
ATTACHMENT 2

- SITE MAPS & LAYOUT -

Offaly CC Planning Authority
Viewing Purposes Only.

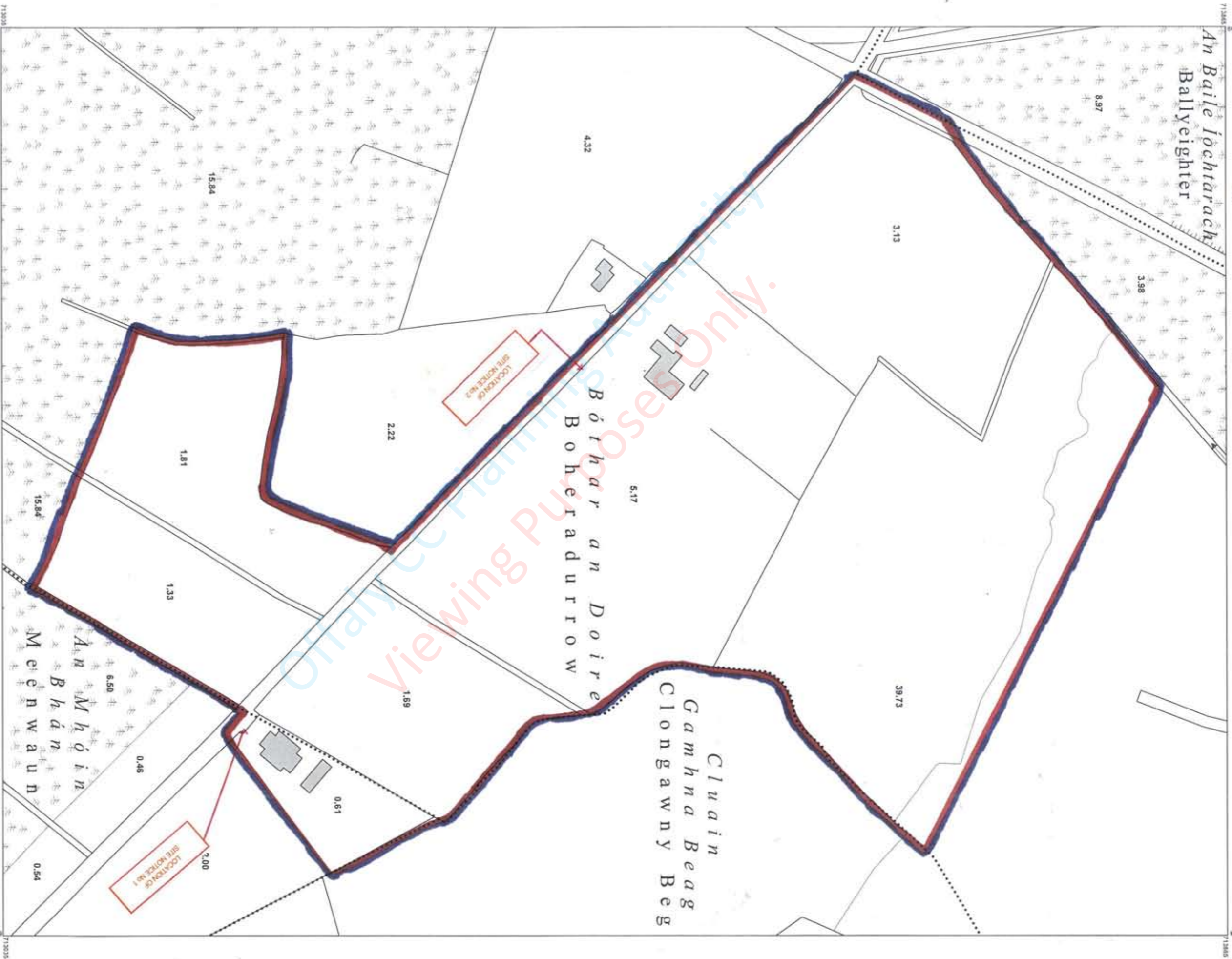
ATTACHMENT 2.1

- SITE LOCATION MAP -

Offaly CC Planning Authority
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Planning Pack Map

An Baile Íochtarach
Ballyeighter



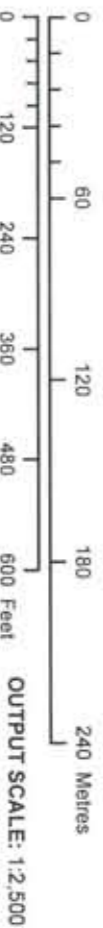
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**CENTRE
COORDINATES:**
ITM 603907.713450

ORDER NO.: 50002759_1

PUBLISHED: 05/04/2018

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LEGEND:
<http://www.osi.ie>

MAP SERIES:

1:5,000
1:5,000

MAP SHEETS:

3642
3643

**FULL HOLDING BOUNDARY
OUTLINED IN BLUE**

**SITE BOUNDARY OUTLINED
IN RED**

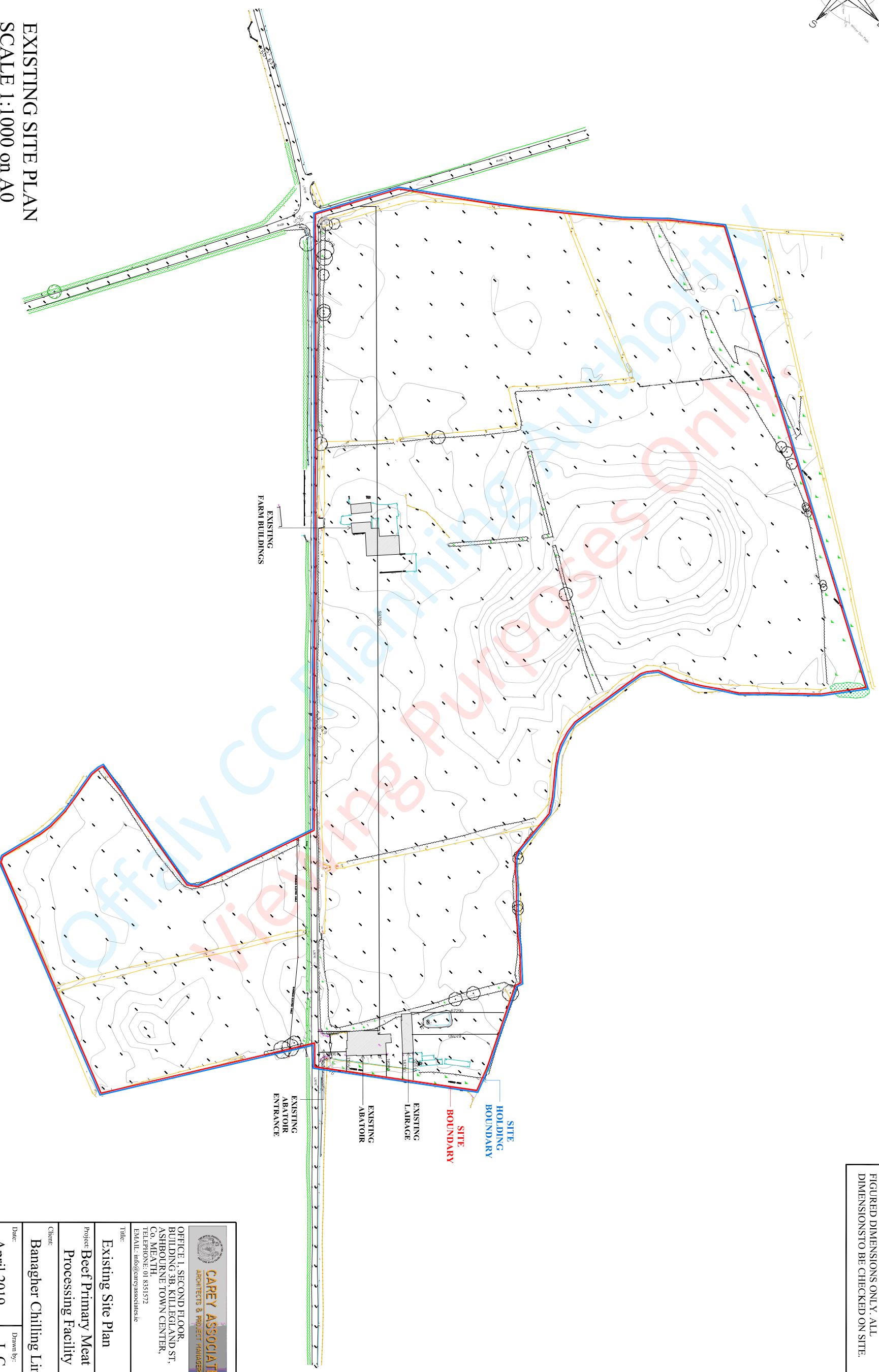
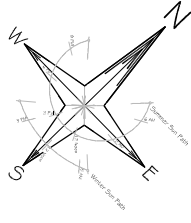
OFFICE 1, SECOND FLOOR, BUILDING 20, KILDEA, CO. DUBLIN 9, IRELAND. TEL: 01 808 2000 FAX: 01 808 2001	
Project: Ballyeighter Development	Drawn by: L. Curney
Date: June 2019	Scale: 1:2500 on A3
Title: Site Location Map	Status: Planning
Drawing Number: 1806-01	Date: June 2019

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ATTACHMENT 2.2

- EXISTING SITE LAYOUT -

Offaly CC Planning Authority
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EXISTING SITE PLAN
SCALE 1:1000 on A0

NOTE:
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OFFICE: 1, SECOND FLOOR,
 BUILDING 3B, KILLGLAND ST.,
 ASHBORNE TOWN CENTER,
 CO. MEATH,
 TELEPHONE: 01 8331572
 EMAIL: info@careyassociates.ie

Title: Existing Site Plan

Project: Beef Primary Meat Processing Facility

Client: Banagher Chilling Limited

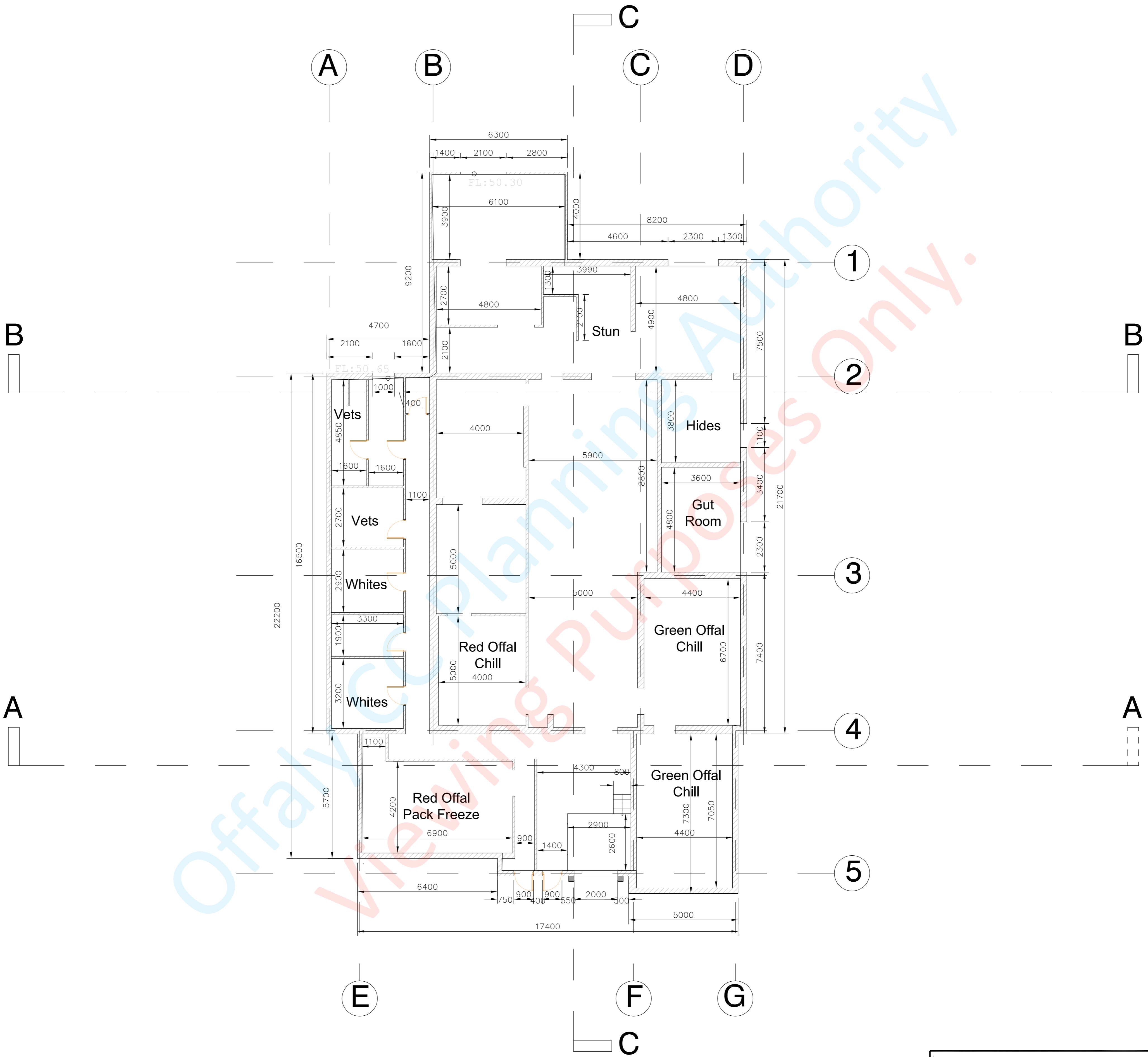
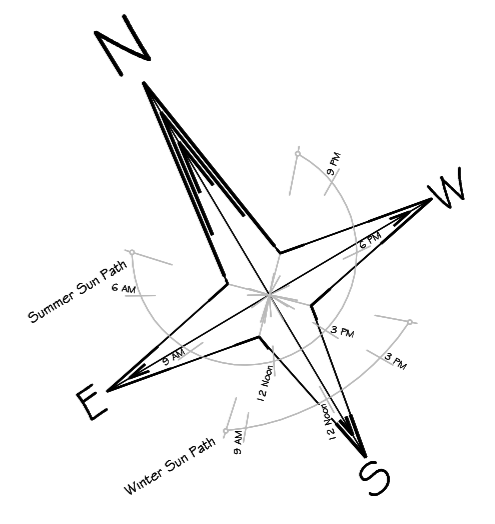
Date: April 2019

