

Planning Department,  
Dublin City Council,  
Civic Offices,  
Wood Quay,  
Dublin 8

9<sup>th</sup> February 2023

Our Ref: 19012

#### **FURTHER INFORMATION RESPONSE**

**RE:      Permission for a Large-Scale Residential Development at this site at "Carlisle", Kimmage Road West, Terenure, Dublin 12. The site is accessed from Kimmage Road West. It is located to the north and east of Ben Dunne Gym, south of Captain's Road, west of Brookfield Green and east of Park Crescent. The development will include the construction of 208 no. social and affordable housing units (104 no. 1 bed and 104 no. 2 bed apartments) within 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 6 storeys. Block 1 will range in height from 4 to 6 storeys and will provide 46 no. units. - Block 2 will range in height from 4 to 6 storeys and will provide 48 no. units. - Block 3 will range in height from 4 to 6 storeys and will provide 46 no. units. - Blocks 4 and 5 will be linked. Block 4 will range in height from 4 to 5 storeys and will provide 38 no. units while Block 5 will be 5 storeys in height and will provide 30 no. units. All residential units have associated private balconies/terraces to the north/south/east/ west elevations. The proposal will also include provision of 100 no. car parking, 484 no. cycle parking and 6 no. motorcycle spaces located at undercroft and surface level. Vehicular/ pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route. All associated site development works, public open spaces, podium and ground level communal open space, landscaping, boundary treatments, plant and waste management areas, and services provision (including ESB substations) will be provided. Upgrades to the Irish Water network along Kimmage Road West are also accommodated.**

**Development Address:**

**Carlisle, Kimmage Road West, Terenure, Dublin 12**

**DCC Reg. Ref:**

**LRD6018/22-S3**

**Date of Request for Further Information:**

**17<sup>th</sup> January 2023**

**Final Date to Respond to Request:**

**16<sup>th</sup> July 2023**

## Introduction

McGill Planning Limited, 22 Wicklow Street, Dublin 2, is instructed by our client, 1 Terenure Land Limited, 27 Merrion Square North, Dublin 2 to submit this response to the Further Information Request letter sent by Dublin City Council.

Only one item, relating to Drainage, was raised and is detailed below for convenience. This response has been prepared by Barrett Mahony Consulting Engineers.

## Further Information Item No. 1: Drainage

The applicant is requested to address the following concerns of the Drainage Division -- Drainage Division does not recommend this proposal on the basis that the design is contrary to the policies set out in the Development Plan 2022-2028 regarding surface water management, in particular SI21 Managing Surface Water Flood Risk, SI22 Sustainable Drainage Systems, SI23 Green Blue Roofs and SI25 Surface Water Management.

- The use of underground attenuation tanks is not in accordance with the design approach and hierarchy outlined in DCC policies. Attenuation tanks shall only be considered when all other SuDS systems have been utilised in the first instance and where alternative storage mechanisms are deemed unfeasible. Applicant is required to demonstrate this in the design. It is not clear why green areas are not being utilised as multi-functioning areas to support sustainable drainage design. The Planning Report and drawings suggest a blue roof has been incorporated into the design but this is not substantiated by the Infrastructure Report.
- There are inconsistencies between the body of the Infrastructure Report and the Appendices with respect to proposed attenuation and the design criteria are not evident.
- The Infrastructure Report submitted with the application suggests that the required interception volumes are met however interception should be delivered at source and overprovision of interception in some areas to compensate for underprovision / no provision in others should be avoided. Extent of individual surface areas and corresponding volumes should be provided.
- It is not evident that proposed surface water infrastructure will be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works. Also the proposed management of surface water from the carpark is not acceptable. Section 20 of the Greater Dublin Regional Code of Practice for Drainage Works refers.
- It is not obvious from the Site Specific Flood Risk Assessment that the effect of the proposed development on neighbouring/adjacent sites and beyond the site boundary has been considered.

## Applicant's Response

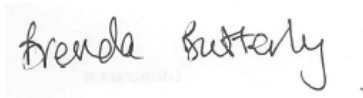
These items have been discussed with Dublin City Council Drainage Department on the 23<sup>rd</sup> of January 2023. Following these discussions, a Response to Further Information Response Report and Drawings No. CST-BMD-00-ZZ-DR-C-1015 Rev 5, CST-BMD-00-ZZ-DR-C-1021 Rev 1, and CST-BMD-00-ZZ-DR-C-1002 Rev 5, have been prepared by Barrett Mahony Consulting Engineers. These address each point raised in the FI request and can confirm that the drainage proposals are fully compliant with the Development Plan 2022 - 2028.

## Conclusion

It is respectfully submitted that the proposed report and drawings address all of the issues raised by Drainage Division in Dublin City Council in relation to the proposed development and further enhance the proposed development. Please note that these documents and drawings have also been uploaded onto the application website at <https://www.carlislelrd.ie/>

We trust that this proposal now addresses all your concerns, and we can look forward to a favourable decision. However, if you do have any further queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink that reads "Brenda Butterly". The signature is written in a cursive style and is positioned above a faint, light blue rectangular stamp.

Brenda Butterly

### List of Enclosures

6 no. copies of the following documents.

- Further Response Cover Letter prepared by McGill Planning Ltd.

6 no. copies of the following document and drawings prepared by BMCE:

- Further Information Response Report

Dwg No.	Drawing Title
CST-BMD-00-ZZ-DR-C-1015 Rev 5,	SUDS Layout
CST-BMD-00-ZZ-DR-C-1021 Rev 1,	Surface Water Drainage Longitudinal Sections
CST-BMD-00-ZZ-DR-C-1002 Rev 5	Proposed Foul and Surface Water Drainage Layout