

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



12th September 2022

Subject: SD21A/0101 - Planning Compliance Submission

To Whom It May Concern,

A notification of decision to grant permission for application number **SD21A/0101** was issued by South Dublin County Council to McCutcheon Halley Planning Consultants on 16th December 2021. This decision (Decision Order No. 1637) was subject to a number of conditions detailed within the second schedule of this notification letter.

This planning compliance submission response relates to the following planning conditions set out in the aforementioned notification letter;

- Condition 5 (b)
- Condition 10
- Condition 11
- Condition 12

Response to Planning Condition 5(b)

Condition no. 5 text reads as follows (5b text is in bold italics);

5. Surface Water Drainage.

(a) Prior to commencement of development the applicant shall to submit a drawing in plan and cross-sectional view showing the location of a petrol interceptor where surface water run-off is drained from car parking areas. Any proposed petrol/oil interceptor shall be in advance of attenuation system. (b) All floor levels shall be a minimum of 500mm above the highest know flood level for the site where same occurs. (c) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development. (d) All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B. (e) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works. Reason: To ensure adequate water services are provided and will integrate with the existing network, to protect the existing network, and to protect residents against flooding.

Please refer to the attached memorandum issued by Punch Consulting Engineers which provides a detailed response to condition 5 (b).

Please note that condition no.5, as listed above, has also been reflected in the proposed landscape design.

In accordance with condition no.5 (b), all levels have been set to a minimum of 500mm above the highest known flood level. Punch Consulting Engineers have carried out a study on the site and concluded that the flood level is +49.300. Accordingly, the ground floor FFL has been set at +49.800.

In complying with condition no.5(b) of the grant of permission, the development has had to raise 1m above the original ground floor level indicated at planning. The approach to the apartment entrances and stairs within have had to be amended to comply with Part M of the building regulations due to this change brought about by the aforementioned condition.

Response to Planning Condition 10

Condition no. 10 text reads as follows;

10. Landscape Plan.

(a) Prior to commencement of development, the applicant shall obtain the written agreement of the Planning Authority to the final Landscape Plan, to include a full works specification and a fully detailed planting plan that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscaping including levels, sections/elevations and details, detailed design of any SUDs features.

(b) Details of all play equipment, and safety surface, along with specifications and proof that all equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing shall be submitted prior to the commencement of development and agreed in writing with the Planning Authority. REASON: To ensure adequate amenities are provided.

In response to condition 10(a), please find enclosed the following;

Drawing no./Document name	REV	Drawing/Document Title	Scale
362-TD-01	A	Landscape Design Plan	1:150@A1
362-TD-02	A	Planting Plan	1:150@A1
362-TD-03	A	Sectional Elevations	1:50@A1
362-TD-04	A	Hard and Soft Landscape Details	As shown @A1
362-TD-05	A	Play Equipment Details	As shown @A1
362-TD-06	A	Furniture Construction Details	As shown @A1
362-TD-07	A	Boundary Details Plan	As shown @A1
362-TD-LS	v2.0	Landscape Specifications Document	A4
362-TD-LMS	v1.0	Landscape Maintenance Schedule	A4

With regards to condition 10(b), please refer to drawing #362-TD-05 – Play Equipment Details which details the following;

- The layout/design of each play space
- The proposed play equipment

All proposed equipment conforms to EN 1176-1-11 - European Standards for play equipment. Certificates of conformance with EN 1176 have been included with this compliance submission. Please refer to Appendix A.

The proposed play surface also conforms with EN 1177 – European Standard for safety surfaces. We have specified a minimum safety surface depth of 200mm which is in accordance with EN 1177 standards for loose-fill materials.

Response to Planning Condition 11

Condition no. 11 text reads as follows;

11. Landscaping implementation.

The Landscape Plan, to be revised and agreed with the Planning Authority, once agreed, shall be implemented in full within the first planting season following completion of the development (completion of construction works on site) and prior to occupation of the new buildings. - All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plans. - All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting

and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces). - All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'. - Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

As the appointed Landscape Architects for this project we, Murphy+Sheanon Horticulture & Landscape Architecture, shall provide consultancy and monitoring services throughout the life-cycle of the project to ensure all landscaping works are implemented in accordance with the aforementioned requirements and standards.

Response to Planning Condition 12

Condition no. 12 text reads as follows;

12. Landscaping - Retain Project Landscape Architect.

Prior to the commencement of development, the applicant/owner shall retain the professional services of a suitably qualified Landscape Architect, carrying professional indemnity insurance as a Landscape Consultant, throughout the life of the site development works; and shall notify the planning authority of that appointment in writing prior to commencement of works on site. The developer shall engage the Landscape Consultant to procure, oversee and supervise the landscape contract for the implementation of the permitted landscape proposals. When all landscape works are inspected and completed to the satisfaction of the Landscape Consultant, he/she shall prepare, sign and submit a Practical Completion Certificate (PCC) to South Dublin County Council Parks and Landscape Services, as verification that the approved landscape plans and specification have actually been fully implemented. REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area and to ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification.

