

Terry O'Flanagan Ltd.
F1, Centrepoint Business Park
Oak Road
Dublin 12

Date : 22-Jun-2023

Reg. Ref. : SD21A/0246/C7
Proposal : Construction of 8 houses comprising of 1 three bedroom two storey detached, Type B1 (c. 122sq.m) Site 1, 1 four bedroom 2 storey detached type B2 (c.134sq.m) Site 2, 6 four bedroom 2 storey semi-detached Type A1 (c.148sq.m) Sites 3-8 inclusive, all associated on and off site development works , landscaping , boundary treatments, removal of existing street boundary screen wall and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha.

Condition 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.

Location : Palmyra, Whitechurch Road, Rathfarnham, Dublin 16
Applicant : Beckett Developments Ltd.

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 03-May-2023 to comply with Condition No 7 of Grant of Permission No. SD21A/0246, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“Compliance submission:

The applicant has submitted a cover letter, and a cover letter and report prepared by Hydrocare Environmental Ltd.

Assessment:

Water Services have reviewed the compliance submission and state the following:

Water Services is not satisfied that Condition 7 of Planning reference SD21A/0246 is being complied with.

Reasons:

The applicant failed to achieve a pre-development greenfield run-off rate with proposed design in this submission. The applicant proposed 8 tree pits (which were not included in the calculation) and permeable pavement or underground attenuation tank.

Recommendation:

The Applicant shall submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed SuDS. Applicant shall include nature based above ground SuDS such as but not limited to the following:

- *Planter boxes with overflow connection to a public surface water sewer*
- *Water butts*
- *Raingarden with overflow connection to the public surface water sewer*
- *Bioretention rain gardens*

The submitted drawings (preferable in size A2 at least) shall be of appropriate scale, is clearly dimensioned, is easily understood (including legends) and that is accompanied by a cover letter that explains in detail how the compliance being addressed.

Note:

Prior to submission of Compliance with condition 7 please contact Water Services.

Given the above it is not considered that the submission is in compliance with Condition 7.”

Conclusion

The submission is **not** in compliance with Condition 7.”

Yours faithfully,

M.C.

for Senior Planner