

12. Infrastructure and Utilities

12.1 Water Supply

The site is served by a trunk watermain that runs along the Hazelwood Road.

12.2 Sewerage Treatment

Jennings O'Donovan, Consulting Engineers, have been engaged to design and develop the stormwater, sewerage, and water mains provisions to the Corporation lands specifically and to the surrounding lands.

12.3 Stormwater Control

The continued development of the masterplan area will change the character of the area from a rural/agricultural landscape to an urban environment. The physical nature of the future built environment with its impervious surfaces, including roads, car parks, buildings and their rooftops, could increase surface water run-off into adjacent streams and the alluvial woodlands. Rainfall that had been percolating to ground and recharging groundwater tables, will be diverted to piped systems.

Section 4.3 highlighted the need to mitigate any negative impacts arising from run-off that could alter the existing hydrology of the cSAC wetlands and alluvial woodlands. One method to ensure this is to adopt Stormwater Source Control BMP (Best Management Practice) for all new developments in the masterplan area that may impact either the wetland characteristics or the water quality of the Garvogue River/ Lough Gill.

It is an objective that the permitted outflow from a development to a public storm sewer or watercourse is restricted to the natural runoff from a site before development takes place.

Source Control refers to techniques for the control of peak discharges from a site by (1) reducing the amount of runoff and (2) attenuation of flows to reduce peaks. The management options under the BMP includes the following:

Boreholes; Gully outlets; Gully Spacing; In down pipes; Infiltration Trench; Porous Pavement; Roof Storage; Soakaways; and Swales. For medium to large development (typically in excess of 4 Hectares) Source Control BMP may include: On-line Tanks; Off-Line Tanks; Surface Ponds; On-Line Ponds and Off-Line Ponds. In addition to these there are a number of hydraulic control options that could be considered.

The underlying soil conditions may influence on the suitability of the most appropriate control techniques. The Source Control approach should be adopted irrespective of whether they drain to surface water sewers or directly to a watercourse.

Stormwater retention facilities should be considered to accommodate increased surface water run-off resulting from current and future developments. Stormwater retention facilities serve a function in storing surface water, which is in excess of the capacity available in downstream channels until storm flows have abated. They also provide for sediment settlement and assist in pollution control. The provision of such facilities represents a sustainable approach - economically and environmentally - to stormwater control. Non designated wetland areas (i.e., those not included in the cSAC) in the plan area could also



63 & 64: Examples of a stormwater retention facility incorporated into the landscaping plan of a business park. The example shown here is likely to require more maintenance than a simple ponds or reconstructed wetlands (see also photo 41), however such designs may be appropriate to the highly landscaped environs of a Business Technology Park.

be protected where they act as natural stormwater retention facilities.

In addition to these measure, the local authorities will:

- Promote public awareness on how to maintain water quality and reduce waste and encourage good Housekeeping Practices that prevent pollutants from coming into contact with rainfall and runoff.
- Prevent alteration to natural drainage systems and in the case of development works, require the provision of acceptable mitigation measures in order to minimize the risk of excessive run-off, flooding and negative impacts to water quality (including run-off, erosion and sedimentation).
- To maintain and protect natural forms of drainage control through preserving areas of woodlands, wetlands and areas of natural vegetation, where these help to regulate stream flows, recharge groundwater and screen pollutants.

These policies are in keeping with the concept of sustainable development.

12.4 Electricity Supply

A recent report prepared by the Sligo Action Group suggested that unless the electricity supply situation improved there was no prospect of any high-tech project locating in Sligo. However, with planning under way for a new 222 KV electricity line to Sligo, it is anticipated that the masterplan area will be adequately served over the period of the plan's implementation.

No developments have been denied access to electricity supply and ESB remain confident that all developments can be adequately catered for. In the interim period - until the 220 KV line is in place - high technological industries will be assessed on an individual basis to determine their loading requirements and for larger high demand industries the system may need network reinforcement.

The ESB will be provided with a copy of the masterplan so as to facilitate and plan for future electricity demands generated from the future development of the area.

12.5 Telecommunications

Sligo is served by two telecommunications companies at present—Eircom and Esat. Under the National Development Plan, the Department of Public Enterprise has funded a number of projects for improvements in the area of telecommunications and Sligo has been identified in this programme. These include the development of the BMW Broadband Communications Corridor by Chorus; an Accelerated xDSL Rollout for Broadband Services by Esat Telecom; an extension of the National Fibre Optic Network by ESBI and the development of a Regional e-Commerce Hub. Each of these projects include Sligo in its plans.

Sligo has also been identified as a 'gateway' town by the IDA, while Enterprise Ireland has identified Sligo as one of its 'Web-Work Towns'. These factors should assist in the further development of telecommunications to the area and will ensure that the Ballinode/Hazelwood area is adequately served for ATM, Managed Bandwidth, ISDN, HDSL and ADSL.

12.6 Gas Supply

While Sligo is not served with gas infrastructure at present, Bord Gais are likely to extend its service to Sligo sometime in the future following the development of the Corrib Gas Field off the coast of Mayo. These developments are likely to take place after 2003 following the current expansion of service to Galway and south to Cork.

Sligo Borough Council and Sligo County Council will liaise with Bord Gais to monitor the situation to ensure that areas such as the Hazelwood and Ballinode can be supplied with Gas should that option become viable. An interim measure adopted in developments in Galway has been to introduce a temporary service supplied by propane tanks prior to completion of infrastructure and provision of service from the national grid system. Such interim measures may become desirable within the masterplan area.