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CARLOW COUNTY COUNCIL

**Project Report,
Bagenalstown Public Realm Project,
Bagenalstown,
Co. Carlow**

Date	Revision	Remarks	Author	Checked	Approved
24/11/2023	A	Draft	PB	KC	KC



An Roinn Forbartha
Tuaithe agus Pobail
Department of Rural and
Community Development

Ár dTodhchaí
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1 INTRODUCTION

Carlow County Council are proposing to carry out upgrading works to the existing public realm on Market Square and resurfacing of the pedestrian linkage between Bachelors Walk and Market Square in Bagenalstown, Co. Carlow. The public realm works will link into Main Street, Kilree Street and The Parade.

The project is being submitted for planning permission under Part 8 of the Planning & Development Regulations 2001 (as amended).

This project report has been prepared to support the Part 8 Planning Application.

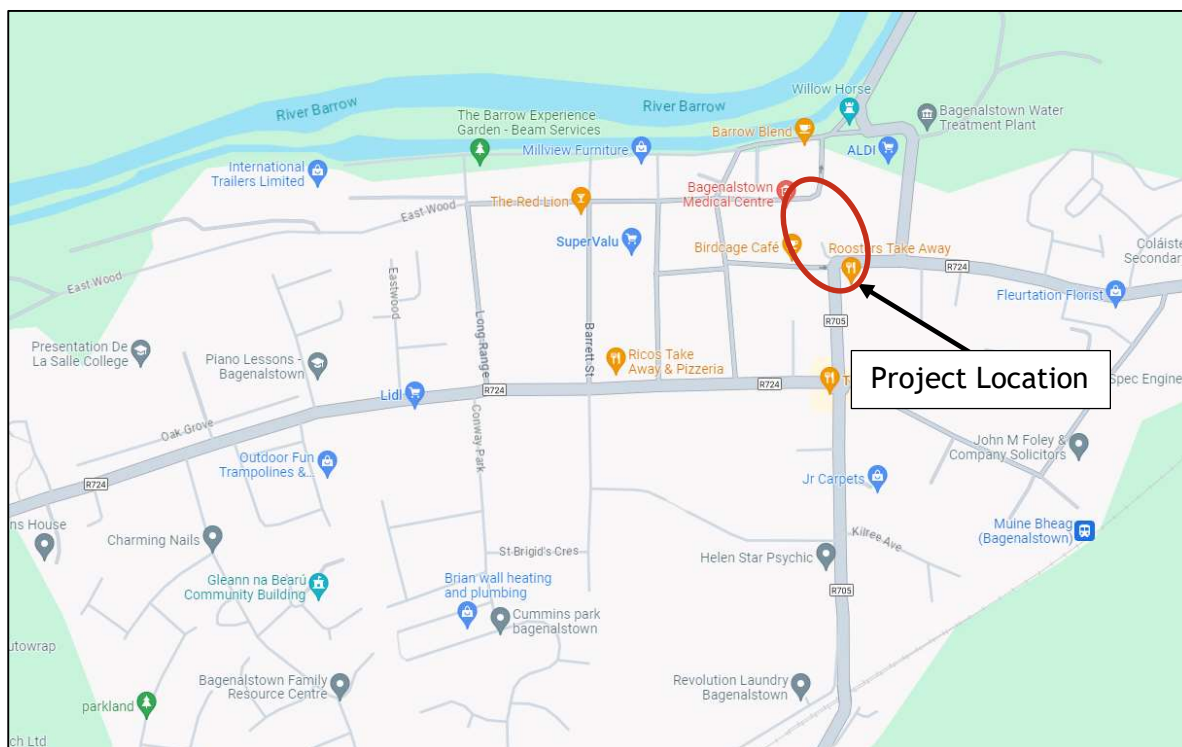


Figure 1: Project location (Source Google Maps)

