



PLANNING ISSUE ONLY

- SITE OUTLINED RED
- 45m sightlines AS PER DMURS
- EXISTING HOUSES
- PROPOSED HOUSE
FFL: 100.000
- PRIVATE OPEN SPACE
166 SQ.M
- DENOTES PROPOSED SOAKHOLES
BRE DIGEST 365

BELOW GROUND: ARMSTRONG JUNCTIONS, GULLY TRAPS
 RAINWATER OUTLETS PIPES TO BE UPVC
 HURLEY OR SIMILAR APPROVED ALL PIPES
 WORK UNDERFLOOR TO BE 100mm DIAM.
 WITH 150mm CONCRETE SURROUND. ALL 100mm PIPES
 BELOW GROUND TO HAVE CONCRETE
 BED & HAUNCH. ALL 150mm & 225mm DIAM
 PIPES LAD TO REQUIRED FALLS
 OR SIMILAR APPROVED TYPE

SPACE ABOVE: DRAIN
 ALL POINTS OF DISCHARGE INTO THE SYSTEM TO HAVE
 APPROPRIATE WATER SEAL (TRAP)
 WITH SYSTEM VENTILATED TO PREVENT WATER SEAL FROM BEING BROKEN.
 BRANCH PIPES TO DISCHARGE INTO 100mm STACKS VENTILATED
 TO OPEN AIR TERMINATING HEIGHT
 OF 900mm ABOVE ANY OPENING INTO BUILDING WITHIN 3m PLAN RADIUS.
 BRANCH PIPES OFFSET TO AVOID CROSS FLOW
 WITH LOWEST BRANCH 450mm ABOVE
 INVERT OR BEND. GROUND FLOOR WATER CLOSET (WC)
 SHOULD DISCHARGE DIRECTLY TO A DRAFT
 IF THE DROP IS LESS THAN 1.5m. RODDING POINTS SHOULD
 BE PROVIDED TO GIVE ACCESS TO THE SYSTEM.

SPACE ABOVE: DRAIN
 ALL PIPES SHOULD BE LAD WITH A MINIMUM COVER OF
 1.2m BELOW ROADS AND DRIVEWAYS
 0.8m BELOW OPEN SPACES AND FOOTPATHS
 NOT ADJACENT TO GARRAGE WY AND 0.6m BELOW
 GARDENS. WHERE IT IS NOT
 POSSIBLE TO ACHIEVE THESE MINIMUM COVERS, PIPES SHALL
 BE BEDDED AND SURROUNDED IN CONCRETE 150mm THICK

**THE SPECIFICATION FOR SITE AND DEVELOPMENT
 WORKS WILL BE IN ACCORDANCE
 WITH THE STANDARD FOR DEVELOPMENT
 WORKS ISSUED BY DEVELOPMENT CONTROL DEPARTMENT
 OF RELEVANT LOCAL AUTHORITY.**

**ALL FOUL SEWER & SURFACE WATER PIPES TO BE LAD TO
 1:80 FALLS ONLY. LINES OF PROPOSED DRAINS TO BE
 DETERMINED ON SITE DURING CONSTRUCTION.**

**ALL HABITABLE ROOMS TO HAVE WINDOWS WITH OPENABLE PANES
 OF MINIMUM 500mm AND NOT TO BE MORE THAN 1100mm FROM
 FINISHED FLOOR LEVEL.**

**ALL MEASUREMENTS AND CONSTRUCTION DETAILS TO BE CHECKED
 BY THE BUILDING CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY
 WORKS. THE DEVELOPER MUST ENSURE THAT ALL METHODS OF
 CONSTRUCTION, WORKMANSHIP AND MATERIALS USED ARE
 IN ACCORDANCE WITH THE CONDITIONS LAD DOWN BY THE
 LOCAL AUTHORITY AND THE 1997 BUILDING REGULATIONS IN
 FORCE.**

**THIS DRAWING TO BE USED ONLY FOR THE PURPOSES OF
 OBTAINING PLANNING PERMISSION. ALL STRUCTURAL DETAILS TO
 BE CHECKED ON SITE AND ALL DETAILS TO LATER ENGINEERS SPECIFICATION.**

- NOTES:-**
- 1) PLANNING ISSUE DRAWING ONLY. COPYRIGHT RESERVED.
 - 2) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS AND DIMENSIONS ON SITE AND SHALL REFER ALL DISCREPANCIES TO THE DESIGNER.
 - 3) WHERE APPROPRIATE FOR DETAILS OF R.C. STRUCTURE OR MECHANICAL AND ELECTRICAL DETAILS, SEE ENGINEERS DETAILS AND DRAWINGS.
 - 4) SIZES OF PROPRIETARY ITEMS SHALL BE CHECKED WITH MANUFACTURER.
 - 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF STRUCTURE, FINISHES AND SERVICES.
 - 6) ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE.

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Client: Frank Reynolds	Draft: Planning Permission
Project: Proposed Development at Ringwood, Hazelhatch, Celbridge, Co. Kildare.	Drawn: SITE LAYOUT PLAN
Date: Nov 2021	Scale: 1:500
	Drawn By: FR/PLN-002

PLEASE NOTE: sep tank
 THE POSITION OF ADJACENT SEPTIC TANKS/TREATMENT SYSTEMS
 ARE BASED ON VISUAL INSPECTION & INFORMATION SUPPLIED
 BY THE CLIENT ONLY
 DEREK WHYTE DESIGN & PLANNING
 DOES NOT ACCEPT ANY RESPONSIBILITY FOR ACCURACY OF INFORMATION