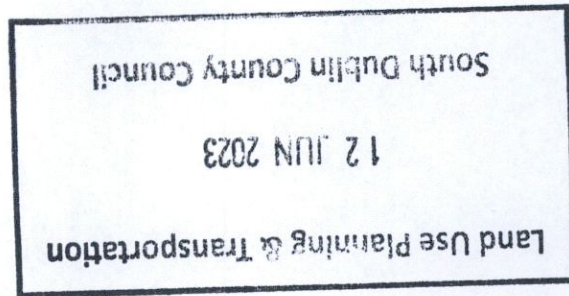


Add. Ref.

Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24YNN5.



09th June 2023

**RE: Additional Information Response for Planning Application Reg. Ref. SD22A/0428,
Warehousing Block B4, Site B, Aerodrome Business Park, Collegeland, Rathcoole, Co. Dublin.**

Applicant: De La Salle Limited

Dear Sir/Madam,

Please find the response to the additional information request dated 12 Jan 2023. This response is accompanied by the letters and drawings from consulting environmental scientist (JBA), landscape architect (JBA), arborist (Arbor-Care Ltd.) and Kavanagh Burke Consulting Engineers.

The individual items relating to engineering matters are addressed as follows:

Item 1)

The proposed infill development is located at the end of the existing and occupied business park with the carparking and circulation areas that will not be modified under this planning application. New pedestrian walkways are proposed along the front of the proposed block B4. All proposed walkways are 2m wide. The common areas in the business park, including the existing pedestrian walkway along the block B3 linking the car parking spaces at the gate and the proposed block B4, were constructed in accordance with the original site layout from the planning application Ref. SD07A/0367. Applicant De La Salle Ltd. does not own all common areas in the business park. Due to the lack of ownership of the common areas, the slow-moving traffic in the carparking areas surrounding all blocks and the potential disruption to the tenants and their businesses, widening of the pedestrian walkways will not be proposed as part of this planning application.

Item 2)

The number of proposed carparking spaces was revised and it is now limited to 40 No. car parking spaces to comply with the current South Dublin County Development Plan. The car parking spaces identified as potential traffic hazard were omitted in the latest site plan revision Reg Ref. D1119-3-D200-PL4

Item 3)

Refer to cover letter by JBA Consulting

Item 4)

Refer to cover letter by JBA Consulting

Item 5)

Part of the subject site is shown in flood zone B on the 0.1% Fluvial AEP Flood Depth Map available at floodinfo.ie. The estimated flood depths are between 0 and 0.25m for 1 in 1000y flood event. The proposed building floor level is set out at 95.0m AOD (min 0.51m above the adjacent road level at the front). The flood extents from Camac River were recently modelled in greater detail (using topographical surveys for surrounding ditches) for the now constructed Site R industrial development to the south and to the east of the Block B site. Site R planning Ref. SD21A/0140. Results of the remodelling and reassessment of the Camac River flood extents are presented in the chapter 4 of the flood risk assessment produced by JBA Consulting hydrologist for the Site R planning application. The report is showing that all 0.1% AEP flows are being conveyed by the existing ditches around southern and eastern boundaries of Site R and that no flood water enters Site B in Aerodrome Business Park. See the extract from the FRA report below or refer to the original Site R FRA available on South Dublin County Council Planning Website.

Additional SUDS items are proposed as part of the revised site plan. Permeable paving is proposed to all new car parking spaces and swale/raingarden is proposed to the newly created green open space formed between proposed carparking spaces No. 24 to No.40. The remaining common areas are not in the ownership of the applicant and their finishes will remain unchanged. Conservative approach was taken when calculating the attenuation storage in the underground stormtech attenuation and the volume of the stone filled pits located below permeable paving was not deducted from the overall calculated attenuation volume. The proposed attenuation tank will incorporate permeable membrane to the base and to the sides of the excavation, promoting runoff interception and disposal within the site boundary.

4.3 Model Results and Flood Mechanism

The flood extents are displayed in Figure 4-1, showing there is minor flooding at the eastern corner of the site for the 1% AEP event (Flood Zone A) and the 0.1% AEP event (Flood Zone B), placing the majority of the site within Flood Zone C. The hydraulic modelling confirms the overland flows from the Camac River are shallow and are easily conveyed by the site ditch. The flows are then diverted in a northerly direction across the eastern corner of the site.

