

DOCUMENT ISSUE SHEET

CLIENT NAME:	GALWAY COUNTY COUNCIL	PROJECT NO.:	25156-B
PROJECT TITLE:	AFFORDABLE HOUSING DEVELOPMENT	PROJECT STAGE:	PLANNING
PROJECT ADDRESS:	PAIRC NA HABHAINN, ATHENRY, CO. GALWAY	ISSUED BY:	C.DALY

DISTRIBUTION:		DATE (D, M, YR)	
CLIENT:	GALWAY COUNTY COUNCIL	12 2 2026	X
LOCAL AUTHORITY:	GALWAY COUNTY COUNCIL		X
ARCHITECT:	PAUL KEOGH ARCHITECTS		X
QUANTITY SURVEYOR:			
CONTRACTOR:			
H & S CONSULTANT:			
M & E CONSULTANT:			
OTHER:			

		ISSUE NO.	1
<small>Purpose of Issue: F = Feasibility, D = Draft, PL = Planning, CP = Compliance, FC = Fire Cert, DC = Disability Cert, BER = Building Energy Rating, T = for Tender, CN = Construction, AB = As Built, SK = Sketch, I = Information</small>			PL
<small>Medium: Blank = Paper E = E-mail EP = E-mail &amp; Paper D = Diskette DP = Diskette &amp; Paper</small>			E

REFERENCE NO.	STAGE	DESCRIPTION	SIZE	REVISION
3020		SITE LAYOUT- BOUNDARY & SURFACE FINISHES, ROAD & PARKING LEVELS	A1	PL5
3021		SITE LAYOUT- SERVICES: WASTEWATER & SURFACE WATER	A1	PL6
3022		SITE LAYOUT- SERVICES: WATERMAIN	A1	PL5
3023		SITE LAYOUT - VEHICLE AUTOTRACK	A1	PL4
3024		SITE LAYOUT - FOUNDATION AREAS	A1	PL2
3025		TYPICAL RETAINING DETAILS - SHEET 1	A1	PL1
3027		PILE LOCATIONS	A1	PL2

OFFICE USE ONLY:	SDS Issue Folder Reference No.:	28
	Drawing Register Completed By:	CD

This section of the form must be completed by the person issuing the documents



LEGEND - PROPOSED SITE FINISHES	
ELEMENT	SHOWN AS
SITE BOUNDARY	
ROAD CENTERLINE	
ROAD LEVELS AND CHAINAGE	22.130-CH130
ROAD GRADIENTS	<<1:100
PROPOSED LEVELS	22.580 FFL-38.060
PROPOSED NEW SMA ROADWAYS	
EXTERNAL PAVINGS; CONCRETE FOOTPATH;	
EXTERNAL PAVINGS; 80mm THICK BRICK PAVERS AT ROAD AREAS.	
EXTERNAL PAVINGS; RESIN BOUND PATH;	
PROPOSED HB2 (HALF BATTERED) KERB / RAISED KERB - STANDARD - PRECAST CONCRETE	
PROPOSED DROPPED (FLAT TOP) KERB	
BOUNDARY WALL - RETAINING 0m TO 0.6m. NOTE: 215mm WIDE WALL CAN RETAIN UP TO 300mm	
BOUNDARY WALL - RETAINING 0.6m TO 1.2m	
BOUNDARY WALL - PRECAST POST AND PANEL WALL	
BOUNDARY WALL - 2m RENDERED BLOCKWORK TO PUBLIC FACING WALL	
BOUNDARY WALL - BLUE FACED LIMESTONE FINISH WALL TO FRONT GARDEN - 0.975m & 1.5m HIGH	
BOUNDARY WALL - BLUE FACED LIMESTONE FINISH WALL WITH POWDER COATED RAILINGS TO FRONT GARDEN	



