

Land Use Planning & Transport Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

27<sup>th</sup> May 2022

**TUBBER LANE, ADAMSTOWN, LUCAN, CO. DUBLIN. REF. SDZ21A/0023**

Dear Sir/Madam,

Please find enclosed response to the further information request in relation to the above planning submission. This document is in response to items 2.10B, 2.10C, 3.5, 3.6, 3.8, 3.12, 4.1a, 4.1b, 4.1v & 4.3 of the request for further information. Please read in conjunction with other design team members drawing and reports.

Item Ref.	FI request	POGA response
2.10.B	It is noted that not all elements of the Avenues are in keeping with this design and the applicant is requested to provide a revised layout indicating that all elements of the Avenues provide parking, trees, footpaths and cycle paths in line with the ASDG	Please refer to drawings 20065-101 to 20065-103 showing the plans of the road network and 20065-117 for plans and section. In our opinion, the scheme complies with the ASDG.
2.10.C	The applicant is requested to provide a road layout plan clearly indicating street typologies. Each type of street should meet the relevant design requirements in terms of parking, pedestrian / cycle movement, crossings and street trees. Cross sections for each road type should ensure correct spacing for cycle lanes and parallel and perpendicular parking should be provided.	Please refer to drawings showing 20065-100 showing the street hierarchy. The street cross sections are shown on drawings 20065-117. Cycle lanes are only provided on the boulevard where a 1.3m buffer is provide between perpendicular parking spaces to the parking space and the cycle lane. This is standard throughout the Adamstown STZ. Refer to landscape architects details for the street trees.

3.5	The applicant is requested to ensure that turning manoeuvres are achievable on all roads unless short enough to allow reversing as per DMURS.	Refer to drawings 20065-120 to 20065-125 for swept path analysis on all roads. These drawings shows the swept path for all roads with a standard refuse vehicles and fire tender. Turning head or loops are provided on all roads with a dead end longer than 20m.
3.6	The details of access roads and crossing points should be submitted showing dimensions of corner radii, road widths etc.	Pedestrian crossing, corner radii and road dimensions are shown on drawings 20065-101 to 20065-103. The minimum corner radii is 4.5m. Road widths are also show on the typical sections on drawing 20065-117.
3.8	The applicant is requested to provide an overall management plan of refuse collection for the apartments, detailing collection points and vehicle routes throughout the entire development. A revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) is requested detailing turning movements and routes of refuse vehicles and fire tenders throughout the development.	Please refer to drawings 20065-120 to 20065-125 for swept path analysis for a refuse vehicle and fire tender vehicle. The scale of these drawings are at 1:500 are clearly legible. Providing drawings at a scale of 1:100 would require more than 10 A1 sheets per vehicle type and we would respectively subject are not warranted. These drawings also show the bin collection locations.
3.12	The applicant is requested to provide a construction management plan.	Enclosed in the response is an updated construction management plan.
4.1.a	Location of Site Compound NE: The proposed site compound at the northeast of the site is too close to the existing hedgerow which is to be retained (poga Construction, Waste and Environmental Management Plan Ref 20065_CMP/CWEMP_R2 December 2021 Appendix A, Site Plan)	Please refer to updated Construction, Waste and Environmental Management Plan (20065-CMP/CWEMP-R3) showing compound relocated away from the hedgerow.
4.1.b	Location of Site Compound SW: The proposed site compound at the southwest of the site shows an entrance through hedgerow and badger protected area. (poga Construction, Waste and Environmental Management Plan Ref 20065_CMP/CWEMP_R2 December 2021, Appendix A, SitePlan)The applicant is requested	Please refer to updated Construction, Waste and Environmental Management Plan (20065-CMP/CWEMP-R3) showing compound relocated away from the hedgerow.



	to move the site compounds away from these areas as they are too close to the existing hedgerows. Refer poga Construction, Waste and Environmental Management Plan Ref20065_CMP/CWEMP_R2 December 2021 Appendix A Site Plan for proposed compound locations.	
4.1.v	The deep drainage ditch along the west of the site is being infilled for conversion to a swale. The network of drainage ditches link into the Tobermaclugg and Lucan Streams.	The Swale is an integral part of the SuDS stagey for the proposed development and as such, it is proposed to keep this as part of the scheme. The deep drainage ditch would pose an unacceptable safety risk in an environment where young children may be playing. In addition, the water quality will be improved as a result of the infilling of the ditch. The pipe is off sufficient diameter to provide the required capacity.
4.3	The applicant has provided insufficient SuDS Tree Pits. All trees within/adjacent to hard surface areas should be in SuDS tree pits. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022'	Additional SuDS trees have been added to the overall scheme, refer to drawings 20065-104 to 20065-106. SuDS trees pits increased from 18 to 81 trees

We trust this address the further information. Please do not hesitate to get in touch if anything is unclear.

Best Regards,



Paul Moran  
BEng (Hons) Dip.Eng Eur.Ing CEng MIEI

Enclosed:

1. Drawings 20065-100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 120, 121, 122, 123, 124 & 125.
2. Construction, Waste & Environmental Management Plan, 20065\_CMP/CWEMP\_R3.