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## DOHERTY FINEGAN KELLY

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 D09 W2V9

CONSULTING CIVIL & STRUCTURAL ENGINEERS

South Dublin County Council  
 Land Use, Planning & Transportation Department,  
 County Hall,  
 Tallaght  
 Dublin 24  
 D24 A3XC  
[Planning.dept@sdblincoco.ie](mailto:Planning.dept@sdblincoco.ie)

20<sup>th</sup> December 2021

### **Additional Information - Planning Reference: SD21A/0255 – Development at Hawthorns, Killakee Lawns, Firhouse, Dublin 24.**

*Dear Sir or Madam,*

Please find below Doherty Finegan Kelly's response to Further Information request of 2<sup>nd</sup> November 2021 - Planning Ref SD21A/0255.

#### **South Dublin County Council Further Information request No. 1**

*The drawings submitted are inconsistent in relation to the rear access to House 2. The Site Location Map and Site Layout Plan show a different arrangement to that shown on the Site Layout and Proposed Ground Floor Plan. The applicant is requested to submit revised drawings confirming the proposed access arrangement.*

#### **DFK Response to Further Information request No.1**

By others

#### **South Dublin County Council Further Information request No. 2**

*The applicant is requested to submit existing and proposed contiguous street elevations of the site and including at a minimum 49a Killakee Lawns, to allow for a full assessment of the impact of the units on the streetscape.*

#### **DFK Response to Further Information request No.2**

By Others

Directors: Francis Doherty B.Sc (Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, Dip.Proj.Man.  
 Emmet Finegan B.S.c.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, M.I.E.I, RConsEI  
 Cathal Kelly B.S.c.(Eng), Dip.Struct.Eng, C.Eng, M.I.Struct.E, M.I.E.I, RConsEI, Dip.Proj.Man.

Regional Directors: Liam Murphy B.S.c.(Eng), Dip.Eng, C.Eng, M.I.Struct.E, M.I.E.I.

Doherty Finegan Kelly Ltd., Reg No 396523



### **South Dublin County Council Further Information request No. 3**

*The applicant is requested to submit a revised site layout plan detail as follows:*

- a) The vehicular access points shall be limited to a width of 3.5 to 4.2 meters.*
- b) The applicant shall submit a revised layout showing 6.0m reversing space behind perpendicular car parking spaces.*

### **DFK Response to Further Information request No.3**

By others

### **South Dublin County Council Further Information request No. 4**

*The applicant is requested to submit a comprehensive scheme of landscaping which includes boundary planting. The landscape scheme shall help to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links.*

### **DFK Response to Further Information request No.4**

By Others

### **South Dublin County Council Further Information request No. 5**

*There are no soil percolation test results submitted for the proposed soakaways. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*

### **DFK Response to Further Information request No.5**

Soil percoation tests were completed by Hydrocare Environmental Ltd. for the subject site and the design calculations have been amended to reflect these results The additional storage volume required has been provided by increasing the depth of C1.505b stone below the chambers to 300mm. The permeable paving calculations have also been amended to reflect the site percolation test results. The design calculations are included in **Appendix I** and the percolation test report is included in **Appendix II**. The proposed drainage layout and details are shown on **DFK Drg. 21175-01A** and **21175-02A** respectively.

### **South Dublin County Council Further Information request No. 6**

*The applicant is requied to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaways based on site specific soil percolation tests. 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.*

### **DFK Response to Further Information request No.6**

The proposed soakaways are located within the curtilage of each house and 5m from the buildings. The formation level of the proposed boundary wall foundations, adjacent to the soakaways, will extend below the invert level of the soakaways by min 300mm. The existing boundary wall along the northwest is to be underpinned/re-built at lower level (subject to agreement with neighbour). The proposed drainage layout and details are shown on DFK Drg. 21175-01A and 21175-02A respectively.

