

Planning Department,  
South Dublin County Council,  
County Hall Tallaght,  
Dublin 24,  
D24 A3XC.

Ref: 18983/RC/4996-02/CL

13<sup>th</sup> December 2021

Planning Ref No: SD21A/0051  
Decision Order No: 0545  
Applicant: RGR Holdings Ltd.

**Re: Request for Additional Information**

**Development:** The continuance of use of the existing 3 buildings and all associated external areas for storage and warehousing of motor vehicles, plant, machinery and other durable products for the sale by public auction, all associated ancillary uses including support staff and office facilities and all associated site and development works comprising hard and soft landscaping areas, roads and footpaths, car parking, boundary treatments/fencing, signage and water services infrastructure. The development described above was previously permitted under Reg. Ref. SD18A/0126 and the duration of the permission was limited to two years by condition 9 of that permission. A protected Structure – former Gun Powder Store (RPS Ref. 205) – is located within the application site.

Dear Sir/Madam,

I set down below my response to your queries raised in the clarification of further information:

1. *Clarification of Item 1: The Applicant is requested to submit P02, part site plan, identifying the external open storage areas with the site*

**Response:**

Please find attached Drawing No. 4996-P02-P02 1 which details the external open storage areas

3. *Clarification of Item 3:*

- (i) *There are conflicts between the information on the Landscape Plan (Kevin Fitzpatrick Landscape Architects Drawing No. 101) and the drainage plan (Clarke Drawing 4966-02P30 Natural Flow Path). The Applicant is requested to provide clarification of this and provide plans for the proposals that are consistent.*

**Response:**

Having liaised with Kevin Fitzpatrick, Landscape Architect, I attach herewith Drawing No 4996-P30-P02 Rev02 which details the landscaping proposal with drainage plan.

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5. *Clarification of Item No. 5: The Applicant is requested to submit further detail in relation to the sustainable drainage proposals. These should be shown on both the landscape plans and the drainage plans and they should be consistent. The swale should be vegetated. The detail of all SuDS features showing how they work and how much water they are attenuating.*

**Response:**

This site is divided into three separate catchment drainage areas (Area A, Area B & Area C) none of which are interlinked. Refer to drawing No. 4996-02-P30 Rev02.

Following discussions with Kevin Fitzpatrick, Landscape Architects on SuDS features it was agreed to increase the trees/stormwater soil cell islands at Car parking ref No. 17, 51 and 54.

The stone swale originally proposed will be replaced by Vegetated swale (Bioswale) and detail of this is out line on Drawing No 4996-P30-P02 Rev02

Details of the Suds Features and how they work along with their retention volumes is set down

**Area (A):** Planting of trees in generous soil volumes to help them become large functional trees.

Landscaped Catchment Area 0.88 Ha, North Westerly Flow path, SuDS proposal for planting of trees in generous soil volumes to help them become large functional trees. The biodiversity value of the site is been increased by the planting of 2,569 trees and 100's of shrubs and border plants which are all native species.

The trees have canopy storage potential and evaporation, capturing and evaporating 2.9 m<sup>3</sup>/tree or 7,450 m<sup>3</sup> for the total tree stand. The tree canopy layer is able to intercept and evaporate all of the total rainfall that falls onto the crown and open grass areas

Item	Measurement /Calculation	Comment / Clarification
Volume of interception storage	8,800 x 0.017 x 0.1 = 15m <sup>3</sup>	Grass area directly drained 17.3mm rainfall depth (M5-60) 10% runoff factor

**Area (B):** Rain water harvesting system, Rain garden planting bed and Trees & Storm Water Soil Cell.

Hardstanding & Roof Catchment Area 1.47 Ha. Drainage system. SuDS proposal diverting water from roof and hardstanding areas to a rain water harvesting system for use as grey water which is fed back to the building and to irrigation system with the excess water overflows from the storage tanks to rain garden planting bed where the existing soil is replaced with 'filter soil' (a mix of 20% topsoil, 30% compost and 50% sand). Beds are planted with vegetation that is tolerant of drought and wet conditions as shown in planting Schedule.

The car parking areas is divide with landscaped Trees & Storm Water Soil Cell islands. The soil cell system provides the trees access to large volumes of un-compacted soil. The trees manage storm water in a manner that increased functional capacity over time. Each area is fed by irrigation system fed through a non-perforated pvc pipe beneath the car park area. The system can temporarily hold large volumes of stormwater that will either be used by the trees (evapotranspiration) or will soak into the ground (infiltration).

Any surplus water from the rain garden planting bed discharges to a proposed silt trap and petrol/oil interceptor before discharging into Attenuation storm water management system (StormTech) with an out fall to the Camac stream. The flow-control manhole at the end of the attenuation ensures that only the Greenfield rate of discharge is passed on to the stream.