- GENERAL SERVICES NOTES**
- ALL EXISTING SERVICES TO BE PROTECTED BY CONTRACTOR DURING THE WORKS.
  - CONTRACTOR TO LIASE WITH SERVICE PROVIDERS AND THE LOCAL AUTHORITY DURING THE CONSTRUCTION OF THE WORKS.
  - A PHOTOGRAPHIC PRE-CONDITION SURVEY SHALL BE CARRIED OUT BY THE CONTRACTOR PRIOR TO THE WORKS.
  - ALL PROTECTIVE MEASURES REQUIRED TO PROTECT THE ENVIRONMENT/WATER COURSES ARE TO BE TAKEN BY THE CONTRACTOR. PROTECTIVE MEASURES TO BE AGREED WITH RELEVANT BODIES AND BE IN ACCORDANCE WITH ALL RELEVANT GUIDELINES/LEGISLATION.
  - ALL EXISTING SERVICE ACCESS WITHIN THE SITE ARE TO BE RAISED/LOWERED TO SUIT NEW GROUND LEVELS WHERE REQUIRED.
  - ALL UNSUITABLE/DAMAGED EXISTING SERVICE ACCESS COVERS WITHIN THE SITE ARE TO BE REPLACED WITH NEW SUITABLE COVERS.

- ROAD CONSTRUCTION, MARKING & SIGNAGE NOTES**
- ALL WORKS RELATING TO ROADS TO BE IN ACCORDANCE WITH TII MANUAL OF CONTRACT DOCUMENTS: VOLUME 1&2 SPECIFICATION FOR ROAD WORKS.
  - SUBGRADE TESTING, MATERIAL COMPACTION AND QUALITY CONTROL MEASURES TO BE IN ACCORDANCE WITH TII MANUAL OF CONTRACT DOCUMENTS VOL 1&2 SERIES 100 TABLE NG 1/1.
  - CONTRACTOR TO PROPOSE LOCATIONS FOR 6 NO. PLATE BEARING TESTS IN NEW ROADWAY AREA. RESULTS OF FB1 TESTS TO BE REVIEWED BY SDS PRIOR TO THE PLACEMENT OF CAPPING OR SUB-BASE LAYERS.
  - ALL PROPOSED ROAD WARNING SIGNS TO BE IN ACCORDANCE WITH THE DEPARTMENT OF TRANSPORT'S "TRAFFIC SIGNS MANUAL, VOLUME 2, CHAPTER 6, WARNING SIGNS".
  - ALL PROPOSED ROAD MARKINGS TO BE THERMOPLASTIC PAINT IN ACCORDANCE WITH THE DEPARTMENT OF TRANSPORT'S "TRAFFIC SIGNS MANUAL, VOLUME 2, CHAPTER 7, ROAD MARKINGS" AND THE DoELG "GUIDELINES AND TENDER DOCUMENTATION FOR ROAD MARKING MATERIALS".
  - CONTRACTOR TO ALLOW FOR TYING IN NEW PROPOSED ROADS TO THE EXISTING ROAD, DETAILS TO BE AGREED WITH LOCAL AUTHORITY. ALLOW FOR WORKS BEING OUTSIDE THE SITE BOUNDARY.
  - ALL ACCESS COVERS TO EXISTING SERVICES WITHIN THE PROPOSED ROADWAY ARE TO BE RAISED/LOWERED TO CORRECT LEVEL AND NEW ACCESS COVERS TO BE PROVIDED.
  - WORKS IN PUBLIC ROAD TO BE IN ACCORDANCE WITH ROAD OPENING LICENSES OBTAINED BY THE CONTRACTOR.

**SITE LAYOUT PLAN - ROAD LEVELS & SERVICES LAYOUT**  
SCALE = 1:250

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REV.	DATE	BY	DESCRIPTION
PL.5	29.01.2026	SR	UPDATED LAYOUT
PL.4	03.12.2025	MW	ISSUED FOR PLANNING
PL.3	06.11.2025	MW	UPDATED FROM COMMENTS
PL.2	12.09.2025	MW	UPDATED LAYOUT
PL.1	22.08.2025	NMCD	ISSUED FOR PLANNING

REV.	DATE	BY	DESCRIPTION
PL.5	29.01.2026	SR	UPDATED LAYOUT
PL.4	03.12.2025	MW	ISSUED FOR PLANNING
PL.3	06.11.2025	MW	UPDATED FROM COMMENTS
PL.2	12.09.2025	MW	UPDATED LAYOUT
PL.1	22.08.2025	NMCD	ISSUED FOR PLANNING

**GALWAY COUNTY COUNCIL**

Project Title  
**PROPOSED HOUSING DEVELOPMENT AT PAIRC NA HABHAINN, ATHENRY, CO GALWAY**

Drawing Title  
**SITE LAYOUT- BOUNDARY & SURFACE FINISHES, ROAD & PARKING LEVELS**

Scale	1:250	Paper Size	A1	Status	PLANNING
Drawn by	NMCD	Date	AUGUST 2025	Checked	CD
Project No.	25156-B	Drawing No.	3020	Revision	PL.5

