

## **Response to Cork County Council Pre-Application Consultation Opinion**

For Development at Knockgriffin (Townland), Midleton,  
Co. Cork

on behalf of Havenfalls Limited

**November 2022**



**McCutcheon Halley**  
CHARTERED PLANNING CONSULTANTS

# Document Control Sheet

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# 1. Introduction

This report addresses the specific information requirements and issues raised by Cork County Council in their Opinion under Section 32D of the Act issued on 8th August, 2022 in relation to the proposed large scale residential development at Water-rock and Knockgriffin (Townlands), Midleton, Co. Cork.

The Opinion issued by the Local Authority was subsequent to Section 247 and Section 32B meetings which took place on 6<sup>th</sup> April 2022 and 13<sup>th</sup> July 2022.

Following the pre-planning meetings, the Council issued an Opinion in accordance with Section 32D of the Planning and Development (Housing) and Residential Tenancies Act (as amended) and advised that the following issues need to be addressed in order to result in them constituting a reasonable basis for an application for permission for the proposed LRD. The issues raised by Cork County Council and our response to same, is outlined in Section 2 of this report.

## 2. Issues to be addressed and Information to be submitted with the LRD Application

The specific information requested by Cork County Council (***bold italics***) and our response to same, is as follows:

1. ***Appropriate Assessment: With regard to the NIS it is noted that no survey work has taken place in respect of presence of Qualifying interest birds of the SPA on site or within the upper reaches of the Owenacurra. Further consideration of same should be carried out having regard to available information including surveys carried out in respect of other schemes in the area such as Midleton FRS and NPWS data. This information shall be used to inform the assessment information including surveys carried out in respect of other schemes in the area such as Midleton FRS and NPWS data. This information shall be used to inform the assessment.***

A breeding bird survey and breeding bird habitat assessment was undertaken to assess the site for any evidence of active nests or trace nests to determine the presence of nesting birds may have utilised the site earlier in the breeding season. All hedgerows / treelines were surveyed to determine if any nests were located within the higher reaches of the habitat. In addition to the breeding bird survey and breeding bird habitat assessment, a number of desk-based resources and anecdotal evidence was compiled and reviewed in order to understand the baseline conditions of the site in relation to wintering and breeding bird species. These resources included data provided by BirdWatch Ireland / NPWS for the Irish Wetland Bird Survey (I-WeBs), adjacent planning applications (Planning Ref.: 217264 & 217265) and anecdotal information provided by the Landowner (a committee member of BirdWatch Ireland and

former Secretary of BirdWatch Ireland – Cork Branch). The methodology and results can be found in both the NIS and EclA.

***The NIS should consider potential impacts associated with silts and pollutants to enter the on-site drain which is hydrologically connected to the Owenacurra. Details in relation to the location of the contractors compound and building materials should also be submitted and assessed as part of the NIS.***

Prevention measures associated with silts and pollutants entering the onsite drainage ditch have been included within both the NIS and EclA and are in line with Construction Industry Research and Information Association (CIRIA) guidance for 'Environmental Good Practice on Site'.

- 2. *Ecology - The loss of so many trees and hedgerows and an established drainage ditch is a concern to the Planning Authority and should be addressed. Revised proposals are required in the applications details to integrate these features of the landscape into the scheme in so far as possible as they are important ecological corridors for wildlife and link into the Owenacurra corridor to the east.***

The Landscape Plan has been revised to maintain linear habitats features where possible throughout the site. A swale is proposed along the southern boundary in place of the existing drainage ditch to provide an ecological link for fauna from the proposed development to the Owenacurra corridor to the east.

***Having regard to the extensive tree loss and habitat loss on site revised documents should include a detailed bat survey and bird breeding survey (as limited assessment of same has been carried out as part of EclA). The Bat Survey shall follow guidelines for Professional Ecologists Good Practice Guidelines 3rd edition and detailed methodology and results shall be presented in this assessment. Survey results shall also be submitted including maps illustrating any potential roost sites, foraging areas and commuting corridors and associated numbers***

A breeding bird survey, a breeding bird habitat assessment and desk-based studies were undertaken to assess the Site for any evidence of active nests or trace nests to determine the presence of nesting birds. The results of these assessments are included in both the NIS and EclA.

