
On Behalf of Monaghan County Council

Dublin Street North, Monaghan

Vol II – Drawings

Ref. 139 - 013

Final | 10 April 2025



Contents

1. Site Location Plan
2. Existing Site Layout
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10. Demolition Plan
11. Cultural & Architectural Heritage Context Map
12. Old Cross Monument Drawing



1 Site Location Plan

NOTES

1. All measurements shown are in metres, and all levels are to
ordnance datum unless otherwise indicated
2. All Coordinates are to Irish Transverse Mercator (ITM), unless
otherwise noted.

LEGEND

- **Site Boundary**
Centered on coordinates;
Irish Grid (ITM)
X=667386
Y=833713
OS Grid Reference = H 64721 33697
Area = 25,087m² = 2.51Ha
- Site Notice Location
- **Adjacent Lands owned by the Applicant**

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| | | | |
|-----|----------|--------------------------------------|-----|
| P03 | 10.02.25 | Red line amended to cover facades | DSA |
| P02 | 05.02.25 | Added Adjacent lands owned by client | IA |
| P01 | 04.02.25 | First Issue for planning | DSA |
| Rev | Date | Description | App |

Project Manager, Civil & Structural Engineers



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Landscape Architects

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optimised environments

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Quartermile two, 2 Lister Square
Edinburgh, EH3 9GL

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www.op-en.co.uk | info@op-en.co.uk



Project Status **STAGE 3 - PLANNING**

Project **NORTH DUBLIN STREET & BACK-
LANDS REGENERATION PROJECT**

Drawing **SITE LOCATION PLAN**

Scale **1:1250 @ A1**

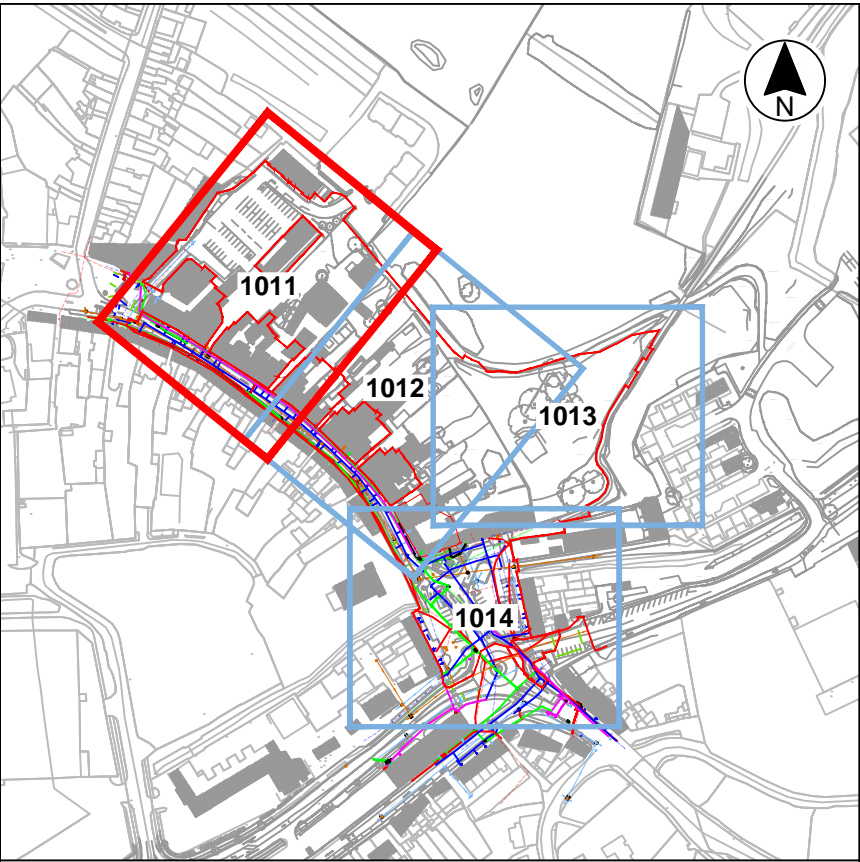
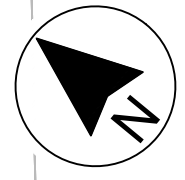
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|-------|----------|---------|----------|----------|----------|
| Drawn | DSA | Checked | KOS | Approved | KOS |
| Date | 04.02.25 | Date | 04.02.25 | Date | 04.02.25 |

| | | |
|---------|----------------------------------------------------|----------|
| Project | Organisation - Zone - Level - Type - Role - Number | Revision |
| DSN | MCA - ZZ - XX - DR - CE - 1005 | P03 |

| | |
|----------------|---------------------------|
| Project Number | Status code & Description |
| E2442 | S2 For Information |

All dimensions are in metres. Figured dimensions to be taken in preference to scaled
dimensions. Dimensions to be checked on site. © 2023 McAdam Design Ltd.

2 Existing Site Layout



KEY PLAN
SCALE 1:4000

| LEGEND: | |
|---------------------------|------------|
| SITE BOUNDARY | |
| LINEWORK: | |
| EMBANKMENT TOP | +101.50 |
| BREAKLINE | +101.50 |
| BUILDING | +101.50 |
| KERB BOTTOM | +101.50 |
| WALL | +101.50 |
| PATH/CHANGE SURFACE | +101.50 |
| LEVELS : | |
| BED LEVEL | +BED101.50 |
| EAVE LEVEL | +E101.50 |
| FLOOR LEVEL | +FL101.50 |
| ROAD LEVEL | +L101.50 |
| RIDGE LEVEL | +R101.50 |
| SOFFIT LEVEL | +SL101.50 |
| SPOT LEVEL | +101.50 |
| TOP OF FENCE LEVEL | +TOF101.50 |
| TOP OF WALL LEVEL | +TOW101.50 |
| WATER LEVEL | +WL101.50 |
| WATER: | |
| WATER MAIN RECORDS | |
| WATER MAIN GPR | |
| SLUICE VALVE | |
| VALVE | |
| FIRE HYDRANT | |
| WATER METER | |
| ELECTRIC: | |
| ELECTRIC DUCT RECORDS | |
| ELECTRIC DUCT GPR | |
| ELECTRIC OVERHEAD | |
| STREET LIGHTING DUCT | |
| LAMP POST | |
| TRAFFIC LIGHTS DUCT | |
| TRAFFIC LIGHTS DUCT BOX | |
| TRAFFIC LIGHT MINI PILLAR | |
| TRAFFIC LIGHT POLE | |
| ESB MINI PILLAR | |
| ESB DRAW PIT | |
| STREET FURNITURE : | |
| BOLLARDS | BD+ |
| BORE HOLE | BH+ |
| BUS STOP | BS+ |
| CRASH BARRIER | CB |
| ELECTRICITY POLE | EP+ |
| EARTHING ROD | ER+ |
| GATE | |
| MARKER POST | MKR+ |
| POST | POST+ |
| POST BOX | POST BOX+ |
| ROADSIGN | RS+RS+ |
| SIGN POST | SIGN+ |
| TELEPHONE BOX | TP |
| TELEPHONE POLE | |
| TELECOMS: | |
| TELECOMS RECORDS | |
| TELECOMS GPR | |
| TELECOM OVERHEAD | |
| TELECOMS MINI PILLAR | |
| EIROM DUCT BOX | |
| WATER MAIN GPR | |
| UNKNOWN: | |
| ANOMALY | |
| DRAINAGE: | |
| STORM SEWER | |
| FOUL/COMBINED SEWER | |
| STORM GULLY | |
| DOWN PIPE | |
| SERVICES : | |
| AIR VALVE | AV+ |
| CABLE TV IG | CATV |
| COVER LEVEL | CL |
| EIROM COVER | EIROM |
| EIROM JUNCTION BOX | EIROM BOX |
| ELECTRICAL CABLE PIT | ECP |
| ESAT COVER | ESAT |
| ESB COVER | ESB |
| ESB JUNCTION BOX | ESB BOX |
| FIRE HYDRANT | FH+ |
| GAS VALVE | GV |
| INSPECTION COVER | IC |
| MANHOLE | MH |
| SLUICE VALVE | SV |
| STOPCOCK | ST |
| SERVICE BOX UNKNOWN | BOX |
| TRAFFIC COVER | TLC |

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| | | | |
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| P01 | 04.02.25 | First Issue for planning | DSA |
| Rev | Date | Description | App |
| Project Manager, Civil & Structural Engineers | | | |

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Client

Comhairle Contae Mhuineacháin
Monaghan County Council

Project Status

STAGE 3 - PLANNING

Project

NORTH DUBLIN STREET & BACK-
LANDS REGENERATION PROJECT

Drawing

EXISTING SITE LAYOUT
SHEET 1

Scale

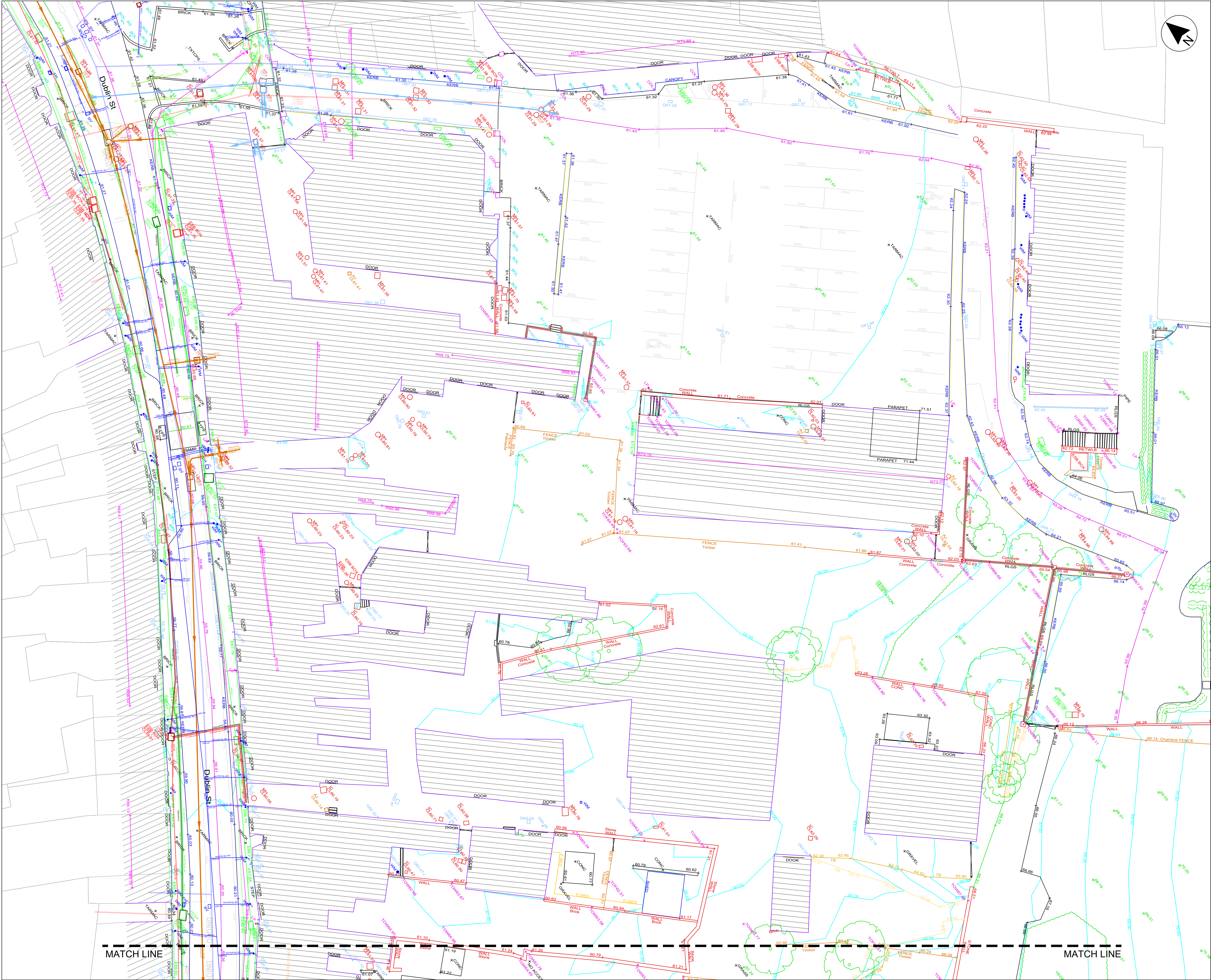
1:200 @ A1

| | | | | | |
|-------|----------|---------|----------|----------|----------|
| Drawn | DSA | Checked | KOS | Approved | KOS |
| Date | 04.02.25 | Date | 04.02.25 | Date | 04.02.25 |

| | | | | | | | |
|---------|----------------|--------|---------|--------|--------|----------|------------|
| Project | - Organisation | - Zone | - Level | - Type | - Role | - Number | - Revision |
| DSN | - MCA | - ZZ | - XX | - DR | - CE | - 1011 | - P01 |

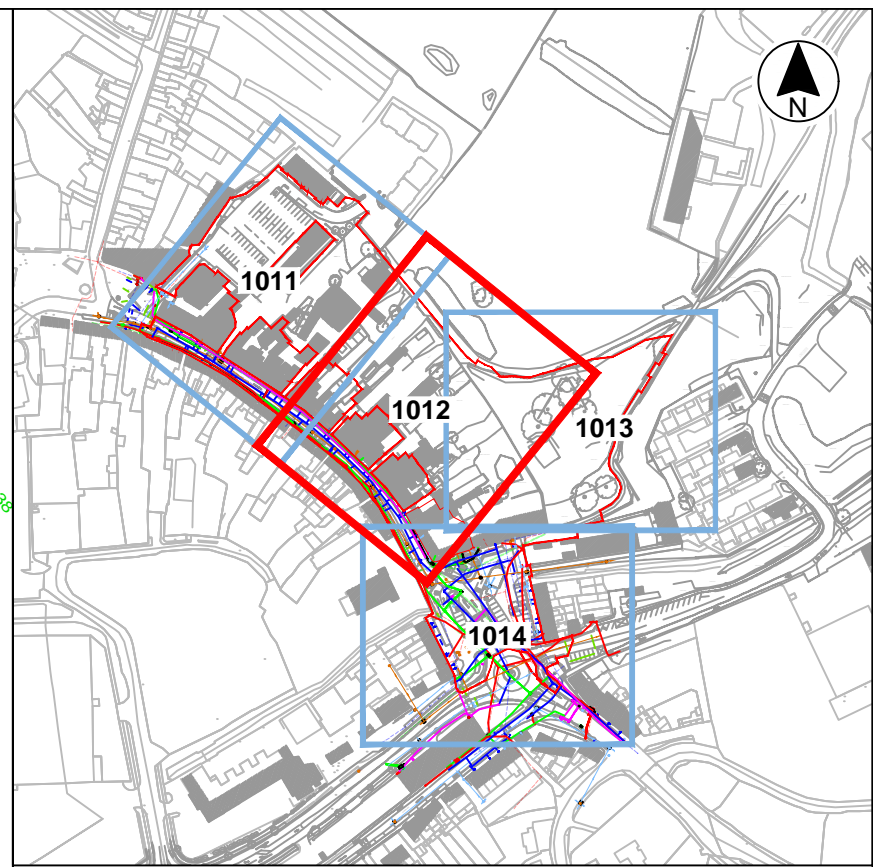
| | |
|----------------|---------------------------|
| Project Number | Status code & Description |
| E2442 | S2 For Information |

All dimensions are in metres. Figured dimensions to be taken in preference to scaled dimensions. Dimensions to be checked on site. © 2023 McAdam Design Ltd.



