

Planning Department,  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 YNN5

27<sup>th</sup> May 2022

Our Ref: D1678

**RE: Planning Compliance Submission**  
**Application Reg Ref. SD21A/0162**

**Applicant: Exeter Ireland IV B Limited**

**PLANNING COUNTER**

- 7 JUN 2022

**RECEIVED**

Dear Sir/Madam,

Please find attached our planning compliance documents in for the above referenced granted planning application for the Construction of 2 warehouses with ancillary office & staff facilities and all associated development works at Brownsbarn, Citywest Campus, Dublin 24.

The relevant Conditions of Planning are addressed as follows:

**Condition No. 1 - Development to be in accordance with submitted plans and details**

Condition noted.

**Condition No. 2 - Materials, Finishes & Colours**

Please find enclosed Elevations drawings for both units ref. GA-A-1-05 and GA-A-2-05, accompanied with colour swatches from Kingspan submitted for written agreement with Planning Authority.

**Condition No. 3 - Irish water Connection Agreement**

Connection agreement with Irish Water noted and underway. The copy of connection agreement to be lodged to SDCC when agreement is received.

#### **Condition No. 4 – Drainage**

- (a) Please find enclosed drainage drawing ref. *D1678 - D4 - Drainage & Watermain Layout rev.CL1*.
- (b) noted re: IW compliance.
- (c) noted re: network separation.
- (d) noted re: GDRCP compliance.

#### **Condition No. 5 – Lighting**

This condition will be dealt with under a separate cover letter.

#### **Condition No. 6 – Implementation of the Landscape Plans**

This condition will be dealt with under a separate cover letter.

#### **Condition No. 7 – SuDS**

Due to the industrial nature of the proposed development, the yard surfacing for HGV access and marshalling is concrete. An area of porous asphalt and permeable paving is provided to the roads on site combined with grasscrete to car parking area where traffic loads are light.

The storm water runoff from the entire site will be collected in the proposed SW drainage network and it will be attenuated in the underground StormTech Attenuation System (or similar approved) before being discharged to the storm water drainage network constructed as per granted planning permission Reg. Ref. SD21A/0162. The flow control device will be installed on the outlet of the on-site attenuation system ensuring that no runoff will leave the site unattenuated. The restricted discharge from site will be limited by a proprietary flow control device. The maximum allowable discharge is limited to calculated flow not exceeding Greenfield runoff rate, QBAR (as per criterion 4.3 "River Flood Protection" chapter 6.3.4 of GDSDS). All flows and runoffs for storm water network design and attenuation sizing are calculated incorporating 20% climate change factor for all rainfall intensities as per chapter 6.3.2.4 of GDSDS table 6.2 "Climate Change Factors".

A series of pollution removing devices are incorporated in the proposed drainage network. Vortex style silt trap and petrol interceptor are proposed on the inlet to the attenuation system to remove suspended solids and hydrocarbons from the runoff before it enters the attenuation system. In addition to the aforementioned devices, an isolator row is integrated into the proprietary attenuation tank. This row of geotextile wrapped cells is specifically designed to capture any residual silts and debris that may have found their way into the tank. The isolator row also allows periodical inspection and maintenance (jetting out) of the captured debris.

Interception storage capturing first 5mm of every rainfall event is proposed as part of the attenuation tank system to promote infiltration and to reduce the overall discharge to the receiving watercourses. Given

the design size of the interception storage, the majority of rainfall events will be stored in the attenuation and disposed by infiltration and will never leave the site.

The proposed surface water management solution for the subject site provides both runoff quality and quantity control. Quality control is provided by ensuring all surface water runoff is dealt with on site with reference to the specified attenuation system with in-built "isolator row", proprietary silt traps & petrol interceptors. Quantity control is also provided through the surface water attenuation system coupled with the downstream flow control device. This system of surface water management has been put in place throughout the more recent developments of Baldonnell Business Park and Kingswood Business Park individual sites have been developed in a similar nature.

In considering the above surface water management solution we considered all SuDS devices and given the industrial nature of the proposed operations on this site, the above 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
- Trapped Road Gullies
- Restricted discharge
- Silt trap and petrol interceptor
- Water butts
- Permeable paving
- Green roof
- Grasscrete paving

The above proposed SuDSs devices are shown at enclosed Site plan layout and Drainage and Watermain Layout and they are detailed and further specified by landscape architect at their enclosed documents and drawings, also submitted for the review of the Local Authority.

An extensive (sedum type) green roof is proposed to the roof above the office block of Unit 2. The roof substrate will be made up of fabric mats sown with sedum planting. This roof type allows for storm water interception and disposal through transpiration and evaporation. In addition to quantity reduction, the green roofs will improve the quality of the runoff and will become a wildlife habitat, improve biodiversity and boost the environmental credentials of the development. According to CIRIA 697 SUDS Manual, typical green roofs should attenuate storms up to a two-year return period event.

To minimise the storm water runoff and to increase the ratio of the green surfaces on site, Grasscrete type surface is proposed to the carparking spaces (excluding disabled carparking where the permeable paving will be used). Grasscrete surface is not proposed to the circulation roads of the car park to prevent damage to the surfacing and to prevent reduction of the grip between tyres and road surface. However, open texture macadam is proposed to the car park roads to assist other permeable hardstanding areas in rainfall runoff reduction. The runoff from the proposed open texture macadam will be collected in a series of infiltration tree pits and a swale (shown on the accompanying drainage drawing), where the excess runoff from the car parking road will be able to infiltrate to ground. These tree pits will be provided with overflow pipes discharging excess runoff to the proposed on-site attenuation tank from which the storm water will be discharged to the existing storm water network at green field runoff rate.

