

PROPOSED BOUNDARY TREATMENT & SURFACE FINISH LEGEND

- LANDSCAPING**
ALLOW FOR PLANTING OF DECIDUOUS NATIVE TREES VARIOUS SPECIES AND SIZES AS INDICATED (TO LATER CONFIRMATION BY ARCHITECTS)
- S1 SURFACE FINISH S1: GRASS**
GRASS SEED ON 300MM IMPORTED TOPSOIL. ALL GARDENS TO BE ROTAVATED, RAKED, CLEANED, GRADED, ROLLED AND SEEDED.
- S2 SURFACE FINISH S2: VEHICULAR ROADWAY**
TARMACADAM FINISH ON BASE LAYERS TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAILS.
- S3 SURFACE FINISH S4: FOOTPATHS**
IN-SITU CONCRETE FOOTPATH ON BASE LAYERS TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAILS.
- S4 SURFACE FINISH S4: PAVED AREAS**
240 X 160 X 60MM SELECTED PAVING LAID IN A HERRINGBONE PATTERN AND 160 X 160 X 60MM SELECTED PAVING TO EDGES WHERE ILLUSTRATED ON BASE LAYERS TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEWORKS BOOKLET FOR DETAILS
- S5 SURFACE FINISH S5 : IN-SITU COLOURED CONCRETE / BAUXITE SURFACES ON BASE LAYERS TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAILS.**
- G3 GATE**
PROPOSED TIMBER PEDESTRIAN ACCESS GATE. REFER TO SITEWORKS BOOKLET FOR DETAILS
- B1 BOUNDARY TYPE B1**
PROPOSED 2000MM HIGH SELECTED STONE WALL WITH CONCRETE CAPPING ON CONCRETE STRIP FOUNDATION TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEWORKS BOOKLET FOR DETAILS
- B2 BOUNDARY TYPE B2**
PROPOSED 700MM HIGH SELECTED STONE WALL WITH CONCRETE CAPPING ON CONCRETE STRIP FOUNDATION TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEWORKS BOOKLET FOR DETAILS
- B7 BOUNDARY TYPE B7**
PROPOSED 2000MM HIGH BLOCK SCREEN WALL WITH PLASTER FINISH AND PRECAST CONCRETE CAPPING ON CONCRETE STRIP FOUNDATION TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEWORKS BOOKLET FOR DETAILS
- B8 BOUNDARY TYPE B8**
PROPOSED 2000MM TIMBER PALLISADE FENCE ON CONCRETE PAD FOUNDATIONS TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEWORKS BOOKLET FOR DETAILS
- B10 BOUNDARY TYPE B10**
PROPOSED 1800MM HIGH CHAINLINK FENCE ON CONCRETE PAD FOUNDATIONS TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEWORKS BOOKLET FOR DETAILS

HOUSE TYPE KEY :

	2No. 1 Bedroom Apartment
	4No. 3 Bedroom 2 Storey
	6No. 2 Bedroom Bungalow
	12 No. Total

SITE LAYOUT
SCALE: 1 : 250

STATUS KEY

Rev No.	Date	Comment
PO1	2021.11.16	POSSIBLE PHASE 2 INDICATED
PO2	2021.12.20	REVISED SITE LAYOUT
PO3	2022.01.14	STAGE 2 REVISED SITE LAYOUT



ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL



Purpose of Issue: PART 8 APPLICATION

Project No: A-621	Project Title: PROPOSED HOUSING AT BALLVARY CO.MAYO.	Dwg Type: 90	Status: A1
Drawing Title: PROPOSED SITE LAYOUT WITH BOUNDARY TREATMENTS		Drawing No. 5002	Revision: PO3
Drawn By: Author	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	First Issue: 2022.05.16
Checked By: Checker	A-621 - MCC - 90 - XX - DR - A - 5002 - A1		

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Do not scale this drawing. Use written dimensions only

Scales as stated are valid on the original drawing only. Written dimensions take precedence. Detail dimensions take precedence over plan dimensions. Notify architect of any dimensional discrepancies. Any modifications or deviation to be brought to the attention of the architect for review and approval. All vertical dimensions shall be taken from a "bench mark" or other similar guide established prior to the start of construction. High points, low points, irregularities in floor slab which could affect fabrication / installation, work of other trades or vendors shall be brought to the attention of Mayo County Council Architects immediately. All drawings are to be read in conjunction with other consultant's drawings. All dimensions, unless otherwise stated, are given in millimetres and must be confirmed and checked by the Contractor on site. Levels are generally given in metres from a specified datum. All Levels must be confirmed and checked by the Contractor on site. Any discrepancies on this drawing are to be brought to the attention of Mayo County Council Architects immediately.

