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13 April 2023

South Dublin City Council
County Hall, Tallaght
Dublin 24
D24 A3XC

RE: Development within the Townlands of Cappagh, Clonburris Little Kishoge, Co. Dublin REG. REF. SDZ22A/0017

Dear Sir/Madam

In response to a Further Information Request issued by SDCC after a Planning Application was submitted for the subject development, please find below and enclosed responses to items related to the Civil Engineering design. Note that where relevant, additional information may be provided elsewhere by other members of the design team.

Item no. 3 Roads and Street Layout

Item no. 3(a)

The Roads Section has raised concerns regarding the road hierarchy, stating that Street 18 should be an intimate local street, rather than a local street. It is noted that there are no fixed building frontages on this street, nor are there any green infrastructure or other designations. It is noted that the element of this street within the current application provides parallel parking and could be an intimate local street, however, there is a concurrent application under SDZ22A/0018 which provides perpendicular parking and indicates a street width greater than 20m. The applicant is requested to provide a justification for the road typology in light of the overall road hierarchy within the CSW-S3 subsector.

DBFL Response

Refer to the movement concept drawing CLB-T3-95-SW-DTM-DR-DBFL-CE-1203 showing a comparison between the wider Clonburris proposed movement concept and the movement concept in the Clonburris SDZ.

The SDZ movement diagram indicates 4 Local Streets north of Street 12 and 3 Intimate Local Streets north of Street 12, matching the number of Street types proposed for the subject development based on Street hierarchy.



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Item no. 3 (d)(ii)

Refuse vehicles accessing all bin storage locations.

DBFL Response

An extensive vehicle tracking analysis has been conducted to ensure a refuse vehicle is able to reach every bin staging area within the development. Refer to drawing dr. CLB-T3-95-SW-DTM-DR-DBFL-CE-1202.

Item no. 3 (e)

The applicant is requested to provide additional information which:

Item no. 3 (e)(ii)

Demonstrates the proposed number of spaces meets the minimum CDP 2022-28 criteria.

DBFL Response

As indicated on the roads layout drawing CLB-T3-95-SW-DTM-DR-DBFL-CE-1202, a total of 130no. long stay and 40no. short stay bicycle parking spaces have been provided within the development. This satisfies the SDCC and DHPLG requirement of 126 no. long stay and 38no. short stay bicycle parking spaces for the subject development. For further detail on the required bicycle parking quantities, refer to section 3.8.2 of the TTA as submitted for Planning.

Item no. 3 (e)(iv)

Acknowledges the proposal is in line with the National Cycle manual (2011).

DBFL Response

All cycle related infrastructure included in the proposals for the subject development conform to the National Cycle Manual (2011).

Item no. 4 Street Layout

Item no. 4(a)

- Street 12: There are concerns regarding the design of the area to the south of the apartment block (Block 1), which does not provide parking nor does it provide a min. 2.5m wide footpath (only 2m is provided at this location).

DBFL Response

All footpaths along Street 12 have been revised to be minimum 2.5m in width.

There is a significant change in level along Street 12 south of Apartment Block 1, which would make parking impractical due to the necessary embankment from the street level down to the ground floor of the building.



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- Street 18: Generally meets indicative local street A (when considered with information provided on adjacent application). Scheme requires intimate local street at this location and the applicant is requested to provide a rationale for their approach.

DBFL Response

Refer to Item no 3(a).

- Where perpendicular parking is proposed, the applicant is requested to indicate that there is 6m reversing space. The applicant is requested to provide a plan setting out the dimensions of all street widths, in compliance with the scheme, and all foot paths, carriageways and parking bays.

DBFL Response

As indicated and dimensioned on drawing CLB-T3-95-SW-DTM-DR-DBFL-CE-1201, all perpendicular parking spaces have been provided with a minimum of 6m reversing space.

Item no. 6 Attenuation Detail

It is unclear how surface water attenuation is within requirements of predesigned attenuation limits for Clonburris. The applicant is requested to:

DBFL Response

As detailed in the information submitted for planning, there is no detention basin included in this application as the subject development falls within surface water sub-catchment 4B of the Clonburris SDZ to be attenuated regionally (ATN07) as required by the Clonburris SDZ. The regional attenuation basin ATN07 will be provided within the permitted adjacent Clonburris Joint Infrastructure Works (planning ref SDZ20A/0021).

A comparison between the discharge allowed for from the proposed development to be attenuated within the separately permitted regional attenuation basin ATN 07 and the actual discharge is provided in section 3.4.1 of the Infrastructure Design Report.

This shows that 1.87ha of impermeable area contribution from this sub-catchment (4B) has been assumed for regional attenuation sizing and only 1.815ha is proposed from the subject development, which means the development is well within the designed limits.

Item no. 6 (a)

Submit a report and drawing to show what attenuation was agreed for the site proposed and what attenuation is provided for the site proposed.

DBFL Response

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Provided within information submitted for planning. Refer to item 6 (a) response. Further, refer to drawing CLB-T3-94-SW-DTM-DR-DBFL-CE-1312 which shows the downstream drainage infrastructure within the larger Clonburris SDZ.

Item no. 6 (c)

Submit up to date surface water drawings. Show how surface water layout drawings compare to drawings at pre designed stage of Clonburris Site

DBFL Response

Provided within information submitted for planning. Refer to item 6 (a) response.

Item no. 6 (d)

Submit a report and drawing showing surface water drawings of attenuation and layout both at pe design stage and for proposed site. Outline the discharge rates proposed now and compare to pre design discharge rates for Clonburris

DBFL Response

Provided within information submitted for planning. Refer to item 6 (a) response.

Item no. 6 (e)

Include SuDS (Sustainable Drainage Systems) in proposed development such as a Green Roof, Swales, permeable paving and other such SuDS. Examples of SuDS can be found in the SDCC SuDS Guide at: sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf

DBFL Response

Green roofs, swales, SuDS tree pits and bio-retention areas/rain gardens are provided as part of a suite of proposed SuDS measures shown on drawings CLB-T3-94-SW-DTM-DR-DBFL-CE-1321 and CLB-T3-94-SW-DTM-DR-DBFL-CE-1311. The functioning of these SuDS elements are also described in section 3.3 of the Infrastructure Design Report.

Item no. 6 (f)

Contact water services in SDCC to discuss above issues before resubmitting additional information required.

DBFL Response

A meeting with Brian Harkin was held on 3 March 2023 and all drainage related FI items have been discussed and agreed as described in this response document.

Item no. 7 (b)

The Clonburris SDZ strategy requires a green infrastructure-based approach to drainage and stormwater management. SuDS are to be designed as an ecological resource designed into the street, public squares