KAVANAGH BURKE
CONSULTING ENGINEERS

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

16th June 2022 Our Ref: D1658

RE: Planning Compliance submission for Planning Applications Reg Ref. SD21A/0200 and SD19A/0407

Applicant: Jordanstown Properties Limited

Dear Sir/Madam,

Please find attached our compliance submission for the above referenced granted planning submissions for Site C, College Lane, Greenogue Business Park, Rathcoole, Co. Dublin.

The Conditions of Planning are addressed as follows:

Condition No. 1 (SD21A/0200)
Condition noted.

Condition No. 2 (SD21A/0200)
All conditions granted under reg ref SD19A/0407 have been taken in consideration for this application and are addressed as follows:

Condition No. 1 (SD19A/0407)
Condition noted.

Condition No. 2 (SD19A/0407)
Please refer to enclosed Site Layout drg.ref. *D1658 – D2.*

Condition No. 3 (SD19A/0407)
Condition 17. In SD21A/0200 supersedes this condition.

Condition No. 4 (SD19A/0407)
Condition 16. In SD21A/0200 supersedes this condition.

Condition No. 5 (SD19A/0407)

Condition 14. In SD21A/0200 supersedes this condition.

Condition No. 6 (SD19A/0407)
Condition 18. In SD21A/0200 supersedes this condition.

Condition No. 7 (SD19A/0407)
The condition doesn't apply, as no areas are to be taken in charge.

Condition No. 8 (SD19A/0407)
Condition noted.

Condition No. 9 (SD19A/0407)
Condition noted.

Condition No. 10 (SD19A/0407)
Condition 9. In SD21A/0200 supersedes this condition.

Condition No. 11 (SD19A/0407)
Condition noted.

Condition No. 12 (SD19A/0407)
Condition 15. In SD21A/0200 supersedes this condition.

Condition No. 13 (SD19A/0407)
Please find enclosed Construction Environmental Management Plan prepared by Castlebrowne Civil Engineering for written agreement of the Planning Authority.

Condition No. 14 (SD19A/0407)
(a) Condition noted.
(b) Condition 18. In SD21A/0200 supersedes this condition.
(c) Condition noted.

Condition No. 15 (SD19A/0407)
Condition 13. In SD21A/0200 supersedes this condition.

Condition No. 16 (SD19A/0407)
Condition noted. Please find enclosed cover letter by Jordanstown properties Ltd. in relation to Landscape Architect appointment submitted to Planning Authority for written agreement.

Condition No. 17 (SD19A/0407)
Condition noted.

Condition No. 18 (SD19A/0407)
Condition noted.

Condition No. 19 (SD19A/0407)
Condition noted.

Condition No. 3 (SD21A/0200)
Condition noted.

Condition No. 4 (SD21A/0200)
(1) noted re. parking spaces.
(2) (i) the condition will be submitted to planning authority under separate cover letter.
(2) (ii) Please refer to enclosed site layout drawing ref. *D1658 – D2* for pedestrian footpath as requested.

Condition No. 5 (SD21A/0200)
Condition noted. The Contractor is liaising with the Air Traffic Services daily regarding crane activity on site, the use of cranes, heights, hours of operation etc.

Condition No. 6 (SD21A/0200)
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 (MC-4500 or similar approved) before being discharged to the storm water drainage network constructed as per granted planning application Reg. Ref. SD18A/0265. 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 discharge from site was set at the rate not exceeding the runoff from the site in its green field state as demonstrated in this report.

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. The details of the surface water attenuation system, interceptors, flow control device, storage volume and network calculations are included in this Drainage Design Report.

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.

An extensive (sedum type) green roof is proposed to the roof above the office block. 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.

In addition to the storm water network elements listed above, we propose green, living walls to the portion of the elevation of the warehouse building. Green walls will create more visually appealing and dynamic facades that sway in the breeze and change with the seasons. These dense facade coverings will not only help to break the monotony of cladding surfaces but will also help to create efficient

building envelope, minimizing heat loss and cooling loads, reducing rainwater runoff and filtering pollutants out of the air.

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 nature of the development will not allow for the storm water runoff from the marshalling yard to be discharged directly to swales or 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 (including green walls)
- 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. *D1658 – D3* submitted to written agreement of the Planning Authority.