MATCH LINE

MATCH LINE



KEY PLAN
SCALE 1:4000

| LEGEND: | |
|---------------------------|---------------------------|
| SITE BOUNDARY | |
| LINEWORK: | |
| EMBAKEMENT TOP | +101.50 |
| BREAKLINE | +101.50 |
| BUILDING | +101.50 |
| KERB BOTTOM | +101.50 |
| WALL | +101.50 |
| PATH/CHANGE SURFACE | +101.50 |
| LEVELS: | |
| BED LEVEL | +101.50 |
| EAVE LEVEL | +101.50 |
| FLOOR LEVEL | +101.50 |
| INVERT LEVEL | +101.50 |
| ROAD LEVEL | +101.50 |
| RIDGE LEVEL | +101.50 |
| SOFFIT LEVEL | +101.50 |
| SPOT LEVEL | +101.50 |
| TOP OF FENCE LEVEL | +101.50 |
| TOP OF WALL LEVEL | +101.50 |
| WATER LEVEL | +101.50 |
| STREET FURNITURE: | |
| BOLLARDS | BD |
| BORE HOLE | BH |
| BUS STOP | BS |
| CRASH BARRIER | CB |
| ELECTRICITY POLE | EP |
| EARTHING ROD | ER |
| MARKER POST | MKR |
| POST | POST |
| POST BOX | POST BOX |
| ROADSIGN | RS |
| SIGN POST | SIGN |
| TELEPHONE BOX | TB |
| TELEPHONE POLE | TP |
| SERVICES: | |
| AIR VALVE | AV |
| CABLE TV IC | CL |
| COVER LEVEL | CL |
| EIRCOM COVER | EIRCOM |
| EIRCOM JUNCTION BOX | EIRCOM |
| ELECTRICAL CABLE PIT | ECP |
| ESAT COVER | ESAT |
| ESB COVER | ESB |
| ESB JUNCTION BOX | ESB |
| FIRE HYDRANT | FI |
| GAS VALVE | GV |
| INSPECTION COVER | IC |
| MANHOLE | MH |
| SLUICE VALVE | SV |
| STOPCOCK | ST |
| SERVICE BOX (UNKNOWN) | BOX |
| TRAFFIC COVER | TLUC |
| WATER: | |
| WATER MAIN (RECORDS) | WATER MAIN (RECORDS) |
| WATER MAIN (GPR) | WATER MAIN (GPR) |
| SLUICE VALVE | SLUICE VALVE |
| VALVE | VALVE |
| FIRE HYDRANT | FIRE HYDRANT |
| WATER METER | WATER METER |
| ELECTRIC: | |
| ELECTRIC DUCT (RECORDS) | ELECTRIC DUCT (RECORDS) |
| ELECTRIC DUCT (GPR) | ELECTRIC DUCT (GPR) |
| ELECTRIC OVERHEAD | ELECTRIC OVERHEAD |
| STREET LIGHTING DUCT | STREET LIGHTING DUCT |
| LAMP POST | LAMP POST |
| TRAFFIC LIGHTS DUCT | TRAFFIC LIGHTS DUCT |
| TRAFFIC LIGHTS DUCT BOX | TRAFFIC LIGHTS DUCT BOX |
| TRAFFIC LIGHT MINI PILLAR | TRAFFIC LIGHT MINI PILLAR |
| TRAFFIC LIGHT POLE | TRAFFIC LIGHT POLE |
| ESS MINI PILLAR | ESS MINI PILLAR |
| ESS DRAW PIT | ESS DRAW PIT |
| TELECOMS: | |
| TELECOMS (RECORDS) | TELECOMS (RECORDS) |
| TELECOMS (GPR) | TELECOMS (GPR) |
| TELECOM OVERHEAD | TELECOM OVERHEAD |
| TELECOMS MINI PILLAR | TELECOMS MINI PILLAR |
| EIRCOM DUCT BOX | EIRCOM DUCT BOX |
| WATER MAIN (GPR) | WATER MAIN (GPR) |
| UNKNOWN: | |
| ANOMALY | ANOMALY |
| DRAINAGE: | |
| STORM SEWER | STORM SEWER |
| FULL COMBINED SEWER | FULL COMBINED SEWER |
| STORM GULLY | STORM GULLY |
| DOWN PIPE | DOWN PIPE |

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Client
Comhairle Contae Mhuineacháin
Monaghan County Council

Project Status
STAGE 3 - PLANNING
Project
**NORTH DUBLIN STREET & BACK-
LANDS REGENERATION PROJECT**

Drawing
**EXISTING SITE LAYOUT
SHEET 2**

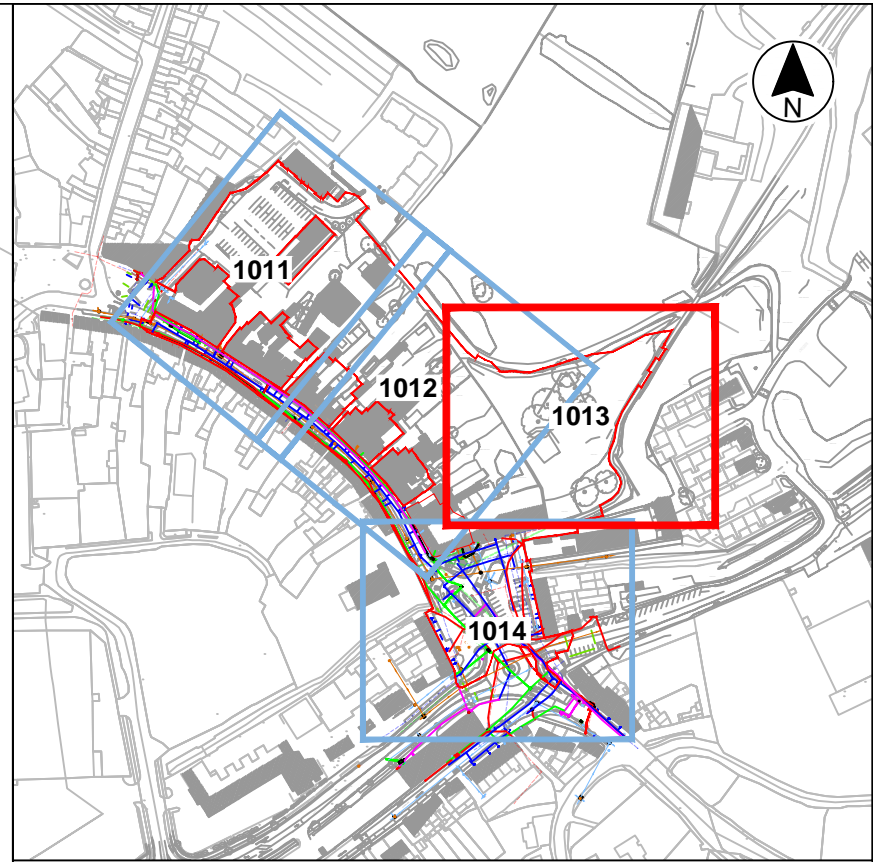
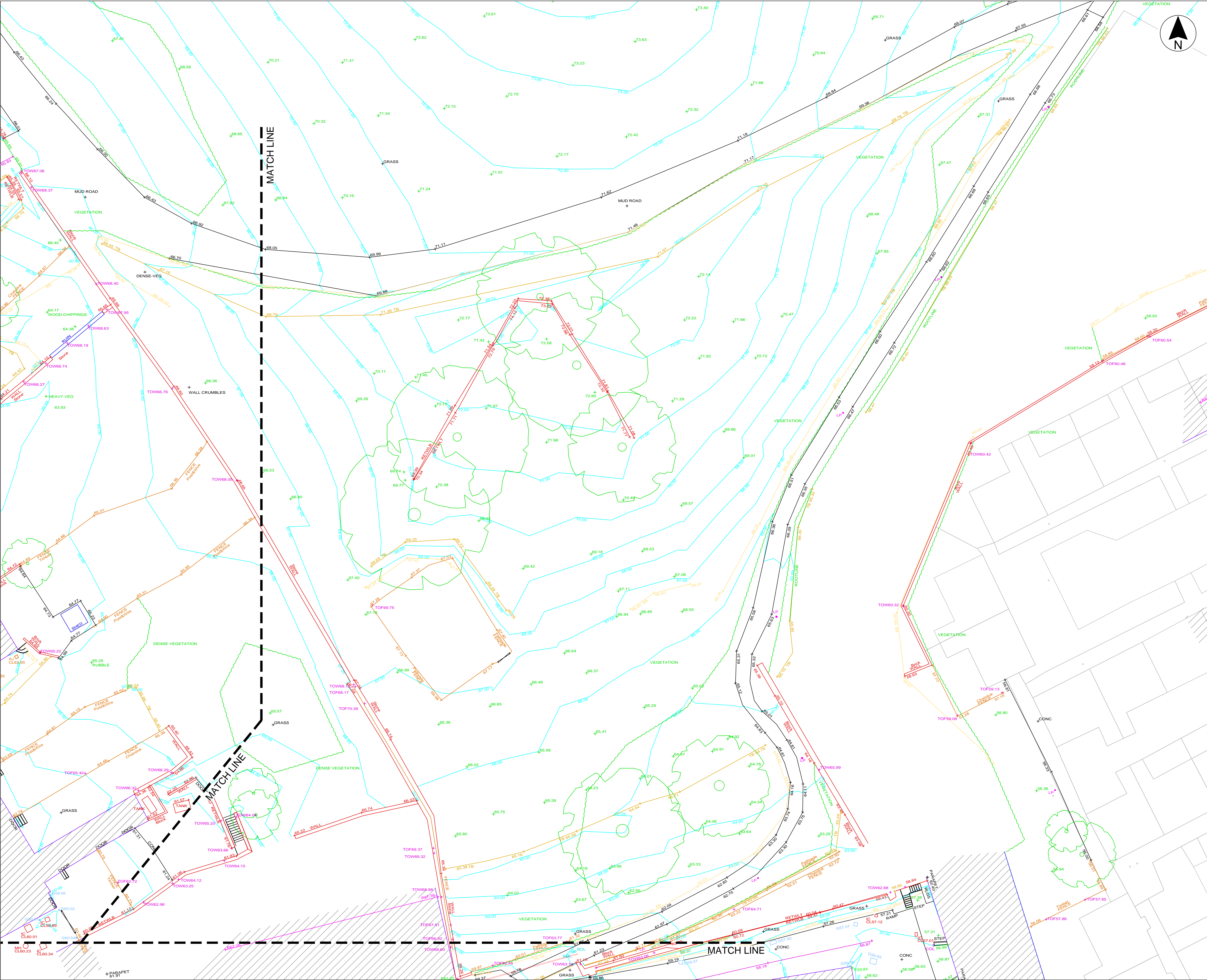
Scale
1:200 @ A1

| | | | | | |
|-------|----------|---------|----------|----------|----------|
| Drawn | DSA | Checked | KOS | Approved | KOS |
| Date | 04.02.25 | Date | 04.02.25 | Date | 04.02.25 |

| | | | | | | | |
|---------|--------------|------|-------|------|------|--------|----------|
| Project | Organisation | Zone | Level | Type | Role | Number | Revision |
| DSN | MCA | ZZ | XX | DR | CE | 1012 | P01 |

| | |
|----------------|---------------------------|
| Project Number | Status code & Description |
| E2442 | S2 For Information |

All dimensions are in metres. Figured dimensions to be taken in preference to scaled dimensions. Dimensions to be checked on site. © 2023 McAdam Design Ltd.



