



An Roinn Tithíochta, Pleanála,
Pobail agus Rialtais Ádhúil
Department of Housing, Planning,
Community and Local Government

LONGFORD COUNTY COUNCIL

PART 8 PLANNING APPLICATION

“ST. RITA’S, PARK ROAD, LONGFORD TOWN, CO. LONGFORD

April 2021

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



Comhairle Chontae An Longfoirt
Longford County Council

CONNECTED
People • Place • Opportunity



Demolition of 1 No. existing single storey dwelling and the construction of 3 No. Blocks of 2-Bedroom and 3-Bedroom Residential Units, including boundary walls/fences, car parking, pedestrian entrances, landscaping, connection to existing services and associated site works, and All Ancillary Works

At St Rita's, Park Road, Longford Town, Co. Longford.

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Longford County Council

SITE NOTICE

Planning and Development Act 2000 (As amended)

Part 8 Planning and Development Regulations 2001 (As amended)

Notice of Proposed Development

1st April 2021

Proposed development at St Rita's, Park Road, Longford will consist of Demolition of 1 No. existing single storey dwelling and the construction of 3 No. Blocks of Residential Units, including boundary walls/fences, car parking, pedestrian entrances, landscaping, connection to existing services and associated site works. The layout will consist of:

- **3 No. 3-bedroom houses,**
- **10 No. 2-bedroom duplex units and**
- **1 No 2-bedroom house.**

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

Demolition of 1 No. existing single storey dwelling and the construction of 3 No. Blocks of 2-Bedroom and 3-Bedroom Residential Units, including boundary walls/fences, car parking, pedestrian entrances, landscaping, connection to existing services 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 Thursday 1st April 2021 up to and including Friday 21st May 2021.

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 "St. Rita's, Park Road" and addressed to Planning Section, Longford County Council, Áras an Chontae, Great Water Street, Longford to arrive not later than 4pm on Wednesday 9th June 2021.

Signed

John Brannigan

Director of Services, Longford Co. Council,

Dated 1st April 2021

Longford County Council
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Part 8 Planning and Development Regulations 2001 (As amended)
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John Brannigan,
Director of Services, Longford Co. Council,
Dated 1st April 2021.

Longford County Council
Aras an Chontae, Great Water Street, Longford. N39 NH56

- **Tel: 043 33 43300 • Fax: 04333 41233**
- **Email: info@longfordcoco.ie • Website: www.longfordcoco.ie**



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John Brannigan
Director of Services, Longford Co. Council,
Dated 1st April 2021



Longford County Council

Proposed Demolition of 1 No. existing single storey dwelling and the Construction of 3 No. Blocks of 2-Bedroom and 3-Bedroom Residential Units, including boundary walls/fences, car parking, pedestrian entrances, landscaping, connection to existing services and associated site works.

PROJECT DESCRIPTION

General

The subject lands are at St Rita's on Park Road, adjacent to the R397 Ballymahon Road. The proposed site boundary area is approximately 0.367 Ha. The existing property has an area of approximately 124m² not including outbuildings. The site at St. Rita's is in the ownership of Longford County Council. The site itself was completely overgrown with trees, bushes, scrub, weeds and Japanese Knotweed which is currently being treated since 2017.

The site is bounded: to the east by the Residential Estate of Glack; to the North by Park Road and footpath; to the South by a housing development; and to the West by housing and rear garden area / green space of adjacent housing development.

The site is ideally suited to housing and in particular of 2-bedroom and 3-bedroom developments in line with Government requirements and due to its position in the center of the town and close proximity to all amenities. The location of blocks could be interchangeable as required.

Design

It is proposed to demolish the existing dwelling and outbuildings and develop the site to accommodate the following:

- Block 1: 3 No. 3 Bedroom houses with total floor area of 92m² each.
- Blocks 2-3: 10 No 2 Bedroom duplex units with total floor areas of 81.3m² each on the ground floor and 82.8m² each on the first floor. A 2-bedroom house will also be constructed on either Block 2 or 3 as required with a total floor area of 81m².

Services

All existing main services such as water, storm, Eircom and electricity are available along the existing roads. Proposed connections can be made from each house separately.

Irish Water will then carry out the connection to the new system when it is complete including all reinstatement works.



POSITION OF SITE NOTICE

EXISTING ENTRANCE & FRONT BOUNDARY WALL WHICH ARE TO BE DEMOLISHED

EXISTING DWELLING HOUSE & ADJOINING BUILDINGS TO BE DEMOLISHED (AREA 166sq.m.)

EXISTING BOUNDARY WALL

EXISTING BOUNDARY WALL TO BE DEMOLISHED

EXISTING HEDGEROW TO BE REMOVED

EXISTING HEDGEROW

PARK ROAD

NO.	DESCRIPTIONS	BY	DATE

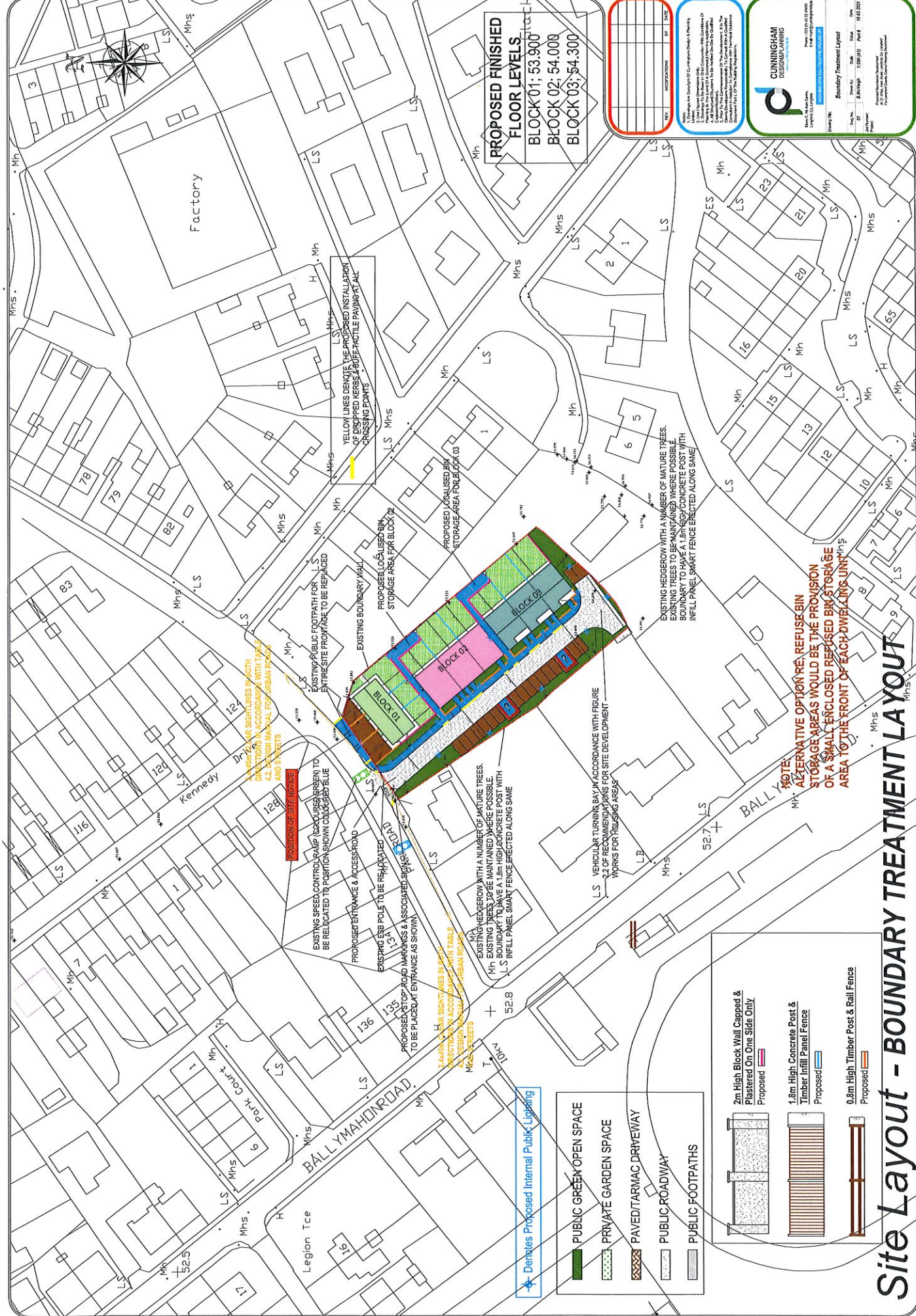
This Plan is the property of Cunningham Designing and shall remain their property. It is to be used only for the purpose for which it is issued and is not to be used for any other purpose without the written consent of Cunningham Designing. The user of this Plan shall be deemed to have accepted the conditions of use set out in the Terms and Conditions of Use on the back of this Plan. Cunningham Designing shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of this Plan.

