



**NOTES**

W


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PLANNING

REVISION	DATE	INTLS	No.



**HELENA DENNEHY**  
DIRECTOR OF SERVICES - HOUSING,  
COMMUNITY & EMERGENCY SERVICES  
**HOUSING**



**HELENA DENNEHY**  
DIRECTOR OF SERVICES - HOUSING,  
COMMUNITY & EMERGENCY SERVICES  
**HOUSING**

ADDRESS : Civic Offices, Baileys New Street, Waterford X91 XH42  
TELEPHONE : 0761 - 102020  
FAX NO. : 051 - 844708

PROJECT

Proposed Housing at  
Old Parish - An Sean Phobal,  
Co. Waterford.

TITLE

Site Location Map

SCALE

1:5000 @  
A3

JOB No.

N31-24-2-111

DRAWING No.

P-100

DATE

Jun. 2023

DRAWN BY

RM

CHECKED BY

PB







**NOTES**

**LEGEND (Indicate location)**

**BLOCKWORK WALLS**  
1.0mts HIGH, 215mm WIDE  
SOLID BLOCKWORK WALLS, WITH  
JOINTS AT 6000mm c-c's TO  
PERIMETER OF SITES AS SHOWN.

**BLOCKWORK WALLS**  
2.4mts HIGH, 215mm WIDE  
SOLID BLOCKWORK WALLS, WITH  
JOINTS AT 6000mm c-c's TO  
PERIMETER OF SITES AS SHOWN.

**STONE FACED BLOCKWORK  
WALLS & PIERS**  
VARYING HEIGHTS, 1.0mts &  
2.4mts HIGH, (to match  
adjacent dwelling roadside  
boundary to north east) OF  
150mm NATURAL STONE  
RANDOM RUBBLE FACING ON  
215mm WIDE SOLID BLOCKWORK  
WALLS WITH JOINTS AT 6000mm  
c-c's

**LEGEND**

PHASE 1 DEVELOPMENT  
6 NO. x 2-BED 3-PERSON  
SINGLE-STORY HOUSES  
@ 67 M²

PHASE 2 DEVELOPMENT  
(UNITS 7 - 12)

PUBLIC OPEN SPACE

EXISTING WAYLEAVE

SITE BOUNDARY LINE  
SITE AREA 0.8323HA

W

N

E

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PLANNING

REVISION	DATE	INTLS	No.

**HELENA DENNEHY**  
DIRECTOR OF SERVICES - HOUSING,  
COMMUNITY & EMERGENCY SERVICES

**HOUSING**

ADDRESS : Civic Offices, Bales New Street, Waterford X91 XH42  
TELEPHONE : 0761 - 102020  
FAX NO. : 051 - 844708

PROJECT

**Proposed Housing at  
Old Parish - An Sean Phobal,  
Co. Waterford.**

TITLE

**Proposed Site Layout - Phasing**

SCALE	JOB No.	DRAWING No.
1:500 @ A3	N31-24-2-111	P-102
DATE	DRAWN BY	CHECKED BY
Jun. 2023	RM	PB



## NOTES



## PLANNING

REVISION	DATE	INITIALS	NO.



**HELENA DENNEHY**  
DIRECTOR OF SERVICES - HOUSING,  
COMMUNITY & EMERGENCY SERVICES  
**HOUSING**

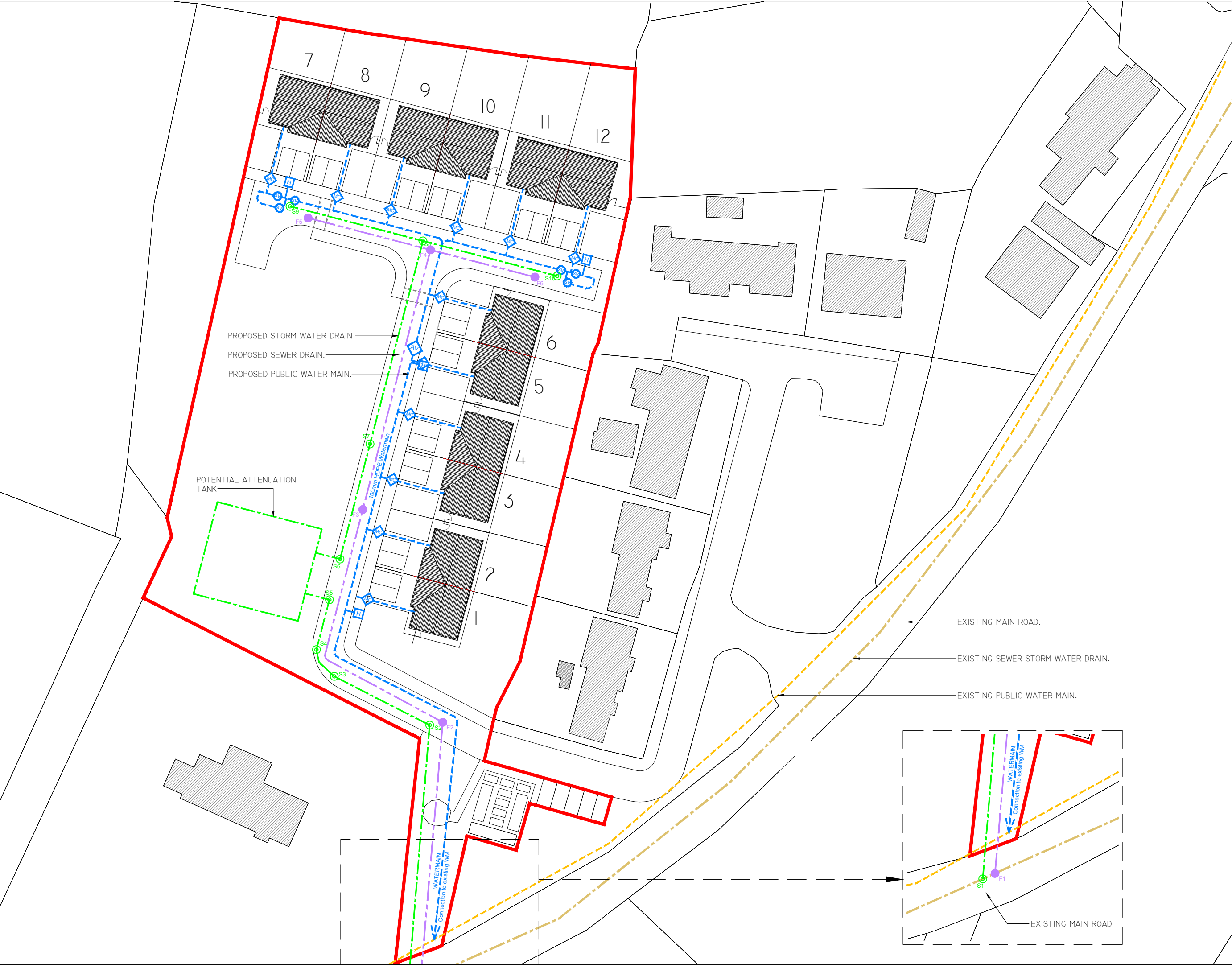
ADDRESS : Civic Offices, Baileys New Street, Waterford X91 XH42  
ELEPHONE : 0761 - 102020  
FAX NO. : 051 - 844708

