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Our Ref: 2203923PCER002

24<sup>th</sup> November 2023

**Client:** Rathdrinagh Land (Unlimited Company)  
**Property:** Huntstown Circular Economy Hub

Dear Sirs

Further to your recent request for Additional Information as part of your assessment of Planning Application FW23A/0111 I have below addressed additional information items no's 2, 3, 8, 9, 10 and 12.

*Additional Information Item No 2*

The external finish to both buildings have been revised to include for a facade detail that allows for an elevation that is more visually interesting and one that complies with Table 14.15 of the Fingal CoCo Development Plan 2023-2029.

*AI Item No 3*

The layout drawings of the weighbridge to the entrance were included in the original submission on drawings no P008. For the purpose of this additional information submission sanitary facilities have been added to the weighbridge layout. See enclosed revised drawings.

*AI Item No 8*

The Site Layout drawing P001 has been updated to allow for an increase in cycle parking and the addition of motorbike parking. A justification for the number of spaces has been provided in the planning report of Genesis Planning Consultants. Locker facilities are to be provided within the main building as part of the general welfare facilities.

*AI Item No 9*

The Drainage Engineering Report has been updated to provide additional information on how the proposed storm drainage will function. The proposed system allows for SuD's elements in the form of permeable paving, rain water harvesting and a soakaway storage system.

Given the poor infiltration rate on site obtained via a BRE 365 test, the storm system has been provided with cellular storage to allow adequate onsite storage in the event of a 1/1000 year rainfall event, this will allow the storage of rainwater on site and the gradual infiltration via the included soakaway. The BRE 365 test results have been included in the Drainage Engineering Report. See enclosed revised report.

*AI Item No 10*

A flood Risk Assessment has been completed for the site which demonstrates that the site is not at risk of pluvial, fluvial or groundwater flooding. See enclosed completed Flood Risk Assessment.

*AI Item No 12*

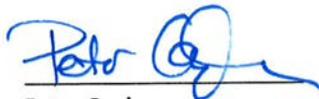
Site Section A-A has been updated to include for the proposed levels from the existing public road in charge of Fingal CoCo and across the proposed southern eastern site boundary which then extends approx 82m into the site. See drawings no P007 RevA enclosed.

Site sections have also been included in drawing P007 that run from north east to south west (section X-X), east to west (section W-W) and north to south (sections Y-Y and Z-Z). These sections demonstrate the existing and proposed levels to the site.

We have reviewed the boundary separation distances for the proposed works and believe those as indicated on drawings no P001 submitted with the original application to be accurate and correct.

Should you have any queries on any of the above please do not hesitate to contact me.

Yours sincerely



**Peter Coyle**  
**BEng CEng MIEI**  
**Chartered Engineer**