Scale: 1:1000 on A0

Drawing Number: 1806-02

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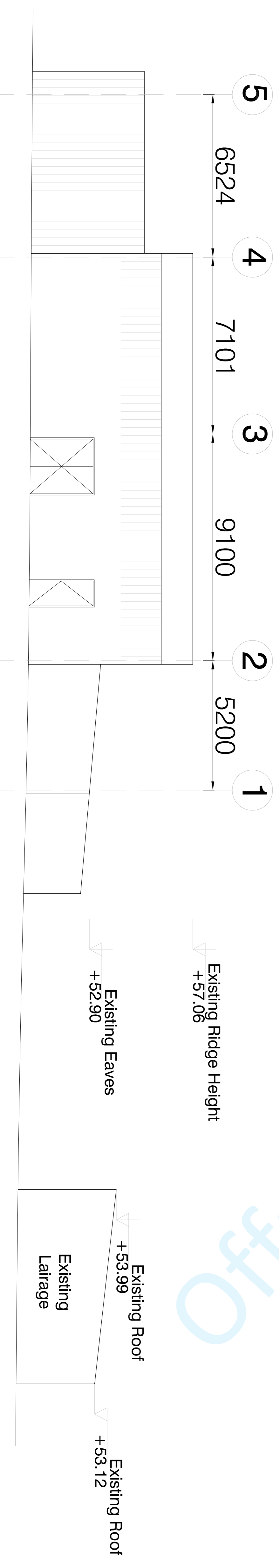
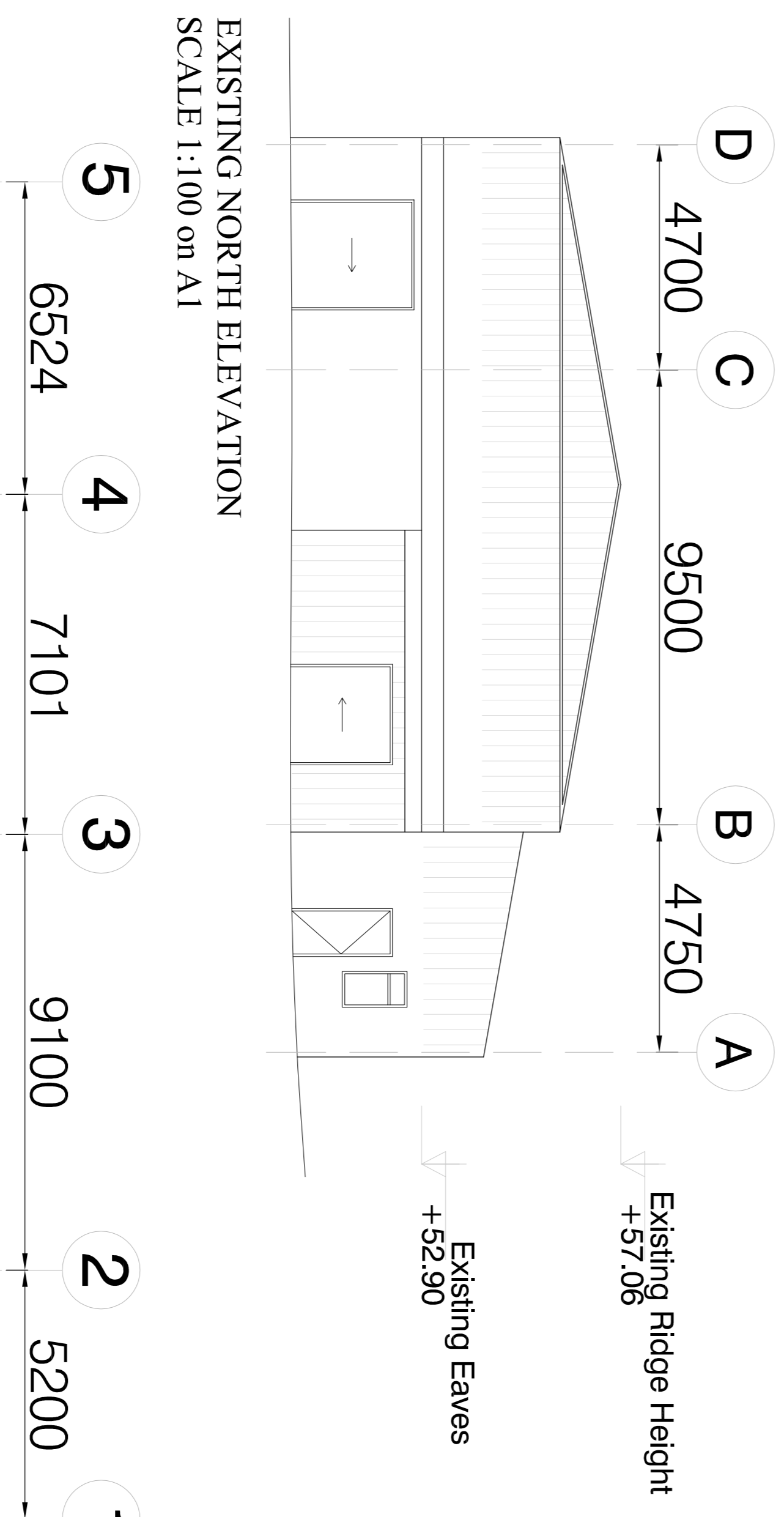
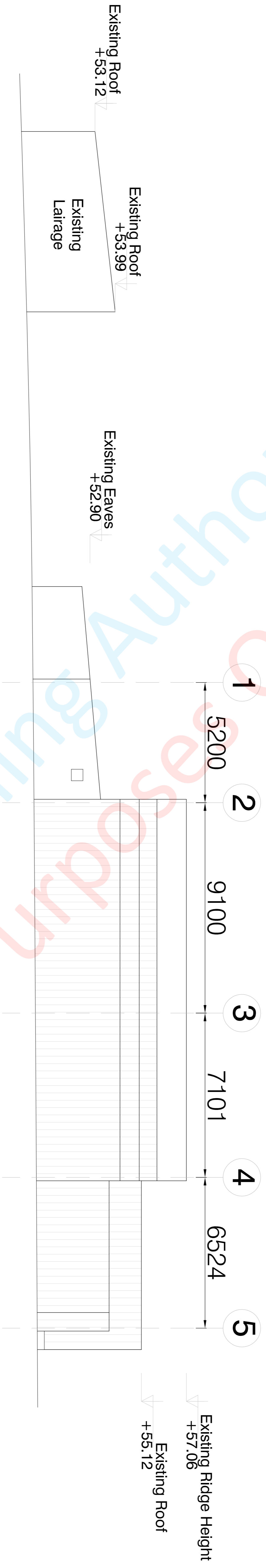
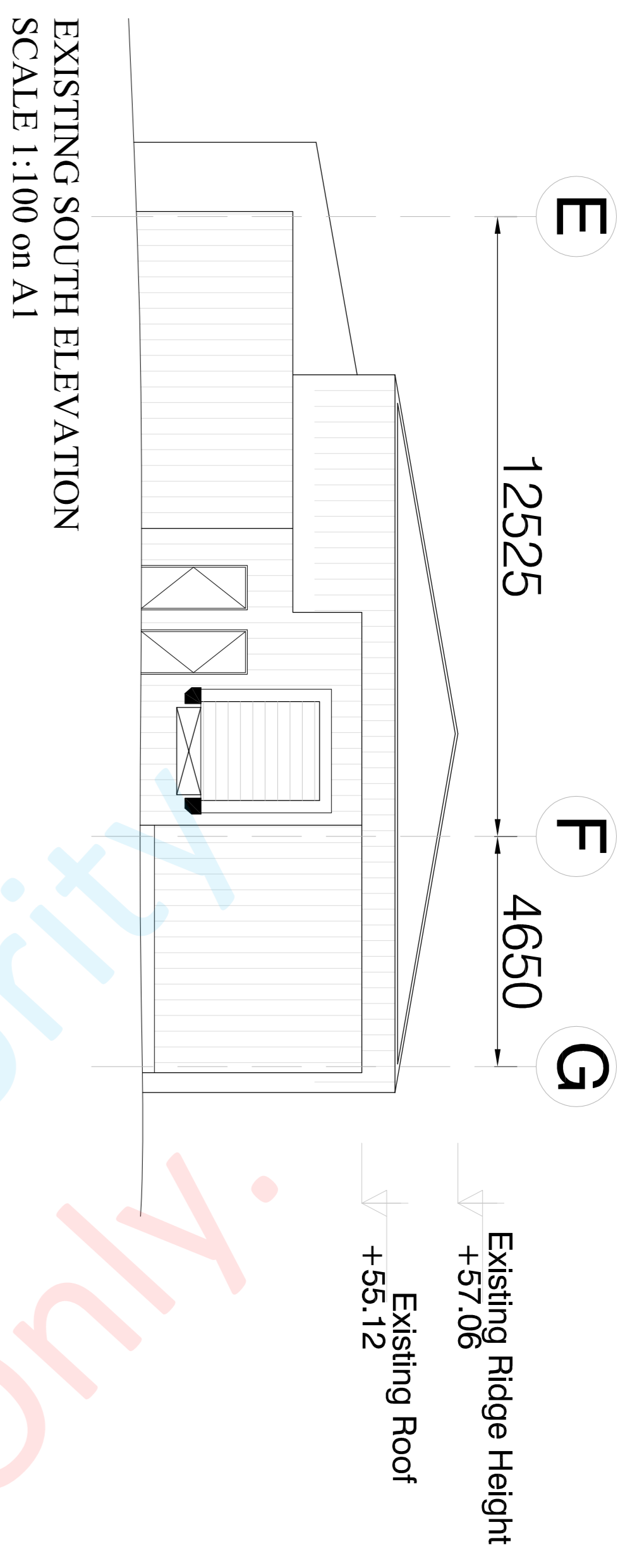
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EXISTING GROUND FLOOR
SCALE 1:100 on A1

OFFICE 1, SECOND FLOOR, BUILDING 3B, KILLEGLAND ST, ASHBOURNE TOWN CENTER, Co. MEATH. TELEPHONE: 01 8351572 EMAIL: info@careyassociates.ie	
Title: Existing Abatoir Floor Plan	
Project: Beef Primary Meat Processing Facility	
Client: Bannagher Chilling Limited	
Date: January 2019	Drawn by: D F
Scale: 1:100 on A1	Status: Planning
Drawing Number: 1806-03	Rev:
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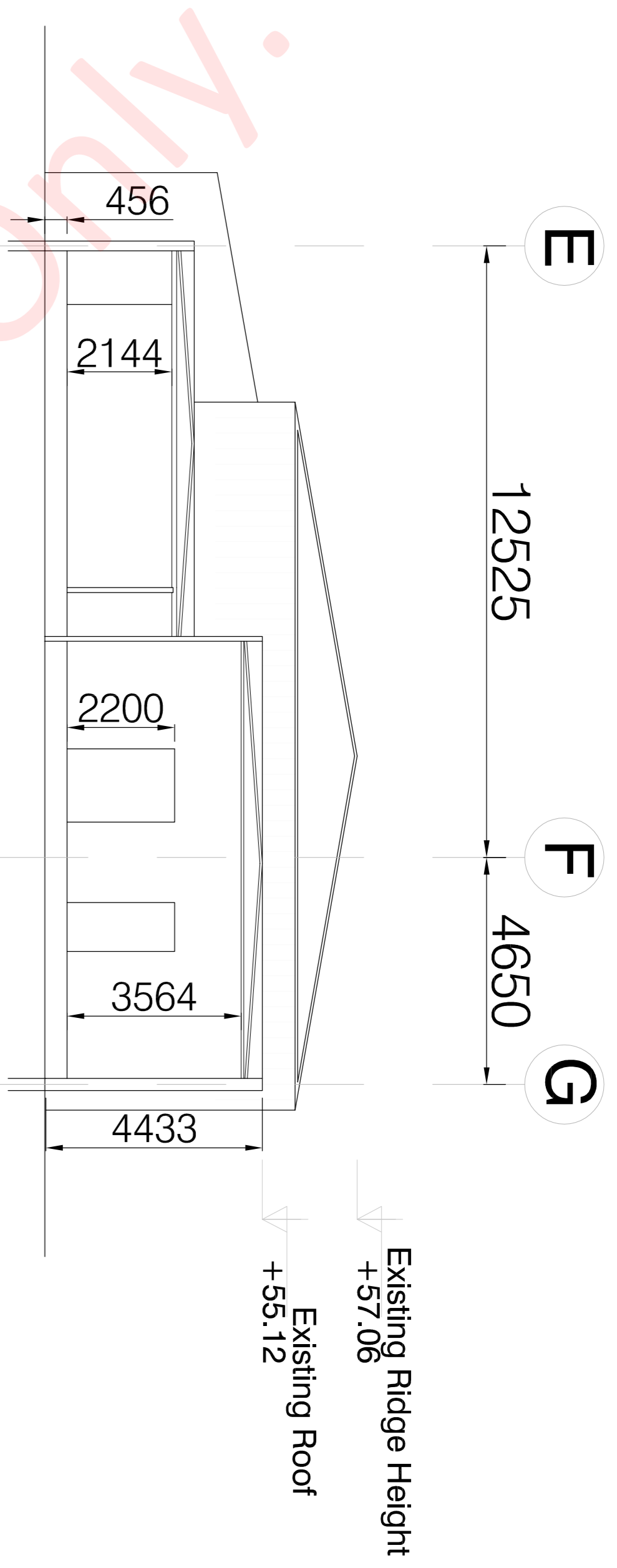
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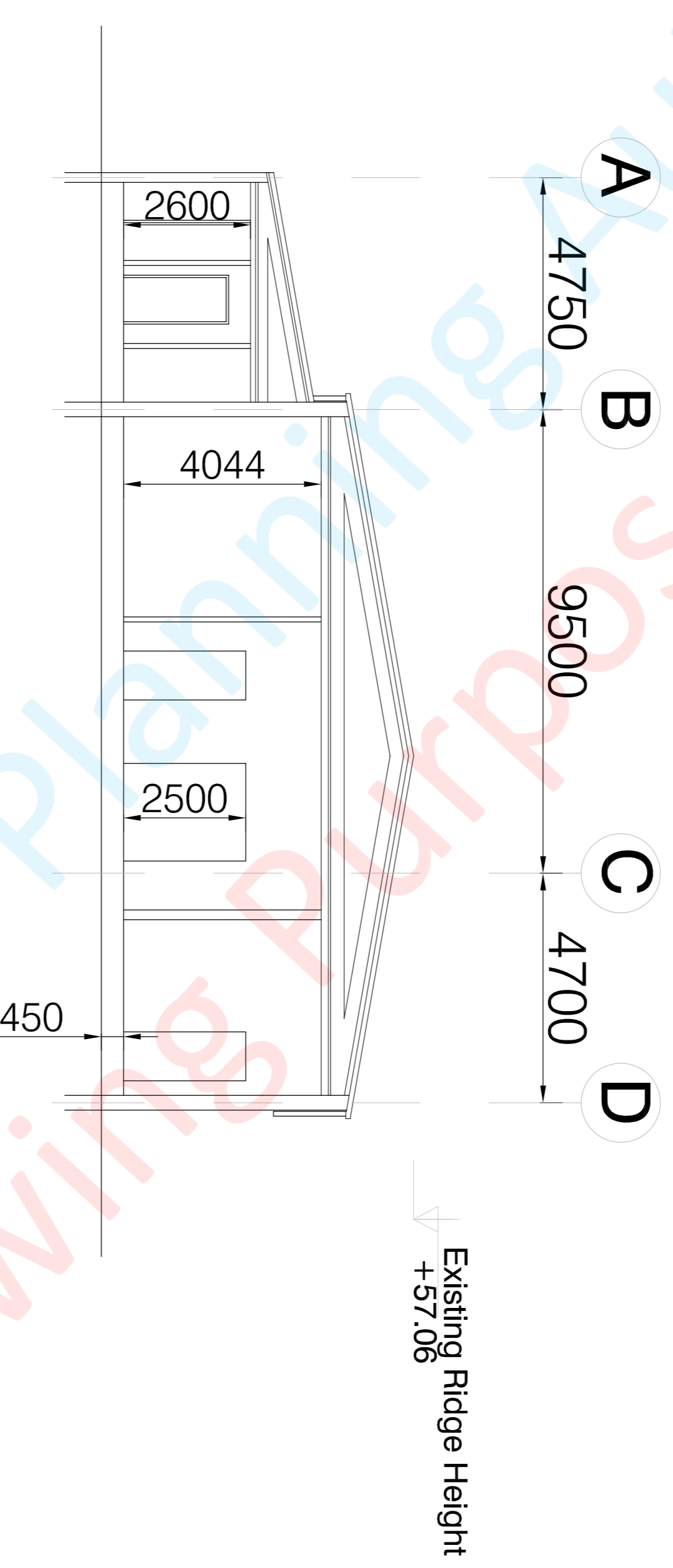
OFFICE 1, SECOND FLOOR, BUILDING 3B, KILLEGLAND ST, ASHBOURNE TOWN CENTER, CO. MEATH, TELEPHONE: 01 8331572 EMAIL: info@careyassociates.ie	
Existing Abattoir Elevations	
Project: Beef Primary Meat Processing Facility	
Client:	Bannagher Chilling Limited
Date:	January 2019
Drawn by:	D F
Scale:	1:100 on A1
Status:	Planning
Drawing Number:	1806-04
Rev:	

