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Comhairle Contae Chill Dara
Kildare County Council

Kildare County Council

Description of Services

for

Preliminary Site Investigation

for

Main Street Social Housing

at Sallins, Co. Kildare

for Kildare County Council.

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1.0 Introduction

The Housing Capital Section of Kildare County Council are seeking a fixed price lump sum tender for the provision of a Preliminary Site Investigation at the site at **Shamrock Stores, Athy**, County Kildare for Kildare County Council.

All related fees and charges associated with the service should be included in the lump sum price for this tender. The consultancy service must be an all-in package and incorporate all competent consultants as noted and the procurement of all required specialists to ensure the successful completion of the project on time and within budget and in adherence of all health and safety measures and requirements.

The survey site is as follows;

*Main Street, Sallins Co. Kildare is a site **0.69ha** in size. It is a greenfield site bordered by a Community hub, Train station, school, residential homes and car parking. The site has clearly defined boundaries.*

The site is located within close proximity to Sallins town centre. KCC are in full ownership of the property and is intended for future development for Social Housing.





2.0. Project Parameters

2.1. Purpose:

To carry out a preliminary site investigation to inform *future development works*.

2.2. Scope:

- Investigation of ground conditions generally, to ascertain ground bearing conditions and foundation requirements
- Laboratory testing of disturbed and undisturbed soil samples to include for:
 - Assessment of soil contamination
 - Assessment of subsoil classification for landfill disposal
- The contract includes the formation of Trial Pits (TP), BRE 365 Soakaway Tests (BRE365), Boreholes (BH), and Slit Trenches (ST) as required. A separate factual and interpretative report must be provided.
- Before commencing work at each Trial Pit location, the contractor shall hand-dig to a minimum depth of 1.20m to confirm the absence of local services. Upon completion, "As Constructed" drawings showing the exact position and orientation of each exploratory hole relative to surrounding features must be submitted.
- Investigative boreholes, pits, or trenches shall be constructed across the site, evenly distributed or as required by site conditions. Their types and locations must be clearly indicated on the existing site plan.
- The contractor shall record ground elevation and GPS coordinates (ITM format) for each exploratory hole, with elevation accuracy within 25mm. These details must be included in the contractor's report.
- All ground investigation works shall comply with current relevant standards, regulations, and guidance.
- The surface area around trial pits and BRE365 test locations must be kept clean. Groundwater from trial pits must be managed to prevent uncontrolled soakaway or site runoff.
- For groundwater level monitoring, drilling should be paused for approximately 20 minutes to observe water level recovery where possible.
- Groundwater measurements must be taken and recorded at the start of each shift during site works, with results included in daily records. Standpipe development is required.
- Where infiltration tests fail or show very low rates ($<1.0 \times 10^{-6}$ m/s), additional tests must be carried out at greater depths in 1.00m increments within the same trench until satisfactory rates are achieved.
- Samples for laboratory testing shall be taken at 500mm intervals, with pits terminating at a minimum depth of 3.0m. Provisional laboratory testing is required at 1m intervals. All samples must be stored appropriately for potential further testing if contamination is detected.
- Sample containers must be suitable for storing soil and groundwater samples for the analyses listed in the Bill of Quantities. Labels must include:
 - Sample location and depth
 - Date, time, and sampler ID
- All samples must be documented on chain-of-custody forms bearing the same information as the labels. Signed receipts must be obtained from all parties in the custody chain.



- Bulk samples of granular material shall be taken from the entire contents of the shell after settling for approximately 15 minutes in a half drum to minimize loss of fines.
- Site access will be facilitated by Kildare County Council. All disturbed ground must be reinstated by the contractor upon completion of works.

2.3. The Survey Process:

This section provides minimum requirements in relation to how the survey should be conducted. KCC is willing to consider variations to this approach that tenderers may wish to put forward to take advantage of their own methodologies particularly where they can show that additional benefit or value can be obtained by so doing.

For the avoidance of doubt, it should be noted that KCC will not be providing any technical or specialist resources to undertake or assist with the survey.

The successful tenderer will be expected to provide all equipment necessary to undertake the surveys. All survey teams will be expected to carry sectional surveyors ladders and any PPE equipment necessary for carrying out the surveys in a safe manner.

