



comhairle chontae na mí
meath county council

**STAMULLEN BURIAL GROUND,
PLAYGROUND & WOODLAND WALK AT
GORMANSTON, CO. MEATH**

PART 8 - PLANNING PROCESS

May 2023



Proposed Planning Development

Meath County Council proposes to carry out development in the townland of Gormanston, Co. Meath. The proposed development will consist of:

The provision of a Playground, Woodland walk, and Burial Ground constructed on two tiers with associated works including:

- **A total of 1,140 no. single Burial Plots, Garden of Remembrance for 90 no. Urn Plots and Columbarium Walls for the interment of Urns ;**
- **A Playground with an area of 1,650 m.sq with a 2.1m high natural stone boundary wall;**
- **Internal Access Roads and footpaths to accommodate vehicular and pedestrian access with low level Public lighting and walking access isles;**
- **Utilisation of the existing agricultural entrance from the Local Road L-1617-8 (Gormanston - Stamullen) with provision of a new entrance layout to include natural stone piers, gates and railings;**
- **Carparking within the development for a total of 92 car-parking spaces with Public Lighting;**
- **A Caretaker's office/canteen and toilet facilities;**
- **Installation of Solar PV panels on the Caretaker Building Roof**
- **Importation of 19,500 tonnes of Soil and Stone by-product to raise the existing ground levels to construct the tiered cemetery; to ensure adequate separation distance from Burials to groundwater; for general landscaping; landscaping burial plots; and the construction of the attenuation system including an attenuation pond;**
- **Woodland walk comprising of natural walkways, new tree planting with access from the Burial Ground with potential access to the Devlin River Linear walk from an adjoining development;**
- **All associated works including boundary fencing, landscaping, surface water drainage and attenuation system, attenuation pond, ducting, piping, and ancillary works.**

Introduction:

The County Meath Burial Ground Survey of 2011 identifies limited capacity at a number of burial grounds in what was previously the Slane Area, now covered by both the Laytown-Bettystown MD (Municipal District) and Ashbourne MD. The most critical of the sites is Stamullen Burial Ground which was opened circa 1759 and is a compact site located in the centre of Stamullen Village with no option to extend. Also, on the limited capacity list are the neighbouring Cemeteries of Clonalvy and Moorechurch albeit serving less densely populated areas.

Changes in society have resulted in the need to provide multi-denominational graveyards. New sites are developed as burial gardens, where the site is aesthetically pleasing through use of careful landscaping and use of sustainable products as well as providing a number of burial options for customers and a full range of services such as car parking, toilet facilities, etc. It is also recognised that burial gardens have a potential amenity value and there are options to create facilities such as a loop walk through or around sites.

The proposed Burial Ground for Stamullen will be a multi denominational burial garden and similar to other Burial Grounds constructed by Meath County Council burial will be a place for respect, reflection

Part 8 Planning Application for Stamullen Burial Ground & Playground at Gormanston, Co. Meath

and remembrance. There will also be an area of the burial ground which will have a garden style and will offer a number of options for burials and cremated remains including green burials, traditional burials, columbarium walls, burial of ashes, etc. It is proposed to develop future sites in a sustainable, climate action friendly manner using natural products and low carbon construction and it is a goal to make the sites self-sufficient in energy needs. It is recognised that burial gardens also have an amenity benefit and any surplus land purchased for burial gardens will be used for tree planting and the creation of a bio-diversity areas, this is supported by the Climate Action Strategy for the County.



Above: Example of Burial Garden with small plots for the internment of Urns to ground



Above: Example of Columbarium Wall in Burial Garden for the internment of Urns

Part 8 Planning Application for Stamullen Burial Ground & Playground at Gormanston, Co. Meath

Under the Planning and Development Act 2000, the Planning Authority can include objectives for the purpose of reserving land for burial grounds. The individual Local Area Plans and Graig Design Statements examine the adequacy of the existing facilities to cater for the plan period and can reserve lands within each development centre for burial ground facilities as required.

Meath County Council has included the following policies and objectives in the Social Strategy of the Meath County Development Plan 2021 – 2027:

SOC POL 43 To facilitate and support the development of multi-denominational burial grounds, taking cognisance of the needs of multi-faith and non-religious communities and evolving trends in end of life management.

SOC POL 44 To facilitate the provision of new burial grounds, facilities and the extension of existing cemeteries, as appropriate, to cater for the needs of the County.

SOC POL 45 To encourage local community groups to develop, manage and maintain burial facilities.

SOC POL 46 To protect the cultural heritage of historical burial grounds within the County and to encourage their management and maintenance in accordance with best conservation practice.

SOC OBJ 22 To facilitate the development of new or extended burial grounds and crematoria by reservation of land at suitable locations and provision of local authority burial grounds subject to appropriate safeguards with regard to ground and surface water, environmental, noise and traffic impacts.

SOC POL 37 To facilitate the development of children's play areas and playgrounds in proximity to existing and proposed neighbourhoods, where feasible.

Background:

In line with Meath County Council's developing burial ground policy it is proposed to develop future burial grounds on a bigger scale serving a greater population catchment while providing a number of different services such as off road carparking, caretaking facilities, toilets, waste management, etc. Larger sites also facilitate a number of different burial options for customers and give options to incorporate renewable energies and biodiversity into the site.

The Environment Section have investigated a number of sites in the vicinity of Stamullen to assess the feasibility of developing as a burial ground, some of these were deemed invalid at desk study stage where as others proved unviable at site investigation stage. Sites were identified both by zoning in on areas most likely to have suitable ground conditions and looking at lands in the area for sale. Procuring land through a sale is preferable to compulsorily purchasing land.

Playground Requirements

Stamullen Village currently has no playground. Meath County Council have been seeking suitable lands to construct a playground for 10 years. The Community and Local Councillors have also sought a new playground to be constructed for the village. In that regard Meath County Council intend on constructing a new Playground on the lands in Gormanston adjacent to the Burial Ground.

