



Comhairle Contae Mhaigh Eo
Mayo County Council

PROVISION OF 9 No. UNITS

AT

A601 CARNACON

CLAREMORRIS

COUNTY MAYO

SCREENING FOR ENVIRONMENTAL IMPACT ASSESSMENT

FEBRUARY 2022

Mayo County Council,
Aras an Chontae,
The Mall,
Castlebar,
Co. Mayo
Ireland



Jennings O'Donovan & Partners Ltd.,

Consulting Engineers,
Finisklin Business Park,
Sligo.

Tel.: 071 – 9161416

Fax: 071 – 9161080

e mail: info@jodireland.com

web: www.jodireland.com



JENNINGS O'DONOVAN & PARTNERS LIMITED.
 Project, Civil and Structural Consulting Engineers,
 FINISKLIN BUSINESS PARK,
 SLIGO,
 IRELAND.



Telephone (071) 91 61416
 Fax (071) 91 61080

Email info@jodireland.com
 Web Site www.jodireland.com

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Prepared by

Reviewed / Approved by

Document FINAL	Name Dr. Monica Sullivan	Name David Kiely
Date February 2022	Signature <i>Monica Sullivan</i>	Signature <i>David Kiely</i>

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Directors: D. Kiely, C. McCarthy

Regional Director: A. Phelan

Consultants: C. Birney, R. Gillan

Senior R. Davis, S. Gilmartin, J. Healy, S. Lee,

Associates: J. McElvaney, T. McGloin, S. Molloy

Associates: M. Forbes, A. Ganley, D. Guilfoyle,
L. McCormack, M. Sullivan

Company Reg No. 149104 **VAT Reg. No.** IE6546504D



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1. INTRODUCTION

This report provides an Environmental Impact Assessment screening for a Part 8 housing development consisting of an area of land measuring 0.82 ha located at A601 Carnacon, Claremorris, Co. Mayo. This Part 8 process is being pursued by Mayo County Council.

The EIA Screening Report has been prepared to assess the potential impacts on the environment of the Proposed Development at the subject site. The full details of the scheme are as follows:

The development will consist of 9 no. dormer units; five (numbers 01, 04, 05, 06 and 08) will have two bedrooms and four (numbers 02, 03, 07, & 09) will have three bedrooms. It is proposed that Unit 02 will have an entrance and windows to the southern gable and Unit 03 will have an entrance and windows on the northern gable (Appendix A, Drawing 5202, Proposed Site layout).

The proposed location of the wastewater treatment percolation area will be in the south western part of the Site to ensure maximum distance from the proposed Units.

All other site services and works to enable the development of the site will also be provided including bins, plant areas, boundary treatments and landscaping.

This statement is prepared with input from Mayo County Council and Jennings O' Donovan & Partners Ltd (JOD) to ensure that the possible effect on the environment has been examined through the process of an EIAR Screening process (detailed below) and the most appropriate form of development delivered at this site.

1.1 Purpose of this Statement

The purpose of this Environmental Impact Assessment Screening Statement is to determine whether or not an Environmental Impact Assessment Report is required for the Proposed Development and to identify any environmental issues that might arise. It is worth noting that this development is below any threshold, and we do not consider a Schedule 7A screening process will be required.

This report is supported and informed by accompanying documentation including an Appropriate Assessment Screening Report prepared by Jennings O'Donovan & Partners Ltd and also the Ground Investigation Ireland (GII) Report, 2021.

1.2 Statement of Authority

This Screening for EIA Report has been prepared by qualified and accredited experts as follows:

Dr. Monica Sullivan MCIEEM is Principal Environmental Scientist and lead ecologist with JOD. She has a Ph.D. in Environmental Sciences from Trinity College Dublin and has over 35 years' experience in the natural sciences. She has lectured since the mid 1990's – 2017 in invertebrate zoology, ecology and environmental pollution control to both masters and degree students. She has a clear understanding of the legislative framework governing the extent of environmental investigations, assessments and reports required to secure the necessary approvals on all types of projects. Dr. Sullivan has extensive

experience in preparing EIA Screening and Scoping reports and works as part of multi-disciplinary professional teams providing input to Environmental Impact Assessment Reports.

2. THE PROPOSED DEVELOPMENT AND ENVIRONMENTAL SENSITIVITIES

2.1 The Proposed Development

The proposal is for a residential development on a net site area of c. 0.82 ha. The proposal consists of the following:

- Construction of 9 no. dormer residential Units comprising as follows:
- Five (numbers 01, 04, 05, 06 and 08) will have two bedrooms
- Four (numbers 02, 03, 07, & 09) will have three bedrooms
- It is proposed that Unit 02 will have an entrance and windows to the southern gable and Unit 03 will have an entrance and windows on the northern gable. (Drawing 5202; Proposed Site Plan, Appendix A).
- All associated site development works including landscaping, boundary treatments, public lighting, site services, drainage works and all associated infrastructure.



PROPOSED 3D SITE OVERVIEW

SCALE:

Figure 2.1 Proposed 3D Site overview, Drawing 5206, Appendix A.

2.2 Location

The Proposed Development (0.82 ha) is located in Carnacon, Claremorris, Co. Mayo. It is approx. 370m south of Local road L1604 and approx. 4.7km east of National Road N84 (**Figure 2.2**). The eastern boundary of the property is located along local road L1605. Burriscarra / Carnacon National School and local Parish Centre are located directly north of the Proposed Development Site.

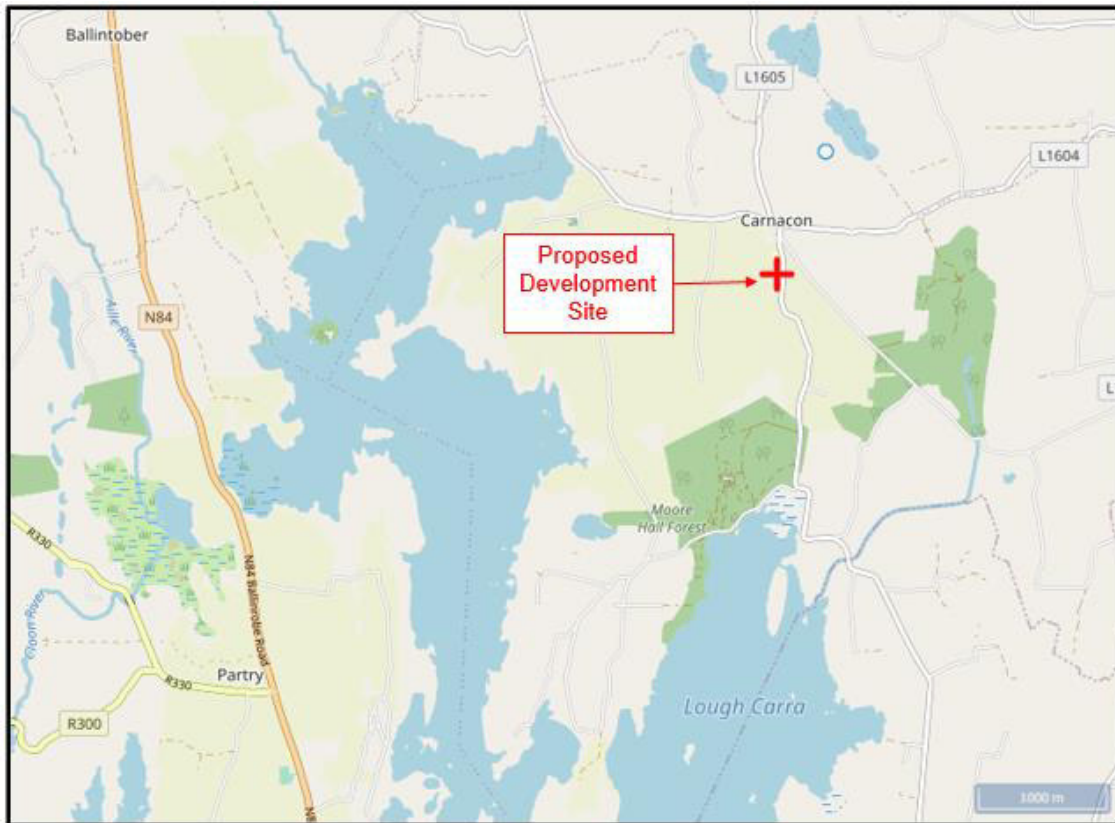


Figure 2.2 Approximate location of the Proposed Development Site

Carnacon is located approx. 1.7km east of the shores of a mayfly fishing lake, Lough Carra. Around the village are a number of stately homes, ringforts, and historical and archaeological sites; these include the Doon archaeological peninsula and a number of ring forts. The village has a parish church, a modern national school, community centre, grocery store and two pubs. Carnacon Ladies GAA Football team represents the area. Moorehall only a short distance away is the famed birthplace of writer George Moore and John Moore, first President of Connaught. Carnacon is located in Castlebar local electoral area 7 which had a population of approx. 29,992 according to the 2016 population statics. Claremorris, located approx. 13km east of the site had 3,687 persons. The site is within the Burriscarra electoral division which had a population of 423 persons in 2016; 31% of the employed population had skilled trades occupations with approx. 14% working in the agricultural, forestry and fishing industry. Approx. 8.5% are under the age of 15 years of age. Carnacon is located within the settlement of Rooghaun with a population of 17 in 2016; the population in this townland decreased by 5 between 2011 and 2016.

Farming is the main activity in the area. The local environment aids a long grass-growing season. The Carnacon area extends over approximately 7,166 acres of which 741 acres is woodland, owned and managed by Coillte.

The local landscape is predominantly agricultural (**Plate 2.1**) with land ownership generally delineated by treelines, hedgerows and stone walls. Local roads are a feature also separating lands and associated residences.



Plate 2.1 Agricultural landscape in the vicinity of the Proposed Development.



Plate 2.2 Proposed Development Site looking west from local road L1605.



Plate 2.3 Current access to Proposed Development Site looking southwest from local road L1605.

2.3 Land, Soils and Flooding

The Proposed Development is located in a landscape largely given to individual residential dwellings with extensive accompanying improved agricultural grasslands. The main bedrock is Dinantian Pure Bedded Limestones (DPBL) with underlying limestone till (Carboniferous) soils. Ground Investigation Ireland (GII) carried out a survey in April 2021 and noted that the sequence of strata encountered were consistent across the site and are generally comprised of topsoil, cohesive deposits, granular deposits, weathered bedrock and finally bedrock. The bedrock encountered was grey limestone.

There is no risk from groundwater flooding according to the Office of Public Works (OPW) website, myplan.ie website or the CFRAM study accessed (Jan 04, 2022). OPW groundwater flood mapping confirmed that the site is not at risk from groundwater flooding (Figure 2.2). In addition, there is no risk of tidal or pluvial flooding.

GII (2021) also noted no groundwater during their onsite investigations. However, they did note that the exploratory holes did not remain open for sufficiently long periods of time to establish the hydrogeological regime and groundwater levels (would be expected to vary with the time of year, rainfall, nearby construction and other factors).

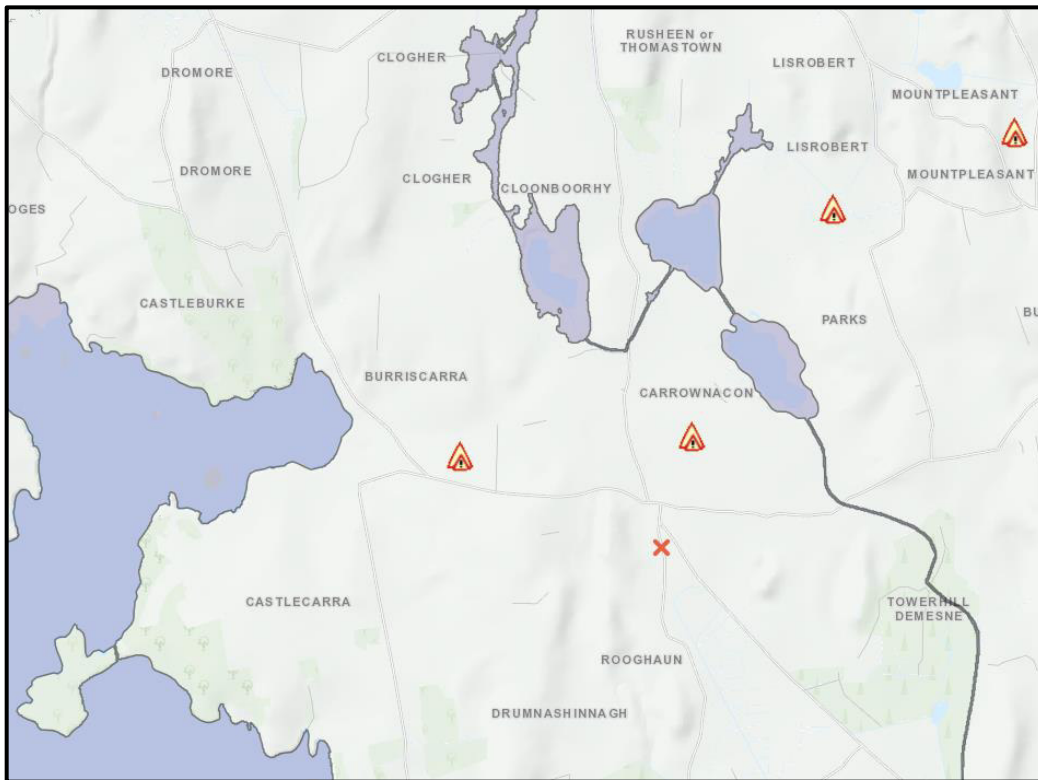


Figure 2.4 Flood Map for the Proposed Site (Source: FloodInfo.ie, 2022)

The Site slopes in a general easterly direction from 29.5m in the west to 22.0m in the east (Appendix A, Drawing MCC-90-XX-DR-A, 5201, Site Location Map). The land has a moderate slope in the western part of the site (approx. 14%); no Units are proposed in this section, while the eastern section of the site and proposed 6 no. Unit development area is relatively flat with a slope of approx. <3%. The slope of the land will provide for appropriate access when site works are required. Currently, there is no hard boundary (e.g. fence line, treeline, hedgerow) along the northeastern property line. Currently, access to the site is from the northeast, from a local road (L1605) and footpath and via an established gateway entrance (Plate 2.3).

The proposed use of natural resource of land will be significantly different to the existing situation. A small housing development with associated backyards and infrastructure will be developed. The main habitat of this land has been assessed as 'improved agricultural grassland' of low ecological significance.

The construction or operation of the proposed development (with no basements proposed) would not use such a quantity of soils or water to result in significant adverse effects on the local agricultural environment.

Subsoils on site are made up mainly from gravelly silt/clay. All proper engineering infrastructure will be developed to prevent any discharge to soils.

Approx. 12% of the Site will be a Green Area (Drawing MCC-90-XX-DR-A, 5203, Proposed Site Layout + Boundary treatments, Appendix A).

2.4 Water

The Proposed Development Site does not adjoin any watercourse. The site is in an area of a regionally important aquifer that is noted as being highly vulnerable. The associated ground waterbody (GWB) is the Ballyhean (EPA Code: IE_WE_G_0022) which covers an area of approx. 160km². The Water Framework Directive (WFD) latest status for the Ballyhean GWB (2013-2018) is 'Good', indicating no change from the previous 2007-2012 and 2010-2015 records held. Status for near surface and sub surface nitrate susceptibility (IE_WE_30A340980) at the Site is 4 and 5 respectively, while the status for near surface phosphate susceptibility (IE_WE_30A340980) at the Site is 2.

There are no drinking water rivers or lakes in the local area and the Site is also not within a GSI public or group water scheme source protection area.

The nature of the Proposed Development will generate a demand for water, but this is for residential use and is not considered significant. Adherence to best practice Construction and Environmental Management during the construction phase will ensure that development would not result in pollution of groundwater or any surface water.

Management of surface water for the Proposed Development has been designed to comply with the policies and guidelines outlined in the *Greater Dublin Strategic Drainage Study (GDSDS)* and with the requirements of Mayo City Council.

Storm drainage for the entire development will be designed in accordance with the *Recommendations for Site Development Works for Housing Areas* and also the recommendations of the GDSDS. Waste water emanating from the construction works associated with the overall development will be treated in a percolation area as per Drawing 5211, Proposed Site Services Layout, Appendix A.

It is also noted that all wastewater infrastructure will be designed and constructed in accordance with the following:

- 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; July 2020 (revision 04), IW-CDS-5030-01

All water infrastructure will be designed and constructed in accordance with the following:

- Code of practice for water infrastructure, connections and developer services, design and construction requirements for self-lay developments, July 2020 (revision 2), IW-CDS-5020-03
- Water infrastructure standard details, connections and developer services, construction requirements for self-lay developments; July 2020 (revision 04), IW-CDA-5020-01

Where the above documents are revised by Irish Water, the latest revision of the relevant document shall be used.

During the construction of the percolation area, Mayo County Council will ensure the required depth of 900mm of unsaturated subsoil is reached before reaching the bedrock, and the effluent is treated to the standards set out in the Code of Practice (CoP), EPA Wastewater Treatment and Disposal systems serving single houses.

2.4.1 Further Drainage notes

1. All wash hand basins on the first floor will have 'deep seal traps.'
2. An air admittance valve (AAV) will be installed on each branch connection to the wc' s on the first floor.
3. A soil vent pipe will be installed at the highest end of each continuous run. Any branch that is greater than 10m will also require a soil vent pipe to be installed. The soil vent pipe will terminate externally at least 900mm above any opening that is within 3m. A cage or cover on the pipe will not restrict the air flow.
4. All drainage pipes will have a full CCTV survey completed prior to final surfacing being completed, and all pipes will be air tested also.

In line with Codes of Practices as outlined above, it is considered that the development provides treatment of collected run-off, provides a SUDS treatment train approach and is low risk of pollutants. The proposed surface water system has therefore been designed to incorporate SuDS techniques which naturally reduce pollutants and improve water quality. Further detail information is provided in the Proposed Site Services Drawing 5211, Appendix A.

2.5 Biodiversity

Biodiversity is not likely to be significantly affected by the Proposed Development. The subject site is of limited ecological significance. Five habitats (according to Fossitt, 2000) were noted in the vicinity of the proposed project area where construction activities will be undertaken, namely GA1: Improved Agricultural Grassland, WL2: Treeline, WL1: Hedgerow, WS1: Scrub and BL1: Stone/Mortar walls. No Annex I habitat occurs within the area proposed for works.