PROJECT  
Proposed Housing at  
Old Parish - An Sean Phobal,  
Co. Waterford.

## Proposed Relocated Allotment Layout

SCALE 1:500 @ A3	JOB No. N31-24-2-111		DRAWING No. P-103
	DATE Jun 2023	DRAWN BY RM	CHECKED BY PB

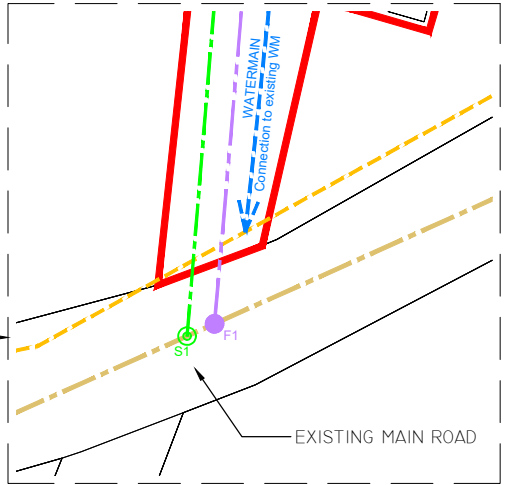




PROPOSED STORM WATER DRAIN.  
PROPOSED SEWER DRAIN.  
PROPOSED PUBLIC WATER MAIN.

POTENTIAL ATTENUATION TANK

WATERMAIN  
Connection to existing WM



**NOTES**

**LEGEND**

- SITE BOUNDARY LINE  
SITE AREA 0.8323HA
- EXISTING WATER MAIN
- EXISTING SEWER STORM WATER
- PROPOSED WATER MAIN
- PROPOSED STORM WATER
- PROPOSED SEWER WATER
- MC METER CHAMBER
- H HYDRANTS
- AV AIR VALVE
- SV SLUICE VALVE

W N E S

**PLANNING**

REVISION	DATE	INTLS	No.

**HELENA DENNEHY**  
DIRECTOR OF SERVICES - HOUSING,  
COMMUNITY & EMERGENCY SERVICES

**HOUSING**

ADDRESS : Civic Offices, Bales New Street, Waterford X91 XH42  
TELEPHONE : 0761 - 102020  
FAX NO. : 051 - 844708