KEY PLAN
SCALE 1:4000

| LEGEND: | |
|---------------------------|---------------------------|
| SITE BOUNDARY | |
| LINEWORK: | |
| EMBANKMENT TOP | +101.50 |
| BREAKLINE | +101.50 |
| BUILDING | +101.50 |
| KERB BOTTOM | +101.50 |
| WALL | +101.50 |
| PATH/CHANGE SURFACE | +101.50 |
| LEVELS : | |
| BED LEVEL | +BED101.50 |
| EAVE LEVEL | +E101.50 |
| FLOOR LEVEL | +FL101.50 |
| INVERT LEVEL | +IL101.50 |
| ROAD LEVEL | +R101.50 |
| RIDGE LEVEL | +SL101.50 |
| SOFFIT LEVEL | +101.50 |
| SPOT LEVEL | +TOP101.50 |
| TOP OF FENCE LEVEL | +TOW101.50 |
| TOP OF WALL LEVEL | +WL101.50 |
| WATER LEVEL | +WL101.50 |
| STREET FURNITURE : | |
| BOLLARDS | BD+ |
| BORE HOLE | BH+ |
| BUS STOP | BS+ |
| CRASH BARRIER | CB |
| ELECTRICITY POLE | EP+ |
| EARTHING ROD | ER+ |
| GATE | + |
| MARKER POST | MKR+ |
| POST | POST+ |
| POST BOX | POST BOX+ |
| ROADSIGN | RS+RS+ |
| SIGN POST | SIGN+ |
| TELEPHONE BOX | + |
| TELEPHONE POLE | TP+ |
| SERVICES : | |
| AIR VALVE | AV+ |
| CABLE TV IC | CATV |
| COVER LEVEL | CL |
| EIRCOM COVER | EIRCOM |
| EIRCOM JUNCTION BOX | EIRCOM JUNCTION BOX |
| ELECTRICAL CABLE PIT | ECP |
| ESAT COVER | ESAT |
| ESB COVER | ESB |
| ESB JUNCTION BOX | ESB JUNCTION BOX |
| FIRE HYDRANT | FH+ |
| GAS VALVE | GV+ |
| INSPECTION COVER | IC |
| MANHOLE | MH |
| SLUICE VALVE | SV |
| STOPCOCK | ST |
| SERVICE BOX (UNKNOWN) | BOX |
| TRAFFIC COVER | TLC |
| WATER: | |
| WATER MAIN (RECORDS) | WATER MAIN (RECORDS) |
| WATER MAIN (GPR) | WATER MAIN (GPR) |
| SLUICE VALVE | SLUICE VALVE |
| VALVE | VALVE |
| FIRE HYDRANT | FIRE HYDRANT |
| WATER METER | WATER METER |
| ELECTRIC: | |
| ELECTRIC DUCT (RECORDS) | ELECTRIC DUCT (RECORDS) |
| ELECTRIC DUCT (GPR) | ELECTRIC DUCT (GPR) |
| ELECTRIC OVERHEAD | ELECTRIC OVERHEAD |
| STREET LIGHTING DUCT | STREET LIGHTING DUCT |
| LAMP POST | LAMP POST |
| TRAFFIC LIGHTS DUCT | TRAFFIC LIGHTS DUCT |
| TRAFFIC LIGHTS DUCT BOX | TRAFFIC LIGHTS DUCT BOX |
| TRAFFIC LIGHT MINI PILLAR | TRAFFIC LIGHT MINI PILLAR |
| TRAFFIC LIGHT POLE | TRAFFIC LIGHT POLE |
| ESB MINI PILLAR | ESB MINI PILLAR |
| ESB DRAW PIT | ESB DRAW PIT |
| TELECOMS: | |
| TELECOMS (RECORDS) | TELECOMS (RECORDS) |
| TELECOMS (GPR) | TELECOMS (GPR) |
| TELECOM OVERHEAD | TELECOM OVERHEAD |
| TELECOMS MINI PILLAR | TELECOMS MINI PILLAR |
| EIRCOM DUCT BOX | EIRCOM DUCT BOX |
| WATER MAIN (GPR) | WATER MAIN (GPR) |
| UNKNOWN: | |
| ANOMALY | ANOMALY |
| DRAINAGE: | |
| STORM SEWER | STORM SEWER |
| FOUL/COMBINED SEWER | FOUL/COMBINED SEWER |
| STORM GULLY | STORM GULLY |
| DOWN PIPE | DOWN PIPE |

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Comhairle Contae Mhuineacháin
Monaghan County Council

Project Status

STAGE 3 - PLANNING

Project

**NORTH DUBLIN STREET & BACK-
LANDS REGENERATION PROJECT**

Drawing

**EXISTING SITE LAYOUT
SHEET 3**

Scale

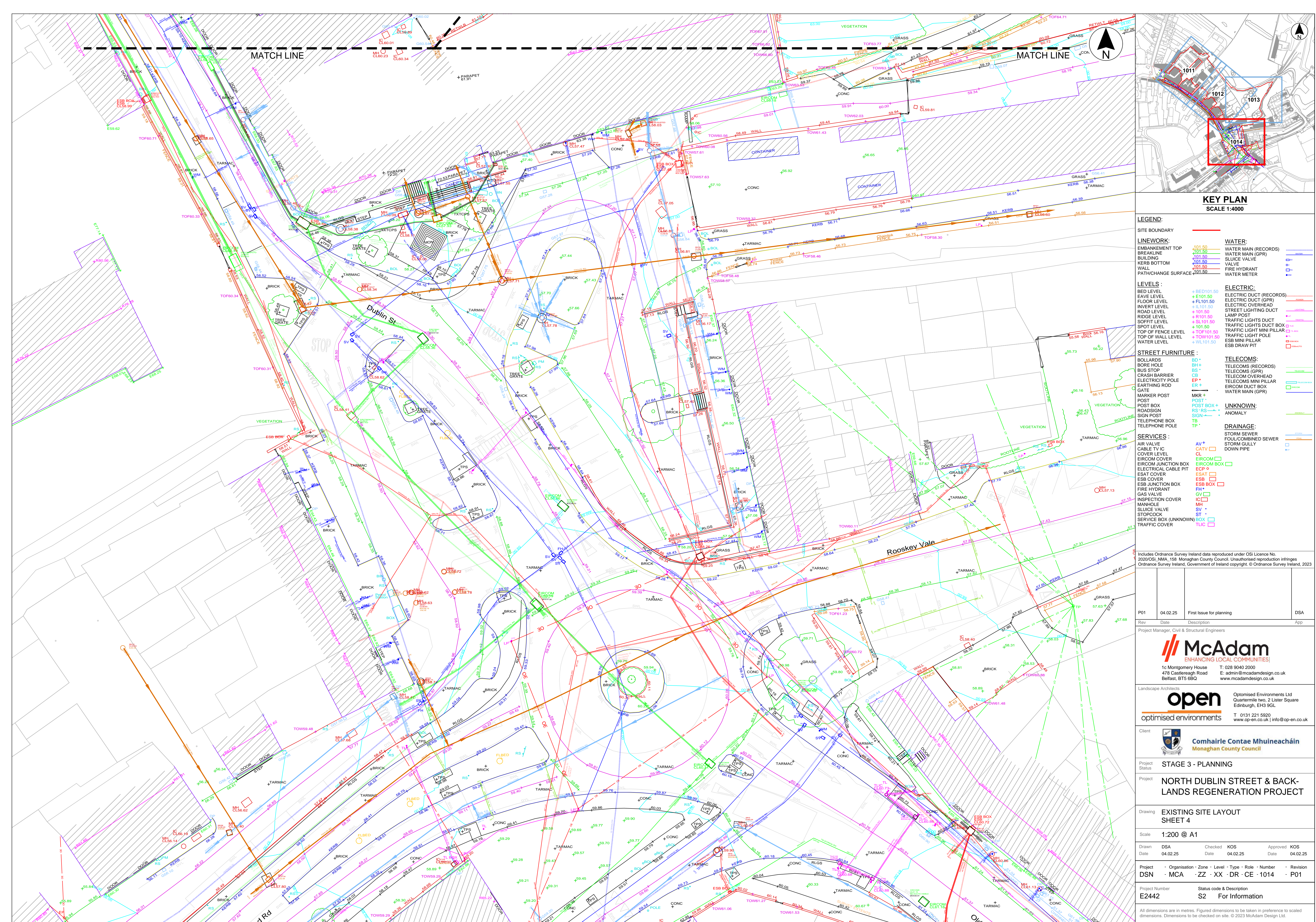
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|-------|----------|---------|----------|----------|----------|
| Drawn | DSA | Checked | KOS | Approved | KOS |
| Date | 04.02.25 | Date | 04.02.25 | Date | 04.02.25 |

| | | | | | | | |
|---------|--------------|------|-------|------|------|--------|----------|
| Project | Organisation | Zone | Level | Type | Role | Number | Revision |
| DSN | MCA | -ZZ | -XX | -DR | -CE | -1013 | -P01 |

| | |
|----------------|---------------------------|
| Project Number | Status code & Description |
| E2442 | S2 For Information |

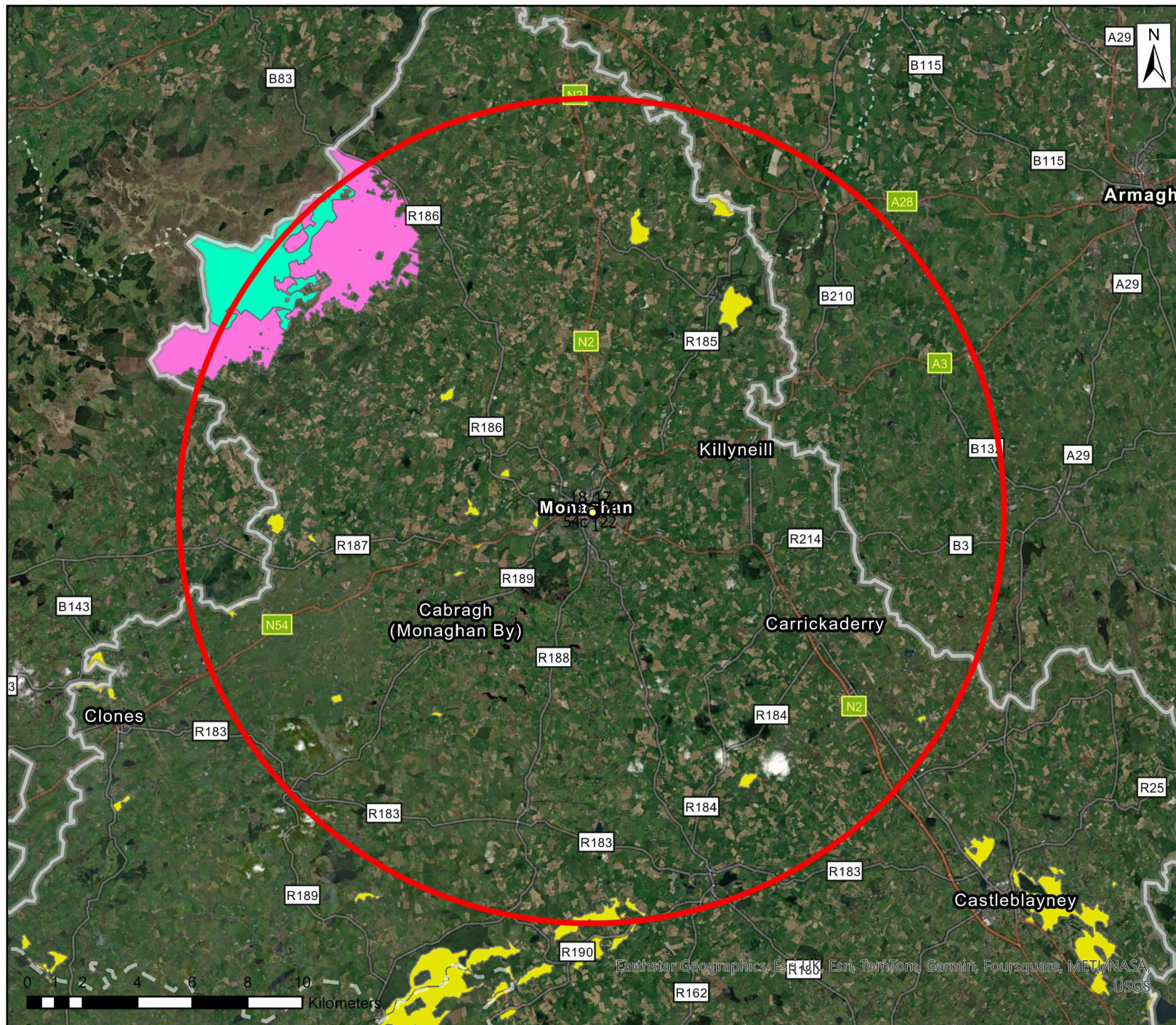
All dimensions are in metres. Figured dimensions to be taken in preference to scaled dimensions. Dimensions to be checked on site. © 2023 McAdam Design Ltd.