Condition No. 7 (SD21A/0200)

a) Water supply and drainage infrastructure will be constructed in accordance with Irish Water Standard Details and Irish Water Code of Practice. A connection application will be made to Irish Water together with network design drawings to obtain the statement of design acceptance and the connection offer.

b) Surface water drainage system will be completely separated from the foul sewer network as per Irish Water and County Council requirements. All precast manholes will have min 150mm C20/25 concrete surround.

Condition No. 8 (SD21A/0200)

a) Refer to the drainage and watermain layout ref. *D1658 – D3* accompanying this compliance response for details of the proposed foul and surface water drainage.

b) Surface water drainage system will be completely separated from the foul sewer network as per Irish Water and County Council requirements. All precast manholes will have min 150mm C20/25 concrete surround.

c) Noted.

d) Soakaways will not form part of the proposed surface water disposal method. The proposed attenuation tank adheres to the soakaways separation distances of 3m to any adjoining site boundary, 5m.

Condition no. 9 (SD21A/0200)
A connection application will be made to Irish Water together with network design drawings to obtain the statement of design acceptance and the connection offer.

Condition no. 10 (SD21A/0200)
(a) noted.
(b) noted.
(c) Please find enclosed lighting system drg. ref. *UWBC-AXE-XX-00-DR-ME-60102* prepared by AxisEng Consulting for written agreement with Planning Authority.

Condition no. 11 (SD21A/0200)
Condition noted.

Condition no. 12 – Arborist appointment
Condition noted. Please find enclosed cover letter by Jordanstown properties Ltd. in relation to Arborist appointment submitted to Planning Authority for written agreement.

Condition no. 13 - (a) to (e) (SD21A/0200)
Please find enclosed Landscape Plans (referenced at the end of this letter) prepared by JBA Consulting package for written approval with the Planning Authority.

Condition no. 14 (SD21A/0200)
Please find enclosed Construction Traffic Management Plan prepared by Castlebrowne Civil Engineering for written agreement of the Planning Authority.

Condition no. 15 (SD21A/0200)
Please find enclosed Construction & Demolition Waste Management Plan prepared by Castlebrowne Civil Engineering for written agreement of the Planning Authority.

Condition no. 16 (SD21A/0200)
Condition noted – (i.e. submit Mobility Management Plan within 6 months of opening of the proposed development.). This item will be dealt with through future correspondence with the Local Authority.

Condition no. 17 (SD21A/0200)
Please refer to enclosed Site Services Layout drg. ref. *UWBC-AXE-XX-00-DR-ME-60101* prepared by AxisEng Consulting showing the position of the chargers, mini pillars, and ducting. 9 No spaces have infrastructure for future car EV chargers to car parking spaces & 1 No accessible parking space.

Condition no. 18 (SD21A/0200)
Please find enclosed Lighting Layout ref. UWBC-AXE-XX-00-DR-ME-60102 prepared by AxisEng Consulting submitted for written agreement. There is no Public Lighting within the proposed development. All lighting is within the private grounds of Unit C and as such will not from part of a public lighting scheme or be taken in charge.

Condition no. 19 (SD21A/0200)
Condition noted.

Condition no. 20 (SD21A/0200)
Condition noted.

Condition no. 21 (SD21A/0200)
The Applicant, Jordanstown Properties Limited, will address the payment of the financial contribution directly with the Local Authority's Bonds & Contribution Department.

Enclosed with this letter are the following documents:

- Drawing ref. KB_D1658 D3 Drainage and Watermain Layout Rev CL1,
- Drawing ref. KB_D1658 D2 Site Plan Rev CL1,
- Drawing ref. JBA_CER-JBAI-XX-XX-DR-L-0002-A3-C03-Landscape_Masterplan,
- Drawing ref. JBA_CER-JBAI-XX-XX-DR-L-0003-A3-C02-Section_Plan,
- Drawing ref. JBA_CER-JBAI-XX-XX-DR-L-0004-A3-C03-Planting_Plan,
- Drawing ref. JBA_CER-JBAI-XX-XX-DR-L-0005-A3-C01-Landscape_Detail_Plan,
- Drawing ref. Axis_UWBC-AXE-XX-00-DR-ME-60102,
- Drawing ref. Axis_UWBC-AXE-XX-00-DR-ME-60101,
- Document ref. CWMP,
- Document ref. CEMP,

- Document ref. CTMP, and
- The evidence of appointment from Jordanstown Properties Ltd.

Should you require any further information in relation to this submission please contact us.

Yours sincerely,

Patrick Kavanagh
BSc.(Eng.) Dip.Cert.(Eng) C.Eng. M.I.E.I.