CUNNINGHAM DESIGNING
 100 Park Road, Park Road, Park Road, Park Road
 01273 512345
 01273 512345

Project Name: Existing Site Layout Plan
 Date: 12/12/2023
 Drawn By: [Name]
 Checked By: [Name]
 Project No: [Number]
 Date: 12/12/2023

NOTE:
 ALL DEMOLITION MATERIAL TO BE DISPOSED OF AT A LICENSED PLACE OF DISPOSAL & RECEIPTS TO BE OBTAINED FOR SAME

Existing Site Layout Plan



PROPOSED FINISHED FLOOR LEVELS
 BLOCK 01: 53.900
 BLOCK 02: 54.000
 BLOCK 03: 54.300

REV	DESCRIPTION	BY	DATE

CONTRACTOR'S NOTES
 1. The Site is to be developed in accordance with the Planning Permission granted by the Council on 12/08/2022.
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 3. The Site is to be developed in accordance with the Planning Permission granted by the Council on 12/08/2022.
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CUNNINGHAM DESIGN/PLANNING
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

EXISTING PUBLIC FOOTPATH FOR ENTIRE SITE FRONTAGE TO BE REPLACED

EXISTING SPEED CONTROL RAMP (COLOURED GREEN) TO BE RELOCATED TO POSITION SHOWN COLOURED BLUE

EXISTING HEDGEROW WITH A NUMBER OF MATURE TREES. EXISTING TREES TO BE MAINTAINED WHERE POSSIBLE. L.S. BOUNDARY TO HAVE A 1.8m HIGH CONCRETE POST WITH INFILL PANEL SMART FENCE ERRECTED ALONG SAME

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Denotes Proposed Internal Public Lighting

- PUBLIC GREEN OPEN SPACE
- PRIVATE GARDEN SPACE
- PAVED/TAR/MAC DRIVEWAY
- PUBLIC ROADWAY
- PUBLIC FOOTPATHS

- 2m High Block Wall Capped & Plastered On One Side Only
- Proposed
- 1.8m High Concrete Post & Timber Infill Panel Fence
- Proposed
- 0.8m High Timber Post & Rail Fence
- Proposed

Site Layout - BOUNDARY TREATMENT LAYOUT

ALTERNATIVE OPTION RE: REFUSE BIN STORAGE AREAS WOULD BE THE PROVISION OF A SMALL ENCLOSED REFUSE BIN STORAGE AREA TO THE FRONT OF EACH DWELLING UNIT

NOTE:

VEHICULAR TURNING BAY IN ACCORDANCE WITH FIGURE 4.2 OF RECOMMENDATIONS FOR SITE DEVELOPMENT WORKS FOR HOUSING AREAS

EXISTING HEDGEROW WITH A NUMBER OF MATURE TREES. EXISTING TREES TO BE MAINTAINED WHERE POSSIBLE. BOUNDARY TO HAVE A 1.8m HIGH CONCRETE POST WITH INFILL PANEL SMART FENCE ERRECTED ALONG SAME

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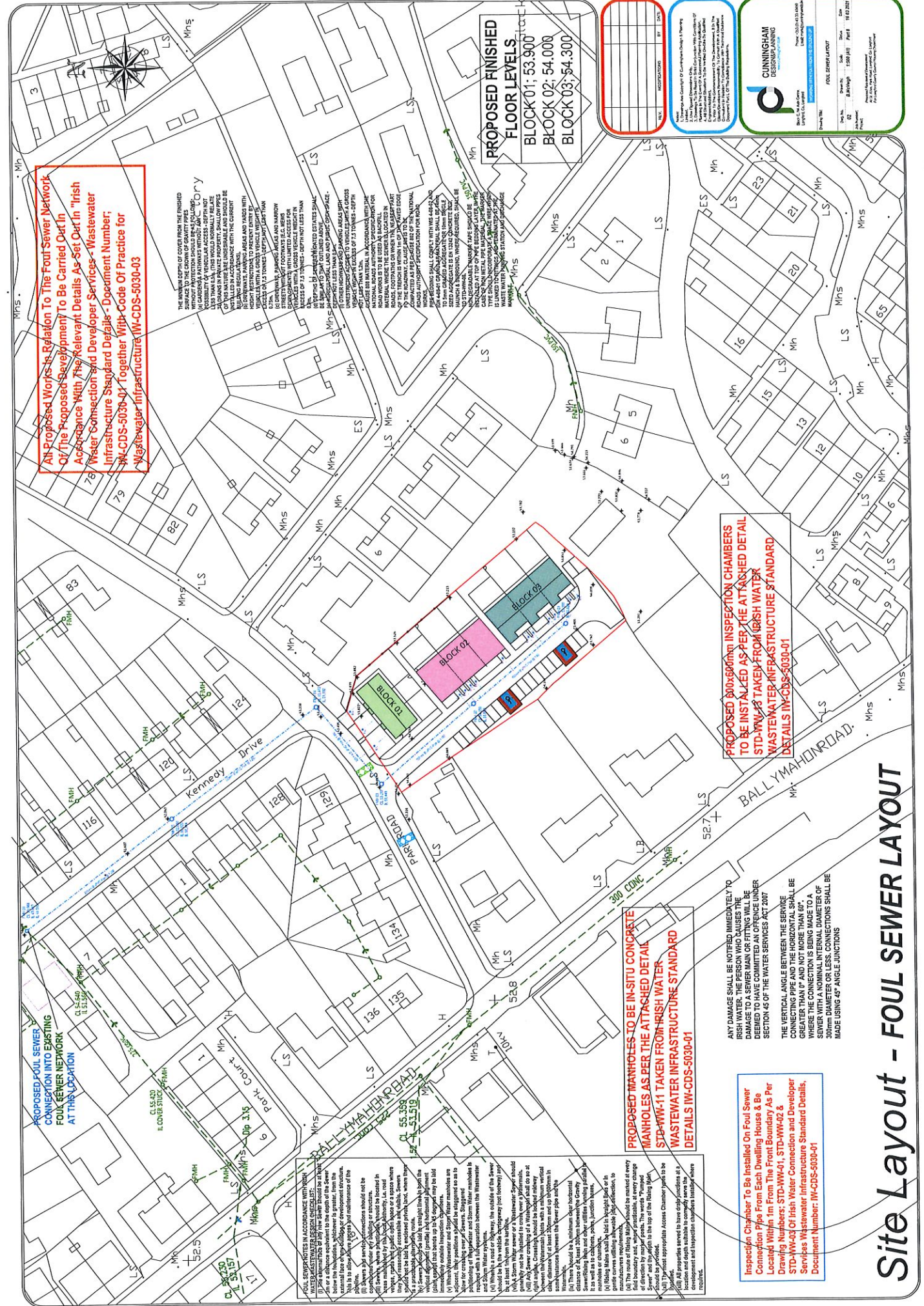
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All Proposed Works in Relation To The Foul Sewer Network Of The Proposed Development To Be Carried Out In Accordance With The Relevant Details As-Set Out In "Irish Water Connection and Developer Services - Wastewater Infrastructure Standard Details - Document Number: IW-CDS-5030-01 Together With Code Of Practice For Wastewater Infrastructure IW-CDS-5030-03"