The main field and site for the Proposed Development is Improved Agricultural Grassland habitat (Plate 3.1). Species diversity is poor, as the site has been used for intensively managed or highly modified agricultural grassland that has been reseeded and/or regularly fertilised, and is now heavily grazed and/or used for silage making. It is largely a monoculture grassland. A mature, linear, single treeline habitat exists for approx. 100m along the southern boundary of the site and includes beech and sycamore species reaching up to 20m in height, separated by several meters. This treeline delineates a farmland boundary in an intense agricultural landscape. Adjacent lands are farmed and managed for grassland and stock. This treeline was originally planted in the adjacent field, however the trunks, branches and the root systems are now overreaching into the site boundary. This mature treeline is to

remain intact. Similarly, a hedgerow/treeline along the northwestern boundary has been largely planted in the adjacent field and will also not be removed during this development. There are two small areas of scrub (in general 2-3m in height) on the site, namely adjacent to the western boundary and close to the northern boundary. Much of the scrub habitat is impenetrable (up to 10m in places) and dominated by bramble. There are two stone/mortar walls on site that delineate land boundaries, namely the eastern site boundary, stretching approx. 60m in length along the adjacent external footpath and the south western wall approx. 2m in height stretching approx. 25m from the southwest corner. Structurally, the walls are comprised of stone mixed with mortar and are intact. Overall, the walls support a limited floral diversity and are largely unvegetated.

Furthermore, Jennings O'Donovan and Partners Ltd have carried out an Appropriate Assessment Screening of the Proposed Development. JOD noted that it can be objectively concluded that there are not likely to be significant effects on any European Site as a result of the construction or operation of the Proposed Housing Development at Carnacon, Co. Mayo and that therefore, an Appropriate Assessment was not required.

2.6 Air and Climate

The EPA designate the area as Air Zone D: Rural Ireland for Air and Climatic factors.

Co. Mayo has three air quality monitoring stations located at Ballina (54.1147°N, -9.1526°E), Castlebar (53.8510°N, -9.3003°E) and Claremorris (53.6866°N, -9.0134°E). Particulate matter is measured at Ballina and Claremorris with ozone and nitrogen oxides also included for Castlebar. The latter monitors are located in the grounds of the EPA offices on the outskirts of Castlebar.

In relation to the Proposed Development, Ballina is located approx. 48km north, Castlebar approx. 13km northwest and Claremorris approx. 13km east.

The EPA Air Quality site was accessed on Jan 25th 2022 and the following ratings noted:

1. Ballina has a current Air Quality Index for Health (AQIH) of 2 (last uploaded recording at 09.31am, Jan 25, 2022) with latest PM₂₅ average of 16.57 µg/m³ and PM₁₀ of 30.53 µg/m³.
2. Castlebar has a current AQIH of 3 ((last uploaded recording at 09.01am, Jan 25, 2022) with latest PM₁₀ of 34.21 µg/m³, NO₂ average of 34.21 µg/m³ and O₃ average of 35.33 µg/m³.
3. Claremorris has a current AQIH current of 2 ((last uploaded recording at 09.00am, Jan 25, 2022) with latest PM₂₅ average of 16.06 µg/m³ and PM₁₀ of 27.41 µg/m³.

Since all of the indices are 3 or less, this indicates 'Good' air quality. These AQIH relate to small towns, which are generally higher than rural areas.

There is no significant impact on air pollution expected from the Proposed Development outside of potential temporary dust impact. Air and Climate are not likely to be significantly affected by the Proposed Development.

3. DRAFT MAYO COUNTY DEVELOPMENT PLAN 20-21-2027

The draft Mayo County Development Plan 2021-2027 has been consulted alongside Mayo County Development Plan 2014-2020.

Carnacon is identified as a rural village, Tier 5 in the Municipal District of Castlebar which has a social housing waiting list of 494.

The draft Plan 2021-2027 outlines Housing Strategy Objectives that include:

<i>Housing Strategy Objectives</i>	
HSO 3	To increase the stock of social housing within the county in order to meet the social housing needs identified in this Housing Strategy as well as the long-term housing needs of existing households on the local authority housing waiting list.

In the same report, the Rural Housing Policies and Rural Housing Objectives include the following:

<i>Rural Housing Policies</i>	
RHP 1	To support and promote strong vibrant sustainable rural communities in County Mayo.
RHP 2	To support a balanced approach to the development of rural areas to retain vibrancy, to accommodate within the rural area people who are functionally or socially part of the rural community, and to direct urban generated housing demand into established rural settlements.
RHP 3	To endeavour to accommodate the housing needs of the population, as projected in the Core Strategy, while at all times seeking to facilitate, as far as possible, all persons in their choices to live in our rural areas, towns and villages, subject to normal planning considerations and carrying capacity of natural resources.
RHP 4	To ensure that future housing in rural areas have regard to the Sustainable Rural Housing Guidelines for Planning Authorities 2005 (DOEHLG) or any amended or superseding guidelines.
RHP 5	To ensure that rural housing applications employ site specific design solutions to provide for proposals that integrate into and reflect and enhance local landscape character, in terms of siting, design, materials, finishes and landscaping.

RHP 6	To encourage the reuse of an existing rural building/structure other than a house for residential development subject to proper planning and sustainable development.
RHP 7	To consider replacement dwellings or development of other structures to habitable homes in all rural areas, subject to normal planning considerations such as availability of services, adequacy of ground conditions for disposal of effluent from the development, traffic safety, residential amenity, visual amenity etc. Where it is proposed to replace a dwelling, the replacement dwelling may require to be located on the footprint of the existing structure and the scale and character of the existing building may require replication or be of similar scale and design, depending on the location of the development (e.g. sensitive or vulnerable locations such as coastal, the shorelines of large lakes or upland areas).
RHP 8	To require that new houses in the rural areas ensure the protection of water quality in the arrangements for on-site waste water disposal, ensure provision of a safe means of access in relation to road and public safety, avoid flood risk and ensure the conservation of sensitive areas such as natural habitats, ecological connectivity, the enjoyment of protected structures and other aspects of heritage.

Rural Housing Objectives

RHO 1	<p>To facilitate single houses in the open countryside, however in Rural Areas under Urban Influence, applicants will be required to demonstrate a social or economic link to the rural area in which they want to build.</p> <p>An economic need would include applicants who are functionally dependent on the local rural area for employment, where they seek to build their first home i.e. employment is rural based.</p> <p>A social need would include applicants who have long standing local intrinsic links to the rural area, where they seek to build their first home i.e. growing up in the area, educated in the area and continue to have strong social links to the rural area.</p> <p>Note: An occupancy clause will be attached to any grant of planning permission.</p>
RHO 2	In rural areas not classified as in Rural Areas under Strong Urban Influence, there is a presumption in favour of facilitating the provision of single housing in the countryside, based on siting and design criteria for rural housing in statutory guidelines and plans, except in the case of single houses seeking to locate along Mayo's Scenic Routes/Scenic Routes with Scenic Views or Coastal Areas/Lakeshores (See RHO 3 below).
RHO 3	Housing applications along Mayo's Scenic routes, will be considered where the applicants can demonstrate a clear need to locate in the area concerned, whilst ensuring that it:

	<p>Does not impinge in any significant way on the character, integrity and distinctiveness of the area</p> <p>Meets high standards in siting and design</p> <p>Satisfies all other criteria with regard to, inter alia, servicing, public safety, and environmental considerations</p> <p>Demonstrates enhancement to local landscape character and ecological connectivity</p> <p>Note: An occupancy clause will be attached to any grant of planning permission.</p>
RHO 4	<p>Housing applications, within Mayo's Coastal Areas and Lakeshores and within areas along scenic routes with designated scenic views, will be considered where the applicants can demonstrate a long-standing social link to the area concerned, whilst ensuring that it:</p> <p>Does not impinge in any significant way on the character, integrity and distinctiveness of the area</p> <p>Cannot be considered at an alternative location</p> <p>Meets high standards in siting and design</p> <p>Satisfies all other criteria with regard to, inter alia, servicing, public safety, and environmental considerations</p> <p>Demonstrates enhancement to local landscape character and ecological connectivity</p> <p>Note: An occupancy clause will be attached to any grant of planning permission.</p>
RHO 5	<p>To advise all rural housing applicants to utilise the Design Guidelines for Rural Housing (Mayo County Council) and core principles of same.</p>
RHO 6	<p>To review the existing Design Guidelines for Rural Housing during the lifetime of this plan.</p>
RHO 7	<p>That there will be a general presumption against allowing ribbon development i.e. greater than 5 houses in a row over 250m of road frontage, in any area outside of the development boundaries of all settlements listed in the Settlement Hierarchy of this plan.</p>
RHO 8	<p>Applicants seeking to replace or reuse an existing house or other structure such as a church, schoolhouse or other substantial building in any rural area will not be required to demonstrate a housing need and will be assessed under normal planning considerations.</p>

RHO 9	To discourage the demolition and replacement of traditional or vernacular rural houses in order to protect the varied types of housing stock in rural areas of the County and to preserve the rural built heritage. Demolition and replacement will only be considered, on a case by case basis, where it is clearly demonstrated by way of a suitably qualified structural engineer's report that the dwelling/structure is not reasonably capable of being made structurally sound or otherwise improved.
RHO 10	To require that any proposal to extend/refurbish an existing rural dwelling house, occupied or otherwise, takes account of the siting and size of the existing building and endeavours to ensure that the design, scale and materials used in the refurbishment and/or extension are in keeping and sympathetic with the existing structure and that mature landscape features are retained and enhanced, as appropriate.
RHO 11	Buildings which are ancillary to existing rural dwelling(s), such as self-isolation units/granny flats/independent living unit or remote working office unit will be considered on their individual merits, subject to compliance with the criteria outlined in Section 2.9 of Volume 2 (Development Management Standards) of the Plan.

4. EIA SCREENING

4.1 EU Directive as Amended and Associated Transposing Regulations

The primary objective of the EIA Directives is to ensure that projects which are likely to have significant effects on the environment are subject to an assessment of their likely effects.

Directive 2014/52/EU amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment came into effect on May 16th, 2017.

The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) transpose the requirements of Directive 2014/52/EU, amending previous Directive 2011/52/EU, on the assessment of the effects of certain public and private projects on the environment (the EIA Directive) into planning law with effect from 1st September 2018. The regulations amend the Planning and Development Regulations 2001.

Directive 2014/52/EU does not make any amendments to the list of projects set out in the two annexes to the 2011 Directive. In the Irish legislation, Annexes I and II are broadly transposed by way of the Planning and Development Regulations 2001, as amended, in Schedule 5 Parts 1 and 2, with national thresholds added to certain Part 2 classes of development.

Schedule 5 Part 1 projects require EIA if the stated threshold set therein has been met or exceeded or where no thresholds are set.

Schedule 5 Part 2 projects meeting or exceeding national thresholds set out therein, or where no thresholds are set, require EIA.

Schedule 5 Part 2 Sub-threshold projects require screening for EIA, except in cases where the likelihood of significant effects can be readily excluded.

The new Annex II A, is transposed into the Planning and Development Regulations 2001 as amended by the insertion of schedule 7A – *“information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment.”*

Art 92 of the Planning and Development Regulations 2001 as amended provides that;

“sub-threshold development” means development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development”.

4.2 Planning and Development Regulations 2001-2019 and Considerations of the 2001-2021 (unofficial consolidation)

The first stage of EIA screening is provided in Article 120 of the Planning and Development Regulations 2001 as amended (S.I. No. 296/2018 - European Union (Planning and Development)(Environmental Impact Assessment) Regulations 2018.

Art 120 (1) (a) provides that; *“where the authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development”*

Art 120 (1) (b) provides that after the preliminary examination is carried out, and where the local authority concludes, based on such preliminary examination, that—

- “(i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,
- (ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
- (iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—
 - (I) conclude that the development would be likely to have such effects, and
 - (II) prepare, or cause to be prepared, an EIAR in respect of the development.”

Accordingly, Schedule 7A is triggered if there is significant and realistic doubt in regard to the likelihood of significant effects on the environment. Subsection (1b) in summary provides where the local authority prepares, or causes to be prepared, the information specified in Schedule 7A, then the information shall be accompanied by any further relevant information and may be accompanied by a description of the

features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.

The Regulations provide that where any person considers that a development proposed to be carried out by a local authority would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of publication of the notice apply to the Board for a screening determination as to whether the development would be likely to have such effects.

4.3 Criteria for Determining Whether the Proposed Part 8 Housing Development at Carnacon Should be Subject to an Environmental Impact Assessment.

Schedule 7 provides the following criteria for assessment:

1. Characteristics of the Proposed Development

The characteristics of proposed development, in particular:

- (a) the size and design of the whole of the proposed development,
- (b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
- (c) the nature of any associated demolition works,
- (d) the use of natural resources, in particular land, soil, water and biodiversity,
- (e) the production of waste,
- (f) pollution and nuisances, EIA Screening Report 6
- (g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and
- (h) the risks to human health (for example, due to water contamination or air pollution).

2. Location of the Proposed Development

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to:

- (a) the existing and approved land use,
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,

-
- (c) the absorption capacity of the natural environment, paying particular attention to the following areas:
 - (i) wetlands, riparian areas, river mouths;
 - (ii) coastal zones and the marine environment;
 - (iii) mountain and forest areas;
 - (iv) nature reserves and parks;
 - (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;
 - (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
 - (vii) densely populated areas;
 - (viii) landscapes and sites of historical, cultural or archaeological significance.

3. Types and characteristics of potential impacts:

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account:

- (a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),
- (b) the nature of the impact,
- (c) the transboundary nature of the impact,
- (d) the intensity and complexity of the impact,
- (e) the probability of the impact,
- (f) the expected onset, duration, frequency and reversibility of the impact,
- (g) the cumulation of the impact with the impact of other existing and/or development, the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and
- (h) the possibility of effectively reducing the impact.

4.4 Section 28 Guidelines for Environmental Impact Assessment

The revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018 were issued under section 28 of the Planning and Development Act 2000, as amended, replacing the 2013 Guidelines, and accordingly planning authorities and An Bord Pleanála are required to have regard to them in the performance of their planning functions.

The Guidelines provides a glossary as follows:

Screening

The process of determining if development of a class prescribed in Part 2 of Schedule 5 to the 2001 Regulations that does not equal or exceed a threshold specified in that Schedule in respect of that class is likely to have significant effects on the environment and should be made the subject of EIA.

Source-Pathway-Target Model

A model identifying the source of likely significant impacts, if any, the environmental factors which will potentially be affected and the route along which those impacts may be transferred from the source to the receiving environmental factors.

2001 Regulations

The Planning and Development Regulations 2001–2018 (as amended by the Transposing Regulations, S.I. No. 296 of 2018).

The Guidelines provide that for all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. This is initiated by the competent authority following the receipt of a planning application or appeal. The examination should have regard to the criteria set out in Schedule 7 to the 2001 Regulations. A preliminary examination is undertaken, based on professional expertise and experience, and having regard to the 'Source – Pathway – Target' model as defined above.

4.5 Sub threshold development and the Proposed Part 8 proposal

Sub-threshold projects in Schedule 5, Part 2 require screening for EIA, except in cases where the likelihood of significant effects can be readily excluded.

Schedule 5 Part 2 outlines Annex II discretionary thresholds determined by Ireland (each EU Member State) which if met or exceeded require a mandatory EIA. It includes Infrastructure projects:

- (a) Industrial estate development projects where area would exceed 15 ha.

- (b) (i) Construction of more than 500 dwelling units.
- (ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
- (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

Having regard to the above thresholds, this application for 9 dwelling Units on a site of 0.82 ha (with below threshold parking (22 no. spaces) incidental to the development) may be described as a sub threshold development.

4.6 Methodology

The following screening has had regard to the following:

- Planning and Development Act 2000 as amended
- Planning and Development Regulations 2018 (as amended)
- Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended)
- Directive 2011/92/EU
- Directive 2015/52/EU
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing
- Directive 2015/52/EU
- Systems – Key Issues Consultation Paper (2017; DoHPCLG)
- Preparation of guidance documents for the implementation of EIA directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Millieu; April 2017)
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018)
- Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2017
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018, DoHPLG.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Subthreshold Development 2003, DoHPLG.
- Interpretation of definitions of project categories of Annex I and II of the EIA Directive (EU, 2015)
- Circular Letter: PL 05/2018 27th August 2018 Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development.

4.7 Part 8 Assessed Against Criteria

The 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities Regarding Sub-Threshold Development' groups criteria for deciding whether or not a proposed development would be likely to have significant effects on the environment under three main headings (with sub-headings) which correspond to the updated Schedule 7 and outlined in Section 5.3 above. The Proposed Development will be assessed under these headings hereunder, namely Section 5.7.1, 5.7.2 and 5.7.3.

4.7.1 Characteristics of the Proposed Development

The characteristics of proposed development, in particular:

- (a) the size and design of the whole of the proposed development,

The proposed development is for 9 residential units, associated landscaping including 22 no. on street parking spaces (Figure 4.1). The houses are 'Dormer' style and are limited to an approximate height of approx. 6.5M.

Scale, massing, architectural expression and detailing are designed to be in keeping with the traditional houses of the area. Pedestrian footpaths sloped as "gently sloping paths" in compliance with TGD M to allow universal pedestrian access between all units/ site entrance and on-street parking. Speed limit will be limited to 30km/ h therefore cyclists and vehicles can share access route safely.

The size of the proposed development is small in terms of housing schemes. Having regard to the modest size and design of the proposal, it is not considered that it would be likely to have significant effects on the environment.

- (b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.



Figure 4.1 Drawing 5201: Proposed Site layout, provided in Appendix A

4.7.1.1 Application site

There is no recent planning history on the application site.

4.7.1.2 Wider area

The accompanying Appropriate Assessment screening considered that while the effects on European Sites were not expected as a result of the construction and operation of the Proposed Development, the potential for cumulative effects on these designated sites due to other plans and projects acting in-combination with the Development were considered. Mayo County Council on-line planning application portal was used to search planning applications close to the Proposed Development. A five-year search timeframe was assessed. Retention, refused and withdrawn planning applications were excluded. In the wider area (within 1000m), there are a number of permissions for domestic extensions and small-scale commercial developments. From an examination of the Planning Authority records of permitted development in the vicinity, it may be noted that there are no significant consented developments in the local area. Table 5.1 outlines three applications within a radius of approx. 1000m in the last 5 years.

Table 5.1 Planning applications in close proximity to the Proposed Development.

Planning Reference	Description of Development	Site Address	Decision Date	Distance from Site
20314	Change of use of an existing educational workshop to a childcare facility and will include for minor internal and external alterations and connection to existing on-site effluent treatment system.	Knockacurreen, Carnacon, Ballyglass, Co. Mayo	10/12/2020	approx. 108 metres north of proposed development
18262	Retain a conservatory and a garage and for permission to connect a 2 bedroomed house to a new effluent treatment system	Carrownagreggaun, Ballyglass, Claremorris, Co. Mayo	24/01/2019	approx. 386 metres east of the proposed development
17335	Demolish an existing hayshed and barn and construct a concrete floor sheep shed and a slatted cattle shed with ancillary site development	Drumnashinnagh, Ballyglass, Co. Mayo	15/12/2017	approx. 790 metres southwest of the proposed development

Planning application 17335 (noted above in Table 5.1) has been constructed, therefore in-combination works associated with this construction are no longer a consideration. The remaining two applications are minor, and waste will be discharged to onsite effluent systems (application 20314) or a new effluent treatment system (application 18262).

There were no other planning applications in the area at the time of writing (February 22, 2022).

