

AREA OF DWELLING		
LEVEL	M ²	FT ²
HOUSE		
GROUND	132	1420
FIRST	90	968
TOTAL	222	2388

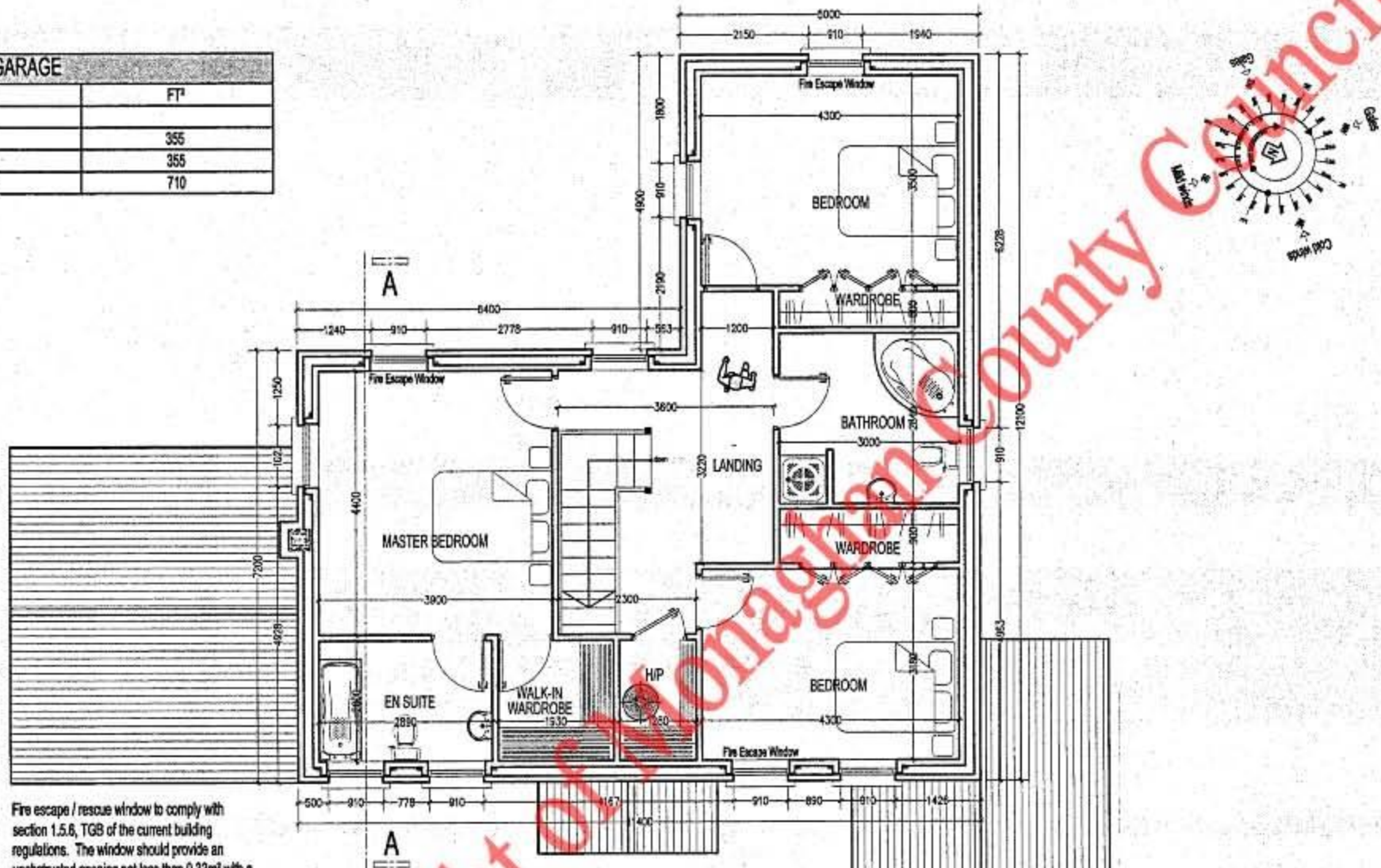
AREA OF GARAGE		
LEVEL	M ²	FT ²
GARAGE		
GROUND	33	355
FIRST	33	355
TOTAL	66	710

DO NOT SCALE FROM THIS DRAWING. USE DIMENSIONS IN ALL CASES.
 VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECT'S PERMISSION.