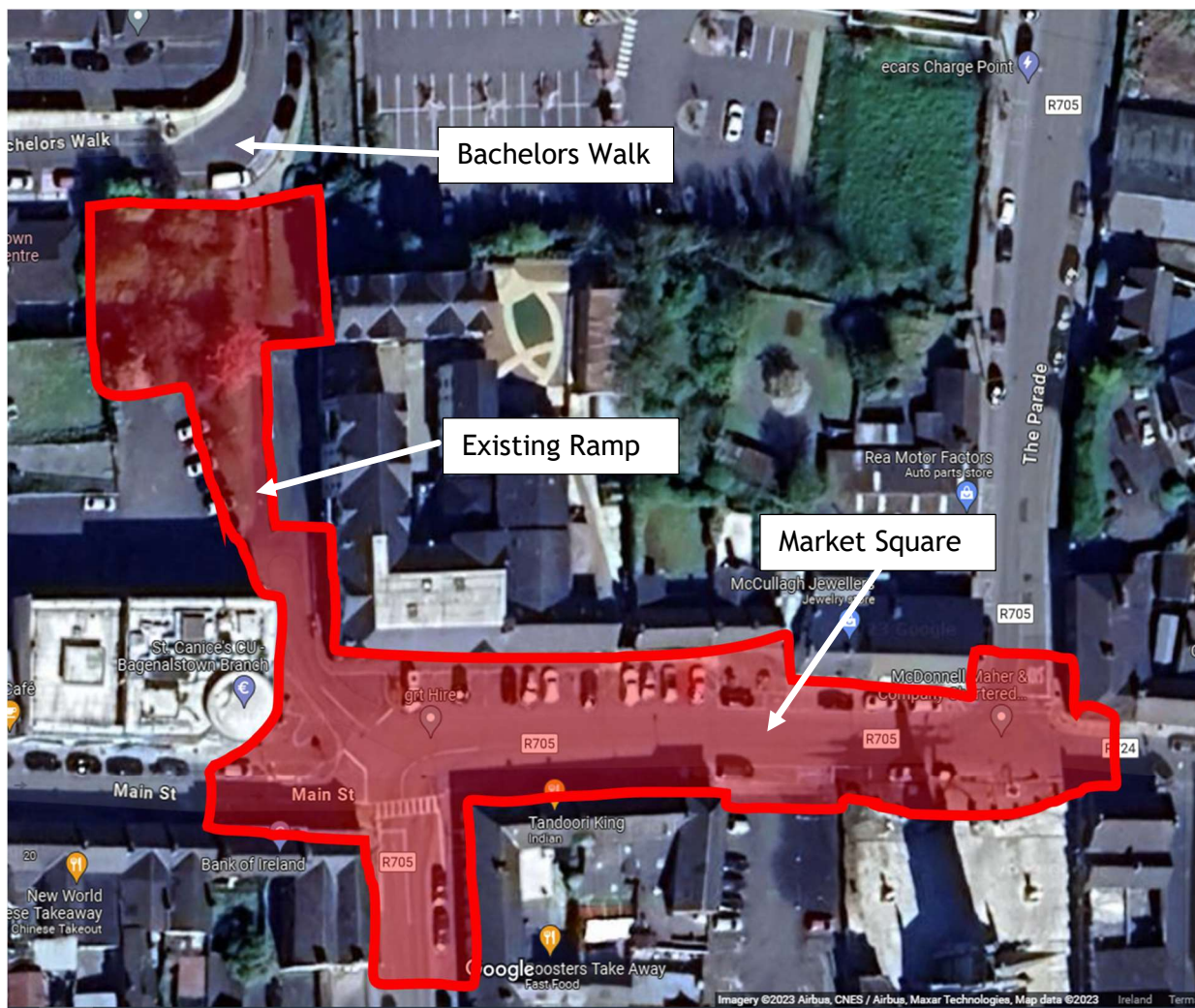


Figure 2: Works area outlined in red (Source Google Maps)

2 PROJECT OVERVIEW

2.1 EXISTING STREETScape AND PEDESTRIAN FOOTPATHS

The proposed works area is located in an existing urban setting. The area of the works is zoned as Town Centre in the Muine Bheag Royal Oak Local Area Plan 2017 – 2023. Please refer to Appendix C for the local area plan zoning map.

The majority of the works involve the restructuring and resurfacing of the existing streetscape and hardstanding.



Photo 1: View looking west along Market Square to the Credit Union



Photo 2: View from Bachelors Walk looking south towards proposed ramp and stairs



Photo 3: View looking south along existing ramp towards Market Square



Photo 4: View of shared surface link from Market Square to Bachelors Walk ramp. Photo looking north

2.2 PROPOSED DEVELOPMENT

Carlow County Council propose to carry out upgrading works to the public realm on Market Square and also the resurfacing of the existing pedestrian link between Bachelors Walk and Market Square in Bagenalstown, Co. Carlow. The public realm works will link into Main Street, Kilree Street and The Parade. Please refer to Appendix A for proposed site drawings.

Along Market Square, the existing footpaths are to be renewed within the existing footpath footprint. The majority of the works involve the restructuring and resurfacing of the existing streetscape and hardstanding.

Along the northern footpath on Market Square, it is proposed to create parklets from build outs into the street. The parklets will provide a seating area, a planted area and an active retirement area. To achieve this, the existing parking arrangements will need to be amended.

Along the southern footpath on Market Square, the existing footpath surfacing will be renewed. A new build out will be created at the junction with Kilree Street to create a parklet and will have seating incorporated.

A new pedestrian crossing will be created on Market Square linking the northern and southern footpaths. The new pedestrian crossing will be located in the vicinity of St. Andrew's Church and will be a Zebra type crossing.

At the western end of Market Square, there is an existing shared pedestrian vehicular section. The vehicular access is for an existing car park at the rear of the Credit Union and for access to an underground car park belonging to an apartment block. It is proposed to renew and upgrade this shared surface with the shared surface being of contrasting colour. This renewed shared surface will include a crossing point from Market Square to the Credit Union and also form the access to the existing pedestrian link to Bachelors Walk.

It is proposed to tighten up the junction of Market Square, Kilree Street, Main Street and the car park entrance adjacent to the Credit Union. As part of the junction tightening, some kerb lines will be adjusted.

The existing footpath surfacing on Main Street in the vicinity of the Bank of Ireland building will be renewed which will tie into an existing granite paving section. Also, in the vicinity of the bank on Kilree Street, an existing unprotected edge will have railings fitted.

