

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)	12	2	2026
CLIENT:	GALWAY COUNTY COUNCIL		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

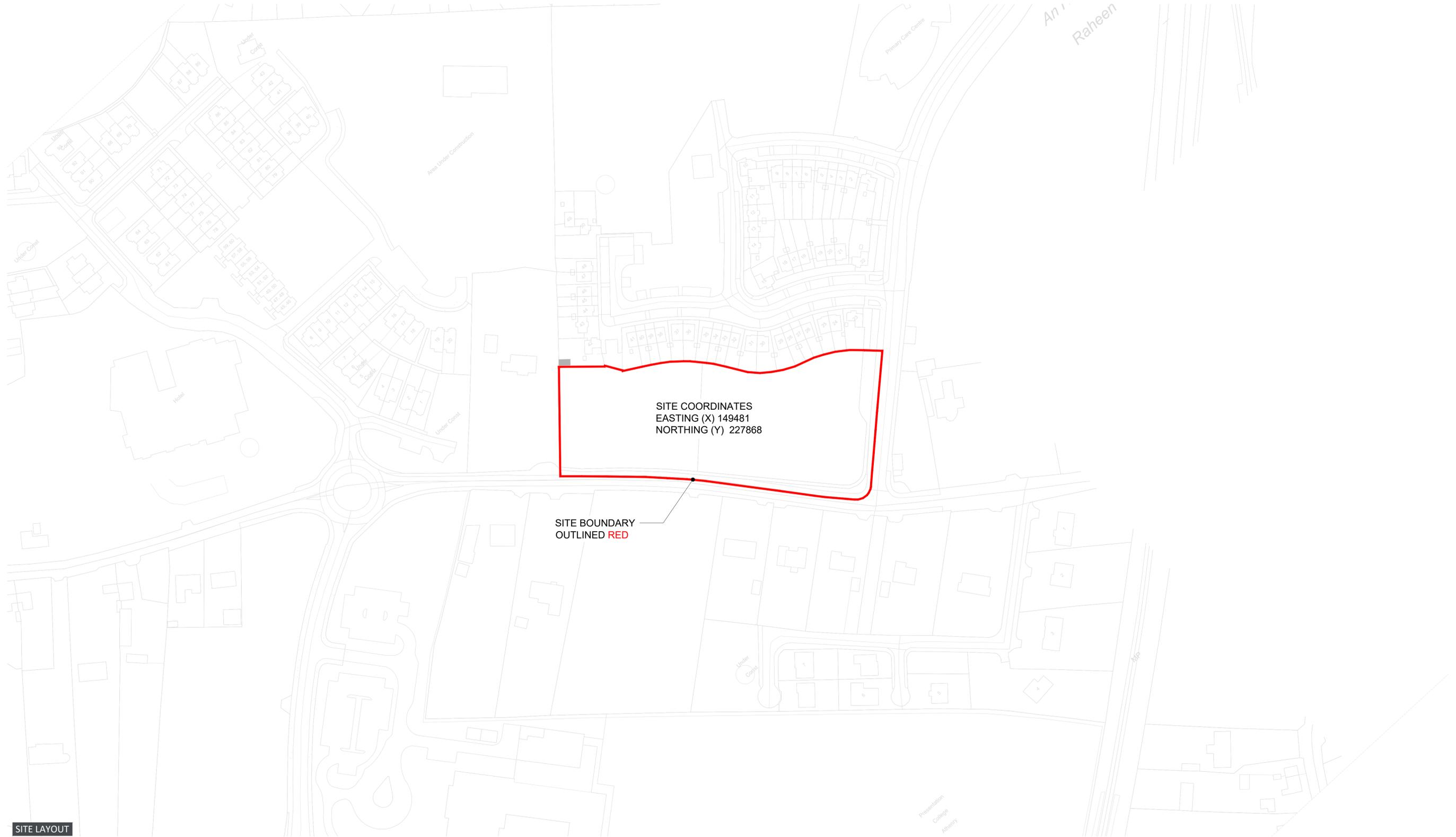
REFERENCE NO.	STAGE	DESCRIPTION	SIZE	REVISION
3020		SITE LAYOUT- BOUNDARY & SURFACE FINISHES, ROAD & PARKING LEVELS	A1	PL5
3021		SITE LAYOUT- SERVICES: WASTEWATER & SURFACE WATER	A1	PL6
3022		SITE LAYOUT- SERVICES: WATERMAIN	A1	PL5
3023		SITE LAYOUT - VEHICLE AUTOTRACK	A1	PL4
3024		SITE LAYOUT - FOUNDATION 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	
SITE BOUNDARY SHOWN EDGED RED	



