
Planning Department,
South Dublin County Council,
County Town Hall Tallaght,
Dublin 24,
D24A3XC

17 July 2023

**Re: Planning Reg. Ref: SD22A/0299 (Decision Order Number 1396)
Proposed Residential Development at Citywest Drive
Response to Condition 5**

Dear Sir/Madam,

We write in relation to the planning application for the above project at Citywest Drive, Co. Dublin.

Please see below our response to Conditions 5 relating to drainage.

Condition 5 'Drainage – Irish Water':

- a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.***
- b) 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.***
- c) Prior to commencement of development the applicant shall submit to the Planning Authority for written agreement a drawing to clarify where proposed sub station is relative to existing surface water network. The setback distance from any surface water pipe shall be as per the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.***
- d) Prior to commencement of development the applicant shall submit to the Planning Authority for written agreement a drawing showing what SuDS (Sustainable Drainage System) are proposed for the development. Examples of SuDS can be found in SuDS Guide on South Dublin County Council Web Site at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](#)***

- e) *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*
- f) *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 water supply and drainage provision.*

BMCE Response:

Items (a), (b), (e) and (f) are all noted.

In relation to item c), please refer to enclosed surface water drawing CWD-BMD-00-ZZ-DR-C-1020. The surface water management and disposal measures proposed, for the subject development, remain largely aligned with the permitted scheme (Planning Reg Ref : ABP 304454-19)

In relation to item d), please refer to enclosed SuDS proposals drawing CWD-BMCE-ZZ-ZZ-DR-C-1300. The SuDS measures proposed for the subject development comprise the use of green roofs to the 6No. residential blocks and the use of permeable paving to car parking spaces.

Yours sincerely,



Brian O'Neill

Chartered Engineer

For Barrett Mahony Consulting Engineers

Encl:

BMCE SuDS Drawing : CWD-BMCE-ZZ-ZZ-DR-C-1300

BMCE SW Drainage Drawing : CWD-BMCE-ZZ-ZZ-DR-C-1020.1 (also .2 & .3 -multiple sheet)

- cc. Ardstone – Keith O'Brien
- MDO Architects – David O'Connell, Patrick King
- Lafferty PM – Liam Howlin, James O'Sullivan
- DBCL Planning Consultants – Declan Brasil