The Meath County Development Plan outlines 'that the age profile of the County's population is young when compared with the state, therefore generating immediate requirements for additional childcare,

Part 8 Planning Application for Stamullen Burial Ground & Playground at Gormanston, Co. Meath

educational facilities, **playgrounds** etc'. The Plan further outlines that 'Community infrastructure is an essential part of all communities. Facilities such as community centres, sports centres, libraries and **playgrounds** can serve as a focal point for communities they serve, and provide venues for local sporting, cultural, community, education and social events. The Council recognises that the provision of good quality community facilities in existing and developing areas is a key element in the development of sustainable, healthy communities across the County'

The playground will have its own separate carpark for a small amount of vehicles (7 no) and will have a 2.1m high natural stone wall on the southern perimeter to provide screening from the Burial Ground. Overflow parking will be provided in the Burial Ground carparking area. The playground will be separated from the burial ground by way of a 2m footpath, 5m perpendiculars parking and a 5.5m wide road.



Above: Typical Example of Playground for Stamullen 2D

Playground equipment

The playground layout, design & equipment style is to be finalised and will be dependent on competitive tendering / procurement further to the outcome of the part 8 planning decision. There will be a wide variety of playground equipment provided in the development to cater for age groups ranging from toddlers to teenagers. This equipment may include inter alia climbing frames, climbing walls, nets, ladders, wheelchairs, roundabouts, swings, zipline, seesaws, trampolines, playhouses, tree houses, spring rockers, seesaws, slides, sensory equipment etc. The design will incorporate an inclusive play

provision. It is envisaged that the maximum height of any structure within the playground will be 6m high.



Above: Typical Example of Playground for Stamullen 3D

Identification of Suitable Lands

Due to the pressing need to obtain suitable lands for a new burial ground, various requests and approaches were made to local land owners in an effort to identify a suitable portion of land. It must be stated that the assistance of local land owners and the local elected members is appreciated in this regard.

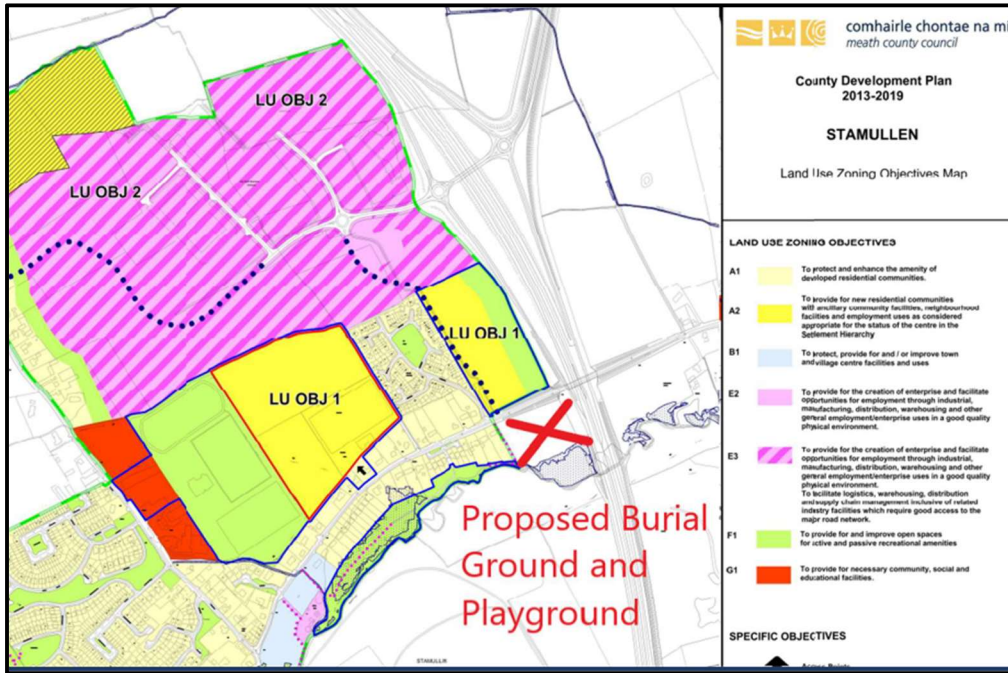
Constraints

Despite the fact that the identification of a suitable portion of land as a burial ground in Stamullen has been a priority of Meath County Council and the Ashbourne Municipal District for some considerable time the task proved extremely difficult due to a raft of constraints including (1) the protection of ground water sources, (2) unsuitable lands because of soil conditions, (3) high water table and (4) failure of land owners to consider the sale of lands for a burial ground.

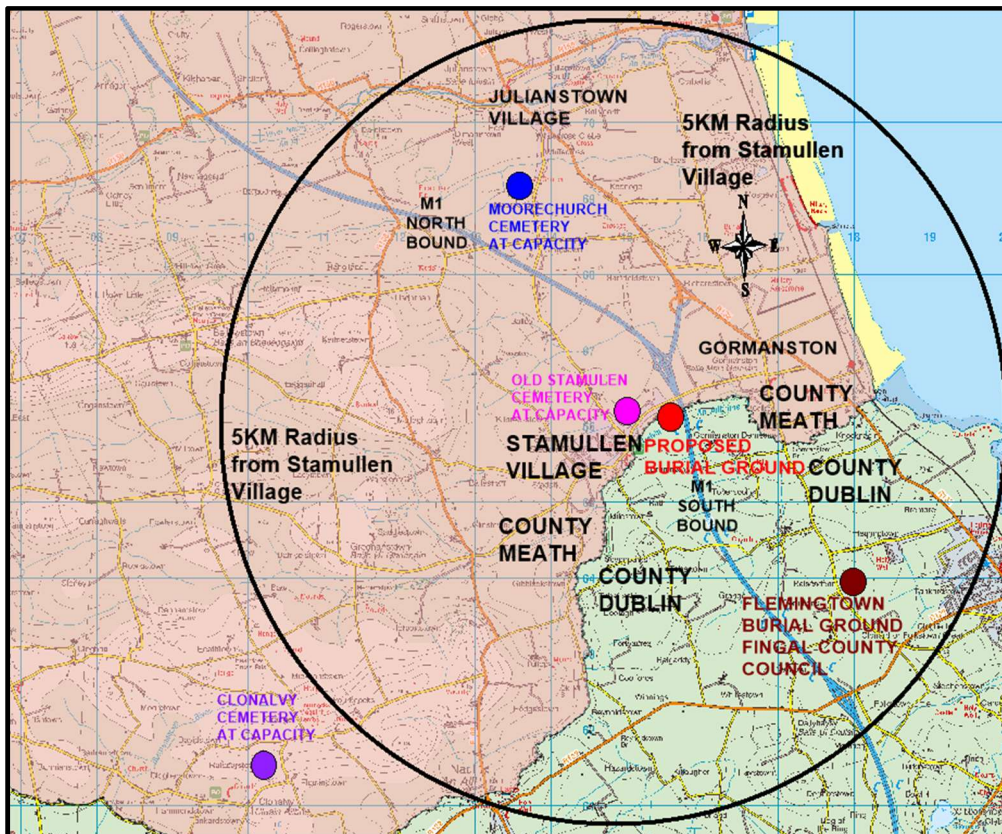
Selected Site Location:

The selected 5.1 acre (2.07 Ha) site is located on unzoned land in the townland of Gormanston approximately 800m east of Stamullen Village. In this regard the Meath County Development Plan 2021 - 2027 considers this land rural and the construction of a Burial Ground and playground is a permitted use . It is accessed from the R132 Gormanston Road from an existing agricultural entrance and located adjacent to the M1 motorway to the east and residential dwellings to the west. The Delvin River is located along the southern boundary of the site.

Part 8 Planning Application for Stamullen Burial Ground & Playground at Gormanston, Co. Meath

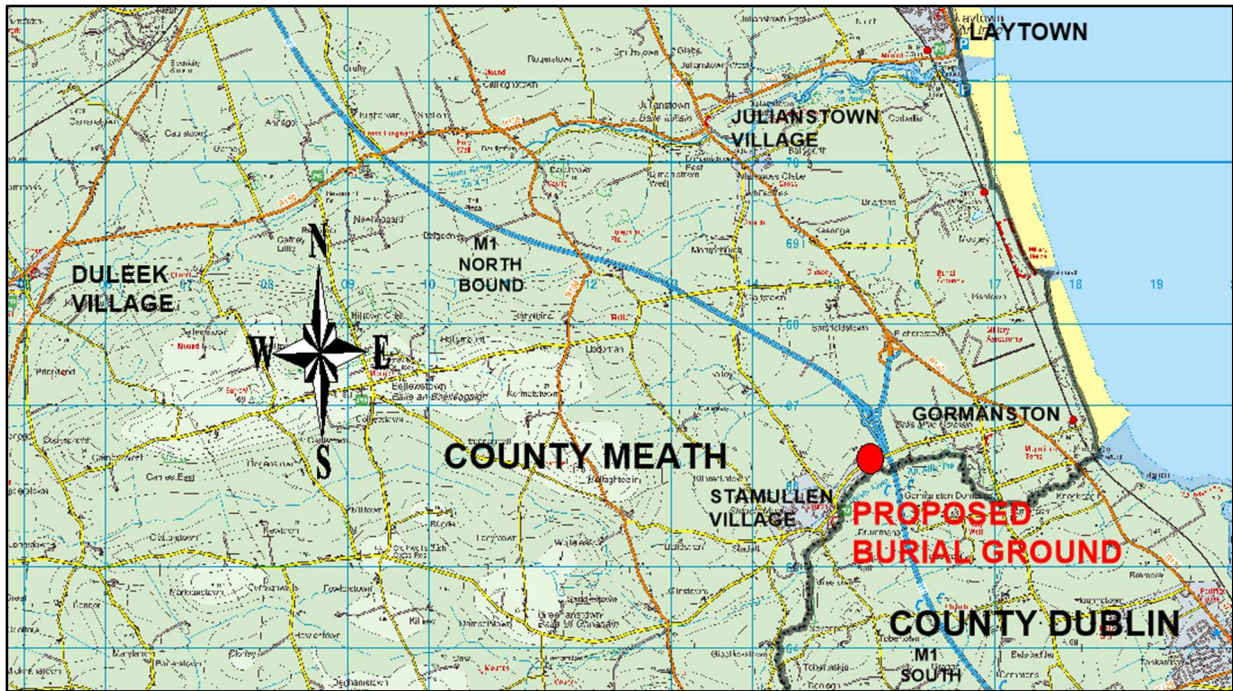


Above – Meath County Development Plan 2021 -2027 Zoning Map showing unzoned lands identified for Proposed Stamullen Burial Ground, Playground & Woodland Walk



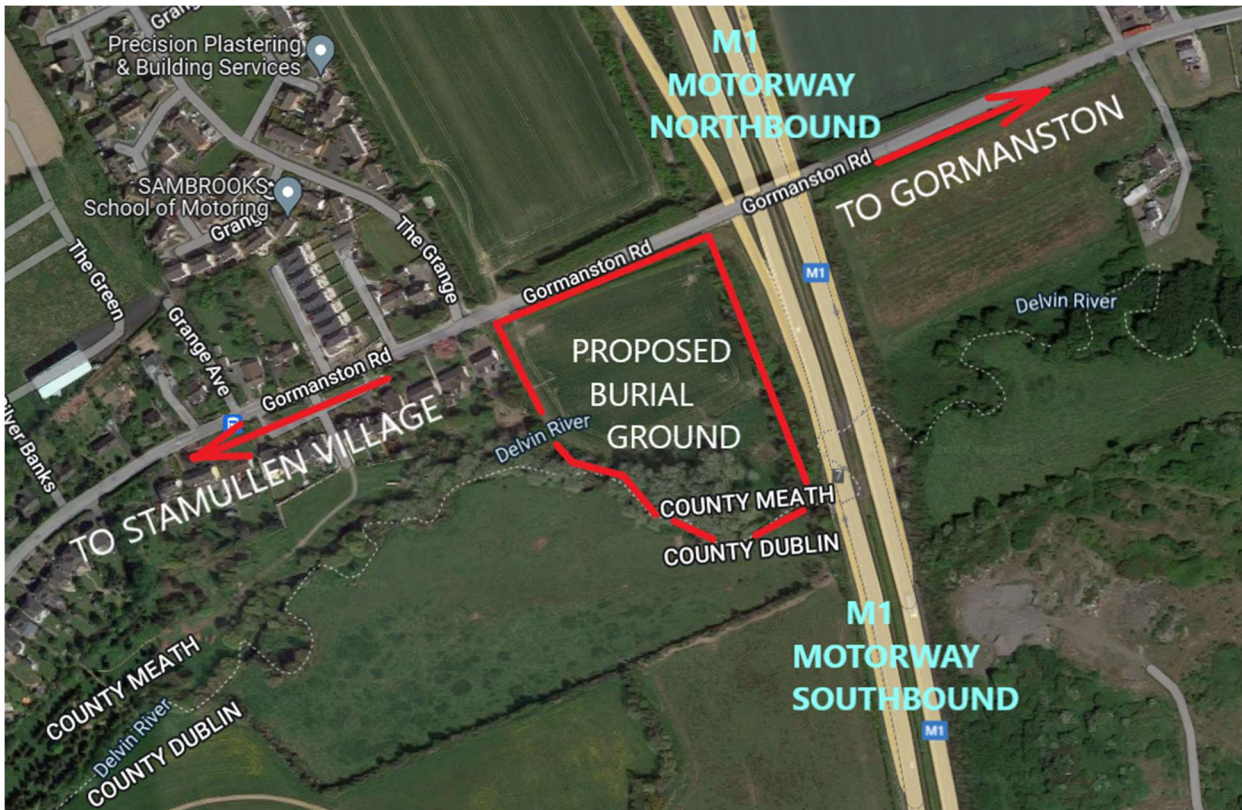
Above – Site location Map showing Proposed Stamullen / Gormanston Burial Ground with Existing Cemeteries within 5km radius

