

Terry O'Flanagan Ltd.
F1, Centrepoint Business Park
Oak Road
Dublin 12

Date: 26-Jan-2024

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SD21A/0246/C7-2

Development: Construction of 8 houses comprising of 1 three bedroom two storey detached, Type B1 (c. 122sq.m) Site 1, 1 four bedroom 2 storey detached type B2 (c.134sq.m) Site 2, 6 four bedroom 2 storey semi-detached Type A1 (c.148sq.m) Sites 3-8 inclusive, all associated on and off site development works , landscaping , boundary treatments, removal of existing street boundary screen wall and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha.

Condition 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.

Location: Palmyra, Whitechurch Road, Rathfarnham, Dublin 16

Applicant: Beckett Developments Ltd. Palmyra, Whitechurch Road, Rathfarnham, Dublin 16

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition 7 of the planning permission, received on 02-Jan-2024.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

M.C.

for **Senior Planner**