A tree inspection for potential roost features was undertaken to identify potential ecological constraints in relation bats from

the Proposed Development. After the tree inspection, dusk and dawn bat surveys were undertaken at identified trees following *Professional Ecologists Good Practice Guidelines 3rd edition* guidance. Additionally passive static monitoring was undertaken at the Site to track bat activity over a period of 26 days. A separate bat report has been prepared to present the methodology and results of these surveys.

***Where tree/ hedgerow loss is unavoidable, this shall be identified on the landscaping plan and shall also be fully assessed as part of the Ecological Impact Assessment. Any tree/hedgerow loss will need to be adequately ameliorated in line with CDP Objective BE15-6 supporting the principle of biodiversity net gain. The revised EclA should include a detailed assessment of biodiversity loss/ gains and shall be quantified within the assessment.***

As outlined in the Landscape Plan prepared for this Proposed Development, there will be 674 no. trees planted throughout the site and 435m of hedgerow to compensate for the eight (8No.) trees and ca. 349m of hedgerow to be removed. This will result in an overall gain of both trees and hedgerows onsite. Additionally, bat and bird boxes will be suitably placed around the site and swallow boxes will be installed on buildings greater than three (3No.) storeys to provide nesting / roosting opportunities throughout the site.

***Proposals shall integrate provisions of Green Infrastructure Objectives GI 14-1 and GI 14-3 of the County Development Plan whereby a Green Infrastructure Strategy shall be submitted. These objectives require that new development proposals contribute to the protection, management and enhancement of the existing green and blue infrastructure connections with the wider environment. The green infrastructure strategy should tie in with the Landscaping Plan, and Ecological Impact Assessment including biodiversity enhancement proposals to ensure that proposals supporting the principle of biodiversity net gain (CDP Objective BE 15-6)***

As outlined in the Landscape Plan, the landscape design of the proposed development was designed to have a good level of quality green infrastructure, both passive and active, which is sustainable and promotes biodiversity. Bio-retention measures regarding water management have also been included through tree pits, swales and on-line bio retention areas.

**3. Cork CDP 2022 Objectives that require further consideration - Applicant requested to update EclA and NIS**

**to have regard to new Cork County CDP 2022 having particular regard to the following Objectives:**

**a. Objectives GI 14-1 and 14-3 includes a requirement for new developments to prepare a Green Infrastructure strategy.**

A Green Infrastructure Plan has been prepared by Derek Howlin Landscape Architects in consultation with MORCE & OSL Consulting Engineers and is included in the Landscape Report, (pages 15-18 inclusive).

**b. Objective BE 15-6 to ensure that proposals support the principle of biodiversity net gain.**

As outlined in the Green Infrastructure Plan which forms part of the Landscape Plan by Derek Howlin Landscape Architects, a net gain of 666 no. trees and 86m of hedgerows is proposed to comply with Objective 15-6 of the CDP. See page number 17 of the Landscape Report for further details.

**c. Objective BE15-8 seek protection of mature tree groups and mature hedgerows.**

As outlined in the Green Infrastructure Plan which forms part of the Landscape Plan by Derek Howlin Landscape Architects, trees and hedgerows are retained on site where their future is sustainable. Where it is not possible to retain trees and hedgerows, mitigation planting is proposed utilising native pollinator friendly species. See page number 17 of the Landscape Report for further details.

**d. Objective GI 14-9 discourages proposals necessitating removal of extensive amounts of trees, hedgerows.**

As outlined in the Green Infrastructure Plan which forms part of the Landscape Plan by Derek Howlin Landscape Architects, 8 no. trees are to be removed and 349m of hedgerows will be removed. 14 no. trees and 585m of hedgerow will be retained on site and 666no. trees are proposed with 435m of hedgerow to mitigate any negative impacts on site and supplement for any loss of planting. See page number 17 of the Landscape Report.

**e. Objective BE 15-2 seeks to protect and enhance areas of local biodiversity value, ecological corridors and features of the county's ecological network including hedgerows and treelines.**

As outlined by Objective BE 15-2, the development will seek to:

- Protect all natural heritage sites which are designated or proposed for designation under European

legislation, National legislation and International Agreements.