Having regard to the scale of the permitted developments in the vicinity, the AA Screening assessment noted that there will be no likely significant effects to any European Site during the construction or operations phases of the Proposed Development. Therefore, there will be no in-combination effects with local planning applications.

- (c) the nature of any associated demolition works,

The site is currently vacant (greenfield site); no demolition works are proposed.

- (d) the use of natural resources, in particular land, soil, water and biodiversity,

There are no hard surfaces associated with the site. The site is currently, in its entirety, a greenfield site, with associated boundary treelines and hedgerows which are mostly planted in the adjacent farmland.

The proposed use of natural resource of land is considered to be significantly different to the existing situation with extensive open 'Improved Agricultural Grassland' habitat which has been grossly modified over the years and is of low ecological significance. The main use of natural resources from this development will be the use of modified grassland. In the 2014-2020 Mayo County Development Plan, the subject site is 'Unzoned' but allows for densities which are in context with Carnacon Village.

Gill (2021) assessed the soil data collected from the boreholes against the LQM/CIEH S4ULs for Human Health Risk Assessment (S4ULs). All material tested complied with the residential S4ULs indicating that the material is suitable for retention on site following development. All proper engineering infrastructure will be developed to prevent any discharge to soils.

Soils were also examined during the archaeological test trench surveys carried out by Sue Zajac Architects in 2021. Clay /silty-clay soils were noted overlying limestone gravel throughout the site. The report also noted that the underlying gravel was free draining and there was no evidence for land drains.

There are no surface water connections from the site to any watercourse or any hydrological link to any European Site. The nature of the proposed residential development will generate a demand for water, but this is for residential use and is not considered significant. Natural sustainable urban drainage systems (SUDS) will be incorporated into the surface water drainage design (Drawing 3021: Site Layout - Drainage and Watermain, Appendix A). The storm drainage for the entire development will be designed in accordance with the *Recommendations for Site Development Works for Housing Areas* and also the recommendations of the *Greater Dublin Strategic Drainage Study* (GDSDS).

Adherence to best practice Construction and Environmental Management during the construction phase will ensure that development will not result in pollution of groundwater or surface water.

Treelines and hedgerows along the western and southern boundaries are planted in the adjacent lands and do not form part of the development site and will be undisturbed. Similarly, scrub or other trees/hedgerows on site will not be disturbed. All hedgerows/treelines/scrub areas were surveyed by JOD consulting ecologist in Jan 2022; there was no evidence of ground level animal pathways.

All hedgerows and uncultivated vegetation will be retained where possible as they form wildlife corridors and provide areas for birds and bats to nest and roost.

Where it is proposed that any tree be removed (including during the operation phase), a wildlife survey will be carried out in advance and compensatory native species planted. Where possible, any removal of hedgerows, trees and uncultivated vegetation will take place outside of the nesting season (i.e. March 1st to August 31st). However, Mayo County Council have deemed the retention of existing hedgerows/treelines as a better option for biodiversity than compensatory planting.

A sufficient distance from the boundary treelines /hedgerows has been designed in, to allow the natural wildlife corridors to survive and thrive both during and post construction. Biodiversity Net Gain Ireland is experiencing a biodiversity crisis and there are high level objectives to halt and ameliorate biodiversity loss. Mayo County Council will take advantage of the opportunity in this proposed development to showcase how development projects can enhance biodiversity by planting native trees on site, and to showcase best practice in relation to biodiversity and climate change.

- Landscaping is proposed to allow for planting of deciduous native trees of various species
- New native hedgerow: combination of Irish grown; pollinator friendly native shrub species
- New open space trees: combination of Irish grown; pollinator friendly native species
- New ornamental street trees: combination of Irish; grown pollinator friendly native species.
- (All as recommended by the All Ireland Pollinator Plan 2021-2025)

(e) the production of waste

The proposed development of 9 housing units will generate general household waste. Operational waste for the residential development will be controlled by each housing Unit. In terms of the production of waste, measures will be outlined to maximise the quantity of

waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

GII (GII, 2021) assessed the potential waste generation from the site and noted that any materials which may be excavated from site would meet the definition of waste under the Waste Framework Directive. They further note that, this may not be the case at the time of excavation when all or some of the materials may be declared a by-product in line with Article 27 of the European Communities (Waste Directive) Regulations 2011.

Excess soil and stone resulting from excavation works (the primary purpose of which is not the production of soil and stone) may be declared a by-product if all four by-product conditions outlined below are met:

- a) further use of the soil and stone is certain
- b) the soil and stone can be used directly without any further processing other than normal industrial practice
- c) the soil and stone is produced as an integral part of a production process
- d) further use is lawful in that the soil and stone fulfils all relevant requirements for the specific use and will not lead to overall adverse environmental or human health impacts.

Due to the varying levels of anthropogenic materials encountered in the made ground there are potentially two sets of List of Waste (LoW) codes with "mirror" entries which may be applied to excavated materials to be removed from the site (GII, 2021):

1. 17-05-03* (soil and stone containing dangerous substances, classified as hazardous) or 17-05-04 (soil and stone other than those mentioned in 17-05-03, not hazardous); or
2. 17-09-03* (other construction and demolition wastes (including mixed wastes) containing hazardous substances) or 17-09-04 (mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02 and 17 09 03).

Where waste is a mirror entry in the LoW, it can be classified via a process of analysis against standard criteria set out in the Waste Framework Directive. The assessment process is described in detail in guidance published by the Irish (EPA Waste Classification, List of Waste & Determining if Waste is Hazardous or Non-Hazardous, June 2015) and UK regulatory authorities (Guidance on the Classification and Assessment of Waste: Technical Guidance WM3, 2015). The assessment involves comparison of the concentration of various parameters against defined threshold values.

Waste Acceptance Criteria (WAC) have been agreed by the EU (Council Decision 2003/33/EC) and are only applicable to material if it is to be disposed of as a waste at a landfill facility.

During the construction phase, construction waste will be generated which will be the subject of a construction Waste Management Plan.

GII assessed three (3 no.) samples using the HazWasteOnLine Tool. All samples were classified as being non-hazardous.

Asbestos fibres were not detected in samples analysed.

Th GII assessed the soil data collected from the boreholes against the LQM/CIEH S4ULs for Human Health Risk Assessment (S4ULs). All material tested complied with the residential with homegrown S4ULs indicating that the material is suitable for retention on site following development.

The main use of natural resources will be land. Other resources used will be construction materials which will be typical raw materials used in the construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment.

(f) pollution and nuisances

Noise, vibration, lighting and dust arising from construction activities and construction traffic have the potential for pollution or nuisance.

It is probable that minor impacts of noise pollution during the construction phase will occur. However, agricultural machinery and motorized vehicles on local agricultural lands within the area are not unexpected or out of character. Working hours will be limited to hours set by the planning conditions. Minor impacts identified will occur predominately during the construction phase in terms of construction related noise, dust and traffic. The frequency of impacts will vary throughout the construction phase, but it still not considered to be significant. The minor impacts will be temporary and will not lead to long term residual impacts.

The proposed development is on a greenfield site. Currently, there is street lighting along the eastern roadside boundary of the site. Proposed lighting will adhere to the best

practice lighting standards provided in the Institute of Lighting Professionals (ILP) guidance document Guidance Note 08/18 – Bats and Artificial Lighting in the UK (2018).

Mayo County Council will consider the minimisation of artificial light pollution and directional light on boundary trees and hedgerows, as much as possible in the lighting design of this new development.

Any risk of surface water pollution can be avoided by adherence to best practice Construction and Environmental Management during the construction phase which will ensure that the development would not result in pollution of groundwater or surface water. The Proposed Development is primarily for a small residential development. Accordingly, there are no significant expected significant residues or emissions. Aspects of energy efficiency are incorporated into the modern energy efficient design of the buildings.

- (g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge,

Standard construction practices will be employed throughout the construction phase to mitigate the potential of any major accidents or disasters from occurring. The proposed development will result in no particular risk of accidents arising from substances or technologies used. Traffic will be generated during the construction period, but for a temporary and defined period only.

- (h) the risks to human health (for example, due to water contamination or air pollution).

The nature of the proposed development and the engineering provisions will not lead to the likelihood of any risk to human health. The proposed development is of standard construction method and of appropriate scale and does not require the use of particular substances or use of technologies which of themselves are likely to give rise to significant environmental effects.

Carnacon is located within the settlement of Rooghaun with a noted population of 17 in 2016; the population in this townland decreased by 5 between 2011 and 2016. There are no operational impacts associated with this residential development that would be likely to cause significant effects in terms of human health. The Proposed Development will increase the local area population by c. 44 no. people once complete and fully occupied, offsetting the decrease in population between 2011 and 2016. This increase in population can be accommodated within this area and there is a sufficiency of physical and social infrastructure in the area to support this additional development including national school adjacent to the Proposed Development, and other services.

4.7.2 Location of the Proposed Development

The location of the proposed development is described in section 2 above.

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—

(a) the existing and approved land use

The existing and approved land is a vacant greenfield site and considered of low ecological significance due to intense modification over the years. The site is used for agricultural practices, including grazing. Such grassland habitat and agricultural practices are common and widespread in the local area. There will be no significant impact on the local ecology or agricultural practices as a result of this development.

The land on which the site is proposed is 'Unzoned'. As such, the use of this material asset is in a manner compatible with the zoning designation, is entirely appropriate. Once constructed, the operation phase will provide an important material asset for the area in terms of 9 no. residential Units. Whilst the demand on water services, power, telecommunications and transport infrastructure will all increase as a result of the development, the impact on these material assets will not be significant and can be facilitated within planned demand loads for the area.

(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground

The proposal is not of such a scale that it would impact significantly upon the natural resources in this geographical area. The site is a greenfield site, of low ecological significance and a common feature in the local landscape. The application does involve any loss of mature trees or hedgerows and enhanced tree planting is proposed which will redress this loss.

(c) the absorption capacity of the natural environment, paying particular attention to the following areas:

(i) wetlands, riparian areas, river mouths;

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

(ii) coastal zones and the marine environment;

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

(iii) mountain and forest areas;

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

(iv) nature reserves and parks

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

- (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;

The Appropriate Assessment Screening Report indicates no significant effect anticipated on any Natura 2000 sites or other designated sites.

- (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;

This does not apply.

- (vii) densely populated areas;

The surrounding area is not densely populated. Given the quantum of units and proposed density, this does not apply.

- (viii) landscapes and sites of historical, cultural or archaeological significance.

The National Monuments Service Archaeological Survey Database does not indicate any specific designations to this site. No protected structures exist on the site, and the site is not located in a conservation area. Sue Zajac Architects report of 2021 (Archaeological Report on Predevelopment Testing at Rooghaun Townland, Carnacon, Co. Mayo) notes *no small finds were recovered from the archaeological testing under license number 19E0638*. It also notes that *Nothing of archaeological significance was uncovered during the predevelopment testing under license number 19E0638, in Rooghaun townland, prior to the construction of social housing by Mayo County Council. The testing concludes that no further archaeological mitigation is required for the planned development to proceed.*

The site is not located within an area of archaeological interest and is therefore not expected to have any significant impacts on archaeology, architectural or cultural heritage.

4.7.3 Characteristics of Potential Impacts

- (a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)

The magnitude of the proposal (0.82ha) transforms a greenfield site into a small housing development. The proposed development is for 9 residential units, associated landscaping including 22 no. on street parking spaces (Figure 4.1). The houses are 'Dormer' style and are limited to an approximate height of approx. 6.5M.

The scale of the proposed development will extend the existing Carnacon rural area and will increase the limited population density in this area. The development will provide serviced residential accommodation. The extent of the impact will be confined to that area in the immediate environs of the subject site and will be limited primarily to the residential population in the vicinity.

(b) the nature of the impact

The impact will be an increase in the residential population to provide a specific type of housing. The impact will provide housing in a time of severe shortage and in accordance with the Mayo County Development Plan core strategy and as identified above in Section 4.

(c) the transboundary nature of the impact,

This does not apply.

(d) the intensity and complexity of the impact,

The proposal in itself is not of a complex nature such that it warrants an EIAR.

(e) the probability of the impact

Should approval be given, the development will proceed

(f) the expected onset, duration, frequency and reversibility of the impact,

The principle impacts associated with the proposal will most likely be concentrated during the construction phase. The development will be permanent.

(g) the cumulation of the impact with the impact of other existing and/or development, the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and This is addressed in section 5.7.1.2 (Wider Area) above.

(g) the possibility of effectively reducing the impact.

On the issue of the built structures, it is considered that the proposal will visually change the existing landscape, however, the design put forward is for a small rural residential housing estate approach which is a high standard architectural design, consistent with neighbouring structures with the provision of well-designed gardens, infrastructure and associated open spaces, lighting and landscaping.

In terms of wastewater treatment, it is considered that the impact upon the existing sewage system will be fully scoped having regard to the requirements of Irish Water.

The floor levels of the development will be constructed above the 100 year predicted flood events.

Surface Water Sewer

There is no public surface water systems adjacent (or close to) the subject site. As a result infiltration tests to BRE365 were carried out and these tests determined that the existing ground is suitable for infiltration of the surface water from the proposed development. An infiltration tank with a storage capacity of 66m³ will be provided as indicated on the Proposed Site Services Layout Drawing, 5211, Appendix A.

To ensure the water being discharged to the ground is free of any contaminants the following are being provided:

- All surface water from roadways and adjacent footpaths will be collected via road gullies which provide an initial leaf/debris guard and silt trap.
- All surface water from roofed areas and hardstanding areas will be collected via rainwater gullies which provide an initial leaf/debris guard and silt trap.
- A Class 1 Petrol/Oil Interceptor, designed and installed in accordance with IS EN 858, including high oil level alarm, will be provided just prior to the last manhole before the attenuation tank. This will ensure that all surface water from the site will be cleansed by the interceptor prior to entering the attenuation tank.
- The last manhole prior to the infiltration tank will be provided with a 400mm deep silt trap, to further reduce any fine materials reaching the infiltration tank.
- An additional manhole at the far end of the infiltration tank from the inlet pipe to the infiltration tank, will also be provided with a 400mm deep silt trap, to facilitate the cleaning out of the attenuation tank, as required, during a pre-planning maintenance regime.

Wastewater Sewer

There is no public wastewater sewer system adjacent (or close) to the subject site. As a result an EPA Site Suitability Report was carried out and this test determined that the subject site was suitable for a wastewater treatment and percolation area as described following:

- A Secondary Wastewater Treatment System will initially treat the wastewater. The proposed system is a Graf Klaro Easy 50PE Wastewater Treatment Plant.
- After being treated, the wastewater will be pumped via pump station constructed to Irish Water standards, to a suitable location on site.

- The wastewater will then be treated by a Tertiary Treatment system. The proposed system are Chieftain Coconut Treatment Units, suitable for 45PE.
- The treated wastewater will then be gravity fed to a gravel distribution area, which will be in accordance with EPA Code of Practice 2021.

Additional detail on the proposed wastewater treatment system is provided on the Proposed Site Services Layout Drawing, 5211, Appendix A.

Watermain

The subject site is to be served by an existing watermain which runs approximately parallel to the western site boundary. This watermain is under the authority of the Lough Carra Group Water Scheme and permission has been obtained to connect to the scheme.

4.8 Inter relationship with above factors

It is considered that any of the previously identified relatively minor impacts would not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment.

The supporting AA Screening assessment for this development has *shown there will be no likely significant effects to any European Site during the construction or operations phases of the Proposed Development. Therefore, there will be no in-combination effects with local planning applications.*

5. CONCLUSION

This EIA screening report has been prepared in relation to a Part 8 residential development on land situated at Carnacon, Co. Mayo in accordance with Article 120 (1) (b) of the Planning & Development Regulations, 2001 as amended, having regard to the following:

- The location, size and nature of this serviced site located in a rural setting and distanced from protected and/or environmentally sensitive sites
- The proposed development is below the threshold of a mandatory EIA which would require an Environmental Impact Assessment Report (EIAR).
- The modest scale and quantum of the residential development proposed and integration with the adjoining community of Carnacon
- The description of possible effects on the environment are not considered significant and therefore further assessment pursuant to the Planning and Development Regulations 2001 as amended are not considered necessary.

- An Appropriate Assessment Screening has been carried out. It concluded that the proposed development will not cause direct or indirect impacts on any Natura 2000 sites, and that an Appropriate Assessment is not required.

It is considered that a sub-threshold EIAR is not required for the Proposed Development as the proposal is below the thresholds of Schedule 5 of the Planning and Development regulations.

All standard practices will be employed throughout the construction and operation phase of the development to ensure that the Proposed Development will not create any significant impacts on the quality of the surrounding environment.

6. REFERENCES

Bat Conservation Trust (2018) *Bats and Artificial Lighting in the UK*. Guidance Note 08/18. Bats and the Built environment series.

EPA (2017) Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Draft). Environmental Protection Agency.

EU (2017) Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU).

APPENDIX A

DRAWINGS

Do not scale this drawing. Written dimensions only to be used.



