



**Surface Treatments**

- Concrete footprint
- Meadow and manicured lawn
- Wood Bark flower beds
- Marked restricted parking areas

- KF Road to paving kerb (Detail A)
- FP Paving to grass (Detail A)
- KG Grass to road kerb (Detail B)
- DK Dropped kerb
- RW Exposed concrete retaining wall
- LP New street lamp post

Existing trees and vegetation to be maintained/ cut back as required

**NOTE: All New Trees & Shrubs to be Indigenous Species**

- Proposed Tree
- Proposed Shrubs
- Proposed Hedgerow

- R - Rowan
  - B - Birch
1. Wild Rose bush
  2. Spindle
  3. Dog Rose
  4. Hazel
  5. Honeysuckle
- 35% Blackthorn  
35% Hawthorn  
10% Gorse  
20% Common Alder

**DEVELOPMENT NOTES**

<b>No. of units:</b>	
2B 4P 2S *	= 2
2B 4P 1S *	= 4
<b>Total no. of units</b>	<b>6</b>
<b>No. of car parking spaces:</b>	<b>12</b>
<b>Public open space: **</b>	<b>140m<sup>2</sup></b>

**Additional Notes:**

- \* Dwelling sizes are compliant with Quality Housing for Sustainable Communities 2007
- \* Apartment sizes are compliant with the Sustainable Urban House: Design Standards for New Apartments 2018
- \*\* Private open space is above the minimum requirement as per the Monaghan Development Plan 2019-2025 (i.e. 50m<sup>2</sup> min. for 1 or 2 bed dwellings; 10m<sup>2</sup> min. for 1/2 bed apartments) refer also to note following)

**GENERAL NOTES:**

ALL DIMENSIONS TO BE TAKEN ON SITE - NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.

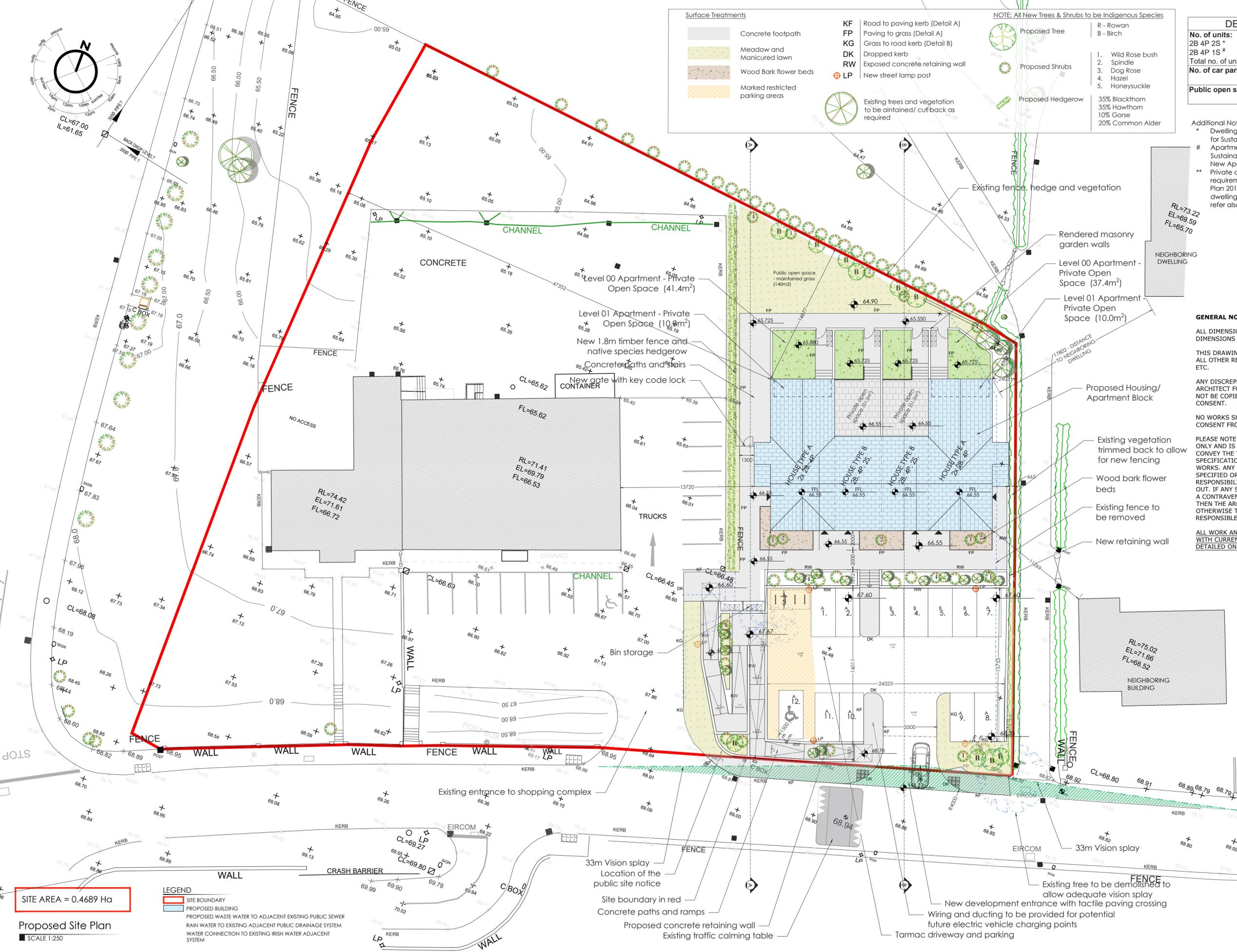
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, SPECIFICATIONS ETC.

ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR CLARIFICATION. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

NO WORKS SHOULD BE CARRIED OUT WITHOUT PRIOR CONSENT FROM THE LOCAL PLANNING AUTHORITY.

PLEASE NOTE THAT THIS IS A PLANNING DRAWING ONLY AND IS THEREFORE LIMITED IN ITS CAPACITY TO CONVEY THE TOTAL INFORMATION, DETAILS & SPECIFICATIONS NECESSARY TO COMPLETE THE WORKS. ANY WORK CARRIED OUT THAT IS NOT SPECIFIED OR DETAILED HERE WILL BE THE RESPONSIBILITY OF THE PERSONS CARRYING THEM OUT. IF ANY SITUATION ARISES WHICH WOULD CAUSE A CONTRAVENTION OF THE BUILDING REGULATIONS, THEN THE ARCHITECT SHOULD BE CONSULTED, OTHERWISE THE ARCHITECT CANNOT BE HELD RESPONSIBLE.

ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS WHETHER DETAILED ON THIS DRAWING OR NOT.



**SITE AREA = 0.4689 Ha**

**LEGEND**

- SITE BOUNDARY
- PROPOSED BUILDING
- PROPOSED WASTE WATER TO ADJACENT EXISTING PUBLIC SEWER
- RAIN WATER TO EXISTING ADJACENT PUBLIC DRAINAGE SYSTEM
- WATER CONNECTION TO EXISTING IRISH WATER ADJACENT SYSTEM

**Proposed Site Plan**

SCALE 1:250

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Project: New Housing Development 6No. Units

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Drawing Title: Proposed Site Plan

Scale: As noted Date: 2024.10.21

Revision: 0 Project Stage: Planning

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