

LONGFORD COUNTY COUNCIL

PART 8 PLANNING APPLICATION

FOR 1 No. 4 BED SINGLE STOREY DWELLING AT CLOONAHARD, Co. LONGFORD



July 2019



Client:
Longford County Council,
Town Hall,
Market Square,
Longford,
Co. Longford.

Tel: 043 3343300

Originator:
Longford County Council,
Town Hall,
Market Square,
Longford,
Co. Longford.

Tel: 043 3343300

LONGFORD COUNTY COUNCIL

PART 8 PLANNING PROPOSAL FOR:

Construct 1 No. 4 Bed Single Storey Dwelling at Cloonahard, Co. Longford

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Longford County Council

SITE NOTICE

Planning and Development Acts 2000-2018

Part 8 Planning and Development Regulations 2001-2015

Notice of Proposed Development

19th July 2019

Construct 1 No. 4 Bed Single Storey Dwelling at Cloonahard, Co. Longford

Notice is hereby given that in accordance with the requirements of the above regulations that Longford County Council proposes to undertake the following works:

The development will consist of the demolition of existing dwelling and associated outbuildings, provision of 1 No. single storey 4 bedroom dwelling including proprietary waste water treatment system, storage shed, entrance, boundary walls and associated site works.

Plans and particulars of the proposed development will be available for inspection or purchase at a fee, not exceeding the reasonable cost of making a copy, at the offices of Longford County Council, Áras an Chontae, Great Water Street, Longford. during official public opening hours, excluding weekends and bank holidays, from Friday 19th July 2019 up to and including Monday 2nd September 2019.

Submissions with respect to the proposed development, dealing with the proper planning and sustainable development of the area, may be made in writing to Longford County Council, headed "**Cloonahard, Co. Longford**" and addressed to *Planning Section, Longford County Council, Áras an Chontae, Great Water Street, Longford* to arrive not later than 4pm on Monday 16th September 2019.

Signed

John Brannigan
Director of Services
Longford Co. Council



Longford County Council

SITE NOTICE

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Part 8 Planning and Development Regulations 2001-2015

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Signed

John Brannigan
Director of Services
Longford Co. Council

Call 063 214531 / 545
/5117

Classifieds

PUBLIC NOTICES



NOTICE OF CONSIDERATION OF SETTING A LOCAL ADJUSTMENT FACTOR

The Finance (Local Property Tax) Act 2012 (as amended), makes specific provision that elected members of a local authority may pass a formal resolution to vary the basic rate of the Local Property Tax for their administrative area by a percentage known as the local adjustment factor. At the meeting set by Longford Co. Council to consider this matter, the members may set a local adjustment factor within the range of +/- 15% of the basic rate, or, may decide not to adjust the basic rate.

Longford County Council will meet in September 2019 to consider the setting of a local adjustment factor.

Longford County Council welcomes written submissions from the public on this matter specifically covering the potential effects of varying the basic rate of the Local Property Tax on businesses, individuals and on local authority services. Submissions must be received by Friday 16th August 2019 and be sent to:

LPT Public Consultation
Finance Department,
Longford County Council,
Aras an Chiontae,
Gl. Water St., Longford
Or
lptconsult@longfordcoco.ie

Paddy Mahon,
Chief Executive.
Dated: 10th July, 2019.

**Longford County Council
Planning and Development Acts 2000-2014
Part 8 Planning and Development Regulations 2001-2013
Notice of proposed development**

Notice is hereby given that in accordance with the requirements of the above regulations that Longford County Council proposes to undertake the following works:

Construct 1 No. 4 Bed Single Storey Dwelling at Cloonahard, Co. Longford

The development will consist of the demolition of existing dwelling and associated outbuildings, provision of 1 No. single storey 4 bedroom dwelling including proprietary waste water treatment system, storage shed, entrance, boundary walls and associated site works. Plans and particulars of the proposed development will be available for inspection or purchase at a fee, not exceeding the reasonable cost of making a copy, at the offices of Longford County Council, Aras an Chiontae, Great Water Street, Longford, during official public opening hours, excluding weekends and bank holidays, from Friday 19th July 2019 up to and including Monday 2nd September 2019.

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Signed
John Brannigan
Director of Services
Longford Co. Council

Longford County Council
Aras an Chiontae, Great Water Street, Longford, N39 NH55
• Tel: 043 33 43300 • Fax: 043 33 41233
• Email: info@longfordcoco.ie • Website: www.longfordcoco.ie

PLANNING NOTICES

LONGFORD COUNTY COUNCIL

We, Ballykenny Solar Ltd, wish to apply for planning permission for a 25 year permission for a solar farm up to 19Ha with an export capacity of approximately 9MW comprising of photovoltaic panels on ground mounted steel frames, a single storey DNO building, customer room, control building, storage container, HV Kiosk, switch gear house and 6 no. inverter transformer enclosures, ducting and electrical cabling, perimeter fencing, mounted CCTV cameras, new internal access tracks and associated drainage infrastructure and all associated site works at Ballykenny, Co. Longford. Please Note: This site is adjacent to the existing ESB Richmond Electricity Substation.

A Natura Impact Statement will be submitted to the planning authority with the planning application. The Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during office hours at the offices of the Planning Authority.

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours.

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: Paddy Mahon,
Chief Executive.

PLANNING NOTICES

LONGFORD COUNTY COUNCIL

We, Irish Forestry Union Trust (IForUT) intend to apply for Permission for a forest entrance onto a public road including all other associated site works.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee of €20,000 within the period of 5 weeks beginning on the date of receipt by the authority of the application and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: Boyd Engineer-Engineers & Architects

PLANNING NOTICES

LONGFORD COUNTY COUNCIL

Full Planning Permission is Being Sought Off Longford County Council For The Proposed Change Of Use Of Part Of The Former Atlantic Mills Factory From A Manufacturing Facility To A Recycling Facility To Include Processing, Recycling & Recovery Of The Following: Wood, Plastic, Cardboard, Paper & Metal. Consent will be Applied For Under A Waste Facility Permit Application, Under The Waste Management (Facility Permit and Registration) Regulations 2007 - as amended. Full Planning Permission is Also Being Sought For The Proposed Installation Of A Weighbridge, Plant Rooms Together With Alterations To The Existing Rear And Side Facades Of The Existing Former Factory Building Known As "Atlantic Mills" And All Associated Ancillary Works At Fishersdown, Cloonahard, Co. Longford For Wood Waste Limited.

This planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its Public Opening Hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee, within the period of 5 weeks beginning on the date of receipt by the authority of the application.

Signed: Collins Boyd Engineer-Engineers & Architects

PLANNING NOTICES

LONGFORD COUNTY COUNCIL

Full Planning Permission is Being Sought Off Longford County Council For The Proposed Construction Of A Residential Development Of 6 No. Dwelling Houses Consisting Of 4 No. Three Bedroom Two Storey Semi-Detached Type Dwelling Houses, 2 No. Two Bedroom Two Storey Semi-Detached Type Dwelling Houses, Attached Type Dwelling Houses, Continuation Of Existing Internal Access Road & Public Footpaths That Currently Service The Existing Residential Estate Known As "Cnoc Na Greine", Entrances, Boundary Fences/Walls, The Connections Into The Existing Foul Sewer, Surface Water & Water main Networks And All Ancillary Works At Cnoc Na Greine, Carragh, Granard, Co. Longford For Faughan Construction.

This planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its Public Opening Hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee, within the period of 5 weeks beginning on the date of receipt by the authority of the application.

Signed: Cunningham Design & Planning Limited

PLANNING NOTICES

LONGFORD COUNTY COUNCIL

I Ivan Morton wish to apply to Longford Co Council for Permission to construct a storey and half type dwelling house, detached garage for domestic use, sewage treatment system with percolation area and attached ancillary site works at Ballymoory Diring Co Longford.

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: Ivan Morton

BREAKING NEWS
Contact
043 33 45241
Longford Leader

PUBLIC NOTICES

The development will consist of Outline permission to erect a dwellinghouse and garage, complete with proprietary effluent treatment system, including upgrade of the existing access onto the existing public road, including all associated site works, as per documents lodged to Longford County Council.

The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours and that a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of five weeks beginning on the date of receipt by the authority of the application.

Signed: Tony Mc Manus
T&R Designs
Consulting Engineers

Mobile: (086) 3822717
Email: info@landrdesigns.ie
www.landrdesigns.ie

PUBLIC NOTICE
Tessomo Technologies, a waste recycle company, issue notice to the EPA that they intend to apply for a licence to operate at a location which will be based in Co. Longford.
Signed: Eugene Ugiagbe

LOOKING TO HIRE?
REACH OVER 20,404 POTENTIAL APPLICANTS WITH A PRINT ADVERT ON OUR JOBS PAGE.
For more details contact
043 33 45241
Longford Leader
www.longfordleader.ie

NEW CAR
LOOKING TO CHANGE YOUR CAR
Check out our motor section
Longford Leader
www.longfordleader.ie



Longford County Council

PROPOSED DEVELOPMENT CONSISTING OF DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 1 No. 4 BED SINGLE STOREY DWELLING AT CLOONAHARD, Co. LONGFORD.

PROJECT DESCRIPTION

General

The site is a rural site (of 0.413ha) located in the townland of Cloonahard, just off the main N4 road network between Longford Town and Edgeworthstown (on the L1092). It is located approximately 4 kilometres from Ardagh Village where local services, schools and convenience shopping can be accessed. It is also approximately 7 kilometres from Longford Town where additional local services, schools and convenience shopping is available.

It is proposed to demolish the existing dwelling including various extensions, which are in a dilapidated & substandard condition (and located close to the main road). The existing out buildings on the site will also be demolished, enabling the proposed front boundary wall and dwelling to be set back from the existing road to align with the adjoining dwelling. This will also improve vehicular access to the site and facilitate possible future road widening.

There is existing ESB overhead lines at the rear of the existing dwelling that will be diverted to an underground duct as part of the works.

Design

It is proposed to construct a high quality 4 bed (7-person) single storey house of 124m² with a driveway and on-site parking to the front of the house. There will be a front and rear garden space to suit the location and character of the adjoining dwellings.

Services

All existing main services such as water, storm, Eircom and electricity are available along the existing roads. A new wastewater treatment system will be installed on site.

