



Mr. Donal McNally,
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Dublin 8

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

8 February 2022

Dear Mr. McNally,

Re: DIV22027, Proposed build near of Irish Water's 225mm foul sewer at 22 Idrone Park, Knocklyon, Dublin 16, D16YD74. Subject to contract / Contract denied

Irish Water has reviewed your enquiry in relation to a build near of Irish Water's 225mm foul sewer at 22 Idrone Park, Knocklyon, Dublin 16, D16YD74, as indicated on drawing numbers 21.24/PI/109 RevA and 21.24/PI/110 RevA, both dated 7 February 2022. Based upon the details you have provided with your enquiry and as assessed by Irish Water, we wish to advise you that, subject to detailed design being agreed and valid agreements being put in place, the proposal can be facilitated.

If you have any further questions, please contact Brendan Kearney from the Diversions team on 0871016233 or email brkearney@water.ie. For further information, visit <https://www.water.ie/connections/developer-services/diversion-and-build-over/>.

Yours sincerely,

Yvonne Harris

Head of Customer Operations



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11th February 2022

South Dublin County Council,
Planning Department,
County Hall,
Belgard Square North,
Tallaght,
Dublin 24.

D24 A3XC

DRAINAGE REPORT ACCOMPANYING ADDITIONAL INFORMATION

PLANNING REGISTRATION REFERENCE NUMBER SD21B / 0556

22 IDRONE PARK, KNOCKLYON, DUBLIN 16

APPLICANT: TOM LYON

Introduction

This report addresses the proposed foul and surface water drainage to cater for the proposed single storey extension to the side of the dwelling house at 22 Idrone Park, Knocklyon, Dublin 16.

Introduction

The house is served by a separate foul and surface water drainage system. It is not intended to alter this situation.

The foul water waste ultimately discharges into a 225mm Ø public foul waste located in the footpath parallel and nearest to the front wall of the house. See Irish Water public drainage Web Map attached.

The surface water waste ultimately discharges into a 300mm Ø public foul waste located in the footpath parallel and furthest from the front wall of the house. See Irish Water public drainage Web Map attached.

Proposal

It is proposed to adapt and extend by the house by providing an additional 56m² of ground floor accommodation to the side of the house. Note: this floor area is the revised additional floor area following consultation and direction from Irish Water.

Foul Water

The house will increase from a two bedroom to a three bedroom house. The house currently has one bathroom, one en-suite and one kitchen. It is proposed that the extended house will have one guest toilet, one bathroom, one en-suite, one kitchen and one utility room.

There is will be a minimal increase in the amount of foul water generated by the proposal, any small increase being attributed to the one or two additional persons living within the house. There is no intention to alter the current arrangement of discharging the foul water generated within the house into the existing foul water system which is to be solely adapted and maintained.

Surface Water

All existing surface water generated within the subject property discharges into the existing surface water system which is to be maintained. This includes surface water generated by the existing pitched roofs and the impermeable paving at the front, side and rear of the house.

The site area is 529m². The front (permeable) garden / lawn area is 141m². The rear (permeable) garden / lawn area is 190m². The cumulative extant permeable area is 331m².

It is proposed that the front and side (permeable) garden / lawn area be reduced to 59m² as shown on the revised planning application drawings.

It is proposed that the extant impermeable paving and tarmac at the front of house be replaced by 80m² permeable paving as shown on the revised planning application drawings.

It is proposed that the rear (permeable) garden / lawn area be reduced to 162m² as shown on the revised planning application drawings.

It is proposed that a portion of the extant impermeable paving at the rear of house be replaced by 20m² permeable paving as shown on the planning application drawings.

It is proposed that the cumulative proposed permeable area be 321m².

The proposed side extension will thus only reduce the extant permeable area by 10m² (331m² - 321m²). This is less than 2% of the site area.

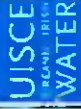
It is submitted that the proposed works comply with the Greater Dublin Regional Code of Practice for Drainage Works incorporating as it will Sustainable Drainage Systems (SuDS) features for the development to manage excess surface water run off.

Donal Mc Nally
Donal Mc Nally B.Arch. M.R.I.A.I.

Irish Water Web Map

Print Date 16/12/2021

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This map shows the location of the proposed works. It is not intended to be used as a guide for the location of the works. The user shall be responsible for the accuracy of the information. Where ever cases have been taken in the completion of this information, the information is provided as a guide only and does not constitute a contract. The user shall be responsible for the accuracy of the information.

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Symbol	Description
Blue line	Water Main
Red line	Water Service
Green line	Water Treatment Plant
Yellow line	Water Pump Station
Blue triangle	Water Valve
Red triangle	Water Meter
Green triangle	Water Stopcock
Blue circle	Water Junction
Red circle	Water Access Point
Green circle	Water Access Point
Blue square	Water Access Point
Red square	Water Access Point
Green square	Water Access Point
Blue diamond	Water Access Point
Red diamond	Water Access Point
Green diamond	Water Access Point
Blue star	Water Access Point
Red star	Water Access Point
Green star	Water Access Point
Blue cross	Water Access Point
Red cross	Water Access Point
Green cross	Water Access Point
Blue plus	Water Access Point
Red plus	Water Access Point
Green plus	Water Access Point
Blue asterisk	Water Access Point
Red asterisk	Water Access Point
Green asterisk	Water Access Point
Blue dot	Water Access Point
Red dot	Water Access Point
Green dot	Water Access Point

