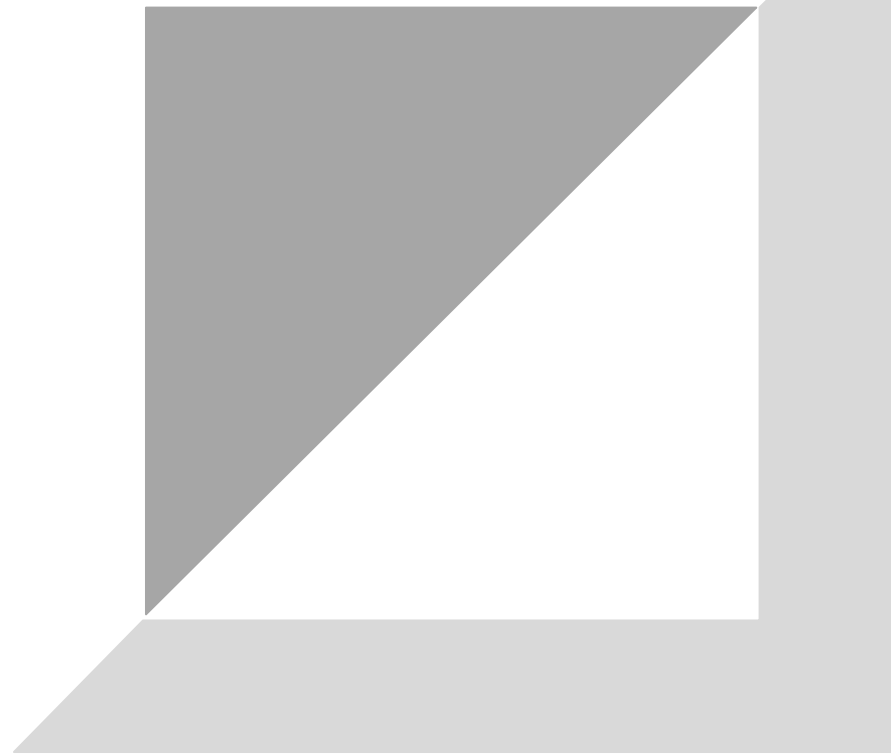


Axo Architects, Ellison Street, Castlebar, County Mayo



PROPOSED ARBORIST FACILITY

AT

**PETERSBURG OUTDOOR EDUCATION & TRAINING CENTRE,
CLONBUR, COUNTY GALWAY**

FOR

GALWAY & ROSCOMMON EDUCATION & TRAINING CENTRE

September 2026

VOLUME A

WORKS REQUIREMENTS

CONTENTS

VOLUME A1	PROJECT PARTICULARS
VOLUME A2	ARCHITECT'S DOCUMENTS
VOLUME A3	MECHANICAL & ELECTRICAL ENGINEER'S DOCUMENTS
VOLUME A4	CIVIL AND STRUCTURAL ENGINEER'S DOCUMENTS

Axo Architects, Ellison Street, Castlebar, County Mayo



A.1

PROJECT PARTICULARS

THE PROJECT:

Galway and Roscommon Education & Training Board wishes to procure and construct a new detached single-storey Arborist Training Centre at Petersburg Outdoor Education and Training Centre on the south side of Lough Mask, just outside Clonbur in County Galway.

Galway and Roscommon Education & Training Board has appointed the following design team and independent consultants to prepare the Works Requirements and Tender Documents on its behalf.

The following design team members have been appointed and have contributed to the development of the Works Requirements.

Architect, Assigned Certifier and Design Team Lead:	Axo Architects, Ellison Street, Castlebar, County Mayo.
Quantity Surveyor:	Cuddy QS, Unit 20/21, Corbally Rd, Grove Island, Limerick.
M&E Engineer:	Heavey Kenny Associates, Tuam Road, Galway.
Structural Engineer:	Collins Boyd, Galway Road, Roscommon, County Roscommon
PSDP:	TOBIN Consulting Engineers, Fairgreen Rd, Galway.
In addition to the design team, the following independent consultants have been appointed by GRETB and have contributed to the technical content of the Works Requirements.	
EED Consultant:	KSNPM, Beech Hill Road, Dublin 4.
WLCA Consultant:	KSN Horizon, Beech Hill Road, Dublin 4.

It should be noted that Petersburg Outdoor Education and Training Centre caters for both children and adults on its campus at Peterburg House and Estate. There is residential accommodation on the campus for both children and adults to sleep on campus, separately, as part of the centre's programme offerings.

There is a shared narrow access road, off the R300, which will be shared by staff, users, visitors, and construction traffic.

Generally, the outdoor activities occur during daylight hours; however, there are evening activities at the centre, so for the purpose of the Works Requirements it should be taken that the centre is operational for 24 hours per day, seven days per week.

Petersburg House is included in the National Inventory of Architectural Heritage (NIAH) for County Galway and is therefore a Proposed Protected Structure, carrying the same protected as a Protected Structure. Registration no. 30402701.

Petersburg House is recorded on the Department of Arts, Heritage and the Gaeltacht's National Monument's Service 'Archaeological Survey of Ireland'. SMR No.GA027-016. There is also an unclassified castle located to the west of the main complex - SMR No.GA027-014.

Petersburg House Estate is adjacent to Lough Carra/Mask Complex SAC (site code 001774).

DESCRIPTION OF EXISTING PETERSBURG CAMPUS

The Petersburg Outdoor Education and Training Centre is located on the southern shore of Lough Mask, outside Clonbur in County Galway.



Fig. 01 – Satellite image of Clonbur / Lough Mask / Petersburg Outdoor Education and Training Centre.

Petersburg House was built by Peter Lynch, a descendant of the powerful Lynch family from Galway, in 1715. Peter named the house after himself with seemingly no reference to the Russian city of Saint Petersburg. The house was built on the grounds of the former Ballynonagh Castle (in ruins) and it is said that some of the stones from the castle were used to construct the new house. The house and grounds were designed and constructed using the fashionable 'Parklands' approach, where the formal access and house were presented off a wooded avenue and the servants quarters, farm buildings and walled gardens were placed to the rear, out of view. The landscape was not formal and was intentionally developed in a natural way, using wooded areas and natural landscape elements.

The lands at the front of the house formed one large field known as the 'lawn'. Sunken fences or 'ha-has' permitted uninterrupted views from the house. The walled orchard is another feature of 'parkland' design and the one at Petersburg, which still contains an original fig tree, was sub-divided by box hedging. The garden at the rear was known as the 'pleasure grounds' and comprised wide expanses of turf, dotted with clumps of tall trees and paths that enabled the gentry to walk around the grounds. The remains of a circular summerhouse and the outline of a lawn tennis court can still be seen. The estate farm buildings comprised of the haggard, sheds, stables, carriage house and grooms' quarters. The bell on top of the carriage house was used to call the workers from around the estate for meals or to signal the end of the working day.