PROPOSED FINISHED FLOOR LEVELS

BLOCK 01	53.900
BLOCK 02	54.000
BLOCK 03	54.300

NO.	DESCRIPTION	BY	DATE

PROPOSED 300x600mm INSPECTION CHAMBERS TO BE INSTALLED AS PER THE ATTACHED DETAIL STD-WW-03 TAKEN FROM IRISH WATER WASTEWATER INFRASTRUCTURE STANDARD DETAILS IW-CDS-5030-01

CUNNINGHAM DESIGN & BUILD

Project: 12121
 Date: 15/08/17
 Drawn: [Name]
 Checked: [Name]
 Approved: [Name]

PROPOSED FOUL SEWER CONNECTION INTO EXISTING FOUL SEWER NETWORK AT THIS LOCATION

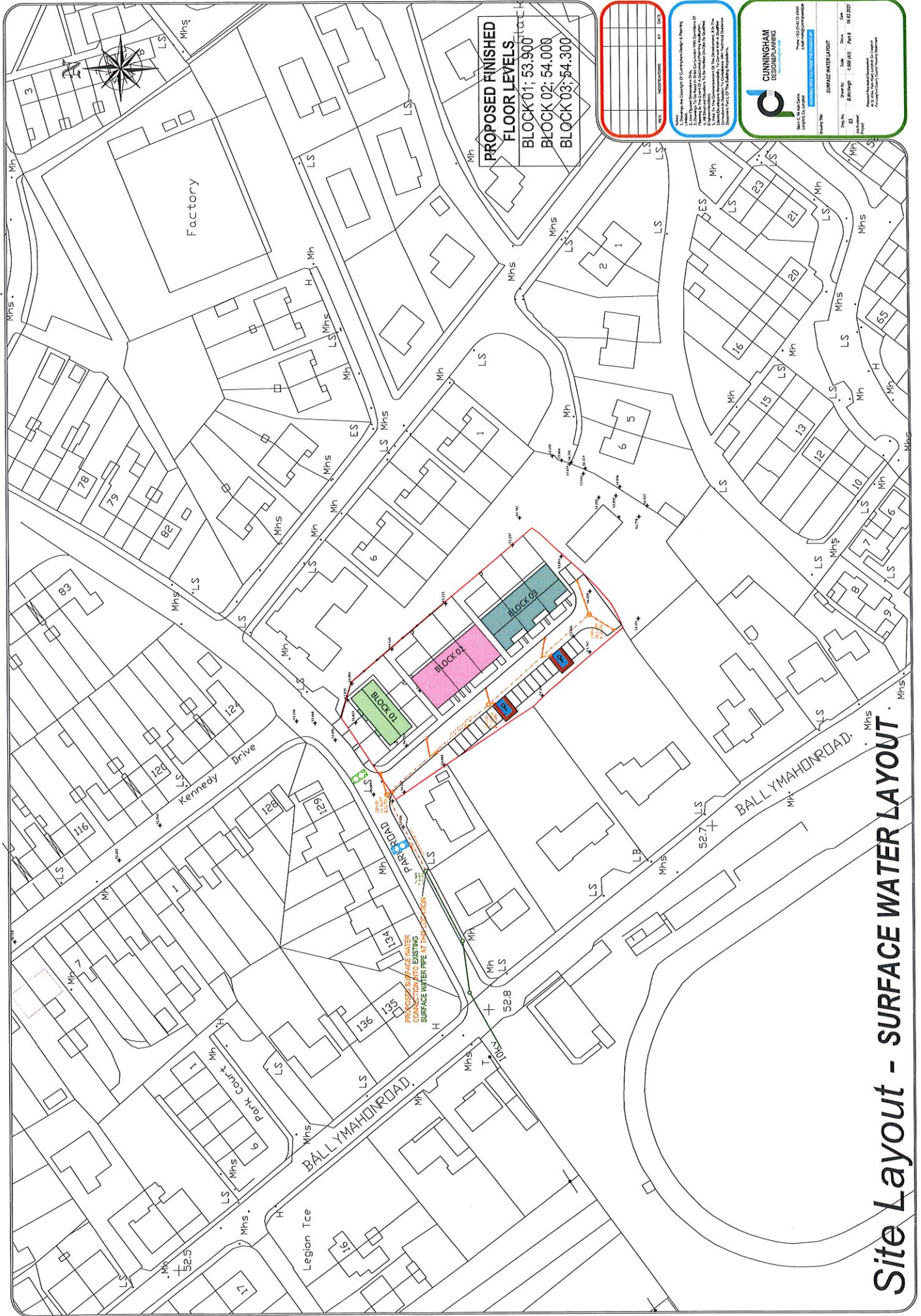
PROPOSED MANHOLES TO BE IN-SITU CONCRETE MANHOLES AS PER THE ATTACHED DETAIL STD-WW-11 TAKEN FROM IRISH WATER WASTEWATER INFRASTRUCTURE STANDARD DETAILS IW-CDS-5030-01

ANY DAMAGE SHALL BE NOTIFIED IMMEDIATELY TO IRISH WATER. THE PERSON WHO CAUSES THE DAMAGE TO A SEWER MAIN OR FITTING WILL BE DEEMED TO HAVE COMMITTED AN OFFENCE UNDER SECTION 45 OF THE WATER SERVICES ACT 2007.

THE VERTICAL ANGLE BETWEEN THE SERVICE CONNECTING PIPE AND THE HORIZONTAL SHALL BE GREATER THAN 0° AND NOT MORE THAN 80° WHERE THE CONNECTION IS BEING MADE TO A SEWER WITH A NOMINAL INTERNAL DIAMETER OF 300mm DIAMETER OR LESS. CONNECTIONS SHALL BE MADE USING 45° ANGLE JOINTS.

Inspection Chamber To Be Installed On Foul Sewer Connection Pipe From Each Dwelling House & Be Located Within 1m From The Front Boundary As Per Drawing Numbers: STD-WW-01, STD-WW-02 & STD-WW-03 Of Irish Water Connection and Developer Services Wastewater Infrastructure Standard Details, Document Number: IW-CDS-5030-01

