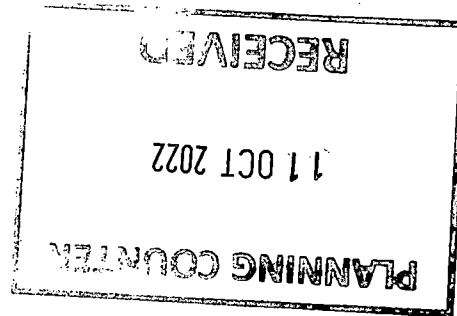


Land Use, Planning and Transportation Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24



10 October 2022

**Re: Planning Application for Amendments to Residential Development permitted under SHD
Reg. ABP-305556-19**

Response to a Request for Further Information – SDCC Ref. SD22A/0299

Dear Sir / Madam,

This submission is made on behalf of the Applicant in response to the Request for Further Information dated 29 August 2022. Six copies of the following documents are submitted herewith:

- Revised Architectural Drawings prepared by McCauley Dayle O'Connell (MDO) Architects;
- RFI Response Letter, Surface Water Design Report and associated engineering drawings prepared by Barrett Mahony Consulting Engineers.

Each of the items raised in the Request for Further Information has been comprehensively addressed in the attached documents. The following sections identify the documents in which the response is provided and provides a summary overview of the detail of the response, supplemented as appropriate.

1. FI Request Item No. 1

Item No. 1 states:

'The submitted plans do not take account of the layout agreed as per conditions 2 and 3 of the parent permission. As per condition 1, these agreed layouts are to be implemented as part of the permission. The agreed and permitted layout has a much-revised car parking and public realm layout around Block D, in particular around the location of the proposed ESB substation. The ESB substation as proposed in this application may therefore not be accessible given the revised layout - it may not be accessible, for instance. Furthermore, the car parking space proposed for relocation was removed/replaced elsewhere as part of the revisions under condition 3. The applicant is requested therefore to provide as additional information, revised layouts for Block D, the ESB substation, and associated car parking. If alterations to the layout agreed under condition 3 are required, revised

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329512

notices should be submitted and provide an accurate description of the proposed changes; this would be deemed significant additional information.

1.1 Response

Please refer to the revised architectural drawings prepared by MDO Architects, which incorporates the revised permitted site layout, which has been agreed with the Planning Authority of South Dublin County Council via compliance submissions for conditions attached to the the parent permission (An Bord Pleanála (ABP) Ref. ABP-305556-19).

Relevant conditions which required amendments to the layout originally submitted under ABP Ref. ABP-305556-19 include:

- Condition 2 – requiring that a revised site layout be provided for agreement to incorporate the omission of car-parking spaces around Blocks A, C and E and replacement with landscaped areas;
- Condition 3 – requiring a revised site layout be provided for agreement to incorporate the re-arrangement of the layout around Block D to provide potential future connections to adjoining lands;
- Condition 4 – requiring revised landscaping plans and associated details to be provided for agreement; and,
- Condition 6 – requiring that details of roads, footpaths, cycle paths and traffic arrangements be to the requirements of the Planning Authority, and that revised drawings / reports be submitted for agreement as appropriate.

Revised layout and detail drawings to comply with the above conditions were submitted to the Planning Authority in mid-July 2022. Compliance discharge letters for the above conditions were received and dated between the 09th and 16th August 2022. It is noted that the subject planning application was submitted on the 04th July 2022, prior to the discharge of these conditions and confirmation of the agreed permitted site layout.

In this regard, as demonstrated in the '*permitted and compliant*' site layout and the '*proposed*' site layout prepared by MDO Architects, there are no proposed changes to the site layout (outside of the building envelope of the apartment blocks) agreed at compliance stage with the Planning Authority. Accordingly, the proposal for the enlarged ESB substation proximate to Block D is hereby omitted from the application, with the proposed development solely relating to:

- a. The provision of photovoltaic panels on the roofs of all 6 no. blocks;
- b. The provision of roof plant at Blocks A, B, C and D; and,
- c. The reconfiguration of the ground floor of Block E, comprising the replacement of 1 no. permitted retail unit with an enlarged Plant Room (117.15 sqm), ESB substation (13.6 sqm), a Generator Room (21.82 sqm), and a Low Voltage (LV) switchroom (13.71 sqm).

