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Ref: 22/5675

15th November 2022

Mr Des Kennedy
225 Harolds Cross Road
Dublin 6w

Dear Mr Kennedy

We confirm we have been appointed by Mr Michael Corway to review the additional information request for the planning applications Register Reference SD22B/0132.

We confirm we have completed a review of the drainage layout adjacent to the site and the proposed development and outline below and in the attached drawings 5675 C01c2 our advise and recommendations

Information Request 1

The proposed development is approximately 1.9m from a 4" uPVC public watermain and approximately 2.5m from a 225mm public wastewater sewer located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from mains of this size. The applicant shall 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 shall be submitted to the planning authority as a response to Request for Further Information. 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

On review of the development, it is noted it is within the way leave for Irish Water sewers and water main.

An application was prepared and submitted to Irish Water Ref DIV22216 to build within this zone.

A CCTV survey was undertaken on the Irish Water assets and its location and the location of the water main record on site.

Attached please find attached a feasibility letter from Irish water for the proposed development.

Information Request 2

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to investigate the potential to incorporate a soakaway on site

to manage surface water run off. The applicant is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. 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 the surface water drainage network.*

A review of the possible use of a soakaway on site and the potential SUDs alternatives.

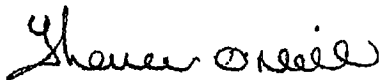
The site is restricted in the dimensions to the boundaries and services and it was considered not feasible to provide a traditional soakaway on the site.

A review of the potential surface run off from the development was undertaken with a potential 2cu.m over a 60min storm event on a 50 year return period. The additional flow from the water butt will be directed to a rain garden to the front of the property.

The surface drainage into the rain garden will mimic the existing rainfall discharge on the site.

If proposing this solution we recommend this is the most appropriate sustainable drainage solution for the restrictive site and will provide a positive sustainable supply of grey water for the property owners use.

Yours sincerely,



THOMAS O'NEILL
Chartered Engineer
for ONCE Consultant Engineers Limited.