

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Land Use Planning & Transportation

14 JUN 2022

South Dublin County Council

14th June 2022

COMPLIANCE CONDITIONS SUBMISSION

Reg. Ref. SD21A/0051 – Condition 4

Re: Continuance of Use of 3 Existing Buildings at Wilson's Auctions, Green Isle Road, Corkagh, Dublin 22

Applicant: RGR Holdings Limited

Dear Sir / Madam,

On behalf of the applicant, we enclose a submission in respect of a condition attached to the above referenced planning permission – Reg Ref: SD21A/0051.

To facilitate and expedite the written agreement of the planning authority in respect of a particular condition, submissions in relation to the conditions will be made individually. This submission relates to **Condition 4** which states: -

"4. Drainage.

(a) Prior to the commencement of development, the applicant shall submit a drawing showing a hydrobrake or suitable flow control device such that the maximum discharge rate from the site is 2l/s.

(b) All floor levels shall be a minimum of 500mm above the highest known flood level for the site.

(c) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(d) Any 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 for Practice for Drainage Works.

REASON: In the interests of sustainable drainage."

The response to Condition 4 has been prepared by Clarke & Co. Engineers & Architects and is enclosed. Please do not hesitate to contact us in relation to any aspect of the above.

Yours sincerely,



BMA PLANNING

**Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24 A3XC.**

Ref: 18989/RC/4996-02/CL

30th May 2022

Planning Ref No: SD21A/0051
Decision Order No: 0113
Applicant: RGR Holdings Ltd.

Re: Conditions associated with Permission Granted SD21A/0051

Development:

The continuance of use of the existing 3 buildings and all associated external areas for storage and warehousing of motor vehicles, plant, machinery and other durable products for the sale by public auction, all associated ancillary uses including support staff and office facilities and all associated site and development works comprising hard and soft landscaping areas, roads and footpaths, car parking, boundary treatments/fencing, signage and water services infrastructure. The development described above was previously permitted under Reg. Ref. SD18A/0126 and the duration of the permission was limited to two years by condition 9 of that permission. A protected Structure – former Gun Powder Store (RPS Ref. 205) – is located within the application site at **Wilson's Auctions, Green Isle Road, Corkagh, Clondlakin, Dublin 22.**

Dear Sir/Madam,

Further to the grant of planning permission mentioned above I set down below my compliance to the conditions No.4. Your approval of same would be appreciated.

Clarke & Co.
Highland View Terrace,
Fairgreen, Naas,
Co. Kildare,
W91A278

t: +353 45 866 448
e: reception@clarkeco.ie
w: www.clarkeco.ie

Ronan Clarke BScEng.,C.Eng.,MIEI.,Dip Plan., Dip Fire Eng.
A subsidiary of Cap Ferrat Limited., Reg Office: Fairgreen, Naas, Co. Kildare.

Attach is technical specification from manufacturer.

I confirm that

- All floor levels are a minimum of 500mm above the highest known flood level for the site.
- There is complete separation of the foul and surface water drainage for this development.
- Any new precast surface water manholes will have a minimum thickness surround of 150mm Concrete Class B.

Yours sincerely,

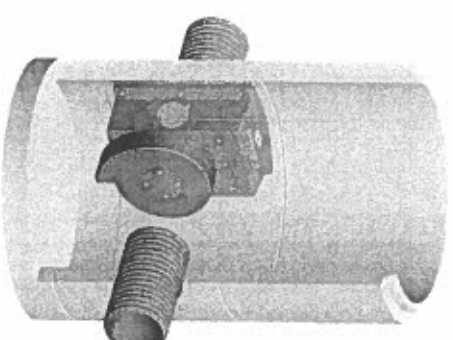
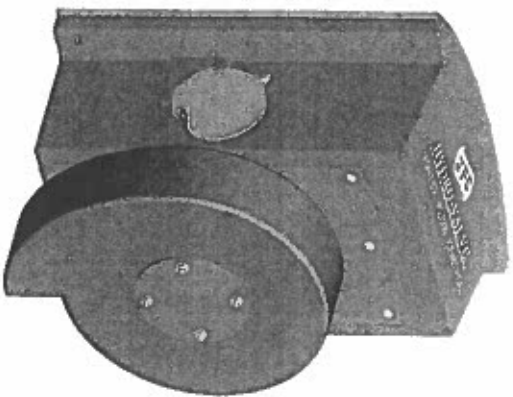
A handwritten signature in black ink, appearing to read 'Ronan Clarke', is written over a horizontal line.