SITE CHARACTERISATION FORM

File Reference:

1.0 GENERAL DETAILS (From planning application)

Prefix: First Name: Surname:

Address:

Site Location and Townland:

Telephone No: Fax No:

E-Mail:

Maximum no. of Residents: No. of Double Bedrooms: No. of Single Bedrooms:

Proposed Water Supply: Mains Private Well/Borehole Group Well/Borehole

2.0 GENERAL DETAILS (From planning application)

Soil Type, (Specify Type):

Aquifer Category: Regionally Important Locally Important Poor

Vulnerability: Extreme High Moderate Low High to Low Unknown

Bedrock Type:

Name of Public/Group Scheme Water Supply within 1 km:

Groundwater Protection Scheme (Y/N): Source Protection Area: SI SO

Groundwater Protection Response:

Presence of Significant Sites (Archaeological, Natural & Historical):

Past experience in the area:

Comments:

(Integrate the information above in order to comment on: the potential suitability of the site, potential targets at risk, and/or any potential site restrictions).

Note: Only information available at the desk study stage should be used in this section.

3.0 ON-SITE ASSESSMENT

3.1 Visual Assessment

Landscape Position:

Slope: Steep (>1:5) Shallow (1:5-1:20) Relatively Flat (<1:20)

Surface Features within a minimum of 250m (Distance To Features Should Be Noted In Metres)

Houses:

Existing Land Use:

Vegetation Indicators:

Groundwater Flow Direction:

Ground Condition:

Site Boundaries: Roads:

Outcrops (Bedrock And/Or Subsoil):

Surface Water Ponding: Lakes:

Beaches/Shellfish: Areas/Wetlands:

Karst Features: Watercourse/Stream*:

Drainage Ditches*: Springs / Wells*:

Comments:

(Integrate the information above in order to comment on: the potential suitability of the site, potential targets at risk, the suitability of the site to treat the wastewater and the location of the proposed system within the site).

The potential targets at risk are ground and surface water. The vegetation on site together with the large amount of surface water features in close proximity of the site such as the drainage ditches indicates poor permeability and a high water table level and therefore there is a potential for an hydraulic issue onsite. There are no site restrictions. The site maybe suitable for development.

*Note and record water level

3.2 Trial Hole (should be a minimum of 2.1m deep (3m for regionally important aquifers))

To avoid any accidental damage, a trial hole assessment or percolation tests should not be undertaken in areas, which are at or adjacent to significant sites (e.g. NHAs, SACs, SPAs, and/or Archaeological etc.), without prior advice from National Parks and Wildlife Service or the Heritage Service.

Depth of trial hole (m):

Depth from ground surface to bedrock (m) (if present):

Depth from ground surface to water table (m) (if present):

Depth of water ingress:

Rock type (if present):

Date and time of excavation:

Date and time of examination:

Depth of P/T Test*	Soil/Subsoil Texture & Classification**	Plasticity and dilatancy***	Soil Structure	Density/ Compactness	Colour****	Preferential flowpaths
0.1 m <input type="checkbox"/>	Horizon A = CLAY	8,7,7 Threads Ribbons 115, 117, 145. No Dilatancy.	Crumb	Very Soft	Dark brown	Abundant Grass Roots
0.2 m <input type="checkbox"/>						
0.3 m <input type="checkbox"/>						
0.4 m <input type="checkbox" value="P"/>	Horizon B = SILT/CLAY	5,5,6 Threads Ribbons 95,105,115 Dilates With Difficulty	Massive	Firm	Greyish Brown	Occasional Roots
0.5 m <input type="checkbox"/>						
0.6 m <input type="checkbox"/>	Horizon C SILT/CLAY	7, 6, 7 threads 75,90,105 mm Dilates With Difficulty	Massive	Stiff	Greyish Brown	None
0.7 m <input type="checkbox"/>						
0.8 m <input type="checkbox" value="T"/>						
0.9 m <input type="checkbox"/>	Bottom Of Trial Hole					
1.0 m <input type="checkbox"/>						
1.1 m <input type="checkbox"/>						
1.2 m <input type="checkbox"/>						
1.3 m <input type="checkbox"/>						
1.4 m <input type="checkbox"/>						
1.5 m <input type="checkbox"/>						
1.6 m <input type="checkbox"/>						
1.7 m <input type="checkbox"/>						
1.8 m <input type="checkbox"/>						
1.9 m <input type="checkbox"/>						
2.0 m <input type="checkbox"/>						
2.1 m <input type="checkbox"/>						
2.2 m <input type="checkbox"/>						
2.3 m <input type="checkbox"/>						
2.4 m <input type="checkbox"/>						
2.5 m <input type="checkbox"/>						
2.6 m <input type="checkbox"/>						
2.7 m <input type="checkbox"/>						
2.8 m <input type="checkbox"/>						
2.9 m <input type="checkbox"/>						
3.0 m <input type="checkbox"/>						

Evaluation:

There was no water table level or mottling evident anywhere in the trial hole. A SILT/CLAY layer exists at the invert level of the T Test Holes. Therefore according to Table C.3 the T value should be in a range of 15-43mins/25mm as stated in TABLE C3 of CoP. Similarly from TABLE C3 the P Value should range between 15-43mins/25mm. The potential targets at risk are ground and surface water. The site maybe acceptable for an on-site sewerage treatment system.

Likely T value:

Note: *Depth of percolation test holes should be indicated on log above. (Enter P or T at depths as appropriate).
 ** See Appendix E for BS 5930 classification.
 *** 3 samples to be tested for each horizon and results should be entered above for each horizon.
 **** All signs of mottling should be recorded.

3.3(a) Percolation ("T") Test for Deep Subsoils and/or Water Table

Step 1: Test Hole Preparation

Percolation Test Hole	1	2	3
Depth from ground surface to top of hole (mm) (A)	400	400	400
Depth from ground surface to base of hole (mm) (B)	800	800	800
Depth of hole (mm) [B - A]	400	400	400
Dimensions of hole [length x breadth (mm)]	400 x 400	400 x 400	400 x 400

Step 2: Pre-Soaking Test Holes

Date and Time pre-soaking started	25/04/2019	08:36	25/04/2019	09:04	25/04/2019	09:12
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Each hole should be pre-soaked twice before the test is carried out. Each hole should be empty before refilling.

Step 3: Measuring T_{100}

Percolation Test Hole No.	1	2	3
Date of test	26/04/2019	26/04/2019	26/04/2019
Time filled to 400 mm	09:14	09:19	09:27
Time water level at 300 mm	10:46	11:01	11:38
Time to drop 100 mm (T_{100})	92.00	102.00	131.00
Average T_{100}			108.33

If $T_{100} > 300$ minutes then T-value >90 – site unsuitable for discharge to ground

If $T_{100} \leq 210$ minutes then go to Step 4;

If $T_{100} > 210$ minutes then go to Step 5;

Step 4: Standard Method (where $T_{100} \leq 210$ minutes)

Percolation Test Hole	1			2			3		
Fill no.	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δt (min)	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δt (min)	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δt (min)
1	10:52	12:51	119.00	11:06	13:27	141.00	11:42	14:24	162.00
2	12:56	15:48	172.00	13:32	16:48	196.00	14:27	18:02	215.00
3	15:52	20:06	254.00	16:53	21:31	278.00	18:07	23:09	302.00
Average Δt Value	181.67			205.00			226.33		
	Average $\Delta t/4 =$ [Hole No.1] 45.42 (t_1)			Average $\Delta t/4 =$ [Hole No.2] 51.25 (t_2)			Average $\Delta t/4 =$ [Hole No.3] 56.58 (t_3)		

Result of Test: $T = 51.08$ (min/25 mm)

Comments:

The T- Test passed with a T value of $T = 51.08$ mins/25mm. From TABLE C3 of CoP this result is within the range for the soil type experienced at the invert level of where the T Test was carried, i.e. in Horizon C which is a SILT/CLAY where a range of 15-43mins/25mm is stated in TABLE C3 of CoP.

Step 5: Modified Method (where $T_{100} > 210$ minutes)

Percolation Test Hole No.	1				2				3			
Fall of water in hole (mm)	Time Factor = T_f	Time of fall (mins) = T_m	$K_{fs} = T_f / T_m$	T-Value = $4.45 / K_{fs}$	Time Factor = T_f	Time of fall (mins) = T_m	$K_{fs} = T_f / T_m$	T-Value = $4.45 / K_{fs}$	Time Factor = T_f	Time of fall (mins) = T_m	$K_{fs} = T_f / T_m$	T-Value = $4.45 / K_{fs}$
300 - 250	8.1				8.1				8.1			
250 - 200	9.7				9.7				9.7			
200 - 150	11.9				11.9				11.9			
150 - 100	14.1				14.1				14.1			
Average T- Value	T- Value Hole 1= (t_1) 0.00				T- Value Hole 1= (t_2) 0.00				T- Value Hole 1= (t_3) 0.00			

Result of Test: $T = 0.00$ (min/25 mm)

Comments:

3.3(b) Percolation ("P") Test for Shallow Soil / Subsoils and/or Water Table

Step 1: Test Hole Preparation

Percolation Test Hole	1	2	3
Depth from ground surface to top of hole (mm)	0	0	0
Depth from ground surface to base of hole (mm)	400	400.00	400
Depth of hole (mm)	400	400	400
Dimensions of hole [length x breadth (mm)]	400 x 400	400 x 400	400 x 400

Step 2: Pre-Soaking Test Holes

Date and Time pre-soaking started	25/04/2019	09:48	25/04/2019	09:52	25/04/2019	09:57
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Each hole should be pre-soaked twice before the test is carried out. Each hole should be empty before refilling.