A1

LEGEND - PROPOSED SITE SERVICES-DRAINAGE	
PROPOSED FOUL SEWER PIPES uPVC	
PROPOSED SURFACE WATER PIPELINE uPVC	
PROPOSED 1200mm Ø Manholes (FOUL (RED) & SURFACE (GREEN))	
EXISTING MANHOLES - LOCATION & SIZE T.B.C. (FOUL (PURPLE) & SURFACE (BLUE))	
INSPECTION CHAMBER: FOUL (RED) & SURFACE (GREEN)	
PROPOSED ROAD GULLY TO BE HEAVY DUTY, SUITABLE FOR HGV LOADING (D400).	
SITE BOUNDARY	
PROPOSED ATTENUATION TANK	



**DRAINAGE NOTES (REFERENCE TGD PART H)**

- ALL WASH HAND BASINS ON THE FIRST FLOOR TO HAVE 'DEEP SEAL TRAPS'.
- AN AIR ADMITTANCE VALVE (AAV) IS REQUIRED ON EACH BRANCH CONNECTION TO THE W.C.'S ON THE FIRST FLOOR.
- SOIL VENT PIPE REQUIRED AT THE HIGHEST END OF EACH CONTINUOUS RUN. ANY BRANCH THAT IS GREATER THAN 10M WILL ALSO REQUIRE A SOIL VENT PIPE. THE SOIL VENT PIPE IS TO TERMINATE EXTERNALLY AT LEAST 900mm ABOVE ANY OPENING THAT IS WITHIN 3M. A CAGE OR COVER ON THE PIPE THAT DOES NOT RESTRICT THE AIR FLOW.
- ALL DRAINAGE PIPES TO HAVE A FULL CCTV SURVEY COMPLETED PRIOR SURFACING IS COMPLETE, AND ALL PIPES ARE TO BE AIR TESTED ALSO.

**DRAINAGE NOTES (REFERENCE TGD PART H)**

- ALL GRADIENTS OF PIPES TO COMPLY WITH TGD PART H.
- ALL PIPE WORK BEDDING TO FULLY COMPLY WITH TGD PART H.

**ESB INFRASTRUCTURE**  
 ALL ESB EXISTING AND PROPOSED LINES ARE FOR INFORMATION PURPOSES ONLY AND ARE INDICATIVE ONLY. FOR DETAILS OF WORKS TO ESB LINES, OVERHEAD AND UNDERGROUND, SEE M&E CONSULTANT DRAWINGS.

**WATER/WASTEWATER INFRASTRUCTURE**  
 ALL WASTEWATER INFRASTRUCTURE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH:

- CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE, CONNECTIONS AND DEVELOPER SERVICES, DESIGN AND CONSTRUCTION REQUIREMENTS FOR SELF-LAY DEVELOPMENTS; JULY 2020 (REVISION 2); IW-CDS-5030-03
- WASTEWATER INFRASTRUCTURE STANDARD DETAILS, CONNECTIONS AND DEVELOPER SERVICES, CONSTRUCTION REQUIREMENTS FOR SELF-LAY DEVELOPMENTS; AUGUST 2025 (REVISION 05); IW-CDS-5030-01

ALL WATER INFRASTRUCTURE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH:

- CODE OF PRACTICE FOR WATER INFRASTRUCTURE, CONNECTIONS AND DEVELOPER SERVICES, DESIGN AND CONSTRUCTION REQUIREMENTS FOR SELF-LAY DEVELOPMENTS; AUGUST 2025 (REVISION 3); IW-CDS-5020-03
- WATER INFRASTRUCTURE STANDARD DETAILS, CONNECTIONS AND DEVELOPER SERVICES, CONSTRUCTION REQUIREMENTS FOR SELF-LAY DEVELOPMENTS; JULY 2020 (REVISION 04); IW-CDS-5020-01

WHERE THE ABOVE DOCUMENTS ARE REVISED BY IW, THE LATEST REVISION OF THE RELEVANT DOCUMENT SHALL BE USED.

