

**DOCUMENT RECORD ISSUE SHEET**

<b>Project:</b>	A633		
<b>Job No:</b>	PROPOSED HOUSING at MANOR GARDENS, CHURCH MANOR, BALLINA, Co. MAYO	<b>ISSUE:</b>	PART 8 APPLICATION

**ISSUE RECORD**

<b>E</b>	E-Mail	PLANNING AUTHORITY - MAYO COUNTY COUNCIL	p/ 2																
<b>D</b>	DWG																		
<b>P</b>	PDF																		
<b>P+D</b>	PDF+DWG																		
<b>No</b>	No of Hardcopy																		
			PROJECT SHAREPOINT	/															
			<b>ISSUE NO.</b>		01	02	03	04	05	06	07	08	09	10	11				
			<b>DATE</b>		29.09.22														
			<b>ISSUED BY</b>		PP														

Doc No.	STATUS	TITLE	SCALE	SIZE	REV
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**PART 8**

A633- MCC- 90 -XX-DR-A- 5000	A1	SITE LOCATION MAP		A3	/														
A633- MCC- 90 -XX-DR-A- 5001	A1	TOPOGRAPHICAL SITE SURVEY		A3	/														
A633- MCC- 90 -XX-DR-A- 5002	A1	PROPOSED SITE LAYOUT		A1	/														
A633- MCC- 99 -XX-DR-A- 5003	A1	HOUSE TYPE 3 BED SEMI-DETACHED - PLANS, SECTION & ELEVATIONS		A1	/														
A633- MCC- 99 -XX-DR-A- 5004	A1	HOUSE TYPE 3 BED DETACHED - PLANS, SECTION & ELEVATIONS		A1	/														
A633- MCC- 99 -XX-DR-A- 5005	A1	PROPOSED STREET-SCAPES		A1	/														
6678 JOD- XX -ZZ-DR-C- 700-001	A1	FOUL & STORM SITE LAYOUT PLAN		A1	P.0 1														
6678 JOD- XX -ZZ-DR-C- 700-004	A1	WATERMAIN SITE LAYOUT PLAN		A1	P.0 1														

**DOCUMENT STATUS LEGEND**

**WIP (NON CONTRACTUAL)**

**S0** Work In Progress

**SHARED (NON CONTRACTUAL)**

**S1** Suitable for Coordination

**S2** Suitable for Information

**S3** Suitable for Internal Review and Comment

**S4** Suitable for Construction Approval

**S6** Suitable for P1M Authorisation (Stages 2a, 2b and 3)

**S7** Suitable for P1M Authorisation (Stages 4 and 5)

**D1**

Suitable for Costing

**D2**

Suitable for Tender

**D3**

Suitable for Contractor Design

**D4**

Suitable for Manufacture / Procurement

**CONTRACTUAL**

**A1** P8 / FSC / DAC

**A2** CONSTRUCTION

**AB**

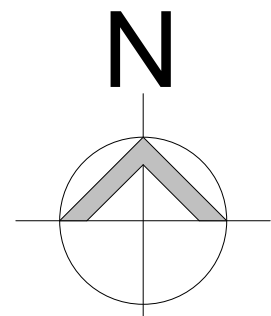
As - Built

**CR**

As Construction Record documentation, PDF, Models

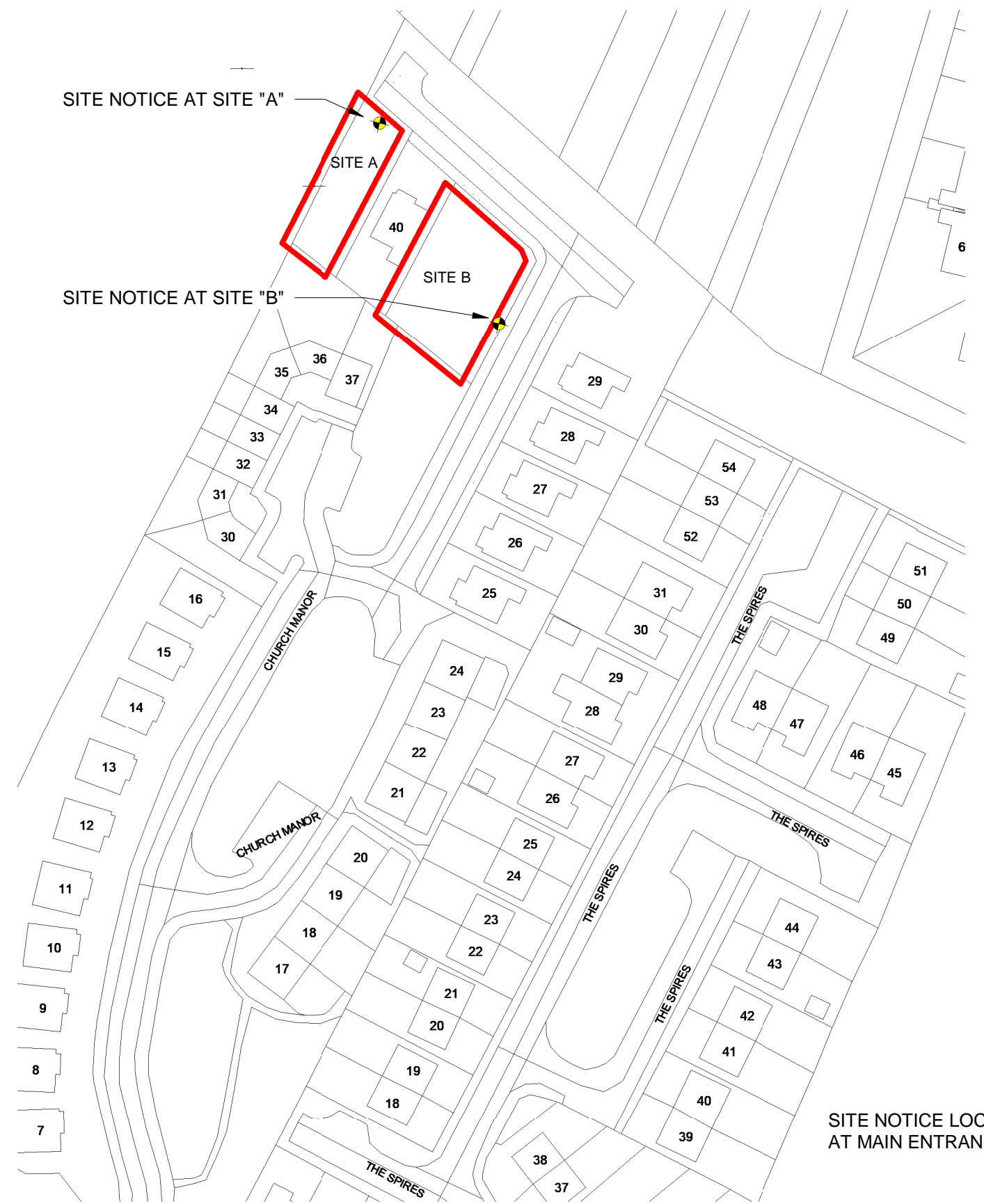
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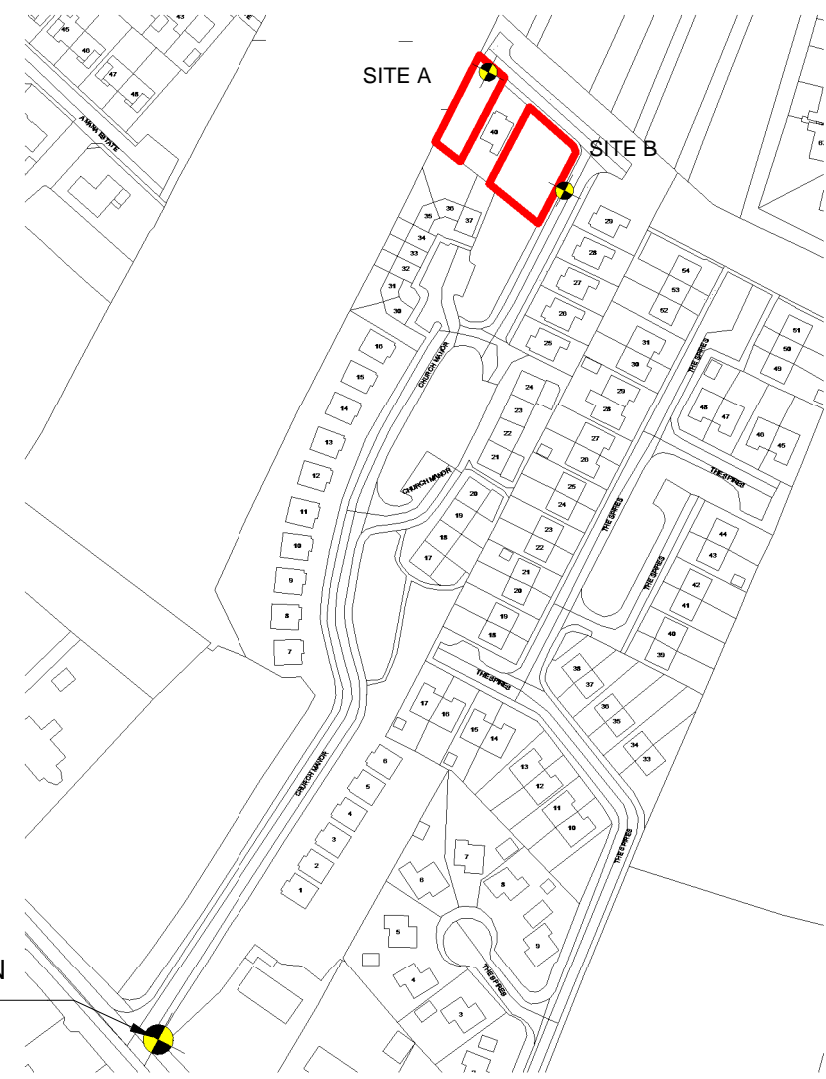