### **South Dublin County Council Further Information request No. 7**

*The applicant is requested to investigate the potential to include an overflow connection from the proposed soakaways to the public surface water network.*

### **DFK Response to Further Information request No.7**

An overflow from the soakaways has been provided, which will discharge to the stone media below the permeable paving. The permeable paving has an overflow provided to a manhole, which will connect to the existing public surface water network as shown on DFK Drg. 21175-01A. A drainage channel has also been provided at the entrance to prevent any flows leaving the site.

### **South Dublin County Council Further Information request No. 8**

*In order to assess the feasibility of a connection to public water infrastructure further information is requested as follows:*

*The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water/waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.*

### **DFK Response to Further Information request No.8**

A Pre-Connection Enquiry was submitted to Irish Water for the water connection and a Confirmation of Feasibility, included in **Appendix III**, was received confirming the connection is feasible without infrastructure upgrade by Irish Water

### **South Dublin County Council Further Information request No. 9**

*In order to assess the feasibility of a connection to public wastewater infrastructure further information is requested as follows:*

*The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.*

### **DFK Response to Further Information request No.9**

A Pre-Connection Enquiry was submitted to Irish Water for the wastewater connection and a Confirmation of Feasibility, included in **Appendix III**, was received confirming the connection is feasible without infrastructure upgrade by Irish Water

### **South Dublin County Council Further Information request No. 10**

*The applicant is requested to submit a revised wastewater drainage layout for the proposed development which shows an individual wastewater connection from each dwelling to the public wastewater network.*

**DFK Response to Further Information request No.10**

The wastewater drainage layout, **DFK Drg. 21175-01A**, has been revised to show an individual wastewater connection from each dwelling to the public wastewater network.

Please do not hesitate to contact me should you wish to discuss any of the above.



**SIGNED**

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**Seán Gibbons**  
**On behalf of Doherty Finegan Kelly**

# **APPENDIX I**

## **SURFACE WATER DESIGN CALCULATIONS**

### **SURFACE WATER CALCULATIONS INDEX**

- Return Period Rainfall Depths Table for proposed site
- Soakaway Design
- Plane Infiltration - Permeable Paving

Met Eireann  
Return Period Rainfall Depths for sliding Durations  
Irish Grid: Easting: 310400, Northing: 226635,