**SITE LAYOUT- SERVICES: WASTEWATER & SURFACE WATER**  
 SCALE = 1:250

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REV.	DATE:	BY:	DESCRIPTION:
PL.6	29.01.2026	SR	UPDATED LAYOUT
PL.5	03.12.2025	MW	ISSUED FOR PLANNING
PL.4	19.11.2025	MW	UPDATED FROM COMMENTS
PL.3	06.11.2025	MW	UPDATED FROM COMMENTS
PL.2	12.09.2025	MW	UPDATED LAYOUT
PL.1	22.08.2025	NMCD	ISSUED FOR PLANNING

**GALWAY COUNTY COUNCIL**

Project Title  
**PROPOSED HOUSING DEVELOPMENT AT PAIRC NA HABHAINN, ATHENRY, CO GALWAY**

Drawing Title  
**SITE LAYOUT- SERVICES: WASTEWATER & SURFACE WATER**

Scale	Paper Size	Status
1:250	A1	PLANNING
Drawn by	Date	Checked
NMCD	AUGUST 2025	CD
Project No.	Drawing No.	Revision
25156-B	3021	PL.6



LEGEND - PROPOSED SITE SERVICES-WATERMAIN	
WATERMANS - EXISTING	
HYDRANT - EXISTING	
WATERMANS - PROPOSED; MDPE-PE80 U.N.O. 100mm Ø U.N.O.	
AIR VALVE - PROPOSED	
BOUNDARY BOX (25mm Ø) WITH STOPCOCK AND WATER METER - PROPOSED	
HYDRANT - PROPOSED	
SLUICE VALVE - PROPOSED	
SCOUR VALVE - PROPOSED	
THRUST BLOCK	
WATER METER (SINGLE UNIT) - PROPOSED	
WATER METER (DEVELOPMENT) - PROPOSED (BYPASS FLOW METER AS PER IW DETAIL STD-W-26F)	

**SITE LAYOUT- SERVICES: WATERMAIN LAYOUT**  
SCALE = 1:250

ALL WATER INFRASTRUCTURE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH:  
 • CODE OF PRACTICE FOR WATER INFRASTRUCTURE, CONNECTIONS AND DEVELOPER SERVICES, DESIGN AND CONSTRUCTION REQUIREMENTS FOR SELF-LAY DEVELOPMENTS, AUGUST 2025 (REVISION 3); IW-CDS-5020-03  
 • WATER INFRASTRUCTURE STANDARD DETAILS, CONNECTIONS AND DEVELOPER SERVICES, CONSTRUCTION REQUIREMENTS FOR SELF-LAY DEVELOPMENTS, JULY 2020 (REVISION 04); IW-CDS-5020-01  
 WHERE THE ABOVE DOCUMENTS ARE REVISED BY IW, THE LATEST REVISION OF THE RELEVANT DOCUMENT SHALL BE USED.

NOTE:  
 ALL PIPE MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 3.9 OF THE IRISH WATER CODE OF PRACTICE

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REV.	DATE:	BY:	DESCRIPTION:
PL.5	29.01.2026	SR	UPDATED LAYOUT
PL.4	03.12.2025	MW	ISSUED FOR PLANNING
PL.3	06.11.2025	MW	UPDATED FROM COMMENTS
PL.2	12.09.2025	MW	UPDATED FROM PLANNING
PL.1	22.08.2025	NMCD	ISSUED FOR PLANNING

Client: **GALWAY COUNTY COUNCIL**

Project Title: **PROPOSED HOUSING DEVELOPMENT AT PAIRC NA HABHAINN, ATHENRY, CO GALWAY**

Drawing Title: **SITE LAYOUT- SERVICES: WATERMAIN**

Drawn by: <b>NMCD</b>	Date: <b>AUGUST 2025</b>	Status: <b>PLANNING</b>
Project No: <b>25156-B</b>	Drawing No: <b>3022</b>	Revision: <b>PL.5</b>

Scale: <b>1:250</b>	Paper Size: <b>A1</b>	Status: <b>PLANNING</b>
Drawn by: <b>NMCD</b>	Date: <b>AUGUST 2025</b>	Checked: <b>CD</b>
Project No: <b>25156-B</b>	Drawing No: <b>3022</b>	Revision: <b>PL.5</b>



