

Planning Compliance  
Land Use, Planning & Transportation Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

By Email

Dear Sir/Madam,

**Re: CONDITION 7– DEVELOPMENT OF 54 AGE FRIENDLY RESIDENTIAL UNITS AT LANDS LOCATED TO THE EAST OF TAY LANE, NEWCASTLE ROAD, RATHCOOLE, DUBLIN 24- REF SD22A/0342**

I write on behalf of Riverside Projects Ltd in respect of Ref SD22A/0342.

We wish to confirm that Riverside Projects Ltd propose to commence the development permitted under Ref SD22A/0342 and to discharge Condition 7 as required prior to commencement.

Please find enclosed a supplementary Drainage & SUDs design for the residential scheme as prepared by CORA Consulting Engineers. We can confirm that the drainage & SUDs design had been issued to South Dublin County Council's Drainage Department for initial comment prior to a formal planning submission. We have been advised that the proposed drainage design and concept is acceptable in principle.

**Condition 7**

Prior to the commencement of development and unless otherwise agreed, the applicant shall submit the following for the written agreement of the Planning Authority:

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. 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 areas types, size of same in m<sup>2</sup> 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.

We trust that the enclosed information is acceptable and will suffice to allow the discharge of this application.

Should you have any queries or wish to discuss, please do not hesitate to contact us.

Yours sincerely,



David Campbell  
Project Manager

**Riverside Projects Ltd**