PROJECT

**Proposed Housing at  
Old Parish - An Sean Phobal,  
Co. Waterford.**

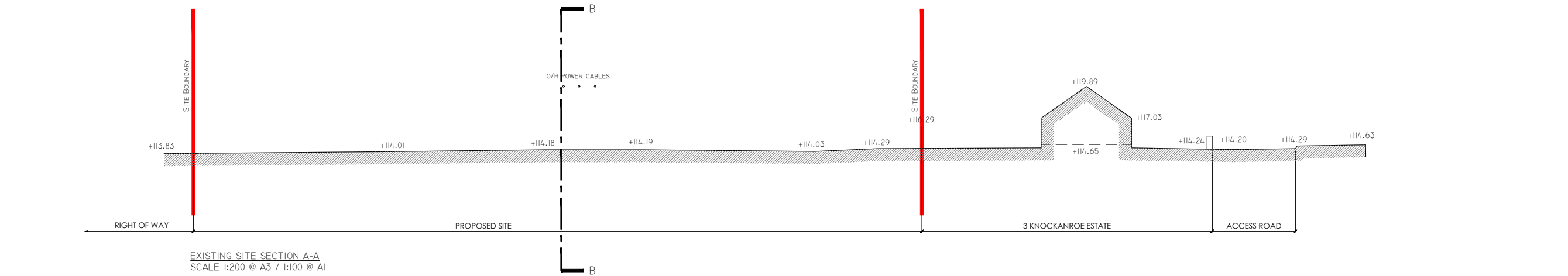
TITLE

**Proposed Site Layout - Drainage**

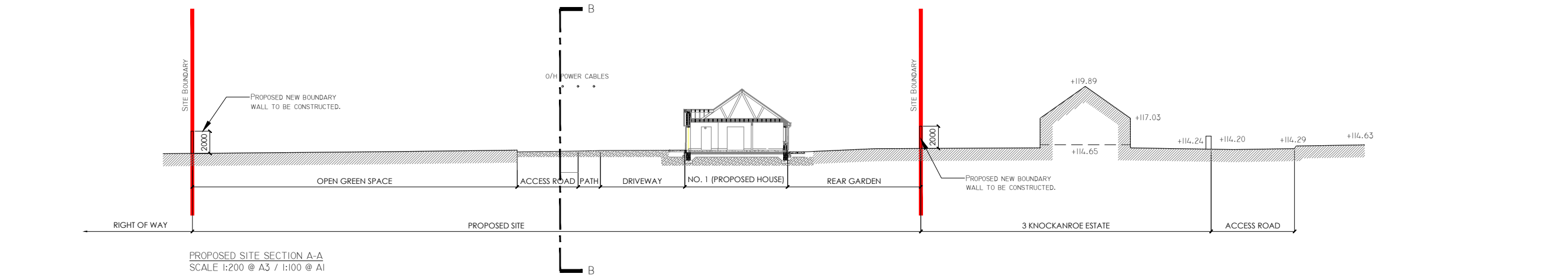
SCALE  
1:500  
@ A3

JOB No.	DRAWING No.
N31-24-2-111	P-104

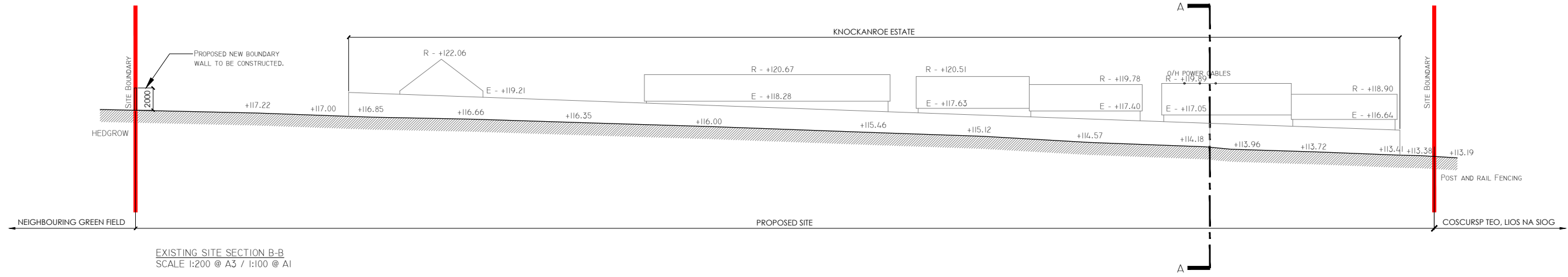
DATE	DRAWN BY	CHECKED BY
Jun. 2023	RM	PB



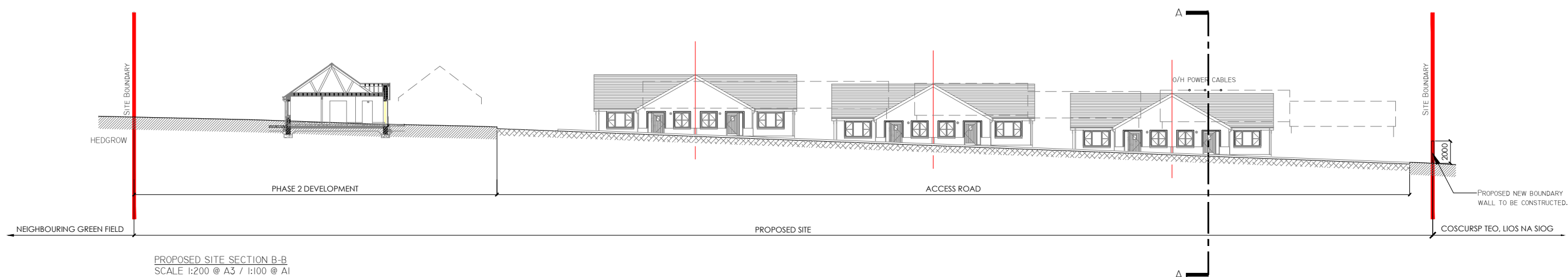
EXISTING SITE SECTION A-A  
SCALE 1:200 @ A3 / 1:100 @ A1



PROPOSED SITE SECTION A-A  
SCALE 1:200 @ A3 / 1:100 @ A1



EXISTING SITE SECTION B-B  
SCALE 1:200 @ A3 / 1:100 @ A1



PROPOSED SITE SECTION B-B  
SCALE 1:200 @ A3 / 1:100 @ A1

## NOTES

### LEGEND (Indicate location)

**BLOCKWORK WALLS**  
1.0mts HIGH, 215mm WIDE  
SOLID BLOCKWORK WALLS WITH  
JOINTS AT 6000mm c-c's TO  
PERIMETER OF SITES AS SHOWN.