It is envisaged that there will be hard to reach areas across the site. The successful tenderer will be required to survey such hard to reach places where reasonably practicable. KCC wishes to encourage the adoption of innovative solutions, provided necessary and relevant insurances are in place, for example the use of drones or camera technology to survey such areas. For the avoidance of doubt KCC does not have MEWPs, camera technology or drones etc.

The successful tenderer will be given access to any available drawings or plans in respect of the lands in scope of the survey. Any drawings or plans that are available will be in a variety of formats and may not always be an accurate reflection of the current arrangements of the buildings. KCC considers it desirable that any photographs, observations, defects noted etc during the survey be cross referenced back to these plans if possible.

Any urgent issues of note regarding health and safety identified during the survey which may affect the staff or users of the property should be notified immediately to KCC.

2.4. Deliverables:

While KCC has sought to give detailed guidance in the following paragraphs regarding the deliverables (which it expects will be taken on board) the successful tenderer will be expected to use its expertise to optimise and fine tune the range of deliverables required and to propose other deliverables that would typically be provided as part of a survey of the type sought herein.

The extent of the survey required is defined by the 'red boundary line' on the annotated OS site location maps in section 3. The information to comply with survey requirements set out below shall be provided for the full extent of the area within the 'red boundary line'.

The successful tenderer will be required to provide the following information:

- A Final Report shall be submitted once all site investigations and laboratory testing have been completed. Each Final Report will consist of two volumes:
 - Volume 1 – Factual findings only



- Volume 2 – Geotechnical interpretation and recommendations
- Volume 1 (Factual Information) will include:
 - A written report outlining the purpose of the investigation, methods used, proposed works, site details, geological conditions from published sources, and a summary of field and laboratory activities. Where requested, a descriptive statement of the sub-soil conditions identified during the investigation may also be included.
 - Records of exploratory holes
 - In-situ test records
 - Laboratory test results, graphs, and summaries
 - Plans showing the locations of exploratory holes and sections with borehole logs (“As Constructed” record drawings)
 - Drawings indicating exploratory hole locations (only the center point coordinates are required for boreholes)
- Volume 2 will include, in addition to the above, an analysis and interpretation of the data:
 - Interpretation of sub-soil conditions, including geological cross-sections
 - An appraisal and recommendations based on this interpretation, addressing geotechnical implications for the design and construction of any proposed housing development. Specific considerations should include trench wall stability, groundwater issues, material reusability, rock excavatability and potential overbreak, and geotechnical characteristics of soils and/or rock at the site.
 - A comprehensive geotechnical report prepared by a qualified Engineering Geologist or Geotechnical Engineer
 - The report shall first be submitted in draft form for review and approval, then revised as necessary before submission of the Final Report
- Soil and rock descriptions shall comply with BS 5930 (1999).
- All survey information to be provided in 2D (all Z coordinates set to 0) AutoCAD DWG file format, version 2013 or later, issued by e-mail.
- Drawing line work and layer management must be orderly to easily become a working site plan drawing with logical layer names. All text to be legible and no text overlapping. Spot levels to be in a single block entity with a small cross hair to identify its position with text as an attribute.
- The Contractor shall produce a report of the survey, containing the following information:
 - A list of survey control points
 - The layer convention adopted within AutoCAD files
 - A list of special line styles defining their Cad Attributes (lineweight, linetype, etc.)
 - A list of “Blocks” contained within AutoCAD drawings/files
 - A list of the drawing numbers and names produced and a description of their contents
- All linework in CAD blocks is to be created in layer ‘0 ‘and the blocks themselves set to the appropriate layer in the drawing files.
- Drawing to use metric units, where 1 unit = 1 millimetre.
- Schedule of site survey control points to be provided, given the reference numbers with co-ordinates on the local grid and on the ITM Grid quoted to 3 decimal places, and heights above Ordnance Datum, quoted to 3 decimal places.

The successful tenderer will be required to submit all final information within 4 weeks of completing each individual survey. The successful tenderer will be required to provide the survey data and reports in electronic format, primarily in excel, word and pdf format.



