

TECHNICAL NOTE

MHL Project Number:	21154TT
Project Title:	Proposed Residential Development, Water Rock, Middleton
Author:	David Murphy BE CEng MIEI
Date:	07/10/2022
Subject:	Statement of Compatibility with Part 8 Infrastructure
Client Ref:	Haven Falls Ltd
MHL Document Ref:	MHL-21154TT-Water Rock Middleton-DOC05-SCP8



Submit a statement to demonstrate compatibility with Part 8 infrastructure upgrades for the wider Water Rock area.

Introduction

This scheme provides connectivity onto the LIHAF Part 8 infrastructure upgrades for the wider Water Rock area, in accordance with the Framework Masterplan objectives. The layout shows appropriate vehicular and active travel connections at a number of locations.

PART 8 INFRASTRUCTURE

The Part 8 Planning application for the Water Rock area comprised of a number of infrastructure improvements aimed at serving the delivery of the Water Rock Masterplan development. The Masterplan Concept Plan is outlined below:

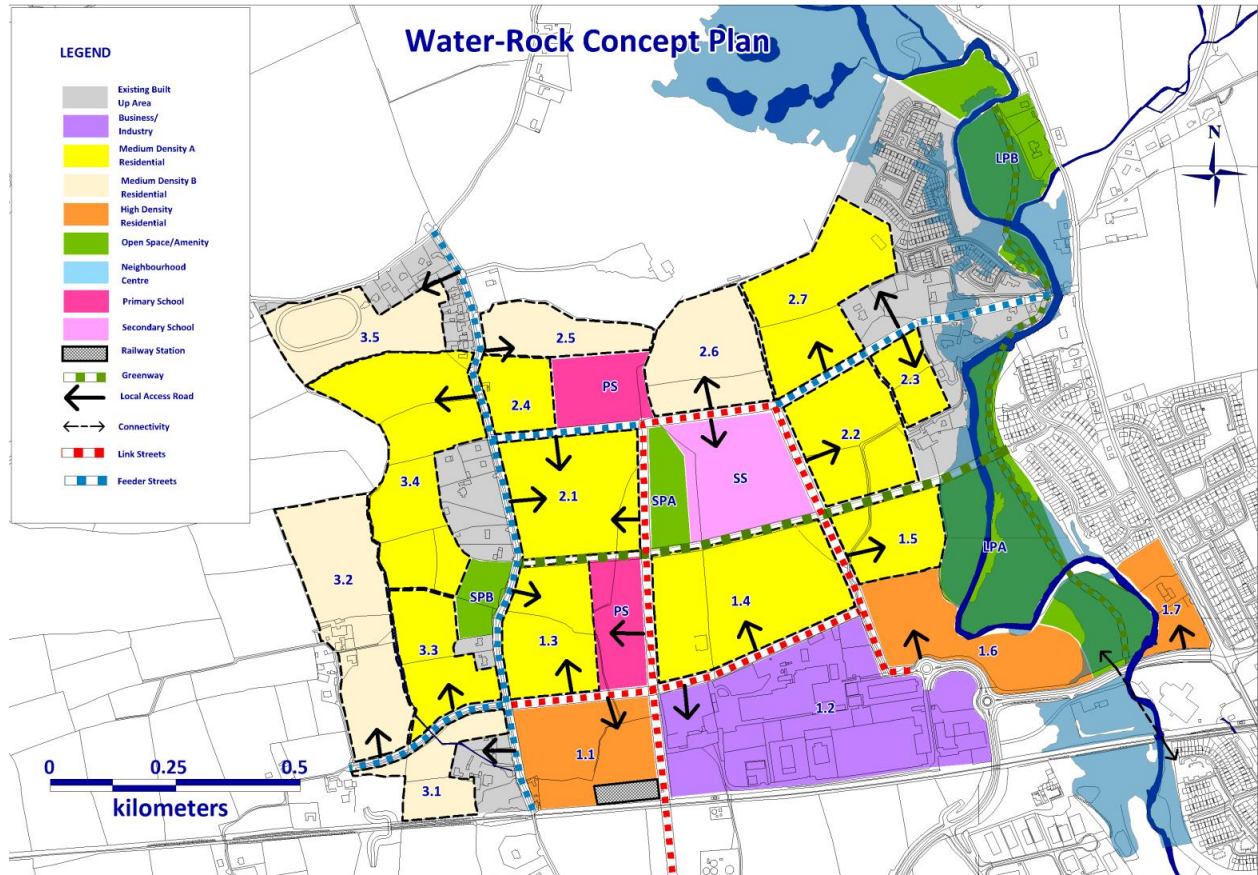


Figure 1 Water-Rock Concept Plan (taken from the "Water-Rock Framework Masterplan Study, 2015)