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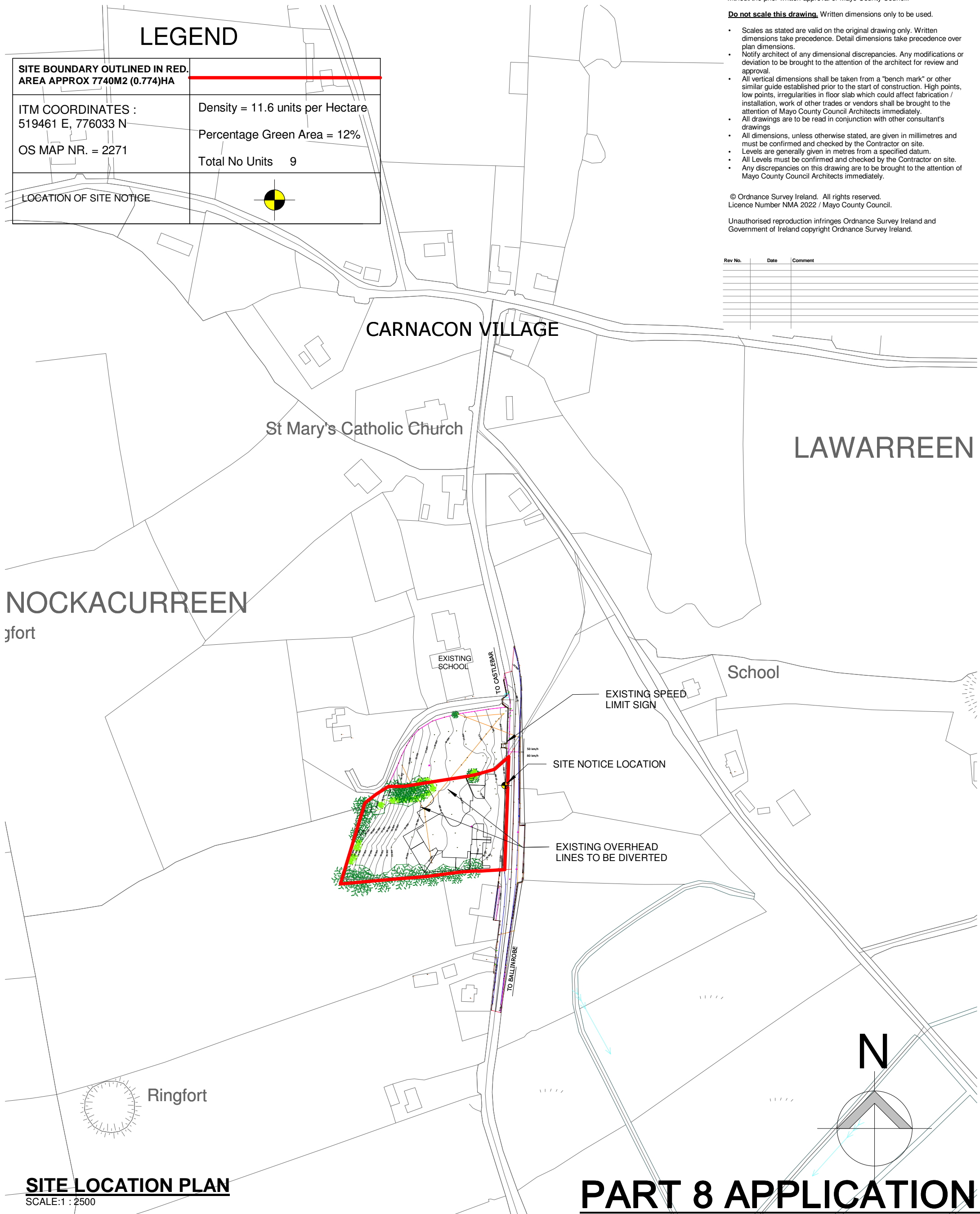
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Rev No.	Date	Comment

LEGEND

SITE BOUNDARY OUTLINED IN RED. AREA APPROX 7740M2 (0.774)HA	
ITM COORDINATES : 519461 E, 776033 N	Density = 11.6 units per Hectare
OS MAP NR. = 2271	Percentage Green Area = 12%
	Total No Units 9
LOCATION OF SITE NOTICE	



SITE LOCATION PLAN
SCALE: 1 : 2500

PART 8 APPLICATION



SCALE 1:2500

SHARED / FOR INFORMATION	
S0	WORK IN PROGRESS
S1	COORDINATION
S2	INFORMATION
S3	REVIEW / COMMENT
S4	CONST APPROVAL
D1	COSTING
D2	TENDER
D3	CONTRACTOR DESIGN
PUBLISHED	
A1	PTS / FSC / DAC
A2	CONSTRUCTION
AB	AS BUILT



ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL



Project No: A601	Project Title: PROPOSED HOUSING DEVELOPMENT CARNACON, Co MAYO	Dwg Type: 90	Status: A1
Drawing Title:	SITE LOCATION MAP 1-2500	Drawing No.: 5200	Revision: /
Drawn By:	Author No. Orig Cat Level/Type Role/No. Status	Scale: As indicated	First Issue: 2020.06.10
Checked By:	Checker A601 - MCC - 90 - XX - DR - A - 5200 - A1		



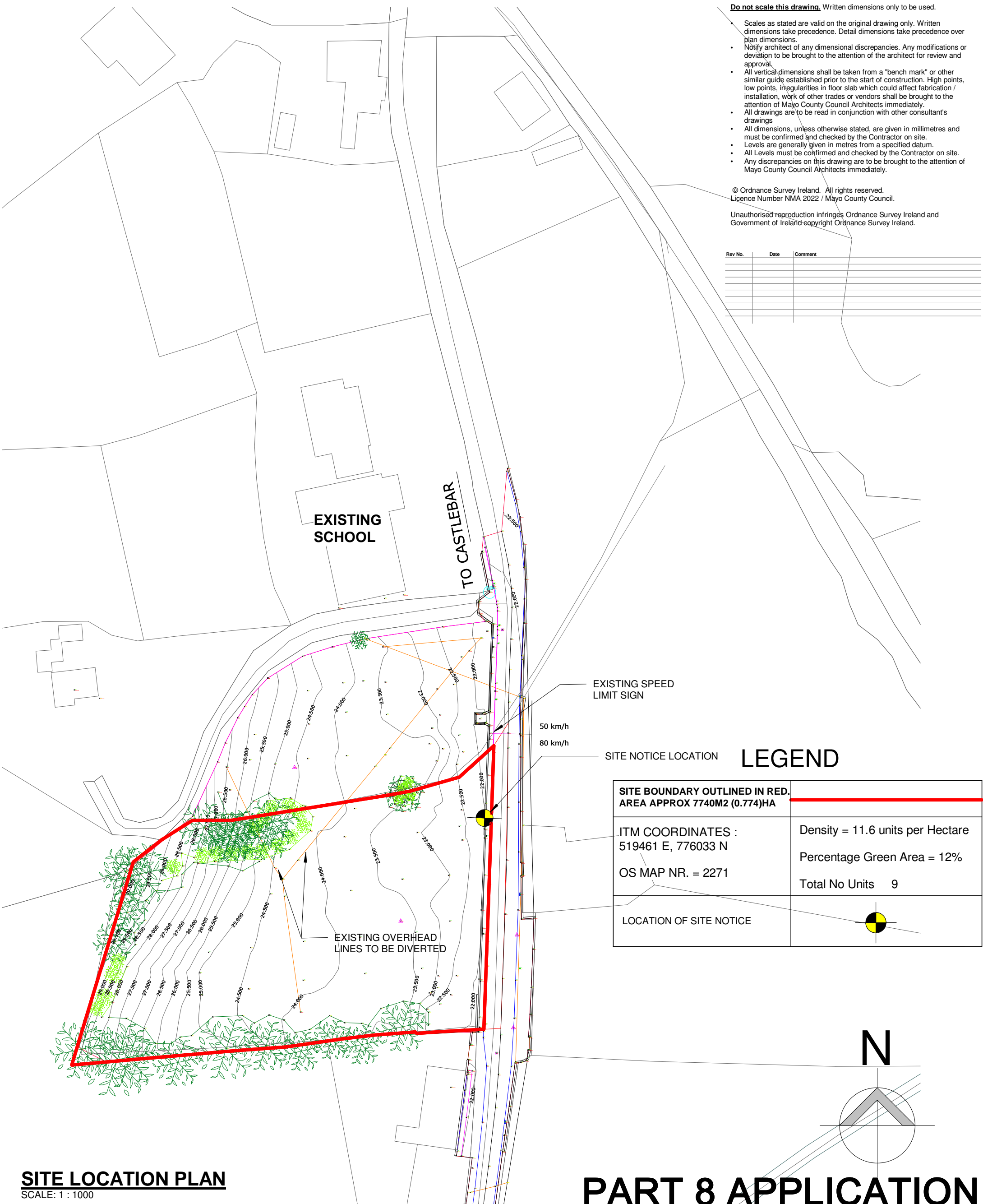
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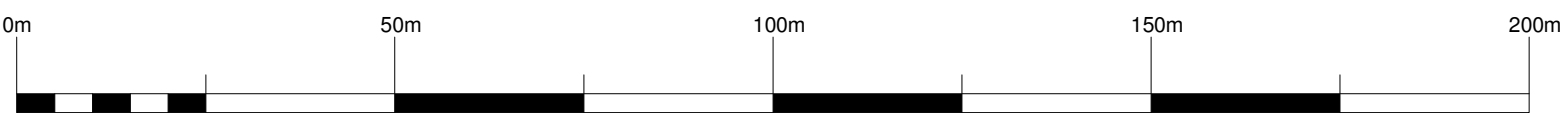
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SITE LOCATION PLAN
SCALE: 1 : 1000

PART 8 APPLICATION



SCALE 1:1000

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S0	WORK IN PROGRESS
S1	COORDINATION
S2	INFORMATION
S3	REVIEW / COMMENT
S4	CONST APPROVAL
D1	COSTING
D2	TENDER
D3	CONTRACTOR DESIGN
PUBLISHED	
A1	PTS / FSC / DAC
A2	CONSTRUCTION
AB	AS BUILT



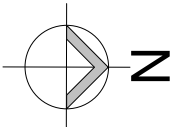
ARCHITECTS DEPARTMENT
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Project No:	A601	Project Title:	PROPOSED HOUSING DEVELOPMENT CARNACON, Co MAYO	Dwg Type:	90	Status:	A1
Drawing Title:	SITE LOCATION MAP 1-1000			Drawing No.:	5201	Revision:	/
Drawn By:	Author	No.	Orig	Cat	Level	Type	Role
Checked By:	Checker	A601 - MCC - 90 - XX - DR - A - 5201 - A1					

Scale:	1 : 1000	First Issue:	2020.06.10
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LEGEND

SITE BOUNDARY OUTLINED IN RED. AREA APPROX 7740M ² (0.774)HA	
ITM COORDINATES : 519461 E, 776033 N	Density = 11.6 units per Hectare
OS MAP NR. = 2271	Percentage Green Area = 12%
	Total No Units 9
LOCATION OF SITE NOTICE	

PARKING REQUIREMENTS		
NUMBER OF UNITS	REQUIREMENTS PER UNIT	TOTAL NUMBER OF PARKING SPACES
4No. 2 BED UNITS	2 SPACES + 1 VISITOR	12 SPACES
5No. 2 BED UNITS	1 SPACE + 1 VISITOR	10 SPACES
TOTAL NUMBER OF SPACES REQUIRED		22 SPACES

Rev No.	Date	Comment

PROPOSED CONNECTION TO LOUGH CARRA GROUP WATER SCHEME WATERMAIN TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION



HOUSE TYPE

05No.	2 Bedroom Dormer
04No.	3 Bedroom Dormer
09 No.	Total

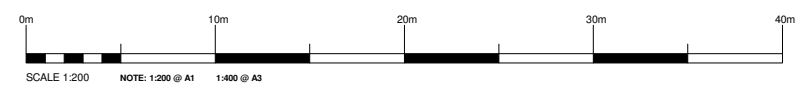
PRIVATE AMENITY SPACES		
UNIT No.	BED No.	AREA
UNIT 01	2 BED	109.438 m ²
UNIT 02	3 BED	89.781 m ²
UNIT 03	3 BED	104.337 m ²
UNIT 04	2 BED	108.084 m ²
UNIT 05	2 BED	108.137 m ²
UNIT 06	2 BED	98.953 m ²
UNIT 07	3 BED	220.247 m ²
UNIT 08	2 BED	208.101 m ²
UNIT 09	3 BED	129.527 m ²

PART 8 DEVELOPMENT NOTES

SITE:
THE SITE IS LOCATED ON THE SOUTH SIDE OF CARNACON VILLAGE. THE PROPOSED ENTRANCE IS ON THE OUTSIDE OF THE EXISTING 50KM SPEED LIMIT SIGN AND NEW ENTRANCE COMPLIES WITH VISIBILITY REQUIREMENTS.
THE SITE IS NOT LOCATED WITHIN A FLOOD ZONE AND IS NOT AT RISK FROM FLOODING. A FLOOD RISK ASSESSMENT HAS NOT BEEN DEVELOPED FOR THIS DEVELOPMENT.
THE PROPOSED DEVELOPMENT LANDS ARE ESSENTIALLY LEVEL IN NATURE WITH THE REAR 20% OF THE SITE AT A STEEP GRADIENT TOWARDS THE EASTERN BOUNDARY. THE DESIGN STRATEGY PROPOSED FOR THE SITE WILL SEE THE NEW DEVELOPMENT OF UNITS FRONTING THE MAIN ROAD AND THE GREEN OPEN SPACE AT THE REAR.
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 WITH SOME FRONT GARDEN SPACE, INCORPORATING ON STREET PARKING.
A WATER SUPPLY FOR THE DEVELOPMENT HAS BEEN AGREED IN PRINCIPLE WITH THE CARNACON GROUP WATER SCHEME. A WASTEWATER TREATMENT PLANT WILL BE REQUIRED ON SITE AND SURFACE WATER FROM THE DEVELOPMENT WILL BE ATTENUATED IN ACCORDANCE WITH CURRENT EPA / IRISH WATER GUIDELINES.

PROPOSAL:
9 NO NEW DORMER SCALE DWELLING UNITS WITH ENCLOSED PRIVATE GARDENS TO REAR. SCALE, MASSING, ARCHITECTURAL EXPRESSION AND DETAILING ARE DESIGNED TO BE IN KEEPING WITH THE TRADITIONAL HOUSES OF THE AREA. PEDESTRIAN FOOTPATHS SLOPED AS GENTLY SLOPING PATHS IN COMPLIANCE WITH TGD M TO ALLOW UNIVERSAL PEDESTRIAN ACCESS BETWEEN ALL UNITS' SITE ENTRANCE AND ON-STREET PARKING. SPEED LIMIT WILL BE LIMITED TO 30KM/H THEREFORE CYCLISTS AND VEHICLES CAN SHARE ACCESS ROUTE SAFELY. ON STREET PARKING PROVIDED.

SITE PLAN
SCALE: 1 : 200



Purpose of Issue: PART 8 APPLICATION

Project No: A601	Project Title: PROPOSED HOUSING DEVELOPMENT CARNACON, Co MAYO	Dwg Type: 90	Status: A1
Drawing Title: PROPOSED SITE LAYOUT		Drawing No. 5202	Revision: /
Drawn By: Author	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	First Issue: 2020.06.10
Checked By: Checker	A601 - MCC - 90 - XX - DR - A - 5202 - A1		

STATUS KEY

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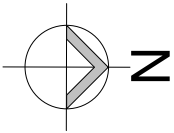
S0	WORK IN PROGRESS
S1	COORDINATION
S2	INFORMATION
S3	REVIEW / COMMENT
S4	CONSENT APPROVAL
S5	CONSENT
S6	TENDER
S7	CONTRACTOR DESIGN

PUBLISHED

A1	PF8 / FSC / DAC
A2	CONSTRUCTION
A3	AS BUILT

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PRIVATE AMENITY SPACES		
UNIT No.	BED No.	AREA
UNIT 01	2 BED	109.438 m ²
UNIT 02	3 BED	89.781 m ²
UNIT 03	3 BED	104.337 m ²
UNIT 04	2 BED	100.084 m ²
UNIT 05	2 BED	108.137 m ²
UNIT 06	2 BED	98.953 m ²
UNIT 07	3 BED	220.247 m ²
UNIT 08	2 BED	208.101 m ²
UNIT 09	3 BED	129.527 m ²

LEGEND

SITE BOUNDARY OUTLINED IN RED. AREA APPROX 7740M ² (0.774)HA	Density = 11.6 units per Hectare
ITM COORDINATES : 519461 E, 776033 N	Percentage Green Area = 12%
OS MAP NR. = 2271	Total No Units 9
LOCATION OF SITE NOTICE	

PARKING REQUIREMENTS		
NUMBER OF UNITS	REQUIREMENTS PER UNIT	TOTAL NUMBER OF PARKING SPACES
4No. 3 BED UNITS	2 SPACES + 1 VISITOR	12 SPACES
5No. 2 BED UNITS	1 SPACE + 1 VISITOR	10 SPACES
TOTAL NUMBER OF SPACES REQUIRED		22 SPACES

HOUSE TYPE	
05No.	2 Bedroom Dormer
04No.	3 Bedroom Dormer
09 No. Total	

PROPOSED CONNECTION TO LOUGH CARRA GROUP WATER SCHEME WATERMAIN TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION



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Rev No.	Date	Comment

LANDSCAPING:
ALLOW FOR PLANTING OF DECIDUOUS NATIVE TREES VARIOUS SPECIES AND SIZES AS INDICATED (TO LATER CONFIRMATION BY ARCHITECTS)

EXISTING TREES: TO BE RETAINED. TREE PROTECTION MEASURES WILL BE UNDERTAKEN IN COMPLIANCE WITH THE EIA.

NEW OPEN SPACE TREES: COMBINATION OF IRISH GROWN POLLINATOR FRIENDLY NATIVE SPECIES (RECOMMENDED BY THE ALL IRELAND POLLINATOR PLAN 2021-2025) COMPRISING: 5% HORSE CHESTNUT AESCULUS HIPPOCASTANUM; 5% JUNEBERRY AMELANCHIER X GRANDIFLORA 'ROBIN HILL'; 5% INDIAN BEAN TREE CATALPA BIGNONIODES; 10% UPRIGHT HAWTHORN CRATAEGUS MONOGYNA 'STRICTA'; 5% APPLE MALUS SPECIES/CULTIVARS; 5% FOXGLOVE TREE PAULOWNIA TOMENTOSA; 5% WILD CHERRY PRUNUS AVIUM; 5% BIRD CHERRY PRUNUS PADUS; 5% JAPANESE FLOWERING CHERRY PRUNUS SERRULATA 'TAI HAKU'; 5% PEAR PYRUS SPECIES AND CULTIVARS; 5% ROWAN SORBUS ACUPARIA VARIETIES; 10% WILLOW SALIX ALBA VARIETIES; 10% BIRCH 'BETULA SP'; 10% ALDER-ALNUS GLUTINOSA; 10% OAK-QUERCUS SPP.. FINAL DETAILS OF MIX BY LANDSCAPE SPECIALIST. PLANT TREES @ MAX 1000MM C/C'S SPACED EVENLY AND FILLING ALL SPACE WITHIN GREEN AREAS INDICATED ON DRAWINGS.

NEW ORNAMENTAL STREET TREES: COMBINATION OF IRISH GROWN POLLINATOR FRIENDLY NATIVE SPECIES (RECOMMENDED BY THE ALL IRELAND POLLINATOR PLAN 2021-2025) COMPRISING: 10% JUNEBERRY TREE AMELANCHIER X GRANDIFLORA 'ROBIN HILL'; 20% UPRIGHT HAWTHORN CRATAEGUS MONOGYNA 'STRICTA'; 10% PILLAR CRAB MALUS TSCHONOSKII; 10% CALLERY PEAR PYRUS CALLERYANA 'CHANTICLEER'; 10% ROWAN SORBUS ACUPARIA VARIETIES; AND 20% LIME TILIA CORDATA 'GREENSPIRE' - TILIA X EUROPAEA 'EUCHLORA'. FINAL DETAILS OF MIX BY LANDSCAPE SPECIALIST.

NEW NATIVE HEDGEROW: COMBINATION OF IRISH GROWN POLLINATOR FRIENDLY NATIVE SHRUB SPECIES (RECOMMENDED BY THE ALL IRELAND POLLINATOR PLAN 2021-2025) COMPRISING: 75% UPRIGHT HAWTHORN CRATAEGUS MONOGYNA 'STRICTA'; INTERMIXED WITH 25% OF THE FOLLOWING SPECIES (MIXED UP EVENLY) WILLOW SALIX ALBA VARIETIES; BLACKTHORN PRUNUS SPINOSA; WHITETHORN CRATAEGUS MONOGYNA; HAZEL CORYLUS; HOLLY ILEX; DOG ROSE ROSA CANINA; BROOM CYTISUS SCOPARIUS; WILD CHERRY PRUNUS AVIUM; CRAB APPLE MALUS SYLVESTRIS; TRUMPET HONEYSUCKLE CAMPANULA RADICANS; WILD ROSE - ROSA; WILD RASPBERRY. FINAL DETAILS OF MIX BY LANDSCAPE SPECIALIST. COMBINATION PLANTING IN 2 NO ROWS OF SHRUBS (300MM BETWEEN ROWS). PLANTS @ MAX 300MM C/C'S SPACED EVENLY WITHIN PLANTER BEDS (MIN 900MM WIDTH).