**SITE LAYOUT- SERVICES: WATERMAIN LAYOUT**  
SCALE = 1:250

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REV.	DATE:	BY:	DESCRIPTION:
PL4	29.01.2026	SR	UPDATED LAYOUT
PL3	03.12.2025	MW	ISSUED FOR PLANNING
PL2	06.11.2025	MW	UPDATED LAYOUT
PL1	18.09.2025	MW	ISSUED FOR PLANNING

Client: **GALWAY COUNTY COUNCIL**

Project Title: **PROPOSED HOUSING DEVELOPMENT AT PAIRC NA HABHAINN, ATHENRY, CO GALWAY**

Drawing Title: **SITE LAYOUT- HGV MOVEMENTS**

Scales: 1:250 Paper Size: A1 Status: PLANNING

Drawn by: MW Date: SEPTEMBER 2025 Checked: CD

Project No: 25156-B Drawing No: 3023 Revision: PL4

Project No.	Drawing No.	Revision
25156-B	3023	PL4



LEGEND - PROPOSED SITE FINISHES	
ELEMENT	SHOWN AS
SITE BOUNDARY	
HOUSES WITHIN AREA TO HAVE RAFT FOUNDATION	
HOUSES WITHIN AREA TO HAVE PILED FOUNDATION	



**SITE LAYOUT PLAN - ROAD LEVELS & SERVICES LAYOUT**  
SCALE = 1:250

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REV.	DATE:	BY:	DESCRIPTION:
PL2	29.01.2026	SR	UPDATED LAYOUT
PL1	06.11.2025	MW	ISSUED FOR PLANNING

REV.	DATE:	BY:	DESCRIPTION:
PL2	29.01.2026	SR	UPDATED LAYOUT
PL1	06.11.2025	MW	ISSUED FOR PLANNING

Client: **GALWAY COUNTY COUNCIL**

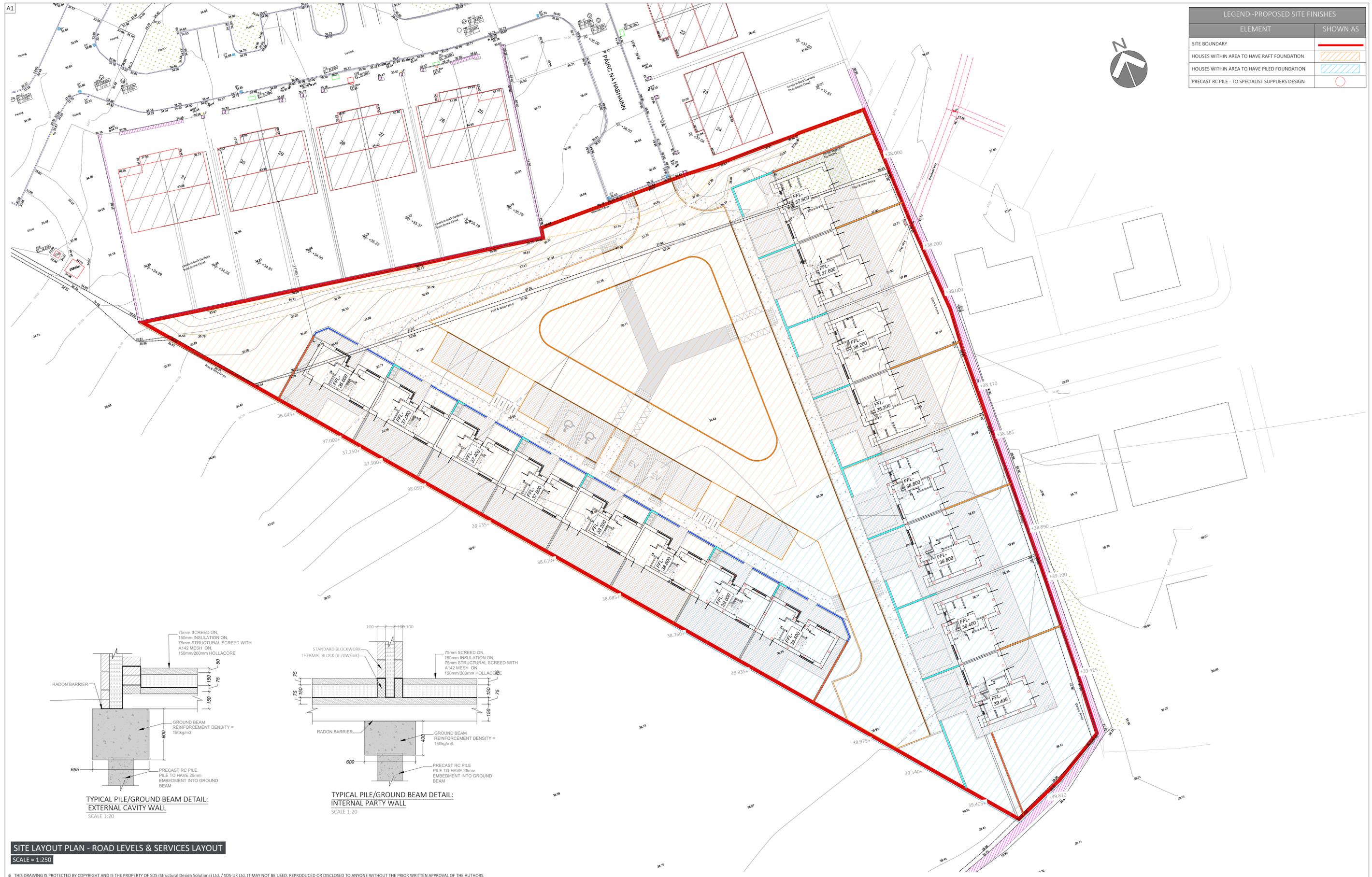
Project Title: **PROPOSED HOUSING DEVELOPMENT AT PAIRC NA HABHAINN, ATHENRY, CO GALWAY**