NOTES

PLANNING DRAWING
 ONLY

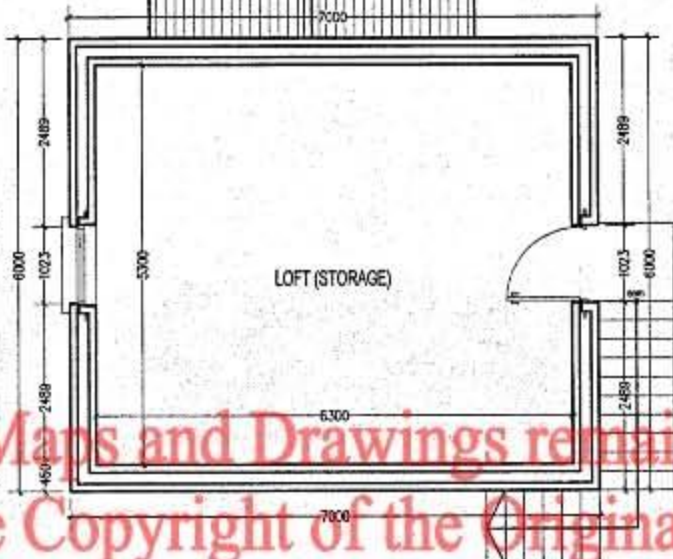
MONAGHAN CO. COUNCIL
 PLANNING SECTION
 17 AUG 2018
 18/272
 FURTHER INFORMATION



Fire escape / rescue window to comply with section 1.5.6, TGB of the current building regulations. The window should provide an unobstructed opening not less than 0.33m² with a minimum width and height of 450mm. The route through the window may be at an angle rather than straight through). The opening section of the window should be secured by means of fastenings which are readily operable from the inside. The bottom of the window opening should be not more than 1100mm and not less than 800mm (600 mm in the case of a rooflight) above the floor of the room in which it is situated.

NOTE
 Provide at least 1 no mains powered smoke alarm in an appropriate location in both the kitchen and hall areas

STAIR NOTE
 Hardwood stairs to comply with TGD-K of 1997 Building Regulations Width of flight to be 800mm minimum clear between handrails.



FIRST FLOOR PLAN
 1:100

Copyright of Monaghan County Council

Maps and Drawings remain
 the Copyright of the Originator

DRAWN BY:
 PETER CULLETON
 MULLABRACK,
 SHERCOCK,
 CO. CAVAN

CLIENT HEATHER KEATING	
JOB PROPOSED STOREY AND A HALF DWELLING HOUSE WITH ATTACHED DOMESTIC GARAGE AT CARN, CLONES, CO. MONAGHAN	
DRAWING FIRST FLOOR PLAN (SHOWING LOFT IN GARAGE)	
DATE 17.08.18	SCALE 1:100
DRN	CHECKED

DWG. SERIES PLANNING APPLICATION DRAWING ONLY		
JOB NUMBER	DWG NUMBER	REVISION
	02A	

ORIGINAL SHEET SIZE = A3



PLANNING DRAWING ONLY

DO NOT SCALE FROM THIS DRAWING. USE DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION. THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECT'S PERMISSION.

VISIBILITY SPLAYS (NORTH-WEST DIRECTION)
Full visibility shall be made available for 50 meters from a point 3m 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 in the North-West direction. The area within the visibility splay 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 material affecting visibility will be relocated.

Sight visibility splay of 50 metres can be achieved in the North-West direction from the proposed entrance by way of carrying out facilitating improvement works. The extent of the sightlines are clearly indicated.

The improvement works required will necessitate the removal of 10 metres of the existing roadside hedgerow and Trees between the points 'A' and 'B' (Shaded Yellow).