Step 3: Measuring P_{100}

Percolation Test Hole No.	1	2	3
Date of test	26/04/2019	26/04/2019	26/04/2019
Time filled to 400 mm	10:12	10:17	10:25
Time water level at 300 mm	11:01	11:22	11:41
Time to drop 100 mm (P_{100})	49.00	65.00	76.00
Average P_{100}			63.33

If $P_{100} > 300$ minutes then T-value >90 – site unsuitable for discharge to ground

If $P_{100} \leq 210$ minutes then go to Step 4;

If $P_{100} > 210$ minutes then go to Step 5;

Step 4: Standard Method (where $P_{100} \leq 210$ minutes)

Percolation Test Hole	1			2			3		
Fill no.	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δp (min)	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δp (min)	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δp (min)
1	11:05	12:11	66.00	11:26	12:44	78.00	11:46	13:18	92.00
2	12:14	13:48	94.00	12:49	14:31	102.00	13:23	15:28	125.00
3	13:52	16:13	141.00	14:36	17:09	153.00	15:32	18:23	171.00
Average Δp Value	100.33			111.00			129.33		
	Average $\Delta p/4 =$ [Hole No.1] 25.08 (p_1)			Average $\Delta p/4 =$ [Hole No.2] 27.75 (p_2)			Average $\Delta p/4 =$ [Hole No.3] 32.33 (p_3)		

Result of Test: $P = 28.39$ (min/25 mm)

Comments:

The P- Test passed with a P value of $P = 28.39$ mins/25mm. From TABLE C3 of CoP this result is within the range for the soil type experienced at the invert level of where the P Test was carried, i.e. in Horizon B which is a SILT/CLAY where a range of 15-43mins/25mm is stated in TABLE C3 of CoP.

Step 5: Modified Method (where $P_{100} > 210$ minutes)

Percolation Test Hole No.	1				2				3			
Fall of water in hole (mm)	Time Factor $= T_f$	Time of fall (mins) $= T_m$	$K_{fs} = T_f / T_m$	P- Value $= 4.45 / K_{fs}$	Time Factor $= T_f$	Time of fall (mins) $= T_m$	$K_{fs} = T_f / T_m$	P- Value $= 4.45 / K_{fs}$	Time Factor $= T_f$	Time of fall (mins) $= T_m$	$K_{fs} = T_f / T_m$	P- Value $= 4.45 / K_{fs}$
300 - 250	8.1				8.1				8.1			
250 - 200	9.7				9.7				9.7			
200 - 150	11.9				11.9				11.9			
150 - 100	14.1				14.1				14.1			
Average P- Value	P- Value Hole 1 = (p_1) 0.00				P- Value Hole 1 = (p_2) 0.00				P- Value Hole 1 = (p_3) 0.00			

Result of Test: $P = 0.00$ (min/25 mm)

Comments:

3.4 The following associated Maps, Drawings and Photographs should be appended to this site characterisation form.

1. Discovery Series 1:50,000 Map indicating overall drainage, groundwater flow direction and housing density in the area.
2. Supporting maps for vulnerability, aquifer classification, soil, bedrock.
3. North point should always be included.
4. (a) Sketch of site showing measurements to Trial Hole location and
 - (b) Percolation Test Hole locations,
 - (c) wells and
 - (d) direction of groundwater flow (if known),
 - (e) proposed house (incl. distances from boundaries)
 - (f) adjacent houses,
 - (g) watercourses,
 - (h) significant sites
 - (i) and other relevant features.
5. Cross sectional drawing of the site and the proposed layout¹ should be submitted.
6. Photographs of the trial hole, test holes and site (date and time referenced).

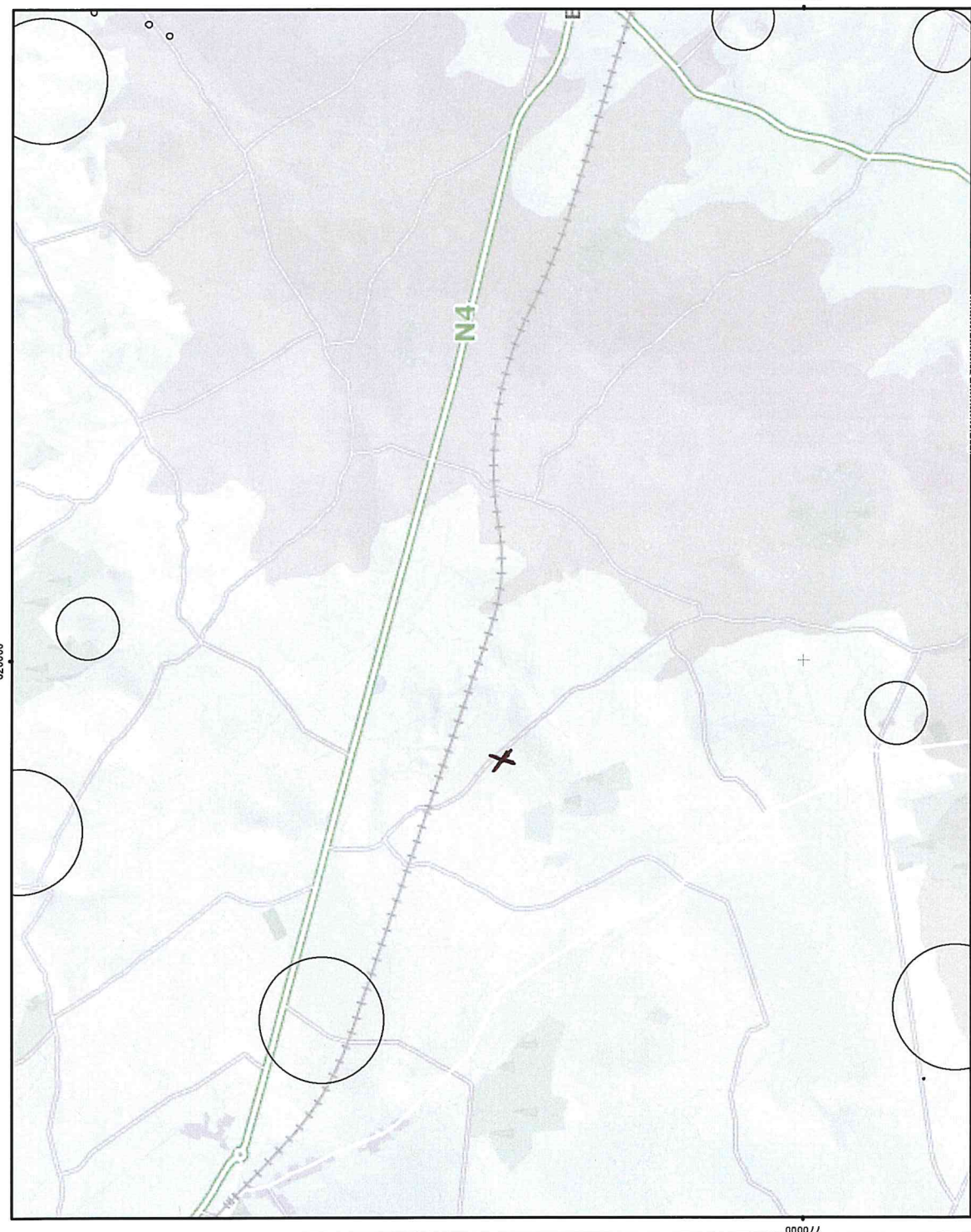
¹ The calculated percolation area or polishing filter area should be set out accurately on the site layout drawing in accordance with the code of practice's requirements.

Legend

Groundwater Wells and Springs

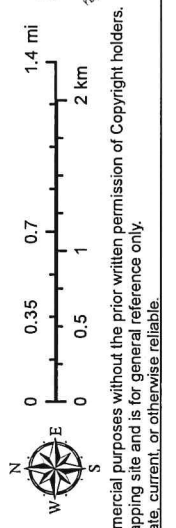
□ Groundwater Wells and Springs

X = Site



Scale: 1:50,000

Geological Survey Ireland



0 0.35 0.7 1.4 mi
0 0.5 1 2 km



Map Centre Coordinates (ITM): 620,380 772,478
19/04/2019, 10:28:43

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Legend

Groundwater Vulnerability

- X - Rock at or near surface or Karst
- E - Extreme
- H - High
- M - Moderate
- L - Low