Part 8 Planning Application for Stamullen Burial Ground & Playground at Gormanston, Co. Meath

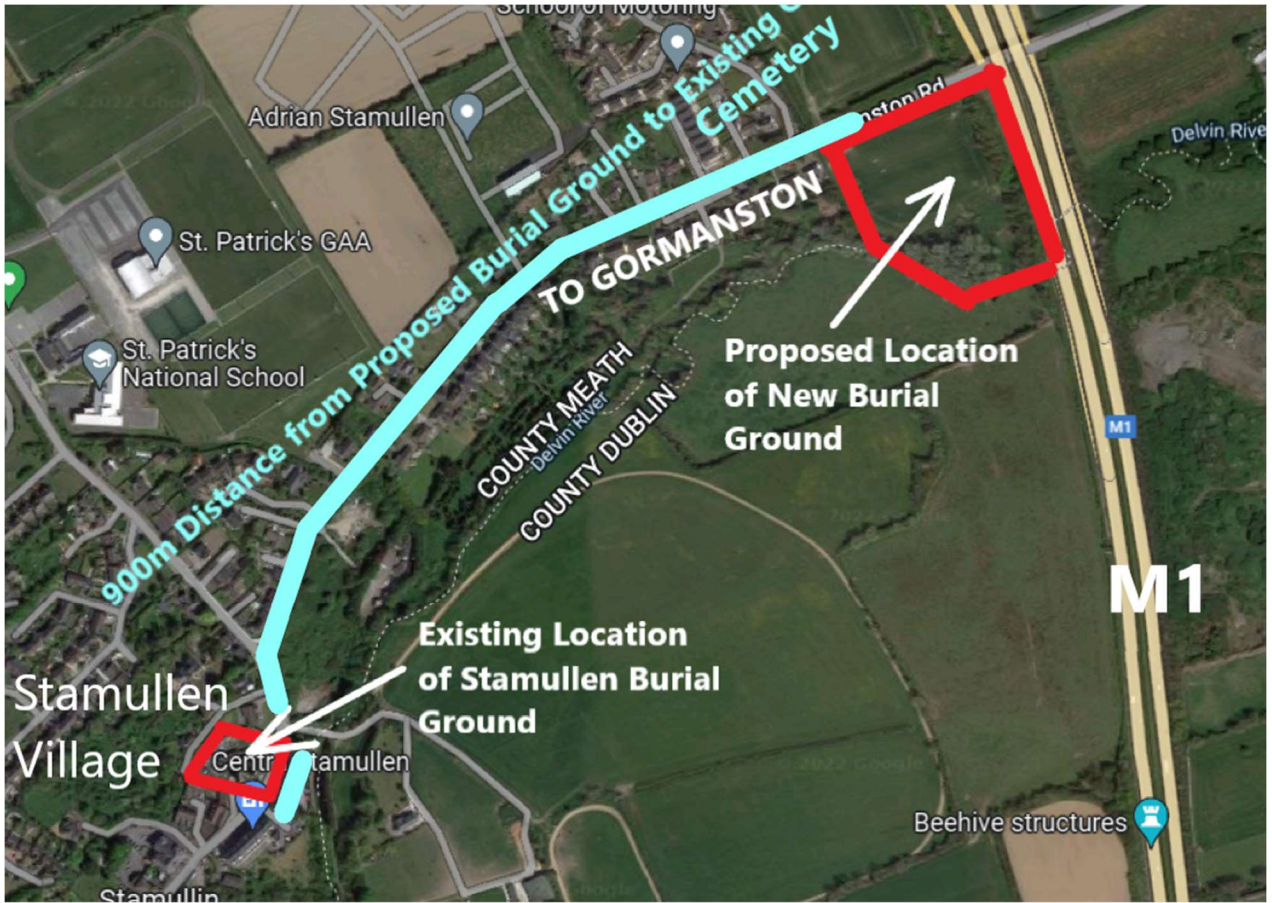


Above – Site location Map showing Proposed Stamullen / Gormanston

In addition, there is a forest located to the south of the land along the Delvin River on 1.4 acres of the 5.1 acres of land. This forest area will be unusable for the purposes of a Burial Ground due to the forest, ground levels and the slope towards the River Delvin. In summary there is 3.6 acres of the land being used for tillage purposes by the family of the landowner.