Several generations of the Lynch family lived at Petersburg House, but the family's hold on the property weakened steadily in the late eighteenth and early nineteenth century. The majority of the large holding was eventually taken over by the Land Commission and 'Striped' out to local farmers, except for the original house and approximately 30 acres.

The house fell into ruin as the years passed. Locals lobbied to have this final part of the estate held in trust for future development that would benefit the locality and it was signed over to Galway County Council. It was transferred to County Galway Vocational Education Committee (now ETB) in 1986 for £1, which was described in the national press in June of that year '*as the property bargain of the century!*' A condition of the transfer was that the house, farm buildings, gardens and Red Island be developed as a leisure amenity for the people of the community and Galway County.

Petersburg as we know it today is the culmination of the commitment from GRETB to deliver on the promise to provide a facility that would benefit local people. The facility opened in 1988.

Petersburg is now a successful and growing outdoor education and training centre offering land-based and water-based adventure activities and outdoor education programmes on the southern shore of Lough Mask.

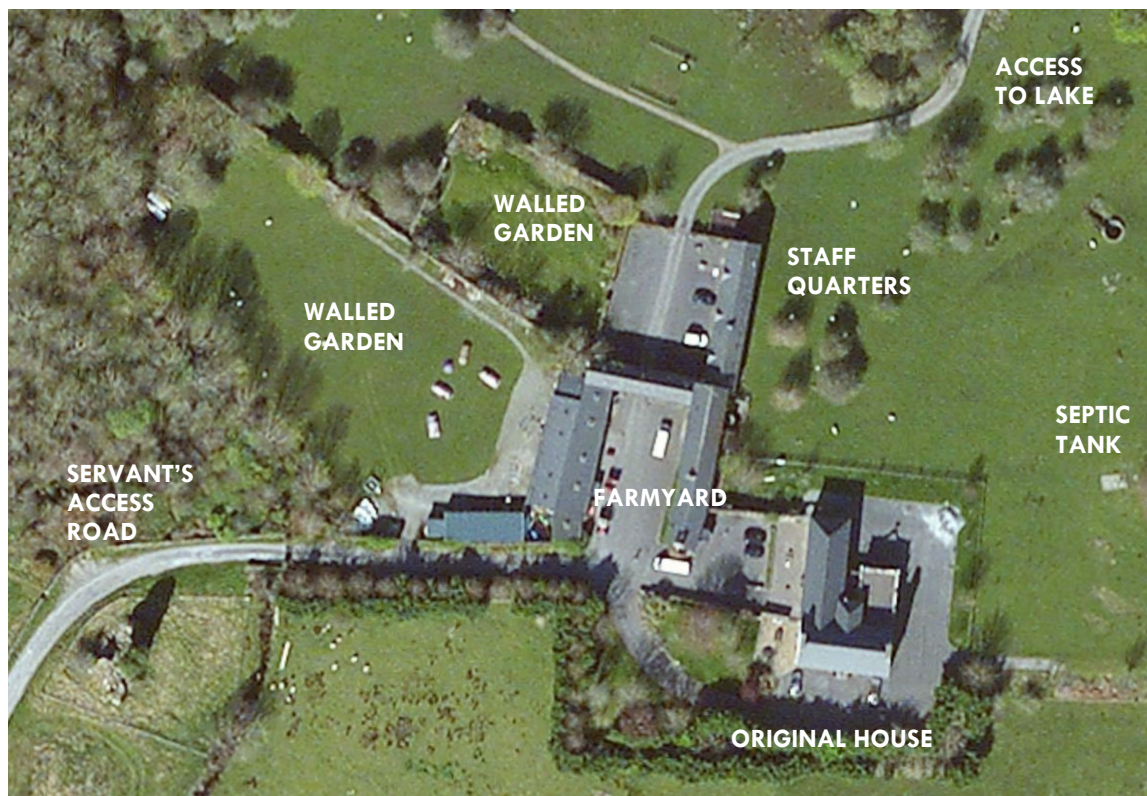


Fig. 03 – Satellite image of Petersburg Outdoor Education and Training Centre.

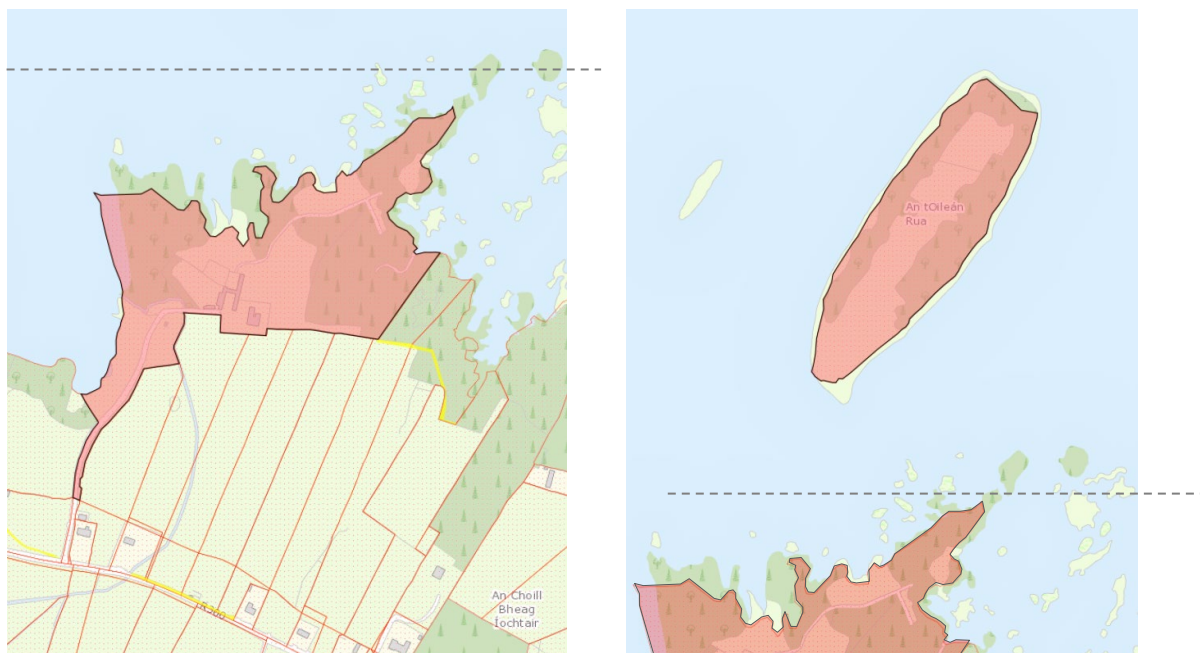


Fig. 04 – Extent of land under the ownership of GRETB under Folio GY9734F

THE CONTRACT:

The form of contract shall be the Public Works Contract for Minor Building & Civil Engineering Works Designed by the Employer - PW-CF5 v.2.10.

