



Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
District Council

# COOKSTOWN PUBLIC REALM

JUNE 2021 INSPECTION

TECHNICAL SERVICES REPORT  
MUDC T.S REF: MUDC/TS/C/2015/028  
REV.A

**Date**  
24th June 2021

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## 1. INTRODUCTION

Technical Services Department were tasked by the Council Environment Committee to review the condition of the Cookstown Public Realm which was completed and re-adopted by DFI Roads in March 2019. There was concerns raised that various utility works have been completed over the last number of years and perhaps they have not been adequately repaired. It is important that any potential defects are addressed considering the significant investment Council have put into the project. On the 23rd of June 2021 a walkover was carried out and this subsequent report was completed detailing any findings.

## 2. SITE INSPECTION

On the 23rd of June a walkover of the scheme was completed by M.Leavey (Civil Engineer) and M. McCullagh (Regeneration Manager) to review each street and identify any issues of concern. Cookstown DEA members were invited to attend and raise any other issues which they were aware of. The Section Engineer from DFI Roads was in attendance to review the findings and provide comment. The full details of the inspection have been captured in Appendix 1 of this report.

The table below provides a high level overview of the condition of the Public Realm. Detailed findings are then shown in Appendix 1.

**Table 1 – High Level Findings**



Street	Findings
Loy Street	Generally good condition. Cleaning recommended.
James Street	Minor defects to be rectified. Cleaning recommended.
William Street	Minor defects to be rectified. Cleaning recommended.
Oldtown	Minor defects to be rectified. Cleaning recommended.
Milburn Street	Generally good condition.
Moneymore Road	Generally good condition.
Fairhill Road	Generally good condition. Recent repairs completed.
Molesworth Street	Generally good condition.
Burn Road	Minor defects to be rectified. Cleaning recommended.
Orritor Street	Generally good condition.
Coagh Street	Generally good condition.

### 3. CONCLUSION

Overall the condition of the Cookstown Public Realm is fairly good considering the amount of utility work that has been completed in the town over the last number of years since its completion.

There is a number of minor items detailed in Appendix 1 of the report which will require remedial works and we have assurance from DFI roads this will be pursued with the various responsible parties. In addition it would be advisory to give the public realm another clean and remove any dirt and grim which has built up over the last number of years. This is particularly bad in the areas around the trees.

## APPENDIX 1

Photo	Location & Comment	Action Required
	<p>James Street</p> <p>Section of paving removed to access drainage down pipe. Not reinstated by property owner. Potential trip hazard.</p>	<p>DFI to inform the contractor/owner to reinstate paving or install access cover to prevent trip hazard.</p>
	<p>James Street</p> <p>Section of paving lifted to allow service connection to the premise.</p> <p>The grout used between paving blocks does not appear to be the same specification of grout used in the public realm.</p>	<p>DFI to inform the contractor that completed the works. Currently causes no hazard but will need monitored for any sign of deterioration.</p>



William Street

Gully cover missing which is a potential trip hazard.

DFI to inform the contractor/owner to install gully lid to prevent trip hazard.



William Street

Site under development.

The site will need monitored to ensure the public realm is reinstated back to standard.



Oldtown Street

Gully cover missing which is a potential trip hazard.

DFI to inform the contractor/owner to install gully lid to prevent trip hazard.



#### James Street

Slight depression in the paving close to the gully location preventing water reaching the gully.

DFI roads term contractor to install gully at low point to catch water. Area to be monitored for further settlement.

Public Realm contractor to be notified of potential latent defect.



Close proximity photo of issue above.



#### James Street

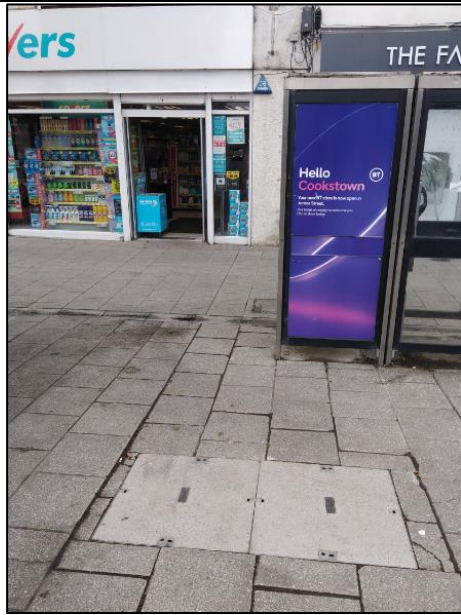
Works completed recently between BT chamber and phone box.

