

David Campbell,
Riverside Projects
8, Herbert Place
Dublin 2

Date: 07-Jan-2025

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SD22A/0342/C7-1

Development: Construction of a four-storey apartment block (4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.

Condition 7:

SuDS and the removal of proposal for Underground Attenuation 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:

- 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 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.

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.

Location: Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24

Applicant: Riverside Projects Limited 8, Herbert Place, Dublin 2

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition 7 of the above planning permission, received on 06-Jan-2025.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

Michelle Buckley
for **Senior Planner**