



Comhairle Contae Mhaigh Eo
Mayo County Council

**PROVISION OF 12 No. APARTMENTS/HOUSING
AT
KEELOGUES ROAD, BALLYVARY,
CASTLEBAR,
COUNTY MAYO**

**SCREENING FOR ENVIRONMENTAL IMPACT
ASSESSMENT**

JUNE 2022

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



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Drawing A621-5000: Site Location Map

Drawing A621- 5001: Existing Site Survey

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Drawing A621-5003: HT-2B Bungalow Proposed Plan, Elevations & Section

Drawing A621-5004: HT-3A Two Storey

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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 0.91 ha located at Keelogue Road, Ballyvary, Castlebar, 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 12 no. new residential Units as follows: four (numbers 1, 2, 3 & 4) three bedroomed two storey units in two semi-detached blocks, two (numbers 5 & 6) one bedroomed apartments in a single two storey block and six (numbers 7, 8, 9, 10, 11 & 12) two bedroomed single storey houses in three semi-detached blocks

It is proposed to direct the foul sewer from the development to the existing foul sewer network located in the L1706 Road at the western boundary of the site. This existing network serves the Ballyvary area. The proposed foul sewer will discharge under gravity to the existing foul network, where it then discharges to Bellavary WWTP.

All associated site development works including footpaths, car parking, landscaping, boundary treatments, public lighting, site services, drainage works and all associated infrastructure.

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. 0.91 ha. The proposal consists of the following:

- Construction of 12 no. new residential Units as follows:
- Four (numbers 1, 2, 3 & 4) three bedroomed two storey units in two semi-detached blocks
- Two (numbers 5 & 6) one bedroomed apartments in a single two storey block
- Six (numbers 7, 8, 9, 10, 11 & 12) two bedroomed single storey houses in three semi-detached blocks
- All associated site development works including footpaths, car parking, landscaping, boundary treatments, public lighting, site services, drainage works and all associated infrastructure.



Figure 2.1 Proposed Streetscape Sketch, Drawing A-621-5006 Appendix A.

2.2 Location

The Proposed Development (0.91 ha) is located immediately to the south of the village of Ballyvary, Castlebar, Co. Mayo. The north western boundary of the site is located along local road L1706 travelling away from the village in the direction of Keelagues and Manulla. The shorter south west boundary of the site is located on the local road L1712 in the direction of Balla. The site is very close to the village centre with its amenities such as a post office, shop, butcher and creche. The local nation school is located less than a kilometre to the south along the Keelagues road.

The site slopes from c.31m at its southern end to c.25m at its norther end (Drawing SL01; Existing Site Survey, Appendix A). The site also slopes generally from east to west with a dip in the centre at a drain

which flows intermittently depending on the time of year and rainfall amounts. The scheme consists of 12 units in total. The first six units are in three two storey blocks ranged parallel to the public roadway at the northern (village) end of the site. The car parking for the entire scheme is then grouped centrally with access from the Keellogues Road. There are two single storey units fronting onto the car parking area and overlooking the public green spaces beyond. The remaining four single storey units are aligned to the Keellogues Road and Balla Roads. The houses step up in floor level from north to south to follow the topography of the public roadway. Much of the remainder of the site to the west adjoining historic feature such as an embankment and mill race will be left unmanaged for nature and biodiversity.



Figure 2.2 Approximate location of the Proposed Development Site

Ballyvary is a mid-sized rural village situated in the Castlebar and Swinford hinterland of County Mayo which functions as a local service center for its inhabitants and that of the surrounding agricultural hinterland. Ireland West Airport Knock is located about 20km from the town. It has a population of 350 and is located approximately 10km East of Castlebar and 15km west of Swinford. Ballyvary can be accessed from the N5 and both the N58 Ballina and Balla regional roads. It is served by public transport through the Bus Eireann services.

Ballyvary village has a primary school, a church, local services, shops and a community centre. The village is an ideal commuter location for employment in the region, as it stands on the crossroads of Ballina and Castlebar which are within easy reach for employment and cultural amenities.

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 and domestic dwellings in the vicinity of the Proposed Development.



Plate 2.2 Proposed Development Site looking in from local road L1706.



Plate 2.3. Artificial surfaces southwest of site

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 Aille Limestone Formation with underlying marine shelf facies and limestone and calcareous shale. Ground Investigation Ireland (GII) carried out a survey between December 2021 and January 2022 and noted that the sequence of strata encountered were consistent across the site and are generally comprised of topsoil, made ground (fill), recent deposits (peat), fluvio-glacial deposits, glacial till and finally bedrock. The bedrock encountered was dark 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 18, 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.

Groundwater was encountered during percussion boring and trial pit excavation through soil as water strikes. It should be noted that the casing used in supporting the borehole walls during drilling may have sealed out any additional groundwater strikes and the possibility of encountering groundwater at other depths during excavation works should not be ruled out. It should also be noted that any groundwater strikes within bedrock may have been masked by the fluid used as the drilling flush medium. Seasonal variation in groundwater levels should also be factored into design considerations and continued monitoring of the two installed standpipes will give an indication of the seasonal variation.

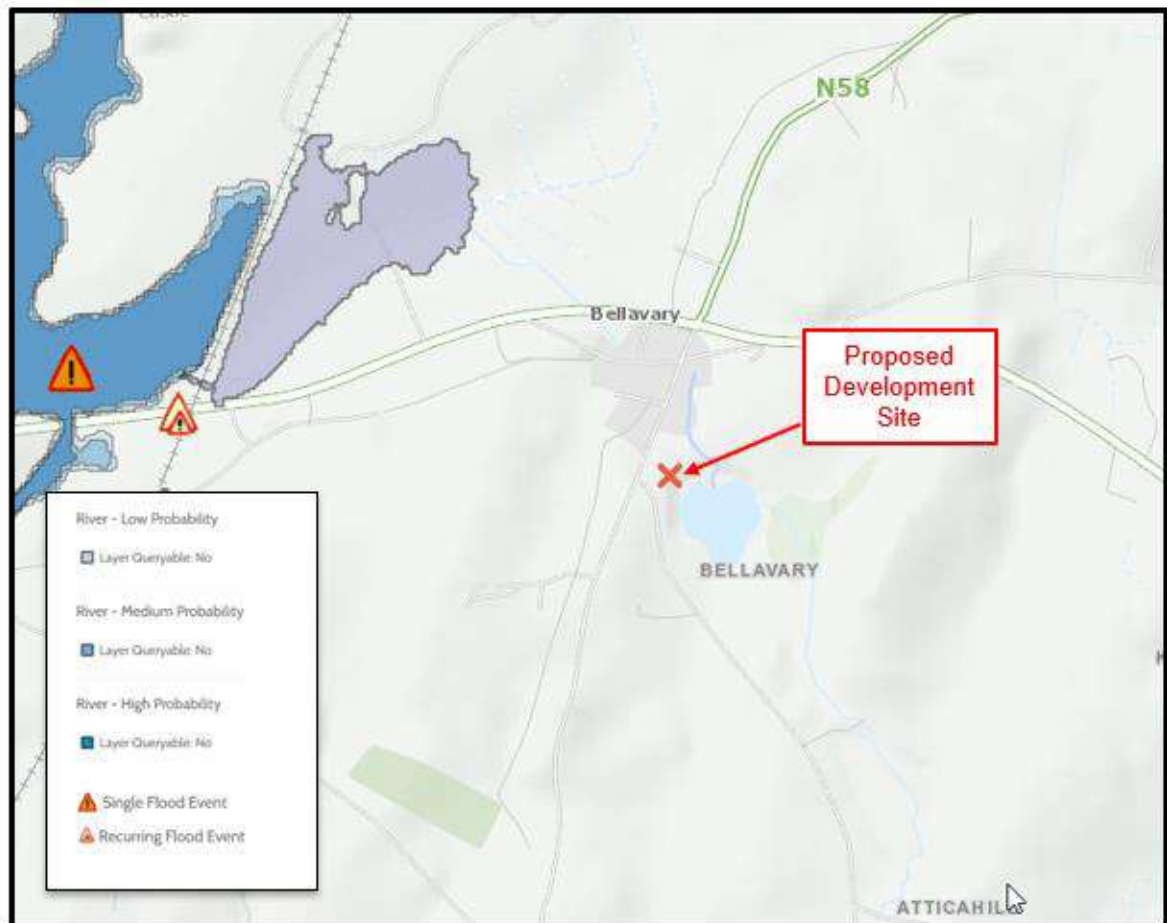


Figure 2.4 Flood Map for the Proposed Site (Source: FloodInfo.ie, 2022)

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. 20% of the Site will be a Green Area (6786-JOD-XX-DR-C-700-001, Foul and Storm Site Layout Plan, Appendix A).

2.4 Water

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 Castlebar_SC_030 (34_20) which covers an area of approx. 115km². The Water Framework Directive (WFD) latest status for the Castlebar 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 6 and 7 respectively, while the status for near surface phosphate susceptibility (IE_WE_30A340980) at the Site is 3 and 4. 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 directed from the development to the existing foul sewer network located in the L1706 Road at the western boundary of the site. The proposed foul sewer will discharge under gravity to the existing foul network, where it then discharges to Bellavary WWTP as per Drawing 6786-JOD-XX-DR-C-700-001, Foul and Storm Site Layout Plan, 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.

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 Foul and Storm Site Layout Plan Drawing 6786-JOD-XX-DR-C-700-001, 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. Eight habitats (according to Fossitt, 2000) were noted in the vicinity of the proposed project area where construction activities will be undertaken, namely FW4: Drain, FW1: River, ED2: Spoil or Bare Ground, BL1: Stone wall, BL3: Artificial Surface, WS1: Scrub/WS2: Immature woodland and BL2: Earth bank. There is no Annex I habitat occurring within the area proposed for works.

A narrow drain (max 0.75m wide) flows through the site in a general northeast to northerly direction. Waters are shallow and the substrate is comprised of fine silt, sand and also gravel/stones in places. Instream flora includes semi-aquatic watercress (*Nasturtium officinale*) which extends upward along adjacent embankments. An order 3 stream, the Danganmore, contours the north-eastern site boundary. This watercourse is approx. 2-2.5m wide with a stony, gravel, rock substrate and was fast-flowing on the day of the site visit in January 2022. Embankments are heavily vegetated with lower vegetation dominated by ivy (*Hedera hibernica*), bramble (*Rubus fruticosus* agg.) and evergreen hart's-tongue ferns (*Asplenium scolopendrium*). The majority of the site on the Eastern side of the drain (noted above) is uneven with mounds of deposited spoil and fill amongst areas of bare ground. The mounds are largely comprised of unconsolidated, waste construction materials both organic and inorganic, reaching up to 4m in height in places. Natural colonisation of areas of spoil that have not been recently disturbed includes grasses, nettle (*Urtica dioica*), dandelion (*Taraxacum* spp.), wild radish (*Raphanus raphanistrum*) and creeping buttercup (*Ranunculus repens*). There is a dry-stone wall in the south west corner of the site approx. 1-1.5m tall. The wall is heavily topped with overhanging grasses and is relatively abundant in lichens. There is a footpath (approx. 1m wide) bordering the southwest boundary of the site which also contours the commencement of the Balla Road. This habitat is characterised by artificial surfaces of tarmac / gravel. It appears that this path is not used regularly as plants have begun to colonise the path, including grasses such as *Poa annua*, also dandelion

(*Taraxacum* spp.), daisy (*Bellis perennis*), pineapple weed (*Matricaria discoidea*) and bittercress (*Cardamine* sp.). There is a cordoned area of Japanese knotweed (*Fallopia japonica*) central and west of the drain on site. This area has been left untouched for some time and can be defined as a scrub area with impenetrable bramble (*Rubus fruticosus* agg.), grasses and Japanese knotweed dominating. There is an earth embankment (approx. 2m high) along the south-eastern site perimeter. The bank is densely covered with western polypody (*Polypody interjectum*).

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 Ballyvary, 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. 23km north, Castlebar approx. 9.5km southwest and Claremorris approx. 21km south.

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 09.02am, March 7th, 2022) (station currently offline) with latest PM₂₅ average of 14.52 µg/m³ and PM₁₀ of 15.83 µg/m³.
2. Castlebar has a current AQIH of 3 ((last uploaded recording at 09.02am, April 7th, 2022) with latest PM₁₀ of 20.54 µg/m³, NO₂ average of 8.21 µg/m³ and O₃ average of 89.39 µg/m³.
3. Claremorris has a current AQIH current of 2 ((last uploaded recording at 08.00am, April 7th, 2022) with latest PM₂₅ average of 4.47 µg/m³ and PM₁₀ of 7.37 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.

Ballyvary is identified as a rural village, Tier 4 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 Ballyvary 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 11 dwelling Units on a site of 0.91 ha (with below threshold parking (25 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 12 residential units, associated landscaping including 25 no. on street parking spaces (Figure 4.1). The houses are a mix of 'two storey', 'apartment' and 'bungalow' style and are limited to a height of approx. 8.1 metres.

The scale, massing, architectural expression and detailing of the proposed scheme has been designed to be in harmony with the existing traditional buildings in the village centre and in the rural locality.

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 Proposed Site layout with boundary treatments (excerpt from Drawing 5002, 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
20142	Construct new dwelling house, domestic garage, sewage treatment unit and percolation system, together with ancillary site development works.	Breandrum, Ballyvary, Co. Mayo	29/06/2020	approx. 988 metres from proposed development
20604	Extension and alterations to an existing national school to include a recreation hall, a new classroom, toilets, hallways and all associated services including parking and traffic management, p12/259 refers.	Ballyvary, Castlebar, Co. Mayo	10/12/2020	approx. 810 metres from the proposed development
20801	Construct domestic garage.	Bridgevilla, Station Road, Laghtavarry Co. Mayo	14/12/2020	approx. 658 metres from the proposed development

The three applications are minor, and waste will be discharged to onsite effluent systems (application 20604 & 20801) or a new effluent treatment system (application 20142).

There were no other planning applications in the area at the time of writing (April 6th, 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.

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.

Ballyvary is identified as a Tier IV Rural Settlement in the new Mayo Development Plan and the proposed housing project is within the new Rural Settlement Consolidation Zone Maps which outlines the permitted building zone. The Tier IV Consolidation Zone aims to consolidate all new construction to the centre of Rural towns and village to maximise the efficacy of the existing Wastewater Treatment Plants, sewer services and all other utilities.

Causeway Geotech 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.

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 6786-JOD-XX-DR-C-700-001: Foul and Storm Site Layout Plan, 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 12 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.

Causeway Geotech 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 western 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.

Ballyvary is a mid-sized rural village situated in the Castlebar and Swinford hinterland of County Mayo which functions as a local service center for its inhabitants and that of the surrounding agricultural hinterland. Ireland West Airport Knock is located about 20km from the town. It has a population of 350 and is located approximately 10km East of Castlebar and 15km west of Swinford. It can be accessed from the N5 and both the N58 Ballina and Balla regional roads. It is served by public transport through the Bus Eireann services.

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. 42 no. people once complete and fully occupied. 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 such as transport links, a primary school, creche, church, shops and a community centre.

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. There will be no significant impact on the local ecology or agricultural practices as a result of this development.

Ballyvary is identified as a Tier IV Rural Settlement in the new Mayo Development Plan and the proposed housing project is within the new Rural Settlement Consolidation Zone Maps which outlines the permitted building zone. The Tier IV Consolidation Zone aims to

consolidate all new construction to the center of Rural towns and village to maximise the efficacy of the existing Wastewater Treatment Plants, sewer services and all other utilities.

Once constructed, the operation phase will provide an important material asset for the area in terms of 12 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, Ballyvary, 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 25 no. on street parking spaces (Figure 4.1). The houses are 'apartment', 'two storey' and 'bungalow' style and are limited to an approximate height of approx. 8.1 metres.

The scale of the proposed development will extend the existing Ballyvary 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, 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

It is proposed to discharge the surface water generated from the development into the adjacent existing land drain located along the northern boundary of the site. The existing land drain currently discharges into Mill Pond located past the south-eastern boundary of the site. The storm water generated from the development will discharge under gravity passing through a bypass separator before entering the proposed attenuation tank. Flow control measures will then be used to maintain greenfield run off flow rates and prevent capacity issues from occurring when discharging into the existing land drain. as indicated on the Proposed Foul and Storm Site Layout Plan, 6786-JOD-XX-DR-C-700-001, 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 upstream of 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 attenuation 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 attenuation 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

As noted, the foul drainage for the entire development will be collected throughout the site in the proposed foul pipe network and will then discharge by gravity to the existing foul network located in L1706 Road at the western boundary of the site where it then discharges to Bellavary WWTP.

Watermain

A 110mm OD PE connection is proposed to be made to the existing water main located in L1706 Road at the western boundary of the site as shown on drawing 6786-JOD-XX-

ZZ-DR-C-700-006, included in Appendix A. A 50mm PE connection will be made to each dwelling/unit.

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 Ballyvary, 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 Ballyvary
- 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.

Causeway Geotech (2022) Ballyvary, Co. Mayo – Ground Investigation

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

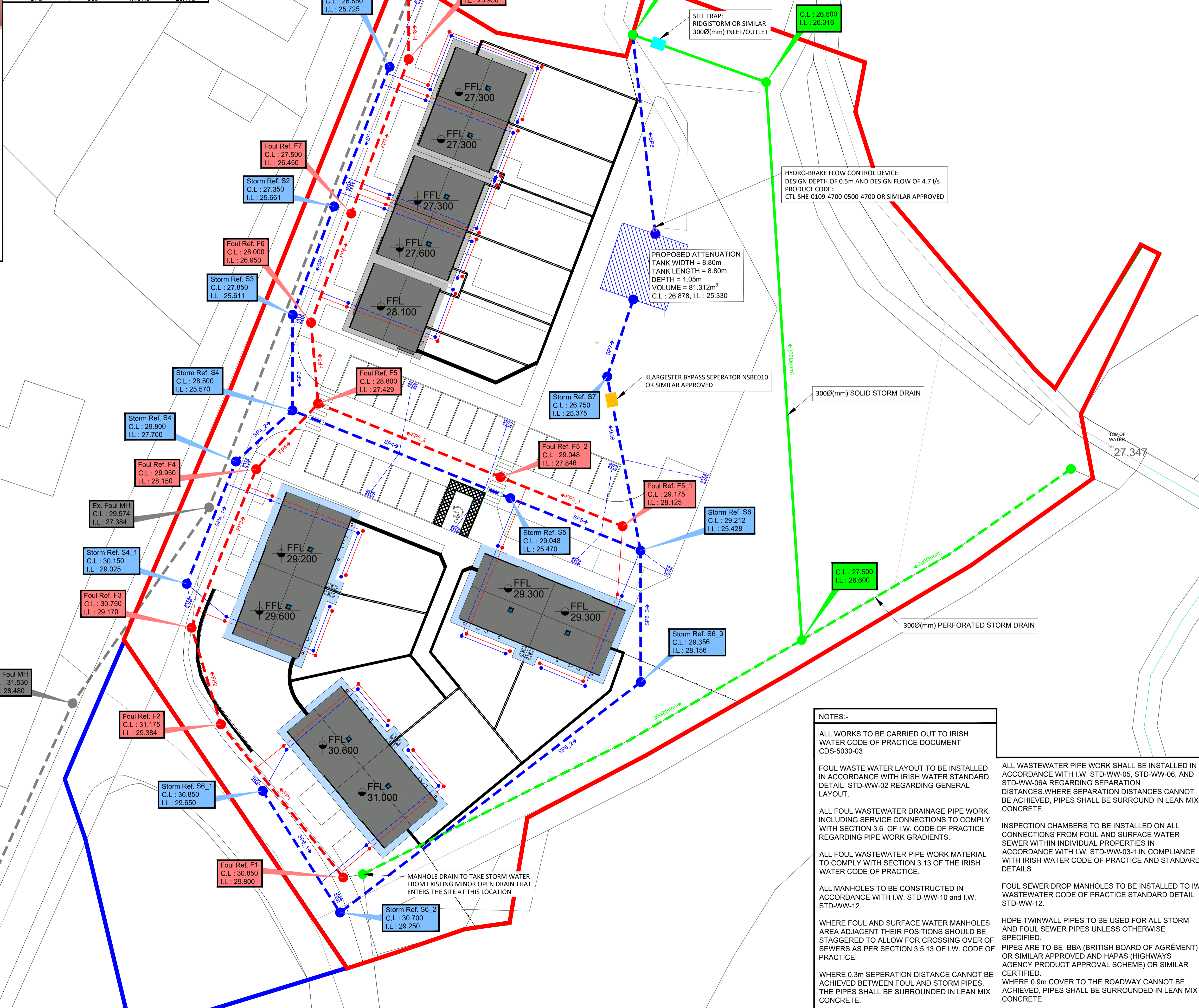
Wastewater Infrastructure Standard Details

Connections and Developer Services
Design and Construction Requirements for Self-Lay Developments
July 2020 (Revision 4)
Document No. CDS-5030-03



NOTE: CONTRACTOR IS TO REFER TO REVISION 4 OF THE IRISH WATER STANDARD DETAILS DATED JULY 2020 FOR WASTEWATER INFRASTRUCTURE DETAILS. THIS BOOKLET HAS BEEN INCLUDED IN PART OF THE CIVIL/STRUCTURAL PACKAGE.

