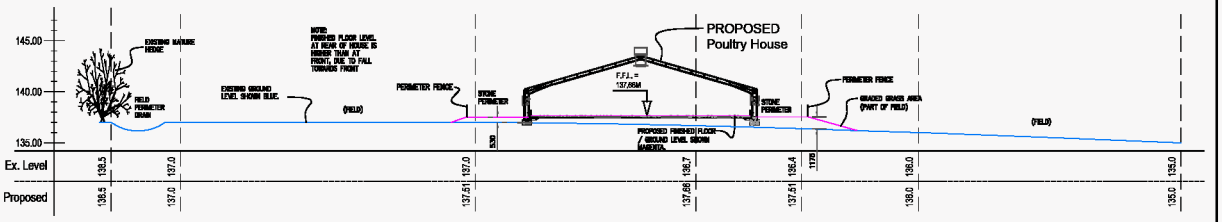
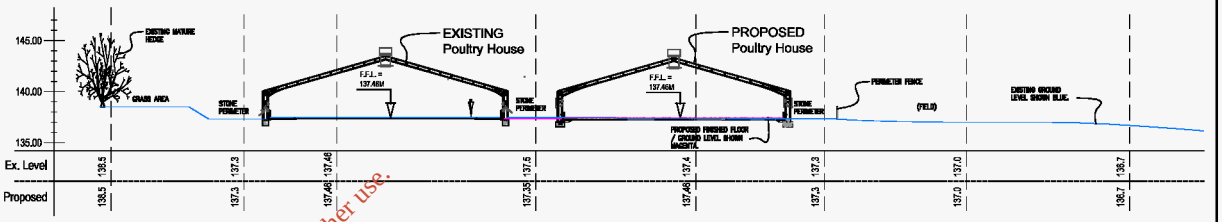


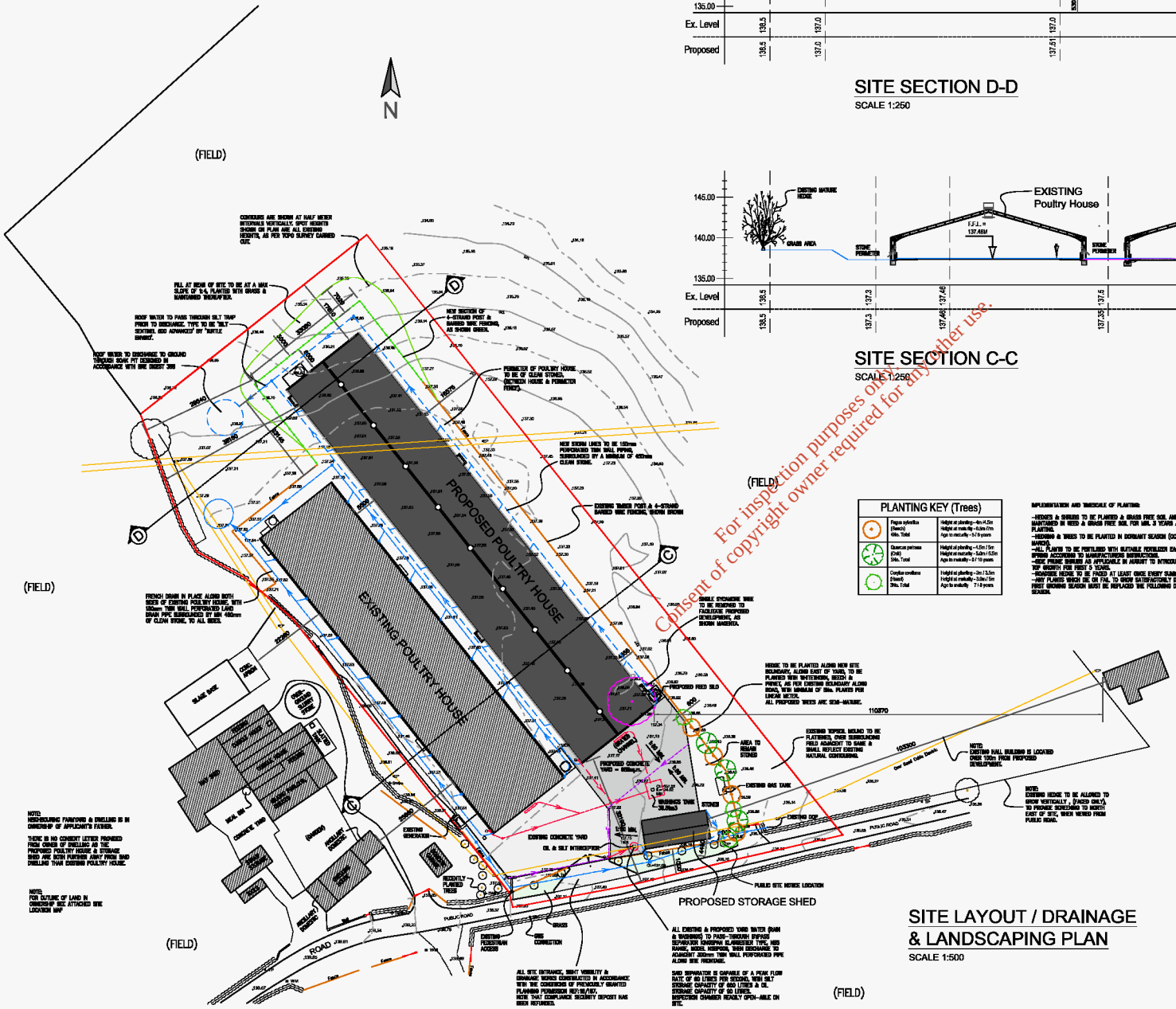
SITE SECTION D-D

SCALE 1:250



SITE SECTION C-C

SCALE 1:250



SITE LAYOUT / DRAINAGE & LANDSCAPING PLAN

SCALE 1:500

PLANTING KEY (Trees)

