



Request for Further
Information

Response Report

Project:

No. 1 Fonthill Park,
Rathfarnham,
Dublin 14

Applicant:

John & Jenny Whelan

Date of Report:

04th August 2022

Report Ref. No.:

22736-RFI Response Report-220822

Table of Contents

1.0	Introduction	2
2.0	RFI Item 1	3
3.0	RFI Item 2	4
4.0	RFI Item 4	5
5.0	RFI Item 5	5
6.0	RFI Item 8	5
7.0	RFI Item 11	6
8.0	RFI Item 12	6
9.0	RFI Item 13	6
10.0	RFI Item 14	7

Document Control

Producer:	Date:	Reviewer:	Date:	Revision Status:	Comment
B.McGinn	04/08/2022	E.Roche	04/08/2022	1st	Issued For Planning
B.McGinn	09/08/2022	E.Roche	09/08/2022	2nd	Issued For Planning
B.McGinn	22/08/2022	E.Roche	22/08/2022	3rd	Issued For Planning

1.0 Introduction

Mable Consulting Engineers were appointed by the Applicant to prepare a response report to a request for further information (RFI) issued by South Dublin County Council on 18 May 2022 in relation to a planning application for a new house at No. 1 Fonthill Park, Rathfarnham, Dublin 14. The planning reference number is SD22A/0088.

This report addresses items 1, 2, 4, 5, 8, 11, 12, 13 and 14 of the RFI, an extract of these is given below.

RFI Extract:-

1. The applicant is requested to submit the following:
 - (i) A drawing to show how surface water shall be attenuated to greenfield run off rates.
 - (ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.
 - (iii) SuDS Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
2. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed SuDS features for the development such as, but not limited, to the following:
 - Permeable Paving
 - Grasscrete
 - Rain Gardens
 - Planter boxes with overflow connection to the public surface water sewer.
 - Green Roofs
 - Blue Roofs.
4. The applicant is requested to submit a revised layout of not less than 1:200 scale showing provision of space for 1 on-curtilage parking spaces to the front of the property, including the location of the dished kerb and dropped crossing. A swept path analysis showing how the car can safely access and egress the parking space is also required, in both forward and reverse motion.
5. The applicant is requested to submit a revised layout/elevations of not less than 1:200 scale, showing the vehicular entrance limited to a maximum width of 3.5m and boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
8. There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant is requested to provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.

11. South Dublin County Council records show that there is an existing 150mm public surface water sewer to the rear/south of the site which appears to spur off in to the applicants property. The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 150mm surface water sewer. The drawings shall also show the invert levels of the existing 150 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.
12. The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All development shall be carried out in compliance with Irish Water Standards codes and practices.
13. 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 Aj's, manholes, pipe size, material type and direction of flow. All development shall be carried out in compliance with Irish Water Standards codes and practices.
14. The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required 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 shall include the location of all Aj's, manholes, pipe size, material type and direction of flow.

This report should be read in conjunction with the following report and drawings which are to be submitted as part of the RFI response:-

Report

- 22736-Drainage & Water Supply Report

Drawings

- 22736-001 Existing & Proposed Hard Areas
- 22736-002 Existing Drainage, Water Supply & Site Layout
- 22736-003 Proposed Drainage, Water Supply & Site Layout
- 22736-050 Swept Path Analysis

2.0 RFI Item 1

Item 1:

'The applicant is requested to submit the following:

- i. *A drawing to show how surface water shall be attenuated to greenfield run off rates.*
- ii. *Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.*
- iii. *SuDS Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.'*

Response:

Item 1(i) Response

See design report 22736-Drainage & Water Supply Report and drawings 22736-001, 002 & 003.

The overall site area is 558m². The greenfield runoff rates (QBAR) for the site area have been calculated to be 0.53l/s. The site is not a green field site but a site with an existing house, garage, paved area, and grassed lawn.

The existing arrangement has unrestricted surface water discharge to the public sewer. The proposed arrangement attenuates the existing house roof and the proposed house roof and discharges this via a flow control to the public sewer.

The proposed arrangement represents an improvement on the existing arrangement.

Item 1 (ii) Response

Drawing No. 22736-003 gives details of the proposed SuDS features for the development. This drawing contains a site plan and cross-section, the SuDS features utilised include Permeable Paving, Filter Drains, Rainwater Butt, Wavin Aquacells with a hydrobrake flow control set to 0.4l/s.

Notes on the selected design are given in the design report 22736-Drainage & Water Supply Report.

