

File: 24092-XXX-SP-KCC-PM-0003-DoS Topo Survey
Author: AD
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Comhairle Contae Chill Dara
Kildare County Council

Kildare County Council

Description of Services

for

Topographical Survey

for

Main Street Social Housing

at Sallins, Co. Kildare

for Kildare County Council.

Prepared by:
Alex Dutczak MRIAI,
Executive Architect
Architectural Services Section,
Kildare County Council,
Aras Chill Dara,
Devoy Park, Naas

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1.0 Introduction

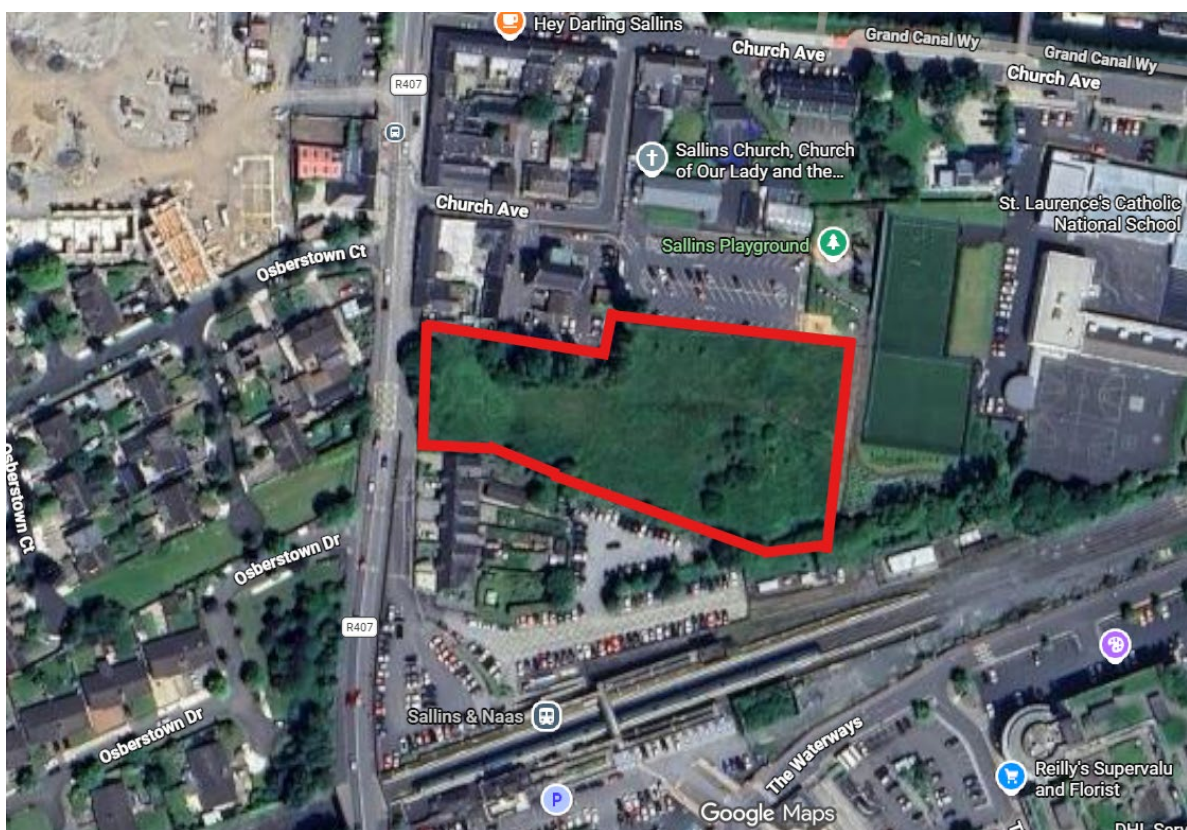
The Housing Capital Section of Kildare County Council are seeking a fixed price lump sum tender for the provision of Topographical Survey at the site at **Shamrock Stores, Athy**, County Kildare for Kildare County Council.