SITE COORDINATES  
 EASTING (X) 149481  
 NORTHING (Y) 227868

SITE BOUNDARY  
 OUTLINED RED

SITE LAYOUT  
 SCALE = 1:1000

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REV.	DATE:	BY:	DESCRIPTION:
PL4	19.01.2026	SR	ISSUED FOR PLANNING
PL3	16.01.2026	SR	ISSUED FOR PLANNING
PL2	18.12.2025	MW	ISSUED FOR PLANNING
PL1	10.12.2025	MW	ISSUED FOR PLANNING

Client: **GALWAY COUNTY COUNCIL**

Project Title: **PROPOSD AFFORDABLE HOUSING AT RAHEEN, ATHENRY, CO. GALWAY.**

Drawing Title: **SITE LOCATION MAP**

Scales: <b>1:1000</b>	Paper Size: <b>A1</b>	Status: <b>PLANNING</b>
Drawn by: <b>MW</b>	Date: <b>DECEMBER 2025</b>	Checked: <b>CD</b>
Project No: <b>25156-A-3000</b>		Revision: <b>PL.4</b>

LEGEND - PROPOSED SITE FINISHES	
ELEMENT	SHOWN AS
SITE BOUNDARY	
ROAD CENTERLINE	
ROAD LEVELS AND CHAINAGE	
ROAD GRADIENTS	
PROPOSED LEVELS	
EXISTING GROUND LEVELS	
EMBANKMENT GRADIENT	
PROPOSED CONTOUR LINE	
PROPOSED NEW SMA ROADWAYS	
EXTERNAL PAVINGS, CONCRETE FOOTPATH:	
EXTERNAL PAVINGS, 80mm THICK BRICK PAVERS AT ROAD AREAS:	
EXTERNAL PAVINGS, RESIN BOUND PATH:	
PROPOSED H&Z (HALF BATTERED) KERB / RAISED KERB - STANDARD - PRECAST CONCRETE	
PROPOSED DROPPED (FLAT TOP) KERB	

LEGEND - PROPOSED SITE FINISHES	
ELEMENT	SHOWN AS
BOUNDARY WALL - PRECAST POST AND PANEL WALL - 2m HIGH	
BOUNDARY WALL - RENDERED BLOCKWORK TO PUBLIC FACING WALL - 2m HIGH	
BOUNDARY WALL - FAIR FACED BLOCK WORK TO END REAR GARDEN WALL AND BETWEEN SEMI-DETACHED BLOCKS - 2m HIGH	
BOUNDARY WALL - BLUE FACED LIMESTONE FINISH WALL TO FRONT GARDEN - 0.45m HIGH	
BOUNDARY WALL - BLUE FACED LIMESTONE FINISH WALL TO FRONT GARDEN - 2m HIGH	
BOUNDARY WALL - BLUE FACED LIMESTONE FINISH WALL WITH POWDER COATED RAILINGS TO FRONT GARDEN - 1.1m HIGH	
BOUNDARY WALL - RETAINING 0m TO 0.6m	

**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 II IN SERIES 100 TABLE NG 11.
- CONTRACTOR TO PROPOSE LOCATIONS FOR 6 NO. PLATE BEARING TESTS IN NEW ROADWAY AREA. RESULTS OF PBT 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.

