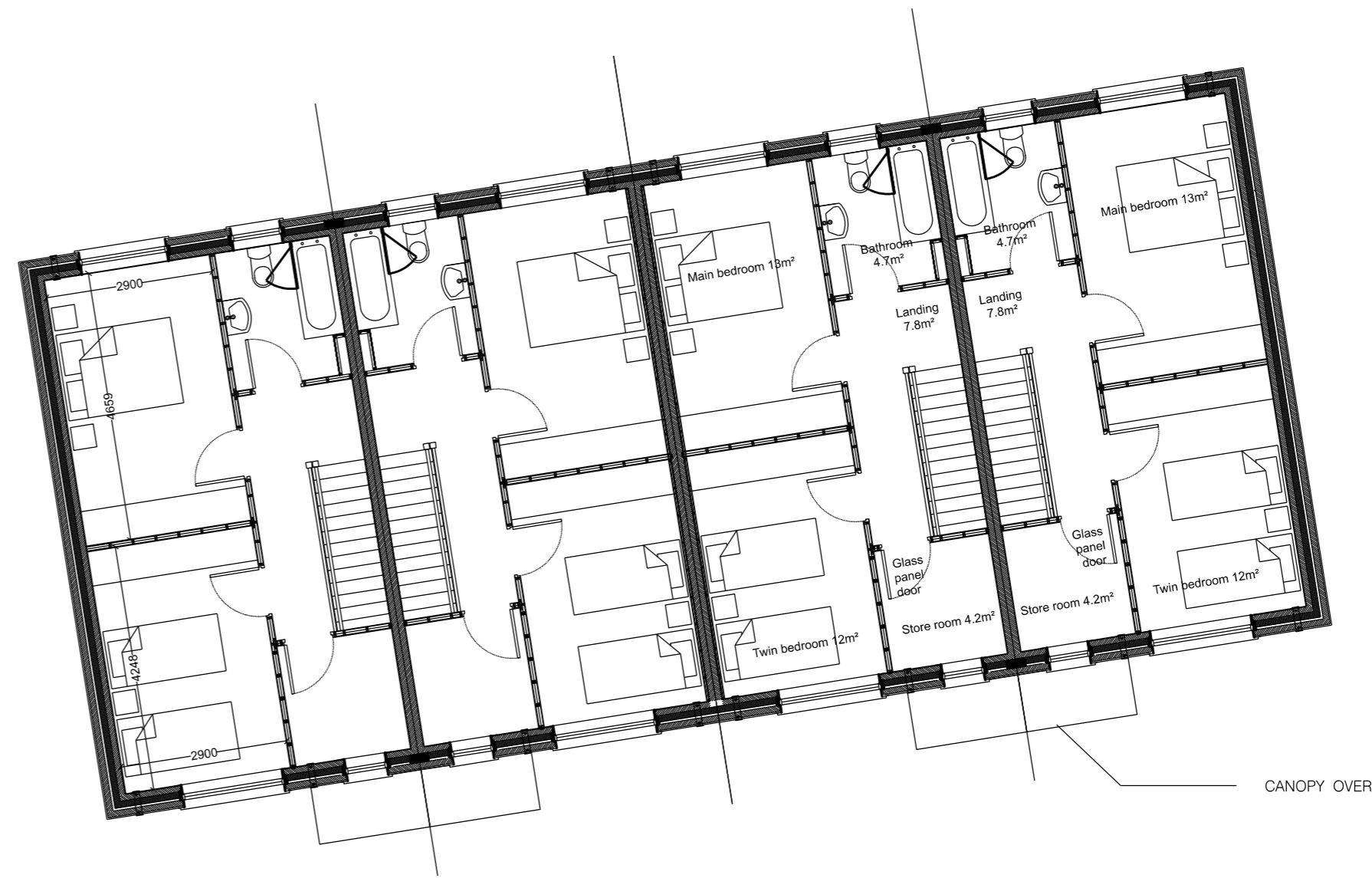
Mulcahy Ralphs Architects

Unit 206, Acorn Business Centre, Mahon Industrial Estate, Cork  
Web: www.mulcahyralphsarchitects.com

