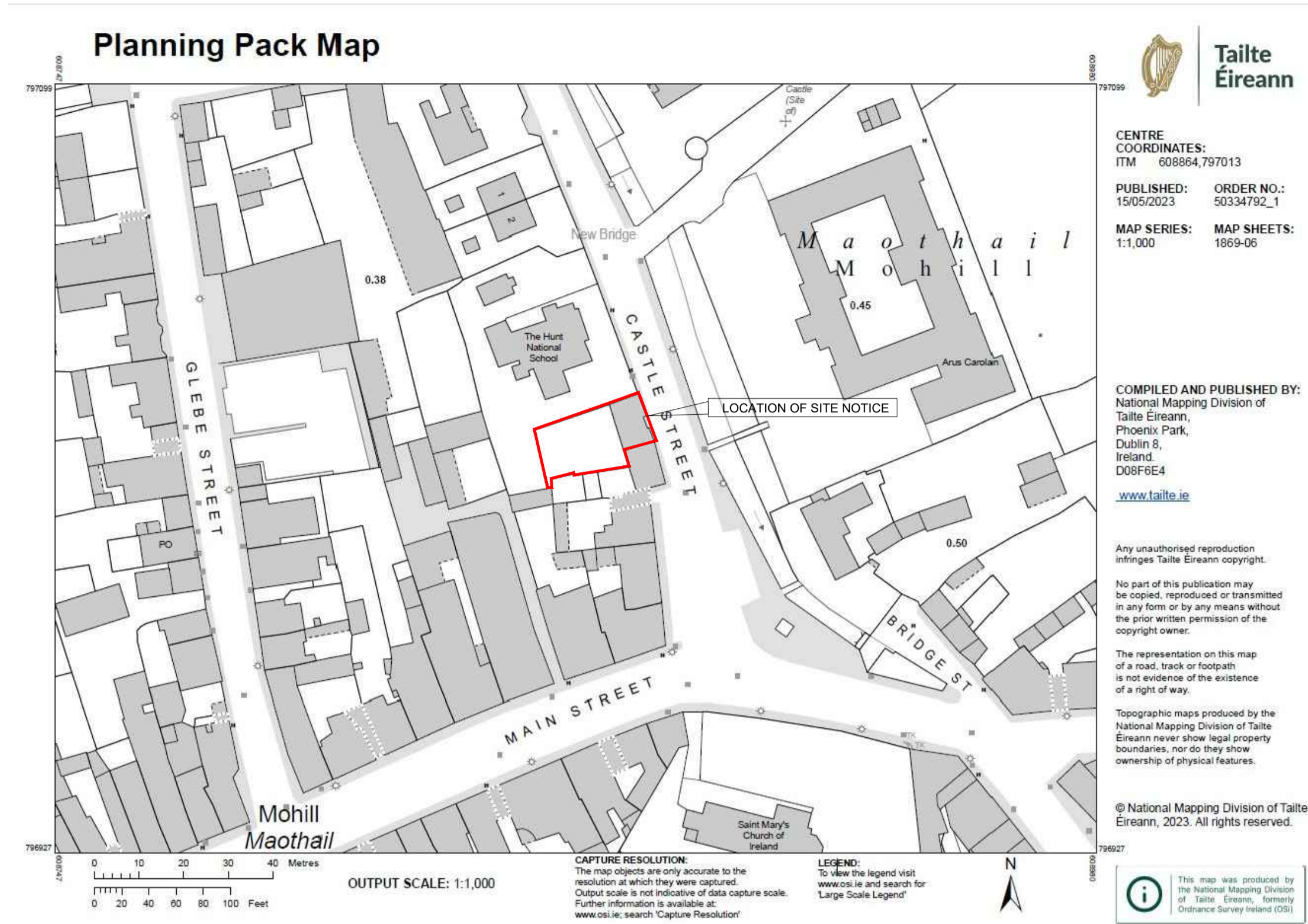


SITE AREA : 315 sq.m.



Taite Éireann

CENTRE COORDINATES: ITM 608864,797013
 PUBLISHED: 15/05/2023 ORDER NO.: 50334792_1
 MAP SERIES: 1:1,000 MAP SHEETS: 1869-06

COMPILED AND PUBLISHED BY: National Mapping Division of Taite Éireann, Phoenix Park, Dublin 8, Ireland. D08F6E4
www.taite.ie

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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 tarmac/adam 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.

