

PLANTING KEY (Trees)		
	Fagus sylvatica (Beech) 17/10 Total	Height at planting - 2m / 2.5m Height at maturity - 6.5m / 7m Age to maturity - 5 / 6 years
	Quercus petraea (Oak) 8/10 Total	Height at planting - 0.6m / 0.8m Height at maturity - 5.0m / 5.5m Age to maturity - 9 / 10 years

NOTE
FOR EXTENT OF LAND IN OWNERSHIP, PLEASE SEE ATTACHED SITE LOCATION MAP. PLEASE ALSO REFER TO SITE SURVEY DRAWING SHOWING EXISTING CONFIGURATION OF SITE.

NOTE
AREA OF EXISTING DWELLING TO BE DEMOLISHED -
GF = 50.7 SQ.M.
FF = 33.5 SQ.M.
TOTAL = 84.2 SQ.M.

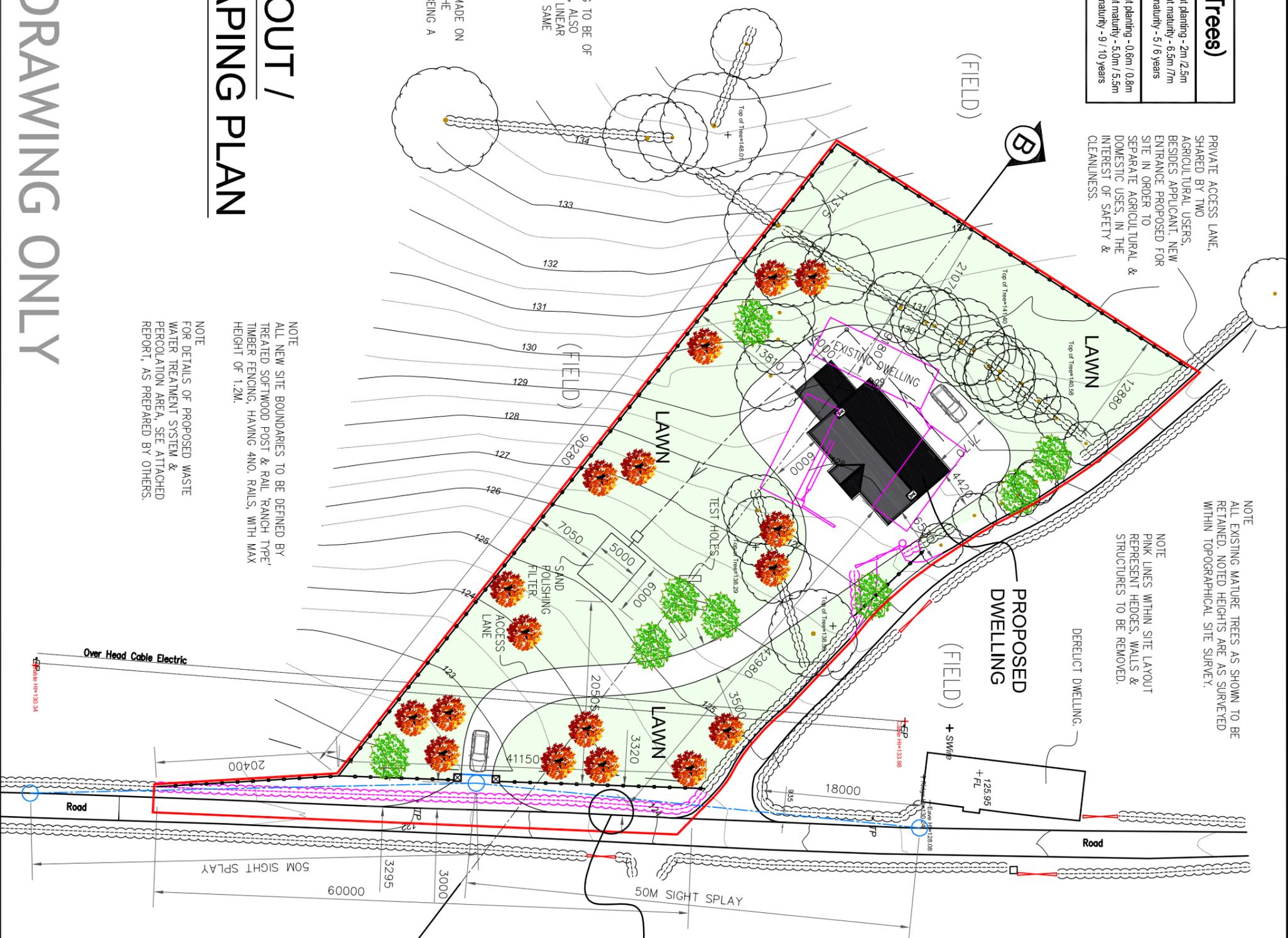
NOTE
ALL EXISTING TREES ALONG NORTH WEST BOUNDARY ARE CONTAINED WITHIN SITE, WITH BOUNDARY FENCE BEING >1.2M BEYOND LINE OF TREES.