- Provide protection to species listed in the Flora Protection Order 2015, to Annexes of the Habitats and Birds Directives, and to animal species protected under the Wildlife Acts in accordance with relevant legal requirements.
- Protect and where possible enhance areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network.
- Recognise the value of protecting geological heritage sites of local and national interest, as they become notified to the local authority, and protect them from inappropriate development.
- Encourage, pursuant to Article 10 of the Habitats Directive, the protection and enhancement of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species

See page number 17 of the Landscape Report by Derek Howlin Landscape Architects. The points of the above objectives have been taken into consideration in the preparation of the NIS and EclA in support of the proposed development.

- 4. *Archaeology – In relation to archaeological impacts, the documents submitted do not constitute a reasonable basis on which to make an application. In order to address this, the applicant is required to engage the services of a suitably qualified archaeologist licensed under the National Monuments Acts 1930-2004) to carry out an Archaeological Impact Assessment. This archaeological assessment shall:***
- a. Examine the known and predicted archaeological environment***
  - b. Examine the proposed development***
  - c. Evaluate the proposed development in terms of the impact (direct and indirect) of the proposed works on existing or predicted archaeology***
  - d. Carry out a geophysical survey followed by a program of archaeological testing***
  - e. Propose a strategy to mitigate the adverse effects of the development on the archaeological heritage***
- No subsurface work should be undertaken in the absence of the archaeologist without his/her express consent.***



***The archaeologist should carry out any relevant documentary research and inspect the site for archaeology including post medieval archaeology. A geophysical survey across the proposed development site shall be carried out by a suitably qualified Geophysical archaeologist. The results of the Geophysical survey and field survey shall be submitted to County Archaeologist to review with a program for archaeological testing for written approval prior to submitting for the licence. The archaeological shall carried out the agreed program of archaeological testing (under licence). If significant archaeology is identified during the testing program the County Archaeologist shall be immediately contacted. The results of the testing shall be submitted to the County Archaeologist to agree a mitigation program. If significant archaeological is identified, mitigation measures will be required such as preservation in situ/redesign, testing, archaeological monitoring.***

***The Archaeological Assessment report shall contain the above information, with clearly labelled drawings (including a plan of monument /archaeological features identified (if any) overlaid with the proposed development with agreed buffer zone) and relevant photographs. Relevant experience of the consultant archaeologist should be cited within the Assessment.***

John Cronin & Associates have undertaken an archaeological assessment of the subject lands. The archaeological consultants have engaged the services of an experienced archaeological geophysical surveyor, Dr Ger Dowling, to undertake a **geophysical survey** of the lands and a detection licence for such a survey has been submitted to the Department of Housing, Local Government and Heritage. However, the survey will not be completed until the end of this calendar year due to Dr Dowling' backlog of survey commitments. Following the completion of the planned geophysical survey, an experienced archaeologist from John Cronin & Associates will review the results and prepare a draft programme of archaeological testing which will be submitted to Cork County Council's Executive Archaeologist for review and sign-off. After consultation with Cork County Council, and subject to the agreement of National Monuments Service of the Department of Housing, Local Government and Heritage, a **programme of a targeted archaeological testing** will be undertaken. The results of the testing shall be submitted to Cork County Council's Executive Archaeologist to agree a mitigation programme that may encompass measures such as preservation in situ, additional testing, archaeological monitoring, or preservation-by-record (i.e., archaeological excavation).

We have enclosed an “Archaeological Assessment” completed ahead of the planned programme of geophysical survey and targeted testing; this report is based on desktop research and detailed site inspection. We note that there are **no recorded archaeological sites** located within the boundary of the subject site and that the nearest recorded archaeological site is a lime kiln (Monument Number: CO076-018---) which is located c.460m to the southwest of the proposed development site; this recorded site will not be impacted by the proposed residential development. The assessment recommends a programme of archaeological measures in line with the recommendations of Cork County Council’s Executive Archaeologist.