The Water-Rock UEA Infrastructure Works include elements of infrastructure identified in the East Cork MDLAP. The Water-Rock UEA infrastructure Works Part 8 planning application for these works was approved (with amendments) by Cork County Council on 11th March 2019.

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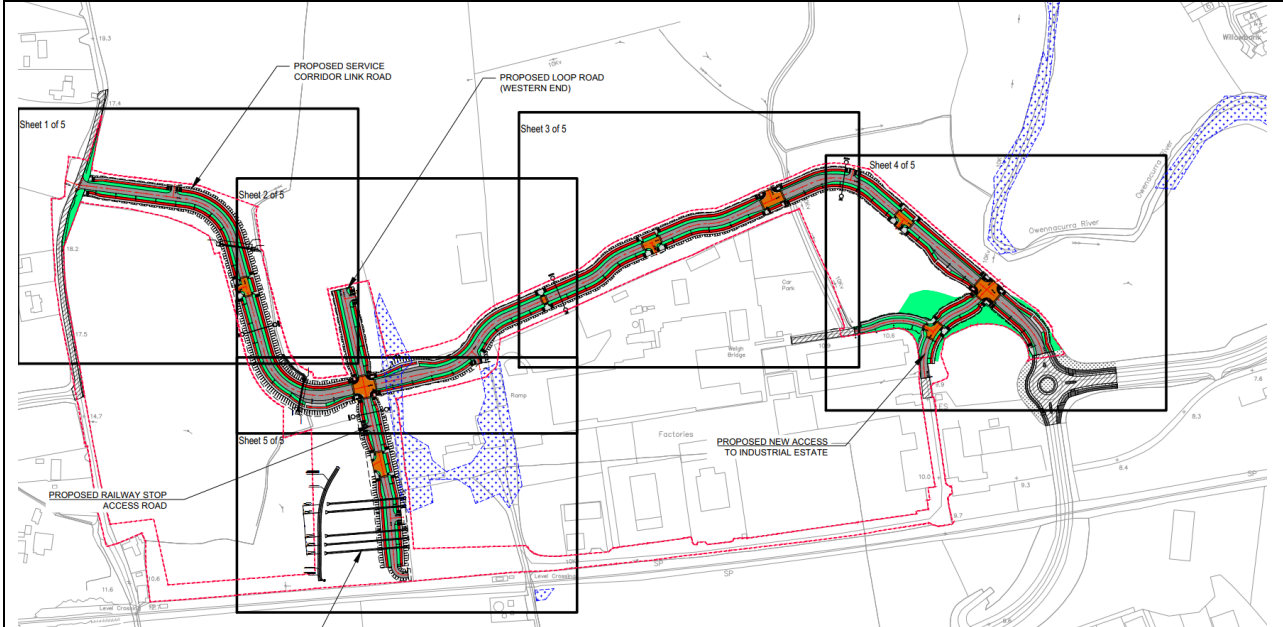


Figure 2 Water-Rock Infrastructure Upgrade works

The Water Rock Services Corridor Link Road is a proposed road, approximately 1.2km in length, which will connect the Midleton Northern Relief Road in the east to the Water-Rock Road (Castle Rock Avenue) in the west. The proposed road cross section is typically a 7m carriageway with a 3m wide verge, a 2.25 wide cycle track and a 2m wide footpath on both sides. Bus stops are to be provided along the main line which will be additional to those provided on Midleton Northern Relief Road. The Services Corridor Link Road is to incorporate various utility services intended to accommodate the development of the wider Water Rock UEA.

