

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

By email

6th December 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 and further to your letter dated 20th September 2023, copy enclosed, regarding condition 11.

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:

As requested by the Planning Authority in your letter dated 20th September 2023, copy enclosed, the proposal has been revised to address the Water Services comments. Please see enclosed revised submission prepared by DBFL Consulting Engineers:

- 'Compliance Report' document no. CLB-T3-ZZZ-SW-DTM-RP-DBFL-CE-0006;
- 'Drainage Layout' drawing no. CLB-T3-94-SW-DTM-DR-DBFL-CE-1311;
- 'Typical Drainage Details Sheet 4' drawing no. CLB-T3-94-SW-XXX-DR-DBFL-CE-5304; and
- 'Proposed Pavement & Kerbing Details' drawing no. CLB-T3-95-SW-DTM-DR-DBFL-CE-1211.

Yours Sincerely,



Nicky Casey
Planning Project Manager