

RESPONSE TO FURTHER INFORMATION REQUEST

(REG. REF SD21A/0271)

DOC. No: P2012-C-005

PROJECT: SILVER GRANITE, PALMERSTOWN

STATUS: PLANNING PERMISSION

CLIENT: HOLLYVILLE INVESTMENTS LTD

ARCHITECT: DOWNEY PLANNING & ARCHITECTURE



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Where this document has been revised it is recorded as indicated below. Please replace all superseded pages of this document with current version.

Rev	Date	Description	By	Checked	Approvals	
P	20 April 22	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 Hollyville Investments Ltd. for the construction of a mixed-use development located at Silver Granite public house, Kennelsfort Road Upper, Johnstown, Dublin 20.

The planning register reference number for the application is SD21A/0271.

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 applicant is requested to submit a Drainage plan/SuDS strategy that are consistent with SuDS shown on the landscape plans. This should show how much water each/all of the SuDS features are attenuating and for SuDS to be retrofitted in the adjoining car park as indicated on the landscape plans. At present, there are conflicts between the information on the Landscape Proposals (Downey Landscape Drawings 525-001-PL-610/525-001-PL-613) and the SuDS Layout Strategy (gdcl Consulting Engineers Drawing P-2012-C-105). SuDS proposals in the drainage strategy should be consistent with those in the Landscape Proposals. Some of the bioretention features are missing from the SuDS strategy including retrofitted bioretention SuDS tree pits in the car park across the Kennelsfort Road Upper.

Response

Please refer to GDCL Drawing No. P-2012-C-105, which has been updated to reflect revised SuDS proposals in line with the proposals reflected on the updated Downey Landscape Drawings 525-001-PL-610/525-001-PL-613.

For this development, it is proposed that SuDS measures only be provided within the client ownership boundary of the development.

In this regard, it is proposed that SuDS measures are not provided within the car park across Kennelsfort Road Upper. It is instead proposed that the car park retains its existing drainage measures. This proposal follows on the back of a meeting held with South Dublin County Council on the 16th of February 2021.

Subsequently, additional tree pits have been proposed within the client ownership boundary to increase the quantum of SuDS measures proposed throughout the development. This will increase the overall treatment and interception storage of the scheme.

Lastly, it is not envisaged that the proposed SuDS measures attenuate the surface water storage during storm events. Instead, it is proposed that the SuDS measures are fitted with an overflow that connect to the nearest surface water drain. This introduces an increase in the treatment and interception storage for the overall development for larger storm events as the SuDS measures will not be as easily surcharged when fitted with the overflow.