

CORNACREEVE
DIG. NO. 1285

Area of site outlined in red

TREE	DESCRIPTION	DBH	HEIGHT	HEIGHT AT MATURITY (10 Years)
T1 X12	Ash	15-20cm	4ft	10 + ft
T2 X12	Oak	15-20cm	3ft	10 + ft
T3 X13	Spinnaker	15-20cm	3.5m	10 + ft
T4 X13	Sycamore	15-20cm	3.5m	6 + ft
T5 X13	Pine	5-10cm	2.5m	6 + ft
T6 X13	Scots Pine	5-10cm	2.5m	6 + ft
T7 X13	Norway Spruce	5-10cm	2.5m	6 + ft

NOTES:
Proposed planting to be carried out in the first planting season following commencement of building operations and permanently retained thereafter.
Trees would also be planted on completion of houses.
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.

Proprietary sewage treatment system

Proposed two storey dwelling
F.F.L. - 100.650
Ridge height - 109.407

Proposed entrance

Existing Agricultural entrance

Location of public notice (marked 'X')

Provide two no. heavy duty road gullies or sumps
drains at entrance to site (aged to soakpit shown,
dia. of pipe 450mm overflow from soakpit to be
piped to existing land drain. All road drainage
across the entrance shall not be impeded.

Existing neighbouring entrance

Existing Dwelling

Existing garage

Proposed deep bore well

Proposed percolation drains lead to
soil test report requirements (15m²
sand filter on a 48m² Gravel Bed)

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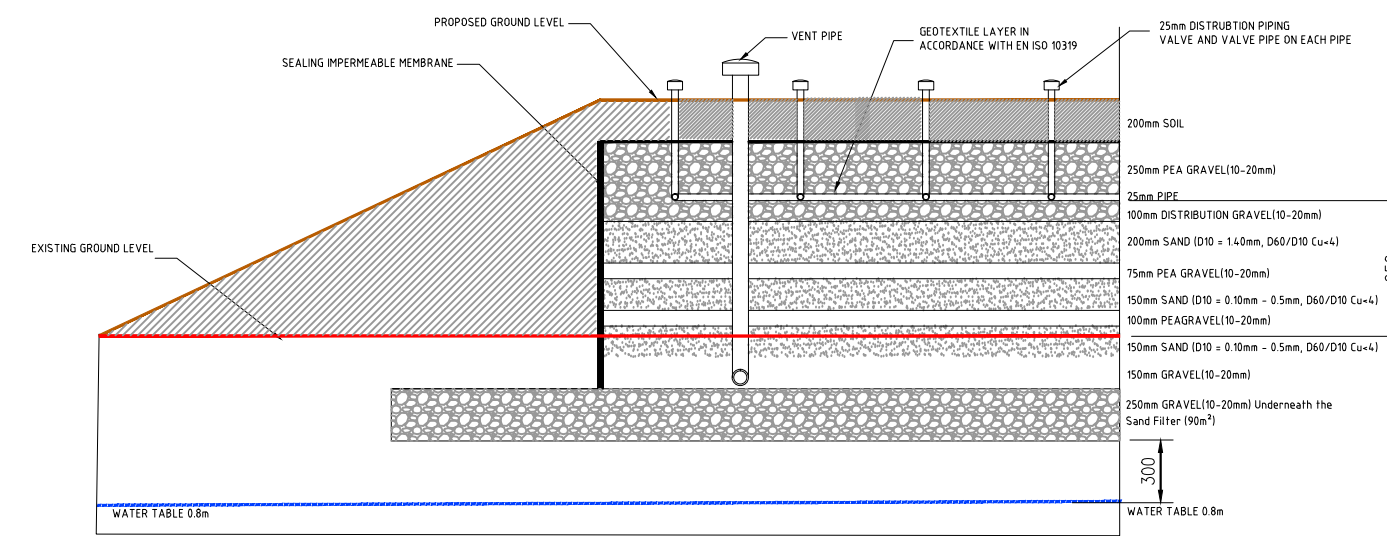
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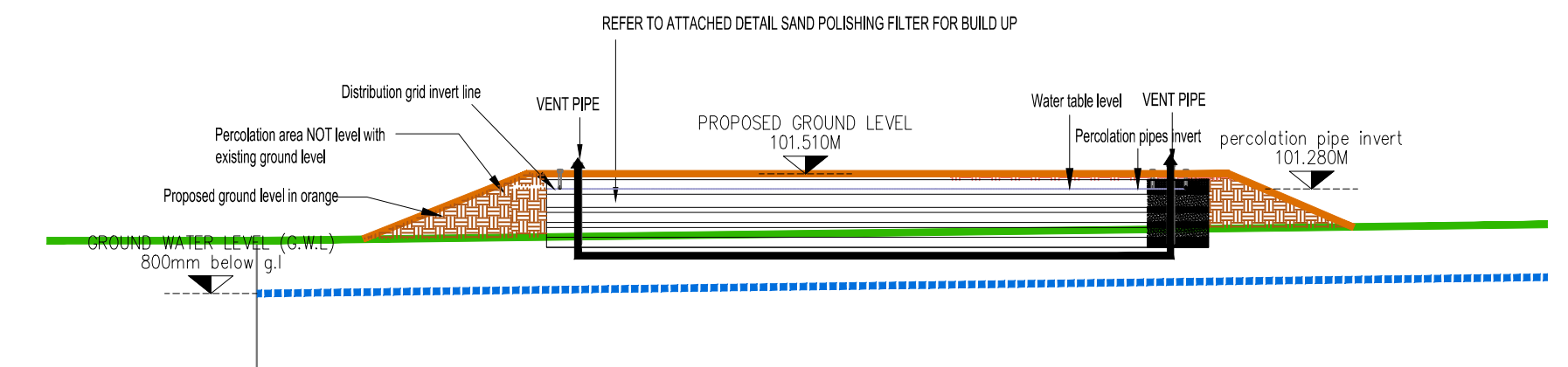
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AREA OF SITE(S) - OUTLINED RED			
SITE	MP	ACRES	HECTARES
PROPOSED AREA	2,001.950	0.4947	0.2002
TOTAL	2,001.950	0.4947	0.2002