Site Layout - FOUL SEWER LAYOUT



PROPOSED FINISHED FLOOR LEVELS
 BLOCK 01: 53.900
 BLOCK 02: 54.000
 BLOCK 03: 54.300

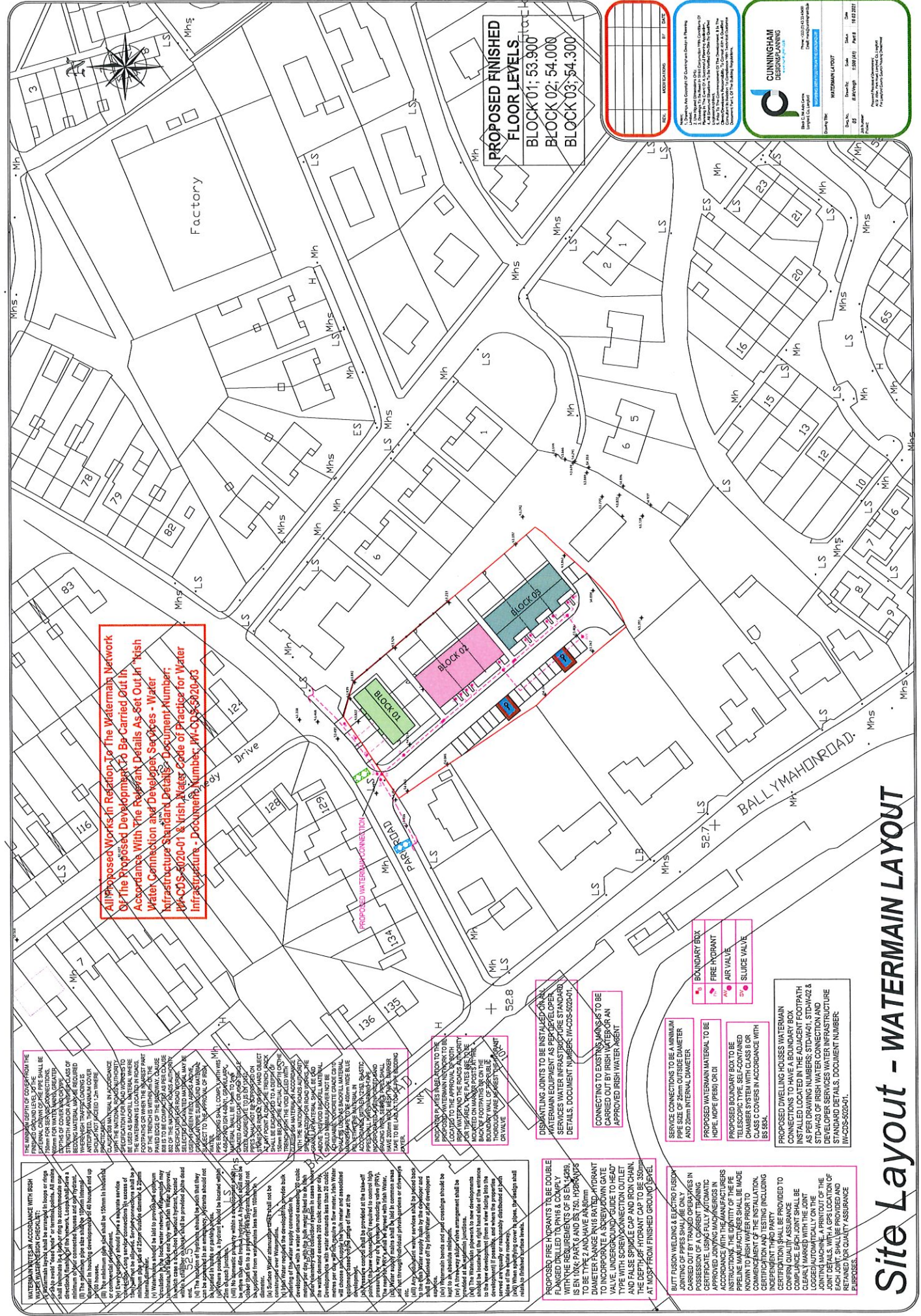
NO.	ADAPTATIONS	BY DATE

This plan has been prepared by Cunningham Design Planning in accordance with the requirements of the Planning and Building Acts 2006 and 2009. It is intended to be used in conjunction with the approved planning permission for the development. It is not to be used for any other purpose without the written consent of Cunningham Design Planning. Cunningham Design Planning is not responsible for any errors or omissions in this plan or for any consequences arising from its use.

CUNNINGHAM DESIGN PLANNING
 Planning & Building Consultants
 15, Park Court, Ballymahon, Dublin 15
 Tel: 01 454 4444 Fax: 01 454 4445
 Email: info@cunninghamdesignplanning.com

Project: SURFACE WATER LAYOUT
 Drawn By: [Name]
 Checked By: [Name]
 Date: 15/08/2024
 Scale: 1:500
 Drawing No: 15/08/2024
 Project No: 15/08/2024

Site Layout - SURFACE WATER LAYOUT



All Proposed Works in Relation To The Watermain Network Of The Proposed Development To Be Carried Out In Accordance With The Relevant Details As-Set Out In Irish Water Connection and Developer Services - Water Infrastructure Standard Details - Document Number: IW-CDS-5020-01 & Irish Water Code of Practice for Water Infrastructure - Document Number: IW-CDS-5920-03

PROPOSED FINISHED FLOOR LEVELS
 BLOCK 01: 53.900
 BLOCK 02: 54.000
 BLOCK 03: 54.300

REV.	DESCRIPTION	BY	DATE

DESIGNED BY
 CUNNINGHAM DESIGN PLANNING
 17 The Regent Chambers Only
 17-19 Upper Mount Street, Dublin 2
 Tel: +353 1 478 2000
 Fax: +353 1 478 2001
 Email: info@cunninghamdesignplanning.com
 Website: www.cunninghamdesignplanning.com

CUNNINGHAM DESIGN PLANNING

WATERMAIN LAYOUT

Drawn By: [Name] Scale: 1:100 Date: [Date]
 Checked By: [Name] Scale: 1:100 Date: [Date]
 Approved By: [Name] Scale: 1:100 Date: [Date]

Project Name: [Project Name]
 Project Address: [Project Address]
 Project No: [Project No]

PROPOSED WATERMAIN CONNECTION

DISMANTLING JOINTS TO BE INSTALLED ON WATERMAIN NETWORK TO BE DEVELOPER SERVICES WATER INFRASTRUCTURE STANDARD DETAILS. DOCUMENT NUMBER: IW-CDS-5020-01.

CONNECTING TO EXISTING MAINS TO BE CARRIED OUT BY IRISH WATER FOR AN APPROVED IRISH WATER AGENT.

SERVICE CONNECTIONS TO BE A MINIMUM PIPE SIZE OF 250mm OUTSIDE DIAMETER AND 200mm INTERNAL DIAMETER.

PROPOSED WATERMAIN MATERIAL TO BE HDPE, HDPE (PE80) OR DI.

PROPOSED BOUNDARY BOX TO BE CONCRETE WITH A 150mm THICK CONCRETE CHAMBER SYSTEM WITH CLASS B OR CLASS C COVERS IN ACCORDANCE WITH BS 5884.

PROPOSED DWELLING HOUSES WATERMAIN CONNECTIONS TO HAVE A BOUNDARY BOX INSTALLED LOCATED IN THE ADJACENT FOOTPATH AS PER DRAWING NUMBERS: STD-W401, STD-W402 & STD-W403 OF IRISH WATER CONNECTION AND DEVELOPER SERVICES WATER INFRASTRUCTURE STANDARD DETAILS. DOCUMENT NUMBER: IW-CDS-5020-01.

- BOUNDARY BOX
- FIRE HYDRANT
- AIR VALVE
- SLUICE VALVE

WATERMAIN SERVICES ACCORDANCE WITH IRISH WATER CONNECTION AND DEVELOPER SERVICES WATER INFRASTRUCTURE STANDARD DETAILS. DOCUMENT NUMBER: IW-CDS-5020-01 & IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE. DOCUMENT NUMBER: IW-CDS-5920-03.

THE MANUFACTURER OF CONNECTION TO THE FINISHED GROUND LEVEL OF THE OFFICIAL DRAWING OF THE FIRE SHALL BE TO BE IRISH WATER CONNECTION AND DEVELOPER SERVICES WATER INFRASTRUCTURE STANDARD DETAILS. DOCUMENT NUMBER: IW-CDS-5020-01 & IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE. DOCUMENT NUMBER: IW-CDS-5920-03.

