

24005-01-001

**PROPOSED HOUSING DEVELOPMENT,
MOANBAUN, MOUNTRATH, CO. LAOIS**

Road Safety Audit Stage 1/2

for

Hayes Higgins Partnership

February 2024

ROADPLAN

CONSULTING

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DOCUMENT CONTROL SHEET

Project Title	Proposed Housing Development, Moanbaun, Mountrath, Co. Laois
Project No.	24005-01
Client	Hayes Higgins Partnership (HHP)
Document Title	Road Safety Audit Stage 1/2
Document No.	24005-01-001

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1. INTRODUCTION

- 1.1 This report describes a Stage 1/2 Road Safety Audit carried out at the proposed housing development at Moanbaun, Mountrath, Co. Laois. The audit was carried out on 23rd of January 2024 in the offices of Roadplan Consulting, Kilkenny.
- 1.2 The audit team members were as follows:
 - Dermot Donovan, BE CEng FIEI
Auditor Number DD50250
 - George Frisby, BE CEng MIEI
Auditor Number GF51255
 - Jince Philip Zachariah, PhD
Observer
- 1.3 Both audit team members visited the site on the 22nd January 2024. The audit comprised of an examination of the drawings relating to the scheme supplied by Hayes Higgins Partnership and an examination of the site.
- 1.4 The speed limit on Moanbaun Close is 30 km/h.
- 1.5 This Stage 1/2 Audit has been carried out in accordance with the relevant sections of TII GE-STY-01024. The team has examined only those issues within the design relating to the road safety implications of the scheme and has therefore not examined or verified the compliance of the design to any other criteria.
- 1.6 All problems described in this report are considered by the audit team to require action in order to improve the safety of the scheme and minimise accident occurrence.
- 1.7 Appendix A contains copies of the audited drawings.

2. STAGE 1/2 AUDIT

2.1 Problem

Priority at the existing junction that will serve the proposed development is not defined at present, nor do the drawings show that it is to be defined. Collision risk could increase if drivers fail to give way.



Recommendation

Provide STOP control on the minor arm of the junction.

2.2 Problem

Pedestrians accessing the Derrymore Gardens housing estate have to cross the Moanbaun Close access road. There is a rudimentary crossing in place at present; tactile paving is present, but the footpath is not dished. The drawing does not show if the existing crossing is to be retained or improved. The absence of a crossing could increase road safety risk for pedestrians.



Recommendation

Provide an adequate crossing for pedestrians.

2.3 Problem

The section of Moanbaun Close – the road section that extends to Derrymore Gardens – is relative long and straight. Traffic speed could be relatively high. The gate to Derrymore Gardens was closed on the day of the site visit but it is assumed that it could be open to traffic at some time. Road safety risk could be increased by high vehicle speeds.

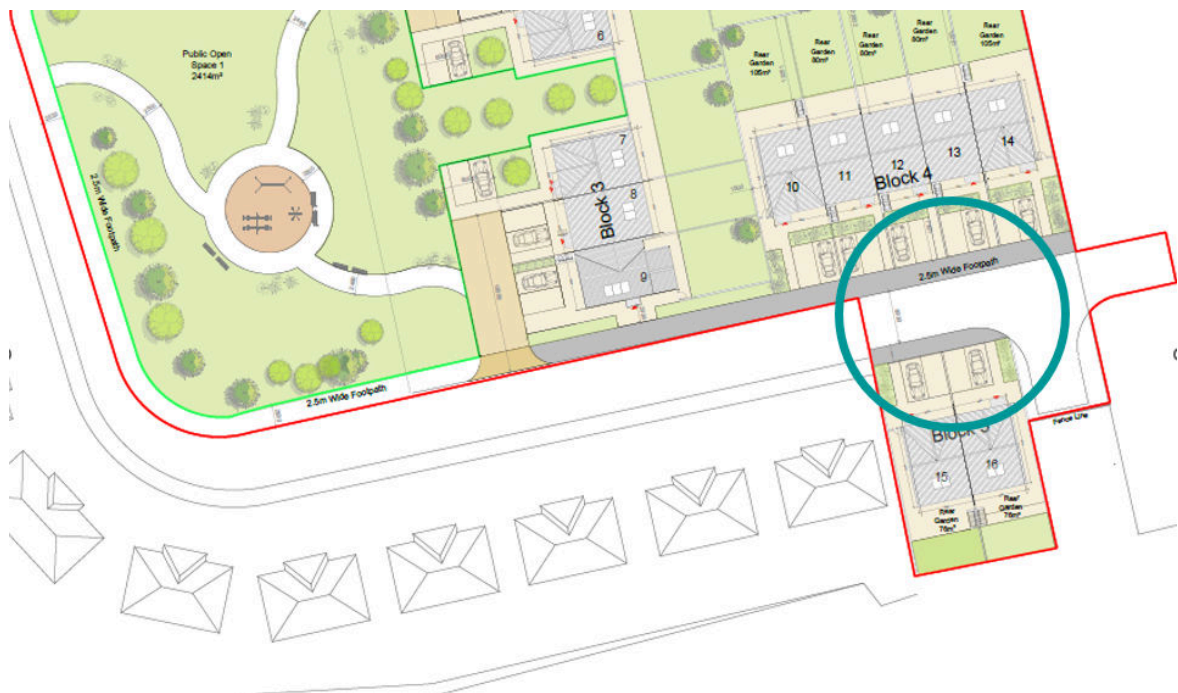


Recommendation

Provide traffic calming on this section of road to ensure that motor vehicles travel at an adequately slow speed.

2.4 Problem

A crossing is not shown to be provided between Block 5 and Blocks 1 to 4 to the north for accessing the residential units. For example, there is no crossing to serve the desire line between Block 5 and the play area within the open space. The absence of a crossing could increase road safety risk for pedestrians, particularly those with a visual or mobility impairment.

**Recommendation**

Provide a simple crossing at a convenient location.

