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Thursday July 21, 2022

Planning Department

South Dublin County Council

County Hall, Tallaght

Dublin 24

D24 A3XC

Ref: P180403

RE: EdgeConneX Ireland Ltd., Retention of Amendments Permitted under Planning Reg. Ref. No. SD18A/0298, Ballymaikaily, East of the Newcastle Road, (R120), Lucan, Co. Dublin - Planning Reg. Ref. No. SD22A/0009

Further to the Clarification of Additional Information request pertaining to Item 2, in respect of the above development, as received from the Local Authority, dated 14th June 2022, we would respond as follows:-

2. Water services calculations do not show any additional spare capacity for surface water attenuation in proposed development. The applicant is requested to:
 - (i) Submit a drawing and report showing additional attenuation for proposed development. Water services estimate that an additional 70m³ of surface water attenuation is require for proposed additional hardstanding area. Prior to submission of revised report and drawing contact water services in South Dublin County Council to discuss revised submission. Proposed additional surface water attenuation shall be by means of SuDS (Sustainable Drainage Systems). Examples of SuDS include, Swales, bio retention areas pond/s or other such SuDS. The applicant is requested to:
 - (ii) Submit a drawing in plan and cross-sectional view showing what SuDS are proposed for the development.

Response:

- (i) Refer to Dwg. No. P180403 – 299 Rev. B, for the additional hard paved areas which form part of this retention application, in addition to the associated Suds elements, i.e. permeable asphalt and a bio-swale, which includes for a cross section of same.

It should be noted that Rev. A of the aforementioned drawing was previously issued as part of the Additional Information submission, however, the area as hatched in “magenta” has in fact been constructed as a permeable asphalt surface, providing 20m³ of storage within the sub-base build-up below the permeable asphalt surface.

In effect, this now provides additional storage, i.e. 20m³, to what we had indicated previously and this can be subtracted from the 70m³ of additional storage as requested by Water Services. It should be further noted, that a meeting was held with Brian Harkin (Snr. Executive Engineer, Water Services) on the 21st July 2022 and it was agreed that the request for an additional 70m³ of storage could in fact be reduced down to circa 55m³.

The other item which was discussed was that a bio-swale had been constructed during the 1st phase of the campus, which was not previously, but has now been indicated on the aforementioned attached drawing. This swale is located on the left hand side of the road just inside the main entrance to the campus.

At an average depth of 0.5m, this swale has the storage capacity of circa 62.5m³, based on the as-constructed width and depth of this feature. This swale is currently catering for a section of access road (asphalt), of circa 780m², which would generate a storage requirement of circa 50m³.

Also, as discussed with Brian Harkin, the storage element for this section of road, is not then provided within the 2 No. attenuation ponds which form part of the overall campus, as previously complied with and highlighted during our meeting.

In summary, it is therefore our opinion that we have clearly demonstrated that we have provided additional storage for this application in the order of 82.5m³, i.e. 20m³ (permeable asphalt) & 62.5m³ (Bio- swale), which is an excess of 27.5m³ over the agreed reduced storage volume of 55m³.

- (ii) Refer to Dwg. No. P180403 – 299 Rev. B, which provides a plan layout of the SuDS elements, including for permeable asphalt and a bio-swale, with associated cross section of same.

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We trust that the above meets with your requirements, however should you require any further information, or copies of drawings, please do not hesitate to contact us.



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Encl. (10)

APPENDIX A

Dwg. No. P180403 – 299 Rev. B
“Hard Paved Areas Comparison”