

# Outgoing Document / Drawing and Model Register Sheet



**PROJECT No.**

TCCE-2020-058-03

Kiltimagh,  
Co. Mayo.  
F12 Y6V0

**PAGE No.**

**SHEET**

1 of 1

**SOURCE**

**PROJECT TITLE / DESCRIPTION**

**ISSUE DATE**

Development of 4 No. Dwelling Houses at Croghan Road, Birr, Co Offaly.

<b>DAY</b>	21
<b>MONTH</b>	04
<b>YEAR</b>	2023

REF No.	DOC/ DWG TITLE	SCALE	SIZE	REVISION
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TCCE-2020-058-03-2001	Site Plan	1:150/1:50	A1	A
TCCE-2020-058-03-2002	Watermain Layout	1:150	A1	A
TCCE-2020-058-03-2003	Foul Sewer Layout	1:150	A1	A
TCCE-2020-058-03-2004	Stormwater Layout	1:150	A1	A
TCCE-2020-058-03-2005	Foul & Stormwater Layout	1:150	A1	A
TCCE-2020-058-03-2006	Sewer Longitudinal Sections	1:250/1:100	A1	A
TCCE-2020-058-03-2007	Road & Site Section	1:75/1:25	A1	A
TCCE-2020-058-03-2008	Service Ducting Layout	1:150	A1	A

**ISSUED TO**

**NUMBER OF COPIES ISSUED / ISSUE METHOD**

EMAIL = E; CD / DISC = D; HARD COPY = "H"; FAX = F; EXTRANET = EX

**CLIENT / CONTRACTING AUTHORITY (& / OR BUILDING OWNER)**

E

QS

**STRUCTURAL ENGINEER**

**M & E ENGINEER**

**DESIGN CERTIFIER**

**ASSIGNED CERTIFIER**

**OFFICE FILE**

**MAIN CONTRACTOR - OFFICE**

**LOCAL AUTHORITY**

E

**FIRE OFFICE**

**DAC OFFICE**

**ISSUE REASON** I = INFO; A = APPROVAL; P = PLANNING; T = TENDER; C = CONSTRUCTION

**ISSUER'S INITIALS**

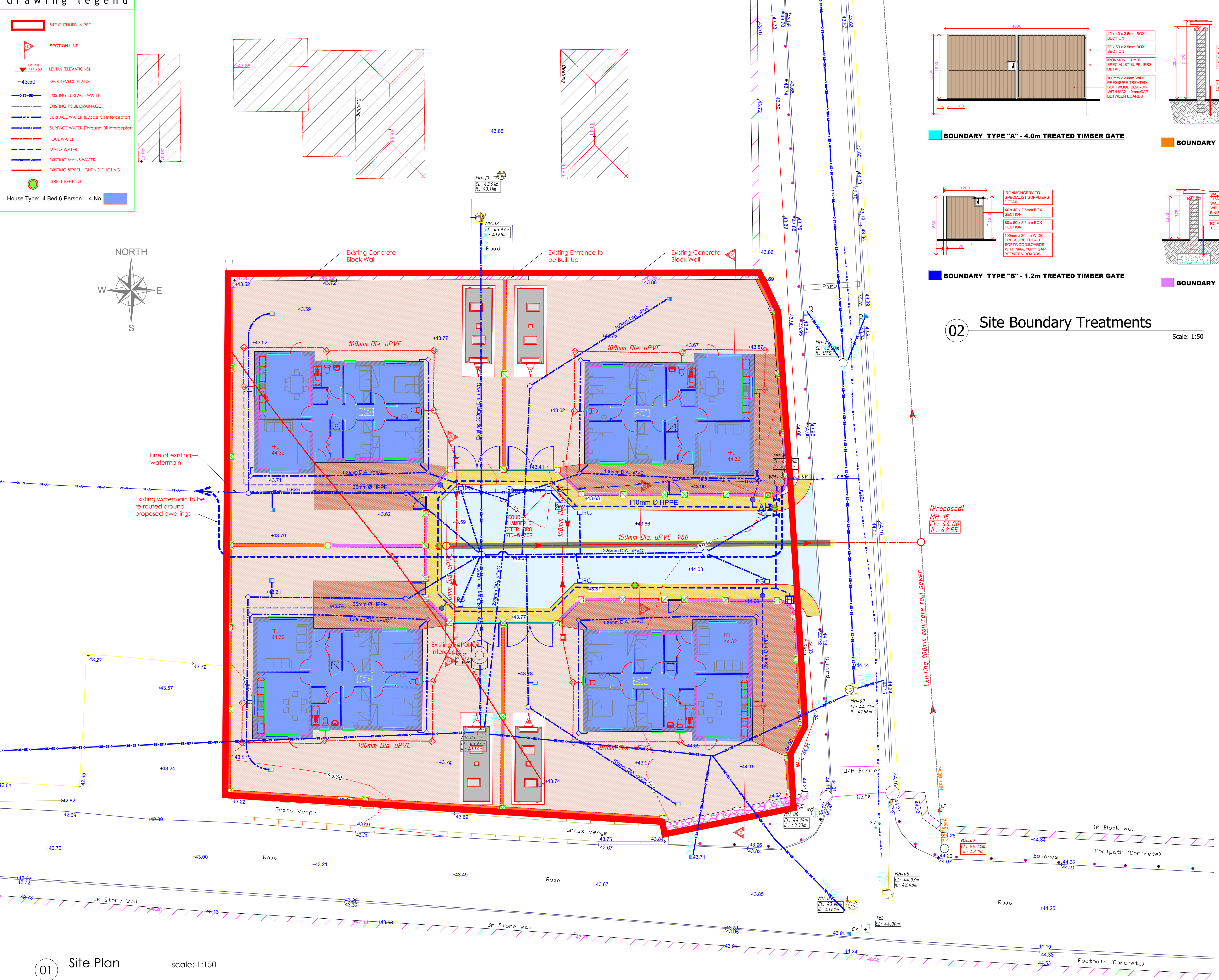
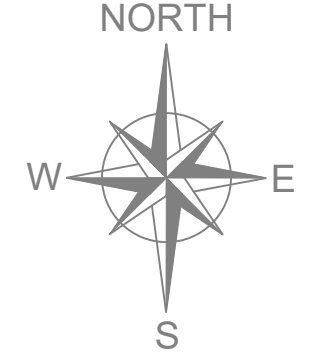
TC