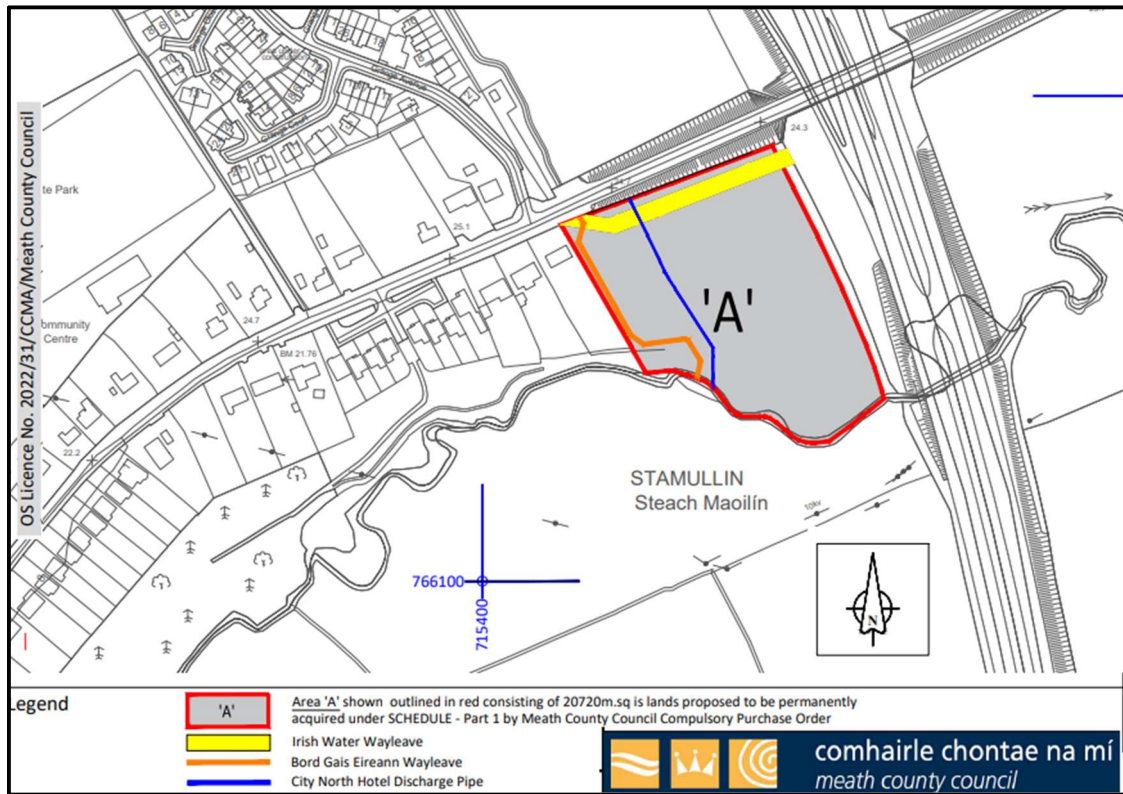
Above – Map showing proposed Burial Ground in Stamullen / Gormanston



Above – Map showing location of existing and proposed Cemetery / Burial Ground in Stamullen



Above: Aerial Drone Image showing location of proposed development land in Stamullen



Above –Proposed land in Stamullen / Gormanston to be Compulsory Purchased for Burial Ground

Existing Site Services

There is public lighting and a footpath to the north of the land along the road which connects the site to Stamullen Village. The proposed Burial Ground will utilise the existing agricultural entrance for access, and will connect to the public water main and foul sewer on the public road to the north of the site which will service the Caretaker Building & Public toilets.

On the site there are the following existing third-party services and legal agreement which will have to be maintained and examined:

1. Treated Wastewater Discharge pipe from the City North Hotel & Road Surface Water (Fig. 1)

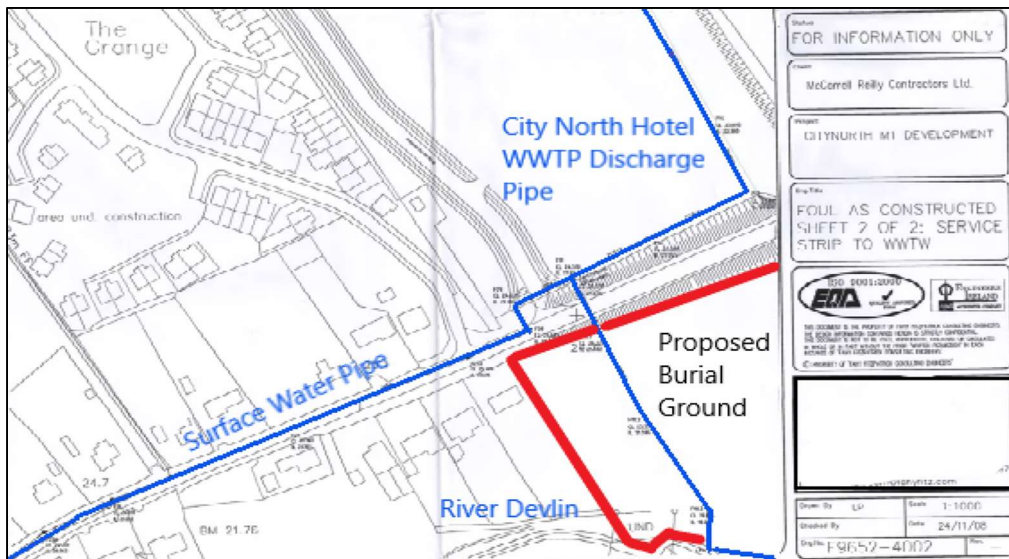


Figure 1

2. Gas Network Ireland 'Disused /Abandoned Gas pipe' (Figure. 2)
3. Gas Network Ireland 'High pressure gas pipe' along the western boundary (Figure. 2)

