

Planning Department,  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 YNN5

31<sup>st</sup> May 2024

Our Ref: D1720

**RE: Planning Compliance submission for Planning Applications Reg Ref.  
SD22A/0065**

**Applicant: Rockface Development Limited**

Dear Sir/Madam,

Please find attached our compliance submission for the above referenced granted planning submissions for Warehouse development at Magna Avenue and Magna Drive, Citywest, Dublin 24.

The Conditions of Planning are addressed as follows:

**Condition No. 1**

Condition noted.

**Condition No. 2**

Condition will be addressed under separate cover letter.

**Condition No. 3**

The SuDS Management Plan and SUDS maintenance plan are submitted as part of this planning compliance response. Please refer to the relevant documents in appendices. The objective EDE5 SL01 in the county development plan requires an attractive (parklands style) landscape proposals in Citywest, therefore a wide perimeter strip was allocated to trees and other landscaping to maintain a campus style character of the area. This wide landscaping strip will contribute to biodiversity and runoff interception. The landscape plan, building area, carparking area and ancillary yard area from the granted layout together with the proposed levels and the pollution prevention measures will not allow for the runoff from the proposed yard to be directed to at grade swales, tree pits or bioretention areas. A permeable paving and detention basin will provide interception of all runoff originating on the roof of the proposed warehouse or in the carparking areas. While the green roof is not economically viable we strived to maximise the interception of runoff from the carparking area by using permeable surfacing

throughout. The underground portion of the attenuation was minimised by introduction of the grassed detention basin.

**Condition No. 4**

Condition noted.

**Condition No. 5**

A connection offer was obtained from Uisce Eireann on 27<sup>th</sup> of May 2024. It is envisaged that the client will enter into agreement for water supply and wastewater connection with UE by signing the offer before the commencement of the development.

**Condition no. 6**

- a) Noted. The water supply and drainage infrastructure will comply with Uisce Eireann code of practice and standard details and Greater Dublin Regional Code of Practice for Drainage Works.
- b) Noted. Complete separation of the storm and wastewater drainage networks will be provided. Concrete surround of min thickness of 150mm Class B will be provided to all precast surface water manholes.

**Condition No. 7**

Please find enclosed document ref. *Construction and Demolition Waste Management Plan* prepared by Castlebrowne Civil Engineering for written agreement of the Planning Authority.

**Condition No. 8**

Condition noted.

**Condition No. 9**

Condition noted.

**Condition No. 10**

Condition noted.

**Condition No. 11**

Condition noted.

**Condition No. 12**

Condition noted.

**Condition No. 9**

Condition noted.

**Condition No. 10**

Condition noted.

**Condition No. 11**

Condition noted.

**Condition No. 12**

Condition noted.

**Condition No 13.**

The Applicant, Rockface Development Limited, will address the payment of the financial contribution directly with the Local Authority's Bonds & Contribution Department.

Enclosed with this letter are the following documents:

- ❖ Drawing ref. *D1720-KB-XX-XX-DR-C-003\_Drainage&Watermain\_CL1*
- ❖ Document ref. *SuDs Maintenance Schedule*
- ❖ Document ref. *D1720 SUDS Management Plan Rev CL1*
- ❖ Document ref. *CBXXX Magna Business Park C&D WMP R1.0*

Should you require any further information in relation to this submission please contact us.

Yours sincerely,



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**Sanja Bekavac**  
**M(Eng) B(Eng) MIEI**