Please be advised that we, Murphy+Sheanon Horticulture & Landscape Architecture, have been appointed by the developer to oversee and supervise the landscape contract for the implementation of the permitted landscape proposals for this development. When all landscape works are inspected and completed to the satisfaction of the Murphy+Sheanon, we shall prepare, sign and submit a Practical Completion Certificate (PCC) to South Dublin County Council Parks and Landscape Services, as verification that the approved landscape plans and specifications have been fully implemented and to the required standards.

Please do not hesitate to contact us if you have any queries or require any further information.

Yours Sincerely



Kenneth Ruane

ken@murphysheanon.ie



Product Service

CERTIFICATE

No. Z2 053696 2223 Rev. 00

Holder of Certificate: **KOMPAN A/S**
C.F. Tietgens Boulevard 32C
5220 Odense SØ
DENMARK

Certification Mark:



Product: **Playground equipment**

The product was tested on a voluntary basis and complies with the essential requirements. The certification mark shown above can be affixed on the product. It is not permitted to alter the certification mark in any way. In addition the certification holder must not transfer the certificate to third parties. See also notes overleaf.

Test report no.: 713127108-25

Valid until: 2023-09-26

Date, 2018-10-09


(Michael Weber)

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Product Service

CERTIFICATE

No. Z2 053696 2223 Rev. 00

Model(s): KPL501, KPL502, KPL503, KPL504, KPL505,
KPL508, KPL509, KPL510, KPL512, KPL514,
KPL517, KPL518, KPL809, KPL811, KPL815,
KPL816, KPL817, KPL819, KPL855

Parameters:

The climbing equipment is made of:
Posts: 95 x 95 mm wooden posts or 95 x 95 mm extruded aluminum profile.
Tubes: Ø38 mm x 2/4 stainless or carbon steel with galvanized surface.
Nets: Polypropylene with galvanized steel core.
Chains: 6 mm stainless or galvanized steel.
Floors: 22 mm coated plywood or 18 mm HPL.
Climbing surfaces: 16 mm coated plywood.

Tested according to: DIN EN 1176-1:2017
EN 1176-1:2017
DIN EN 1176-3:2017
EN 1176-3:2017

Production Facility(ies): 063062



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Product Service

CERTIFICATE

No. Z2 053696 2434 Rev. 00

Holder of Certificate: **KOMPAN A/S**
C.F. Tietgens Boulevard 32C
5220 Odense SØ
DENMARK

Certification Mark:



Product: **Combination playing construction**

The product was tested on a voluntary basis and complies with the essential requirements. The certification mark shown above can be affixed on the product. It is not permitted to alter the certification mark in any way. In addition the certification holder must not transfer the certificate to third parties. See also notes overleaf.

Test report no.: 713150089-16

Valid until: 2024-08-12

Date, 2019-08-13

(Michael Weber)



Product Service

CERTIFICATE

No. Z2 053696 2434 Rev. 00

Model(s): PCE100100, PCE200100, PCE200300, PCE400100
 PCE200500, PCE105000, PCE105200, PCE205200
 PCE305000, PCE405100, PCE305100, PCE110100
 PCE110200, PCE110300, PCE110400, PCE210100
 PCE210200, PCE210300, PCE310100, PCE610100
 PCE610200, PCE501, PCE502, PCE503

Parameters:

Posts 101.6 x 2 mm pre-galvanized and powder coated steel
 or alternatively 100 mm pressure-impregnated pine.
 Steel tubing is made of 38 x 2 mm galvanized or powder coated steel
 alternatively 48.3 x 3.8 mm.
 Curved panels and roofs made of rotomolded PE.
 Slides made of rotomolded PE or stainless steel.

Tested according to: DIN EN 1176-1:2017
 DIN EN 1176-3:2017
 EN 1176-1:2017
 EN 1176-3:2017

Production Facility(ies): 063062



Product Service

CERTIFICATE

No. Z2 053696 2964 Rev. 00

Holder of Certificate: KOMPAN A/S

C.F. Tietgens Boulevard 32C
5220 Odense SØ
DENMARK

Certification Mark:



Product:

Seesaws

Model(s):

ELE400002, ELE400019, ELE400020, KPL101, KPL102, KPL103, KPL104, KPL105, KPL106, KPL108, KPL109, KPL110, KPL119, KPL120, KPL121, M10170, M10174, M10670, M11315, M12301, M12370, M12870, M13300, M13400, M16501, M16601, M16701, M16801, M16910, M17001, M17002, M17101, M17201, M17202, M17203, M17301, M17401, M17501, M17701, M18801, M18802, M18901, M19001, M19201, M19501, NAT101, NAT102, M10176, M12871, M13071, M17003

Parameters:

18 mm steel spring. Body made of 19 mm HDPE plates or 17.8 mm HPL.