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150mm NATURAL STONE  
RANDOM RUBBLE FACING ON  
215mm WIDE SOLID BLOCKWORK  
WALLS WITH JOINTS AT 6000mm  
c-c's

### LEGEND

PHASE 1 DEVELOPMENT  
6 NO. X 2-BED 3-PERSON  
SINGLE-STOREY HOUSES  
@ 67 M<sup>2</sup>

PHASE 2 DEVELOPMENT  
(UNITS 7 - 12)

PUBLIC OPEN SPACE

EXISTING WAYLEAVE

SITE BOUNDARY LINE  
SITE AREA 0.8125HA



PLANNING

REVISION DATE INTLS No.



**HELENA DENNEHY**  
DIRECTOR OF SERVICES - HOUSING,  
COMMUNITY & EMERGENCY SERVICES

**HOUSING**  
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TELEPHONE : 0761 - 102020  
FAX NO. : 051 - 844708

PROJECT

Proposed Housing at  
Old Parish - An Sean Phobal,  
Co. Waterford.

TITLE

Proposed Site Sections

SCALE

1:500  
@ A3

JOB No.

N31-24-2-111

DRAWING No.

P-105

DATE

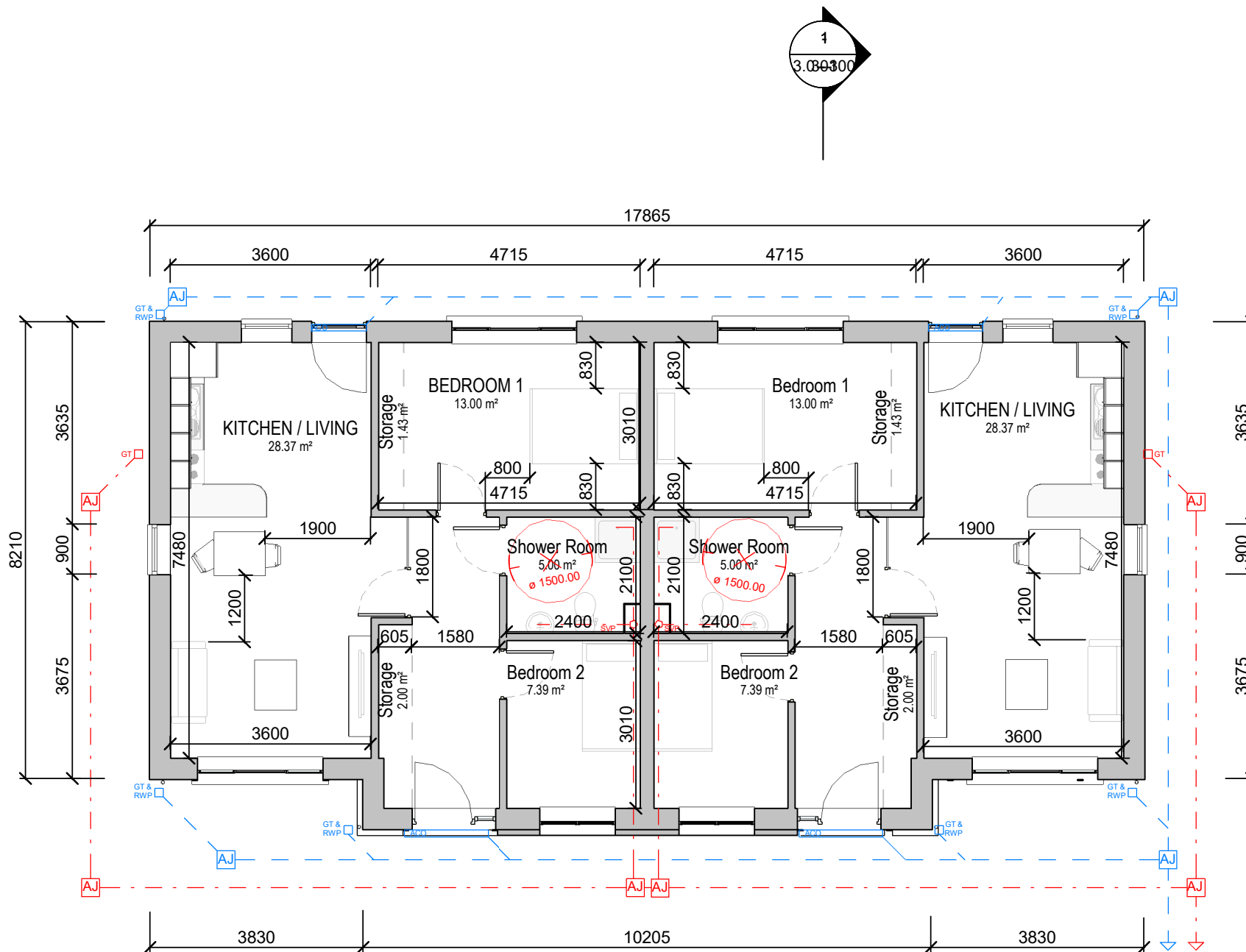
Jun. 2023

DRAWN BY

RM

CHECKED BY

PB



GROUND FLOOR PLAN  
SCALE 1:100

**Notes:**  
This drawing has been prepared for planning purposes only. All drawings to be read in conjunction with all other consultant drawings. Architect to be informed immediately of any discrepancies.  
Figured dimensions only to be taken from this drawing. All dimensions and levels to be checked on site. Architect to be informed immediately of any discrepancies.