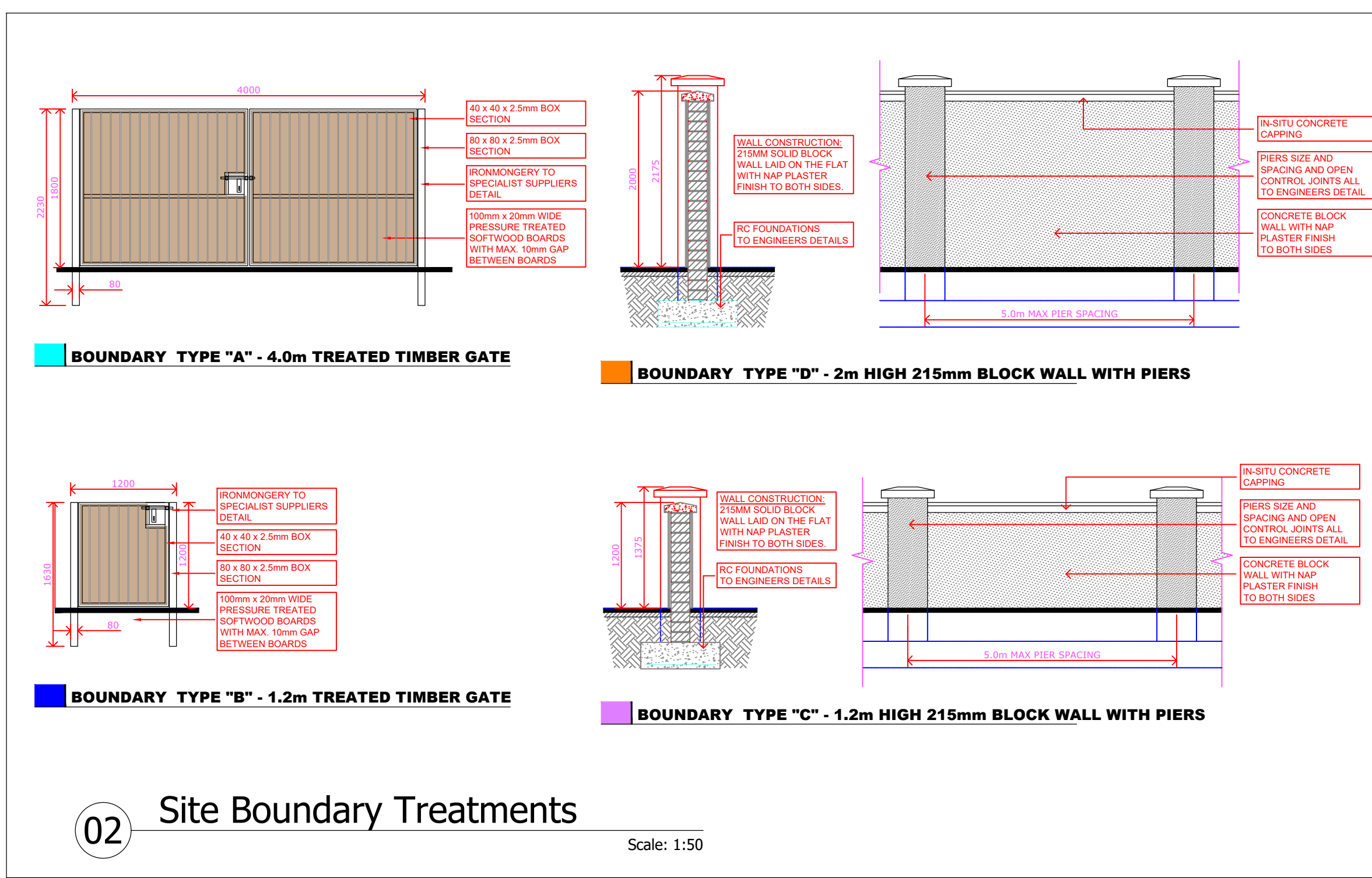
**drawing legend**

- SITE OUTLINED IN RED
- SECTION LINE
- ▽ LEVELS (ELEVATIONS)
- +43.50 SPOT LEVELS (PLANS)
- EXISTING SURFACE WATER
- - - EXISTING FOUL DRAINAGE
- SURFACE WATER (Bypass Oil Interceptor)
- SURFACE WATER (Through Oil Interceptor)
- - - FOUL WATER
- - - MAINS WATER
- EXISTING MAINS WATER
- EXISTING STREET LIGHTING DUCTING
- STREETLIGHTING

House Type: 4 Bed 6 Person 4 No.



**01** Site Plan scale: 1:150



**02** Site Boundary Treatments Scale: 1:50

- WALL & BOUNDARY TYPES**
- (A) VEHICLE GATE TO REAR 4M WIDE GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS
  - (B) FRONT GATE 1.2M WIDE x 1.2M HIGH GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS
  - (C) 1.2M BLOCK WALL TO LATER COLOUR SELECTION
  - (D) 2M HIGH CONCRETE BLOCK WALL

**SITE AREAS**

TOTAL SITE AREA (OUTLINED IN RED)	2100 sq.m 0.21 Hectares
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**AREA SCHEDULE**

Room	Area (sq.m)	Count	Aggr. sq.m
Kitchen / Dining	22.2	1	39.8
Living Room	17.6		
Plant	0.8		
Store (hall)	1.3		
Store	2.3000	1	4.4000
Bedroom 1	7.1		
Bedroom 2	12.3		
Bedroom 3	12.4		
Bedroom 4	7.1		
<b>TOTAL AREA</b>	<b>109.5</b>		



Rev	Date	Revision

Project: DEVELOPMENT OF 4 No. DWELLING HOUSES at CROGHAN ROAD, BIRR, CO OFFALY

Title: SITE PLAN

Client: OFFALY COUNTY COUNCIL  
 Scale: 1:150/1:50 Date: 21.04.2023 Drawn: G.G.  
 Drawing No: TCCE-2020-058-03-2001 Revision: A



CLOONKEDAGH, KILTIMAGH, CO. MAYO  
 E-mail: tcampbell@tagroup.ie



**LEGEND (WATER MAIN)**

- PROPOSED 110mm Ø HPPE POLYETHYLENE SDR11 WATER MAIN ---
- 25mm Ø HPPE CONNECTION TO EACH HOUSE ---
- PROPOSED IRISH WATER EASEMENT OUTLINE WATER MAIN ---
- EXISTING WATER MAIN ---
- BOUNDARY BOX ---
- HYDRANT [H]
- SLUICE VALVE [S]
- AIR VALVE [A]
- SCOUR VALVE [ScV]

**WATERMAIN NOTES:**

1. ALL WATERMAIN WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WATER INFRASTRUCTURE DOCUMENT CDS-5020-03.
2. ALL PIPES MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 3.9 OF IRISH WATER CODE OF PRACTICE DOCUMENT CDS-5020-03.
3. INDIVIDUAL WATER SERVICE CONNECTION TO EACH DWELLING SHALL BE IN COMPLIANCE WITH IRISH WATER STANDARD DETAILS STD-W-02 & 03 RESPECTIVELY AND STANDARD DETAILS AS PER STANDARD DETAIL STD-W-03
4. WATER BOUNDARY BOXES SHOULD BE IN COMPLIANCE WITH THE IW CODE OF PRACTICE AND STANDARD DETAILS AS PER STANDARD DETAIL STD-W-11
5. SEPARATING DISTANCES FROM OTHER SERVICES, BOUNDARY WALLS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-12 & 12A
6. SEPARATING DISTANCES FROM TREES, SHRUBS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-12 & 12A
7. ON LINE AND OFF LINE AIR VALVE DETAILS SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-22 & STD-W-23 RESPECTIVELY
8. SLUICE VALVE DETAILS SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-15
9. ON LINE AND OFF LINE HYDRANT DETAILS SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-18 & STD-W-19 RESPECTIVELY
10. SCOUR VALVE AND CHAMBER DETAILS SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-30
11. WAYLEAVES/EASEMENTS IN ESTATE ROADS AND PUBLIC FOOTPATH TO BE PROVIDED IN FAVOUR OF IRISH WATER AS PART OF THE SELF-LAY CONNECTION AGREEMENT



