

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

By email

1<sup>st</sup> December 2022

Dear Sir/Madam,

**RE: CONDITION 11 – DEVELOPMENT OF 569 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS LITTLE AND KISHOGE, CO. DUBLIN.**

**REG REF: SDZ21A/0022**

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ21A/0022. It is our intention to commence the development permitted under Reg Ref: SDZ21A/0022 and to discharge the following condition as required prior to commencement.

**Condition 11:**

**SUDS**

*Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site, the applicant, owner or developer shall have lodged with the Planning Authority for written agreement, a revised SuDS/blue-green infrastructure proposal that demonstrate:*

*ii. Swales to be planted with native and pollinator perennial riparian wildflowers using local species. Full species lists for the SDZ can be found in Ecological Survey of Clonburris (FERS Ltd., 2018).*

*iii. Details on how the SuDS elements function.*

*iv. Drainage and Landscape proposals to be consistent regarding SuDS provision. There are still conflicts for example, swale located within the south-eastern local park should be included in the drainage engineers proposals and calculations for attenuation/ delivery of SuDS.*

*v. Inclusion of all above ground SUDS features in attenuation calculation*

*vi. Paths in Public Open Spaces used to attenuate water to be a permeable solid surface rather than self binding gravel.*

*The revised SuDS shall address the following:*

*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 and open space network. These shall be of a high quality, designed as a series of ‘wet’ and ‘dry’ landscape*

*elements to achieve a multifunctional space for amenity, biodiversity and surface water management. It is essential that open spaces accommodating SUDS measures such as attenuation ponds and swales are designed in order to achieve a balance between surface water management and high-quality open space.*

*The scheme requires:*

- A system of infiltration trenches, tree pits, permeable paving, swales, green roofs, and other elements that should direct surface water to attenuation areas.*
- Swales designed as linear landscape elements to enhance streetscape and neighbourhood character and identity.*
- Surface water to be captured and treated within the curtilage of each site using green roofs, rainwater gardens, filter trenches or bio retention units.*
- The perimeter attenuation areas to be profiled to enable walkways, high quality planting, amenity edges, and habitat establishment.*
- Open spaces to have 'important Sustainable Urban Drainage System functions' with 'SUDS features such as major detention ponds and swales' and 'Retention and enhancement of selected hedgerow'.*
- Local Parks and Squares to 'include local level SuDS function with small swales and bioretention areas and Retention and enhancement of selected hedgerow*
- Local Links to incorporate 'Tree lined street and avenues' and 'small scale SUDS features such as swales, where appropriate'*

**Response**

Please see enclosed cover letter and drawing no. CLB-1A-94-SW-DTM-DR-DBFL-CE-1320 SuDS Overview Layout prepared by DBFL Consulting Engineers and the following drawings prepared by Murray & Associates Landscape Architecture in respect of the permitted development site:

- 1738\_PLC\_P\_00 Masterplan
- 1738\_PLC\_P\_01.1 Masterplan – 01/02
- 1738\_PLC\_P\_01.2 Masterplan – 02/02
- 1738\_PLC\_P\_04.1 Soft Landscape Plan – 01/02
- 1738\_PLC\_P\_04.2 Soft Landscape Plan – 02/02
- 1738\_PLC\_D\_01 Soft Landscape and SuDS Details

Yours Sincerely



**Lianna Slowey**  
Town Planner