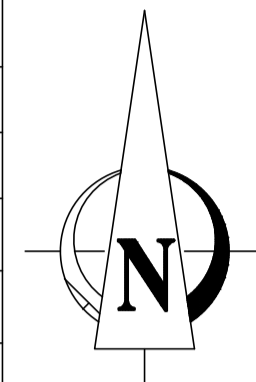


A	29/11/2020	PLANNING PURPOSES ONLY.
B	26/03/2021	PLANNING PURPOSES ONLY.
C	23/11/2021	PLANNING PURPOSES ONLY.

Key:

9.92	Existing Levels
9.92	Proposed Levels
[Pink Hatched]	Existing Structures
[Yellow Hatched]	Proposed New Structures
[Green Circle]	Existing Tree to be Retained
[Green Wavy]	Existing Hedgerow Retained
[Green Wavy]	Proposed New Hedgerow
[Red Wavy]	Hedgerow to be Removed
[Green Dotted]	Landscape Garden
[Red Line]	Site Outline
[Green Dotted]	Way Leave Agreement to Facilitate Construction of Footpath Link.



MONAGHAN OS. - MN020
OSI LICENSE NO. - AR- 121010

NOTE

- All drawings to be checked on site by the contractor before any work shall commence. Architects to be informed of any discrepancy immediately. Figure dimensions only are to be taken from this drawing. The site and dimensions shown herein are merely for the purposes of the planning application and should not be taken as evidence of title in any way.
- All materials & methods of construction to be in strict accordance with the new 2000 building regulations and local authority's requirements.

SITE DIMENSIONS SHOWN

All dimensions shown are the minimum dimensions required unless stated otherwise. Please note that in the case of an outline planning application, all minimum dimensions shall remain the same even if the shape and size of the dwelling house alters, all other dimensions may be subject to change on foot of the approved planning application.

EXISTING HEDGEROW TREATMENT

Existing trees/hedgerows, including roadside hedgerows, shall be retained, where possible, and shall be protected from damage during construction. Any portions of the hedgerow that may be damaged during construction shall be replanted with native species to form a hedgerow, in the first planting season after completion of the works.

ROADSIDE HEDGEROW TREATMENT

Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances to be removed. All other trees and hedgerows bounding the site to be permanently retained in this development, to be reinforced with additional planting and to be protected from damage at all times, particularly during building operations.

NEW SITE BOUNDARIES

New boundaries of site and line of recessed entrance to be planted with trees and shrubs of a species native to the area to form a naturalised hedgerow similar to existing hedgerows in the vicinity. Species to include from, beech, ash, oak, hazel, sycamore and holly.

WATER SUPPLY

The proposed water supply shall be via the existing scheme that currently serves the road. The clients shall make an application for the connection into the existing water scheme.

POSITION OF SITE NOTICE 01.

AREA OF SITE = 8629.1 sq.m. (2.13 Acres)
AREA OF WAYLEAVE = 62.1 sq.m. (0.0153 Acres)
AREA OF SITE 01 = 1248 sq.m. (0.308 Acres)
AREA OF SITE 02 = 1297 sq.m. (0.320 Acres)
AREA OF SITE 03 = 1308 sq.m. (0.323 Acres)
AREA OF SITE 04 = 1248 sq.m. (0.308 Acres)
AREA OF SITE 05 = 1196 sq.m. (0.295 Acres)
AREA OF SITE 06 = 1151 sq.m. (0.284 Acres)
AREA OF SITE 07 = 1094 sq.m. (0.270 Acres)

PROPOSED SITE PLAN GENERAL ARRANGEMENTS & LANDSCAPE

Scale 1:500 @ A1

NOTES:
THIS DRAWING IN WHOLE OR IN PART SHALL NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF BERNARD DOWDALL - ARCHITECT.
ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS.
DO NOT SCALE.

NOTES:
UNLESS SPECIFICALLY NOTED AS 'BY OTHERS' THE MAIN CONTRACTOR IS TO SUPPLY AND INSTALL ALL MATERIALS AND BUILDING ELEMENTS INDICATED ON THE DRAWINGS AND ASSOCIATED SPECIFICATIONS.
CLIENT, CONTRACTOR & NOMINATED SUPPLIER LISTS ARE NOTED IN THE PROJECT PRELIMINARY DOCUMENT.

**IMPORTANT
Health, Safety & Environmental Information**

Refer to the Safety and Health Plan for hazards and risks associated with this type of work.

- The above documents and drawings show hazards that have become apparent to the designer at the time of issue and is not an exhaustive list. It should be noted that hazards not yet identified remain to be documented.
- The above documents and drawings show only specific or unusual hazards and information that may be useful to those constructing or maintaining the works. Generic and obvious hazards that a competent contractor would identify and mitigate against are not shown.
- These drawings should be read in accordance with proposed and existing utilities drawings. Utilities have not been shown to avoid congestion.
- It is assumed that all works will be carried out by competent contractors working to an approved method statement.

FOR PLANNING PURPOSES ONLY.

A1. at 1:500

LEGEND

RIAI

Registered
Architect

2021

**PSDP
Accreditation**

P

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CLIENT: CMCB BUILDERS LTD

PROJECT: 7NO. PROPOSED SERVICES SITES AT ANNAHALE, CASTLEBLAYNEY, CO. MONAGHAN

SCALE: 1:500 DATE: 28 JULY 2021

DRAWING NUMBER: 2057 - PL - 06 - C

DRAWING TITLE: PROPOSED SITE PLAN GENERAL ARRANGEMENTS & LANDSCAPE

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