Rev	Date	Revision

Project  
**DEVELOPMENT OF 4 No. DWELLING HOUSES at CROGHAN ROAD, BIRR, CO OFFALY**

Title:  
**WATERMAIN LAYOUT**

Client:  
**OFFALY COUNTY COUNCIL**

Scale: **1:150** Date: **21.04.2023** Drawn: **G.G**

Drawing No: **TCCE-2020-058-03-2002** Revision: **A**



**CLOONKEDAGH, KILTIMGH, CO. MAYO**  
 E-mail: **tcampbell@tagroup.ie**





**LEGEND (FOUL SEWER)**

PROPOSED 150mm Ø uPVC FOUL WATER PIPE & CONCRETE MANHOLE —●—

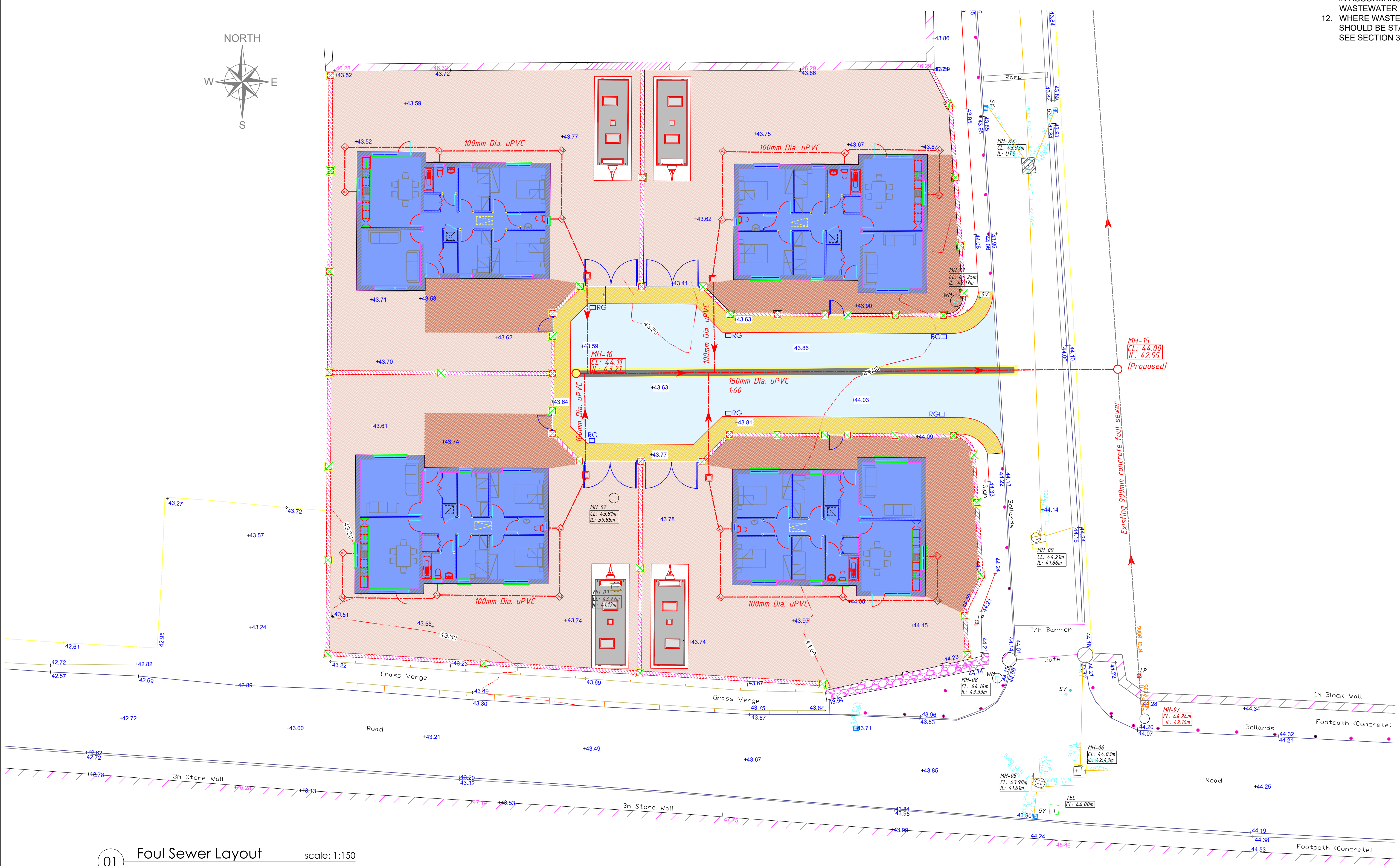
PROPOSED 100mm Ø uPVC FOUL WATER PIPE CONNECTION TO EACH HOUSE AND IRISH WATER INSPECTION CHAMBER —□—

PROPOSED IRISH WATER EASEMENT OUTLINE FOUL SEWER —

PROPOSED FOUL WATER WITH CONCRETE SURROUND —

EXISTING FOUL WATER PIPE & MANHOLE —●—

- FOUL SEWER NOTES:**
- ALL FOUL SEWER WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
  - ALL PIPES MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 3.13 OF IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
  - FOUL SEWER SERVICE CONNECTIONS & INSPECTION CHAMBER TO EACH DWELLING SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-02
  - ALL MANHOLE CHAMBERS SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-10
  - TRENCH BACKFILL AND BEDDING SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-07
  - CONCRETE BED, HAUNCH AND SURROUND SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-08 (TYPE "C" / TYPE "D")
  - SEPARATING DISTANCES FROM OTHER SERVICES, BOUNDARY WALLS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-05
  - SEPARATING DISTANCES FROM TREES, SHRUBS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-06 & 06A
  - WAYLEAVES/EASEMENTS IN ESTATE ROADS AND PUBLIC FOOTPATH TO BE PROVIDED IN FAVOUR OF IRISH WATER AS PART OF THE SELF-LAY CONNECTION AGREEMENT
  - REFER TO SECTION 3.8 OF THE WASTEWATER COP. FOR 20 PROPERTIES OR LESS, A 150MM INTERNAL DIAMETER GRAVITY SEWER PIPE SHOULD BE INSTALLED. 100MM DIA PIPE CAN BE USED FOR INDIVIDUAL SERVICE CONNECTION SEWER PIPES.
  - GRADIENTS OF GRAVITY SEWERS INCLUDING SERVICE CONNECTION SEWERS SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE WASTEWATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03
  - WHERE WASTEWATER AND STORM WATER MANHOLES ARE ADJACENT, THEIR POSITIONS SHOULD BE STAGGERED TO ALLOW FOR CROSSING OVER OF SEWERS. SEE SECTION 3.5.13 OF THE CODE OF PRACTICE