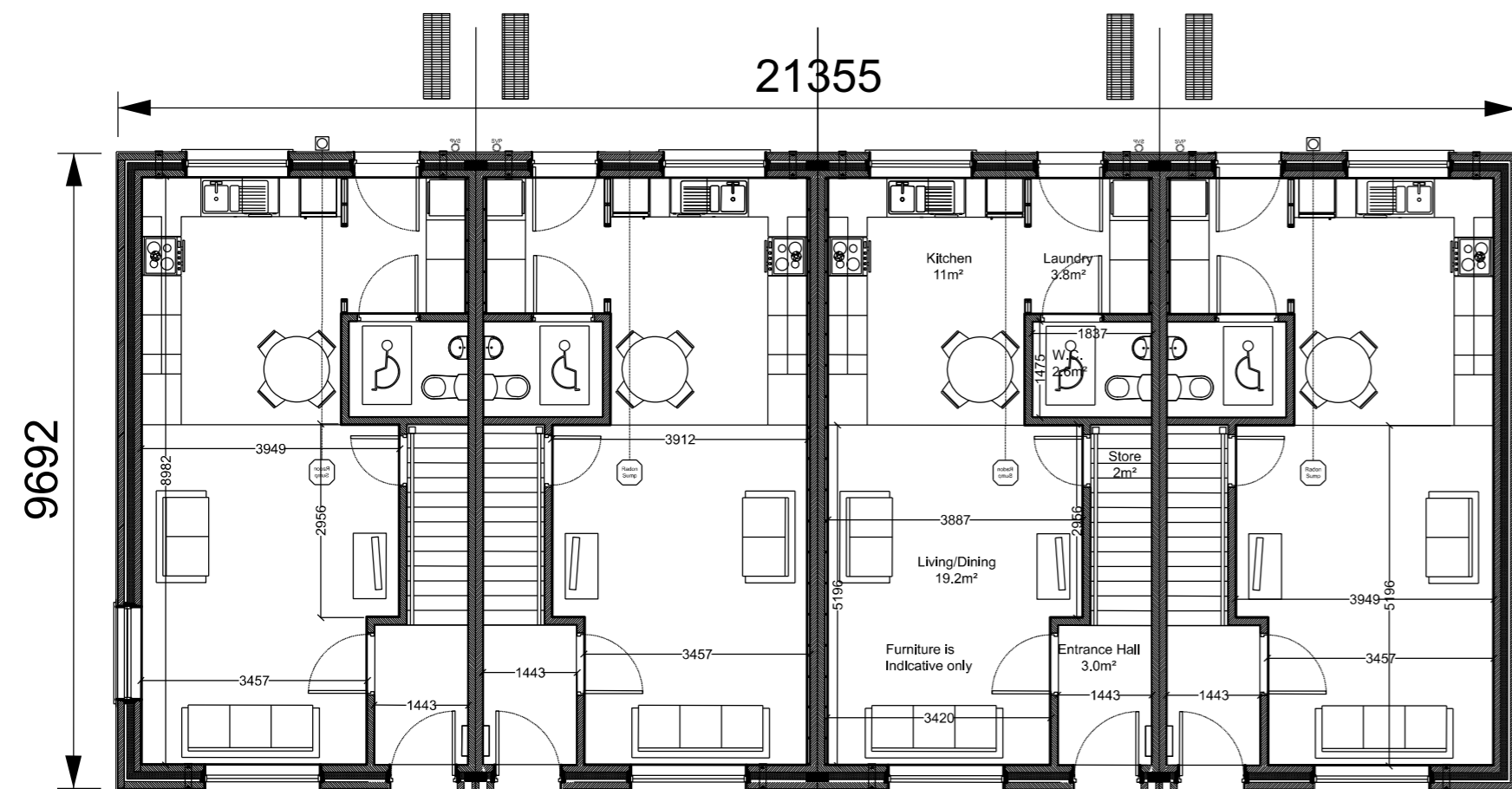
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FIRST FLOOR