**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 COVERS 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.



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

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**GALWAY COUNTY COUNCIL**

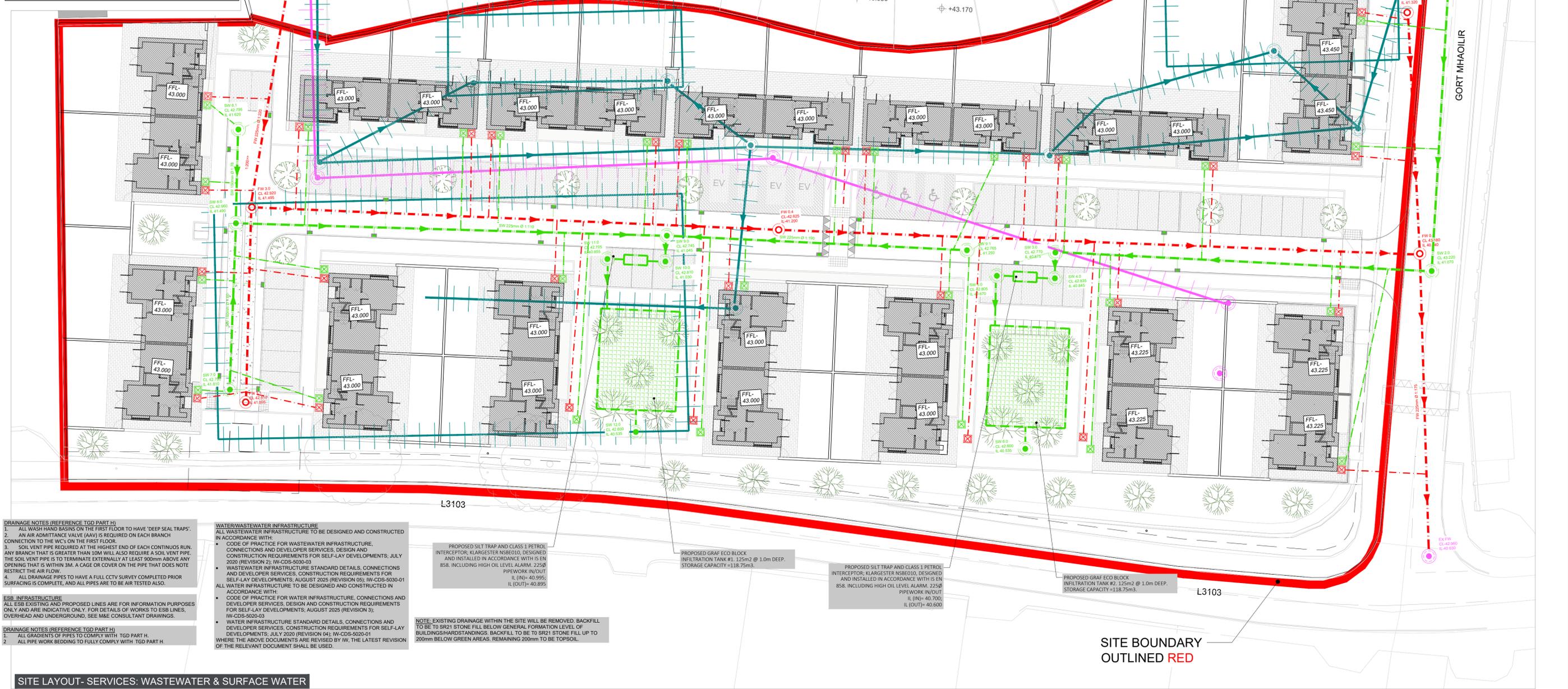
Project Title:  
**PROPOSED AFFORDABLE HOUSING AT RAHEEN, ATHENRY, CO. GALWAY.**