### LEGEND

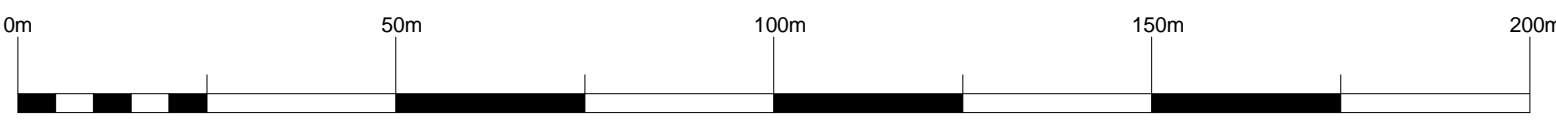
<b>SITE BOUNDARY OUTLINED IN RED.</b>	
<b>SITE AREA A APPROX = 0.0833 ACRES (0.0337 HA)</b>	
<b>SITE AREA B APPROX = 0.142186 ACRES (0.0575 HA)</b>	
<b>OTHER LANDS IN OWNERSHIP OF MCC OUTLINED BLUE</b>	N/A
<b>DENSITY: X UNITS PER HECTARE</b>	<b>33 UNITS</b>
<b>ITM COORDINATES OF SITE "A"</b>	<b>=818483N 524932E</b>
<b>ITM COORDINATES OF SITE "B"</b>	<b>=818466N 524948E</b>
<b>OS MAP NO:</b>	TILE NO 1386
<b>Total Number of Units =</b>	<b>3</b>
<b>LOCATION OF SITE NOTICES</b>	
THIS DRAWING HAS BEEN PREPARED FOR THE PURPOSES OF OBTAINING PLANNING PERMISSION ONLY, FOR FIRE CERTIFICATION, TENDER, COMPLIANCE WITH BUILDING REGULATIONS, CONSTRUCTION, OR ANY OTHER PURPOSE, PLEASE REFER TO APPROPRIATELY LABELED DRAWINGS	



**SITE LOCATION MAP scale 1:1000**



**SITE LOCATION MAP scale 1:2500**



SCALE 1:1000

Purpose of Issue: **PART 8 APPLICATION**

STATUS KEY	Rev No.	Date	Comment
WORK IN PROGRESS			
COORDINATION			
INFORMATION			
REVIEW / COMMENT			
CONST. APPROVAL			
COSTING			
TENDER			
CONTRACTOR DESIGN			
<b>PUBLISHED</b>			
A1			PTB / FSC / DAC
A2			CONSTRUCTION
AB			AS-BUILT



**ARCHITECTS DEPARTMENT**  
**MAYO COUNTY COUNCIL**

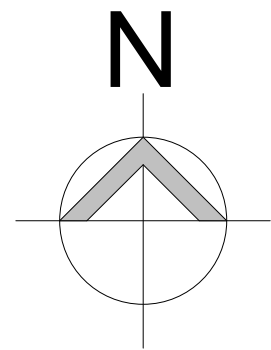
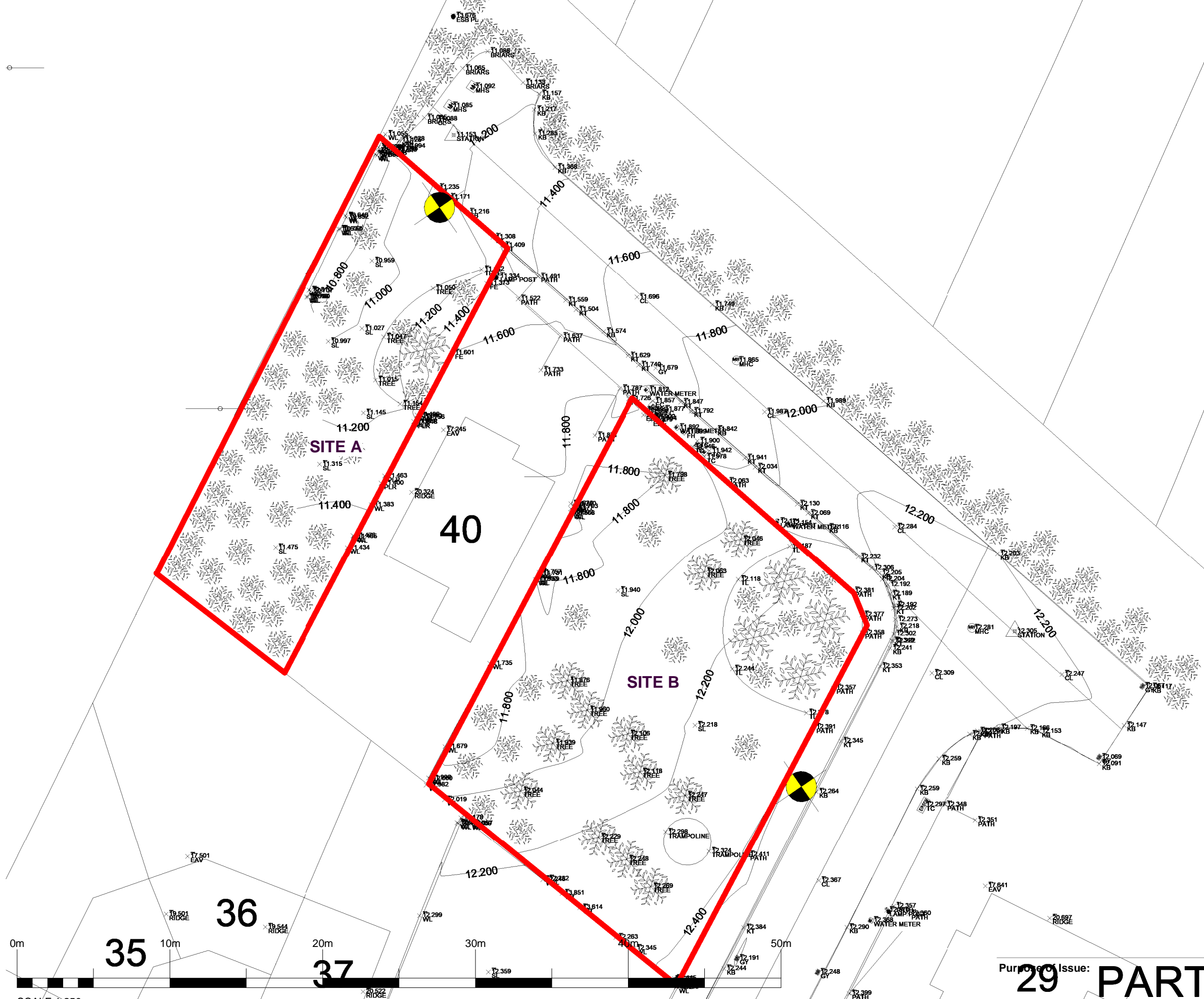


Project No:	A633	Project Title:	HOUSING AT MANOR GARDENS CHURCH MANOR BALLINA CO. MAYO.	Dwg Type:	90	Status:	<b>so</b>
Drawing Title:	SITE LOCATION MAP	Drawing No.:	5000	Revision:	/	First Issue:	2021.08.17
Drawn By:	GC	No.:	Orig	Cat	Level	Type	Role
Checked By:	Checker	A633 - MCC - 90 - XX - A - 5000 - SO	Scale:	As indicated			



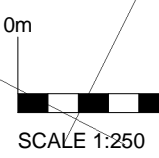
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<b>ITM COORDINATES OF SITE "A" = 818483N 524932E</b>	
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# Purpose of Issue: 29 PART 8 APPLICATION

STATUS KEY			
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S0		WORK IN PROGRESS	
S1		COORDINATION	
S2		INFORMATION	
S3		REVIEW / COMMENT	
S4		CONST. APPROVAL	
D1		COSTING	
D2		TENDER	
D3		CONTRACTOR DESIGN	
<b>PUBLISHED</b>			
A1		PTB / FSC / DAC	
A2		CONSTRUCTION	
AB		AS-BUILT	



ARCHITECTS DEPARTMENT  
 MAYO COUNTY COUNCIL



Project No:	A633	Project Title:	HOUSING AT MANOR GARDENS CHURCH MANOR BALLINA CO. MAYO.	Dwg Type:	90	Status:	so		
Drawing Title:	TOPOGRAPHICAL SITE SURVEY	Drawing No.:	5001	Revision:	/	First Issue:	2021.08.17		
Drawn By:	Author	No.:	Orig	Cat	Level	Type	Role	No.	Status
Checked By:	Checker	A633 - MCC - 90 - XX - A - 5001 - SO							
Scale: As indicated									





**PART 8 DEVELOPMENT NOTES:**

**SITE:**  
THE SITE CONSISTS OF TWO SEPARATE VACANT PLOTS OF LAND IN THE EXISTING CHURCH MANOR / MANOR GARDENS HOUSING ESTATE IN BALLINA TOWN. THE LARGER PLOT LOCATED FURTHEST WEST IS 0.0759HA (0.142 ACRES). THE SMALLER OF THE TWO PLOTS FURTHEST EAST AT THE END OF THE CUL DE SAC IS 0.0337HA (0.083 ACRES) IN AREA. BOTH PLOTS ARE ENTERED DIRECTLY OFF THE EXISTING ACCESS ROAD THROUGH THE EXISTING HOUSING ESTATE.

THE PROPOSED SCHEME IS SEEN AS A COMPLETION OF THE EXISTING ESTABLISHED HOUSING ESTATE WITH 3 NO. PROPOSED NEW HOUSES ON THE TWO VACANT PLOTS OF LAND. THE PROPOSED HOUSES ARE TWO STOREY IN SCALE, MATCHING THE HOUSES IN THE IMMEDIATELY SURROUNDINGS OF THE ESTATE.

THE PROPOSED HOUSES WILL HAVE OFF STREET CAR PARKING IN KEEPING WITH THE NEIGHBOURING DWELLINGS.

**PROPOSAL:**  
3 NO. TWO STOREY DWELLINGS WITH ENCLOSED PRIVATE GARDENS TO REAR AS FOLLOWS:  
• 1 NO. THREE BEDROOMED TWO STOREY DETACHED DWELLING  
• 2 NO. THREE BEDROOMED TWO STOREY SEMI DETACHED DWELLINGS

THE SCALE, MASSING, ARCHITECTURAL EXPRESSION AND DETAILING OF THE PROPOSED HOUSES HAS BEEN DESIGNED TO BE IN HARMONY WITH THE EXISTING HOUSING IN THE ESTATE.