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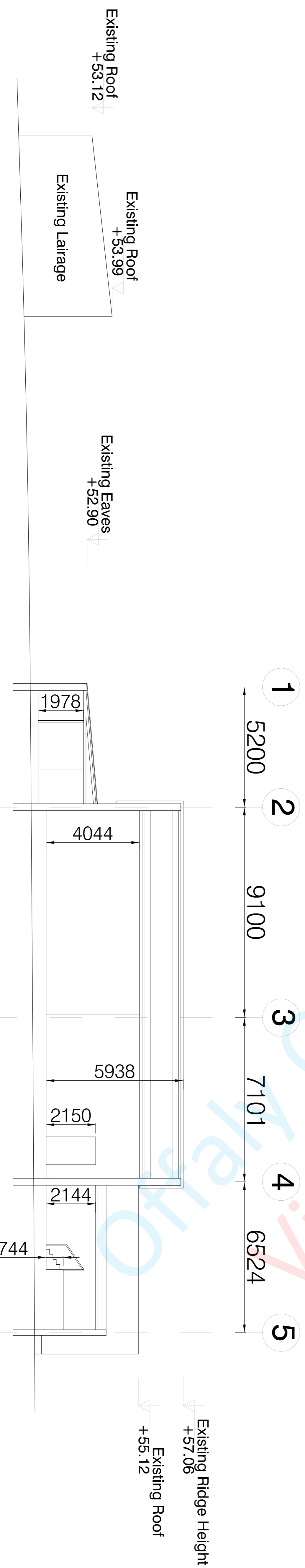
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EXISTING SECTION A-A
SCALE 1:100 on A1



EXISTING SECTION B-B
SCALE 1:100 on A1



EXISTING SECTION C-C
SCALE 1:100 on A1

OFFICE 1, SECOND FLOOR,
BUILDING 3B, KILLEGLAND ST,
ASHBOURNE TOWN CENTER,
CO. MEATH,
TELEPHONE: 01 83315172
EMAIL: info@careyassociates.ie

Title: Existing Abattoir Sections

Project: Beef Primary Meat Processing Facility

Client: Bannagher Chilling Limited

Date: January 2019
Drawn by: D F

Scale: 1:100 on A1
Status: Planning

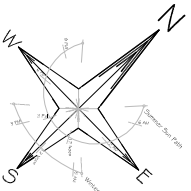
Drawing Number: 1806-05

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ATTACHMENT 2.3

- PROPOSED SITE LAYOUT -

Offaly CC Planning Authority
Viewing Purposes Only.



PROPOSED INTEGRATED CONSTRUCTED WETLANDS (ICW) REFER TO LOW PLANNING REPORT FOR FURTHER DETAIL.

FULL HOLDING BOUNDARY OUTLINED IN BLUE

SITE BOUNDARY OUTLINED IN RED

TYPE B FENCING

FULL HOLDING BOUNDARY OUTLINED IN BLUE

PROPOSED INTEGRATED CONSTRUCTED WETLANDS (ICW) PROPOSED DRAWING REF: 18015_3_03

EXISTING WEIGHT RESTRICTION SIGN TO BE AMENDED TO INCLUDE AN EXCEPT FOR LOCAL ACCESS PLATE

EXISTING DITCH TO BE FENCED WITH HYPES OF ADEQUATE SIZE 1.90 HIGH FENCE FENCING SET BACK 3m FROM EDGE OF ROAD. SEE FENCE DETAILS ATTACHED & DRAWING NO 1806-22

CARRIAGEWAY WIDENED FROM 4.5m TO 6m FROM BALLUBROOK CROSSROADS TO PROPOSED SITE ACCESS. 3m WIDE VERGE TO BE INCLUDED AT BACK OF WIDENED SECTION OF CARRIAGEWAY REF DRAWINGS NO 1806-22

EXISTING AGRICULTURAL BUILDINGS TO BE RETAINED

SIGHTLINES TO BE SET BACK 3m FROM EDGE OF ROAD WITH A CLEAR UNOBSSTRUCTED VIEW OF 160m IN BOTH DIRECTIONS IN LINE WITH TIDMARE

EXISTING HEDGEROW TO BE REMOVED TO FACILITATE VISIBILITY SPRAYS. HEDGEROW TO BE PLANTED TO THE REAR OF VISIBILITY SPRAYS WITH A MIX OF WHIP PLANTING MIX AND ADVANCED NURSERY STOCK

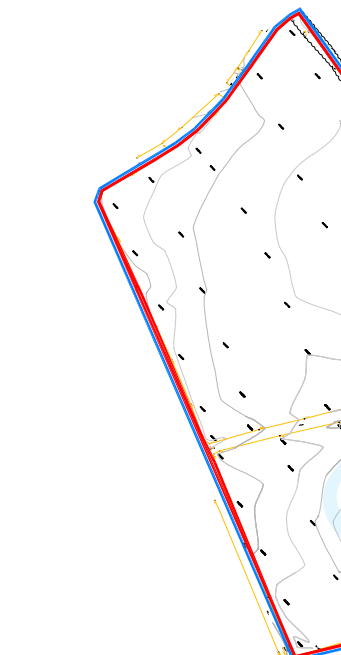
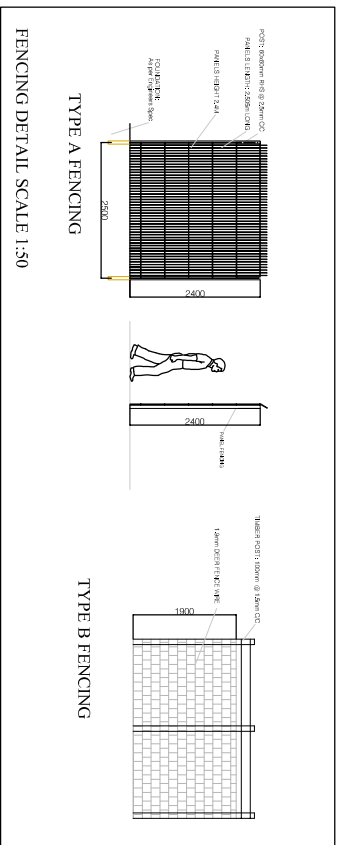
EXISTING HEDGEROW TO BE REMOVED TO FACILITATE VISIBILITY SPRAYS. HEDGEROW TO BE PLANTED TO THE REAR OF VISIBILITY SPRAYS WITH A MIX OF WHIP PLANTING MIX AND ADVANCED NURSERY STOCK

EXISTING HEDGEROW TO BE REMOVED TO FACILITATE VISIBILITY SPRAYS. HEDGEROW TO BE PLANTED TO THE REAR OF VISIBILITY SPRAYS WITH A MIX OF WHIP PLANTING MIX AND ADVANCED NURSERY STOCK

EXISTING HEDGEROW TO BE REMOVED TO FACILITATE VISIBILITY SPRAYS. HEDGEROW TO BE PLANTED TO THE REAR OF VISIBILITY SPRAYS WITH A MIX OF WHIP PLANTING MIX AND ADVANCED NURSERY STOCK

PROPOSED OVERALL SITE LAYOUT PLAN

SCALE 1:1000



- CARPARKING**
- 146. CARPARKING SPACES
- 3. e CHARGING POINTS
- 12. e DISABLED PARKING SPACES
- TOTAL 161 SPACES**

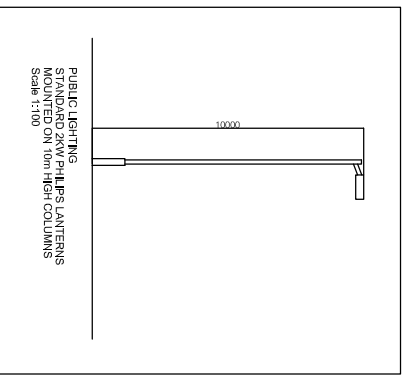
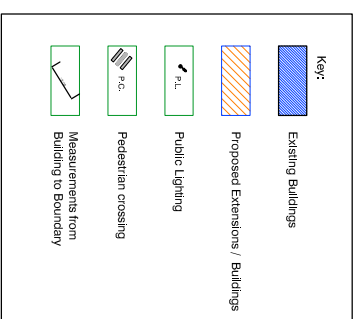
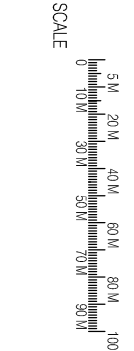
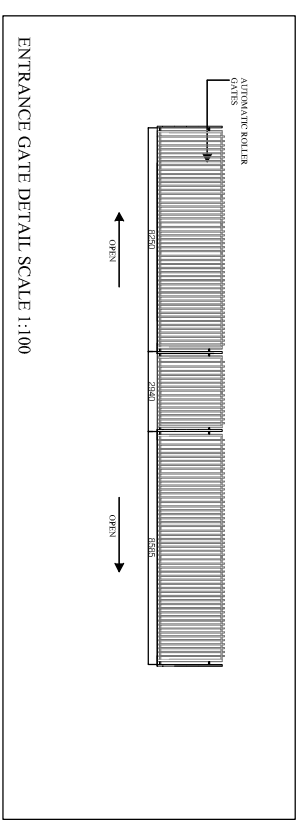
Proposed Site: 19.6 Hectares
Area: 748.7m²

Existing Building to be Refurbished: 748.7m²

Proposed Phase 1:

- Ground Floor Area: 5,986 m²
- First Floor Area: 2,299 m²
- Security Hut: 23 m²
- E.S.B Substation: 168 m²
- Waste Water T.P.: 30 m²
- Water Treatment Plant: 72 m²

TOTAL PROPOSED: 8,578 m²



NOTE: DO NOT SCALE FROM THIS DRAWING. USE DIMENSIONS TO BE CHECKED ON SITE.

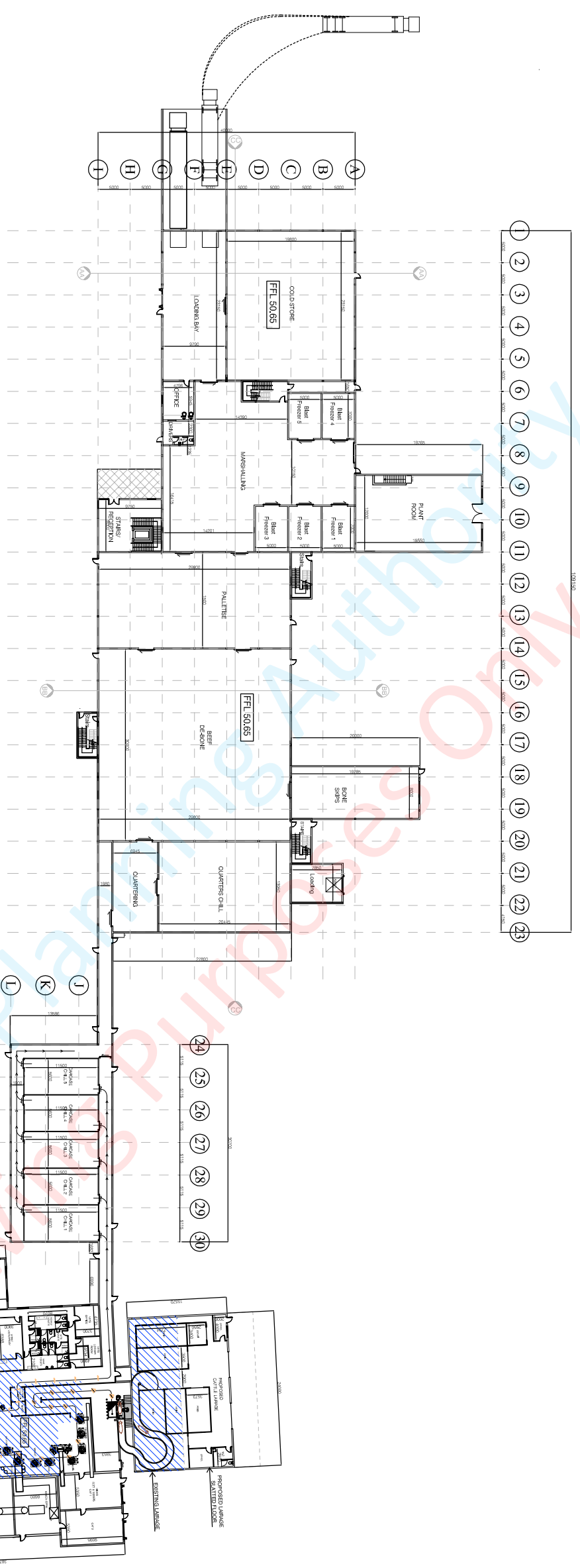
Revision	Date	Description
5		Road and Fencing amendments Carpark Layout Blue Line added

CAREY ASSOCIATES
 ARCHITECTS & PLANNERS
 OFFICE: 1, SECOND FLOOR,
 BRIDGEMAN STREET, KILLEAGHAN, ST.
 CO. DUBLIN 14
 TEL: 01 454 4000
 EMAIL: info@careyassociates.ie

Project: Banglough Development
Client: Banglough Chilling Limited
Date: June 2019
Scale: 1:1000 on A0
Drawing Number: 1806-06

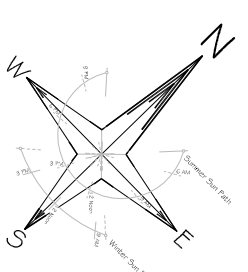
Overall Site Layout Plan

NOTE:
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GROUND FLOOR PLAN SCALE 1:400 on A1