5. ***Design/Layout Considerations - Submit fully detailed drawings of all proposed structures in accordance with the Planning & Development Regulations. Detailed drawings of housing which demonstrate adequate amenity standards are required. Representative site sections will be required to fully illustrate the relationship between residences.***

***With regard to the layout presented, it is considered that consideration be given to the following suggested amendments:***

- a. ***The location of apartment blocks 1 & 2 and the adjoining maisonette in the Southwestern corner of the site remain too close to the site boundary with not enough separation distances to the boundaries***

We have revised the relationship that apartment blocks 1 & 2 have with the permitted Part 8 LIHAF public road by setting the blocks back to a minimum distance of 7 to 8.5 meters from the proposed embankment edge shown on the approved drawings of public road. The nearest approach of the apartment blocks to the proposed tar edge will be greater than 14 meters.

- b. ***Vehicular traffic to serve these apartments (blocks 1 & 2) and adjoining maisonette block has to travel through the featured courtyards where development of home-zone play areas should be developed.***

The Central Spine Road, as proposed in the Cork County Development Plan, and as per submitted drawings, will be the main traffic egress route for the development. From this axis, traffic will percolate through the site towards Blocks no’s 1 and 2 via two routes, namely roads no. 1 & no. 4. These routes circumnavigate Rock Square and lead onto road no. 10, which is a tarred link road with relatively few entrances and parking spaces, and which is envisaged to take a larger portion of the traffic. At the end of this link, the residents of Blocks 1 and 2

will make their way down road no. 9 to the parking areas surrounding road no. 10. Road no. 10 has a 6m carriageway and there is a 2m footpath either side. This makes up half of the cul-de sac routeway which transitions to a parking court immediately adjacent to the apartments. Apartment Blocks 1 and 2 are designed to have 60 no. bedrooms between them, which is the equivalent of approximately 22 no. 3-bed houses. This area has been designed as advised in the 'Cork County Council Residential Estates Design Guide', May 2011. The apartment blocks are also at the point in the development that will be that is closest to the existing and proposed public transport routes and access. The new Waterrock station proposal will be approximately 400m walking distance away while the permitted Part 8 LIAHF Services Corridor Road will be served with bus routes. This reduces the dependency that residents will have on cars and increases the desirability of these apartment blocks for people that utilise public transport as a lifestyle choice. In addition to this, the pedestrian-priority featured courtyards are designed with the intention of slowing down traffic. The amount of traffic generated by this specific area of the site is no more than is envisaged for any of the other site corner areas.

- c. All ground floor apartments should ideally have their own independent front door (to facilitate aged community/ step down) with landscaped buffer separation. It would seem difficult to achieve same to the best advantage in the current layout in this location***

A revised design showing ground floor own-door access has been submitted with this application. Please refer to drawings by Gittens Murray Architects.

- d. Developed designs should endeavour to draw inspiration from the rich building heritage present in nearby Midleton Town with regard to character setting and creating a sense of place and avoidance of an urban corporate image. Revised documentation is required to demonstrate same.***

The designers have taken note of the building typologies of the area which include 1,2 & 3 storey dwellinghouses along with a notable presence of larger Victorian era millhouses, factories and breweries. The proposed buildings have responded to the scale and form of these buildings and reinterpreted that sense of heritage with a contemporary design which still represents a continuation of the existing local typologies. In addition to this, the site has been laid out to include formal squares, informal link walkways and human-scaled buildings to produce a contemporary village-like atmosphere that prioritises families and pedestrians. We

envisage families as the main beneficiaries of the built environment which we designed.

**e. Submit detailed boundary treatment proposals.**

The requested details drawing has been produced and uploaded, showing typical boundary details. Please refer to Dwg. No. 20/033-LRD-S-EL-003 by Gittens Murray Architects.

**f. Greater consideration should be given to the parking provision of bicycle parking.**

The parking layout has been revised to include a parking schedule in accordance with Cork County Development Plan 2022 and the 2020 Apartment Guidelines and is conveniently located to serve cyclists.