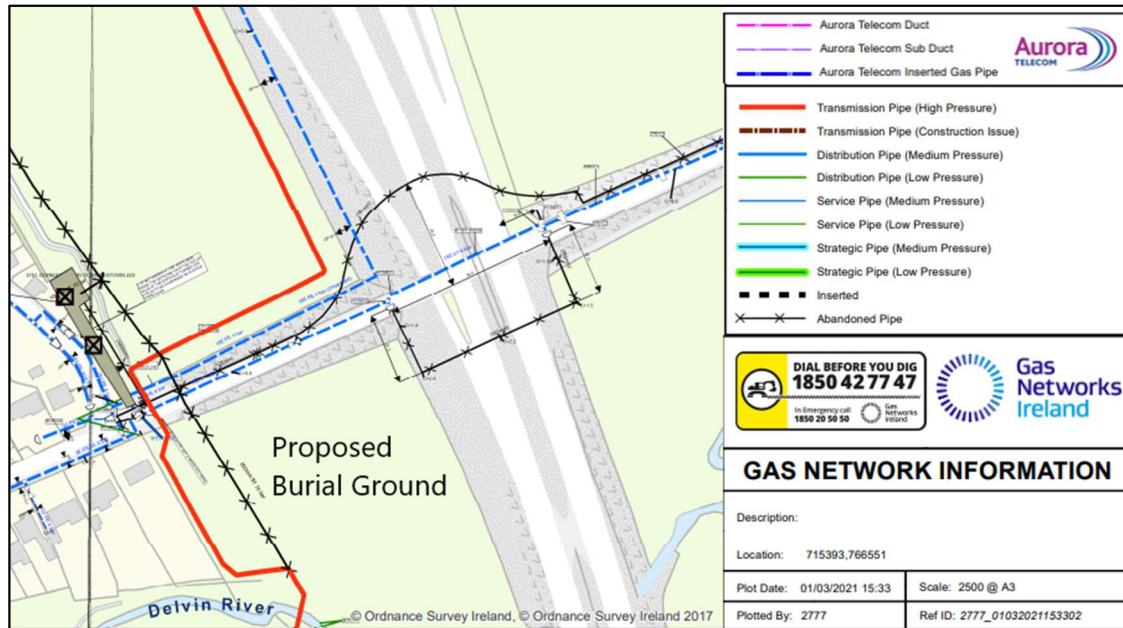


Figure 2

4. Permanent Wayleave agreement between Irish water and the Landowner for a Waste water rising main (Figure. 3)

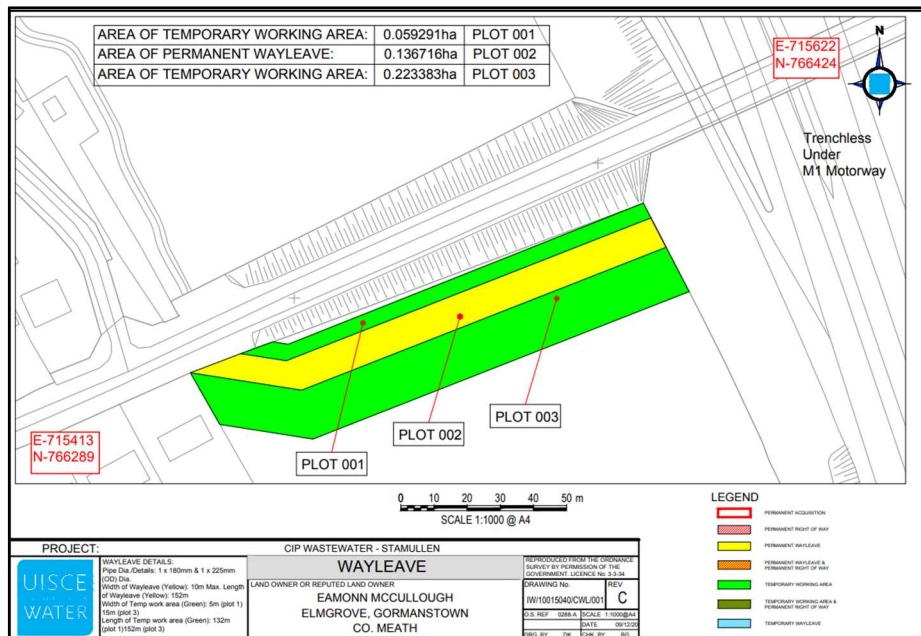


Figure 3

In relation to the existing works listed above there will be no burials permitted in or along the Irish Water wayleave which will be utilised for Car parking and access roads. There will also be no burials permitted within a 7-metre buffer zone along the Gas Networks Ireland High pressure main. It is intended to remove the abandoned gas main which is no longer in use. The discharge pipe from the City North Hotel will be located in the proposed internal Burial Ground Road. Refer to Figure 9 below.

Proposed Land Use



Above – Land uses Map for lands to be Compulsory Purchased in Gormanston

Site Suitability Assessment: Hydrogeology

The deciding factor in any burial ground site selection is the hydrogeology, that is the soil type and groundwater within same. The preferable type of soil for burials is a free draining material which allows for pollutant containment under burials. Burials should be a metre above rock and groundwater and also maintain a distance from surface water drains and wells.

Dr Robert Meehan, a Consultant Geologist was engaged by Meath County Council to undertake a hydrogeological desk study, subsoils investigation and modelling exercise as part of an investigation into the subsoils of the locality around the proposed cemetery site. As part of this investigation eight no. Trial holes were excavated on 8th September 2021. Three trial holes were located along the southern and northern boundaries and two in the centre of the field. Holes were excavated to an average depth of 2.9 m using a 11.5T excavator and left open for approximately 3 hours to observe ground water infiltration. The trial pits were logged by Dr. Meehan. In summary the site is favourable for burials. A number of guidance documents were referred to by Dr Meehan including the UK Environment Agency Assessing the Groundwater Pollution Potential of Cemetery Developments.

There are a number of other factors which should be assessed as part of the site selection and these as listed as follows in Table 1 and given a traffic light rating (green = highly suitable, yellow = suitable but with issues to be designed out and red = not suitable):

Part 8 Planning Application for Stamullen Burial Ground & Playground at Gormanston, Co. Meath

Criteria	Comments	Suitability
Hydrogeology	The 8 trial holes revealed sandy gravel ground conditions, the site is free draining and the material under deepest burial depth will provide filtration of pollutants.	
Topography	The site has a gentle gradient for approximately 70m from the public road and there is steeper slope towards the forest. This ground will have to be raised by importing clean soil and stone material.	
Excavation Stability	The non cohesive nature of gravel will result in a greater degradation of the vertical faces of an excavation. During the trial hole excavation degradation of the vertical wall was observed however some of this was caused by the bucket of the 11.5T excavator pulling out cobbles, a smaller machine will cause less degradation. It is recommended however, that a trench box type system is used in all open graves and only removed upon filling in of the grave.	
Accessibility	The site is approximately 1km from Stamullen and is easily accessible via the R132. Site is also close to Gormanston and Julianstown and has an excellent link to the motorway network.	
Proximity to wells	There are no down-gradient wells between the proposed burial ground and the nearest receptor, which is the Delvin River to the southeast of the site. There are no known wells in the vicinity of the site and the dwellings surrounding the site are service by the East Meath Water Supply Scheme .	
Proximity to Residential Development	There is one dwelling located to the west of the site and a number of housing estates in the vicinity	
Flooding	Floodinfo.ie does show that there is flooding along the Delvin River and in the Forest Area. There will be no burials or development in the forest area. It is intended to provide attenuation on site in line with SUDs to manage any additional Surface water the development will generate. This southern part of the land will be raised using soil and stone but this should not be in the flood plain.	
Planning Permissions	There are no planning applications or enforcement notices associated with the site	
Appropriate Assessment	The nearest protected area is the SAC and proposed HNA at Laytown	
Protected Structures	There are no protected structures on the site.	
Planned Land Use	The land is not zoned and is currently used for agricultural purposes.	
Site Services	The site is served by a watermain, foul sewer and gas main running along the R132	