Drawing Title:  
**SITE LAYOUT PLAN**

Scale: 1:250  
Paper Size: A1  
Date: DECEMBER 2025  
Project No: 25156-A-3020

Status: **PLANNING**  
Checked: **CD**  
Revision: **PL.5**

LEGEND - PROPOSED SITE SERVICES-DRAINAGE	
PROPOSED FOUL SEWER PIPES uPVC	
EXISTING WASTE WATER SEWER, SIZE T.B.C.	
EXISTING WASTE WATER SEWER TO BE DECOMMISSIONED	
PROPOSED SURFACE WATER PIPELINE uPVC	
EXISTING SURFACE WATER PIPELINE, SIZE T.B.C.	
PROPOSED PERFORMED SURFACE WATER PIPELINE 150mm Ø uPVC	
EXISTING SURFACE WATER PIPE TO BE DECOMMISSIONED	
PROPOSED 1200mm Ø Manholes (FOUL (RED) & SURFACE (GREEN))	
EXISTING MANHOLES - LOCATION & SIZE T.B.C. (FOUL (PURPLE) & SURFACE (BLUE))	
FOUL INSPECTION CHAMBER	
PROPOSED ROAD GULLY TO BE HEAVY DUTY, SUITABLE FOR HGV LOADING (D400)	
SITE BOUNDARY	
PROPOSED INFILTRATION 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 WCs 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.

**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.

**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.

**WATERWASTEWATER 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.

PROPOSED SILT TRAP AND CLASS 1 PETROL INTERCEPTOR, KLARGESTER NSR010, DESIGNED AND INSTALLED IN ACCORDANCE WITH IS EN 858, INCLUDING HIGH OIL LEVEL ALARM. 2250 PIPEWORK IN/OUT IL (IN)= 40.995; IL (OUT)= 40.895

PROPOSED GRAF ECO BLOCK INFILTRATION TANK #1. 125m<sup>2</sup> @ 1.0m DEEP. STORAGE CAPACITY = 118.75m<sup>3</sup>.

PROPOSED SILT TRAP AND CLASS 1 PETROL INTERCEPTOR, KLARGESTER NSR010, DESIGNED AND INSTALLED IN ACCORDANCE WITH IS EN 858, INCLUDING HIGH OIL LEVEL ALARM. 2250 PIPEWORK IN/OUT IL (IN)= 40.700; IL (OUT)= 40.600

PROPOSED GRAF ECO BLOCK INFILTRATION TANK #2. 125m<sup>2</sup> @ 1.0m DEEP. STORAGE CAPACITY = 118.75m<sup>3</sup>.

NOTE: EXISTING DRAINAGE WITHIN THE SITE WILL BE REMOVED. BACKFILL TO BE TO SR21 STONE FILL BELOW GENERAL FORMATION LEVEL OF BUILDINGS/HARDSTANDINGS. BACKFILL TO BE TO SR21 STONE FILL UP TO 200mm BELOW GREEN AREAS. REMAINING 200mm TO BE TOPSOIL.

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

**SITE BOUNDARY OUTLINED RED**

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PL4	19.01.2026	SR	ISSUED FOR PLANNING
PL3	16.01.2026	SR	ISSUED FOR PLANNING
PL2	18.12.2025	MW	ISSUED FOR PLANNING
PL1	10.12.2025	MW	ISSUED FOR PLANNING