AREA
EXISTING : 748.7 m.sq
PROPOSED : 5.986 m.sq



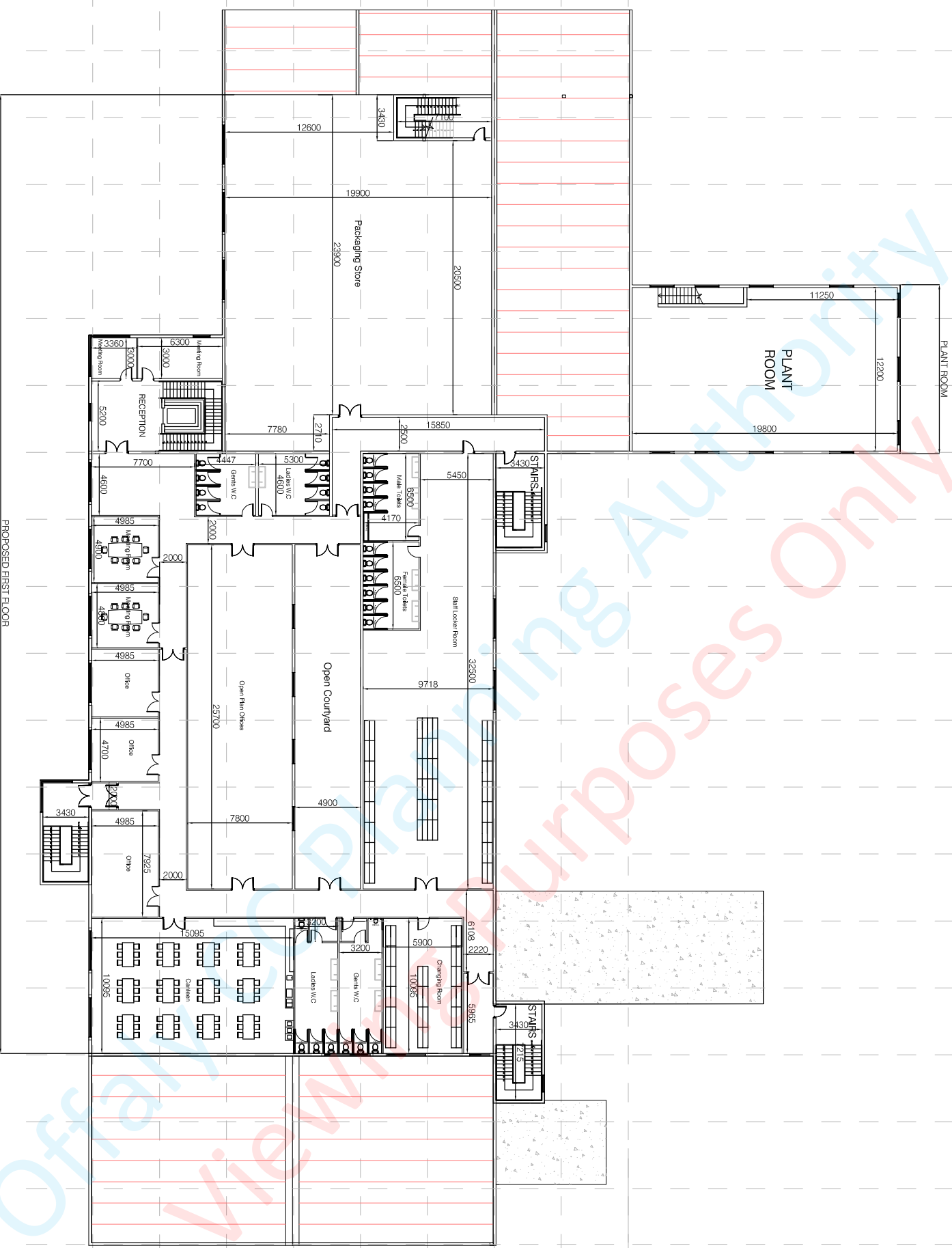
CAREY ASSOCIATES
ARCHITECTS & PROJECT MANAGERS
OFFICE 1, SECOND FLOOR,
BUILDING 3B, KILLEGLAND ST.,
ASHBOURNE TOWN CENTER,
DUBLIN 15, IRELAND. T: 01 454 4111
F: 01 454 4112 E: info@careyassociates.ie

Title: **Proposed Ground Floor Plan**
Project: **Beef Primary Meat Processing Facility**
Client: **Banagher Chilling Limited**
Date: **Feb 2019** Drawn by: **LC**
Scale: **1:400 on A1** Status: **Planning**

Drawing Number: **1806-09** Rev:
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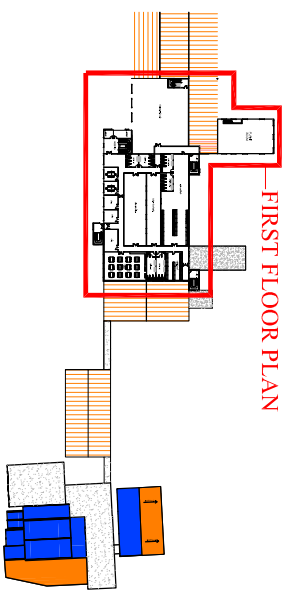
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A B C D E F G H I

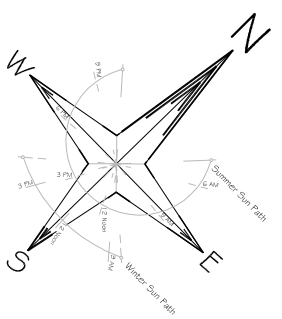


PROPOSED FIRST FLOOR

KEY PLAN



FIRST FLOOR PLAN



NOTE:
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BUILDING 3B, KILLEGAND ST,
ASHBOURNE TOWN CENTER,
TID. APRIL 01, 8351572
EMAIL: info@careyassociates.ie

Project: FIRST FLOOR PLAN

Client: Bamagher Development Limited

Date: June 2019

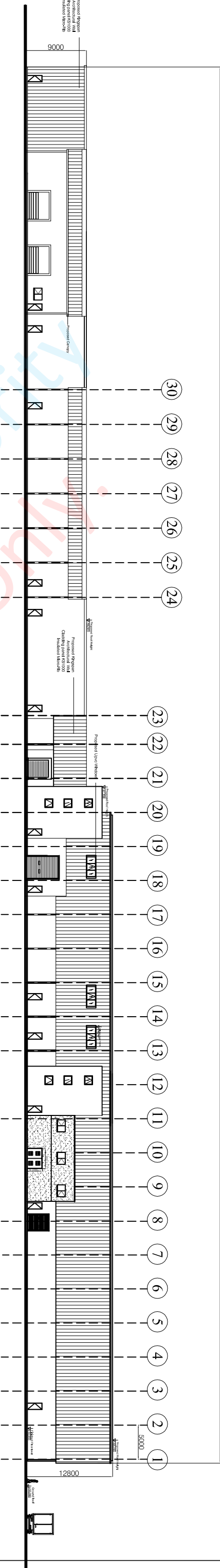
Scale: 1:200 on A1

Drawing Number: 1806-12

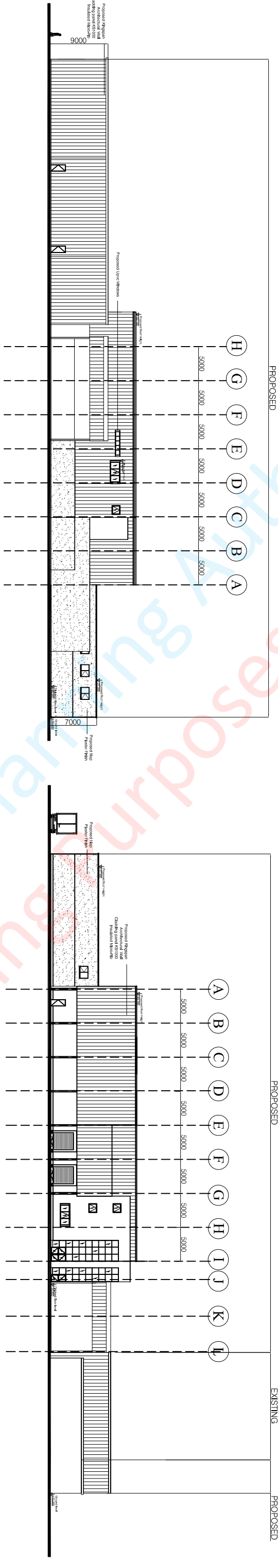
Rev:

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FIRST FLOOR PLAN SCALE 1:200 on A1

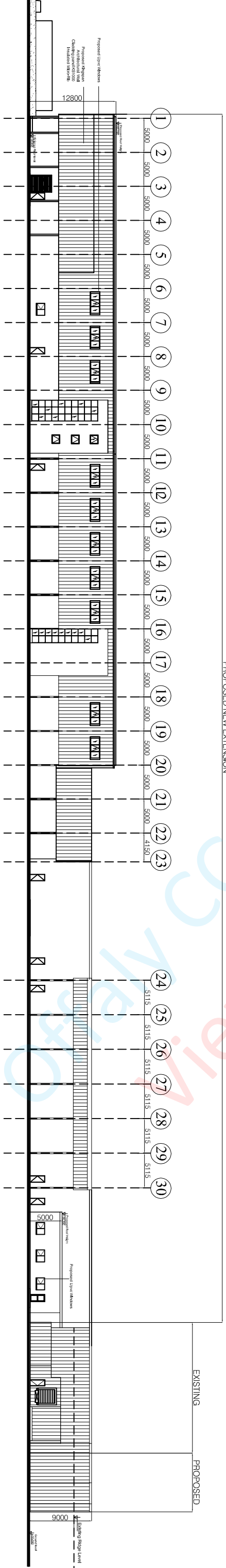


PROPOSED NORTH-EAST ELEVATION (ELEVATION C)

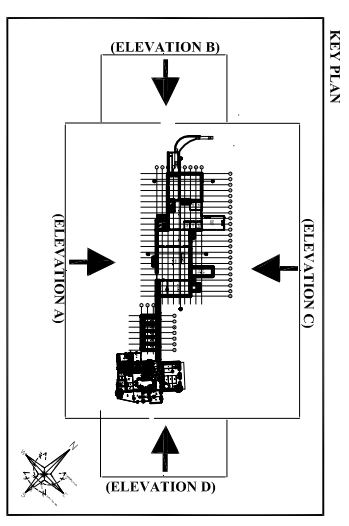


PROPOSED SOUTH-EAST ELEVATION (ELEVATION D)

PROPOSED NORTH-WEST ELEVATION (ELEVATION B)



PROPOSED SOUTH-WEST ELEVATION (ELEVATION A)

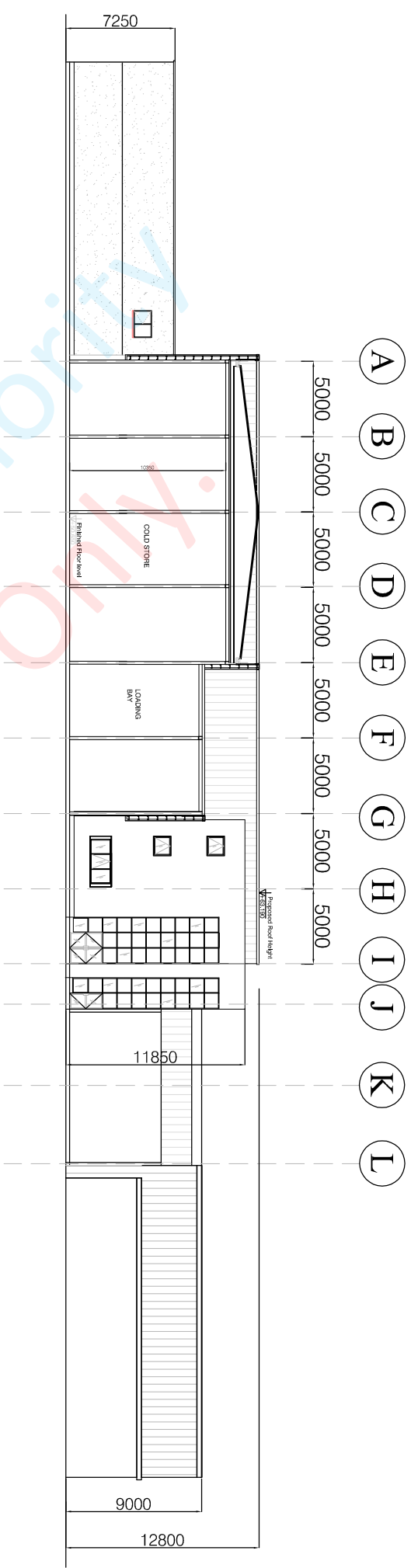


CAREY ASSOCIATES ARCHITECTS & PROJECT MANAGERS OFFICE 1, SECOND FLOOR, BUILDING 38, KILLEGAND ST., ASHBURNE TOWN CENTER, CO. MEATH, TELEPHONE: 01 8531572 EMAIL: info@careyassociates.ie		Title: Proposed Elevations Project: Beef Primary Meat Processing Facility Client: Banagher Chilling Limited	
Date:	June 2019	Drawn by:	LC
Scale:	1:200 on A0	Stage:	Planning
Drawing Number:	1806-13	Rev:	1

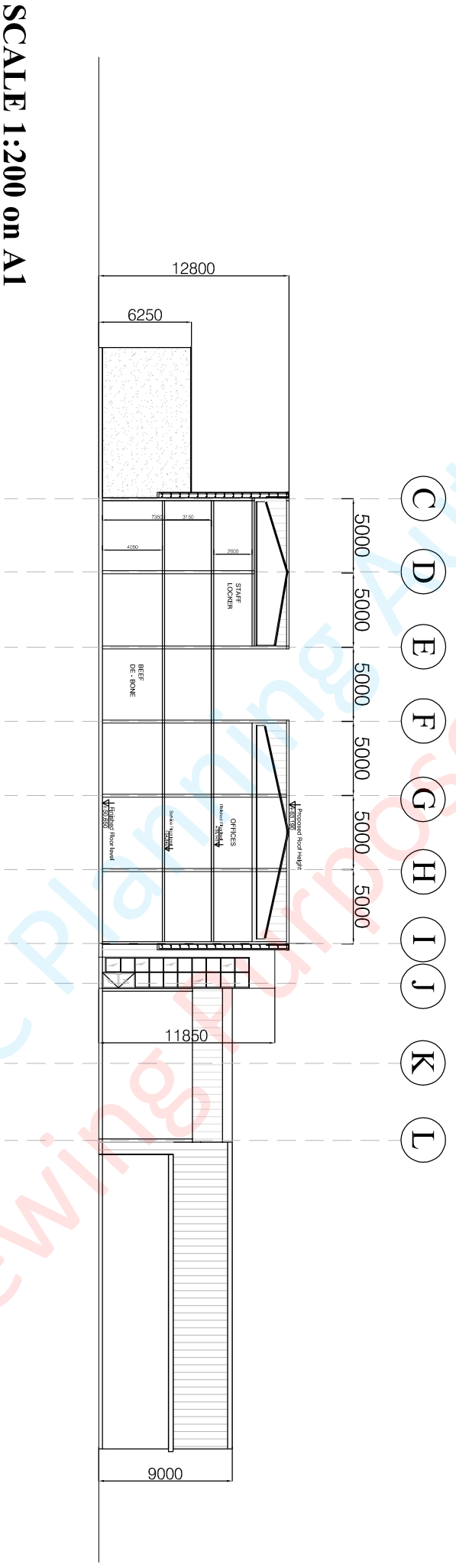
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Revision	Date	Description
1	08-04-2019	General Changes to drawings