Rev	Date	Revision

Project: DEVELOPMENT OF 4 No. DWELLING HOUSES at CROGHAN ROAD, BIRR, CO OFFALY

Title: FOUL SEWER LAYOUT

Client:	OFFALY COUNTY COUNCIL		
Scale:	1:150	Date:	21.04.2023
Drawing No.:	TCCE-2020-058-03-2003	Drawn:	G.G
		Revision:	A



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**LEGEND (STORM WATER)**

PROPOSED SURFACE WATER [Bypass Oil Interceptor] ---

PROPOSED SURFACE WATER [Through Oil Interceptor] ---

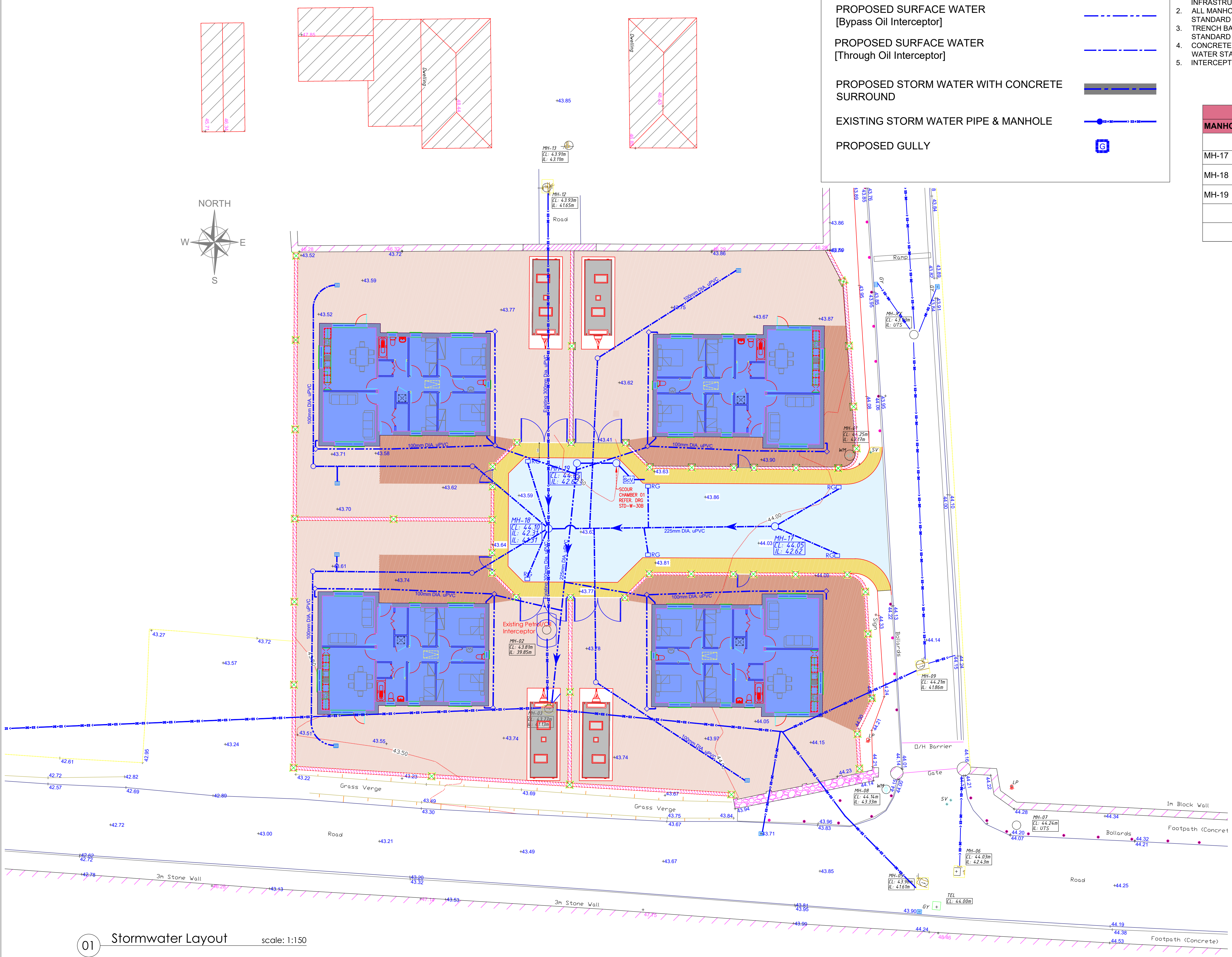
PROPOSED STORM WATER WITH CONCRETE SURROUND

EXISTING STORM WATER PIPE & MANHOLE ●

PROPOSED GULLY G

- STORM SEWER NOTES:**
1. ALL PIPES MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 3.13 OF IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
  2. ALL MANHOLE CHAMBERS SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-10
  3. TRENCH BACKFILL AND BEDDING SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-07
  4. CONCRETE BED, HAUNCH AND SURROUND SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-08 (TYPE "C" / TYPE "D")
  5. INTERCEPTOR PROVIDED IN PHASE 01 OF DEVELOPEMENT

MANHOLE REF.	COVER LEVEL	MH INVERT LEVEL
MH-17	mOD 44.05	mOD 42.62
MH-18	44.10	42.31 / 41.31
MH-19	44.05	42.62



Rev	Date	Revision

Project: DEVELOPMENT OF 4 No. DWELLING HOUSES at CROGHAN ROAD, BIRR, CO OFFALY

Title: STORM WATER LAYOUT






Client: OFFALY COUNTY COUNCIL  
 Scale: 1:150 Date: 21.04.2023 Drawn: G.G  
 Drawing No: TCCE-2020-058-03-2004 Revision: A








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**LEGEND (FOUL SEWER)**

- PROPOSED 150mm Ø uPVC FOUL WATER PIPE & CONCRETE MANHOLE 
- PROPOSED 100mm Ø uPVC FOUL WATER PIPE CONNECTION TO EACH HOUSE AND IRISH WATER INSPECTION CHAMBER 
- PROPOSED IRISH WATER EASEMENT OUTLINE FOUL WATER 
- PROPOSED FOUL WATER WITH CONCRETE SURROUND REFER TO DRAWING 2021-34-DR0001-02 
- EXISTING FOUL WATER PIPE & MANHOLE 

