



BARRETT MAHONY
CONSULTING ENGINEERS
CIVIL & STRUCTURAL

Dublin | London | Sofia
Sandwith House,
52-54 Lower Sandwith Street,
Dublin 2, D02 WR26, Ireland

Phone +353 1 6773200

Email bmce@bmce.ie

www.bmce.ie

PLANNING RFI RESPONSE

Project Name: KIA LIFFEY VALLEY
Project No: 22.222
Subject: PLANNING RFI RESPONSE - CIVILS
To: FINGAL COUNTY COUNCIL
Prepared By: Liam Heffernan
Date / Revision: 28.11.2022 / PL2
Page: 1 of 2

PLANNING RFI RESPONSE - CIVILS

1. INTRODUCTION

A planning application was submitted to Fingal County Council reference SD22A/0330 for the construction of a single storey valeting building and canopy and associated site works and services. As part of the planning process a request for additional information (AI) was issued. This deals with the Civil Engineering aspects of the AI request.

2. ADDITIONAL INFORMATION RESPONSES

2.1 ITEM 2

The submitted Civil Engineering Infrastructure Report states that this carwash/valet facility has already existed in this area and so there would be no influx in staff or traffic. It is assumed that this is referring to the existing valet building on the applicant site approx. 40m to the west of the subject site. It has not been specified what is proposed for the existing valet building. The applicant is requested to address for is proposed for this existing facility, in order to adequately assess traffic impact. If works are proposed to this building, it will need to be included within the site (red) line boundary. The applicant is advised that a change in site (red) boundary, as part of the additional information response, may result in being deemed significant information.

The new valet facility is proposed to replace the current valet facility at Kia showrooms located approx. 40m from the site and the KIA showroom will provide the necessary facilities for valet building staff. The new building will provide a better valet facility with more space for working. There are no current plans for the existing valet shed and any future plans to alter the valet shed at the KIA showroom would be submitted to Fingal County Council for the appropriate permission, therefore there would be no requirement for red line adjustments to the current application.



BARRETT MAHONY
CONSULTING ENGINEERS
CIVIL & STRUCTURAL

Dublin | London | Sofia
Sandwith House,
52-54 Lower Sandwith Street,
Dublin 2, D02 WR26, Ireland

Phone +353 1 6773200

Email bmce@bmce.ie

www.bmce.ie

2.2 ITEM 3

Given the site's location in proximity to a Primary Green Infrastructure Corridor, the applicant is requested to incorporate further green infrastructure. Including SUDS measures, to ensure compliance with the South Dublin County Council Development Plan 2022-2018's green infrastructure policies. It is noted that permeable surfaces have been lost on the site over time.

Additional SUDS have been incorporated into the design proposal with Tree Pits being introduced to the North of the site to catch surface water run off which will follow the site falls from South to North. This will allow for attenuation and treatment of surface water run within the site. The note of loss of permeable surfacing within the site would refer to a grassed area to the South of the site which is now a gravel-based surface. This would not represent a loss in permeable surfacing however it does represent a loss in green area. It is proposed to provide a grass paving area to the south of the site which would increase the permeable surfacing onsite while increasing the 'green' area on the site while also accommodating temporary car parking as required.

3. CONCLUSION

The additional information requested and noted above has been included in:

- 22.222-IR-01 Civil Engineering Infrastructure Report for Planning (Liffey Valley)
- KLV-BMD-ZZ-XX-DR-C-1000
- KLV-BMD-ZZ-XX-DR-C-1205

Which are included with this response.

Chartered Structural Engineer
Barrett Mahony Consulting Engineers