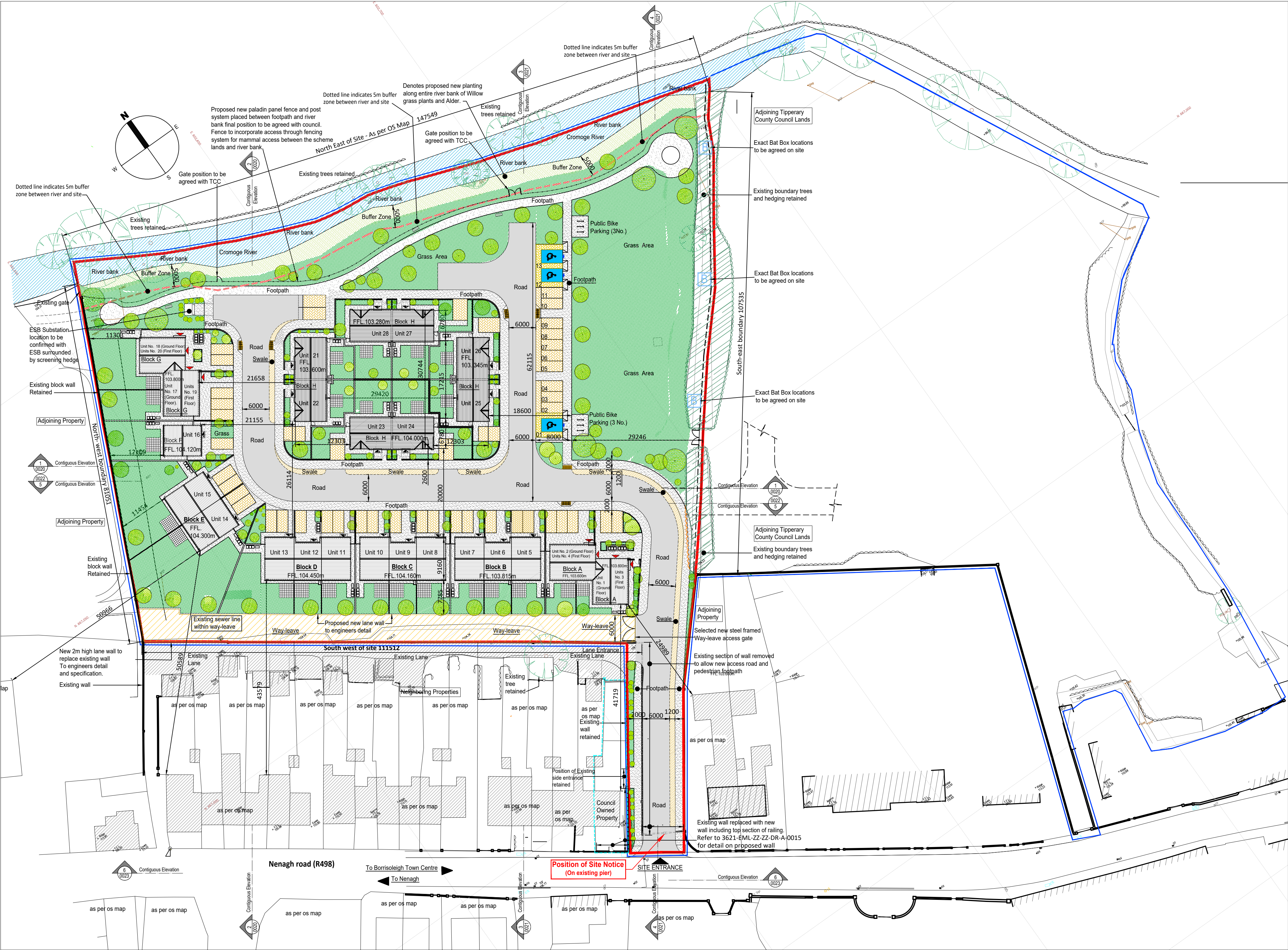




1 Site Plan
1: 500

Approx-Site Area outline in red = 1.42Ha	
Site Legend	
Site Subject of this planning Application shown Thus.	
Site Boundary of Overall Council Land holdings Shown Thus.	
Denotes TCC Owned Dwelling (TCC = Tipperary County Council)	
Refer to 3621-EML-ZZ-DR-A-0015 for detail on Boundary walls.	
All structure to Engineers detail and specification	

