KAVANAGH BURKE
CONSULTING ENGINEERS

Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

27th January 2022

Re: Response to Additional Information Request for Planning Application Reg. Ref. SD21A/0239

Applicant: JMC Van Trans Ltd.

Dear Sir/Madam,

Please find enclosed the response documents in relation to your Additional Information Request dated 21st October 2021 to proposed alterations to development at Kingswood Business Park

Item 1:

The applicant is requested to submit a letter of consent from the third party who has the right of way on the access road in order for the proposed changes to the existing roundabout and provision of revised road junction. The applicant should note that an amended site location map/site layout drawing should be submitted showing clearly any right of way in the applicant landownership. A letter of consent from the third party who have the right of way on the main access road is required.

Response:

The applicant has decided not to change the existing HGV's access/egress arrangement to the proposed development, therefore as a part of this Planning Alterations Additional Information the existing roundabout will remain unaltered (as per granted planning permissions reg. ref. SD18A/0314, SD19A/0408 and SD20A/0187.

Item 2:

The applicant is requested to provide additional site layout drawings detailing the exact location of bicycle parking, noting that bicycle parking must be covered. Plans, sections and elevations are also requested, providing detailed proposals for covered bicycle parking.

Response:
Please refer to enclosed drawing ref D1568 D2 Site Plan PL7 for covered bicycle parking location (in front of the office, in the vicinity of the pedestrian gates) and drawing ref. D1568 GA-A106 PL1 for plan and elevations.

Item 3:
The applicant is requested to provide additional drawings and information in relation to the proposed gas tank and generator, including any screening proposals, to allow for a full assessment of their impact.

Response:
Please refer to enclosed drawing ref D1568 D6 Generator and Gas Tank PL1 for details on chosen generator and gas tank to serve the proposed buildings on site. The layout includes the site plan extract and pictures of the generator and gas tank and their future location on site (as they will be hidden behind the retaining wall at the site's southern boundary.

Item 4:
The applicant is requested to submit detail design of all the retaining walls at the proposed development including:

- ***fully dimensioned drawing***
- ***foundations including sub-base specification***
- ***steel reinforcement arrangement, concrete specifications***
- ***loadings post construction (dead, live, hydraulic, etc.)***
- ***drainage/groundwater management***

Response:
Please refer to enclosed drawing ref D1568 D5 Retaining Walls Location and Sections PL1 for details on proposed retaining walls throughout the development. Retaining walls are proposed to be a gabion retaining walls (at the site's northern and eastern boundary) and RC retaining walls (at the site's southern boundary). This layout shows typical cross sections of 3 No walls on site, and RC wall is detailed on the enclosed drawing ref D1568 RC-010 PL1 for the Local Authority review.

Item 5:
The applicant is requested to provide information with regards to their proposed bin/waste collection arrangement and bin storage and collection locations, including auto track analysis showing how bin truck can access and egress the site safely.

Response:
Please refer to drawing ref D1568 D2 Site plan PL7 for bin storage and collection location on site and drawings ref. D1568 D2-1A Swept Path Analysis - Sheet 1 of 2 PL1 and D1568 D2-1B Swept Path Analysis - Sheet 2 of 2 PL1 for swept path analysis demonstration.

Item 6:
The applicant is requested to submit revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e., Auto-track or similar) demonstrating that fire tenders and large vehicles can access/egress the proposed junction towards the southern existing Kingswood Business Park.

Response:
Please refer to enclosed drawings ref. D1568 D2-1A Site plan with swept paths Sheet 1of2 PL7 and D1568 D2-1B Site plan with swept paths Sheet 2of2 PL7 for a detailed demonstration of fire tender and HGV swept paths analysis throughout the development. Requested drawing scale is not practical for demonstration due to the size of the proposed development hence swept paths on site are shown at 2 no A0 drawing at scale 1:250.

Item 7:
The applicant is requested to submit an operational management plan which shall include no. of HGVs making deliveries to and from the proposed development during the operational phase of the proposed development.

Response:
Final no. of deliveries of the future development will be established in the operational phase of this development albeit approximate numbers of deliveries could be extracted from the previously submitted Traffic Impact Assessment, as per granted permission reg. ref. SD18A/0314. Please note, this information has not change and it is applicable for current planning application. TIA is enclosed for your information and review.

Item 8:
The applicant is requested to provide the unladen Gross Vehicular Weight of the 8 vans proposed to be parked at the proposed development.

Response:
A typical Renault Master van unladen weights 3.3 t, therefore 8 no vans weights 26.4 t.

Item 9:

The applicant is requested to submit a report showing surface water attenuation calculations for the proposed new development. If the development will share an existing attenuation system, then also show the surface water attenuation calculations for the existing and proposed development. The calculations shall include, SAAR value, Qbar, Soil factor, areas of buildings, roads, pathways permeable paving and green areas in m2 and their respective run off coefficients. Include the area of site in Hectares.

- ***(a) The applicant is requested to contact water services prior to submission of surface water attenuation calculations to discuss same.***
- ***(b) The report must explain why discharge rate has changed from 7.63l/s in 2018 to new proposed discharge rate of 8.75 l/s.***

Response:

Please refer to enclosed Drainage Design Report PL7 which contains the requested SAAR value, Qbar calculation, Soil factor, the breakdown of the areas and their runoff coefficients for the Local Authority review.

(a) Surface water arrangement and calculations were approved by the Local Authority, and they are shown as a part of this submission at the enclosed Drainage Design Report, all as per original and previously granted permission reg.ref. SD 18A/0314.

(b) A discharge rate of 8.75 l/s was not amended to suit this development discharge rate and as such was incorrect. The correct allowable discharge from the subject site (subject of a current planning application) is 7.63 l/s, as per granted planning applications reg. ref. SD18A/0314; SD19A/0408 and SD20A/0187.

Item 10:

The applicant is requested to submit a drawing to clearly show all changes to the proposed new development and to submit a drawing showing what was initially given planning permission for.

Response:

Please find enclosed all the drawings relevant to the subject planning application and this additional information request and all the drawings as per the latest granted planning permission reg. ref SD20A/0187 for comparison and review of the Local Authority.

Item 11:

The applicant is requested submit a report and drawing to examine if an alternative SuDS (Sustainable Drainage System) element can be developed to replace proposed retaining wall north of site.

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Response:
Please refer to enclosed Drainage Design Report PL7 and drawing ref. D1568 D3 Drainage and Watermain Layout PL7 for your review.

Item 12:
The applicant is requested to provide detailed proposals for SuDS to be included in the development. Include as much SuDS as possible to attenuate surface water. Examples of SuDS are green open area/s ponds, swales, filter drains, tree pits, permeable paving, green roofs, grasscrete and other such SuDS.

Response:
In considering surface water management solution (a proprietary system of thermoplastic arches backfilled in specified stone and wrapped in a pervious geotextile) we considered all SuDS devices and given the industrial nature of the proposed operations on this site, the solution of underground surface water attenuation was decided on. In summary, a range of measures have been incorporated into the development as follows:

- Tree Pits
- Porous Asphalt
- Trapped Road Gullies
- Restricted discharge
- Silt trap and petrol interceptor
- Water butts
- Permeable paving

Please refer to enclosed drg ref. D1568 D3 Drainage and Watermain Layout PL7 for details.

I trust the above is in order and look forward to your future correspondence.

Yours sincerely,

Elena Dragoje
BSc.(Eng.) M.I.E.I.
Kavanagh Burke Consulting Engineers