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Our ref. D1194

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

7th September 2023

COMPLIANCE SUBMISSION
Condition 7 (a), (b) & (c)

Re: Proposed development comprising 8 no. 2 storey dwellings on infill site on lands at Palmyra, Whitechurch Road, with vehicular and pedestrian access from Grangebrook Avenue, Rathfarnham, Dublin 16.

Applicant: Beckett Developments Ltd.

Reg. Ref. SD21A/0246

Dear Sir/Madam,

I refer to the above proposed development which was approved by South Dublin Co. Co. In this regard and on behalf of our client Beckett Developments Ltd. we submit this compliance submission in respect of Condition 7, as follows:

A previous compliance submission in respect of Condition 7 was submitted to South Dublin Co. Co. on 2nd May 2023 however was subsequently deemed non-compliant by South Dublin Co. Co. The enclosed submission is an updated proposal which has been prepared by Hydrocare Environmental Ltd.

Prior to making this submission, Mr. Adrian Bacaoanu, Hydrocare Environmental Ltd., discussed the updated submission with Mr. Brian Harkin, South Dublin Co. Co. who confirmed that same appeared to be acceptable.

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.

Response

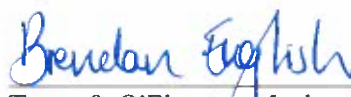
Enclosed with this submission are 4 copies of a detailed updated report prepared by Hydrocare Environmental Ltd. who were engaged by the applicant to specifically address condition 7 (a, b & c) of planning permission reg. ref. SD21A/0246.

The following drawings and documentation is enclosed herewith (2 copies as required):

- Hydrocare Environmental report (A4 booklet)
- Attenuation system longitudinal Section (A3 sheet @ 1:50)
- Site layout plan (A2 sheet @ 1:200)

We trust the enclosed submission is satisfactory and, in this regard, we would be most obliged if you could issue written confirmation that the enclosed submission satisfies the requirements of South Dublin Co. Co. in respect of Condition 7 (a), (b) and (c) of planning permission reg. ref. SD21A/0246 at the earliest opportunity.

Yours Faithfully,


Terry & O'Flanagan Ltd.

For & on behalf of Beckett Developments Ltd.