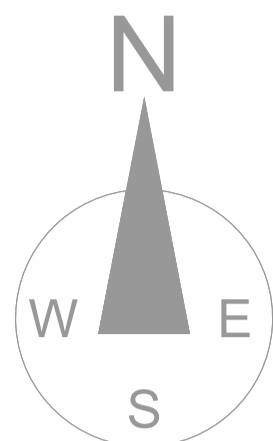
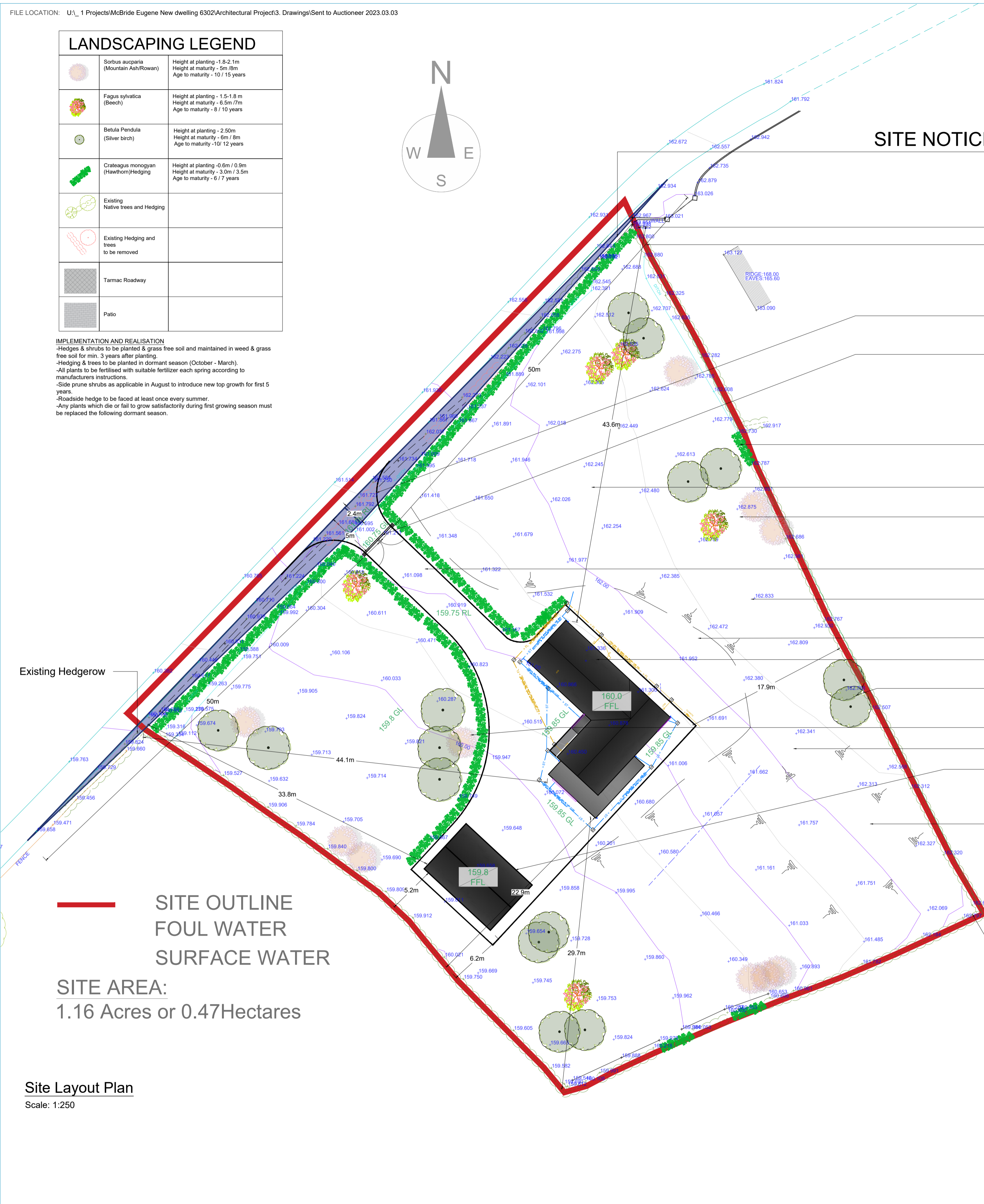


