ORIGINAL SHEET SIZE = A2

Treatment system section Through details

Scale: 1:100

Percolation trench detail

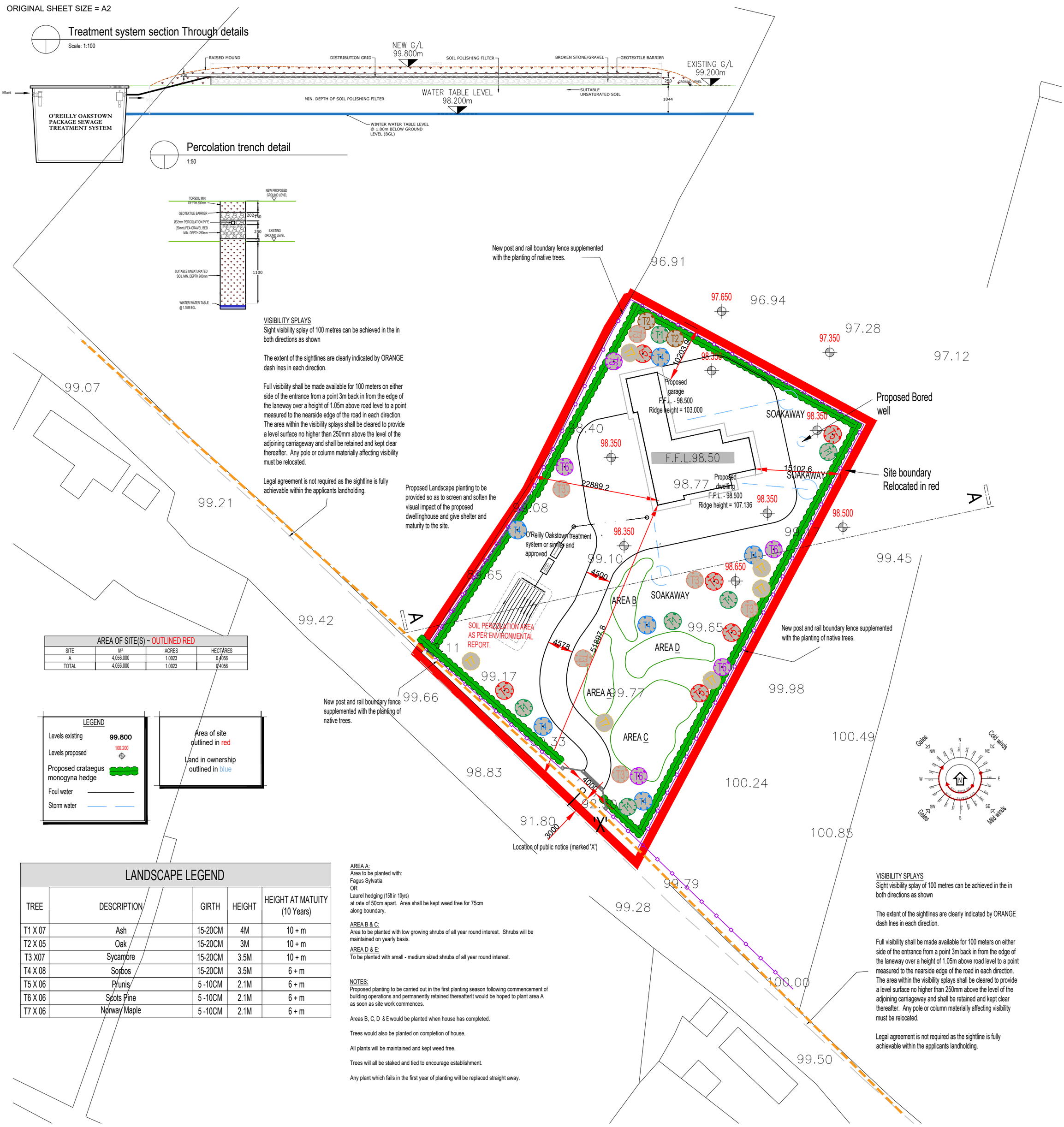
1:50

VISIBILITY SPLAYS
Sight visibility splay of 100 metres can be achieved in the in both directions as shown

The extent of the sightlines are clearly indicated by ORANGE dash lnes in each direction.

Full visibility shall be made available for 100 meters on either side of the entrance from a point 3m back in from the edge of the laneway over a height of 1.05m above road level to a point measured to the nearside 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 pole or column materially affecting visibility must be relocated.

Legal agreement is not required as the sightline is fully achievable within the applicants landholding.



