

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

By email

26th July 2023

Dear Sir/Madam,

**RE: CONDITION 11 – DEVELOPMENT OF 157 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS, DUBLIN 22.
REG REF: SDZ22A/0017**

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ22A/0017. It is our intention to commence the development permitted under Reg Ref: SDZ22A/0017 and to discharge the following condition as required prior to commencement.

Condition 11:

SuDS

- a. *Prior to commencement of development, the applicant shall submit a drawing and report to show what the discharge rate in litres/second is from proposed site. The applicant shall show how and where discharge rate of surface water is proposed for the development.*
- b. *Prior to commencement of development, the applicant shall submit a revised drawing showing the surface water layout that includes the location and method of discharge rate from proposed site. Show what the discharge rate for proposed site is. The applicant shall show on the drawing what surface water attenuation is provided in m3 and where surface water attenuation is provided.*
- c. *Prior to the commencement of development, the applicant shall provide a revised layout / landscaping plan that indicated additional e 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](#). The applicant shall provide additional details including details of filter strips, road edge detail showing how water accesses the swales/tree pits and bioretention areas, further detail on Tree pits. The applicant shall also demonstrate the amenity and biodiversity value of SuDS measures.*

d. *The applicant shall contact water services and the Public Realm Department in SDCC to discuss above issues before resubmitting above documents and drawing.*

Response

Please see enclosed cover letter and following drawings (Appendix A) prepared by DBFL Consulting Engineers.

- Drainage Layout (CLB-1A-94-SW-DTM-DR-DBFL-CE-1311)
- Surface Water Catchment Plan (CLB-T3-94-SW-DTM-DR-DBFL-CE-1321)

Yours Sincerely

A handwritten signature in black ink that reads "Shariq Ansari". The signature is written in a cursive style and is positioned above a horizontal line.

Shariq Ansari

Planning Research Assistant