

SWEENEY CONSULTING ENGINEERS

Structural

Civil

Environmental

Building Surveying

Land Surveying

PROPOSED NEW RESIDENTIAL DEVELOPMENT AT CARLEY'S BRIDGE, ENNISCORTHY, CO. WEXFORD.

Our Clients: TORCA DEVELOPMENTS LTD

Development Description: The proposed Strategic Housing Development will comprise a residential development of 233 no. units (53 no., 3-4 bed houses and 180 no. 1/2/3 bed duplexes/apartments). Provision of a creche. Associated car parking, bicycle parking, and open spaces/landscaping. Vehicular and pedestrian accesses provided via Carley's Bridge Road to the north west, pedestrian/cyclist access via Carley's Bridge Road to the north and Millbrook Residential Estate to the east of the site. All associated site works including boundary treatments, plant, bin stores, site services and connections to facilitate the development.

To Whom it May Concern,

John Creed & Associates were engaged by Torca Developments Ltd in 2020 to prepare watermain and drainage designs for a proposed development at Carley's Bridge, Enniscorthy, Co. Wexford. These designs (drawings and reports) were submitted with a Strategic Housing Development planning application to An Bord Pleanála under planning reference number, ABP-311699-21. This planning application was refused on a traffic concern on Carley's Bridge road.

John Creed has since retired and as such John Creed & Associates are no longer trading. Sweeney Consulting Engineers Ltd have been engaged by Torca Developments Ltd to re-issue the watermain and drainage designs prepared by John Creed & Associates for submission with this planning application. There have been some minor changes made to the previous John Creed & Associates drawings, namely,

1. Revised architectural layout included showing alternative road (traffic calming) measures on Carley's Bridge road.
2. Correction of two labelling errors relating to the diverted storm pipeline between S120 and S111.
3. Identification of an existing foul water pipe across a neighbouring property to the north of the proposed site.

It must be noted that the Statement of Design Acceptance issued by Irish Water was based upon information submitted to Irish Water by John Creed & Associates and the John Creed & Associates information relevant to same is included with this planning submission for reference.

Signed:

Martin Sweeney BA, BAI, C.Eng
24th March 2022

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