PROPOSED BOUNDARY TREATMENT & SURFACE FINISHES

- S1** SURFACE FINISH S1: GRASS
GRASS SEED ON 300MM IMPORTED TOPSOIL. ALL GRASS AREAS TO BE TREATED RAKED, CLEANED, GRADED, ROLLED AND SEEDED.
 - S2** SURFACE FINISH S2: VEHICULAR ROADWAY
TARMACADAM FINISH ON BASE LAYERS TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAILS. FINISH COLOURS MAY BE VARIED TO SLOW TRAFFIC SUBJECT TO DETAIL.
 - S3** SURFACE FINISH S3: FOOTPATHS (PUBLIC)
IN-SITU CONCRETE FOOTPATH ON BASE LAYERS TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAILS. ALL PATHS TO BE LAID AT MAX 120 FALLS WITH LANDINGS AT MAX RISE 500MM INTERVALS TO PROVIDE UNIVERSAL ACCESS.
 - S4** SURFACE FINISH S4: FOOTPATHS (PRIVATE)
IN-SITU CONCRETE FOOTPATH ON BASE LAYERS TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAILS. ALL PATHS TO BE LAID AT MAX 120 FALLS WITH LANDINGS AT MAX RISE 500MM INTERVALS TO PROVIDE UNIVERSAL ACCESS.
 - S5** SURFACE FINISH S5: PAVING
240 X 160 X 60MM SELECTED PAVING LAID IN A HERRINGBONE PATTERN AND 160 X 60 X 60MM SELECTED PAVING TO EDGES WHERE ILLUSTRATED ON BASE LAYERS TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEMWORKS BOOKLET FOR DETAILS.
 - S6** SURFACE FINISH S6: GRAVEL
SELECTED NATURAL STONE GRAVEL AGGREGATE ON PROPRIETARY GRAVEL STABILIZER ON GEOTEXTILE MEMBRANE ON BASE TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAILS.
 - G1 G2** GATE
PROPOSED TIMBER PEDESTRIAN ACCESS GATE. REFER TO SITEMWORKS BOOKLET FOR DETAILS.
- EXISTING BOUNDARIES:** EXISTING STONE WALL TO ROADSIDE AND EXISTING STONE WALLS TO REAR AREAS TO BE RETAINED. WHERE EXISTING STONE WALLS ADJOIN PRIVATE REAR GARDENS NEW PALLISADE TIMBER FENCING TO BE PROVIDED FOR PRIVACY.
- BOUNDARY TYPE B5**
PROPOSED 2000MM HIGH SELECTED STONE FACED SCREEN WALL WITH CONCRETE CAPPING ON CONCRETE STRIP FOUNDATION TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEMWORKS BOOKLET FOR DETAILS.
 - BOUNDARY TYPE B6**
PROPOSED 900MM HIGH SELECTED STONE FACED SCREEN WALL WITH STONE CAPPING ON CONCRETE STRIP FOUNDATION TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEMWORKS BOOKLET FOR DETAILS.
 - 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 SITEMWORKS BOOKLET FOR DETAILS.
 - BOUNDARY TYPE B8**
PROPOSED 2000MM TIMBER PALLISADE FENCE ON CONCRETE PAD FOUNDATIONS TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEMWORKS BOOKLET FOR DETAILS.
 - BOUNDARY TYPE B10**
PROPOSED 1200MM HIGH CHAINLINK FENCE ON CONCRETE PAD FOUNDATIONS TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEMWORKS BOOKLET FOR DETAILS.

SITE PLAN
SCALE: 1 : 200

SCALE 1:200 NOTE: 1:200 @ A1 1:400 @ A3

STATUS KEY	
S0	SHARED / FOR INFORMATION
S1	WORK IN PROGRESS
S2	COORDINATION
S3	INFORMATION
S4	REVIEW / COMMENT
S5	CONSENT APPROVAL
S6	CONSENT
G1	TENDER
G2	CONTRACTOR DESIGN
G3	CONTRACTOR DESIGN
PUBLISHED	
A1	PF8 / FSC / DAC
A2	CONSTRUCTION
A3	AS BUILT



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MAYO COUNTY COUNCIL




Project No:	Project Title:	Dwg Type:	Status:
A601	PROPOSED HOUSING DEVELOPMENT CARNACON, Co MAYO	90	A1
Drawing Title:	Drawing No.:	Scale:	First Issue:
PROPOSED SITE LAYOUT + BOUNDARY TREATMENTS	5203	As indicated	2020.06.10
Drawn By:	No. - Orig - Cat - Lvl - Type - Role - No. - Status		
Checked By:	A601 - MCC - 90 - XX - DR - A - 5203 - A1		



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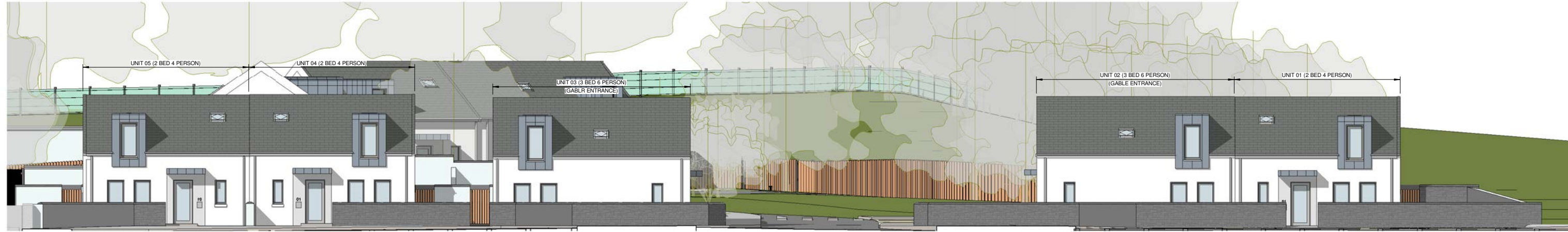
LEGEND

SITE BOUNDARY OUTLINED IN RED AREA APPROX 7740M2 (0.774)HA	Density = 11.6 units per Hectare Percentage Green Area = 12%
ITM COORDINATES : 519461 E, 776033 N	Total No Units 9
OS MAP NR. = 2271	
LOCATION OF SITE NOTICE	

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UNIT 01-05 STREET ELEVATION

SCALE: 1 : 100



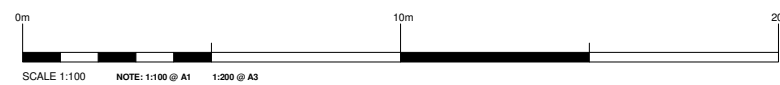
UNIT 03, & 06-07 STREET ELEVATION

SCALE: 1 : 100



UNIT 08 -09 STREET ELEVATION

SCALE: 1 : 100



Purpose of Issue: **PART 8 APPLICATION**

STATUS KEY	Rev No.	Date	Comment
SHARED / FOR INFORMATION			
S0			WORK IN PROGRESS
S1			COORDINATION
S2			INFORMATION
S3			REVIEW / COMMENT
S4			COST APPROVAL
D1			CONTRM
D2			TENDER
D3			CONTRACTOR DESIGN
PUBLISHED			
A1			IFB / FISC DMC
A2			CONSTRUCTION
AB			AS BUILT





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Project No: A601	Project Title: PROPOSED HOUSING DEVELOPMENT CARNACON, Co MAYO	Dwg Type 90	Status: A1
Drawing Title: PROPOSED STREET ELEVATIONS	Drawing No. 5204	Revision: /	First Issue: 2020.06.10
Drawn By: Author	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	
Checked By: Checker	A601 - MCC - 90 - XX - DR - A - 5204 - A1		



LEGEND

SITE BOUNDARY OUTLINED IN RED. AREA APPROX 7740M2 (0.774)HA	
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OS MAP NR. = 2271	Percentage Green Area = 12%
LOCATION OF SITE NOTICE	Total No Units 9 

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PROPOSED 3D SITE OVERVIEW

SCALE:

Purpose of Issue:		STAGE 2 SUBMISSION	
Project No:	Project Title:	Dwg Type	Status:
A601	PROPOSED HOUSING DEVELOPMENT CARNACON, Co MAYO	90	A1
Drawing Title:	PROPOSED 3D SITE OVERVIEW	Drawing No.	Revision:
		5205	/
Drawn By:	Author	No.	Orig
Checked By:	Checker	A601 - MCC - 90 - XX - DR - A - 5205 - A1	Status
		Scale:	First Issue:
		1 : 1000	2020.06.10

STATUS KEY			
Rev No.	Date	Comment	
S0		WORK IN PROGRESS	
S1		COORDINATION	
S2		INFORMATION	
S3		REVIEW COMMENT	
S4		CONST APPROVAL	
D1		COSTING	
D2		TENDER	
D3		CONTRACTOR DESIGN	
PUBLISHED:			
A1		PTB / FSC / DAC	
A2		CONSTRUCTION	
AB		AS-BUILT	





ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL



MAYO.IE

LEGEND

SITE BOUNDARY OUTLINED IN RED. AREA APPROX 7740M2 (0.774)HA	
ITM COORDINATES : 519461 E, 776033 N OS MAP NR. = 2271	Density = 11.6 units per Hectare Percentage Green Area = 12% Total No Units 9
LOCATION OF SITE NOTICE	

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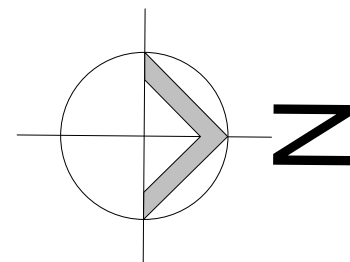
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**80KPH REGIONAL ROAD SPEED LIMIT
SIGHT LINES AT 3m SET BACK
120m CLEAR LINE OF SIGHT**

ACCESS ROAD SIGHT LINES SCALE:1 : 750



STATUS KEY			
Rev No.	Date	Comment	
SHARED / FOR INFORMATION			
S0		WORK IN PROGRESS	
S1		COORDINATION	
S2		INFORMATION	
S3		REVIEW COMMENT	
S4		CONST APPROVAL	
D1		COSTING	
D2		TENDER	
D3		CONTRACTOR DESIGN	
PUBLISHED			
A1		PTB / FSC / DAC	
A2		CONSTRUCTION	
AB		AS-BUILT	



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MAYO COUNTY COUNCIL



Purpose of Issue:		STAGE 2 SUBMISSION	
Project No:	Project Title:	Dwg Type	Status:
A601	PROPOSED HOUSING DEVELOPMENT CARNACON, Co MAYO	90	A1
Drawing Title:	ACCESS ROAD SIGHT LINES	Drawing No.	Revision:
		5209	/
Drawn By:	Author	No.	Orig
Checked By:	Checker	A601 - MCC - 90 - XX - DR - A - 5209 - A1	
Scale:	As indicated		First Issue:
			2020.06.10



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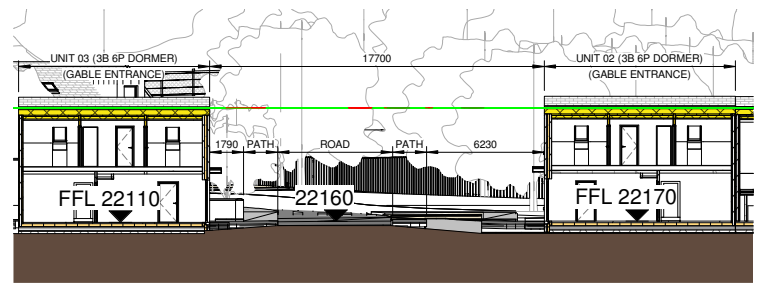
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SITE SECTION A-A
SCALE: 1 : 200



SITE SECTION B-B
SCALE: 1 : 200



SITE SECTION C-C
SCALE: 1 : 200

PRIVATE AMENITY SPACES		
UNIT No.	BED No.	AREA
UNIT 01	2 BED	109.438 m ²
UNIT 02	3 BED	89.781 m ²
UNIT 03	3 BED	104.337 m ²
UNIT 04	2 BED	100.084 m ²
UNIT 05	2 BED	108.137 m ²
UNIT 06	2 BED	98.953 m ²
UNIT 07	3 BED	220.247 m ²
UNIT 08	2 BED	208.101 m ²
UNIT 09	3 BED	129.527 m ²

LEGEND

SITE BOUNDARY OUTLINED IN RED. AREA APPROX 7740M ² (0.774)HA	
ITM COORDINATES : 519461 E, 776033 N	Density = 11.6 units per Hectare
OS MAP NR. = 2271	Percentage Green Area = 12%
	Total No Units 9
LOCATION OF SITE NOTICE	

PARKING REQUIREMENTS

NUMBER OF UNITS	REQUIREMENTS PER UNIT	TOTAL NUMBER OF PARKING SPACES
4No. 3 BED UNITS	2 SPACES + 1 VISITOR	12 SPACES
5No. 2 BED UNITS	1 SPACE + 1 VISITOR	10 SPACES
TOTAL NUMBER OF SPACES REQUIRED		22 SPACES

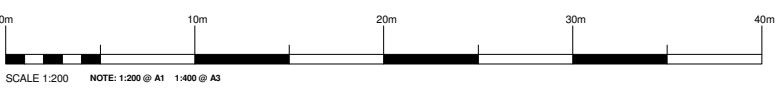
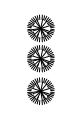
LANDSCAPING: ALLOW FOR PLANTING OF DECIDUOUS NATIVE TREES VARIOUS SPECIES AND SIZES AS INDICATED (TO LATER CONFIRMATION BY ARCHITECTS)

EXISTING TREES: TO BE RETAINED. TREE PROTECTION MEASURES WILL BE UNDERTAKEN IN COMPLIANCE WITH THE EIA.

NEW OPEN SPACE TREES: COMBINATION OF IRISH GROWN POLLINATOR FRIENDLY NATIVE SPECIES (RECOMMENDED BY THE ALL IRELAND POLLINATOR PLAN 2021-2025) COMPRISING: 5% HORSE CHESTNUT AESCULUS HIPPOCASTANUM; 5% JUNE BERRY AMELANCHIER X GRANDIFLORA 'ROBIN HILL'; 5% INDIAN BEAN TREE CATALPA BIGNONIOIDES; 10% UPRIGHT HAWTHORN CRATAEGUS MONOGYNA 'STRICTA'; 5% APPLE MALUS SPECIES/CULTIVARS; 5% FOXGLOVE TREE PAULOWNIA TOMENTOSA; 5% WILD CHERRY PRUNUS AVIUM; 5% BIRD CHERRY PRUNUS PADUS; 5% JAPANESE FLOWERING CHERRY PRUNUS SERRULATA 'TAI HAKU'; 5% PEAR PYRUS SPECIES AND CULTIVARS; 5% ROWAN SORBUS ACUPARIA VARIETIES; 10% WILLOW SALIX ALBA VARIETIES; 10% BIRCH - BETULA SP.; 10% ALDER-ALNUS GLUTINOSA; 10% OAK-QUERCUS SPP.. FINAL DETAILS OF MIX BY LANDSCAPE SPECIALIST. PLANT TREES @ MAX 1000MM C/C'S SPACED EVENLY AND FILLING ALL SPACE WITHIN GREEN AREAS INDICATED ON DRAWINGS.

NEW ORNAMENTAL STREET TREES: COMBINATION OF IRISH GROWN POLLINATOR FRIENDLY NATIVE SPECIES (RECOMMENDED BY THE ALL IRELAND POLLINATOR PLAN 2021-2025) COMPRISING: 10% JUNE BERRY TREE AMELANCHIER X GRANDIFLORA 'ROBIN HILL'; 20% UPRIGHT HAWTHORN CRATAEGUS MONOGYNA 'STRICTA'; 10% PILLAR CRAB MALUS TSHONOSKII; 10% CALLERY PEAR PYRUS CALLERYANA 'CHANTICLEER'; 10% ROWAN SORBUS ACUPARIA VARIETIES; AND 20% LIME TILIA CORDATA 'GREENSPIRE'. FINAL DETAILS OF MIX BY LANDSCAPE SPECIALIST.

NEW NATIVE HEDGEROW: COMBINATION OF IRISH GROWN POLLINATOR FRIENDLY NATIVE SHRUB SPECIES (RECOMMENDED BY THE ALL IRELAND POLLINATOR PLAN 2021-2025) COMPRISING: 75% UPRIGHT HAWTHORN CRATAEGUS MONOGYNA 'STRICTA'; INTERMIXED WITH 25% OF THE FOLLOWING SPECIES (MIXED UP EVENLY) WILLOW SALIX ALBA VARIETIES; BLACKTHORN PRUNUS SPINOSA; WHITETHORN CRATAEGUS MONOGYNA; HAZEL CORYLUS; HOLLY ILEX; DOG ROSE ROSA CANINA; BROOM CYTISUS SCOPARIUS; WILD CHERRY PRUNUS AVIUM; CRAB APPLE MALUS SYLVESTRIS; TRUMPET HONEYSUCKLE CAMPANULA TRUMPETI; WILD ROSE ROSA; WILD RASPBERRY. FINAL DETAILS OF MIX BY LANDSCAPE SPECIALIST. COMBINATION PLANTING IN 2 NO ROWS OF SHRUBS (300MM BETWEEN ROWS)- PLANTS @ MAX 300MM C/C'S SPACED EVENLY WITHIN PLANTER BEDS (MIN 900MM WIDTH).



