

# APPENDIX M - CONSULTANT SUMMARIES

## CIVIL & STRUCTURAL

In relation to the proposed development at Pirn Mill Road, Co. Sligo, CORA Consulting Engineers have completed the initial design works to the project:

A site survey and geotechnical site investigation report have been completed by Apex Surveys and IGSL respectively.

Initial design of the precast pile foundation system has been completed by the specialist subcontractor.

The site has been identified as being a “Highly Vulnerable” development within Flood Zone B. A supporting Flood Risk Assessment (Appendix I) has been issued justifying the development in accordance with “The Planning System and Flood Risk Management – Guidelines for Planning Authorities – November 2009” and Sligo County Council Development Plan 2024-2030 Strategic Flood Risk Assessment.

The risk of flooding from surcharging or blockage of the development's drainage system is mitigated by suitable design of the drainage network, suitable site gradients to maintain flow paths and establishment of exceedance overland flow routes. It is also proposed to raise the site typically 800mm from its existing level and to not increase the surface run-off rate in comparison to the existing site.

Confirmation of Feasibility has been received from Uisce Eireann noting that capacity exists in the public network to cater for the proposed development.

A suitable drainage design has developed for the site (Refer to Civil and Structural Engineer's Drainage Drawing), with a new connection required to both the existing 375mm public combined sewer and the existing 180mm HDPE watermain along Pirn Mill Road. The surface water on site will drain into the storm water network through a series of gullies and aco drains. The surface water will pass through an attenuation tank before making its way through the outfall manhole. The manhole will be equipped with a flow control device restricting outflow to 2.68L/sec. The surface water will exit the site surface water network into 2 No. existing 750mm diameter surface water sewers along the N4.

Structural design has been liaised with the design team

## MECHANICAL & ELECTRICAL

The Mechanical & Electrical (M&E) design includes key communal and external elements to support the development:

External Lighting: A design has been agreed, and a report has been prepared detailing the proposed external lighting scheme. Refer to Appendix L

ESB Application: The ESB application has been submitted to facilitate power supply connections.

Part L Compliance & BER Design Note: The development is designed to meet an A2/A3 BER and is compliant with Part L.

Internal Heat Pump: Space heating and domestic hot water in each of the apartments is to be achieved by an exhaust air heat pump located within the utility room. Internal exhaust air heat pumps eliminate any requirement for external plant. Steel panel radiators will be used as heat emitters within the apartments.

Cold-Water Storage: The terrace units are to be served direct off the main supply to a dedicated water tank within each unit located in the utility store or the attic. The block units are served via a booster pump and cold-water storage tank located in a dedicated plant room at ground floor of the block.

Centralised ESB Meters: ESB meters will be centrally located to streamline energy monitoring and management.