STORM PIPE SCHEDULE				FOUL PIPE SCHEDULE			
PIPE REFERENCE	SIZE Ø (mm)	SLOPE	LENGTH (m)	PIPE REFERENCE	SIZE Ø (mm)	SLOPE	LENGTH (m)
SP1	225	1:298.5	19.107	FP1	150	1:59.9	24.931
SP2	225	1:294.9	14.745	FP2	150	1:60	12.831
SP3	225	1:296.6	12.161	FP3	150	1:59.9	21.750
SP4_1	225	1:47.9	16.760	FP4	150	1:15.9	11.468
SP4_2	225	1:29.8	9.890	FP5_1	150	1:59.9	16.705
SP4	225	1:298.6	29.857	FP5_2	150	1:60	25.016
SP5	300	1:424.6	17.832	FP6	150	1:21.6	10.357
SP6_1	300	1:45.8	18.316	FP7	150	1:29.5	14.760
SP6_2	300	1:44	48.169	FP7	150	1:41.9	20.929
SP6_3	300	1:116	16.706	FP8	150	1:59.9	7.984
SP6	300	1:425	22.523				
SP7	300	1:425.2	19.136				
SP8	300	1:431.8	25.476				



NOTES

GENERAL NOTES:

- FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING.
- ALL DRAWINGS TO BE CHECKED BY THE CONTRACTOR ON SITE.
- ENGINEER/EMPLOYERS REPRESENTATIVE, AS APPROPRIATE, TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES BEFORE ANY WORK COMMENCES.
- THE CONTRACTOR SHALL UNDERTAKE A THOROUGH CHECK FOR THE ACTUAL LOCATION OF ALL SERVICES/UTILITIES, ABOVE AND BELOW GROUND, BEFORE ANY WORK COMMENCES.
- ALL LEVELS SHOWN RELATE TO ORDNANCE SURVEY DATUM AT MALIN HEAD.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS. CONTRACTOR TO VERIFY THE ACCURACY OF THIS PROPOSAL TO THE ENGINEER AND ALLOW FOR MINOR CORRECTIONS AS DEEMED NECESSARY WITH A REASONABLE TIMEFRAME.

LEGEND

SITE BOUNDARY shown thus	---
PROPOSED STORM MANHOLE shown thus	●
PROPOSED STORM WATER NETWORK shown thus	---
PROPOSED FOUL MANHOLE shown thus	●
PROPOSED FOUL NETWORK shown thus	---
PROPOSED SURFACE WATER CONNECTIONS shown thus	---
PROPOSED FOUL WATER CONNECTIONS shown thus	---
PROPOSED ROAD GULLIES shown thus	FCG
EXISTING FOUL MANHOLE shown thus	●
EXISTING FOUL NETWORK shown thus	---
300mm PROPOSED PERFORATED STORM DRAIN shown thus	---
300mm PROPOSED SOLID STORM DRAIN shown thus	---

Site Area:-
9,900 m², 2.44 Acres, 0.99 Hectares
ITM Co-Ordinates of site:-
524360, 794418
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OS Sheet No. 1908

D.02	Issued for Discussion	AP	MF	26.05.22
D.01	Issued for Discussion	AP	MF	20.05.22
rev.	modifications	by	chkd	date

Layout Ref.:
file: P:\Jod-jobs\6786 Ballyvary Housing\700 Drawings\703 Planning\01 WIP\6786-JOD-XX-ZZ-DR-C-700-001-003 Foul & Storm Site Layout Plan.dwg

client Comhairle Contae Mhaigh Eo Mayo County Council

project
PROPOSED HOUSING AT BALLYVARY, CO. MAYO.

stage
DRAFT

title
FOUL & STORM SITE LAYOUT PLAN

scale
1:250 @ A1

surveyed	drawn	checked	date
JOD	AP	MF	May 2022

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drawing no. **6786-JOD-XX-ZZ-DR-C-700-001** revision **D.02**

NOTES:-

ALL WORKS TO BE CARRIED OUT TO IRISH WATER CODE OF PRACTICE DOCUMENT CDS-5030-03

FOUL WASTE WATER LAYOUT TO BE INSTALLED IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-WW-02 REGARDING GENERAL LAYOUT.

ALL FOUL WASTEWATER DRAINAGE PIPE WORK, INCLUDING SERVICE CONNECTIONS TO COMPLY WITH SECTION 3.6 OF I.W. CODE OF PRACTICE REGARDING PIPE WORK GRADIENTS.

ALL FOUL WASTEWATER PIPE WORK MATERIAL TO COMPLY WITH SECTION 3.13 OF THE IRISH WATER CODE OF PRACTICE.

ALL MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH I.W. STD-WW-10 and I.W. STD-WW-12.

WHERE FOUL AND SURFACE WATER MANHOLES AREA ADJACENT THEIR POSITIONS SHOULD BE STAGGERED TO ALLOW FOR CROSSING OVER OF SEWERS AS PER SECTION 3.5.13 OF I.W. CODE OF PRACTICE.

WHERE 0.3m SEPERATION DISTANCE CANNOT BE ACHIEVED BETWEEN FOUL AND STORM PIPES, THE PIPES SHALL BE SURROUNDED IN LEAN MIX CONCRETE.

ALL WASTEWATER PIPE WORK SHALL BE INSTALLED IN ACCORDANCE WITH I.W. STD-WW-05, STD-WW-06, AND STD-WW-06A REGARDING SEPERATION DISTANCES WHERE SEPERATION DISTANCES CANNOT BE ACHIEVED, PIPES SHALL BE SURROUND IN LEAN MIX CONCRETE.

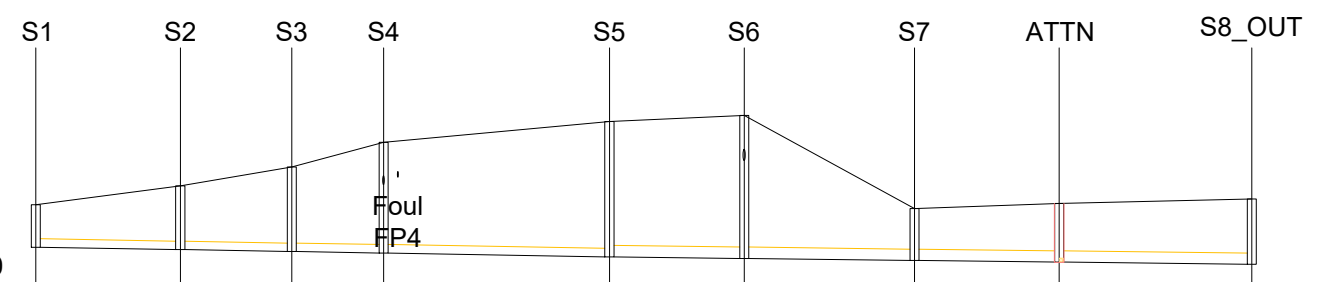
INSPECTION CHAMBERS TO BE INSTALLED ON ALL CONNECTIONS FROM FOUL AND SURFACE WATER SEWER WITHIN INDIVIDUAL PROPERTIES IN ACCORDANCE WITH I.W. STD-WW-03-1 IN COMPLIANCE WITH IRISH WATER CODE OF PRACTICE AND STANDARD DETAILS

FOUL SEWER DROP MANHOLES TO BE INSTALLED TO IW WASTEWATER CODE OF PRACTICE STANDARD DETAIL STD-WW-12.

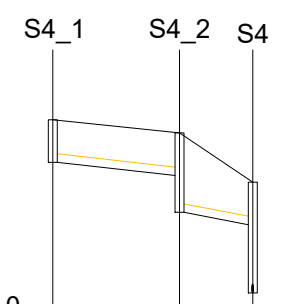
HDPE TWINWALL PIPES TO BE USED FOR ALL STORM AND FOUL SEWER PIPES UNLESS OTHERWISE SPECIFIED.

PIPES ARE TO BE BBA (BRITISH BOARD OF AGREMENT) OR SIMILAR APPROVED AND HAPAS (HIGHWAYS AGENCY PRODUCT APPROVAL SCHEME) OR SIMILAR CERTIFIED.

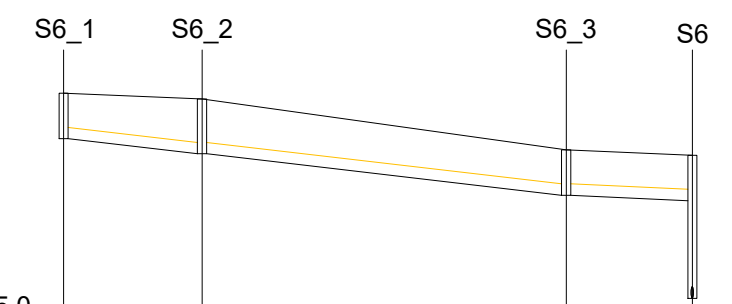
WHERE 0.9m COVER TO THE ROADWAY CANNOT BE ACHIEVED, PIPES SHALL BE SURROUNDED IN LEAN MIX CONCRETE.



Link Name	SP1	SP2	SP3	SP4	SP5	SP6	SP7	SP8
Section Type	225mm	225mm	225mm	225mm	300mm	300mm	300mm	300mm
Slope	1:298.5	1:294.9	1:296.6	1:298.6	1:424.6	1:425.0	1:425.2	1:431.8
Cover Level	26.850	27.350	27.850	28.500	29.048	29.212	26.750	26.878
Invert Level	25.725	25.661	25.611	25.570	25.470	25.428	25.375	25.330
Length	19.107	14.745	12.161	29.857	17.832	22.523	19.136	25.476



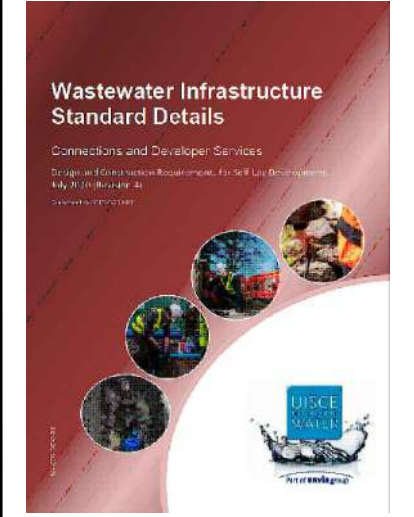
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Section Type	225mm	225mm
Slope	1:47.9	1:29.8
Cover Level	30.150	29.800
Invert Level	29.025	28.675
Length	16.760	9.690



Link Name	SP6_1	SP6_2	SP6_3
Section Type	300mm	300mm	300mm
Slope	1:45.8	1:44.0	1:116.0
Cover Level	30.850	30.700	29.356
Invert Level	29.650	29.250	28.156
Length	18.316	48.169	16.706

NOTES

- GENERAL NOTES:
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NOTE: CONTRACTOR IS TO REFER TO REVISION 4 OF THE IRISH WATER STANDARD DETAILS DATED JULY 2020 FOR WASTEWATER INFRASTRUCTURE DETAILS.

rev.	modifications	by	chkd	date
D.02	Issued for Discussion	AP	MF	26.05.22
D.01	Issued for Discussion	AP	MF	20.05.22

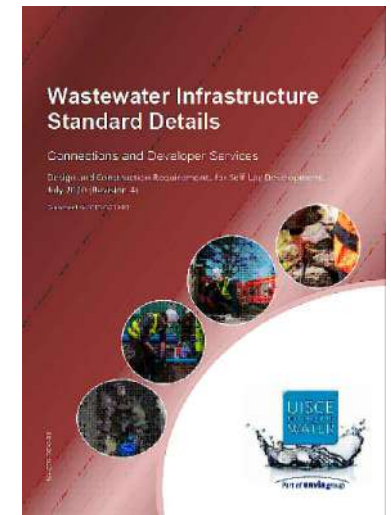
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project	PROPOSED HOUSING AT BALLYVARY, CO. MAYO.		
stage	DRAFT		
title	PROPOSED STORM SEWER SECTIONS		
scale	HORIZ: 1:1000, VERT: 1:200 @ A3		
surveyed	drawn	checked	date
	AP	MF	May 2022

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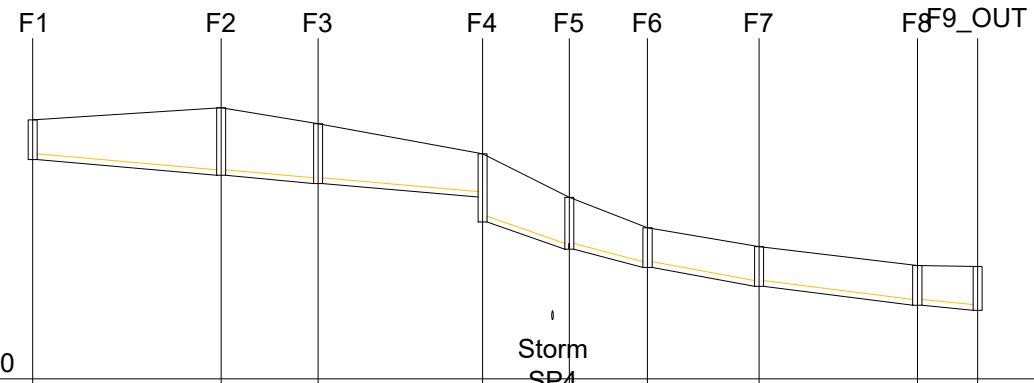
drawing no.	6786-JOD-XX-ZZ-DR-C-700-002	revision	D.02
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NOTES

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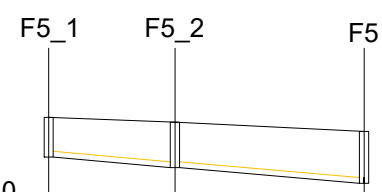


NOTE: CONTRACTOR IS TO REFER TO REVISION 4 OF THE IRISH WATER STANDARD DETAILS DATED JULY 2020 FOR WASTEWATER INFRASTRUCTURE DETAILS.



Vert exaggeration = 5.0
Datum = 24.0

Link Name	FP1	FP2	FP3	FP4	FP5	FP6	FP7	FP8
Section Type	150mm	150mm	150mm	150mm	150mm	150mm	150mm	150mm
Slope	1:59.9	1:60.0	1:59.9	1:15.9	1:21.6	1:29.5	1:41.9	1:59.9
Cover Level	30.850	31.175	30.750	29.950	28.800	28.000	27.500	27.000
Invert Level	29.800	29.384	29.170	28.807	27.429	26.950	26.450	25.950
Length	24.931	12.831	21.750	11.468	10.357	14.760	20.929	7.964



Vert exaggeration = 5.0
Datum = 26.0

Link Name	FP5_1	FP5_2
Section Type	150mm	150mm
Slope	1:59.9	1:60.0
Cover Level	29.175	29.048
Invert Level	28.125	27.846
Length	16.705	25.016

D.02	Issued for Discussion	AP	MF	26.05.22
D.01	Issued for Discussion	AP	MF	20.05.22
rev.	modifications	by	chkd	date
Layout Ref.:				
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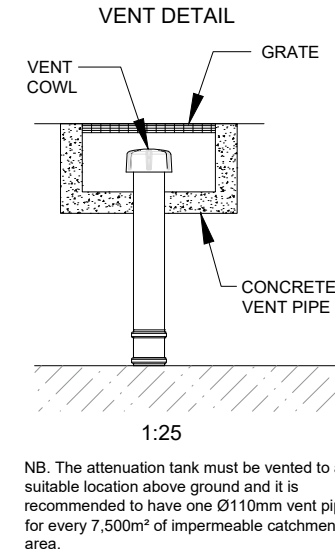
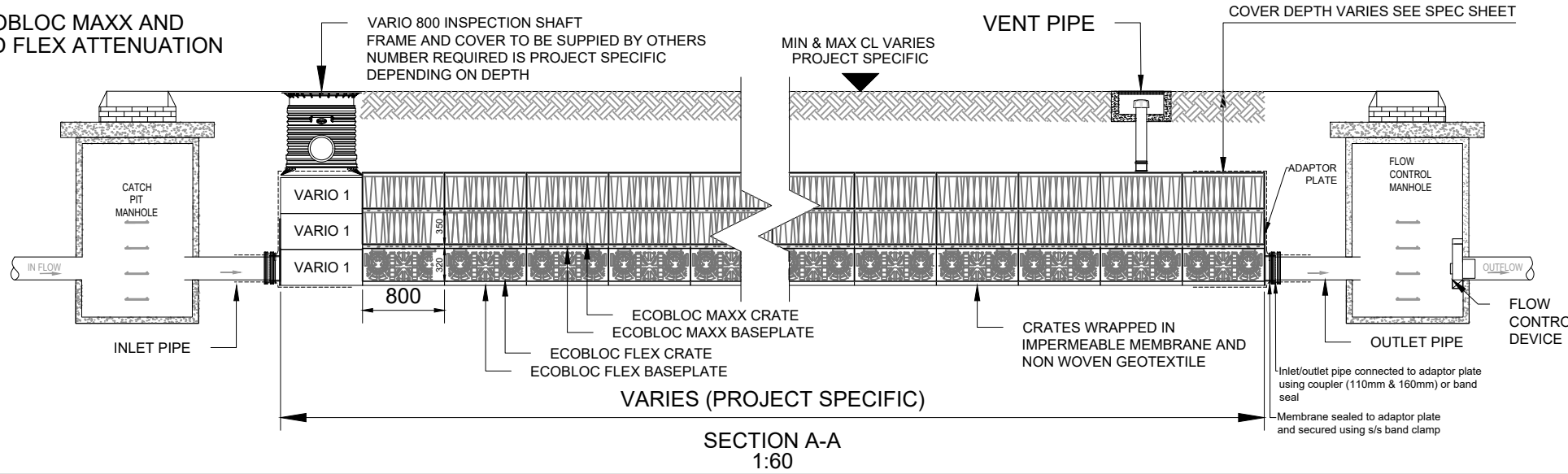
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project	PROPOSED HOUSING AT BALLYVARY, CO. MAYO.		
stage	DRAFT		
title	PROPOSED FOUL SEWER SECTIONS		
scale	HORIZ: 1:1000, VERT: 1:200 @ A3		
surveyed	drawn	checked	date
	AP	MF	May 2022

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drawing no.	6786-JOD-XX-ZZ-DR-C-700-003	revision	D.02
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ECOBLOC MAXX AND FLEX ATTENUATION



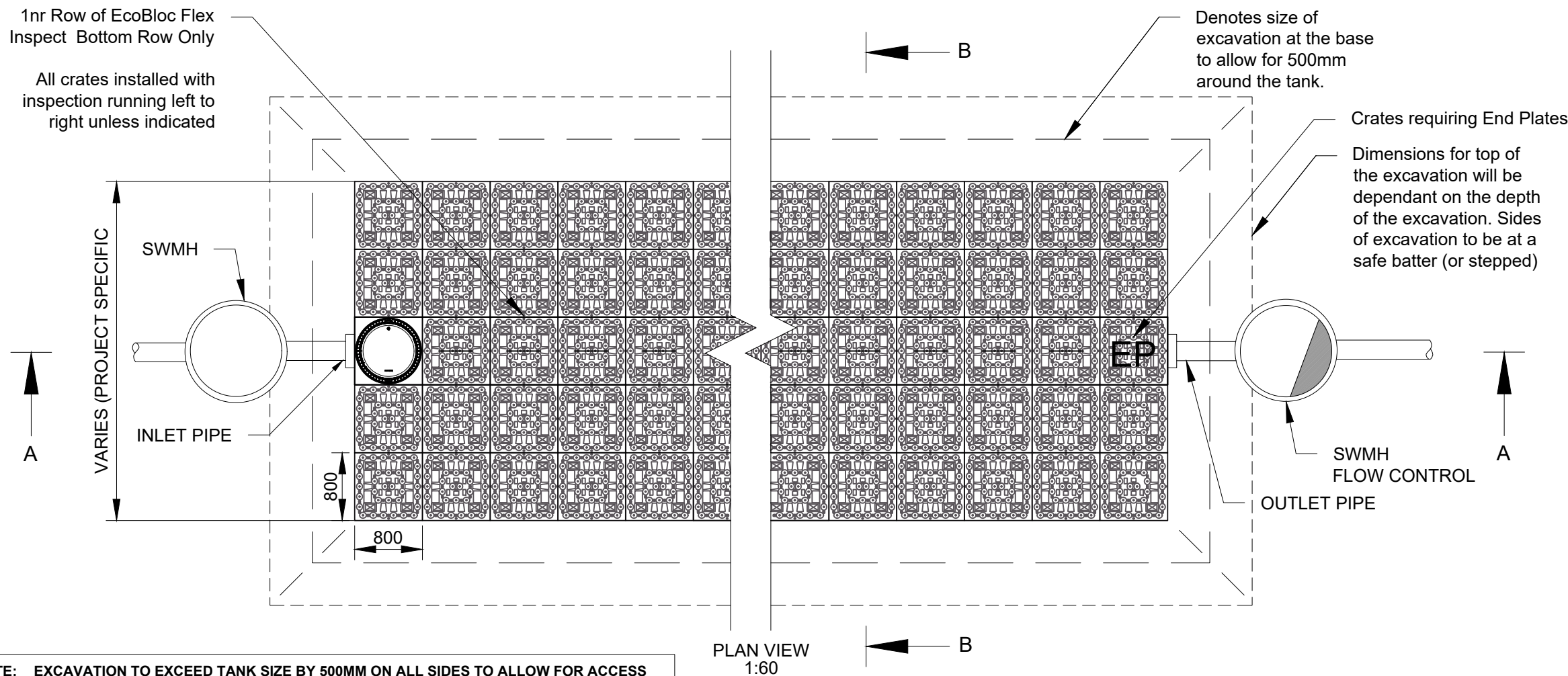
DO NOT SCALE - IF IN DOUBT ASK

NOTES:-

- All dimensions in mm, unless otherwise stated.
- All dimensions are nominal and may vary within manufacturing tolerances.
- All site temporary enabling works by others.
- Graf products to be installed in strict accordance with Graf recommendations.
- This drawing is intended for guidance only. Confirmation of the suitability for a particular project should be sought from the consulting engineers prior to final design or commencement of any construction works.

1nr Row of EcoBloc Flex Inspect Bottom Row Only

All crates installed with inspection running left to right unless indicated

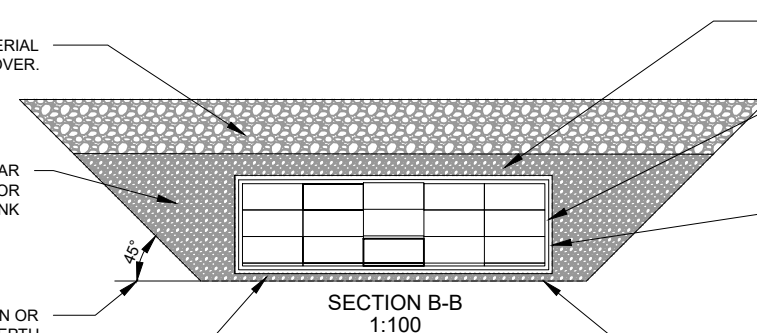


NOTE: EXCAVATION TO EXCEED TANK SIZE BY 500MM ON ALL SIDES TO ALLOW FOR ACCESS

BACKFILL UP TO FINISHED GROUND LEVEL USING SUITABLE MATERIAL AS REQUIRED FOR FINISHED COVER.