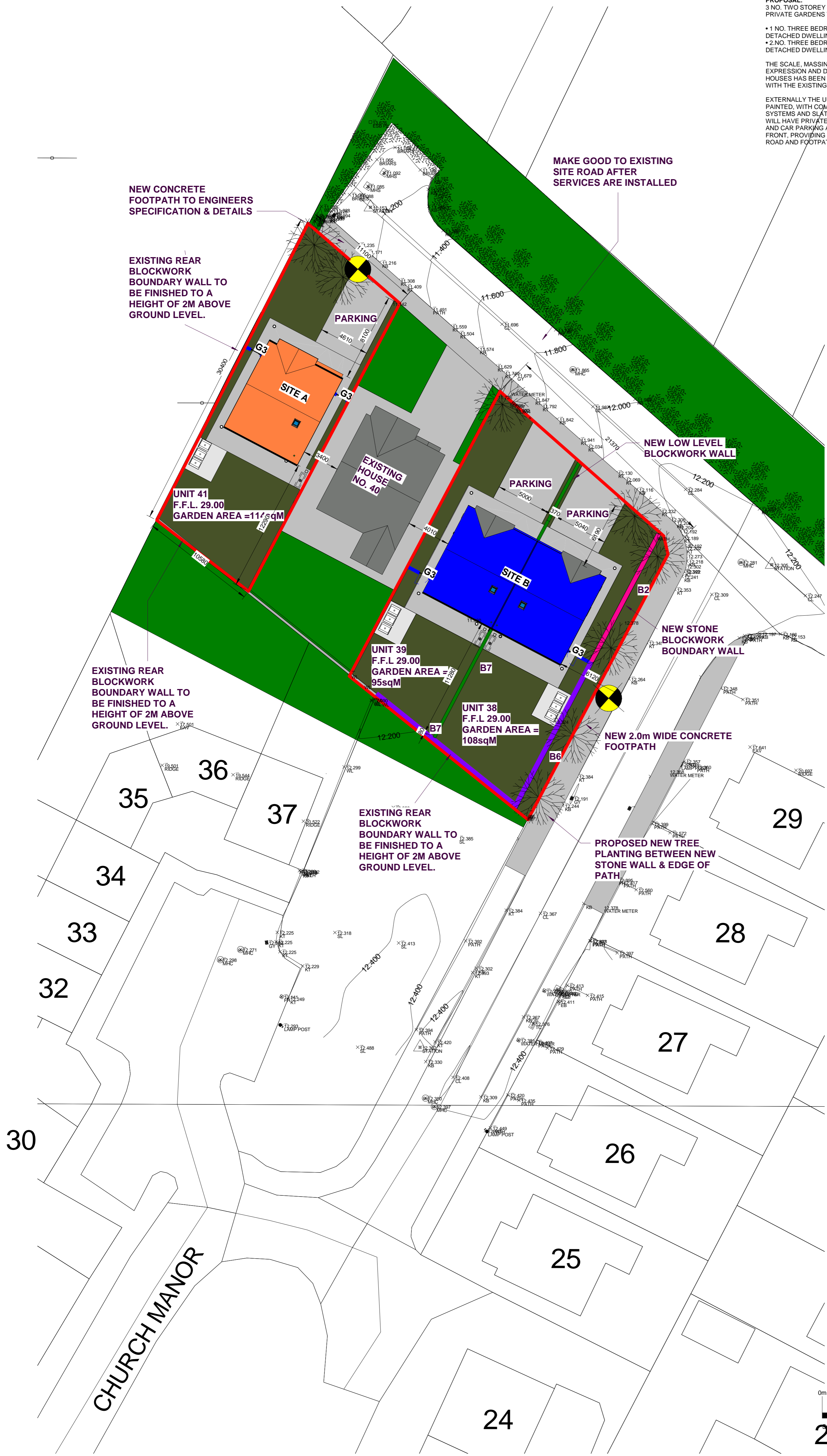
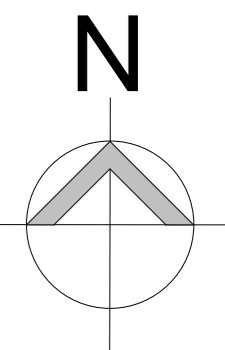
EXTERNALLY THE UNITS WILL BE PLASTERED AND PAINTED, WITH COMPOSITE WINDOW AND DOOR SYSTEMS AND SLATED ROOFS. ALL DWELLINGS WILL HAVE PRIVATE GARDEN SPACE TO THE REAR AND CAR PARKING AND GARDEN SPACE TO THE FRONT PROVIDING PRIVACY ALONG THE PUBLIC ROAD AND FOOTPATHS

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Rev No.	Date	Comment



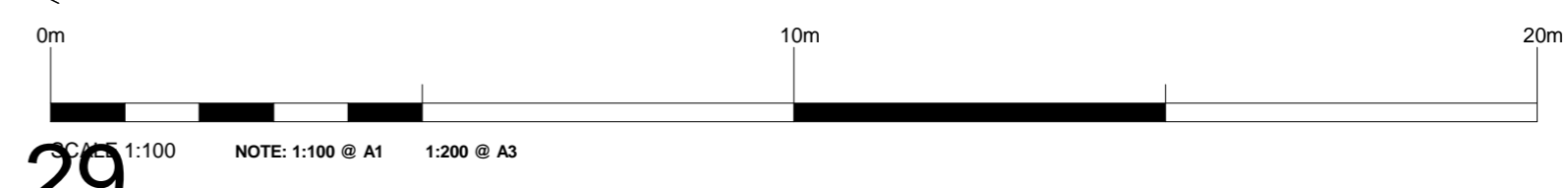
**LEGEND**

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<b>SITE AREA B APPROX =</b> 0.142186 ACRES (0.0575 HA)	
<b>OTHER LANDS IN OWNERSHIP OF MCC</b>	N/A
<b>DENSITY:</b> X UNITS PER HECTARE	33 UNITS
<b>ITM COORDINATES OF SITE 'A'</b>	B818483N 524932E
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<b>OS MAP NO:</b>	TILE NO 1386
<b>Total Number of Units =</b>	3
<b>LOCATION OF SITE NOTICES</b>	
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**PROPOSED BOUNDARY TREATMENT & SURFACE FINISH LEGEND**

	<b>LANDSCAPING</b> ALLOW FOR PLANTING OF DECIDUOUS NATIVE TREES VARIOUS SPECIES AND SIZES AS INDICATED (TO LATER CONFIRMATION BY ARCHITECTS)
	<b>SURFACE FINISH S1: GRASS</b> GRASS SEED ON 300MM IMPORTED TOPSOIL. ALL GARDENS TO BE ROTAVATED, RAKED, CLEANED, GRADED, ROLLED AND SEEDED.
	<b>SURFACE FINISH S2: VEHICULAR ROADWAY</b> TARMACADAM FINISH ON BASE LAYERS TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAILS.
	<b>SURFACE FINISH S4: FOOTPATHS</b> IN-SITU CONCRETE FOOTPATH ON BASE LAYERS TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAILS.
	<b>GATE</b> PROPOSED TIMBER PEDESTRIAN ACCESS GATE. REFER TO SITEWORKS BOOKLET FOR DETAILS
	<b>BOUNDARY TYPE B2</b> PROPOSED 700MM HIGH SELECTED STONE WALL WITH CONCRETE CAPPING ON CONCRETE STRIP FOUNDATION TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEWORKS BOOKLET FOR DETAILS
	<b>BOUNDARY TYPE B6</b> PROPOSED 2000MM HIGH SELECTED STONE FACED SCREEN WALL WITH STONE CAPPING ON CONCRETE STRIP FOUNDATION TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEWORKS BOOKLET FOR DETAILS
	<b>BOUNDARY TYPE B7</b> PROPOSED 2000MM HIGH BLOCK SCREEN WALL WITH PLASTER FINISH AND PRECAST CONCRETE CAPPING ON CONCRETE STRIP FOUNDATION TO ENGINEERS SPECIFICATION AND DETAILS. REFER TO SITEWORKS BOOKLET FOR DETAILS

2 No. 3 Bedroom Semi-Detached  
1 No. 3 Bedroom Detached  
**3 No. Total**



**Purpose of Issue: PART 8 APPLICATION**

**STATUS KEY**

SHARED / FOR INFORMATION	
S0 WORK IN PROGRESS	
S1 COORDINATION	
S2 INFORMATION	
S3 REVIEW / COMMENT	
S4 CONSENT APPROVAL	
S5 COSTING	
S6 TENDER	
S7 CONTRACTOR DESIGN	
PUBLISHED	
A1 PFB / FSC/ SAC	
A2 CONSTRUCTION	
A3 AS-BUILT	



**ARCHITECTS DEPARTMENT**  
**MAYO COUNTY COUNCIL**



<b>Project No:</b> A633	<b>Project Title:</b> HOUSING AT MANOR GARDENS CHURCH MANOR BALLINA CO. MAYO.	<b>Dwg Type:</b> 90	<b>Status:</b> S0
<b>Drawing Title:</b> PROPOSED SITE PLAN	<b>Drawing No.:</b> 5002	<b>Revision:</b> /	
<b>Drawn By:</b> OK	<b>No. - Orig - Cat - Lvl - Type - Role - No. - Status</b> A633 - MCC - 90 - XX - DR - A - 5002 - S0	<b>Scale:</b> As indicated	<b>First Issue:</b> 2021.08.17



