

# PROPOSED RESIDENTIAL DEVELOPMENT AT NEWTOWNGORE, CO. LEITRIM

**LEGEND:**

- TYPE A - 2 NO. 3 BED SEMI DETACHED (TWO STOREY)
- TYPE B - 3 NO. 3 BED TERRACED UNITS (TWO STOREY)
- TYPE C - 2 NO. 2 BED SEMI DETACHED (SINGLE STOREY UD HOMES)

TOTAL NO. OF HOUSES = 7

**SITE AREA : 0.30 HA**  
 ITM COORDINATES : 621083, 810204  
 MAP SHEETS : 1543, 1611

UNIT NO.	UNIT TYPE	PRIVATE OPEN SPACE (PROPOSED AREA)	PRIVATE OPEN SPACE (MIN. AREA REQUIRED)
1	2 BED DWELLING HOUSE	97m <sup>2</sup>	55m <sup>2</sup>
2	2 BED DWELLING HOUSE	66m <sup>2</sup>	55m <sup>2</sup>
3	3 BED DWELLING HOUSE	76m <sup>2</sup>	60m <sup>2</sup>
4	3 BED DWELLING HOUSE	76m <sup>2</sup>	60m <sup>2</sup>
5	3 BED DWELLING HOUSE	73m <sup>2</sup>	60m <sup>2</sup>
6	3 BED DWELLING HOUSE	69m <sup>2</sup>	60m <sup>2</sup>
7	3 BED DWELLING HOUSE	82m <sup>2</sup>	60m <sup>2</sup>

PUBLIC OPEN SPACE = TOTAL AREA 480 sq.m. ( 16 %)

REFER TO ALAN TRAYNOR CONSULTING ENGINEER FOR SERVICES LAYOUT.



**CAR PARK SPECIFICATION**  
 Sub-base foundation to car park  
 Foundations shall be constructed using hard, clean, crushed frost-resistant aggregates, laid on geotextile material. The grading of the sub-base material must be such as to provide stability. The material laid in layers not exceeding 150mm, each layer being compacted before the next is laid. The minimum compacted thickness of sub-base stone should be 200mm. Upon completion there should be no detectable movement under the roller. The sub-base material should be compacted to the requirements of BS 5835-1:1980. Recommendations for testing of aggregates. Compaction test for graded aggregates. The surface level tolerance should be within ±10mm of the design level, and, when checked with a 3000mm straight edge, there should be no deviation greater than 10mm.

**Sub-base foundation to footpaths**  
 Footpath Foundations shall be constructed using hard, clean, crushed frost resistant aggregates, laid on geotextile material. The grading of the sub-base material must be such as to provide stability. The minimum compacted thickness of sub-base stone should be 100mm. Upon completion there should be no detectable movement under the roller. The sub-base material should be compacted to the requirements of BS 5835-1:1980 – as above. The surface level tolerance should be within ±10mm of the design level, and, when checked with a 3000mm straight edge, there should be no deviation greater than 10mm.

**Perimeter Edging**  
 Excavate for, supply and lay 125mm x 150mm bullnosed hydraulically pressed pre-cast concrete kerbs to outer edge of area, allowing for a 25mm upstand above wearing course. They shall be haunched in concrete. The maximum gap between the outer kerb face and any adjacent perimeter fencing shall be 10mm. The haunching shall incorporate movement joints at appropriate spacing. Tolerance on pre-cast concrete kerbs to be within +/- 3mm to design level and +/- 3mm to line, under a 3000mm straight edge, gaps not to exceed 3mm.

**Base construction**  
 Design the base of the Car Park to meet the following criteria:  
 It should be capable of supporting – and transmitting to the existing ground – the loads of all vehicles, plant, machines and materials to be used in the construction, without causing deformation of the site.  
 On completion, the base should be capable of supporting and transmitting all loads on the surface without permanent or long-term deformation of the surface.  
 Ensure that water, whether rainwater or natural ground water, will drain away freely, either into the natural subsoil or into the drainage. Engineered bases are the traditional form of road construction consisting of a single course or two courses of open-textured bituminous macadam to BS EN 13108.

**Asphalt base construction**  
 A base course consisting of 60mm nominal compacted thickness (minimum compacted thickness not less than 40mm at any point) of 14mm or 20mm nominal-sized aggregate plus a binder course consisting of 30mm nominal compacted thickness (minimum compacted thickness not less than 20mm at any point) of 6mm nominal-sized aggregate, both to BS EN 13108 and PD 6991:2010. Guidance on the use of BS EN 13108 Bituminous mixtures. Material specifications shall be laid to the whole of the car park, all to design levels and design tolerances of +/- 3mm under a 3000mm straight edge. Bitumen binder grade no softer than 300 penetration, preferably 200 penetration, is to be used. Laying in cold, wet or windy weather conditions should therefore be avoided and any double handling. The tolerance of the surface shall not exceed +/- 3mm under a 3000mm straight edge.