DURATION	Interval		Years														
	6months,	1year,	2,	3,	4,	5,	10,	20,	30,	50,	75,	100,	150,	200,	250,	500,	
5 mins	2.6,	3.7,	4.2,	5.1,	5.7,	6.2,	7.8,	9.5,	10.7,	12.4,	13.8,	15.0,	16.8,	18.2,	19.3,	N/A,	
10 mins	3.6,	5.1,	5.9,	7.2,	8.0,	8.7,	10.8,	13.3,	14.9,	17.2,	19.3,	20.9,	23.4,	25.3,	26.9,	N/A,	
15 mins	4.2,	6.0,	7.0,	8.4,	9.4,	10.2,	12.7,	15.6,	17.5,	20.3,	22.7,	24.6,	27.5,	29.8,	31.7,	N/A,	
30 mins	5.6,	8.0,	9.3,	11.2,	12.5,	13.5,	16.9,	20.7,	23.2,	26.8,	30.0,	32.5,	36.3,	39.3,	41.7,	N/A,	
1 hours	7.5,	10.7,	12.4,	14.9,	16.7,	18.0,	22.4,	27.5,	30.8,	35.5,	39.7,	42.9,	47.9,	51.8,	55.1,	N/A,	
2 hours	10.1,	14.3,	16.5,	19.9,	22.2,	24.0,	29.8,	36.4,	40.8,	47.0,	52.5,	56.7,	63.3,	68.4,	72.6,	N/A,	
3 hours	12.0,	16.9,	19.6,	23.6,	26.2,	28.3,	35.2,	43.0,	48.1,	55.3,	61.8,	66.8,	74.5,	80.5,	85.4,	N/A,	
4 hours	13.5,	19.1,	22.1,	26.5,	29.6,	31.9,	39.6,	48.3,	54.1,	62.2,	69.4,	75.0,	83.6,	90.3,	95.9,	N/A,	
6 hours	16.1,	22.6,	26.1,	31.4,	35.0,	37.7,	46.8,	57.0,	63.8,	73.3,	81.8,	88.3,	98.4,	106.3,	112.8,	N/A,	
9 hours	19.1,	26.8,	30.9,	37.1,	41.3,	44.6,	55.2,	67.3,	75.2,	86.4,	96.3,	104.0,	115.9,	125.1,	132.7,	N/A,	
12 hours	21.5,	30.2,	34.9,	41.9,	46.6,	50.2,	62.2,	75.7,	84.6,	97.1,	108.2,	116.8,	130.1,	140.4,	148.9,	N/A,	
18 hours	25.6,	35.8,	41.3,	49.5,	55.1,	59.4,	73.4,	89.3,	99.8,	114.5,	127.5,	137.6,	153.1,	165.2,	175.2,	N/A,	
24 hours	28.9,	40.4,	46.6,	55.8,	62.1,	66.9,	82.7,	100.5,	112.2,	128.6,	143.3,	154.6,	172.0,	185.5,	196.6,	235.7,	
2 days	36.6,	49.9,	56.8,	67.1,	73.9,	79.2,	96.2,	115.1,	127.3,	144.4,	159.4,	170.9,	188.5,	202.0,	213.2,	251.8,	
3 days	42.9,	57.5,	65.0,	76.1,	83.5,	89.1,	107.1,	127.0,	139.8,	157.5,	172.9,	184.7,	202.7,	216.5,	227.8,	266.8,	
4 days	48.4,	64.1,	72.2,	84.0,	91.8,	97.7,	116.7,	137.3,	150.6,	168.9,	184.8,	196.9,	215.3,	229.4,	240.9,	280.3,	
6 days	58.1,	75.7,	84.7,	97.7,	106.2,	112.7,	133.1,	155.3,	169.4,	188.7,	205.4,	218.1,	237.3,	251.8,	263.7,	304.3,	
8 days	66.7,	85.9,	95.7,	109.7,	118.8,	125.7,	147.5,	170.9,	185.7,	205.9,	223.4,	236.5,	256.4,	271.4,	283.7,	325.3,	
10 days	74.6,	95.3,	105.7,	120.5,	130.2,	137.5,	160.5,	184.9,	200.4,	221.5,	239.5,	253.1,	273.6,	289.1,	301.7,	344.3,	
12 days	82.0,	104.0,	115.0,	130.6,	140.8,	148.5,	172.4,	197.9,	214.0,	235.7,	254.4,	268.4,	289.4,	305.3,	318.2,	361.8,	
16 days	95.7,	120.0,	132.1,	149.2,	160.2,	168.5,	194.3,	221.6,	238.7,	261.7,	281.4,	296.1,	318.2,	334.8,	348.2,	393.5,	
20 days	108.5,	134.9,	147.9,	166.2,	178.0,	186.8,	214.3,	243.1,	261.0,	285.2,	305.8,	321.2,	344.1,	361.4,	375.3,	422.0,	
25 days	123.5,	152.2,	166.2,	186.0,	198.6,	208.0,	237.2,	267.8,	286.7,	312.2,	333.7,	349.8,	373.8,	391.7,	406.2,	454.6,	

NOTES:

N/A Data not available

These values are derived from a Depth Duration Frequency (DDF) Model

For details refer to:

'Fitzgerald D. L. (2007), Estimates of Point Rainfall Frequencies, Technical Note No. 61, Met Eireann, Dublin',  
Available for download at [www.met.ie/climate/dataproducts/Estimation-of-Point-Rainfall-Frequencies\\_TN61.pdf](http://www.met.ie/climate/dataproducts/Estimation-of-Point-Rainfall-Frequencies_TN61.pdf)



**Doherty Finegan Kelly**  
Consulting Structural & Civil Engineers,

Botanic Court, 30 Botanic Road, Glasnevin,  
Dublin 9  
Tel: 8301852 / Fax: 8602265

Project

**2no. Dwellings @ Hawthorn, Firhouse**

Design:

Telephone Log:

Minutes:

Other Record:

Project No

**21175**

Element

**Soakaway Design**

Prepared:

**SG**

Checked:

**CK**

Reference.

