

**LANDSCAPE DESCRIPTION**

THE INTENDED LANDSCAPE DESIGN OF THIS SITE, COMBINED WITH THE HOUSE DESIGN AND EXISTING SITE FEATURES WILL ALLOW FOR THE PROPOSED DEVELOPMENT TO BLEND INTO THE THE SURROUNDING NATURAL LANDSCAPE. THE SOFT LANDSCAPE PROPOSALS WILL ENSURE THE DEVELOPMENT IS SUFFICIENTLY SCREENED.

**TREES SCHEDULE**

PROPOSED TREES TO BE SPECIES AS NOTED GIRTH 14 - 16			
SORBUS ARIA 'LUTESCENS'	WHITEBEAM	(W)	SIZE_10 / 12FT
FAGUS SYLVATICA	BEECH	(B)	SIZE_10 / 12FT
BETULA PENDULA	BIRCH	(M)	SIZE_10 / 12FT
ACER PSEUDOPLATANUS	SYCAMORE	(C)	SIZE_10 / 12FT
FRAXINUS EXCELSIOR	ASH	(A)	SIZE_10 / 12FT

**STANDARD TREE PLANTING DETAIL NTS**

**TREE TIES**  
TREE TIES TO BE ADJUSTABLE SOLID RUBBER SPACER HOLLOWED ON BOTH SIDES WITH RUBBER COVERED CANVAS STRAP 25mm WIDE 1no. PER TREE

**TIE FIXING NAILS**  
FIXING NAILS TO BE GALVANISED & NOT LESS THAN 25mm LONG WITH 10mm DIA. HEADS

**TREE STAKE**  
75mm DIA. x 1500mm LONG LARCH PRESSURE TREATED STAKE



TREES WHEN PLANTED SHOULD BE AT THE SAME DEPTH AT WHICH IT HAS BEEN GROWN AT THE NURSERY, AS INDICATED BY THE SOIL MARK ON THE STEM

SOIL LEVEL OF TREE PIT TO BE FINISHED SLIGHTLY HIGHER THAN THE THE SURROUNDING GROUND AND THE 600mm DIA. BASE SHALL BE SPRAYED WITH PRE-EMERGENT HERBICIDE



ALL BARE ROOT TREES SHALL BE DIPPED IN 'ALGINURE ROOT DIP' IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS PRIOR TO PLANTING

**TREE PITS**  
EXCAVATE PIT WITH SLIGHTLY RAISED CENTRE. RETAIN TOPSOIL FOR REUSE WHERE SPECIFIED. SIZE TO BE 600x600x600mm DEEP BACKFILLED WITH GOOD QUALITY TOPSOIL TOGETHER WITH WELL ROTTED FARMYARD MANURE AT 20 LITRES PER PIT AND 'SLOGRO' AT 35g/CUBIC METRE.

BREAK UP BOTTOM OF PIT TO A DEPTH OF 150mm AND SCARIFY SIDES

HEDGEROW SPECIES	SPACING	SIZE
Crataegus monogyna (whitethorn)	0.3m	SIZE_3 / 4 FT

PLANT IN GROUPS OF BETWEEN 15 - 30 PLANTS  
ALL HEDGING AREAS ARE TO BE FREE FROM WEEDS AND CULTIVATED TO A MINIMUM DEPTH OF 300MM  
PRIOR TO PLANTING MULCH DEPTH IS TO BE A MINIMUM OF 50MM

**ENTRANCE AND SITE DISTANCES**

ENTRANCE TO FORM BELLMOUTH OF 5.0 METRES WITH EDGE OF NEW BOUNDARY AND THE ENTRANCE GATES SHALL OPEN INWARDS ONLY. RECESSED ENTRANCE SHALL BE OF SUFFICIENT DIMENSIONS TO ALLOW A STATIONARY VEHICLE TO WAIT OFF THE PUBLIC ROAD. EXISTING ROAD BOUNDARY HEDGE TO BE REMOVED TO FORM A NEW ENTRANCE WITH ASSOCIATED PIERS SET BACK TO PROVIDE SIGHT DISTANCES AS SHOWN.

SIGHT DISTANCES OF 50 METRES IN EACH DIRECTION TO BE PROVIDED FROM A POINT IN THE ENTRANCE 3.0 METRES FROM THE ROAD EDGE AND 1.05 METRE ABOVE GROUND LEVEL. THE AREA WITHIN THE VISIBILITY SPLAYS SHALL BE CLEARED TO PROVIDE A LEVEL SURFACE NO HIGHER THAN 250MM ABOVE THE LEVEL OF THE ADJOINING CARRIAGEWAY AND SHALL BE RETAINED AND KEPT CLEAR THEREAFTER.

