

South Dublin County Council

An Rannóg Talamhúsáide, Pleanála agus Iompair

Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdblincoco.ie

Kavanagh Burke Consulting Engineers

Unit F3, Calmount Park

Ballymount

Dublin 12

Date: 27-Jul-2022

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SD21A/0162/C7

Development: Construction of 2 warehouses with ancillary office and staff facilities and associated development; Unit 1 will have a maximum height of 16.35 metres with a gross floor area of 8,156sq.m including a warehouse area (7,397sq.m), ancillary office areas (362sq.m) and staff facilities (397sq.m); Unit 2 will have a maximum height of 15.35 metres with a gross floor area of 5,990sq.m including a warehouse area (5,031sq.m), ancillary office areas (536sq.m) and staff facilities (423sq.m); vehicular access/egress routes to the subject site via the existing roundabout and access road; alteration to the existing access arrangements to the subject lands to facilitate safe traffic flow to/from the proposed facilities; pedestrian access; 109 car parking spaces; bicycle parking; HGV Parking; HGV yards; level access goods doors; dock levellers; access gates; signage; hard and soft landscaping; lighting; boundary treatments; ESB substation; sprinkler tanks; pump houses; and all associated site development works above and below ground on lands bounded to the south by the N7 Naas Road, to the north and west by the National Distribution Centre and to the east by Brownsbarn Drive and the Royal Garter Stables, a Protected Structure (RPS Ref. 261).

Condition 7; SUDS

Prior to the commencement of development the applicant/developer shall submit details of the implementation, maintenance and management of the sustainable drainage scheme for the written agreement of the Planning Authority, following consultation with SDCC's Public Realm and Water Services Sections if required. These details shall include:

- (i) Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposals.
- (ii) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development including drainage / attenuation calculations for same.
- (iii) Natural SUDS measures should be detailed to remove/ reduce the requirement for underground attenuation tanks in line with the development plan objectives.
- (iv) A drawing to show how surface water shall be attenuated to greenfield run off rates.
- (v) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed.

South Dublin County Council

An Rannóg Talamhúsáide, Pleanála agus Iompair

Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdblincoco.ie

(vi) A comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

(vii) A timetable for its implementation.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

Location: Brownsbarn, Citywest Campus, Dublin 24.

Applicant: Exeter Ireland IV B Limited 4 The Concourse, Beacon Court, Sandyford, Dublin 18

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 02-Jun-2022.

This submission has been deemed not compliant.

Comments;

Although a drawing showing SuDS proposals has been submitted (item v), SuDS proposals are still limited, sufficient detail has not been provided and there is a reliance on underground tanks and petrol interceptors. Items (i) to (iv); (vi) and (vii) have not been submitted.

Yours faithfully,

____Z. McAuley____
for Senior Planner