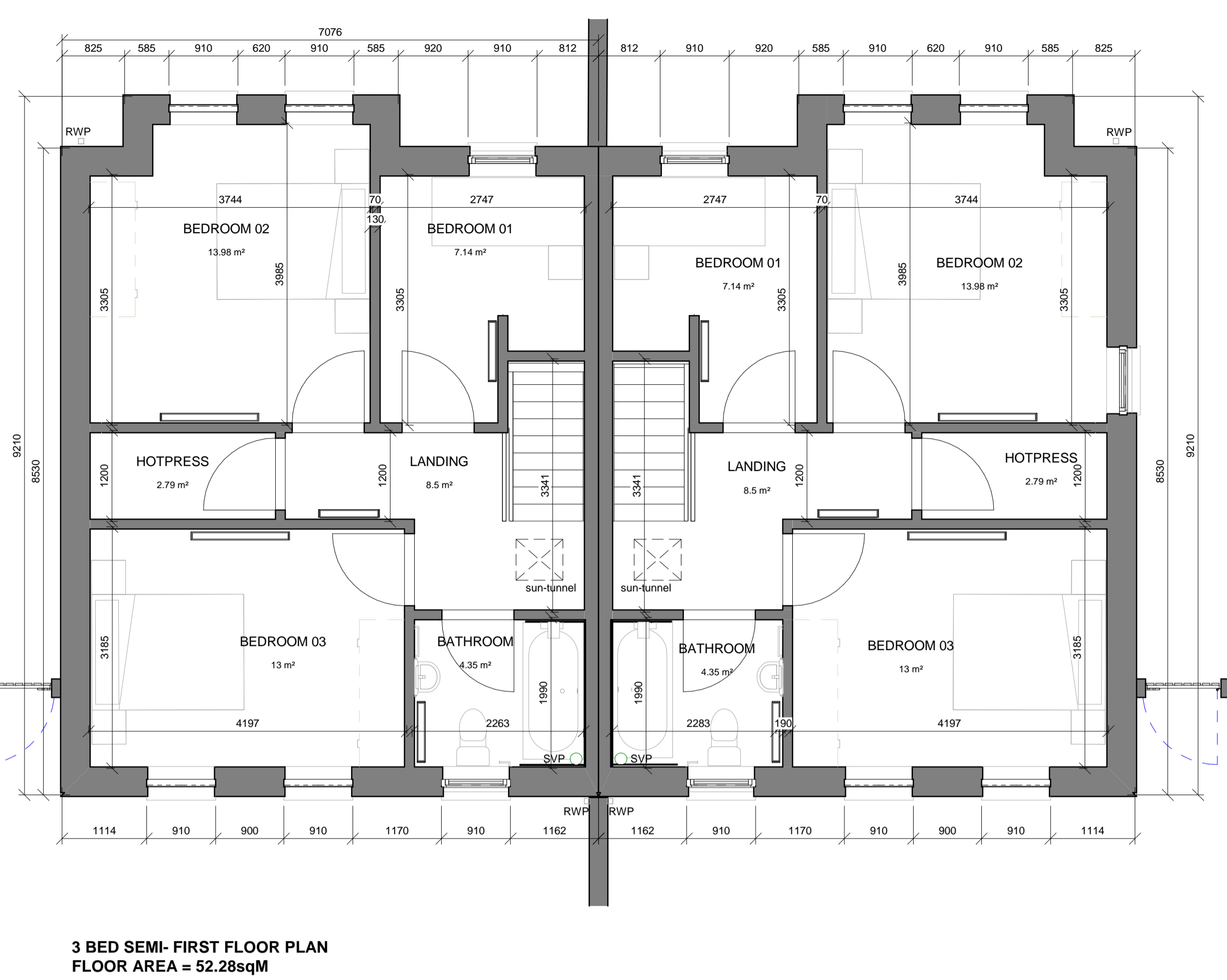
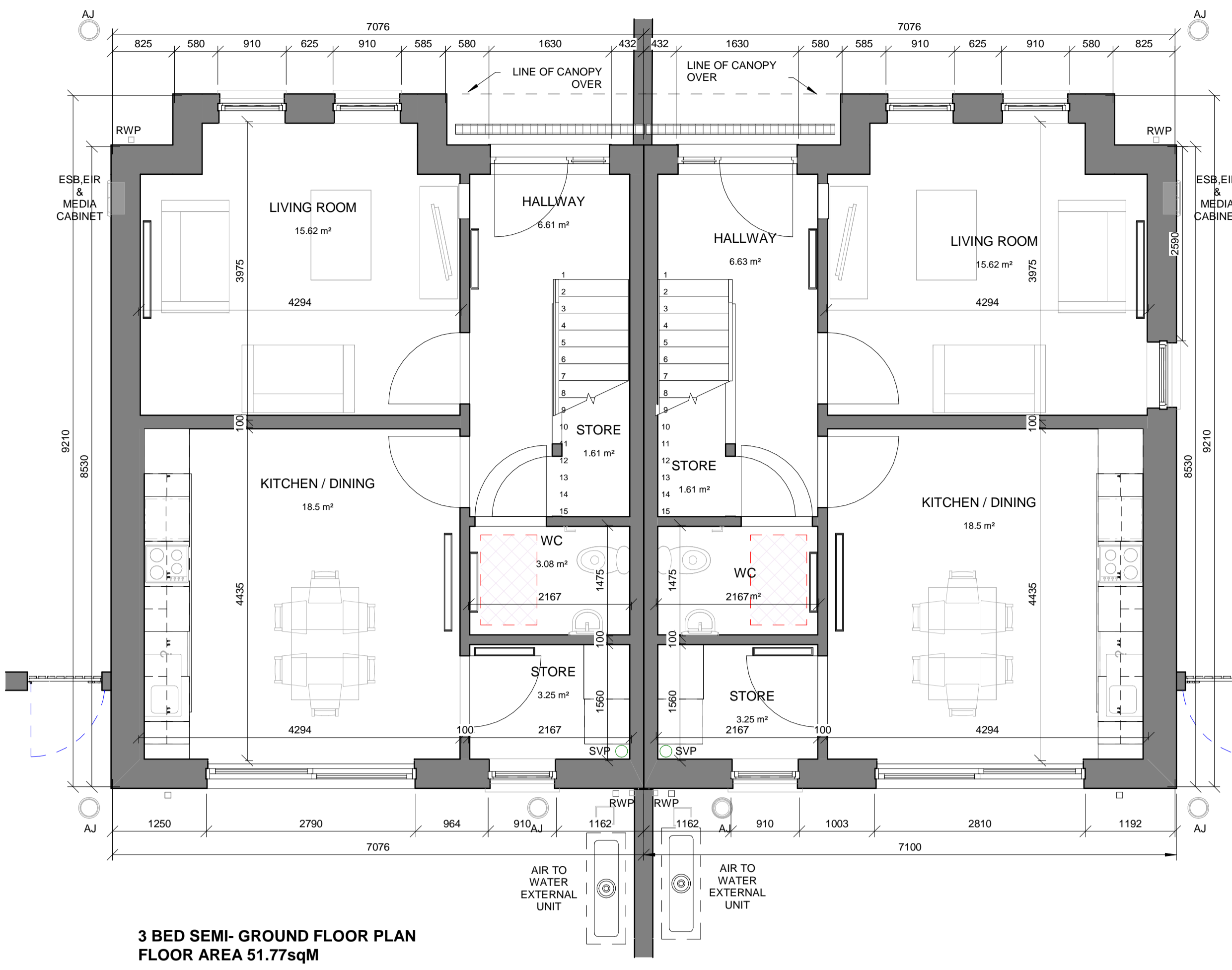
26/09/2022 12:16:09 C:\Users\genrycoen\Myo County Council\Architects Section - A633- CHURCH MANOR, BALLINA\A3\Drawings\REVIT\A633-MCC-ZZ-ZZ-M3-A-REV1.rvt