LANDSCAPING LEGEND		
	Sorbus aucuparia (Mountain Ash/Rowan)	Height at planting - 1.8-2.1m Height at maturity - 5m /8m Age to maturity - 10 / 15 years
	Fagus sylvatica (Beech)	Height at planting - 1.5-1.8 m Height at maturity - 6.5m /7m Age to maturity - 8 / 10 years
	Betula Pendula (Silver birch)	Height at planting - 2.50m Height at maturity - 6m / 8m Age to maturity - 10 / 12 years
	Crataegus monogyna (Hawthorn/Hedging)	Height at planting - 0.6m / 0.9m Height at maturity - 3.0m / 3.5m Age to maturity - 6 / 7 years
	Existing Native trees and Hedging	
	Existing Hedging and trees to be removed	
	Tarmac Roadway	
	Patio	



IMPLEMENTATION AND REALISATION
 -Hedges & shrubs to be planted & grass free soil and maintained in weed & grass free soil for min. 3 years after planting.
 -Hedging & trees to be planted in dormant season (October - March).
 -All plants to be fertilised with suitable fertilizer each spring according to manufacturers instructions.
 -Side prune shrubs as applicable in August to introduce new top growth for first 5 years.
 -Roadside hedge to be faced at least once every summer.
 -Any plants which die or fail to grow satisfactorily during first growing season must be replaced the following dormant season.