Output:

**Vertical Sided System**

**SOAKPIT DESIGN IN ACCORDANCE WITH BRE 365**

Description	Type	Result
Infiltration Rate	clay	9,200 mm/hr 0.009 m/hr

Storm Duration (hrs)	6
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Total Rainfall (100 Year)	88.3 mm
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Assume - Aquacell Eco (n)	0.95
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Assume - Cl 505b Stone (n)	0.40
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Impermeable Area	90 m <sup>2</sup>
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**Soakaway dimensions**

Length	6.000 m
Width	1.000 m
Effective Depth	1.200 m

Base Area (A <sub>b</sub> )	6.000 m <sup>2</sup>
Perimeter (P)	14.000 m

**Storage Volume Required**

Inflow, I =	7.95 m <sup>3</sup>
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Eff. Volume Aquacells =	6.84 m <sup>3</sup>
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Eff. Volume 300mm Stone below Aquacells =	0.72 m <sup>3</sup>
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Total Eff. Volume =	7.56 m <sup>3</sup>
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A <sub>s,50</sub> =	8.40 m <sup>2</sup>
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Outflow =	0.48 m <sup>3</sup>
-----------	---------------------

Volume reqd =	7.48 m <sup>3</sup>
---------------	---------------------

Volume Required is **LESS THAN** effective volume provided therefore **OK**





**Doherty Enegan Kelly**  
32 Botanic Road, Glasnevin, Dublin 9

Botanic Court, 30-32 Botanic Road, Glasnevin,  
Dublin 9  
Tel: 8301852 / Fax: 8602265

Project

**2no. Dwellings @ Hawthorn, Firhouse**

Design

Telephone Log

Minutes

Other Record

Project No:

**21175**

**Infiltration Drainage - Permeable Paving**

Prepared

SG

Checked

CK

Reference:

Output

**Hawthorn, Firhouse Extreme Rainfall Matrix**

RP5 60min= 18.0 mm      RP5 2d= 79.2 mm      ANNUAL RAINFALL= 856.0 mm

**RETURN PERIOD ( YEARS )**

DURATION	0.5	1	2	5	10	20	30	50	100
2 min	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
5 min	37.4	53.3	60.5	69.3	112.3	136.6	154.1	178.6	216.0
10 min	25.9	36.7	42.5	49.6	77.8	95.8	107.3	123.5	150.5
15 min	20.2	28.8	33.6	39.0	61.0	74.9	84.0	97.4	118.1
30 min	13.4	19.2	22.3	26.4	40.6	49.7	55.7	64.8	78.0
60 min	9.0	12.8	14.9	17.6	26.9	33.0	37.0	42.6	51.5
2 hr	6.1	8.6	9.9	11.4	17.9	21.8	24.5	28.2	34.0
4 hr	4.1	5.7	6.6	7.6	11.9	14.5	16.2	18.7	22.5
6 hr	3.2	4.5	5.2	5.9	9.4	11.4	12.8	14.7	17.7
12 hr	2.2	3.0	3.5	4.0	6.2	7.6	8.5	9.7	11.7
24 hr	1.4	2.0	2.3	2.6	4.1	5.0	5.6	6.4	7.7
48 hr	0.9	1.2	1.4	1.6	2.4	2.9	3.2	3.6	4.3
72 hr	0.7	1.0	1.1	1.3	1.9	2.1	2.3	2.6	3.1

Rainfall Intensity shown as mm/hr. (includes 20% allowance for climate change)

**Plane Infiltration - Area No.1 (Permeable Paving)**

From CIRIA Report No. 156(1996) - Infiltration Drainage Manual of Good Practice

Equations Applied to Determine  $h_{max}$

Description	Type	Result
Infiltration Rate	clay	15 660 mm/hr
FOS	Damage to buildings	1.50
q		0.010 m/hr

$$h_{max} = \frac{D}{n} (Ri - q) \quad (1)$$

Where:

R =  $\frac{A_d}{A_0} = 1.00$

Assume - uniform gravel (n) 0.40

Infiltration system dimensions

Area to be Drained

$A_0$	275 m <sup>2</sup>
-------	--------------------

Width	-
Length	-
Base Area ( $A_0$ )	275 m <sup>2</sup>

Area to be drained --

**$h_{max}$  Calculation**

**10 Year Return Period**

Duration (D)	$h_{max}$
15.000 min	0.032
30.000 min	0.036
60.000 min	0.041
120.000 min	0.037
240.000 min	0.014
360.000 min	0.000

**30 Year Return Period**

Duration (D)	$h_{max}$
15.000 min	0.046
30.000 min	0.057
60.000 min	0.066
120.000 min	0.070
240.000 min	0.058
360.000 min	0.035

**50 Year Return Period**

Duration (D)	$h_{max}$
15.000 min	0.054
30.000 min	0.067
60.000 min	0.080
120.000 min	0.089
240.000 min	0.062
360.000 min	0.063

**100 Year Return Period**

Duration (D)	$h_{max}$
15.000 min	0.067
30.000 min	0.084
60.000 min	0.103
120.000 min	0.118
240.000 min	0.121
360.000 min	0.108

**Plane Infiltration - Time to Empty**

The time taken to half-empty the system is given by:

$$\frac{nh_{max}}{q} \quad (2)$$

$$q = \frac{nh_{max}}{T_{empty}} \quad (3)$$

Event	Time to Empty
1 in 10 years	1.575 hrs
1 in 30 years	2.690 hrs
1 in 50 years	3.402 hrs
1 in 100 years	4.621 hrs

Event	Min feasible (q)
1 in 10 years	0.0003 m/hr
1 in 30 years	0.0012 m/hr
1 in 50 years	0.0015 m/hr
1 in 100 years	0.0020 m/hr



**APPENDIX II**  
**PERCOLATION TEST REPORT**

# **INFILTRATION RATE TESTING**

**Per**

**BRE Digest 365 TEST METHOD**

**Applicant: Teresa & Ciara Butler**

**Site Location: Hawthorns, Killakee Lawns, Firhouse, Dublin 24**

**DATE OF REPORT: 20th December 2021**

**Prepared by**

**HYDRO****CARE**  
**ENVIRONMENTAL LTD**

DFK Civil and Structural Consulting Engineers  
Botanic Court,  
30-32 Botanic Road,  
Glasnevin,  
Dublin 9

20th December 2021

FAO: Seán Gibbons, Civil Engineer

Applicant: Teresa & Ciara Butler

Site Location: Hawthorns, Killakee Lawns, Firhouse, Dublin 24

Infiltration testing was carried out on 17th December 2021 at the above location per BRE digest 365 method. Results of testing are summarised below for your information.

Test Hole No.	Depth of Hole [mBGL]	Water Table Level [mBGL] (N/A if not encountered)	Bedrock Level [mBGL] (N/A if not encountered)	Infiltration Rate [m/s]
1	1.60	NA	NA	2.55E-06
2	0.70	NA	NA	4.35E-06
3	0.70	NA	NA	4.35E-06

Further information relating to specific test details are appended herewith for your information.

Yours sincerely,



Seán O'Connor, Masters in Applied Science, Dip. in Public Health, P.G Dip. in Environmental Engineering

# Hydrocare Environmental Ltd. - BRE365 Design Calculations

CLIENT:	<b>Teresa &amp; Ciara Butler</b>
LOCATION:	<b>Hawthorns, Killakee Lawns, Firhouse, Dublin 24</b>
TEST HOLE NO.:	<b>1</b>

Infiltration Rate	
<b>Test Hole Information:</b>	
Length [m]	1.00
Width [m]	0.30
Depth of hole [m]	1.60
Water filled to [mBGL]	0.30
Water Table [mBGL]	NA
Base of Test [mBGL]	1.60
Bedrock [mBGL]	NA
Drop Time [min]	640

