

House build initial groundworks quote package

for Megan and Niall

29-30 Ard na Si Banteer

[52.129877,-8.898256](#) altitude 74m

fully serviced 0.14 ha (0.35 acre) empty site
in centre of Banteer village North Cork

Scope of works

The development has received approval for planning, and its application can be viewed at:

<http://planning.corkcoco.ie/PlanningDocumentDisplay/documents/18a-224853>

We wish to perform a limited initial set of ground works to the site, make it useful for long term storage and to install and activate services. The site should be left otherwise empty in an easy to maintain state (e.g. easy to mow with a domestic mower) until house building costs become predictable again, which may take a year or two.

Specifics of works

1. On or after 1st September, clear the site of all vegetation. A Planning Condition **prevents clearance before 1st September**.
 - The trees at the rear also need removal. If you can't do those, it's no bother, I have a chainsaw and I can do it myself. I just need the vegetation around cleared. If you can remove trees, I'd like to retain the wood for later burning please.
2. Remove fence and poles in the middle of the site. I'm happy to store these, no need to take them away.
3. Install 4 m x 4 m x 2 m tall earth retaining wall in the south west corner. It won't be visible, so whatever is the cheapest technique.
4. Move existing mound of earth in the south east corner over to the south west corner instead, against the retaining wall. **Any subsequent spoil is to be added to this mound only.**
5. Remove the site topsoil in the areas to be laid with foundations below and put it for safekeeping in the south east corner. No non-topsoil spoil should be added to this mound, as we will be growing vegetables in it later.
6. Connect the existing two 20 mm mains water pipes into a single 25 mm mains water pipe and route to chambers top and right as per diagram attached.
7. Route the existing eastmost and westmost 110 mm foulwater pipes to their respective manholes within the future house driveway, then to their Inspection Chambers left, top and right as per diagram attached.
8. Route the existing 50 mm electrical duct to its existing meter cabinet in the existing rightmost boundary wall. We have been told that the telecoms duct should enter from the footpath very close to where the electrical duct enters, this also needs routing to the existing rightmost wall.
9. Install ESB compliant earth rod underneath existing meter cabinet in the existing rightmost boundary wall, with access box on top ready for an electrician to connect the site earth wiring (a future EV install requires a local earth rod installed, might as well do it now)
10. Expose surface connection for rightmost foulwater for temporary site office as per diagram attached.

11. Expose mains water connection to tap on existing rightmost boundary wall, and to surface for temporary site office as per diagram attached.
12. Install channel drain between site and public footpath along the five metres where the future driveway will be. This needs to be connected to the stormwater Inspection Chamber, which in turn is to be connected to the mains stormwater which we have been told enter the property at the driveway from the public footpath.
13. Lay appropriate 150mm foundations for the future driveway and underneath support points for jackleg unit of temporary site office and temporary 40ft storage container, as per diagram attached. Very important: **topmost layer of stone must be washed** i.e. no fine dust getting all over everything for years to come.
 - We intend to leave the hardcore exposed until the house build commences, otherwise you get mismatched colour concrete later etc.
14. Remainder of site (apart from the mound of soil to the south east and the ridge of soil along the ditch to the south) needs to be made smooth enough that a domestic lawnmower will have no trouble going over it in order to control future vegetation growth. Note I do want the mound of soil heading towards the retaining wall in the south west to have a fairly smooth incline, again sufficient for a domestic lawnmower.

Things to be aware of

- The builder for Site 28 tells us that the Eircom duct and the mains stormwater enter the property around the driveway, but we don't know exactly where.
- We don't know how deep the services entering the site are.

Materials pricing

We have no issue buying the materials needed from builder's providers now, to prevent later unpleasant surprise with cost inflation. We just need a list of what you will need.