
Civil Engineering Report (Part 8 Planning)

Project:

Proposed Development at
Hollyville, Hollyhill
Knocknaheeney, Cork

Client:

Cork City Council

Date of Report:

25th July 2023

Project Ref. No.:

22245

Limerick

The Park
Lord Edward Street
Limerick
V94 840C
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1.0 Introduction

The following report outlines the civil engineering design elements for the proposed development of 2no. housing units at Hollyville, Hollyhill, Cork. The applicant, Cork City Council, intend to apply for Part 8 Planning Permission for the construction of the proposed housing units, including all associated site works.

2.0 Civil Engineering Elements

2.1 Overview

This report should be read in conjunction with the Architectural drawings prepared by Kenneth Hennessey Architects and the DRA Consulting Engineers drawings listed below:

DRA Consulting Engineers Planning Drawings:

- Drawing no. 22245-002: *Site Location Map*
- Drawing no. 22245-110: *Existing Site Layout*
- Drawing no. 22245-120: *Proposed Road Layout*
- Drawing no. 22245-121: *Proposed Vehicle Swept Path*
- Drawing no. 22245-150: *Proposed Drainage Layout*
- Drawing no. 22245-160: *Proposed Watermain Layout*
- Drawing no. 22245-170: *Proposed Boundaries Layout*

2.2 Surface Water

The proposed development is replacement accommodation for 2no. existing housing units that have been demolished. Therefore, the impermeable areas from the previous development was already discharging to the existing surface water network.

Drawing no. 22245-150 *Proposed Drainage Layout* has been prepared to show the surface water layout for the proposed development. This drawing includes details of pipework, access junctions and manholes. It is proposed to discharge the surface water to the existing public network via new surface water sewers.

2.3 Foul Water

Drawing no. 22245-150 *Proposed Drainage Layout* has been prepared to show the foul water layout for the proposed development.

This drawing includes details of pipework, access junctions and manholes. It is proposed to discharge the foul water to the existing public network via new foul water sewers.

A pre-connection enquiry was submitted to Uisce Eireann and a Confirmation of Feasibility received. See Appendix A for details.

2.4 Watermain

There is an existing connection to the public main at the property entrance.

Drawing no. 22245-160 *Proposed Watermain Layout* has been prepared to show the watermain layout for the proposed development. It is proposed to provide two new boundary boxes and supply lines to the proposed properties and connect them to the existing watermain line.

A pre-connection enquiry was submitted to Uisce Eireann and a Confirmation of Feasibility received. See Appendix A for details.

2.5 Roads & Traffic

Drawing no. 22245-120 *Proposed Road Layout* has been prepared to show the road & parking layout for the proposed development.

It is proposed to extend the existing road into the green area to the south and south-west to facilitate a fully compliant turning head and 3no. car parking spaces. A reinforced concrete retaining wall is required to facilitate this due to level differences.

Drawing no. 22245-121 *Proposed Vehicle Swept Path* has been prepared to show how the proposed road layout facilitates turning of a large refuse vehicle.

Appendix A – Uisce Eireann – Confirmation of Feasibility

CONFIRMATION OF FEASIBILITY

Jack O'Keeffe
The Park
Lord Edward Street
Limerick
Co. Limerick
V94 840C

13 June 2023

Uisce Éireann
Bosca OP448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office
Cork City.

www.water.ie

**Our Ref: CDS23004260 Pre-Connection Enquiry
Hollyville, Holly Hill, Knocknaheeny, Cork, Co. Cork**

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Irish Water has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 2 unit(s) at Hollyville, Holly Hill, Knocknaheeny, Cork, Co. Cork **(the Development)**.

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible without infrastructure upgrade by Irish Water:
- **Wastewater Connection** - Feasible without infrastructure upgrade by Irish Water:

It is noted from the submission that there is an existing sewer located within the Development boundary. The layout of the development must ensure that this pipe is protected and adequate separation distances are provided between Irish Water infrastructure and any structures on site. If the proposed development requires the diversion of existing infrastructure, the customer will be required to enter into a diversion agreement and grant a deed of easement over the infrastructure to Irish Waters diversions department (diversions@water.ie). To facilitate your requirements and avoid delays the customer is advised to engage with Irish Water as early as possible.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Irish Water.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

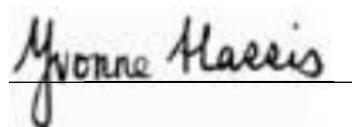
Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Irish Water's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Irish Water's network(s). This is not a connection offer and capacity in Irish Water's network(s) may only be secured by entering into a connection agreement with Irish Water.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,

A handwritten signature in black ink that reads "Yvonne Harris". The signature is written in a cursive style and is positioned above a thin horizontal line.

Yvonne Harris
Head of Customer Operations

Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Irish Water's network(s). • Before the Development can connect to Irish Water's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Irish Water.
When should I submit a Connection Application?	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	<ul style="list-style-type: none"> • Irish Water connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	<ul style="list-style-type: none"> • All works to Irish Water's network(s), including works in the public space, must be carried out by Irish Water*. <p>*Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works</p>
Fire flow Requirements	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Irish Water's network(s)?	<ul style="list-style-type: none"> • Requests for maps showing Irish Water's network(s) can be submitted to: datarequests@water.ie

<p>What are the design requirements for the connection(s)?</p>	<ul style="list-style-type: none"> The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Irish Water Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
<p>Trade Effluent Licensing</p>	<ul style="list-style-type: none"> Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>

Section B – Details of Irish Water’s Network(s)

The map included below outlines the current Irish Water infrastructure adjacent the Development: To access Irish Water Maps email

datarequests@water.ie

Existing Water Infrastructure:



Existing Wastewater Infrastructure:



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Note: The information provided on the included maps as to the position of Irish Water’s underground network(s) is provided as a general guide only. The

information is based on the best available information provided by each Local Authority in Ireland to Irish Water.

Whilst every care has been taken in respect of the information on Irish Water's network(s), Irish Water assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Irish Water's underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Irish Water's underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.