AREA OF SITE(S) ~ OUTLINED RED			
SITE	M²	ACRES	HECTARES
A	4,056.000	1.0023	0.4056
TOTAL	4,056.000	1.0023	0.4056

LEGEND

Levels existing 99.800

Levels proposed 100.200

Proposed crataegus monogyna hedge

Foul water

Storm water

Area of site outlined in red

Land in ownership outlined in blue

LANDSCAPE LEGEND

TREE	DESCRIPTION	GIRTH	HEIGHT	HEIGHT AT MATUITY (10 Years)
T1 X 07	Ash	15-20CM	4M	10 + m
T2 X 05	Oak	15-20CM	3M	10 + m
T3 X07	Sycamore	15-20CM	3.5M	10 + m
T4 X 08	Sorbos	15-20CM	3.5M	6 + m
T5 X 06	Prunis	5 -10CM	2.1M	6 + m
T6 X 06	Scots Pine	5 -10CM	2.1M	6 + m
T7 X 06	Norway Maple	5 -10CM	2.1M	6 + m

AREA A:
Area to be planted with:
Fagus Sylvatia
OR
Laurel hedging (15ft in 10yrs)
at rate of 50cm apart. Area shall be kept weed free for 75cm along boundary.

AREA B & C:
Area to be planted with low growing shrubs of all year round interest. Shrubs will be maintained on yearly basis.

AREA D & E:
To be planted with small - medium sized shrubs of all year round interest.

NOTES:
Proposed planting to be carried out in the first planting season following commencement of building operations and permanently retained thereafterIt would be hoped to plant area A as soon as site work commences.

Areas B, C, D & E would be planted when house has completed.

Trees would also be planted on completion of house.

All plants will be maintained and kept weed free.

Trees will all be staked and tied to encourage establishment.

Any plant which fails in the first year of planting will be replaced straight away.

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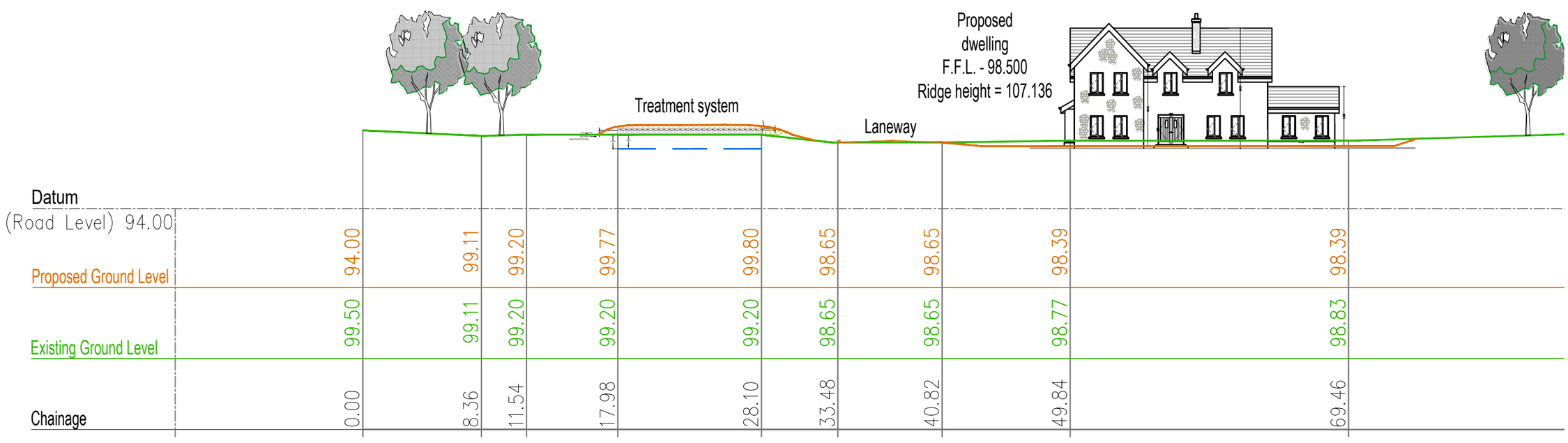

DWG. SERIES

PLANNING - FURTHER INFORMATION

CLIENT

KATHERINE MCQUAID

JOB

NEW DWELLING HOUSE
CORLEADARGAN
CO. MONAGHAN

DRAWING

SITE LAYOUT PLAN & SITE SECTION A-A

DATE	27.10.16	SCALE	1:500
DRN	CMC	CHECKED	OC

JOB NUMBER	DWG NUMBER	REVISION
16-189	S101.00	2

REV	DATE	DRN	NOTES
	02.06.2017		AMENDED SITE OWNERSHIP LAND AREA IN BLUE
1	15.05.2017		SITE BOUNDARY REDUCED, POSITION OF HOUSE RELOCATED.

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

CUNNINGHAM DESIGN ASSOCIATES.
Architectural & Building Consultants

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