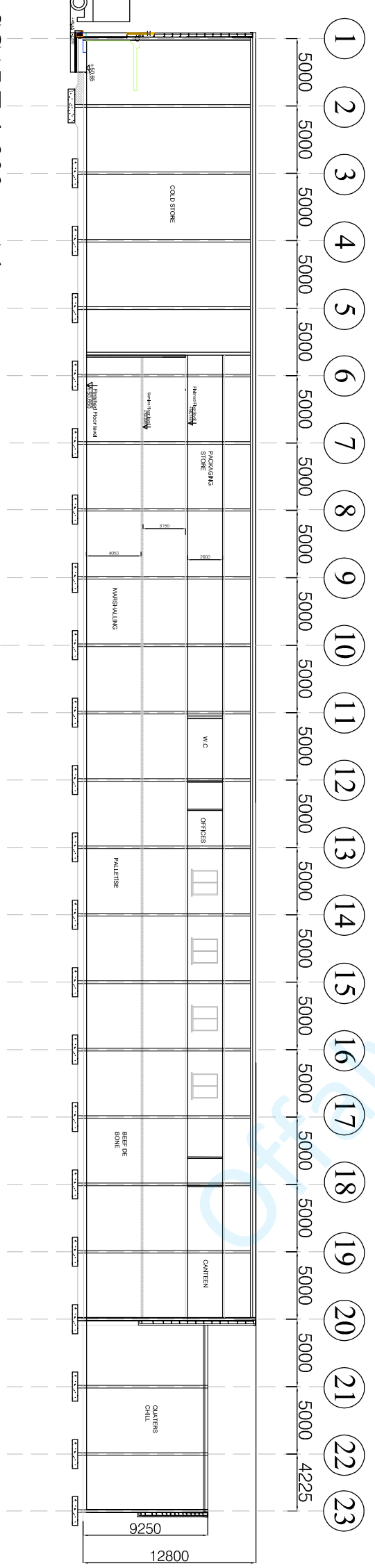
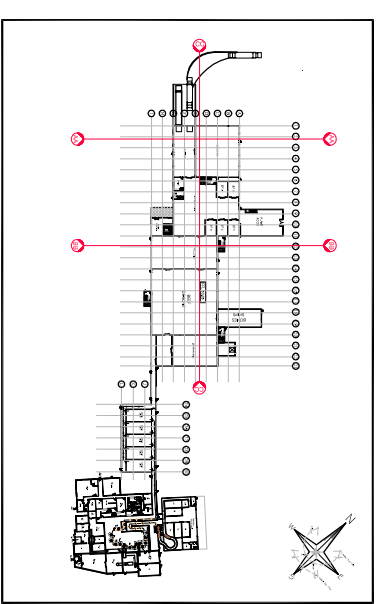
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SECTION A-A SCALE 1:200 on A1

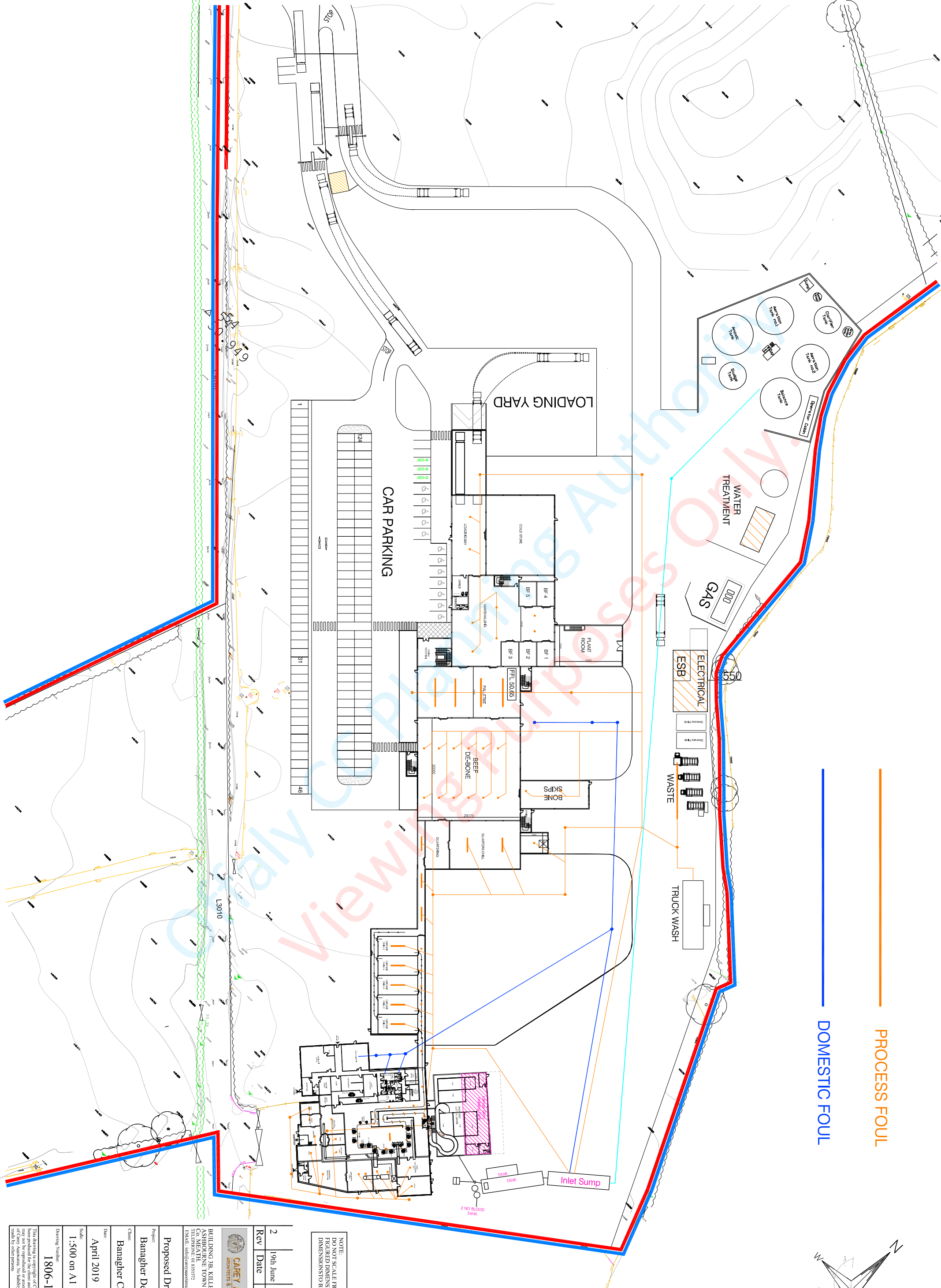


SECTION B-B SCALE 1:200 on A1



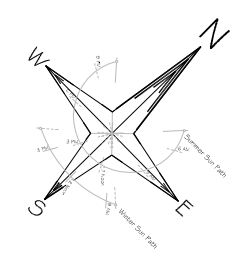
SECTION C-C SCALE 1:200 on A1

OFFICE: 1, SECOND FLOOR, BUILDING 3B, KILLEGLAND ST., ASHBOURNE TOWN CENTER, ASHBOURNE, VT 05448 TEL: (802) 881-1171 FAX: (802) 881-1172 EMAIL: info@careyassociates.com	
Proposed Sections Title: _____ Project: Beef Primary Meat Processing Facility Client: Banagher Chilling Limited Date: June 2019 Scale: 1:200 on A1 Drawing Number: 1806-14	
Drawn by: L.C Suits: Planning Rev: _____	Date: June 2019 Scale: 1:200 on A1 Drawing Number: 1806-14
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PROCESS FOUL

DOMESTIC FOUL



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Rev	Date	Changes as per Panter Env request
2	19th June	

CAREY ASSOCIATES
ARCHITECTS & PROJECT MANAGERS

BUILDING 3R, KILLLEGAND, ST. ASHROUJINE TOWN CENTER, CO. MEATH, TELEPHONE: 01 851972 EMAIL: info@careyassociates.ie

Proposed Drainage Plan

Project: Banagher Development
Client: Banagher Chilling Limited

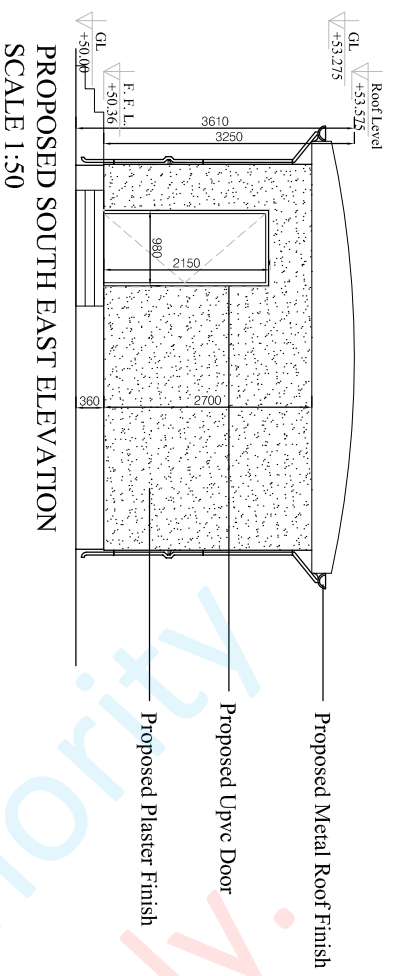
Date: April 2019
Drawn by: L.C.

Scale: 1:500 on A1
Status: Planning

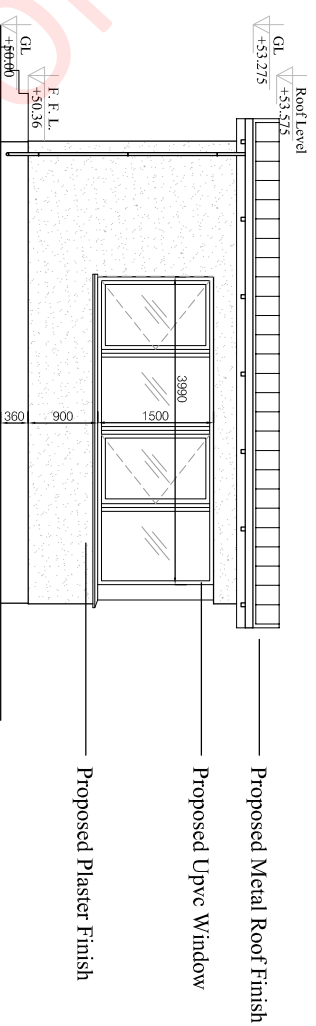
Drawing Number: 1806-15
Rev: 2

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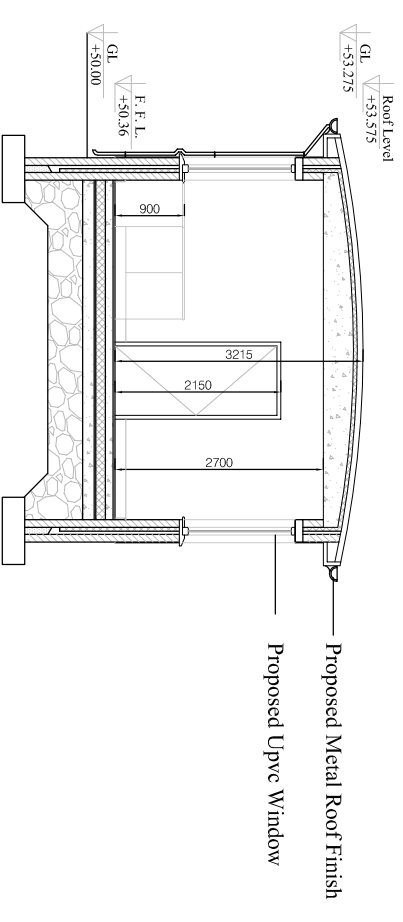
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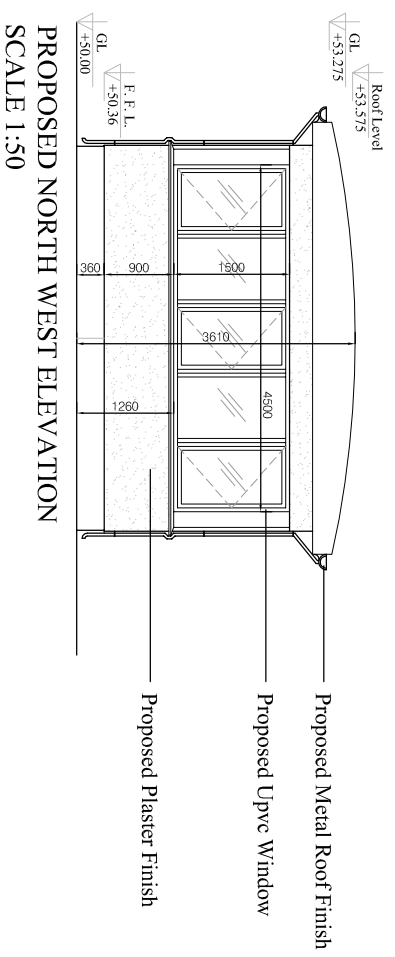
PROPOSED SOUTH EAST ELEVATION
SCALE 1:50



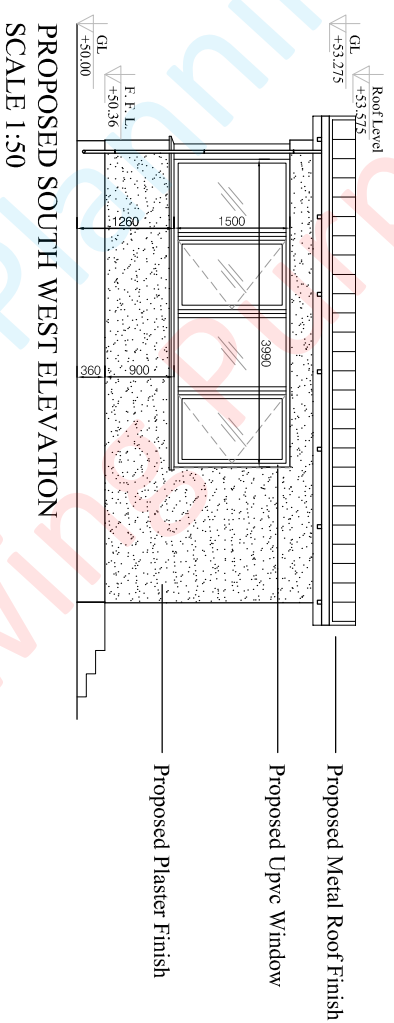
PROPOSED NORTH EAST ELEVATION
SCALE 1:50