Item 1 (iii) Response

As discussed in Item 1 (i) above the proposed arrangement has a reduced peak runoff rate into the existing drainage networks. Details of the existing surface water drainage and the proposed surface water drainage including SuDS measures are contained in drawings 22736-001, 002 and 003.

A description of the surface water drainage system and SuDS measures including how they will function is detailed on drawing No. 22736-003. A maintenance plan to demonstrate how the drainage system is to be maintained is also included on this drawing.

3.0 RFI Item 2

Item 2:

'The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross-sectional views clearly showing proposed SuDS features for the development such as, but not limited to the following:

- *Permeable Paving*
- *Grasscrete*
- *Rain Gardens*
- *Planter boxes with overflow connection to the public surface water sewer.*
- *Green Roofs*
- *Blue Roofs'*

Response:

See drawing 22736-003 for proposed SuDS features for the development. This drawing contains a site plan and cross-section, the SuDS features utilised include Permeable Paving, Filter Drains, Rainwater Butt, AquaCells with Flow Control.

4.0 RFI Item 4

Item 4:

'The applicant is requested to submit a revised layout of not less than 1:200 scale showing provision of space for 1 on-curtilage parking spaces to the front of the property, including the location of the dished kerb and dropped crossing. A swept path analysis showing how the car can safely access and egress the parking space is also required, in both forward and reverse motion.'

Response:

See drawing 22736-003 for the revised layout showing provision of space for 1 on-curtilage parking spaces to the front of the property, including the location of the dished kerb and dropped crossing.

See drawing 22736-050 for the swept path analysis showing how the car can safely access and egress the parking space in both forward and reverse motions.

5.0 RFI Item 5

Item 5:

'The applicant is requested to submit a revised layout/elevations of not less than 1:200 scale, showing the vehicular entrance limited to a maximum width of 3.5m and boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.'

Response:

See drawing 22736-003 for the revised layout of the entrance limited to a maximum width of 3.5m. See also the updated Architectural drawings for the elevations of these walls, piers, and entrances.

6.0 RFI Item 8

Item 8:

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant is requested to provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.

Response:

Landscaping details have been coordinated with our surface water drainage design and the SuDS measures. Landscaping measures which have an influence on the drainage design are shown on drawing 22736-003.

7.0 RFI Item 11

Item 11:

'South Dublin County Council records show that there is an existing 150mm public surface water sewer to the rear/south of the site which appears to spur off into the applicant's property. The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 150mm surface water sewer. The drawings shall also show the invert levels of the existing 150 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.'

Response:

The existing surface water and foul drainage lines have been surveyed, see drawing 22736-001 & 002 for details. It is proposed to revise the existing drainage to accommodate the proposed development, see drawing 22736-003 for proposed details. As part of this drainage revision, existing drainage defects which were observed on site will be dealt with as it is proposed to construct new sections of drainage lines.

8.0 RFI Item 12

Item 12:

The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All development shall be carried out in compliance with Irish Water Standards codes and practices.

Response:

The existing water supply arrangements are shown on drawing 22736-002; Existing Drainage, Water Supply & Site Layout.

The proposed water supply arrangements are shown on drawing 22736-003; Proposed Drainage, Water Supply & Site Layout.

The Irish Water Confirmation of Feasibility is contained in Appendix G of the Drainage & Water Supply Report. Irish Water Ref: CDS22005488.

9.0 RFI Item 13

Item 13:

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 AJs, manholes, pipe size, material type and direction of flow. All development shall be carried out in compliance with Irish Water Standards codes and practices.

Response:

The existing foul water drainage arrangements are shown on drawing 22736-002; Existing Drainage, Water Supply & Site Layout.

The proposed foul water drainage arrangements are shown on drawing 22736-003; Proposed Drainage, Water Supply & Site Layout.

The Irish Water Confirmation of Feasibility is contained in Appendix G of the Drainage & Water Supply Report. Irish Water Ref: CDS22005488.

10.0 RFI Item 14

Item: 14

The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required 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 shall include the location of all Aj's, manholes, pipe size, material type and direction of flow.

Response:

The existing surface water drainage arrangements are shown on drawing 22736-002; Existing Drainage, Water Supply & Site Layout.

The proposed surface water drainage arrangements are shown on drawing 22736-003; Proposed Drainage, Water Supply & Site Layout.

End of Report

Signed:



Barry McGinn

Chartered Engineer

Mable Consulting Engineers, 30 Drumcondra Road Upper, Drumcondra, Dublin 9

Date: 04/08/2022