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**GALWAY COUNTY COUNCIL**

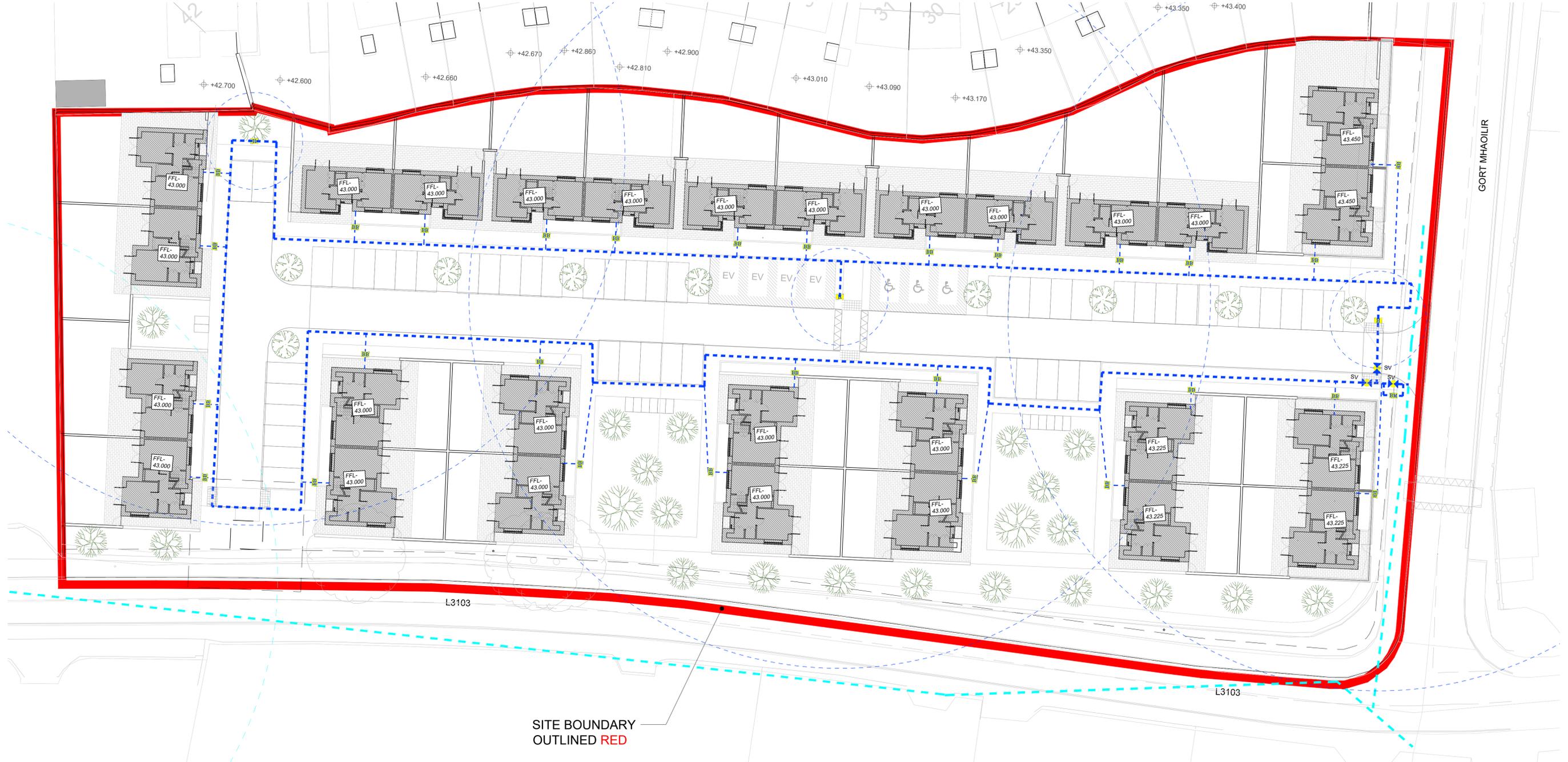
Project Title:  
**PROPOD AFFORDABLE HOUSING AT RAHENY, ATHENRY, CO. GALWAY.**

Drawing Title:  
**SITE LAYOUT PLAN - PROPOSED FOUL & SURFACE WATER LAYOUT.**

Scale: 1:250	Paper Size: A1	Status: PLANNING
Drawn by: MW	Date: DECEMBER 2025	Checked: CD
Project No: 25156-A-3021		Revision: PL.5

