

Planning Department  
South Dublin County Council,  
County Hall Tallaght,  
Dublin 24  
D24A3XC

Our ref: Job A35

1<sup>st</sup> December 2021

**RE: Additional Information request Order No. 1254 re planning application SD21B/0436. Proposed house extension at 28 Crannagh Road, Rathfarnham, Dublin 14. Response to items 3&4 of above AI request.**

To Whom it concerns,

Item 3.1 & 3.2

*There are concerns with the lack of information submitted in relation to surface water. The applicant is requested to address the following:*

- (1) It is unclear where the surface water would discharge to from the proposed development. The applicant is requested to submit a drawing showing the existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Ajs, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie). All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.*

Response:

We attach our drainage drawing A35-001 which collates the information recovered from a desktop investigation, a full topographical survey and a details on site inspection. We also obtained details of the existing drainage runs on Crannagh Road from South Dublin County Council. These existing council drawings have been indicated on our drainage drawing attached.

Our site inspection identified that the existing house is served by a single outlet into the existing 225mm diameter combined sewer on Crannagh Road. It is our intention to continue to discharge from the site through this existing outlet.

- (2) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.*

Response:

To comply with the Suds our client intends to use a combination of a soakaway and porous paving to comply with SuDS. The rear garden is quite large and should be able to accommodate a soakaway that complies with the minimum distances required for separation as set out in BRE 365.

It is our proposal calculate the additional roof area generated as a result of this development and have the rainwater collected from this area directed into a soakaway in the rear garden. We will engage a specialist to conduct this test and determine the size of the percolation area required. Their report will be issued to South Dublin County Council for their approval in advance of going to site. This soakaway will be governed by the guidelines in BRE 365 with regards to site distances from boundaries and foundations etc. Should the ground not be suitable then an alternative solution will be proposed to South Dublin County Council, for approval in advance of going to site.

We attach our proposed drainage drawing A35-001 indicating the proposed location of the soakaway in the rear garden of the property.

Item 4:

*There are concerns with the lack of information submitted in relation to foul water. The applicant is requested to address the following: It is unclear where the foul water discharges to from proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public waste water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie).*

Response:

We attach our drainage drawing A35-001 which collates the information recovered from a desktop investigation, a full topographical survey and a details on site inspection. We also obtained details of the existing drainage runs on Crannagh Road from South Dublin County Council. These existing council drawings have been indicated on our drainage drawing A35-001, attached.

Our site inspection identified that the existing house is served by a single 100mm $\phi$  outlet just inside the driveway of the property into the existing 225mm diameter combined sewer on Crannagh Road. It is our intention to continue to discharge from the site through this existing outlet. Our proposed drainage drawing indicates the proposed new foul sewer runs required to accommodate the extension. This includes pipes sizes, gradients and levels tied into the existing outlet.

We would like to confirm that all foul and surface water drainage runs will be kept separate from each other where possible until the final outlet, as indicated on our attached drainage drawing A35-001

Should you require anything further please do contact this office directly?

  
Robert Barry  
Director  
Robert Barry Consulting Engineers Ltd

Encl:  
Drawing A35-001