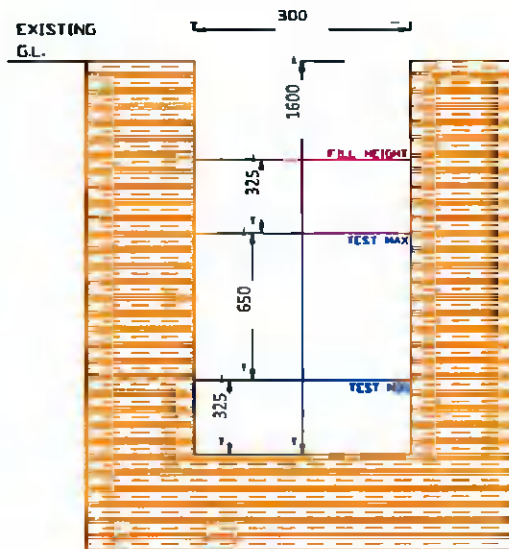
  

$$V_{p75-25} = 1 \times 0.3 \times (0.975 - 0.325) = 0.195 \text{ m}^3$$

$$A_{p50} = (1 \times 0.65 \times 2) + (0.3 \times 0.65 \times 2) + (1 \times 0.3) = 1.99 \text{ m}^2$$

$$f = \frac{0.195}{1.99 \times 639.763779527559 \times 60} = 2.55E-06 \text{ m/s}$$

*Note: Base of test is bottom of test hole unless water table is encountered*



## BRE 365 TEST HOLE

**Date:** 17th December 2021  
**Client:** Teresa & Ciara Butler  
**Location:** Hawthorns, Killakee Lawns, Firhouse, Dublin 24

# Hydrocare Environmental Ltd. - BRE365 Design Calculations

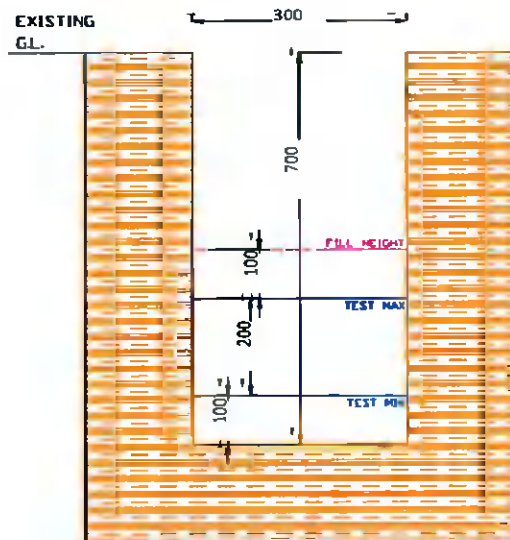
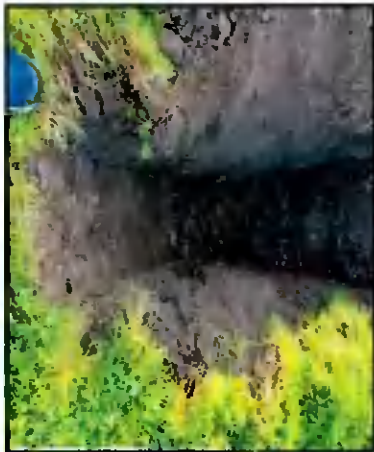
CLIENT:	<b>Teresa &amp; Ciara Butler</b>
LOCATION:	<b>Hawthorns, Killakee Lawns, Firhouse, Dublin 24</b>
TEST HOLE NO.:	<b>2</b>

<u>Infiltration Rate</u>	
<b>Test Hole Information:</b>	
Length [m]	0.90
Width [m]	0.30
Depth of hole [m]	0.70
Water filled to [mBGL]	0.30
Water Table [mBGL]	NA
Base of Test [mBGL]	0.70
Bedrock [mBGL]	NA
Drop Time [min]	276

$V_{0.75-25} =$	$0.9 \times 0.3 \times (0.3 - 0.1)$	$=$	$0.054 \text{ m}^3$
$A_{p50} =$	$(0.9 \times 0.2 \times 2) + (0.3 \times 0.2 \times 2) + (0.9 \times 0.3)$	$=$	$0.75 \text{ m}^2$
$f =$	$\frac{0.054}{0.75 \times 275.590551181102 \times 60}$	$=$	$4.35\text{E-}06 \text{ m/s}$