LEGEND - PROPOSED SITE SERVICES-WATERMAIN

WATERMANS - EXISTING	
HYDRANT - EXISTING	
WATERMANS - PROPOSED, MDPE-P80 U.N.O., 100mm @ U.N.O.	
AIR VALVE - PROPOSED	
BOUNDARY BOX (25mm Ø) WITH STOPCOCK AND WATER METER - PROPOSED	
HYDRANT - PROPOSED	
SLUIJCE VALVE - PROPOSED	
SCOUR VALVE - PROPOSED	
THRUST BLOCK	
WATER METER (DEVELOPMENT) - PROPOSED (BYPASS FLOW METER AS PER IW DETAIL STD-W-26F)	



SITE BOUNDARY OUTLINED RED

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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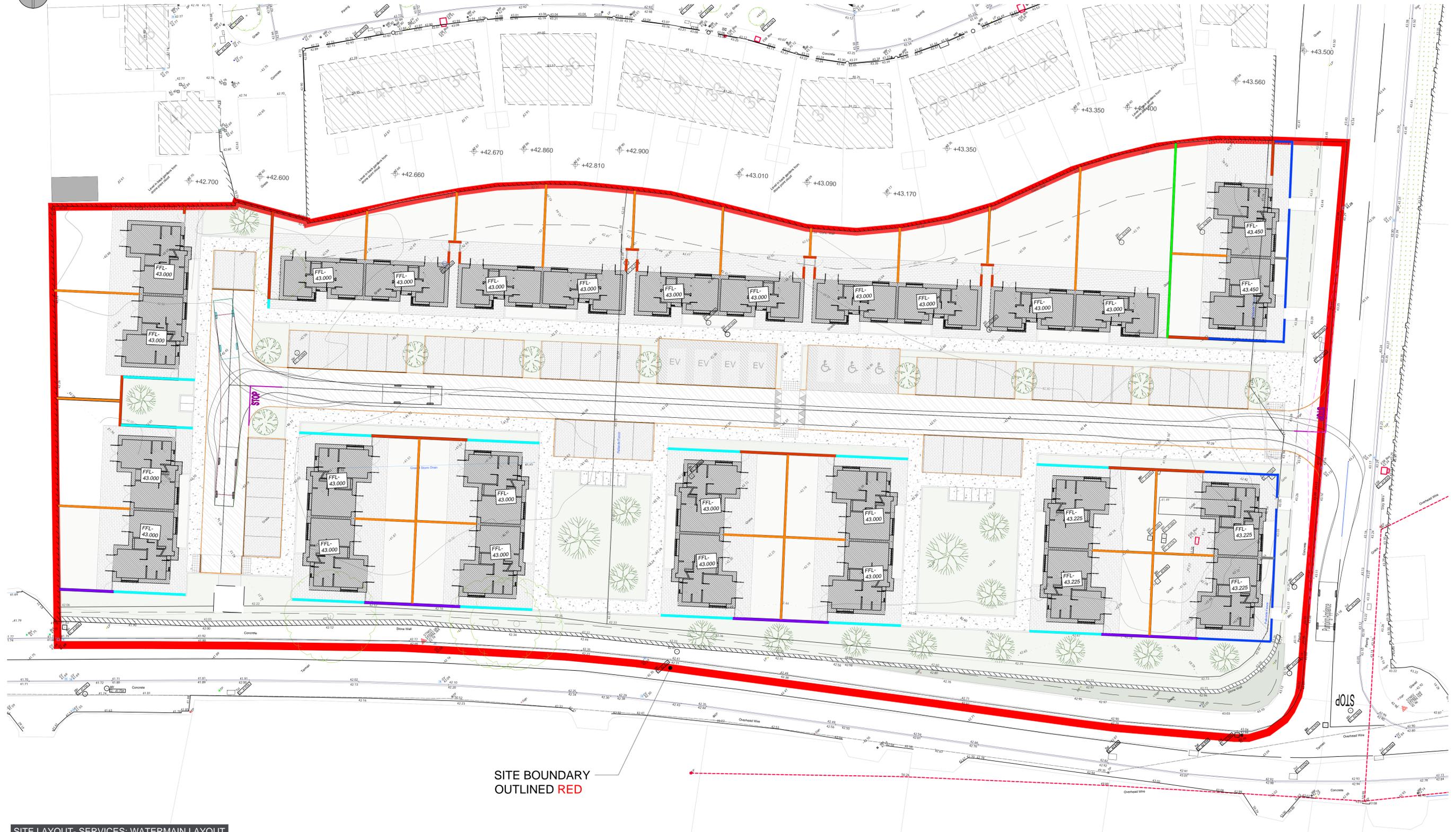
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Client:	GALWAY COUNTY COUNCIL
Project Title:	PROPOSD AFFORDABLE HOUSING AT RAHEEN, ATHENRY, CO. GALWAY.

