

**RESPONSE TO FURTHER INFORMATION REQUEST**  
**(REG. REF SD21A/0284)**

**Doc. No:** P2005-C-002

**PROJECT:** U-STORE-IT, LIFFEY VALLEY

**STATUS:** PLANNING PERMISSION

**CLIENT:** OCEANGLADE LTD

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Rev	Date	Description	By	Checked	Approvals	
P	25 Jan 2022	RFI Response	SJ	GD/CP		
<input checked="" type="checkbox"/> Entire Document Issued this Revision						

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## **1.0 INTRODUCTION**

A planning application was submitted by Oceanglade Ltd for the construction of a Proposed Residential Development at Liffey Valley Complex, Fonthill Rd, Quarryvale, Co. Dublin.

The planning register reference number for the application is SD21A/0284.

South Dublin County Council has issued a request seeking additional information in relation to this planning application, which includes engineering items.

The engineering items which are addressed in this report are set out below. For ease of reference, we have reproduced the text for each of the items listed (in *Italics*) which is then followed by our response.

- Item No. 3

## **2.0 ADDITIONAL INFORMATION - ENGINEERING ISSUES**

### **Item 3**

*The There are concerns with the reliance on underground attenuation tanks to manage surface water onsite. The surface water drainage proposal is not considered to be sustainable and conflicts with the County Development Plan. SDCC do not approve of underground tanks unless the full natural potential of the site to manage surface water runoff has been explored. The drainage proposals deliver no amenity or biodiversity. The applicant is requested to revisit the design and layout of the proposed development and to submit revised plans and particulars to include:*

- a) Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.*
- b) The applicant shall show natural SuDS features for the development such as green roofs, grass areas, channel rills, swales, detention basins, attenuations ponds/reed bed/wetlands and other such SuDS and show what attenuation capacity is provided by such SuDS. The use of underground tanks should be avoided.*
- c) A detailed SUDS scheme for the proposed development to be agreed with Public Realm. The SuDS features should be integrated into the landscape proposal with details provided on how they work and their attenuation capacity.*

### **Response**

Please refer to Sections 3.2 & 3.3 of GDCL Report No. P2005-C-001, which has been updated to reflect a revised narrative regarding interception and treatment storage for the subject site. The above-mentioned report, and GDCL drawing No.'s P2005-C-201 & P2005-C-210 have been updated to reflect an increased quantum of SuDS measures (and details), as well as additional measures that increase the overall treatment and interception storage across the site. The new proposal details that SuDS measures have been integrated into the surface water drainage network with the objective of increasing the amount of amenity and biodiversity, managing the quality of runoff to prevent pollution, and creating sustainable local ecosystems.

The SuDS measures proposed are as follows:

- Green roofs
- Swales within the link street grass verges
- Permeable paving in parking areas
- Tree pits
- 'Hydrobrake' flow control device
- Petrol interceptor

The addition of SuDS measures such as green roofs and filter drains within swales yields a significant increase in the overall treatment and interception volume throughout the site due to gullies and overland flows being routed through the newly proposed SuDS measures.