

Senior Administrative Officer,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 YNN5

Our Ref. 21080

7 March 2023

**RE: PLANNING PERMISSION REG. REF. SDZ22A/0007**

**CONSTRUCTION OF PHASE ONE OF THE ADAMSTOWN BOULEVARD DEVELOPMENT AREA; A  
RESIDENTIAL DEVELOPMENT CONSISTING OF 423 RESIDENTIAL UNITS.**

**COMPLIANCE SUBMISSION - CONDITION NO. 11 – WATER SERVICES.**

Dear Sir/Madam,

We are instructed by our client, (the Developer), Adamstown Station & Boulevard Ltd., Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 11 of Planning Reg. Ref. SDZ22A/0007.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

Yours sincerely,



Conor Auld

**STEPHEN LITTLE & ASSOCIATES**

## COMPLIANCE - PLANNING REG REF. SDZ22A/0007- CONDITION 11

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 11 followed by the Applicant's compliance response.

### **CONDITION 11: Water Services.**

For the convenience of the Planning Authority, this compliance submission sets out the text of Condition 11 followed by the Applicant's compliance response.

*Prior to the commencement of development, the applicant shall submit a drawing and report showing a cross section of proposed tree pits. Tree pits where road gullies drain to shall direct water to the top of tree pit and have an over flow channel to prevent tree roots being flooded during heavy rainfall. Examples of SuDS designs and tree pits can be found in the South Dublin County Council SuDS Guide (SDCC Sustainable Drainage 5 Explanatory Design and Evaluation Guide).*

**REASON: In the interests of sustainable drainage.**

### **Applicant's Response:**

We refer the Planning Authority to the Report on Compliance with Condition No. 11, prepared by Niall Montgomery + Partners, Landscape Architects, which accompany this submission.

In summary, the enclosed report includes drawings of the proposed Tree Pit Type A – D cross sections demonstrating surface water drainage with over flow channel. The design of each Tree Pit Type A – D will prevent flooding of tree routes in the event of heavy rainfall.

## CONCLUSION

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.

### **STEPHEN LITTLE & ASSOCIATES**



07 March 2023

### **ENCLOSURES**

The following documentation is enclosed with this submission, in compliance with Condition 11:

1. Compliance with Condition No. 11 Report, prepared by Niall Montgomery + Partners Landscape Architects

### **Document Control: -**

| Author | Checked by  | Purpose              | Date       |
|--------|---|----------------------|------------|
| TP     |  | Draft                | 06.03.2023 |
|        |  | Final for Submission | 07.03.2023 |