X = Site



Scale: 1:50,000

Geological Survey Ireland



Map Centre Coordinates (ITM) 620,380 772,640
19/04/2019, 10:45:56

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Legend

Bedrock Aquifer Faults

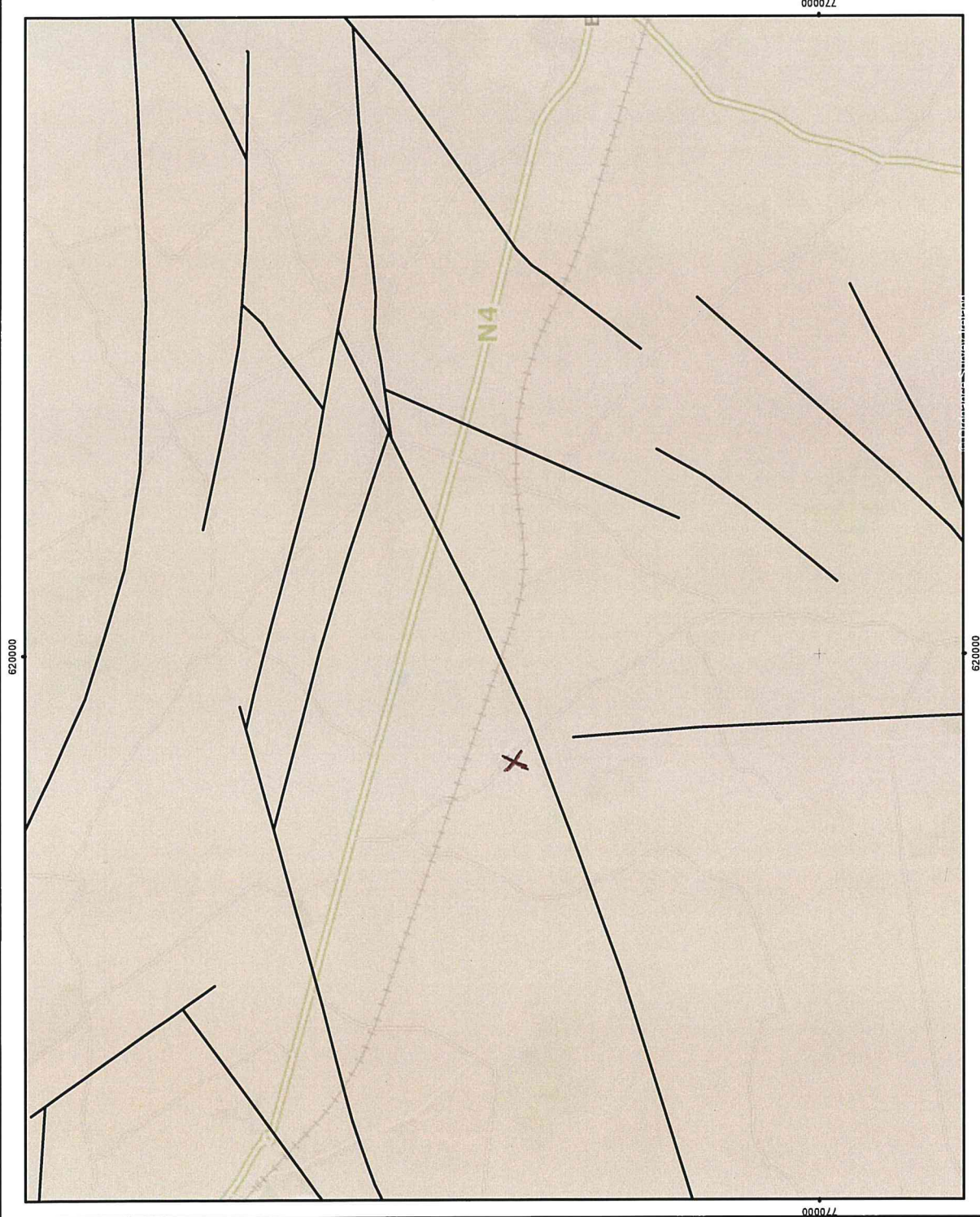
— Bedrock Aquifer Faults

Bedrock Aquifer

LI - Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones

PI - Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones

X = Site



Scale: 1:50,000

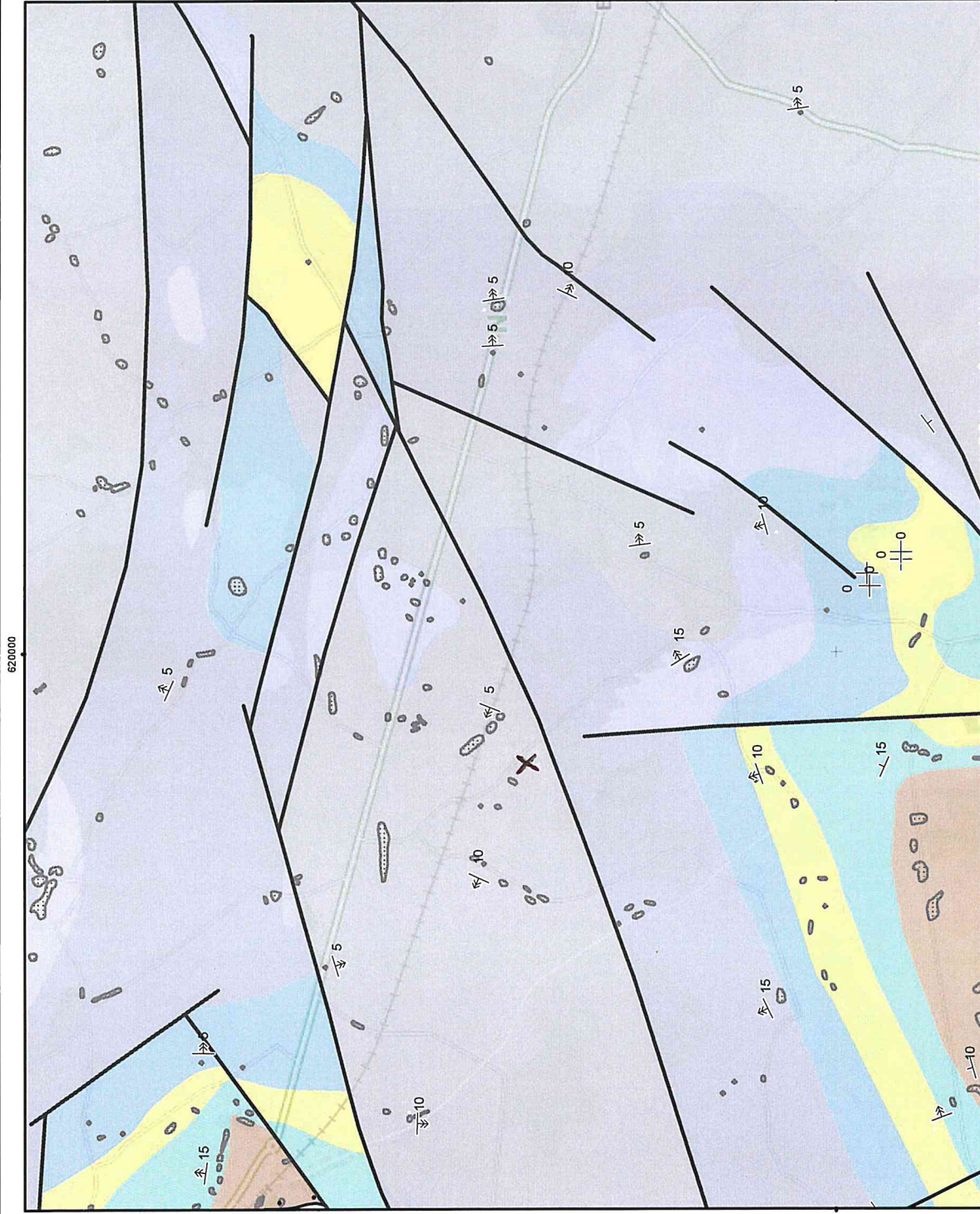
Geological Survey Ireland



Map Centre Coordinates (ITM) 620,380 772,640
19/04/2019, 10:55:25

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Scale: 1:50,000

Geological Survey Ireland



Map Centre Coordinates (ITM) 620,380 772,640
19/04/2019, 11:02:23

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Legend

Bedrock Structural Symbols

- ◁ Dip of bedding or main foliation, old GSI data
- ⊕ Horizontal Bedding
- ⊥ Strike and dip of bedding, way up unknown

Bedrock Stratigraphic and Structural lines

- Fault
- Unconformity, dots on younger side
- X-Section

Bedrock Outcrop

- ▨ Bedrock Outcrop

Bedrock Rock Units

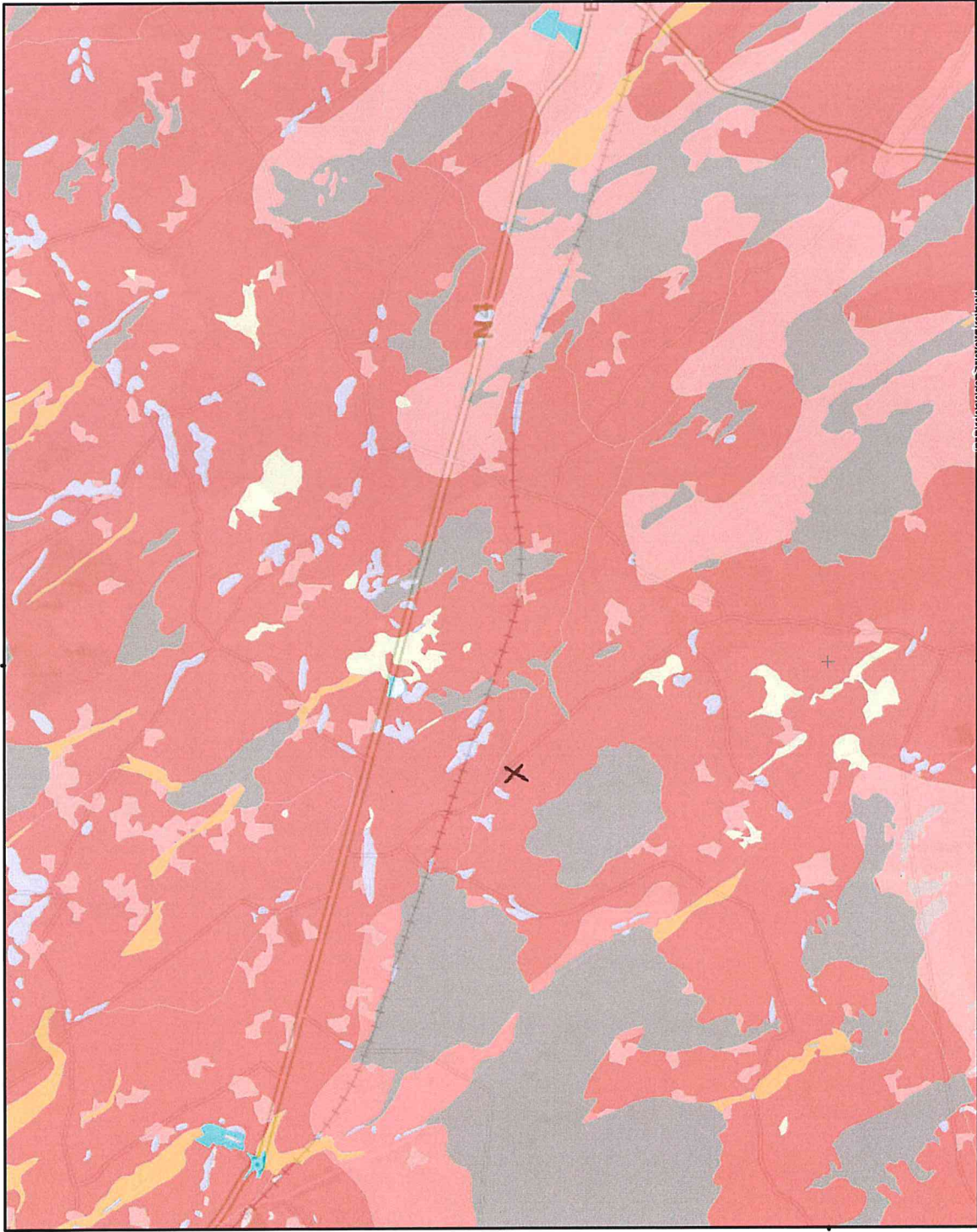
- Meath Formation
- Moathill Formation
- Basal Clastics (Rinn Point Limestone Formation)
- Ballysteen Formation
- Lucan Formation
- Argillaceous Limestones
- Waulsortian Limestones
- Mudbank Limestone
- Carrickateane Formation

X = Site

Legend

- AminDW - Deep well drained mineral (Mainly acidic)
- AminPD - Mineral poorly drained (Mainly acidic)
- AminPDPT - Peaty poorly drained mineral (Mainly acidic)
- AminSW - Shallow well drained mineral (Mainly acidic)
- AminSP - Shallow poorly drained mineral (Mainly acidic)
- BminSW - Shallow well drained mineral (Mainly basic)
- BminSP - Shallow poorly drained mineral (Mainly basic)
- BminSRPT - Shallow, rocky, peaty/non-peaty mineral complexes (Mainly basic)
- Cut - Cutover/cutaway peat
- AlluvMIN - Alluvial (mineral)
- Lac - Lacustrine type soils
- Made - Made ground
- Water - Water

