

APPLICANTS: BRENDAN & SHEILA QUINN

PROPOSED DWELLING-HOUSE ATTACHED TO
NO. 1, BROADFIELD COURT, RATHCOOLE, CO. DUBLIN

PLANNING REFERENCE NO. SD21A/0157

CLARIFICATION OF ADDITIONAL INFORMATION REQUEST

PATRICK JOYCE ASSOCIATES

CONSULTING ENGINEERS

2 PROSPECT GROVE

STOCKING LANE,

RATHFARNHAM,

DUBLIN 16.

JANUARY 2022

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Introduction:

I have been requested by the applicants to prepare proposal for foul and surface water drainage for the proposed dwelling-house attached to side of existing dwelling-house at No. 1, Broadfield Court, Rathcoole, Co. Dublin. This arises from a request for Clarification of Additional Information dated 1st December 2021. The request states as follows:

‘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 existing dwelling-houses are served by public foul and surface water sewers as shown on the attached Irish Water Web Map.

There are existing foul and surface water drains which run across under the footprint of the proposed dwelling-house. It is proposed to re-route these drains to the side of the proposed dwelling-house as shown on the attached Drawing No. D-2201-01: Sewer Layout Plan.

The revised drainage layout incorporates amendments discussed in email correspondence between Mr. Brian Harkin, SEE, SDCC Environment, Water and Climate Change and Mr. James McNerney, Planning Consultant.

The existing available gradients are not sufficient to divert the drains and connect into the existing manholes marked Ex. SW MH (B) and Ex. FS MH (B).

It is therefore proposed to construct a new manhole (SW MH (3)) on the existing surface water drain between Ex. SW MH (B) and the existing connection point to the surface water sewer as shown on Drawing No. D-2201-01.

The drain between manholes Ex. SW MH (A) and Ex. SW MH (B) shall be decommissioned and capped at the manholes.

It is proposed to provide a new connection to the Public Foul Sewer as shown on Drawing No. D-2201-01. A new manhole (FS MH (3)) will be provided adjacent to the front boundary within the site as shown. The new connection to the Public Foul Sewer shall be connected into the crown of the existing Foul Sewer.


The existing drain between Ex. FS MH (A) and Ex. FS MH (B) shall be decommissioned and capped at manhole Ex. FS MH (A). The existing manhole Ex. FS MH (B) shall be removed and the existing connection to the Public Foul Sewer shall be capped.

Longitudinal sections through the proposed diverted drains are shown on the attached Drawing No. D-2201-02: Sewer Sections.

A Section (A-A) showing the proposed drains relative to the gable wall of the proposed dwelling-house and the boundary wall are incorporated on Drawing No. D-2201-03: Section A-A.

The top of the strip foundations for the proposed dwelling-house and the boundary wall shall be a minimum of 100 mm below the invert level of the drains as shown on the drawings.

The existing private foul and surface water drains will be kept alive at all times during the carrying out of the proposed development.

Signed: 
Patrick C. Joyce
Patrick Joyce Associates

Date: 31st January 2022