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Sent By: Post

Job Ref: D100

A - RFM

Date: 4-Feb-22

RE: PLANNING Ref: SDZ21A/0020 – PROPOSED BLOCK G DEVELOPMENT AT ADAMSTOWN

This response addresses Item No. 5 of the Planning Authorities *Request for Further Information*, relating to planning application **SDZ21A/0020**. The other items included on the *Request For Further Information* have been dealt with by other members of the design team.

In preparing our response to this *Request for Further Information*, the project Design team met with Eoin Burke, Tracy McGibbon, John McGee, Yasir Kahn and Graham Murphy of SDCC on 13/01/2021. The amendments the applicant is proposing in this submission in response to the Request for Further Information were discussed in detail with SDCC and incorporate their very welcome advice and direction. The without prejudice nature of this pre-submission discussions are acknowledged.

Request:

5. (a) *Sustainable Drainage Systems (SuDS) are proposed within the central courtyard area on submitted landscaping plans for the development however these features are not shown on submitted surface water drainage plans. The applicant is requested to submit a revised surface water drainage layout drawing showing the inclusion of SuDS on site including within the central courtyard area. The drawing shall demonstrate how all SuDS features are integrated into the surface water drainage network on site.*

(b) *The applicant is requested to submit cross sectional details of all proposed SuDS features for the development including but not limited to:*

- *Permeable pavement*
- *Tree pits*
- *Swales*

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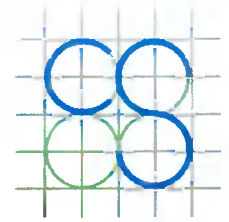
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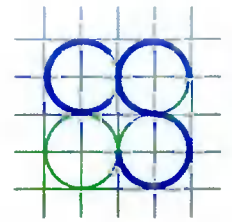


- Rain Gardens
- Green/Blue roofs

(c) There is an opportunity to seek above ground water attenuation and additional SUDS features within the communal space at ground level. The applicant is requested to revisit this aspect and incorporate green infrastructural items that function in conjunction with SUDS.

Response:

- a) The proposed Central Courtyard has been re-assessed to include for both traditional and sustainable drainage arrangements. The Adamstown SDZ drainage strategy for this site is for attenuation to be provided at regional level, rather than at site level. As such no attenuation system is proposed for this site. Sustainable urban drainage protocols encourage the use of infiltration systems to aid in the removal of potentially harmful material from entering the stormwater network. As such the provision of soft landscaping areas and the proposed extensive use of tree pits will allow for storm water generated on site to be directed into green areas allowing both infiltration and treatment to be provided. The Central Courtyard will also incorporate the use of tree pits and infiltration systems to provide a sustainable component to the proposal. Refer to CS Consulting's drawing **D100/202 RevA** which gives details of the proposed SuDs systems to be utilised in the Central Courtyard.
- b) Please refer to Aecom drawings submitted with this RFI response for details of the tree pits & proposed localised green roof to be provided on the scheme. The extensive use of landscaping and tree pits prevents the inclusion of permeable paving for the proposed scheme. Notwithstanding, the proposed scheme will provide 'Downstream Defenders' to aid in the removal of potentially harmful material from surface water prior to outfalling from the site.
- c) As noted, the Adamstown SDZ drainage strategy for this site provides the required volumetric attenuation storage at regional level, as such no on-site attenuation is required on site. However, the proposed re-design of the Central Courtyard will allow for enhanced SuDs drainage features to be provided. This will allow storm water generated in this area to be directed, in the first instance, into infiltration system to allow for disposal of storm water into



the subsoil. Refer to CS Consulting drawing **D100/202 RevA** & Aecom Landscape drawings for details of same.

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Director

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for Cronin & Sutton Consulting