The contract can be viewed from the following weblink:

https://media.cwmf.gov.ie/media/documents/PW-CF5_v2.10_16-06-2026.pdf

Contract Model Forms applicable to the contract are:

- MF 1.6 - Performance Bond.
- MF 1.10 - Appointment of Project Supervisor.
- MF 1.11 - Professional Indemnity Insurance Certificate.
- MF 1.12 - Collateral Warranty.
- MF 1.13 - Rates of Pay and Conditions of Employment Certificate.
- MF 1.16 - Appointment of Conciliator.
- MF 1.33 - Declaration Oath still Valid.

The above model forms can be viewed and downloaded from the following weblink:

<https://cwmf.gov.ie/en/pillars/pillar-1/p1-model-forms/>

DOCUMENTS INCLUDED IN THE WORKS REQUIREMENTS:

The following are deemed to be included in the Works Requirements:

- 1) Architect's documents as set out in Appendix A2 of these Works Requirements.
- 2) Mechanical & Electrical Engineer's documents as set out in Appendix A3 of these Works Requirements.
- 3) Civil & Structural Engineer's documents as set out in Appendix A4 of these Works Requirements.
- 4) Understanding, awareness and compliance with the particulars and details set out in the Natura Impact Assessment Prepared by Moore Group and dated 20th August 2025. Refer to Appendix E, document E.4.
- 5) Understanding, awareness and compliance with the particulars and details set out in the Archaeological and Cultural Heritage Impact Assessment prepared by Moore Group and dated 19th December 2025. Refer to Appendix E, document E.5.
- 6) Understanding, awareness and compliance with the particulars and details set out in the Preliminary Health and Safety Plan, prepared by Tobin and dated 15th September 2026. Refer to Appendix E, document E.6.
- 7) Understanding, awareness and compliance with the particulars and details set out in the Appropriate Assessment Screening prepared by Moore Group and dated 20th August 2025. Refer to Appendix E, document E.10.
- 8) Understanding, awareness and compliance with the particulars and details set out in the Flood Risk Assessment prepared by JBA Consulting and dated November 2024. Refer to Appendix E, document E.11.
- 9) Understanding, awareness and compliance with the particulars and details set out in the Ground Investigations Report prepared by Causeway Geotech Ltd and dated February 2025. Refer to Appendix E, document E.12.
- 10) Understanding, awareness and compliance with the particulars and details set out in the Whole Life Carbon Analysis prepared by KSN Horizon and dated 21st September 2026. Refer to Appendix E, document E.13.

For the avoidance of doubt, each and every clause of the preliminaries shall be deemed to be part of the Works Requirements. Refer to Appendix C, document C.1.1.

Performance Bond:

A Performance Bond is required. Refer to Preliminaries at Appendix C.1.1 for specific details.

Collateral Warranties:

The Contractor and any of their Sub-Contractors with design responsibility for any constructed elements will be required to sign a Collateral Warranty under seal, which constitutes step-in rights in the event of default. Refer to Contract Preliminaries for extent of Collateral Warranties required.

Tax Clearance:

It is a condition precedent to the award of the contract that the successful tenderer for the contract must comply with current Tax Clearance Procedures). In most circumstances, for tenderers resident in the State, this means that the successful tenderer must have a current Tax Clearance Certificate.

STATUTORY PERMISSIONS / REQUIREMENTS:

Planning Permission:

Relevant grant of Planning Permission is Ref: 26/60148 issued on 05th May 2026 by Galway County Council.

The successful contractor shall be responsible for the construction of the proposed building, siteworks and services in compliance with the planning permission and its associated conditions. Particular attention shall be afforded to compliance with the following conditions:

- Condition No. 2: Contractor shall appoint a Construction Environmental Manager as part of the works requirements, to implement the mitigation measures and prepare a post construction report and certification, as set out in this condition.
- Condition No.13: Contractor will be responsible for keeping the site clean and avoid spillages.
- Condition No.15: Contractor shall be responsible for preparing a construction management plan incorporating traffic management plans for submission to the planning authority via the architect. The plan shall be in compliance with that outlined in this condition.
- Condition No. 22: Note the limitations on hours of construction activity on site.

Grant of relevant planning Permission and associated conditions are included in this Appendix A.1.

Fire Safety Certificate:

Relevant grant of Fire Safety Certificates FSC2623009GC and FSC2623442GC were issued on 27th July 2026 and 14th August 2026, respectively, by Galway County Council.

The successful contractor shall be responsible for the construction of the proposed building, siteworks and services in compliance with the relevant fire safety certificates and associated conditions. In this instance there are no conditions.

Grant of relevant fire safety certificates and associated conditions are included in this Appendix A.1.

Disability Access Certificate:

Relevant grant of Disability Access Certificate DAC2623444GC was issued on 14th August 2026, by Galway County Council.

The successful contractor shall be responsible for the construction of the proposed building, siteworks and services in compliance with the relevant disability access certificate and associated conditions. In this instance there are no conditions.

Copy of Disability Access Certificate is included in this Appendix A.1.

3.4 - Site Visit:

Tendering Contractors and their domestic subcontractors shall complete a site visit prior to submitting their tender to gain a full understanding of the extent of works, enabling works and site restrictions.

BUILDING CONTROL (AMENDMENT) REGULATIONS 2014

6.1 – Ancillary Certificate:

Ancillary Certificates shall be coordinated and provided by Main Contractor to the Ancillary Certifier for each and every trade associated with the construction of this project.

6.2 – Contractors BCAR Duties:

The Main Contractor must execute all duties as defined in the Building Control (Amendment) Regulations 2014 such as signing undertakings and CCC on completion, cooperation and notifications in relation the project specific Inspection Plan, providing signed Ancillary Certificates, DOP's, data sheets, warrantees / guaranties etc.

SAFETY, HEALTH & WELFARE

Tobin, is the appointed Project Supervisor Design Process.

The Main Contractor appointed to carry out the Works shall also be appointed as Project Supervisor for the Construction Stage (PSCS).