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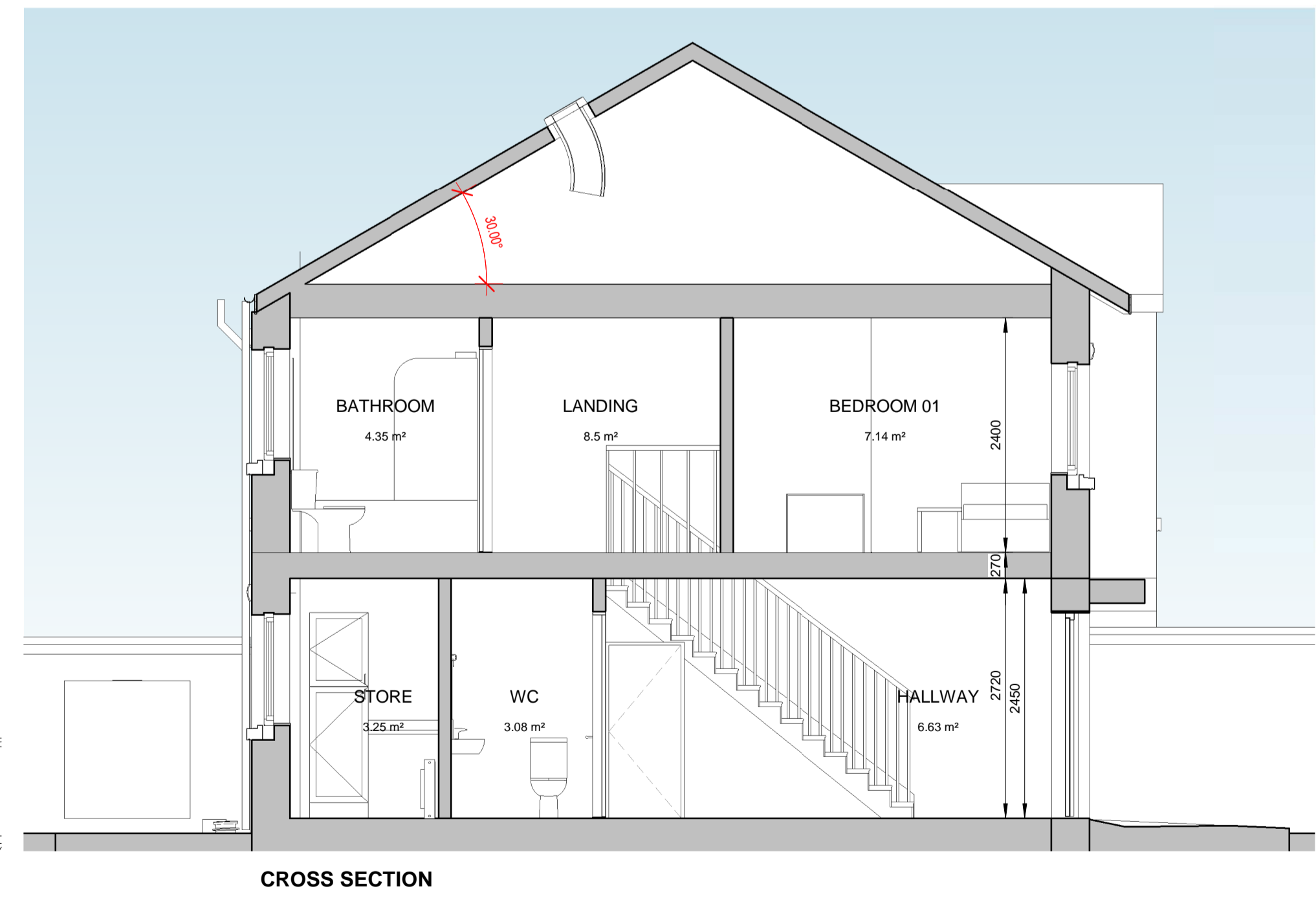
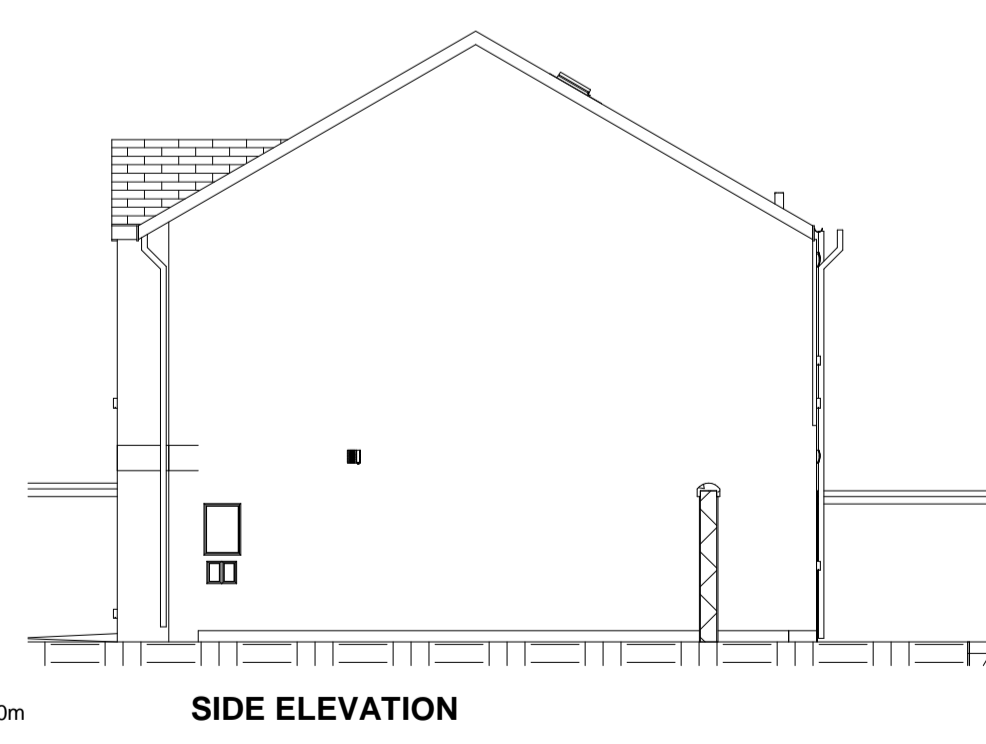
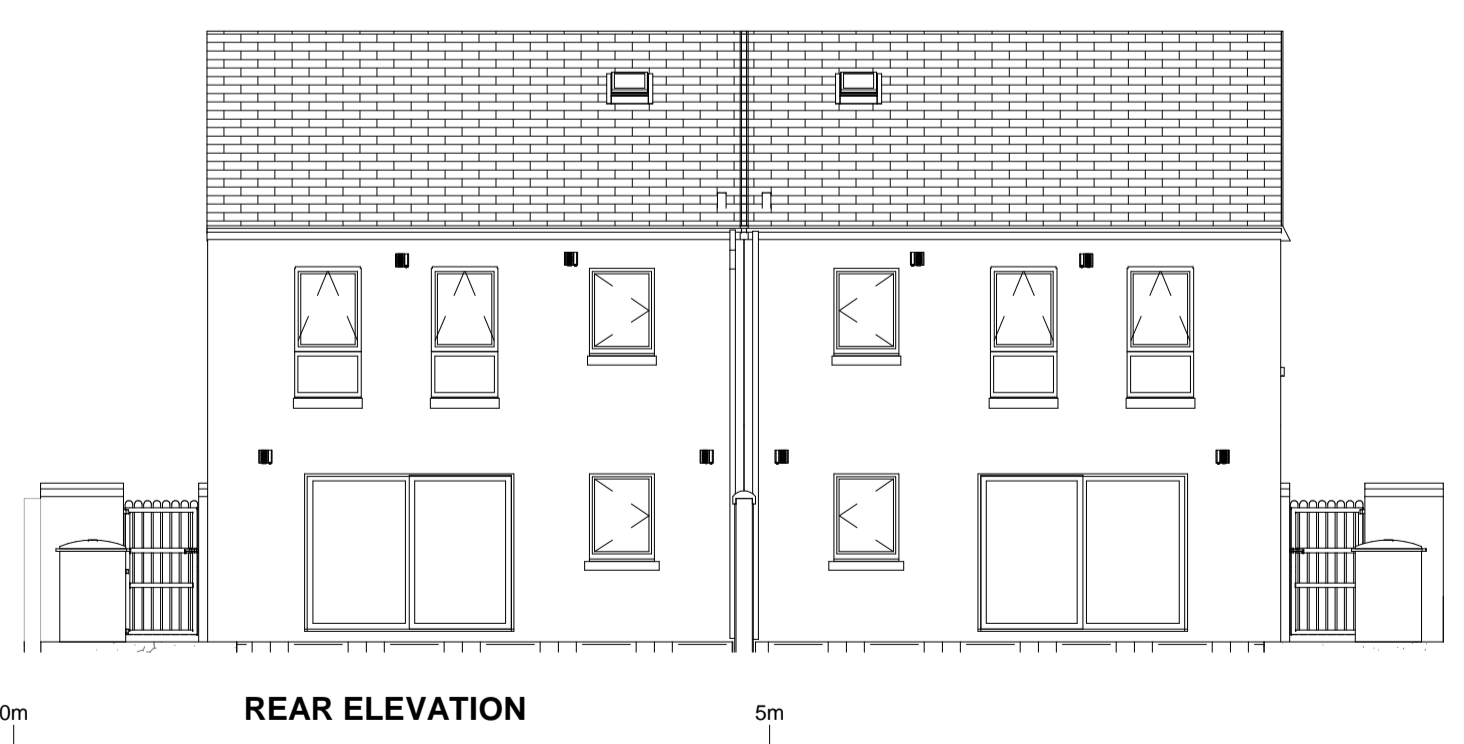
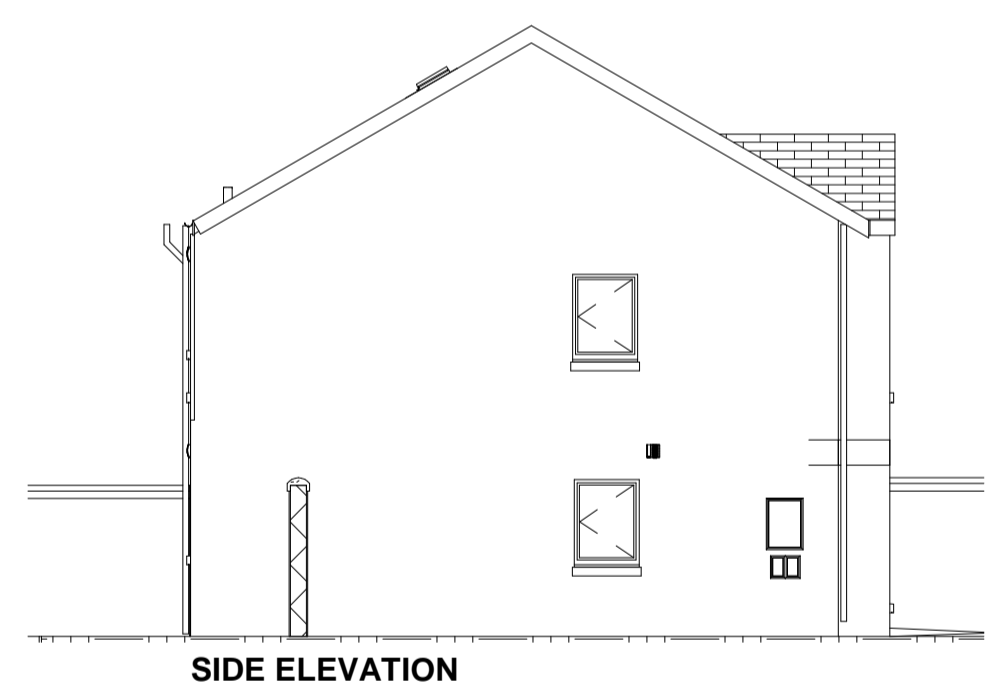
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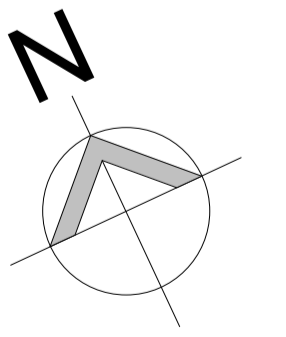
- EXTERNAL FINISHES**
- WALLS: SAND CEMENT RENDER PAINTED TO SELECTED COLOUR
  - WINDOWS: ALU CLAD TRIPLE GLAZED IN TIMBER FRAMES PAINTED TO SELECTED COLOUR
  - PITCHED ROOF: SLATE FINISH BLUE/BLACK IN COLOUR
  - DOORS: DOORS TRIPLE GLAZED - COLOUR TO BE SELECTED BY ARCHITECT. ALL TO MANUFACTURERS SPECIFICATION AND DETAILS TO ACHIEVE REQUIRED U-VALUE FRAME AND GLASS COMBINED U VALUE 1.00W/M2K
  - 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
  - FLUSH DOOR THRESHOLD TO FRONT DOOR WITH DRAINAGE CHANNEL TO ENTRANCE

3 BED SEMI- GROUND FLOOR PLAN  
FLOOR AREA 51.77sqM

3 BED SEMI- FIRST FLOOR PLAN  
FLOOR AREA = 52.28sqM



3D-FRONT ELEVATION



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

STATUS KEY	Rev No.	Date	Comment
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S0			WORK IN PROGRESS
S1			COORDINATION
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S3			CHECK APPROVAL
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Purpose of Issue: **PART 8 APPLICATION**

Project No: <b>A633</b>	Project Title: HOUSING AT MANOR GARDENS CHURCH MANOR BALLINA CO.MAYO.	Dwg Type: <b>99</b>	Status: <b>SO</b>
Drawing Title: HT-3B 3 BED SEMI DETACHED DWELLING SKETCH GA PLANS & ELEVATIONS	Drawing No. <b>5003</b>	Revision: /	First Issue: /
Drawn By: OK	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: As indicated	2021.08.17
Checked By: Checker	A633 - MCC - 99 - XX - DR - A - 5003 - SO		