CANOPY OVER



9692

21355

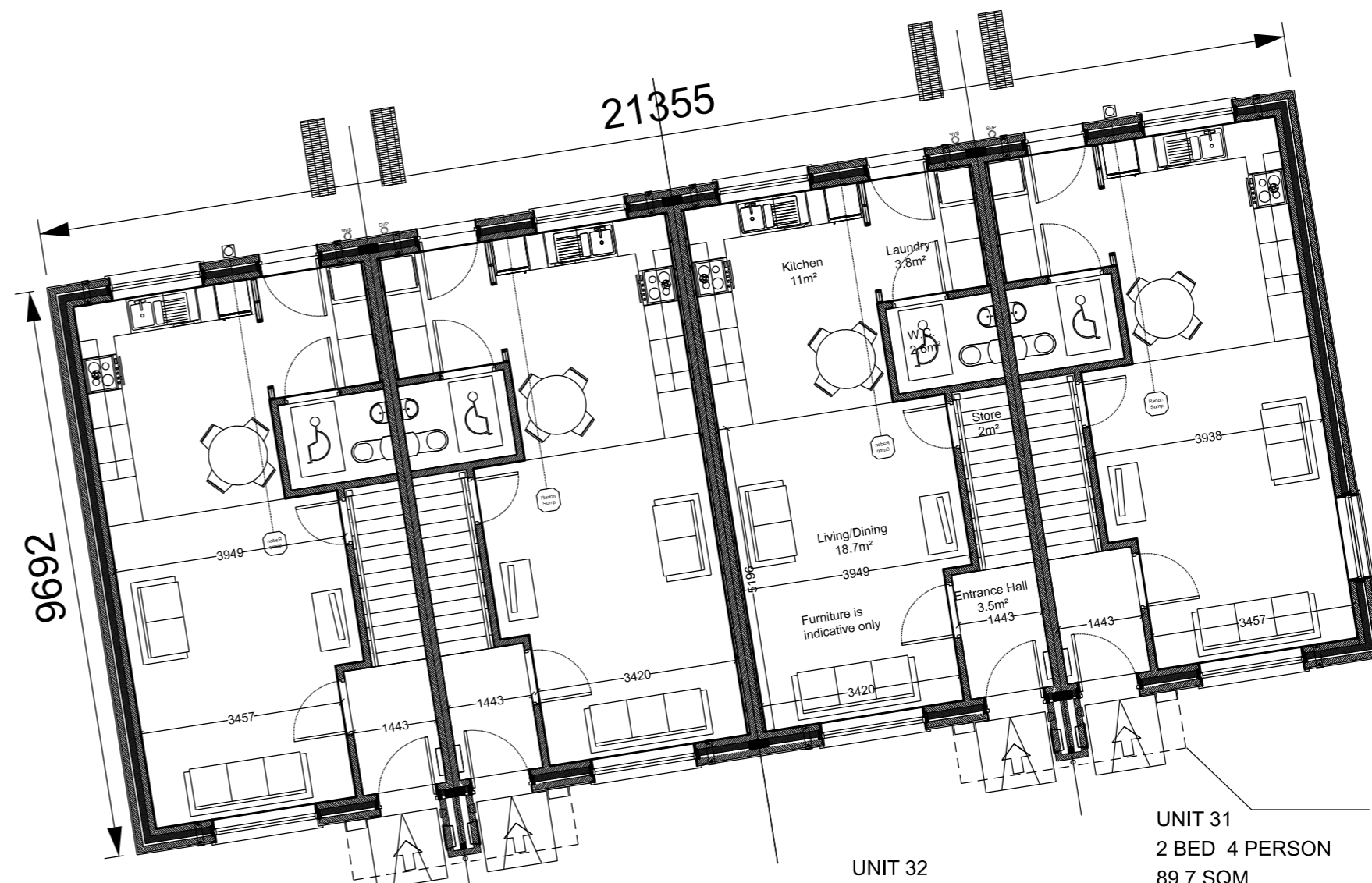
UNIT 38  
2 BED 4 PERSON  
89.7 SQM

UNIT 37  
2 BED 4 PERSON  
89.1 SQM

UNIT 36  
2 BED 4 PERSON  
89.1 SQM

UNIT 35  
2 BED 4 PERSON  
89.7 SQM

GROUND FLOOR



9692

21355

UNIT 34  
2 BED 4 PERSON  
89.7 SQM

UNIT 33  
2 BED 4 PERSON  
89.1 SQM

UNIT 32  
2 BED 4 PERSON  
89.1 SQM

UNIT 31  
2 BED 4 PERSON  
89.7 SQM

CANOPY OVER  
SHOWN DOTTED

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FOR CORK COUNTY COUNCIL

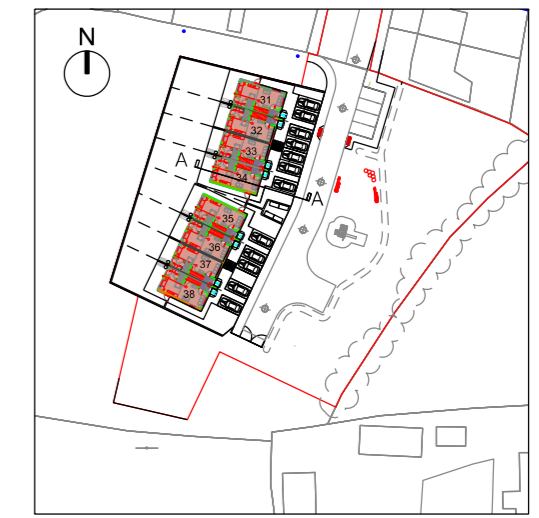
PROPOSED PLANS

PLANNING

Mulcahy Ralphs Architects

Unit 206, Acorn Business Centre, Mahon Industrial Estate, Cork  
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Scale 1:100@A2 Date 19/06/24 Dwg 23014|02|2100|00