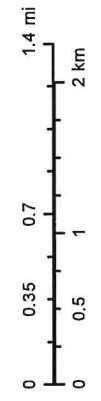
X = Site



620000

770000

620000



Map Centre Coordinates (ITM) 620,380 772,640
 19/04/2019, 11:00:15

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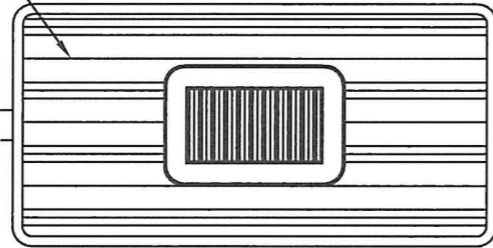






Wastewater Treatment Unit, Designed & Tested In Accordance With EN12566-3:2005

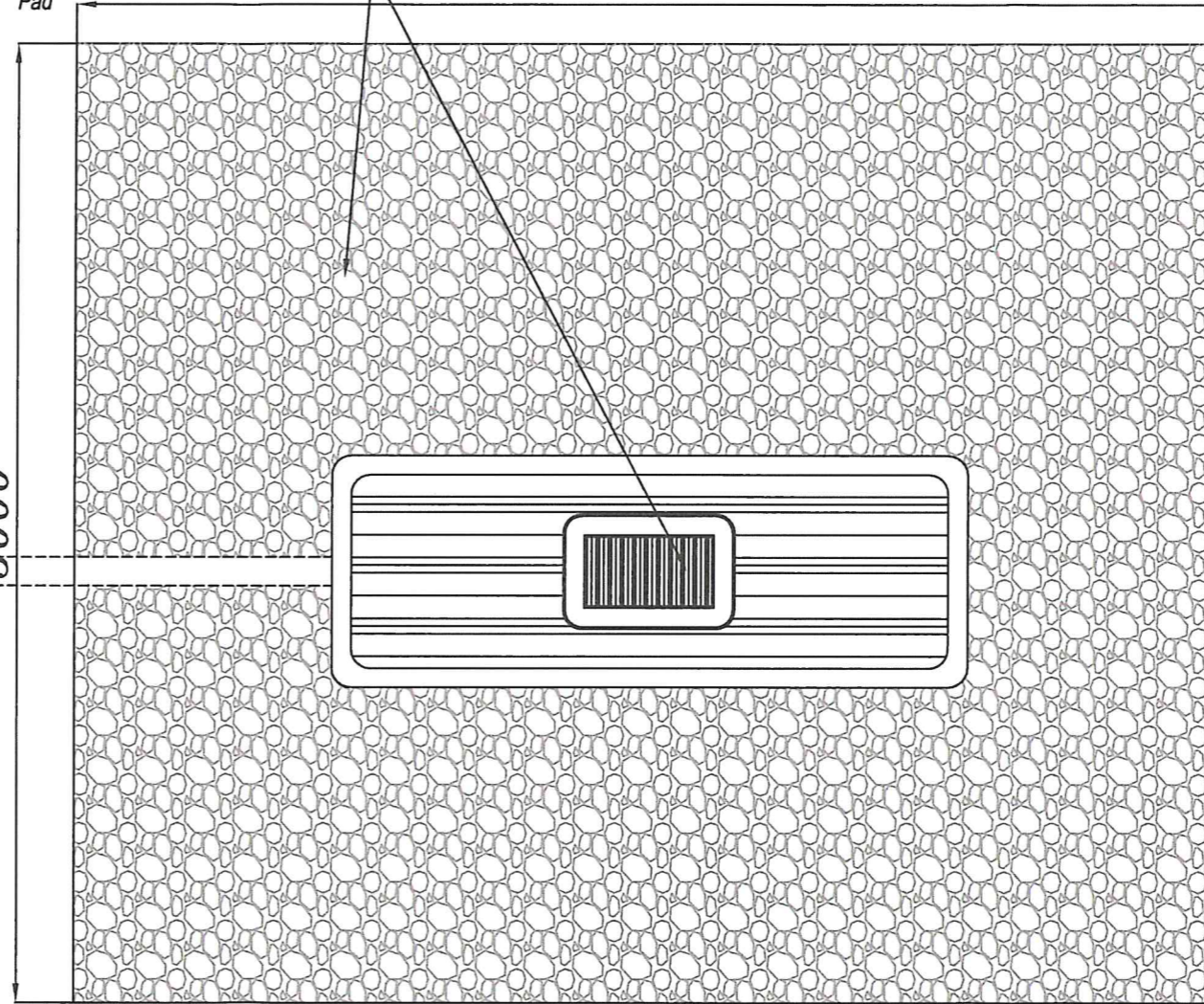
Inlet Pipe From Dwelling



Premier Tech Aqua Ecoflo Coco Filter Tertiary Treatment Filter On 30sq.m. (300mm deep) Stone Pad

6000

5000



REV	DESCRIPTION	BY	DATE

- 1. Drawings are Copyright © Cunningham Design & Planning Limited.
- 2. Use Figures Dimensions Only.
- 3. Drawings To Be Read in Strict Conjunction with Conditions of Planning in the Event of a Successful Planning Application.
- 4. All Structural Elements To Be Verified On Site By Qualified Engineers Only.
- 5. Prior To The Commencement Of The Development, the Planning Conditions Responsibility To Contact With A Qualified Consultant in Relation To Compliance with Technical Guidance Document Part 1, Of The Building Regulations.



Cunningham Design & Planning Limited

Block 11, NVA Area Centre, Here: 01453-40450
 Longford, Co. Longford, Here: 0870-6447822
 Email: cdesign@cdp.ie www.cdesign.ie

MIDLAND ENERGY CONSULTANTS LTD
 ENERGY CONSULTANTS

Block 11, NVA Area Centre, Here: 043-33-40450
 Longford, Co. Longford, Here: 0870-6447822
 Email: menergy@meconsultants.ie

Drawing Title: **"Ecoflo Coco Filter System"**

Drawn	Scale	Status	Date
BT	1:1	NTS	June 13

Project:

4.0 CONCLUSION of SITE CHARACTERISATION

Integrate the information from the desk study and on-site assessment (i.e. visual assessment, trial hole and percolation tests) above and conclude the type of system(s) that is (are) appropriate. This information is also used to choose the optimum final disposal route of the treated wastewater.

Not Suitable for Development

Suitable for ¹

1. Septic tank system (septic tank and percolation area)

2. Secondary Treatment System

a. septic tank and filter system constructed on-site and polishing filter; or

b. packaged wastewater treatment system and polishing filter

Discharge Route

5.0 RECOMMENDATION

Propose to install:

and discharge to:

Trench Invert level (m): *SEE ATTACHED DRAWINGS*

Site Specific Conditions (e.g. special works, site improvement works testing etc.)

After 48hrs there was no water table level evident in the 2.1m deep trial hole. The T Test passed with a T-Value of 51.08mins/25mm. Because the T-Value is higher than 50mins/25mm it is therefore proposed to install a wastewater treatment system with Ecoflo Coco Filter placed on top of a stone pad as shown on the attached drawings.
The average & highest P Test Value was 28.39 & 32.33mins/25mm respectively. From the Clarification to the design capacity requirements in Section 7 & 9 of the CoP which was issued in August 2013 the Design Population Equivalent for a 4 bedroom house is 6 P.E. The size of the stone pad is calculated as follows: P Value x 0.125 x P.E. = 32.33 x .125 x 6 = 24.25m². Therefore provide 30m² of a stone pad at the position shown on the attached site layout drawing.

¹ note: more than one option may be suitable for a site and this should be recorded

² A discharge of sewage effluent to "waters" (definition includes any or any part of any river, stream, lake, canal, reservoir, aquifer, pond, watercourse or other inland waters, whether natural or artificial) will require a licence under the Water Pollution Acts 1977-90. Refer to Section 2.6.2.

6.0 TREATMENT SYSTEM DETAILS

SYSTEM TYPE: Septic Tank System

Tank Capacity (m ³)	<input type="text"/>	Percolation Area	<input type="text"/>	Mounded Percolation Area	<input type="text"/>
		No. of Trenches	<input type="text"/>	No. of Trenches	<input type="text"/>
		Length of Trenches (m)	<input type="text"/>	Length of Trenches (m)	<input type="text"/>
		Invert Level (m)	<input type="text"/>	Invert Level (m)	<input type="text"/>

SYSTEM TYPE: Secondary Treatment System

Filter Systems

Media Type	Area (m ²)*	Depth of Filter	Invert Level
Sand/Soil	<input type="text"/>	<input type="text"/>	<input type="text"/>
Soil	<input type="text"/>	<input type="text"/>	<input type="text"/>
Constructed Wetland	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other	<input type="text"/>	<input type="text"/>	<input type="text"/>

Package Treatment Systems

Type	<input type="text" value="Mechanical Aeration unit"/>
Capacity PE	<input type="text" value="6.00"/>
Sizing of Primary Compartment	<input type="text" value="3.00"/> m ³

SYSTEM TYPE: Tertiary Treatment System

Polishing Filter: Surface Area (m ²)*	<input type="text" value="30.00"/>	Package Treatment System: Capacity (pe)	<input type="text"/>
or Gravity Fed:		Constructed Wetland: Surface Area (m ²)*	<input type="text"/>
No. of Trenches	<input type="text"/>		
Length of Trenches (m)	<input type="text"/>		
Invert Level (m)	<input type="text"/>		

DISCHARGE ROUTE:

Groundwater	<input checked="" type="checkbox"/>	Hydraulic Loading Rate * (l/m ² .d)	<input type="text"/>
Surface Water **	<input type="checkbox"/>	Discharge Rate (m ³ /hr)	<input type="text"/>

TREATMENT STANDARDS:

Treatment System Performance Standard (mg/l)	BOD	SS	NH ₃	Total N	Total P
<input type="text"/>	<input type="text" value="20.00"/>	<input type="text" value="30.00"/>	<input type="text" value="20.00"/>	<input type="text"/>	<input type="text"/>

QUALITY ASSURANCE:

Installation & Commissioning

Installation supervised Cunningham Design & Planning Limited, Block C, N4 Axis Centre, Longford. Commissioning Certificate issued by supplier prior to occupation of the dwelling.