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 topographical survey to inform future development works.

2.2. Scope:

- A full topographical survey, indicating all topographical features, contour levels @ 0.5m intervals.
- All boundaries to be drawn with type, width and height at 5m centres noted.
- All vegetation of significance to be separately shown including hedges, ditches, ground cover, grass and trees with a bole of 150mm diameter at 1m above ground level or greater. Canopy of trees to be indicated. Any omissions discovered in a subsequent tree condition survey will require the surveyor to return to the site to record such items. Surveyor will need to liaise with a separately appointed arborist to ensure reconciled topographical and arboricultural surveys.
- All vegetation of significance to be separately shown including hedges, ditches, ground cover, grass and trees with a bole of 150mm diameter at 1m above ground level or greater. Canopy of trees to be indicated. Any omissions discovered in a subsequent tree condition survey will require the surveyor to return to the site to record such items. Surveyor will need to liaise with a separately appointed arborist to ensure reconciled topographical and arboricultural surveys.
- All street furniture to be indicated and noted, including seats, railings, bollards and lights including height.
- All over-ground civil services to be drawn and noted. All gully traps, AJ's, manholes and other services chambers to be indicated and noted. Chambers, manholes and AJ's to be opened and dipped, and scheduled indicating the numbers and sizes of pipes and ducts, including the first hydrant, storm and foul manhole in the public road. All drainage runs to be mapped on survey and direction of flow indicated.
- The Surveyor shall investigate all surface features relating to underground services utilities, such as fire hydrants, valve chambers/pits, earth pits, manholes, draw pits, inspection covers and gullies, including all street furniture connected to pipes and cables such as lamp posts, illuminated road signs and bollards, etc. The footprint of such features at road or pavement level shall be recorded in three dimensions.
- The surveyor shall indicate the location of any existing underground tanks which are identifiable from ground level and existing structures on site.
- All buildings to be outlined and noted together with ground floor slab/entrance door levels and surface material identification for any existing structures on site.
- Survey in detail banks of streams, invert levels at 30m intervals of the stream, ditches, drains or other water courses.
- Survey in Position any boreholes and trial pits where evidence of recent soil investigation work exists.
- Levels to be given for:
 - Building bases, hardstandings and external steps and landings
 - Entrances and slab levels to buildings immediately inside doors
 - All service and drainage chamber covers including all pipe inverts including first of each in the public road
 - Ground levels at 10m max grid, at changes of surface and particular features
 - Centre line and edges of roads and height of kerbs



- Heights/levels of all buildings: ridges, eaves, parapets, and any features
- Heights on both sides of all vertical elements: boundary walls, railings, retaining walls.
- Grid references to be tied to ITM co-ordinates, all datums relating to Malin Head O.S. Datum and the final drawing capable of being scaled to 1:500 with associated accuracies. Indicate north point and include legend for all hatches and symbols.
- Provide information in X, Y, Z co-ordinated for future road realignment manipulation. All z coordination relating all existing ground information (contours and spot levels) should be input on a separate CAD layer. All other 3D information relating to walls, fences, steps, parapets, ridge lines etc. is to be on separate clearly identifiable layers. This is required to allow end users easily isolate the 3D information for the existing ground levels to generate a three-dimensional topographical surface.

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 at 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 tree condition survey of the type sought herein.

The extent of the topographical survey required is defined by the **RED LINE BOUNDARY** 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 LINE BOUNDARY**.



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

- All survey information to be provided in 2D (all Z coordinates set to 0) and 3D, AutoCAD DWG file format and revit native .rvt format, version 2013 or later, issued by e-mail. Surveyors to use separate AutoCAD layers for 3-D information relating to site levels, road levels, kerb levels, walls and boundaries, building information, etc.
- 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 coordinates on the local grid and on the ITM Grid quoted to 3 decimal places, and heights above Ordnance Datum, quoted to 3 decimal places.
- Provide digital photograph of control points and clearly note their position and description.