Currently, there is an existing Zebra crossing on Kilree Street at the junction with Market Square. This crossing will be renewed and upgraded as part of the works.

At the junction of the Parade and Market Square, a new pedestrian crossing will also be constructed. The crossing will be a Zebra type crossing.

It is proposed to resurface the existing pedestrian link between Market Square and Bachelors Walk. To the north east corner of the existing ramp, there is an existing grassed area. It is proposed to retain this grassed area and include a new seating area and planting.

The project will also include all associated works such as lighting, paving, railings markings and signage. The existing road drainage will be modified along Market Square which will include the removal and installation of gullies.

These details are provided in section 3 below.



Figure 3: Proposed works

3 SITE DETAILS

3.1 SITE TOPOGRAPHY

The site topography along Market Square at the works area is relatively level. Levels range from +45.35 at the eastern end of the street to +46 adjacent to the Credit Union. The works to the streetscape on Market Square will not significantly alter the existing levels and the works will largely fit into the existing topography.

The site levels along Bachelors Walk are also relatively level in the vicinity of the new ramp. The levels at the eastern end of Bachelors Walk is +37.91 and rises to +38.23 at the western end of Bachelors Walk taken along the road centre line. A new pedestrian crossing is proposed on Bachelors Walk and the new steps and ramp will tie into the existing footpath along Bachelors Walk.

There is a significant difference in levels between Bachelors Walk and Market Square. The difference in level is approximately 7m.

3.2 NATIONAL MONUMENTS AND PROTECTED STRUCTURES

There are several protected structures adjacent to the works area. The protected structures were determined from the Muine Bheag Royal Oak Local Area Plan 2017 – 2023 and the National Inventory of Architectural Heritage. The protected structures at the site boundaries are:

- Bagenalstown Court House, Main Street, Bagenalstown (CW64, RPS CW64, NIAH 10400608)
- St. Andrew’s Catholic Church, Market Square, Bagenalstown (RPS CW322, NIAH 10400611)
- Kilcarrig Street / The Parade / Market Square, Bagenalstown – five bay, two storey office building (CW315)
- Shop Around & Roosters, Market Square, Bagenalstown (CW380)
- Bank of Ireland, Market Square, Bagenalstown (CW381)
- Healy Pharmacy, Main Street, Bagenalstown (CW383)

The works will not have any effect on these protected structures as the works relate to paving and streetscape works. There are no National Monuments within or adjoining the works area.

3.3 EXISTING SERVICES

According to map’s sourced from Irish Water Web Map, Gas Network Information and ESB Networks there are some underground utilities running through the proposed new sites. The underground utilities noted within the works area are Eir, Irish Water and ESB. In addition, the area office was consulted in relation to surface water sewers. There is a foul sewer noted to the north east corner of the existing grassed area adjacent to the existing pedestrian ramp.

Prior to the works commencing, the utilities companies will be contacted. Any additional works required will be programmed into the works.

Please refer to Appendix B for services maps.

4 DESIGN METHODOLOGY

For the design of the project several guidance documents and regulations were used.

The proposed new road layout for Market Square was created using the Design Manual for Urban Roads and Streets (DMURS). The narrowing of the road on Market Square will allow for a greater area be dedicated to public realm and will ensure that more priority is provided to pedestrians.

The specification and construction details of the paving to be used for the project will be in accordance with the DMURS Advice Note 2 – Materials and Specifications.

The existing northern footpath along Market Square is currently 2m wide. The new footpath will be the same width as the existing kerb line will be maintained. Three parklets will be incorporated into the new northern footpath. The parklet to the east will be designated as a seating area and will have benches and planting included. The parklet to the west will be designated as an active retirement

meeting point and will have benches and planting included. The center parklet will be planted. The existing parking arrangements along the northern footpath will be amended, however the existing way leaves will be retained.

The southern footpath is currently approximately 2m wide. The existing kerb line will be maintained as existing. However, a section of kerbline near the junction with Kilree Street will be amended to form a build out. This area will have seating and planting and will provide greater protection to pedestrians using the crossing point. Planting in the form of trees will be incorporated into the parking bays along the southern footpath. The new paving will extend along the eastern footpath of Kilree Street to tie into the existing footpath surfacing.

Along Main Street, it is proposed to carry out resurfacing works to a section of the footpath at the Bank of Ireland building. It is proposed to remove the existing precast kerbs. The existing granite kerbs in the middle of the footpath will be taken up and moved to form the new footpath edge with the road. The existing drainage channel will be replaced with a new channel. The footpath will then be resurfaced with new paving. The new paving will tie into the existing granite paving at the door of the bank. This section of granite paving will not be touched as part of the works.

Along Kilree Street in the vicinity of the Bank of Ireland building, an existing unprotected edge will be fitted with a railing.

The paving to be used for the footpath resurfacing and build outs will be granite and will be similar to the paving used at St. Andrew's Church. Please refer to photo 5 below for an example of the paving type to be used.