**Wearing Course**  
 Asphalt wearing course to be provided at a gradient of 3° towards storm water outlets. Wearing course to be min 25mm thick with a combined base and wearing course depth of min 40mm. Bitumen content of 70% required

**Line Marking**  
 Allow for the marking of parking bays and any IN and OUT arrows and text, in WHITE thermoplastic paint. VISITORS ONLY and DISABLED bays should be clearly marked in appropriate colours.

**Reinstatement generally**  
 The Contractor shall carry out the work while soil and weather conditions are suitable and leave the site in a clean and tidy condition. All damage caused to surrounding areas and surfaces shall be reinstated in full to the satisfaction of the Architect. All hard areas shall be reinstated using similar materials to the existing, and to the satisfaction of the Architect.

On grass areas the ground shall be prepared by ridge roller or other means, approved by the Architect. Difficulties can arise when topsoil stored is poor quality and has not been protected from heavy rainfall. Supervision of groundworks during the final very busy stages of a project is critical.

**Seeding**  
 Break up compacted topsoil to full depth.  
 Reduce top 100 mm of topsoil to a tilth suitable for blade grading, particle size 10 mm (maximum). For the reinstatement of disturbed ground allow for carrying out a thorough stone picking before seeding. Remove stones and clay balls larger than permissible maximum stone size of 50 mm in any dimension together with roots, tufts of grass, rubbish and debris

Following rolling, the ground shall be lightly harrowed in order to produce an acceptable tilth and a mixture of Chewig Fescue Highlight 20% or equivalent and Majestic Perennial Five Grass 80% shall be sown at a rate of 28g/m<sup>2</sup> and worked into the soil by harrowing or raking as appropriate. Following seeding the ground shall be lightly flat rolled until the surface is firm and then watered. The Contractor shall retain responsibility for watering the ground, as required to establish the sward, until handover. Consideration needs to be given to the support of seeding by carrying out turfing at edges.

**Turf edging to seeded areas**  
 Before sowing lay turfs to BS 3969:1998 - Recommendations for turf for general purposes, with no perennial ryegrass and of a similar seed composition to the seeded area.  
 Prepare and rake back a 750 mm wide margin around prepared seed beds  
 Seed bed level to be married in with turf  
 Place a single row laid end to end and trimmed to a line  
 Water on completion

**Turfing on banks exceeding 30° slope**  
 Configuration of turfs to be Diagonal or horizontal  
 Secure turfs with fixings of either:-  
 Pointed softwood pegs, 200 mm long x 25 mm square, or  
 Galvanized wire pins, bent or hairpin pattern, 200 mm long x 4 mm diameter  
 Fixings to be every fourth row, slopes greater than 1 in 3 to be secured every second row  
 When turf is thoroughly self anchored by its roots, remove fixings and make good any damage to grass until area is accepted

**VEGETATION & PLANTING LEGEND**

**SELECT SHRUB AND GROUND COVER PLANTING**  
 To be all containerised stock min. 2L. Typical species:  
 SHRUBS, planted at 3-4/m.sq.  
 Corylus avellana  
 Corylus maxima 'Purpurea'  
 Hippocrepis calycinum  
 Lavandula stoechas  
 Magnolia x soulangeana  
 Mahonia x media 'Charity'  
 Philadelphus 'Belle Etoile'  
 Rosa 'meiland' 'Alba'  
 Viburnum davidii  
 Viburnum opulus

**SELECT HEAVY STANDARD TREES**  
 min. 10-12cm girth, proposed species:  
 5 numbers  
 SHRUBS, planted at 5-7/m.sq.  
 Crocodylus laevis  
 Fuchsia spp.  
 Hedera 'Hibernica'  
 Ilex spp.  
 Vinca minor  
 Lonicera pileosa

**SUITABLE NATIVE TREES FOR OPEN SPACES:**  
 a.) Ash f.) Blackthorn.  
 b.) Crab Apple. g.) Hazel  
 c.) Oak h.) Wild Cherry  
 d.) Birch  
 e.) Scots pine

**SUITABLE NATIVE TREES FOR STREET:**  
 a.) Birch f.) Holly  
 b.) Rowan h.) Bird Cherry  
 c.) Hawthorn

**SUITABLE NATIVE TREES FOR HEDGES**  
 a.) Bird Cherry  
 b.) Spindle

**Good native hedgerow species for pollinators:**  
 (reference : Biodiversity Ireland)  
 Hazel (Feb-Apr) Crab apple (May-Jun)  
 Willow (Mar-May) Elder (May-Jun)  
 Blackthorn (Mar-May) Whitebeam (May-Jun)  
 Hawthorn (Apr-Jun) Rowan (May-Jun)  
 Broom (Apr-Jun) Wild Rose (Jun-Jul)  
 Wild Cherry (Apr-May) Honeysuckle (Jun-Oct)  
 Bramble (May-Sept) Guelder Rose (Jun-Jul)  
 Wild Privet (May-Jul) Raspberry (Jun-Aug)  
 Ivy (Sept-Nov)  
 Gorse (Jan-Dec)

**LANDSCAPING SPECIFICATION**  
 Contractor to strip topsoil from building footprint and surrounding areas and stockpile elsewhere on site. stored topsoil to be reused to level and landscape lawn areas prior to occupation of house. Selected brick pavers or concrete slabs to patio areas on 75mm levelled dry mix sand cement bedding on minimum 200mm compacted hardcore. All hard standing to be laid to fall away from building. External landscaping walls to be Blockwork with no-plaster finish and pre-cast concrete capping to clients approval. Blockwork retaining walls to be max. 1.0m high to later design. External steps to be min 300mm going and 150mm max rise.

