AFEC International
Unit 1, Airport Logistics Park,
Dublin K67 N237

Date : 08-Jan-2024

Reg. Ref. :	**SDZ22A/0011/C5(a)**
Proposal :	**The proposed primary school will extend to c3, 355sq.m will be 2 storeys in height and will comprise 16 no. classrooms with an additional 2 classroom Special Educational Needs Unit; a General Purpose Hall and all ancillary teacher and pupil amenities and facilities. The proposed development also provides for hard and soft play areas, including 2 no. outdoor ball courts, bicycle parking, staff car parking, vehicle drop off and set down areas. Photovoltaic Panels (PV) are proposed on roofs in addition to EV Charging Points and a packaged Biomass heating plant. The proposed development also provides for all landscaping and boundary treatments and all associated site development works. Access to the site will be via a new junction and access road off Thomas Omer Way. The new access road will run south off Thomas Omer Way and then west into the site. The proposed access road Is in accordance with the Clonburris Strategic Development Zone (SDZ) Planning Scheme and incorporates public lighting, footpaths and cycle tracks. A further pedestrian / cycle only connection to Thomas Omer Way ls also proposed along the western green corridor, west of the proposed school building.**

Condition 5(a):

Drainage.
(a) The surface water attenuation volume proposed of 690m3 is undersized by approximately 12% for a 1 in 100 year storm event. Prior to the commencement of development, the applicant shall submit a revised drawing and report showing increased surface water attenuation volume for the development. The surface water attenuation should be provided by SuDS in so far as this is possible.

Location :	**Thomas Omer Way, Balgaddy, Lucan, Dublin**
Applicant :	**Department of Education**
Application Type:	**Compliance with Conditions**

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Dear Sir/Madam,

I refer to your submission received on 03-Nov-2023 to comply with Condition No 5(a) of Grant of Permission No. SDZ22A/0011, in connection with the above.

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

Comments:

"Compliance submission:
Submission received on the 03/11/23 from AFEC International stating MMOS have engaged with updated drawings now enclosed, drawing no. g 22087-MMS-ZZ-ST-DR-C-10002 - Rev C01 addressing the surface water attenuation volume.

Recommendation:
Report from Water Services, SDCC – Water Services are **not satisfied** that Condition 5(a) is being complied with. The Water Services report received with regard to the proposed development stated the following:

1.1 *Water Services are **not satisfied** that Condition C5(a) planning Reference SDZ22A/0011 has been complied with because the surface water attenuation provide is unclear. It is unclear if surface water flows above or below proposed Swales.*

1.2 *Submit a report and drawing showing where surface water is attenuated on site. Show on the drawing how much surface water is attenuated in proposed SuDS elements. The attenuation was previously show undersized at 690m^3 and undersized by 12%.*

1.3 *Surface water should be conveyed above ground on SuDS systems as much as possible. Submit a drawing showing how surface water is conveyed across the site.*

1.4 *Prior to submission of revised compliance drawings contact water services in South Dubin County Council to discuss proposed SuDS and surface water attenuation provided. Examples of SuDS can be found online in Sustainable Drainage Systems - SDCC.*

Examples of SUDs include;
Bioretention Rain Gardens,
Permeable Paving
Grasscrete
Swales
Planter boxes with overflow connection to the public surface water sewer,
Green roofs

Planners Comments:

Having regard to the Water Services report, it is considered that compliance submitted for condition 5(a) in regard to surface water attenuation volume is not satisfactory by way of clarity and scale for the proposed development.

<u>Conclusion</u>
The submission is considered **not to comply** with Condition 5(a). "

Yours faithfully,

M.C.
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for **Senior Planner**