The proposed surface water management solution for the subject site provides both runoff quality and quantity control. Quality control is provided by ensuring all surface water runoff is dealt with on site as described earlier in this document with reference to the specified attenuation system with in-built "isolator row", proprietary silt traps & petrol interceptors. Quantity control is also provided through the surface water attenuation system coupled with the downstream flow control device. This system of surface water management has been put in place throughout the more recent developments of Baldonnell Business Park and Kingswood Business Park individual sites have been developed in a similar nature.

In summary, the following figures synopsis the surface water attenuation calculations:

	UNIT 1	UNIT 2
SITE AREA	18,220 m <sup>2</sup>	18,850 m <sup>2</sup>
SAAR	798	798
SOIL VALUE	0.3	0.3

STRUCTURE TYPE	RUNOFF COEFFICIENTS	UNIT 1 AREA (ha)	UNIT 2 AREA (ha)
Impermeable Areas <i>(roofs, footpaths, concrete yard, roads, paving)</i>	1.0	1.2475	1.1725
Green Roof (if any)	0.8	0	0.025
Grsscrete	0.3	0.1445	0.0625
Landscaping	0.3	0.43	0.645
TOTAL	-	1.822	1.885

The nature of the development will not allow for the storm water runoff from the marshalling yard to be discharged directly to tree pits. The runoff from these areas will pass through the aforementioned silt trap, petrol interceptor and isolator row prior to being attenuated. These devices will ensure that the water trapped in the interception storage in the tank is free of pollutants before it is allowed to infiltrate to subsoil.

The proposed runoff quality improving devices together with the proposed interception storage (volume reduction) and flow restriction not exceeding the green field runoff rate form a SUDS management train that will ensure:

- Prevention and removal of the pollutants through the proposed devices and through the implementation of site housekeeping/ routine maintenance
- Source control of the runoff by infiltration near its source through the proposed permeable surfacing and through the base of the tank and also by infiltration and evaporation from landscaped areas
- Site Control and management of water on site in the proposed attenuation system with restricted discharge limited to the green field runoff rate.

A conservative approach was taken in calculating the required attenuation volume and no volume reduction was made for the proposed SuDS infiltration devices.

In addition, please refer to accompanying drainage and watermain layout ref. *D1678 – D4* submitted to written agreement of the Planning Authority.

**Condition No. 8 – Retention of Landscape Architect**

This condition will be dealt with under a separate cover letter.

**Condition No. 9 – Retention of Ecologist**

This condition will be dealt with under a separate cover letter.

**Condition No. 10 – Tree Works**

Condition noted.

**Condition No. 11 – Tree and Hedgerow Protection Measures**

Condition noted.

**Condition No. 12 – Tree Bond and Arboricultural Agreement**

The Applicant, Exeter Ireland IV B Limited, will address the payment of the Tree and hedgerow Bond directly with the Local Authority's Bonds & Contribution Department.

**Condition No. 13 – Roads.**

- (a) No areas to be taken in charge.
- (b) Please find enclosed "*Construction Traffic Management Plan*" as compiled by Castlebrowne Civil Engineering submitted for written agreement of the Planning Authority.
- (c) noted re: road signs.
- (d) noted re: bicycle & pedestrian routes.
- (e) noted re: minimum footpath width. Please refer to enclosed site layout drg. Ref. *D1678 - D3 - Site Plan rev.CL1*.
- (f) noted re: covered bicycle parking. Please refer to enclosed site layout drg. Ref. *D1678 - D3 - Site Plan rev.CL1*.
- (g) noted re: footpath connectivity.
- (h) noted re: parking.

**Condition No. 14 – Archaeological Monitoring, Recording and Reporting**

Condition noted.

**Condition No. 15 – Environmental Health**

- (a) Hours of construction noise noted.
- (b) Noted re: noise intensity.
- (c) Noted re: air blown duct control.
- (d) Noted re: refuse soakage.
- (e) Noted re: pest control.
- (f) Noted re: no emissions of malodours, no noise vibration.
- (g) Noted re: noise levels.
- (h) Noted re: noise levels.
- (i) Noted re: signage and lighting.
- (j) Noted re: sewer connection control.

**Condition No. 16 – Casement Aerodrome**

- (a) Condition noted. As the appropriate time prior to any crane activity on site, the Air Corps Air Traffic Services will be contacted regarding the use of cranes, heights, hours of operation etc.
- (b) Condition noted.

**Condition No. 17 – Signage**

Condition noted.

**Condition No. 18 – Financial Contribution**

The Applicant, Exeter Ireland IV B Limited, will address the payment of the financial contribution directly with the Local Authority's Bonds & Contribution Department.

List of drawings & reports enclosed with this cover letter:

- Elevations drg. Ref. D1678 UNIT 1 GA-A-1-05 Elevations CL1
- Elevations drg. Ref. D1678 UNIT 2 GA-A-2-05 Elevations CL1
- Kingspan colour swatches: Anthracite Grey, Graphite & Grey White
- Drainage drawing ref. D1678 - D4 - Drainage & Watermain Layout rev.CL1
- Site layout drg. Ref. D1678 - D3 - Site Plan rev.CL1, and
- Document ref. Construction Traffic Management Plan

Yours sincerely,



---

**Patrick Kavanagh**  
**BSc(Eng.) Cert.Dip.(Eng.) C.Eng. MIEI**