

Land Use, Planning & Transportation Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC



Dear Sir/ Madam

RE: RESPONSE TO REQUEST FOR FURTHER INFORMATION RELATING TO PLANNING APPLICATION TO AMEND PERMITTED RESIDENTIAL DEVELOPMENT (ABP REF: 308088-20), AT GARTERS LANE, SAGGART, CO. DUBLIN.

SOUTH DUBLIN COUNTY COUNCIL REG. REF. SD22A/0357

1.0 INTRODUCTION

1.1 The Purpose of This Document

This letter is submitted by Tom Phillips + Associates, town planning consultants¹, on behalf of the Applicant, Cape Wrath ULC². It provides a response to the Request for Further Information (RFI) issued by South Dublin County Council on 7th November 2022, associated with planning application Reg. Ref. SD22A/0357.

The Applicant's response is set out below. For ease of reference, we have responded to each further information item in order.

2.0 RESPONSE TO FURTHER INFORMATION REQUEST

2.1 ITEM 1 – Traffic and Transport

"The applicant is requested to carry out a traffic and transport assessment to determine if the development will have an impact on the surrounding road network, if the development traffic flow exceeds the 5% threshold, then a junction analysis of the nearest junctions is required."

Applicant's Response

Having regard to the above, we note that the Strategic Housing Development of 224 No. units to which the subject application is amending, was permitted by An Bord Pleanála on 4th

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September 2020. The subject application proposes to reduce the overall number of units to 223 No. and it is therefore considered to have a negligible impact on the surrounding roads infrastructure and local traffic conditions as a result.

We refer the Planning Authority to the enclosed Transportation Assessment Report prepared by NRB Consulting Engineers which addresses the traffic and transport item.

2.2 ITEM 2 – Sustainable Drainage Systems

“(a). The use of concrete attenuation tanks is heavily discouraged by SDCC Drainage section. The applicant is requested to submit a drawing and report providing alternative means of attenuating surface water through the use of SuDS (Sustainable Drainage Systems). Show on a drawing where attenuation is provided and what attenuation is provided in m3 for each SuDS element and attenuation system. Where SuDS has insufficient attenuation capacity only then shall surface water be attenuated by an arched type attenuation system.

Examples of SuDS include and this is not an exhaustive list:

*Green Roofs
Swales
Tree pits
Permeable paving
Grasscrete
Green area detention basins
Rain gardens
Planter boxes
Other such SuDS*

(b). The applicant is requested to submit a drawing and report which goes into greater detail regarding the attenuation capacity provided on site. Details required will include a breakdown of the proposed attenuation capacity provided by drainage features given in units of m3. The applicant should also clearly show in the aforementioned report and drawing the locations of “green podiums” as stated in the original attenuation calculations submitted.”

Applicant’s Response

We refer the Planning Authority to the enclosed Further Information Response and associated drawing prepared by CS Consulting Group which addresses the above item.



3.0 CONCLUSION

We trust that this Response to Further Information in support of the planning application addresses the items raised by the Planning Authority in respect of the proposed development.

Please revert back to us should you require further clarification in relation to any aspect of the application and we look forward to an early and favourable decision on this application.

Yours faithfully,

Stephen Barrett
Director
Tom Phillips + Associates

ENCLOSURES

The following reports and drawings (6 No. hard copies) have been submitted with this letter in support of the RFI detailed above:

- Transportation Assessment Report prepared by NRB Consulting Engineers
- Further Information Response prepared by CS Consulting Group

Dwg No.	Title	Scale
GAR-CSC-ZZ-00-DR-C-0005	SuD's Layout	1:250

