

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

Our Ref. 21080

12 March 2024

RE: PLANNING PERMISSION REG. REF. SDZ22A/0007

**CONSTRUCTION OF PHASE ONE OF THE ADAMSTOWN BOULEVARD DEVELOPMENT AREA; A
RESIDENTIAL DEVELOPMENT CONSISTING OF 423 RESIDENTIAL UNITS.**

COMPLIANCE SUBMISSION - CONDITION NO. 22 – INLAND FISHERIES IRELAND.

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Ireland, 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 22 of Planning Reg. Ref. SDZ22A/0007.

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

Niamh Robinson

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0007- CONDITION 22

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 22 followed by the Applicant's compliance response.

CONDITION 22: Inland Fisheries Ireland.

For the convenience of the Planning Authority, this compliance submission sets out the text of Condition 22 followed by the Applicant's compliance response.

(a) Prior to the commencement of development, the applicant shall submit a Construction Environmental Management Plan (CEMP) for the written agreement of the Planning Authority. This shall:

- incorporate site specific, appropriate, and flexible mitigation measures***
- include appropriately designed, sized, and maintained drainage measures.***

(b) Construction works shall be planned in a manner which prevents extensive tracts of soils from being exposed at any time and arrangements shall be made for the control and management of any contaminated water resulting from construction entering any drainage network within or beyond the site boundaries and subsequently entering an adjoining water course

(c) All construction should be in accordance with the CEMP Management Plan.

(d) best practice shall be implemented in relation to any activities that may impact on surface water (stream and river). Any indirect discharges to surface streams present on or near the site must not impact negatively on the system. Comprehensive surface water management measures shall be implemented at the construction and operational stage to prevent any pollution of local surface waters.

(e) Pipe laying activity poses a high risk of suspended solid contamination of surface waters, if pumping is required from excavations such as thrust and reception pits or land trenches along the route then, water shall be treated by either infiltration over land, discharge to a suitably sized and sited settlement pond or other appropriate treatment infrastructure before discharge to any existing drainage network or watercourse. There shall be no direct pumping of contaminated water from the works to a watercourse at any time.

(f) Precautions shall be taken to ensure there is no entry of solids, during the connection of pipework, or at any stage to the existing surface water system. The environmentally sensitive design and implementation of surface water discharge structures would be required to ensure protection of ecological integrity at point of discharge.

(g) All discharges must follow the European Communities (Surface Water) Regulations 2009 and the European Communities (Groundwater) Regulations 2010, or any discharge Licences issued by the Local authorities

(h) The applicant shall ensure that that the receiving foul and storm water infrastructure has adequate capacity to accept predicted volumes from this development during construction and post construction phases with no negative repercussions for the quality of any receiving waters.

(i) the applicant shall appoint and retain the services of a designated, suitably experienced person during the construction phase, to monitor and ensure all agreed environmental mitigation measures are implemented and functioning correctly. Prior to the commencement of development, the applicant shall notify the planning authority of that appointment in writing. The contact details of this appointed person should be provided to the Planning Authority and all relevant agencies, including IFI.

(j) The Department of Housing, local Government and Heritage have recently published the following interim guidance document on Nature-based Solutions to the Management of Rainwater and Surface

Water Runoff in Urban Areas Water Sensitive Urban Design Best Practice Interim Guidance Document which should be considered when designing drainage systems. The applicant shall ensure this guidance is followed, where relevant. <https://www.gov.ie/en/publication/10d7c-nature-based-solutions-to-the-management-of-rainwater-and-surface-water-runoff-in-urban-areas-best-practice-interim-guidancedocument/>

REASON: In the interests of public health and to ensure no negative impact on fisheries status.

Applicant's Response:

In respect of Condition 22 (a), we refer the Planning Authority to Table 3-1 of the enclosed Construction & Environmental Management Plan prepared by Quintain Developments Ireland Ltd.

Regarding Condition 22 (i), the Developer has appointed and retained the services of Brady Shipman Martin to monitor and ensure that all agreed environmental mitigation measures are implemented and functioning correctly. The contact details of Brady Shipman Martin have been provided to Inland Fisheries Ireland and are as follows: -

- Name: Matt Hague
- Contact Details: 01 208 1900

Parts (b) – (h) and (j) of Condition 22 are noted.

CONCLUSION

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

STEPHEN LITTLE & ASSOCIATES

12 March 2024

ENCLOSURES

1. Construction & Environmental Management Plan, prepared by Quintain Developments Ireland Ltd.

Author	Approved by	Purpose	Date
CMcG	<i>Niamh Robinson</i>	Draft	11.03.2024
	<i>Niamh Robinson</i>	Final for Submission	12.03.2024