2.5 Problem

It is not clear that a refuse vehicle can turn safely at Block 1. Concrete blocks have been placed at the end of the cu-de-sac and would hinder a turning manoeuvre. If a refuse truck needs to reverse along Moanbaun Close it could pose a road safety risk to vulnerable road users.



Recommendation

Ensure that a system is in place for refuse collection that avoids the need for a lengthy reversing manoeuvre.

2.6 Observation

New tactile paving and dished footpaths have been placed at the access to Woodbrook. The drawing does not show that they are to be retained but it is assumed that they will.

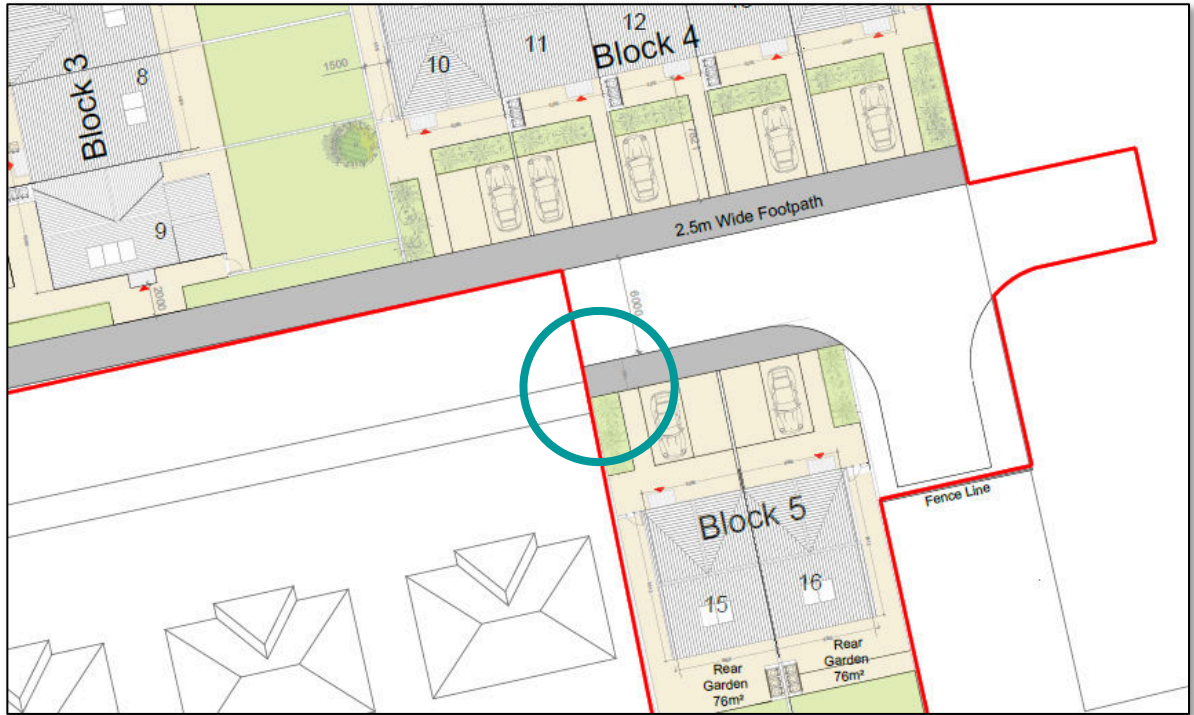


2.7 **Observation**

Some proposed dwellings are terraced and do not have exterior access to rear yards. Bike parking and storage may need to be provided at the front of the dwelling.

2.8 **Observation**

At Block 5 the existing and proposed footways do not align. It is assumed that this will be corrected in the detail design.



2.9 **Observation**

The existing Road Hump warning sign on the south side of Moanbaun Close is mis-orientated; it faces inbound traffic instead of outbound. It should be turned to face the correct direction.





3. AUDIT TEAM STATEMENT

3.1 We certify that we have examined the drawings listed in Appendix A and have inspected the site. This examination has been carried out with the sole purpose of identifying any features of the scheme that could be removed or modified to improve the safety of the scheme.

Signed Dermot Donovan Dermot Donovan

Date9th February 2024.....

Signed George Frisby George Frisby

Date 9th February 2024.....

4. SAFETY AUDIT FEEDBACK FORM

Scheme: Housing Development at Moanbaun, Mountrath, Co. Laois

Document Number: 24005-01-001

Audit Stage: Stage 1/2 RSA

Date Audit Completed: 9th February 2024

Paragraph No. in Safety Audit Report	To Be Completed By Designer			To Be Completed by Audit Team Leader
	Problem accepted (yes/no)	Recommended measure Accepted (yes/no)	Describe alternative measure(s). Give reasons for not accepting recommended measure. Only complete if recommended measure is not accepted.	Alternative measures or reasons accepted by auditors (yes/no)
2.1	Yes	Yes		Yes
2.2	Yes	Yes		Yes
2.3	Yes	Yes		Yes
2.4	Yes	Yes		Yes
2.5	Yes	Yes		Yes

Safety Audit

Signed off  Design Team Leader

Print Name Darryl Wylie

Date 20.06.2024

Safety Audit

Signed off  Employer

Print Name PAT. TREAGUS

Date 21/06/24

Safety Audit

Signed off  Audit Team Leader

Print Name Dermot Donovan

Date 21/06/2024

Please complete and return to:

Roadplan Consulting,
7, Ormonde Road
Kilkenny
E-mail: info@roadplan.ie

APPENDIX A

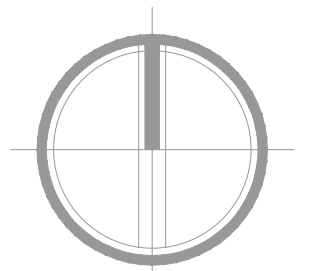
List of Drawings Examined

The following drawings have been provided electronically in PDF format by Hayes Higgins Partnership and are appended here.

