

SHD Development at Cooldown Commons Phase 3

Infrastructure Design Report- Block E1 Unit A
Amendment Application Report

190003-DBFL-XX-XX-RP-C-0007

INFRASTRUCTURE



November 2023



DBFL CONSULTING ENGINEERS



Project Title:	SHD Development at Cooldown Commons Phase 3		
Document Title:	Infrastructure Design Report- Block E1 Unit A Amendment Application Report		
File Ref:	190003-DBFL-XX-XX-RP-C-0007		
Status:	S4 Suitable for Stage Approval	Rev:	P01

Rev.	Date	Description	Prepared	Reviewed	Approved
P01	15/11/2023	First Issue	Kabelo Mokoka	John Carr	Kevin Sturgeon

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1 Introduction

1.1 Background

DBFL Consulting Engineers were commissioned by the applicant to provide engineering design services in support of an amendment planning application for Retail development at Block E1 on Site at Cooldown Commons and Fortunestown, Citywest, Dublin 24.

The amendment application will consist of changes to Unit A of “Tramway Lane” in Block E1 of the Strategic Housing Development permitted under SHD ABP-310570-21 and LRD 23A/0007.

1.2 Development proposal

The proposed development amendments to the residential development permitted under ABP Reg. Ref.: 310570-21 and LRD23A/0007 involve a change of use from the permitted commercial/retail use to a dentist in Unit A along with a new small plant area located to the rear.

All other components of Block E1 will remain unchanged, including communal open space, car parking, bin stores, cycle parking, etc.

1.3 Report Objectives

This report considers the impact of the proposed amendments to the subject site on the previously approved engineering details including the following;

- Preliminary flood risk assessment.
- Road Layout/Site access and Parking.
- Surface water strategy and servicing.
- Foul sewer strategy and servicing.
- Water supply and servicing.



2 Flood Risk

The proposed amendments do not affect the land use vulnerability of the subject site and therefore the findings of the Site-Specific Flood Risk Assessment submitted as part of SHD3 ABP-310570-21 and LRD23A/0007 are unchanged by the application. This report found that the site is in Flood Zone C and is at low risk of flooding.



3 Roads, Access, Traffic and Parking Management

The proposed amendments do not affect access measures to or from the site. There is no impact to traffic and thus, there's no change to the measures set out in the Mobility Management Plan. The previously granted road layout remains unchanged. No additional vehicle parking is proposed.

In terms of cycle parking, the South Dublin County Council development plan requires at least 1 long-stay bicycle parking space for every 5 employees and 0.5 short stay cycle parking space per consulting room for the now proposed dental surgery land use. As the dental surgery is expected to accommodate 7 employees and has 5 consulting rooms, this results in a requirement for the provision of 1 long-stay bicycle space and 3 short-term bicycle spaces. This is slightly less than the retail requirement currently permitted which provides a total of 10 spaces (1 long stay and 9 short stays) for the two retail units in E1.

Accordingly, the cycle parking provided under the SHD permission is considered sufficient, and no additional cycle parking is proposed as part of the subject planning amendment.



4 Site Services

4.1 Stormwater Drainage

The subject site does not have an increase in impermeable area, and therefore there is no increase in runoff. The proposal does not include any additional SUDs or attenuation. The surface water drainage remains unchanged from what was previously approved.

4.2 Foul sewer Drainage

The proposed amendments do not result in an increase in foul loading. The Foul sewer drainage strategy and layout remain unchanged from the previously approved plan.

4.3 Water Supply

The proposed amendments will not increase water demand. There is no requirement for additional service connections. The water supply and firefighting strategies remain unchanged, from the previously approved plan.



5 Conclusion

The proposed amendment to development solely focuses on the inclusion of a single storey plant area, a change of use, internal arrangements of the unit does and not involve any changes to the external infrastructure or building footprints. Therefore, the requirements pertaining to traffic management, access and parking arrangements, water supply, stormwater and wastewater drainage, and Sustainable Urban Drainage Systems (SuDS) provision at the site will not be affected and remains unchanged as per the previously approved planning permission.



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