The results for the 1% AEP event are similar with the CFRAM study. However, CFRAM mapping identifies higher flood extents within the site boundary for the 0.1% AEP event, as the local ditch was modelled using only LiDAR data which does not capture the full channel capacity due to obstruction caused by vegetation.

As stated previously, the JBA model used survey data information for the site ditch, allowing for a better representation of the channel within the model.

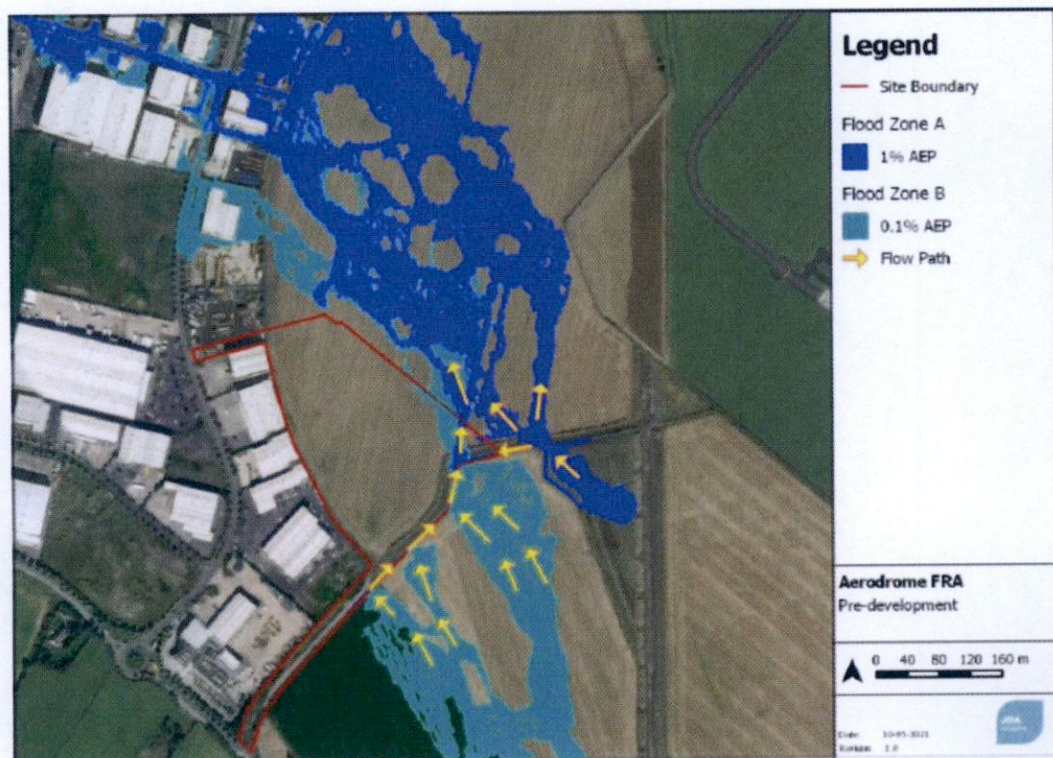


Figure 4-1: Pre-Development Flood Extents

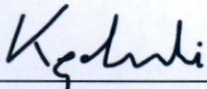
Figure 1. Extract from Flood Risk Assessment for Site R development. Planning Ref. SD21A/0140

Item 6)

Refer to cover letter by JBA Consulting

Item 7)

The drawing highlighting indicative distance between the proposed site and the 450dia watermain is included in this AI response. The location of the 450dia watermain shown on this drawing is based on the best fit of the Irish Water's records map over OSI map in cad. The watermain is located in 3rd party site that is being separated from the proposed site by a strip of land forming the aforementioned site R development. The width of this strip of land is taken from the digital OSI map and equals 20.4m. The distance between the proposed development and the WM is taken between the OSI boundary of the site and the WM location from the WM records map therefore there might be some inaccuracy in the indicated dimension. This distance measured in CAD equals 26.3m. Refer to drawing D1119-3-D301-PL4 and to WM services records attached for details.



Bartosz Kedzierski
BTech