MIN 500mm OF 8 TO 16mm SINGLE SIZED NON-ANGULAR STONE AROUND SIDES OF TANK TO BE COMPLETED PRIOR TO ANY FILL MATERIAL BEING PLACED ON TOP OF TANK

ANGLE TO SUIT SAFE EXCAVATION OR SURROUNDING GROUND AND DEPTH
BASE LAYER TO BE 8 TO 16mm SINGLE SIZED NON-ANGULAR STONE MIN DEPTH 80mm



LAYER IMMEDIATELY ABOVE TANK TO BE 10 TO 16mm SINGLE SIZED NON-ANGULAR STONE MIN 100mm BEFORE BACKFILLING AS PER FINISHED GROUND COVER

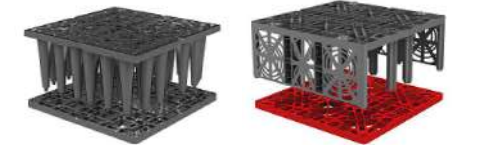
INNER LAYER TO BE 1MM THICK EXCELINER LDPE IMPERMEABLE MEMBRANE. SHEET WIDTHS OF 5.8M AND SUPPLIED IN LENGTHS TO SUIT INSTALLATION. ALL JOINTS TO BE WEDGE WELDED TO FORM A WATERTIGHT SEAL.

OUTER LAYER TO BE 300g/m² (SNW40) NON-WOVEN GEOTEXTILE. INSTALLED WITH A MIN. OVERLAP OF 300mm

UNDISTURBED EARTH BASE OF EXCAVATION. EXCAVATED AREA TO BE SMOOTH, FIRM AND LEVEL, FREE FROM LUMPS AND DEBRIS AND SUITABLE TO CARRY ANTICIPATED LOADS.

ECOBLOC MAXX

	Crate	Baseplate
Dimensions (mm)	800 x 800 x 350	800 x 800 x 40
Gross Volume (m3)	0.225m ³	0.025m ³
Net Volume (m3)	0.217m ³	0.020m ³
Material	Polypropylene	Polypropylene
Weight	9kg	4kg
Void Ratio	>96% depending on number of layers	
Inspectable	Yes, when combined with EcoBloc Flex	



rev.	modifications	by	chkd	date
D.01	Issued for Discussion		AP MF	20.05.22

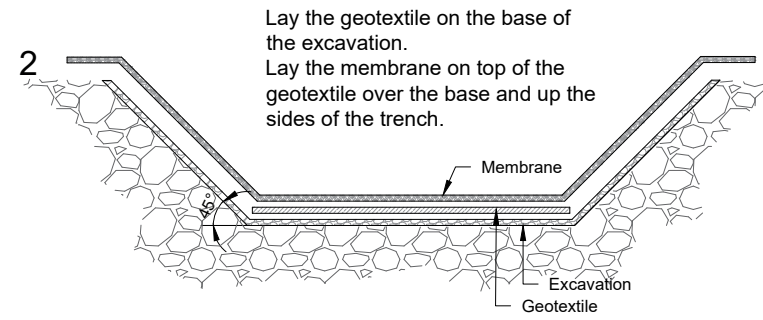
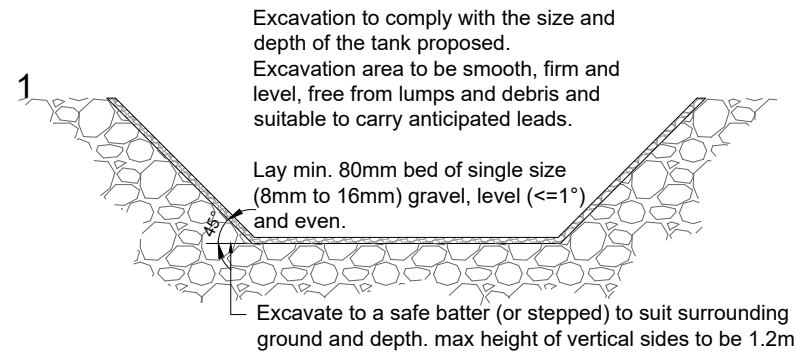
client	MAYO COUNTY COUNCIL
project	PROPOSED HOUSING AT BALLYVARY, CO. MAYO.
stage	DRAFT

title ATTENUATION TANK - GRAF ECOBLOC MAXX - SHEET 1			
scale AS SHOWN @ A3			
surveyed	drawn	checked	date
--	AP	MF	May 2022

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drawing no.	6786-JOD-XX-ZZ-DR-C-700-004	revision	D.01
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Geomembrane:
1mm Thick LLDPE Geomembrane with a density of at least 0.939g/m².

Geotextile:
300g/m² Non-woven, needle punched geotextile

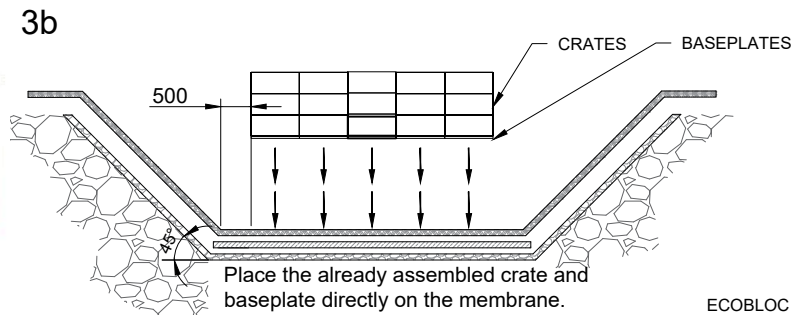
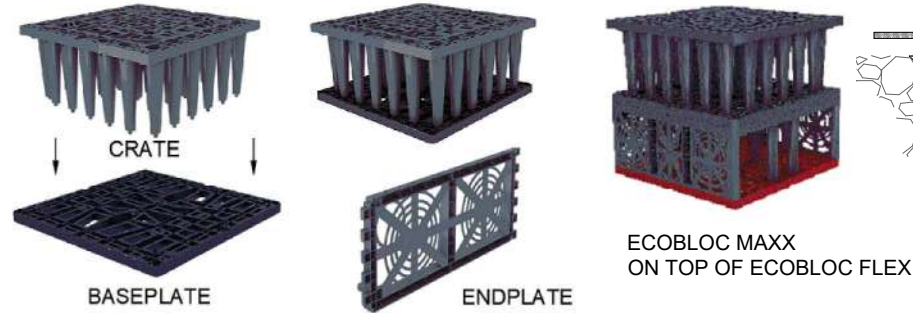
Geomembranes and Geotextiles with characteristics less than those specified are unlikely to be suitable and are therefore not recommended for use with Graf UK systems for this application

DO NOT SCALE - IF IN DOUBT ASK

INSTALLATION METHOD:-

1. a) Excavate the trench with a safe batter (or stepped) ensuring the footprint allows for sufficient space between tank and the sides. (minimum 500mm around all sides of the tank).
b) Mark out the position of the tank including inlets and outlets.
c) Lay min. 80mm of single sized non angular stone (8 to 16mm) as a base for the tank. This can be laid to a maximum fall of 1°.
d) The membrane and geotextile used must meet the specification stated on the drawing.
2. a) Lay the Geotextile over the base the excavation, overlapping any joins by a minimum of 300mm
b) Lay the Membrane on top of the Geotextile over the base and up the sides of the trench.
c) Membrane must be joined by thermal fusion heated wedge welding. It is recommended that the Dual Seam method is used as this generates an unwelded channel which can be pressured with air to check the integrity of the weld.
d) Assemble EcoBloc Maxx Crate and Baseplate, position leg ends into corresponding holes in the Baseplate. The crate will only fit in the correct orientation. Push down firmly to ensure Crate is located correctly. Assemble the row of EcoBloc Flex Crate with baseplates where inspection run is required. If a Vario shaft is to be included within the tank make sure the Vario Shaft base is in position located (Vario Shaft bases do not require a crate baseplates).
e) Install already assembled Crates and Baseplates onto the membrane until the first layer is complete. Insert retaining clips into each adjacent Crate.
f) Check and make sure the Row of EcoBloc Flex Crates are in the correct located position where inspection run is required.
g) To install the next layer of Crates remove from the stack and turn 90° and position directly above the Crate below. Push down firmly to ensure Crate is located correctly.
NOTE: You will need to place an additional row of EcoBloc Maxx Baseplates directly on top of the EcoBloc Flex crates **only**. No more base plates are required.
h) Continue until all Crates have been installed, ensuring clips are used to secure each Crate.
i) Fit Endplates to the sides of each Crate by positioning the bottom in place then pushing firmly on the top section to locate into place.
3. a) Fix adaptor plates to the sides of the crates in the required position for the inlet and outlet pipes.
b) Cut a hole in the Membrane and pull over the adaptor plate sealing the membrane around the spigot of the adaptor plate.
c) Pull Membrane up around the sides and fully wrap the crates, securing the lid in place by heated wedge welding to the side panels.
d) Cover top and sides with the Geotextile covering the entire tank to protect the Membrane.
e) Install vent pipe connection into the top of the tank at a suitable location.
f) Backfill around the tank and for 100mm above with non-angular stone. Backfill to finished ground level with suitable material in layers.
g) Connect inlet/outlet pipes using appropriate bandseals.
h) In order to prevent silt from entering the tank it is recommended that silt traps or catchpit manholes are installed upstream of any inlet. These should be regularly maintained to avoid the buildup of any silt.

3a Assemble Baseplate and Ecobloc Maxx crate as shown below.

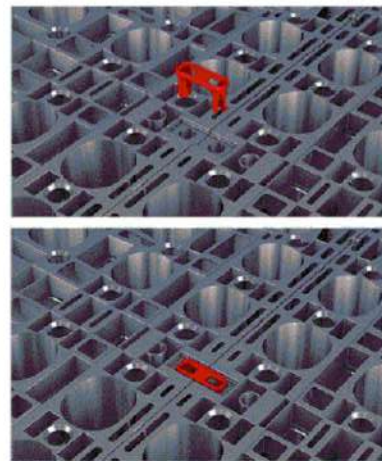


Mixed crates to be constructed as labeled below

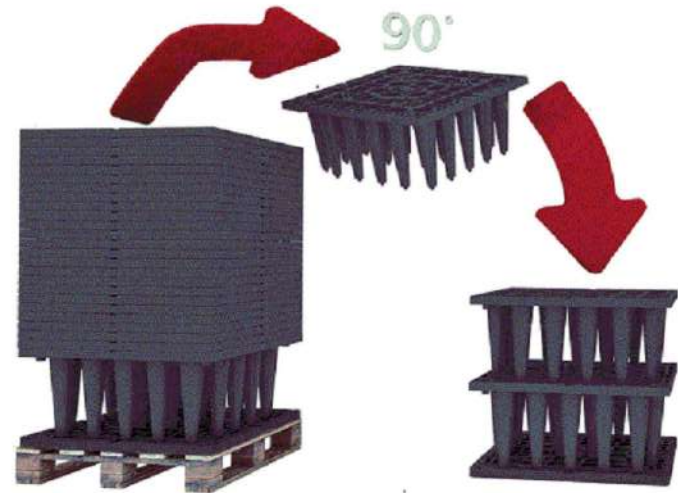
MAXX	MAXX	MAXX	MAXX	MAXX
MAXX	MAXX	MAXX	MAXX	MAXX
MAXX	MAXX	FLEX	MAXX	MAXX

ECOBLOC MAXX CRATE
ECOBLOC MAXX BASEPLATE
ECOBLOC FLEX CRATE
ECOBLOC FLEX BASEPLATE

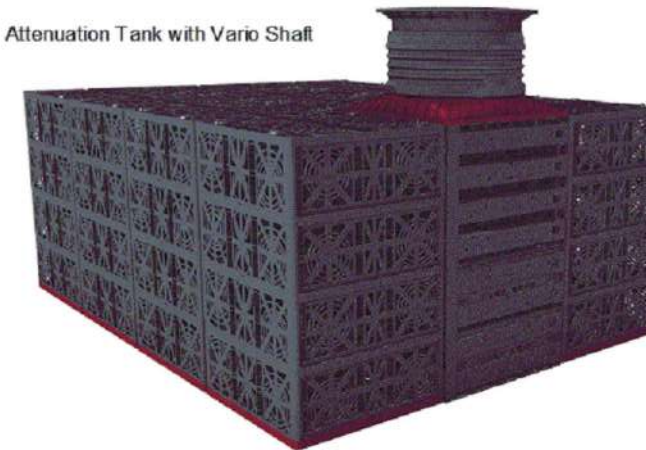
Remove a crate from the stack, rotate it 90° and place on top of the previously placed crate ensuring the connector clips are clipped locking the crates together.



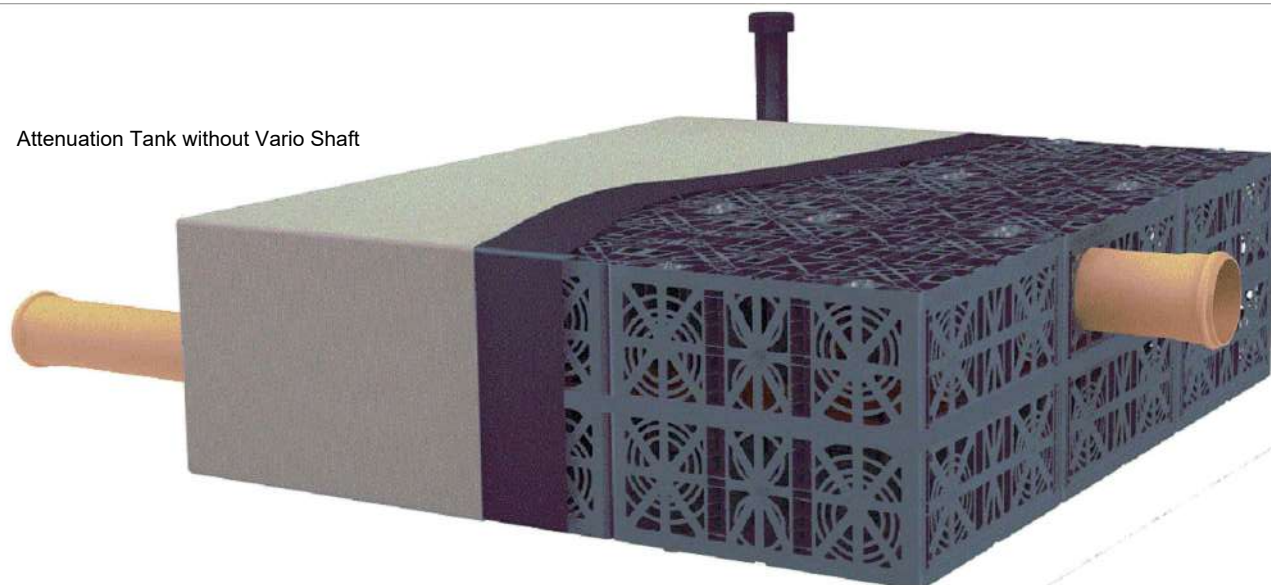
Connector clips are Red for illustration purposes only and are Grey in colour



Attenuation Tank with Vario Shaft

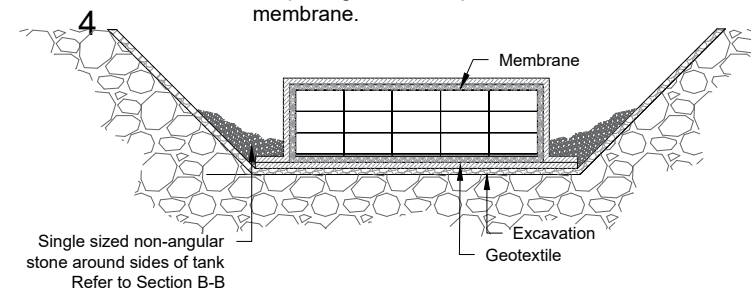


Attenuation Tank without Vario Shaft



Endplates are then clipped to the tank where required.

Wrap the crates with the geomembrane ensuring it is heat welded/sealed then wrap the geotextile to protect the membrane.



D.01	Issued for Discussion	AP	MF	20.05.22
rev.	modifications	by	chkd	date

file P:\jod-jobs\6786 Ballyvary Housing\700 Drawings\703 Planning\01 WIP\6786-JOD-XX-ZZ-DR-C-700-004-006 Atten Tank Detail.dwg

client MAYO COUNTY COUNCIL

project PROPOSED HOUSING AT BALLYVARY, CO. MAYO.

stage DRAFT

title ATTENUATION TANK - GRAF ECOBLOC MAXX - SHEET 2

scale AS SHOWN @ A3

surveyed	drawn	checked	date
--	AP	MF	May 2022

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drawing no.	revision
6786-JOD-XX-ZZ-DR-C-700-005	D.01

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DO NOT SCALE - IF IN DOUBT ASK

Notice: This drawing is issued only as a guideline and is an estimate of the materials required to construct the drainage system, it should not be used for construction purposes.
 Graf Ireland Ltd makes no warranty or guarantee in relation to the suitability of any of the layout details shown on this drawing in relation to a particular scheme.

NOTES:-

1. All dimensions in mm, unless otherwise stated.
2. All dimensions are nominal and may vary within manufacturing tolerances.
3. All site temporary enabling works by others.
4. Graf products to be installed in strict accordance with Graf recommendations.
5. This drawing is intended for guidance only. Confirmation of the suitability for a particular project should be sought from the consulting engineers prior to final design or commencement of any construction works.

VARIO 800 TYPE 1

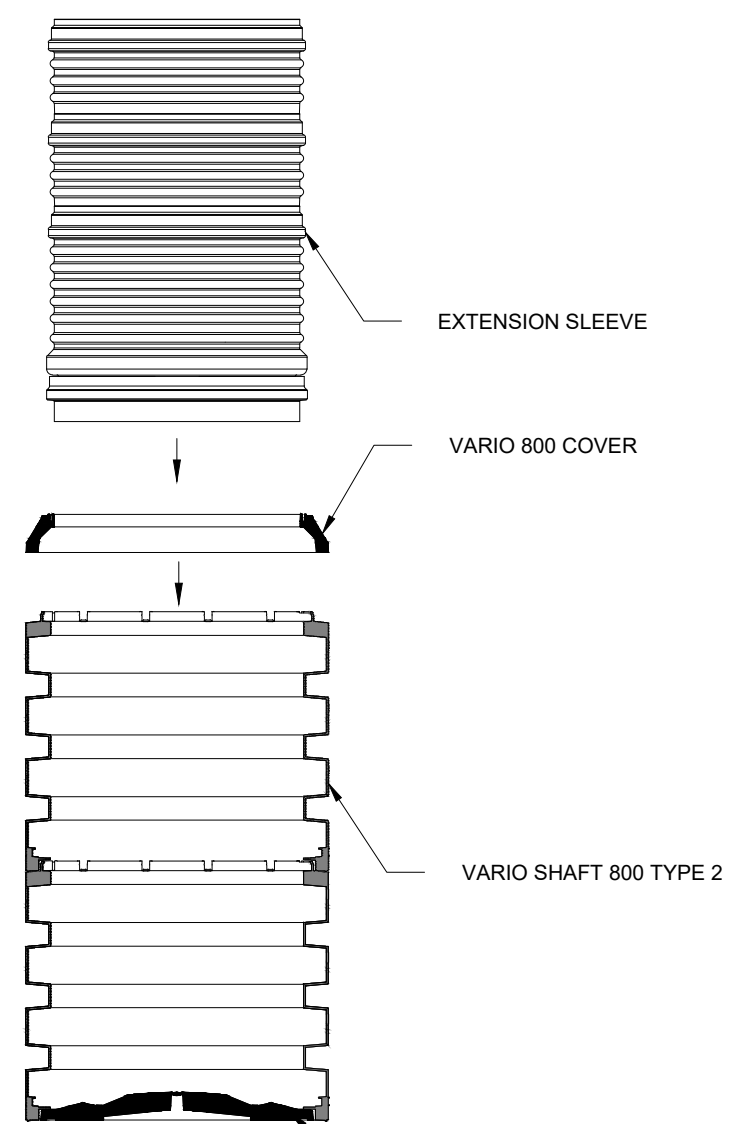
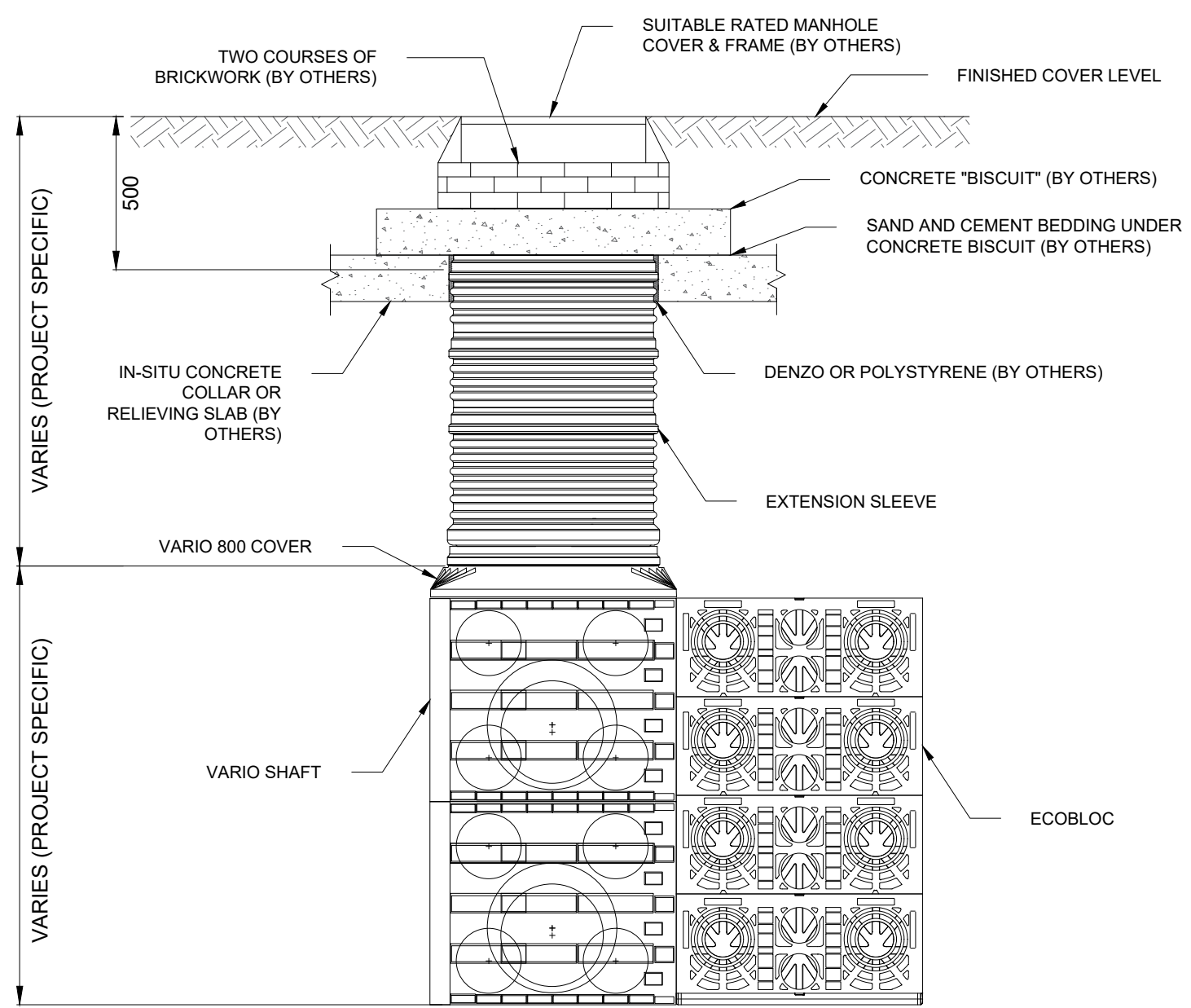
Dimensions (mm) 800 x 800 x 355
 Weight 14kg
 Volume 230 (litres)