LOCAL GOVERNMENT (Planning & Development) Act 2000 - 2010

DECISION under SECTION 34 of the ACT of 2000

Ref No. in Planning Register: 26/60148

Date of Receipt of Application: 04/02/2026

Galway & Roscommon Ed & Training Centre
C/O MICHAEL HORAN
ELLISON STREET
CASTLEBAR
CO. MAYO
F23TH73

I hereby give you NOTICE that the Galway County Council has by order dated 5 MAY 2026

granted PERMISSION

to the above named, for development of land, in accordance with documents lodged, namely:

for the construction of a new single storey, detached further education building, a detached equipment store with integrated climbing wall, replacement of the existing wastewater treatment system, car park, hard and soft landscape works and all associated site works and services. The planning application will be accompanied with a Natura Impact Assessment under Article 6(3) of the Habitats Directive **in the townland of Ceapach na gCapall**

and subject to the condition(s) set out in the schedule hereto.

Main reasons and considerations on which the decision is based:-

The proposed development has been assessed, within the restrictions imposed by the principles of proper planning and sustainable development and having regard to the policy objectives of Galway County Council as set out in the 2022 - 2028 County Development Plan. Based on this assessment it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and with the provisions of the Development Plan.

Signed this 5th day of May 2026 on behalf of Galway County Council

E. Keaveney
pp COUNTY SECRETARY

**SEE ATTACHED SCHEDULE
(CONDITION NO.'S)**

Please see attached sheet for important Notice

Schedule Referred To - Planning Reference No. 2660148

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application received by the Planning Authority on the 4th February 2026, except as may otherwise be required in order to comply with the following conditions.

REASON: In the interest of clarity.

2. (i) The mitigation measures as set out in Section 3.5 of the Natura Impact Statement, as received by the Planning Authority on the 4th February 2026 shall be strictly carried out in full as part of the proposed development. An appointed Construction Environmental Manager, or other suitability qualified person, shall oversee the implementation of the protective mitigation measures of the Natura Impact Statement during construction and certification of same shall be made available to the Planning Authority upon request.
(ii) Following construction, certification shall be provided by the appointed Construction Environmental Manager or other suitability qualified person, confirming that the construction mitigation measures as set out in the Natura Impact Statement have been carried out in full and that any operational mitigation measures are in place. This certification shall be made available to the Planning Authority upon request.
(iii) The management procedures as set out in the Construction Environmental Management Plan shall be adhered to and strictly carried out in full as part of the proposed development.

REASON: In the interest of proper planning and sustainable development and to protect European sites.

3. The proposed materials and finishes of the buildings hereby permitted shall be in accordance with the details indicated on the planning drawings received on the by the Planning Authority on the 4th February 2026, unless otherwise agreed in writing by the Planning Authority.

REASON: In the interest of visual amenity.

4. The recommendations as set out in Section 5 of the Bat Report received by the Planning Authority on the 4th February 2026, shall be fully implemented.

REASON: In the interest of proper planning and sustainable development of the area.

5. The recommendations as set out in Section 4.1 of the submitted Flood Risk Assessment, as received by the Planning Authority on the 4th February 2026, shall be strictly carried out in full as part of the proposed development.

REASON: In the interest of proper planning and sustainable development.

6. All mitigation measures in relation to archaeology and cultural heritage as set out in Section 3.1 of the Archaeological and Cultural Heritage Impact Assessment (Moore Group; date December 2025), as received by the Planning Authority on the 4th February 2026, shall be implemented in full, except as may otherwise be required in order to comply with the following conditions:
(i) The developer shall engage a suitably qualified Archaeologist to monitor (licensed under the National Monuments Acts) all site investigations, site clearance works, topsoil stripping and groundworks associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. No ground disturbance shall take place in the absence of the Archaeologist without his/her express consent.

Schedule Referred To - Planning Reference No. 2660148

(ii) Should archaeological remains be identified during the course of archaeological monitoring, all works shall be suspended in the area of archaeological interest pending a decision of the Planning Authority, in consultation with the National Monuments Service of this Department, regarding appropriate mitigation (preservation *in situ* / excavation).

(iii) The developer shall facilitate the Archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the National Monuments Service of this Department, shall be complied with by the developer.

(iv) The Planning Authority and the National Monuments Service of this Department shall be furnished with a final archaeological report describing the results of any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.

(v) The Construction Environmental Management Plan (CEMP) shall be updated to include the location of any and all archaeological or cultural heritage constraints as may become relevant during the archaeological works. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.

REASON: To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

7. (a) The development shall be served by the proposed wastewater treatment system and infiltration area which shall be designed, located, constructed and maintained in accordance with the details received with the planning application, and shall be in accordance with the requirements of the document "Code of Practice Domestic Waste Water Treatment Systems (p.e<10)", Environmental Protection Agency, 2021).

(b) Any change to an equivalent and equal system shall be agreed in writing with the Planning Authority prior to works being started and the system being installed and shall be in accordance with the Environmental Protection Agency publication "Code of Practice: Domestic Wastewater Treatment Systems (Population Equivalent ≤10), 2021".

(c) The proposed infiltration area shall maintain a minimum separation distance of 10 metres from any house, existing or proposed land drain or watercourse.

(d) Immediately following installation, the developer shall submit to the Planning Authority, a report from a suitably qualified person with professional indemnity insurance certifying that the wastewater treatment plant has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner and that the proposed polishing filter is constructed in accordance with the standards set out in the Environmental Protection Agency document.

(e) A maintenance contract for the treatment system shall be entered into and paid for in advance and shall be kept in place at all times. Signed and dated copies of the contract shall be made available to the Planning Authority on request.

REASON: In the interest of public health.

8. The development shall comply with the recommendations, summary and conclusions as set out within the Road Safety Audit and the plans and particulars submitted with the application on the 4th February 2026.

Schedule Referred To - Planning Reference No. 2660148

REASON: In the Interest of road safety.

9. Prior to commencement of development the public road and margins that incorporate any proposed works adjacent to the L-13025-0 and any proposed associated pavement, kerb, footpath, drainage infrastructure, tactiles paving's, signage and line marking including any public road margin reinstatement works and/or any public lighting works that are to be constructed and/or where proposed alterations, amendments and provision of new infrastructure that will form part of the public road margins shall comply with the standards and specification as set out in particular to TII Standards, and the provisions of Design Manual for Urban Roads and Streets and shall be agreed in advance and constructed to the satisfaction of the Area Engineer and Planning Authority

REASON: In the interest of road safety and to ensure that the streets in the authorised development facilitate movement by sustainable transport modes in accordance with the applicable standards set out in TII publications & the provisions of Design Manual for Urban Roads and Streets.

10. Prior to commencement of the development, the applicant shall commission a road safety audit (stage 2) that will review the detailed design drawings and measures recommended by the earlier audit (stage 1 / stage 2) and accepted by the designer. Recommendations arising from the stage 2 audit, or alternative measures proposed therein by the developer and accepted by the auditor, shall be incorporated into the final design of the development at the expense of the developer. The audit shall be completed by an independent road safety auditor, at the developer's expense, and shall be submitted for the written approval of the Planning Authority.

