

MODULE

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

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



2nd December 2021

Re: Additional Information Request in connection with SD21A/0158

Erection of 2 storey industrial units adjacent to existing S1 unit comprising of warehouse, office and toilet at ground floor level and proposed storage to mezzanine floor level: alterations to external area/existing car park and all associated site works.

Dear Sir/Madam,

On behalf of our Clients Alan and Monica Holmes, please see attached response to Further Information letter dated 12th October 2021.

- (1) The applicant's response to Item 1 of the Additional Information request is not considered to be satisfactory. The Planning Authority requests that the applicant submit:
- (i) *Revised proposals for water attenuation on the site that can be demonstrated to be in accordance with policy and objectives set out both in Chapters 7 and 8 of the current County Development Plan.*
 - (ii) *The revised proposals should incorporate natural solutions and include significant SUDS elements and should demonstrate that they are in accordance with Paragraph 11.6.1 of the County Development Plan, 'In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SUDS). SUDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakaways and green roofs.*
 - (iii) *A fully detailed SUDS report that clearly details County Development Plan policies and objectives and how the proposed development demonstrates compliance with same.*
 - (iv) *The applicant should note that the undergrounding of attenuation will only be considered where it can be demonstrated that there are no other viable alternative solutions and will only be considered as a last resort. The applicant is requested to omit the proposed attenuation tank and provide sufficient SUDS. (If an attenuation tank is proposed, it should be an arched type attenuation system).*
 - (v) *The applicant is requested to provide a drawing indicating what SuDS are proposed for the development. Examples of SuDS are permeable paving, swale/s, filter drains grasscrete or grass paving and other such SuDS. Particular areas where SuDS may be feasible are within parking area and where a footpath is proposed. e.g. the hard standing surface could be changed to a SuDS type surface.*

See attached Report and drawing prepared by ONCE Engineering.

- (2) *The applicant is requested to: - Clarify response from Irish Water regarding pre connection enquiry with Irish Water (for water) or alternatively submit a letter of confirmation of feasibility of proposed development from Irish Water. - Clarify response from Irish Water regarding pre connection enquiry with Irish Water (foul) or alternatively submit a letter of confirmation of feasibility of proposed development from Irish Water.*

See attached email from Once Engineer and Irish Water for confirmation of the submission.

Best Regards,
Alison Clarke

MODULE

1st Floor, 2 Chapel Hill Tel: 01-5325078
 Lucan
 Co Dublin
 Web: www.module.ie
 e-Mail: hello@module.ie

CLIENT ALAN AND MONICA HOLMES

PROJECT NO. 21123	STAGE PLANNING PERMISSION F.I	Day	2									
		Month	12									
		Year	21									
		Issued By	AC									

Drawing no.	Drawing Title	Scale	Size	CAD Ref.									
#308-C01	DRAINAGE LAYOUT AND DETAILS	VARIES	A3										
Report	DRAINAGE REPORT	N/A	A3/A4										
Email	IRISH WATER CONFIRMATION EMAIL	N/A	A4										

= Issued Letter = Drawing Revision

DISTRIBUTION													
CLIENT													
SOUTH DUBLIN COUNTY COUNCIL													

MD FILE X
 N = Number of prints Ne = Negative Xs = Issue sheet only Di = Disk Issue eM = eMail Fi = Fax Issue

STATUS	Planning												
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PR = Preliminary AC = Approval/Comments IN = Information P = Planning FC = Fire Certificate T = Tender C = Construction R = Requested