Tested according to:

DIN EN 1176-1:2017
DIN EN 1176-6:2017
EN 1176-1:2017
EN 1176-6:2017

The product was tested on a voluntary basis and complies with the essential requirements. The certification mark shown above can be affixed on the product. It is not permitted to alter the certification mark in any way. In addition, the certification holder must not transfer the certificate to third parties. This certificate is valid until the listed date, unless it is cancelled earlier. All applicable requirements of the testing and certification regulations of TÜV SÜD Group have to be complied. For details see: www.tuvsud.com/ps-cert

Test report no.: 713205773-61

Valid until: 2027-01-20

Date, 2022-01-28

(Tobias Hofmann)



Product Service

CERTIFICATE

No. Z2 053696 2926 Rev. 00

Holder of Certificate: **KOMPAN A/S**

C.F. Tietgens Boulevard 32C
5220 Odense SØ
DENMARK

Certification Mark:



Product:

Seesaws

Model(s):

ELE400021, ELE400022, KPL111, KPL112,
KPL116, KPL117, KPL118, M14172, M14374,
M14375, M14700, M18775, M18776, M18777
M14701, M15525, M17601, M18110, M18201,
M18301, M18601, M18670, M18671, M18701,
M18770, M18771, M19301, NAT103, NAT104

Parameters:

Shock absorbed construction with 18 mm steel spring or rubber damping.
Beams of Ø76 x 3.65 mm tube or 2.5 mm steel profile.
Body made of 19 mm HDPE plates, 19 mm PP plates with foamed
core or rotation molded HDPE body.

Tested according to:

DIN EN 1176-1:2017
DIN EN 1176-6:2017
EN 1176-6:2017
EN 1176-1:2017

The product was tested on a voluntary basis and complies with the essential requirements. The certification mark shown above can be affixed on the product. It is not permitted to alter the certification mark in any way. In addition, the certification holder must not transfer the certificate to third parties. This certificate is valid until the listed date, unless it is cancelled earlier. All applicable requirements of the testing and certification regulations of TÜV SÜD Group have to be complied. For details see: www.tuvsud.com/ps-cert

Test report no.: 713205773-60
Valid until: 2027-01-04

Date, 2022-01-11

(Tobias Hofmann)



Product Service

CERTIFICATE

No. Z2 053696 2633 Rev. 00

Holder of Certificate: **KOMPAN A/S**
C.F. Tietgens Boulevard 32C
5220 Odense SØ
DENMARK

Certification Mark:



Product: **Merry-go-round**

The product was tested on a voluntary basis and complies with the essential requirements. The certification mark shown above can be affixed on the product. It is not permitted to alter the certification mark in any way. In addition, the certification holder must not transfer the certificate to third parties. This certificate is valid until the listed date, unless it is cancelled earlier. All applicable requirements of the testing and certification regulations of TÜV SÜD Group have to be complied. For details see: www.tuvsud.com/ps-cert

Test report no.: 713179709-13

Valid until: 2025-08-23

Date, 2020-08-28

(Michael Weber)



CERTIFICATE

No. Z2 053696 2633 Rev. 00

Model(s): KPL114, KPL115, KPL123, M19101

Parameters:

KPL114:

Carousel with closed platform, benches, side barrier and centre wheel.
Floor made of aluminium plate.
Tubes of the top frame made of $\varnothing 33.7$ mm.
Benches: 19 mm HDPE
Carousel diameter: 1.55 m

KPL115:

Carousel with closed platform and radiating mounted handles.
Floor is made of a profiled aluminum plate. Tubes of the top frame made of $\varnothing 33.7$ mm,
Carousel Diameter: $\varnothing 1.54$ m, Distance to the ground 40 cm,
height of the top frame to the platform 36 cm.

KPL123:

In-ground roundabout supplied by Blueberry Ltd.
Upper part supplied by KOMPAN.
38 x 2 mm powdercoated steel tube,
17.8 mm HPL panel for seats.
Carousels with diameter of $\varnothing 2.08$ m

M19101: Rotating basis with lateral bent grip bar.
Basis plate (Designed like a trefoil)
 $\varnothing 40$ cm, height over the floor 19 cm,
total height 94 cm.

Tested according to: DIN EN 1176-1:2017
DIN EN 1176-5:2019
EN 1176-1:2017
EN 1176-5:2019

Production Facility(ies): 063062