3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Site Location

The site is located at Cairns Road in Co. Sligo (Grid Reference: G: 69722 33724/ ITM: X 569675, Y833740). The site is located approximately 3km south of Sligo Town, in the Townland of Cairns. It is accessible from the eastern boundary via the Cairns Road (L3602), with pedestrian/cycle access via the existing residential developments; Woodtown Lodge, Hilltop Park, and Ard Cairn are located to the north of the site. From the access point to the Woodtown Lodge development, the site has footpath connectivity to Sligo Town, with a designated cycle path commencing at the junction between Cairns Road and the Pearse Road (N287). The area is predominantly residential in nature, with the Hawthorns Residential Development and the Carraroe Retail Park located adjacent to the west site, though not directly connected to the site itself at present.

The Site location map showing the location and boundary of the proposed development is provided as Figure 3.1. The lands within the boundary are referred to ad the Site of the Proposed Development or simply the 'Site' hereafter in this NIS.

3.2 Characteristics of the Proposed Development

3.2.1 Description of the project

The proposed development will consist of the following:

Construction of 74 no. residential units comprising of:

1)

- *5 no. 1-bed own-door apartments,*
- *19 no. 2-bed own-door apartments,*
- *8 no. 3-bed terrace houses,*
- *14 no. 3-bed semi-detached houses,*
- *2 no. 4-bed terrace houses,*
- *26 no. 4-bed semi-detached houses.*

2) Provision of all associated surface water and foul drainage services and connections with all associated site works and ancillary services.

3) Pedestrian, cycle, and vehicular access/egress with Cairns Road, and pedestrian and cycle access/egress with the adjoining Ardcairn residential estate.

4) Provision of public open space, communal open space, private open space, site landscaping, public lighting, refuse storage, resident and visitor car parking including electric vehicle charging points, bicycle parking, boundary treatments, and all associated site development works.

5) Demolition of existing bungalow dwellinghouse and outbuildings located to the north-east of the development site.

3.2.2 Wastewater and Surface Water

As described in the 'Civil Design Report' (Jennings O'Donovan & Partners, 2022) (attached as Appendix A to the AA Screening Report, itself Appendix 1 of this NIS) that accompanies the application '*The pipework to the drainage system has been designed to provide for six times the dry*

weather flow (DWF) in accordance with the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS). It is proposed that all pipes will be HDPE twinwall. The maximum pipe diameter is to be 450mm, with a maximum and minimum gradient such that all velocities fall within the limits of 0.75 and 2.5m/sec as set out in the "Code of Practice for Wastewater Infrastructure" by Irish Water'.

'The foul drainage for the entire development will be collected throughout the site in the foul pipe network and will then discharge by gravity to the existing foul network in the adjoining Ardcairn estate at the north-western boundary of the proposed site. The typical specification of the proposed pipes are detailed in Appendix C of the Civil Design Report. Details of the development's foul drainage network are shown on drawing 6665-JOD-XX-DR-C-700-001, included in Appendix A of the Civil Design Report.

In accordance with the recommendations from the Irish Water Code of Practice for Wastewater Infrastructure, a wastewater flow rate of 150 litres/person/day was assumed.

Water Main

According to the Civil Design Report *'The water main has been designed in accordance with the Code of Practice for Water Infrastructure. A 110mm OD PE connection is proposed to be made to the existing water main located in the Cairn Road as shown on drawing 6665-JOD-XX-ZZ-DR-C-700-002, included in Appendix A of the Civil Design. A 50mm PE connection will be made to each dwelling/unit'.*

Surface Water

According to the Civil Design Report '*The proposed storm network will discharge surface water run-off to two separate proposed soakaways, one located in the central amenity area and the other located within the northern public pocket park. It is proposed that all storm water generated by the site will gravity flow to the each of the proposed soakaways via a Class 1 Klargester Bypass separator or similar. For the soakaway located within the central amenity area it is proposed to use a Class 1 Klargester NSBE015 Bypass separator or similar. For the soakaway located in the within the northern public pocket park it is proposed to use a Class 1 Klargester NSBP004 Bypass separator or similar. This can also be seen on drawing 6665-JOD-XX-ZZ-DR-C-700-001, included in Appendix A of the Civil Design Report'.*

Site Drainage

As described in the Civil Design Report '*Storm water run-off from the internal roads, parking bays and footpaths will be collected by precast concrete gullies including lockable cast iron grating and frames connected to a piped system. Surface water run-off from roof areas will be collected via downpipe connections to the main network. Gullies are located as shown on the drawings included in Appendix A of the Civil Design Report. Gullies are positioned in accordance with the 'Recommendations for Site Development Works'. Gullies are provided at a minimum rate of one gully per 200m^2'.*