REASON: In the interests of road safety.

11. On completion of the development, a stage 3 road safety audit shall be completed by an independent road safety auditor, at the developer's expense, and submitted for the written approval of the Planning Authority. Any safety issues highlighted in the audit shall be reviewed and addressed by the developer at their expense.

REASON: In the interests of road safety.

12. Sight distance triangles shall be maintained and kept free from boundary walling, vegetation or other obstructions that would reduce the minimum visibility required.

REASON: In the interests of road safety.

13. All necessary measures shall be taken by the applicant to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: In the interests of road safety.

14. The internal road network serving the proposed development, including turning bays, junctions, sight distances, footpaths and kerbs shall be in accordance with the detailed requirements of the Planning Authority for such works, and shall comply in all respects with the provisions of the Design Manual for Urban Roads and Streets.

REASON: In the interest of pedestrian and traffic safety, and in order to comply with national policy in this regard.

Schedule Referred To - Planning Reference No. 2660148

15. A construction management plan incorporating a Traffic Management Plans (TMP) shall be submitted prior to development commencement and agreed in advance with the Area Engineers and Planning Authority which sets out proposed measures and best practice to be implemented during the construction phase of development. The outline TMP should address the following: Site Access and Egress, Traffic Management Signage, Traffic Management Speed Limits, Road Cleaning, Road Condition, Implementation of Traffic Management Plan. It shall include details of construction traffic routing, the number of trips generated for deliveries and collections of materials from the site, provision for a storage compound and parking provision within the site, wheel washing and measures for control of dust and other pollutant materials the installation of which shall be the responsibility of the applicant.

REASON: In the interests of pedestrian and traffic safety.

16. (a) All surface water generated by this development shall be disposed of within the site and shall not be discharged onto the public road or the adjoining property.
- (b) Only clean uncontaminated storm water shall be discharged to soakaway system or surface waters.
- (c) The development shall not impair existing land or road drainage.

REASON: In the interests of road safety and proper planning and sustainable development to the area.

17. The existing road surface water drainage system shall be maintained in order to enable it to collect and dispose of surface water runoff from the existing public road. The provisions shall not increase the likelihood of flooding to the development property, the road or adjoining property.

REASON: In the interests of preserving the road infrastructure.

18. Car parking spaces and circulation areas shall be dimensioned and demarcated in accordance with DM Standard 31 of the Galway County Development Plan 2022-2028.

REASON: To ensure a satisfactory parking provision in the interest of traffic safety.

19. (a) Prior to the commencement of development, the applicant shall enter into a Connection Agreement with Uisce Eireann in respect to the water services to serve the development.
- (b) All development shall be carried out in compliance with Uisce Eireann Standards codes and practices.

REASON: In the interests of public health, road safety and the environment.

20. (a) Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. The lighting scheme should be designed by a competent public lighting designer so as to meet the design and performance requirements set out in the latest edition of the European Standard EN 13201-2 & BS 5489-1: 2014. The luminaires used shall be LED type only and shall be approved for use on the Triple E Register operated by SEAI. The lighting scheme shall incorporate a trimming and dimming regime to 75% of light output between the hours 12:00 midnight & 6am to match UMR approved Burn Profile.

Schedule Referred To - Planning Reference No. 2660148

(b) No artificial lighting shall be installed along hedgerows and tree lines surrounding the proposal and all lighting shall be cowled in nature.

REASON: In the interests of road safety and the environment.

21. Electricity, Telecom, Cable T.V. and other services shall be laid underground, where possible.

REASON: In the interest of visual amenity and proper planning and development.

22. Construction on site shall be limited to between 0800 hours and 1800 hours, Monday to Friday and between 0900 hours and 1700 hours on Saturday, unless otherwise agreed in writing with the Planning Authority. No work shall take place on Sundays, Bank or Public Holidays.

REASON: In the interest of residential amenity and orderly development.

23. All landscaping works shall be completed, within the first planting season following commencement of development, in accordance with the details received by the Planning Authority. Any trees and hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species.

REASON: In the interest of visual amenity and in order to screen the development and assimilate it into the area.

Schedule Referred To - Planning Reference No. 2660148

Outline Planning Permission

An Outline Permission is granted in principle for development of land subject to a subsequent application for Permission Consequent. Development shall not commence until Permission/Permission Consequent has been obtained.

Permission Consequent

Where Outline Permission is granted any subsequent application for permission must be made not later than 3 years beginning on the date of Grant.

Permission

The Local Government Planning & Development Act 2000 - 2010 imposes limitations on the duration of a planning permission in cases where a development (a) has been commenced (b) having been commenced has not been completed.

A grant of permission shall, on expiration of the period of 5 years beginning on the date of such grant, cease to have effect as regards

(a) In case the development to which the permission relates is not commenced during that period, the entire development and

(b) In case the development is commenced during that period, so much thereof as is not completed within that period.

The Building Regulations 1997 (as amended) set out the requirements to be observed in the design and construction of buildings after 1 July 1998 and will apply to new buildings and to extensions, material alterations and certain changes of use of existing buildings subject to the exemptions as set out in the Regulations.

The Building Regulations 1997 (as amended) also places an obligation to provide facilities for people with disabilities in buildings including dwellinghouses. Please refer to of Technical Guidance Document M of Building Regulations 2022.

The Building Control Regulations 1997 (as amended) provide for

(a) Submission of a “Commencement Notice” via the online Building Control Management System (BCMS) not less than 14 days or more than 28 days before works commence on buildings and a fee of €30 per building will apply.

(b) An obligation to apply for and obtain a “Fire Safety Certificate” before works commence on buildings (including flats but excluding dwellinghouses) or before an extension, material alteration or material change of use takes place to such buildings.

In accordance with the Building Control Regulations 1997 (as amended), you are obliged to submit a **Commencement Notice** prior to commencement of the development and it must be received by the Building Control Authority (BCA) not less than 14 days and not more than 28 days before you wish to commence. A failure to submit a Commencement Notice is an offense.

Apply online through the Building Control Management System (BCMS):

<https://nbco.localgov.ie/en/user/?destination=bcms/dashboard>

Please note depending on your development, you may be required to submit an application for a **Fire Safety Certificate (FSC)** or **/Disability Access Certificate (DAC)** in compliance with the requirements of Part B & Part M of the Building Regulations 1997 (as amended).