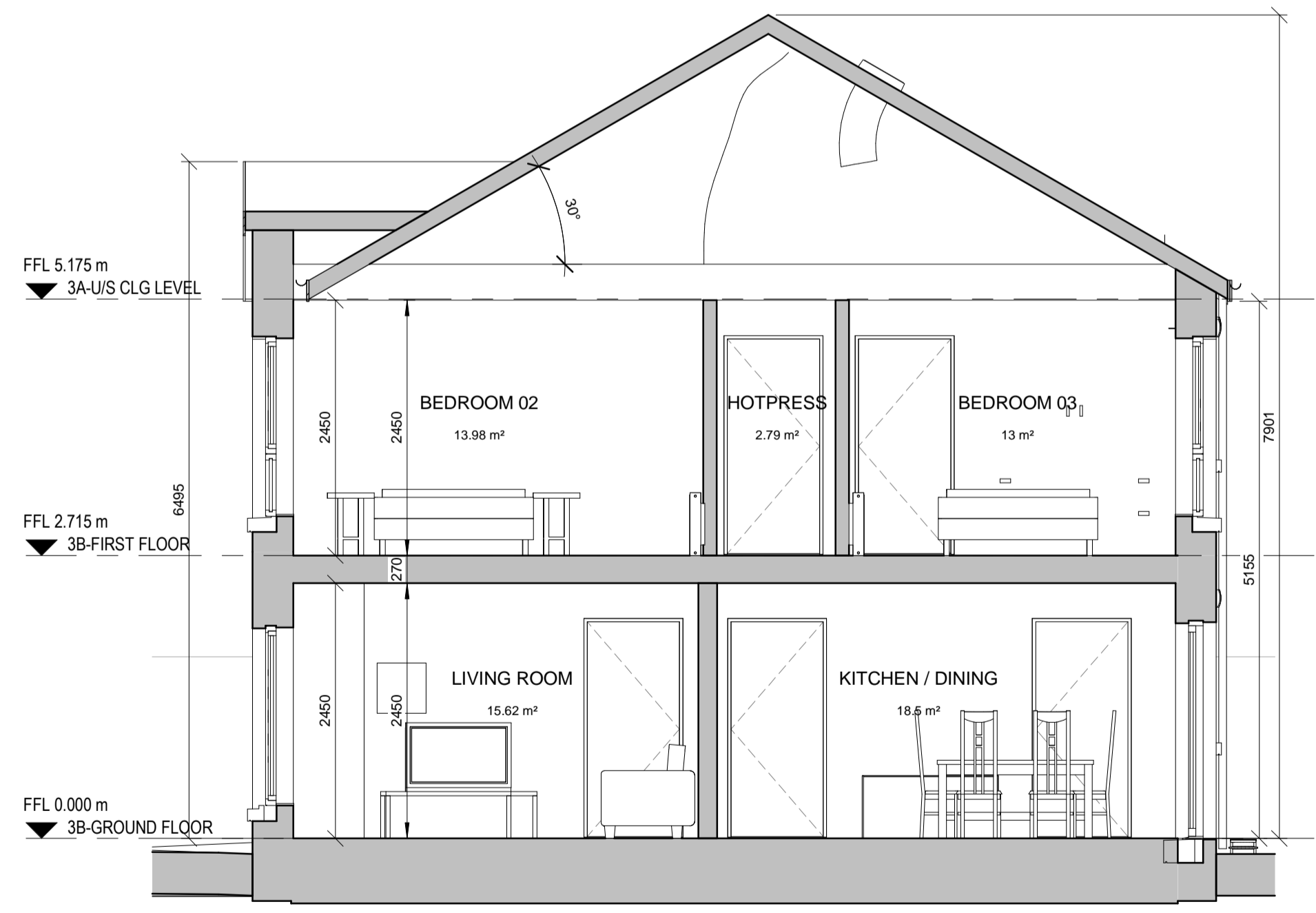
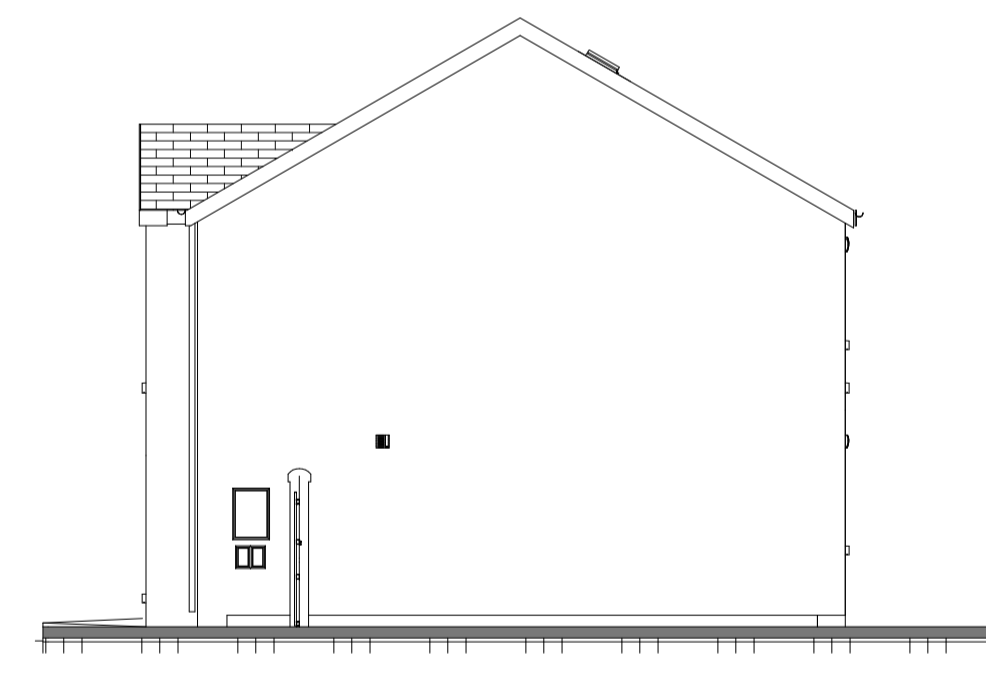
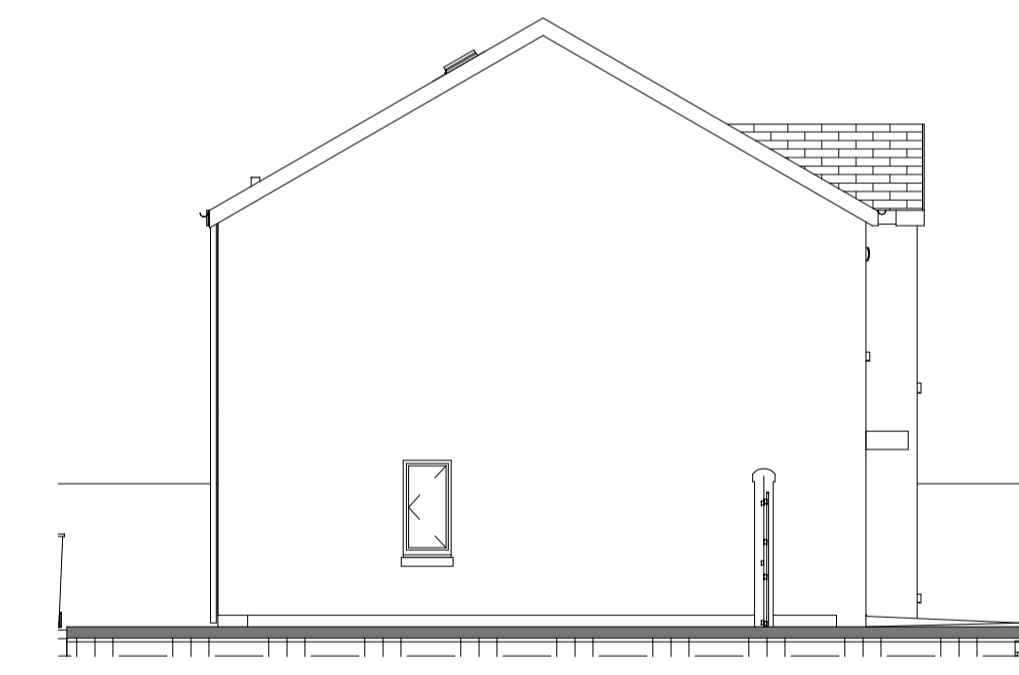
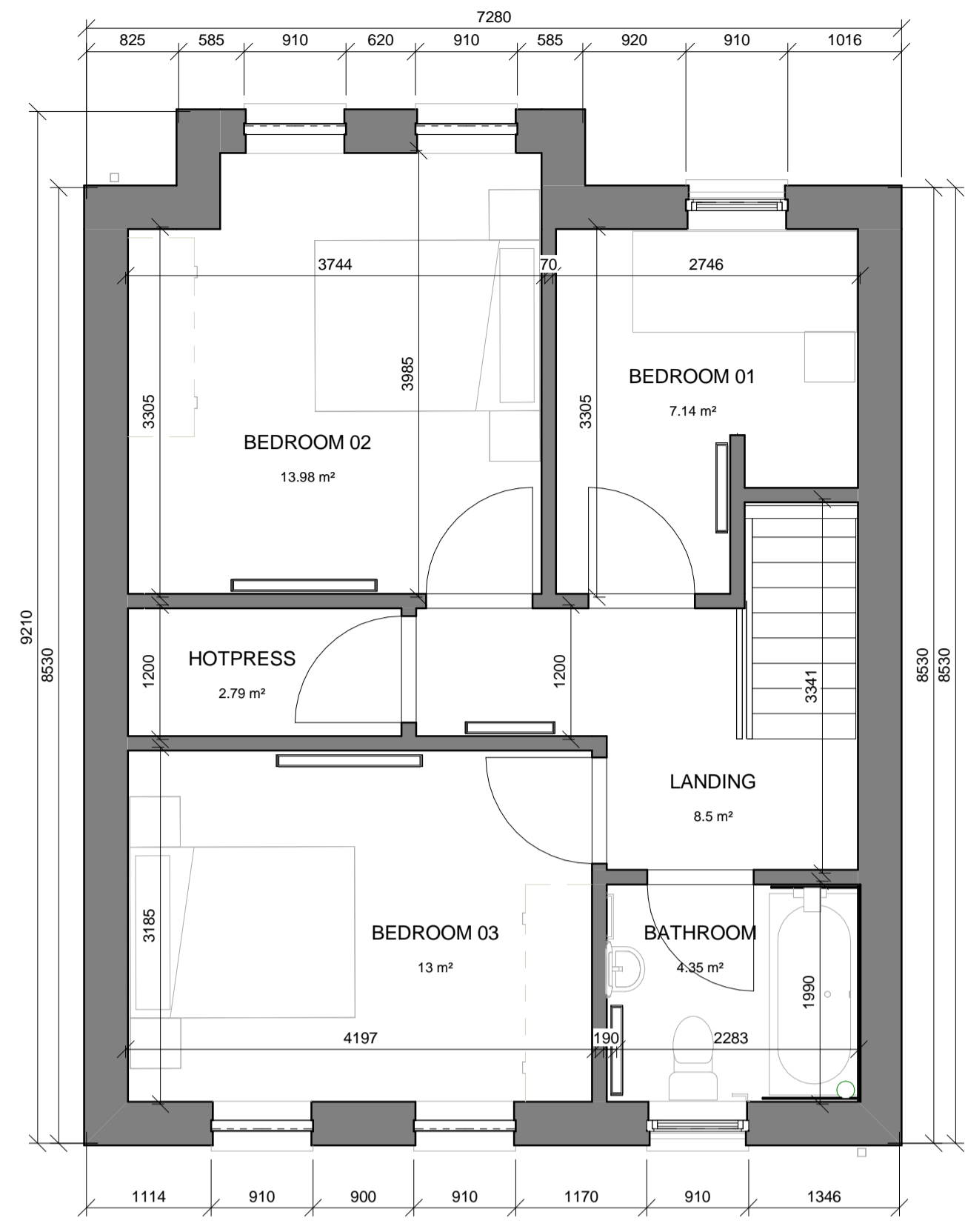
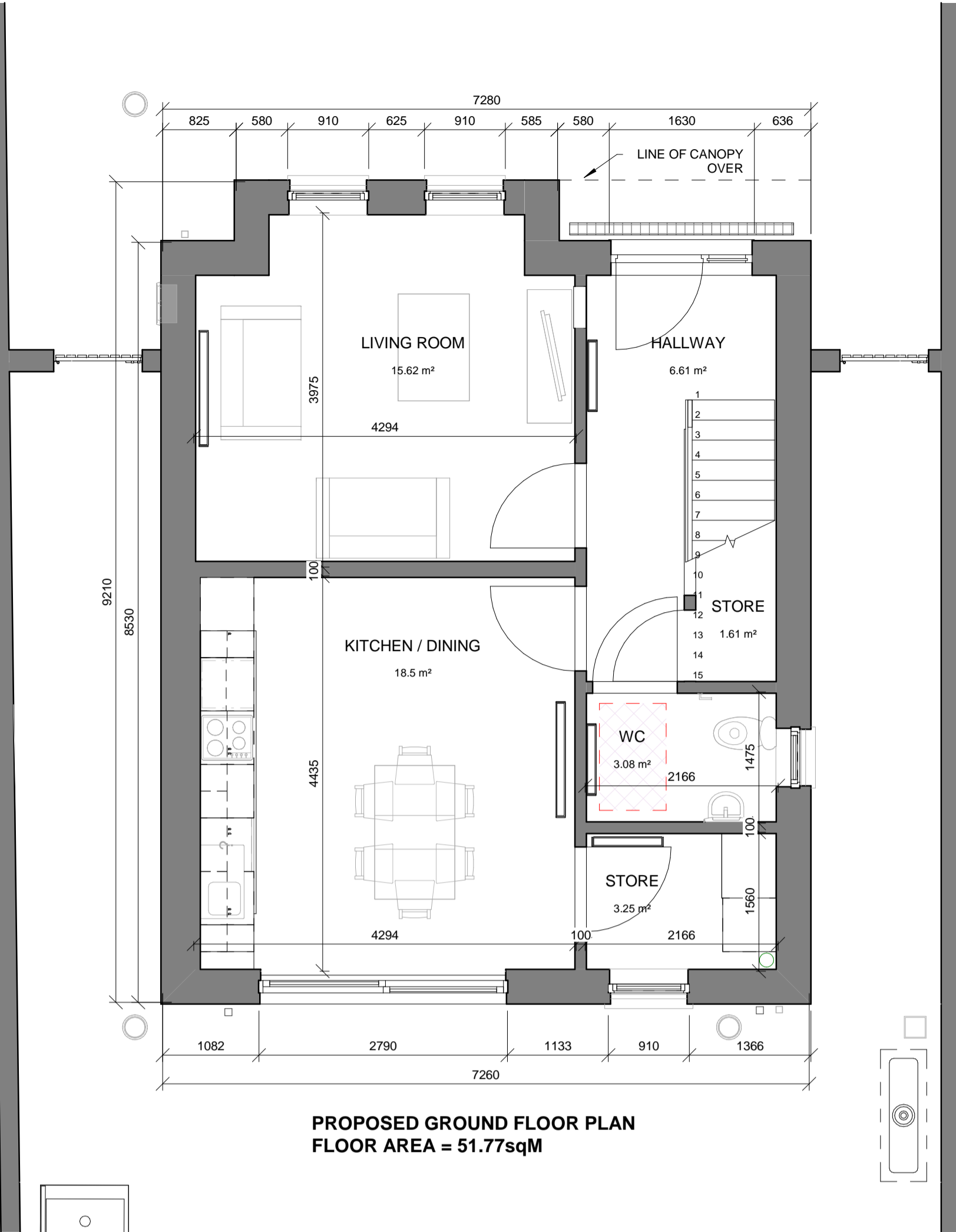