Site Clearance and Diversion of Services	There will be limited site clearance to develop the site. There is a WWTP discharge pipeline running through the site from the city north hotel. It would not be financially viable to divert this pipeline and it is understood that there is agreements in place with the City North Hotel. There is also other wayleave agreements on the land with Irish Water for a Wastewater Rising main and a with Gas Networks Ireland for a High Pressure gas main. The sterilised area could be utilised for carpark, internal roads and landscaping.	
Adjacent Amenity or Services	There is a public footpath with public lighting connecting the site to Stamullen Village which is less than 1km	
Archaeology	There are no archaeological features associated with the site.	
Renewable Energy Potential	The site is of sufficient size to incorporate renewal energies with a view to being self sufficient. A cost benefit analysis would need to be undertaken to assess the most preferable option. Consideration should also be given to water harvesting and re-use of grey water.	
Biodiversity and Natural Habitat	Development of a natural burial ground would provide an excellent habitat for small mammals, birds and insects. The adjacent forest could be utilised as a forest walk and be incorporated with a new walk along the Devlin River associate with a housing estate development	

Table 1: Site suitability factors

Site Suitability Assessment: Habitat Directive Screening

In September 2022, Noreen McLoughlin of Whitehall Environmental was engaged by Meath County Council to undertake a comprehensive assessment of the potential significant effects of a proposed burial ground, playground and woodland walk on the lands in question in Gormanston, Stamullen. This assessment enabled Meath County Council, to undertake an Appropriate Assessment determination, as required under Article 6(3) of the Habitats Directive. In summary Ms. McLoughlin concluded that *'an Appropriate Assessment of the proposed development is not required as it can be excluded, on the basis of objective information provided in this report, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites'*.

Site Development:

The draft policy document supports a variety of burial options for customers. The 3 acre site would facilitate a number of different style burial options to be incorporated into a single site, giving customers numerous interment options. The options are outlined below and illustrated in Figure 3.

The available space must first be assessed. The site is a 5.1 acres, equating to 2.07Ha (20,700m²). Approximately 2,200m² is sterilised for the Irish Water Wastewater rising main and Gas main and approximately 5,000m² cannot be used as it is a forest. It is anticipated that the City North Hotel discharge pipe could be incorporated into the internal road which would have to be constructed in any event. If applying a 10% reduction to account for caretaking building, carpark and access road it leaves 1.22 Ha (3 acres) available for burials.

Part 8 Planning Application for Stamullen Burial Ground & Playground at Gormanston, Co. Meath

It is intended to construct a conventional linear, lawn linear style Burial Ground to maximise the number of plots and burials. Similar to other new Meath County Council Burial Grounds the plots will be back to back with 1.8m wide concrete footpaths between rows and 0.7m wide concrete plinths for headstones. There will be no grave surrounds permitted for easy maintenance and a consistent appearance throughout the burial ground.

Coffin Stacking will be permitted to a depth of 2.5m for the 1st burial . A Preliminary design carried out by Meath County Council shows that the Burial Ground will have a capacity of approximately 1700 No Single plots which equates to 5,100 coffins when stacked. There will also be provisions for a Burial Style Garden for the interment of Urns both in the ground and in Columbarium Walls. The Burial Ground will also have a caretaker building with public toilets and car parking.



Example of Linear Style Burial Ground – Rooske New Burial Ground, Dunboyne



Example of Linear Style Burial Ground – St Finians Burial Ground, Navan

Flood Risk Assessment

The proposed development and in particular the Woodland walk border the River Delvin. In this regard JB Barry Consulting Engineers were engaged by Meath county Council to prepare a flood Risk Assessment (FRA) for the proposed development. A copy of the FRA report is included with the Part 8 Planning Application. In summary the FRA outlines the following:

- The national flooding website www.floodinfo.ie does not have any record of historic flooding at the site.
- The CFRAMS fluvial flood extent maps indicates that the southern portion of the site lies within Flood Zone A, and hence is at risk of flooding. Water levels from on the amp indicate that the 1% AEP and 0.1% AEP fluvial flood levels adjacent the site are +19.20mOD and +19.61mOD respectively.
- The type of development is mixed with a portion defined as 'Less Vulnerable Development' and another portion defined as 'Water Compatible development'. Using the sequential approach mechanism, it is assessed that a justification test is not required for the proposed development. To ensure flooding is not increased as a result of this development, a Justification Test was undertaken nonetheless.
- All 'Less vulnerable development' will be built at a level greater than the 0.1% AEP flood level and as such will be constructed in Flood Zone C. Only water compatible development will be constructed within Flood Zone C.
- Adequate compensatory storage will be provided for as a result in the loss of flood plain with development in Flood Zone A.
- Following the protocols as set out in the Justification Test, it was deemed that the development is suitable

Water Services Report

JB Barry Consulting Engineers were engaged by Meath county Council to prepare a water services report for the proposed development and to ensure compliance with SUDs and GDSDS. A copy of the Water Services report is included with the Part 8 Planning Application.

Third Party Consultations:

Consultations have taken place with the Planning Department, Water Service Section, Transportation Section, Environment Section of Meath County Council in relation to the proposed Development in Gormanston, Stamullen. Neither section see any obstacles to the development of the site as a burial ground. The Planning Department have examined the particulars of the development and have prepared a preliminary report which concluded '*Subject to the satisfactory outcome of the necessary environmental assessments, the Proposed Development will be in accordance with the Meath County Development Plan 2021-2027*'. Gas Networks Ireland and Irish Water were also contacted in relation to the proposed development.

