



**RESPONSE TO REQUEST FOR  
ADDITIONAL INFORMATION  
REG. REF. SD21B/0618**

1. The applicant is requested to submit the following information:

**Item (a)**

*The proposed development is approximately 1.7m from a 6 inch uPVC public watermain located to the east of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant is requested to engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority as a response to Request for Further Information.*

**Response:**

It is noted that the existing dwelling in its current condition consist of a boundary wall with a height of c. 1.8m which is already deemed as a significant structure. Irish Water's Diversion Section has been contacted in this regard, IW Diversion Reg. Ref. DIV22060. The following works have been conducted as part of this liaising process.

The client's contractor met with the local Irish Water Field Engineer on site and performed a slit trench through said public footpath next to the house. The exact location of the uPVC watermain is located 1.25m from the proposed works area. Irish Water has confirmed that the proposed "Build-Near" can proceed if the section of watermain traversing along the boundary of the property where construction is due to take place is replaced with a PE watermain and the footing of the foundation is deeper than the newly installed watermain.

Please refer to the letter received from Irish Water Diversion Division in Appendix A, as well as a detailed section of the existing vs. proposed works on Drawing P100 in Appendix B.

**Item (b)**

*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 should include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and surface water systems are discharging to separate pipe networks.*

**Response:**

Please refer to Drawing P120, in Appendix C for the proposed drainage layout. It is noted that all of the private drains will fully comply with the Building Regulations Part H. The building materials which will be used will be determined at construction stage, however, as previously noted, it will fully comply with all relevant standards.

It is proposed that the foul sewer will drain via gravity into a new Inspection Chamber immediately outside of the proposed extension. From there the foul sewer will tie into the existing house wastewater in the back garden which further drains via the back gardens of the neighbours in a westward direction. It is not proposed to change the outfall sewer.

**Item (c)**

*South Dublin County Council records show that there is an existing 300mm public surface water sewer to the east of the site. The proposed dwelling extension is located too close to this sewer (Closest distance approx.. 1.7m). The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed extension and the existing 300mm surface water sewer. The drawings should also show the invert levels of the existing surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all proposed structures and the existing surface water sewer.*

**Response:**

A detailed section of the boundary section can be seen on Drawing P100 in Appendix B. It is noted that the existing 300mm surface water pipe are generally 2.040m deep all along the boundary and as part of the construction works, all necessary precautions will be in place in order to protect the existing surface water pipe.

**Item (d)**

*The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing should include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdcoco.ie](mailto:servicemaps@sdcoco.ie)*

**Response:**

Please refer to Drawing P120, in Appendix C for the proposed drainage layout. It is noted that all of the private drains will fully comply with the Building Regulations Part H. The building materials which will be used will be determined at construction stage, however, as previously noted, it will fully comply with all relevant standards.

It is proposed that the surface water will be routed along the roof to outfall into the existing inspection chambers in the back garden. The existing surface water is routed through the back garden in a westward direction via the neighbours back gardens. It is not proposed to change the outfall surface water arrangement.

It is noted that a back garden soakaway is not feasible in this instance due to the proximity to existing structures in the close vicinity, however, the use of alternative SuDS measures such as water butts / rain gardens at the rainwater down pipe outfall are to be provided.

**Item (e)**

*The applicant is requested to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development.*

**Response:**

The use of stock standard waterbutts and rain gardens is proposed as part of the drainage strategy as the back garden has insufficient offset from existing/proposed structures. It is noted that at least 5m is required from any structure and 3m from the property boundary.