Apply online through the Building Control Management System (BCMS):

<https://nbco.localgov.ie/en/user/?destination=bcms/dashboard>

If required, a Fire Safety Certificate must be obtained before any works are commenced on site. For FSC enquiries, the following contact details apply:

- Contact number: 091 509070.
- Email address: fireservices@galwaycoco.ie

Please note that all construction and demolition waste must be removed by a person holding a waste collection permit pursuant to the provisions of the Waste Management Acts 1996 – 2011 and the Waste Management (Collection Permit) (Amendment) Regulations 2008.

Date of issue: 14/08/2026

Ref: FSC2623442GC, 3043406

Description: 72073 - Petersburg Outdoor Education & Training Centre - New single storey detached further education building, Proposed new single storey detached further education building, replacement of the existing wastewater treatment system, car parking, hard and soft landscape works and all associated site works and services at Petersburg Outdoor Education & Training Centre, Petersburg, Clonbur, County Galway

At: F12 X589, Clonbur, Co. Galway

EIRCODE

Fire Safety Certificate Application (FSC) **DECISION TO GRANT**

CE/Managers order No: GFS 193/2026

Dear Mr. MR DECLAN GLYNN,

Galway County Council hereby certify that the building or works to which the application relates, will, if constructed in accordance with the plans, calculations, specifications and particulars submitted, comply with the requirements of Part B of the Second Schedule to the Building Regulations as amended. In considering the application, no assessment has been made as to whether the building or works will comply with the other requirements of the Second Schedule to the Building Regulations as amended. This certificate is **GRANTED**.

Yours sincerely,



Michelle Hennelly

A/Chief Fire Officer

BUILDING CONTROL/ CHIEF EXECUTIVE OFFICER

To whom the powers are Delegated by the Order of the Chief Executive

Galway County Council

NOTE: An appeal against a decision of a Building Control Authority may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 (Tel: 01-858 8100; LoCall 1890 275 175).

AN APPEAL SHALL

- (a) be in writing
- (b) state in the name and address of the appellant
- (c) state the subject matter of the appeal
- (d) state in full the grounds of appeal and the reasons, considerations and arguments on which they are based
- (e) be accompanied by a fee of €500.00
- (f) be made within a period of one month beginning on the day of the decision of the building control authority on an application

Date of issue: 27/07/2026

Ref: FSC2623009GC, 3044163

Description: 72073 – New Storage Shed at Arborist Training Facility, Petersburg, Clonbur, County Galway for GRETB, New Storage Shed at Arborist Training Facility, Petersburg, Clonbur, County Galway

At: F12 X589, Clonbur, Co. Galway

EIRCODE

Fire Safety Certificate Application (FSC) **DECISION TO GRANT WITH CONDITIONS**

CE/Managers order No: GFS 178/2026

Dear Mr. MR DECLAN GLYNN,

Galway County Council hereby certify that the building or works to which the application relates, will, if constructed in accordance with the plans, calculations, specifications and particulars submitted, comply with the requirements of Part B of the Second Schedule to the Building Regulations as amended. In considering the application, no assessment has been made as to whether the building or works will comply with the other requirements of the Second Schedule to the Building Regulations as amended. This certificate is **GRANTED** subject to the attached conditions.

Yours sincerely,



Joe Kelly

A/Chief Fire Officer

BUILDING CONTROL/ CHIEF EXECUTIVE OFFICER

To whom the powers are Delegated by the Order of the Chief Executive

Galway County Council

NOTE: An appeal against a decision of a Building Control Authority may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 (Tel: 01-858 8100; LoCall 1890 275 175).

AN APPEAL SHALL

- (a) be in writing
- (b) state in the name and address of the appellant
- (c) state the subject matter of the appeal
- (d) state in full the grounds of appeal and the reasons, considerations and arguments on which they are based
- (e) be accompanied by a fee of €500.00
- (f) be made within a period of one month beginning on the day of the decision of the building control authority on an application

SCHEDULE OF CONDITIONS WITH REASON

Conditions and Reasons Condition 1: A fire service vehicle turning facility (hammerhead or turning circle) shall be provided at the end of the dead-end access route leading to the building, in accordance with 5.4.4.1 of Technical Guidance Document B - "Fire Safety" – to the Building Regulations 2024.

Reason: To ensure compliance with Part B5 of the Second Schedule to the Building Regulations, 1997 as amended.

Date of issue: 14/08/2026

Ref: DAC2623444GC, 4025117

Description: 72073 - Petersburg Outdoor Education & Training Centre - New single storey detached further education building, Proposed new single storey detached further education building, replacement of the existing wastewater treatment system, car parking, hard and soft landscape works and all associated site works and services at Petersburg Outdoor Education & Training Centre, Petersburg, Clonbur, County Galway

At: Clonbur, Clonbur, Co. Galway

EIRCODE

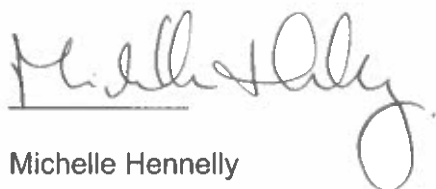
Disability Access Certificate Application (DAC) **DECISION TO GRANT**

CE/Managers order No: GFS 194/2026

Dear Mr. MR DECLAN GLYNN,

Galway County Council Having considered the above application to the extent to which the design of the building or works complies with the requirements of Part M of the Second Schedule to the Building Regulations 1997-2014, and having due regard to any dispensation or relaxation in respect of, or which is relevant to, the works or building to which the application relates. This certificate is **GRANTED**.

Yours sincerely,



Michelle Hennelly

A/Chief Fire Officer

BUILDING CONTROL/ CHIEF EXECUTIVE OFFICER

To whom the powers are Delegated by the Order of the Chief Executive

Galway County Council

NOTE: An appeal against a decision of a Building Control Authority may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 (Tel: 01-858 8100; LoCall 1890 275 175).

AN APPEAL SHALL

- (a) be in writing
- (b) state in the name and address of the appellant
- (c) state the subject matter of the appeal
- (d) state in full the grounds of appeal and the reasons, considerations and arguments on which they are based
- (e) be accompanied by a fee of €500.00
- (f) be made within a period of one month beginning on the day of the decision of the building control authority on an application



A.2

ARCHITECT'S DOCUMENTS

VOLUME A.2 - ARCHITECTS DOCUMENTS

The following architect's documents are deemed to be included in the scope of the Works Requirements:

- A2.1 Architect's drawings as per the attached Drawing register dated 28th September 2026.
- A2.2 Architect's Specification. Refer to Appendix A, document reference A.2.2.