STATUS KEY	
SHARED / FOR INFORMATION	
S0	WORK IN PROGRESS
S1	COORDINATION
S2	REVISION / COMMENT
S3	CLIENT APPROVAL
D1	CONTRACTOR DESIGN
D2	CONTRACTOR DESIGN
D3	CONTRACTOR DESIGN
PUBLISHED	
A1	IFB / FISC DMC
A2	CONSTRUCTION
AB	AS BUILT



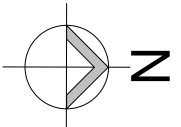
ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL



Purpose of Issue: **PART 8 APPLICATION**

Project No: A601	Project Title: PROPOSED HOUSING DEVELOPMENT CARNACON, Co MAYO	Dwg Type 90	Status: A1
Drawing Title: SITE SECTIONS	Drawing No. 5210	Revision: /	First Issue: /
Drawn By: Author	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	2020.06.10
Checked By: Checker	A601 - MCC - 90 - XX - DR - A - 5210 - A1		





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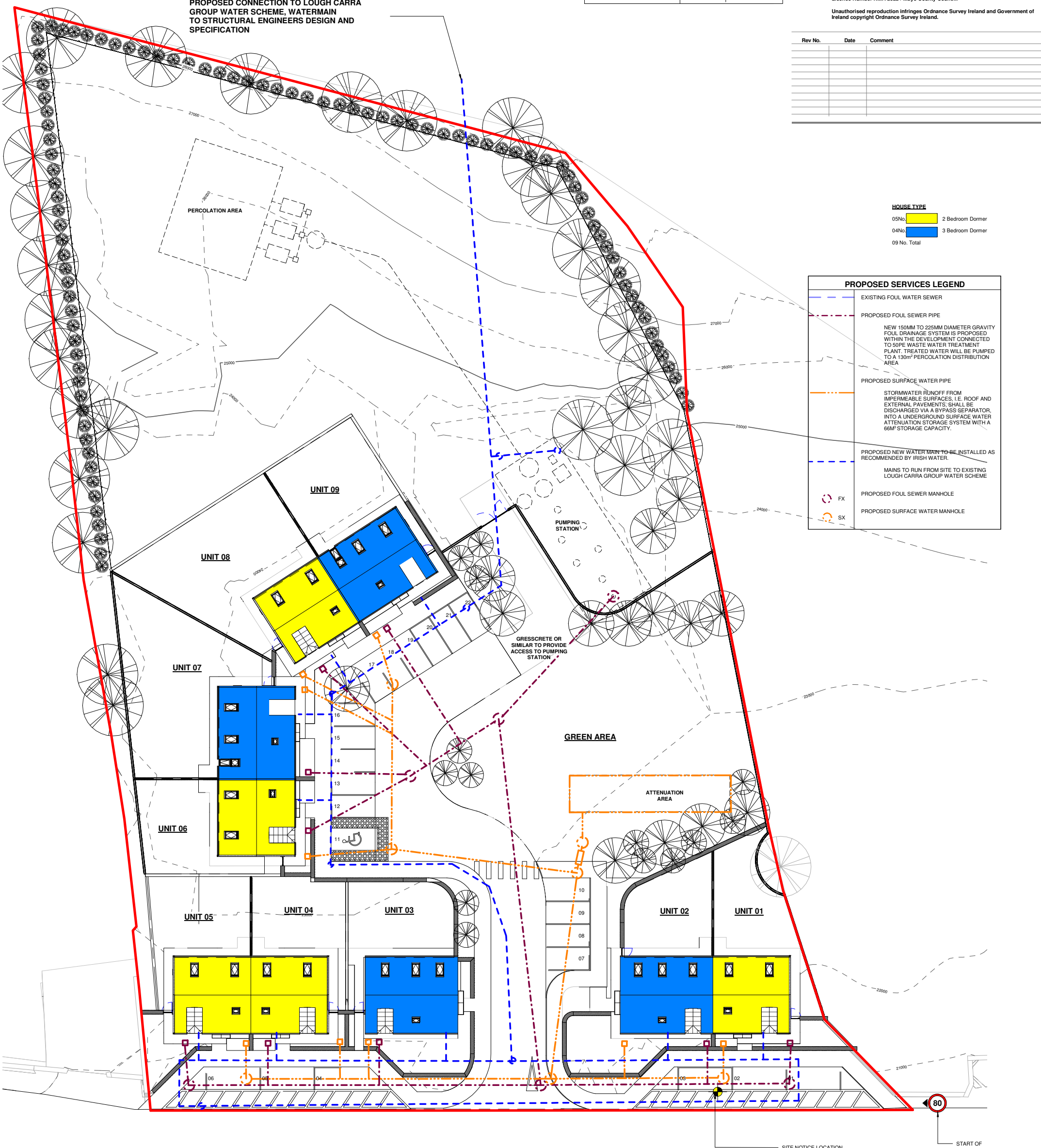
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LEGEND

SITE BOUNDARY OUTLINED IN RED. AREA APPROX 7740M2 (0.774)HA	
ITM COORDINATES : 519461 E, 778033 N	Density = 11.6 units per Hectare
OS MAP NR. = 2271	Percentage Green Area = 12%
	Total No Units 9
LOCATION OF SITE NOTICE	

PROPOSED CONNECTION TO LOUGH CARRA GROUP WATER SCHEME, WATERMAIN TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION



HOUSE TYPE

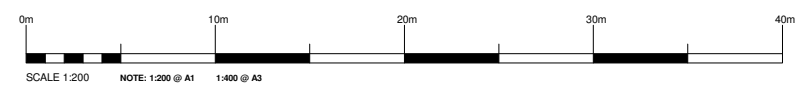
05No.	2 Bedroom Dormer
04No.	3 Bedroom Dormer
09 No.	Total

PROPOSED SERVICES LEGEND

	EXISTING FOUL WATER SEWER
	PROPOSED FOUL SEWER PIPE NEW 150MM TO 225MM DIAMETER GRAVITY FOUL DRAINAGE SYSTEM IS PROPOSED WITHIN THE DEVELOPMENT CONNECTED TO SOPE WASTE WATER TREATMENT PLANT. TREATED WATER WILL BE PUMPED TO A 130m² PERCOLATION DISTRIBUTION AREA
	PROPOSED SURFACE WATER PIPE STORMWATER RUNOFF FROM IMPERMEABLE SURFACES, I.E. ROOF AND EXTERNAL PAVEMENTS, SHALL BE DISCHARGED VIA A BYPASS SEPARATOR, INTO AN UNDERGROUND SURFACE WATER ATTENUATION STORAGE SYSTEM WITH A 66M³ STORAGE CAPACITY.
	PROPOSED NEW WATER MAIN TO BE INSTALLED AS RECOMMENDED BY IRISH WATER. MAINS TO RUN FROM SITE TO EXISTING LOUGH CARRA GROUP WATER SCHEME
	PROPOSED FOUL SEWER MANHOLE
	PROPOSED SURFACE WATER MANHOLE

Rev No.	Date	Comment

PROPOSED SITE SERVICES LAYOUT
SCALE: 1 : 200



Purpose of Issue: **PART 8 APPLICATION**

STATUS KEY

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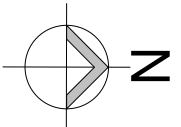
S0	WORK IN PROGRESS
S1	COORDINATION
S2	INFORMATION
S3	REVIEW / COMMENT
S4	CONSENT APPROVAL
S5	CONSENT
S6	TENDER
S7	CONTRACTOR DESIGN

PUBLISHED

A1	IFB / FIC / DAC
A2	CONSTRUCTION
A3	AS BUILT

ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL

Project No: A601	Project Title: PROPOSED HOUSING DEVELOPMENT CARNACON, Co MAYO	Dwg Type: 90	Status: A1
Drawing Title: PROPOSED SITE SERVICES LAYOUT		Drawing No. 5211	Revision: /
Drawn By: Author	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	First Issue: 2020.06.10
Checked By: Checker	A601 - MCC - 90 - XX - DR - A - 5211 - A1		



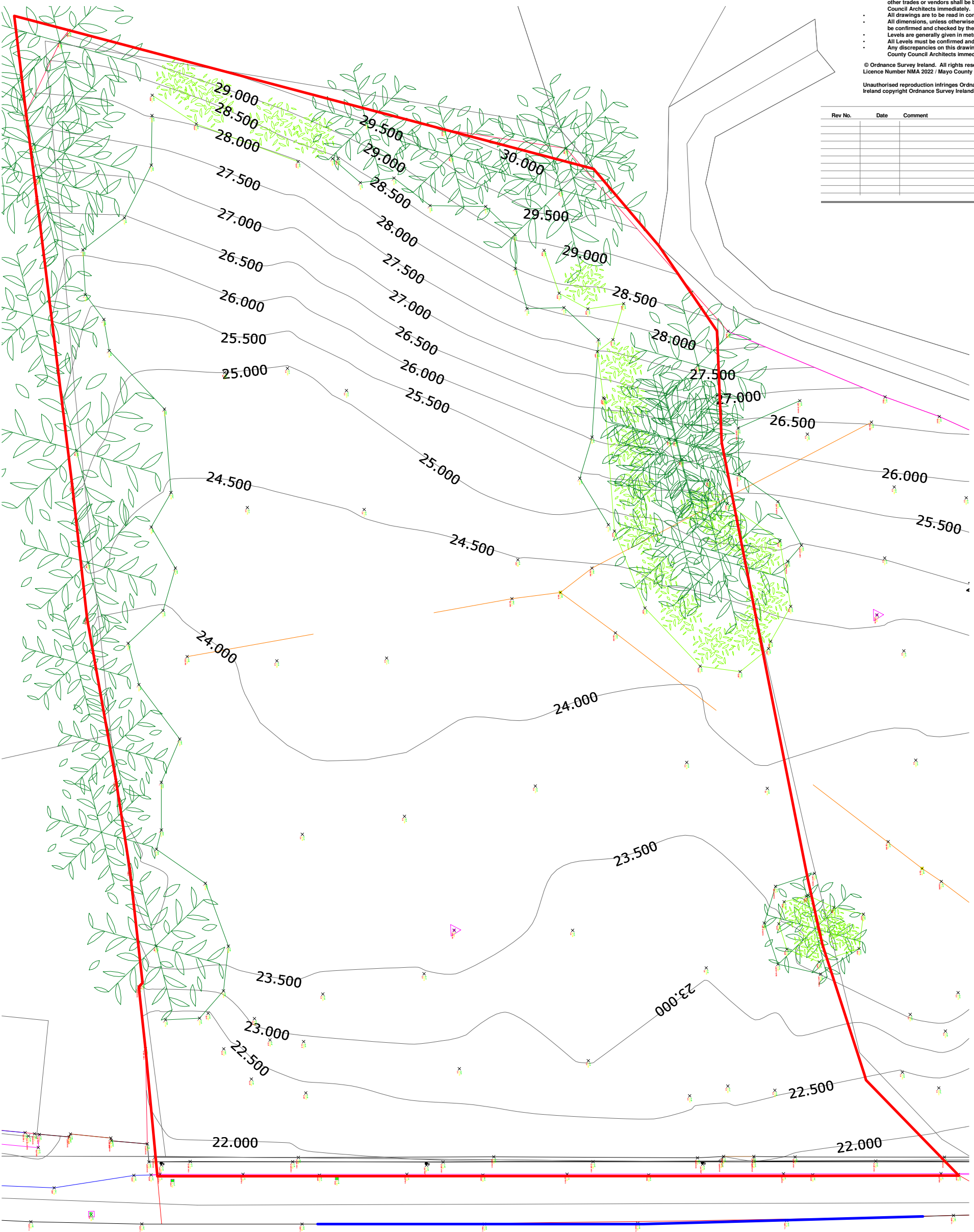
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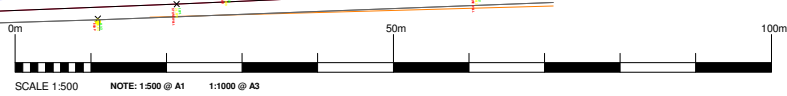
Rev No.	Date	Comment



(90) SITE SURVEY
SCALE: 1:200

LEGEND

	SITE BOUNDARY OUTLINED IN RED. AREA APPROX 8156M2 (0.815)HA
ITM COORDINATES : 519461 E, 776033 N	Density = 10 units per Hectare
OS MAP NR. = 2271	Percentage Green Area = 20%



Purpose of Issue: **PART 8 APPLICATION**

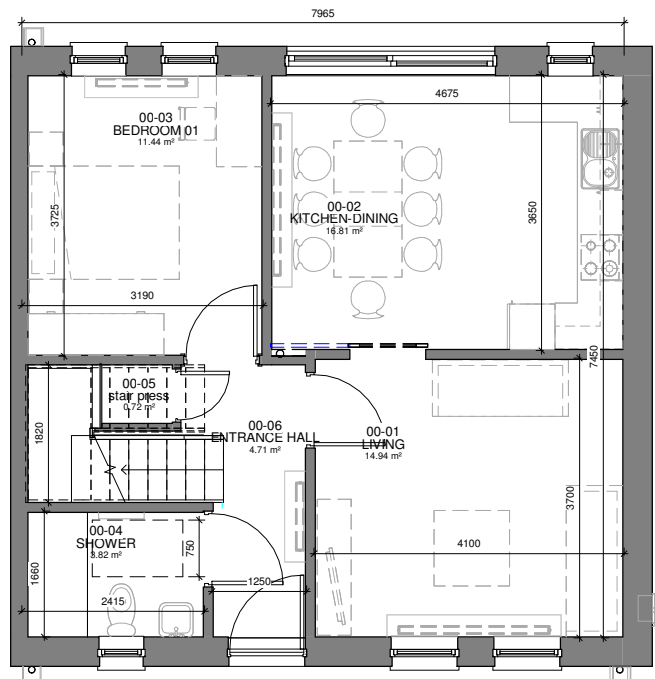
STATUS KEY	
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S1	COORDINATION
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S3	REVIEW / COMMENT
S4	CONSENT APPROVAL
S5	CONSENT
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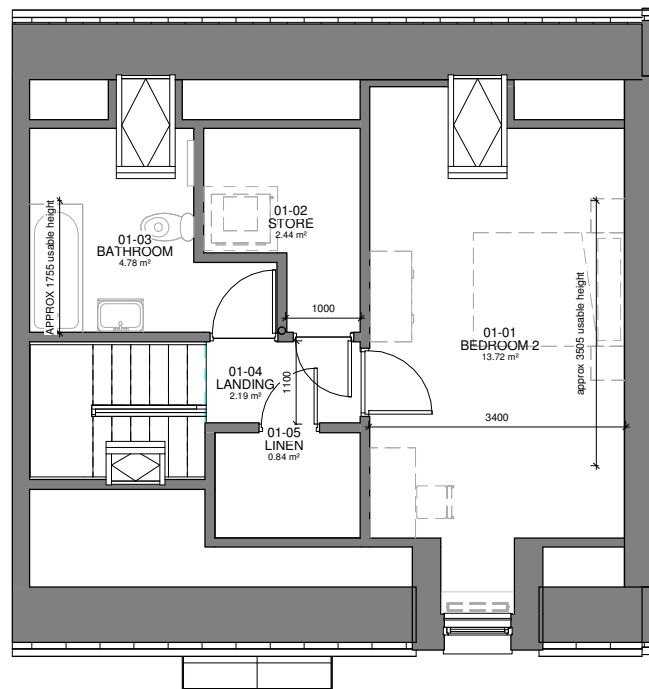
Project No:	A601	Project Title:	PROPOSED HOUSING DEVELOPMENT CARNACON, Co MAYO	Dwg Type:	90	Status:	A1
Drawing Title:	EXISTING SITE SURVEY	Drawing No.:	SL01	Revision:	/	Scale:	As indicated
Drawn By:	Author	No. - Orig - Cat - Lvl - Type - Role - No. - Status					
Checked By:	Checker	A601 - MCC - 90 - XX - DR - A - SL01 - A1					





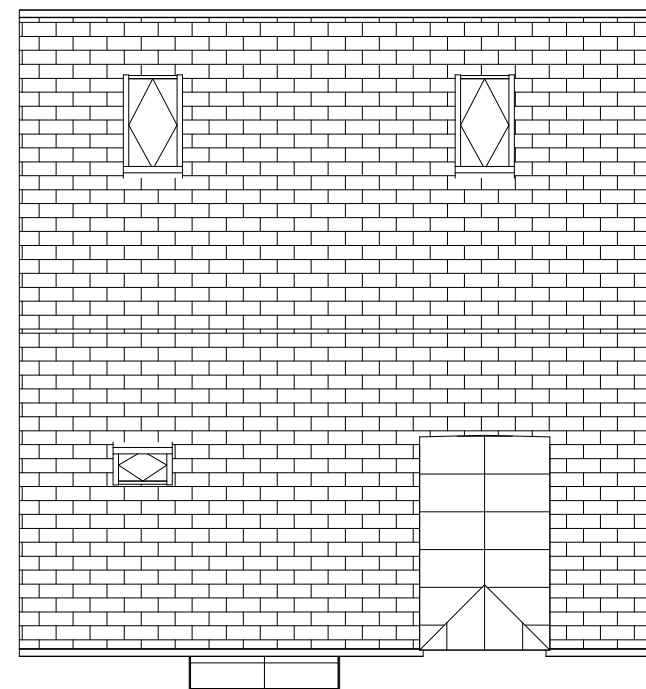
2B-D GROUND FLOOR PLAN

SCALE: 1 : 50



2B-D FIRST FLOOR PLAN

SCALE: 1 : 50



2B-D ROOF PLAN

SCALE: 1 : 50

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REFER TO SITE PLAN FOR DETAILS OF ORIENTATION AND LAYOUT ON SITE

2B 4P DORMER-Room Schedule				
NO.	Name	Area	MIN	Comments
00-01	LIVING	14.94 m ²	MIN 13M2	
00-02	KITCHEN-DINING	16.81 m ²	AGG TOTAL 31.85M2 (MIN 30M2)	
00-03	BEDROOM 01	11.44 m ²	MIN 11.4M2 DOUBLE	
00-04	SHOWER	3.82 m ²		
00-05	stair press	0.72 m ²	PART OF STORAGE	
00-06	ENTRANCE HALL	4.71 m ²		
01-01	BEDROOM 2	13.72 m ²	MIN 13M2 MAIN DOUBLE	
01-02	STORE	2.44 m ²	AGG TOTAL 4.2M2 (MIN 4M2)	
01-03	BATHROOM	4.78 m ²		
01-04	LANDING	2.19 m ²		
01-05	LINEN	0.84 m ²	PART OF STORAGE	

2B 4P DORMER-Area Schedule		
Name	Area	
00-GROUND FLOOR AREA	58.40 m ²	
01-1ST FLOOR AREA	29.46 m ²	

TOTAL FLOOR AREA=87.89M2 HENCE 88M2 (HABITABLE AREA OVER 1.5M HIGH). MIN TARGET 2B 4P 2 STOREY- IS 80M2 PLUS 10% (8M2) ALLOWANCE TOTAL 88M2.