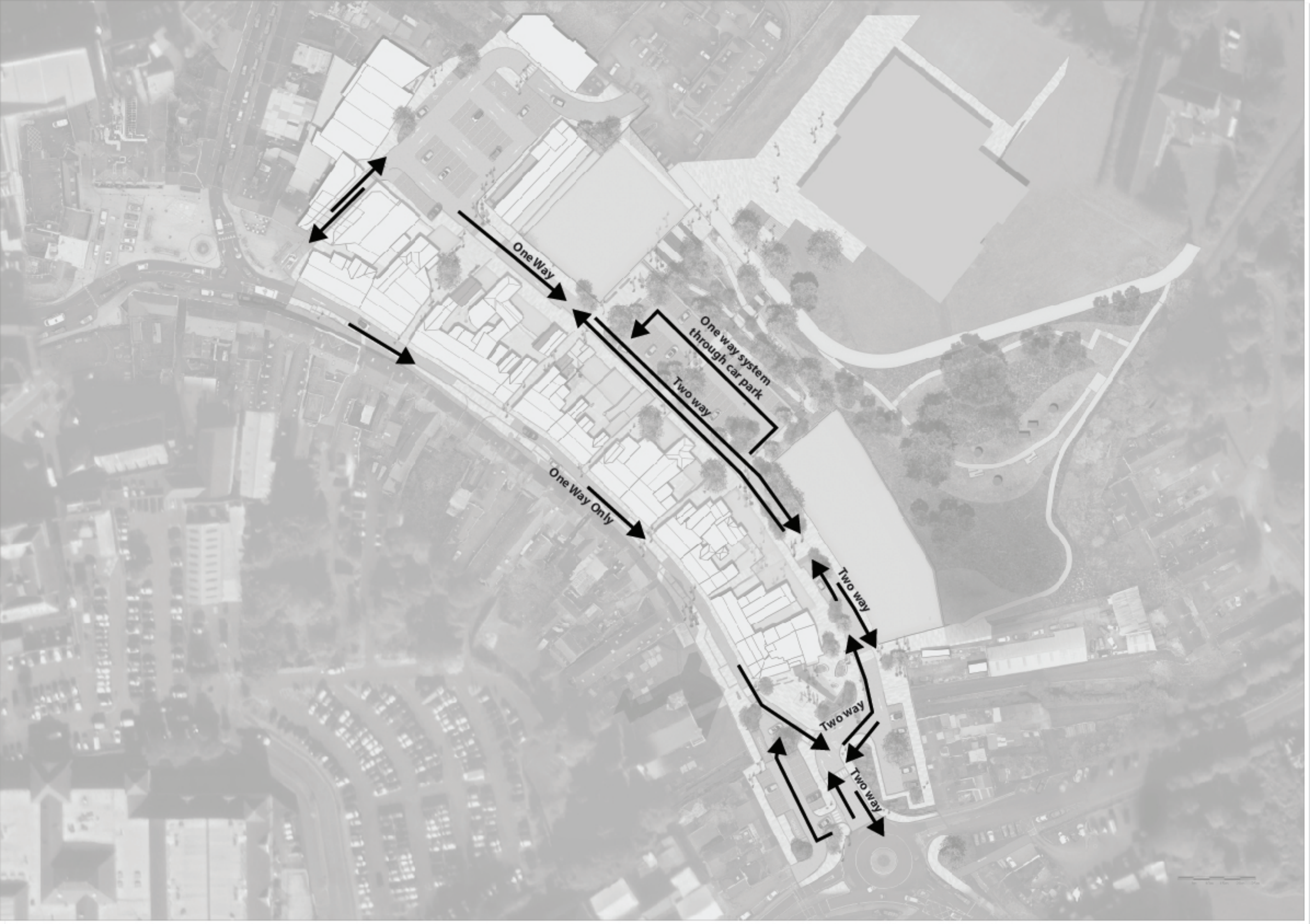
3 Proposed Site Layout

4 Protected Sites Map

Natura 2000 search results



5 Access, Movement and Circulation



One Way

One way system
through car park

Two way

One Way Only

Two way

Two way

Two way

6 Proposed Lighting Layout



NOTES:
1. THIS DRAWING IS THE PROPERTY OF DELAP & WALLER AND MAY ONLY BE USED WITH THEIR WRITTEN APPROVAL
2. DO NOT SCALE FROM THIS DRAWING.

LEGEND

- PUBLIC LIGHTING MID
PILLAR/LIGHTING SECTION PILLAR
- 81W 4000K LED LANTERN MOUNTED ON
8METRE COLUMN
CODE: Sephora Pendant-16LED-A1-450mA
UMSG 42 0081 0000 100
OR EQUAL AND EQUIVALENT
EX1
- 71W 4000K LED LANTERN MOUNTED ON
8METRE COLUMN
CODE: Sephora Pendant-16LED-A1-400mA
UMSG 42 0071 0000 100
OR EQUAL AND EQUIVALENT
EX2
- 12W 2700K DARKSKY APPROVED LED
POST TOP LUMINAIRE MOUNTED ON
4METRE COLUMN
CODE: DAYTONA C1 WITH GLARE HOOD
OR EQUAL AND EQUIVALENT
EX3
- 90W 4000K LED LANTERN MOUNTED ON
8METRE COLUMN
CODE: Sephora Pendant-16LED-C3-500mA
UMSG 42 0090 0000 100
OR EQUAL AND EQUIVALENT
EX4
- 28W 4000K LED LANTERN MOUNTED ON
6METRE COLUMN
CODE: Sephora Pendant-16LED-A1-450mA
UMSG 42 0028 0000 100
OR EQUAL AND EQUIVALENT
EX6

| | | | |
|-----|-----|---------------------|------------|
| PO5 | ADB | PLANNING ISSUE | 31.03.2025 |
| PO4 | ADB | ISSUED FOR PLANNING | 27.01.2024 |
| PO3 | ADB | ISSUED FOR PLANNING | 05.12.2024 |
| PO2 | ADB | PRELIMINARY DRAWING | 15.11.2024 |
| PO1 | ADB | PRELIMINARY DRAWING | 12.08.2024 |

| REV | BY | DESCRIPTION | DATE |
|-----|----|-------------|------|
|-----|----|-------------|------|

PROJECT:
DUBLIN STREET NORTH
REGENERATION



Delap & Waller

www.delapandwaller.com

- Antrim: T 44 0 28 9448 3800
- Dublin: T 353 0 1 535 5900
- London: T 44 0 20 8059 7373

CLIENT:
MONAGHAN COUNTY COUNCIL

| | | |
|-----------------------|----------------------|---------------------|
| SCALE AT A1: 1:500 | CHK: ADB DES: ADB | APP: RS DRW: ADB |
|-----------------------|----------------------|---------------------|

WORK PACKAGE:
M&E DESIGN

DRAWING TITLE:
ELECTRICAL SITE LIGHTING

DRAWING NUMBER:
Project Originator Zone Level Type Role - Number
22268 DLW · XX · XX · XX · E - 00100

SUITABILITY:
Suitable for review and comment

REV:
P05

7 Proposed Landscaping Layout

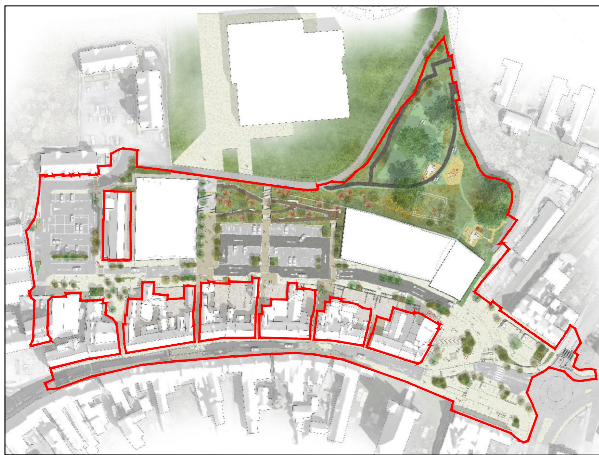


- NOTES
1. This drawing is to be read in conjunction with all other drawings and specifications.
 2. Do not scale off this drawing. Written dimensions to be taken only.
 3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
 4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

CDM INFORMATION

1.

KEY PLAN



| | | | |
|-------|------------------------------------------|---------|----------|
| 04 | Issued for Planning | nt | 29.01.25 |
| 03 | Issued for Planning | nt | 29.11.24 |
| 02 | Issued for information. Draft planning | nt | 08.08.24 |
| 01 | Issued for discussion - Progress Meeting | hw | 21.04.23 |
| | Issued for discussion - Progress Meeting | hw | 07.03.23 |
| Issue | Revision | Initial | Date |

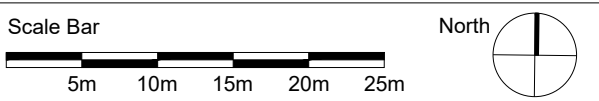
open
optimised environments ltd

EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
LONDON Unit 6 | 36-42 New Inn Yard | Shoreditch | London | EC2A 3EY
MANCHESTER 86 Princess Street | Manchester | M1 6NG
0131 221 5800 = optimisedenvironments.com
0203 984 4022 = optimisedenvironments.com
0161 696 7550 = optimisedenvironments.com

Client
Monaghan County Council

Project
Dublin Street North
Monaghan

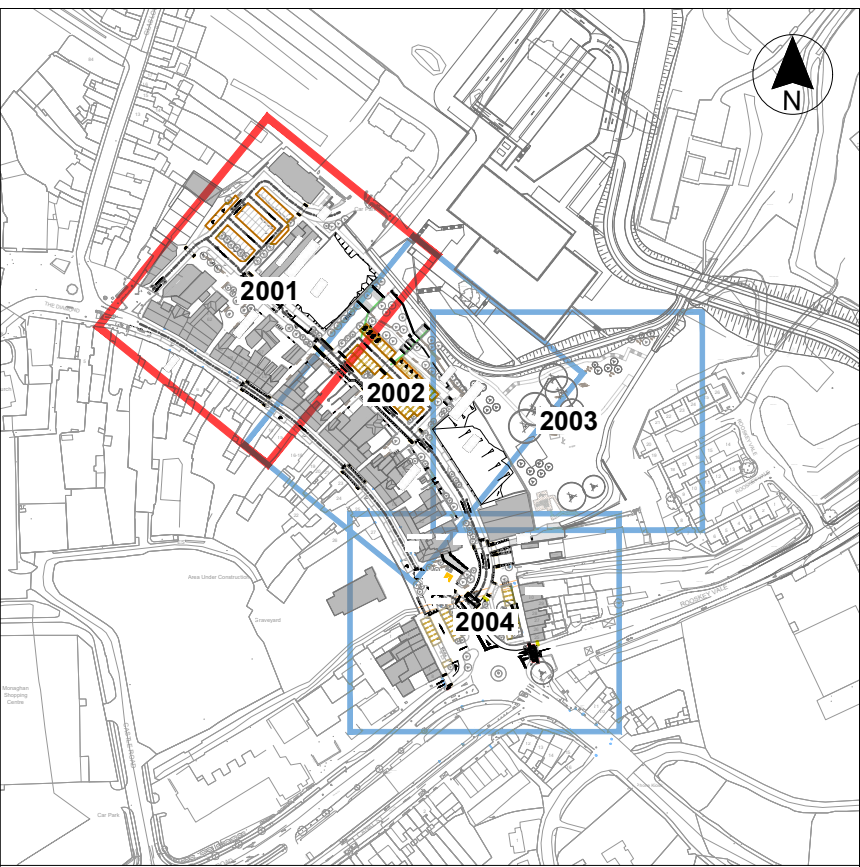
Drawing Title
Dublin Street North
Illustrative Masterplan



Scale: **NTS@A1** Date: **April 2023**
By: **hw** Status: **PLANNING**
Checked: **hw** Approved: **bp**

Drawing Number
DBL-OPE-00-XX-DR-L-901306 Rev
05

8 Overall Drainage Plans (Sheets 1-4)



KEY PLAN
SCALE 1:4000

| LEGEND | |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | EXISTING STORM SEWER |
| | EXISTING FOUL SEWER |
| | PROPOSED STORM SEWER |
| | PROPOSED FOUL SEWER |
| | PROPOSED FRENCH DRAIN |
| | PROPOSED CHANNEL DRAINAGE |
| | PROPOSED FOUL MANHOLE |
| | PROPOSED STORM MANHOLE |
| | 600mm Dia CATCHPIT CHAMBERS (LAND DRAINAGE) - 1.2m Deep |
| | EXISTING STORM SEWER - TO BE REMOVED |
| | EXISTING FOUL SEWER - TO BE REMOVED |
| | PROPOSED TRAPPED GULLY LOCATIONS ARE INDICATIVE ONLY AND WILL BE SUBJECT TO FURTHER DEVELOPMENT AT DETAILED DESIGN STAGE |
| | PROPOSED GULLIES TO REPLACE EXISTING DRAINS AND CONNECT TO EXISTING SEWER. LOCATIONS ARE INDICATIVE ONLY AND WILL BE SUBJECT TO FURTHER DEVELOPMENT AT DETAILED DESIGN STAGE |
| | SOAKAWAY (REFER TO NOTES) |
| | ATTENUATION TANK / PETROL INTERCEPTOR (REFER TO NOTES) |
| | PERMEABLE PAVEMENT |
| | RAIN GARDEN |

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| Rev | Date | Description | App |
|-----|----------|-------------------------------|------|
| P03 | 08.04.25 | Changes for planning issue | DSA |
| P02 | 10.02.25 | Updated for client review | DSA |
| P01 | 07.02.25 | First issue for client review | PMcM |

Project Manager, Civil & Structural Engineers

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Comhairle Contae Mhuineacháin
Monaghan County Council

Project Status: **STAGE 3 - PLANNING**
Project: **DUBLIN ROAD NORTH**

Drawing: **PROPOSED DRAINAGE PLANS SHEET 1**

Scale: **1:200 @ A1**

| Drawn | PMcM | Checked | PA | Approved | KOS |
|-------|----------|---------|----------|----------|----------|
| Date | 07.02.25 | Date | 07.02.25 | Date | 07.02.25 |

| Project | Organisation | Zone | Level | Type | Role | Number | Revision |
|---------|--------------|------|-------|------|------|--------|----------|
| DSN | MCA | -ZZ | -XX | -DR | -CE | -2001 | P03 |

| Project Number | Status code & Description |
|----------------|---------------------------|
| E2442 | S2 For Information |

All dimensions are in metres. Figured dimensions to be taken in preference to scaled dimensions. Dimensions to be checked on site. © 2023 McAdam Design Ltd.