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 125micron polythene sheeting to be provided, without creases, 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 construction 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 & hunched 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 ditched 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 galvanized mild steel to BS 5649 and be octagonal profile columns 4m long, gradually tapering to a diameter of 88mm. 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 10mm dia PVC-U ducting with a min cover of 600mm in grassed areas and 750mm at road crossings. Cables are not to be jointed. Cables are to be looped from column to column on each circuit.

Approach to Dwellings
 There should be a clear level area of at least 1200 mm wide and of at least 1200 mm deep in front of every accessible entrance. Where a level entry is provided, regard should be had to the requirements of the Building Regulations generally, particularly in relation to resistance to weather and ground moisture. The entrance should be provided with a level entry i.e. with maximum threshold height of 15 mm with exposed edges chamfered or pencil rounded. The minimum effective clear opening width of the entrance door should be 800 mm.

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 houses. 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 coping to gables approval. Blockwork retaining walls to be max. 1.0m higher 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 kerling 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 licenses 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 eircom/broadband and electrical supply from connection point to building as per utility providers specification. Meters to be provided max 2m back from front elevation of building as per ESB regulations. Electric and telecoms to be provided for connection of intercom and electric gates at main entrance.

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 tith 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 tith and a mixture of Chew Fescue Highlight 20% or equivalent and Majestic Perennial Eye Grass 80% shall be sown at a rate of 28g/m² 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 regrass 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:-
 Painted 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 3 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 HEAVY STANDARD TREES**
 min. 10-12cm girth, proposed species:
 5 numbers
- SUITABLE NATIVE TREES FOR OPEN SPACES:**
- a.) Ash
 - b.) Crab Apple
 - c.) Oak
 - d.) Birch
 - e.) Scots pine
 - f.) Blackthorn
 - g.) Hazel
 - h.) Wild Cherry
- SUITABLE NATIVE TREES FOR STREET:**
- a.) Birch
 - b.) Rowan
 - c.) Hawthorn
 - f.) Holly
 - g.) Bird Cherry
- SUITABLE NATIVE TREES FOR HEDGES**
 a.) Bird Cherry
 b.) Spindle
- Good native hedgerow species for pollinators:
 (reference - Biodiversity Ireland)
- Hazel (Feb-Apr)
 - Willow (Mar-May)
 - Blackthorn (Mar-May)
 - Broom (Apr-Jun)
 - Wild Cherry (Apr-May)
 - Bramble (May-Sept)
 - Wild Privet (May-Jul)
 - Crab apple (May-Jun)
 - Elder (May-Jun)
 - Whitebeam (May-Jun)
 - Rowan (May-Jun)
 - Wild Rose (Jun-Jul)
 - Honeysuckle (Jun-Oct)
 - Goulder Rose (Jun-Jul)
 - Raspberry (Jun-Aug)
 - Ivy (Sept-Nov)
 - Gorse (Jan-Dec)

