

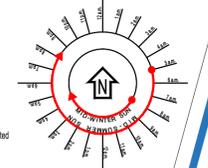
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AREA OF SITE(S) - OUTLINED RED			
SITE	MF	ACRES	HECTARES
A	3.001.400	0.7417	0.3001
TOTAL	3.001.400	0.7417	0.3001

CORLEADARGAN
Dig. 1286 & 1287

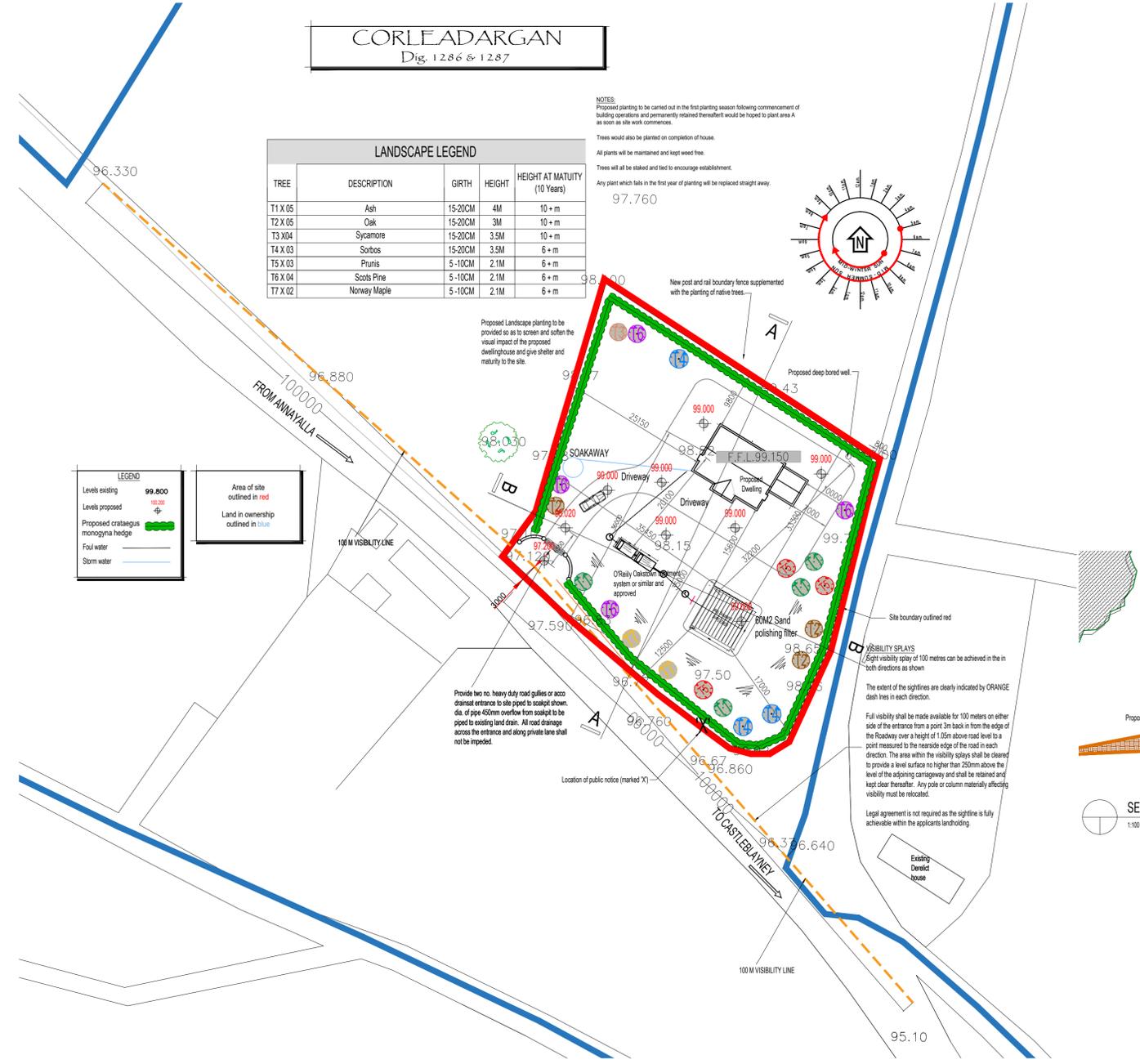
LANDSCAPE LEGEND				
TREE	DESCRIPTION	GIRTH	HEIGHT	HEIGHT AT MATURITY (10 Years)
T1 X 05	Ash	15-20CM	4M	10 + m
T2 X 05	Oak	15-20CM	3M	10 + m
T3 X 04	Sycamore	15-20CM	3.5M	10 + m
T4 X 03	Scots Pine	15-20CM	3.5M	6 + m
T5 X 03	Plum	5-10CM	2.1M	6 + m
T6 X 04	Scots Pine	5-10CM	2.1M	6 + m
T7 X 02	Norway Maple	5-10CM	2.1M	6 + m