DRAWING REGISTER AND ISSUE SHEET

[illegible]

DRAWING REGISTER AND ISSUE SHEET

[illegible]



A.3

M&E ENGINEER'S DOCUMENTS

VOLUME A.3 - MECHANICAL AND ELECTRICAL ENGINEER'S DOCUMENTS

The following mechanical and electrical engineer's documents are deemed to be included in the scope of the Works Requirements:

- A3.1 Mechanical and electrical Engineer's drawings as per the attached Drawing register dated 28th September 2026.
- A3.2 Details of main contractor attendances. Refer to Appendix A3, document reference A3.2.
- A3.3 Mechanical Drawings. Refer to Appendix A3, document reference A3.3.
- A3.4 Electrical Drawings. Refer to Appendix A3, document reference A3.4.
- A3.5 Mechanical Specification. Refer to Appendix A3, document reference A3.5.
- A3.6 Electrical Specification. Refer to Appendix A3, document reference A3.6.
- A3.7 M&E Room layout drawings. Refer to Appendix A3, document reference A3.7.

	HEAVEY KENNY ASSOCIATES				Project: Arborist Training Facility at Petersburg OETC		6929
	CONSULTING ENGINEERS				Client: GRET, ATHENRY, Co.GALWAY		
	Mechanical and Electrical Building Services						
	6 Liosban Business Park, 23E First Floor, Tuam Road, Galway Tel: (091) 566004/565184 E-mail admin@heaveykennyassociates.ie						
P9 - CONSTRUCTION REGISTER SLIP							
Purpose of Issue						Date Issued	
For information	I	Revision	R			Day	25
Preliminary Issue	P	Extra Copies	EX			Month	9
Tender Purposes	T	Contract Issue	CT			Year	26
Form of Issue						Issued by: RD	
PDF Issue	PDF					Purpose of Issue: T	
Email Issue	E					Form of Issue PDF	
HKA Drawing No.	BIM Drawing No.		Drawing Title	Scale	Size	Revisions/Amendments	
Volume A.2.3.1.1			Mechanical Services General Items			✓	
Volume A.2.3.1.2			Mechanical Services Specifications			✓	
Volume A.2.3.1.3			Mechanical Services Equipment Schedules			✓	
6929/M51/01	POT-MB-L00-DR-HKA-ME-510001	Heating Centre & Schematic Layout of Mechanical Services Installation - Arborist Training Centre Building		As shown	A1 L	✓	
6929/M51/02	POT-MB-ZZZ-DR-HKA-ME-510002	Heating Centre & Schematic Layout of Mechanical Services Installation - Arborist Training Centre Building Elevations (Sheet 1 of 2)		As shown	A1 L	✓	
6929/M51/03	POT-MB-ZZZ-DR-HKA-ME-510003	Heating Centre & Schematic Layout of Mechanical Services Installation - Arborist Training Centre Building Elevations (Sheet 2 of 2)		As shown	A1 L	✓	
6929/M52/01	POT-MB-L00-DR-HKA-ME-520001	Layout of Above Ground Soils and Wastes Installation - Ground Floor Level		As shown	A1 P	✓	
6929/M53/01	POT-MB-L00-DR-HKA-ME-530001	Layout of Water Services Installation - Ground Floor Level		As shown	A1 P	✓	
6929/M53/02	POT-MB-L00-DR-HKA-ME-530002	Layout of Water Services Installation - Details		As shown	A1 L	✓	
6929/M56/01	POT-MB-L00-DR-HKA-ME-560001	Layout of LPHW Space Heating Installation - Ground Floor Level		As shown	A1 P	✓	
6929/M56/02	POT-MB-XXX-DR-HKA-ME-560002	Layout of LPHW Space Heating Installation - Underfloor Heating Installation Details		As shown	A1 P	✓	
6929/M57/01	POT-MB-L00-DR-HKA-ME-570001	Layout of Supply & Extract Ventilation Installation - Ground Floor Level		As shown	A1 P	✓	
6929/M58/01	POT-MB-L00-DR-HKA-ME-580001	Layout of Mechanical Services Controls - Arborist Training Centre Building		As shown	A1 P	✓	
6929/MED/01	POT-MB-ZZZ-DR-HKA-EM-300001	Mechanical and Electrical Services		As shown	A1 P	✓	
Volume A.2.3.2.1			Electrical Services - General Items			✓	
Volume A.2.3.2.2			Electrical Services Specification			✓	
Volume A.2.3.2.3			Electrical Services Equipment Schedules			✓	
6929/E60/01		Layout of Electrical Services - Part Site Plan (Sheet 1 of 2)		As shown	A1 P	✓	
6929/E60/02		Layout of Electrical Services - Part Site Plan (Sheet 2 of 2)		As shown	A1 L	✓	
6929/E60/03		Layout of Electrical Enabling Works - Site		As shown	A1 L	✓	
6929/E61/01	POT-MB-XXX-DR-HKA-EE-610001	Schematic Layout of the Electrical Distribution System & Details		As shown	A1 L	✓	
6929/E61/02	POT-MB-L00-DR-HKA-EE-610002	Layout of Cable Containment - Ground Floor Level		As shown	A1 P	✓	
6929/E61/03	POT-MB-ZZ-DR-HKA-EE-610003	Layout of Solar PV System Installation - Roof Level		As shown	A1 P	✓	
6929/E62-64/01	POT-MB-L00-DR-HKA-EE-626401	Layout of Power & Communication Installation - Part Ground Floor		As shown	A1 P	✓	
6929/E62-64/02	POT-MB-L00-DR-HKA-EE-626402	Layout of Power & Communication Installation - Part Ground Floor Level (Sheet No.2 of 2)		As shown	A1 P	✓	