Drawing number	Rev	Drawing title
2301.A.001	A1	Proposed Site Plan
C-001	P1	Existing Site Layout
C-002	P2	Proposed Site Layout
C-004	P1	Proposed Traffic Signs & Road Markings Layout
C-005	P1	Dmurs Compliance Layout
C-015	P2	Proposed Drainage Layout



NORTH



Rev.	By	Date	Description

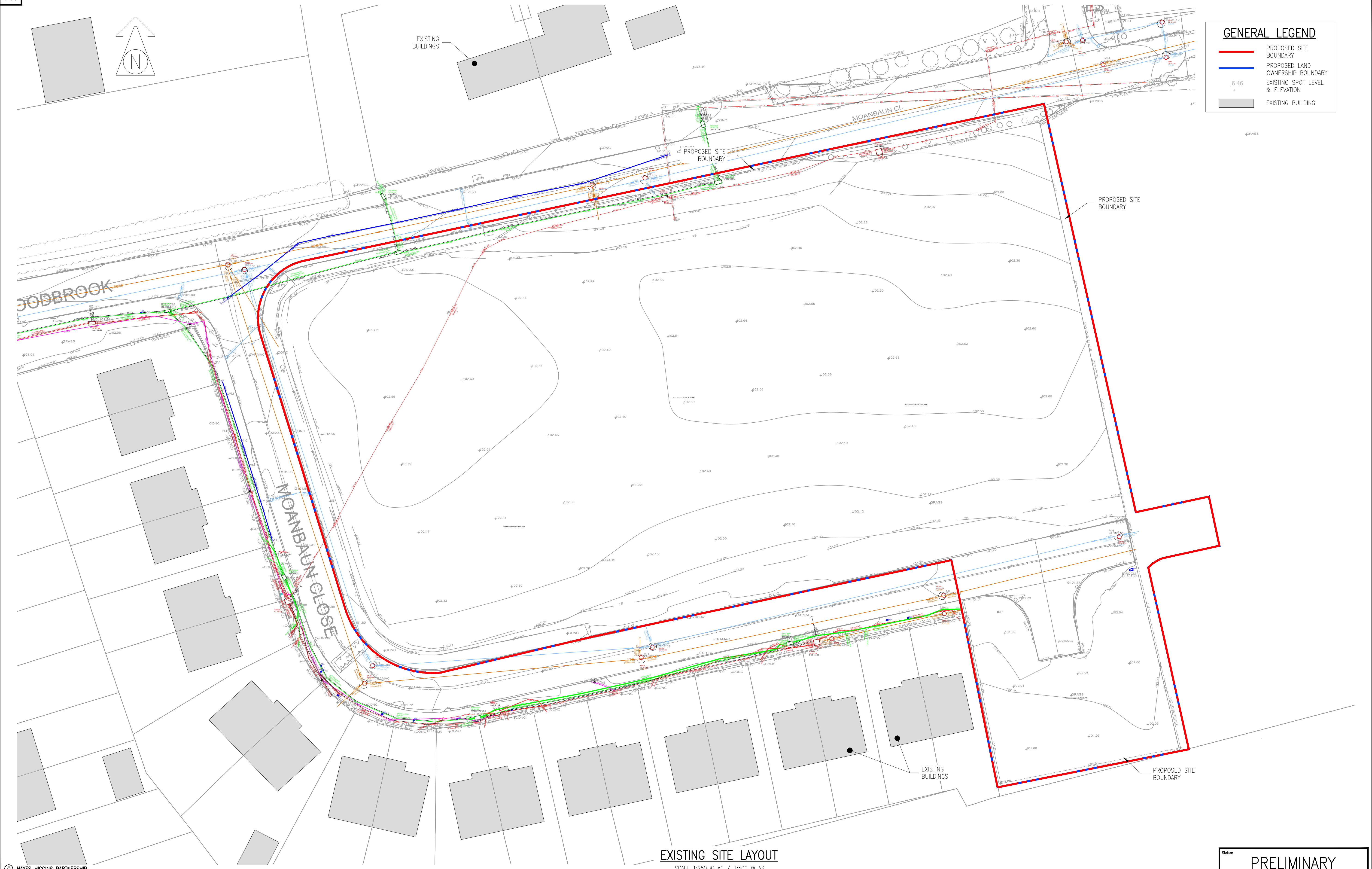
van Dijk
Architects

Mill House, Mill Street, Dundalk, Co. Louth info@vandijkarchitects.com
+353 (0) 42 935 4466 www.vandijkarchitects.com

Drawing Title: Proposed Site Plan

Scale: 1:250	Drawing Number: 2301.A.001	Job: Moanbaun, Mountrath
Revision: RA1	Reference: 2301.A.001	Client: LCC
Drawn by: DW	Date: August 2023	

All works to be carried out using proper materials which are fit for the use they are intended and for the condition in which they are to be used. All materials used in connection with the works to comply with the construction products regulation (eu) no. 305/2011 and the harmonised technical specification/standards that fall within the remit of the cpr no. 305/2011.
Figured dimensions must be used in preference to scaled dimensions. Any dimensional discrepancies must be reported to the architect immediately. This drawing remains the copyright of van Dijk Architects. It must not be used for any purpose building or otherwise without the express permission of this practice. Do not copy or redistribute these drawings or any additional information without the expressed approval of van Dijk Architects.



GENERAL LEGEND

- PROPOSED SITE BOUNDARY
- PROPOSED LAND OWNERSHIP BOUNDARY
- EXISTING SPOT LEVEL & ELEVATION
- EXISTING BUILDING

EXISTING SITE LAYOUT
SCALE 1:250 @ A1 / 1:500 @ A3

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Status: **PRELIMINARY**

Dwg No.	Dwg Title

Rev.	Date	Description	Dwn.	Chkd.	Appvd.
P1	30.01.24	ROAD SAFETY AUDIT	GG	TD	NP

NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEERS DRAWINGS & SPECIFICATIONS.
- ALL LEVELS ARE STRUCTURAL UNLESS NOTED OTHERWISE.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS.
- DO NOT SCALE – WORK TO FIGURE DIMENSIONS ONLY.