**LEGEND (STORM WATER)**

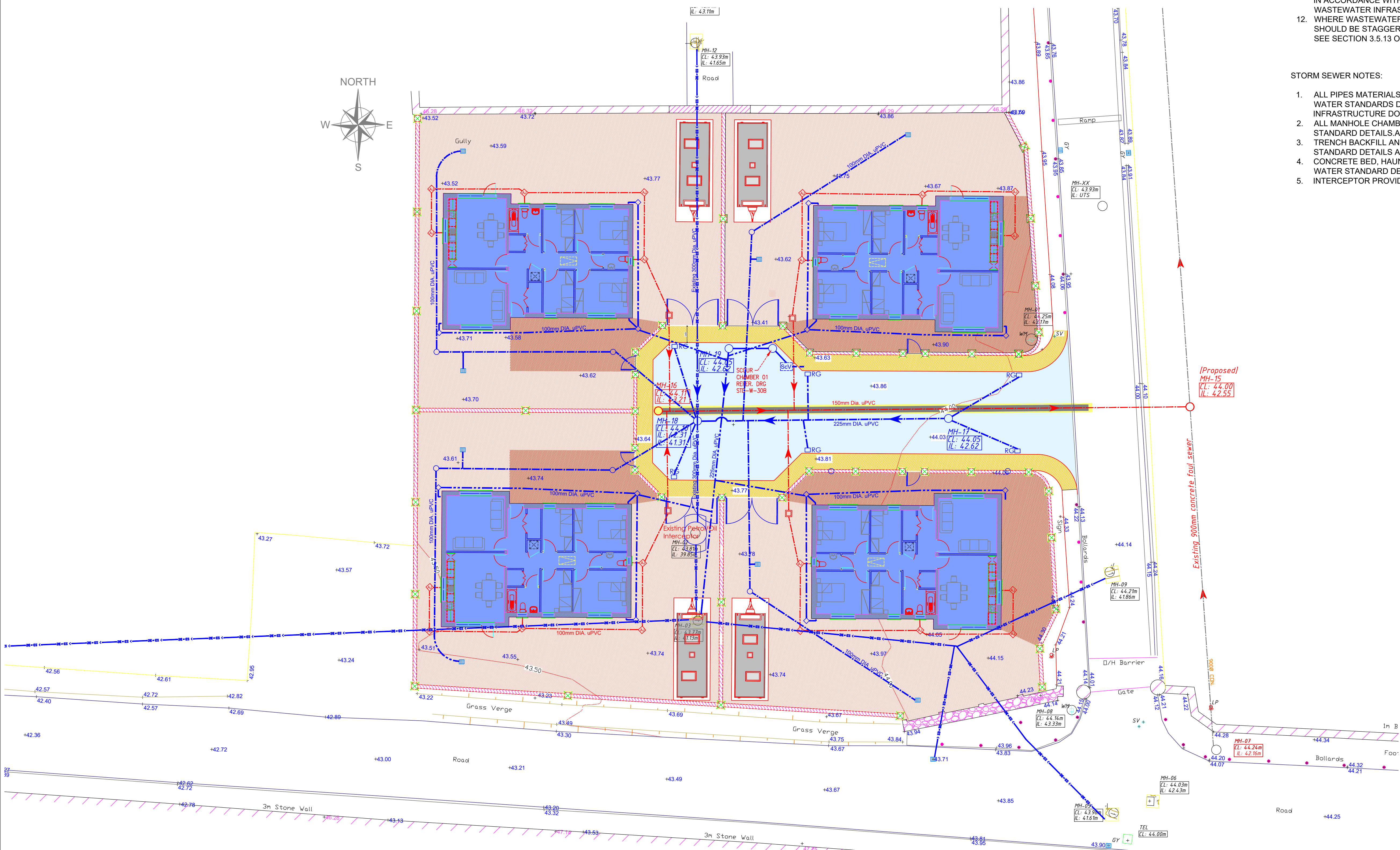
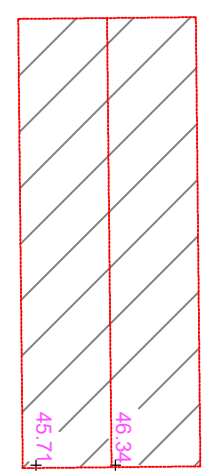
- PROPOSED SURFACE WATER [Bypass Oil Interceptor] 
- PROPOSED SURFACE WATER [Through Oil Interceptor] 
- PROPOSED STORM WATER WITH CONCRETE SURROUND 
- EXISTING STORM WATER PIPE & MANHOLE 
- PROPOSED GULLY 

**FOUL SEWER NOTES:**

1. ALL FOUL SEWER WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
2. ALL PIPES MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 3.13 OF IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
3. FOUL SEWER SERVICE CONNECTIONS & INSPECTION CHAMBER TO EACH DWELLING SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-02
4. ALL MANHOLE CHAMBERS SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-10
5. TRENCH BACKFILL AND BEDDING SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-07
6. CONCRETE BED, HAUNCH AND SURROUND SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-08 (TYPE "C" / TYPE "D")
7. SEPARATING DISTANCES FROM OTHER SERVICES, BOUNDARY WALLS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-05
8. SEPARATING DISTANCES FROM TREES, SHRUBS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-06 & 06A
9. WAYLEAVES/EASEMENTS IN ESTATE ROADS AND PUBLIC FOOTPATH TO BE PROVIDED IN FAVOUR OF IRISH WATER AS PART OF THE SELF-LAY CONNECTION AGREEMENT
10. REFER TO SECTION 3.8 OF THE WASTEWATER COP, FOR 20 PROPERTIES OR LESS, A 150MM INTERNAL DIAMETER GRAVITY SEWER PIPE SHOULD BE INSTALLED. 100MM DIA PIPE CAN BE USED FOR INDIVIDUAL SERVICE CONNECTION SEWER PIPES.
11. GRADIENTS OF GRAVITY SEWERS INCLUDING SERVICE CONNECTION SEWERS SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE WASTEWATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03
12. WHERE WASTEWATER AND STORM WATER MANHOLES ARE ADJACENT, THEIR POSITIONS SHOULD BE STAGGERED TO ALLOW FOR CROSSING OVER OF SEWERS. SEE SECTION 3.5.13 OF THE CODE OF PRACTICE

**STORM SEWER NOTES:**

1. ALL PIPES MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 3.13 OF IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
2. ALL MANHOLE CHAMBERS SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-10
3. TRENCH BACKFILL AND BEDDING SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-07
4. CONCRETE BED, HAUNCH AND SURROUND SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-08 (TYPE "C" / TYPE "D")
5. INTERCEPTOR PROVIDED IN PHASE 01 OF DEVELOPMENT