Photo 5: Proposed paving type or similar approved (Source Harding Stone)

The shared pedestrian vehicular section will provide pedestrian access to the new linkage to Bachelors Walk, allow vehicles to access the existing car park to the rear of the Credit Union and to also allow vehicles to access the existing underground car park for the existing apartment block. The new shared surface will tie onto the existing levels and will be constructed from coloured, bituminous surfacing.

As part of the works, it is proposed to install new pedestrian crossings. The crossings will be zebra type crossings and will be constructed in accordance with Transport Infrastructure Ireland Standard Details CC-SCD-05125. The new crossings will have Belisha Beacons with lanterns fitted to illuminate the crossings as per Transport Infrastructure Ireland Standard Details CC-SCD-05138. The crossings will be constructed at the following locations:

- Linking the northern and southern footpaths on Market Square in the vicinity of St. Andrew's Church
- At the junction of The Parade and Market Square
- A new pedestrian crossing will be incorporated into the shared pedestrian vehicular surface and will link the northern footpath of Market Square with the Credit Union. The design of the paving has been taken from DMURS and will be trafficable. The paving to be used will be a mix of blue and yellow limestone which will provide for the guidance of pedestrians.

The existing crossing at the junction of Kilree Street and Market Square will be upgraded to include Belisha Beacons and new markings.

It is proposed to tighten up the junction between Market Square, Kilree Street, Main Street and the entrance to the car park at the rear of the Credit Union. To achieve this, the kerb line on Main Street / Kilree Street junction will be extended to create a tighter radius. This will also allow a larger landing for the upgraded pedestrian crossing. The kerbline on Main Street / car park entrance will be extended to create a tighter radius. At the exit from the car park, the kerbline will be tightened and extended into Market Square to create a buildout. The tightened junction has been assessed using Autodesk Autotrack.

It is not proposed to alter the existing public lighting along Market Square, Main Street, Kilree Street or The Parade. It is also not proposed to alter the existing public lighting along the existing pedestrian ramp linking market Square with Bachelors Walk. However, the new and upgraded pedestrian crossings will have Belisha Beacons with lanterns fitted to illuminate the crossings. It is also proposed to install ground level, decorative up lighting at the trees and planting on Market Square. Please refer to picture 8 for an example of ground level lighting and picture 9 for an example of a combined Belisha Beacon and public light. Where possible, solar powered Belisha Beacons and lights will be used.



Photo 8: Ground uplights or similar approved (Source Lampandlight.ie)



Photo 9: Combined Belisha Beacon example or similar approved (Source IPL Group)

In relation to benches, it is proposed to install several benches throughout the project. It is proposed to install backless benches in the grassed areas. An example of the benches for the grassed areas are shown is shown in picture 10. The proposed bench type on Market Square are curved benches. The proposed curved bench type is shown in photo 11 below. All benches will be constructed from composite timber for longevity.



Photo 10: Proposed bench type or similar approved to be used in grassed area (Source Hartecast)



Photo 11: Proposed curved bench type or similar approved (Source Hartecast)

In relation to litter, it is proposed to replace the existing bins and add extra bins. The proposed bin type is shown in photo 12 below.



Photo 12: Proposed bin type or similar approved (Source IPL Group)

In the area of the existing car park to the rear of the Credit Union, there is currently an unprotected edge at the rear of the existing parking bays. It is proposed to install bollards and chains to delineate the edge. An example of the proposed railing is shown in photo 13 below.



Photo 13: Proposed bollard and chain type or similar approved to be fitted at the top of the embankment (Source IPL Group)

Currently, there is a difference in level between the road and footpath along Kilree Street at the Bank of Ireland. This results in the footpath being higher. The difference in level is partly guarded with a railing. It is proposed to remove the existing railing and install a new railing along the full extent of the difference in levels. An example of the proposed railing is shown in photo 14 below.



Photo 14: Proposed railing type or similar approved to be fitted along Kilree Street at the Bank of Ireland Building (Source IPL Group)

Further railings are also required along the top of the existing stone wall on Bachelors Walk. This railing type will be as per Transport Infrastructure Ireland Standard Details CC-SCD-02405 and shall be black powder coated. An example railing is shown in picture 15 below.



Photo 15: Proposed low railing type or similar approved to be used on existing stone walls (Source Google Maps)

Currently, there are some semi mature trees and shrubs to the west of the existing pedestrian ramp linking Market Square and Bachelors Walk. It is proposed to maintain the semi mature trees, particularly the ones at the top of the embankment. It is proposed to carry out landscaping works to this area which may involve the trimming of the existing trees. To the east of the pedestrian ramp, an existing grassed area will be landscaped and will have seating incorporated.

It is proposed to resurface the existing pedestrian ramp between Market Square and Bachelors Walk.

The ramp will be resurfaced with a high friction bituminous surfacing.

In relation to drainage, it is not proposed to alter the current drainage on Market Square. However, it is proposed to install new trapped gullies at the parklets and pedestrian crossings to prevent surface water build up. These will be connected to the existing surface water drainage network.

Please refer to Appendix A for site specific drawings and details.