**Seeded Grass Areas**  
 All soft areas to be topsoiled, leveled and seeded prior to completion of contract.

**Asphalt**  
 Drives, parking and service areas to be finished in asphalt suitable for pedestrian and vehicle traffic on suitably compacted hardcore base. Allow for pre-cast concrete kerbing to all edges not finishing against vertical elements. Build up to be confirmed by engineer but to generally be geotextile mesh on subsoil followed by 225mm compacted grade 804 hardcore with 60mm asphalt wearing surface.

**Water & Drainage**  
 The contractor shall provide all necessary drainage to the building and external works as per drawings, planning permission and to BS 8301. Contractor to apply to the local authority for all road opening licences and services connections and pay all associated fees. Connect drainage to existing/proposed utilities or provide for on-site disposal in the form of treatment plant/soakpit. Connect to nominated water supply with 13mm dia. pe piping as per planning permission and requirements of local authority water services.

**Services**  
 Appropriate ducting to be provided for underground connection of all aircom/broadband and electrical supply from connection point to building as per utility providers specification. METERBOX to be provided max 2m back from front elevation of building as per ES8 regulations. Electric and telecoms to be provided for connection of intercom and electric gates at main entrance.

**General Site Works:**  
**General**  
 Site services including foul and storm water sewers, mains water, telecoms electricity and streetlighting are to be provided as per service providers specifications and to civil Engineers design. New temporary wheel wash facility to be constructed on site to prevent site water from encroaching on public roadways. Wearing course of macadam to be laid to entirety of site roads prior to completion of works. Individual water meters to be provided to all houses.

**Timber**  
 All exposed timber to be treated with appropriate external grade wood preservative.

**Roads**  
 Proposed macadam to be 40mm macadam wearing course on 150mm wet mix macadam road base on compacted grade 804 sub-base on geotextile membrane on suitably compacted sub-grade/fill/sub-soil

**Footpaths**  
 Footpaths to be generally 100mm deep but increased to 150mm depth where vehicle traffic anticipated on suitable depth of grade 804 compacted sub-base. Separation layer of 125mm nominal polythene sheeting to be provided, without crosses, between sub-base and concrete with all joints to overlap by 300mm. Footpath to be graded to road at 2.5% gradient and brush finished. Provide contraction joints in footpath at max 3M c/c. Joints to be straight and at right angles to footpath and to contain appropriate flexible joint or double layer roofing felt to full depth of joint.

**Kerbing**  
 250 x 125mm Pre-cast concrete kerb set on 300mm x 100mm concrete base & haunched to rear with concrete. Kerbs to show between 100mm and 150mm above road, except at vehicular accesses, where they shall be reduced to 25mm over the channel and at wheelchair and pram accesses where an upstand of 10mm shall be provided. The footway slope at dished kerbs not to exceed 7%.

**Public Lighting**  
 Provide public lighting as per section 5 "recommendations for site development works for housing areas" as published by DOE. Lighting columns are to be manufactured of galvanised mild steel to BS 5649 and be octagonal profile columns 6 m long, gradually taper to a diameter of 68mm. Luminares to be provided as per lighting schedule. Up to 6 lamps can be supplied per micro pillar. Cabling to the lamps is to be laid in 100mm dia PVC-U ducting with a min cover of 600mm in graded areas and 750mm at road crossings. Cables are not to be jointed. Cables are to be looped from column to column on each circuit.

PROPOSED SITE LAYOUT  
 SCALE 1:250

**NOTES :**  
 This drawing is copyright and may not be copied or altered without permission.  
 Use only figured dimensions. Do not scale this drawing.  
 The contractor is responsible for checking all dimensions on site prior to construction.  
 The Architects are to be notified of any discrepancies prior to work commencing.  
 Levels and contours, shown on drawings, are relative to local datum unless specified

REVISION:	DATE:	DESCRIPTION:	INITIAL:	REVISION:	DATE:	DESCRIPTION:	INITIAL:

CLIENT:	Leitrim County Council
PROJECT:	Proposed 7 no., Residential Units
ADDRESS:	Mullyaster, Newtowngore, Co. Leitrim
DRAWING:	PROPOSED SITE LAYOUT & LANDSCAPING
PROJ REF:	SA23590
SCALE:	AS SHOWN
DATE:	21/02/24
REV:	SA23590-PLA- 100

**SWEENEY architects**  
 043 334 2800  
 200 WILSON ROAD, LONDONDERRY  
 www.sweeneyarchitects.ie

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