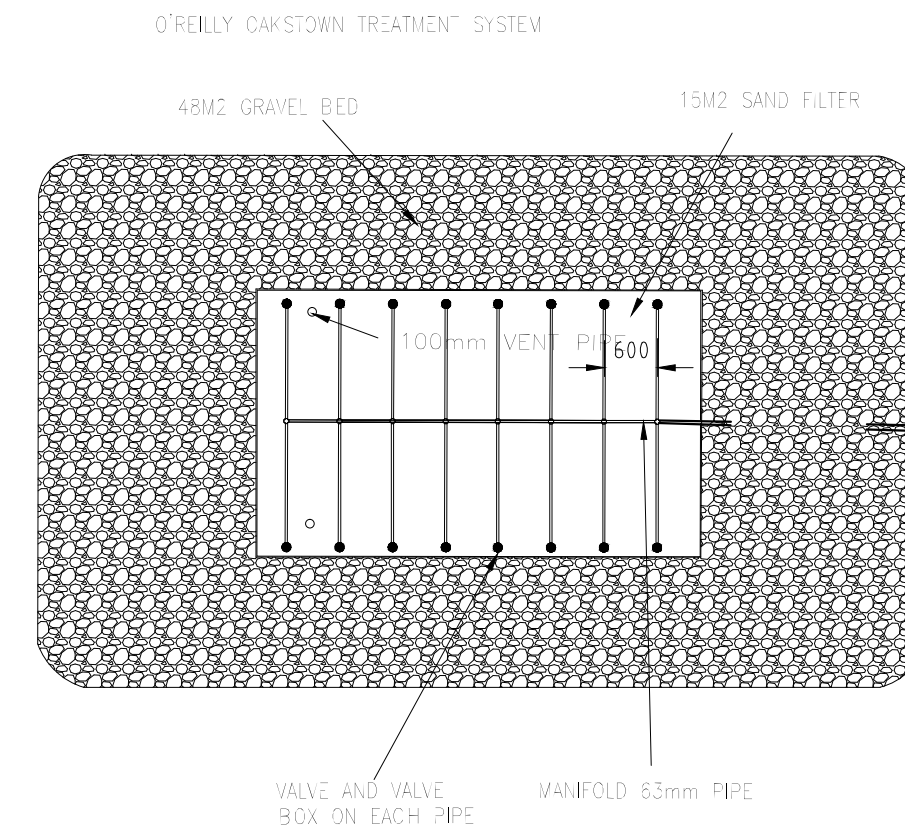
SITE LAYOUT PLAN
1:500



PROPOSED BUILD UP OF NEW SAND POLISHING FILTER
NO TO SCALE



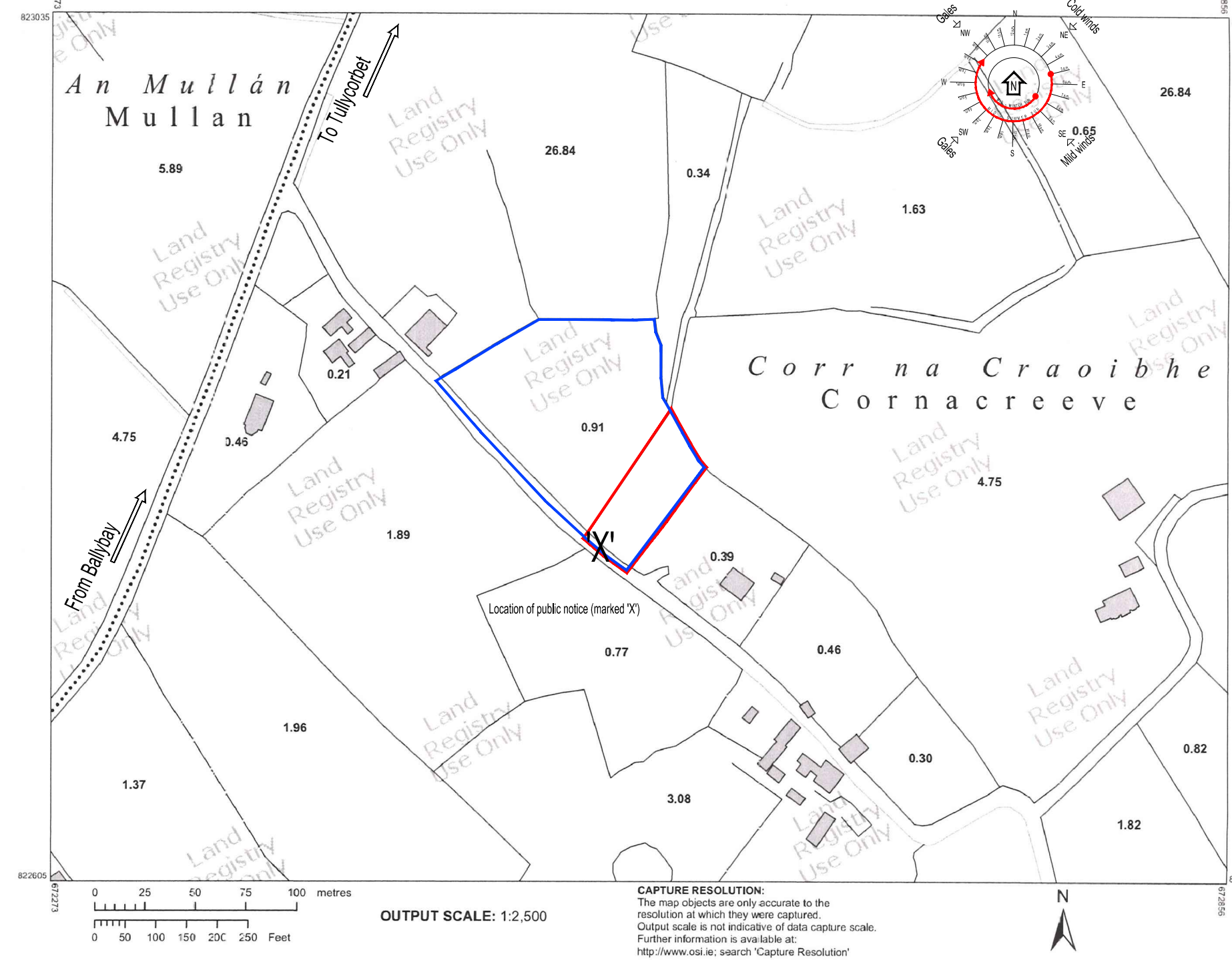
SITE CROSS SECTION THRU POLISHING FILTER
1:100



PLAN OF SAND POLISHING FILTER
1:100

VISIBILITY SPLAYS
Sight visibility splays of 50 metres can be achieved in the in both directions as shown.
The extent of the sightlines are clearly indicated by orange lines in each direction.
Full visibility shall be made available for 50 metres on either side of the entrance from a point 2.4m back from the edge of the Roadway over a height of between 1.20m and 2m 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 pole or column materially affecting visibility must be relocated.

Land Registry Compliant Map



SITE LOCATION MAP
Proposed site is outlined in red. Land owned by applicant outlined in blue.
