

Cairn Homes Properties Limited  
45, Mespil Road  
Dublin 4

Date : 07-Feb-2024

**Reg. Ref. :** SDZ22A/0017/C11-1  
**Proposal :** Construction of 157 dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 consisting of, 81 houses comprising of 4 two bedroom houses, 65 three bedroom houses and 12 four bedroom houses (all two storey with associated private open space and car parking; 76 apartment units consisting of 26 one bedroom and 50 two bedroom units within Block 1 (4 storeys); Vehicular access will be provided from the permitted street under SDZ21A/0022 and the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 (Fonthill Road) to the east; All ancillary site development works including footpaths, landscaping boundary treatments, public and private open space areas, car parking (170 spaces) and bicycle parking (170 spaces), single storey ESB sub-stations, bin and bicycle stores and all ancillary site development/construction works all on wider lands bounded generally by the Dublin-Cork railway line to the north, undeveloped lands and Grand Canal to the south and undeveloped lands and the Fonthill Road (R113) to the east, in accordance with the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

**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.

**REASON:** In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

**Location :** Within the townland of Cappagh, Clonburris, Dublin 22  
**Applicant :** Cairn Homes Properties Limited  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 06-Dec-2023 to comply with Condition No 11 of Grant of Permission No. SDZ22A/0017, 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 06/12/23 from Cairn Homes Properties Limited have retained DBFL Consulting Engineers to address this condition with updated drawings & report now enclosed:

- ‘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.

**Recommendation:**

Report from Water Services, SDCC – Water Services are **not satisfied** that Condition 11 is being complied with. The Water Services report received with regard to the proposed development stated the following:

*“1 Water Services are **not satisfied** that Condition 11 of Planning reference SD22A/0017 is being complied with. The proposed development shows road gullies in front of Tree pits which stops surface water reaching the tree pits. It is unclear why road gullies need to divert water below tree pit base and where such road gullies are. Surface water should flow directly on to the surface water of tree pit from footpath or road.*

*Proposed layout contradicts SuDS (Sustainable Drainage Systems) requirement for the site.*

*Submit a revised drawing in plan and cross-sectional view showing surface water layout such that surface water can enter tree pits and not have road gullies stopping surface water entering tree pits.*

*Examples of SuDS can be found online in SDCC (South Dublin County Council) Sustainable Drainage Systems at [Sustainable Drainage Systems - SDCC](#)*

*2 Water services do not recall a meeting with applicant to discuss submission prior to revised documents and drawings being submitted. Prior to submission of revised drawings and report contact Water Services (SDCC) and Public Realm (SDCC) to discuss outstanding issues.”*

**Planners Comments:**

Having regard to the Water Services report, it is considered that compliance submitted for condition 11 in regard to SuDS is not satisfactory.

**Conclusion**

The submission is considered **not to comply** with Condition 11.”

Yours faithfully,

M.C.

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**for Senior Planner**