

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

By email

7<sup>th</sup> March 2024

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 in respect of Reg Ref: SDZ22A/0017 and further to your letters dated 20<sup>th</sup> September 2023 and 7<sup>th</sup> February 2024, copies 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 letters dated 20<sup>th</sup> September 2023 and 7<sup>th</sup> February 2024, copies enclosed, the proposal has been revised to address the Water Services comments. Please see enclosed responses and revised drawings addressing the remaining compliance responses to compliance Condition 11 prepared by DBFL Consulting Engineers:

- 'Compliance Condition 11 Report' document no. CLB-T3-ZZZ-SW-DTM-RP-DBFL-CE-0007;
- '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.

It is noted that a compliance submission addressing all compliance items, including Condition 11, was originally lodged on 26/07/2023. After submitting this information, a notification of non-compliance was received for Condition 11.

Following the notification of non-compliance, an in-person meeting at SDCC offices was held between SDCC Drainage (Brian Harkin), Parks (Laurence Colleran), and DBFL on 27/09/2023 where the principles of the updated compliance submission were agreed prior to lodging a revised submission on 30/11/2023.

On 07/02/2024, SDCC again issued a notice of non-compliance on Condition 11 and noted that they did not recall previous meeting. An additional meeting was held 20/02/2024 ahead of submitting the attached response documents which address the outstanding compliance item.

Yours Sincerely,



**Nicky Casey**  
Planning Project Manager