- Notes:
- This drawing should be read in relation to the subject of the title. All other details illustrated on the drawing (e.g. The proposed layout) are indicative only and are subject to change. For updated details of the proposed layout and finished levels see Proposed Layout & Levels drawings.
 - The mapping illustrated on this drawing is taken from the existing topographical survey received from the client with amendments made to illustrate the proposed site layout for the scheme.
 - All storm & foul drainage designed in accordance with IS EN 752: 2008
 - Drainage works to be carried out in accordance with Civil Engineering Specification for the Water Industry 6th Edition; published by WRC plc 2004.
 - Manholes to be constructed from precast concrete rings (unless otherwise stated / approved) to IS EN 1917 & BS 5911-3 with a D400 heavy duty cover for driveway/carpark and B125 for remaining surface (in accordance with IS EN 124:1994).
 - Pipes to be uPVC to IS EN 1401-1 for sizes Ø100 & Ø150mm. Pipes to be uPVC to WIS 4-35-01, for sizes Ø225 & Ø300mm.
 - Pipes for storm drainage to be proprietary plastic twin wall design
 - All measurements shown are in meters, and all levels are to ordnance datum unless otherwise indicated.
 - All Coordinates are to Irish Grid, unless otherwise noted.
 - For indicative location for all sewers and services please see Existing Site Services drawings. It shall be the contractor's responsibility to verify position and level prior to commencing construction. The contractor shall also be responsible for the arrangement of all necessary permits as required prior to commencement.
 - Min cover to Clay / Concrete drainage Pipes to be 1200mm under roads/footpaths and 600mm under landscaping. Min cover to Thermoplastic drainage Pipes to be 900mm under roads/footpaths and 600mm under landscaping. Where adequate cover cannot be provided pipes are to be protected with a lean mix concrete surround.
 - Changes in invert levels at a manhole (not requiring a drop manhole) shall be graded evenly through the manhole in order to avoid an abrupt change in invert level.
 - Where concrete surround is specified for pipes the pipes shall be first wrapped with an approved plastic membrane. Flexibility at joints shall be maintained by insertion of 25mm compressible joint board at each joint to break the continuity of the concrete surround. However the plastic membrane shall be continuous at these locations to protect rubber jointing rings from ingress of grout. The minimum thickness of the concrete surround should be 150mm or the diameter of the pipe whichever is the greater. Compressible boards to be laid between crossing pipes where cover between pipes limited.
 - Existing sewers to be maintained and kept in service at all times.
 - This drawing should be read in conjunction with proposed drainage schedule drawings, construction details drawings and all other relevant drawings.
 - All drainage channels and outfalls to be constructed in accordance with manufactures specifications.
 - All details/ dimensions to be checked by the contractor. Any discrepancies to be reported to the engineer immediately.
 - Invert levels of catchpit chambers shown denote approximate invert levels of the lowest pipe and do not include for catchpit sump depth.
 - Existing services are not fully indicated within this drawing. Refer to drawings DSN-MCA-ZZ-XX-DR-C-1021-1024 Existing Services Plan. All works to be coordinated at detailed design to avoid clashing with existing services where possible

Existing road drainage to be collected through proposed gullies and connected to existing sewer

Hydrobrake Chamber - Unit reference MD-SHE-0082-3000-1000-3000 (Hydro International) or similar approved To restrict design flows to 3l/s (Greenfield Runoff Rate for Proposed Site)

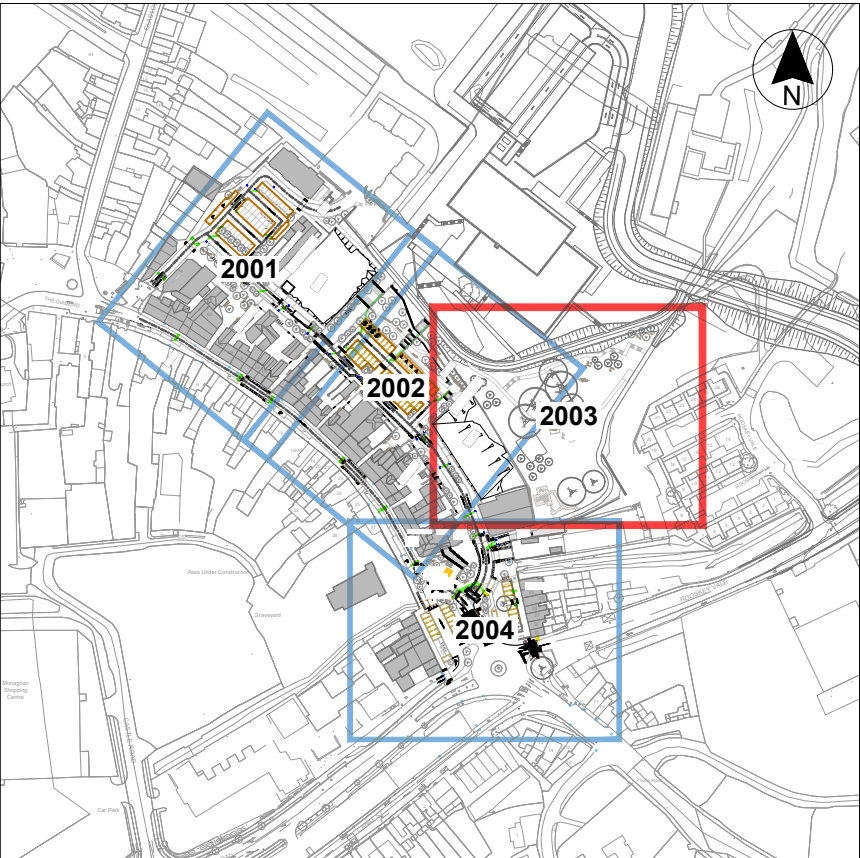
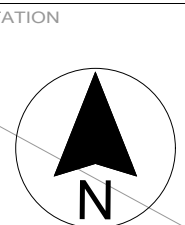
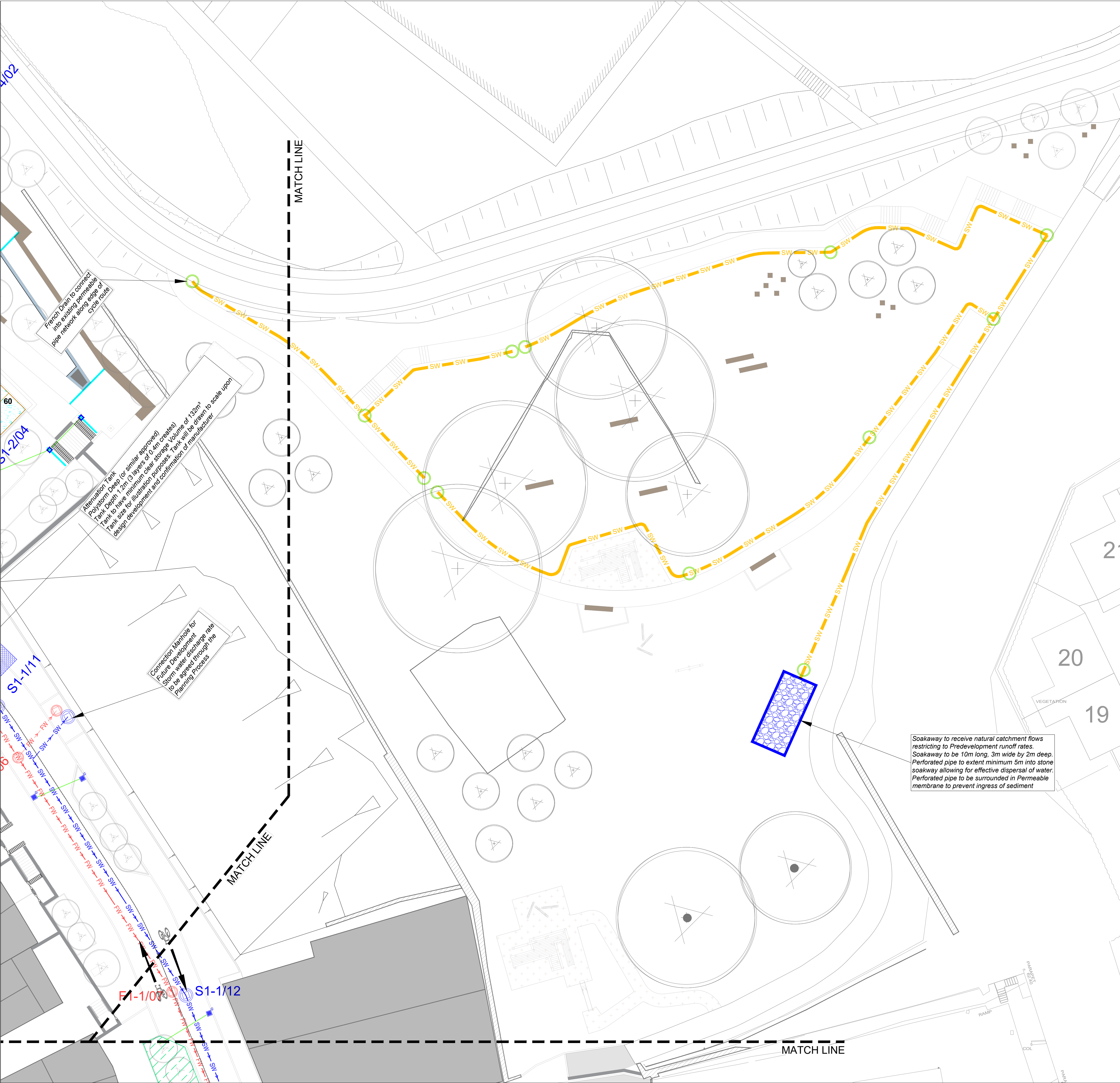
Attenuation Tank
Polystorm Deep (or similar approved)
Tank Depth 0.8m (2 layers of 0.4m creates)
Tank to have minimum clear storage Volume of 24m³
Tank size for illustration purposes. Tank will be drawn to scale upon design development and confirmation of manufacturer

Connection Manhole for Future Development
Storm water discharge rate to be agreed through the Planning Process

Existing Building Foul and Storm Drainage to be retained. Locations of discharge pipeline to be investigated to avoid clashes with proposed infrastructure

Existing Gullies on existing road to be retained in this area. (Not shown on this drawing.)

MATCH LINE



KEY PLAN
SCALE 1:4000

| LEGEND | |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | EXISTING STORM SEWER |
| | EXISTING FOUL SEWER |
| | PROPOSED STORM SEWER |
| | PROPOSED FOUL SEWER |
| | PROPOSED FRENCH DRAIN |
| | PROPOSED CHANNEL DRAINAGE |
| | Fxxx |
| | Sxxx |
| | PROPOSED STORM MANHOLE |
| | 600mm Dia CATCHPIT CHAMBERS (LAND DRAINAGE) - 1.2m Deep |
| | EXISTING STORM SEWER - TO BE REMOVED |
| | EXISTING FOUL SEWER - TO BE REMOVED |
| | PROPOSED TRAPPED GULLY LOCATIONS ARE INDICATIVE ONLY AND WILL BE SUBJECT TO FURTHER DEVELOPMENT AT DETAILED DESIGN STAGE |
| | PROPOSED GULLIES TO REPLACE EXISTING DRAINS AND CONNECT TO EXISTING SEWER. LOCATIONS ARE INDICATIVE ONLY AND WILL BE SUBJECT TO FURTHER DEVELOPMENT AT DETAILED DESIGN STAGE |
| | SOAKAWAY (REFER TO NOTES) |
| | ATTENUATION TANK / PETROL INTERCEPTOR (REFER TO NOTES) |
| | PERMEABLE PAVEMENT |
| | RAIN GARDEN |

- Notes:
- This drawing should be read in relation to the subject of the title. All other details illustrated on the drawing (e.g. The proposed layout) are indicative only and are subject to change. For updated details of the proposed layout and finished levels see Proposed Layout & Levels drawings.
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 - Pipes to be uPVC to IS EN 1401-1 for sizes Ø100 & Ø150mm. Pipes to be uPVC to WIS 4-35-01, for sizes Ø225 & Ø300mm.
 - Pipes for storm drainage to be proprietary plastic twin wall design
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 - Changes in invert levels at a manhole (not requiring a drop manhole) shall be graded evenly through the manhole in order to avoid an abrupt change in invert level.
 - Where concrete surround is specified for pipes the pipes shall be first wrapped with an approved plastic membrane. Flexibility at joints shall be maintained by insertion of 25mm compressible joint board at each joint to break the continuity of the concrete surround. However the plastic membrane shall be continuous at these locations to protect rubber jointing rings from ingress of grout. The minimum thickness of the concrete surround should be 150mm or the diameter of the pipe whichever is the greater.
 - Compressible boards to be laid between crossing pipes where cover between pipes limited.
 - Existing sewers to be maintained and kept in service at all times.
 - This drawing should be read in conjunction with proposed drainage schedule drawings, construction details drawings and all other relevant drawings.
 - All drainage channels and outfalls to be constructed in accordance with manufactures specifications.
 - All details/ dimensions to be checked by the contractor. Any discrepancies to be reported to the engineer immediately.
 - Invert levels of catchpit chambers shown denote approximate invert levels of the lowest pipe and do not include for catchpit sump depth.
 - Existing services are not fully indicated within this drawing. Refer to drawings DSN-MCA-ZZ-XX-DR-C-1021-1024 Existing Services Plan. All works to be coordinated at detailed design to avoid clashing with existing services where possible

Soakaway to receive natural catchment flows restricting to Predevelopment runoff rates. Soakaway to be 10m long, 3m wide by 2m deep. Perforated pipe to extent minimum 5m into stone soakway allowing for effective dispersal of water. Perforated pipe to be surrounded in Permeable membrane to prevent ingress of sediment

Attenuation Tank
Polyatom Degr (or similar approved)
Tank to have minimum clear storage volume of 132m³
Tank size for illustration purposes. Tank will be drawn to scale upon design development and confirmation of manufacturer

Connector Manhole for
Future development
Storm water discharge rate
to be agreed through the
Planning Process

