

Planning Department,  
South Dublin County Council,  
County Town Hall Tallaght,  
Dublin 24,  
D24A3XC

31 July 2024

**Re: Response to SDCC letter of non-compliance in relation to conditions 5 (c)**

**Pl. Ref: SD22A/0299/C5(c)**

*This is an amendment application to the permitted SHD application TA065.305556*

Dear Sir/Madam,

We refer to your letter of non-compliance for conditions 5(c) dated 19 June 2024.

Please find enclosed our responses and updated drawings to address your comments.

**Original grant condition received on 7 November 2022:**

*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.*

**Further comments from SDCC letter of non-compliance dated 19 June 2024:**

***Water Service Report: Non-Compliance C5(c):***

*1.1 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.*

*The applicant is required to:*

*1.2 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.*

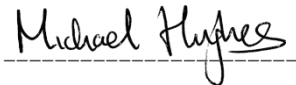
## **BMCE Response**

### **Condition (c)**

We refer to the attached plan drawing CWD-BMCE-ZZ-ZZ-DR-C-1038 which indicates the ESB substations locations relative to surrounding existing and new surface water network, within catchments A and B. Dimensions are included which demonstrate that there is no surface water pipework/MH (new or existing) within 4m of these ESB substations. Therefore the minimum distance of 3m between the ESB buildings and the outer edge of sewer/MH is achieved.

Please note that the manhole references have changed since the original compliance submission. The nearest surface water manholes to the substations are SWMH10, SWMH8 and SWMH30.

Yours sincerely,



**Michael Hughes**

Director, Chartered Engineer  
For Barrett Mahony Consulting Engineers

cc. Ardstone – Keith O’Brien  
MDO Architects – David O’Connell, Patrick King  
Lafferty PM – Liam Howlin, James O’Sullivan  
DBCL Planning Consultants – Declan Brasil