

Cairn Homes Properties Ltd.,
45 Mespil Road,
Dublin 4

Date : 20-Sep-2023

Reg. Ref. : SDZ22A/0017/C11
Proposal : Construction of 157 dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 consisting of, 81 houses comprising of 4 two bedroom houses, 65 three bedroom houses and 12 four bedroom houses (all two storey with associated private open space and car parking; 76 apartment units consisting of 26 one bedroom and 50 two bedroom units within Block 1 (4 storeys); Vehicular access will be provided from the permitted street under SDZ21A/0022 and the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 (Fonthill Road) to the east; All ancillary site development works including footpaths, landscaping boundary treatments, public and private open space areas, car parking (170 spaces) and bicycle parking (170 spaces), single storey ESB sub-stations, bin and bicycle stores and all ancillary site development/construction works all on wider lands bounded generally by the Dublin-Cork railway line to the north, undeveloped lands and Grand Canal to the south and undeveloped lands and the Fonthill Road (R113) to the east, in accordance with the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

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.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

Location : Within the townland of Cappagh, Clonburris, Dublin 22
Applicant : Cairn Homes Properties Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 26-Jul-2023 to comply with Condition No 11 of Grant of Permission No. SDZ22A/0017, in connection with the above.

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

Comments:

“Compliance submission:

Cover letter (26/07/2023) from Cairn Homes with the following:

- Drawings 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).

Report from Water Services, SDCC

Report from SDCC Water Services 19/09/2023 with the following comments:

1) Water Services are not satisfied that Condition 11 of SDZ22A/0017 is compliant. The proposed development shows road gullies in front of tree pits which stops surface water reaching the tree pits. This contradicts SuDS requirements for the site.

In order to address SuDS requirement for the site, submit a revised drawing in plan and cross-section view showing surface water layout such that surface water can enter tree pits and not have road gullies stopping surface water entering the tree pits. Examples of SuDS can be found on SDCC website at <https://www.sdcc.ie/en/services/environment/environmental-health/water-services/sustainable-drainage-systems/>

2) It is unclear how 450.2 l/s discharge rate relates to pre designed rates for Clonburris in Surface Water Management Plan 2020. Submit a report and drawing that shows the discharge rate from proposed in litres per second per hectare and in litres per second. The discharge rate shall be in line with pre-designed surface water discharge rates for Clonburris as per Surface Water Management Plan 2020.

3) Prior to submission of revised drawings and report contact Water Services and Public Realm to discuss outstanding issues.

Planners Comments:

As per report from SDCC Water Services, the submission is not in compliance with Condition 11 of SDZ22A/0017.

Conclusion

The submission is **not** considered to comply with Condition 11. In order to discharge the Condition 11, please address items 1-3, as above. “

Yours faithfully,

M.C.

for Senior Planner