*Note: Base of test is bottom of test hole unless water table is encountered*



## BRE 365 TEST HOLE

**Date:** 17th December 2021  
**Client:** Teresa & Ciara Butler  
**Location:** Hawthorns, Killakee Lawns, Firhouse, Dublin 24

## Hydrocare Environmental Ltd. - BRE365 Design Calculations

CLIENT:	<b>Teresa &amp; Ciara Butler</b>
LOCATION:	<b>Hawthorns, Killakee Lawns, Firhouse, Dublin 24</b>
TEST HOLE NO.:	<b>3</b>

Infiltration Rate	
<b>Test Hole Information.</b>	
Length [m]	0.90
Width [m]	0.30
Depth of hole [m]	0.70
Water filled to [mBGL]	0.30
Water Table [mBGL]	NA
Base of Test [mBGL]	0.70
Bedrock [mBGL]	NA
Drop Time [min]	276

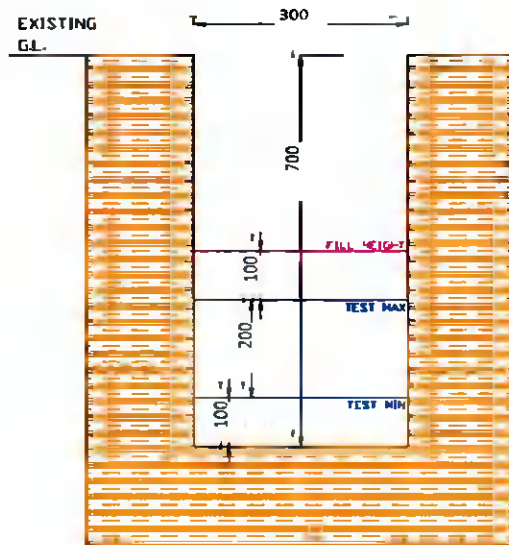
  

$$V_{p75-25} = 0.9 \times 0.3 \times (0.3 - 0.1) = 0.054 \text{ m}^3$$

$$A_{p50} = (0.9 \times 0.2 \times 2) + (0.3 \times 0.2 \times 2) + (0.9 \times 0.3) = 0.75 \text{ m}^2$$

$$f = \frac{0.054}{0.75 \times 275.590551181102 \times 60} = 4.35\text{E-}06 \text{ m}^2/\text{s}$$