Rev	Date	Revision

Project: DEVELOPMENT OF 4 No. DWELLING HOUSES at CROGHAN ROAD, BIRR, CO OFFALY

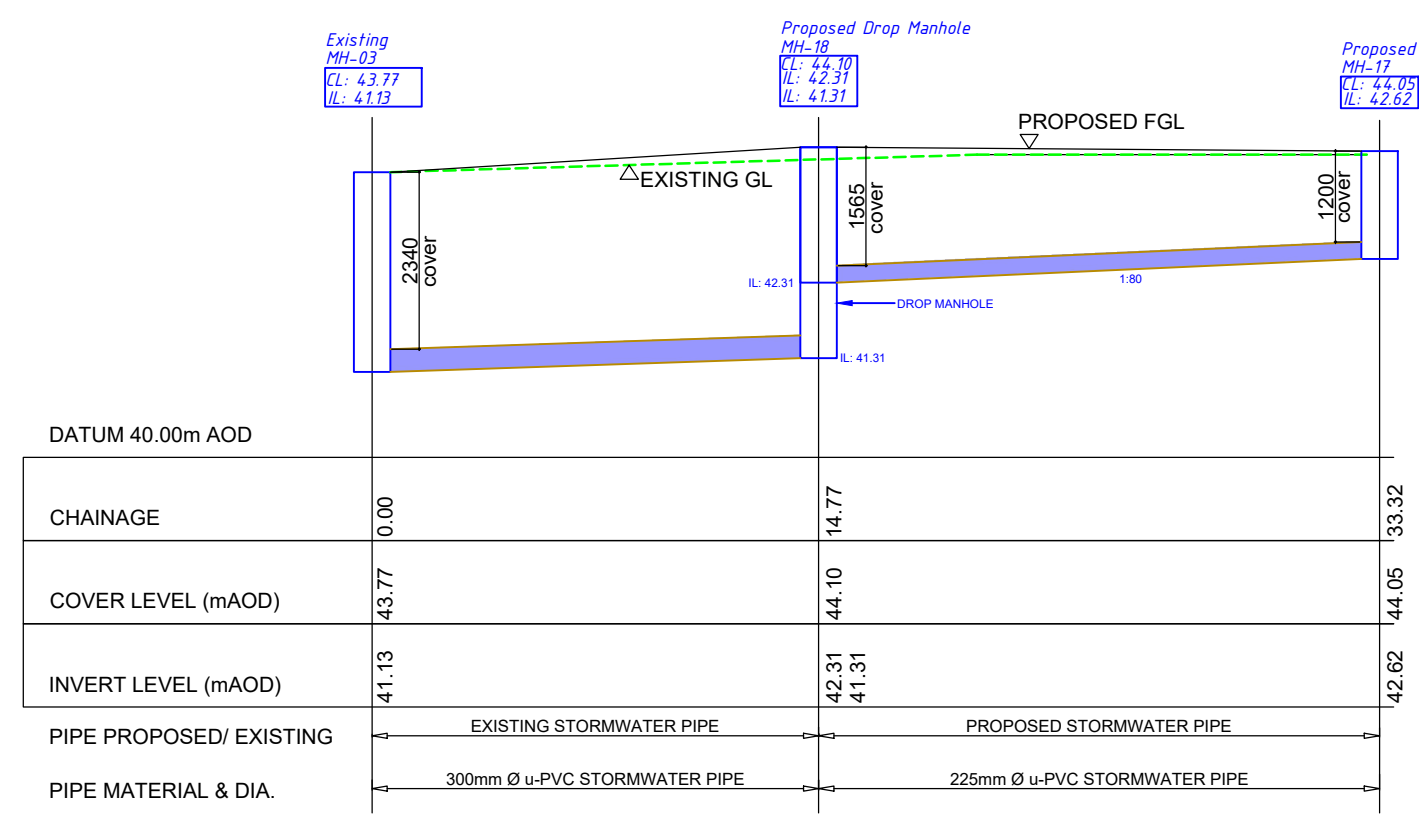
Title: FOUL & STORMWATER LAYOUT

Client: OFFALY COUNTY COUNCIL  
 Scale: 1:150 Date: 21.04.2023 Drawn: G.G.  
 Drawing No: TCCE-2020-058-03-2005 Revision: A

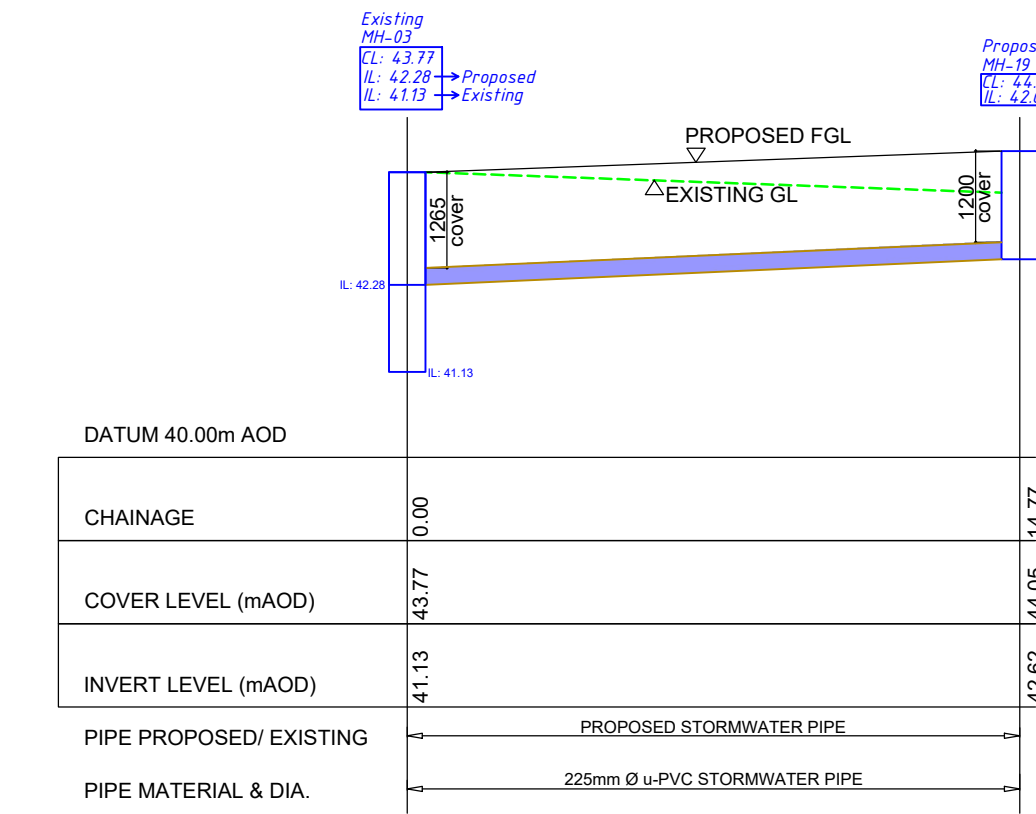


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MANHOLE REF.	COVER LEVEL	MH INVERT LEVEL
	mOD	mOD
STORM MH 03	43.77	41.13
STORM MH 17	44.05	42.62
STORM MH 18	44.10	42.31 / 41.31



