

Niamh Fitzgerald,

Drainage Planning and Development
Control Division, Environment &
Transportation Department,
Dublin City Council,
B1 F4, Civic Offices,
Dublin 8

Reference: 22008-TNT-XX-XX-RP-CE-1001

Subject: Gowan Motor Compound, 169-177
Merrion Road, Dublin 4. Engineering Response to
LRD Opinion

Date: 04th of September 2024

Dear Niamh,

Following our LRD Stage 2 meeting on the 25th of June 2024, we have received formal feedback from your department. We thank you for this feedback and have prepared this letter to identify how we have adjusted our scheme to meet your requirements.

Points raised by your department are in **bold** with our responses directly under

Civil Planning Report and Drawings: provide detailed information to support the figures presented in the Report, including a breakdown of the individual elements along with contributing areas, sizes, attenuation volumes, rainfall return periods, etc.

- Everything is detailed with figures between our Civil report and drawings (Civil Planning Report, SURFACE WATER LAYOUT)
- Please refer to the following sections of our Civil Planning Report: See appendix A for rainfall data
- See section 4.5 for the size breakdown
- See section 4.10 for attenuation tank volume
- See section 4.12 for SuDS measures incorporated
- See section 4.13 for surface water management requirements

Provide construction details of proposed Green-Blue roof and flow control outlets. Expand on reasoning for green-blue roof coverage (approx. 22% roof area coverage proposed), e.g. pv panels, design considerations. Justification must be given for reduced area coverage as required under the Development Plan, Appendix 11 Green-Blue Roof Guide.

- Please refer to section 4.12 of the Civil Planning report for the proposed SuDS measures.
- Green-Blue roof detail added. Flow control outlet detail provided. (civil planning report, appendix G)
- Dublin City Council planners were interested in a visually interesting roof for the development and this restricted which the quantum of flat roof available to be used as Green-Blue roof.

- Total green-blue roof area: 360m². This is approximately 20% extra than the previous scheme.

Report must demonstrate adherence to DCC policies and sustainable drainage requirements as per Development Plan 2022-2028, in particular Appendices 12 (SuDS Design Guide) and 13 (Surface Water Management Guide).

- The Surface Water Management (Section 4) plan within the Civil Planning Report (must keep the naming consistent) report sets out with detail all SuDS measures and requirements including adherence to DCC policies and sustainable drainage requirements as per Development Plan 2022-2028, in particular Appendices 12 (SuDS Design Guide) and 13 (Surface Water Management Guide).
- We have also added extra SuDS measures compared to the previous permitted development, such as raingarden planters and ACO drains.

Include summary table indicating how the surface water and SuDS requirements, including GDSDS key design criteria, have been met.

- Summary table to be found within the Civil Planning report (Section 4.14 Summary Table 4.2)

Recommend reviewing proposed surface water connection; although ideal situation is for separate connections to separate networks - there are concerns around: (1) private connection, public road, sharp bends - MHs are generally provided at any change of direction; (2) potential clash with existing UÉ combined brick culvert & risk of damage; (3) this is a busy road and junction. A combined outfall can be considered if applicant justifies adequately and demonstrates why separate connections are not feasible and Uisce Éireann approve.

- Combined connection has been proposed and agreed with Irish Water. The surface water connection would potentially clash with the existing culvert and the works necessary to tie to the public network would cause a major disruption to the traffic in this area. (Please refer to Drawing: PROPOSED DRAINAGE INFRASTRUCTURE - GROUND FLOOR)
- It is worth noting that a combined sewer was originally designed but we were instructed by Irish Water to separate foul and surface water due to the presence of an existing public network. It was agreed later on between all parties that a combined sewer would be the better solution for the reasons mentioned above.

SUDS proposals are not integrated with the Landscaping proposals drawings are not consistent between the disciplines.

Drawings: compass points to be shown.

- We have coordinated with the landscape architects and both sets of drawings are now matching.

Piled walls: show on a separate drawing and provide more details of the same.

- King post wall layout drawing provided (See drawing: KING POST WALL LAYOUT)

Provide drawing showing basement outline relative to proposed ground floor level layout.

- Basement outline now showing on site layout drawing as well as the civil drawings (PROPOSED DRAINAGE INFRASTRUCTURE - GROUND FLOOR, WATERMAIN LAYOUT, SURFACE WATER LAYOUT)

Basement Impact Assessment BIA may need updating. BIA was not comprehensively reviewed prior to stage 2 meeting and the outcome of any external audit should not be pre-empted. DCC currently have external consultants to audit BIAS submitted with planning applications. However, DCC could consider having an audit of draft documents carried out, prior to lodging a planning application, should applicant request. A non-Technical Summary is required also.

- Basement Impact Assessment updated to include a revised Ground Movement Analysis carried out by Ayesa (previously known as Byrne Looby).

All proposed services shall be positioned externally to the root protection area of the existing street tree. Current alignment as below image (water main layout overlay with master landscape plan) is not acceptable.

- All services now clear of tree root protection area. (see drawings: PROPOSED DRAINAGE INFRASTRUCTURE - GROUND FLOOR, WATERMAIN LAYOUT, SURFACE WATER LAYOUT)

Provide accurate tree position and tree RPA on all engineer's services drawings.

- Tree position and tree RPA now showing on all engineer's services drawings (see drawings: PROPOSED DRAINAGE INFRASTRUCTURE - GROUND FLOOR, WATERMAIN LAYOUT, SURFACE WATER LAYOUT)

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