Drawing Title: **FOUNDATION AREAS**

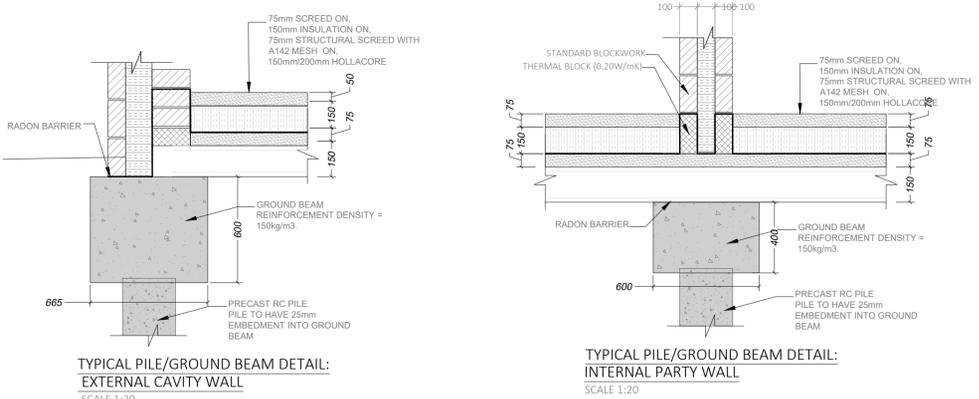
Drawn by	Date	Checked
NMCD	NOVEMBER 2025	CD

Project No.	Drawing No.	Revision
25156-B	3024	PL2

Scale	Paper Size	Status
1:250	A1	PLANNING



LEGEND - PROPOSED SITE FINISHES	
ELEMENT	SHOWN AS
SITE BOUNDARY	
HOUSES WITHIN AREA TO HAVE RAFT FOUNDATION	
HOUSES WITHIN AREA TO HAVE PILED FOUNDATION	
PRECAST RC PILE - TO SPECIALIST SUPPLIERS DESIGN	



**SITE LAYOUT PLAN - ROAD LEVELS & SERVICES LAYOUT**  
SCALE = 1:250

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REV.	DATE:	BY:	DESCRIPTION:
PL.2	29.01.2026	SR	UPDATED LAYOUT
PL.1	19.11.2025	MW	ISSUED FOR PLANNING

Client: **GALWAY COUNTY COUNCIL**

Project Title: **PROPOSED HOUSING DEVELOPMENT AT PAIRC NA HABHAINN, ATHENNY, CO GALWAY**

Drawing Title: **PILE POSITIONS**

Drawn by	Date	Checked	Status
NMCD	NOVEMBER 2025		PLANNING

Project No.	Drawing No.	Revision
25156-B	3027	PL2

Scale	Paper Size	Status
1:250	A1	PLANNING