



Rath Fearnain
Rathfarnham



notes on boundaries and landscaping
all existing boundaries to be retained in full and made good where required for screening purposes.
landscaping shown for indicative purposes only.

note
should new construction bridge existing drainage pipes, 2 no. concrete inlets stacked on top of each other with mortar base and minimum 250mm baring either side to be used to engineers specifications

notes on services
proposed works or amendments to existing drainage layout to comply with the most recent and up to date version of the building regulations pertaining to drainage.
surface and foul water services are existing mains on-site.
the development shall incorporate sustainable drainage systems in the management of stormwater.
all private drain fittings such as downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary.
dwelling connected to mains water.

NOTES:

AREAS
TOTAL SITE AREA 347 Sq/M
0.0347 Hectares

LEGEND
PROPOSED EXTENSION [Orange box]
SITE BOUNDARY LINE [Red line]
CONTIGUOUS LINE [Blue dashed line]

PLANNING APPLICATION ISSUE:

GENERAL NOTES:
DO NOT SCALE, USE FIGURED DIMENSIONS ONLY WHICH SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES
ANY WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT SAFETY, HEALTH AND WELFARE AT WORK (CONSTRUCTION) REGULATIONS.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.
THESE DRAWINGS ARE FOR PLANNING APPLICATION PURPOSES ONLY AND KAVANAGH AND ASSOCIATES ACCEPTS NO LIABILITY / RESPONSIBILITY FOR WORKS CARRIED
OUT ON SITE. ALL WORK SHOULD BE UNDERTAKEN BY SUITABLY QUALIFIED PROFESSIONALS.
ALL DESIGNS REMAIN THE PROPERTY OF KAVANAGH AND ASSOCIATES AND MUST NOT BE DUPLICATED WITHOUT EXPRESS WRITTEN PERMISSION.
PRACTICE LOCATION OF ON-SITE SIGNAGES TO BE LOCATED ON-SITE BY MAIN CONTRACTOR

REVISION:

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|---|--|
| A | |
| B | |
| C | |
| D | |
| E | |

ADDITIONAL NOTES:

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| | | | |
|----------|--|-----------------|-----------------|
| CLIENT: | NEIL MITCHEL | | |
| PROJECT: | DEVELOPMENT AT 35 SAINT ENDA'S DRIVE, RATHFARNHAM, Co. DUBLIN EBCODE D14 CX29 | | |
| TITLE: | PLANNING ISSUE SITE LAYOUT PLAN | DRAWING NUMBER: | 21-01101-01 |
| JOB REF: | 21-01101 | DATE: | 10-FEB-2022 |
| SCALE: | 1:250 @ (A2) | DRAWN BY: | NIALL MC GOVERN |