*Note: Base of test is bottom of test hole unless water table is encountered*



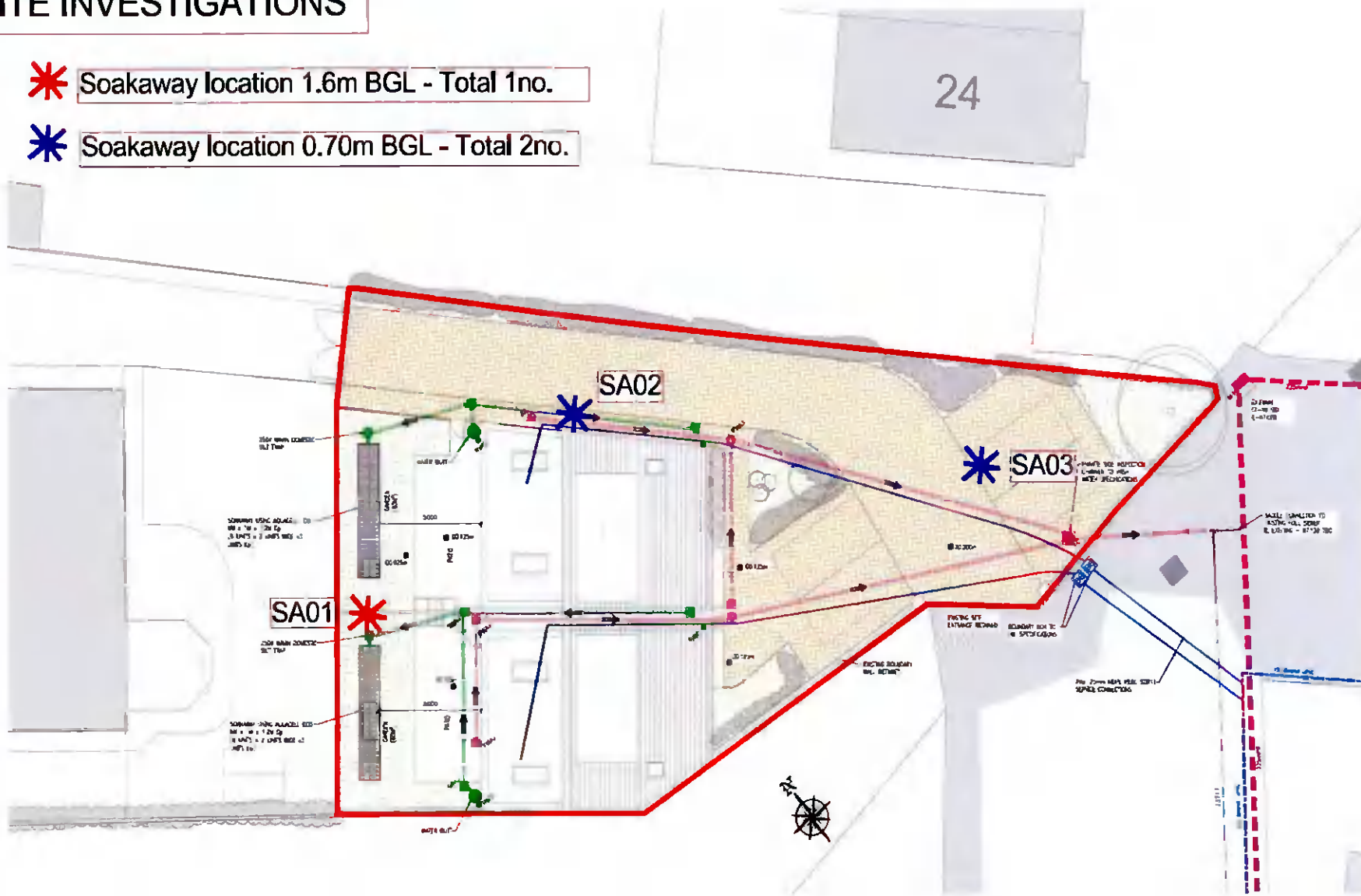
### BRE 365 TEST HOLE

**Date:** 17th December 2021  
**Client:** Teresa & Ciara Butler  
**Location:** Hawthorns, Killakee Lawns, Firhouse, Dublin 24

# SITE INVESTIGATIONS

**\* Soakaway location 1.6m BGL - Total 1no.**

**\* Soakaway location 0.70m BGL - Total 2no.**





## **APPENDIX III**

### **CONFIRMATION OF FEASIBILITY LETTER FROM IRISH WATER**



Teresa and Sean Butler

Hawthorns  
Killakee Lawns  
Firhouse, Dublin 24  
Co. Dublin  
D24HKT2

Uisce Éireann  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 448,  
South City  
Delivery Office  
Cork City

[www.water.ie](http://www.water.ie)

15 November 2021

**Re: CDS21007963 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Housing Development of 2 unit(s) at Hawthorns, Killakee Lawns,  
Dublin 24, Co. Dublin**

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Hawthorns, Killakee Lawns, Dublin 24, Co. Dublin (the Premises). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	<b>OUTCOME OF PRE-CONNECTION ENQUIRY</b> <b><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></b>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
<b>SITE SPECIFIC COMMENTS</b>	
The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.	

#### General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email [datarequests@water.ie](mailto:datarequests@water.ie)
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Kevin McManmon from the design at [kmcmanmon@water.ie](mailto:kmcmanmon@water.ie). For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



**Yvonne Harris**  
**Head of Customer Operations**