

18th October 2021

Ref: 20/4996

South Dublin County Council,
Planning Department,
County Hall,
Tallaght,
Dublin 24.



Re: Register Ref. SD21B/0263 - 21 Ballyroan Heights, Dublin 16.

Dear Sirs / Madam,

I refer to the request for additional information, June 2021.

1. *There are concerns in relation to the width of the proposed vehicular access given the presence of a street tree and in relation to traffic and pedestrian safety. The applicant is requested to submit the following:*
 - (a) *Revised plans showing a maximum width of 3m for the access.*
 - (b) *A site layout plan showing the presence of the street tree in relation to the application site.*
 - (c) *Elevations showing the proposed heights of the pillars and boundary walls.*

Revised details for the entrance gate is outlined in drawing 4996-03 Rev A.

The gate width has been reduced to 3m.

The location of the street tree has been dimensioned on the plan.

The pillar and wall heights has been noted.

No gate is proposed on the entrance.

2. *There are concerns regarding the lack of information in relation to surface water. The applicant is requested to submit the following.*
 - (1) *A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
 - (2) *A revised drawing showing plan and cross-sectional views, dimensions, and location of proposal soakaway. Any proposed soakaway should 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.
 - (v) Soakaways must include an overflow connection to the surface water drainage network.
- (3) Details of water butts as part of the Sustainable Drainage Systems (SuDS). Features for the proposed development.

Attached in the appendix is copy of a site infiltration test completed on 17th September 2021 by ONCE Consultant Engineers.

Please find attached a Soak Away Design calculation for the proposed new roof structures to the house and garden room.

The proposed soakaways will be located 5m from the building and 3m from a boundary.

Details of the proposed location and soakaway are noted in the attached drawing 4996-03 Rev A

3. *There are concerns regarding the lack of information in relation to water supply and foul water. The applicant is requested to submit drawings in plan outlining the existing and proposed water supply layout and wastewater drainage layout for the development.*

Please find enclosed a copy of the site layout with drainage updated on drawing 4996-03 Rev A.

Should you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,



THOMAS O'NEILL
Chartered Engineer
For ONCE Consultant Engineers.