The existing roadside hedgerow between the points 'A' and 'B' is located within the application site area on lands in the ownership of the applicant therefore a legal agreement to carry out the improvement works is not required in this case.

The 10 metres of hedgerow will be replaced with a new hedgerow behind the sightlines as indicated. The new hedgerow will comprise native species plants comprising whitethorn, blackthorn and holly.

Existing hedge row and mature trees dotted orange to be removed so as to facilitate the achievement of a sight visibility splay of 50 metres in the north-west direction

A new native species roadside boundary hedgerow comprising whitethorn, beech and holly to be planted behind the sight visibility splays.

A new boundary wall to be provided as indicated which will ensure that the proposed forecourt to the dwelling house will be completely enclosed and private.

Existing dwelling

Existing derelict dwelling to be demolished and replaced with the new proposed dwelling house.

VISIBILITY SPLAYS (SOUTH-EAST DIRECTION)
Full visibility shall be made available for 50 meters from a point 3m 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 in the South-East direction. The area within the visibility splay 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 material affecting visibility will be relocated.

Sight visibility splay of 50 metres can be achieved in the South-East direction from the proposed entrance by way of carrying out facilitating improvement works. The extent of the sightlines are clearly indicated.

The improvement works required will necessitate the removal of 32 metres of the existing roadside hedgerow and Trees between the points 'A' and 'C' (Shaded Yellow).

The existing roadside hedgerow between the points 'A' and 'C' is located within the application site area on lands in the ownership of the applicant therefore a legal agreement to carry out the improvement works is not required in this case.

The 32 metres of hedgerow will be replaced with a new hedgerow behind the sightlines as indicated. The new hedgerow will comprise native species plants comprising whitethorn, blackthorn and holly.

Entrance and driveway gradient not to be greater than 1:20 for the first 6m from road edge and 1:10 thereafter.

Provide two no. heavy duty road gullies or Acco drains at entrance to site piped to soakpit shown. dia. of pipe 450mm overflow from soakpit to be piped to existing land drain. All road drainage across the entrance and along private lane shall not be impeded.

All other existing mature trees and hedgerow to be retained so as to soften the visual impact of the proposed dwellinghouse and give shelter and maturity to the site.

Carn XI-12 & 16

AREA OF SITE - OUTLINED RED			
SITE	M ²	ACRES	HECTARES
TOTAL	2610	0.644	0.261

LANDSCAPE LEGEND				
TREE	DESCRIPTION	GIRTH	HEIGHT	HEIGHT @ MATURITY (10 YEARS)
T1 x 9	Beech	10-12CM	2M	7M
T2 x 8	Holly	10-12CM	7M	7M
T3 x 6	Oak	10-12CM	2M	10M
T4 x 7	Ash	10-12CM	1.5M	6M

LEGEND	
DESCRIPTION	SYMBOL
Levels existing	96.27
Levels proposed	LV 100.000
Existing ground level contours	96
Proposed floor levels	F.F.L. 47.000
Proposed Hedgerow	[Symbol]
Existing Mature Hedgerow	[Symbol]
Hedgerow to be Removed	[Symbol]