On-going Maintenance

5 Year Maintenance Agreement in place between system supplier and house owner prior to occupation of the dwelling. Regular inspections of treatment system in accordance with Section G.3 of CoP. Percolation Area should be inspected at 6 monthly intervals in accordance with SECTION G.1.3 of CoP.

* Hydraulic loading rate is determined by the percolation rate of subsoil

** Water Pollution Act discharge licence required

7.0 SITE ASSESSOR DETAILS

Company:

Prefix: First Name: Surname:

Address:

Qualifications/Experience:

Date of Report:

Phone: Fax: e-mail

Indemnity Insurance Number:

Signature: 

SCHEDULE

- Policy Number:** 19-PI-SMU,01191
- 1) **Insured:** Red Cow Design and Planning Ltd t/a Cunningham Design and Planning Ltd
- Principal Address:** Block C
N4 Axis Centre
Longford
Co. Longford
- 2) **Business Description:** Consulting Engineers
- 3) **Period of insurance:** **From:** 6th February 2019
To: 5th February 2020
Both days inclusive, local standard time, at the address of the Insured
- 4) **Limit of Indemnity:** EUR2,000,000 Any One Claim, Costs & Expenses in Addition
- 5) **Excess:** EUR3,000 Each and Every Claim
- 6) **Premium:** EUR5,462.50
Plus 5% LEVY: EUR 273.13
- Total Premium:** EUR5,735.63
- 7) **Area of Activities:** UK; ROI; C.Isles; IOM; EU
- 8) **Jurisdiction:** UK; ROI; C.Isles; IOM; EU
- 9) **Retroactive Date:** 31st October 2012
- 10) **Proposal Form Dated:** 9th January 2019
- 11) **Declaration Dated:** None
- 12) **Conditions: Policy Terms and Conditions plus**
Endorsement No: 1 - Premium Payment Warranty
- 13) **Claims Notifications to:** Square Mile Underwriting
6 Lloyd's Avenue
London
EC3N 3AX
claims@smu.uk.com
Telephone: 020 7265 7490
Fax: 020 7265 7491

Chartered Engineer
CEng MIEI



This is to certify that

Mark Cunningham

has been enrolled on the Institution's Register
with the right to use the title

Chartered Engineer CEng MIEI

Regina Moran

President

Damian Davis

Membership Director and Registrar

John Power

Secretary

18th June 2014

Date

The Institution of Engineers of Ireland

Gumann na nInnealtóirí

*Established 1835, incorporated by Royal Charter 1877 and amended
by the Institution of Civil Engineers of Ireland (Charter
Amendment) Acts 1960 and 1969.*

*The Institution promotes the art and science of engineering and the
interests of that profession in all its specialist disciplines.*



This is to certify

Mark Cunningham

*Has Successfully Completed A
Septic Tank Maintenance & Repair Training Course*

With

Chevron Training

19th - 23rd February 2013



chevron training
TRAINING TOMORROWS SKILLS TODAY

Mr. JOHN CONWAY MBA - MANAGING DIRECTOR
CHEVRON TRAINING & DEVELOPMENT LTD.



Teastas Comhpháirte Component Certificate

Bronnta ar
Awarded to

Mark Cunningham

Level 6 Building Energy Rating Assessment

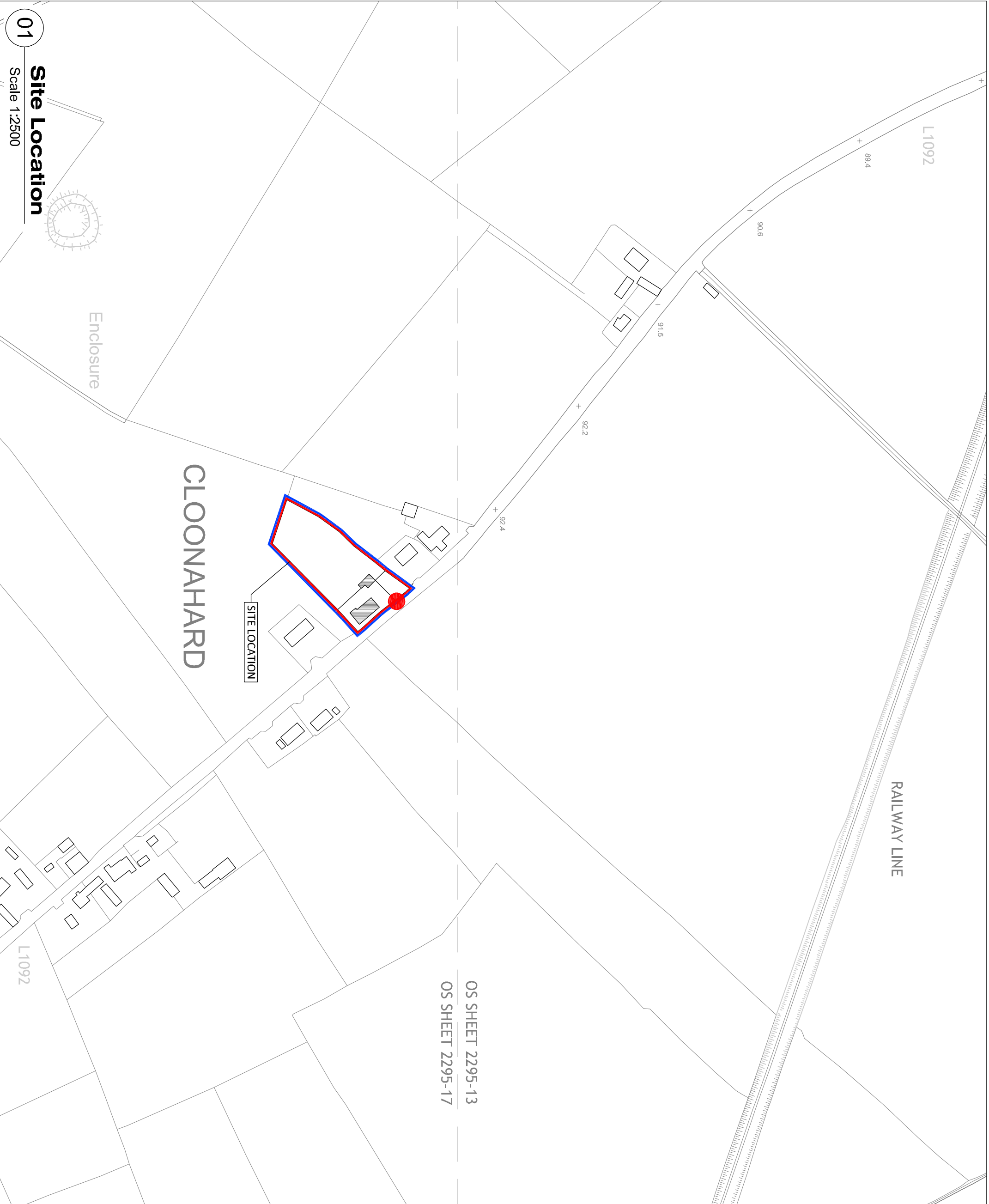
Distinction

16/12/2013

F0512463 38003R

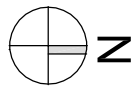
Chief Executive/Príomhfheidhmeannach QQI





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4. Where this drawing contains discrepancies in relation to other relevant documents, the applicant is advised to contact the Planning Section, Longford County Council (Housing Section).



LEGEND

Site Boundary:	
Site Area ha:	0.413 ha.
Land in Ownership of Applicant:	
Location of Site Notice:	
Existing Structures on Site:	

EXTRACT FROM LONGFORD O.S. 2295-13 & 2295-17

OS SHEET 2295-13
OS SHEET 2295-17

CLOONAHARD

SITE LOCATION

Enclosure

RAILWAY LINE

LONGFORD COUNTY COUNCIL

HOUSING SECTION

Town Hall, Market Square, Longford.

