

Kavanagh Burke Consulting Engineers
Unit F3, Calmount Park
Ballymount
Dublin 12

Date: 06-Jun-2024

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SD22A/0065/C3

Development: Provision of a warehouse unit with ancillary office and staff facilities and associated development. The building will have a maximum height of 15.5m with a gross floor area of 13, 604sq.m including a warehouse area (12, 568sq.m), staff facilities (489sq.m) and ancillary office area (538sq.m). The development will also include a vehicular and pedestrian entrance to the site from Magna Avenue, a separate HGV entrance from Magna Drive; 69 ancillary car parking spaces; covered bicycle parking; HGV parking and yards'; level access good doors; dock levellers; access gates; signage; hard and soft landscaping; lighting boundary treatments; ESB substation; sprinkler tank and pump house; an all associated site development works above and below ground.

Sustainable Drainage Systems. Prior to the commencement of development a comprehensive SUDS Management Plan shall be submitted to the Planning Authority for written agreement to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as, detention basins, filter drains,

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swales etc. In addition, the applicant shall provide the following: • Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposals for the catchment in the residential areas. • Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development including drainage / attenuation calculations for same. • The applicant shall show further proposed SuDS features for the development such as green roofs, grass areas, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS. Bio retention tree pits should be designed so that they enable tree pits to both support healthy tree growth while at the same time to help treat and attenuate water coming from hard landscaping areas. • Natural Suds measures should be detailed to remove/ reduce the requirement for underground attenuation tanks in line with the

development plan objectives. • Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details. REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective

Location: Magna Avenue and Magna Drive, Citywest, Dublin 24

Applicant: Rockface Development Limited Unit 5, The Plaza, Greenogue Business Park, Rathcoole, Co. Dublin

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 31-May-2024.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,
Fiona Campbell

for **Senior Planner**