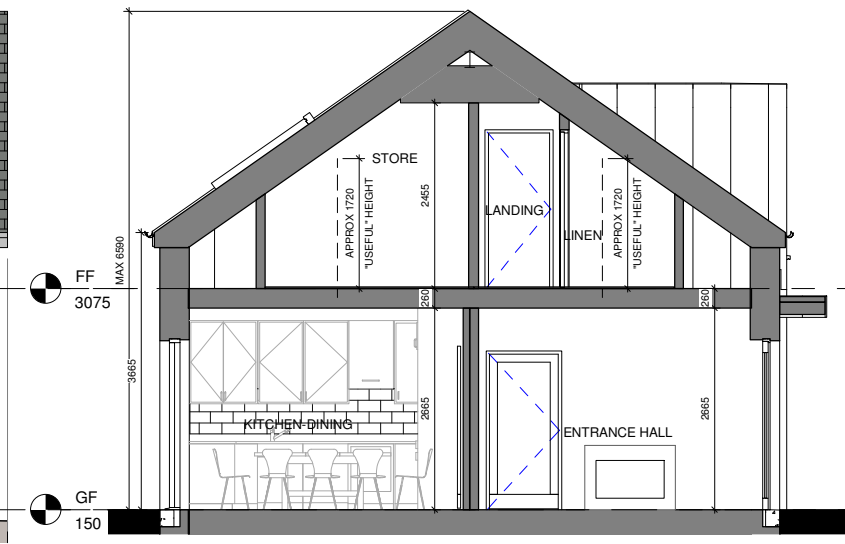
2B-D FRONT ELEVATION

SCALE: 1 : 50



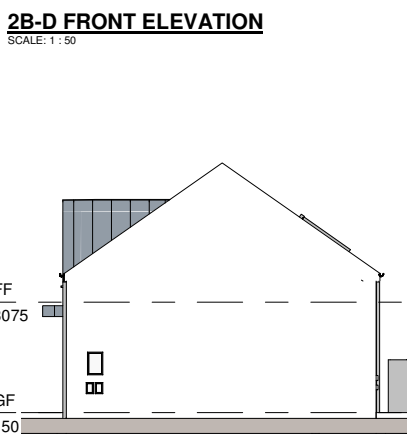
2B-D REAR ELEVATION

SCALE: 1 : 50



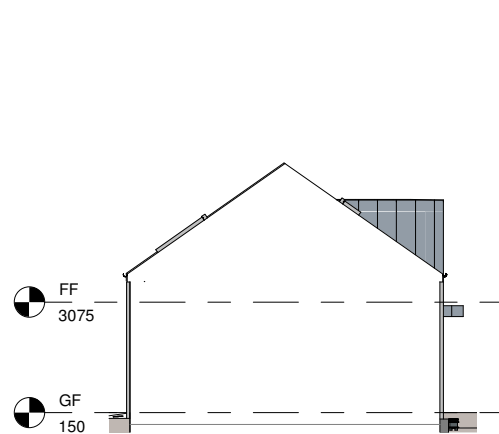
2B-D SECTION THRU ENTRANCE

SCALE: 1 : 50



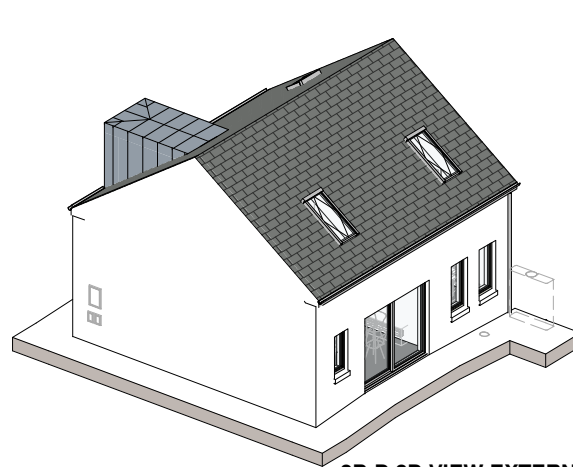
2B-D GABLE ELEVATION

SCALE: 1 : 100



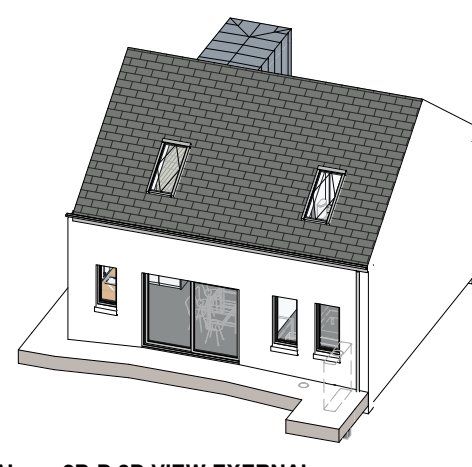
2B-D ELEVATION (PARTY)

SCALE: 1 : 100



2B-D 3D VIEW-EXTERNAL

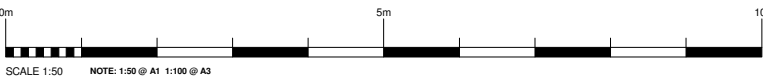
SCALE:



2B-D 3D VIEW-EXTERNAL

SCALE:

- ELEMENT** **DESCRIPTION**
- EXTERNAL WALL FINISH: SAND CEMENT RENDER PAINTED TO SELECTED COLOUR
- PITCHED ROOF FINISH: SLATE FINISH BLUE/ BLACK IN COLOUR
- WINDOWS/ DOORS: ALU CLAD TRIPLE GLAZED IN TIMBER FRAMES PAINTED TO SELECTED COLOUR
- DORMER WINDOW: SELECTED GREY STANDING SEAM FINISH TO FEATURE DORMER WINDOW AND PORCH CANOPY
- FASCIA & SOFFIT TO MATCH RAINWATER PRODUCTS.
- PRE-CAST CONCRETE CILLS TO WINDOWS
- CONCRETE FOOTPATHS TO PERIMETER-BRUSH FINISH
- FLUSH DOOR THRESHOLD TO FRONT DOOR, WITH DRAINAGE CHANNEL TO ENTRANCE



SCALE 1:50 NOTE: 1:50 @ A1 1:100 @ A3

STATUS KEY	Rev No.	Date	Comment
SHARED / FOR INFORMATION			
S0			WORK IN PROGRESS
S1			COORDINATION
S2			INFORMATION
S3			REVIEW / COMMENT
S4			CLIENT APPROVAL
D1			COORDINATING
D2			TENDER
D3			CONTRACTOR DESIGN
UNLISHED			
A1			IFB / FISC / OAC
A2			CONSTRUCTION
AB			AS BUILT



ARCHITECTS DEPARTMENT MAYO COUNTY COUNCIL



Purpose of Issue: PART 8 APPLICATION

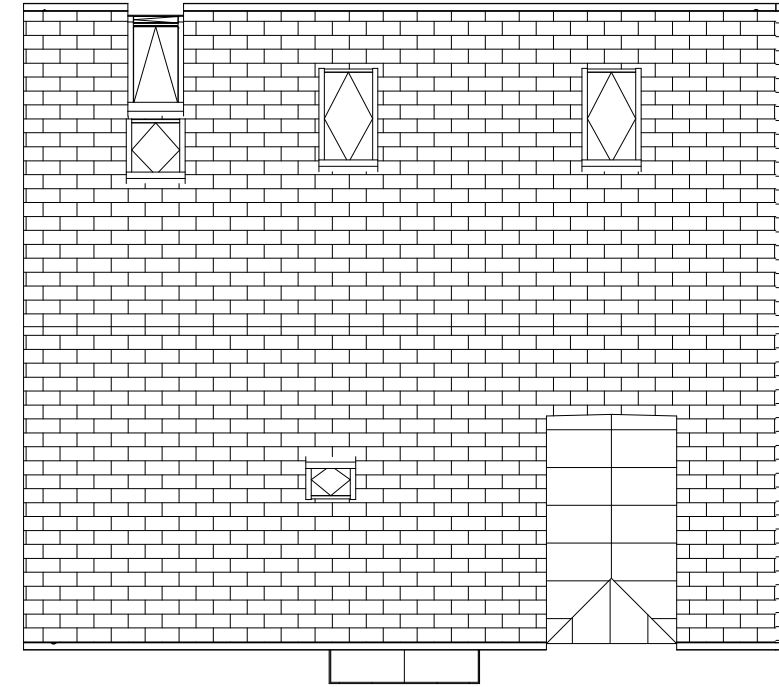
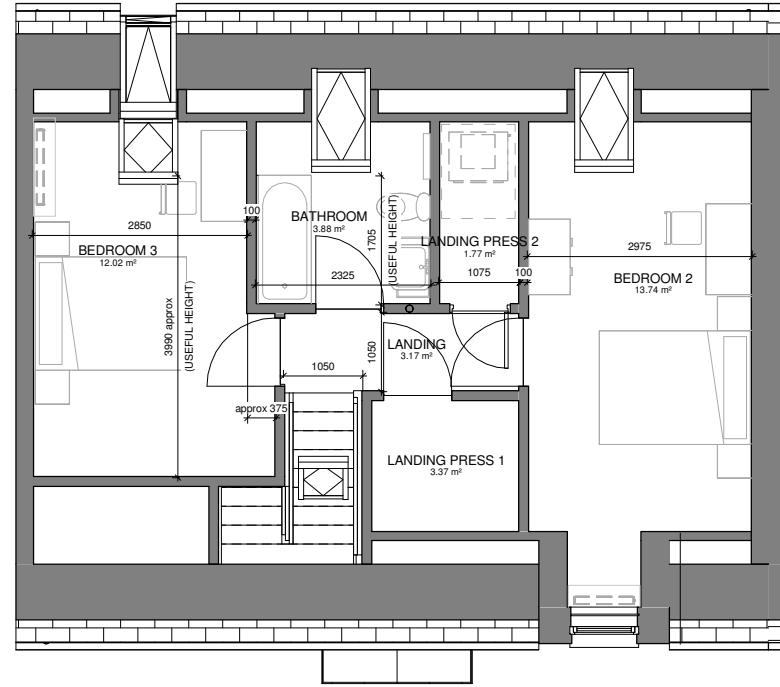
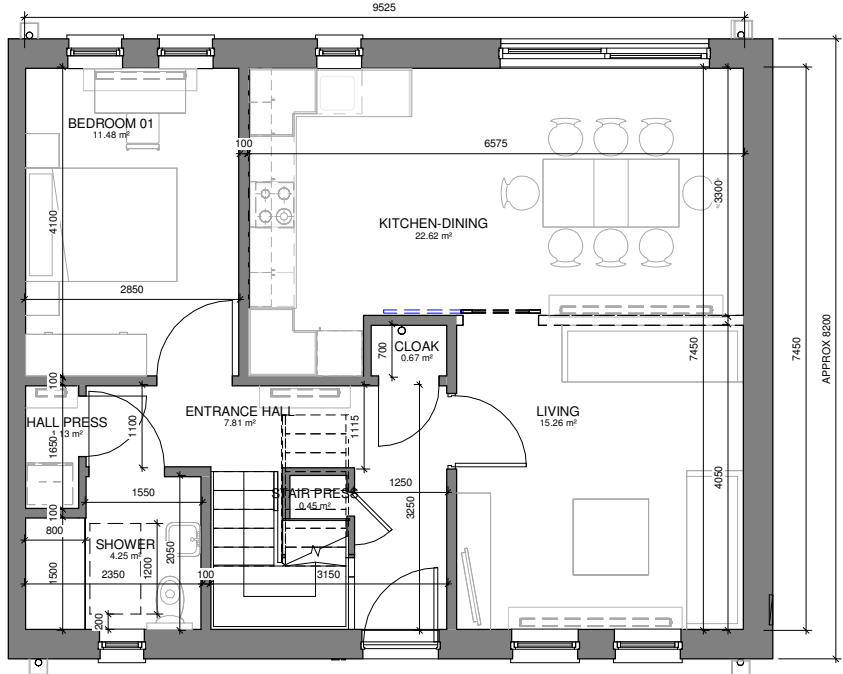
Project No: A597	Project Title: Housing Development at MURREVAGH, MULRANNY, CO. MAYO	Dwg Type 90	Status: A1
Drawing Title: 2B 4P DORMER OVERVIEW		Drawing No. 5206	Revision: /
Drawn By: CM	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	First Issue: 2018.08.23
Checked By: KK	A597 - MCC - 90 - XX - DR - A - 5206 - A1		



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.

REFER TO SITE PLAN FOR DETAILS OF ORIENTATION AND LAYOUT ON SITE



3B-D GROUND FLOOR PLAN
SCALE: 1 : 50

3B-D FIRST FLOOR PLAN
SCALE: 1 : 50

3B-D ROOF PLAN
SCALE: 1 : 50

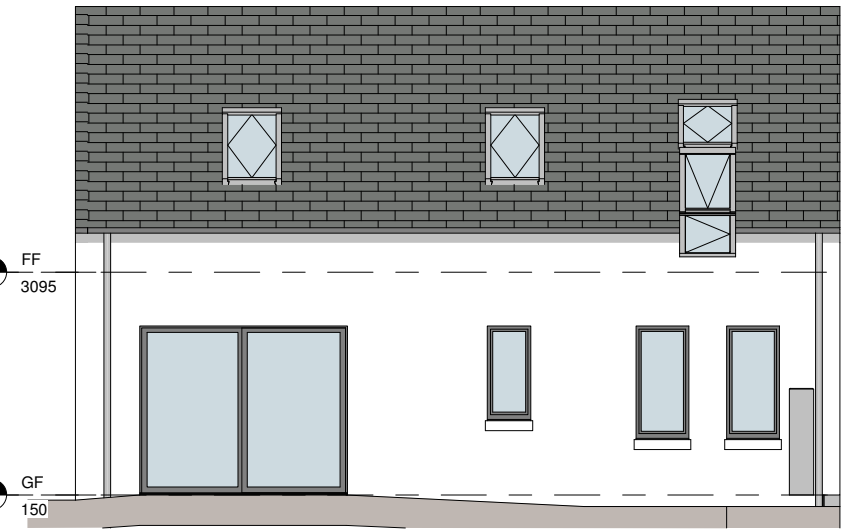
3B 6P DORMER-Room Schedule				
NO.	Name	Area	MIN	Comments
00-01	LIVING	15.26 m ²	MIN 15M2	
00-02	KITCHEN-DINING	22.62 m ²	AGG TOTAL 37.88M2 (MIN 37M2)	
00-03	BEDROOM 01	11.48 m ²	MIN 11.4M2 DOUBLE	
00-04	HALL PRESS	1.13 m ²	PART OF STORAGE	
00-05	SHOWER	4.25 m ²		
00-06	STAIR PRESS	0.45 m ²	PART OF STORAGE	
00-07	CLOAK	0.67 m ²	PART OF STORAGE	
00-08	ENTRANCE HALL	7.81 m ²		
01-01	BEDROOM 2	13.74 m ²	MIN 13M2 MAIN DOUBLE	
01-02	BATHROOM	3.88 m ²		
01-03	BEDROOM 3	12.02 m ²	MIN 11.4M2 DOUBLE	
01-05	LANDING PRESS 2	1.77 m ²	AGG TOTAL 6.04M2 (MIN 6M2)	
01-06	LANDING	3.17 m ²		
01-07	LANDING PRESS 1	3.37 m ²	PART OF STORAGE	

3B 6P DORMER-Area Schedule		
Name	Area	Comments
00-GROUND FLOOR AREA	70.45 m ²	MEASURED TO INNER FACES OF EXTERNAL / PARTY WALLS
01-1ST FLOOR AREA	39.55 m ²	"USEFUL" HEIGHT (INCLUDES VOID OVER STAIRS)
110M2 TOTAL (100M2 min 100m2 plus 10% tolerance-110m2 allowable)		

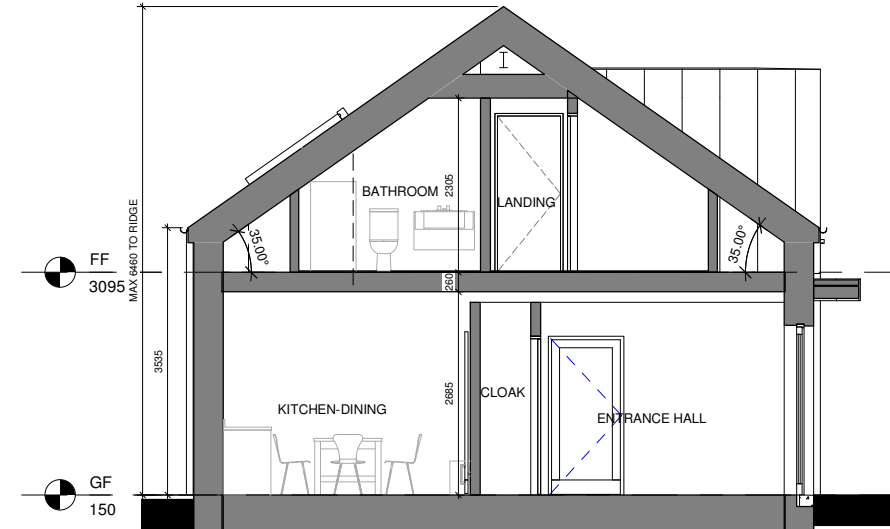
TOTAL FLOOR AREA=109.84M2 HENCE 110M2 (USEFUL HABITABLE AREA). MIN TARGET 3B 6P 2 STOREY- IS 100M2 PLUS 10% (110M2) ALLOWANCE TOTAL 110M2.