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PROPOSED FIRE HYDRANTS TO BE DOUBLE FLANGED DRILLED TO THIS & COMPLY WITH THE REQUIREMENTS OF BS EN 10224, BS EN 10224 PART 2 AND BS EN 10224 PART 3. THE HYDRANT SHALL BE INSTALLED TO THE FINISHED GROUND LEVEL OF THE OFFICIAL DRAWING OF THE FIRE SHALL BE TO BE IRISH WATER CONNECTION AND DEVELOPER SERVICES WATER INFRASTRUCTURE STANDARD DETAILS. DOCUMENT NUMBER: IW-CDS-5020-01 & IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE. DOCUMENT NUMBER: IW-CDS-5920-03.

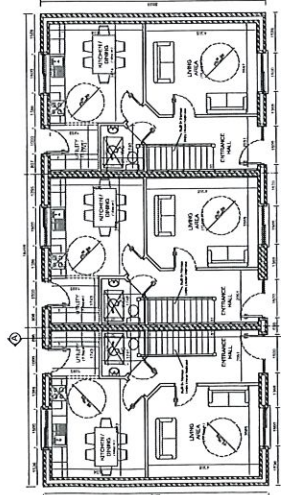
BUTT FUSION WELDING & ELECTRO FUSION JOINTING OF PIPES SHALL BE ONLY CARRIED OUT BY PROPOSED OPERATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF BS EN 10224, BS EN 10224 PART 2 AND BS EN 10224 PART 3. THE HYDRANT SHALL BE INSTALLED TO THE FINISHED GROUND LEVEL OF THE OFFICIAL DRAWING OF THE FIRE SHALL BE TO BE IRISH WATER CONNECTION AND DEVELOPER SERVICES WATER INFRASTRUCTURE STANDARD DETAILS. DOCUMENT NUMBER: IW-CDS-5020-01 & IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE. DOCUMENT NUMBER: IW-CDS-5920-03.

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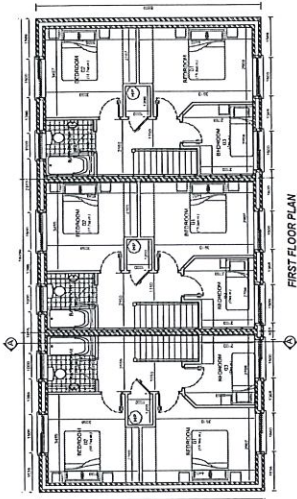
PROPOSED BOUNDARY BOX TO BE CONCRETE WITH A 150mm THICK CONCRETE CHAMBER SYSTEM WITH CLASS B OR CLASS C COVERS IN ACCORDANCE WITH BS 5884. THE BOUNDARY BOX SHALL BE INSTALLED TO THE FINISHED GROUND LEVEL OF THE OFFICIAL DRAWING OF THE FIRE SHALL BE TO BE IRISH WATER CONNECTION AND DEVELOPER SERVICES WATER INFRASTRUCTURE STANDARD DETAILS. DOCUMENT NUMBER: IW-CDS-5020-01 & IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE. DOCUMENT NUMBER: IW-CDS-5920-03.

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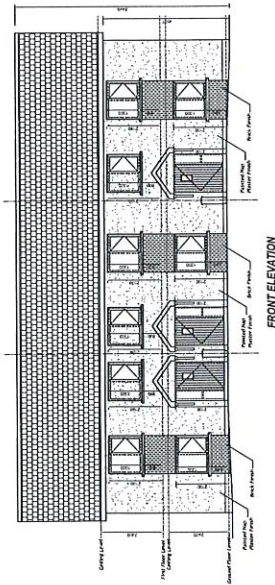
Site Layout - WATERMAIN LAYOUT



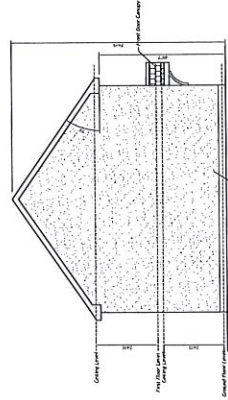
GROUND FLOOR PLAN
TOTAL FLOOR AREA EACH DWELLING: 122sq.ft.



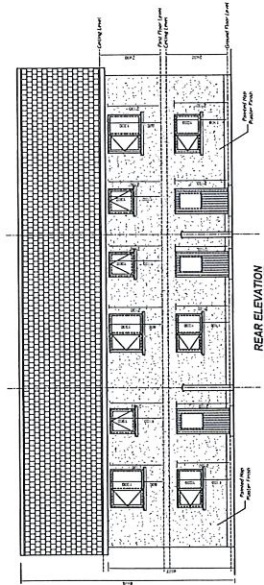
FIRST FLOOR PLAN



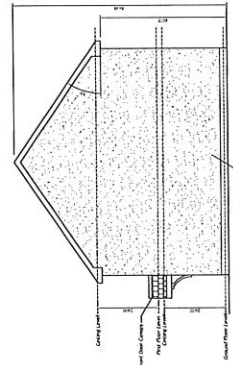
FRONT ELEVATION



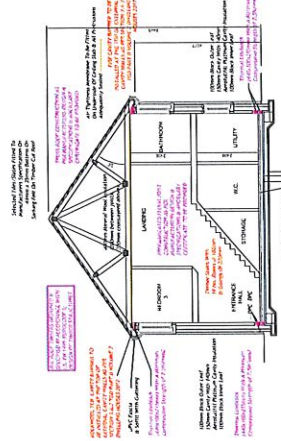
SIDE ELEVATION



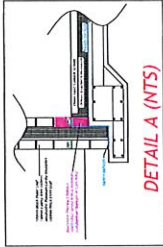
REAR ELEVATION



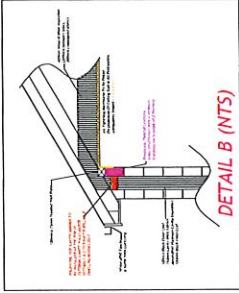
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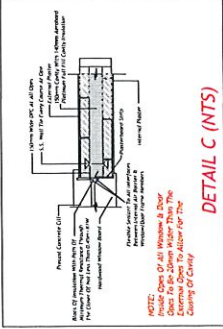
SECTION A-A



DETAIL A (NTS)



DETAIL B (NTS)



DETAIL C (NTS)

NOTE:
Finish Steps of all Windows & Doors
External Doors to Allow for the
Casing to Carry