Ronan Clarke, B. Sc. Eng., C. Eng., M.I.E.I. Dip plan, Dip Fire Eng.

Clarke & Company, Engineers & Architects.

Vortex Flow Control

All of our industry leading Vortex Flow Control solutions aid in throttling the flow rate of stormwater before it being discharged into your local storm drain or water course. They are custom fabricated to cater to the specific needs of each customer.



Additional Information

- [Hydro-Valve & Hydro-Valve Slider Brochure](#)
- [Hydro-Valve Mini](#)
- [Hydro-Plate & Hydro-Plate Slider](#)

[ENQUIRE NOW](#)[HYDRO-VALVE](#)[HYDRO-VALVE SLIDER](#)[HYDRO-VALVE MINI](#)[HYDRO-PLATE](#)

The Hydro-Valve is a vortex flow control device for throttling the flow rate of stormwater before discharge into a local storm drain or water course.

It is available in a range of sizes with varying flow rates to suit all specifications. It is used to control the flow of stormwater from the attenuation tank preventing downstream flooding during periods of heavy rainfall. Manufactured to customer specifications in order to achieve a specified flow rate at a given head height. This self-activating device uses vortex principles to control and attenuate stormwater flow without the need for moving parts or the need for an external power source.

JFC vortex flow controls are available with a curved back option eliminating the need for the contractor to install vertical benching. The bypass facility is located beyond the controlling orifice of the vortex chamber so should anything block the inlet to the vortex chamber or get inside, operating our bypass will allow the upstream system to be drained down while also possibly saving the need to over-pump. Due to the location of the Bypass Door, this can also remove the need for a separate penstock or disk valve.

JFC Hydro-Valve (Vortex Flow Control) is available in a range of sizes with varying flow rates (1 – 50 L/s) to suit many specifications. *Contact JFC for larger flow rates.*

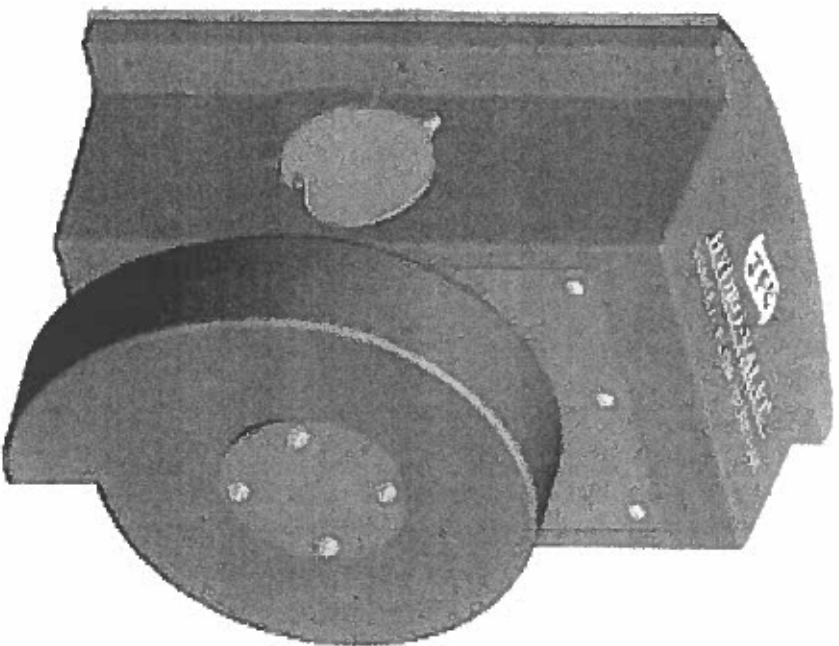
Design:

JFC Hydro-Valves are manufactured to customer specifications and are custom designed to achieve a specified flow rate at a given head height. It fits into one of the following manhole types depending on the specification