NOTES:
Proposed planting to be carried out in the first planting season following commencement of building operations and permanently retained thereafter to be planted to area A as soon as site work commences.
Trees would also be planted on completion of house.
All plants will be maintained and kept weed free.
Trees will be staked and tied to encourage establishment.
Any plant which fails in the first year of planting will be replaced straight away.
97.760

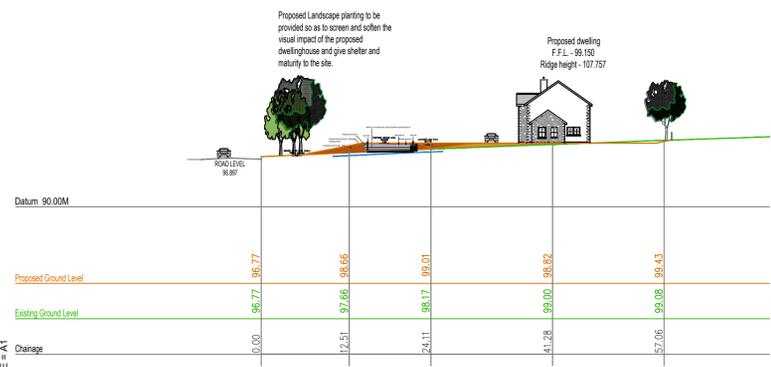


LEGEND	
Levels existing	99.800
Levels proposed	99.800
Proposed crataegus monogyna hedge	99.800
Foul water	99.800
Storm water	99.800

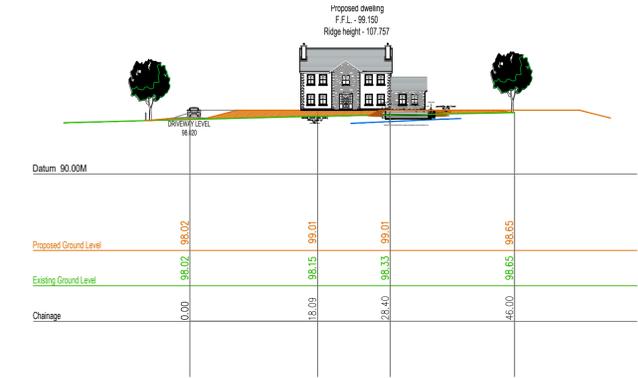
Area of site outlined in red
Land in ownership outlined in blue