MONAGHAN CO COUNCIL
PLANNING SECTION

17 AUG 2018

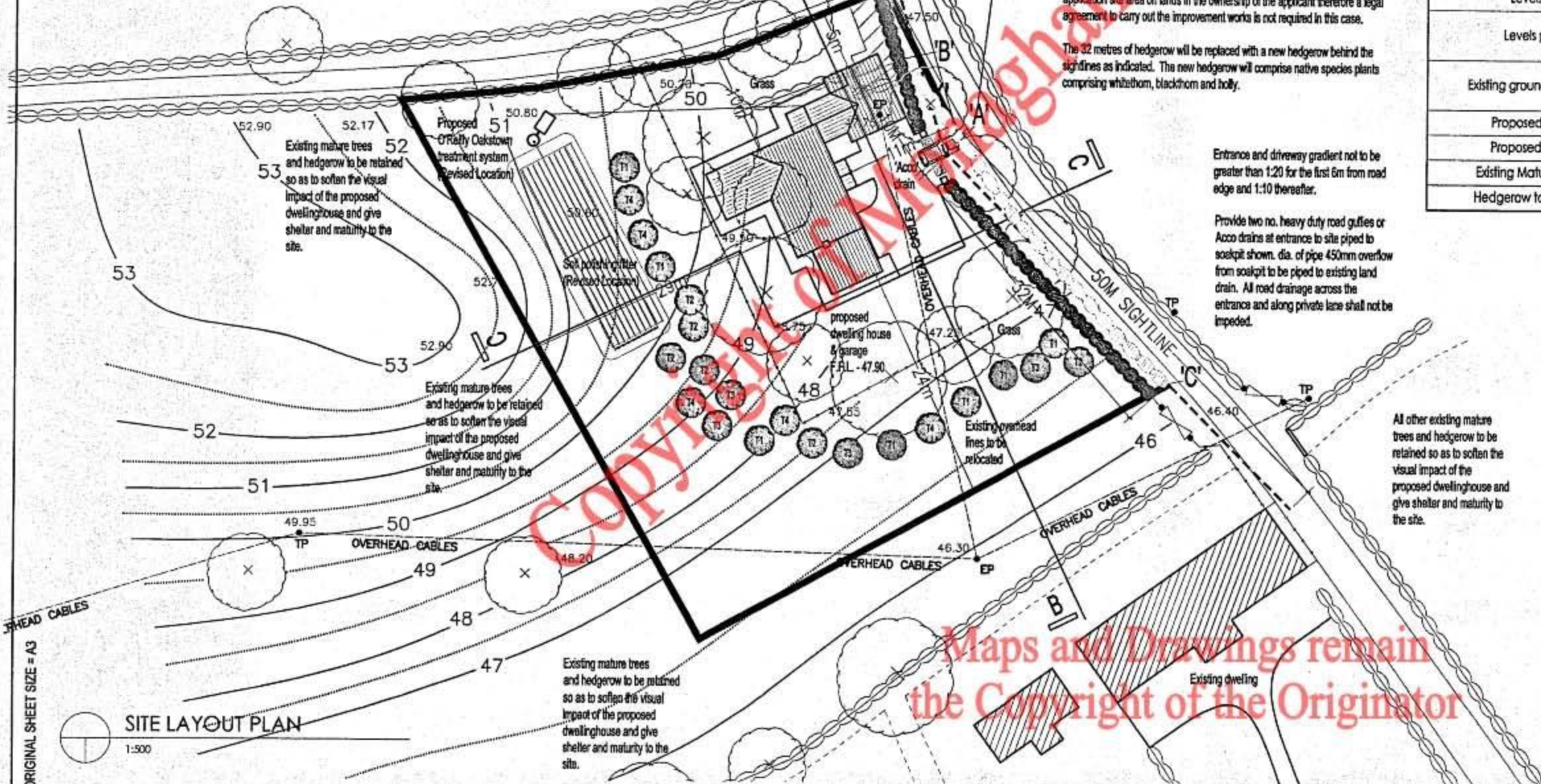
18/272

FURTHER INFORMATION

DRAWN BY:
PETER CULLETON
MULLABRACK,
SHERCOCK,
CO. CAVAN

CLIENT	HEATHER KEATING
JOB	PROPOSED STOREY AND A HALF DWELLING HOUSE WITH ATTACHED DOMESTIC GARAGE AT CARN, CLONES, CO. MONAGHAN
DRAWING	SITE LAYOUT PLAN (REVISED)
DATE	15.08.18
DRN	CHECKED
DWG. SERIES	PLANNING DRAWING ONLY - FURTHER INFO.
JOB NUMBER	DWG NUMBER
	REVISION

06A



Maps and Drawings remain the Copyright of the Originator

ORIGINAL SHEET SIZE = A3

SITE LAYOUT PLAN

1:500