

New pump station to engineer specification; and away to existing systems as per local authority, subject to site investigation and in accordance with local authority

New front porch  
Existing dwelling  
Connection to existing system  
Existing vehicular entrance widened to 3.5m; existing pier removed and new rendered block-pier to be built and new gate to be installed

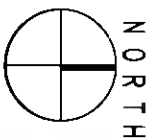
AREA OF SITE: 0.1161ha

New extension to side and rear of the existing dwelling with multiple rooflights

New shed/gym to replace existing ruined structure; build and make to match the extension  
Existing pedestrian entrances to be blocked up

All surface water drainage to soak away, soak away to be designed and certified in accordance with BRE365 to engineer spec; soakaway report included in the application

- ALL CONSTRUCTION WORK TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND ALL OTHER RELEVANT COMPLIANCE AND SPECIFICATIONS; COMPLIANCE OF SUCH TO BE THE RESPONSIBILITY OF THE BUILDING CONTRACTOR OF CLIENT IN ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK
- DRAINAGE SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY
- Foul line
- Surface line
- DRAINAGE SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY
- DEVELOPMENT TO BE BUILT ON THE INSIDE OF THE BOUNDARY. LINE OF THE BOUNDARY TO BE CONFIRMED PRIOR TO CONSTRUCTION BY THE CONTRACTOR. UNDERPINNING TO ENGINEER SPEC. NO ELEMENT OF THE CONSTRUCTION IS TO BE ENCROACHING ON THE NEIGHBOURS PROPERTY.



NORTH

PROPOSED SITE PLAN [LICENCE NO: 50227608 MAP REFERENCE: 3391-01, 3391-02, DN022, x712763y728582]  
scale 1:250 @ A3

**Client**  
Brian Monaghan  
Tig Mhuire,  
Old Bridge Road,  
Templeogue,  
D16 W6F4

**Revisions**



STATUS OF DRAWING  
**PLANNING**

**notes**

**JOE FALLON DESIGN**  
ARCHITECTURE

First Floor 6 Miah Street, Dunelm Dublin 14  
1A Ryland Street, Buncloody, Ennisconry, Co. Wexford

T: 01-5142448  
M: 087-256808  
P: 053-9377633

**A3**

**project** extension to Tig Mhuire, Old Bridge Road  
**drawing** proposed site plan

**dwg no.** 21043 DN-03  
**checked by:** DOM

**job no.** 21043 **scale** as shown **date** 14.11.21 **drawn by** LK **stage** PLANNING

UNDER THE BUILDING CONTROL ACT 2007 JOE FALLON IS A REGISTERED ARCHITECT (PRIOR REG. NO. B0244 528)

All work to be carried out in accordance with the current Building Regulations and Technical Guidance Documents. These documents take precedence over any dimensions / notes / specifications on these drawings. The contractor / client is to make a thorough inspection of the site and make themselves fully aware of any peculiarities pertaining thereto. The contractor is entirely responsible for the proper setting out of works on site. Written dimensions are to be used in preference to scaling. **Contractor / client is to check all dimensions prior to planning stage / construction. Any discrepancies to be reported before work is in hand.** Contractor is deemed to have included for everything required to finish off project to a satisfactory condition though not specifically described on drawings. All work to be supervised and signed off by suitably qualified persons with up-to-date insurance and proper Health and Safety. All drainage works to comply with Local Authority Regulations - if in doubt contact Authority. All works must be carried out using proper materials that are fit for the use for which they are intended and for the conditions in which they are to be used; if in doubt, refer to the harmonised technical specifications. All materials and products to be fitted as per manufacturers instructions.