5 APPROPRIATE ASSESSMENT SCREENING

An appropriate assessment screening was carried out by Pascal Sweeney of Sweeney Consultancy, dated August 2023. The screening report concluded that the proposed project will have neither a positive or negative effect on the conservation objectives of the neighbouring River Barrow and River Nore SAC. The report also concluded that the proposed project will not have an impact on the conservation objectives of any Natura 2000 site.

However, the report made a recommendation that a stand of Butterfly Bushes (*Buddleja davidii*) be removed as these are non-native and potentially invasive.

In addition, an Environmental Impact Assessment screening was carried out in accordance with the Office of the Planning Regulator practice Note PN02. The screening determined that the project did not require an Environmental Impact Assessment to be carried out.

6 FLOOD RISK ASSESSMENT

A flood risk assessment was carried out for the proposed project. The flood risk assessment obtained information from a number of sources such as the Office of Public Works Flood Maps, the Muine Bheag Royal Oak Local Area Plan 2017 – 2023 and from local knowledge.

The flood risk assessment found that the project site is not in an area at risk of flooding from fluvial (river), pluvial (surface water) or groundwater flooding.

7 LOCAL AREA PLAN

The Muine Bheag Royal Oak Local Area Plan 2017 – 2023 was reviewed to assess if the proposed works meet the objectives set out in the plan. The following is a list of policies and objectives that the proposed project will meet:

- Section 2.3.6 of the plan states that *opportunities to improve the vitality and vibrancy of the town centre should be promoted*

- Strategic Objective SO 1.3 states *in order to create a more sustainable town the key focus is on promoting more sustainable modes of transport such as public transport, walking and cycling. The Plan seeks to facilitate sustainable accessibility and legibility within the town core area in favour of the needs of pedestrians, the mobility impaired and cyclists*
- Section 6.3 of the plan states to *prioritise the use and enjoyment of the town streets and spaces by pedestrians and cyclists while providing for all means of travel and increased provision for off street parking*
- Section 6.8 of the plan states that *the key aim for public space in Muine Bheag is the to place renewed emphasis on the quality and design of public space in the town..... Improving public space in the town will involve: upgrading of the key street and spaces*
- Policy PR 1 states to *promote diversity, structure and continuity in the public realm through the creation, maintenance and restoration of urban spaces such as streets and squares and to provide a sense of place and enclosure*
- Objective PRO 2 states to *enrich the local streetscape character through the provision of appropriate street paving, furniture and planting of street trees at appropriate locations*
- A project stated in section 6.9 is *Market Square, resurfacing of town centre areas to enhance pedestrian environment*
- Policy HR11 of the plan states *that all projects and plans arising from this plan (including an associated improvement works or associated infrastructure) will be screened for the need for an Appropriate Assessment under Article 6 of the Habitats Directive.*

The upgrading of the public realm on Market Square, Main Street, Kilree Street and The Parade and is in line with and meets many of the objectives that are set out in the Local Area Plan for the renewal of streetscape and the promotion of walking and cycling by the creation of a new, easily accessible pedestrian linkages by the creation of new crossing points.

8 CONCLUSION

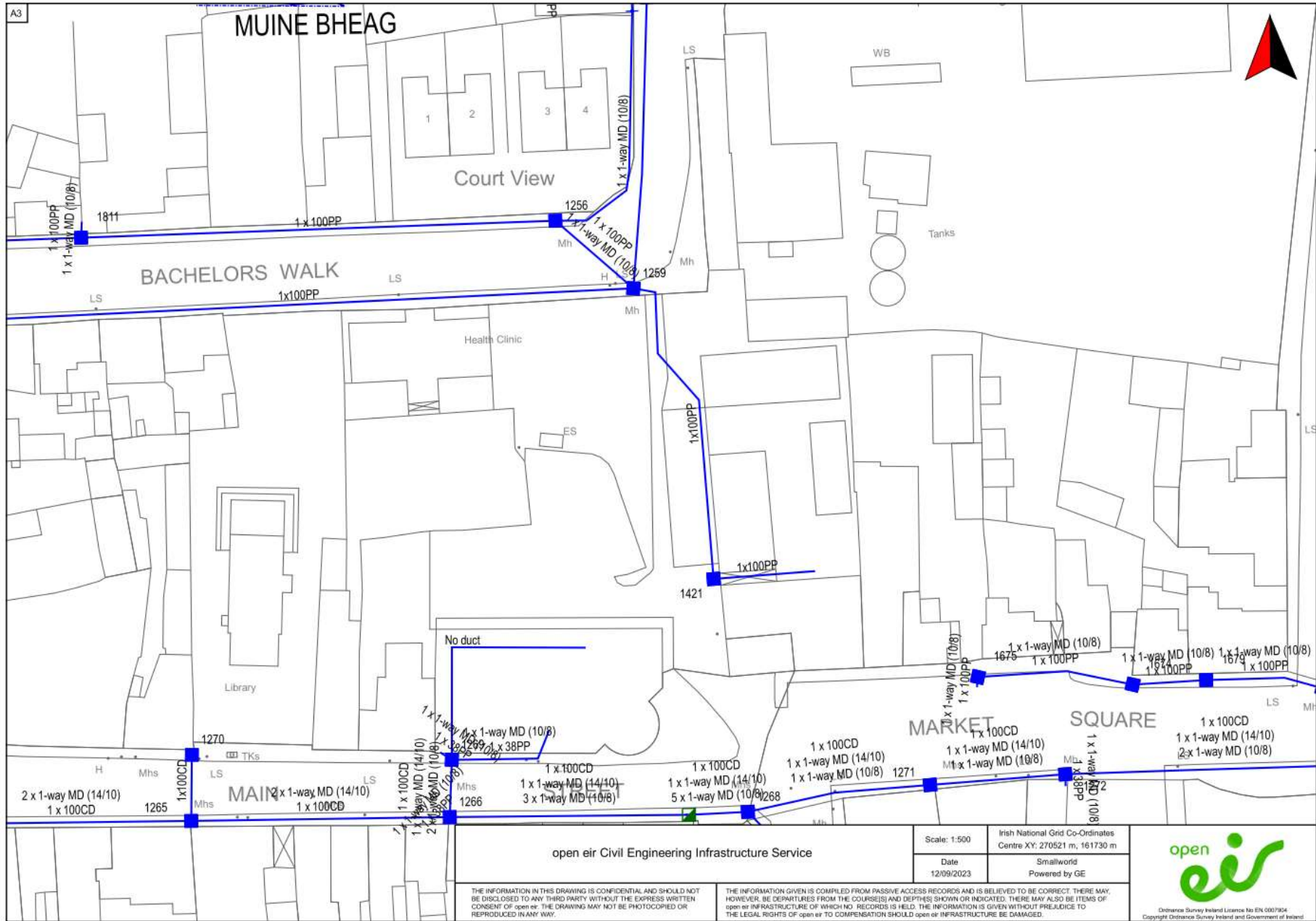
This project report has been compiled to support the Part 8 planning application being made with respect to the proposed public realm upgrading works to Market Square, Main Street, Kilree Street and The Parade and also the resurfacing of the pedestrian linkage between Bachelors Walk and Market Square in Bagenalstown, Co. Carlow.