VARIO 800 TYPE 2

Dimensions (mm) 800 x 800 x 660
 Weight 24kg
 Volume 420 (litres)

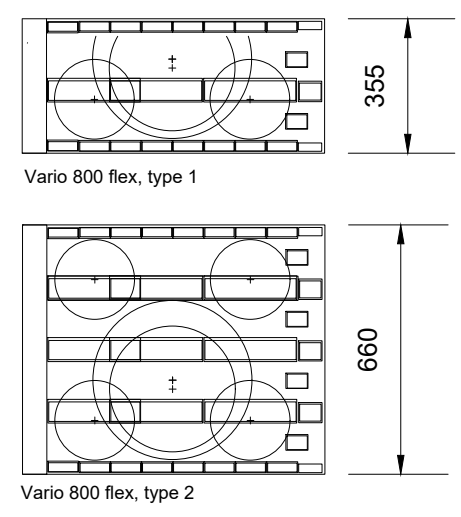
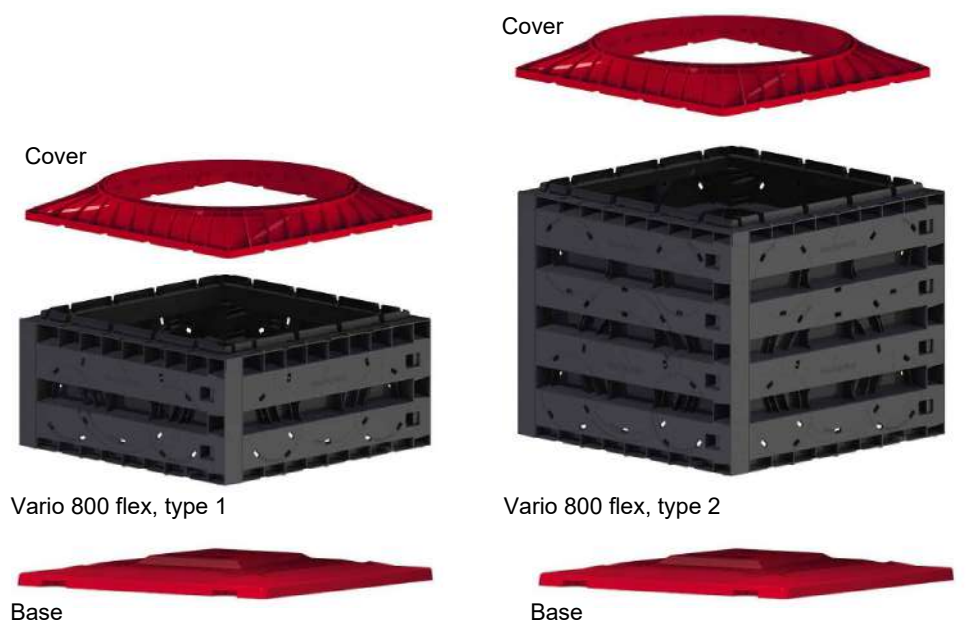
VARIO 800 BASE/COVER SET

Dimensions (mm) 800 x 800 x 100
 Weight 11kg



EXTERNAL VIEW

INTERNAL VIEW



Vario 800 are modular and are easily assembled in a push fit manner.

D.01	Issued for Discussion	AP	MF	20.05.22
rev.	modifications	by	chkd	date

file P:\jod-jobs\6786 Ballyvary Housing\700 Drawings\703 Planning\01 WIP\6786-JOD-XX-ZZ-DR-C-700-004-006 Atten Tank Detail.dwg

client MAYO COUNTY COUNCIL

project PROPOSED HOUSING AT BALLYVARY, CO. MAYO.

stage DRAFT

title ATTENUATION TANK - GRAF VARIO SHAFT - SHEET 3

scale AS SHOWN @ A3

surveyed	drawn	checked	date
--	AP	MF	May 2022

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drawing no.	revision
6786-JOD-XX-ZZ-DR-C-700-006	D.01

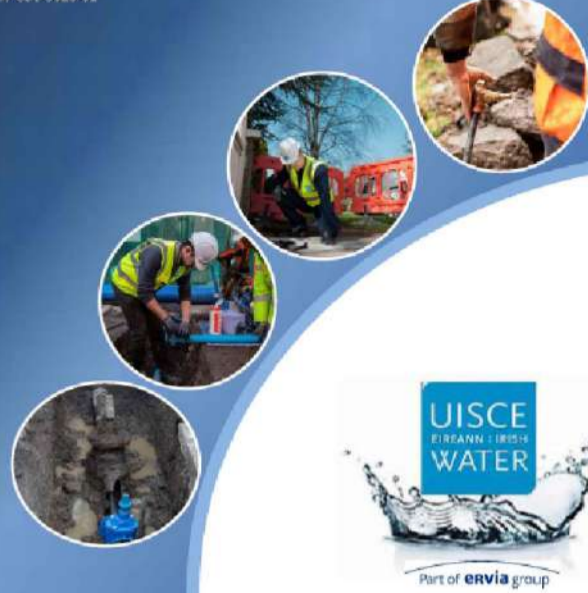
Water Infrastructure Standard Details

Connections and Developer Services

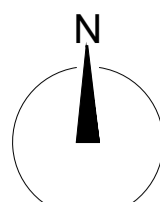
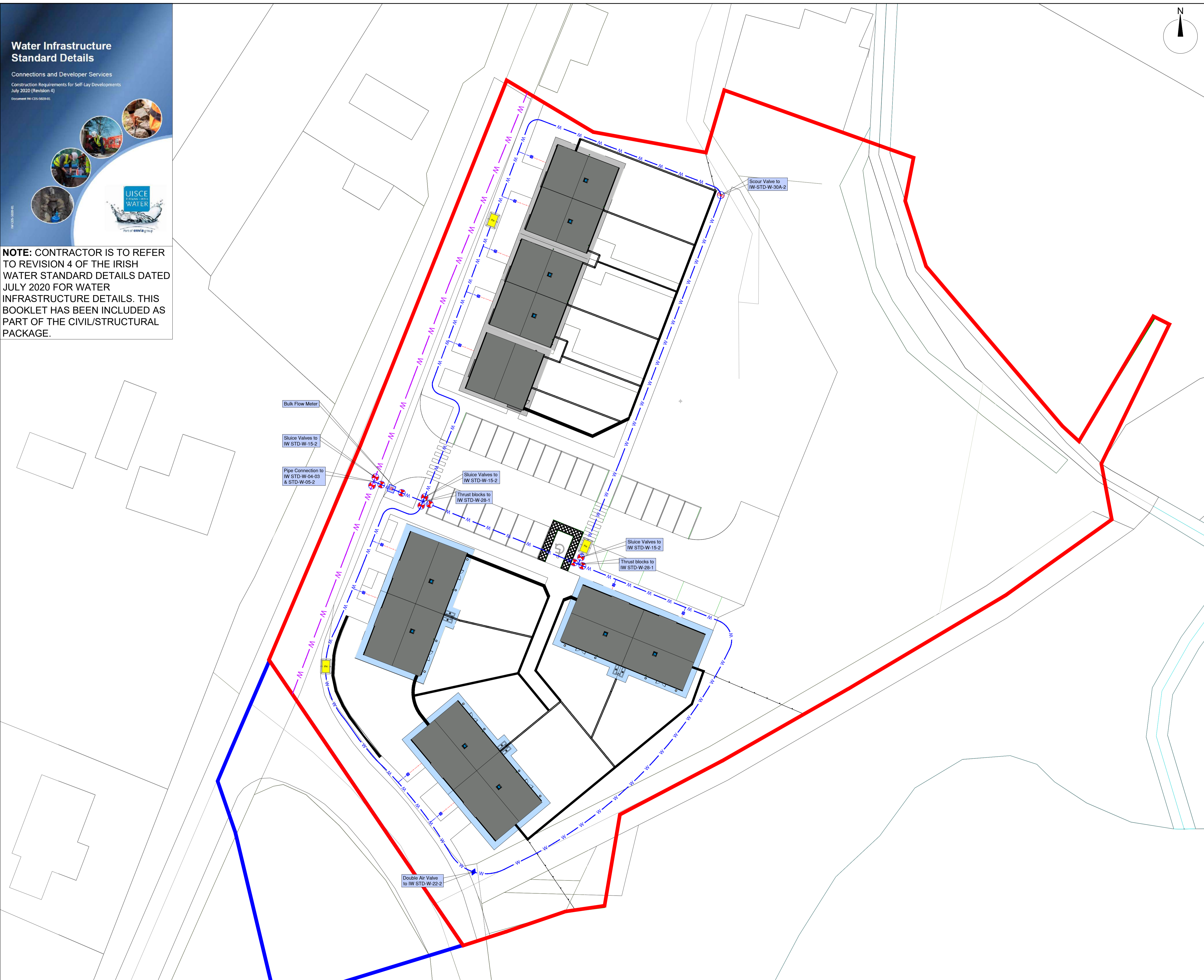
Construction Requirements for Self-Lay Developments

July 2020 (Revision 4)

Document No. CIS-560201



NOTE: CONTRACTOR IS TO REFER TO REVISION 4 OF THE IRISH WATER STANDARD DETAILS DATED JULY 2020 FOR WATER INFRASTRUCTURE DETAILS. THIS BOOKLET HAS BEEN INCLUDED AS PART OF THE CIVIL/STRUCTURAL PACKAGE.



NOTES

- GENERAL NOTES:**
- FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING.
 - ALL DRAWINGS TO BE CHECKED BY THE CONTRACTOR ON SITE.
 - ENGINEER/EMPLOYERS REPRESENTATIVE, AS APPROPRIATE, TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES BEFORE ANY WORK COMMENCES.
 - THE CONTRACTOR SHALL UNDERTAKE A THOROUGH CHECK FOR THE ACTUAL LOCATION OF ALL SERVICES/UTILITIES, ABOVE AND BELOW GROUND, BEFORE ANY WORK COMMENCES.
 - ALL LEVELS SHOWN RELATE TO ORDNANCE SURVEY DATUM AT MALIN HEAD.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS. CONTRACTOR TO VERIFY THE ACCURACY OF THIS PROPOSAL TO THE ENGINEER AND ALLOW FOR MINOR CORRECTIONS AS DEEMED NECESSARY WITH A REASONABLE TIMEFRAME.

LEGEND

- SITE BOUNDARY** shown thus
- WATERMAIN SUPPLY** Ø 110mm OUTSIDE DIAMETER PE100 JDR1. PIPE MATERIAL SHALL BE IN COMPLIANCE WITH IRISH WATER SECTION 3.9 OF THE CODE OF PRACTICE.
- PROPOSED WATER SUPPLY CONNECTION WITH BOUNDARY BOX TO I.W. STD-W-03** shown thus
- FIRE HYDRANT** TO I.W. STD-W-18/19 shown thus (3 No. Hyd)
- SLUICE VALVE** TO I.W. STD-W-15-2 shown thus (10 No. SV's)
- SCOUR VALVE** TO I.W. STD-W-30A-2 shown thus (1 No. SC.v's)
- BULK FLOW METER**
To Incl. Kiosk to STD-W-36 AND METER CHAMBER TO STD-W-26 shown thus
- EXISTING WATERMAIN**

Site Area:-
9,900 m², 2.44 Acres, 0.99 Hectares
ITM Co-Ordinates of site:-
524360, 794418
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OS Sheet No. 1908

D.01	Issued for Discussion	AP	MF	20.05.22
rev.	modifications	by	chkd	date
Layout Ref.:				
file	P:\Jod-jobs\6786 Ballyvary Housing\700 Drawings\703 Planning\01 WIP\6786-JOD-XX-ZZ-DR-C-700-006 Watermain Site Layout Plan.dwg			

client Comhairle Contae Mhaigh Eo
Mayo County Council

project
PROPOSED HOUSING AT BALLYVARY,
CO. MAYO.

stage
DRAFT

title
WATERMAIN SITE LAYOUT PLAN

scale
1:250 @ A1

surveyed	drawn	checked	date
JOD	AP	MF	May 2022

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drawing no.	revision
6786-JOD-XX-ZZ-DR-C-700-007	D.01



NOTES

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5. ALL LEVELS SHOWN RELATE TO ORDNANCE SURVEY DATUM AT MALIN HEAD.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS. CONTRACTOR TO VERIFY THE ACCURACY OF THIS PROPOSAL TO THE ENGINEER AND ALLOW FOR MINOR CORRECTIONS AS DEEMED NECESSARY WITH A REASONABLE TIMEFRAME.

LEGEND

STOP SIGN shown thus	
SIGN AND POST shown thus	
PRIORITY CONTROLLED JUNCTION REFER TO TSM FIG 7.35.	
PROPOSED ROADWAY - REFER TO DRAWING 6795-JOD-009 FOR ROAD BUILD UP DETAIL	
PROPOSED FOOTPATH shown thus	
PROPOSED PARKING shown thus	
PROPOSED LANDSCAPING shown thus	
PRECAST DROP KERBING shown thus	
PROPOSED ROAD GULLY shown thus	
EXISTING SPOT LEVEL shown thus	
PROPOSED ROAD LEVEL shown thus	

Site Area:-
9,900 m², 2.44 Acres, 0.99 Hectares
ITM Co-Ordinates of site:-
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OS Sheet No. 1908

D.01	Issued for Discussion	AP	MF	20.05.22
rev.	modifications	by	chkd	date
Layout Ref.:				
file	P:\Jod-jobs\6786 Ballyvary Housing\700 Drawings\703 Planning\01 WPI\6786-JOD-XX-ZZ-DR-C-700-008 Road Layout Plan.dwg			

client Comhairle Contae Mhaigh Eo
Mayo County Council

project
PROPOSED HOUSING AT BALLYVARY,
CO. MAYO.

stage
DRAFT

title
ROAD LAYOUT PLAN

scale
1:250 @ A1

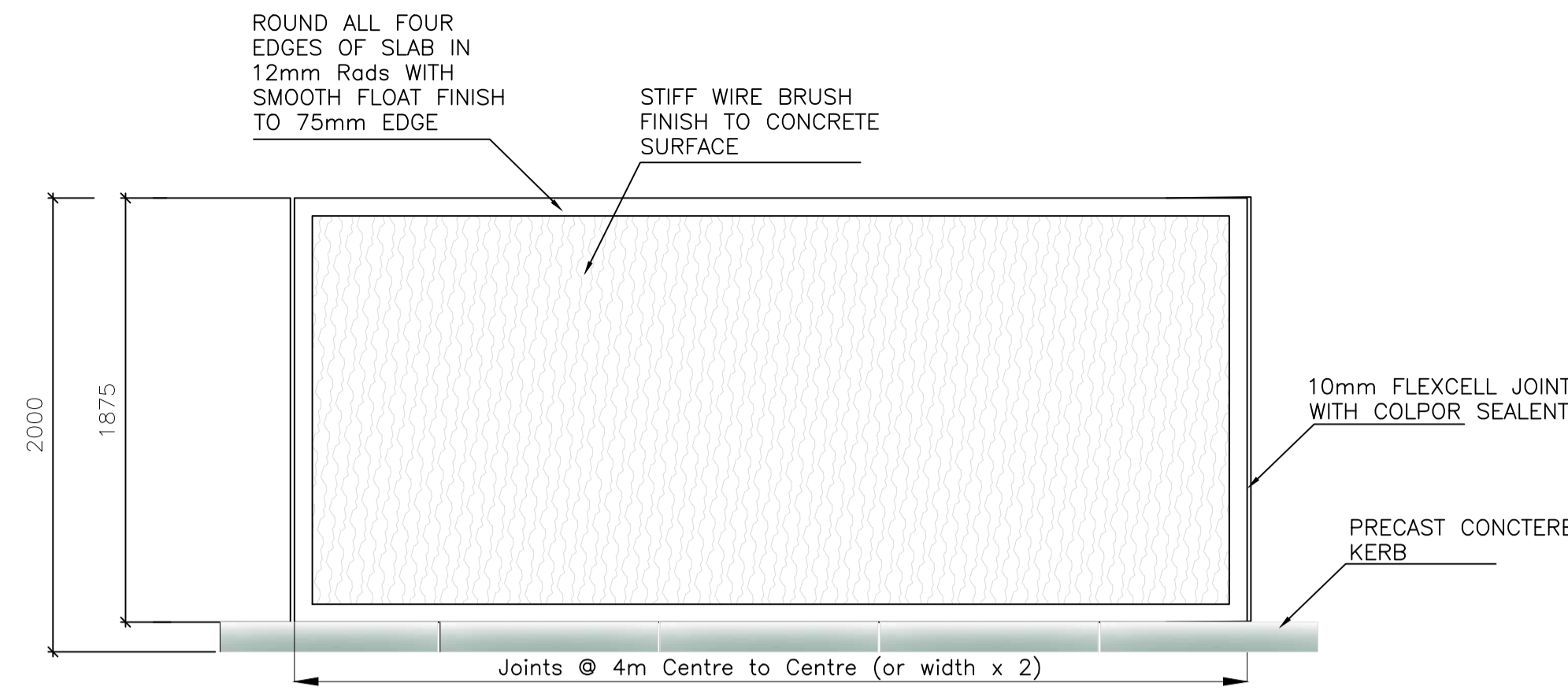
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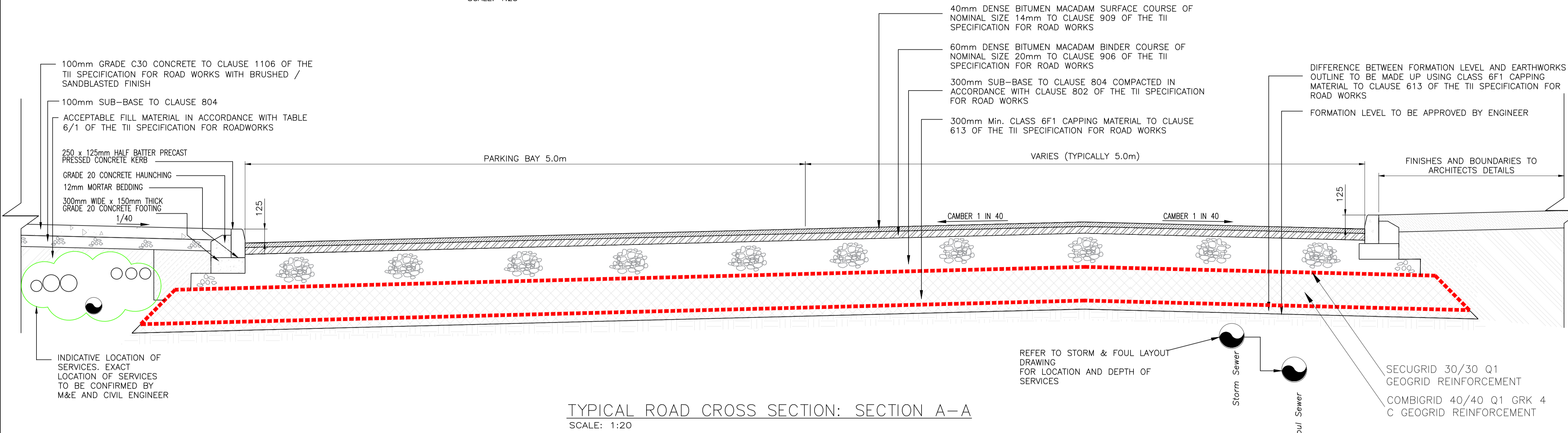
drawing no.	revision
6786-JOD-XX-ZZ-DR-C-700-008	D.01

NOTES:

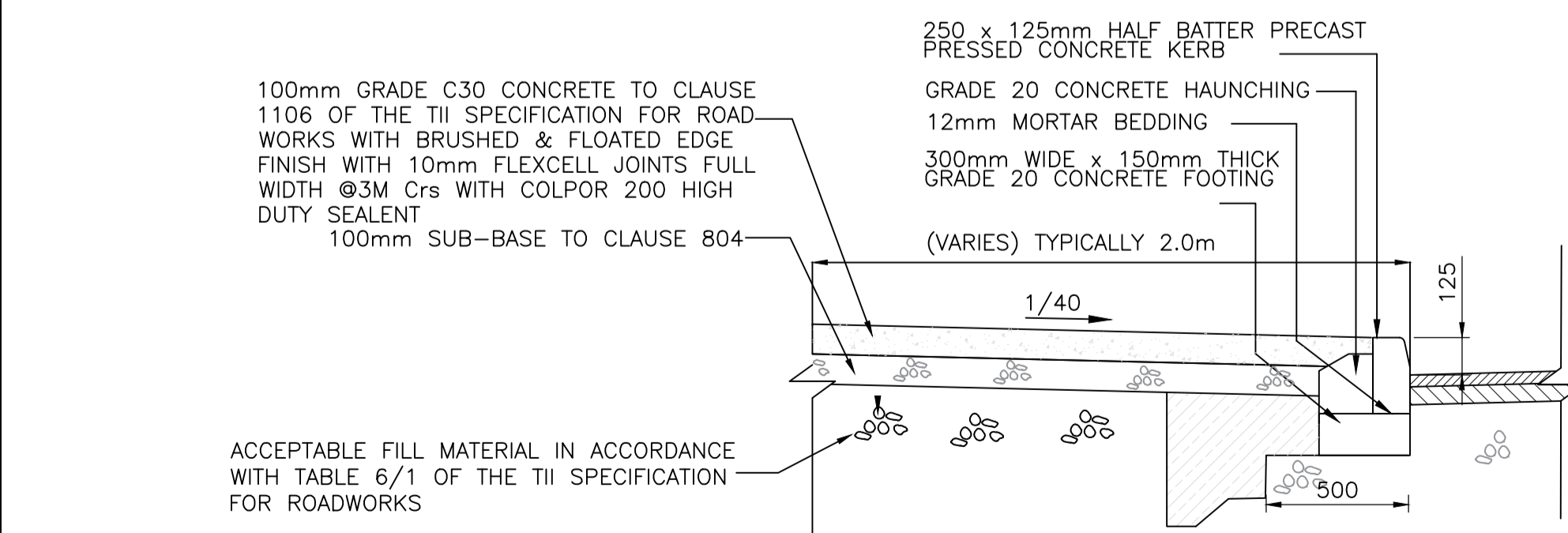
- Road construction details, paving, footpaths and surface water infrastructure shall comply with TII Specifications for Roadworks
- Footpath construction shall comply with Series 1100 of the TII Specifications.
- The footways shall be a minimum 150mm depth throughout with reinforcing mesh at all driveway entrances - as per TII SCD 01103.
- Roadway construction shall comply with Series 900 of the TII Specifications.
- Footpaths shall be a minimum 2m wide.
- Public lighting shall be all LED type and comply with public lighting requirements for housing developments as specified under IS EN13201-Class S4.
- Provision of dropped kerbing and tactile paving shall be made at all pedestrian crossing points.