Soakaway Design

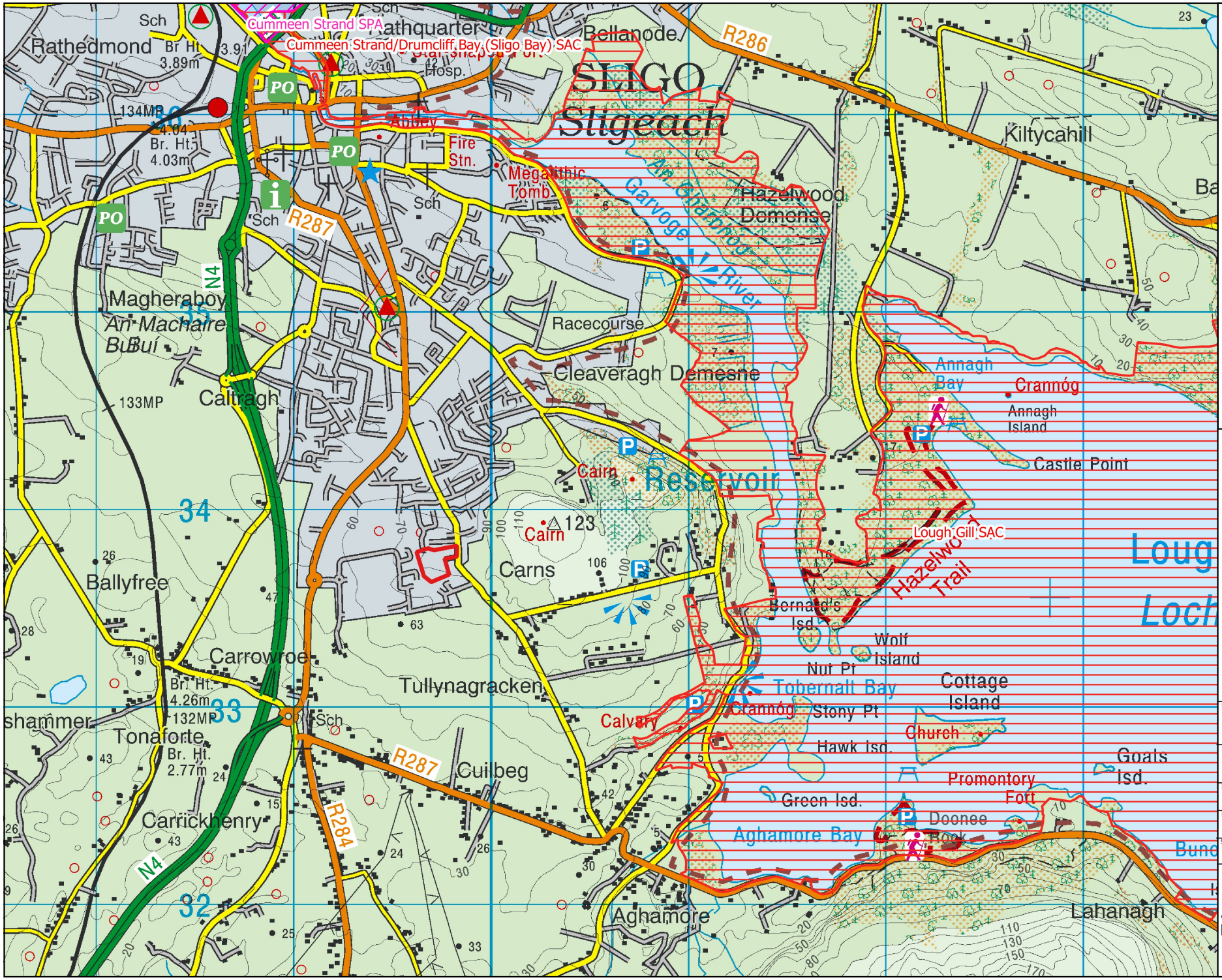
According to the Civil Design Report '*The two proposed soakaways are proposed to discharge surface water run-off from the site directly into the ground. The soakaways have been designed according to BRE Digest 365 and TII publications: Design of Soakaways'.* The soakaway design calculations are included in Appendix B of the Civil Design Report.

'A class 1 petrol/oil interceptor is required to be installed before the southern soakaway capable of accommodating a peak flowrate of 150 l/s for this network. A Klargester Bypass Separator NSBE015 or similar approved is recommended for the South soakaway. A class 1 petrol/oil interceptor is also required to be installed before the Northern soakaway capable of accommodating a peak flowrate of 45

l/s for this network. A Klargester Bypass Separator NSBP004 or similar approved is recommended for the Northern soakaway'.

3.2.3 Flood risk assessment

In relation to flood risk, the overview provided in the Civil Design Report (Jennings O'Donovan & Partners, 2022) concludes the following: '*According to the Sligo Flood Risk Map, there are no noted major flooding events in close proximity to the proposed site. Therefore, it can be determined that there are no risks of flooding of adjacent lands/schemes as a result of this proposed development. All available maps of the area for the proposed development including latest OPW maps have been reviewed'*. The Catchment Flood Risk Assessment and Management (CFRAM) map for the Sligo area has also been included in Appendix F of the Civil Design Report.



Map Legend

- Site Boundary
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- River Waterbodies (WFD)

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Drawing Title: Site Boundary

Project Title: Cairns Road, Co Sligo

Drawn By	Checked By
RG	PE
Project No.	Drawing No.
210937	Fig 3.1
Scale	Date
1:25000	02.03.22

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