This report provides a narrative of the works, the additional reports carried out to support the works and how the project will meet a wide range of policies and objectives set out in the Muine Bheag Royal Oak Local Area Plan 2017 – 2023.

9 APPENDICES

APPENDIX A – SITE DRAWINGS

APPENDIX B – SERVICES DRAWINGS



Irish Water Web Map



Print Date: 12/09/2023

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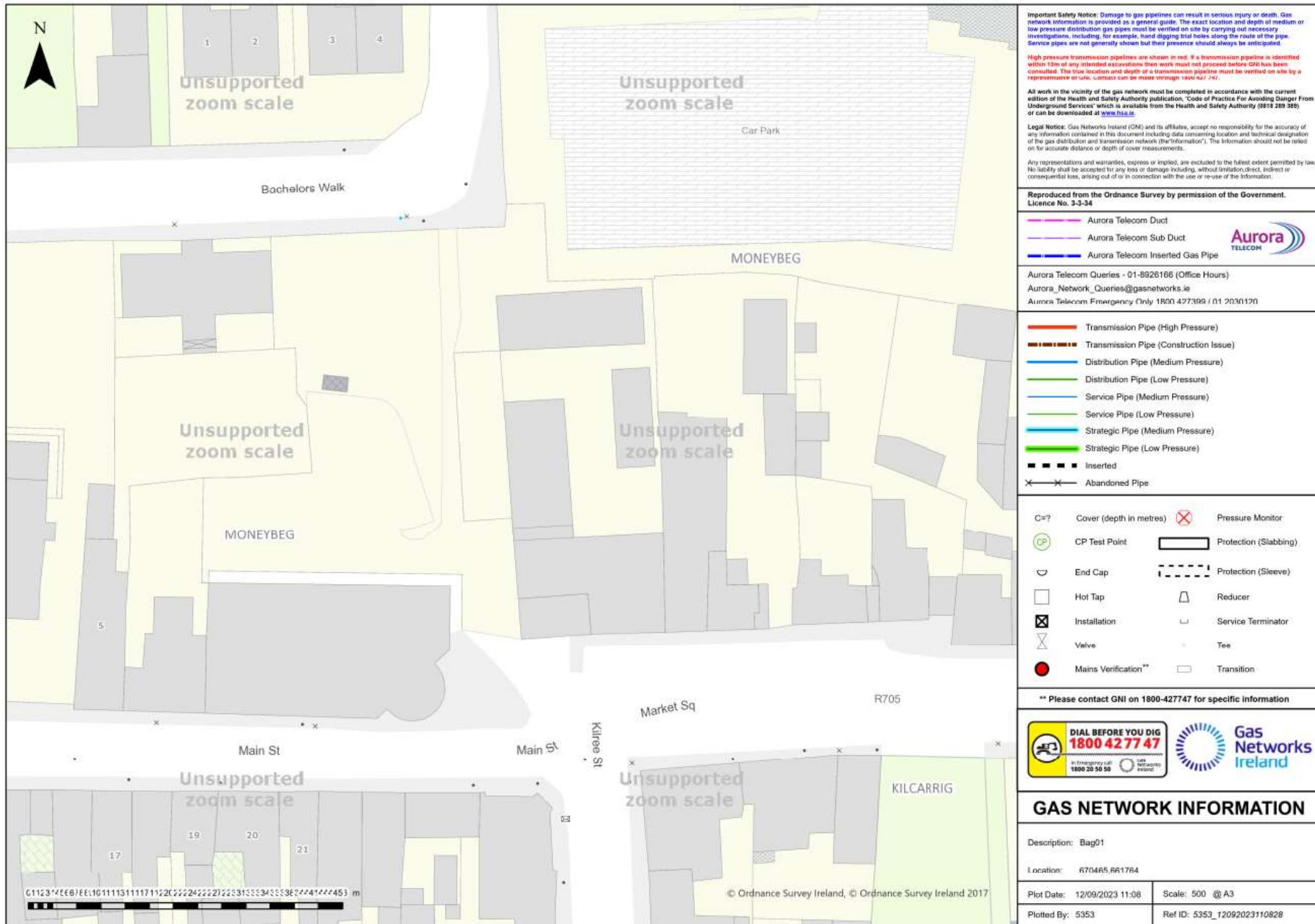
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Water Distribution Network	Sewer Main Network	Storm Water Network
Water Treatment Plant	Water Water Treatment Plant	Surface Drainage Works
Water Pump Station	Waste Water Pump Station	Surface Gravity Mans Private
Storage Cell/Tower	Sewer Main Irish Water	Surface Water Pressurised Mans
Spring Point	Gravity - Confined	Surface Water Pressurised Mans Private
Meter Station	Gravity - Foul	Well Type
Abstraction Point	Gravity - Unknown	Gully
Metering Kiosk	Pumping - Confined	Standoff
Reservoir	Pumping - Foul	Other Unknown
Dam	Pumping - Unknown	Storm Manholes
Raw Water	By-pass - Confined	Standard
Water Distribution Mains	By-pass - Foul	Manhole
Tap Water	Overflow	Caiside
Private	Sewer Mains Private	Caiside
Town Water Mains	Gravity - Confined	Caiside
Tap Water	Gravity - Foul	Y-Headbox
Private	Gravity - Unknown	Lamphead
Water Lateral Lines	Pumping - Confined	Hydrant
Tap Water	Pumping - Foul	Other Unknown
Non Tap	Pumping - Unknown	Storm Culvert
Water Casings	By-pass - Confined	Storm Clean Out
Water Abandoned Lines	Overflow	Stormwater Chambers
Boundary Meter	Sewer Lateral Lines	Sewer Chambers
Sub/Cross Meter	Sewer Casings	Discharge Type
Gross Schema	Sewer Manholes	Outfall
Source Meter	Standard	Sewerflow
Waste Meter	Blanking	Other Unknown
Unknown Meter - Other Meter	Caiside	Other Unknown
Non-Return	Caiside	Gas Detectors (ASND)
Gate Valve	Blanking	Transmission High Pressure Caiside
Slide Line Valve Open/Closed	Caiside	Distribution Medium Pressure Caiside