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| Rev | Date | Description | App |
|-----|----------|-------------------------------|------|
| P03 | 08.04.25 | Changes for planning issue | DSA |
| P02 | 10.02.25 | Updated for client review | DSA |
| P01 | 07.02.25 | First issue for client review | PMcM |

Project Manager, Civil & Structural Engineers

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www.op-en.co.uk | info@op-en.co.uk

Client

Comhairle Contae Mhuineacháin
Monaghan County Council

Project Status

STAGE 3 - PLANNING

Project

DUBLIN ROAD NORTH

Drawing

**PROPOSED DRAINAGE PLANS
SHEET 3**

Scale

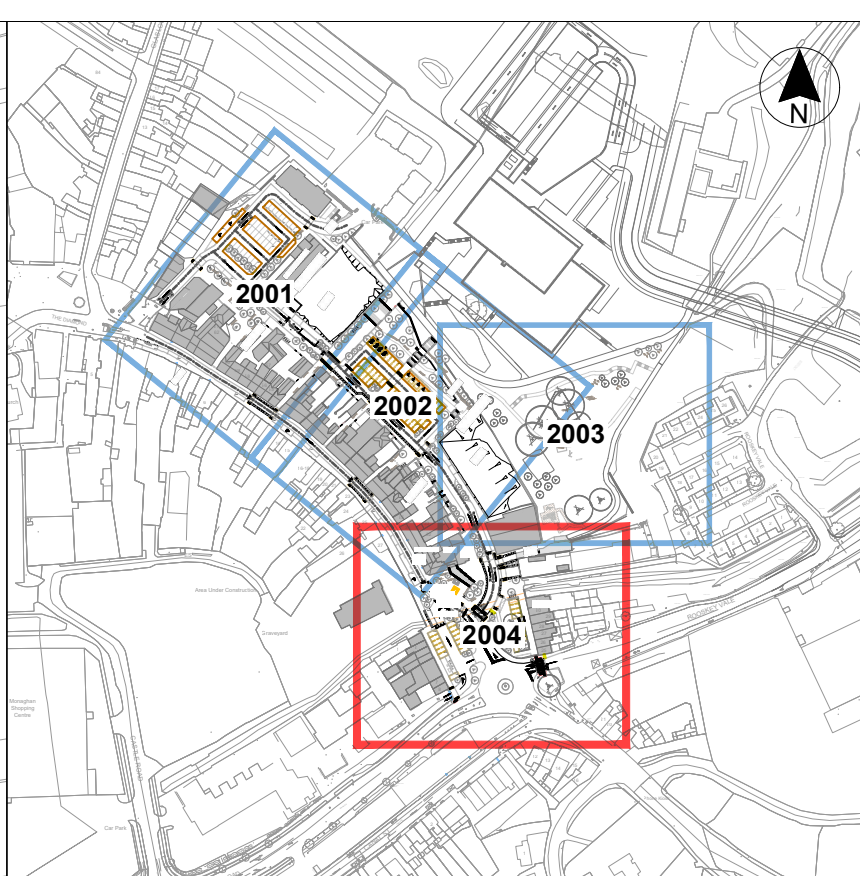
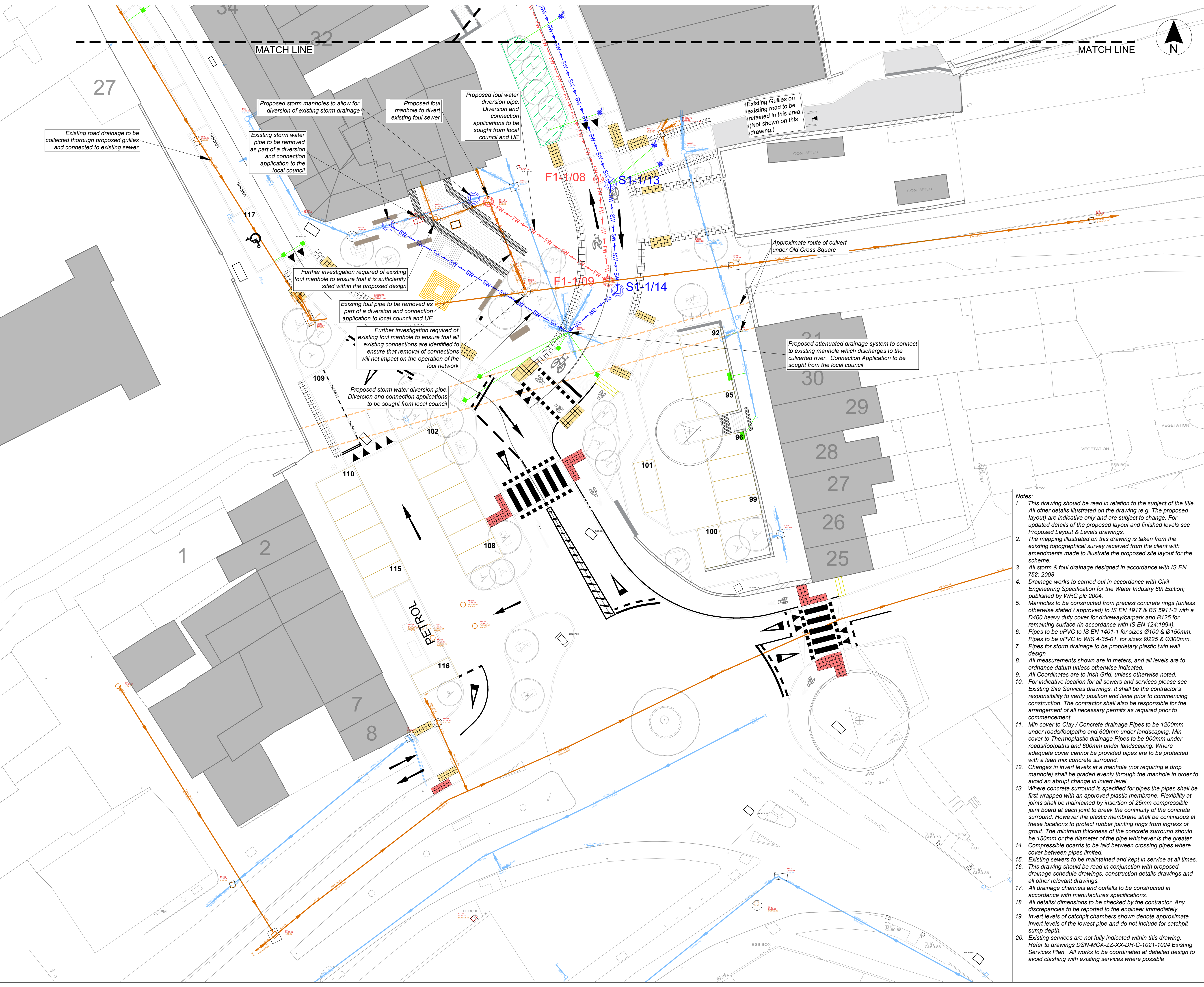
1:500 @ A1

| Drawn | PMcM | Checked | PA | Approved | KOS |
|-------|----------|---------|----------|----------|----------|
| Date | 07.02.25 | Date | 07.02.25 | Date | 07.02.25 |

| Project | Organisation | Zone | Level | Type | Role | Number | Revision |
|---------|--------------|------|-------|------|------|--------|----------|
| DSN | MCA | - ZZ | - XX | - DR | - CE | - 2003 | - P03 |

| Project Number | Status code & Description |
|----------------|---------------------------|
| E2442 | S2 For Information |

All dimensions are in metres. Figured dimensions to be taken in preference to scaled dimensions. Dimensions to be checked on site. © 2023 McAdam Design Ltd.



KEY PLAN
SCALE 1:4000

LEGEND

- EXISTING STORM SEWER
- EXISTING FOUL SEWER
- PROPOSED STORM SEWER
- PROPOSED FOUL SEWER
- PROPOSED FRENCH DRAIN
- PROPOSED CHANNEL DRAINAGE
- PROPOSED FOUL MANHOLE
- PROPOSED STORM MANHOLE
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Client
Comhairle Contae Mhuineacháin
Monaghan County Council

Project Status
STAGE 3 - PLANNING

Project
DUBLIN ROAD NORTH

Drawing
**PROPOSED DRAINAGE PLANS
SHEET 4**

Scale
1:500 @ A1

| Drawn | PMcM | Checked | PA | Approved | KOS |
|---------|------------------------------------------------------|-------------------|----------|----------|----------|
| Date | 07.02.25 | Date | 07.02.25 | Date | 07.02.25 |
| Project | - Organisation - Zone - Level - Type - Role - Number | | | | |
| DSN | - MCA - ZZ - XX - DR - CE - 2004 | Revision - P03 | | | |

Project Number
E2442

Status code & Description
S2 For Information

All dimensions are in metres. Figured dimensions to be taken in preference to scaled dimensions. Dimensions to be checked on site. © 2023 McAdam Design Ltd.

9 Proposed CCTV Camera Layout



NOTES:
1. THIS DRAWING IS THE PROPERTY OF DELAP & WALLER AND MAY ONLY BE USED WITH THEIR WRITTEN APPROVAL
2. DO NOT SCALE FROM THIS DRAWING.

CCTV-A IP65 RATED FIXED POINT IP CCTV CAMERA
ALLOW FOR STRUCTURED CABLING POINT
AND POWER SUPPLY AT EACH CAMERA POSITION
MOUNTED ON STREETLIGHT

CCTV-B IP65 RATED FIXED POINT IP CCTV CAMERA
ALLOW FOR STRUCTURED CABLING POINT
AND POWER SUPPLY AT EACH CAMERA POSITION
MOUNTED ON DEDICATED 6M COLUMN

BASE SCHEME CAMERA

RECOMMENDED ADDITIONAL CAMERA FOR
ENHANCED SECURITY AND MONITORING

| | | | |
|-----|-----|---------------------|------------|
| P04 | ADB | ISSUED FOR PLANNING | 27.01.2024 |
| P03 | ADB | ISSUED FOR PLANNING | 05.12.2024 |
| P02 | ADB | PRELIMINARY DRAWING | 15.11.2024 |
| P01 | ADB | FOR DISCUSSION ONLY | 12.08.2024 |

| REV | BY | DESCRIPTION | DATE |
|-----|----|-------------|------|
|-----|----|-------------|------|

PROJECT:
DUBLIN STREET NORTH
REGENERATION



www.delapandwaller.com

Antrim: T 44 0 28 9448 3800
Dublin: T 353 0 1 535 5900
London: T 44 0 20 8059 7373

CLIENT:
MONAGHAN COUNTY COUNCIL

| | | |
|-----------------------|----------------------|---------------------|
| SCALE AT A1: 1:500 | CHK: ADB DES: ADB | APP: RS DRW: ADB |
|-----------------------|----------------------|---------------------|

WORK PACKAGE:
M&E DESIGN

DRAWING TITLE:
CCTV PROPOSAL

DRAWING NUMBER:
Project Originator Zone Level Type Role - Number
22268 DLW · XX · XX · XX · E - 00300

SUITABILITY:
Suitable for review and comment

REV:
P04

10 Demolition Plan



- LEGEND**
- Building to be retained
 - Building to be demolished
 - Historic wall to be retained
 - Historic wall to be demolished
 - Other wall to be demolished

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| | | | |
|-----|----------|-------------------------------|-----|
| P02 | 08.04.25 | Changes for planning issue | DSA |
| P01 | 04.02.25 | First issue for client review | DSA |
| Rev | Date | Description | App |

Project Manager, Civil & Structural Engineers

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Client
 **Comhairle Contae Mhuineacháin**
Monaghan County Council

Project Status
STAGE 3 - PLANNING

Project
**NORTH DUBLIN STREET & BACK-
LANDS REGENERATION PROJECT**

Drawing
BUIDLING AND WALL DEMOLITIONS PLAN

Scale
1:500 @ A1

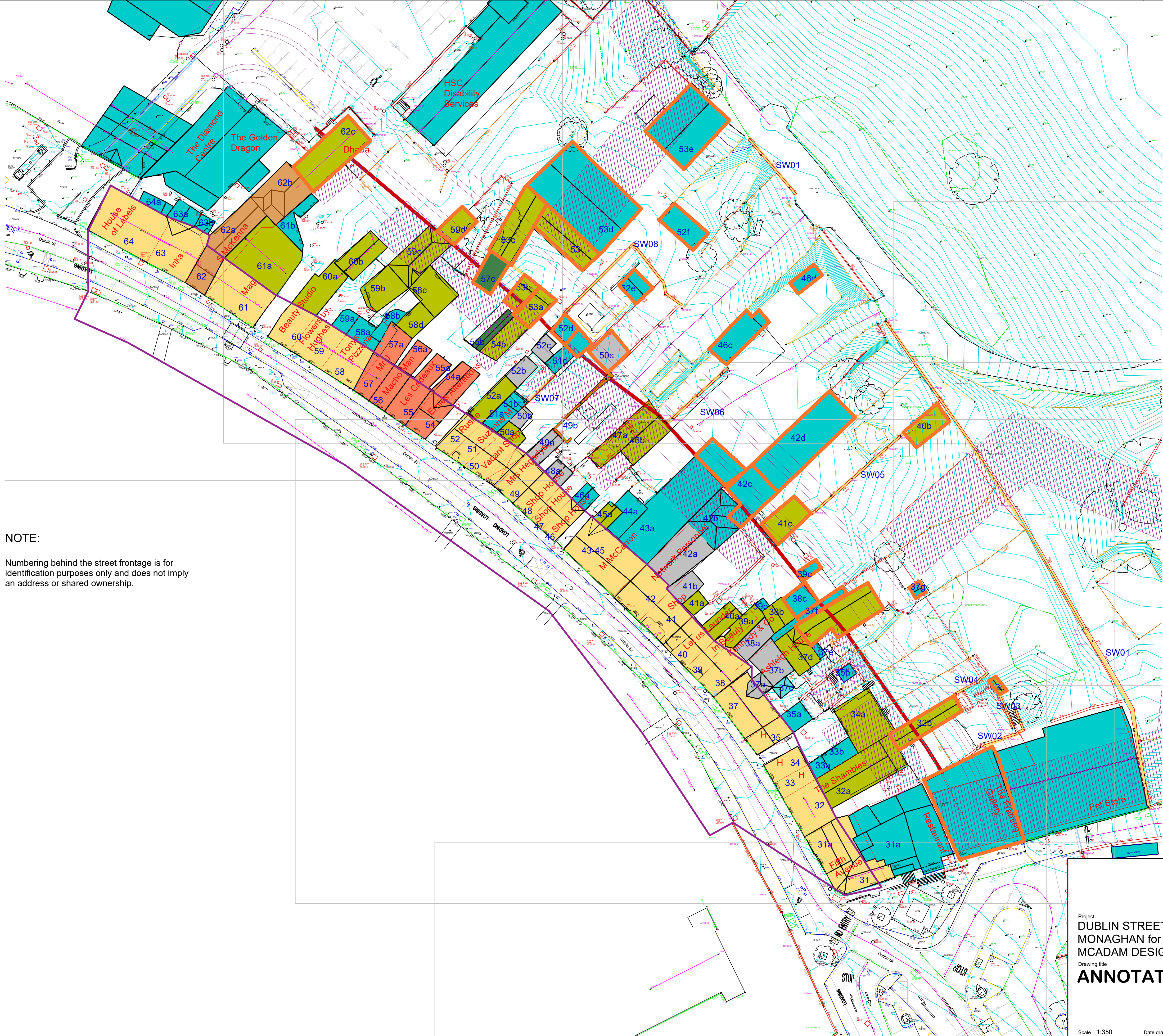
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|-------|----------|---------|----------|----------|----------|
| Drawn | DSA | Checked | DSA | Approved | KOS |
| Date | 04.02.25 | Date | 04.02.25 | Date | 04.02.25 |

