

1. INTRODUCTION

Barrett Mahony Consulting Engineers Ltd. have been appointed by Brian Hutchinson to prepare a flood risk assessment for works to the site located at No.2 Ballyroan Lodge, Ballyroan, Dublin 16.

The site is bounded in two parts since the property is separated by a public entrance way. The site is situated between adjacent dwellings, Ballyboden Rd and Owendoher River. Site access is by entry through a two-way narrow road that functions as access and egress.

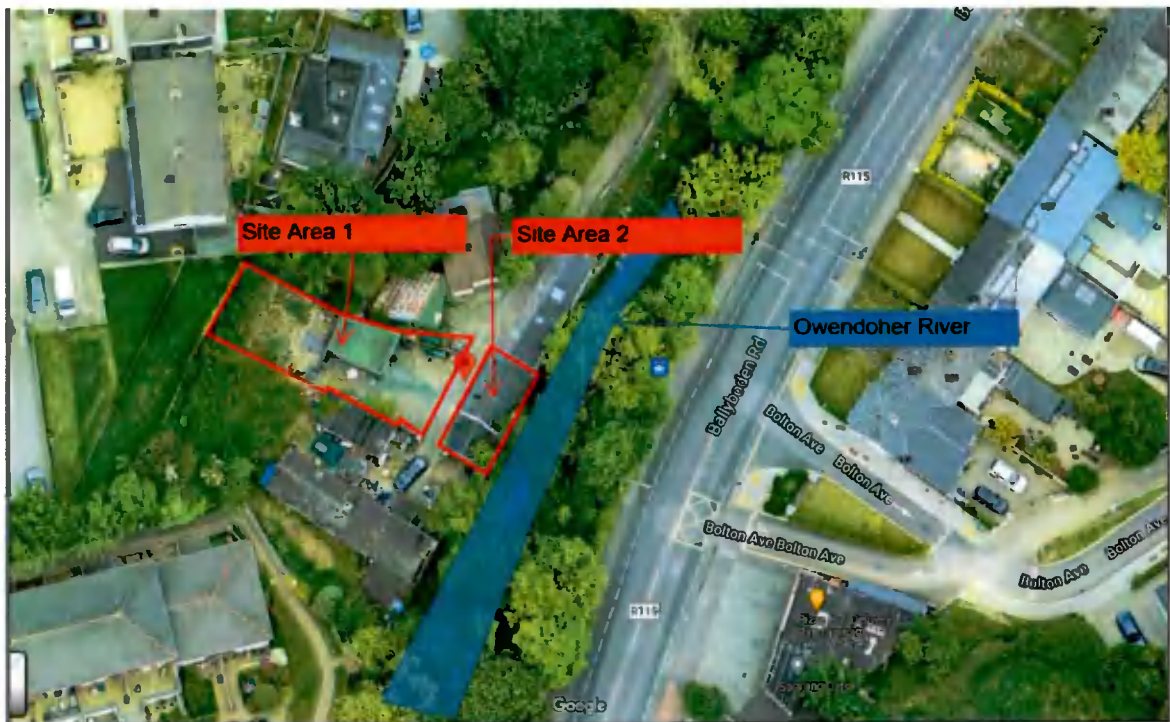


Figure 1: SITE LOCATION

SCOPE OF THIS REPORT

This scope of this report is to respond to the civil engineering aspect requested in the Further Information request on Planning Ref SD21b/0296

This report should be read in conjunction with the Flood Risk Assessment Report, along with the drawings submitted with the Planning Application:

2. FURTHER INFORMATION REQUEST

- “The applicant has shown the surface water runoff from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is requested to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks and to investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for a proposed soakaway in accordance with BRE Digest 365 – Soakaway Design”***

BMCE: The Foul and Surface water layouts has been revised and the surface water will be connected to a discharge manhole, before connecting into the combined foul network. There is no existing surface water infrastructure in the access road. The surface water will be collected

separately and be connected to a discharge manhole, before connecting to the combined sewer. The discharge manhole will be installed to cater for the future installation of a surface water network. The surface water can then be connected to the public network if the council upgrades the network in the laneway.

- 2. "The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of a proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:**
- (i) At least 5m from any building, public sewer, road boundary or structure.**
 - (ii) Generally, not within 3m of the boundary of the adjoining property.**
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.**
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain."**

BMCE: The small, congested site does not allow a soakaway installation to be installed without breaching the BRE Digest 365 – Soakaway Design parameters listed above (i) and (ii). A soakaway has been deemed not feasible or possible for the proposed site.

- 3. "The applicant is requested to submit details of water butts as part of SuDS (Sustainable drainage systems) measures for the proposed development."**

BMCE: Details of water butts below: Refer to Architect drawing for location.



- 4. "Given the proximity of the site and proposed extension to the Owendoher River the applicant is requested to submit a drawing showing the location of the proposed development site in relation to adjacent flood zones identified within OPW's (Office of Public Works) CFRAM maps. The applicant is requested to outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels should be above the closest known 1 in 100 year river flood level data point with appropriate freeboard."**

BMCE: The floor levels proposed will have a 250mm freeboard above the 1 in 100 year flood level. The 1 in 100 year flood level has been calculated as 66.0m. The 1 in 100 year flood level does not breach the Owendoher River and the site is not located in the flood path. Please refer to the 1% AED CFRAM map attached to this document. The proposed floor level for the extension will be set to 66.25m and will be at the same level as the existing floor of the building. The proposed ground floor will be fitted with water resilient finishes and all electrical sockets will be lifted from the ground. It is to note that the proposed development is not changing the footprint of the existing building. Please refer to the CFRAM maps and drainage drawings attached to this letter.

Barrett Mahony Consulting Engineers Civil . Structural . Project Management Sandwith House, 52 – 54 Lower Sandwith Street, Dublin 2, Ireland. Tel: (01) 677 3200 Fax: (01) 677 3164 Email: bmce@bmce.ie Web: www.bmce.ie	DOCUMENT LEAD SHEET	PAGE 1
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PROJECT: No 2, BALLYROAN LODGE,

PROJECT NO. 21.277

DOCUMENT TITLE: FURTHER INFORMATION REQUEST REPORT

DOCUMENT NO: 21.277– RP – 02

Issue	Date	Description	Orig.	PE	PD	Issue Check
P1	10/09/2021	Further Information Request	DK	LMC	VB	

**NO 2, BALLYROAN LODGE,
BALLYROAN, DUBLIN 16**

barrett mahony

South Dublin County Council

Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24

15th September 2021

**Re: Planning permission and retention permission at 2 Ballyroan Lodge, Rathfarnham, D16
NW54. ADDITIONAL INFORMATION Planning reference: SD21B/0296**

Dear Sir / Madam,

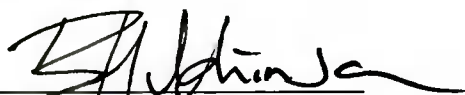
In regard to the request for additional information on planning permission Ref: **SD21B/0296**

The following documentation is submitted with this FI response

- Flood risk assessment and Surface water drainage report by Barrett Mahony Consulting Engineers. With response to FI item 1 and item 2
- CFRAM maps
- Architectural drawings as listed in the document register sheet.

We trust that the information supplied is clear and complete and should there be any queries in respect of the application, please contact me.

Yours faithfully



Brian Hutchinson

