

**David Campbell,
Riverside Projects Ltd.
8, Herbert Place
Dublin 2**

Date: 21-Nov-2024

Notification of decision regarding compliance submission SD22A/0342/C7

Dear Sir/Madam,

I refer to your compliance submission received to comply with SD22A/0342/C7

Please note that this submission has been assessed as set out in the report below:

Part A: To be completed by the Planning Compliance Section	
Planning Reference TP: An Bord Pleanála Ref:	SD22A/0342/C7
Development Address:	Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24

Scanned into iDocs is a copy of the application for the above development

Condition No. & Description:	<p>Condition 7: SuDS and the removal of proposal for Underground Attenuation</p> <p>There is a lack of natural SuDS (Sustainable Drainage Systems) features planned for the proposed development. Prior to the commencement of development and unless otherwise agreed, the applicant shall submit the following for the written agreement of the Planning Authority:</p> <p>A. Plans providing additional natural SUDS features as part of proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall amend the scheme to address the following:</p> <ul style="list-style-type: none"> i. Removal of proposal for underground attenuation/soakaway.
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	<p>i. Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposals for the catchment in the residential areas.</p> <p>ii. Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.</p> <p>B. The applicant shall complete and submit Table 6.1, contained within the Planners Report, titled ‘SuDS Measures and Rationale’.</p> <p>C. Report showing surface water attenuation calculations with surface area types, size of same in m2 and runoff coefficients.</p> <p>D. Submit a drawing in plan and cross-sectional view showing all SuDS features, and attenuation capacity of same and treatment train.</p> <p>E. Show on a drawing the outfall of surface water from the site and where surface water discharges from site at greenfield runoff rate. Prior to submission, the applicant is advised to contact Water Services and Public Realm to discuss and agree in principle the proposals for revised surface water and SuDS.</p> <p>REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with relevant policies and objectives contained within the CDP 2022-2028.</p>
<p>Date Compliance Details Received:</p>	<p>30/9/2024</p>

<p>Part B: To be completed by Internal Referee / Planner</p>	
<p>Is the compliance submission deemed compliant?</p>	<p>No <input checked="" type="checkbox"/> (as endorsed by Public Realm)</p>
<p><i>If no or partially non-compliant please state reason:</i></p> <p><i>The Public Realm Section has reviewed the compliance submission and state the following in their report: The applicant did not demonstrate the condition. The Applicant shall resubmit the following:</i></p> <p><i>Prior to the commencement of development and unless otherwise agreed, the applicant shall submit the following for the written agreement of the Planning Authority:</i></p> <p><i>A. Plans providing additional natural SUDS features as part of proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall amend the scheme to address the following:</i></p>	

- i. *Removal of proposal for underground attenuation/soakaway.*
- ii. *Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposals for the catchment in the residential areas.*
- iii. *Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*

B. The applicant shall complete and submit Table 6.1, contained within the Planners Report, titled 'SuDS Measures and Rationale'.

C. Report showing surface water attenuation calculations with surface area types, size of same in m2 and runoff coefficients.

D. Submit a drawing in plan and cross-sectional view showing all SuDS features, and attenuation capacity of same and treatment train.

E. Show on a drawing the outfall of surface water from the site and where surface water discharges from site at greenfield runoff rate. Prior to submission, the applicant is advised to contact Water Services and Public Realm to discuss and agree in principle the proposals for revised surface water and SuDS.

If partially compliant, please specify the discrete part thereof.

Part(s) Compliant e.g. A, B	N/A
Part(s) Non-Compliant e.g. C	N/A

Report issued by:	Dean Middleton
Position:	Graduate Planner
Endorsed By (if applicable):	Caitlin O'Shea A/Senior Executive Planner
Date:	20/11/2024

Part C: Supplementary Planner Comments for completion at planner's discretion, only where agreement of details has significant knock-ons

N/A

Position:	N/A
Endorsed by:	N/A
Date	N/A

To confirm, the outcome of this submission is as follows: - COMPLIANCE NOT ACCEPTABLE

Yours faithfully,
M.C

for Senior Planner