

**Tara Ward  
4, Carrigmore Close  
Aylesbury  
Tallaght  
Dublin 24**

**Date : 17-Apr-2023**

**Reg. Ref. : SD22B/0291/C5**  
**Proposal : Build up of existing hip in roof to side of roof into dutch hip with window in gable wall at attic level. Proposed attic conversion with w.c., dormer roof with window & velux roof light in rear slope of roof & 2 no. roof lights on front slope of roof at attic level. 2 storey side extension with pitched roof over.**

**Location : Condition 5: SUDS and Landscaping  
6, Woodstown Way, Knocklyon, Dublin, 16**  
**Applicant : Mingze Wang**  
**Application Type: Compliance with Conditions**

Dear Sir/Madam,

I refer to your submission received on 21-Feb-2023 to comply with Condition No 5 of Grant of Permission No. SD22B/0291, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

1. Condition 5 states:  
Sustainable Urban Drainage Systems (SuDS) and Landscaping  
The applicant has not proposed any SuDS (Sustainable Drainage Systems) features. Prior to the commencement of development, the applicant shall submit the following:
  - a) a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following: Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
    - Permeable Paving
    - Grasscrete
    - Green Roofs
    - Rain gardens

- Swales Permeable Paving
  - Grasscrete Channel
  - Rills
  - Planter Boxes
  - Water Butts
  - Other such SuDS
- b) A summary, in a digital format, quantifying and detailing the following:
- tree and hedgerow removal;
  - tree and hedgerow retention;
  
  - new tree and hedgerow planting.

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

REASON: To ensure the adequate provision of SuDS

Assessment of Compliance Submission for Compliance with Condition:

The applicant has submitted two drawings titled *Drainage Layout & Details (drawing ref 5942/C101)* and *Drainage Details (drawing ref 5942/C201)* dated January 2023.

The applicant has presented SuDS details in the drawings with the:

- (a) private permeable paving.
- (b) inlets from roof drainage
- (c) hydro planter installation 5 module build out option.
- (d) hydro pave detail
- (e) bio retention system rain garden
- (f) Paved area gully connection details

However, the applicant has not submitted details of the following:

A summary, in a digital format, quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

**Assessment of Compliance Submission for Compliance with Condition:**

The Planning Dept considers that the submitted drawing titled *Drainage Layout & Details (drawing ref 5942/C101)* and *Drainage Details (drawing ref 5942/C201)* dated January 2023 satisfies the SUDs requirements of condition 5 part (a).

However, the Planning Dept considers the documentation submitted inadequate to the complete requirements of condition 5 part (b) and therefore is deemed partially compliant.

**Recommendation:**

Therefore, I recommend that the applicant be notified that Condition 5 of SD22B/0291 has only been partially complied with Condition C5(a) and not (b). “

Yours faithfully,

M.C.

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*for Senior Planner*