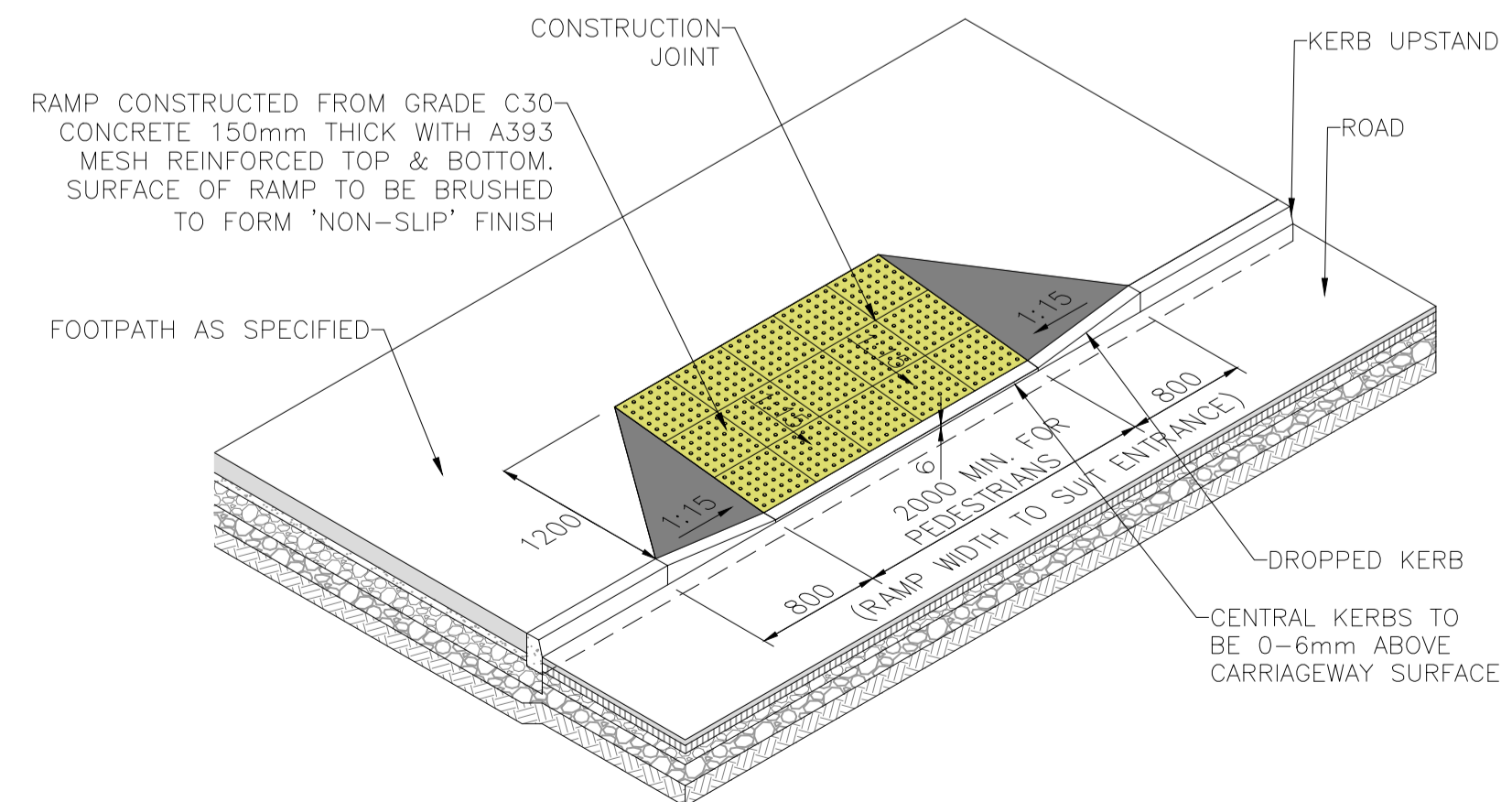
TYPICAL FOOTPATH PLAN CONCRETE
SCALE: 1:25



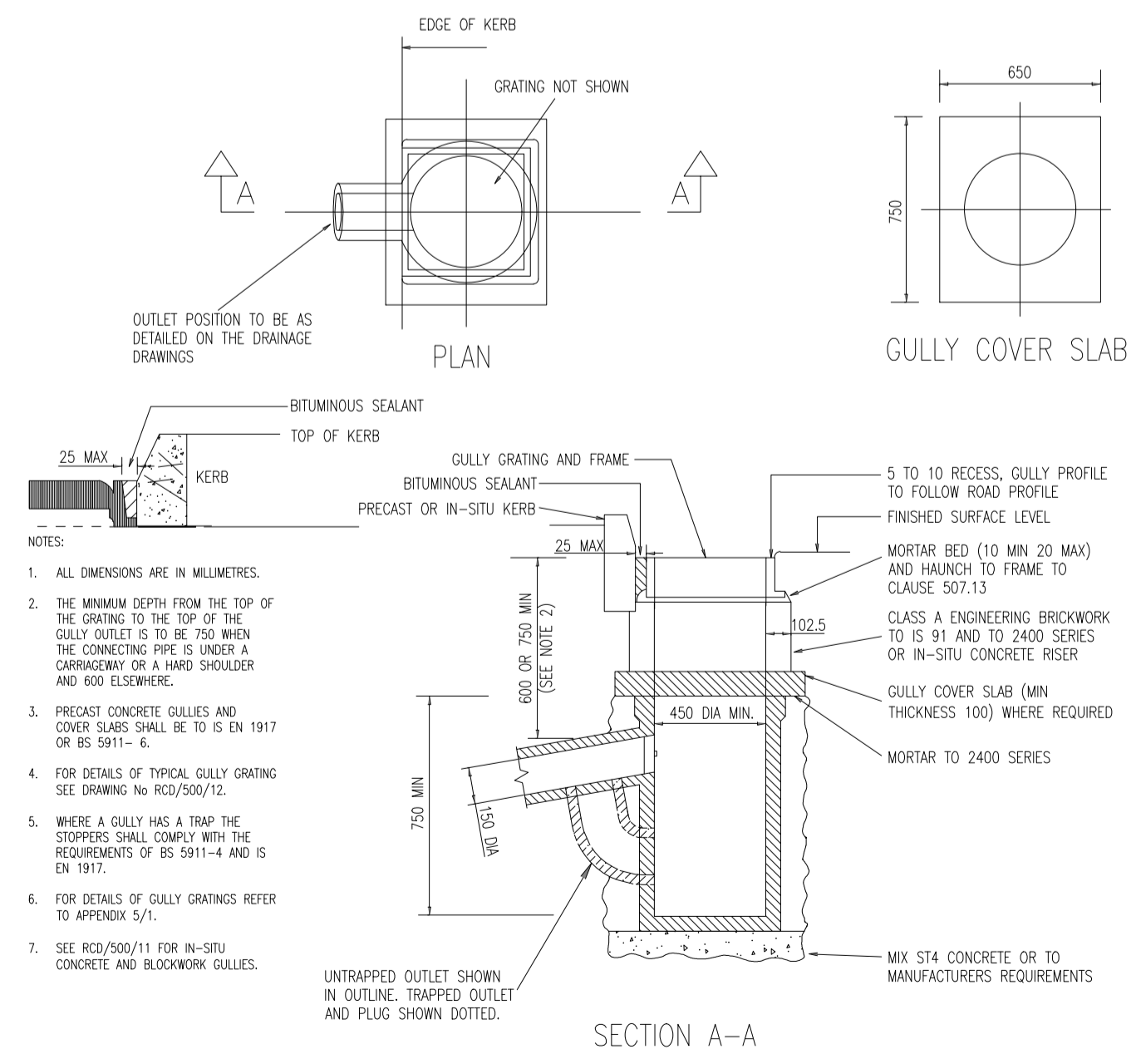
TYPICAL ROAD CROSS SECTION: SECTION A-A
SCALE: 1:20



TYPICAL CONCRETE FOOTPATH CROSS SECTION
SCALE: 1:20



DROP KERB GEOMETRY
SCALE: 1:50

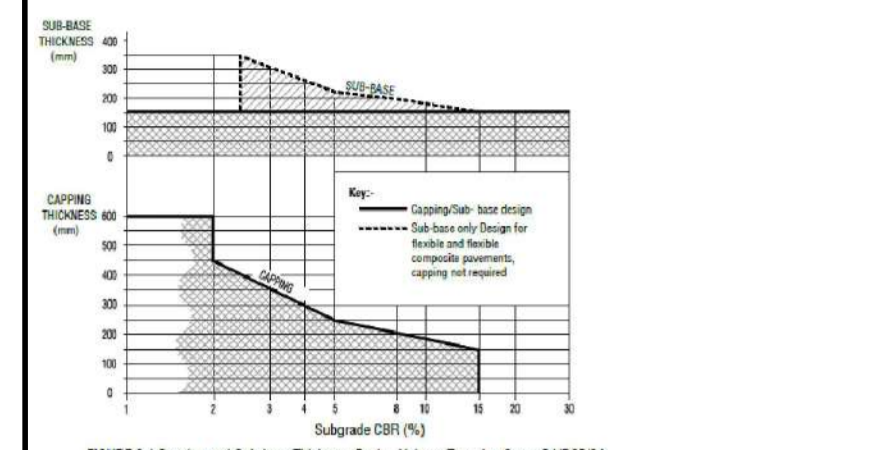


TYPICAL ROAD GULLY DETAIL IN ACCORDANCE WITH TII DETAIL RCD 500/10
SCALE: NOT TO SCALE

NOTES

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LEGEND



Capping and Sub-base Thickness Design

The thickness of sub-base and capping shall be obtained from Figure 3.1. The sub-base may be omitted where the CBR is above 20%.

Where the sub-grade CBR is greater than 15%, the thickness of sub-base required is 150mm.

When the sub-grade CBR is between 2.5% and 15% for flexible and flexible composite construction, there are two options available:

- 150mm of sub-base can be used over a varying thickness of capping which depends on the CBR value.
- An increasing thickness of sub-base shall be used with the decreasing CBR, with no requirement for capping.

For all pavements and sub-grades with CBR values below 2.5%, 150mm of sub-base on the varying thickness of capping must be used.

When the sub-grade CBR is below 2% even after proof rolling, seek the advice of the engineer. The design should be based on the lowest CBR value and not amended unless there is significant increase in the CBR along the road.

Soils liable to frost heave should have at least 450 mm of construction cover.

D.01	Issued for Discussion	AP	MF	20.05.22
rev.	modifications	by	chkd	date
Layout Ref.:	P:\od-jobs\6786 Ballyvary Housing\700 Drawings\703 Planning\01 WIP\6786-JOD-XX-ZZ-DR-C-700-009 Road Construction Details.dwg			



project
PROPOSED HOUSING AT BALLYVARY, CO. MAYO.

stage
DRAFT

title
ROAD & FOOTPATH CONSTRUCTION DETAILS

scale
AS SHOWN @ A1

surveyed	drawn	checked	date
JOD	AP	MF	May 2022

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drawing no.	revision
6505-JOD-XX-ZZ-DR-C-700-009	D.01

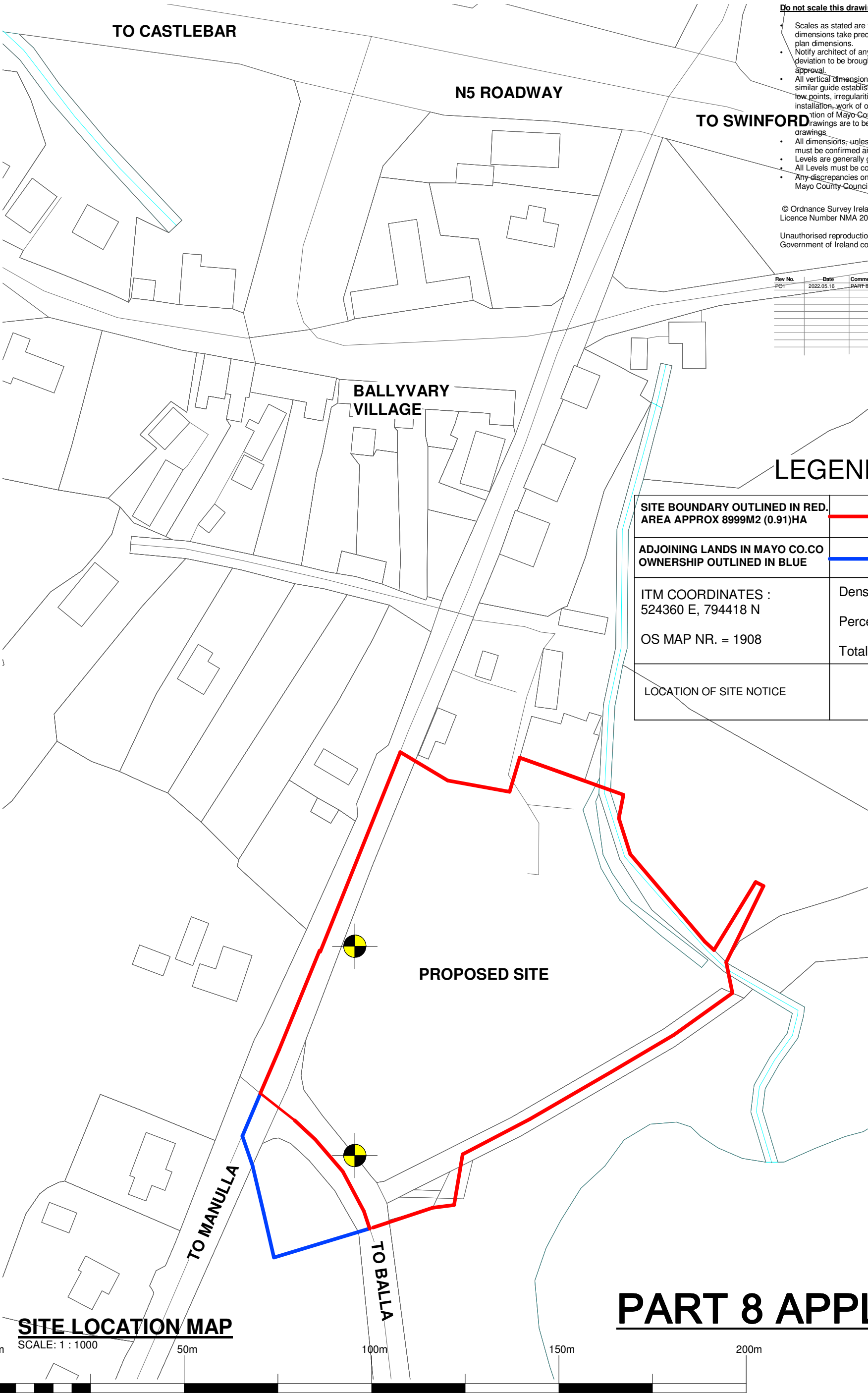
Do not scale this drawing. Written dimensions only to be used.

- 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.
- 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.

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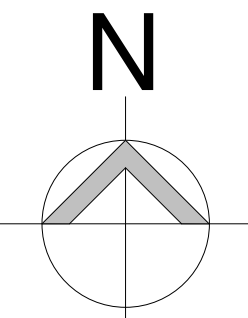
Rev No.	Date	Comment
PO1	2022.05.16	PART 8 SUBMISSION



LEGEND

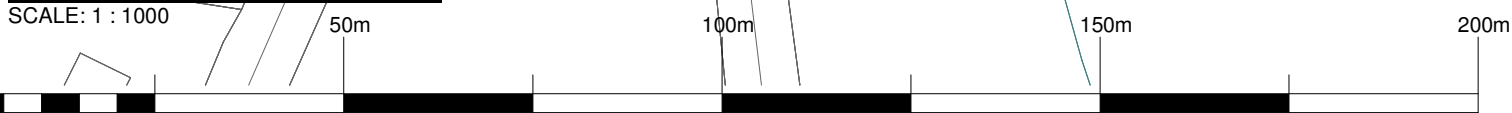
SITE BOUNDARY OUTLINED IN RED. AREA APPROX 8999M2 (0.91)HA	
ADJOINING LANDS IN MAYO CO.CO OWNERSHIP OUTLINED IN BLUE	
ITM COORDINATES : 524360 E, 794418 N	Density = 12.1 units per Hectare
OS MAP NR. = 1908	Percentage Green Area = 15%
	Total No Units 12
LOCATION OF SITE NOTICE	

PROPOSED SITE



PART 8 APPLICATION

SITE LOCATION MAP



SCALE 1:1000

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



ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL

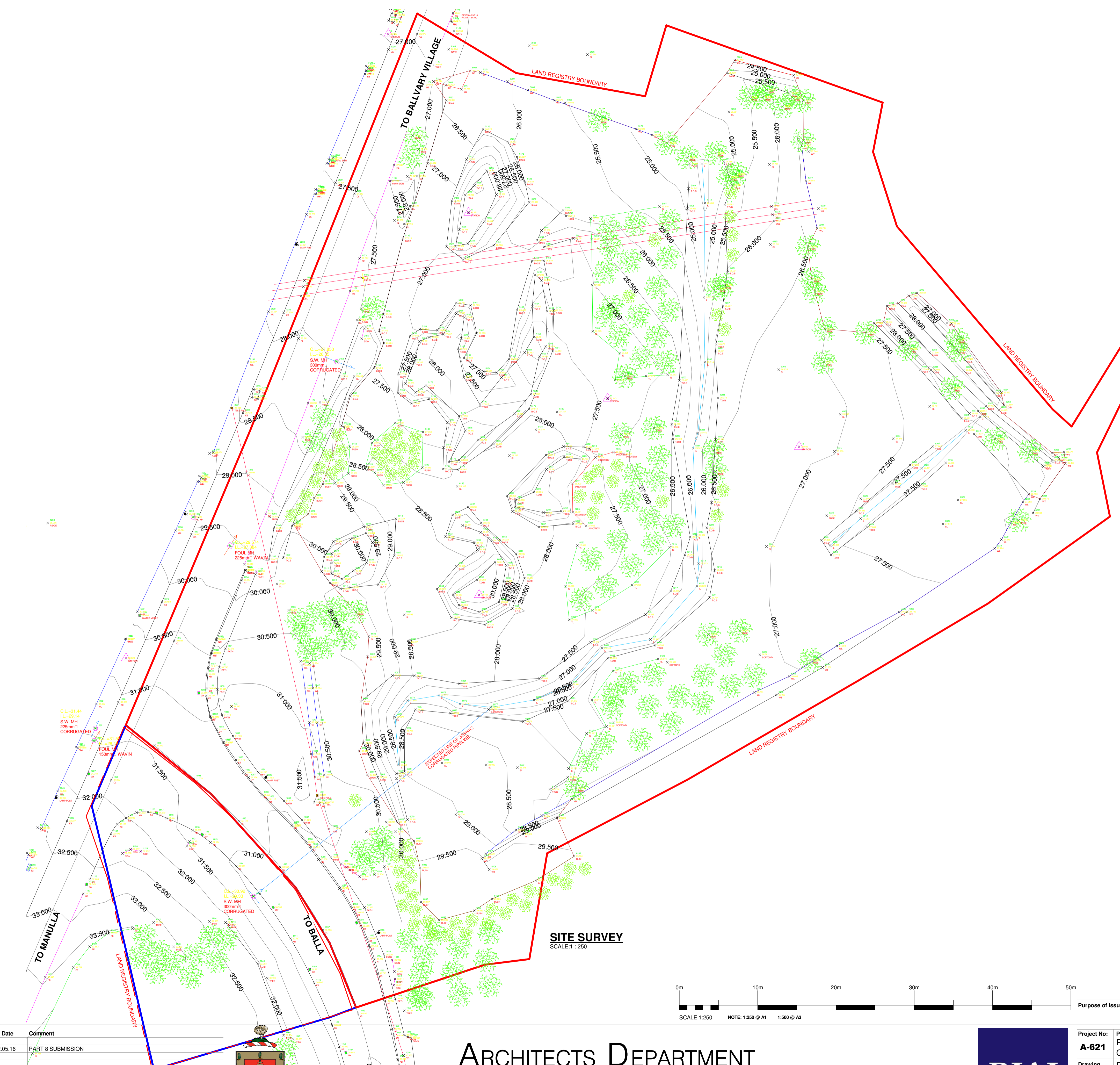
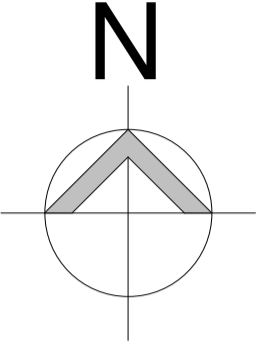


Project No:	A-621	Project Title:	PROPOSED HOUSING AT BALLVARY CO.MAYO.	Dwg Type:	90	Status:	A1
Drawing Title:	SITE LOCATION MAP			Drawing No.:	5000	Revision:	PO1
Drawn By:	Author	No.	Orig	Cat	Level	Type	Role
Checked By:	Checker	A-621	MCC	90	XX	DR	A - 5000 - A1
Scale:	1 : 1000			First Issue:	2022.05.16		

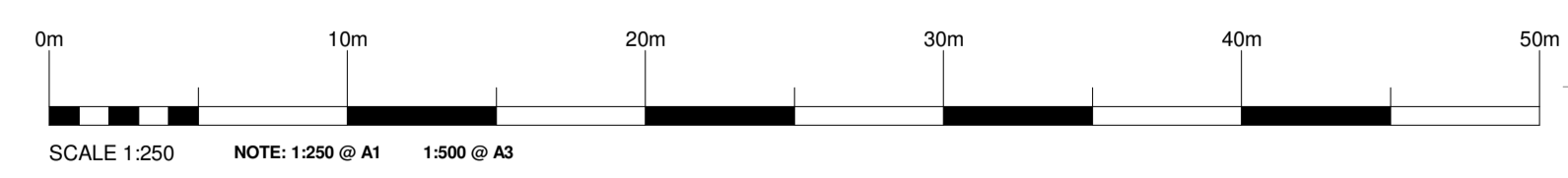


Do not scale this drawing. Use written dimensions only

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- Notify architect of any dimensional discrepancies. Any modifications or deviation to be brought to the attention of the architect for review and approval.
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- 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.



