

# PINNACLE

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## Planning Department

South Dublin County Council  
County Hall, Tallaght  
Dublin 24  
D24 A3XC

16 November 2022

Ref: P200306 - DUBLIN, Clonborris

### **RE: Planning permission for the development of 294 no. residential units Clonburriss SDZ lands, in relation to Planning Reg. Ref. No. SDZ22A/0010**

Please find below Pinnacle's response to South Dublin County Council's Request for Additional Information for the above development.

South Dublin County Council's Request for Information is outlined in italics with Pinnacle's response below.

#### *4. Movement & Transport*

##### *(f) Whitton Avenue*

*Further detail is required in relation to the Whitton Avenue access, including the levels across the access within the site and Whitton Avenue. Pedestrian and cyclist access also needs to be considered.*

*A revised detailed layout (not less than 1:200 in scale) and design for that area should be provided.*

Refer to Pinnacle Engineering Drawing No. P200306-PIN-XX-DR-D-0006-S1 which illustrates the suggested connection from the proposed development site into Whitton Avenue.

Proposed footpaths from the development will connect into the existing footpaths on Whitton Avenue.

As per the proposed development, cyclist will share road space with cars.

##### *(g) Other roads items requested for submission:*

##### *A Stage 1 Road Safety Audit.*

DIRECTORS Chris J Bailey MBA BSc (Hons) CEng MStructE • David J Meigh BSc (Hons) CEng MICE • James K Mayer MEng MIEI

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Refer to the attached Stage 1 Road Safety Audit prepared by Bruton Engineering and accompany designers' response. All recommendations, as they relate to the development, have been accepted in full.

*- An overall management plan of refuse collection for the apartments should be provided, detailing collection points and vehicle routes throughout the entire development.*

Refer to Pinnacle Engineering Drawing No. P200306-PIN-XX-DR-D-0011-S1 which illustrates the AutoTrack layout for a refuse vehicle through the development.

There are numerous private contractors that provide household and commercial waste collection in the South Dublin County Council area.

All waste contractors servicing the proposed development must hold a valid waste collection permit for the specific waste types collected. All waste collected must be transported to registered, permitted and/or licensed facilities only.

A collection points has been illustrated on Pinnacle Engineering Drawing No. P200306-PIN-XX-DR-D-0011-S1. The road beside the bin store will be used for set down area for the waste collection vehicles while the bins are emptied.

The majority of the waste generated by the occupants will comprise mixed recyclable and mixed non-recyclable waste. This waste will be stored separately onsite in communal bin store areas. Bins can be collected via internal estate roads using a standard refuse vehicle. The bins will be brought to the collection point by the waste contractor at the time of collection (and not before) and will be loaded directly into the refuse vehicle.

It is anticipated that the bins will only require one collection per week.

It is recommended that waste collection times/days are staggered for the different waste types to reduce the number of waste collection vehicles requiring access to the collection point at any one time.

All waste receptacles presented for collection will be clearly identified as required by waste legislation and the requirements of the South Dublin County Council Waste Byelaws. Also, waste will be presented for collection in a manner that will not endanger health, create a risk to traffic, harm the environment or create a nuisance through odours or litter.

## *6. Built Form & Design*

### *(e) Topography*

*Gradients on all Link Streets and Local Streets should be as gradual as possible with a gradient of between 1 in 33 (or 3%) and 1 in 20 (or 5%) targeted. In pedestrian streets and the urban squares a gradient change of between 1 in 33 (or 3%) shall be targeted and all surfaces should be smooth and continuous with a gentle slope while avoiding, where possible, steps in level. In some areas level changes will need to be carefully regraded. In other areas basement car-parking, services or storage can be provided to raise building ground floor levels to the finished street or space level. The applicant should confirm that this has been addressed.*

Refer to Pinnacle Engineering Drawing No. P200306-PIN-XX-DR-D-0020-S1 which illustrates a typical road section and cross falls which are inline with the design standards suggested above.

We trust that the above meets with your requirements, however, should you require any further information, or copies of drawings, please do not hesitate to contact us.

Yours sincerely,

**PINNACLE**  
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Enclosed: P200306-PIN-XX-DR-D-0006-S1-P01- Whitton Avenue  
P200306-PIN-XX-DR-D-0011-S1-P03 - AutoTrack Layout - Refuse Vehicle  
P200306-PIN-XX-DR-D-0020-S1-P02- RCD South Dublin  
Stage 1 RSA