EXISTING SITE LAYOUT

Date: 07.06.23
Scale: 1:250 @ A1 / 1:500 @ A3

Drawn By: G.GOODSON
Checked By: T.DELANEY
Approved By: N.PATTERSON

Client: LAOIS COUNTY COUNCIL

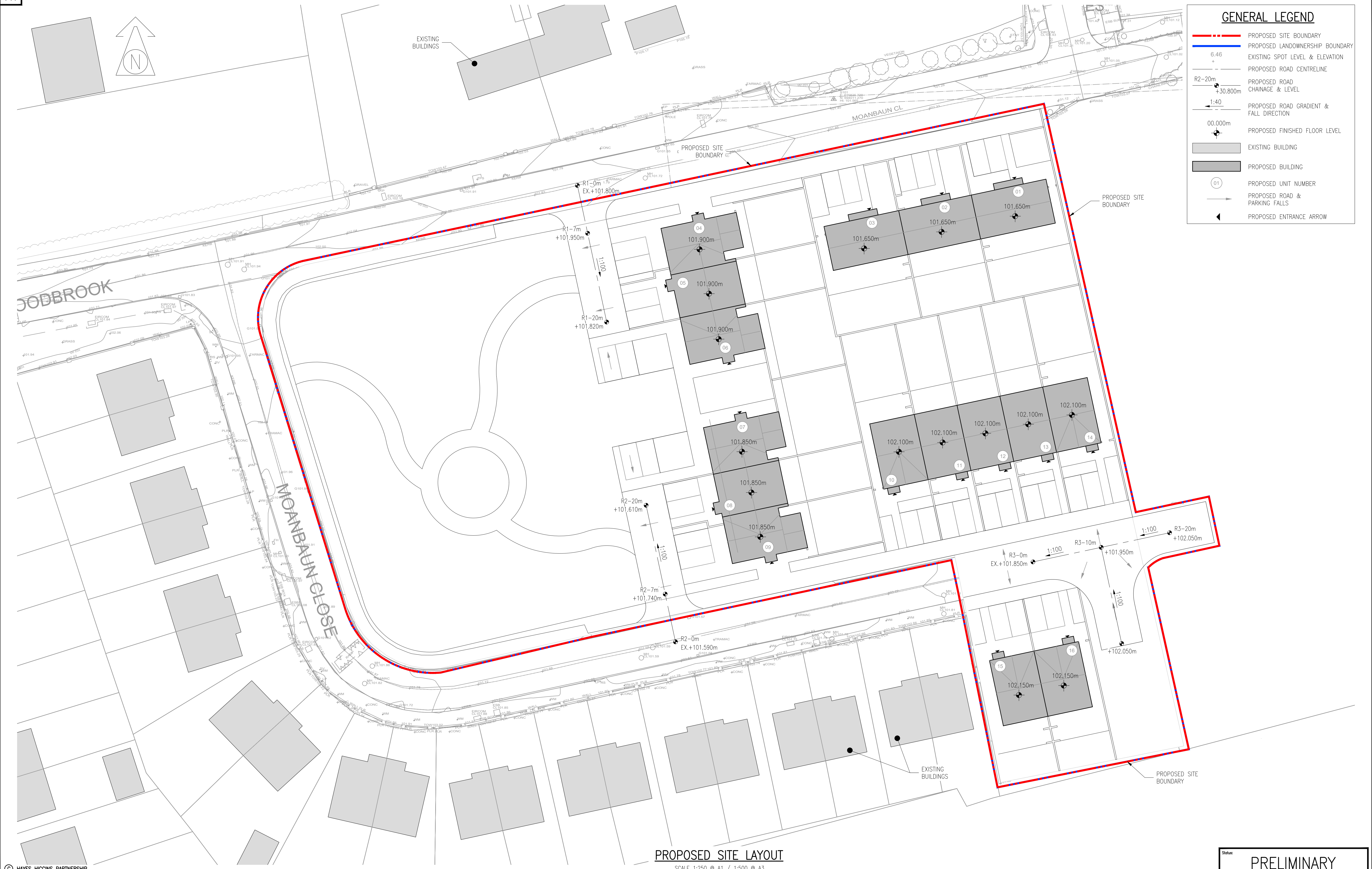
Job Description: PROPOSED HOUSING DEVELOPMENT AT MOANBAUN, MOUNTRATH, Co. LAOIS.

Project No: 22KK017
Drawing Ref: C-001
Rev: P1

Hayes Higgins Partnership

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GENERAL LEGEND	
	PROPOSED SITE BOUNDARY
	PROPOSED LANDOWNERSHIP BOUNDARY
	EXISTING SPOT LEVEL & ELEVATION
	PROPOSED ROAD CENTRELINE
	PROPOSED ROAD CHAINAGE & LEVEL
	PROPOSED ROAD GRADIENT & FALL DIRECTION
	PROPOSED FINISHED FLOOR LEVEL
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED UNIT NUMBER
	PROPOSED ROAD & PARKING FALLS
	PROPOSED ENTRANCE ARROW

PROPOSED SITE LAYOUT
SCALE 1:250 @ A1 / 1:500 @ A3

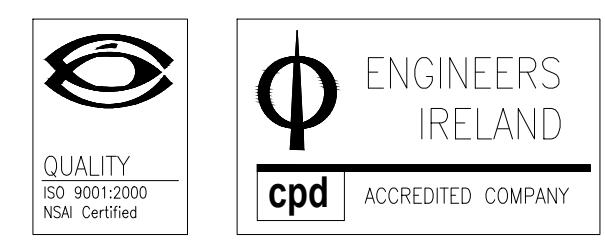
© HAYES HIGGINS PARTNERSHIP

Referenced drawings	
Dwg No.	Dwg Title

Issue register					
Rev.	Date	Description	Dwn.	Chkd.	Appvd.
P1	15.09.23	PRELIMINARY DESIGN ISSUE	GG	TD	NP
P2	30.01.24	ROAD SAFETY AUDIT	GG	TD	NP

NOTES:

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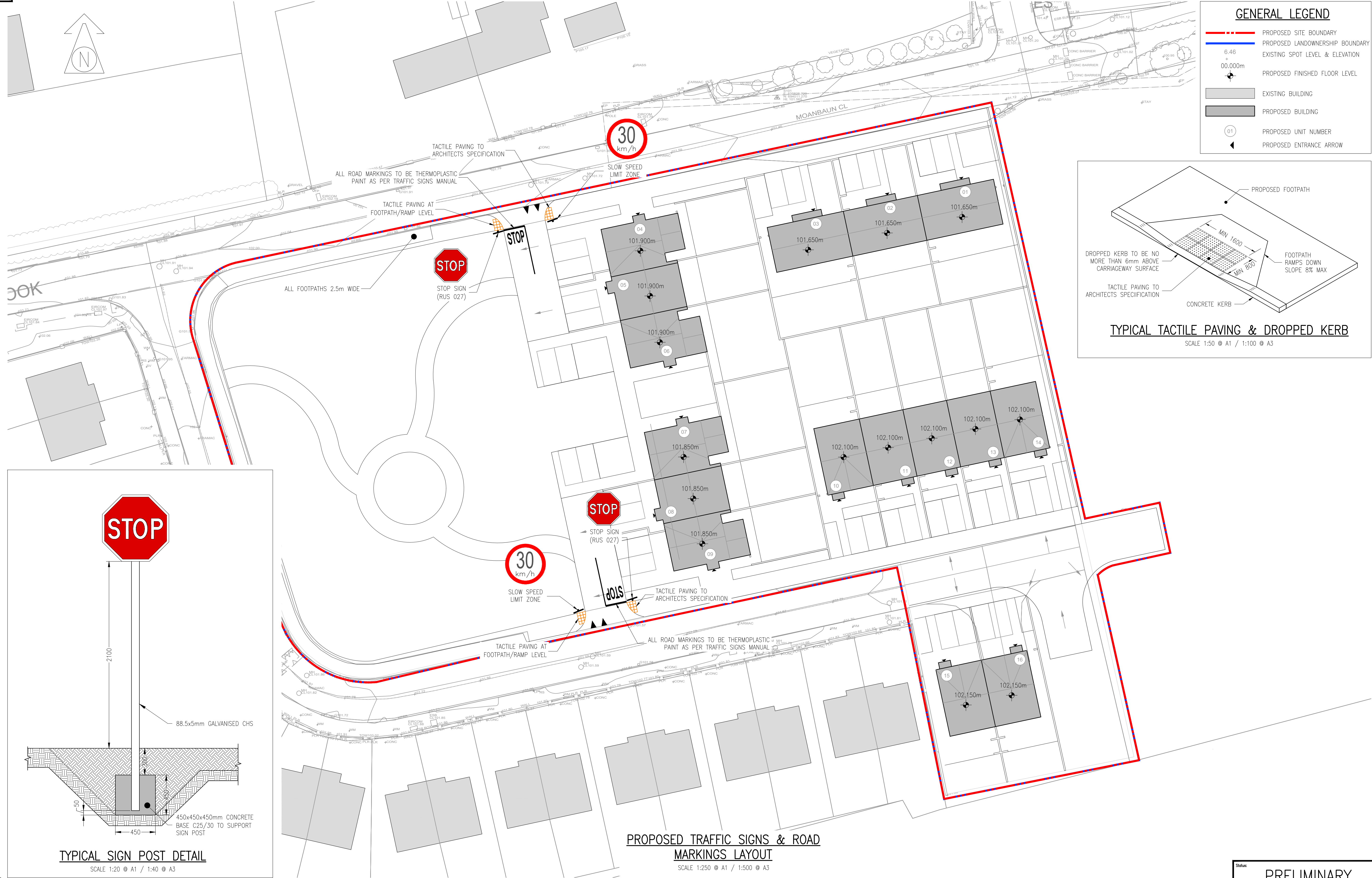
Drawing Title		
PROPOSED SITE LAYOUT		
Date:	Scale:	
30.08.23	1:250 @ A1 / 1:500 @ A3	
Drawn By:	Checked By:	Approved By:
G.GOODSON	T.DELANEY	N.PATTERSON

Client:		
LAOIS COUNTY COUNCIL		
Job Description:		
PROPOSED HOUSING DEVELOPMENT AT MOANBAUN, MOUNTRATH, Co. LAOIS.		
Project No:	Drawing Ref:	Rev:
22KK017	C-002	P2

Status: **PRELIMINARY**

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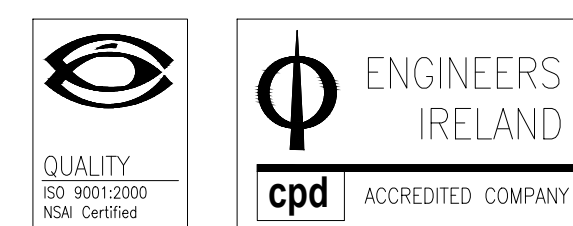
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Referenced drawings	
Dwg No.	Dwg Title

Issue register					
Rev.	Date	Description	Dwn.	Chkd.	Appvd.
PT	30.01.24	ROAD SAFETY AUDIT	GG	TD	NP

