

AREA OF SITE ~ OUTLINED RED			
SITE	ACRES	HECTARES	
M	4.261	1.058	0.428
TOTAL			

PROPOSED HEDGEROW
It is proposed provide a native species hedgerow along the north-western boundary of the site with the remainder of the north-western half of the site retained as part of the host field.

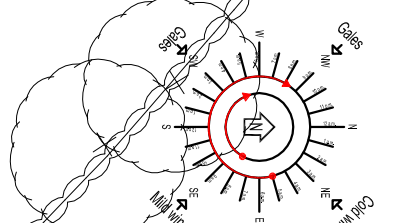
TREE PLANTING
It is proposed screen the development entirely from the public road by way of extensively planting the area to the front and side of the site as highlighted with native species trees per the attached tree planting schedule.

EXISTING TREES & HEDGEROWS
Existing mature trees and hedgerows to be retained so as to soften the visual impact of the proposed dwelling house and give shelter and maturity to the site.

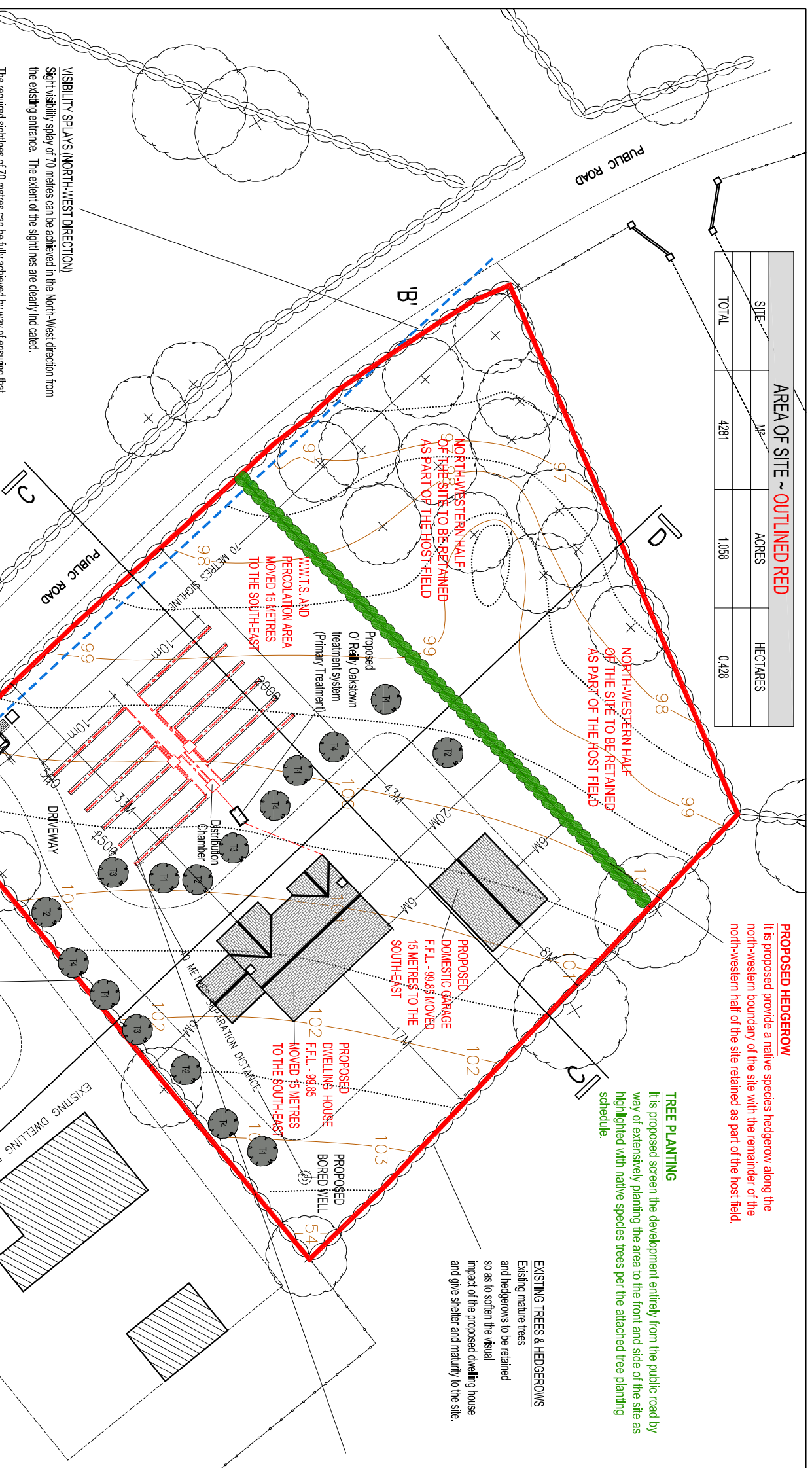
PERCOLATION AREA
The sides of the percolation area trenches to be lined with an impermeable material to prevent surrounding water getting in and to prevent untreated water getting out.
It is recommended that the construction of the percolation area and the installation of the treatment system is overseen by a suitably qualified and accredited person. It is also recommended that the occupier should maintain the treatment system and have in place a maintenance contract to achieve this.