SITE SURVEY
SCALE: 1 : 250



Purpose of Issue: **PART 8 APPLICATION**

Rev No.	Date	Comment
PO1	2022.05.16	PART 8 SUBMISSION

STATUS KEY	
SHARED FOR INFORMATION	
SI	WORK IN PROGRESS
SI	COORDINATION
SI	INFORMATION
SI	REVIEW COMMENT
SI	CLIENT APPROVAL
SI	COSTING
SI	TENDER
SI	CONTRACTOR DESIGN
PUBLISHED	
A1	PIB / FISC / DAC
A2	CONSTRUCTION
AB	AS BUILT



ARCHITECTS DEPARTMENT

MAYO COUNTY COUNCIL



Project No: A-621	Project Title: PROPOSED HOUSING AT BALLVARY CO.MAYO.	Dwg Type: (90)	Status: A1
Drawing Title: EXISTING SITE SURVEY	Drawing No. 5001	Revision: PO1	First Issue: 2022.05.16
Drawn By: GC	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: 1 : 250	
Checked By: PP	A-621 - MCC - (90) - XX - DR - A - 5001 - A1		



PROPOSED BOUNDARY TREATMENT & SURFACE FINISH LEGEND

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

HOUSE TYPE KEY :

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

SITE LAYOUT
SCALE: 1 : 250

STATUS KEY

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



ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL



Part 8 Application

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

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LEGEND

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

PART 8 DEVELOPMENT NOTES

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

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

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

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

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

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

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

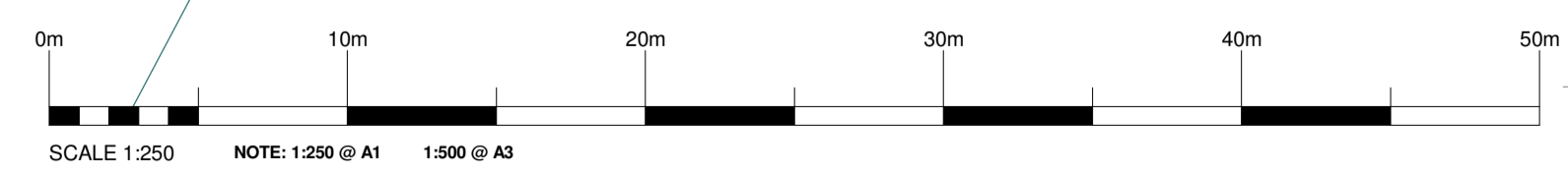
- 4 NO. THREE BEDROOMED TWO STOREY DWELLINGS IN TWO SEMI DETACHED BLOCKS
- 2 NO. ONE BEDROOMED APARTMENTS IN A SINGLE TWO STOREY BLOCK
- 6 NO. TWO BEDROOMED SINGLE STOREY DWELLINGS IN THREE SEMI DETACHED BLOCKS

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

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

PRIVATE AMENITY SPACES

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



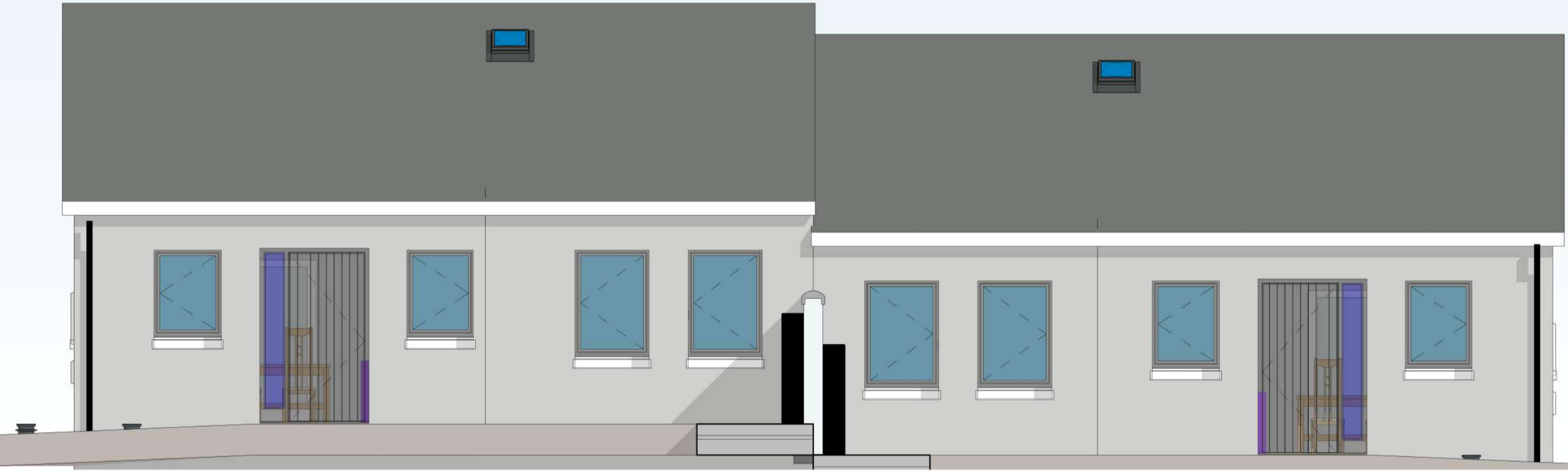
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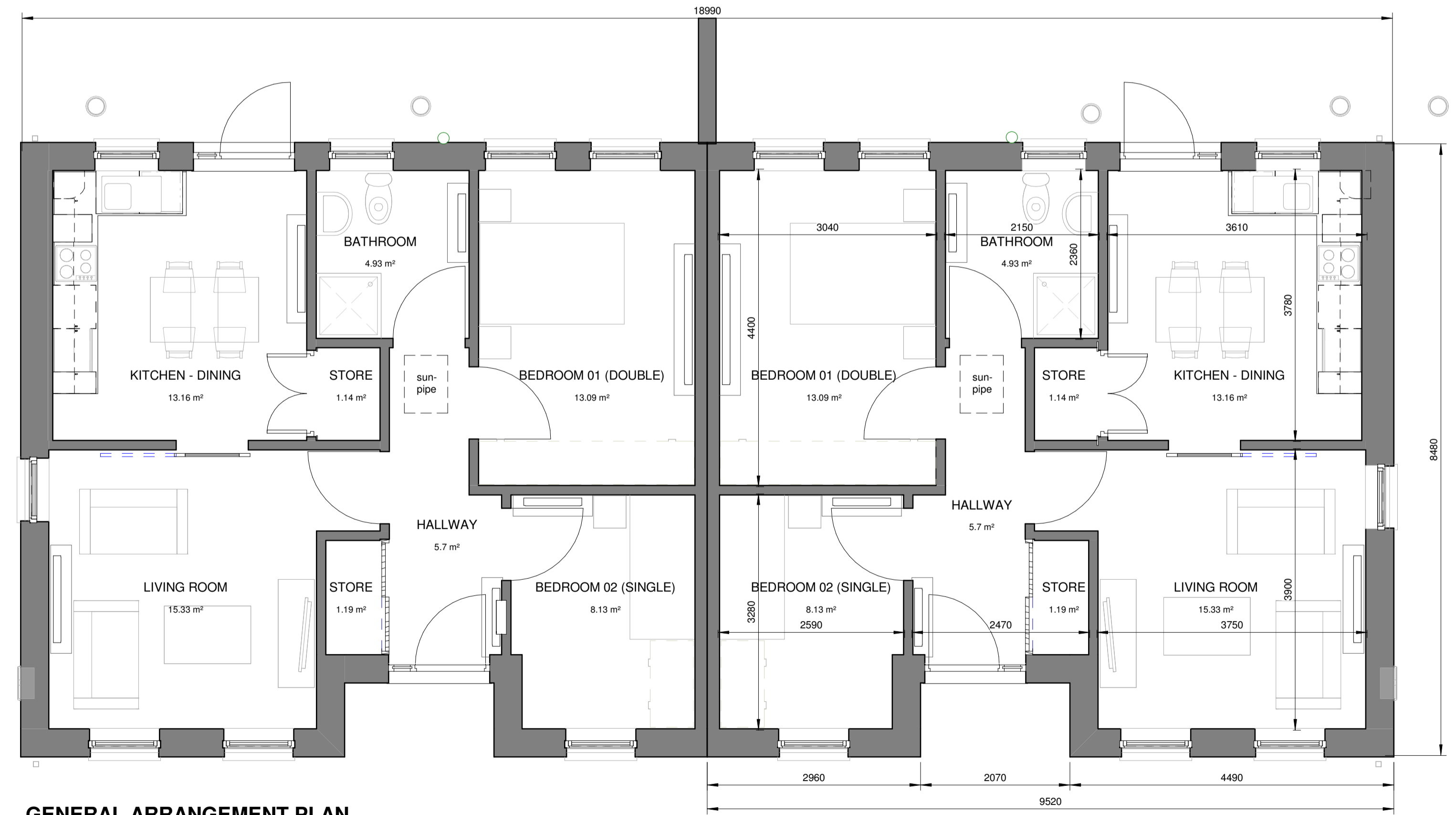
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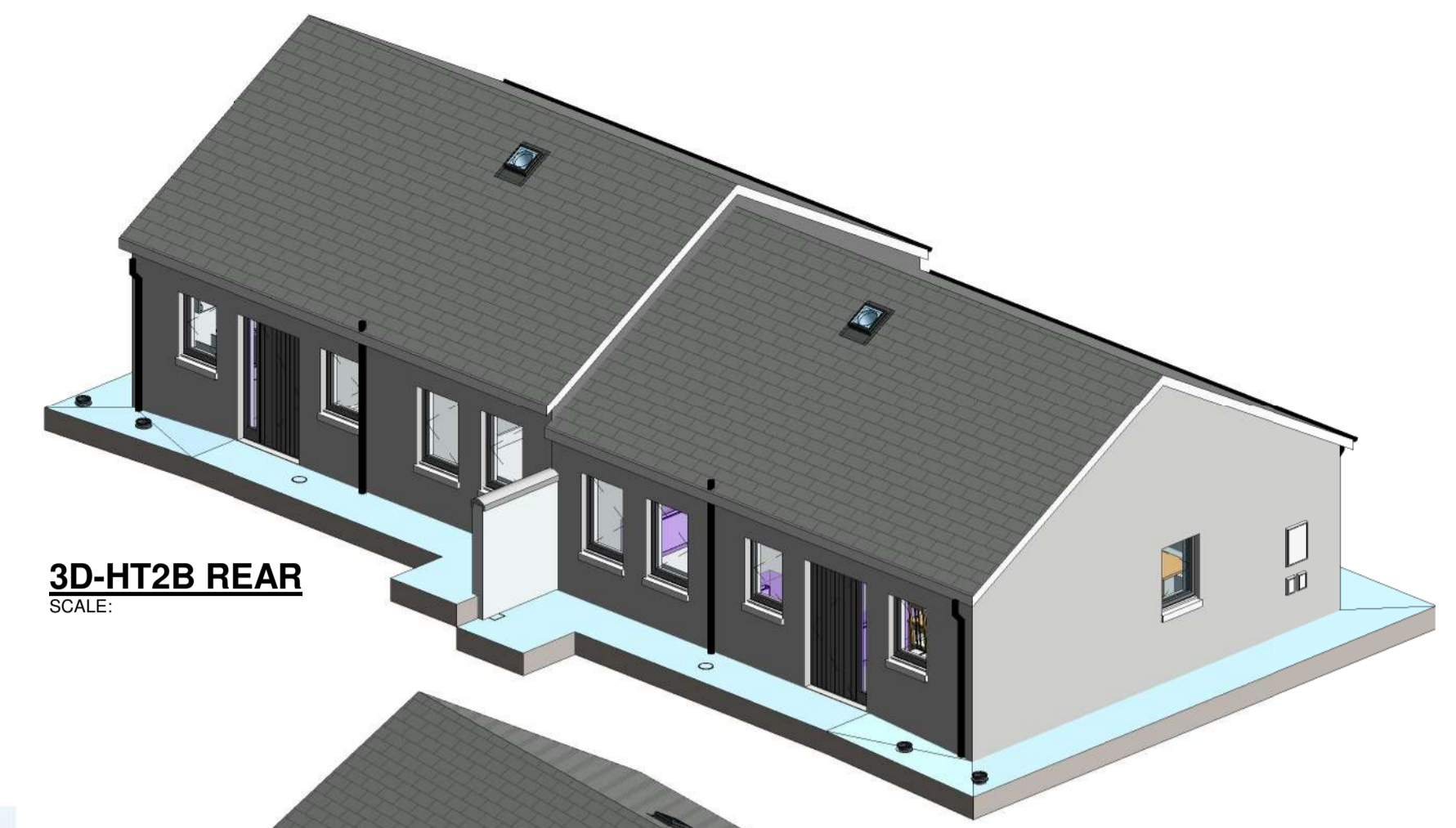
2B-FRONT ELEVATION
SCALE: 1 : 50



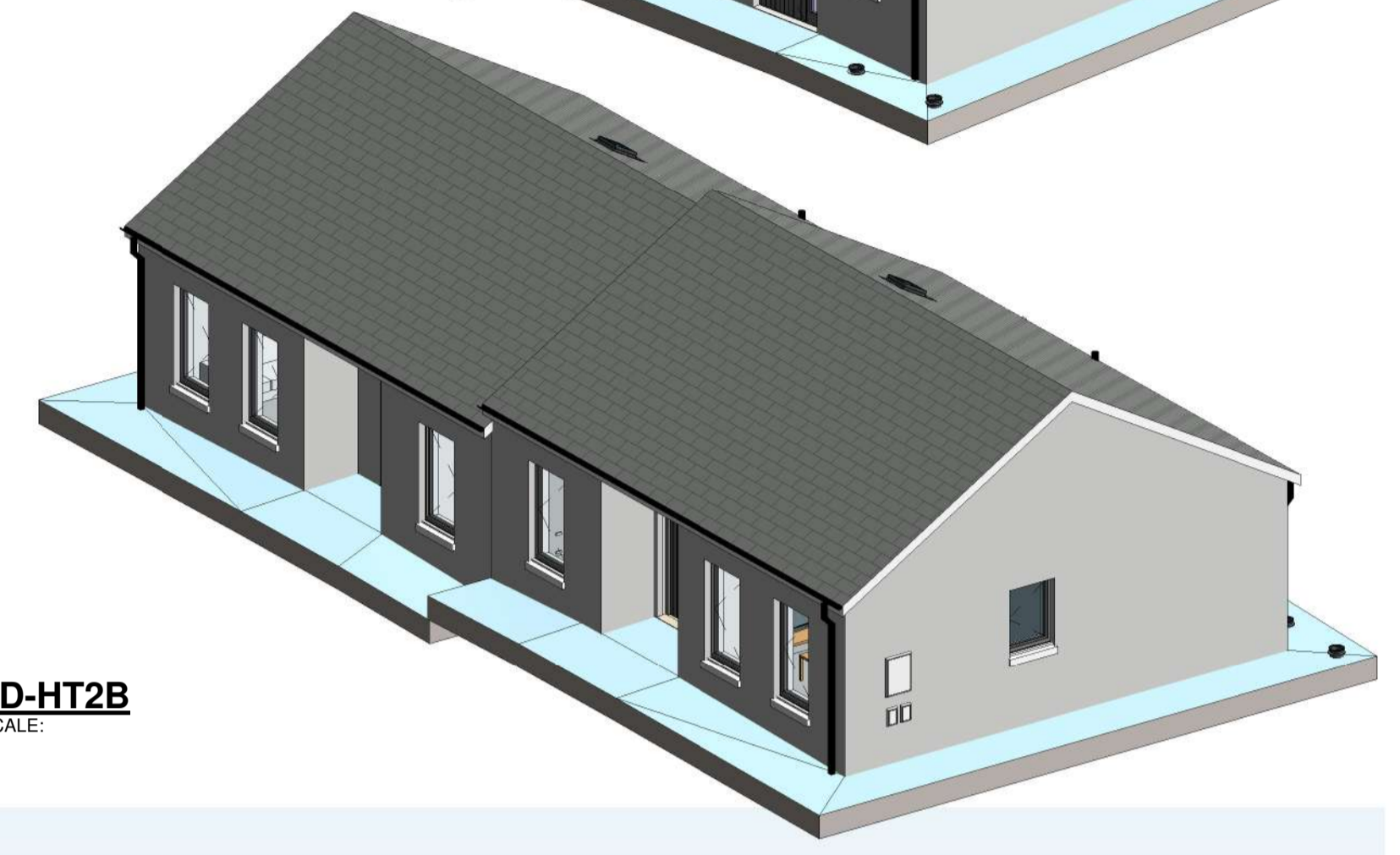
2B-REAR ELEVATION
SCALE: 1 : 50



GENERAL ARRANGEMENT PLAN
SCALE: 1 : 50



3D-HT2B REAR
SCALE:



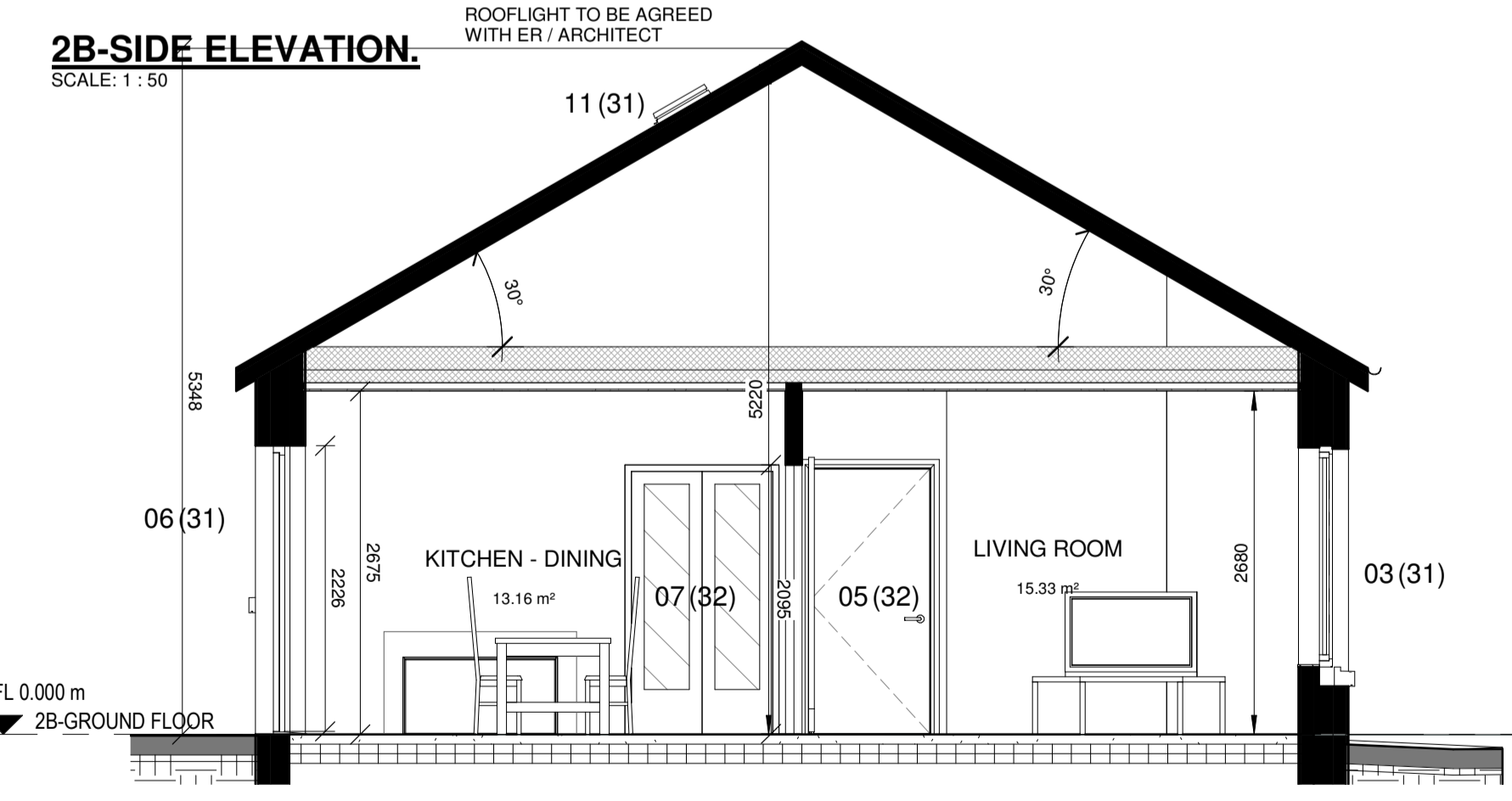
3D-HT2B
SCALE:

- 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.
 - GUTTERS & DOWNPIPES: SELECTED POWDER COATED ALUMINIUM HALF ROUND GUTTERS & DOWNPIPES GREY IN COLOUR.
 - 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.

