

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

Our Ref. 21086

13 September 2024

**RE: PLANNING PERMISSION REG. REF. SDZ23A/0004**

**DEVELOPMENT FOR 385NO. UNITS COMPRISING 139NO. HOUSES, 70NO. BUILD-TO-RENT DUPLEX APARTMENTS, 72NO. DUPLEXE / APARTMENTS AND 104NO. APARTMENTS IN 2NO. BLOCKS RANGING IN HEIGHT FROM 2 TO 6 STOREYS, A SINGLE STOREY TENANT AMENITY BUILDING, AREAS OF PUBLIC OPEN SPACE, CAR AND BICYCLE PARKING, BIN AND BICYCLE STORES, ESB SUBSTATIONS, DEMOLITION OF REMAINING WALLS AND HARDSTANDING ASSOCIATED WITH THE FORMER AGRICULTURAL BUILDING AND ALL ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURAL, HARD AND SOFT LANDSCAPING AND BOUNDARY TREATMENT WORKS. THE DEVELOPMENT PROPOSED INCLUDES MINOR REVISIONS TO AN ATTENUATION, CONNECTIONS TO WATER SERVICES (WASTEWATER, SURFACEWATER AND WATER SUPPLY) AND CONNECTIONS TO PERMITTED CYCLE / PEDESTRIAN PATHS ON A SITE (C. 8.94 HA) IN THE TOWNLAND OF ADAMSTOWN, WITHIN THE CLONBURRIS STRATEGIC DEVELOPMENT ZONE (ADAMSTOWN EXTENSION)**

**COMPLIANCE SUBMISSION - CONDITION NO.15(B): DRAINAGE**

Dear Sir / Madam,

We are instructed by our Client, (the Developer), Quintain Developments Ireland Limited to lodge this compliance submission in relation to the development outlined above.

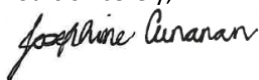
This compliance submission refers to Condition 15(b) of Planning Reg. Ref. SDZ23A/0004.

Compliance material associated with the response to this Condition are enclosed herewith for the Planning Authority's attention.

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,



Josephine Cunanan  
**STEPHEN LITTLE & ASSOCIATES**

## COMPLIANCE SUBMISSION

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 15(b) followed by the Applicant's compliance response.

### CONDITION 15: DRAINAGE

- a) *There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.*
- b) *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

**REASON:** *In the interest of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.*

### Applicant's Response:

- a) Noted.
- b) We refer the Planning Authority to the enclosed Response to Compliance Item No. 15b letter and Drainage Layout drawings, prepared by Waterman Moylan Consulting Engineers. The proposal for filter drains has been discussed and agreed in principle with Brian Harkin, SDCC Drainage Dept.

## CONCLUSION

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


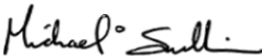

## STEPHEN LITTLE & ASSOCIATES

## ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 15(b): -

1. Cover Letter, prepared by Stephen Little & Associates.
2. Response to Compliance Item No. 15b letter, prepared by Waterman Moylan Consulting Engineers.
3. Drainage Layout Sheet 1 of 2 (Dwg. No. CLO-WMC-ZZ-ZZ-DR-C-T1201), prepared by Waterman Moylan Consulting Engineers.
4. Drainage Layout Sheet 2 of 2 (Dwg. No. CLO-WMC-ZZ-ZZ-DR-C-T1202), prepared by Waterman Moylan Consulting Engineers.

### Document Control: -

Author	Approved by	Purpose	Date
		Draft	11.09.2024
		Final for Submission	13.09.2024