FINISHES LEGEND	
	Denotes Road swale drain. Refer to engineers documentation for further detail , this Denotes proposed swale with collector pipe and chamber
	Denotes Proposed Carriageway - Tarmac Finish (refer to engineers documentation for further detail) Allow for thermoplastic line markings
	Denotes proposed Permeable block set paving surface (refer to engineers documentation for further detail)
	Denotes proposed Concrete footpath & kerbing to perimeter footpaths . All laid to falls. Concrete hard standing to heat pumps & bin storage. All to engineers details and specifications.
	Denotes Proposed selected concrete paving slabs
	Denotes Proposed Buff - yellow coloured blaser paving & dropped kerbs used at uncontrolled crossings. (Installation to engineers detail and specification) Locations to be agreed
	Denotes proposed Grass Area
	Denotes proposed new planting along entire river bank of Willow grass plants and Alder.
	Denotes Proprietary Vertical sign post to identify accessible parking
	Dotted line indicates 5m buffer zone between river and site

TREE LEGEND	
	Denotes existing trees as found on site to be retained and pruned
	Denotes New tree
	Denotes New Hedge / shrubs

BAT BOX - LEGEND	
	Suggested Placement of Bat Boxes as per Bat Specialist documentation. Refer to Bat Report for further information.

General Site Layout Notes:	
- Refer to Civil Engineers documentation for all proposed site levels including details on extensive ground works - Refer to Civil Engineers documentation for all proposed surface & foul water drainage - Refer to Civil Engineers documentation for details on proposed drainage system - Refer to Civil Engineers documentation for details on proposed footpaths/dropped kerbs and tactile surfaces where required - Refer to Structural Engineers documentation for details on all proposed structural elements. - Refer to Structural Engineers documentation for details on all foundations to proposed boundary walls/fences - Refer to M&E Engineers plan and documents for site lighting plan. - Refer to M&E Engineers documentation for details on removal of existing overhead cables. - Refer to the following Drawing for existing topographical and GRP survey. - Topo- Metroscan_25_349_Borrisoleigh_Co_Tipperary_2D (File Contains 2 sheets) GRP-MUL2143_Tipperary_coco_Borrisoleigh_Rev1 (File contains 4 sheets) - Refer to dwelling general arrangement drawings for information on individual Building types.	

GENERAL NOTES:

A. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS, THE SPECIFICATION, AND ALL RELEVANT STANDARD DETAIL DRAWINGS.

B. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.

C. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT, COMMENCING WORK, OR PRODUCING ANY SHOP DRAWINGS.

Unit Type Key	
	Blocks A (1 Bed 2 Person units) Unit No. 1 & 2 (Ground Floor) Units No. 3 & 4 (First Floor)
	Blocks B, C, D Block B Units 5, 6, & 7, Block C Units 8, 9, & 10, Block D Units 11, 12 & 13
	Block E (4 Bed 2 Person) Units 14 & 15
	Block F Units 16
	Block G - (1 Bed 2 Person units) Unit No. 17 & 18 (Ground Floor) Units No. 19 & 20 (First Floor)
	Block H (1 Bed 2 Person units) Unit No. 21, 22, 23, 24, 25, 26, 27 & 28 (Single Storey)

2 Dwelling Legend
nts

P03	Part VIII-Planning Issue	tSb	tSb	17/07/26
P02	Part VIII-Planning Issue	tSb	tSb	14/07/26
P01	Part VIII-Planning Issue	tSb	tSb	19/06/26
Rev	Description	By	Ckd	Date

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e ml Job No. 3621 Job Name Housing Development at Glean Caoin, Borrisoleigh Co. Tipperary

Client Tipperary County Council

Sheet Title General Arrangement Drawings Site Plan - (Overall Plan)

Stage Planning

Suitability S1

Date	Scale @ A1	Drawn by	Checked by
22/07/2025	1:500	tSb	tSb

Drawing No. 3621-EML-ZZ-DR- A-0001
Project - Originator - Volume - Level - Form - Role - Number

Rev P03