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28th October 2020

Rosie McLaughlin
Maccabe Durney Barnes
20 Fitzwilliam Place
Dublin 2
D02 YV58

Development at Greystones Marina Village (Block D and courtyard areas)
Amendments to ABP Ref 27 EF2016 (Parent Permission), ABP Ref 27.JA0029, WCC Ref 10/2462 and 10/2808

Dear Rosie,

In support of the amendment Section 146b submission to An Bord Pleanala and as required for the above referenced site, we set out below DBFL's civil engineering element of the planning submission. It should be noted that the amendment application does not alter the road, drainage or watermain infrastructure granted Planning permission under ABP Ref 27 EF2016 (Parent Permission) and 27.JA0029 and also WCC Planning Ref 10/2462 and 10/2808. There are minor alterations to the parking layout and numbers in Courtyard Number 1 and 2. No significant changes are proposed to this previously granted infrastructure as part of this planning submission as outlined in the following paragraphs.

Surface Water Drainage

It is proposed to connect the commercial and apartment units to the existing surface water sewer network granted permission under ABP Ref 27 EF2016 (Parent Permission) and 27.JA0029 and also WCC Planning Ref 10/2462 and 10/2808. All connections from commercial units and apartments will be constructed in accordance with the recommendations of the 'Greater Dublin Strategic Drainage Study' (GSDSDS) and Building Regulations.

The surface water and outfalls have been approved under ABP Ref 27 EF2016 (Parent Permission). The previously approved surface water drainage network has adequate capacity to cater for the alterations of Block D under this amendment application. We note that the footprint of the amended Block D proposal is largely the same as the current approved layout. Please refer to DBFL's Site Services layout drawing submitted as part of the application.

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Foul Drainage

It is proposed to connect the commercial and apartment units to the existing to the foul sewer network granted permission under ABP Ref 27 EF2016 (Parent Permission) and 27.JA0029 and also WCC Planning Ref 10/2462 and 10/2808. All public foul drainage will be constructed in accordance with the principles and methods set out in the Irish Water Code of Practice and Standard Details for Wastewater Infrastructure. All private foul drainage will be constructed in accordance with the Building Regulations.

The proposed foul sewer network has adequate capacity for the additional commercial and housing units proposed under this amendment application. Please refer to DBFL's Site Services layout drawing submitted as part of the application.

Water Supply and Distribution

It is proposed to connect the commercial and apartment units from Block D to the watermain network granted permission under ABP Ref 27 EF2016 (Parent Permission) and 27.JA0029 and also WCC Planning Ref 10/2462 and 10/2808. Watermain connections will be constructed in accordance with the principles and methods set out in the Irish Water Code of Practice for Water Infrastructure. Please refer to DBFL's Site Services layout drawing submitted as part of the application.

Access and Roads

No amendments are proposed to the access road granted planning permission under ABP Ref 27 EF2016 (Parent Permission) and 27.JA0029 and also WCC Planning Ref 10/2462 and 10/2808. Minor alterations to the layout / parking numbers in Courtyard 1 and 2 are proposed as outlined below;

Courtyard 1:

Approved Public Parking – 17Nr
Proposed Public Parking - 23Nr
Approved Residential Parking – 18Nr
Proposed Residential Parking – 35Nr

Courtyard 2:

Approved Public Parking – 24Nr
Proposed Public Parking - 33Nr
Approved Residential Parking – 18Nr
Proposed Residential Parking – 19Nr

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Please refer to DBFL's Site Services layout drawing submitted as part of the application and the Section 146B Report prepared by OMP Architects for approved and proposed layouts and the overall approved and proposed parking numbers for the overall scheme.

We trust the above provides the relevant information in support of the overall planning submission. Should you require any further support information please do not hesitate to contact us.

Yours sincerely,

Brendan Manning
BEng CEng MIEI
Associate
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