**6. Movement/Connectivity – Revised drawings are required to include cross sections showing connection points to the proposed URDF park to the East taking account of the level differential. Levels on site shall be modified to assist the tie in with same. The tie-in point should be at 12.270m to suit existing levels on the side of the proposed housing development to the west of Water-Rock Linear Park. This is following CCC final design of the linear park due for imminent submission to Part 8 planning.**

As requested, site section 2-2 on Dwg. No. 20033-LED-S-EL-003 by Gittens Murray Architects outlines the Proposed Contiguous Site elevations showing a compliant external rampway at a gradient of not more than 1 in 20 and connecting at the easternmost point of the site on the red outline at a level of 12.270m.



Extract from Dwg. No. 20033-LED-S-EL-003 by Gittens Murray Architects

**The site access road running north-south within the development from the new proposed LIHAF infrastructure road should include a similar cross section as the LIHAF infrastructure.**

Please refer to Dwg. No. 20/033-LRD-S-EL-004 by Gittens Murray Architects which details sections of the Central Spine Road. The proposed road running North/South is consistent with the specification included in the Councils approved Part 8.

***The pedestrian/cycle route seems to terminate at creche on the East side. This issue should be rectified as it is crucial this element fully links to the greenway.***

As requested, the pedestrian/cycle route now links fully links along the extent of the Central Spine Road.

***Along the greenway which runs east-west through the site, revised documentation needs to demonstrate the creation of a safe environment to encourage walking/cycling over car use within the proposed development. At the Greenway adjacent to Road 12 and Road 16 there are concerns regarding the number of driveways that interact with the greenway. There is a likely conflict with vehicles reversing from driveway and cyclists, especially children. Note the relationship of this route with the park and the proposed primary school adjoining to the west.***

***More detail is required on how vehicles will interact with greenway with road 3 and 4 demonstrating how cyclists will be protected. This east-west route is important for connection to adjacent developments, schools, recreation areas and for access to Inter Urban Route 1.***

At the greenway adjacent to Road 12 and Road 16, the cycleway has been repositioned across the road from where it was previously so that there will be no domestic traffic backing out on to the road. On road 16 it is not adjacent to driveways, and it follows a routeway behind the parking area for Block J011. These measures have been put in place to minimise conflict between cyclists, pedestrians and vehicles and to reduce the chance of an accident.

All of the greenways appear at the edge of site and towards the extremities of any vehicular activity. The greenways touch on pedestrian prioritized zone which have no throughway over them. In places, there are turning heads which have been designed to incorporate differing surfaces that indicate pedestrian priority. It is envisaged that these turning heads are of maximum size to allow for the occasional use by larger trucks and vans. The greenway will have road markings indicating that it is in the vicinity of traffic as indicated on site layout drawings similar in nature to the road markings used for a pedestrian crossing of a through-road. The vehicles that would need to use the full extent of the turning head space are by their nature infrequent and much more visible to pedestrians. Such vehicles are generally equipped with warning lights and sound alarms when reversing.

***In relation to cycle parking, lockable secure facilities should be provided to serve the apartment buildings and have regard to County Development Plan requirements***

**and emphasis on sheltered parking. Bike parking should be provided at Rock Square and other amenity zones.**

Secured sheltered bicycle parking has been provided as requested and is dispersed throughout the site. The locations have been chosen to provide for the residents and visitors alike. There is a concentration of parking provided near the town centre and at the public greenway and central green areas. It is our view that the design exhibits adequate bicycle parking and is compliant with the County Development Plan.

**7. Traffic and Transport – Traffic counts were carried out on 11<sup>th</sup> of January 2022. There is a concern that this does not accurately represent traffic as Covid restrictions were still in place. This element may require a comprehensive survey over a number of days for more detail, necessitating revisions to the Traffic and Transport Assessment. (Please note Mott McDonald carried out a 7 day survey in March for Irish Rail for comparison purposes).**

The Traffic and Transportation reporting has been updated to reflect new Traffic Counts conducted on Thursday 8th September 2022 and Saturday 10th September 2022 for 24-hour periods, by independent third-party traffic enumerator company Traffinomics Ltd. These counts were incorporated in the supplementary traffic modelling and in the report's findings. Please refer to MHL\_21154TT- WATER ROCK MIDLETON-TTA DOC 01 (F) (Traffic and Transportation Assessment).

