

Senior Administrative Officer,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 YNN5

Our Ref. 21065

16 January 2024

RE: PLANNING PERMISSION REG. REF. SDZ22A/0012

PLANNING APPLICATION FOR THE CHANGE OF USE FROM EXISTING FOUR – STOREY OFFICE BUILDING TO A HEALTH CENTRE, INCLUDING MINOR INTERNAL LAYOUT REVISIONS AND ASSOCIATED WORKS.

COMPLIANCE SUBMISSION – PLANNING REG REF. SDZ22A/0012 – CONDITION 4: DRAINAGE

Dear Sir/Madam,

We are instructed by our Client, (the Developer), Quintain Developments Ireland Limited, Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 4 of Planning Reg. Ref SDZ22A/0012.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

Yours sincerely,



Niamh Robinson
STEPHEN LITTLE & ASSOCIATES

COMPLIANCE – PLANNING REG REF. SDZ22A/0012 – CONDITION 4: DRAINAGE

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 4 followed by the Applicant's compliance response.

CONDITION 4 – DRAINAGE

- (a) *Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, following consultation with SDCC's Water Services Department if needed, details that show additional SUDS measures incorporated having regard to the scope of works being undertaken to the existing building and its curtilage for written agreement of the Planning Authority. This may include permeable paving, channel rills, green roofs, planter boxes and other such SuDS. Following agreement, these agreed details shall be implemented as part of the permission.*
- (b) *The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.*
- (c) *There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.*
- (d) *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

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.*

Applicant's Response

- (a) We refer the Planning Authority to the following drawings, prepared by Doyle O'Troithigh Landscape Architects, enclosed with this submission: -
 - Drawing No. LD-01-CE
 - Drawing No. LD-02-CE
 - Drawing No. LP-01-CEThe drawings show the details of additional SUDS measures incorporated having regard to the scope of works being undertaken to the existing building.
- (b) Part (b) of this Condition is noted. The water supply and drainage infrastructure, will comply with the requirements of Irish Water.
- (c) Part (c) of this Condition is noted. There will be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes will have a minimum thickness surround of 150mm Concrete Class B.
- (d) Part (d) of this Condition is noted. All works for this development will comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works

CONCLUSION

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.

STEPHEN LITTLE & ASSOCIATES

16 January 2024

ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 4: -

1. Drawing No. LD-01-CE, prepared by Doyle O'Troithigh Landscape Architects
2. Drawing No. LD-02-CE, prepared by Doyle O'Troithigh Landscape Architects
3. Drawing No. LP-01-CE, prepared by Doyle O'Troithigh Landscape Architects

Document Control: -

| Author | Checked by | Purpose | Date |
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