| | | | | | | | |
|---------|--------------|------|-------|------|------|--------|----------|
| Project | Organisation | Zone | Level | Type | Role | Number | Revision |
| DSN | MCA | ZZ | XX | DR | CE | 1902 | P02 |

| | |
|----------------|---------------------------|
| Project Number | Status code & Description |
| E2442 | S2 For Information |

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11 Cultural & Architectural Heritage Context Map



NOTE:

Numbering behind the street frontage is for identification purposes only and does not imply an address or shared ownership.

| | | |
|-----------------------------------------------------------|------------------------------------------------------------|----|
| Proposed for demolition- 29 buildings/ parts of buildings | | |
| | Modern buildings | 16 |
| | Historic- Not protected | 11 |
| | Historic- RPS | 0 |
| | Historic- Curtilage to RPS | 1 |
| | Historic- NIAH | 0 |
| | Historic- ACA | 0 |
| | Inaccessible/ further info required | 1 |
| | Masterplan development areas | |
| | Historic Walls | |
| | Proposed development boundary | |
| | Approximate Architectural Conservation Area (ACA) boundary | |
| | Buildings proposed for demolition | |

MOST RECENT UPDATE - 21/02/2025
updated by KST
checked by MAG

Alastair Coey Architects

HISTORIC BUILDINGS SPECIALISTS

Belmont Gate Lodge, 96 Sydenham Avenue, Belfast BT4 2DT, Northern Ireland
Tel: (028) 9087 2400 Fax: (028) 9087 2401 E-mail: info@alastaircoeyarchitects.com