NOTE
ADDITIONAL HEDGING ALONG NEW TIMBER FENCING TO BE OF SPECIES CRATAEGUS MONOGYNA, PREDOMINANTLY, ALSO CARPINUS BETULUS & SORBUS ARA PLANTED IN LINEAR FASHION TO HEIGHT 1.2M HIGH & MAINTAINED AT SAME THEREAFTER.

NOTE
PLEASE NOTE THAT THIS APPLICATION IS BEING MADE ON FOOT OF POLICY RHP 2 WITHIN CHAPTER 3 OF THE CURRENT DEVELOPMENT PLAN. (THE APPLICANT BEING A LANDOWNER.)

SITE LAYOUT / LANDSCAPING PLAN

SCALE 1:500



NOTE
ALL EXISTING MATURE TREES AS SHOWN TO BE RETAINED. NOTED HEIGHTS ARE AS SURVEYED WITHIN TOPOGRAPHICAL SITE SURVEY.

PRIVATE ACCESS LANE, SHARED BY TWO AGRICULTURAL USERS, BESIDES APPLICANT. NEW ENTRANCE PROPOSED FOR SITE IN ORDER TO SEPARATE AGRICULTURAL & DOMESTIC USES, IN THE INTEREST OF SAFETY & CLEANLINESS.

NOTE
PINK LINES WITHIN SITE LAYOUT REPRESENT HEDGES, WALLS & STRUCTURES TO BE REMOVED.

DERELICT DWELLING.

IMPLEMENTATION AND TIMESCALE OF PLANTING
-HEDGES & SHRUBS TO BE PLANTED & GRASS FREE SOIL AND MAINTAINED IN WEED & GRASS FREE SOIL FOR MIN. 3 YEARS AFTER PLANTING.
-TREES & 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.

NOTE
C. 18M OF NEIGHBOURING HEDGE TO BE TRIMMED TO FACILITATE PROPOSED SIGHT SPLAY. SEE LEGAL AGREEMENT ENCLOSED WITH APPLICATION.

NOTE
60M OF EXISTING HEDGEROW TO BE REMOVED ALONG SITE FRONTAGE. REMOVED HEDGE TO BE REPLACED WITH TIMBER POST & RAIL FENCING, BACK PLANTED WITH HEDGING AS SPECIFIED
BELLMOUTH SITE ENTRANCE OFF PUBLIC ROAD TO BE SURFACED, WITH 1:40 FALL TOWARDS ACO DRAIN.

APPROXIMATE LOCATION OF PUBLIC SITE NOTICE

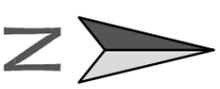
NOTE
ACO DRAIN (SHOWN BLUE) TO BE INSTALLED AT SITE ENTRANCE TO PREVENT SURFACE WATER FLOWING FROM SITE ONTO PUBLIC ROAD. ACO DRAIN TO DISCHARGE DIRECTLY INTO PIPED DRAIN BELOW.
EXISTING DRAIN ALONG SITE FRONTAGE TO BE PIPED WITH 300MM DIAMETER CONCRETE PIPES & BACKFILLED WITH CLEAN STONE TO LEVEL OF ADJACENT GROUND.

NOTE
INTERNAL AREA OF SITE, EXCLUDING ROAD ETC. IS 2.971 SQ.M. OR 0.73 ACRES.

NOTE
ALL NEW SITE BOUNDARIES TO BE DEFINED BY TREATED SOFTWOOD POST & RAIL 'RANCH TYPE' TIMBER FENCING, HAVING 4NO. RAILS, WITH MAX HEIGHT OF 1.2M.

NOTE
FOR DETAILS OF PROPOSED WASTE WATER TREATMENT SYSTEM & PERCOLATION AREA, SEE ATTACHED REPORT, AS PREPARED BY OTHERS.

Total Area of site =
3,318 sq.m.
Or 0.82 Acres
Or 0.3318 Ha



Project: REPLACEMENT DWELLING
Client: Eunice Moffett, Cortea, Ballybay, Co. Monaghan
Location: Killygola, Castleblayney, Co. Monaghan
Drawing Title: SITE LAYOUT PLAN

Drawing No: 427 17 07P
Revision: N/A

Designed: S. Moffett
Drawn: S. Moffett

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