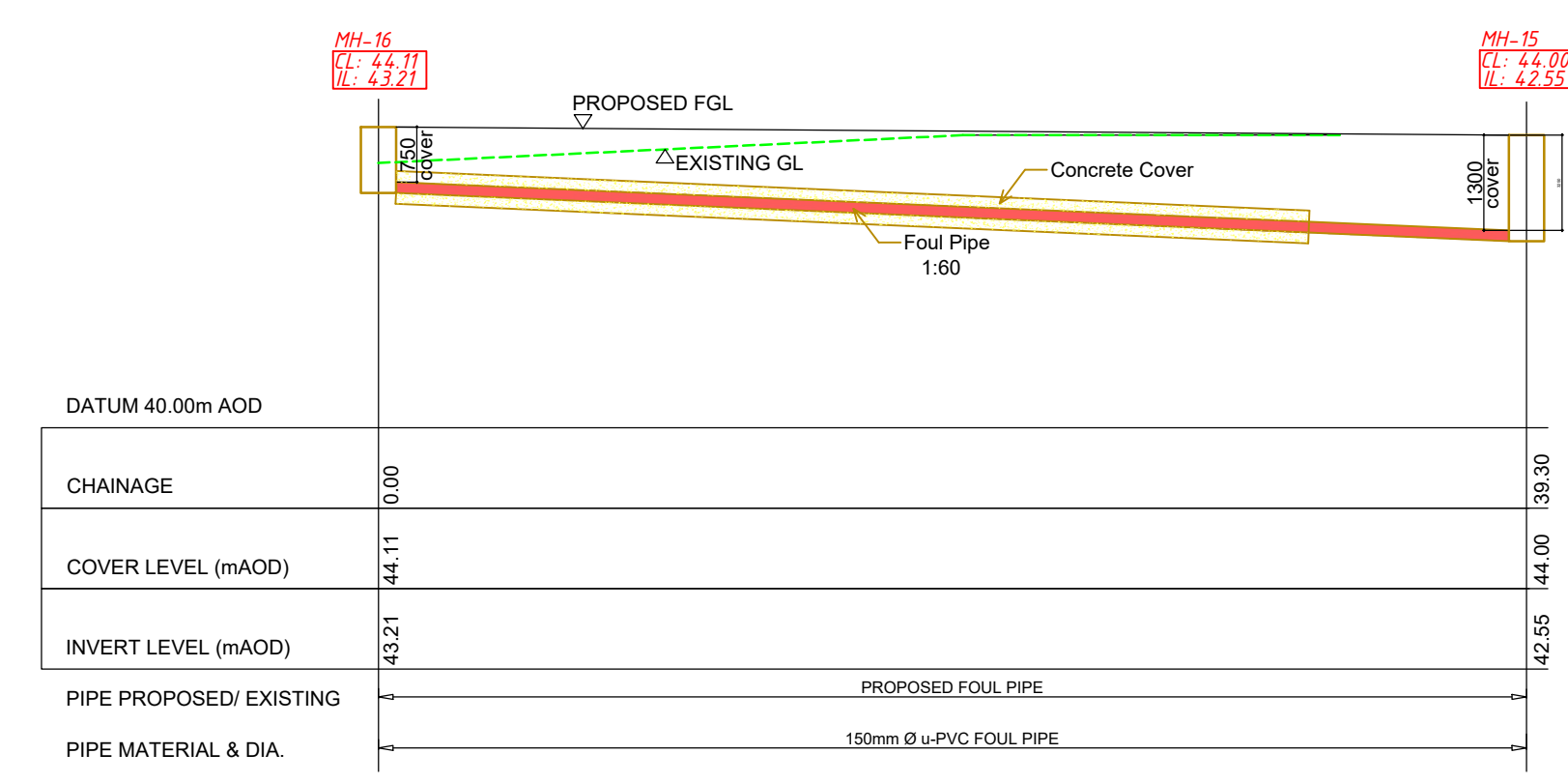
MANHOLE REF.	COVER LEVEL	MH INVERT LEVEL
	mOD	mOD
STORM MH 03	43.77	42.28 / 41.13
STORM MH 19	44.05	42.62

1 STORMWATER LONGITUDINAL SECTION

Scale: Horz. 1:250 & Vert. 1:100

2 STORMWATER LONGITUDINAL SECTION

Scale: Horz. 1:250 & Vert. 1:100



MANHOLE REF.	COVER LEVEL	MH INVERT LEVEL
	mOD	mOD
FOUL MH 15	44.00	42.55
FOUL MH 16	44.11	43.21

3 FOUL SEWER LONGITUDINAL SECTION

Scale: Horz. 1:250 & Vert. 1:100



Rev	Date	Revision

Project  
DEVELOPMENT OF 4 No. DWELLING HOUSES  
at CROGHAN ROAD, BIRR,  
CO OFFALY

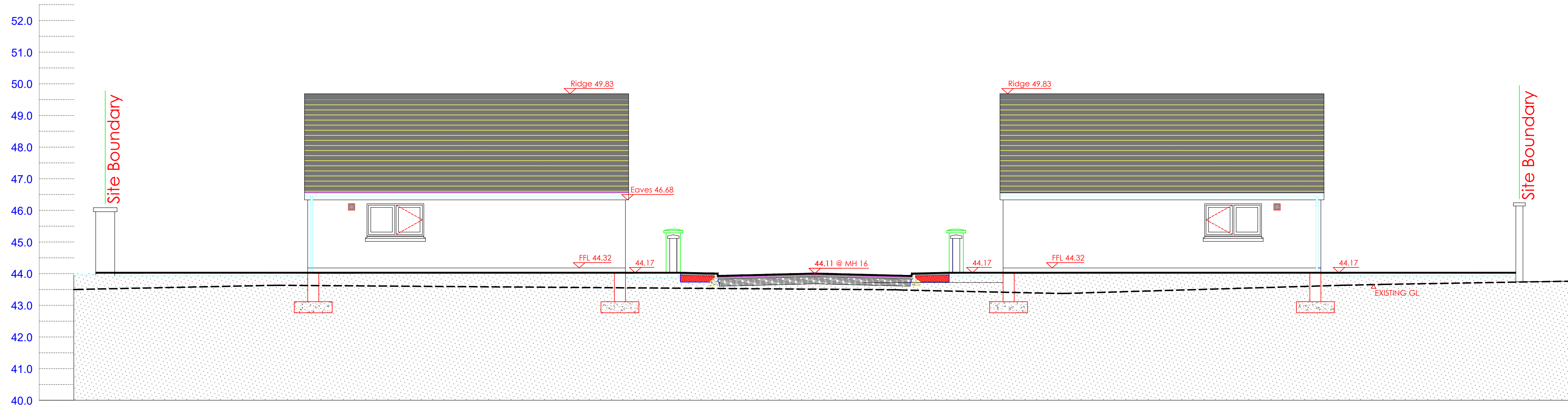
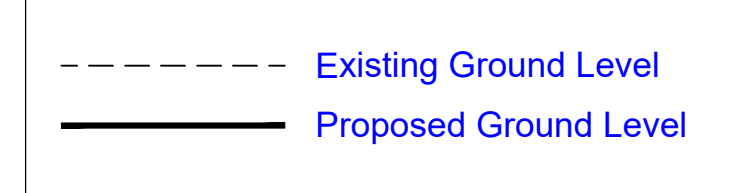
Title  
STORMWATER LONGITUDINAL SECTION  
FOUL SEWER LONGITUDINAL SECTION

Client	OFFALY COUNTY COUNCIL		
Scale	1:250/1:100	Date	21.04.2023
Drawn	G.G	Revision	A
Drawing No	TCCE-2020-058-03-2006		

