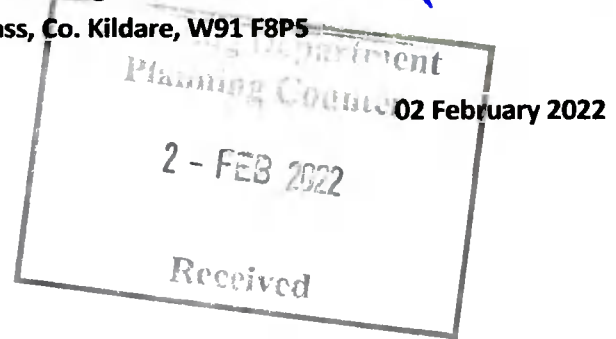


James McInerney Planning Consultant
8, Rochford Park, Kill, Nass, Co. Kildare, W91 F8P5

Additional Information



Planning Dept
South Dublin County Council
County Hall
Tallaght
Dublin 24

RE: Reg. Ref. No. SD21A/0157 CLARIFICATION of ADDITIONAL INFORMATION.
Planning application for permission for proposed development consisting of construction of an attached 2 storey, 3-bedroom house and all associated site works to the side of 1, Broadfield Court, Broadfield Manor, Rathcoole, Co. Dublin for Brendan & Shelia Quinn.

Dear Sir/Madam.

This is Response to the Request for Clarification of Additional Information by Decision Order Number: 1541 dated 30-November 2021 in respect to the above proposed development. The Original Request for Additional Information was dated 05-August-2021.

Item No. 1.

Irish Water and SDCC Water Services have concerns in regard to location of the foul and surface water drainage under the proposed dwelling. This is not recommended in this instance due to the potential impact on the drainage infrastructure for the adjacent dwellings should there be an issue in the future and the infrastructure is difficult to access. The applicant is requested to submit clarification of further information addressing this concern. The applicant might liaise with SDCC Water Services on this.

Response:

The foul and Surface Water Drainage was discussed via email correspondence with Brian Harkin, SEE, Environment, Water and Climate Change, who requested that the following to be included with the response to the Clarification of Further Information Request:

1. *Provide a drawing showing a cross-sectional view at eastern side of site between boundary wall and gable end of proposed building.*
 - *Show the invert and cover levels of the surface and foul water drain*
 - *Show the depth and invert level of proposed house foundation and boundary wall foundation*
 - *Show the separation distance between the outside diameters of surface water and foul drain and distance to boundary wall either side of same.*
2. *Provide a drawing showing the invert and cover levels of all new and existing manholes on site.*
3. *Submit a drawing showing design detail of foul drain connection to proposed foul sewer.*
 - *Show the level of sewer at crown of pipe where connection is proposed.*
 - *Show the invert and cover level of foul sewer at location where connection is proposed.*
4. *Submit a report and drawing to clarify accuracy of foul and surface water drain/s existing at front and back of house leading to manholes east of site*
5. *Existing private foul and surface water drain would need to be kept live at all times and drawing report of same required if development was permitted.*

Patrick Joyce Associates, Consulting Engineers, 2, Prospect Grove, Stocking Lane, Rathfarnham, Dublin 16, were engaged to prepare a response to satisfy the requirements Irish Water and SDCC Environment, Water and Climate Change and I attach 6 Copies of the following for your consideration:

- (i) Report prepared by Patrick Joyce Consulting Engineers.
- (ii) Drg. No. D-2201-01 Sewer Layout Plan.
- (iii) Drg. No. D-2201-02 Sewer Sections and
- (iv) Drg. No. D-2201-03 Section A-A.

I trust that the above addresss all outstanding issues and that a Decision can now be made. Any further issue arising from the above can be dealt with by way of a condition in a grant of permission.


James McInerney, Planning Consultant.