RAISED MOUND PERCOLATION AREA
12.0M PERCOLATION TRENCHES
10m LONG
100mm Ø UPVC PERFORATED DISTRIBUTION PIPE (8mm Ø PERFORATIONS AT 4, 6 & 8 O'CLOCK AT 75mm C/C ALONG THE PIPE)

Upvc distribution pipes used will be smooth walled, have a 100mm Ø, have 8mm perforations drilled in them 75mm apart and each pipe should be parallel and 2500mm apart. With **all** pipes joined in a continuous manner.



NOTES
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT'S MANAGEMENT. THIS DRAWING IS FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION.



TREE	DESCRIPTION	GIRTH	HEIGHT	HEIGHT @ MATURITY (10 YEARS)
T1 x 5	Beech	10-12CM	2M	7M
T2 x 4	Holly	10-12CM	7M	7M
T3 x 4	Oak	10-12CM	2M	10M
T4 x 4	Ash	10-12CM	1.5M	6M

PLANNING DRAWING ONLY

VISIBILITY SPLAYS (NORTH-WEST DIRECTION)
Sight visibility splay of 70 metres can be achieved in the North-West direction from the existing entrance. The extent of the sightlines are clearly indicated.
The required sightlines of 70 metres can be fully achieved by way of ensuring that the existing roadside hedgerow between the points 'A' & 'B' measuring 70 metres is kept out and maintained to height not exceeding 1 metre above road level as indicated. The existing roadside hedgerow is in the applicant's ownership.
Full visibility shall be made available for 70 metres from a point 2.4m back in from the edge of the road carriageway over a height of 1.05m above road level to a point measured to the nearside edge of the road. 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 pole or column materially affecting visibility will be relocated.

VISIBILITY SPLAYS (SOUTH-EAST DIRECTION)
Sight visibility splay of 70 metres can be achieved in the South-East direction from the existing entrance. The extent of the sightlines are clearly indicated.
The required sightlines of 70 metres can be fully achieved without the requirement for any improvement works to be carried.
Full visibility shall be made available for 70 metres from a point 2.4m back in from the edge of the road carriageway over a height of 1.05m above road level to a point measured to the nearside edge of the road. 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 pole or column materially affecting visibility will be relocated.

SITE LAYOUT PLAN
1:500

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CLIENT	BETHANY CUNNINGHAM
JOB	PROPOSED TWO-STORY DWELLING HOUSE & SINGLE STOREY DOMESTIC GARAGE AT AGHNAFARCAN, BROOMFIELD, CASTLEBLANNEY, CO. MONAGHAN
DRAWING	SITE LAYOUT PLAN
DATE	15.08.2025
SCALE	1:500
CHECKED	
DWG. SERIES	PLANNING APPLICATION DRAWING ONLY
JOB NUMBER	05A
DWG NUMBER	
REVISION	