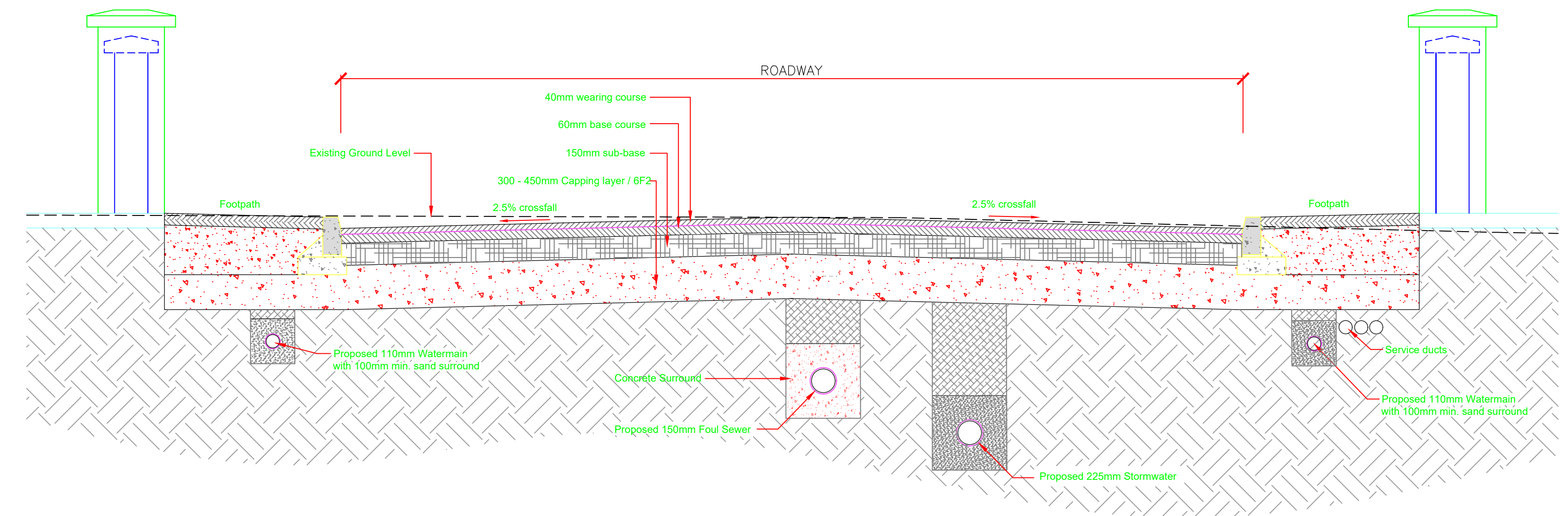


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Legend:



1 SITE SECTION A-A  
Scale 1:75



2 ROAD SECTION B-B  
Scale 1:25



Rev	Date	Revision

Project  
DEVELOPMENT OF 4 No. DWELLING HOUSES  
at CROGHAN ROAD, BIRR,  
CO OFFALY

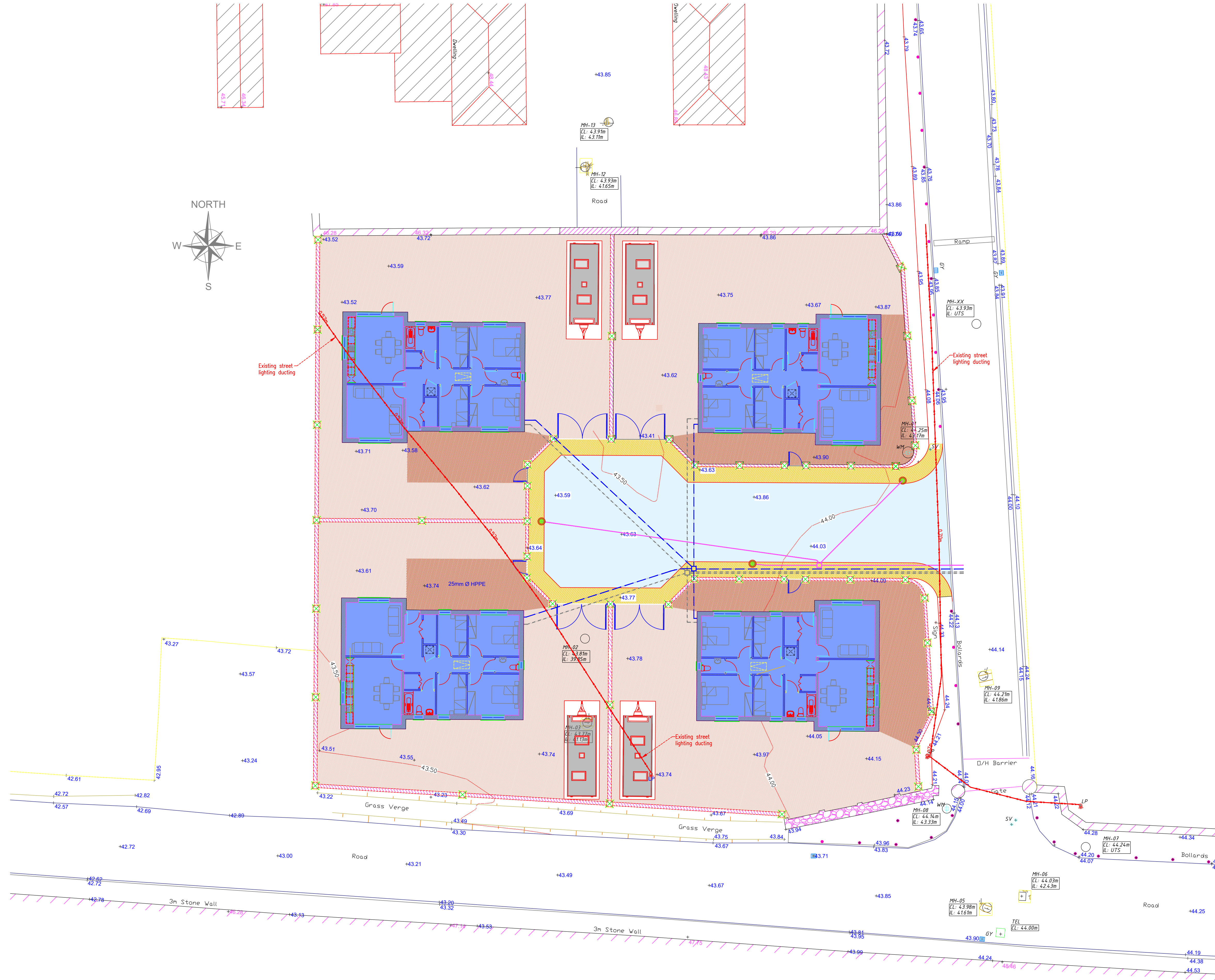
Title  
SITE SECTION / ROAD SECTION

Client	OFFALY COUNTY COUNCIL		
Scale	1:75/1:25	Date	21.04.2023
Drawn	G.G		
Drawing No.	TCCE-2020-058-03-2007	Revision	A



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**LEGEND (FOUL SEWER)**

- TELECOMMUNICATIONS DUCTING ----
- ELECTRICITY SUPPLY DUCTING ----
- STREETLIGHTING DUCTING ----
- STREETLIGHTS ●
- EXISTING STREET LIGHTING DUCTING — SL = B2 — SL = B2 —



Rev	Date	Revision

Project  
 DEVELOPMENT OF 4 No. DWELLING HOUSES  
 at CROGHAN ROAD, BIRR,  
 CO OFFALY

Title  
 SERVICE DUCTING LAYOUT

Client	OFFALY COUNTY COUNCIL		
Scale	1:150	Date	21.04.2023
Drawn	G.G		
Drawing No.	TCCE-2020-058-03-2008	Revision	A



CLOONKEDAGH, KILTIMAGH, CO. MAYO  
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