Tel: +353 (0)43 3343300 Email: info@longfordco.ie

PROJECT: Proposed Dwelling at

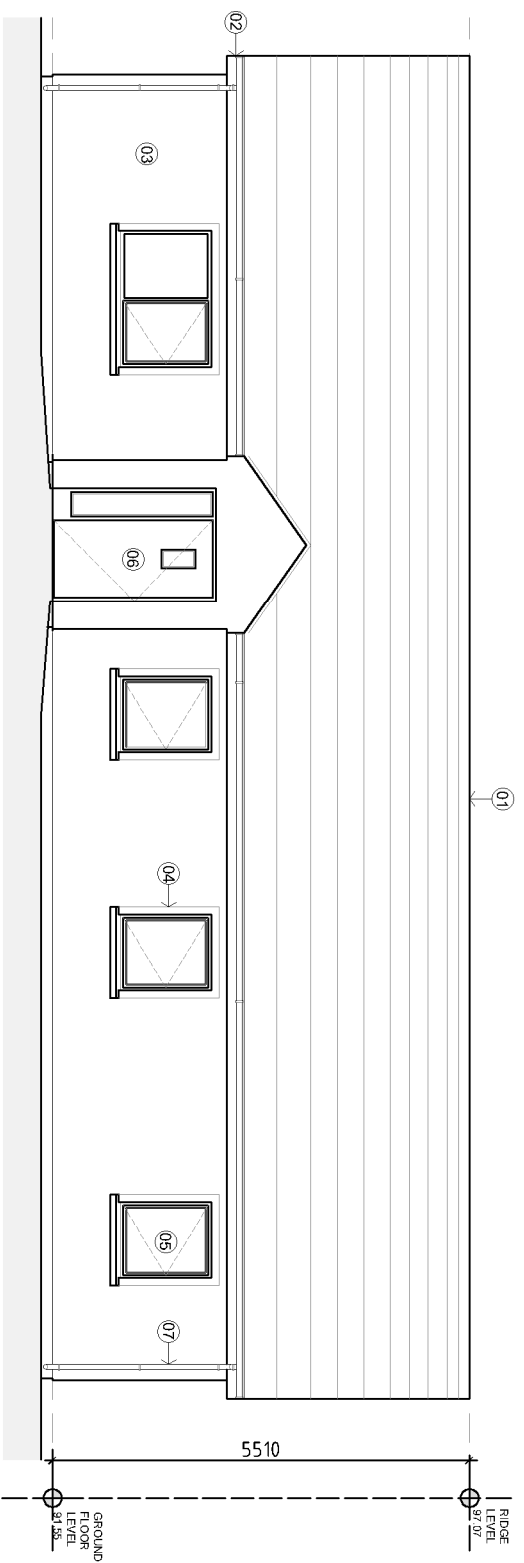
Cloonahard,
Co. Longford

DRAWING: SITE LOCATION

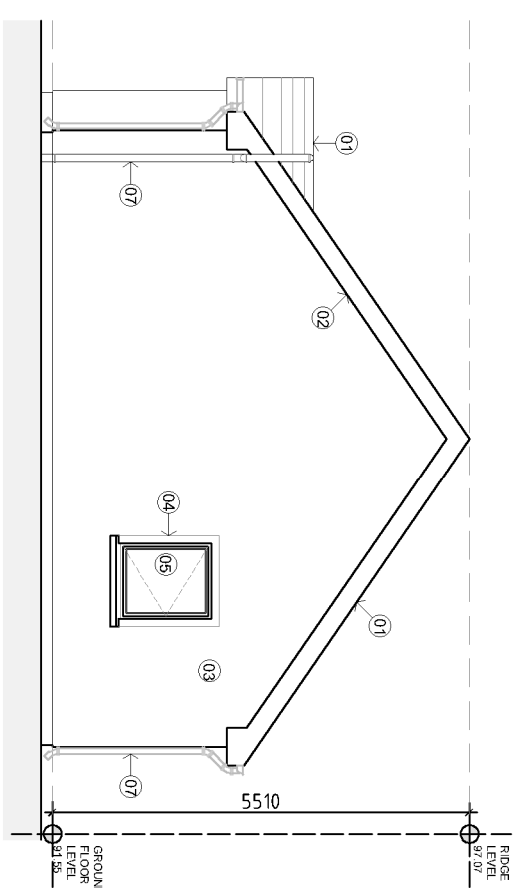
Date: July 2019	Scale: 1:2500	Dwg No: LCC/C/01
Drawn by: dw	Checked: om	Revision:
STATUS: PLANNING - PART 8		



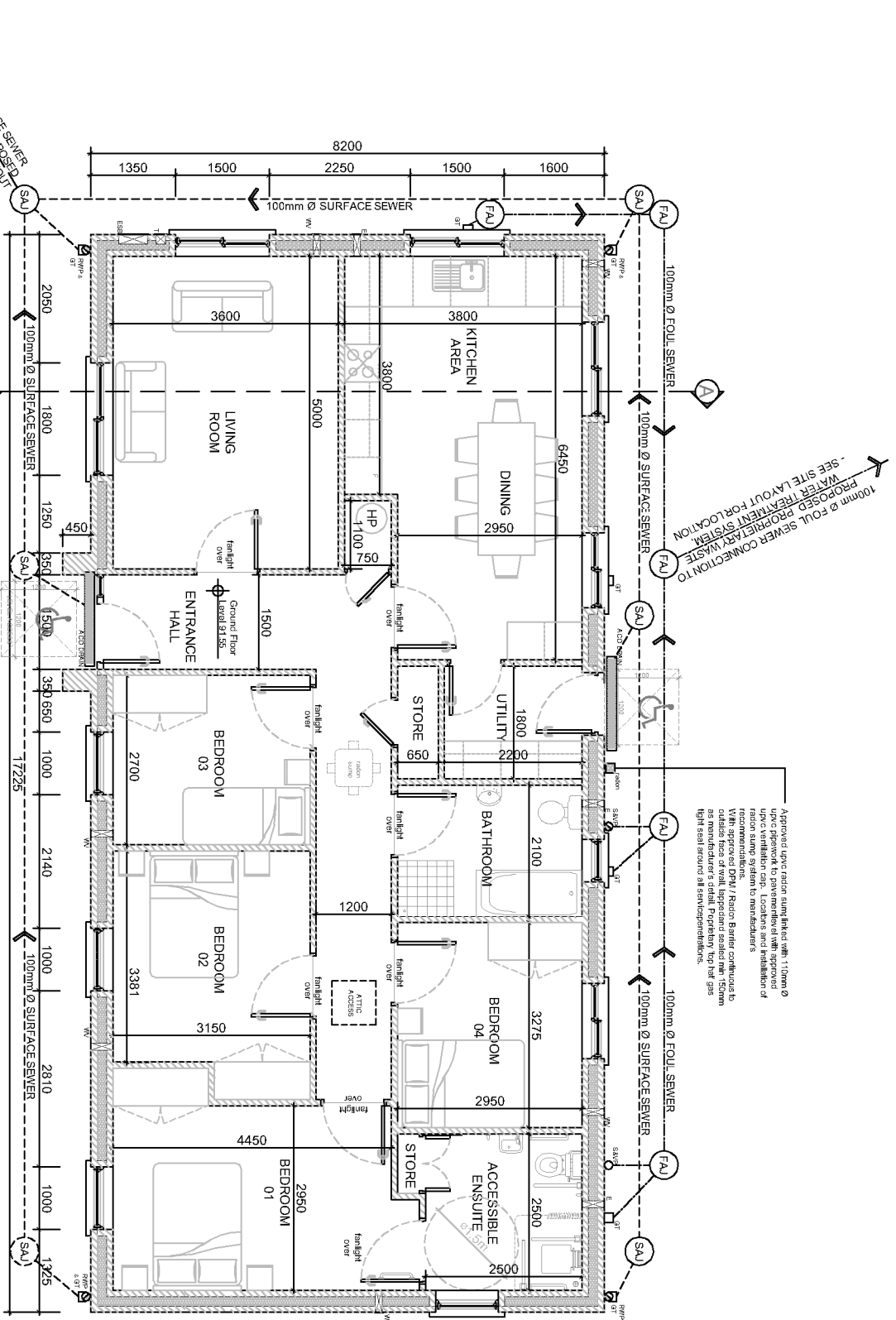
01
Site Location
Scale 1:2500



01 FRONT (NORTHEAST) ELEVATION
Scale 1:100



02 SIDE (NORTHWEST) ELEVATION
Scale 1:100



03 GROUND FLOOR PLAN
Scale 1:100

Approved spec rain water tanks with 110mm Ø upvc pipework to government of approved upvc ventilation cap. Lockers and installation of recommended rainwater harvesting system to manufacturer's instructions.
With approved DPA / Rainwater Barrier continues to outside face of wall. Independent sealed rain 150mm light seal around all service penetrations.

EXTERNAL FINISHES

- ROOF:
 - 01 BLUE / BLACK SLATE / TILE
 - 02 ALUMINIUM FACIA AND SOFFIT
 - TO SELECTED COLOUR
- WALLS:
 - 03 EXTERNAL MAP RENDER WITH 225mm PLINTH PAINTED FINISH TO SELECTED COLOUR
 - 04 100mm RAISED PLASTER REVEAL AROUND WINDOWS AND DOORS
- WINDOWS & DOORS:
 - 05 ALUCLAD WINDOWS & REAR DOOR
 - 06 ALUCLAD FRONT DOOR TO SELECTED COLOUR
- RAINWATER GOODS & SOIL & VENT PIPE:
 - 07 BLACK UPVC GUTTERS, DOWNPIPES TO SELECTED COLOUR, BLACK SOIL & VENT PIPE
- SOLAR PANELS
 - 08 PROPOSED LOCATION OF SOLAR PANELS (see rear elevation).

AREA	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	GROSS FLOOR AREA	STORAGE (combined)
ROOM AREAS				
Entrance Hall	15.1m ²	22.3m ²	44.3m ²	124.1m ²
Kitchen / Dining	18.0m ²	03.9m ²	03.9m ²	13.6m ²
Living Room	03.9m ²	01.2m ²	01.2m ²	
HP	00.8m ²	14.7m ²	11.5m ²	08.5m ²
Bedroom 01	00.8m ²	09.7m ²	06.7m ²	06.7m ²
Bedroom 02	00.8m ²	06.2m ²	06.2m ²	06.2m ²
Bedroom 03	00.8m ²	06.2m ²	06.2m ²	06.2m ²
Bedroom 04	00.8m ²	06.2m ²	06.2m ²	06.2m ²
Accessible Ensuite	00.8m ²	06.2m ²	06.2m ²	06.2m ²
Bathroom	00.8m ²	06.2m ²	06.2m ²	06.2m ²

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ANLONFORT CONNECTED
Project - Place - Opportunity
County Council - Longford

LONGFORD COUNTY COUNCIL
HOUSING SECTION

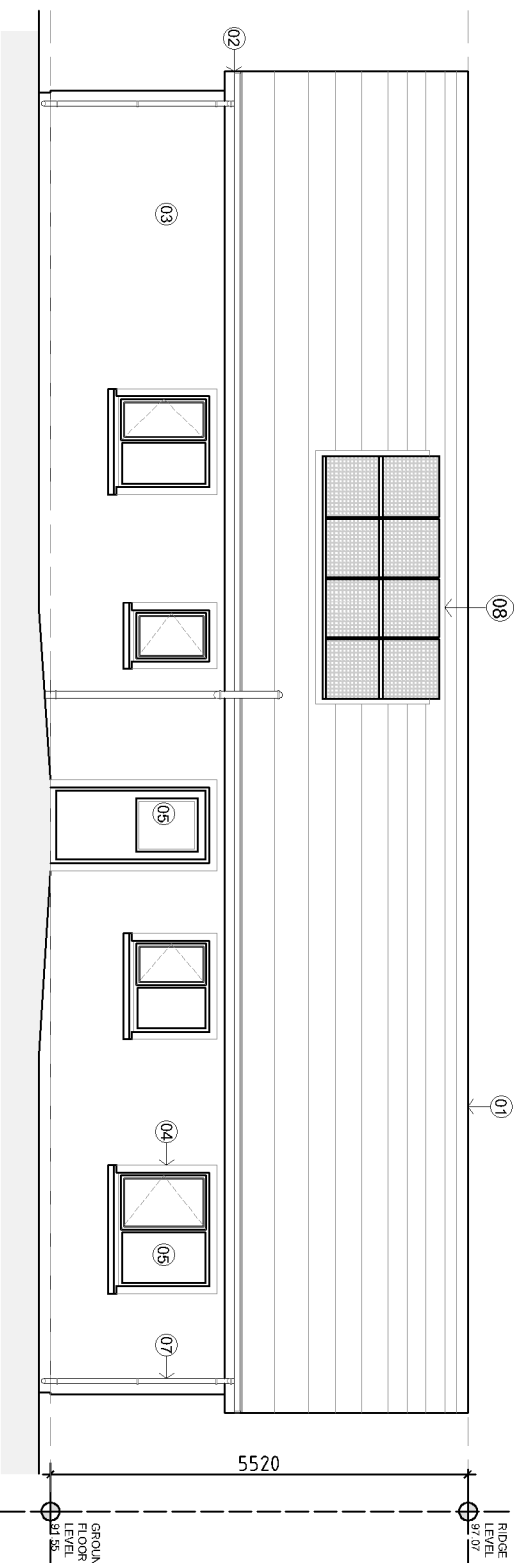
Town Hall, Market Square, Longford.
Tel: +353 (0)43 3343300 Email: info@longfordcc.ie