Slide Boundary Valve Open/Closed	Blanking	Distribution Low Pressure Caiside
Slide Boundary Valve Open/Closed	Caiside	SSB Subverts
Scour Valves	Blanking	SSB HI Lines
Single Air Control Valve	Caiside	IV Overhead
Double Air Control Valve	Blanking	Other Unknown
Water Stop Valves	Caiside	Discharge Type
Water Service Connections	Blanking	Outfall
Local Network Junctions	Caiside	Sewerflow
Pressure Monitoring Point	Blanking	Other Unknown
Fire Hydrant	Caiside	ESB MCV Lines
Fire Hydrant/Valvehead	Blanking	MV Overhead Three Phase
Water Filings	Caiside	MV Overhead Single Phase
LV Cais	Blanking	LV Overhead Single Phase
Reduced	Caiside	ELU Underground
Tap	Blanking	IV Overhead
Other Filings	Caiside	Other Unknown
	Blanking	Blanking Structure
	Caiside	Flanking Structure
	Blanking	Other Unknown
	Caiside	Blanking Eye
	Blanking	Blanketing Eye
	Caiside	Other Unknown
	Blanking	Water Non Service Assets
	Caiside	Water Point Feature
	Blanking	Water Point Feature
	Caiside	Water Structure
	Blanking	Water Structure
	Caiside	Water Non Service Assets
	Blanking	Water Point Feature
	Caiside	Water Structure
	Blanking	Water Structure



Important Safety Notice: Damage to gas pipelines can result in serious injury or death. Gas network information is provided as a general guide. The exact location and depth of medium or low pressure distribution gas pipes must be verified on site by carrying out necessary investigations, including, for example, hand digging trial holes along the route of the pipe. Service pipes are not generally shown but their presence should always be anticipated.

High pressure transmission pipelines are shown in red. If a transmission pipeline is identified within 5m of any intended excavations then work must not proceed before GNI has been consulted. The true location and depth of a transmission pipeline must be verified on site by a representative of GNI. Contact can be made through 1800 427 77 47.