LEGEND

SITE BOUNDARY OUTLINED IN RED. AREA APPROX 8999M2 (0.91)HA	
ADJOINING LANDS IN MAYO CO.CO OWNERSHIP OUTLINED IN BLUE	
ITM COORDINATES : 524360 E, 794418 N	Density = 12.1 units per Hectare
OS MAP NR. = 1908	Percentage Green Area = 15%
LOCATION OF SITE NOTICE	Total No Units 12

PART 8 DEVELOPMENT NOTES

SITE:
THE SITE IS 0.91HA (2.25 ACRES) IN AREA AND IS LOCATED ON THE SOUTH SIDE OF BALLVARY VILLAGE. IT SLOPES UP FROM NORTH TO SOUTH AWAY FROM THE VILLAGE CENTRE, AND FROM WEST TO EAST AWAY FROM THE PUBLIC ROAD.

THE PROPOSED SCHEME IS SEEN AS AN EXTENSION OF THE VILLAGE WITH A MIXTURE OF DWELLING TYPES. THE 6 NO. DWELLINGS CLOSEST TO THE VILLAGE CENTRE ARE TWO STOREY IN SCALE AND RUN PARALLEL TO OLD MILL ROAD / KEELOGUES ROAD, EXTENDING ON THE VILLAGE STREET SCHEME.

THE CAR PARKING IS PROPOSED TO BE GROUPED CENTRALLY AND DISTINGUISHED IN TERMS OF ITS MATERIALS FROM THE PUBLIC ROADWAY AS A HOMEZONE.

THE 6 NO. UNITS LOCATED FURTHEST FROM THE VILLAGE CENTRE ARE SINGLE STOREY AND MORE WIDELY SPACED TO REFLECT A LESS URBAN SETTLEMENT PATTERN.

A PUBLICLY ACCESSIBLE CENTRAL LANDSCAPED OPEN GREEN SPACE IS PROPOSED WHICH IS 15% OF THE TOTAL SITE AREA. IT IS ACCESSED DIRECTLY FROM THE HOMEZONE AND OVERLOOKED BY THE PROPOSED NEW DWELLINGS.

A FLOOD RISK ASSESSMENT HAS BEEN CARRIED OUT FOR THE DEVELOPMENT AND CONCLUDED THAT THERE IS NO RISK TO THE DEVELOPMENT AS PROPOSED.

PROPOSAL:
12 NO. ONE AND TWO STOREY DWELLINGS WITH ENCLOSED PRIVATE GARDENS TO REAR AS FOLLOWS:

- 4 NO. THREE BEDROOMED TWO STOREY DWELLINGS IN TWO SEMI DETACHED BLOCKS
- 2 NO. ONE BEDROOMED APARTMENTS IN A SINGLE TWO STOREY BLOCK
- 6 NO. TWO BEDROOMED SINGLE STOREY DWELLINGS IN THREE SEMI DETACHED BLOCKS

THE SCALE, MASSING, ARCHITECTURAL EXPRESSION AND DETAILING OF THE PROPOSED SCHEME HAS BEEN DESIGNED TO BE IN HARMONY WITH THE EXISTING TRADITIONAL BUILDINGS IN THE VILLAGE CENTRE AND IN THE RURAL LOCALITY

EXTERNALLY THE UNITS WILL BE PLASTERED AND PAINTED, WITH COMPOSITE WINDOW AND DOOR SYSTEMS AND SLATED ROOFS. ALL DWELLINGS WILL HAVE PRIVATE GARDEN SPACE TO THE REAR AND SOME FRONT GARDEN SPACE ALSO TO PROVIDE PRIVACY ALONG THE PUBLIC ROADS AND FOOTPATHS.

PRIVATE AMENITY SPACES

UNIT No.	BED No.	AREA
UNIT 01-REAR GARDEN	3 BED	113 m²
UNIT 02-REAR GARDEN	3 BED	95 m²
UNIT 03-REAR GARDEN	3 BED	98 m²
UNIT 04-REAR GARDEN	3 BED	98 m²
UNIT 05-PRIVATE AMENITY SPACE	1 BED	37 m²
UNIT 06-PRIVATE AMENITY SPACE	1 BED	79 m²
UNIT 07-REAR GARDEN	2 BED	107 m²
UNIT 08-REAR GARDEN	2 BED	106 m²
UNIT 09-REAR GARDEN	2 BED	91 m²
UNIT 10-REAR GARDEN	2 BED	130 m²
UNIT 11-REAR GARDEN	2 BED	84 m²
UNIT 12-REAR GARDEN	2 BED	102 m²