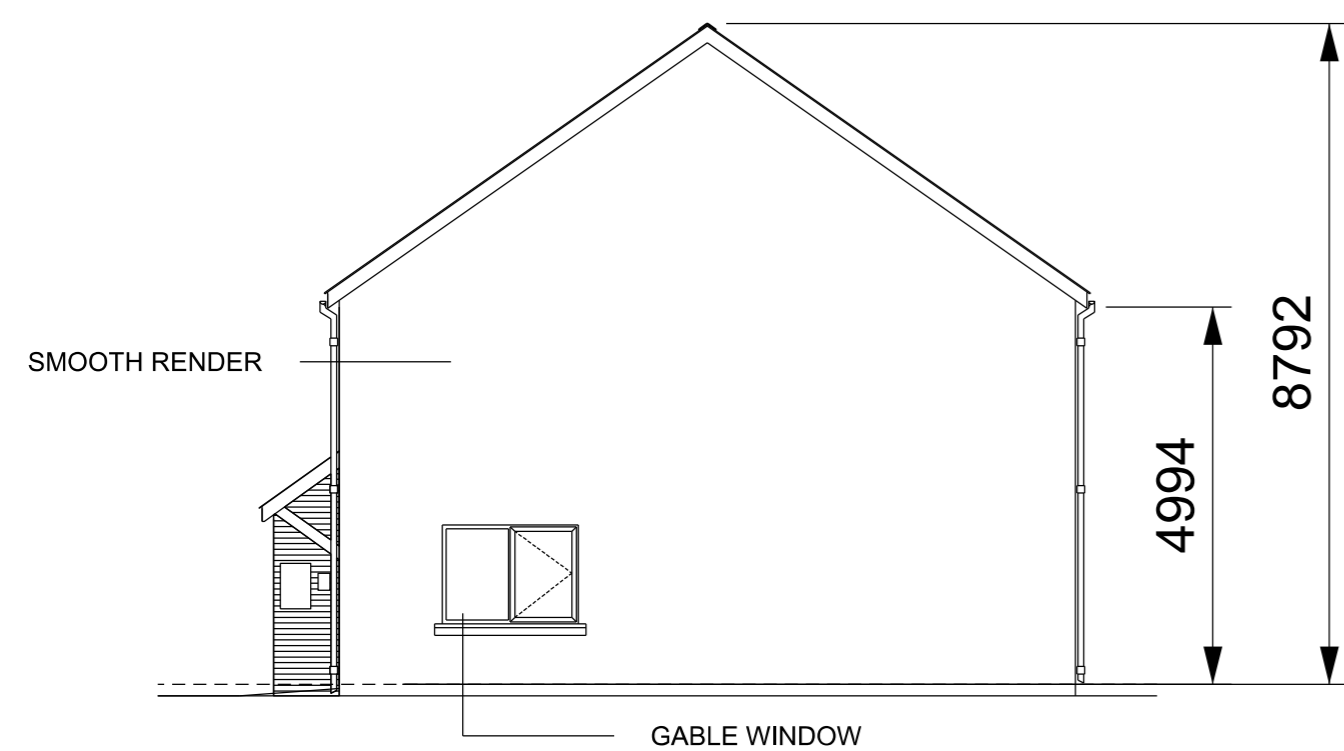
KEY PLAN



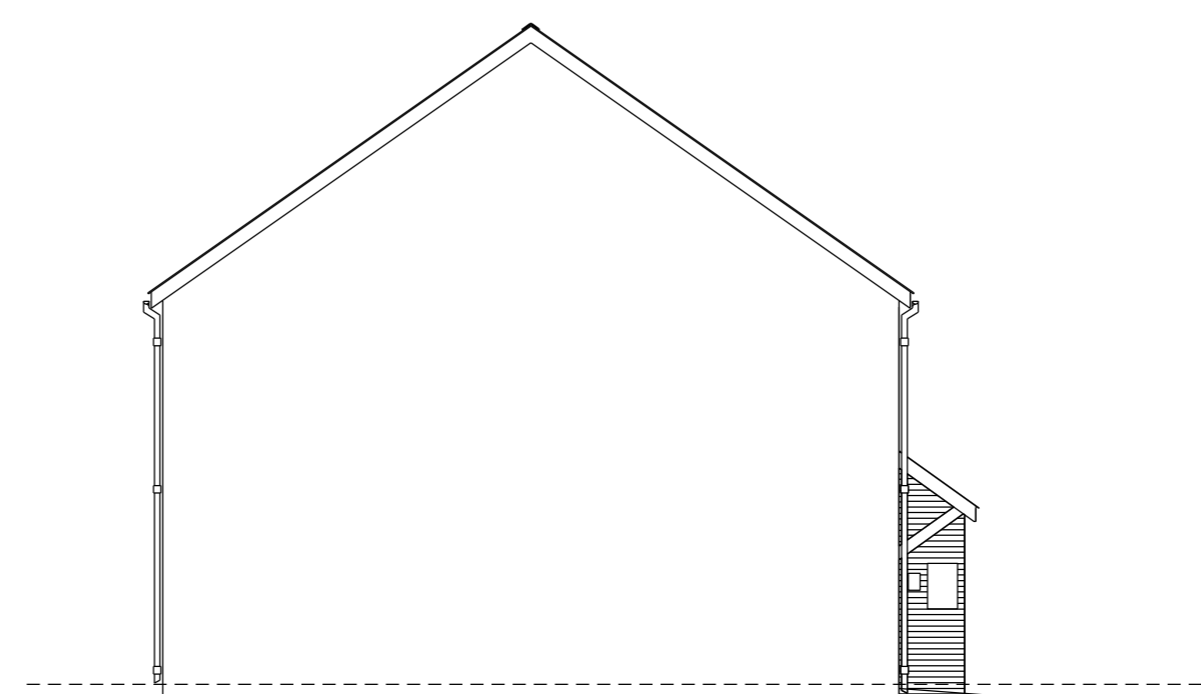
EAST ELEVATION



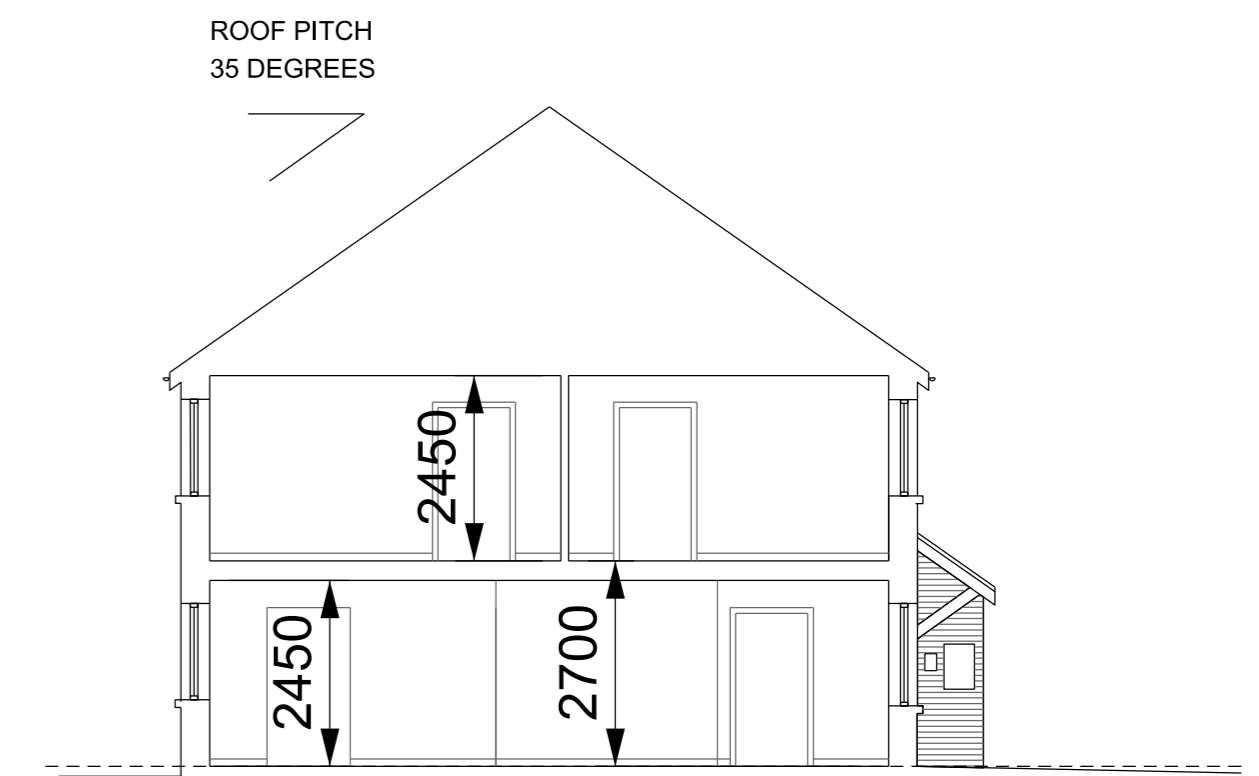
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SECTION AA

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PROPOSED RESIDENTIAL DEVELOPMENT  
AT MILLVIEW TERRACE, DRIPSEY, CO. CORK

