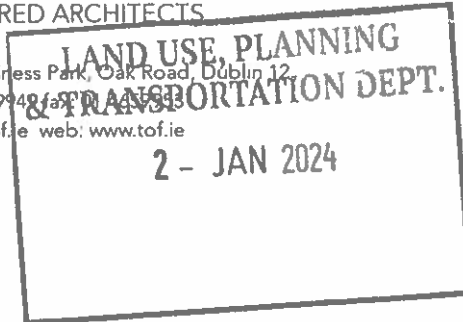




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Our ref. D1194

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

20th December 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:

Two no. previous compliance submissions in respect of Condition 7 were submitted to South Dublin Co. Co. however these were subsequently deemed non-compliant by South Dublin Co. Co.

The most recent non-compliant letter received from South Dublin Co. Co. was issued on 26th October 2023 and contained a recommendation to *'consider a collector drain gathering surface water overflow from all 8 permeable paving attenuation areas, with a single flow controller of 2l/s, and one connection point to the public surface water sewer for the entire development'*

The enclosed submission is an updated proposal which has been prepared by Hydrocare Environmental Ltd. and incorporates the recommendations noted by South Dublin Co. Co. in the previously issued non-compliant letter.

Prior to making this submission, Mr. Adrian Bacaoanu, Hydrocare Environmental Ltd., submitted (via email) the revised proposals to Mr. Brian Harkin, Senior Executive Engineer, South Dublin Co. Co. and also attempted to contact him by phone however at the time of writing, had not received any response.

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 2 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)

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.