



Planning Department
Cork City Council,
City Hall,
Anglesea Street,
Cork,
T12 T997

25th September 2024

Our ref: 21079HD-MHL-Ringwood_P1-LET01_DM - LRD RFI Response Letter-

Planning Ref. No.	2443031
Planning Description	Large Scale Residential.
Location	Ringwood, Blarney, Cork
Status	LRD Planning – RFI
Applicant	Clockstrike Ltd

To whom it concerns,

MHL & Associates Ltd (MHL), on behalf of Clockstrike Ltd, has prepared responses to the local authority's (CCC) request for further information, dated 21/08/2024, regarding the LRD site. These responses aim to address the specific queries raised and provide clarity on the proposed development.

The response addresses the following points:

Clarification of Drainage Strategy & Additional Attenuation Tank: We have provided further details on the drainage strategy, including the inclusion of an additional attenuation tank to accommodate surface water management. The proposed system accounts for current and future site requirements, ensuring compliance with the overall site hydrology and sustainable drainage practices.

Phase 2 Considerations: The drainage strategy has been developed to account for Phase 2 of the project. Provisions have been made to ensure integration between phases, with adequate capacity and flow control measures implemented.

General Arrangement Drawings & Interception Storage: General arrangement drawings for each of the proposed tanks have been prepared. These drawings clearly indicate the layout, sizing, and location of the tanks and how they interact with the Suds design elements. Additionally, interception storage under each tank has been addressed, ensuring sufficient capacity to manage runoff and prevent surface flooding.

Safe Access to Tanks: We have outlined the methods for safely accessing each of the four attenuation tanks. This includes highlighting designated areas where plant and machinery can be parked safely during routine maintenance works, ensuring compliance with health and safety regulations.

Detention Basins: The nature and use of detention basins have been clarified within the response. The basins will function as temporary storage for excess stormwater, helping to control flow rates and reduce flood risks during heavy rainfall events. Their design also integrates with the surrounding landscape.

Impact on Amenity Areas: In consultation with the landscape architect, we have clarified the impact of the proposed drainage infrastructure on the surrounding amenity areas. The layout has been designed to minimize disruptions to public spaces, and any temporary or permanent changes will be managed to preserve the area's usability and aesthetic value.



Site Compound Location: The location of the site compound has been identified on the updated plans. This location ensures minimal interference with the construction works and surrounding infrastructure while providing a safe and secure area for site operations.

This response provides a comprehensive overview of the necessary clarifications, ensuring the proposed design meets regulatory standards and supports the long-term functionality of the site.

Drainage

A Surface Water Drainage Technical Note-RFI Response has been developed to detail the proposal and design rationale for the storm sewer network proposals for the LRD site layout.

Please refer to "21079HD-MHL-TN00-DRA-Rev A_Surface Water Drainage Technical Note", as submitted.

Supporting layouts

21079HD-MHL-GD-P01 Typical Gabion Detail.pdf

21079HD-MHL-DBAT-P01 Detention Basin_Attenuation Tank Layout.pdf

21079HD-MHL-DBAT-P02 Detention Basin_Attenuation Tank Layout.pdf

21079HD-MHL-DBAT-P03 Detention Basin_Attenuation Tank Layout.pdf

21079HD-MHL-DBAT-P04 Detention Basin_Attenuation Tank Layout.pdf

21079HD-MHL-DBAT-P05 Detention Basin_Attenuation Tank Layout.pdf

Construction Compound

In response to the planning query regarding the proposed construction office and compound, the site will include facilities such as an office and welfare units for staff, a security office to manage site access, and designated areas for material storage and waste recycling to ensure efficient site management and sustainability. A wheel wash will be installed at the site exit to prevent mud and debris from leaving the compound and affecting public roads. Construction parking will be provided within the compound, alongside temporary construction hoarding to secure the site and maintain safety standards. Clear sightlines will be maintained at the construction access point, and a detailed vehicle swept path analysis has been conducted to ensure that large construction vehicles can safely enter and exit the site without impacting surrounding traffic or causing obstruction. These measures ensure the compound will operate safely and in compliance with local planning requirements. Please refer to the previously submitted CEMP/CTMP for further details.

Please refer to the Proposed Construction Site Compound details "21079HD-MHL-PCSC-P01" and "21079HD-MHL-PCSC-P02", as submitted.

Yours sincerely,

Brian Murphy BE CEng MIEI

Director MHL & Associates Ltd.