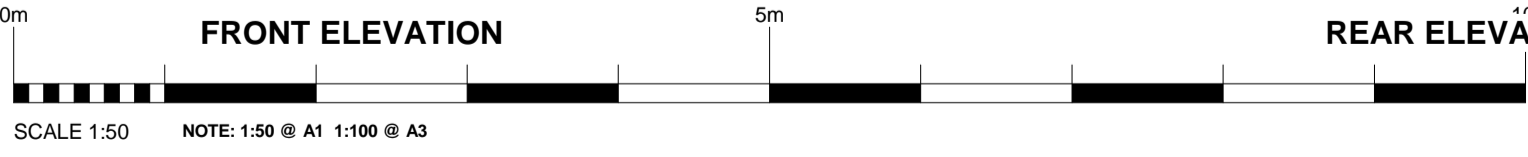
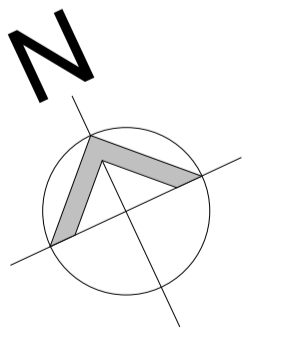
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- All drawings are to be read in conjunction with other consultant's drawings. All dimensions, unless otherwise stated, are given in millimetres and must be confirmed and checked by the Contractor on site.
- Levels are generally given in metres from 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.



- EXTERNAL FINISHES**
- WALLS: SAND CEMENT RENDER PAINTED TO SELECTED COLOUR
  - WINDOWS: ALU CLAD TRIPLE GLAZED IN TIMBER FRAMES PAINTED TO SELECTED COLOUR
  - PITCHED ROOF: SLATE FINISH BLUE/BLACK IN COLOUR
  - DOORS: DOORS TRIPLE GLAZED - COLOUR TO BE SELECTED BY ARCHITECT. ALL TO MANUFACTURERS SPECIFICATION AND DETAILS TO ACHIEVE REQUIRED U-VALUE FRAME AND GLASS COMBINED U VALUE 1.00W/M2K
  - 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
  - FLUSH DOOR THRESHOLD TO FRONT DOOR WITH DRAINAGE CHANNEL TO ENTRANCE



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



**ARCHITECTS DEPARTMENT**  
**MAYO COUNTY COUNCIL**



Purpose of Issue: **PART 8 APPLICATION**

Project No: <b>A633</b>	Project Title: HOUSING AT MANOR GARDENS CHURCH MANOR BALLINA CO.MAYO.	Dwg Type: <b>99</b>	Status: <b>SO</b>
Drawing Title: <b>3 BED DETACHED PLANS &amp; ELEVATIONS</b>		Drawing No. <b>5004</b>	Revision: <b>/</b>
Drawn By: OK	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale: <b>As indicated</b>	First Issue: <b>2021.08.17</b>
Checked By: Checker	<b>A633 - MCC - 99 - XX - DR - A - 5004 - SO</b>		





Do not scale this drawing. Use written dimensions only

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



EXISTING STREET CONTEXTUAL ELEVATION , SCALE 1:100



PROPOSED STREET CONTEXTUAL ELEVATION , SCALE 1:100



Purpose of Issue: **PART 8 APPLICATION**

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



ARCHITECTS DEPARTMENT  
MAYO COUNTY COUNCIL



Project No:	Project Title:	Dwg Type:	Status:
<b>A633</b>	HOUSING AT MANOR GARDENS CHURCH MANOR BALLINA CO.MAYO.	<b>90</b>	<b>SO</b>
Drawing Title:		Drawing No.:	Revision:
PROPOSED CONTEXTUAL SKETCH ELEVATIONS		<b>5005</b>	/
Drawn By:	No. - Orig - Cat - Lvl - Type - Role - No. - Status	Scale:	First Issue:
GC		<b>1 : 100</b>	2021.08.17
Checked By:	Checker	<b>A633 - MCC - 90 - XX - DR - A - 5005 - SO</b>	

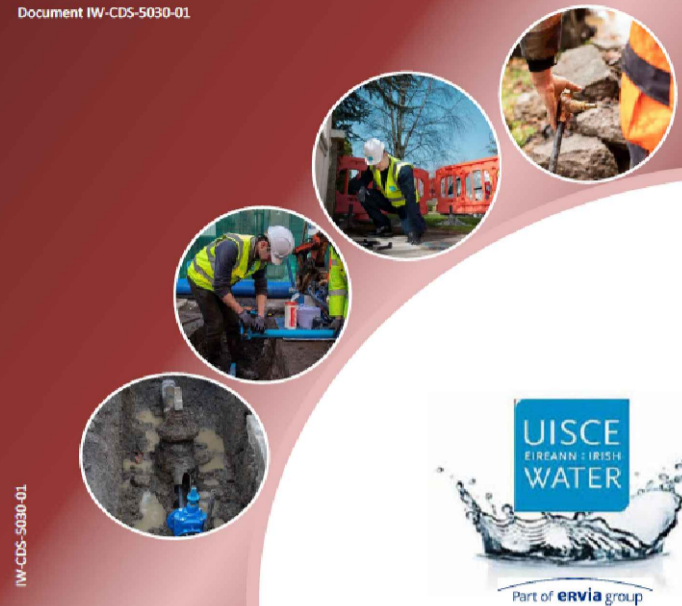


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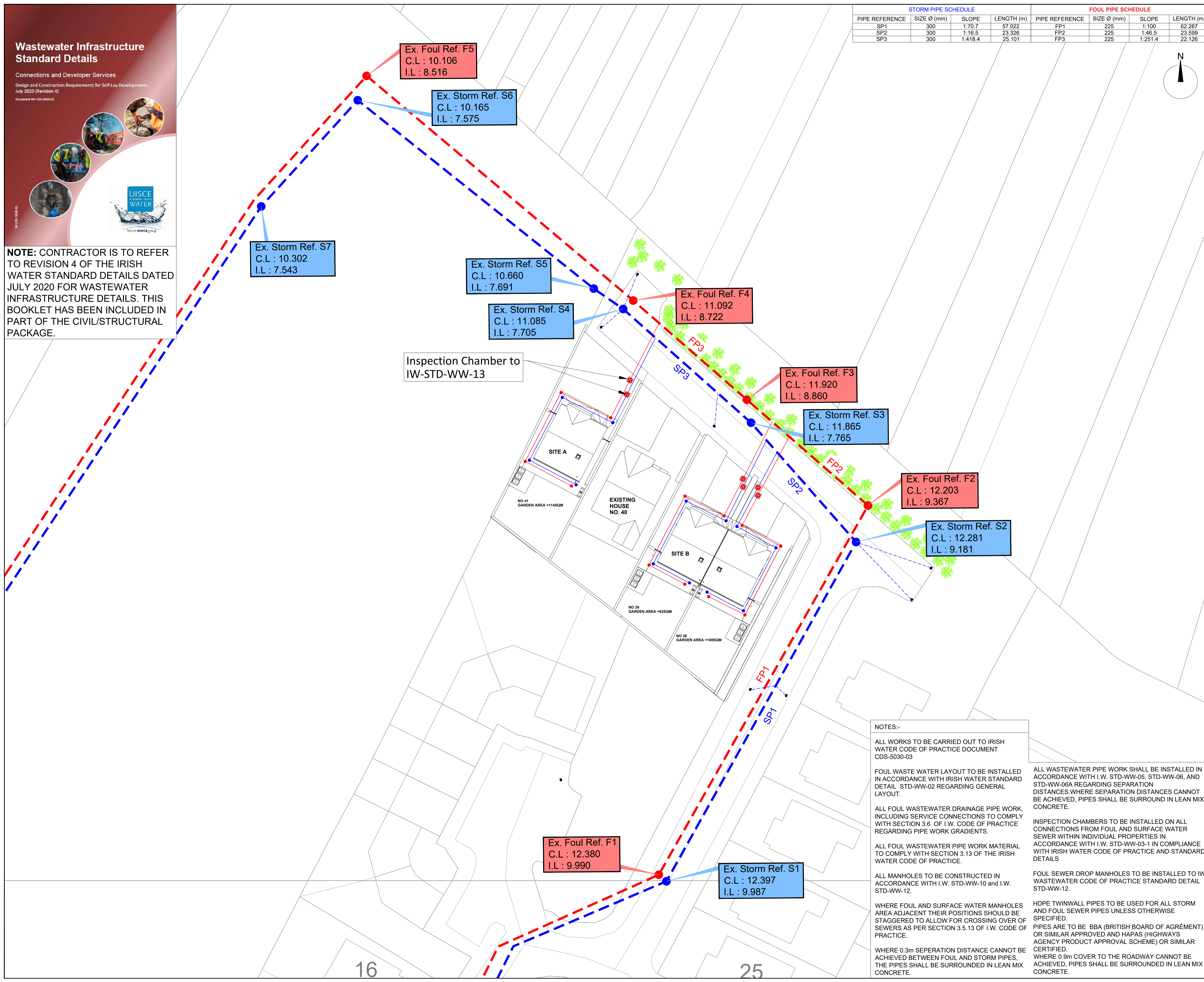
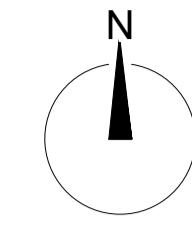
# Wastewater Infrastructure Standard Details