DFI roads to notify utility contractor and repair works to be carried out by the utility provider.

The paving appears poorly laid, paving flags with chips have been laid again when there was spares available to replace the damaged paving.

Also the grout used between paving blocks does not appear to be the same specification of grout used in the public realm.





Close proximity photo of issue above.



James Street

Utility works recently completed in the area.

The paving appears poorly laid, paving flags with chips have been laid again when there was spares available to replace the damaged paving.

Also the grout used between paving blocks does not appear to be the same specification of grout used in the public realm.

DFI roads to notify utility contractor and repair works to be carried out by the utility provider.



Close proximity photo of issue above.





#### James street

Close proximity to the photos above but evident that works have been recently carried out.

Slabs have been lifted and re-laid with some of these now chipped.

General area needs washed down after the works.

DFI roads to notify utility contractor and repair works to be carried out by the utility provider.



Close proximity photo of issue above but evident that works have been recently carried out.

Potential trip area as there is now a difference in levels between the footpath and the parking area.



Close proximity photo of issue above but evident that works have been recently carried out.



#### James Street

Utility works recently completed in the area.

The paving appears poorly laid. Also the grout used between paving blocks does not appear to be the same specification of grout used in the public realm.

DFI roads to review records and determine who carried out the works.

Contractor at fault to be notified of repair works to be carried out.



#### James Street

Recent utility works completed. Temporary blacktop installed.

DFI roads to review records and determine who carried out the works.

To be monitored to ensure paving is reinstated back to the standard of the public realm.



#### James Street

Appears to be a slight depression across the section of footpath close to the gully location preventing water reaching the gully.

DFI roads term contractor to install gully at low point to catch water. Area to be monitored for further settlement.

Public Realm contractor to be notified of potential latent defect.



#### Burn Road

Numerous kerbs chipped.

Potential causes appear to be the constant vehicular traffic they get due to the narrow road and also multiple entrances.

Council to confirm spares are available from EI Scheme and liaise with Dfl.

Dfl to replace kerbs.

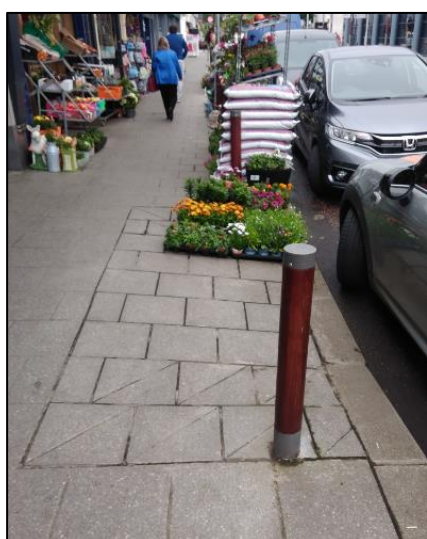


#### Burn Road

Incorrect paving slabs used to reinstate the public realm by the utility contractor.

DFI roads to review records and determine who carried out the works.

Contractor at fault to be notified of repair works to be carried out.



#### Burn Road

The paving appears poorly laid. Also the grout used between paving blocks does not appear to be the same specification of grout used in the public realm.

DFI roads to review records and determine who carried out the works.

Contractor at fault to be notified of repair works to be carried out.





#### Burn Road

The paving appears poorly laid. Also the grout used between paving blocks does not appear to be the same specification of grout used in the public realm.

DFI roads to review records and determine who carried out the works.

Contractor at fault to be notified of repair works to be carried out.



#### Fairhill Road

Utility works carried out and small patch repairs completed.

Repairs seem in accordance with design specification.



#### Site Wide

Footpaths in general need to be washed again in particular around the trees where staining is more evident.

Recommended washing of footpaths to be carried out.

Council officers to liaise with Cleansing Team to ensure deployment of cleansing sweeper on Public Realm area.