(4-)EXTERNAL FINISHES
SCALE: 1 : 100



2B-SIDE ELEVATION.
SCALE: 1 : 50



SECTION L (-)01
SCALE: 1 : 50

HOUSE TYPE 2B - 2-BED BUNGALOW (3 PERSON)

ROOM NUMBER	ROOM NAME	AREA
2B.01	HALLWAY	5.7 m ²
2B.02	LIVING ROOM	15.33 m ²
2B.03	KITCHEN - DINING	13.16 m ²
2B.04	BEDROOM 01 (DOUBLE)	13.09 m ²
2B.06	BEDROOM 02 (SINGLE)	8.13 m ²
2B.07	BATHROOM	4.93 m ²
2B.08	STORE	1.19 m ²
2B.09	STORE	1.14 m ²

TOTAL FLOOR AREA OF HT 2B = 66.34Msq

Purpose of Issue: **PART 8 APPLICATION**

Rev No.	Date	Comment
PO1	2021.08.05	STAGE 2 DRAFT



ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL



Project No: A-621	Project Title: PROPOSED HOUSING AT BALLVARY CO.MAYO.	Dwg Type: 99	Status: A1
Drawing Title: HT-2B BUNGALOW - PROPOSED PLAN,ELEVATIONS & SECTION	Drawing No. 5003	Revision: PO1	First Issue: 2022.05.16
Drawn By: Author	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	As indicated
Checked By: Checker	A-621 - MCC - 99 - XX - DR - A - 5003 - A1		



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3A-FRONT ELEVATION
SCALE: 1 : 50



3A-REAR ELEVATIONS
SCALE: 1 : 50

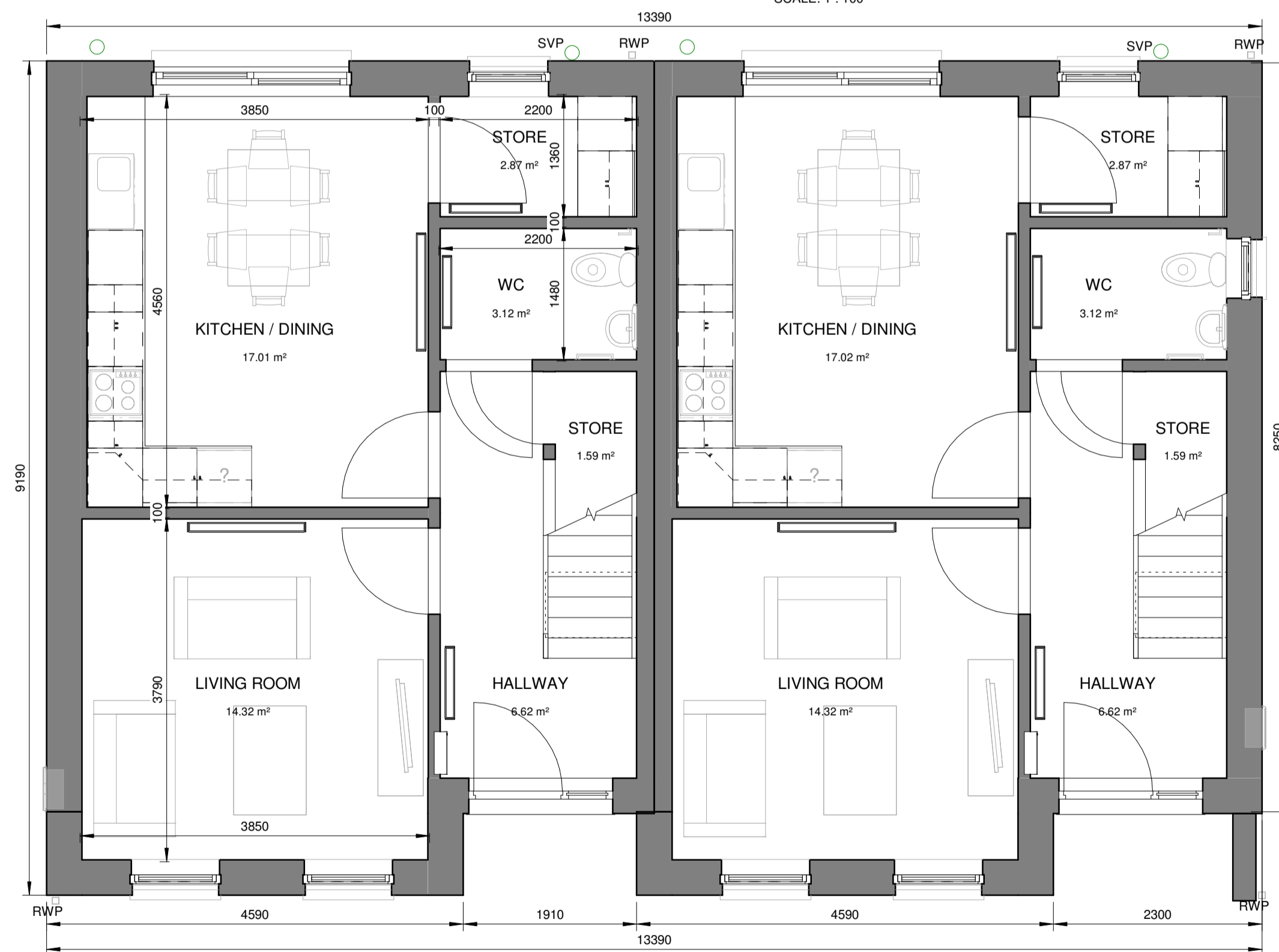
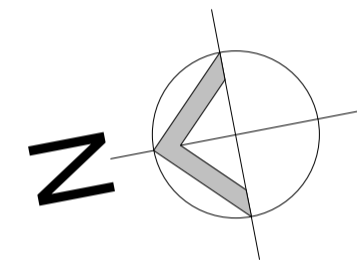


3A-SIDE ELEVATION
SCALE: 1 : 100

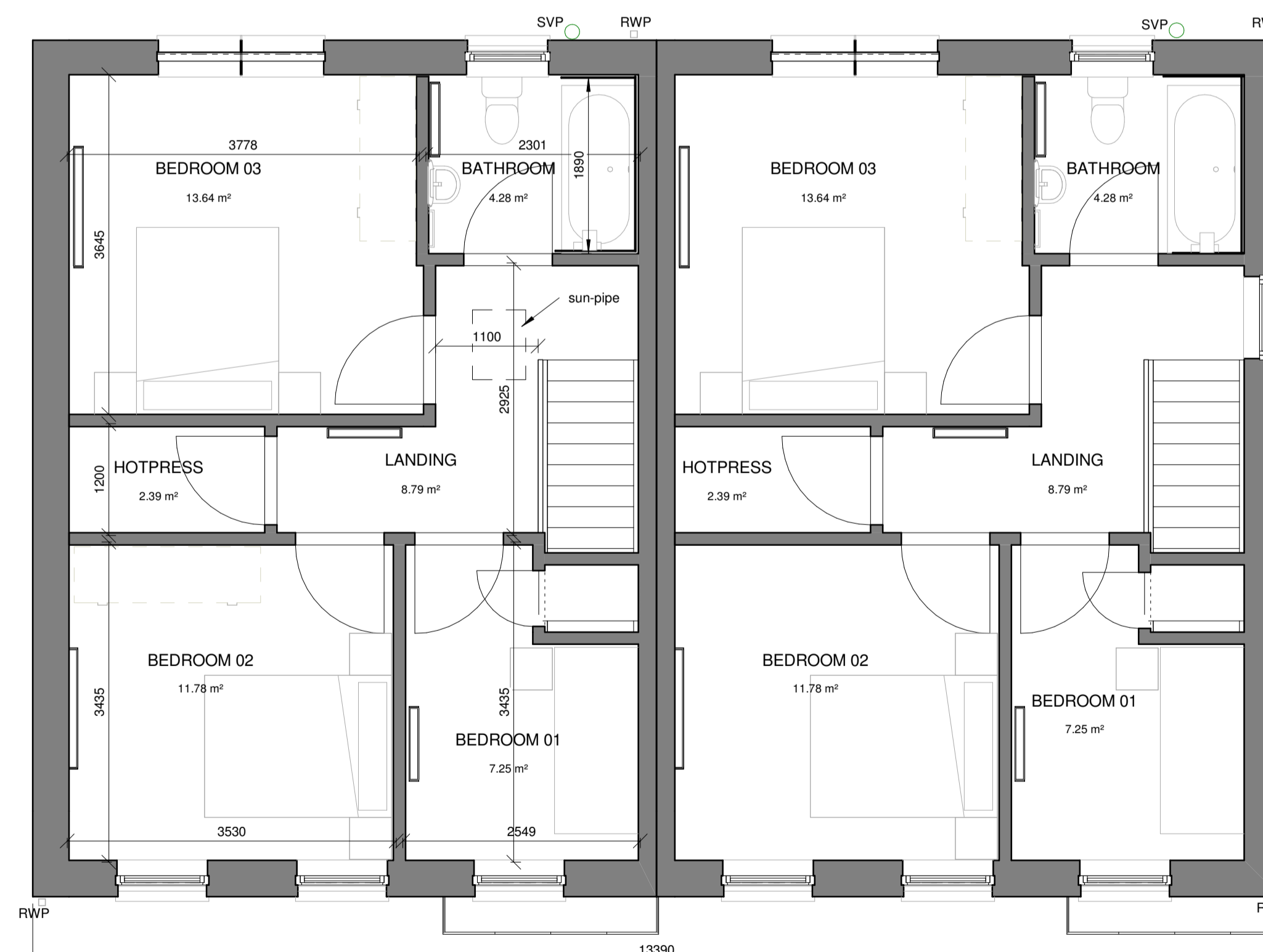
ELEMENT	DESCRIPTION
EXTERNAL WALL FINISH:	SAND CEMENT RENDER PAINTED TO SELECTED COLOUR.
PITCHED ROOF FINISH:	SLATE FINISH BLUE/ BLACK IN COLOUR.
WINDOWS/ DOORS:	ALU CLAD TRIPLE GLAZED IN TIMBER FRAMES PAINTED TO SELECTED COLOUR.
GUTTERS & DOWNPIPES:	SELECTED POWDER COATED ALUMINIUM HALF ROUND GUTTERS & DOWNPIPES GREY IN COLOUR.
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.	

(4-) EXTERNAL FINISHES
SCALE: 1 : 100

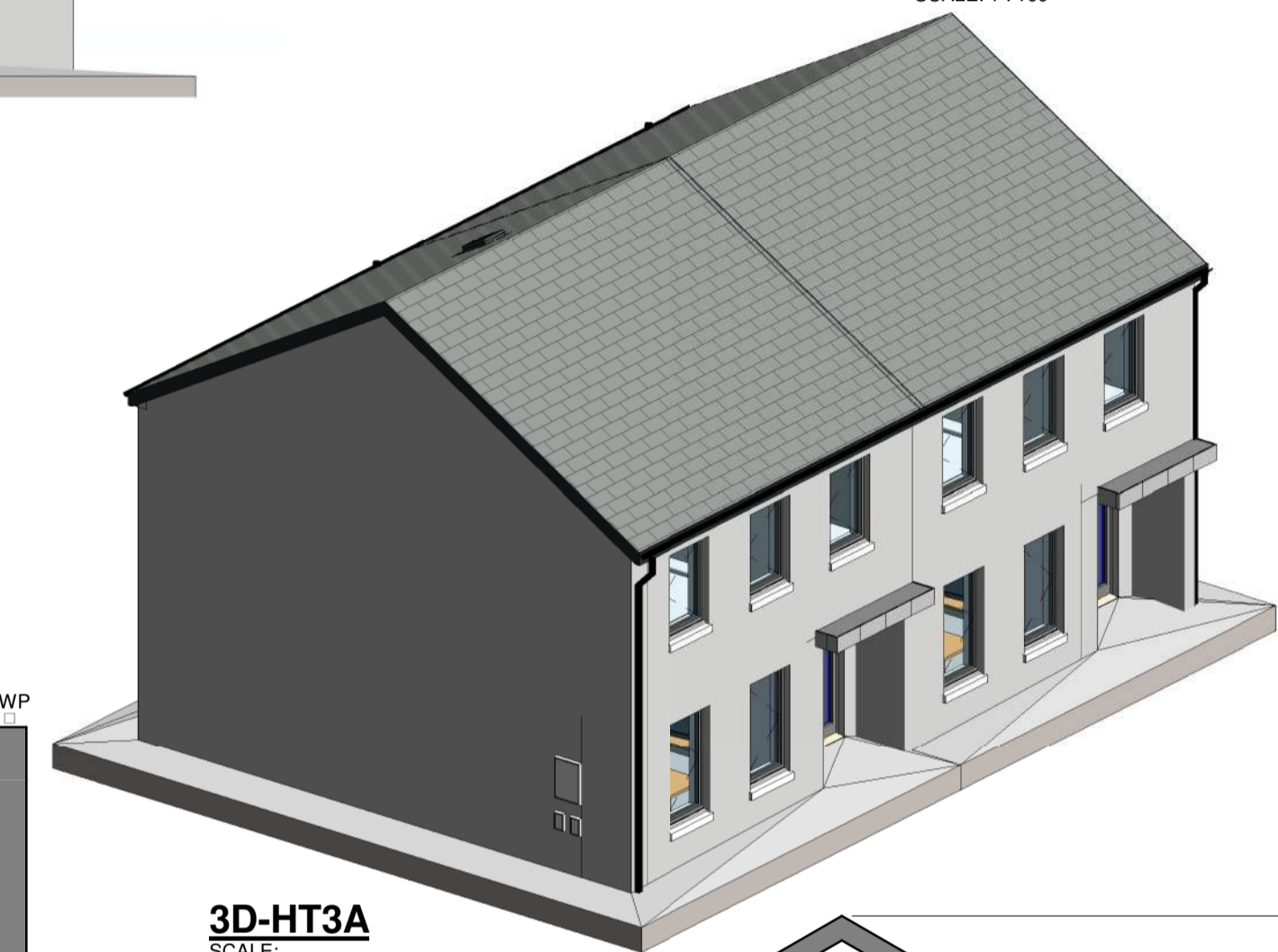
(A)-GROSS AREA	
Level	Area
1BED APT-GROUND FLOOR	45 m ²
1 BED APT-FIRST FLOOR	59 m ²
	104 m ²



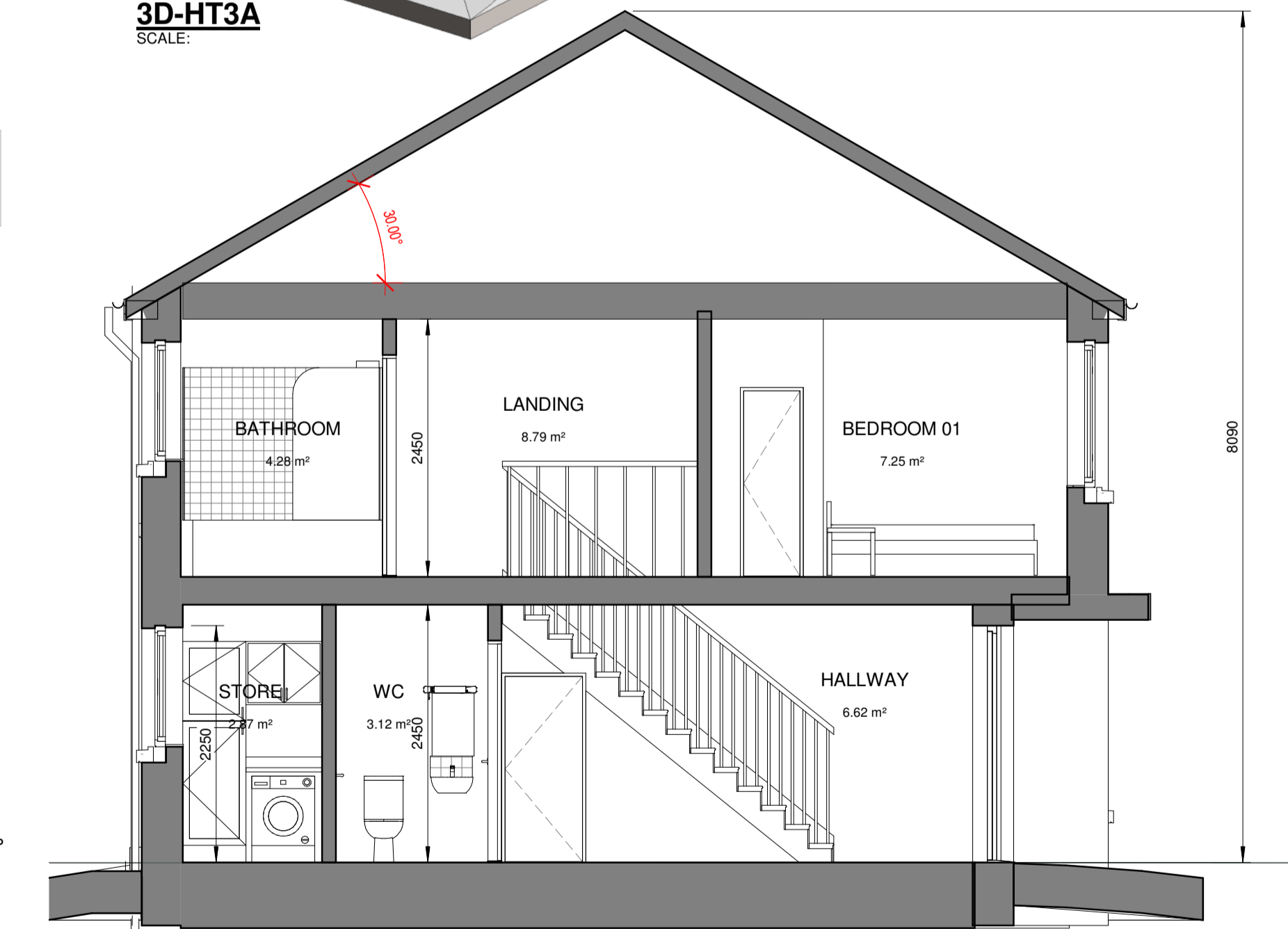
3A-GROUND FLOOR
SCALE: 1 : 50



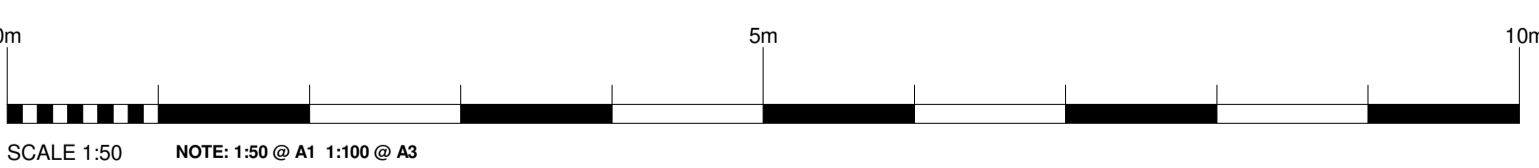
99-3A-FIRST FLOOR
SCALE: 1 : 50



3D-HT3A
SCALE:

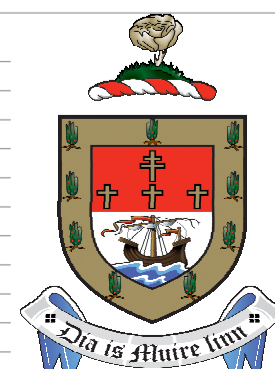


SEC 1-1
SCALE: 1 : 50



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

STATUS KEY	Rev No.	Date	Comment
SHARED - FOR INFORMATION	PO1	2021.08.05	STAGE 2 DRAFT
S0			WORK IN PROGRESS
S1			COORDINATION
S2			REVISION
S3			REVIEW COMMENT
D1			CLIENT APPROVAL
D2			COSTING
D3			TENDER
D4			CONTRACTOR DESIGN
PUBLISHED			
A1			PT8 / FISC DAC
A2			CONSTRUCTION
AB			AS BUILT



ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL



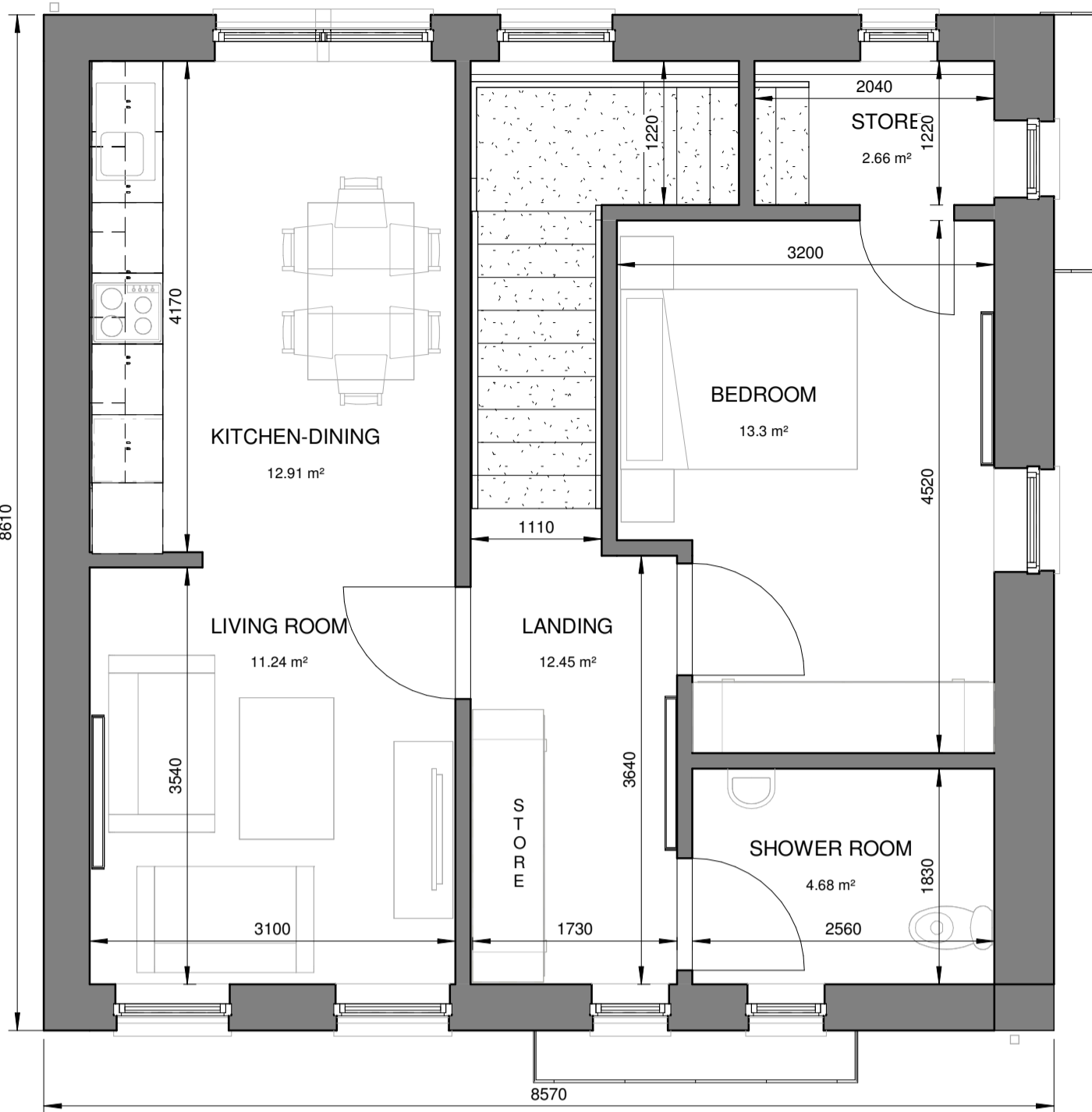
Purpose of Issue: **PART 8 APPLICATION**

Project No: A-621	Project Title: PROPOSED HOUSING AT BALLVARY CO.MAYO.	Dwg Type: 99	Status: A1
Drawing Title: HT-3A TWO STOREY		Drawing No. 5004	Revision: PO1
Drawn By: Author	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	First Issue: 2022.05.16
Checked By: Checker	A-621 - MCC - 99 - XX - DR - A - 5004 - A1		

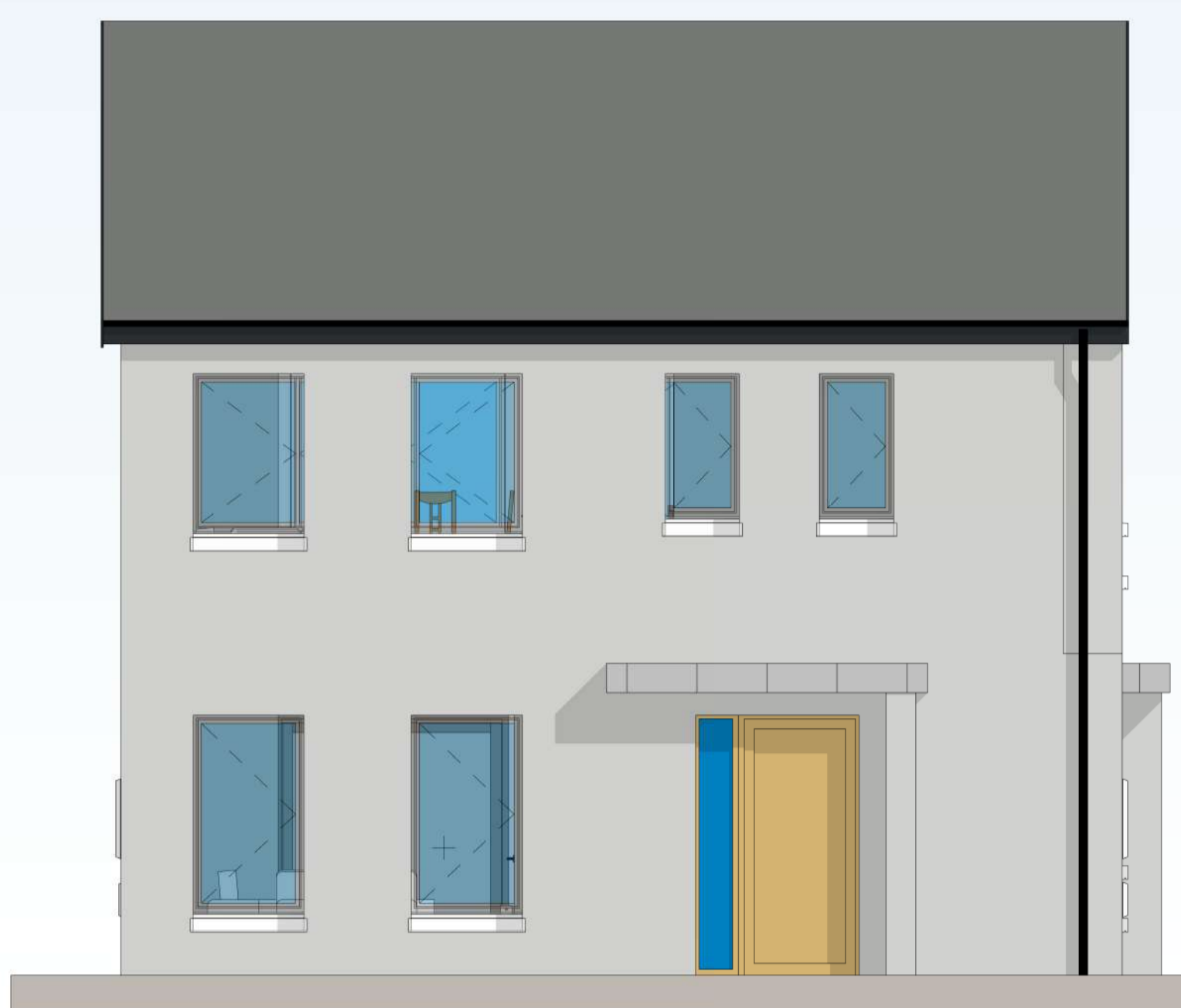


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99-FIRST FLOOR PLAN UNIT 06
SCALE: 1 : 50



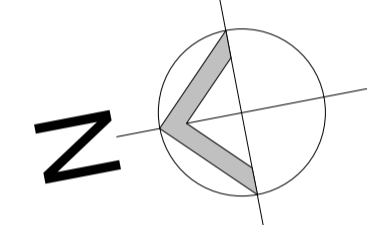
APT-FRONT ELEVATION
SCALE: 1 : 50



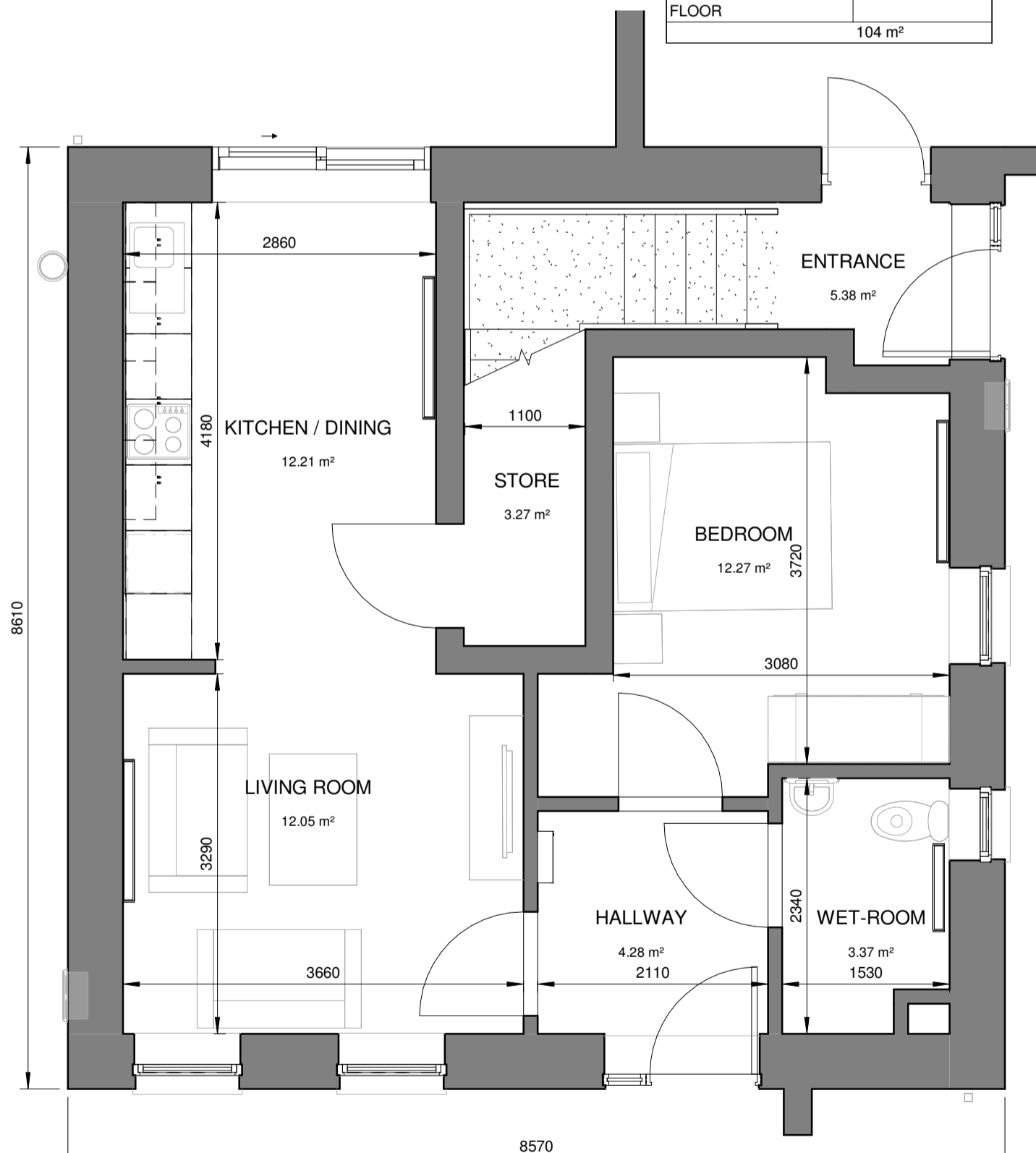
APT-REAR ELEVATION
SCALE: 1 : 50



1-BED APT 3D VIEW
SCALE:



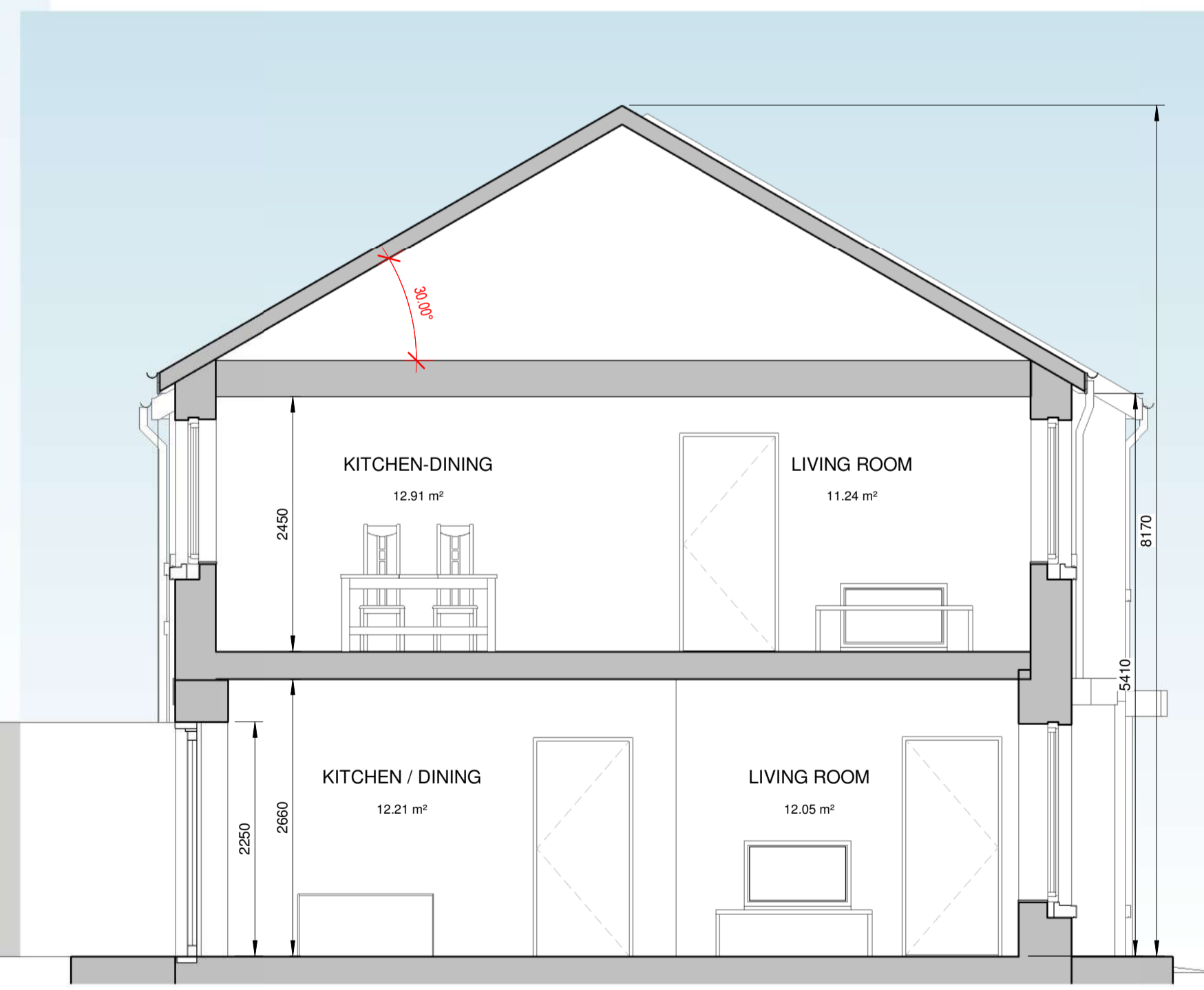
(A)-GROSS AREA	
Level	Area
1BED APT-GROUND FLOOR	45 m²
1 BED APT-FIRST FLOOR	59 m²
	104 m²



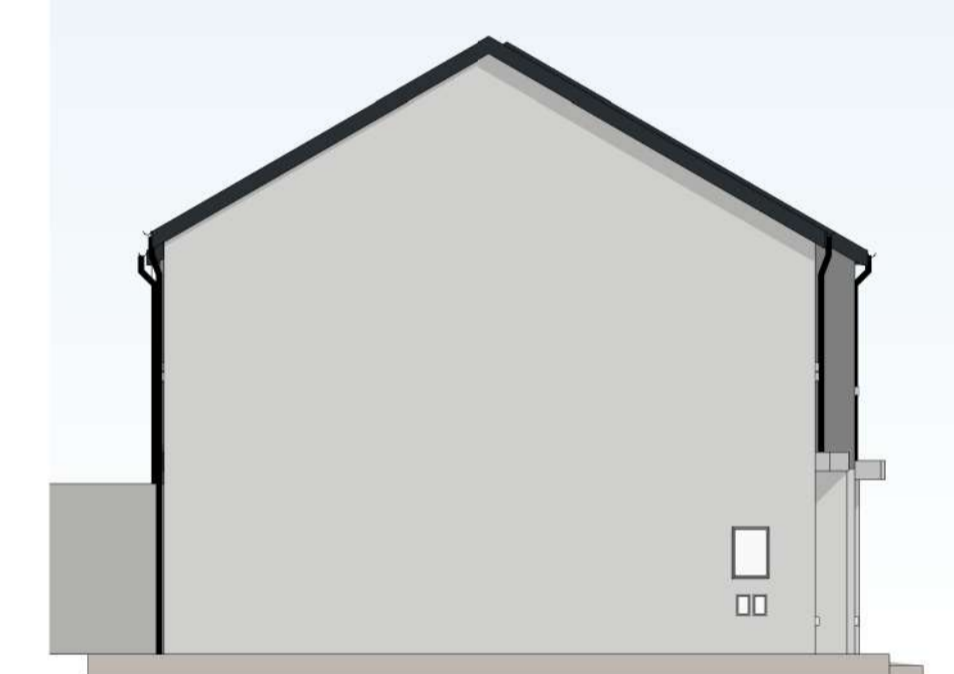
GROUND FLOOR PLAN UNIT 05
SCALE: 1 : 50



APT-SIDE ELEVATION
SCALE: 1 : 50



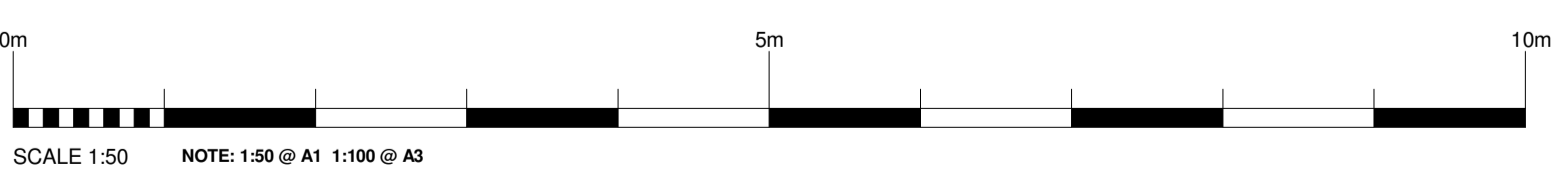
HT-1 BED APT
SCALE: 1 : 50



APT-SIDE ELEVATION.
SCALE: 1 : 100

ELEMENT	DESCRIPTION
EXTERNAL WALL FINISH:	SAND CEMENT RENDER PAINTED TO SELECTED COLOUR.
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(4)-EXTERNAL FINISHES
SCALE: 1 : 100



STATUS KEY	Rev No.	Date	Comment
SHARED - FOR INFORMATION	PO1	2022.05.16	PART 8 SUBMISSION
S0			WORK IN PROGRESS
S1			COORDINATION
S2			REVISION
S3			REVIEW/ COMMENT
S4			CLIENT APPROVAL
S5			COSTING
S6			TENDER
S7			CONTRACTOR DESIGN
PUBLISHED			
A1			PT8 / FISC/ DAC
A2			CONSTRUCTION
AB			AS BUILT



ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL



Purpose of Issue: **PART 8 APPLICATION**

Project No: A-621	Project Title: PROPOSED HOUSING AT BALLVARY CO.MAYO.	Dwg Type: 99	Status: A1
Drawing Title: HT-1 BED APT		Drawing No. 5005	Revision: PO1
Drawn By: Author	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	First Issue: 2022.05.16
Checked By: Checker	A-621 - MCC - 99 - XX - DR - A - 5005 - A1		



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3D-PART 8 SITE 03
SCALE:



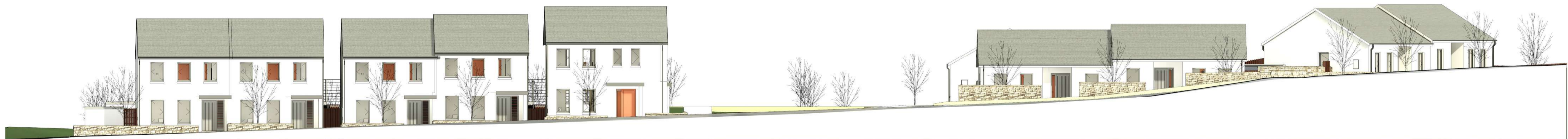
3D-PART 8 SITE 01
SCALE:



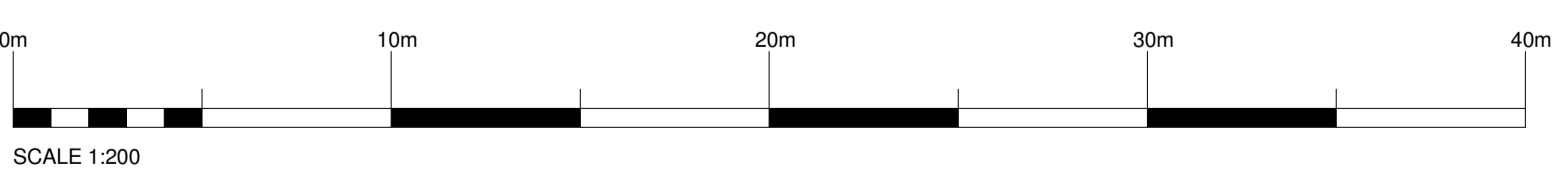
3D-PART 8 SITE 02
SCALE: 1 : 100



PROPOSED STREET 8 TO 10
SCALE:



PROPOSED STREET-SCAPE 2
SCALE: 1 : 150



STATUS KEY																																																											
Rev No.	Date	Comment																																																									
PO1	2022.05.16	PART 8 SUBMISSION																																																									
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ARCHITECTS DEPARTMENT
MAYO COUNTY COUNCIL



Purpose of Issue: **PART 8 APPLICATION**

Project No: A-621	Project Title: PROPOSED HOUSING AT BALLVARY CO.MAYO.	Dwg Type	Status: A1
Drawing Title:	PROPOSED STREETSCAPES	Drawing No. 5006	Revision: PO1
Drawn By: Author	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	First Issue: 2022.05.16
Checked By: Checker	A-621 - MCC - XX - A - 5006 - A1		

