

**DRB Design**

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

Date 27<sup>th</sup> December 2021



Re. Further Information - SD21A/0108 One Bedroom, two storey semi detached house to No 20 Woodford Park

Dear Sir/ Madam

Further to the above planning application and the Further Information requested issued by South Dublin County Council on the 5<sup>th</sup> July 2021 please see below a detailed response to each issue raised :-

1. There is an issue apparent from the elevation and plan drawings submitted. The development would appear to overhang the site to the north-west which is in separate ownership. The applicant is requested to confirm by additional information whether the development would infringe upon lands outside the ownership of the applicant, and if so, the applicant should also provide a letter of consent from the adjoining land owner or failing this submit revised plans and elevations showing the proposal fully within the redline boundary. The applicant may also need to re-advertise as this might constitute significant additional information.

Drawing 21.14 --004, shows a projecting barge/ roof overhang detail, however this is incorrect, it is proposed to have a flush barge detail as indicated on drawing 21.12—005, we attach an updated version of drawing --004 (--004A) to clarify this.

The drainage works to the North East, outside the site boundary have been amended to run within the existing site. refer to point No 6.

2. The applicant is proposing works outside the red line boundary indicated on the Site Location Map. Specifically, the applicant is proposing to alter the vehicular entrance to the existing house. The red line should be amended to take in the entire site, and this can be done by way of additional information. The applicant may also need to re-advertise as this might constitute significant additional information.

It is now proposed to retain the exiting site entrances, refer to revised site layout plan 21.14—002A.

3. The proposed development is located in an area that is a risk of 1 in 100 to 1 in 1,000 flood risk event. The applicant is requested to submit a report to show the flood risk of proposed development and also show what mitigation measures are proposed for the development. As per section 11.6.1 (i) of the South Dublin County Development Plan 2016 - 2022, the Flood Risk Assessment shall be prepared by an appropriately qualified Chartered Engineer or equivalent, in accordance with the Flood Risk Management Guidelines, and to appropriate detail for the scale of development. The applicant is also requested to confirm, or provide alternative plans showing, finished floor levels of at least 500mm above highest known flood level on the site.

Please see attached a Flood Risk Analysis prepared by Flood Risk Consulting, this report concludes that the ground floor level of the proposed development is 420mm above the Q100 flood level in the area and 850mm below the Q1000 flood level.

The further information request is not clear which flood level is to be used for the highest known flood level however we have assumed a worst case scenario and used the Q 1000 floor level. Based on the site limitations and the levels of surrounding roads and buildings it is not practical to raise the floor level by the required 1.35m (850mm + 500mm) therefore we propose to install flood control measures in the form of

- 1/ Flood barriers to ground floor window and doors.
- 2/ The external rising walls up to 1.35m above finished floor level will be constructed from concrete or tanked blockwork to provide a watertight an anti-flood protection.
- 3/ All services entering or leaving the property will be tanked/ sealed appropriately and anti-backflow devices fitted to all drains entering or leaving the house, refer to drawing 21.14-010 and the Flood Risk assessment for details.

4. The applicant is requested to submit: (a) a report showing percolation test results for proposed soakaway as per BRE Digest 365 Standards. (b) a drawing in plan and cross-sectional view showing design details of proposed soakaway as per BRE Digest 365 Standards. (c) a drawing showing what additional SuDS (Sustainable Drainage Systems) is proposed such as permeable paving for proposed development, including any proposals for water butts in proposed development as part of SuDS.

A/ Please refer to the following Documents

21.14—100 – 20 Woodford Park- Infiltration rate test report.

21.14—101 – 20 Woodford Park- Soakway design.

B/ Please refer to drawing 21.14 –011 and 002A.

C/ Please refer to drawing 21.14 – 006.

5. The applicant is requested to submit a drawing showing the watermain layout of proposed development.

Please refer to drawing 21.14—002A

6. SDCC notes the comments of Irish Water: '2.1 The proposed development appears to be located over an existing foul drain that serves a number of houses. 2.2 The proposed diversion of existing foul drain to an area outside the boundary of site is not recommended because there are too many right

angle bends proposed on foul drain. The number of right angle bends increase from 1 to 3 and this is not acceptable due to increased risk of blockage of foul pipe which would affect a number of houses. 2.3 The applicant does not own the land where proposed diversion of foul drain/sewer is proposed and permission from owner of same is not shown to be given. 2.4 A minimum of 225mm foul sewer is required for taking in charge and this would not be recommended to take in charge because of the high risk of blockages due to the increased number of right angle bends from 1 to 3 number on proposed foul drain/sewer. 2.5 Foul drain/sewer should be shown as a red line on drawing instead of a blue line. Therefore because of the high risk of blockages of proposed foul drain/sewer water services recommend refusal of proposed development. The proposed development would be prejudicial to public health and proper planning.' The applicant is requested to provide: (a) an alternative arrangement for foul sewer diversion which addresses the concerns contained in the

Please see attached a revised proposal to retain the exiting foul drain under the proposed house, the existing manholes will be retained, the section of sewer between the two manholes will be replaced with a new section to Irish water specification, the foundations for the house will be carried to a level lower than the invert of the lowest part of the drains and be terminated either side of the drain, with load bearing walls bridged over the drain. Refer to drawing 21.14—002A and —003A for details.

7. Neither house, as shown, would have access to the rear garden. The applicant is requested to show by of additional information, what arrangements are proposed for the storage of bins to either house in both front gardens. Adequate storage meeting waste management standards for both properties should be provided.

Please see drawing No 21.14—012 enclosed.

We attach the following documents in response to the Further Information Request

:-

A/ 6 copies of the following drawings

- 21.14 002A Site Plan
- 21.14 003A Proposed Plans
- 21.14 004A Proposed Section/ Side elevation.
- 21.14 006 Landscaping plan
- 21.14 011 Details of soakaway.
- 21.12 012 Bin store details.
- B/ Flood risk analysis Report.
- C/ Percolation test results 21.14 -- 100
- D/ Soakaway design 21.12.—101

Yours sincerely,



Daryl Bent DRB Design