Project
DUBLIN STREET NORTH at
MONAGHAN for
MCADAM DESIGN

ANNOTATED SITE PLAN

Project Reference

MAD01

Drawing number

D01

Revision

1 2 3 4 5 6 7 8 9 10

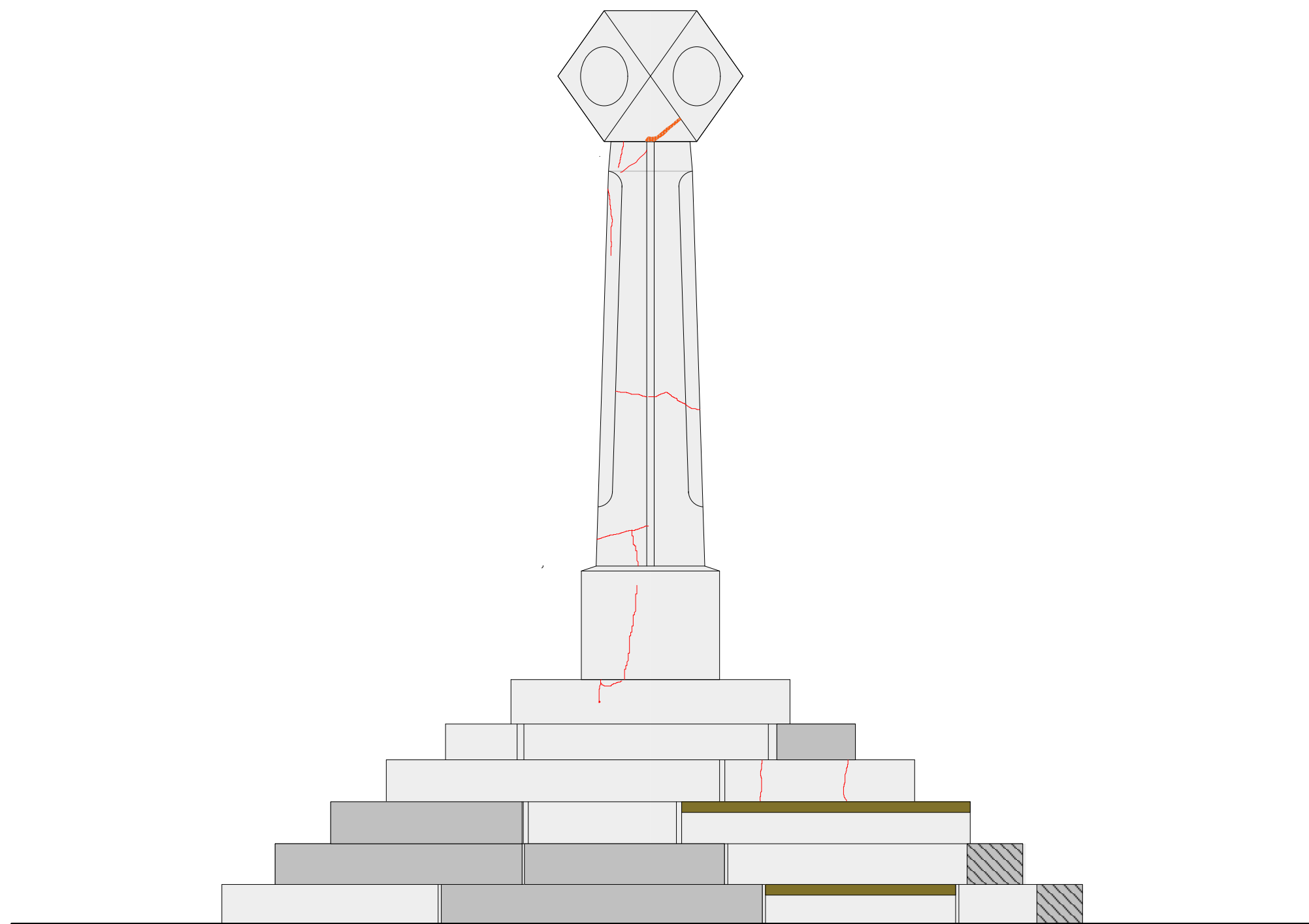
Scale 1:350

Date drawn Feb 25

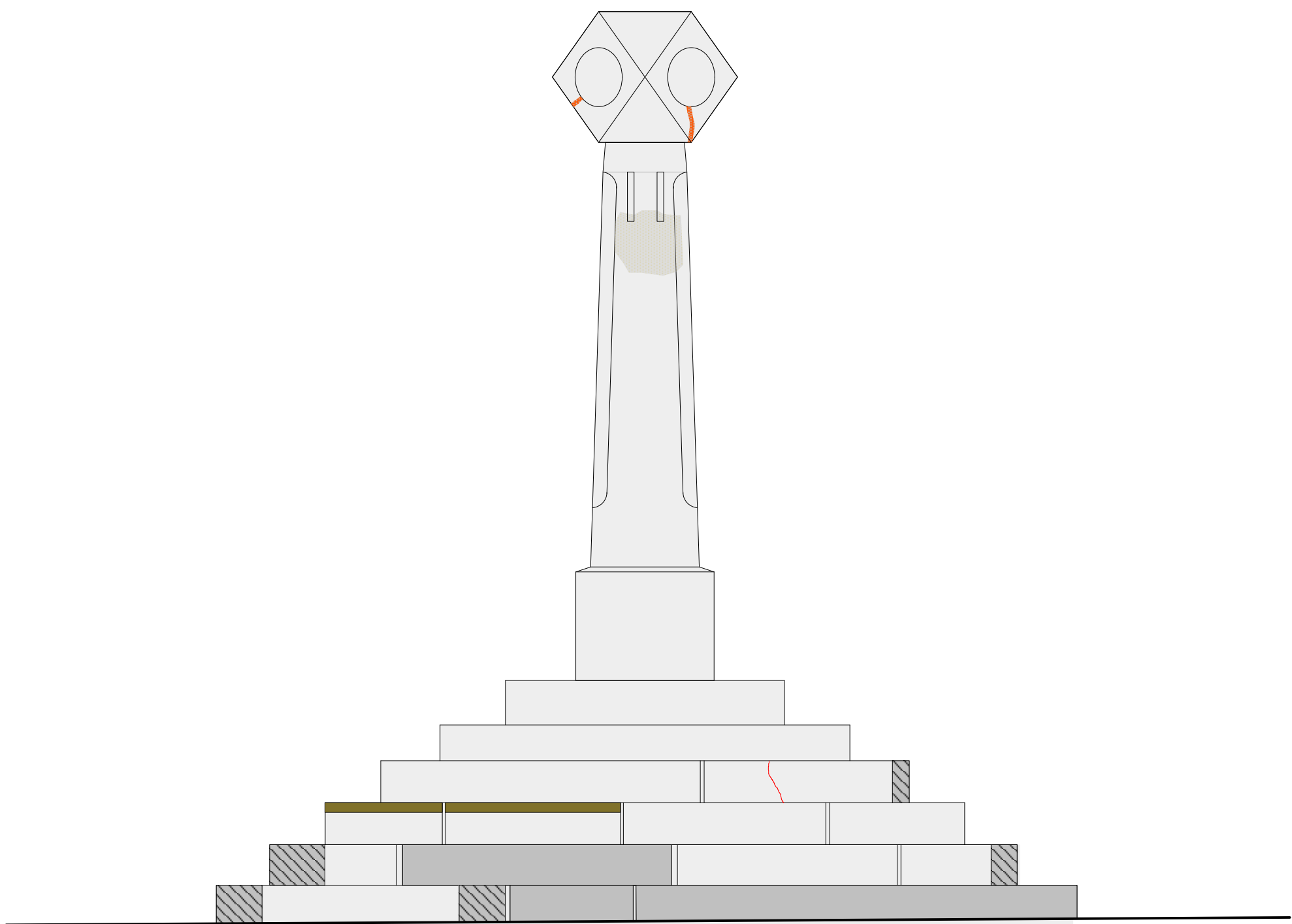
Drawn by: MAG

Checked by: XXX

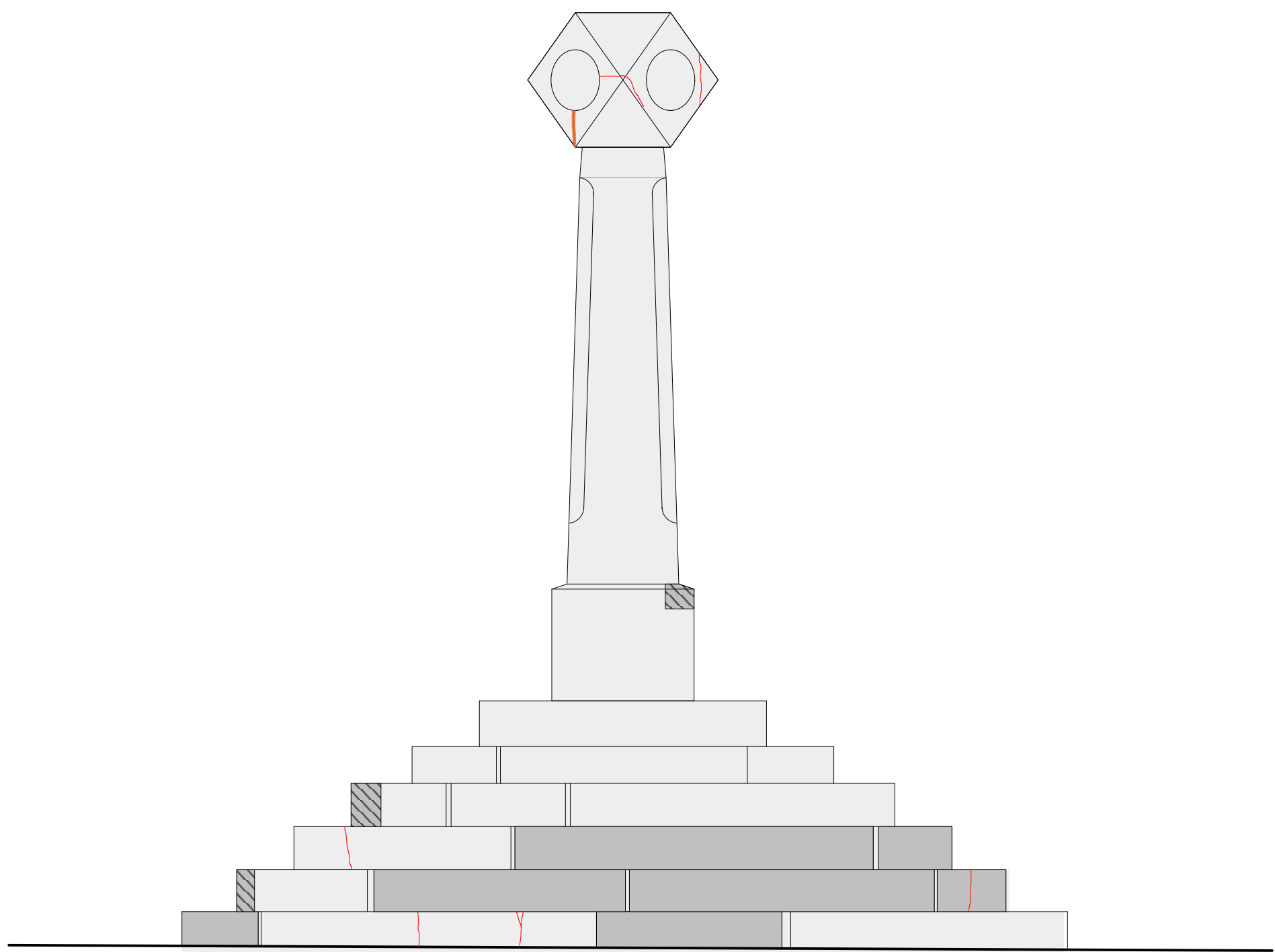
12 Old Cross Monument Drawing



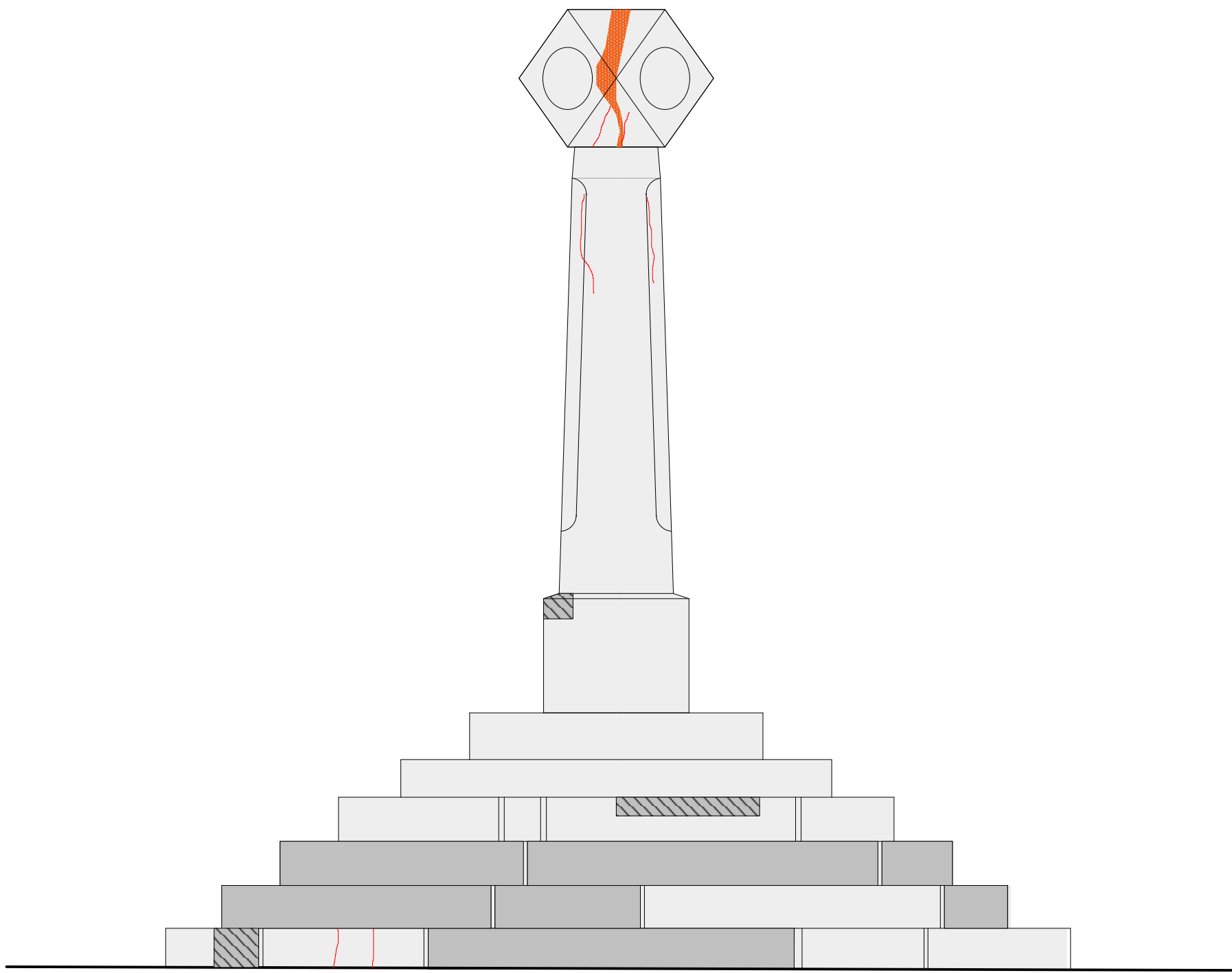
NORTH ELEVATION Scale 1:20



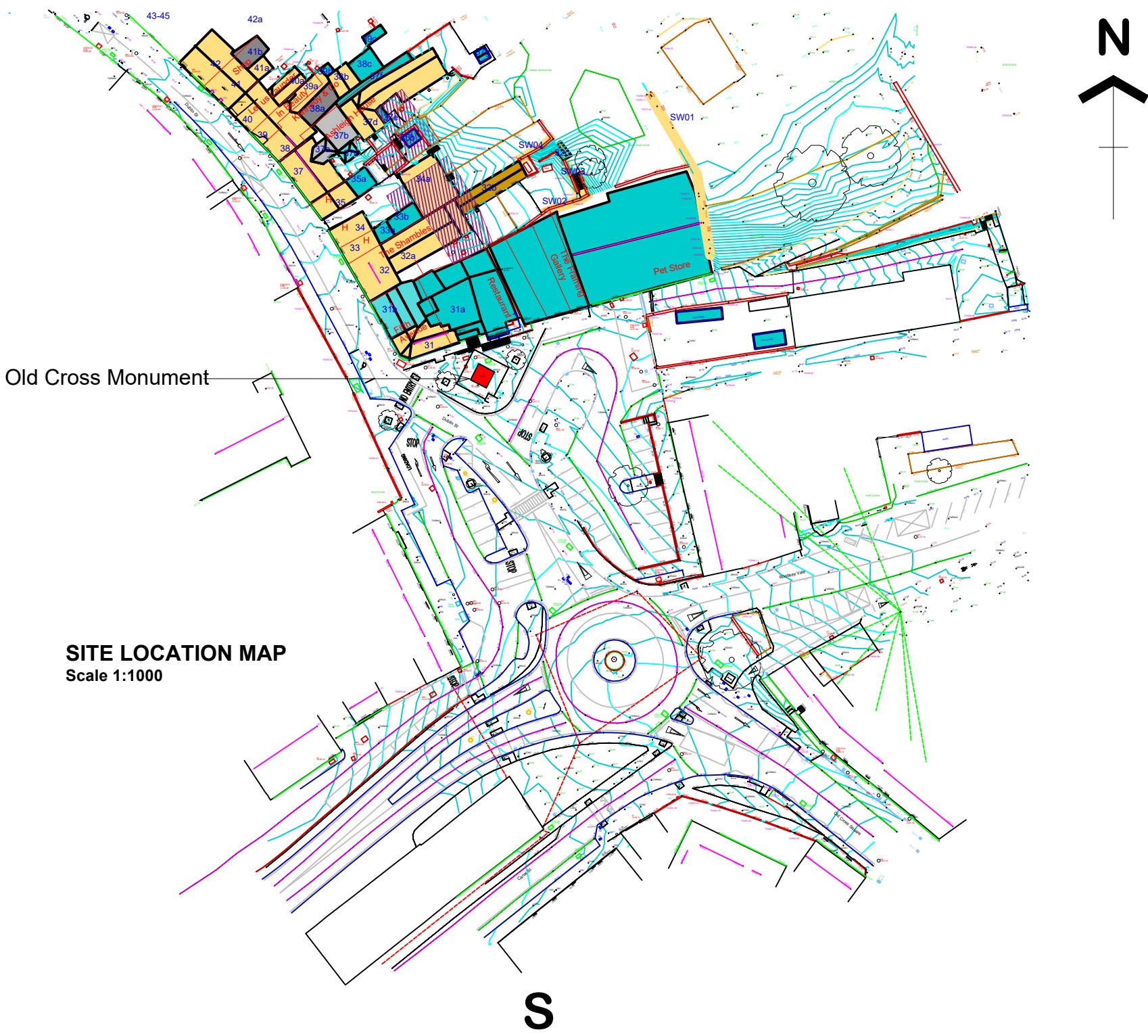
EAST ELEVATION Scale 1:20



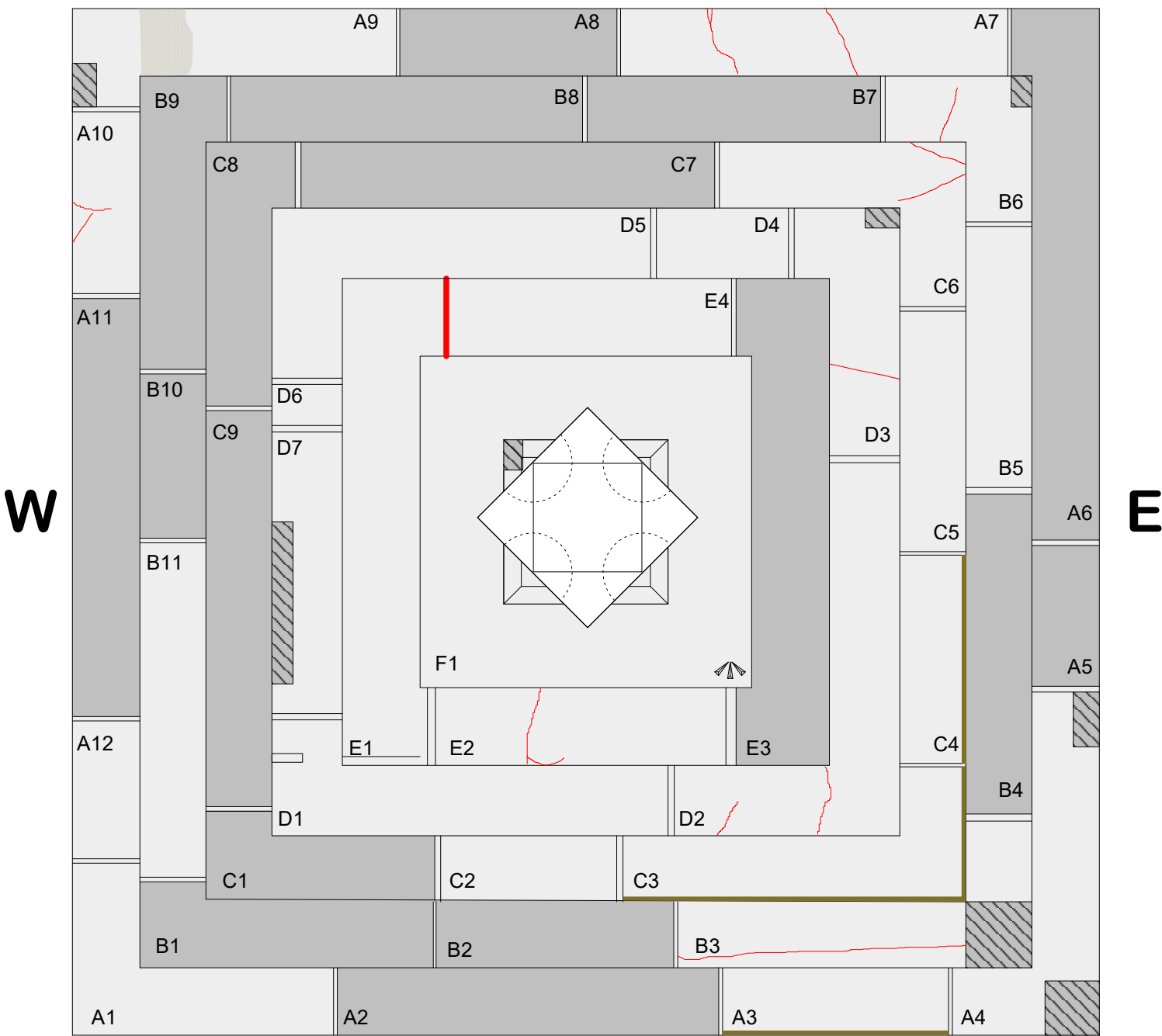
SOUTH ELEVATION Scale 1:20



WEST ELEVATION Scale 1:20



SITE LOCATION MAP
Scale 1:1000



PLAN Scale 1:20

KEY:

- Replacement stone
- Indent repair
- Mortar repair
- Heavily spalled arrises
- Fracture lines

MOST RECENT UPDATE - 21/02/2025
updated by KST
checked by MAG

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Project
STAGE 3 PLANNING, DUBLIN STREET NORTH at
MONAGHAN TOWN for
McADAM DESIGN

Drawing title
Old Cross, Monaghan
Condition survey

Project Reference
MAD01
Drawing number
D03
Revision
[] [] [] [] [] [] [] []

Scale 1:20, 1:1000 Date drawn FEB 2025 Drawn by AMC Checked by MAG