REV.	DESCRIPTION	BY	DATE

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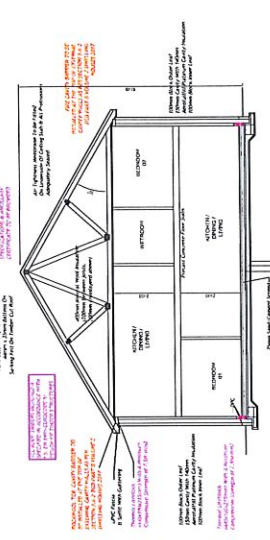
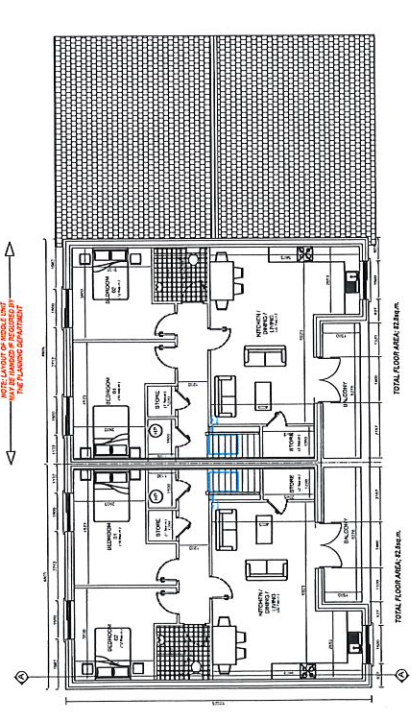
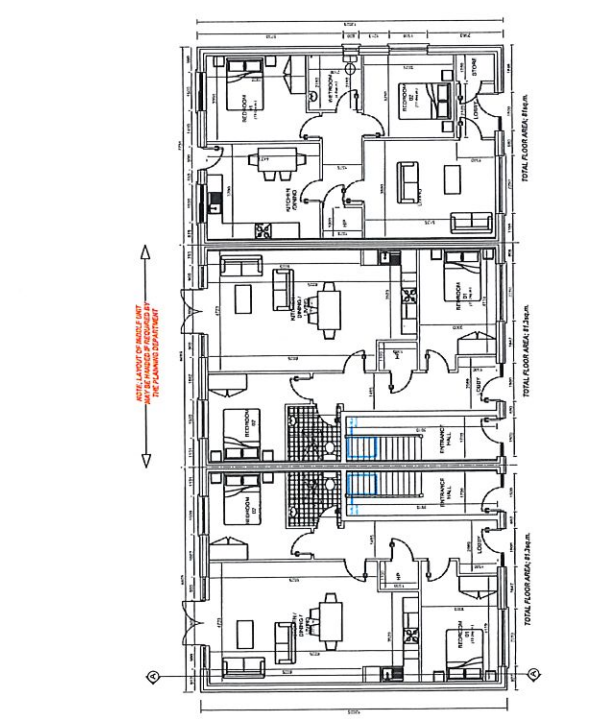
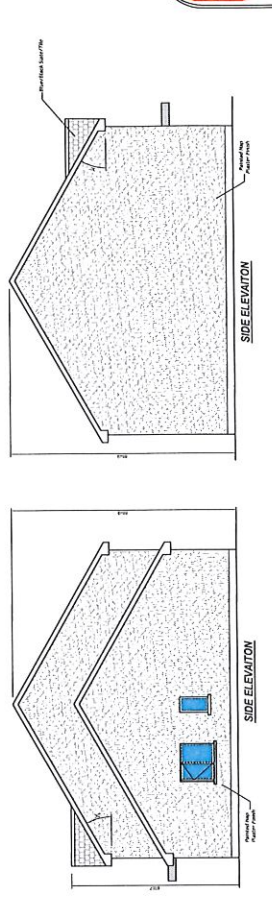
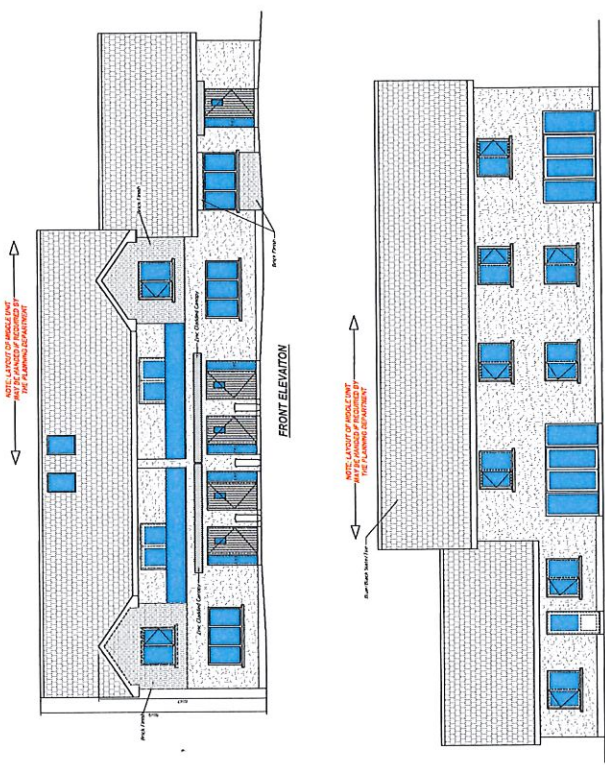
CUNNINGHAM
DESIGN & PLANNING
ARCHITECTS

Block 1 - Floor Plan & Elevations
Project: 2023-01-03
Date: 01/03/2023

Drawn By: [Name]
Checked By: [Name]
Date: [Date]
Scale: [Scale]
Sheet: [Sheet] of [Total Sheets]

Prepared Residential Development
For Levington County Council

BLOCK 1; SITES 01-03 INCLUSIVE



REV.	MODIFICATIONS	BY	DATE

1. Design to be completed in accordance with the Planning Department's requirements.
 2. Design to be completed in accordance with the Planning Department's requirements.
 3. Design to be completed in accordance with the Planning Department's requirements.
 4. Design to be completed in accordance with the Planning Department's requirements.
 5. Design to be completed in accordance with the Planning Department's requirements.
 6. Design to be completed in accordance with the Planning Department's requirements.
 7. Design to be completed in accordance with the Planning Department's requirements.
 8. Design to be completed in accordance with the Planning Department's requirements.
 9. Design to be completed in accordance with the Planning Department's requirements.
 10. Design to be completed in accordance with the Planning Department's requirements.

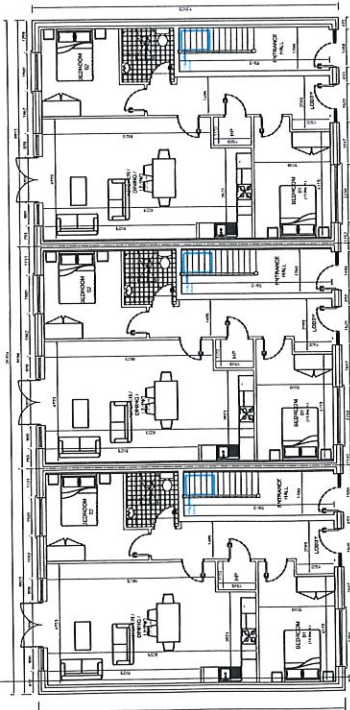
CUNNINGHAM
 DESIGN-PLANNING
 10000 W. 10th Street, Suite 100
 Littleton, CO 80120
 Phone: 303.733.1111
 Fax: 303.733.1112
 Email: info@cunninghamdesign.com
 Website: www.cunninghamdesign.com

Project: **BLOCK 2 - Floor Plans & Elevations**
 Date: 08/13/2021
 Drawn By: [Name]
 Checked By: [Name]
 Scale: 1/8" = 1'-0" (A1)
 Part: 8 of 8

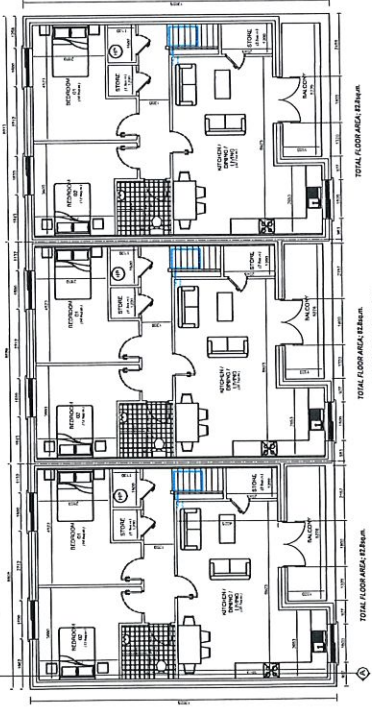
Prepared By: [Name]
 Project Manager: [Name]
 Proposed Residential Development
 At: [Address]
 For: [City/County Council]