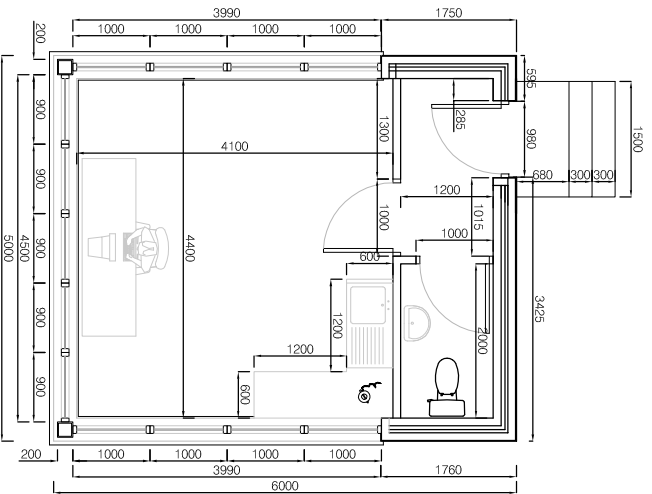
PROPOSED SECTION
SCALE 1:50



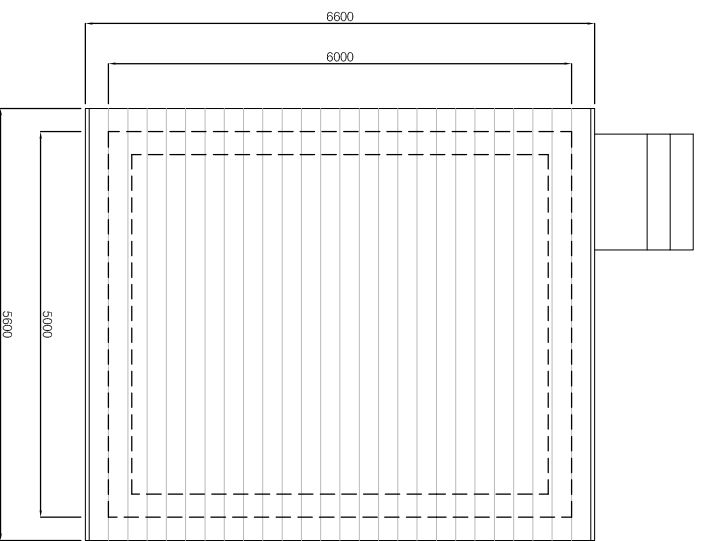
PROPOSED NORTH WEST ELEVATION
SCALE 1:50



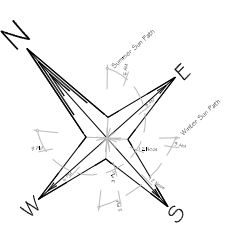
PROPOSED SOUTH WEST ELEVATION
SCALE 1:50



PROPOSED FLOOR PLAN
SCALE 1:50

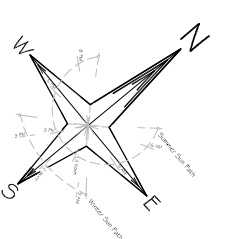
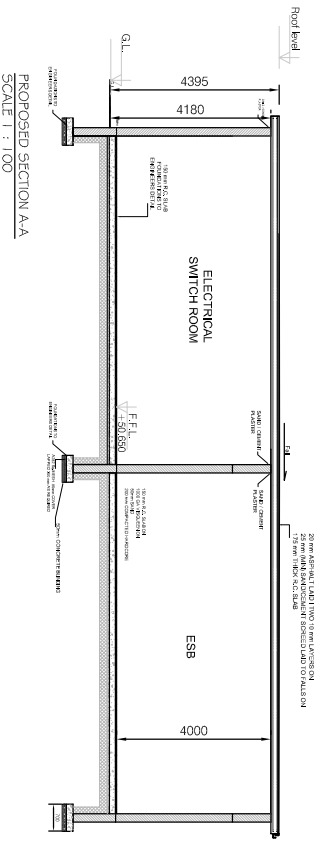
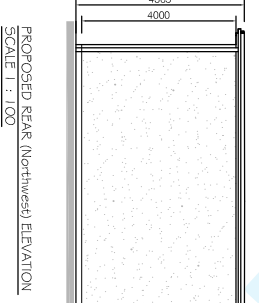
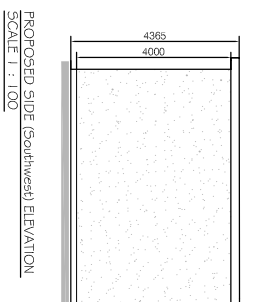
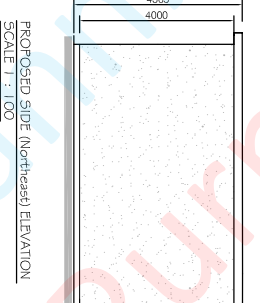
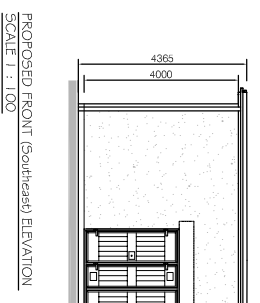
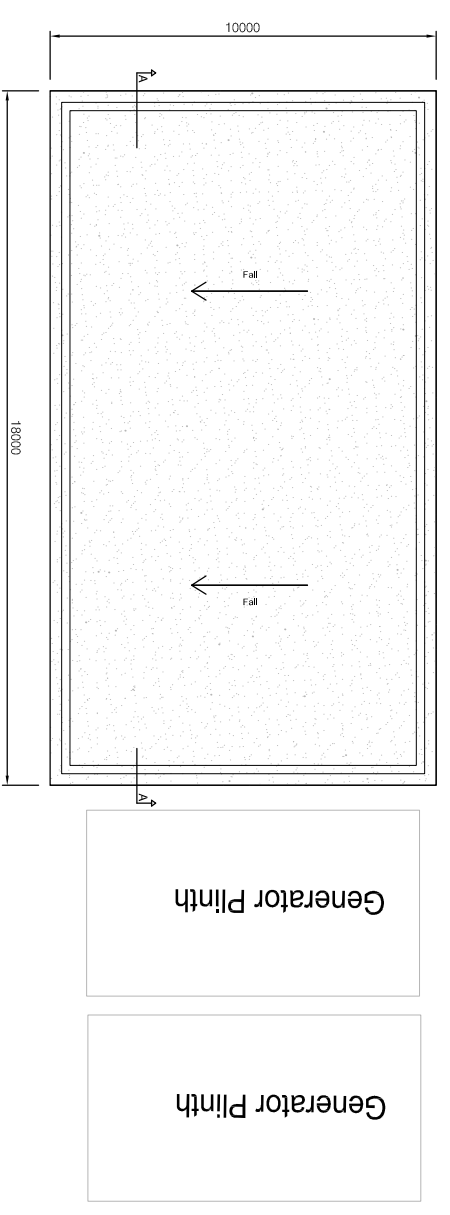
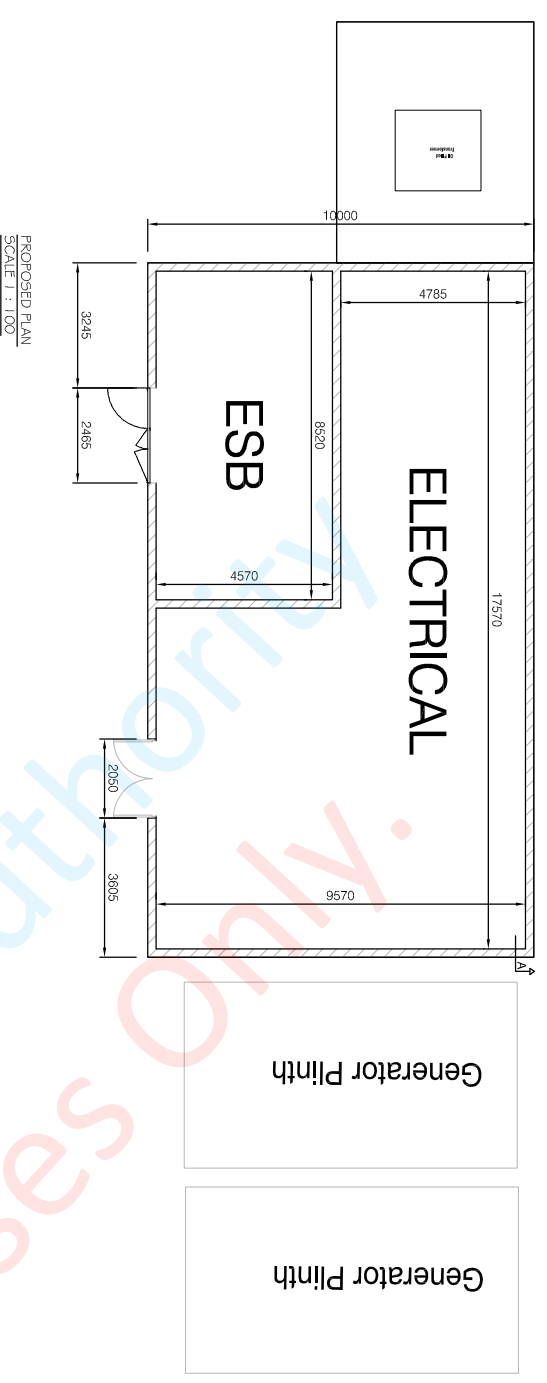


PROPOSED ROOF PLAN
SCALE 1:50



OFFICE 1, SECOND FLOOR, BUILDING 3B, KILLEGLAND ST, ASHBORNE TOWN CENTER, Co. MEATH TELEPHONE: 01 8351572 EMAIL: info@careyassociates.ie	
File:	Proposed Security Hut
Project:	Beef Primary Meat Processing Facility
Client:	Banagher Chilling Limited
Date:	April 2019
Drawn by:	L Conway
Scale:	1:50 on A1
Scale:	1:50 on A1
Drawing Number:	1806-17
Rev:	Planning
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**AREA
PROPOSED SUBSTATION:
168 m.sq**

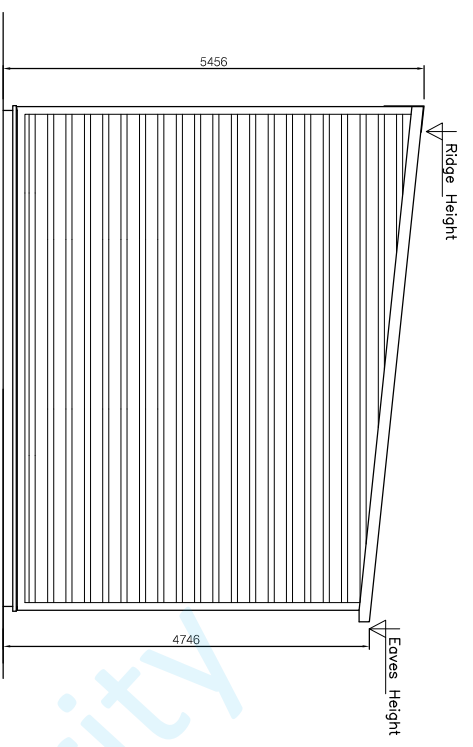


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BUILDING 3B, KILLEGLAND ST.,
ASHBOURNE TOWN CENTER,
CO. MEATH,
TELEPHONE: 01 8351572
EMAIL: info@careyassociates.ie

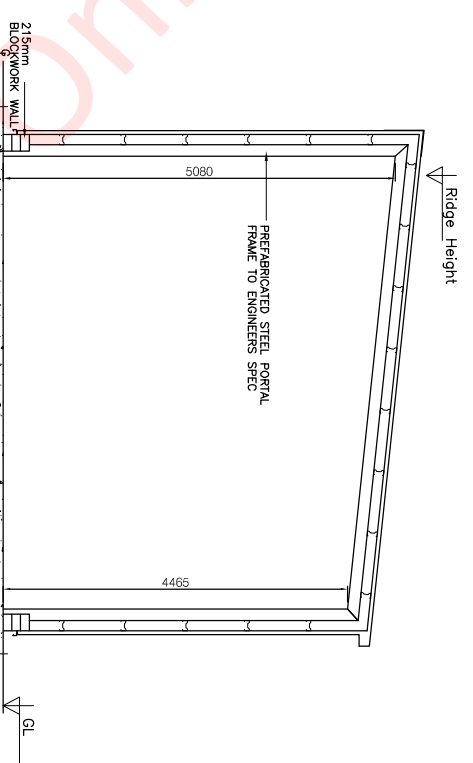
Title: Proposed Substation	
Project: Beef Primary Meat Processing Facility	
Client: Bannagher Chilling Limited	
Date: January 2019	Drawn by: LC
Scale: 1:100 on A1	Status: Planning
Drawing Number: 1806-18	Rev:

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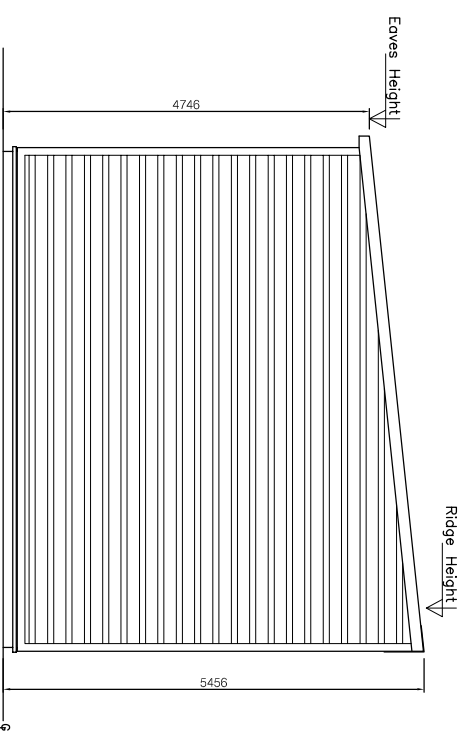
PROPOSED ESB SUBSTATION SCALE 1:100 ON A1



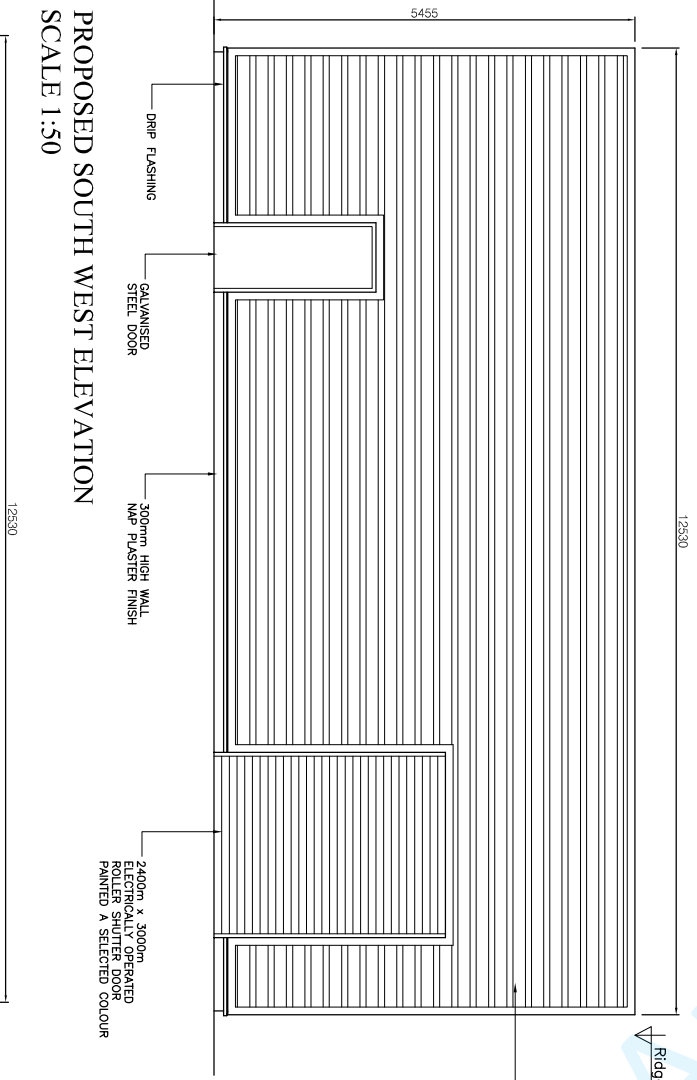
PROPOSED SOUTH EAST ELEVATION
SCALE 1:50