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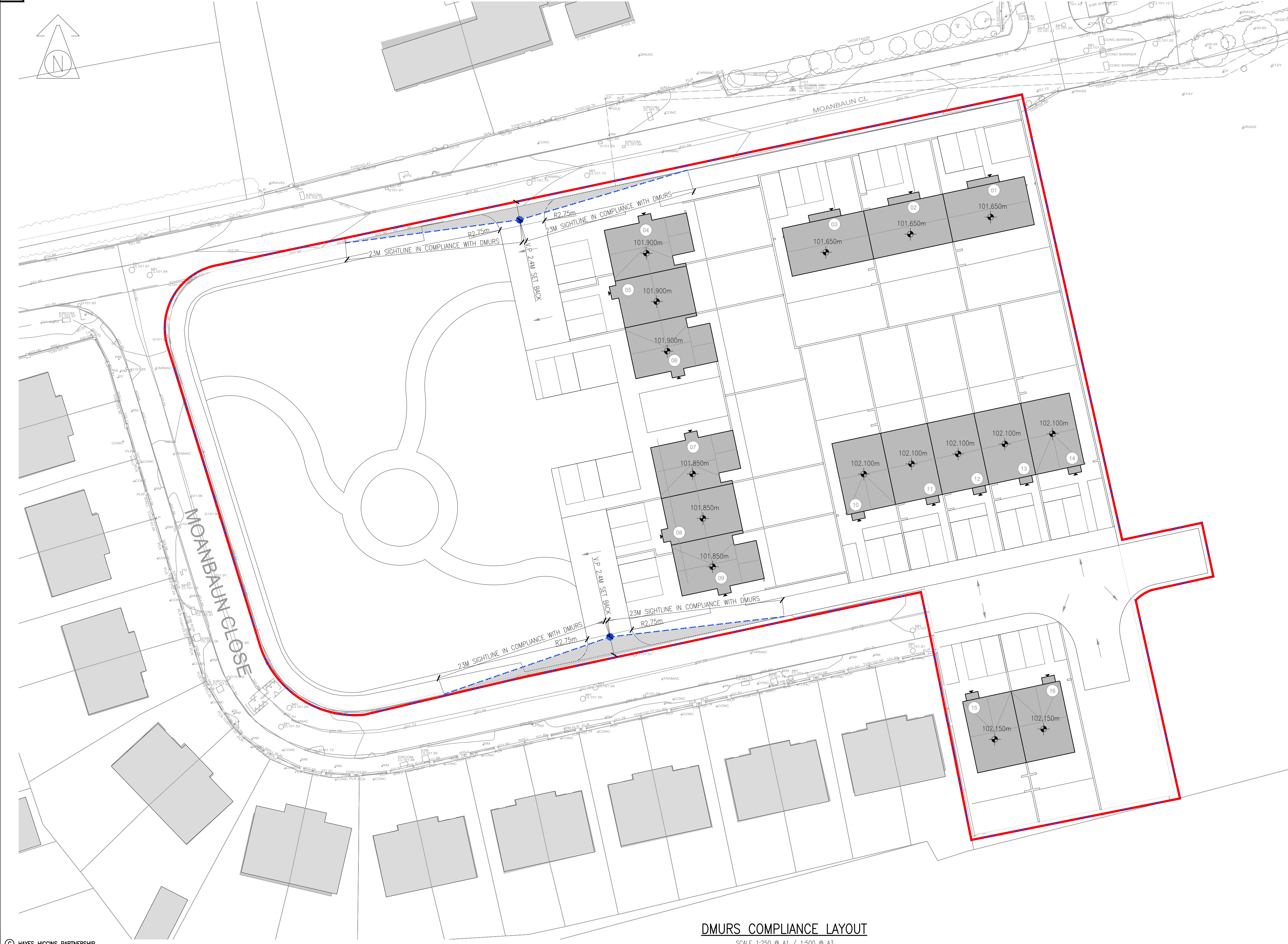
PROPOSED TRAFFIC SIGNS & ROAD MARKINGS LAYOUT			
Date:	31.08.23	Scale:	1:250 @ A1 / 1:500 @ A3
Drawn By:	G.GOODSON	Checked By:	T.DELANEY
Approved By:	N.PATTERSON		

Client: LAOIS COUNTY COUNCIL			
Job Description: PROPOSED HOUSING DEVELOPMENT AT MOANBAUN, MOUNTRATH, Co. LAOIS.			
Project No:	22KK017	Rev:	P1
Drawing Ref:	C-004		

Status: **PRELIMINARY**

Hayes Higgins Partnership
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GENERAL LEGEND	
	PROPOSED SITE BOUNDARY
	PROPOSED LANDOWNERSHIP BOUNDARY
6.46 + 00.000m	EXISTING SPOT LEVEL & ELEVATION
	PROPOSED FINISHED FLOOR LEVEL
	PROPOSED BUILDING
01	PROPOSED UNIT NUMBER
	PROPOSED ENTRANCE ARROW

DMURS COMPLIANCE LAYOUT

SCALE 1:250 @ A1 / 1:500 @ A3

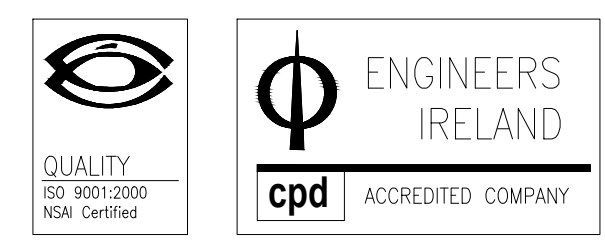
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Referenced drawings	
Dwg No.	Dwg Title

Issue register					
Rev.	Date	Description	Des.	Chkd.	Appvd.
P1	30.01.24	ROAD SAFETY AUDIT	GG	TD	NP

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Drawing Title			
DMURS COMPLIANCE LAYOUT			
Date:	31.08.23	Scale:	1:250 @ A1 / 1:500 @ A3
Drawn By:	G.GOODSON	Checked By:	T.DELANEY
Approved By:	N.PATTERSON	Project No.:	22KK017
Drawing Ref.:	C-005	Rev.:	P1