In addition, on the 14th February 2023, the Environment Section attended the Ashbourne Municipal District monthly meeting and gave a presentation to Meath County Council in relation to the proposed development. The proposed development was welcomed by all concerned.

Importation of Soil and Stone By-product

It is intended to import 19,500 tonnes of topsoil (4000t) and subsoil (15,500T) by-product into the developed to be used for general landscaping, landscaping burial plots and the construction of the attenuation system including an attenuation pond. The soil is also necessary to increase the ground levels on site to ensure that there is adequate separation distances between burials and groundwater.

The soil and stone will be sourced from Meath County Council projects and local developments /construction projects. In accordance with SI No 126/2011 European Communities (Waste Directive) Regulations 2011, all soil and stone by-products used at the proposed development will be processed through and comply with the EPA article 27 by product notification process.

The soil and stone by-products shall only be delivered to the site using rigid lorries. It is estimated that approximately 1100 lorry loads of soil and stone by-product will be imported into the development. It is proposed to have a maximum number of 15 No lorry loads of soil and stone by-product delivered to the development per day. The following measures will be implemented as part of the importation of soil and stone by-product

- A mobile wheel-wash will be installed during the period that Soil and stone by-product is being imported.
- There shall be no discharge from the wheel-wash to any drainage ditch or watercourse.
- An article 27 declaration will be required to be made for every new source site (economic operator) that by-product is being sourced prior to its use on the site subject of this application.
- A mobile weighbridge will be used as a method of recording **ALL** by-product tonnage/s transported to the development. Records of same to be stored onsite and made available for inspection at any reasonable time.
- Preventative measures will be implemented to ensure that the activity is carried out in a manner which does not have any adverse effect on drainage of lands, watercourses, shallow wells, bored wells, raw water intakes or other sources of water supply, public and private roads or footways. **All watercourses and drainage ditches shall be protected by a 10 metre buffer zone where no deposition activity shall occur, without exception to mitigate any potential siltation impacts on the local surface waters.**
- Dust monitoring shall be undertaken at dust monitoring locations to be agreed by the Environment Section, Meath County Council; a dust monitoring programme proposal shall be submitted to the Planning Authority prior to the commencement of any site activity. The background dust level shall not exceed 350mg/m²/day averaged over a 30 day composite sample using the Standard method VDI2119 (Measurement of Dust fall, Determination of Dust fall using Bergerhoff Instrument (Standard Method) German Engineering Institute). **The**

monitoring shall take place between the months of May and September. Results to be submitted to the Planning Authority by the end of the calendar year.

- During the operational importation of by-product stage and construction phase the noise levels at noise sensitive receptors shall not exceed 55 dB(A) during the period 08.00 – 17.00 hrs Monday to Friday and from 08.00 – 14.00 hrs on Saturdays” LAr,T is being required to take account for tonal characteristics. **An annual noise survey shall be undertaken by a competent person in accordance with the EPA’s Environment Noise Guidance document NG4 and a report submitted annually to the Planning Authority for the duration of the project.**
- A by-product inspection area and a waste quarantine area at the facility. The by-product inspection area and waste quarantine area shall be clearly identified and segregated from each other.
- The main entrance gate to the development will be locked and secured at the end of each day of operation
- All refuelling shall take place in a designated refuelling area at least 30m from watercourses.
- All hydrocarbons, chemicals, oils, etc. shall be stored in a dedicated bunded area at least 30m from watercourses and capable of storing 110% of the container/tank capacity.
- All attenuation ponds shall be appropriately designed in accordance with the EPA, Environmental Management Guidelines (Environmental Management in the extractive industry).

Layout Plans

The proposed development is shown on layout plans and engineering details shown on the drawings, specifications and plans prepared by the Environment Section of Meath County Council.

Public Lighting

The public lights within the development have been designed by Urbis Schreder Limited. A Public Lighting Design Report & a drawing showing the location of the public lights and lighting levels to be provided is included with the Planning Application. The public lighting is designed and will be installed in accordance with “Public EN13201 & BS5489. The Car park and Playground to be illuminated to C4 lighting Class. Access roads and walkways to P3 lighting Class.”

Register of Documents

1. Stamullen Burial Ground, Playground and Woodland Walk Planning Application Report
2. Site Notice
3. Copy of Newspaper Notice
4. Meath County Council – Appropriate Assessment Determination
5. Part 8 – Meath County Council EIA Screening Procedure
6. Habitats Directive Screening – Noreen McLoughlin
7. Hydrogeological Investigation into sub-soils of the proposed Stamullen Burial Ground, Playground, and Woodland Walk at Gormanston, Co Meath – Dr Robert Meehan
8. Water Services Report - – JB Barry Consulting Engineers
9. Flood Risk Assessment Report – JB Barry Consulting Engineers
10. Construction Environment Plan (CEMP) Meath County Council
11. Public Lighting Design Report – Urbis Schreder Limited
12. Example of Public Lights
13. Drawings

Drawing Number	Title	Scale
Meath County Council Drawings		
01	Site Location Map	1:2500
02	Existing Topographical Survey	1:500
03	Proposed Site Layout Illustration Plan	Not to Scale
04	Proposed Site Layout Plan	1:500
05	Caretaker Office/Facility/Toilets Building Drawing	As per Dwg
06	Proposed Site Services Layout Plan	1:500
07	Proposed Site Sections	As per Dwg
08	Proposed Entrance Details	As per Dwg
09	Sight Line Drawing and Entrance Plan	As per Dwg
JB Barry Consulting Engineers Drawings		
23607-JBB-00-XX-DR-C-01400	Road Levels	1:500
23607-JBB-00-XX-DR-C-01401	Storm Water Layout	1:500
23607-JBB-00-XX-DR-C-01402	Suds Devices Layout	1:500
23607-JBB-00-XX-DR-C-01403	Surface_Water_Details	1:500
23607-JBB-00-XX-DR-C-01404	Typical SuDS Devices Details	1:500
Urbis Schreder Limited Drawing		
OP220207 LD18838	Public Lighting Drawing	1:500