Considering the above, and on the basis that there are no substantive changes to the permitted and compliant site layout proposed in this application, it is submitted that revised statutory notices may not be required.

The enlarged ESB substation proximate to Block D, as illustrated on both the '*permitted and compliant*' and '*proposed*' site layout will be subject to a separate amendment application which has been subject to pre-planning consultation with the Planning Authority.

Engagement with ESB in relation to this substation is currently ongoing. An application including this ESB substation, at the location currently illustrated on the permitted and compliant site layout will be submitted by mid-October.

2. FI Request Item No. 2

Item No. 2 states:

'The applicant is invited to reconsider the material finishes to provide additional brick finishes to match the permitted buildings, on elevations visible externally to the site (west from Block D, south from Block C, east from Block B).

2.1 Response

Please refer to the revised architectural drawings prepared by MDO Architects, which details that brick finishes have been provided to the proposed rooftop plant areas that would be visible from the public realm.

3.0 FI Request Item No. 3

Item No. 3 states:

'The applicant is requested to:

(a) Submit a drawing to clarify where proposed substation is relative to existing surface water network. The setback distance from any surface water pipe shall be as per the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(b) Submit a report to explain how surface water from additional hardstanding will be attenuated. Clearly show on a drawing where additional hardstanding is created and show how and where this will be attenuated. Show in a report and drawing in m³ what additional surface water attenuation is required and what attenuation is provided'.

3.1 Response

Please note that revised drainage details were submitted to the Planning Authority in response to the requirements of Condition 12 of the parent permission (ABP Ref. ABP-305556-19) on the 16 June 2022. However, these submitted drainage details did not incorporate the changes to the layout agreed with the Planning Authority in response to Conditions 2, 3, 4 and 6.

In a letter dated the 10 August 2022, the Planning Authority confirmed that further details and revisions to the drainage layout are required to be submitted for compliance with Condition 12.

Accordingly, Barrett Mahony Consulting Engineers have conducted a comprehensive review of the drainage design of the development, in consideration of both:

(a) The '*permitted and compliant*' layout agreed with the Planning Authority by compliance; and,



- (b) The reduction in green roof area provided by the subject application (through the provision of roof level plant and PV panels).

In this regard, please refer to the RFI Response Letter, Surface Water Design Report and associated engineering drawings prepared by Barrett Mahony Consulting Engineers in response to Item 3 (a) and (b).

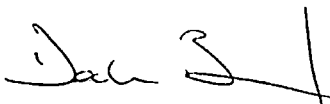
In relation to Item 3 (a), it is noted that the standalone ESB substation proximate to Block D is no longer subject of this application. This substation will form part of a future separate amendment application that is currently being prepared, following ongoing consultation with ESB. The substation is illustrated on both the '*permitted and compliant*' site layout (as agreed with the Planning Authority under Conditions 2, 3, 4 and 6) and the '*proposed*' site layout. An application including this ESB substation, at the location currently illustrated on the permitted and compliant site layout, will be submitted by mid-October.

The revised engineering drawings with this response illustrate the surface water drainage layout. These drawings, together with other required details will be submitted to the Planning Authority for compliance with Condition 12, incorporating the modifications required arising from the permitted and compliant layout, together with the increase in hardstanding provided by this application (due to a reduction in green roof area).

As illustrated on the drainage layout and detailed in the RFI Response Letter, existing secondary road drainage piping proximate to the ESB substation at Block D will be replaced as part of development works associated with the permitted development. All surface water drainage to be constructed will be kept a minimum of 3m from structures and maintain minimum separation from other services in accordance with GDSDS Guidance.

I trust that this response and submitted documentation has comprehensively addressed the matters raised and I look forward to receiving a favourable decision.

Yours faithfully,



Declan Brassil
Declan Brassil & Co.