**Community/Education – Further justification is necessary to ensure that the documentation submitted in respect of childcare provision responds appropriately to national guidance and that the drawings and details submitted reflect the proposal.**

The proposed creche facility has been designed in accordance with following guidelines:

- TÚSLA, Early Years Inspectorate, Quality and Regulatory Framework - Sessional Pre-School Service, 2018 (TÚSLA,2018)
- CHILD CARE ACT 1991 (EARLY YEARS SERVICES) REGULATIONS 2016
- Childcare Facility Guidelines for Planning Authorities, 2001 (CFGPA,2001)
- Safety, Health and Welfare at Work Act, 2005
- Cork County Development Plan, 2022-2028

The proposed creche facility provides for 90 no. childcare spaces which is considered to be adequate for the proposed development.

**Infrastructure – Submit a statement to demonstrate compatibility with Part 8 infrastructure upgrades for the wider Water rock area.**

Please refer to MHL\_21154TT- WATER ROCK MIDLETON-DOC 06-SCP8 (Statement of Consistency with Part 8).

8. **Public Lighting – The applicant must ensure that the design, materials, and installation comply with the Cork County Council Public Lighting Manual and Product Specification 2021, which is available on the CCC web site, .origgoie. (Please note the section on design and in particular all the items in Appendix Hand especially Figure 4.). The developer must design, install, and use materials that comply with this document.**

**The following Items as contained in Appendix H, Figure 4, of the Cork County Council Public Lighting Manual and Product Specification 2021 shall apply to this development: - M1, M2, M3, M4, M5, M6, M9, M14, M19, M22, M23, M25, M27 and M28.**

**The applicant is to ensure that the columns being installed are in accordance with the CC Public Lighting Manual 2021. Plain tubular stepped columns are not acceptable.**

Proposed columns to comply with CCC Public Lighting Manual and Product Specification 2021. Please refer to MHL\_21154TT- WATER ROCK MIDLETON-DOC 02-PLD (E) and supporting lighting layouts.

**All lighting points shall be accessible by means of a hydraulic hoist, for maintenance purposes. Such a hoist requires a minimum paved vehicular access of 3.5 metres. In exceptional circumstances, if such access is not available special arrangements shall be made such as the use of hinged columns. These should be clearly identified on the public lighting drawings.**

Hinged Columns to be installed at constrained access locations. Please refer to MHL\_21154TT- WATER ROCK MIDLETON-DOC 02-PLD (E) and supporting lighting layouts.

**There are some clashes between the location of lights and trees throughout this development. The Applicant needs to carry out a cross check between the location of the lights and trees so as to ensure that no light is within 10m of a tree so that the lights can operate effectively. This needs to be reflected in a re-design of both the lights and the landscaping. As part of the design process, the location of the columns will have to be cross referenced with the**

***location of landscaping items, especially trees, so that the effective operation of the public lighting will not be interfered with when the trees mature in 20 / 30 years' time.***

Please refer to MHL\_21154TT- WATER ROCK MIDLETON-DOC 02-PLD (E) and supporting lighting layouts/ revised landscaping layouts adhering to 10m landscaping/lighting buffer requirements.

***The Horizontal II luminance (lux) for "Internal Estate LHS" within Lighting Report "Design A" is not achieving P3 Class lighting standards. The lighting associated with this development is not achieving these standards and needs to be revised. The applicant is responsible for the design and in ensuring that the lux levels are achieved on site. The Horizontal I luminance (lux) for "Isolated Paths LHS" within Lighting Report "Design A" is not achieving P4 Class lighting standards. The lighting associated with this development is not achieving these standards and needs to be revised. The applicant is responsible for the design and in ensuring that the lux levels are achieved on site. The Horizontal II luminance (lux) for "Isolated Paths RHS" within Lighting Report "Design B" does not have the correct Grid image. Applicant to revise. The Horizontal I luminance (lux) for "Spine Road" within Lighting Report "Design C" is not achieving P2 Class lighting standards. The lighting associated with this development is not achieving these standards and needs to be revised. The lighting associated with this development is not achieving these standards and needs to be revised. The applicant is responsible for the design and in ensuring that the lux levels are achieved on site. The applicant shall aim to site public lighting columns generally at the back of the footpath in public ground, and where appropriate, columns shall be located on the boundaries between properties and not in locations where could affect the potential to extend driveways in the future.***

Horizontal Luminance (lux) for Design A, Design B, Design C has been revised to ensure lighting classes are adhered with and to ensure minimum uniformities (Uo) are achieved. Please refer to MHL\_21154TT- WATER ROCK MIDLETON-DOC 02-PLD (E) and supporting lighting layouts.

