

Our Ref :18-091.082 Isl/md
Your Ref :
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Date : 20 February 2026

Fingal County Council
Planning and Strategic Infrastructure Department,
County Hall,
Swords,
Fingal,
Co. Dublin,
K67 X8Y2

Re : Broomfield, Malahide
Planning for Café, Yoga Studio, Pharmacy and GP Surgery

Dear Sir/Madam,

This cover letter has been prepared by Waterman Moylan in support of an amendment to the granted development on lands to the south of Back Road and to the east of Kinsealy Lane, Kinsaley, Broomfield, Malahide Co. Dublin. The application is submitted on behalf of Birchwell Developments Ltd. These revisions form part of the previously permitted Large-scale Residential Development (LRD) under Reg. Ref. LRD0042/S3E.

The proposed development consists of modifications to the previously permitted single two-storey detached commercial building, originally designed to accommodate 1 no. café/restaurant unit with associated outdoor seating, 1 no. retail unit, and 1 no. yoga studio, to now provide 2 no. two-storey detached commercial buildings at this location.

The revised development will comprise the following quantum of commercial floorspace:

- Pharmacy: 138.1 sqm
- Café: 121.9 sqm
- Yoga Studio: 152.1 sqm
- GP Surgery: 175.8 sqm

These uses are distributed across the two proposed buildings as follows:

Building A

- 121.9 sqm café at ground floor level, with associated outdoor seating
- 152.1 sqm yoga studio at first floor level

Building B

- 138.1 sqm pharmacy at ground floor level
- 175.8 sqm GP surgery at first floor level

The development includes all associated and ancillary site works required to facilitate the revised commercial configuration.



Site Location (Source: Google Earth)

Foul Water Network Discharge Rates

Description	Total Population	Load per Capita	Daily Load	Total DWF	Peak Flow
	-	l/day	l/day	l/s	l/s
Pharmacy	37 (7 staff and 30 people)	30	1,221	0.014	0.063
Café	54 (4 staff and 50 people)	30	1,782	0.021	0.095
Yoga Studio	34 (4 staff and 30 people)	50	1,870	0.022	0.099
GP Surgery	37 (7 staff and 30 people)	40	1,628	0.019	0.086
Total	162	Varies	6,501	0.078	0.343

For the proposed commercial building, the average demand is 0.078 l/s, with a peak demand of 0.343 l/s.

Regarding foul discharge, the commercial building was originally designed to accommodate 1 no. café/restaurant unit with associated outdoor seating, 1 no. retail unit, and 1 no. yoga studio. The total daily foul discharge is calculated to be 6,050 litres, the total dry weather flow from the development is 0.111 l/s, with a peak flow of 0.523 l/s.

This represents a decrease of 0.033 l/s in average demand and 0.18 l/s in peak demand.

Water Demand

Description	Total Population	Water Demand	Average Demand	Average Peak Demand	Peak Demand
	-	l/day	l/day	l/s	l/s
Pharmacy	37 (7 staff and 30 people)	30	1,110	0.016	0.075
Café	54 (4 staff and 50 people)	30	1,620	0.023	0.115
Yoga Studio	34 (4 staff and 30 people)	50	1,700	0.025	0.125
GP Surgery	37 (7 staff and 30 people)	40	1,480	0.021	0.105
Total	162	Varies	6,140	0.085	0.42

For the proposed commercial building, the average demand is 0.085 l/s, with a peak demand of 0.42 l/s.

For water demand, calculations for the commercial building were designed in accordance with relevant standards and guidelines. The average demand for the development is 0.131 l/s, with a peak demand of 0.654 l/s.

This represents a decrease of 0.046 l/s in average demand and 0.234 l/s in peak demand.

A comparison of both foul discharge and water demand confirms that although the revised commercial arrangement redistributes uses across two buildings, the resulting flows are lower than those associated with the originally permitted development. These reductions are negligible in scale and do not pose any impact on the existing foul or water infrastructure, nor do they require any modifications to the previously permitted drainage design.

There is no net change in hardstanding area of the proposed development to the permitted. The Finished Floor Levels (FFL) associated with this application remain consistent with those approved under the permitted development, resulting in no change to established site levels. In this regard the permitted surface water strategy (including SuDS and attenuation) remains the same as does the Flood Risk, outlined in the permitted flood Risk Assessment.

The Traffic and Transport Assessment (TTA) remains unchanged, as the revised commercial uses do not materially alter the permitted access arrangements or traffic-generating potential of the development. We note that there are 10 no. creche drop-off spaces and 2 no. short-stay loading bays for the café/pharmacy, which when not in operational use can provide additional short-stay visitor parking without impacting the permitted layout.

There is negligible net increase to the foul water discharge, water demand. There is no net increase onto the permitted surface water network and road/traffic network.

Please refer to accompanying Waterman Moylan drawings 18-091 P6000, P6100 and P6200.

We trust you find the enclosed in order.

Yours sincerely,



Mark Duignan
Associate Director
Waterman Moylan