**General Notes:**

**SEMI-DETACHED 2 BED 3  
PERSON HOUSE**

**GROUND FLOOR AREA  
67.79m²**

**NOTE: LEVELS WILL  
VARY  
ACCORDING TO HOUSE  
POSITION.**

**LEGEND**

PROPOSED  
LEVELS  
SHOWN AS:



Planning



Helena Dennehy  
Director of Service - Housing,  
Community & Emergency Services

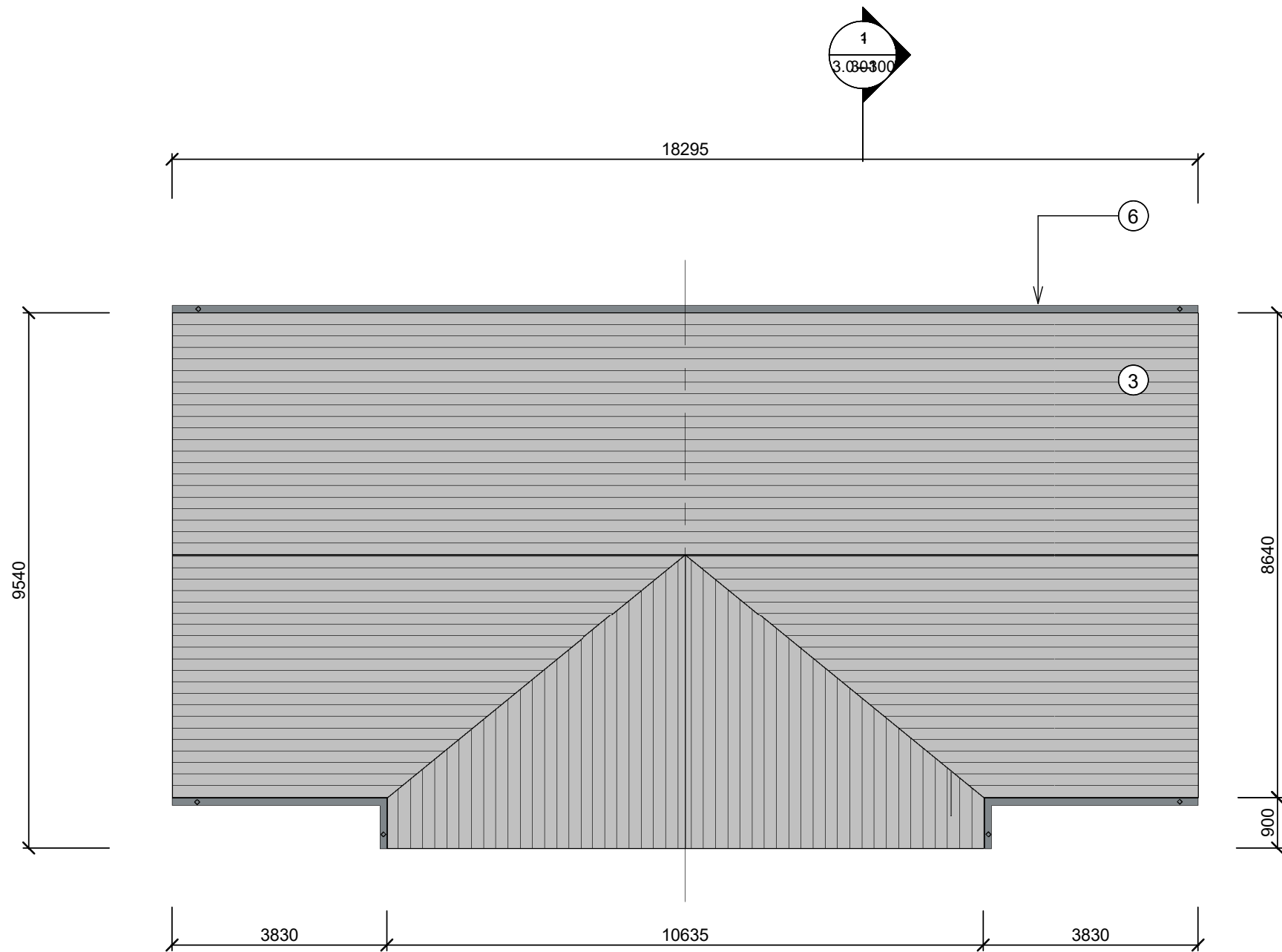
**HOUSING**

Address: Civic Offices, Balleys New Street, Waterford X91 XH42  
Telephone: 0761 102020  
Fax No: 051 844708

Project:  
Proposed Housing at  
Old Parish - An  
Sean Phobal,  
Co. Waterford.

Title:  
Ground Floor Plans

Scale	Project No:	Drawing No.
As indicated @A3	N31-24-2-111	3.0 - 100
Date	Drawn By	Checked By
29/01/2025 16:18:22	RK	PB



ROOF PLAN  
SCALE 1:100

**Notes:**  
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**General Notes:**

**SEMI-DETACHED 2 BED 3 PERSON HOUSE**

GROUND FLOOR AREA  
67.79m<sup>2</sup>

**NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.**

**LEGEND**

PROPOSED LEVELS SHOWN AS:

**MATERIALS**

1. SELECTED BRICK FINISH

2. RENDER FINISH

3. SELECTED ROOF FINISH

4. SELECTED COLOUR DOUBLE/TRIPLE GLAZED WINDOWS

5. HARDWOOD/COMPOSITE TIMBER DOOR

6. SELECTED FASCIA, SOFFIT AND RAINWATER GOODS

N

Please refer to site plan for orientation of the house

Planning

Helena Dennehy  
Director of Service - Housing,  
Community & Emergency Services

**HOUSING**

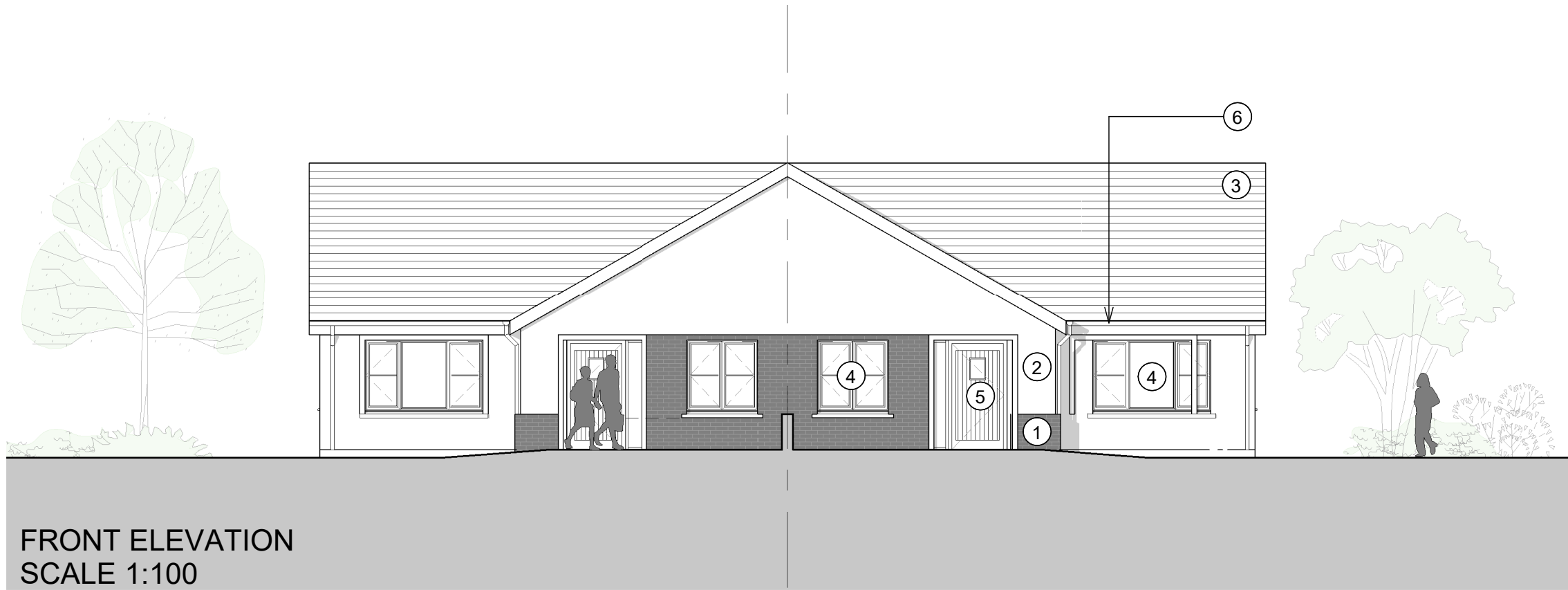
Address: Civic Offices, Balleys New Street, Waterford X91 XH42  
Telephone: 0761 102020  
Fax No: 051 844708

Project:  
Proposed Housing at  
Old Parish - An  
Sean Phobal,  
Co. Waterford.

Title:  
Roof Plan

Scale	Project No:	Drawing No.
As indicated @A3	N31-24-2-111	3.0 - 101
Date	Drawn By	Checked By
29/01/2025	RK	PB
16:18:23		





FRONT ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:100

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**General Notes:**

**SEMI-DETACHED 2 BED 3 PERSON HOUSE**  
  
**GROUND FLOOR AREA 67.79m<sup>2</sup>**

**NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.**

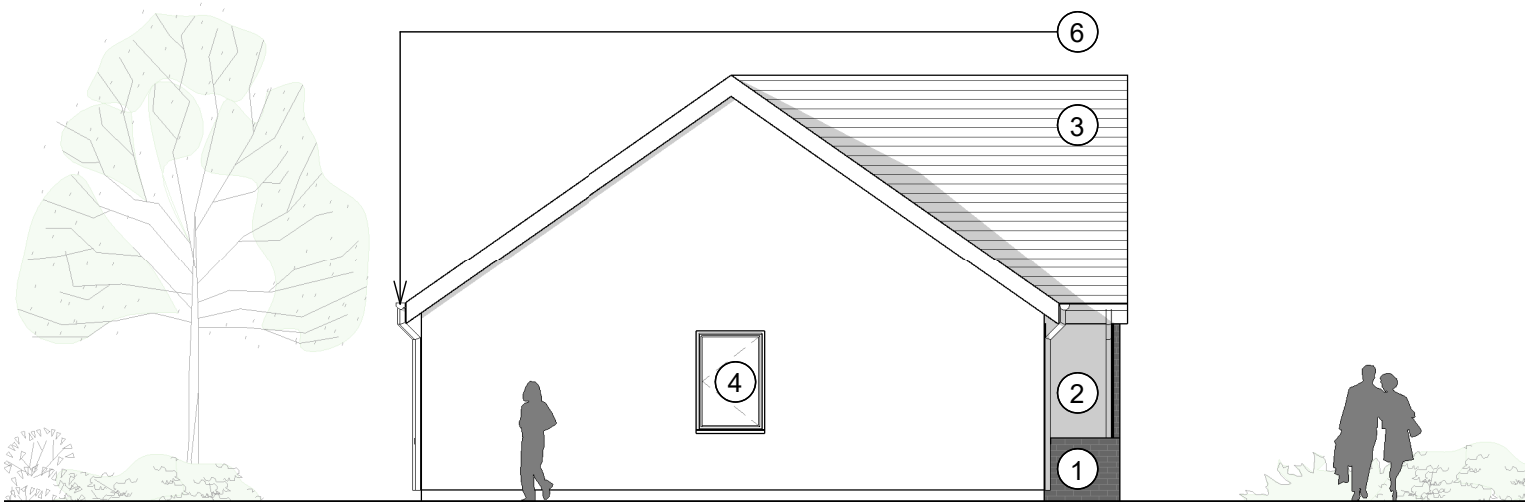
LEGEND	
PROPOSED LEVELS SHOWN AS:	