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	300	1:70.7	57.022	FP1	225	1:100	62.267
SP2	300	1:16.5	23.326	FP2	225	1:46.5	23.599
SP3	300	1:418.4	25.101	FP3	225	1:251.4	22.126



**NOTES**

**GENERAL NOTES:**

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- 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**

EXISTING STORM MANHOLE shown thus	●
EXISTING STORM WATER NETWORK shown thus	---
EXISTING FOUL MANHOLE shown thus	●
EXISTING FOUL NETWORK shown thus	---
PROPOSED SURFACE WATER CONNECTIONS shown thus	---
PROPOSED FOUL WATER CONNECTIONS shown thus	---
EXISTING ROAD GULLIES shown thus	■
INSPECTION CHAMBER TO IW-STD-WW-13 shown thus	⊗
OVERGROWN VEGETATION shown thus	✪

Site Area:-  
 930 m<sup>2</sup>, 0.230 Acres, 0.093 Hectares  
 ITM Co-Ordinates of site:-  
 524952, 818464  
 Ordnance Survey Ireland Licence No. CYAL50244098  
 © Ordnance Survey Ireland/Government of Ireland.  
 OS Sheet No.  
 1386-01, 1386-02, 1386-A

P.01	Planning Issue	AP	MF	12.04.22
rev.	modifications	by	chkd	date
Layout Ref.:				
file	P:\Jod-jobs\6676 Church Manor Hsing\700 Drawings\703 Planning\01 WIP\6676-JOD-XX-ZZ-DR-C-200-001 Foul & Storm Site Layout Plan.dwg			

client  

 Comhairle Contae Mhaigh Eo  
 Mayo County Council

project  
 HOUSING DEVELOPMENT AT  
 CHURCH MANOR, BALLINA, CO. MAYO

stage  
 PLANNING

title  
 FOUL & STORM SITE LAYOUT PLAN

scale  
 1:250 @ A1

surveyed	drawn	checked	date
JOD	AP	MF	April 2022

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 Email: info@jodireland.com

drawing no.	revision
6676-JOD-XX-ZZ-DR-C-700-001	P.01

**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 SEPARATION DISTANCES.WHERE SEPARATION 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.



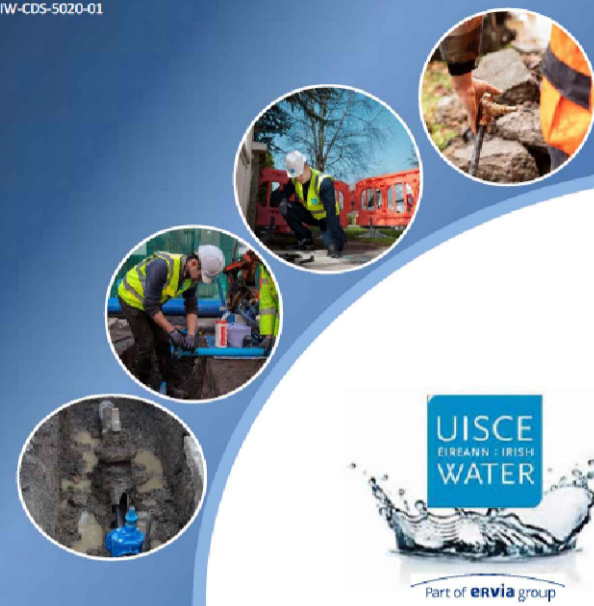
# Water Infrastructure Standard Details

Connections and Developer Services

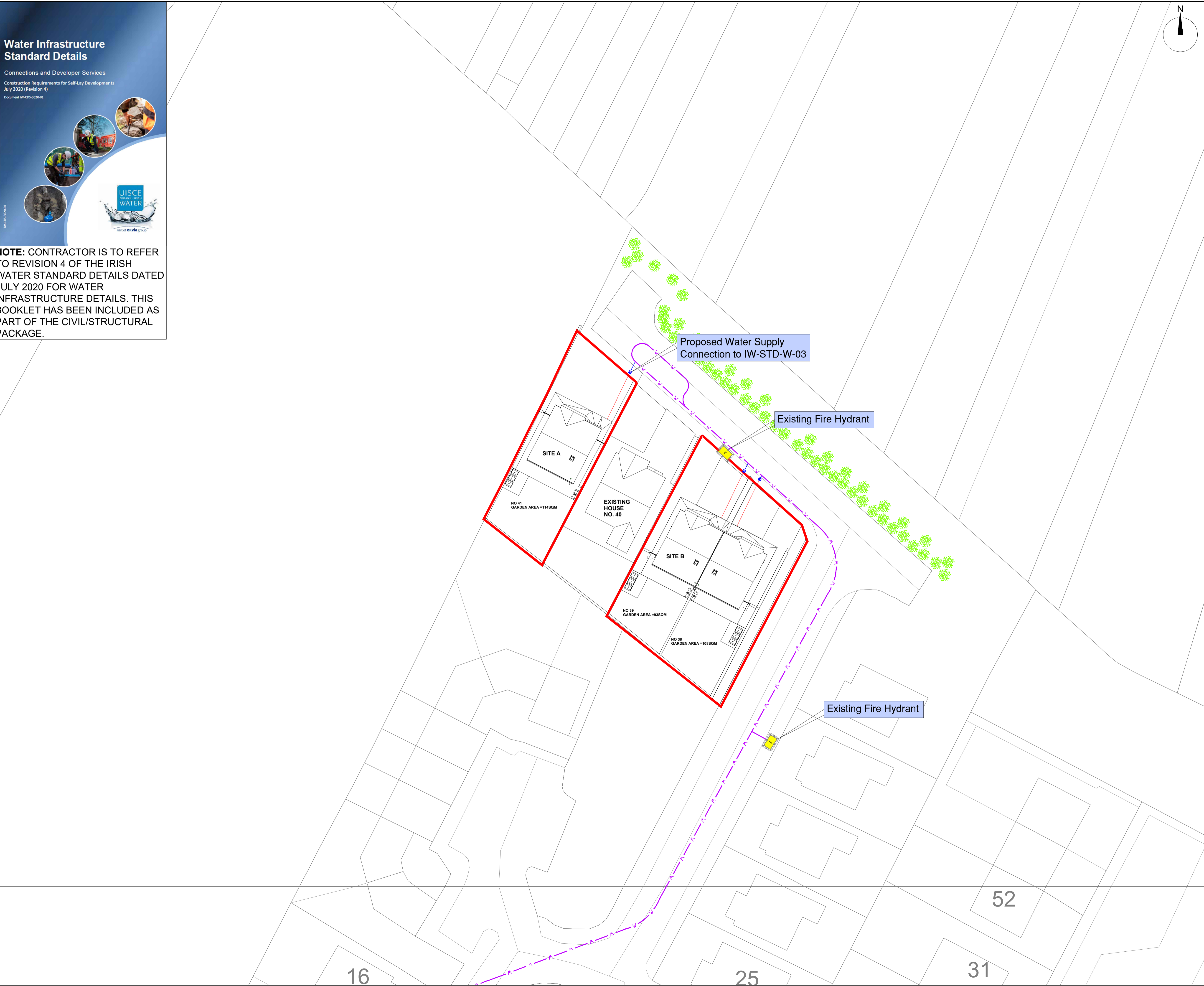
Construction Requirements for Self-Lay Developments

July 2020 (Revision 4)

Document No. CS-5020-01



**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:
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## LEGEND

- SITE BOUNDARY
- EXISTING 100mm WATERMAIN
- PROPOSED WATER SUPPLY CONNECTION WITH BOUNDARY BOX TO I.W. STD-W-03 shown thus
- EXISTING FIRE HYDRANTS shown thus

Site Area:-  
930 m<sup>2</sup>, 0.230 Acres, 0.093 Hectares  
ITM Co-Ordinates of site:-  
524952, 818464  
Ordnance Survey Ireland Licence No. CYAL50244098  
© Ordnance Survey Ireland/Government of Ireland.  
OS Sheet No.  
1386-01, 1386-02, 1386-A

P.01	Planning Issue	AP	MF	12.04.22
rev.	modifications	by	chkd	date
Layout Ref.:				
file: P:\Jod-jobs\6676 Church Manor Hsing\700 Drawings\703 Planning\01 WIP\6676-JOD-XX-ZZ-DR-C-200-004 Watermain Site Layout Plan.dwg				

client  
**Comhairle Contae Mhaigh Eo**  
Mayo County Council

project  
**HOUSING DEVELOPMENT AT CHURCH MANOR, BALLINA, CO. MAYO**

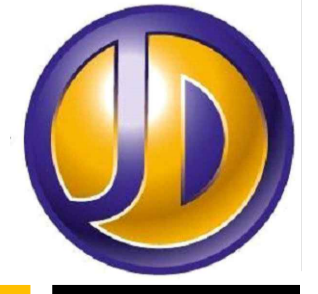
stage  
**PLANNING**

title  
**WATERMAIN SITE LAYOUT PLAN**

scale  
**1:250 @ A1**

surveyed	drawn	checked	date
JOD	AP	MF	April 2022

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FAX. +353 (0)71 916 1080  
Email: info@jodireland.com



drawing no.	revision
6676-JOD-XX-ZZ-DR-C-700-004	P.01