NEW AND REPLACEMENT HEDGEROW PLANTING SHALL INCORPORATE NATIVE HEDGEROW SPECIES AS TO ULTIMATELY FORM A NATURALISED HEDGEROW SIMILAR TO EXISTING IN THE AREA. SPECIES SHALL BE WHITEHORN, BLACKTHORN, HAZEL AND HOLLY. ONLY REMOVE THE APPLICABLE PORTION OF THE ROADSIDE HEDGEROW, WHICH MUST BE LOWERED OR UPROOTED TO PROVIDE ADEQUATE SIGHT DISTANCES. THE TRANSPLANT OF EXISTING HEDGEROW AND TREES WHERE POSSIBLE.

STORM DRAIN TO BE LOCATED AT ENTRANCE TO PREVENT ANY SURFACE WATER ENTERING ONTO PUBLIC ROAD.

**WATERMAIN**  
EXCAVATE AS REQUIRED. PROVIDE AND LAY NEW WATER SUPPLY PIPE IN ACCORDANCE WITH IRISH WATER RECOMMENDATIONS FROM STOPCOCK AT ROAD TO DWELLING. MAKE GOOD ANY DAMAGE CAUSED. INCLUDE FOR OBTAINING ROAD OPENING CERTIFICATE IF NECESSARY INCLUDING ANY FEE DUE.

ENSURE ALL SERVICES ENTERING THE DWELLING TO BE IN ACCORDANCE WITH DIAGRAMS 1 & 2 OF TECHNICAL BOOKLET G.

**ELECTRICITY**  
EXCAVATE FOR NEW CABLE TRENCH AS DIRECTED BY ESB FROM POSITION AT FOOTPATH OR ROAD ADJACENT TO SITE AND MAKE GOOD/REINSTATE ANY DAMAGE. PROVIDE 150MM DIAMETER UPVC DUCT BELOW FINISHED GROUND LEVEL ADJACENT TO DWELLING WITH EASY SWEEP BEND TO LEFT SIDE OF METER POSITION.

**TELEPHONE**  
EXCAVATE FOR NEW CABLE TRENCH AS DIRECTED BY EIRCOM AND MAKE GOOD/REINSTATE ANY DAMAGE. PROVIDE 150MM DIAMETER UPVC DUCT INTO DWELLING WITH EASY SWEEP BEND TO LEFT SIDE OF MASTER TELEPHONE POSITION AT HALL.

**LOCATION OF TREATMENT PLANT AND SAND POLISHING FILTER AS PER SITE CHARACTERISATION REPORT TO BE INSTALLED BY A CERTIFIED PERSON**

**DRAINAGE**

ALL DRAINAGE TO BE CARRIED OUT TO CURRENT BUILDING REGULATIONS. FOUL AND STORM DRAINAGE PIPES TO BE UPVC TO BRITISH / EU STANDARDS. ALL FOUL PIPES TO BE 150mm DIA AND STORM PIPES TO BE 150mm DIAMETER (UNLESS OTHERWISE NOTED ON PLAN) TO REQUIRED FALLS 1 IN 80. TWO COURSE CONCRETE LINTELS TO BE BUILT INTO THE WALLS OVER PIPES EXPANDING THROUGH WALLS WITH 50mm GAP CLOSED WITH EXPANDED METAL. ALL PIPES TO BE SURROUNDED IN PEA GRAVEL PIPES PASSING UNDER FLOOR TO BE SURROUNDED IN AT LEAST 100mm OF PEA GRAVEL OR OTHER FLEXIBLE FILLING

MANHOLE COVERS TO BE USED: PEDESTRIAN/LANDSCAPE : A15 LIGHT DUTY SINGLE SEAL SOLID TOP BS EN 124  
CAR PARKS/FOOTPATHS/PRIVATE DRIVES: B125 MEDIUM DUTY SOLID TOP BS EN 124  
PUBLIC ROADS/PARKING AREAS: D400 HEAVY DUTY SOLID TOP BS EN 124  
AREAS SUBJECT TO HIGH WHEEL LOADS: F900 ULTRA HEAVY DUTY BS EN 124

**DRAINAGE & WASTE DISPOSAL**

**GENERAL REQUIREMENTS**

PROVIDE BUILDING WITH A DRAINAGE SYSTEM AS MAY BE NECESSARY FOR THE HYGIENIC AND ADEQUATE DISPOSAL OF FOUL WASTEWATER FROM THE BUILDING.