Drawing Title:	SITE LAYOUT PLAN - PROPOSED WATERMAIN LAYOUT
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Scale:	1:250	Paper Size:	A1	Status:	PLANNING
Drawn by:	MW	Date:	DECEMBER 2025	Checked:	CD
Project No:	25156-A-3022	Revision:	PL.5		

Scale:	1:250	Paper Size:	A1	Status:	PLANNING
Drawn by:	MW	Date:	DECEMBER 2025	Checked:	CD
Project No:	25156-A-3022	Revision:	PL.5		



SITE BOUNDARY  
OUTLINED RED

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

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Client: **GALWAY COUNTY COUNCIL**

Project Title: **PROPOSED AFFORDABLE HOUSING AT RAHEEN, ATHENRY, CO. GALWAY.**

Drawing Title: **SITE LAYOUT PLAN - HGV AUTOTRACK**

Scale: 1:250

Drawn by: MW

Date: DECEMBER 2025

Scale:	Paper Size:	Status:
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SCALE = 1:250

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REV.	DATE:	BY:	DESCRIPTION:
PL4	19.01.2026	SR	ISSUED FOR PLANNING
PL3	16.01.2026	SR	ISSUED FOR PLANNING
PL2	18.12.2025	MW	ISSUED FOR PLANNING
PL1	08.12.2025	MW	ISSUED FOR PLANNING

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PL4	19.01.2026	SR	ISSUED FOR PLANNING
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PL1	08.12.2025	MW	ISSUED FOR PLANNING