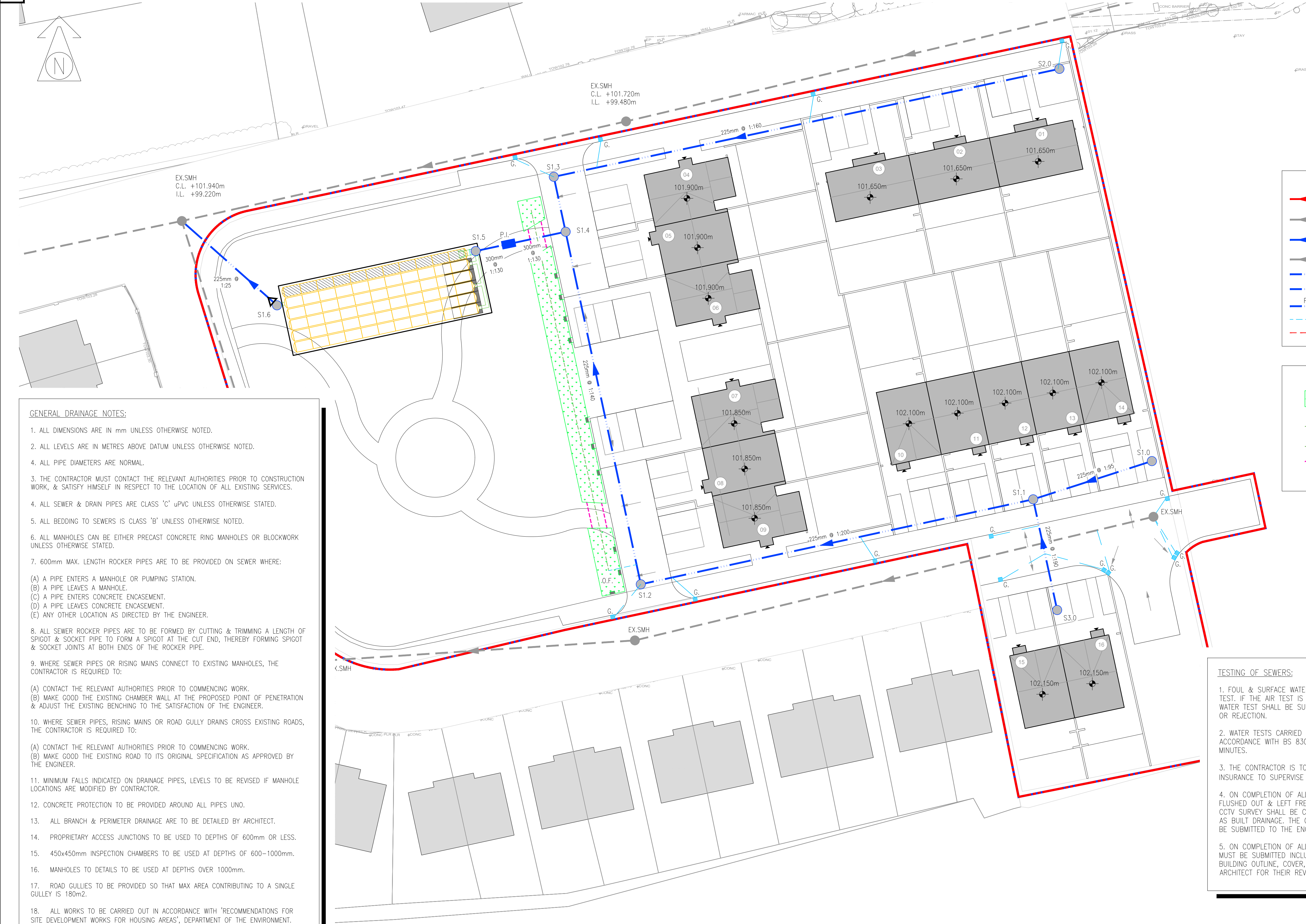
Client:		
LAOIS COUNTY COUNCIL		
Job Description:		
PROPOSED HOUSING DEVELOPMENT AT MOANBAUN, MOUNTRATH, Co. LAOIS.		
Project No.:	22KK017	Drawing Ref.:
Rev.:	P1	

Status: **PRELIMINARY**

Hayes Higgins Partnership
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COPY: 22KK017-C-005 DMURS Compliance Layout.dwg



GENERAL LEGEND

- PROPOSED SITE BOUNDARY
- PROPOSED LANDOWNERSHIP BOUNDARY
- 6.46 + 00.000m EXISTING SPOT LEVEL & ELEVATION
- PROPOSED FINISHED FLOOR LEVEL
- PROPOSED BUILDING
- 01 PROPOSED UNIT NUMBER
- ◀ PROPOSED ENTRANCE ARROW

DRAINAGE LEGEND

- F1.0 DENOTES PROPOSED FOUL WATER DRAINAGE MANHOLE WITH BACKDROP
- EX.FMH DENOTES EXISTING FOUL WATER DRAINAGE
- S1.0 DENOTES PROPOSED STORMWATER DRAINAGE
- EX.SM DENOTES EXISTING STORMWATER DRAINAGE
- DENOTES PROPOSED STORMWATER BACKDROP
- DENOTES PROPOSED HYDROBRAKE
- P.I. DENOTES PROPOSED BYPASS SEPARATOR
- DENOTES PROPOSED ROAD GULLY
- I.C. DENOTES PROPOSED INSPECTION CHAMBER

SUDS DRAINAGE LEGEND

- DENOTES PROPOSED BIO-RETENTION AREA PROVIDED WITH GRANITE AGGREGATE SETTS
- O.F. DENOTES PROPOSED OVERFLOW MANHOLE WITH PERFORATED LID
- I.C. DENOTES PROPOSED INSPECTION CHAMBER
- DENOTES PROPOSED DRAINAGE CHANNEL
- RP. DENOTES PROPOSED RAIN PLANTER

GENERAL DRAINAGE NOTES:

1. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE NOTED.
2. ALL LEVELS ARE IN METRES ABOVE DATUM UNLESS OTHERWISE NOTED.
4. ALL PIPE DIAMETERS ARE NORMAL.
3. THE CONTRACTOR MUST CONTACT THE RELEVANT AUTHORITIES PRIOR TO CONSTRUCTION WORK, & SATISFY HIMSELF IN RESPECT TO THE LOCATION OF ALL EXISTING SERVICES.
4. ALL SEWER & DRAIN PIPES ARE CLASS 'C' uPVC UNLESS OTHERWISE STATED.
5. ALL BEDDING TO SEWERS IS CLASS 'B' UNLESS OTHERWISE NOTED.
6. ALL MANHOLES CAN BE EITHER PRECAST CONCRETE RING MANHOLES OR BLOCKWORK UNLESS OTHERWISE STATED.
7. 600mm MAX. LENGTH ROCKER PIPES ARE TO BE PROVIDED ON SEWER WHERE:
 - (A) A PIPE ENTERS A MANHOLE OR PUMPING STATION.
 - (B) A PIPE LEAVES A MANHOLE.
 - (C) A PIPE ENTERS CONCRETE ENCASEMENT.
 - (D) A PIPE LEAVES CONCRETE ENCASEMENT.
 - (E) ANY OTHER LOCATION AS DIRECTED BY THE ENGINEER.
8. ALL SEWER ROCKER PIPES ARE TO BE FORMED BY CUTTING & TRIMMING A LENGTH OF SPIGOT & SOCKET PIPE TO FORM A SPIGOT AT THE CUT END, THEREBY FORMING SPIGOT & SOCKET JOINTS AT BOTH ENDS OF THE ROCKER PIPE.
9. WHERE SEWER PIPES OR RISING MAINS CONNECT TO EXISTING MANHOLES, THE CONTRACTOR IS REQUIRED TO:
 - (A) CONTACT THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK.
 - (B) MAKE GOOD THE EXISTING CHAMBER WALL AT THE PROPOSED POINT OF PENETRATION & ADJUST THE EXISTING BENCHING TO THE SATISFACTION OF THE ENGINEER.
10. WHERE SEWER PIPES, RISING MAINS OR ROAD GULLY DRAINS CROSS EXISTING ROADS, THE CONTRACTOR IS REQUIRED TO:
 - (A) CONTACT THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK.
 - (B) MAKE GOOD THE EXISTING ROAD TO ITS ORIGINAL SPECIFICATION AS APPROVED BY THE ENGINEER.
11. MINIMUM FALLS INDICATED ON DRAINAGE PIPES, LEVELS TO BE REVISED IF MANHOLE LOCATIONS ARE MODIFIED BY CONTRACTOR.
12. CONCRETE PROTECTION TO BE PROVIDED AROUND ALL PIPES UNO.
13. ALL BRANCH & PERIMETER DRAINAGE ARE TO BE DETAILED BY ARCHITECT.
14. PROPRIETARY ACCESS JUNCTIONS TO BE USED TO DEPTHS OF 600mm OR LESS.
15. 450x450mm INSPECTION CHAMBERS TO BE USED AT DEPTHS OF 600-1000mm.
16. MANHOLES TO DETAILS TO BE USED AT DEPTHS OVER 1000mm.
17. ROAD GULLIES TO BE PROVIDED SO THAT MAX AREA CONTRIBUTING TO A SINGLE GULLY IS 180m².
18. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH 'RECOMMENDATIONS FOR SITE DEVELOPMENT WORKS FOR HOUSING AREAS', DEPARTMENT OF THE ENVIRONMENT.
19. ALL STORM MANHOLE BASES TO BE PRECAST CONCRETE PRE-BENCHED OFF SITE.

TESTING OF SEWERS:

1. FOUL & SURFACE WATER SEWERS TO BE TESTED EITHER BY WATER OR AIR TEST. IF THE AIR TEST IS CARRIED OUT & THE RESULTS SHOW A FAILURE THEN A WATER TEST SHALL BE SUBSEQUENTLY CARRIED OUT TO DETERMINE ACCEPTANCE OR REJECTION.
2. WATER TESTS CARRIED OUT SHALL BE TESTED IN UNDER A HEAD OF WATER IN ACCORDANCE WITH BS 8301 1995, & CARRIED OUT FOR A MINIMUM OF 30 MINUTES.
3. THE CONTRACTOR IS TO ENGAGE AN ENGINEER WITH PROFESSIONAL INDEMNITY INSURANCE TO SUPERVISE ALL AIR/WATER TESTS ON MAINS BEFORE BACKFILLING.
4. ON COMPLETION OF ALL SEWERS DRAINS & GULLIES, ALL SEWERS SHALL BE FLUSHED OUT & LEFT FREE FROM DEFECT & OBSTRUCTION & SUBSEQUENTLY A CCTV SURVEY SHALL BE CARRIED OUT BY AN INDEPENDENT CONTRACTOR OF THE AS BUILT DRAINAGE. THE CCTV SURVEY SHALL INCLUDE A REPORT & DVD & SHALL BE SUBMITTED TO THE ENGINEER & ARCHITECT PRIOR TO PRACTICAL COMPLETION.
5. ON COMPLETION OF ALL SEWERS, DRAINS & GULLIES AN AS-BUILT SURVEY MUST BE SUBMITTED INCLUDING LOCATION OF MANHOLES RELATIVE TO THE BUILDING OUTLINE, COVER, INVERT LEVELS & PIPE DIAMETERS TO THE ENGINEER & ARCHITECT FOR THEIR REVIEW PRIOR TO PRACTICAL COMPLETION.

PROPOSED DRAINAGE LAYOUT

SCALE 1:250 @ A1 / 1:500 @ A3

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Referenced drawings	
Dwg No.	Dwg Title

Issue register					
Rev.	Date	Description	Des.	Chkd.	Appvd.
P1	15.09.23	PRELIMINARY DESIGN ISSUE	GG	TD	NP
P2	30.01.24	ROAD SAFETY AUDIT	GG	TD	NP

NOTES:

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3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS.
4. DO NOT SCALE - WORK TO FIGURE DIMENSIONS ONLY.

PROPOSED DRAINAGE LAYOUT
 Date: 01.09.23
 Scale: 1:250 @ A1 / 1:500 @ A3
 Drawn By: G.GOODSON
 Checked By: T.DELANEY
 Approved By: N.PATTERSON

Client: LAOIS COUNTY COUNCIL
 Job Description: PROPOSED HOUSING DEVELOPMENT AT MOANBAUN, MOUNTRATH, Co. LAOIS.
 Project No: 22KK017
 Drawing Ref: C-015
 Rev: P2

Status: **PRELIMINARY**

 Gas House Lane, Kilkenny.
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