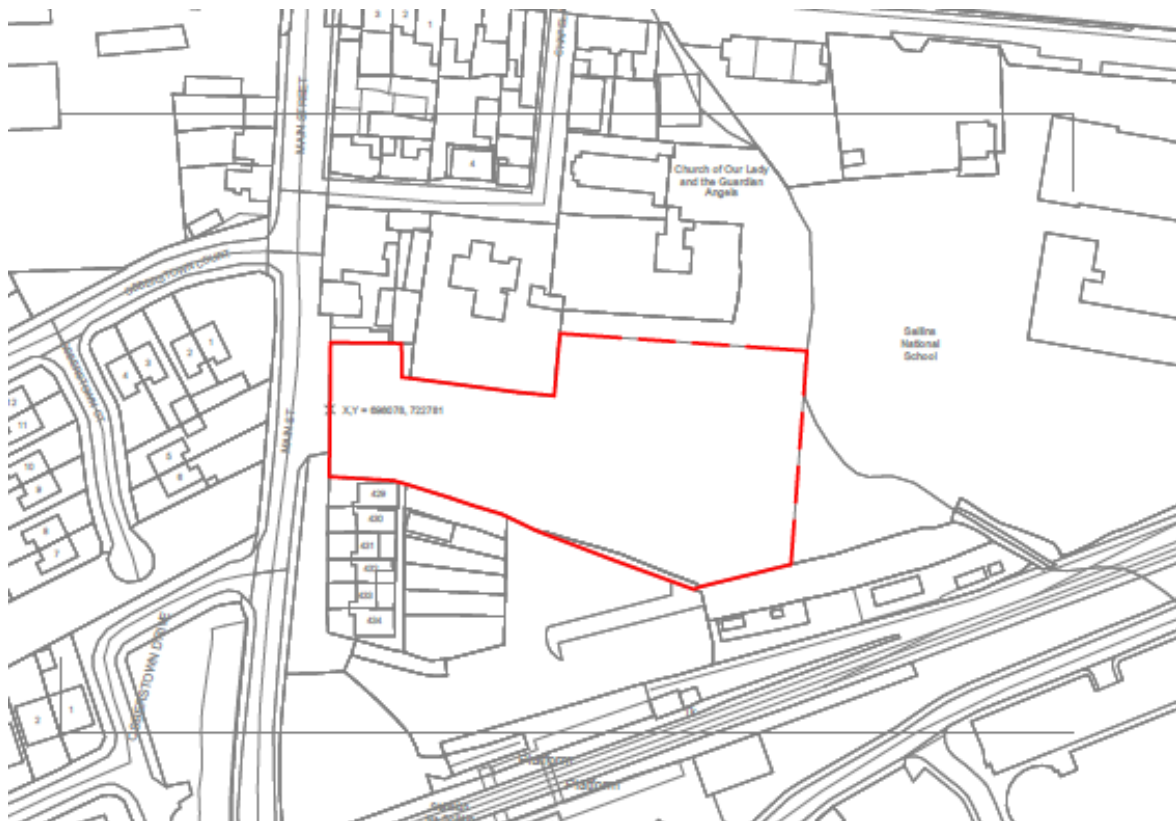
3.0. Site Details

3.1. Site

This is a greenfield site located within Sallins town centre. The site is accessible via Sallins Main Street at the entrance to the train station slip road. The boundaries are well defined and some overgrowth of vegetation is present.

<https://maps.app.goo.gl/tx2F89vKxiaUAdtL7>

3.2. Site Drawings



Site Location Plan see 24092-XXX-DR-KCC-AR-1001-Site Location Plan-1.



3.3 Site Photographs



Mast at Train Station

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View towards school

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4.0 Safety and Insurance Requirements

The tenderer's attention is drawn to their obligations under the Safety, Health and Welfare at Work Act 2005; the Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No. 291 of 2013) and any amendment thereof and any other relevant Health and Safety Legislation, and shall comply with all relevant Safety Legislation.

The tenderer shall be responsible for the safety of their personnel during site inspection/surveying operations and ensure that all necessary safety precautions are taken, and the Client will not be held responsible for any injury or damage which may occur during the carrying out of this survey.

The successful tenderer shall have current and adequate Employers, Public Liability and Professional Indemnity Insurances in place before commencing work on site. Confirmation of same will be sought prior to appointment.