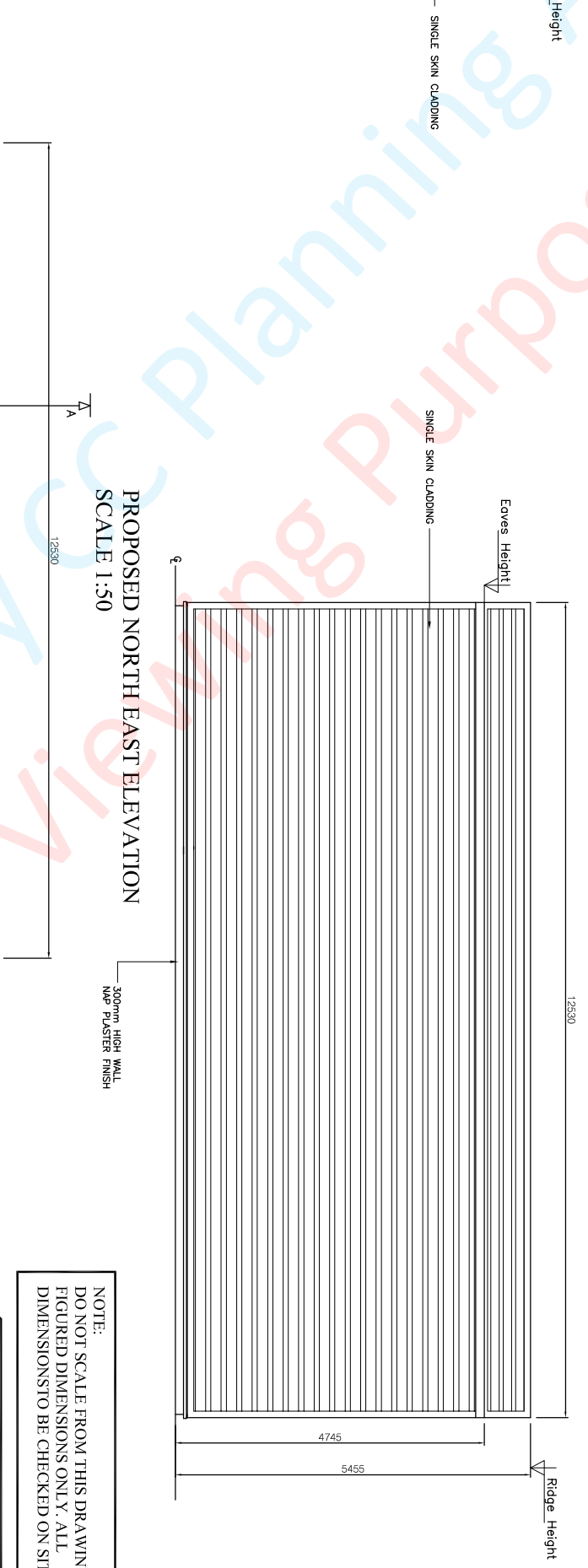
PROPOSED SECTION A
SCALE 1:50



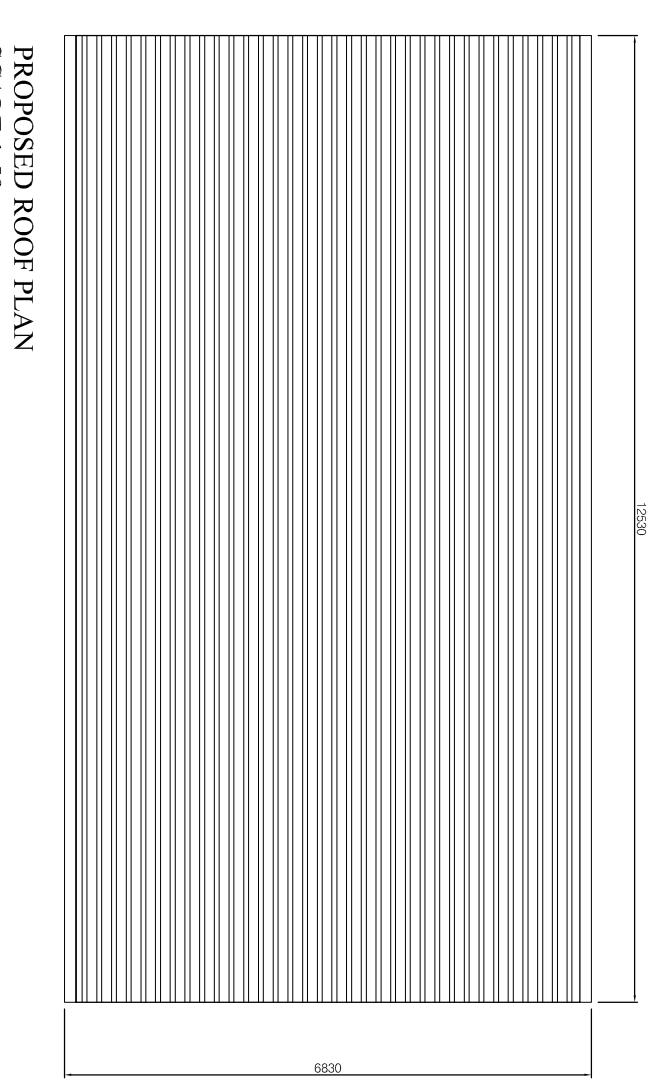
PROPOSED NORTH WEST ELEVATION
SCALE 1:50



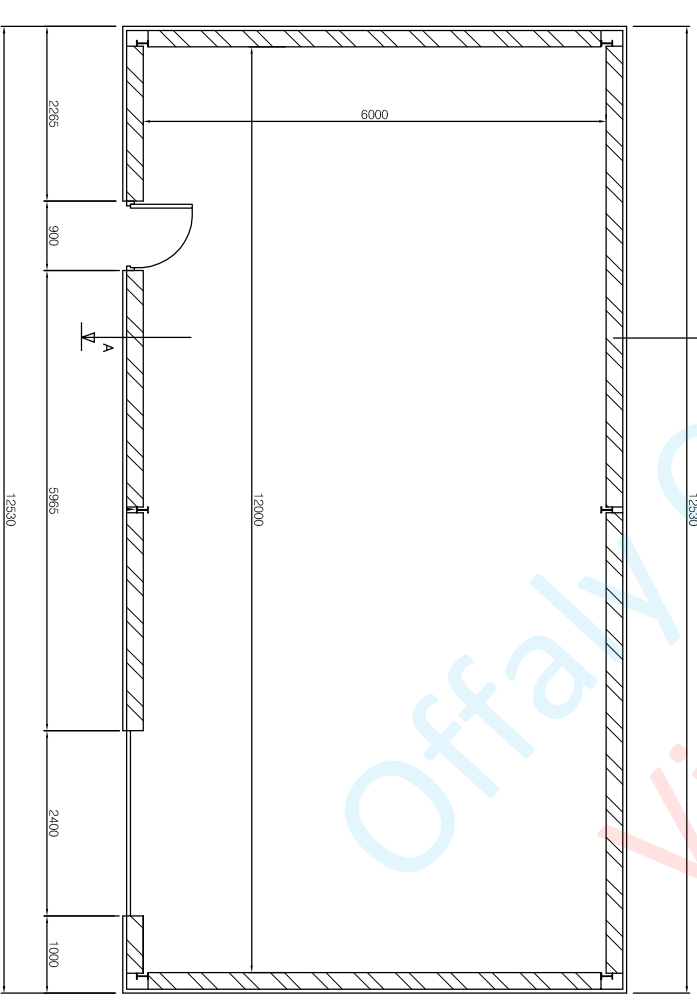
PROPOSED SOUTH WEST ELEVATION
SCALE 1:50



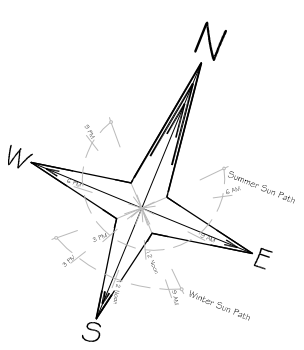
PROPOSED NORTH EAST ELEVATION
SCALE 1:50



PROPOSED ROOF PLAN
SCALE 1:50



PROPOSED FLOOR PLAN
SCALE 1:50



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OFFICE 1 SECOND FLOOR
BUILDING 3B KILLEGALAND ST,
ASHBOURNE TOWN CENTER,
DUBLIN 15
TELEPHONE: 01 8315122
EMAIL: info@careyassociates.ie

Title: Proposed Water Treatment

Project: Beef Primary Meat Processing Facility

Client: Banagher Chilling Limited

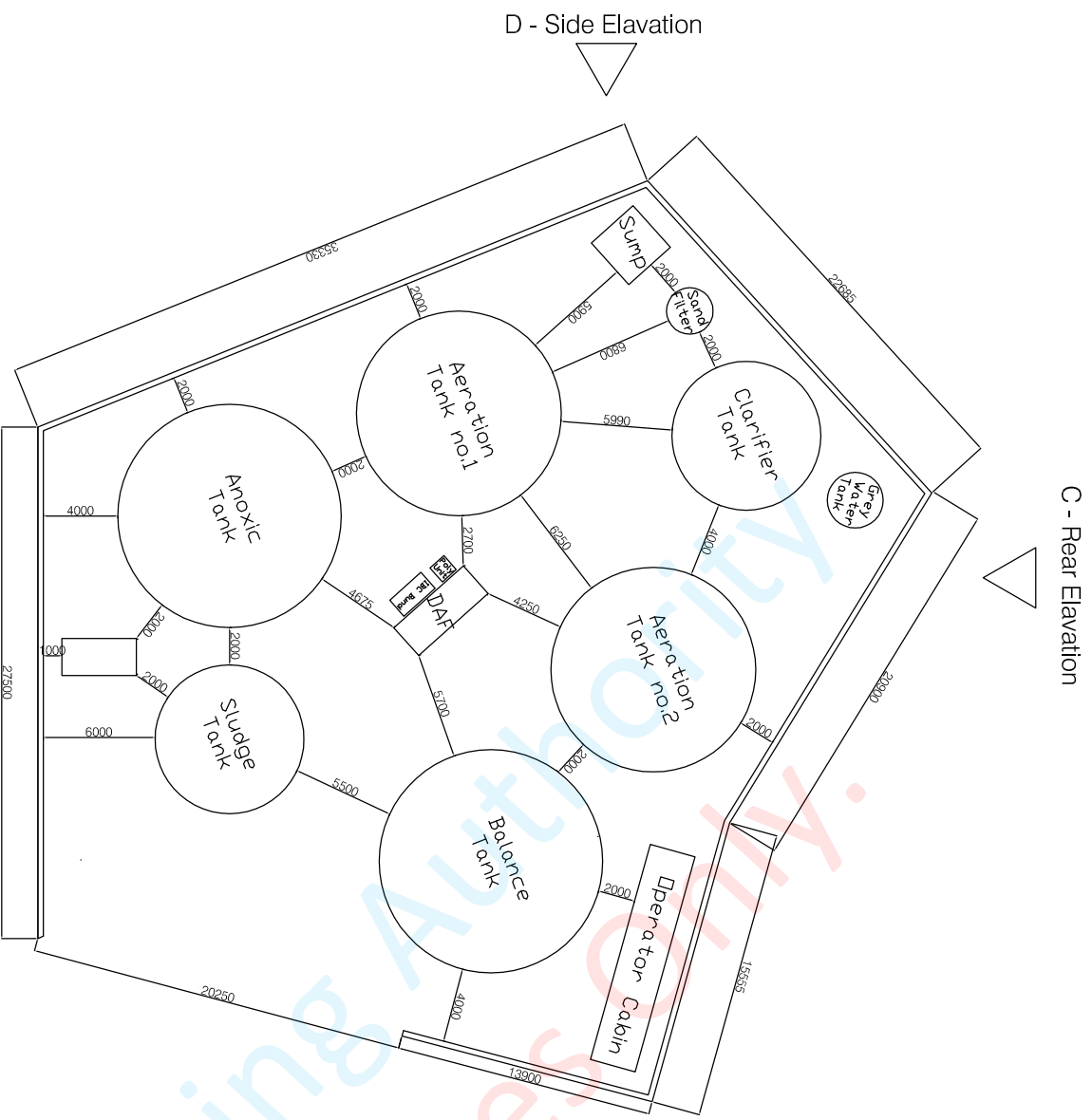
Date: April 2019
Drawn by: L Conway

Scale: 1:50 on A1
Status: Planning

Drawing Number: 1806-20

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**Proposed Treatment
Plant Compound Plan**

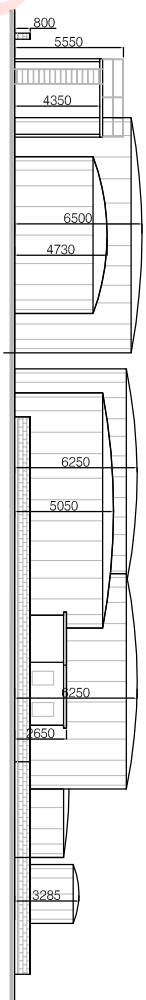


A - Front Elevation



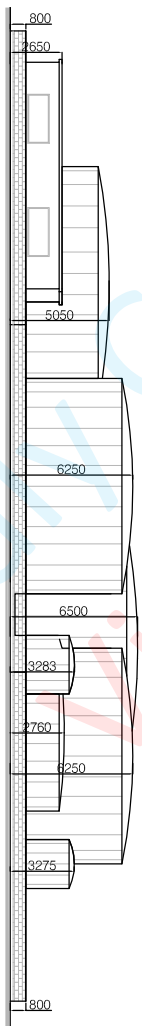
A - Front Elevation (South West)
Scale 1:100

B - Side Elevation



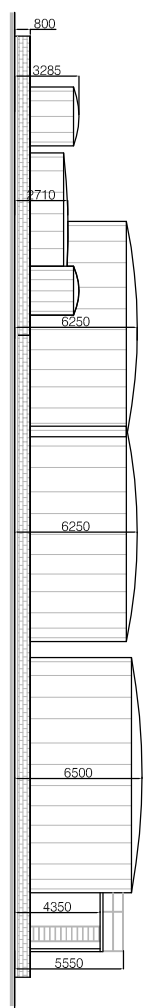
B - Side Elevation (South East)