BLOCK 2; SITES 04-06 INCLUSIVE

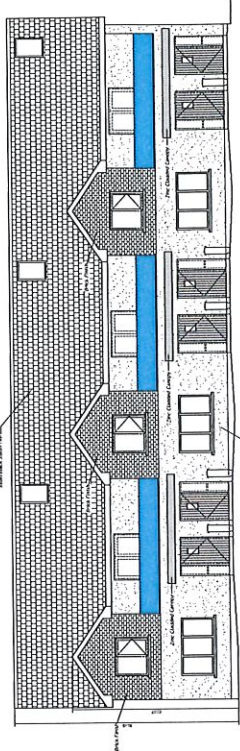
SECTION A-A



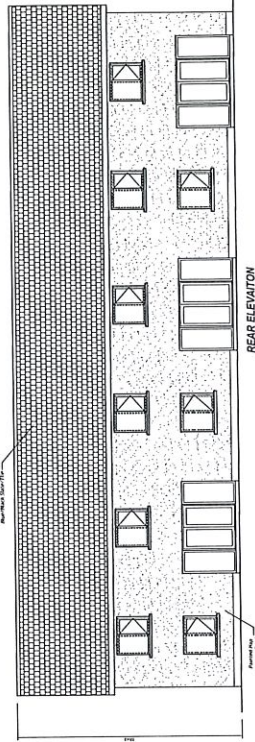
GROUND FLOOR PLAN



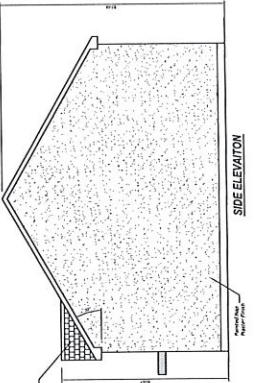
FIRST FLOOR PLAN



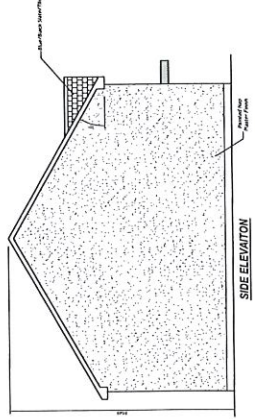
FRONT ELEVATION



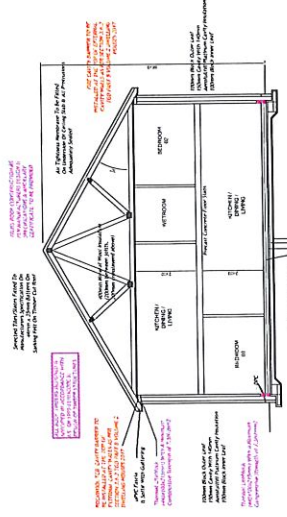
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A-A

NO.	MODIFICATIONS	BY	DATE

These drawings were prepared by the Architect under the supervision of the Professional Engineer. The Engineer is not responsible for the design of the structure or the construction of the same. The Engineer is not responsible for the design of the structure or the construction of the same. The Engineer is not responsible for the design of the structure or the construction of the same.

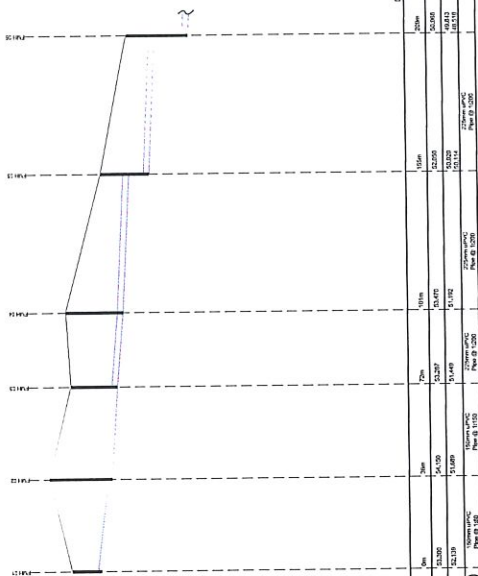
CUNNINGHAM DESIGN GROUP
 1000 N. GARDEN AVENUE, SUITE 100
 GARDEN CITY, MISSOURI 64503
 Phone: (417) 524-1111
 Fax: (417) 524-1112
 Email: info@cunninghamdesign.com

Block 3 - Floor Plan & Elevations

Project Name: Block 3 - Floor Plan & Elevations
 Date: 07-09-2017
 Drawn By: [Name]
 Checked By: [Name]
 Approved By: [Name]

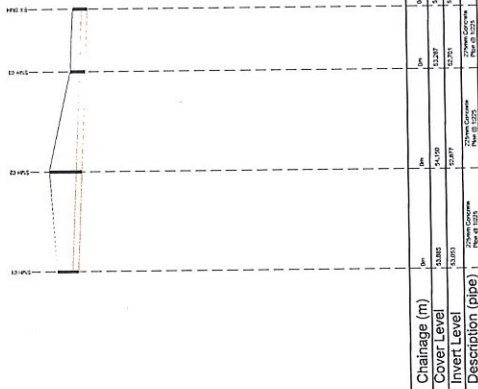
Prepared Residential Development
 for the City of Garden City, Missouri
 for Linn County Council

BLOCK 3; SITES 07-09 INCLUSIVE



Chainage (m)	3m	7m	11m	15m	19m	23m	27m	31m	35m	39m	43m	47m	51m	55m	59m	63m	67m	71m	75m	
Cover Level	54.300	54.100	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075
Invert Level	54.100	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075
Description (pipe)	150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U	

Section FMH 01 - FHM 06
Horizontal Scale: 1:1000
Vertical Scale: 1:30



Chainage (m)	3m	7m	11m	15m	19m	23m	27m	31m	35m	39m	43m	47m	51m	55m	59m	63m	67m	71m	75m	
Cover Level	54.300	54.100	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075
Invert Level	54.100	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075	54.075
Description (pipe)	150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U		150mm x 150mm PVC-U	

Section SMH 01 - EX SHM
Horizontal Scale: 1:1000
Vertical Scale: 1:30

NO.	MODIFICATIONS	BY	DATE

CUNNINGHAM
DESIGN PLANNING

17, The Grange, Ave. Corrigall, Dundee, DUNDEE, DD9 1JF, Scotland
Tel: 01392 422300
Fax: 01392 422301
Email: info@cunninghamdesignplanning.co.uk

Drawn By: J.A. S.M. (J.A.S.M.)
Checked By: J.A.S.M.
Date: 11/08/14
Scale: 1:1000

Project: Proposed Residential Development
at the former site of the
Loyalist County Council Housing Department