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— Aurora Telecom Duct
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— Aurora Telecom Inserted Gas Pipe



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- Transmission Pipe (High Pressure)
- - - Transmission Pipe (Construction Issue)
- Distribution Pipe (Medium Pressure)
- Distribution Pipe (Low Pressure)
- Service Pipe (Medium Pressure)
- Service Pipe (Low Pressure)
- Strategic Pipe (Medium Pressure)
- Strategic Pipe (Low Pressure)
- Inserted
- x Abandoned Pipe

- | | | | |
|-----|-------------------------|--|-----------------------|
| C=? | Cover (depth in metres) | | Pressure Monitor |
| | CP Test Point | | Protection (Slabbing) |
| | End Cap | | Protection (Sleeve) |
| | Hot Tap | | Reducer |
| | Installation | | Service Terminator |
| | Valve | | Tee |
| | Mains Verification** | | Transition |

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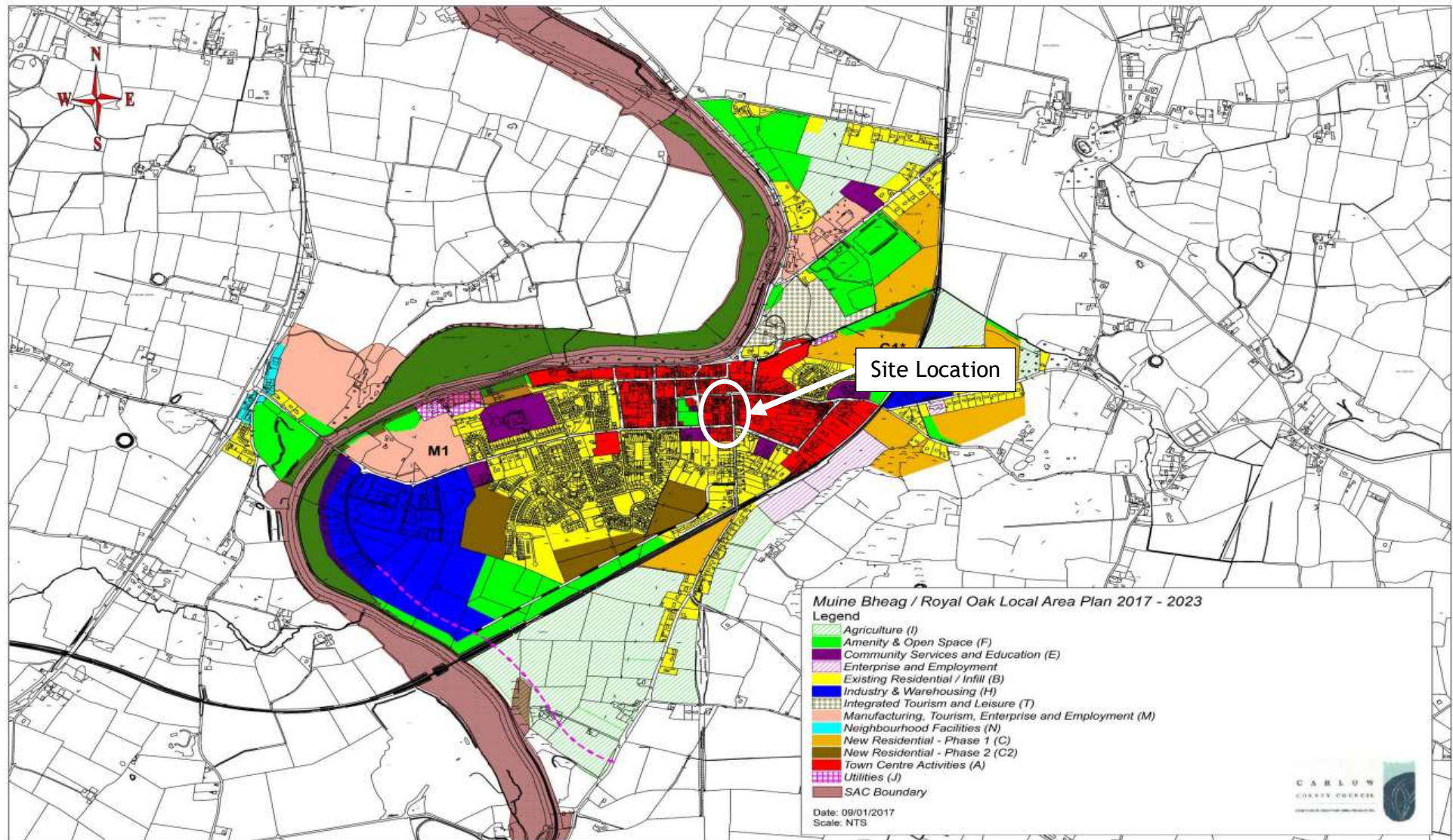
GAS NETWORK INFORMATION

Description: Bag01	
Location: R704R5 RR1764	
Plot Date: 12/09/2023 11:08	Scale: 500 @ A3
Plotted By: 5353	Ref ID: 5353_12092023110828

G112344CE67EE10111131111711202222422227223133333423333633444444453 m

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APPENDIX C – LOCAL AREA PLAN ZONING MAP



Local Area Plan 2017 – 2023 Zoning