Client: **GALWAY COUNTY COUNCIL**

Project Title: **PROPOSED AFFORDABLE HOUSING AT RAHEEN, ATHENRY, CO. GALWAY.**

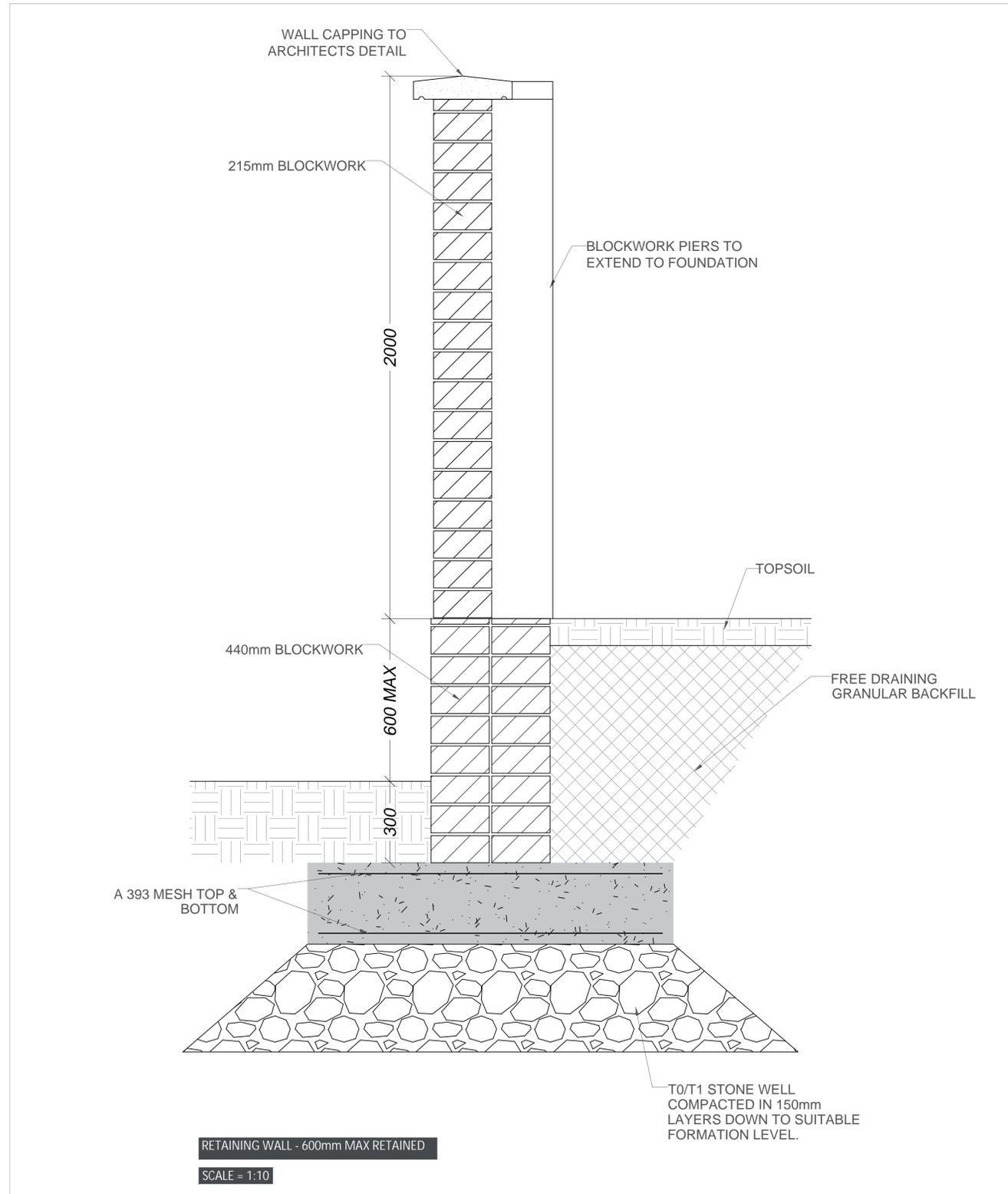
Drawing Title: **SITE LAYOUT PLAN - CAR AUTOTRACK**

Scale: 1:250

Drawn by: MW

Date: DECEMBER 2025

Scale:	Paper Size:	Status:
1:250	A1	PLANNING
Drawn by:	Date:	Checked:
MW	DECEMBER 2025	CD
Project No:	Revision:	
25156-A-3024	PL.4	



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PL2	19.01.2026	SR	ISSUED FOR PLANNING
PL1	16.01.2026	SR	ISSUED FOR PLANNING
REV.	DATE:	BY:	DESCRIPTION:

Client:	GALWAY COUNTY COUNCIL
Project Title:	PROPOSD AFFORDABLE HOUSING AT RAHEEN, ATHENRY, CO. GALWAY.

Drawing Title:	TYPICALLY RETAINING DETAILS
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Scales:	1:10	Paper Size:	A1	Status:	PLANNING	
Drawn by:	SR	Date:	JAN 2026	Checked:	CD	
Project No.:	25156-A-3030				Revision:	PL.2

Project No.:	25156-A-3030	Revision:	PL.2
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