PROJECT: Proposed Dwelling at Cloonahard, Co. Longford

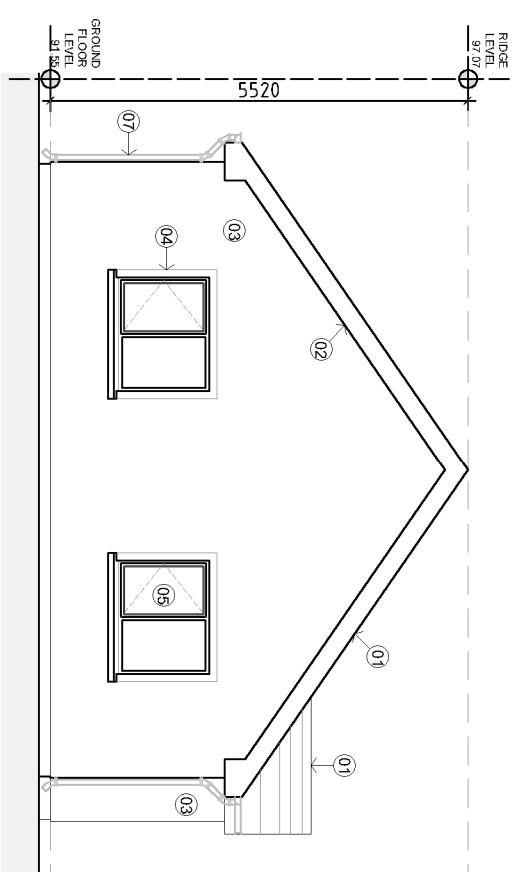
DRAWING: FLOOR PLAN & ELEVATIONS

Date: July 2019 Scale: 1:100 Dwg No: LCC/C/05
Drawn by: dw Checked: om Revision:

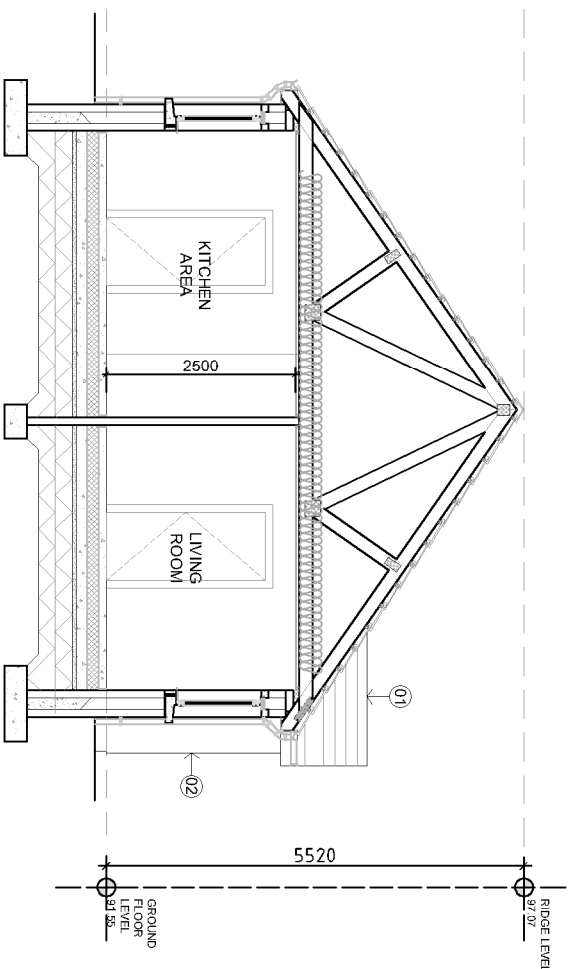
STATUS: PLANNING - PART 8



01 REAR (NORTHWEST) ELEVATION
Scale 1:100



02 SIDE (SOUTHEAST) ELEVATION
Scale 1:100



03 SECTION A - A
Scale 1:100

EXTERNAL FINISHES	
ROOF:	WINDOWS & DOORS:
01 BLUE / BLACK SLATE / TILE	05 ALUCLAD WINDOWS & REAR DOOR
02 ALUMINIUM FACIA AND SOFFIT TO SELECTED COLOUR	06 ALUCLAD FRONT DOOR TO SELECTED COLOUR (front elevation)
WALLS:	
03 EXTERNAL NAP RENDER WITH 225mm PLINTH PAINTED FINISH TO SELECTED COLOUR	07 RAINWATER GOODS & SOIL & VENT PIPE: WHITE UPVC GUTTERS, DOWNPIPES TO SELECTED COLOUR, BLACK SOIL & VENT PIPE.
04 100mm RAISED PLASTER BEVEL AROUND WINDOWS AND DOORS	08 SOLAR PANELS PROPOSED LOCATION OF SOLAR PANELS

PROPOSED CONSTRUCTION:

Foundations Construction:
In-situ reinforced concrete strip foundations to Engineer's specification.

Floor Construction:
Ground Floor
Floor slab to be 100mm cementitious screed with 25mm HD perlite insulation up-stand on 150mm Kingspan Kooltherm K3 floor insulation or similar approved on concrete slab to engineer's detail on radon barrier continuous to outside face of wall, lapped and sealed min 150mm as manufacturer's detail. Proprietary 'top hat' gas tight seal around all service penetrations, on 50mm sand blinding on 225mm layers of well compacted hardcore.

Wall Construction:
External Walls:
350mm cavity blockwork wall with external nap render finish (to select colour) on 100mm blockwork outer leaf with 150mm cavity with 140mm Kingspan Aerogel/Platinum® insulation or similar approved with 10mm void for moisture drainage to outer leaf and 100mm blockwork inner leaf with plastered skim coat finish.
Internal Walls:
100 / 215mm blockwork / 100mm timber stud partition with gypsum skim finish.

Roof Construction:
Roof pitch as shown with blue black colour slate / roof tile with gaps as per manufacturer's recommendation on 50 x 38mm treater slating battens confirm batten size with the slate manufacturer installation specification on soffit® plus (pro clima) or similar approved breathable membrane fixed to roof trusses, membrane fixing, lapping and tapping in accordance with the manufacturers installation guidelines and specifications on Truss (or cat) roof constructed in accordance with Structural Engineer's (& manufacturer's) details and specification.

Attic space:
300mm mineral fibre quilt insulation, max. k-value 0.035w/mk, between and over joists, to achieve max. U-value of 0.12w/m²k and a min. 30 minute fire resistance. All pipework to be insulated with insulation wall thickness to match bore of pipe as per TGD Part G with all joints covered and taped. All tanks to be insulated. Provide walkboard access to full length of all tanks from attic hatch. Walkboard and all associated timber to be securely fixed. SeeM&E drawings and specification for location, route of all services in the Attic space. Inhello®plus (pro clima) or similar approved airtight membrane fixed to underside of ceiling joist fixing, lapping and tapping in accordance with the manufacturers installation guidelines and specifications to be placed prior to fixing of 38 x 50mm service zone with 12.5mm approved plasterboard a d skim finish.

External Joinery:
Black Aluclad windows and rear door with front door to selected colour. Bedroom windows should have an unobstructed clear open area of at least 0.33 m² with a min height of 450mm (i.e. possibly min opening section of 450mm (W) x 750mm (H))

Rainwater Goods:
UPVC black gutters and downpipes

Access for Disabled:
All work and materials used to be in accordance with latest addition of the Building Regulations TGD Part M

All Ramps:
Constructed to a MAX slope of 1 in 12

Sanitary Conveniences:
A W.C. should be provided at entry level and it should be contained in a bathroom or separate W.C. compartment. A clear space 750mm x 1200mm, accessible by wheelchair users, should be available adjacent to w.c., so as to facilitate sideways transfer from wheelchair to w.c.

Entrance Door :
The minimum clear opening width of door to be 775mm min. There should be a level area at least 1200mm² in front of such door. The access shall have a threshold height of 15mm max. The door threshold shall incorporate a drainage channel to discharge into a suitable gully trap. Door handles should be located at a height of 900mm to 1200mm above floor level. Electric light switches and door bell (at entrance) should be installed at a similar height.

Rainwater Goods:
UPVC black gutters and downpipes

Access for Disabled:
All work and materials used to be in accordance with latest addition of the Building Regulations TGD Part M

All Ramps:
Constructed to a slope of 1 in 12

Ventilation:
All habitable rooms to have background ventilation of not less than 6500mm³ per second. The kitchen shall have a mechanical extract ventilation at a rate of 30 litres per second incorporated in the cooker hood, all bathrooms have mechanical extract ventilation of 15 litres per second.

Airtightness:
AB, NSAI, BBA certified airtight vapour check membrane, grommets and tapes to be used to comply with TGD L 2011, Conservation of Fuel & Energy.

Drainage:
100mm diameter upvc pipes to be laid in trenches and bedded in bed gravel at a minimum depth of 900mm under any road and 600mm in lawn and garden areas. See proposed site layout for location and runs.

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rev.	description:	date:	by

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Power - Peace - Opportunity
Longford County Council

LONGFORD COUNTY COUNCIL
HOUSING SECTION

Town Hall, Market Square, Longford.
Tel: +353 (0)43 3343300 Email: info@longfordcc.ie

PROJECT: Proposed Dwelling at Cloonahard, Co. Longford

DRAWING: ELEVATIONS & SECTION A - A

Date: July 2019	Scale: 1:100	Dwg No: LCC/C/06
Drawn by: dw	Checked: om	Revision:
STATUS: PLANNING - PART 8		