MATERIALS
1. SELECTED BRICK FINISH
2. RENDER FINISH
3. SELECTED ROOF FINISH
4. SELECTED COLOUR DOUBLE/TRIPLE GLAZED WINDOWS
5. HARDWOOD/COMPOSITE TIMBER DOOR
6. SELECTED FASCIA, SOFFIT AND RAINWATER GOODS

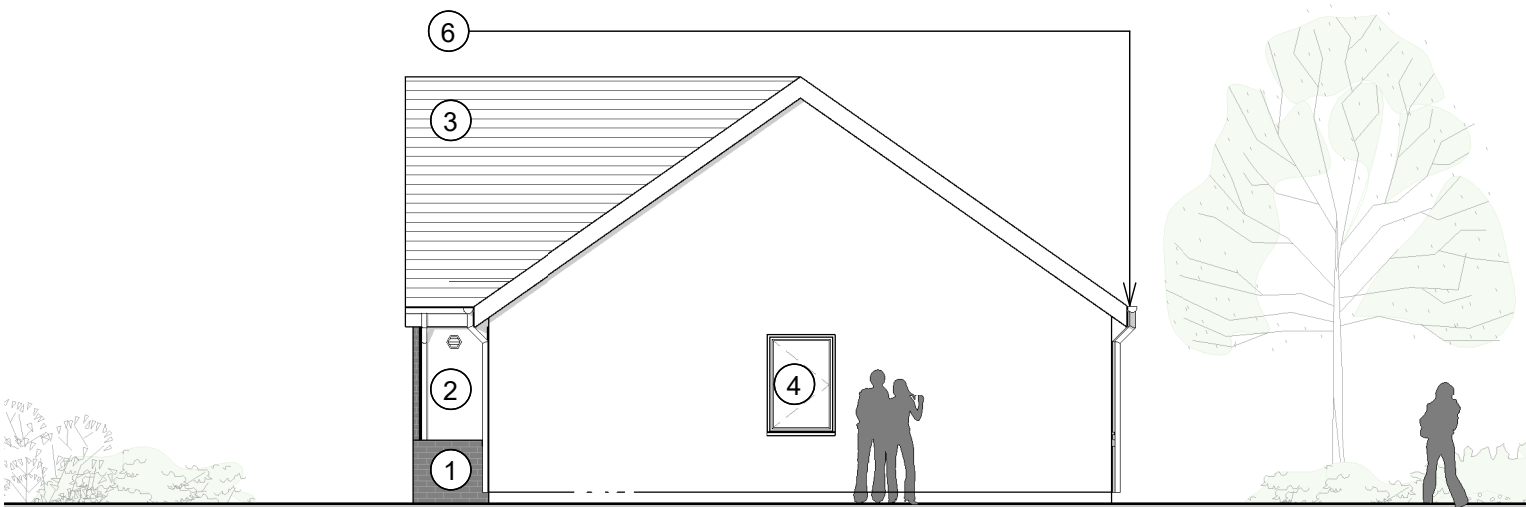
Planning



Helena Dennehy Director of Service - Housing, Community & Emergency Services		
HOUSING		
Address: Civic Offices, Balleys New Street, Waterford X91 XH42 Telephone: 0761 102020 Fax No: 051 844708		
Project: Proposed Housing at Old Parish - An Sean Phobal, Co. Waterford.		
Title: Front & Rear Elevations		
Scale As indicated @A3	Project No: N31-24-2-111 Date 29/01/2025 16:18:24	Drawing No. 3.0 - 200 Drawn By RK Checked By PB



SIDE ELEVATION  
SCALE 1:100



SIDE ELEVATION  
SCALE 1:100

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informed immediately of any discrepancies

**General Notes:**

SEMI-DETACHED 2 BED 3  
PERSON HOUSE

GROUND FLOOR AREA  
67.79m<sup>2</sup>

NOTE: LEVELS WILL  
VARY  
ACCORDING TO HOUSE  
POSITION.