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CONNECTIVITY OF THE PROPOSED SITE

The proposed site forms a number of connections onto the Water Rock Services Corridor Link Road. The primary connection is at a signalised T-junction, at a location identified in the Part 8 planning application. See the junction layout in figure 3 below:

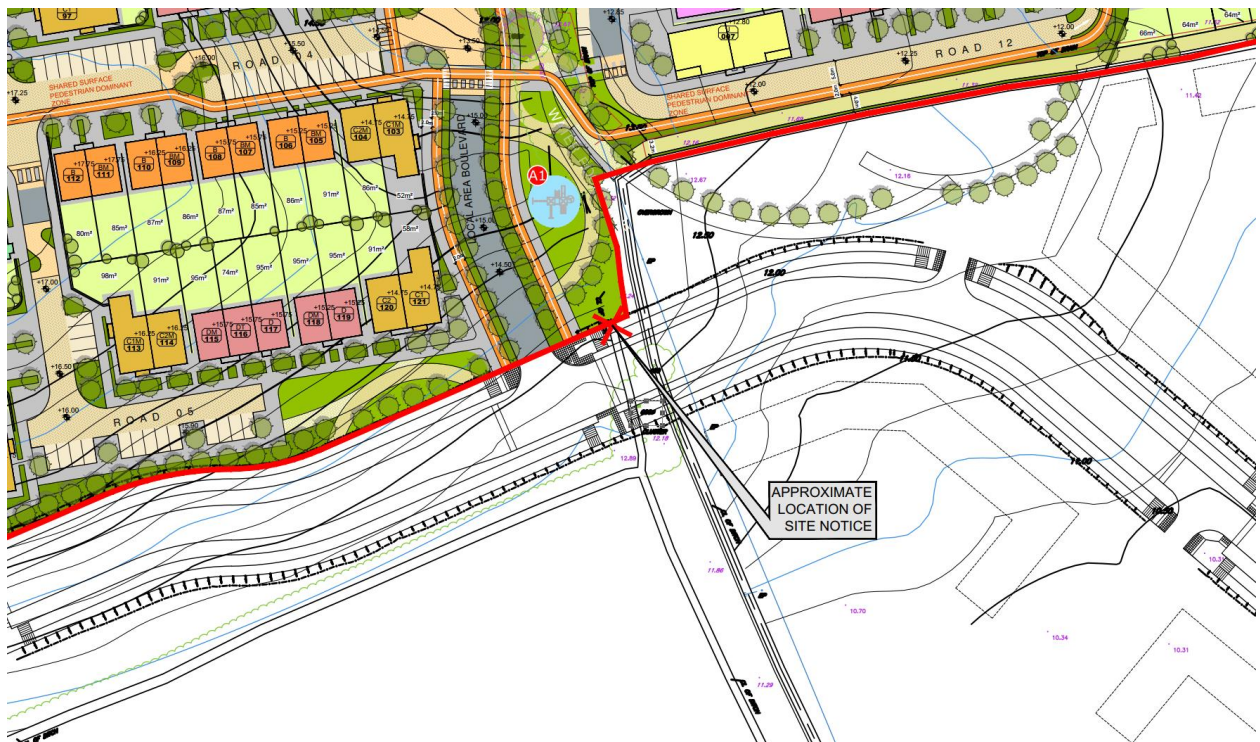


Figure 2 Haven Falls Ltd development entrance

The entrance junction is seen to tie in to the Part 8 junction in an appropriate design. The internal estate spine road incorporates off road segregated cycle tracks and adjoining footpaths, behind a grass verge, a similar arrangement to the Water Rock Services Corridor Link Road.

The operation of this junction will make provision for the wider Water-Rock area whilst proving safe access/egress for the Haven Falls Ltd development. Road markings and signal control should be implemented in accordance with the Part 8 design drawings and details.

A number of pedestrian/cycle connections are also provided onto the Water Rock Services Corridor Link Road at appropriate connection points, providing excellent permeability to/from the site and onwards to adjoining development sites.