

Declan Brassil,
Declan Brassil & Co Ltd
Lincoln House
Phoenix Street
Smithfield
Dublin 7

Date : 19-Jun-2024

Reg. Ref. : SD22A/0299/C5(c)(d)1
Proposal : The development will consist of amendments to the Strategic Housing Development permitted under An Bord Pleanála Reference TA065.305556. The proposed amendments comprise the provision of photovoltaic panels on the roofs of all 6 no. blocks, the provision of roof plant at Blocks A, B, C and D, the provision of an ESB substation at Block O that requires the relocation of no. 1 carparking space, and the reconfiguration of the ground floor of Block E to provide an enlarged plant room. These amendments are necessary to service the permitted blocks, improve the energy efficiency of the development, and to meet the requirements of ESB to serve the site. At Block A it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows; and a screen plant area accommodating an internal plant room of 13.24 sqm and an external plant area of 34.72 sqm surrounded. The proposed screened plant rises approx. 1 metre above the permitted lift overruns. At Block B it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 5-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 4-storey section of the building; and a screened external plant area of 29.2 sqm on the 4-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block C it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 6-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 5-storey section of the building; and a screened plant area of 32 sqm on the 5-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block D it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows; a screened with an internal plant room of 13.5 sqm and an external plant area of 24.33 sqm; a c. 3-metre-high red brick ESB substation with LV switch room to the southwest of the Block D, and the ancillary relocation of 1 no. car parking

space. The proposed screened plant rises approx. 2 metre above the permitted parapet level. At Block E it is proposed to provide the following; 18 no. photovoltaic panels arranged in 3 no. rows; and the reconfiguration of the ground floor to replace 1 no permitted retail unit with an enlarged Plant Room (117.15 sqm}, ESB substation (13.6 sqm), a Generator Room (21.82 sqm}, and a Low Voltage (L V} switchroom (13.71 sqm}. These works require the removal of existing windows and doors at the permitted retail unit. At Block F it is proposed to provide 18 no. photovoltaic panels arranged in 2 no. rows. These, and all associated site works including landscaping at a site of 2.9 hectares.

**Condition 5(c) & (d):
Drainage - Irish Water.**

(c) Prior to commencement of development the applicant shall submit to the Planning Authority for written agreement a drawing to clarify where proposed sub station is relative to existing surface water network. The setback distance from any surface water pipe shall be as per the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(d) Prior to commencement of development the applicant shall submit to the Planning Authority for written agreement a drawing showing what SuDS (Sustainable Drainage System) are proposed for the development. Examples of SuDS can be found in SuDS Guide on South Dublin County Council Web Site at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](#)

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.

Location : Citywest Shopping Centre, Fortunestown, Dublin 24
Applicant : Citywest Drive Limited Partnership
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 26-Apr-2024 to comply with Condition No 5(c)(d) of Grant of Permission SD22A/0299, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **Not Compliant**.

Comments:

Documents provided by Applicant

The Applicant has provided the following information to demonstrate compliance with Condition No. 5(c) (d):

- Cover Letter, prepared by Barret Mahony Consulting Engineers.
- Multiple drawings, prepared by Barret Mahony Consulting Engineers.

Assessment

The Water Services Department in South Dublin County Council has reviewed the submitted documents and has noted the following;

*C). Water Services are **not satisfied that Condition 5(c)** of Planning Reference SD22A/0299 is being complied with. It is unclear where the proposed substation is located relative to existing surface water network.*

Prior to commencement of development the applicant shall submit to the Planning Authority for written agreement a drawing to clarify where proposed substation is relative to existing surface water network. The setback distance from any surface water pipe shall be as per the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

*D). Water services **are not satisfied with compliance of Condition 5d***

Submit a drawing in plan and cross-sectional view showing how surface water is conveyed across the site along above ground SuDS (Sustainable Drainage Systems).

Prior to submission of compliance drawing contact water services to discuss same.

Conclusion:

Having regard to the information submitted and the comments from the SDCC Water Services Department, the Planning Authority consider that the submission made in relation to Condition No. 5c and 5d is **non-compliant** and the Applicant should be informed.

Yours faithfully,

CB

for **Senior Planner**