1200	1050
1350	1800
1500	2100
	2400

***Contact JFC for further information**

****Requires concrete shuttered wall on the inside of the manhole chamber**



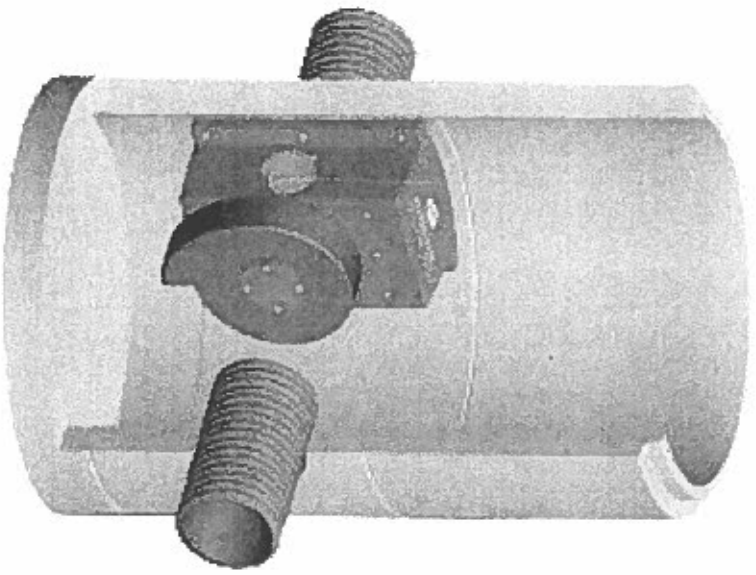
Application:

It is used to control the flow of Stormwater from the attenuation tank preventing downstream flooding during periods of heavy rainfall.

Features & Benefits:

- Typical Flow rate 1-50L/s*

- Typical head heights: 450-3000mm*
- WRc Certification
- Customised Specification
- No Moving Parts
- Self-Activating
- Self-Cleansing
- Manual By Pass
- Easy Installation
- 3-6 Times Greater Orifice CSA
- Hydraulic Data Available



A P P R O V E D

Installation:

This unique patented design allows for quick and easy installation to various types of manholes (see above). The Hydro-Valve is fixed with steel stud anchors to the inside wall of the manhole. A manual by-pass is also incorporated in the valve for remote operation in the unlikely event of a blockage.

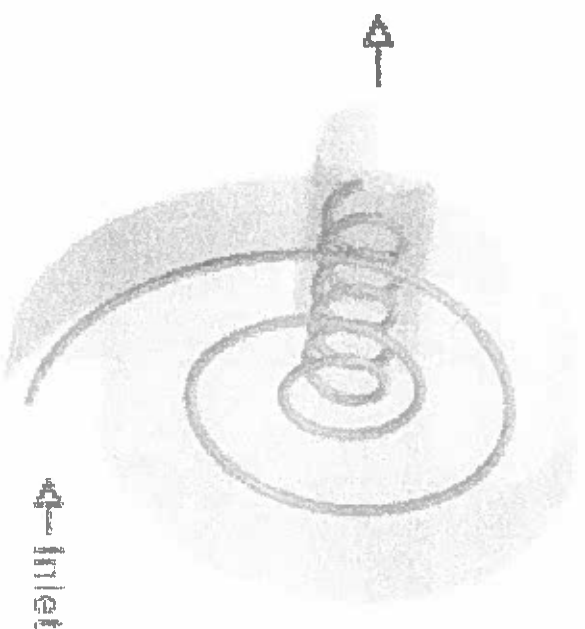
Quality Assurance:

JFC Hydro-Valves are manufactured to ISO 9001:2000 quality assurance system.

Operation:

The JFC Hydro-Valve produces a hydraulic effect to control the flow of stormwater. At low flow rates, water enters through the inlet and passes through the vortex chamber to the outlet without restriction. As the flow rate increases water enters through the inlet with sufficient energy to create a vortex in the chamber. This creates a considerable pressure drop between the inlet and outlet restricting the flow to an allowable discharge. The Hydro-Valve operates automatically with no moving parts or the need for an external power source.