***The Applicant shall provide a separate power source for public lighting related to the Creche/Apartments/Commercial premises. This power source shall be from the private development and not from the housing estate public lighting system.***



A separate power source for public lighting is proposed to be provided for to the Creche/Apartments/Commercial premises. This power source is to be from the private development and not from the housing estate public lighting system as noted in the revised lighting report for the site.

***The applicant must demonstrate and ensure that there is no light pollution (obtrusive light- as per ILP Guidance note GN10:2011) outside their property that would affect third party properties and members of the public, including drivers travelling on the public road.***

Please refer to MHL\_21154TT- WATER ROCK MIDLETON-DOC 02-PLD (E) and supporting lighting layouts. The proposed lanterns/ luminaires have been selected to control lighting lux contours of task lighting and spill light. Back scatter light to be controlled by selected optics and hoods where necessary with zero lantern tilt proposed to mitigate against upward lighting.

***The Applicant shall show within the Public Lighting Report, "Conflict Zone" at the entrance to the proposed development. Applicant shall design for conflict zone and install a public light opposite the T-junction entrance to this development and shall forward a design report along with lux levels plot for the entrance.***

The lighting design has been revised (Design C) incorporating the lighting design of the development's primary junction / entrance, designed to lighting class (conflict) C3. Please refer to MHL\_21154TT- WATER ROCK MIDLETON-DOC 02-PLD (E) and supporting lighting layouts.

**9. Consistency is required across all documents and drawings/particulars submitted. Include a map of areas to be taken in charge.**

Consistency is provided throughout all material.

A Taken in Charge Drawing is provided on Dwg. No. 20/033-LRD-S-159 by Gittens Murray Architects.

***In relation to obligations under Part V of the Planning & Development Act 2000 (as amended) in respect of social/affordable housing, submit evidence to support the requirement for 10% relating to the date of purchase of the land. In addition, a schedule of unit types being allocated and indicative costs being provided for each unit type will be required.***

As outlined in Appendix 2 of the Part V Proposal by BHK Solicitors, the site was acquired by the applicants Havenfalls

Limited on April 17<sup>th</sup>, 2020, and is within the 10% Part V requirements timeframe (i.e. after September 1<sup>st</sup>, 2015 and before July 31<sup>st</sup>, 2021).

The Part V proposal is included with the application material and provides a schedule of unit types being allocated and indicative costs being provided for each unit type.

10. ***A Flood Risk Assessment has been referenced in the submitted documents however same was not received. Please include this detail.***

A Flood Risk Assessment has been prepared by IE Consulting Engineers and is included with the application material.

11. ***Update the Construction and Environmental Management Plan to ensure it accounts for the length of permission required. In this regard, the documents shall clarify the duration of the proposed permission, with a phasing proposal.***

It is expected that this site will be developed over a ten-year period and be broken down into 3 phases. The initial phase, Phase 01, of the development to be constructed will be to the East of the site and will include the main access road which connects to the LIHAF Road.

Phase 02 will be the works to the North-West of the site.

Phase 03 will see the completion of the site with the central area and South-West of the site being completed.

Please refer to the Construction and Environmental Management Plan by OSL Consulting Engineers.

12. ***EV charging points should be placed in various locations throughout.***

Ducting will be provided for all car parking spaces to allow for EV charging points should residents require the installation of same in the future.

13. ***A SuDS approach to stormwater management is to be adopted. Recharge measures should be used where possible (not just attenuation).***

We have included for SuDS within the development, and this is outlined in Section 7.0 Surface Water System in the Engineering Report prepared by OSL Consulting Engineers.

14. ***Given the karst nature of the aquifer, any proposed attenuation would need to utilise robust structures.***

The attenuation tank systems will be made using Reinforced Concrete Units and installed to ensure a robust leak proof system. Please refer to details by OSL Consulting Engineers for further information.