FOR CORK COUNTY COUNCIL

PROPOSED ELEVATIONS /SECTION UNITS 31-34

PLANNING

Mulcahy Ralphs Architects

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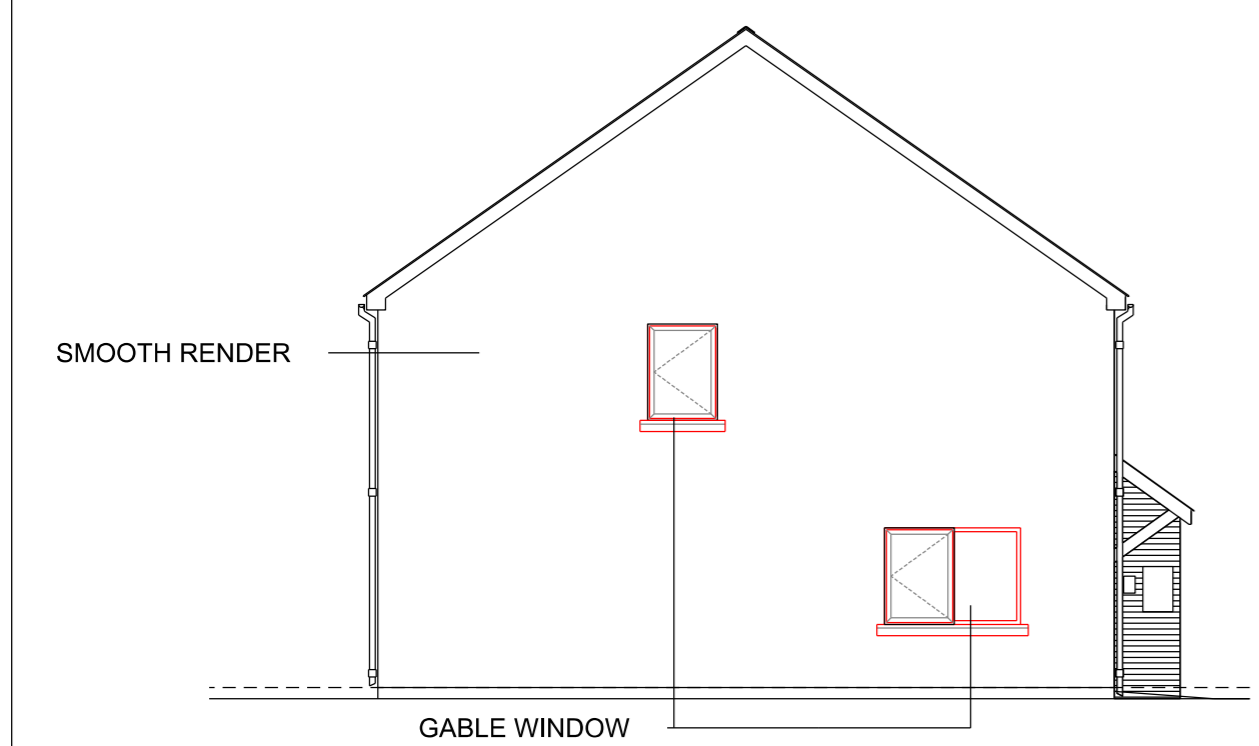
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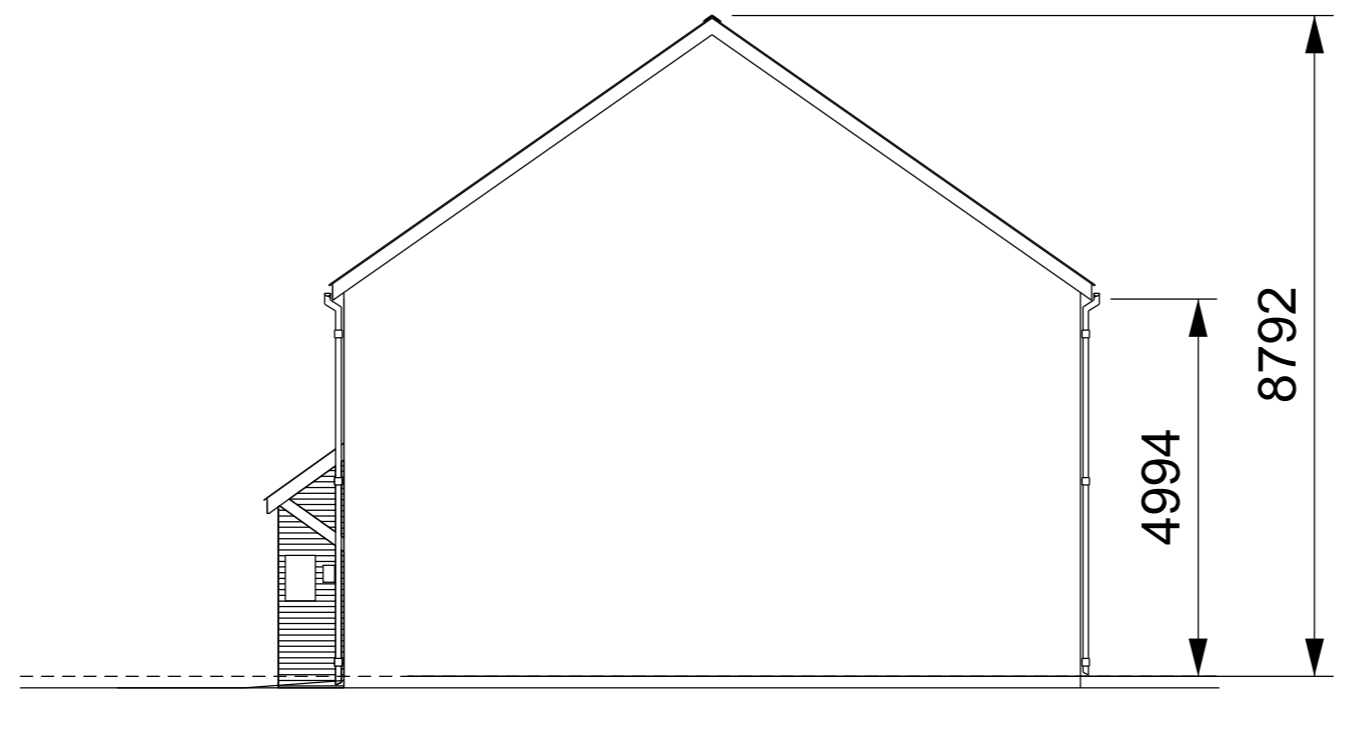
EAST ELEVATION



