

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

15 November 2024

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

Pl. Ref: SD22A/0299/C5(d)

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(d) 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.

(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](#)

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

Water Service Report: Non-Compliance C5(d):

1.1 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.

Further & last comments from SDCC letter of non-compliance dated 23 October 2024:

Water Service Report: Non-Compliance C5(d):

1.2 Submit a revised drawing such that surface water from roads flow to the surface of tree pits instead of into a road gully in front of a tree pit. Road gullies are permitted where necessary but not in front of tree pits.

Prior to submission of compliance drawing contact Water Services or Public Realm to discuss same.

BMCE Response

Condition C5(d)

Prior to this resubmission, BMCE discussed this with Brian Harkin (SDCC) during a Teams call on 8 November 2024.

Note that in Zone 1 (refer to below), BMCE has removed all possible road gullies as discussed during the call, but retained the necessary road gullies at road low points where the water would have build up. All road gullies are located away from tree pits.

Please refer to the updated SuDS drawings:

- CWD-BMCE-ZZ-ZZ-DR-C-11302 (plan),
- CWD-BMCE-ZZ-ZZ-DR-C-1045 & CWD-BMCE-ZZ-ZZ-DR-C-1046 (sections).
- CWD-BMCE-ZZ-ZZ-DR-C-12300 (SuDS details: Permeable paving & Green roof)
- CWD-BMCE-ZZ-ZZ-DR-C-12320 (SuDS details: Tree pits)

Zones in plan and cross-sections showing how surface water is conveyed across the site including the above ground SuDS (Sustainable Drainage Systems).

Zone 1:

- All road surface water is discharged via suds tree pits through tapered kerbs, additional road gullies are designed only where necessary (road low points) and discharged via suds tree pits.
- The necessary road gullies are located away from tree pit kerbs.
- All new parking spaces comprise permeable paving.

Zone 2:

- All footpaths utilize permeable paving. In addition, surface water is discharged to s/w network via ACO channels for overflow.

Zone 3:

- Irish water exclusion zone to 1200mm DIA watermain does not permit any tree pits or permeable paving. Surface water is discharged by existing and new road gullies.

Zone 4:

- All new parking spaces utilize permeable paving. In addition, surface water is discharged to surface water network via road gullies.

Zone 5:

- All new footpaths utilize permeable paving and new parking spaces comprise permeable paving.
- Existing road drains to the existing surface water network. No additional Impermeable area.

Zone 6:

- Most of new footpaths utilize permeable paving. In addition, surface water is discharged to surface water network via road gullies and ACO channels.

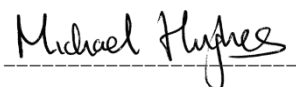
Zone 7:

- All new footpaths utilize permeable paving and existing car parking spaces to be resurfaces to permeable paving.
- In addition, surface water is discharged to surface water network via road gullies and ACO channels.

Zone 8:

- Area drains to the existing surface water network. No additional impermeable area.

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



BARRETT MAHONY
CONSULTING ENGINEERS
CIVIL & STRUCTURAL

Dublin | London | Sofia
Sandwith House,
52-54 Lower Sandwith Street,
Dublin 2, D02 WR26, Ireland

Phone +353 1 6773200

Email bmce@bmce.ie

www.bmce.ie

Enclosed:

- CWD-BMCE-ZZ-ZZ-DR-C-11302 (Surface Water Convey And Above Ground Suds Layout Plan)
- CWD-BMCE-ZZ-ZZ-DR-C-1045 (Surface Water Convey And Above Ground Suds Cross Sections - Block A To D)
- CWD-BMCE-ZZ-ZZ-DR-C-1046 (Surface Water Convey And Above Ground Suds Cross Sections - Block E & F)
- CWD-BMCE-ZZ-ZZ-DR-C-12300 (SuDS details: Permeable paving & Green roof)
- CWD-BMCE-ZZ-ZZ-DR-C-12320 (SuDS details: Tree pits)



Managing Director Ciarán Kennedy, BSc(Hons) StructEng, Dip Struct Eng, CEng, MStructE, MIEI, FConsEI. **Directors Vincent Barrett**, BSc (Eng), Dip Struct Eng, MSc, DIC, CEng, MStructE, MIEI, FConsEI. **Brian Mahony**, BE, Dip Comp Eng, CEng, MStructE, MIEI, FConsEI. **John Considine**, BE, CEng, MStructE, MIEI, FConsEI. **Stephen O'Connor**, BSc(Eng), Dip Struct Eng, CEng, MStructE, MIEI, FConsEI. **Associate Directors John Cunningham**, BEng, CEng, MIEI. **Michael Hughes** BEng(Hons) CEng, MIEI, MStructE, MICE, FConsEI, Eurlng. **Liam McCarthy** BEng, MPhil, MIEI, MStructE, CEng. **Ciarán O'Rafferty** BA, BAI, MIEI, MStructE, CEng. **Ed Carthy** NCEA Cert Eng Tech IEI.

Barrett Mahony Consulting Engineers Limited. Registered Office: Sandwith House, 52 - 54 Lower Sandwith Street, Dublin 2, Ireland. Registered No. 216066. Vat No. IE8216066F