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“Kalimar”
The Estuary
Carrigaline
Co. Cork.

Our Ref: TK L4.150518

Your Ref:

Date: 15th May 2018

The Secretary
Cork County Council
Planning Department
County Hall
Cork.

Re: Tom Kelly, Minane Bridge, Minane, Co. Cork
Construction of residential development of eight dwelling houses and associated
siteworks at Minane Bridge, Minane, Co. Cork.
Planning Register Reference 17/06684

Dear Sir,

I refer to your letter dated the 7th December 2017 requesting further information in support of the above application for permission and respond as follows:

Item 1

We enclose revised house plans with 3 house types with a mix of traditional and contemporary features.

Item 2

The revised layout has the southern footpath set back to provide for a 7.5m wide roadway with 2.5m wide footpath fronting the new housing development. There are sightlines of 80m from the junction to the Estate. This has been discussed and agreed with the local area engineer's office. The proposed development is within Minane village and has 50Kph speed limit with a continuous solid line on the centerline of the carriageway. The Design Manual for Urban Roads & Streets (2013) (DMURS) suggest that the roadway width could be reduced to 6.5m allowing wider footpaths.

Item 3

(1)Rear entry to the dwellings has been revised to incorporate traditional back doors. (2)It is envisaged that the proposed development will not be taken in charge by Cork County Council. Rendered and capped blockwork boundary walls would be provided around the rear gardens to individual properties. It is proposed to clad the rear boundary wall with masonry on the rear car park side (south facing). (3)It is difficult to vary house types and styles on this sloping site while complying with Building Regulations. The front elevations styles have been revised to give a balanced mixture of traditional and contemporary features. (4) A 125mm continuous raised kerb would be provided to the proposed footpath. Following discussions with the area engineer's office it is proposed to provide pencil bollards on the footpath where it would be dished for

access at the Estate entrance. This would prevent motorists from mounting the footpath at this location and traveling on it.

Drawing 1714-04 shows the required 80m sightlines and drawing 1714-47 shows a typical cross section of the proposed roadway and footpath to the dwelling houses as agreed with the area engineer's office.

Drawing 1714-41 shows the proposed road drainage layout and gullies in the roadway fronting the proposed housing development and connecting to the existing estate surface water drainage in the entrance roadway.

Item 4

The proposed footpath to the front of the dwellings is shown on Drawing 1714-31. The proposed footpath is 2.5m wide and the longitudinal gradient as outlined is suitable for disabled access to the dwellings.

Item 5

Each property has separate rainwater system to the front and rear as shown on the Elevations Drawings 1714-31 and 1714-32 respectively.

Item 6

The proposals for refuse and recycling bin storage is shown on proposed Site Layout Drawing 1714 -04. It is proposed the refuse and recycling bins are stored at the south western end of the car park for collection. It is anticipated that the refuse and recycling collection truck will reverse from the Estate road into the car park of the proposed development to collect the bins.

Item 7

The proposed mains water, foul sewer and surface water pipelines are located in the car park with individual service pipelines connecting to each house. The proposed Fire Hydrant is located at the end of the watermains in the car park.

Item 8

The surface water pipeline has been moved away from the properties rear boundary wall where feasible. However, it is located under the footpath to provide adequate cover/protection cover to the rear of properties 1 to 3.

Item 9

Detailed calculation for predevelopment runoff, proposed surface water pipelines, attenuation storage and foul sewer are enclosed. The proposed storm system provides for 1 in 30 and 1 in 100 year storm events.

Item 10

The proposed boundary wall to the south would be approximately 1800mm high. It is proposed to render the blockwork wall on the car park side and cap same.

Item 11

Enclosed is copy of letter from Eamon Murray & Co. Solicitors dated 28th March 2018 on behalf of Denis & Maureen Lynch Denis & Maureen Lynch granting permission to Tom Kelly to use their wayleave to access the WWTW which allegedly has been taken in charge by Cork County Council on 22nd November 2010.

Item 12

Each premises is enclosed by 1800mm high boundary walls to the sides and rear of each garden. There is gated pedestrian access through the rear boundary walls to the Car Park. The Car Park is common open space and there is controlled disabled friendly access from same to the front of the dwelling houses via the 1800mm wide central passageway between the two blocks of terraced houses. The 2500mm wide footpath to the front of the dwelling houses is also disabled access friendly. It is feasible that the Car Park and the mains services therein could be taken in charge by Cork County Council.

Item 13

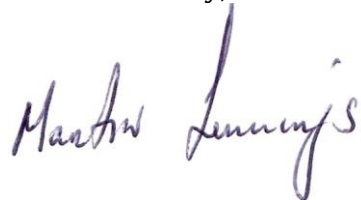
The timber telecom pole and solar/signage pole adjacent to the public roadway and the proposed housing development would be relocated out of the sight triangle to a suitable location to be agreed with Cork County Council.

Item 14

Indicative proposals for public lighting on the main road to the front of the proposed housing development and in the Car Parking to the rear are shown on Drawing 1714-39. The public lighting will be connected to the existing public lighting network on the main road and in the adjacent housing estate. Public Lighting would comply with Cork County Council Guidelines for Exterior Public Lighting Design and Product Specification Manual 2015. Public Lighting Luminaire data such as location, height, outreach, type, lamp(s), lampflux/colour, cable runs etc and design calculations will be forwarded and agreed with Cork County Council prior to commencement of the development.

Should you have any queries or require further information, please contact me

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Martin Jennings', written in a cursive style.

Martin Jennings

Chartered Engineer