Land Registry Compliant Map



National Mapping Agency

CENTRE COORDINATES:
ITM 613764,774675

PUBLISHED: 01/03/2021
ORDER NO.: 50175159_1

MAP SERIES: 1:1,000
MAP SHEETS: 2295-18
2295-23

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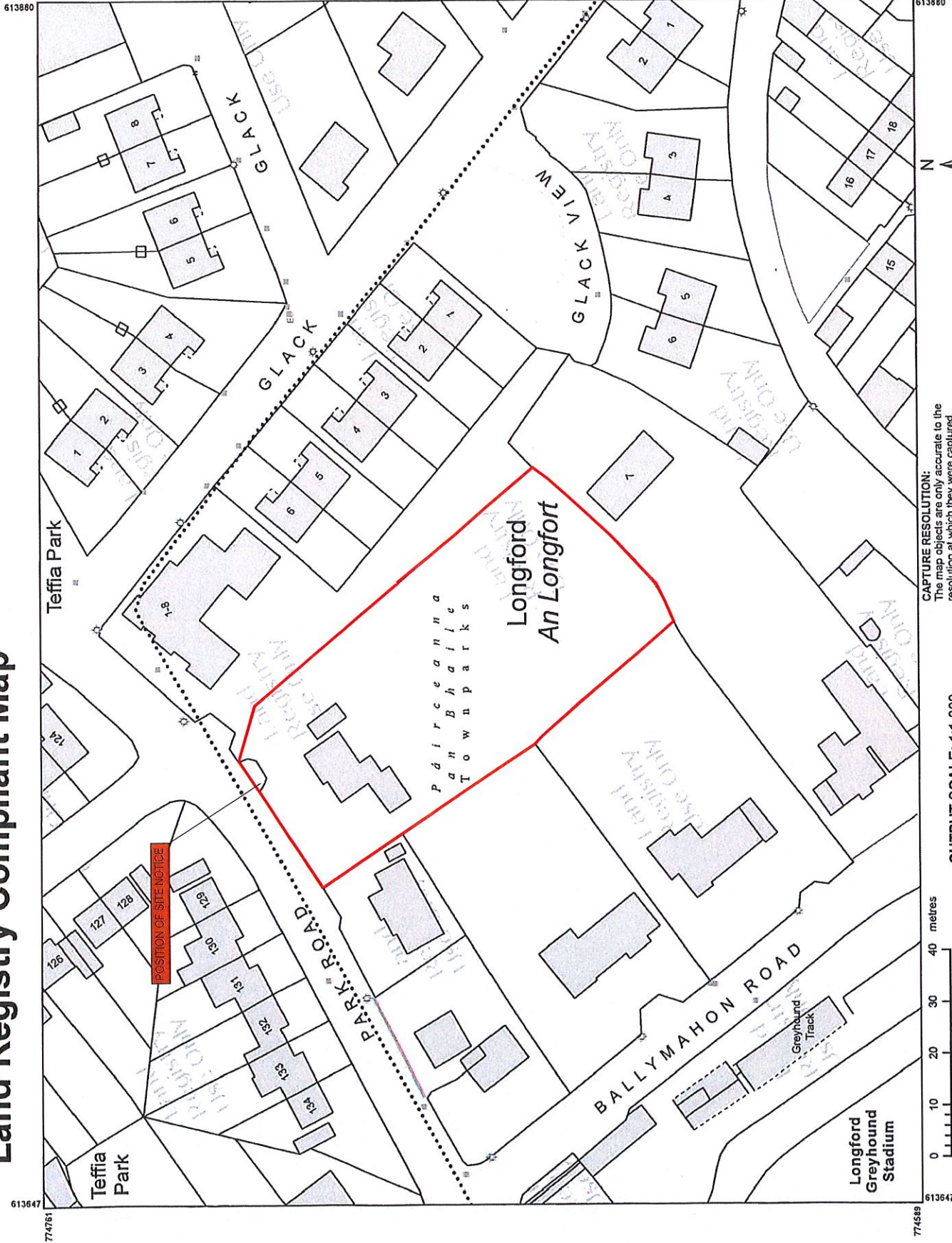
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LEGEND:
<http://www.osi.ie>;
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The map objects are only accurate to the
resolution at which they were captured.
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Further information is available at:
<http://www.osi.ie>, search 'Capture Resolution'

OUTPUT SCALE: 1:1,000

774589

774589

613880

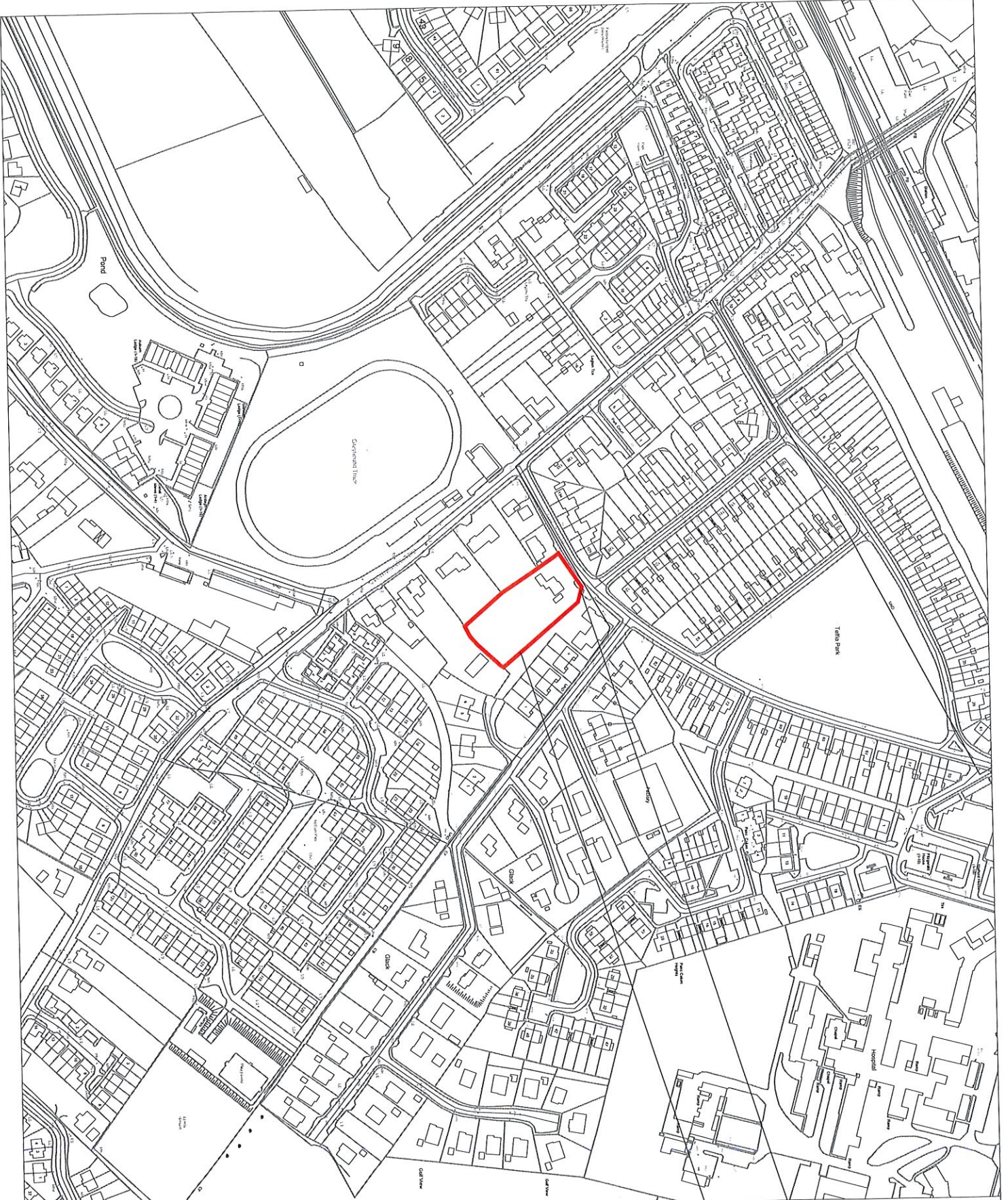
613880

613647

613647

774761

774761



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4. Where this drawing contains discrepancies in relation to other relevant documents, such discrepancies shall be brought to the attention of the Longford County Council Planning Section.

LOCATION OF SITE
NOTICE



SITE LOCATION

LEGEND	
Site Boundary:	0.3319 ha.
Site Area ha:	
Land in Ownership of Applicant	EXTRACT FROM LONGFORD O.S. 2295-18 & 2295-23
SCALE	1:2500 @ A3

AN LON G F O R T
County Council
Longford County Council

LONGFORD COUNTY COUNCIL
HOUSING SECTION

1st Floor, Market Square, Longford
Tel: +353 87 923 4100 Fax: +353 87 923 4101
PROJECT: Proposed Residential Development
at St Riass Park Longford, Co Longford

DRAWING: SITE LOCATION

Date: MAR 21	Scale: 1:2,500	Proj No: LCC-C-01
Drawn by: MM	Checked: EF	Revision:
STATUS: PART 8		