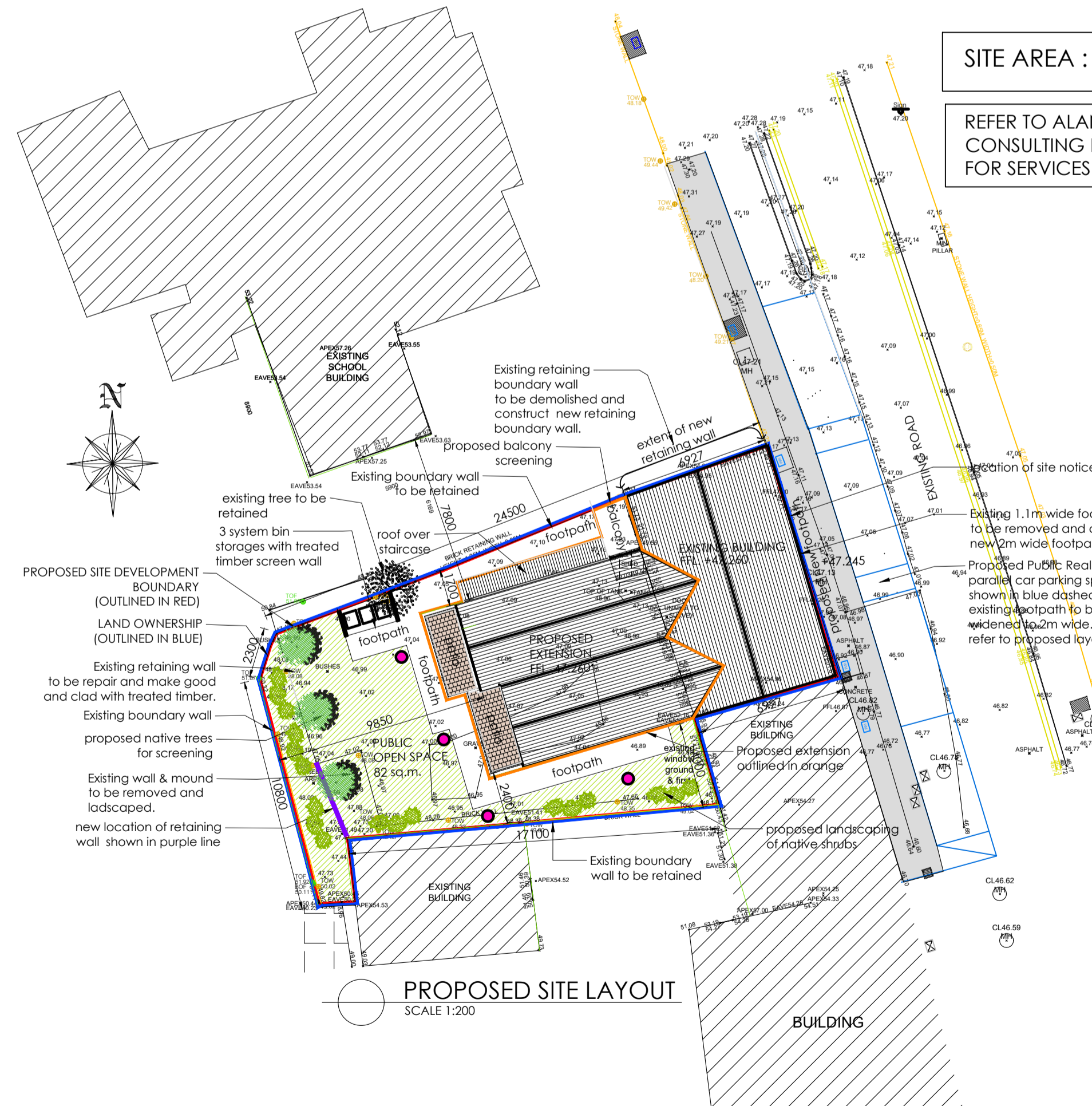
- SELECT SHRUB AND GROUND COVER PLANTING**
 To be all containerised stock min. 2L. Typical species:
- GROUND COVERS** planted at 5-7/m²:
- Crocus lucifer
 - Festuca spp.
 - Hederaibernica
 - Hebe spp.
 - Vicia minor
 - Lucas piosa
- SHRUBS**, planted at 3-4/m²:
- Corylus avellana
 - Corylus maxima Purpurea
 - Hypericum calycinum
 - Lavandula stoechas
 - Magnolia x soulangeana
 - Malthoua media 'Charley'
 - Philadelphus 'Belle Etoile'
 - Rosa mediland 'Alba'
 - Viburnum davidii
 - Viburnum opulus
- BOLLARDS LIGHT**



Proposed landscaping at the rear retaining wall boundary.

PROPOSED NATIVE TREES

- IN SITU CAST CONCRETE**
- TOBERMORE TEGULA PAVING (or similar approved)**
 140x140x60 & 175x140x60 units Natural colour laid random for patios and pedestrian areas.
- GRASS AREA**



SITE AREA : 315 sq.m.

REFER TO ALAN TRAYNOR CONSULTING ENGINEER FOR SERVICES LAYOUT.

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

Leitrim County Council
 Proposed Residential Development at
 Castle Street, Mothill, Co. Leitrim

EXISTING & PROPOSED SITE LAYOUT & LANDSCAPING

PROJ: SA23589
 DATE: 2/13/24
 SCALE: as shown
 DRAWING NO.: SA23589-PLA-100

SWEENEY architects
 RIAI
 2023

Part 8 planning application