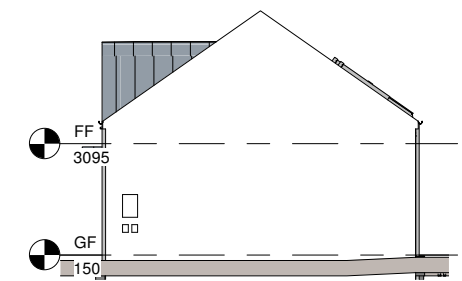
3B-D FRONT ELEVATION
SCALE: 1 : 50



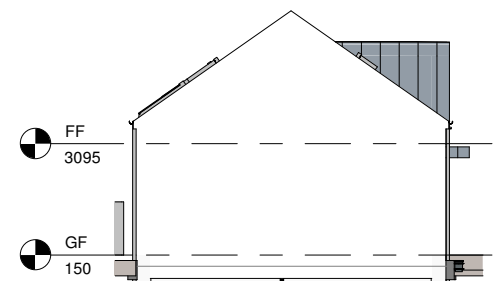
3B-D REAR ELEVATION
SCALE: 1 : 50



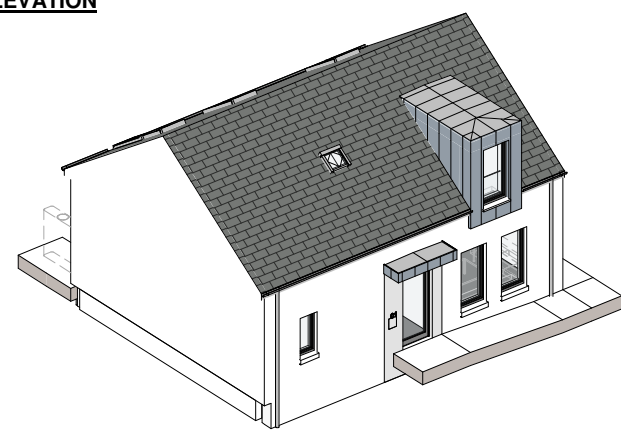
3B-D SECTION THRU ENTRANCE
SCALE: 1 : 50



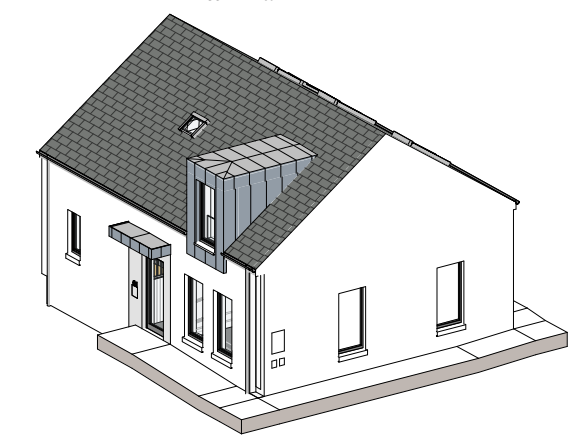
3B-D SIDE ELEVATION (GABLE)
SCALE: 1 : 100



3B-D SIDE ELEVATION (N)
SCALE: 1 : 100

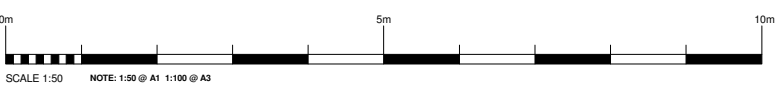


3B-D 3D VIEW-EXTERNAL
SCALE:



3B-D 3D VIEW-EXTERNAL
SCALE:

- | ELEMENT | DESCRIPTION |
|---|--|
| EXTERNAL WALL FINISH: | SAND CEMENT RENDR PAINTED TO SELECTED COLOUR |
| PITCHED ROOF FINISH: | SLATE FINISH BLUE/ BLACK IN COLOUR |
| WINDOWS/ DOORS: | ALU CLAD TRIPLE GLAZED IN TIMBER FRAMES PAINTED TO SELECTED COLOUR |
| DORMER WINDOW: | SELECTED GREY STANDING SEAM FINISH TO FEATURE DORMER WINDOW AND PORCH CANOPY |
| FASCIA & SOFFIT TO MATCH RAINWATER PRODUCTS. | |
| PRE-CAST CONCRETE CILLS TO WINDOWS | |
| CONCRETE FOOTPATHS TO PERIMETER-BRUSH FINISH | |
| FLUSH DOOR THRESHOLD TO FRONT DOOR, WITH DRAINAGE CHANNEL TO ENTRANCE | |



SCALE: 1:50 NOTE: 1:50 @ A1 1:100 @ A3

STATUS KEY	Rev No.	Date	Comment
SHARED / FOR INFORMATION			
S0			WORK IN PROGRESS
S1			COORDINATION
S2			REVIEW / COMMENT
S3			CUSTOMER APPROVAL
D1			COORDINATED
D2			TENDER
D3			CONTRACTOR DESIGN
PUBLISHED			
A1			IFB / FISC DMC
A2			CONSTRUCTION
AB			AS BUILT



ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL



Purpose of Issue: **PART 8 APPLICATION**

Project No: A597	Project Title: Housing Development at CARNACUN, CO. MAYO	Dwg Type: 99	Status: A1
Drawing Title: 3B 6P DORMER OVERVIEW		Drawing No. 5207	Revision: /
Drawn By: CM	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	First Issue: 2018.08.23
Checked By: KK	A597 - MCC - 99 - XX - DR - A - 5207 - A1		

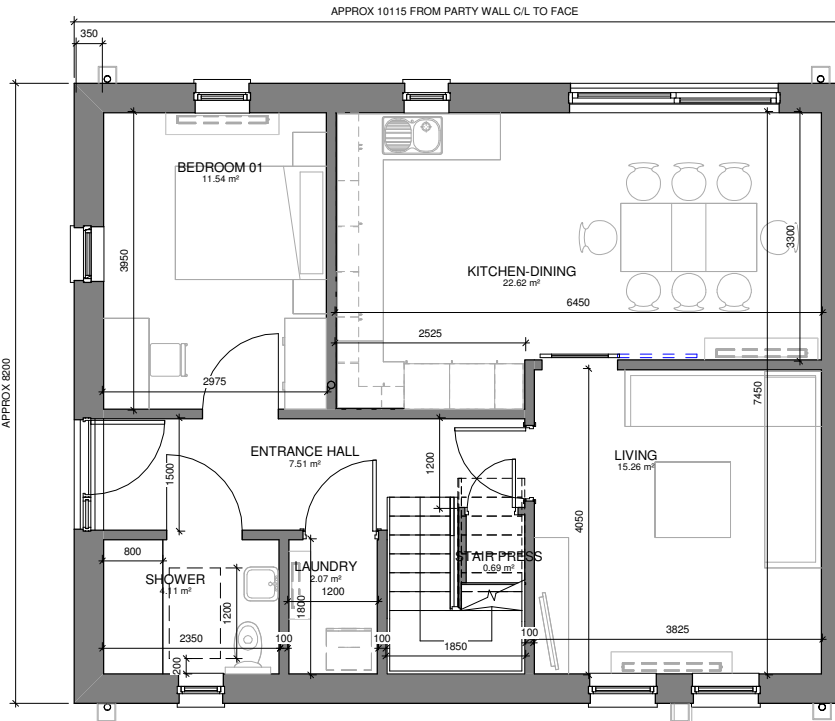


Do not scale this drawing. Use written dimensions only

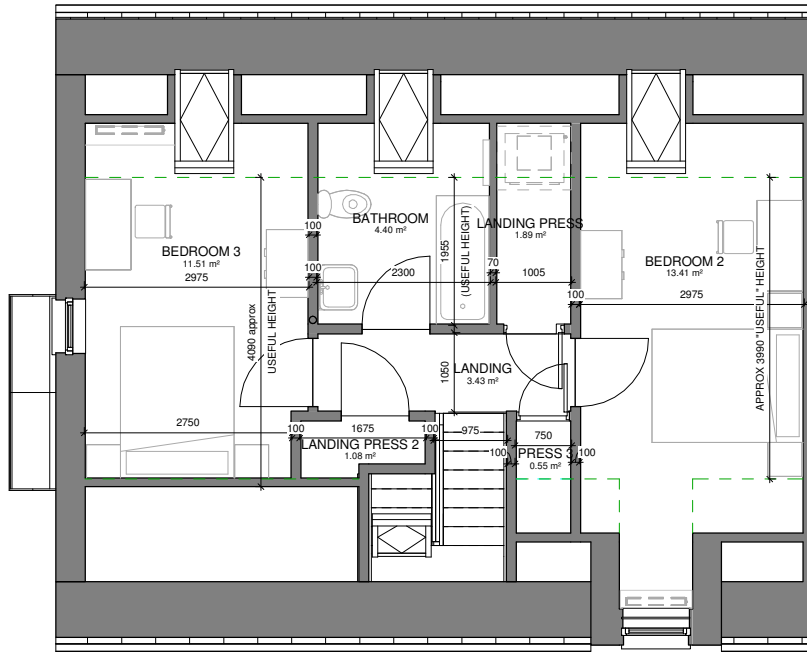
- Scales as stated are valid on the original drawing only. Written dimensions take precedence over plan dimensions.
- Detail dimensions take precedence over plan dimensions.
- Notify architect of any dimensional discrepancies. Any modifications or deviation to be brought to the attention of the architect 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.

REFER TO SITE PLAN FOR DETAILS OF ORIENTATION AND LAYOUT ON SITE.

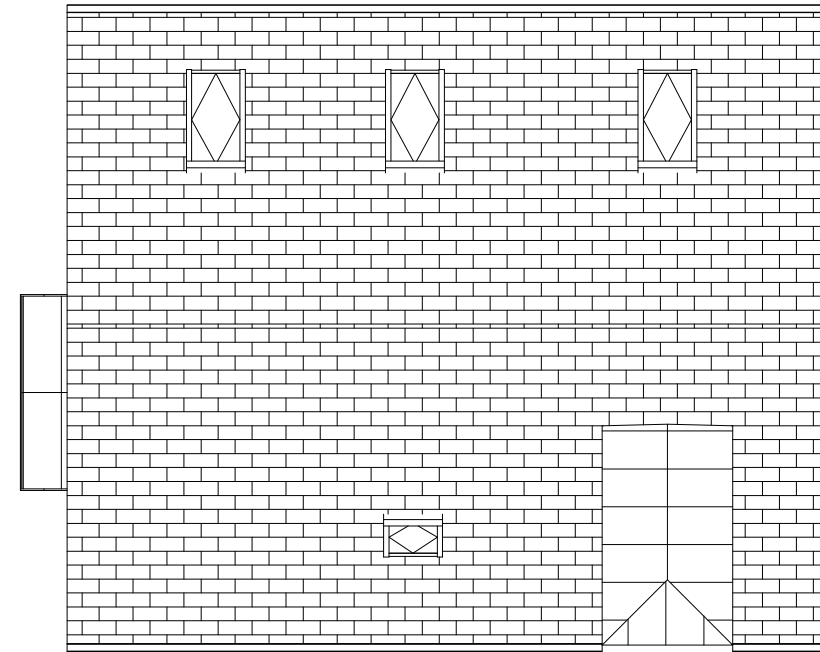
A597-1 NO UNIT- UNIT NO 01.



3B-D GROUND FLOOR PLAN
SCALE: 1 : 50



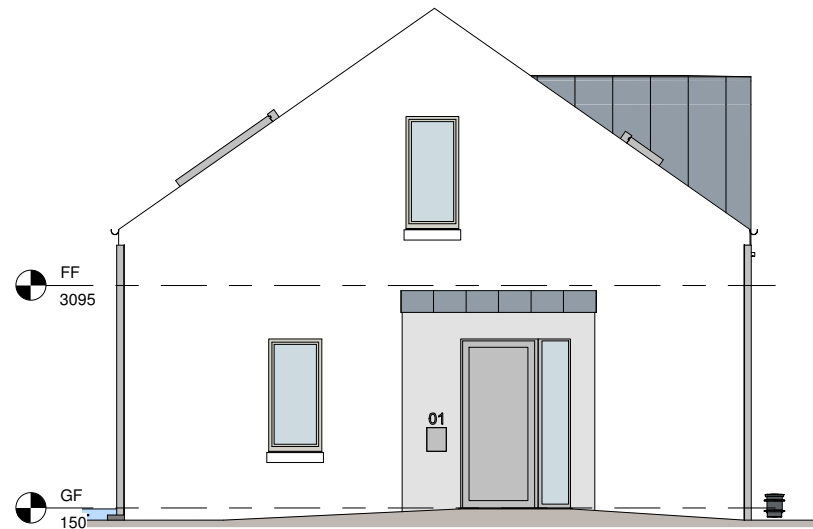
3B-D FIRST FLOOR PLAN
SCALE: 1 : 50



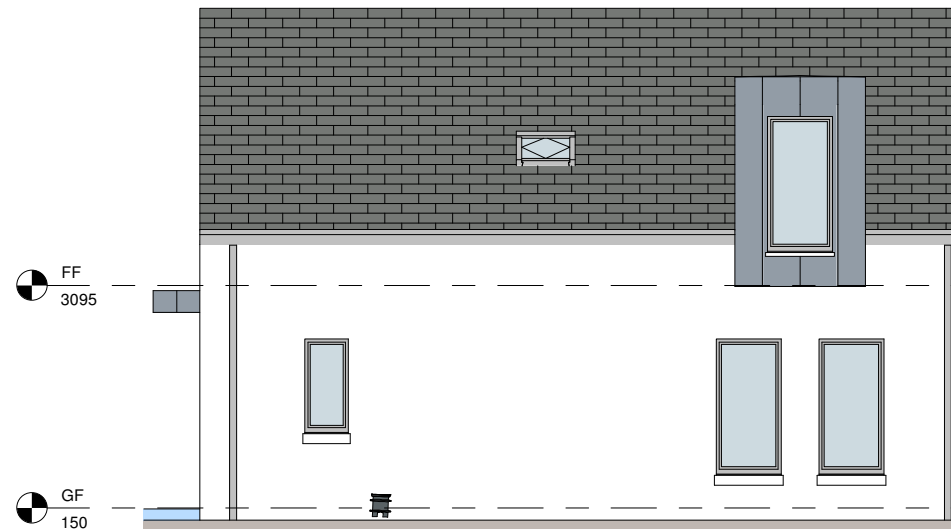
3B-D ROOF PLAN
SCALE: 1 : 50

3B 6P DORMER-ENTRANCE GABLE-Room Schedule			
NO.	Name	Area	Comments
00-01	LIVING	15.26 m ²	MIN 15M2
00-02	KITCHEN-DINING	22.62 m ²	AGG TOTAL 37.88M2 (MIN 37M2)
00-03	BEDROOM 01	11.54 m ²	MIN 11.4M2 DOUBLE
00-04	ENTRANCE HALL	7.51 m ²	
00-05	SHOWER	4.11 m ²	
00-06	LAUNDRY	2.07 m ²	PART OF STORAGE
00-07	STAIR PRESS	0.69 m ²	PART OF STORAGE
01-01	BEDROOM 2	13.41 m ²	MIN 13M2 MAIN DOUBLE
01-02	LANDING PRESS	1.89 m ²	PART OF STORAGE
01-03	BATHROOM	4.40 m ²	
01-04	BEDROOM 3	11.51 m ²	MIN 11.4M2 DOUBLE
01-05	LANDING PRESS 2	1.08 m ²	PART OF STORAGE
01-06	PRESS 3	0.55 m ²	AGG TOTAL 6.28M2 (MIN 6M2)
01-07	LANDING	3.43 m ²	

3B 6P DORMER-ENTRANCE GABLE-Area Schedule		
Name	Area	Comments
00-GROUND FLOOR AREA	70.45 m ²	MEASURED TO INNER FACES OF EXTERNAL/ PARTY WALLS
01-1ST FLOOR AREA	39.54 m ²	"USEFUL" HEIGHT (INCLUDES VOID OVER STAIRS).
109.99M2 (100M2 MIN PLUS 10%-10M2- 110M2 ALLOWABLE)		



3B-D SIDE ENTRANCE ELEVATION
SCALE: 1 : 50

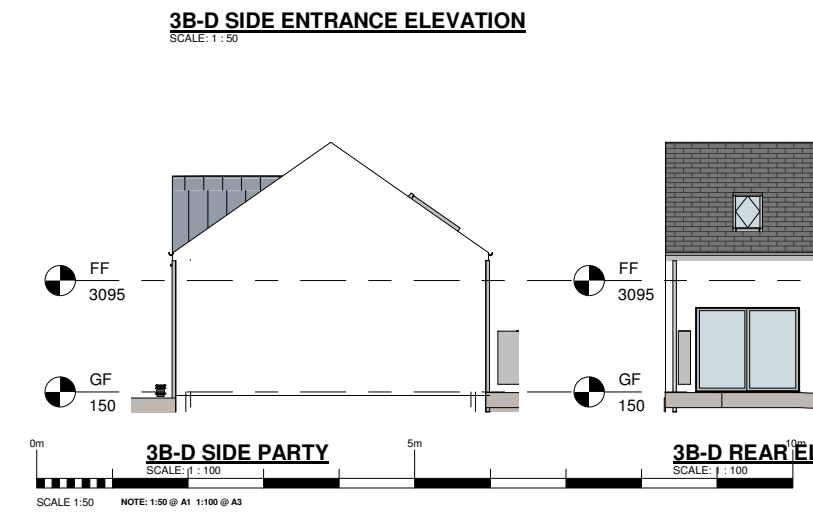


3B-D ROADSIDE ELEVATION
SCALE: 1 : 50



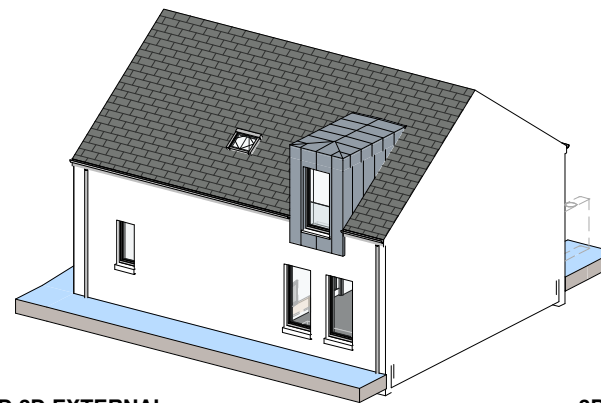
3B-D Section THRU ENTRANCE
SCALE: 1 : 50

TOTAL FLOOR AREA=109.81M2 HENCE 110M2 (USEFUL HABITABLE AREA). MIN TARGET 3B 6P 2 STOREY- IS 100M2 PLUS 10% (11M2) ALLOWANCE TOTAL 110M2.

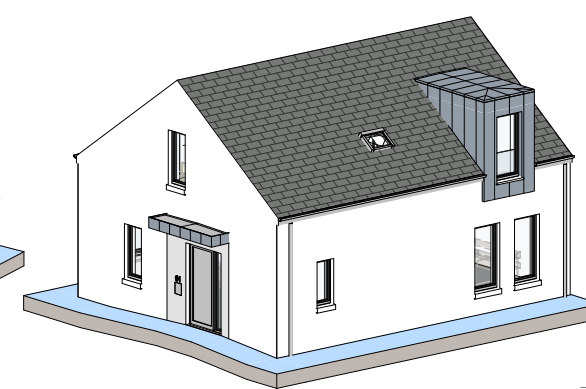


3B-D SIDE PARTY
SCALE: 1 : 100

3B-D REAR ELEVATION
SCALE: 1 : 100



3B-D 3D EXTERNAL
SCALE:



3B-D 3D EXTERNAL
SCALE:

ELEMENT	DESCRIPTION
EXTERNAL WALL FINISH:	SAND CEMENT RENDER PAINTED TO SELECTED COLOUR
PITCHED ROOF FINISH:	SLATE FINISH BLUE/ BLACK IN COLOUR
WINDOWS/ DOORS:	ALU CLAD TRIPLE GLAZED IN TIMBER FRAMES PAINTED TO SELECTED COLOUR
DORMER WINDOW:	SELECTED GREY STANDING SEAM FINISH TO FEATURE DORMER WINDOW AND PORCH CANOPY
FASCIA & SOFFIT TO MATCH RAINWATER PRODUCTS.	
PRE-CAST CONCRETE CILLS TO WINDOWS	
CONCRETE FOOTPATHS TO PERIMETER-BRUSH FINISH	
FLUSH DOOR THRESHOLD TO FRONT DOOR, WITH DRAINAGE CHANNEL TO ENTRANCE	

Purpose of Issue: **PART 8 APPLICATION**

Project No: A601	Project Title: Housing Development at CARNACUN, CO. MAYO	Dwg Type 99	Status: A1
Drawing Title: 3B 6P GABLE ENTRANCE DORMER OVERVIEW		Drawing No. 5208	Revision: /
Drawn By: CM	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	First Issue:
Checked By: KK	A601 - MCC - 99 - XX - DR - A - 5208 - A1		

STATUS KEY	Rev No.	Date	Comment
SHARED / FOR INFORMATION			
S0			WORK IN PROGRESS
S1			COORDINATION
S2			REVIEW / COMMENT
S3			CLIENT APPROVAL
D1			CONTR. DESIGN
D2			TENDER
D3			CONTRACTOR DESIGN
UNPUBLISHED			
A1			IFB / FSC / OAC
A2			CONSTRUCTION
AB			AS BUILT



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