Fagus sylvatica (Beech) 60No. Total	Height at planting – 4m /4.5m Height at maturity – 6.5m/7m Age to maturity – 5 / 6 years	
Quercus petraea (Oak) 54No. Total	Height at planting – 4.5m / 5m Height at maturity – 5.5m / 6.5m Age to maturity – 8 / 10 years	
Corylus avellana (Hazel) 24No. Total	Height at planting – 2m / 3.5m Height at maturity – 3.5m / 5m Age to maturity – 7 / 8 years	

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.
- HEDGING & TREES TO BE PLANTED IN DORMANT SEASON (OCTOBER – MARCH).
- ALL PLANTS TO BE FERTILISED WITH SUITABLE FERTILIZER EACH SPRING ACCORDING TO MANUFACTURERS INSTRUCTIONS.
- EDGE PRUNE SHRUBS AS APPLICABLE IN AUGUST TO INTRODUCE NEW TOP GROWTH FOR FIRST 5 YEARS.
- ROADSIDE HEDGE TO BE TRIMED AT LEAST ONCE EVERY SUMMER.
- ANY PLANTS WHICH DIE, OR FAIL TO SHOW SATISFACTORILY DURING FIRST GROWING SEASON MUST BE REPLACED THE FOLLOWING DORMANT SEASON.

SITE AREA =
12,710 sq.m.
Or 3.14 Acres
Or 1.271 Ha

EXISTING FOUL LINE =
PROPOSED FOUL LINE =
EXISTING STORM LINE =
PROPOSED STORM LINE =
SURFACE CHANNEL DRAIN =

IMPORTANT:
AS WELL DOCUMENTED IN THE MEDIA, IN THE LAST 14 MONTHS THERE HAVE BEEN DEVASTATING OUTBREAKS OF BIRD FLU IN CO. MONAGHAN, TRANSMITTED BY WILD BIRDS. IT SHOULD BE NOTED BY THE PLANNING AUTHORITY THAT POULTRY HOUSES ARE BEING IMPLORED, BY THE DAFM, DEFRA, FREDERMING & WOODLAND KEEP MONITORING GROUND SITES AT AN ABSOLUTE MINIMUM, IN ORDER TO AVOID ATTRACTING WILD BIRDS, OR PREMISING BIRDS & PREY/FOOD FOR SAME. FOR THIS REASON, PROPOSED PLANTING TO THE NORTH EAST & NORTH WEST SITE BOUNDARIES IS MINIMAL.

NOTE:
NEIGHBOURING FARMYARD & DWELLING IS IN OWNERSHIP OF APPLICANT'S FATHER.

THERE IS NO CONSENT LETTER PROVIDED FROM OWNER OF DWELLING AS THE PROPOSED POULTRY HOUSE & STORAGE SHED ARE BOTH FURTHER AWAY FROM SAID DWELLING THAN EXISTING POULTRY HOUSE.

NOTE:
FOR OUTLINE OF LAND IN OWNERSHIP SEE ATTACHED SITE LOCATION MAP

NOTE:
EXISTING HEDGE TO BE ALLOWED TO GROW VERTICALLY (RAISED ONLY), TO PROVIDE SCREENING TO NORTH EAST OF SITE, WHEN VIEWED FROM PUBLIC ROAD.

NOTE:
EXISTING HALL BUILDING IS LOCATED OVER 10m FROM PROPOSED DEVELOPMENT.

ALL SITE ENTRANCE, SIGHT VISIBILITY & DRAINAGE WORKS CONSTRUCTED IN ACCORDANCE WITH THE CONDITIONS OF PREVIOUSLY GRANTED PLANNING PERMISSION REF:06/561. NOTE THAT COMPLIANCE SECURITY DEPOSIT HAS BEEN REFUNDED.

ALL EXISTING & PROPOSED YARD WATER (RAIN & WASHING) TO PASS THROUGH PETROL SEPARATOR (WINDOW KLARASEP TYPE, NOS RANGE, MODEL NSSP0025, THEN DISCHARGE TO ADJACENT 300mm THIN WALL PERFORATED PIPE ALONG SITE FRONTAGE.

SAID SEPARATOR IS CAPABLE OF A PEAK FLOW RATE OF 60 LITRES PER SECOND, WITH SILT STORAGE CAPACITY OF 650 LITRES & OIL STORAGE CAPACITY OF 50 LITRES. INSPECTION CHAMBER READILY OPEN-ABLE ON SITE.

PLANNING DRAWING ONLY

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Project: POULTRY HSE. & STORAGE SHED
Client: Stephen Moffett
Location: Corlea, Ballybay, Co. Monaghan
Drawing Title: SITE LAYOUT PLAN
Drawing No: 466 20 01
Scale: 1:500 & 250 @ A1
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moffett ARCHITECTURAL
design - for home, farm & business
CORLEA, BALLYBAY, CO. MONAGHAN
info@moffettarchitectural.ie
T: 042 97 56012 M: 087 661 0834

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