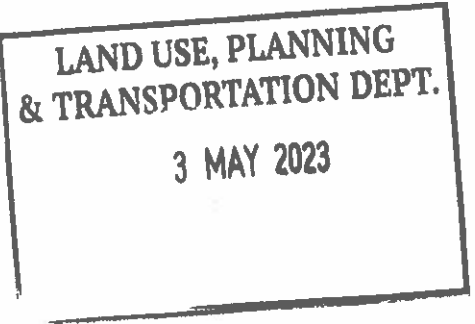




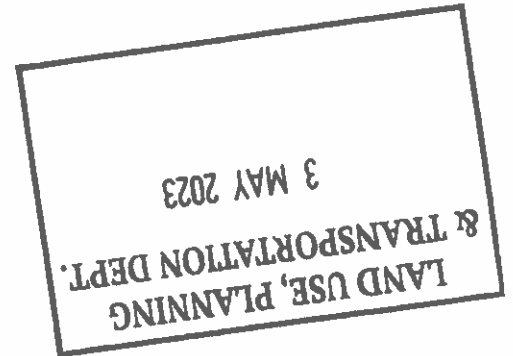
TERRY & O'FLANAGAN LTD
REGISTERED ARCHITECTS

F1, Centrepoint Business Park, Oak Road, Dublin 12
t: 01 4659949 fax: 01 4659953
e: tof@tof.ie web: www.tof.ie



Our ref. D1194

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24



2nd May 2023

**COMPLIANCE SUBMISSION
Condition 7, 8 & 10**

Re: Proposed development comprising 8 no. 2 storey dwellings on infill site on lands at Palmyra, Whitechurch Road, with vehicular and pedestrian access from Grangebrook Avenue, Rathfarnham, Dublin 16.

Applicant: Beckett Developments Ltd.

Reg. Ref. SD21A/0246

Dear Sir/Madam,

I refer to the above proposed development which was approved by South Dublin Co. Co. In this regard and on behalf of our client Beckett Developments Ltd. we submit this compliance submission in respect of Conditions 7, 8 & 10 as follows:

7. Surface Water

“Prior to the commencement of development the applicant/developer shall submit the following for the written agreement of the Planning Authority, following consultation with SDCC's Water Services if required:

(a) A report showing the surface water attenuation calculations for proposed development. The report shall show the site area in m² or Hectares. Show the areas in m² of different surface types such as permeable paving, green roofs, buildings, hardstanding, and grass areas. The report shall show how much surface water attenuation is required and how much is provided in m³.

(b) A drawing showing the different surface SuDS types and show what surface water attenuation is provided in m³.

(c) Show in a report and drawing what the maximum surface water discharge rate will be from the overall site. The report shall demonstrate that the discharge rate will not be more than 2 litres/sec/hectare or greenfield run off rate whichever is greater from the entire site. REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate drainage provision.

Response

Enclosed with this submission are 4 copies of a detailed report prepared by Hydrocare Environmental Ltd. who were engaged by the applicant to specifically address condition 7 (a, b & c) of planning permission reg. ref. SD21A/0246.

Condition 8 (a, b, c & d) Reg, ref. SD21A/0246 - Flood & Drainage

(a) Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.

(b) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(c) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(d) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works. REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate drainage provision

Response

Enclosed with this submission are 4 copies of a cover letter and accompanying report prepared by Hydrocare Environmental Ltd., Environmental Consultants, who were engaged by the applicant to address condition 8 (a, b, c & d) of planning permission reg. ref. SD21A/0246.

Condition 10 Reg, ref. SD21A/0246 - SUDS

“Prior to the commencement of development a comprehensive SUDS Management Plan shall be submitted to the Planning Authority for written agreement to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following: • Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposals for the catchment in the residential areas. • Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development including drainage/attenuation calculations for same. • Additional Natural Suds measures should be provided in order to reduce the requirement for underground attenuation tanks in line with the development plan objectives. • A maintenance schedule for the proposed SUDS scheme. REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2”

Response

Enclosed with this submission are 4 copies of a cover letter and accompanying report prepared by Hydrocare Environmental Ltd., Environmental Consultants, who were engaged by the applicant to address condition 10 of planning permission reg. ref. SD21A/0246.

We trust the enclosed submission is satisfactory and, in this regard, we would be most obliged if you could issue written confirmation that the enclosed submission satisfies the requirements of South Dublin Co. Co. in respect of Condition 8 (a) of planning permission reg. ref. SD21A/0246 at the earliest opportunity.

Yours Faithfully,


Gerry & O'Flanagan Ltd.

For & on behalf of Beckett Developments Ltd.