	HEAVEY KENNY ASSOCIATES				Project: Arborist Training Facility at Petersburg OETC		6929
	CONSULTING ENGINEERS				Client: GRET B, ATHENRY, Co.GALWAY		
	Mechanical and Electrical Building Services						
	6 Liosban Business Park, 23E First Floor, Tuam Road, Galway Tel: (091) 566004/565184 E-mail admin@heaveykennyassociates.ie						
P9 - CONSTRUCTION REGISTER SLIP							
Purpose of Issue						Date Issued	
For information	I	Revision	R			Day	25
Preliminary Issue	P	Extra Copies	EX			Month	9
Tender Purposes	T	Contract Issue	CT			Year	26
Form of Issue						Issued by: RD	
PDF Issue	PDF					Purpose of Issue:	T
Email Issue	E					Form of Issue	PDF
HKA Drawing No.	BIM Drawing No.		Drawing Title	Scale	Size	Revisions/Amendments	
6929/E62-64/03	POT-MB-XXX-DR-HKA-EE-626403		Layout of Power and Installation - Details	As shown	A1 P	✓	
6929/E63-65/01	POT-MB-L00-DR-HKA-EE-636501		Layout of Lighting Emergency Lighting & Protective Services Installation - Ground Floor Level	As shown	A1 P	✓	
Volume A.2.3.4.1			Schedule of Builder's Attendances - Site			✓	
Volume A.2.3.4.2			Schedule of Builder's Attendances - Arborist Workshop			✓	
6929/BLD/01	POT-MB-L00-DR-HKA-EM-101001		Layout of Builder Attendances - Ground Floor Level	As shown	A1 P	✓	
6929/BLD/02			Layout of Builder Attendances - Part Site Plan (Sheet No: 1 of 2)	As shown	A1 P	✓	
6929/BLD/03			Layout of Builder Attendances - Part Site Plan (Sheet No: 2 of 2)	As shown	A1 L	✓	
6929/RL/01	POT-MB-ZZZ-DR-HKA-EM-400001		Room Layout - Laboratory & Laboratory Store (Sheet 1 of 2)	As shown	A1 L	✓	
6929/RL/02	POT-MB-ZZZ-DR-HKA-EM-400002		Room Layout - Laboratory & Laboratory Store (Sheet 2 of 2)	As shown	A1 L	✓	
6929/RL/03	POT-MB-ZZZ-DR-HKA-EM-400003		Room Layout - Entrance Lobby	As shown	A1 P	✓	
6929/RL/04	POT-MB-ZZZ-DR-HKA-EM-400004		Room Layout - Admin Office	As shown	A1 P	✓	
6929/RL/05	POT-MB-ZZZ-DR-HKA-EM-400005		Room Layout - Front Corridor	As shown	A1 P	✓	
6929/RL/06	POT-MB-ZZZ-DR-HKA-EM-400006		Room Layout - Library/Research	As shown	A1 P	✓	
6929/RL/07	POT-MB-ZZZ-DR-HKA-EM-400007		Room Layout - UAWC	As shown	A1 L	✓	
6929/RL/08	POT-MB-ZZZ-DR-HKA-EM-400008		Room Layout - Arborist Workshop & Store (Sheet 1 of 3)	As shown	A1 P	✓	
6929/RL/09	POT-MB-ZZZ-DR-HKA-EM-400009		Room Layout - Arborist Workshop & Store (Sheet 2 of 3)	As shown	A1 L	✓	
6929/RL/10	POT-MB-ZZZ-DR-HKA-EM-400010		Room Layout - Arborist Workshop & Store (Sheet 3 of 3)	As shown	A1 L	✓	
6929/RL/11	POT-MB-ZZZ-DR-HKA-EM-400011		Room Layout - Main Corridor (Sheet 1 of 2)	As shown	A1 P	✓	
6929/RL/12	POT-MB-ZZZ-DR-HKA-EM-400012		Room Layout - Main Corridor (Sheet 2 of 2)	As shown	A1 L	✓	
6929/RL/13	POT-MB-ZZZ-DR-HKA-EM-400013		Room Layout - DCC	As shown	A1 P	✓	
6929/RL/14	POT-MB-ZZZ-DR-HKA-EM-400014		Room Layout - ELEC	As shown	A1 P	✓	
6929/RL/15	POT-MB-ZZZ-DR-HKA-EM-400015		Room Layout - Female Changing Area	As shown	A1 P	✓	
6929/RL/16	POT-MB-ZZZ-DR-HKA-EM-400016		Room Layout - General Access WC & Unisex Lockers UAWC	As shown	A1 L	✓	
6929/RL/17	POT-MB-ZZZ-DR-HKA-EM-400017		Room Layout - Unisex Lockers & Drying Area	As shown	A1 P	✓	
6929/RL/18	POT-MB-ZZZ-DR-HKA-EM-400018		Room Layout - Male Changing Area	As shown	A1 P	✓	
6929/RL/19	POT-MB-ZZZ-DR-HKA-EM-400019		Room Layout - Cleaners Store & Rear	As shown	A1 P	✓	
6929/RL/20	POT-MB-ZZZ-DR-HKA-EM-400020		Room Layout - Classroom/Multi-Purpose Room LHS	As shown	A1 P	✓	
6929/RL/21	POT-MB-ZZZ-DR-HKA-EM-400021		Room Layout - Classroom/Multi-Purpose Room RHS	As shown	A1 P	✓	
6929/RL/22	POT-MB-ZZZ-DR-HKA-EM-400022		Room Layout - Student Lunch Room	As shown	A1 P	✓	
6929/RL/23	POT-MB-ZZZ-DR-HKA-EM-400023		Room Layout - Electrical Services Store	As shown	A1 L	✓	

	HEAVEY KENNY ASSOCIATES				Project:		Arborist Training Facility at Petersburg OETC										6929		
	CONSULTING ENGINEERS																		
	Mechanical and Electrical Building Services				Client:		GRETb, ATHENRY, Co.GALWAY												
	6 Liosban Business Park, 23E First Floor, Tuam Road, Galway																		
Tel: (091) 566004/565184 E-mail admin@heaveykennyassociates.ie																			
P9 - CONSTRUCTION REGISTER SLIP																			
Purpose of Issue												Date Issued							
For information	I	Revision	R					Day	25										
Preliminary Issue	P	Extra Copies	EX					Month	9										
Tender Purposes	T	Contract Issue	CT					Year	26										
Form of Issue												Issued by:				RD			
PDF Issue	PDF							Purpose of Issue:	T										
Email Issue	E							Form of Issue	PDF										
HKA Drawing No.		BIM Drawing No.		Drawing Title				Scale	Size	Revisions/Amendments									
Distribution List										Number of Copies									
AR	AXO Architects							1											
CL	GRETb							1											
CE	Collins Boyd Engineers & Architects							1											
QS	Cuddy QS Chartered Quantity Surveyors							1											
PM	KSN Project Management							1											
EED	KSN Horizon							1											
PSDP	Tobin Consulting Engineers							1											
BLD								1											
BLD-SITE																			

A.4

C/S ENGINEER'S DOCUMENTS

VOLUME A.4 - CIVIL AND STRUCTURAL ENGINEER'S DOCUMENTS

The following civil and structural engineer's documents are deemed to be included in the scope of the Works Requirements:

- A4.1 Civil and Structural Engineer's drawings as per the attached Drawing register dated 26th August 2026.
- A4.2 Structure drawings. Refer to Appendix A4, document reference A4.2.
- A4.3 Civil Drawings. Refer to Appendix A4, document reference A4.3.
- A4.4 Electrical Drawings. Refer to Appendix A4, document reference A4.4.
- A4.5 Structural Works Specification. Refer to Appendix A4, document reference A4.5.
- A4.6 Civil Works Specification. Refer to Appendix A4, document reference A4.6.
- A4.7 Ground Investigation Report. Refer to Appendix A4, document reference A4.7.

[illegible]

[illegible]