C - Rear Elevation

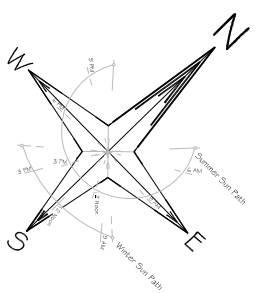


C - Rear Elevation (North East)

D - Side Elevation



D - Side Elevation (North West)



Revision	Date	Description



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BUILDING 3B, KILLEGLAND ST.,
ASHBOURNE TOWN CENTER,
CO. MEATH,
TELEPHONE: 01 8531572
EMAIL: info@careyassociates.ie

Title:
Proposed Treatment Compound

Project:
Banagher Development

Client:
Banagher Chilling Limited

Date:
April 2019

Drawn by:
L. Conway

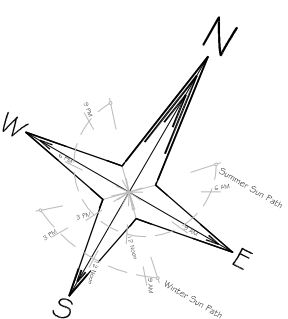
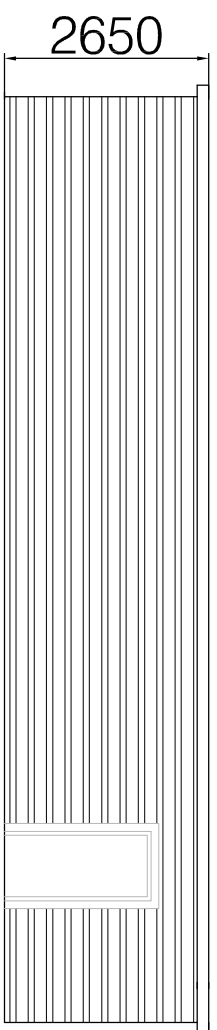
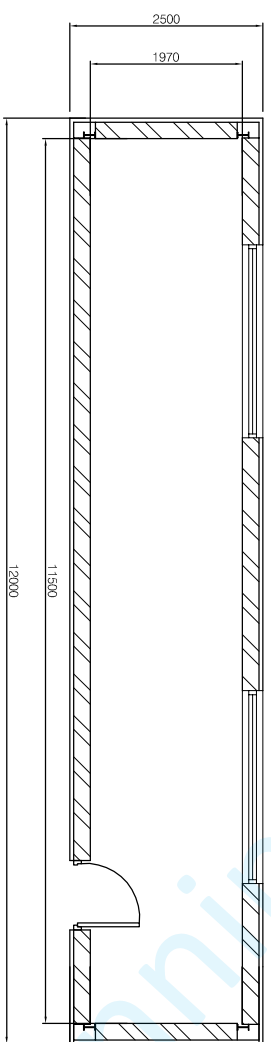
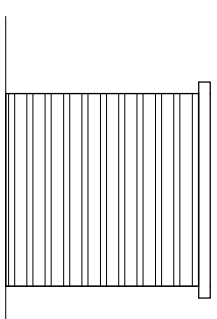
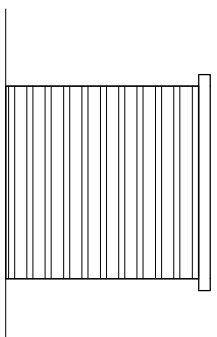
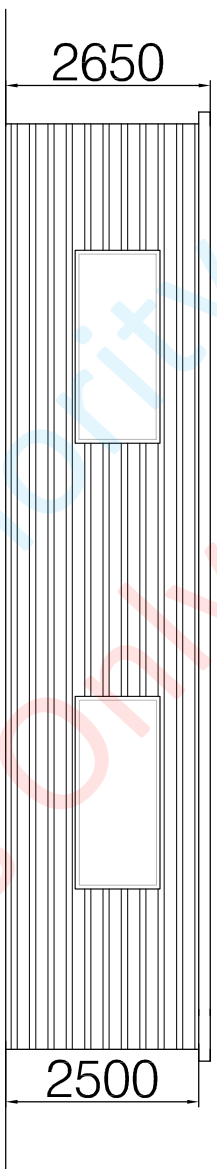
Scale:
1:200 on A1

Status:
Planning

Drawing Number:
1806-21

Rev:

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BUILDING 3B, KILLEGAN, ST,
ASHBOURNE TOWN CENTER,
DUBLIN 15
TELEPHONE: 01 8315172
EMAIL: info@careyassociates.ie

Title: **Proposed Waste Water Treatment Hut**

Project: **Beef Primary Meat Processing Facility**

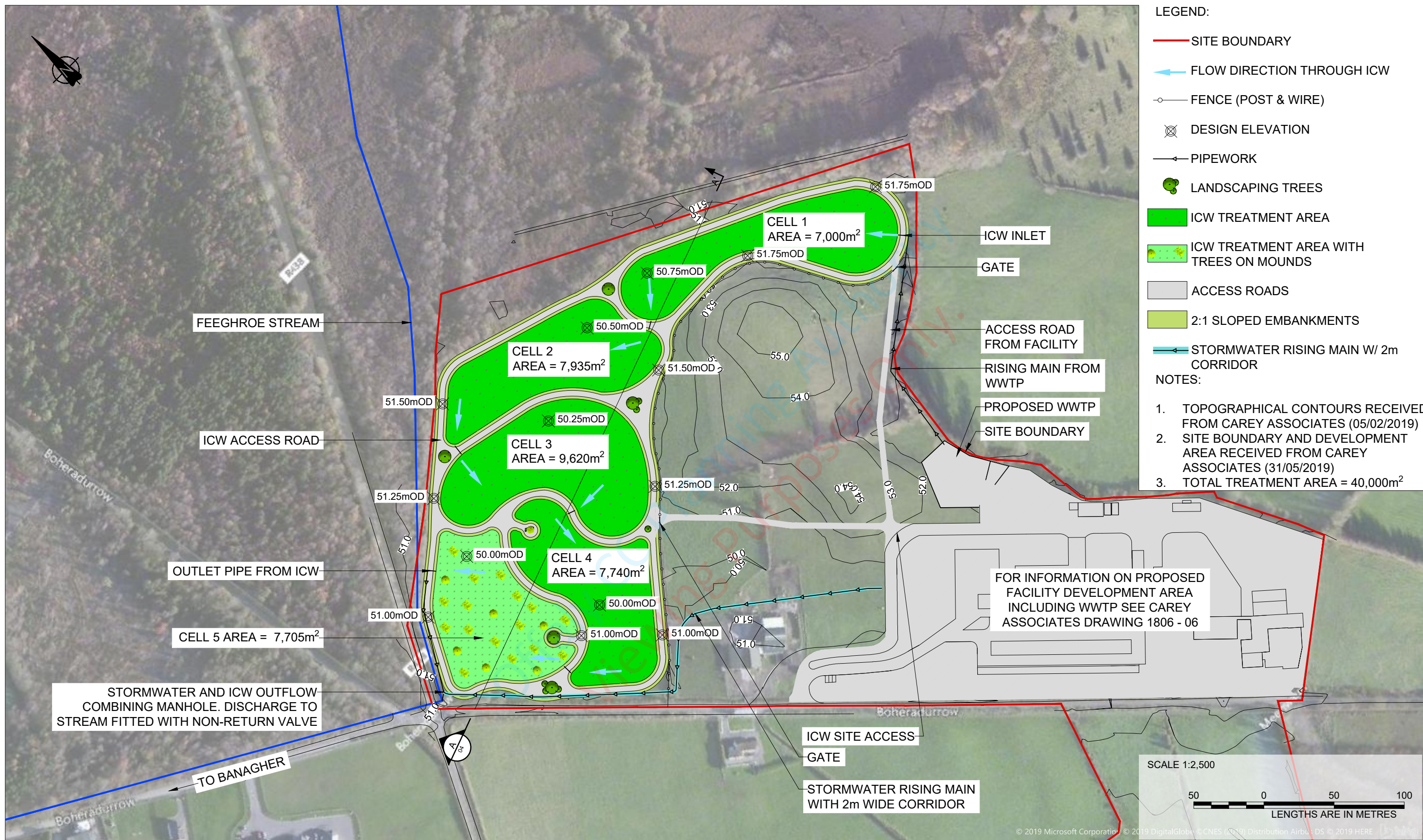
Client: **Banagher Chilling Limited**

Date: **April 2019**

Scale: **1:100 on A3**

Drawing Number: **1806-24**

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- LEGEND:**
- SITE BOUNDARY
 - ← FLOW DIRECTION THROUGH ICW
 - FENCE (POST & WIRE)
 - ⊗ DESIGN ELEVATION
 - PIPEWORK
 - 🌳 LANDSCAPING TREES
 - ICW TREATMENT AREA
 - ICW TREATMENT AREA WITH TREES ON MOUNDS
 - ▭ ACCESS ROADS
 - ▭ 2:1 SLOPED EMBANKMENTS
 - ← STORMWATER RISING MAIN W/ 2m CORRIDOR
- NOTES:**
1. TOPOGRAPHICAL CONTOURS RECEIVED FROM CAREY ASSOCIATES (05/02/2019)
 2. SITE BOUNDARY AND DEVELOPMENT AREA RECEIVED FROM CAREY ASSOCIATES (31/05/2019)
 3. TOTAL TREATMENT AREA = 40,000m²

FOR INFORMATION ON PROPOSED FACILITY DEVELOPMENT AREA INCLUDING WWTP SEE CAREY ASSOCIATES DRAWING 1806 - 06

REV:	DESCRIPTION:	BY:	DATE:
B	RE-ISSUED FOR PLANNING	JC	05/06/2019
A	ISSUED FOR PLANNING	JC	04/04/2019

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CONSULTANT:
VESI Environmental Ltd.
 15D EURO BUSINESS PARK
 LITTLE ISLAND, CORK, IRELAND.
 T: +353 21 452 4632
 E: INFO@VESIENVIRO.COM
 W: WWW.VESIENVIRO.COM

CLIENT:
BANAGHER CHILLING LIMITED
 BOHERADURROW & MEENWAUN
 CO. OFFALY
 R42 HX24

SITE:
 EXTENSION TO EXISTING ABATTOIR AND
 CONSTRUCTION OF MEAT PROCESSING PLANT

PROJECT:
**INTEGRATED CONSTRUCTED
 WETLAND**

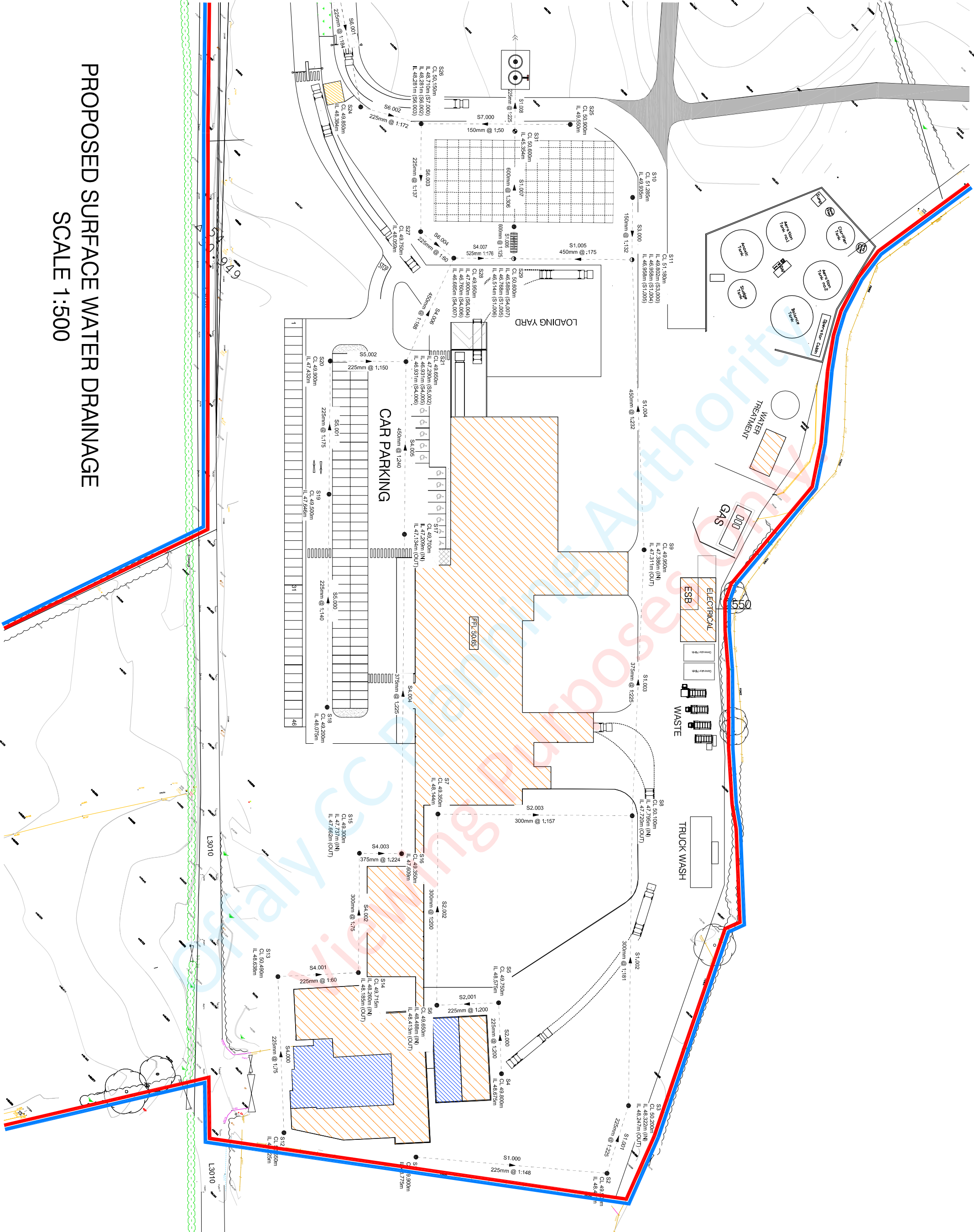
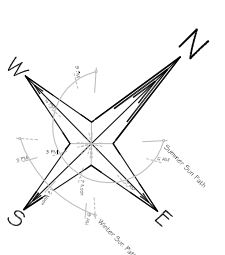
TITLE:
PROPOSED SITE LAYOUT

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:2,500	JUNE 2019	JC	AC
PROJECT NO:	DRAWING NUMBER:	REVISION:	
19315	19315_3_03	B	

ATTACHMENT 2.4


- PROPOSED STORMWATER DRAINAGE DESIGN -

Offaly CC Planning Authority
Viewing Purposes Only.



PROPOSED SURFACE WATER DRAINAGE

SCALE 1:500

	
OFFICE 1, SECOND FLOOR, BUILDING 3B, KILLEGLAND ST, ASHBURNE TOWN CENTER, ON MEATH EMAIL: info@careyassociates.ie	
Surface Water Drainage	
Project: Banagher Development	
Client: Banagher Chilling	
Date: May 2019	Drawn by: L.C
Scale: 1:500 on A1	Sheet: Planning
Drawing Number: 1806-19	Rev:
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