*Grey water In Building:*

Item	Quantity	M <sup>3</sup> /day
<b>Proposed Development</b>		
Toilet: 76 persons	50 L/hd/Day	3.8
Outdoor usage :	1,800 L/Day	1.8
Miscellaneous :	900 L/Day	0.9
<b>Total Demand</b>		<b>6.5 m<sup>3</sup></b>

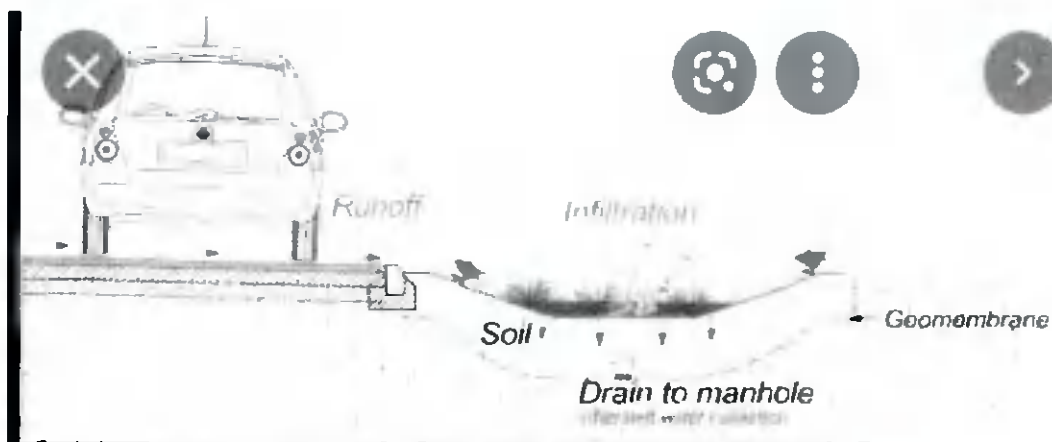
*Storm water Cell Islands:*

Item	Measurement /Calculation	Comment / Clarification
Volume of cell storage	153.6 x 0.6m x 0.6 = 55m <sup>3</sup>	Cell area 153.6sqm directly drained 600mm depth 60% retention

*Garden Planting Bed:*

Item	Measurement /Calculation	Comment / Clarification
Volume of interception storage	336 x 0.75 x 0.4 = 101m <sup>3</sup>	336sqm Garden area at 750mm depth 40% void factor

*Area (C): Bioswale*

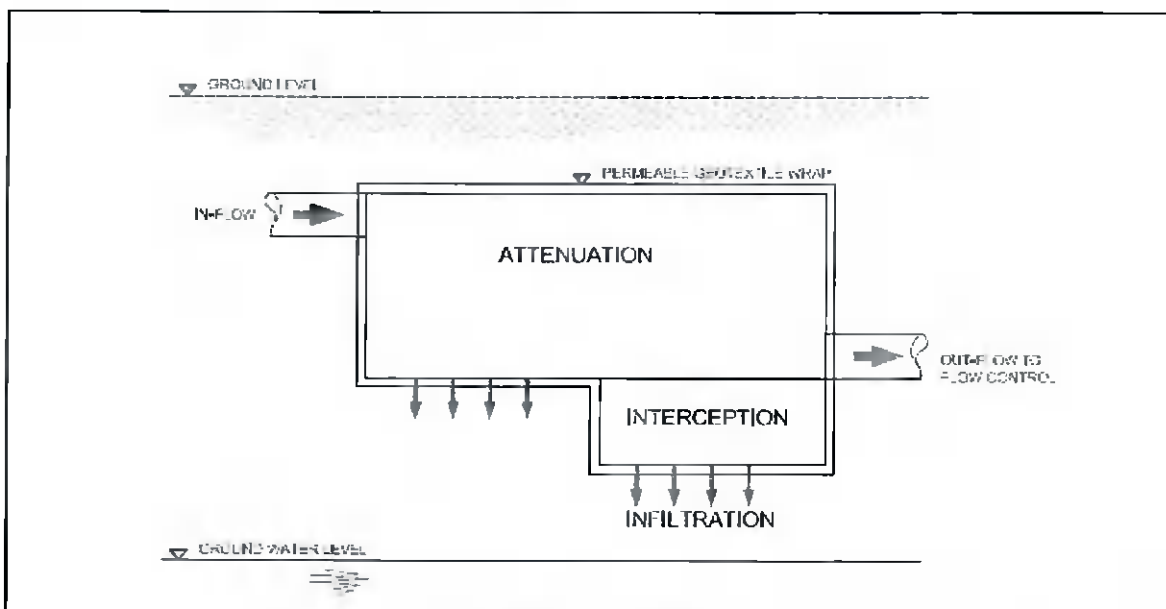


Permeable Catchment Area 0.87 Ha, Easterly Flow path, SuDS proposal is a vegetative lined swale running parallel to access road which would provide overflow storage and attenuation during higher order events and eventually filtrate into ground.

Item	Measurement /Calculation	Comment / Clarification
Volume of interception storage	$8,700 \times 0.017 \times 0.6 = 89\text{m}^3$	Hardcore area directly drained 17.3mm rainfall depth (M5-60) 60% hardcore runoff factor

The area of a trapezoid is  $A = \frac{1}{2} (a + b) h$  where 'a' and 'b' are the bases (parallel sides) and 'h' is the height (the perpendicular distance between the bases) of the trapezoid.

The storage capacity for 161.7m long swale is 31cum.



SCHEMATIC ARRANGEMENT OF ATTENUATION AND INTERCEPTION STORAGE WITH LOW GROUND WATER LEVELS

Attenuation capacity of 58cum required to take any surplus run off from Hardcore surface and this to be discharged to Ground.

6. Clarification of Item 7:

**Response:**

I attach herewith details in relation to signage No.2, No.3, No.11 & No.12 and their location on drawing No. 4996-02-P1000 and drawing No. 4996-02-P1001.

Yours sincerely,

Ronan Clarke. B. Sc. Eng., C. Eng., M.I.E.I. Dip plan, Dip Fire Eng.

Clarke & Company, Engineers & Architects.