Control Points

- A minimum of three permanent site survey control stations to be set up on site, which must be sufficient to be identifiable in ten years time. Tender to include any necessary site visits to identify or re-establish if required at a later date.
- Location of site survey control points, reference and distances to minimum of three points of reference of permanent detail to be included.
- Equipment calibration to be checked in accordance with manufacturer's recommendations. Site use calibration to BS7334. Accuracy to be appropriate to the scale of drawing output and no greater than 20mm in vertical or horizontal.

The successful tenderer will be required to submit drawings 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.

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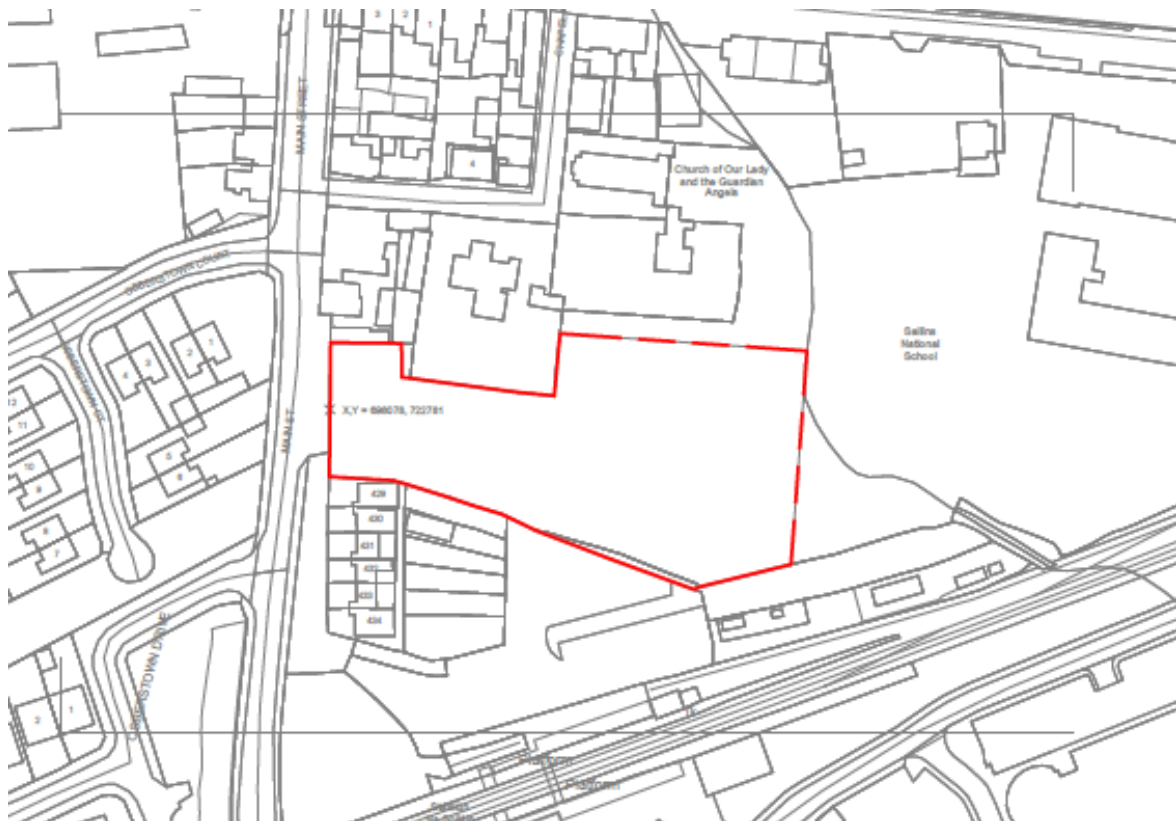
3.0. Site Details

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



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.