**LEGEND**

PROPOSED  
LEVELS  
SHOWN AS:



**MATERIALS**

1. SELECTED BRICK FINISH

2. RENDER FINISH

3. SELECTED ROOF FINISH

4. SELECTED COLOUR  
DOUBLE/TRIPLE GLAZED  
WINDOWS

5. HARDWOOD/COMPOSITE  
TIMBER DOOR

6. SELECTED FASCIA, SOFFIT  
AND RAINWATER GOODS

Planning



Helena Dennehy  
Director of Service - Housing,  
Community & Emergency Services

**HOUSING**

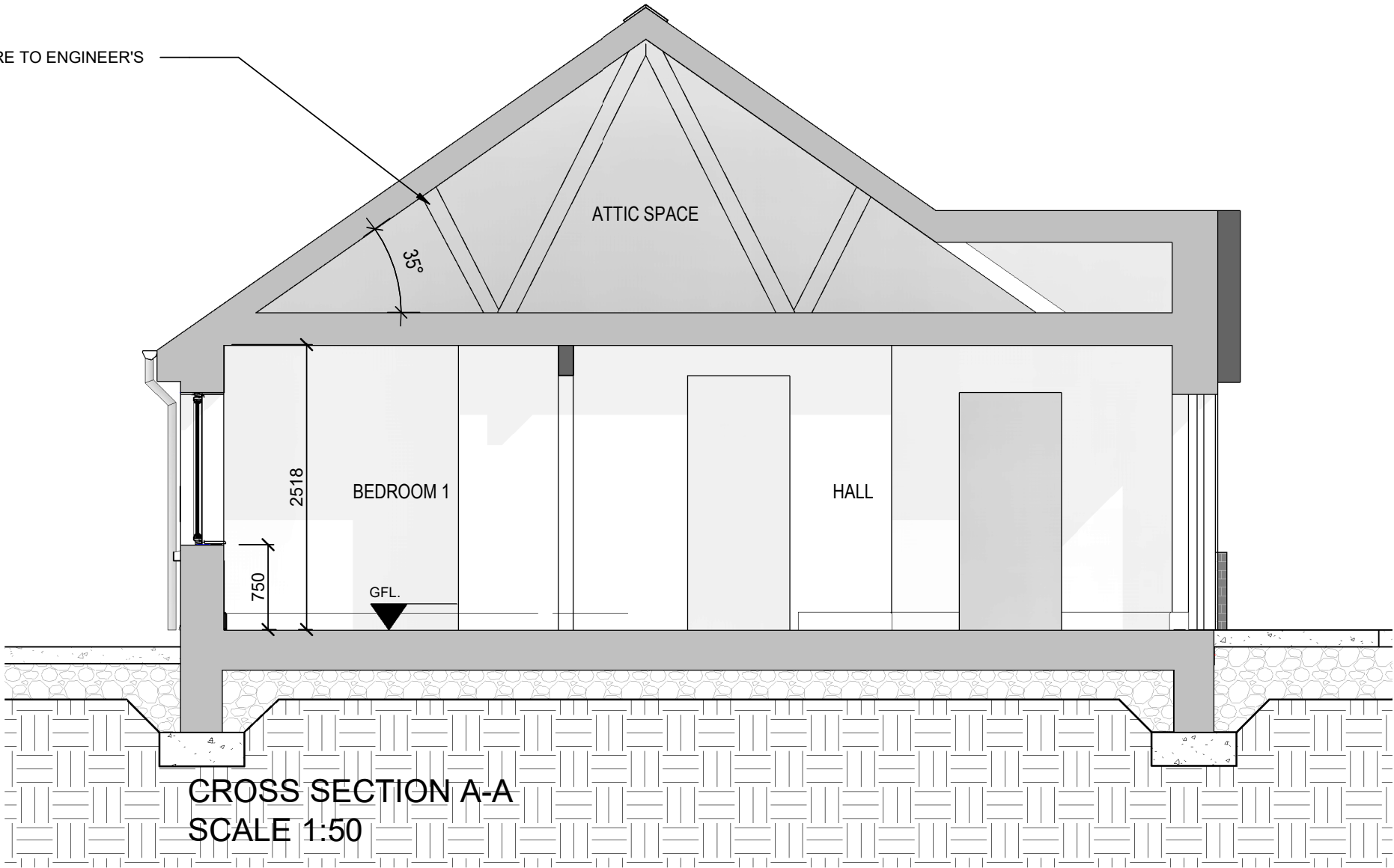
Address: Civic Offices, Balleys New Street, Waterford X91 XH42  
Telephone: 0761 102020  
Fax No: 051 844708

Project:  
Proposed Housing at  
Old Parish - An  
Sean Phobal,  
Co. Waterford.

Title:  
Left Hand Side & Right Hand Side  
Elevations

Scale	Project No:	Drawing No.
As indicated @A3	N31-24-2-111	3.0 - 201
Date	Drawn By	Checked By
29/01/2025 16:18:25	RK	PB

ROOF STRUCTURE TO ENGINEER'S  
DETAILS



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**General Notes:**

**SEMI-DETACHED 2 BED 3  
PERSON HOUSE**

**GROUND FLOOR AREA  
67.79m<sup>2</sup>**

**NOTE: LEVELS WILL  
VARY  
ACCORDING TO HOUSE  
POSITION.**

**LEGEND**

PROPOSED  
LEVELS  
SHOWN AS:



**MATERIALS**

1. SELECTED BRICK FINISH

2. RENDER FINISH

3. SELECTED ROOF FINISH

4. SELECTED COLOUR  
DOUBLE/TRIPLE GLAZED  
WINDOWS

5. HARDWOOD/COMPOSITE  
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Telephone: 0761 102020  
Fax No: 051 844708

Project:  
Proposed Housing at  
Old Parish - An  
Sean Phobal,  
Co. Waterford.

Title:  
Sections

Scale 1 : 50 @A3	Project No: N31-24-2-111	Drawing No. 3.0 - 300
Date 29/01/2025 16:18:26	Drawn By RK	Checked By PB