O.S REFERENCE - TOWNLAND -



CENTRE COORDINATES:
ITM 672555.822820
PUBLISHED: 23/08/2021 ORDER NO.: 50214757_1
MAP SERIES: 1:5,000 MAP SHEETS: 1285

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LEGEND:
http://www.osi.ie/search "Large Scale Legend"

PLANNING DRAWING ONLY

REV	DATE	DRN	NOTES

CMD ARCHITECTS
RIAI 2020
042 9743754 | info@cmdarchitects.ie

CLIENT
PJ MURRAY

TO CONSTRUCT A TWO STOREY STYLE DWELLING, NEW ENTRANCE ONTO PUBLIC ROADWAY & ALL ANCILLARY SITE DEVELOPMENT WORKS AT CORNACREEVE, BALLYBAY, CO. MONAGHAN.

DRAWING
SITE LAYOUT PLAN, SITE LOCATION MAP & SECTION THRU POLISHING FILTER

DATE	SCALE	CHECKED	SCALE
13.12.2021	AS SHOWN		

DWG. SERIES: PLANNING
JOB NUMBER: 21/207
DWG NUMBER: 3.0_S100.00

SITE CROSS SECTION A-A
1:250

Scale 1:2500

1285

CORNACREEVE, BALLYBAY, CO. MONAGHAN