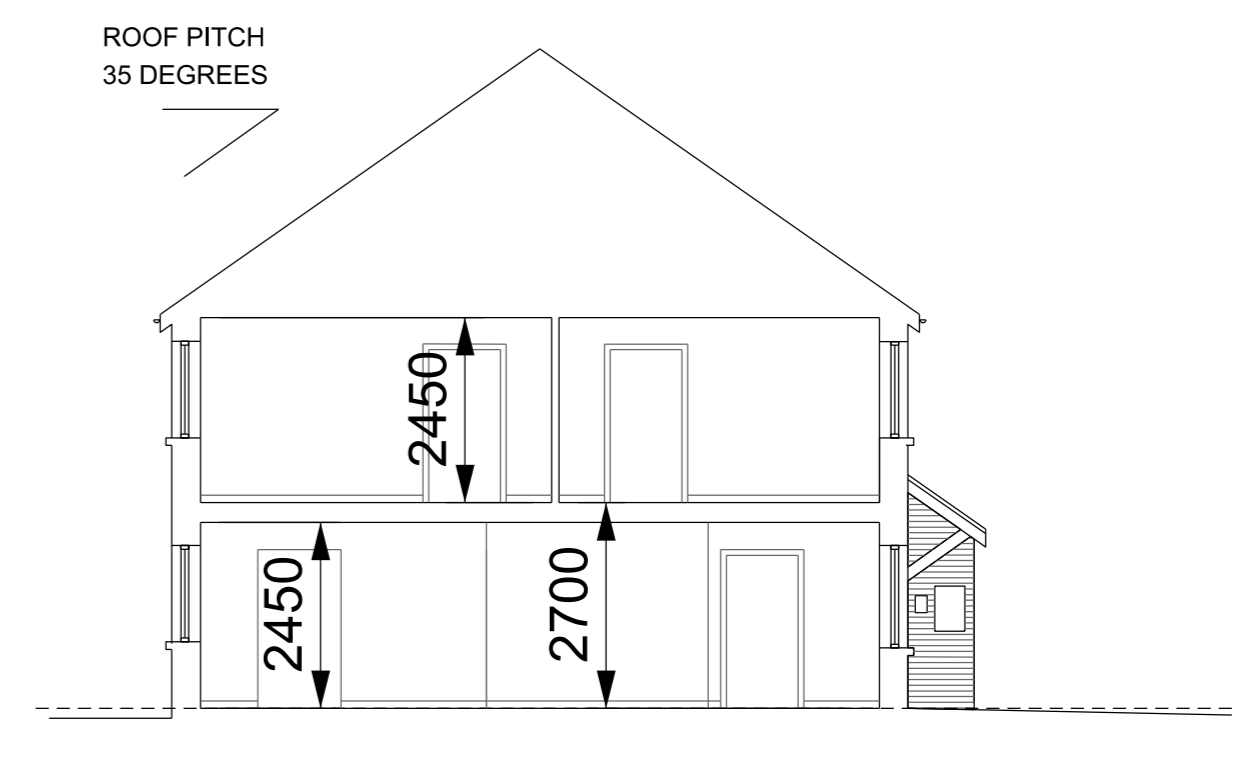
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SECTION BB

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PROPOSED RESIDENTIAL DEVELOPMENT  
AT MILLVIEW TERRACE, DRIPSEY, CO. CORK

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PROPOSED ELEVATIONS /SECTION UNITS 35-38

PLANNING

Mulcahy Ralphs Architects  
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