SITE OUTLINE
FOUL WATER
SURFACE WATER
SITE AREA:
 1.16 Acres or 0.47Hectares

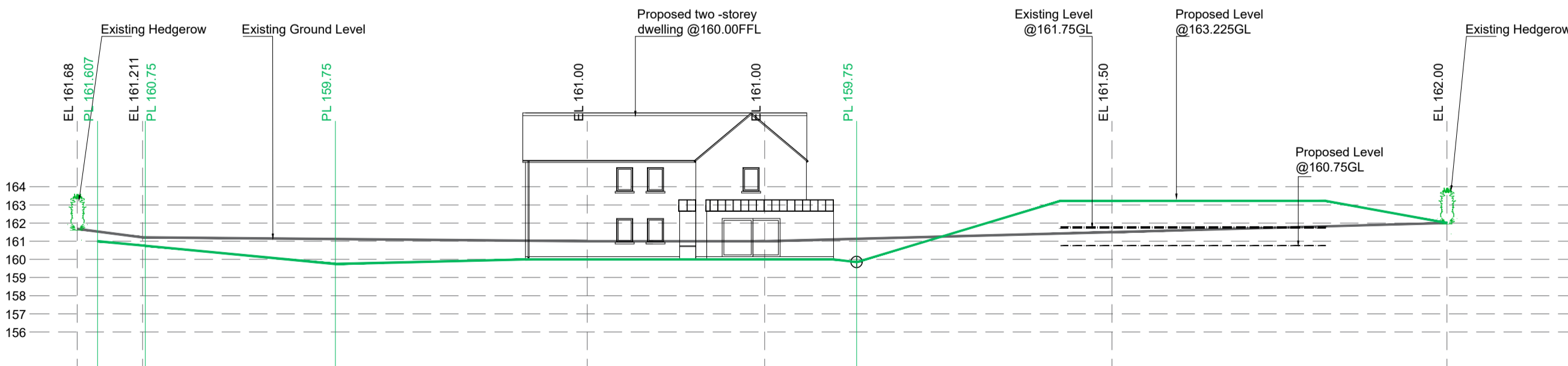
Site Layout Plan
 Scale: 1:250

SITE NOTICE LOCATION

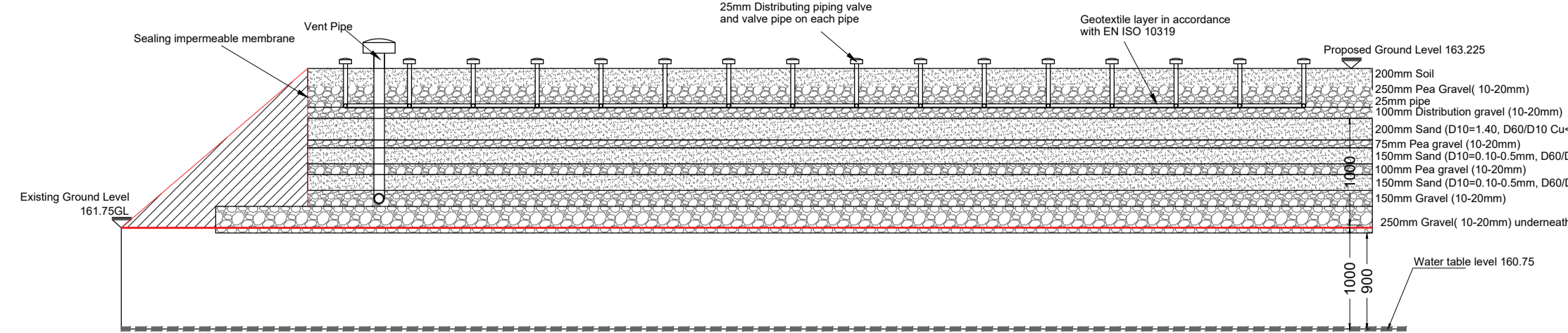
- Agricultural Gate to be closed
- Site Outlined in Red
- Existing Hedgerow to be removed
- Proposed entrance gates and piers, with 2.4m setback and 50m sight distance each way. portion of hedgerow removed as required, new fence set back, backplanted with native hedgerow. Aco drain to be piped to the ditch
- Proposed Native Hedgerow
- Surface Water Soak Pit
- Proposed Landscape Cluster
- Proposed 4m wide Driveway
- Proposed 150Ø Land Drain to be ditched
- Proposed Embankment
- Proposed two storey dwelling at 160.0m FFL
- Proposed Trees
- Proposed Landscaping
- Proposed WWTS to EPA COP
- Proposed Detached Garage

A purpose-built sand polishing filter and gravel should be constructed to ensure that there is a minimum of 0.90m of suitable percolating material between the base of the lowest part of the gravel base at all times. The distribution pipes used in this system will be smooth walled, have a diameter of 25mm, have 8mm holes drilled in them 300mm apart, and each pipe should be spaced parallel and 1000mm centre to centre apart.
 A gravel layer will also be required under the sand filter.
 Traynor Environmental Ltd also recommends that the O' Reilly Oakstown Treatment System and polishing filter construction is overseen by a suitable qualified and accredited person