PROVIDE A DRAINAGE SYSTEM AS MAY BE NECESSARY FOR THE ADEQUATE DISPOSAL OF SURFACE WATER FROM THE BUILDING.

NO PART OF A DRAINAGE SYSTEM/ CONVEYING FOUL WASTEWATER SHALL BE CONNECTED TO A SEWER RESERVED FOR SURFACE WATER AND NO PART OF A DRAINAGE SYSTEM/ CONVEYING SURFACE WATER SHALL BE CONNECTED TO A SEWER RESERVED FOR FOUL WASTEWATER.

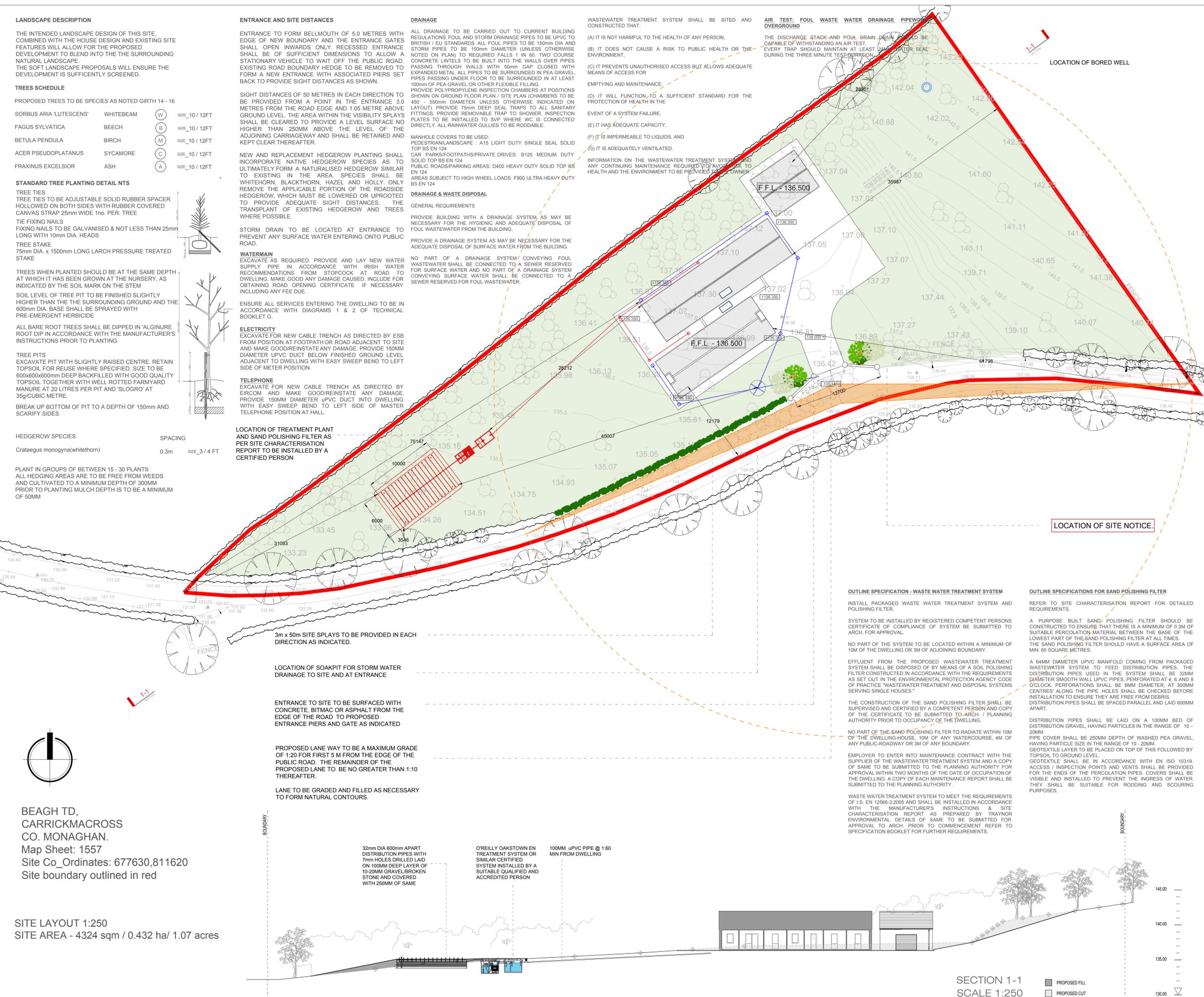
WASTEWATER TREATMENT SYSTEM SHALL BE SITED AND CONSTRUCTED THAT:

- (A) IT IS NOT HARMFUL TO THE HEALTH OF ANY PERSON.
- (B) IT DOES NOT CAUSE A RISK TO PUBLIC HEALTH OR THE ENVIRONMENT.
- (C) IT PREVENTS UNAUTHORISED ACCESS BUT ALLOWS ADEQUATE MEANS OF ACCESS FOR EMPTYING AND MAINTENANCE.
- (D) IT WILL FUNCTION TO A SUFFICIENT STANDARD FOR THE PROTECTION OF HEALTH IN THE EVENT OF A SYSTEM FAILURE.
- (E) IT HAS ADEQUATE CAPACITY.
- (F) IT IS IMPERMEABLE TO LIQUIDS, AND
- (G) IT IS ADEQUATELY VENTILATED.

INFORMATION ON THE WASTEWATER TREATMENT SYSTEM AND ANY CONTINUING MAINTENANCE REQUIRED TO AVOID RISK TO HEALTH AND THE ENVIRONMENT TO BE PROVIDED TO THE OWNER

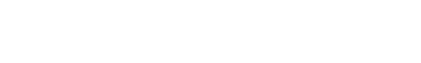
**AIR TEST: FOUL WASTE WATER DRAINAGE PIPEWORK OVERGROUND**

THE DISCHARGE STACK AND FOUL DRAIN DRAINAGE SHALL BE CAPABLE OF WITHSTANDING AN AIR TEST. EVERY TRAP SHOULD MAINTAIN AT LEAST 900MM WATER SEAL DURING THE THREE MINUTE TEST DURATION



BEAGH TD,  
CARRICKMACROSS  
CO. MONAGHAN.  
Map Sheet: 1557  
Site Co\_Ordinates: 677630,811620  
Site boundary outlined in red

SITE LAYOUT 1:250  
SITE AREA - 4324 sqm / 0.432 ha/ 1.07 acres



SECTION 1-1  
SCALE 1:250

**DRAWING KEY**

- NOTES**
- Proposed storm drainage
  - Proposed foul drainage
- +50.10 Existing levels  
+50.10 Proposed levels
- Finished Floor Level
- Patio Area
  - Existing Hedge to be Retained
  - Existing Hedge to be Removed
  - Proposed High Level Hedgerow of native species
  - Proposed Lawn
  - Proposed Shrub Mix
  - Existing Tree to be retained
  - Existing Tree to be removed
  - Proposed Cut
  - Proposed Fill

NO WORKS SHOULD BE CARRIED OUT WITHOUT PRIOR CONSENT FROM THE LOCAL PLANNING AUTHORITY.

PLEASE NOTE THAT THIS IS A PLANNING DRAWING ONLY AND IS THEREFORE LIMITED IN ITS CAPACITY TO CONVEY THE TOTAL INFORMATION, DETAILS & SPECIFICATIONS NECESSARY TO COMPLETE THE WORKS. ANY WORK CARRIED OUT THAT IS NOT SPECIFIED OR DETAILED HERE WILL BE THE RESPONSIBILITY OF THE PERSONS CARRYING THEM OUT. IF ANY SITUATION ARISES WHICH WOULD CAUSE A CONTRAVENTION OF THE BUILDING REGULATIONS, THEN THE ARCHITECT SHOULD BE CONSULTED, OTHERWISE THE ARCHITECT CANNOT BE HELD RESPONSIBLE.

ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS WHETHER DETAILED ON THIS DRAWING OR NOT.

14.03.2019 - FIRST ISSUE

**PLANNING ISSUE ONLY**

**McGUIGAN ARCHITECTS**

MRIA RIBA Chartered Architects  
PassivHaus Designers  
Energy Consultants

6 Plantation Terrace  
Monaghan  
Co. Monaghan

+353 47 77823  
info@mcguiganarchitects.com  
www.mcguiganarchitects.com

Project	NEW DWELLING
Address	BEAGH TD, CARRICKMACROSS, CO. MONAGHAN
Client	JENNIFER BANNON & JOHN REILLY
Scale	1:250
Format	A1
Status	PLANNING ISSUE
Drawn By	SMcG/GRW
Submission Date	14.03.19
Drawing Title	PROPOSED SITE LAYOUT AND SITE SECTION
Drawing Number	MGA-18-166-PL 101

All dimensions to be taken on site - no dimensions to be scaled from this drawing. This drawing to be read in conjunction with all other relevant drawings, specifications etc.  
Any discrepancies to be reported to the Architect for clarification. This drawing may not be copied or reproduced without written consent.