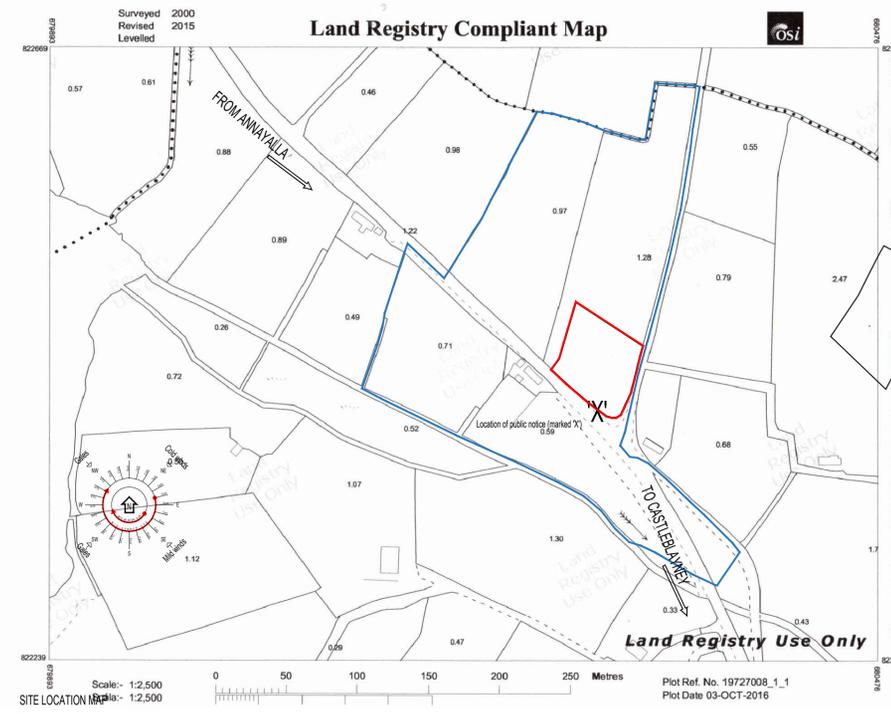
SITE LAYOUT PLAN
1:500



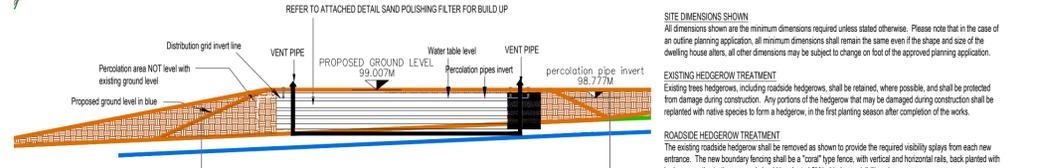
SITE SECTION A - A
1:500



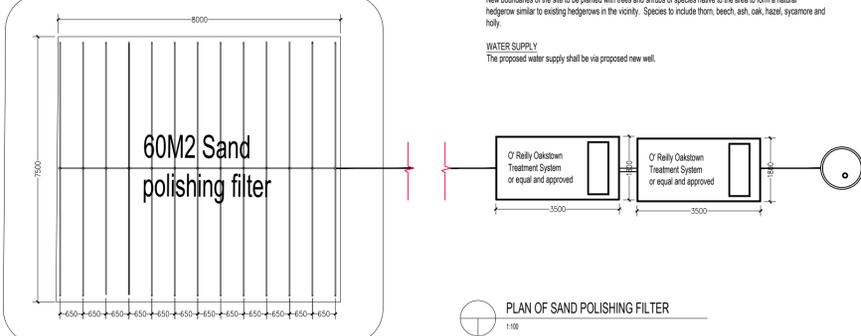
SITE SECTION B - B
1:500



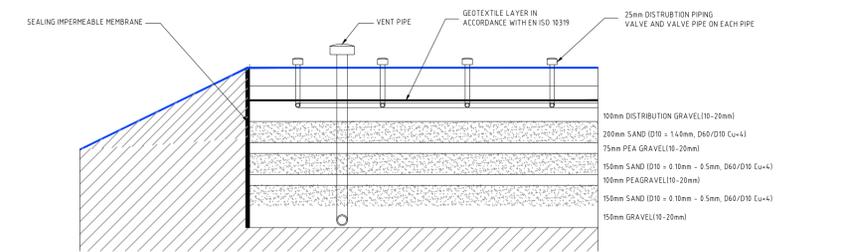
Land Registry Compliant Map
Scale: 1:2,500
SITE LOCATION MAP 1:2,500
Proposed site is inlined in red. Land owned by applicant outlined in blue.
O.S REFERENCE -
TOWNLAND -
Scale 1:2500
DIG. 1286, 1287
CORLEADARGAN, CASTLEBLAYNEY



SECTION THROUGH SAND POLISHING FILTER
1:100



PLAN OF SAND POLISHING FILTER
1:100



PROPOSED BUILD UP OF NEW SAND POLISHING FILTER
NO TO SCALE

NOTE
All drawings to be checked on site by the contractor before any work shall commence. Architects to be informed of any discrepancy immediately. Figured dimensions only are to be taken from this drawing.