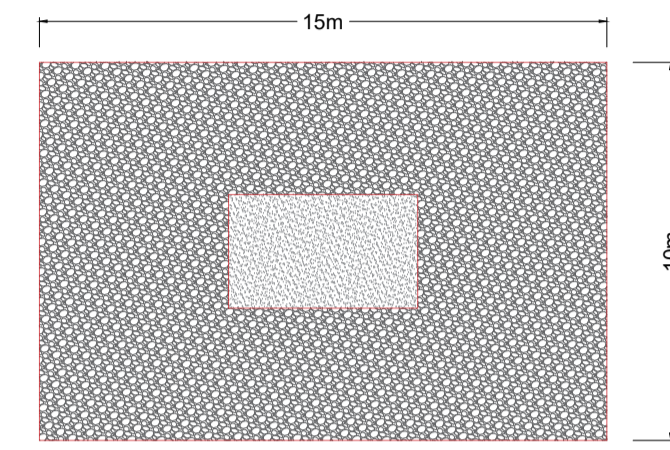
- PROPOSED GROUND LEVEL
- EXISTING GROUND LEVEL
- PROPOSED CUT



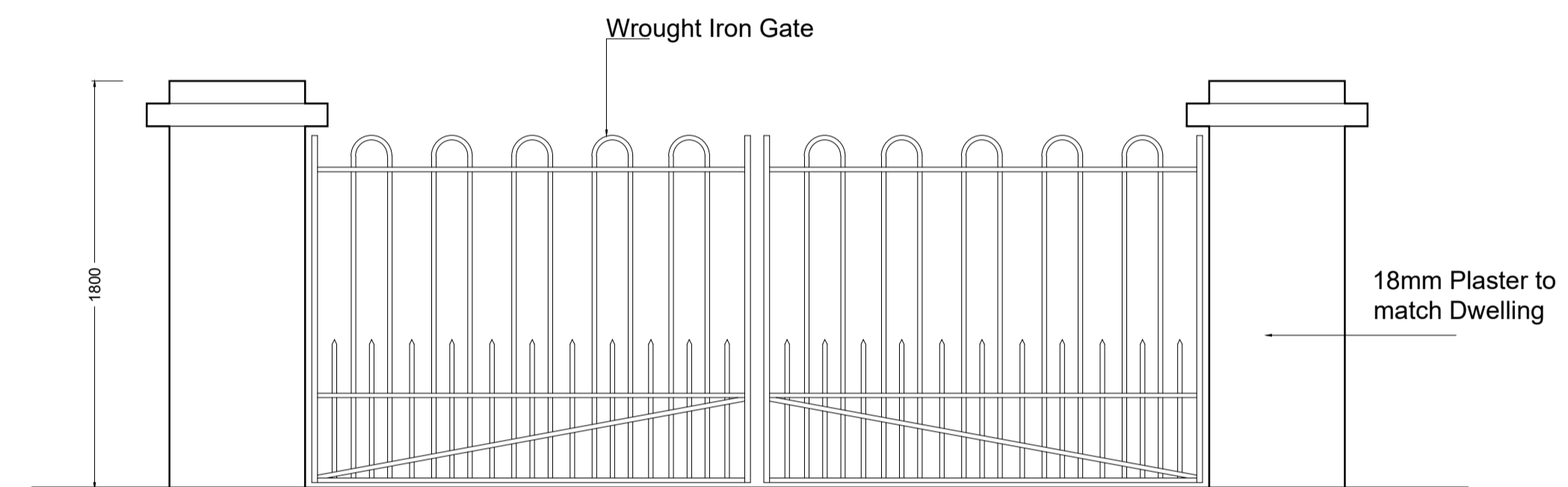
Site Section
 Scale: 1:200



Polishing Filter Section
 1:500



Polishing Filter
 1:200



GATE DETAIL
 Scale 1:25

Drawing Title:
Site Details

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IMPORTANT NOTE:
 THIS IS A PLANNING DRAWING ONLY. IT IS NOT A WORKING DRAWING FOR CONSTRUCTION AND MUST NOT BE USED AS SUCH. THE INFORMATION ON THIS DRAWING IS SUITABLE FOR FULFILLING THE REQUIREMENTS OF THE PLANNING PROCESS ONLY. MUCH INFORMATION OF A STRUCTURAL NATURE WILL BE MISSING FROM THE DRAWING AND SOME INFORMATION REQUIRED TO COMPLY WITH BUILDING REGULATIONS MAY BE MISSING. IT IS STRONGLY RECOMMENDED THAT THE ENGINEER BE CONSULTED FOR THE PREPARATION OF FULL WORKING DRAWINGS.



REV NUMBER:	DESCRIPTION:	DRW.	CHK.	DATE:

PROJECT TITLE:	
DRAWING TITLE:	Planning Stage
CLIENT/ARCHITECT:	Eugene McBride
LOCATION:	Corderryduff, Castleblayney, Co. Monaghan
DRAWN BY:	Deepshikha Sharma
CHECKED BY:	KOR
DRAWING NUMBER:	6302_PL_22_02
DATE:	2022.12.22
SCALES:	As Shown
REVISION:	

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 Excellence in Design
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