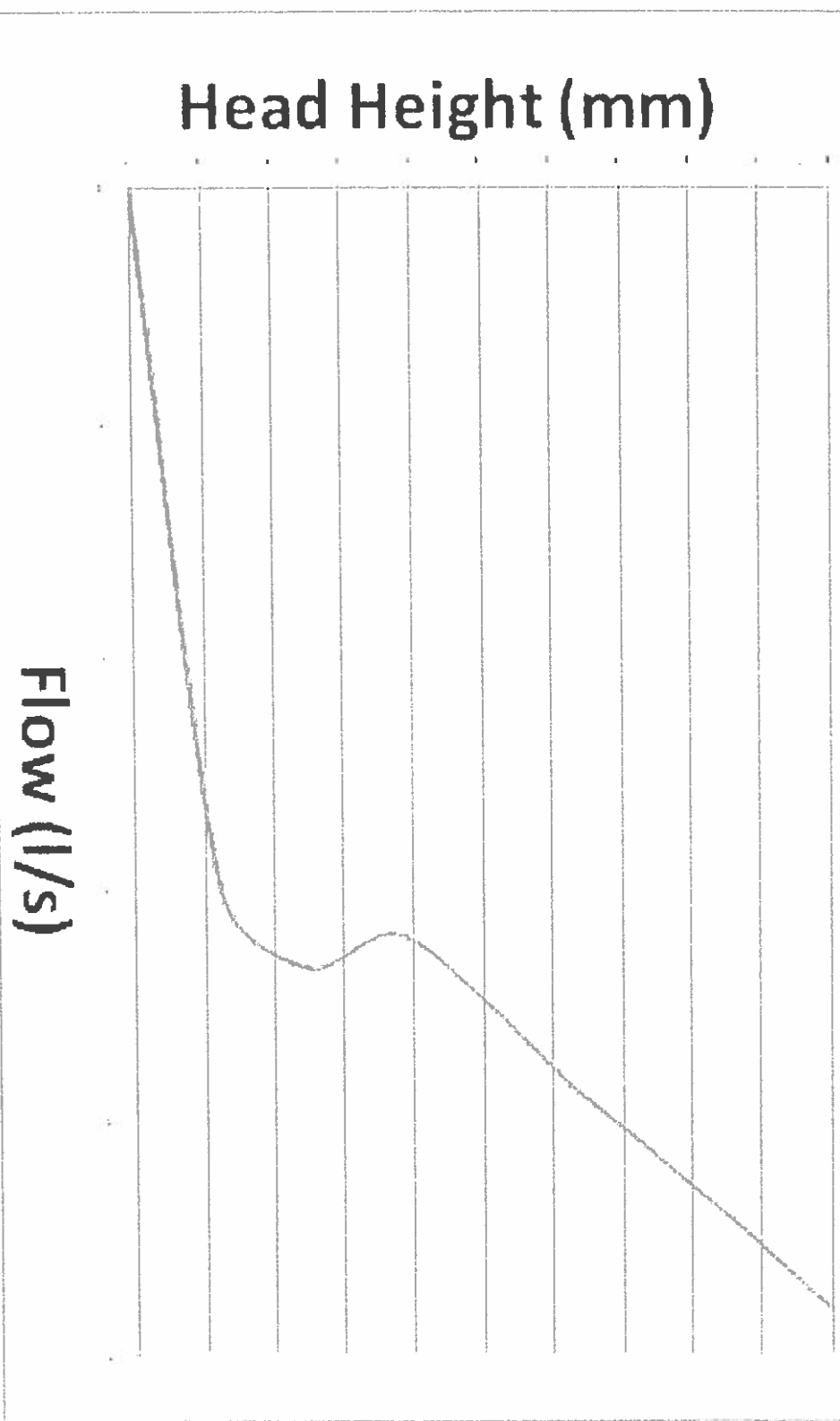
Product Gallery



JFC Hydro-Valve

Hydro-Valve Performance Curve

— Typical Curve



Hydro-Valve Performance Curve

CONTACT A MEMBER OF OUR SUPPORT TEAM

Our support team is available 24/7 to assist you with any questions or concerns you may have.

1-800-555-1234