

Planning Department  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24  
D24 A3XC

LAND USE, PLANNING  
& TRANSPORTATION DEPT.

28 FEB 2022

Vat ref no IE6438207R  
Our ref: Job B125

24<sup>th</sup> February 2022

**RE: Response to FI request Order No. 1638 re planning application ref number SD21B/0545. Hayfield House, Scholarstown Road, Rathfarnham, Dublin 16.**

To whom it concerns,

In relation to the above project we have been engaged by our clients Neil Colgan & Joan Duffy to prepare a drainage plan in response to the above FI request from South Dublin County Council.

We attach our drainage drawing B125-001 (6copies) which collates the information prepared from our desktop investigations on the site and site surveys carried out previously by our client's representatives.

The FI requests had two sections and they are listed below for reference

1. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Note: If a soakaway is proposed the applicant is requested to submit the following:

(a) A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(b) A drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. 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.

(v) Soakaways must include an overflow connection to a public surface water sewer.

In response to item 1 above, we would point out that the additional hardstanding area generated by this development is on 1.5m<sup>2</sup>. We explained this to Ronan Toff in South Dublin county council via email and Ronan was in agreement that a rainwater butt and with an overflow to the existing surface water system would suffice. We attach our drainage drawing B125-001 which indicates the location of the proposed rainwater butt and the overflow for your attention.

*2. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all A/s, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All works are to comply with Irish Water Standard Details for Wastewater Infrastructure available at (<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>).*

In response to item 2 above, we refer you to our drainage drawing B125-001. We have identified the existing foul drainage runs serving the site and they are clearly indicated on our drawing. We do not see any changes being made to the existing foul drainage system as a result of these proposed works.

We also confirm that all foul and surface water drains will be kept separate at all times on the site.

Should you require anything further please do contact this office directly?

  
Robert Barry  
Director  
Robert Barry Consulting Engineers Ltd

Encl:  
Drawing B125-001 (6 copies)