NOTE
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 both 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
The existing roadside hedgerow shall be removed as shown to provide the required visibility splays from each entrance. The new boundary fencing shall be a "coral" type fence, with vertical and horizontal rails, back planted with hedgerow native to the area and should be planted 3M behind new visibility splay.
The new hedgerow shall be planted within the first planting season after the commencement of the work on the development, wire fencing may also be required until the new hedgerow has established fully.

NEW SITE BOUNDARIES
New boundaries of the site to be planted with trees and shrubs of species native to the area to form a natural hedgerow similar to existing hedgerows in the vicinity. Species to include holly, hawthorn, ash, hazel, sycamore and holly.

WATER SUPPLY
The proposed water supply shall be via proposed new well.

NOTE
All drawings to be checked on site by the contractor before any work shall commence. Architects to be informed of any discrepancy immediately. Figured dimensions only are to be taken from this drawing.

PROPOSED ENTRANCE
The new entrance to form a 3m minimum with edge of new boundary. Entrance gates to open inwards. Proposed entrance with 'Acco' channel drains to prevent any surface water flowing onto public road from proposed driveway.

ROADSIDE DRAINAGE
Existing roadside drainage to be piped under the entrance & the area forward of new boundary walls to be drained with concrete pipes, 225mm minimum diameter.

VISIBILITY SPLAYS
The required visibility splays from each new entrance, shall be determined from a point 3 metres from the road edge at the centre of proposed entrance and 1 metre above ground level to a point measured to the roadside edge of the road in each direction. 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. Any poles or columns materially affecting visibility must be provided for each proposed new entrance. The local planning council shall determine the required visibility splay. All planting forward of the required visibility lines shall provide ground cover only. All shrubs and other types of planting shall be kept behind the required visibility lines to maintain a safe and clear vision of the public road.

SURFACE WATER TREATMENT AT ENTRANCE
All surface water drainage shall be laid and treated in a manner so as to avoid a surface run-off towards to main road. An 'Acco' drain or alternatively a catch grid will be provided at the entrance of the site, as agreed with the client, to ensure no surface water run-off problems.

PROPOSED SITE NOTICE
The site notice shall be located as shown marked 'X', it shall be easily readable from the roadside and maintained there for the duration of the planning application.

PLEASE NOTE:
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.

PLANNING DRAWING ONLY

REV	DATE	DRN	NOTES

Architectural & Engineering services
Building / Fire Consultants & Site Surveying
Site Characterisation & 3d Visual Imaging

CUNNINGHAM DESIGN ASSOCIATES.
Architectural & Building Consultants

Thomford Lodge, Broomfield, Castleblayney, Co. Monaghan
T 042 9743755 F 042 9743754 E info@cunninghamdesign.ie

CLIENT	KATHERINE McQUAID		
JOB	PROPOSED TO CONSTRUCT A TWO STOREY HOUSE, NEW SEWERAGE TREATMENT SYSTEM & NEW ENTRANCE, AT CORLEADARGAN, CASTLEBLAYNEY, CO. MONAGHAN		
DRAWING	SITE LAYOUT, SITE LOCATION MAP & SITE CROSS SECTION A-A SECTION THROUGH POLISHING FILTER, TREATMENT SYSTEM PLAN		
DATE	07/08/2016	SCALE	AS SHOWN
DRN	S.B	CHECKED	S.B
DWG. SERIES	PLANNING		
JOB NUMBER	DWG NUMBER	REVISION	
18/130	3.0_S100.00		