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Ms. Tracy Armstrong
Armstrong Fenton Associates
Unit 13, The Seapoint Building,
44-45 Clontarf Road,
Dublin 3, D03 A0H3

16 December 2022

Reference: P190302

Dear Tracy,

**RE: Oldcourt Road, Firhouse, Dublin24 – Request for Additional Information
Pertaining to Planning Reg. Ref. SD22A/0356**

Please find our response to Item No.'s 3 & 4, addressing the Request For Additional Information pertaining to the above project, as dated 7th November 2022, together with 6 No. copies of all documentation, as mentioned below:-

Item 3:-

(a) A report is requested showing surface water attenuation calculations for proposed development. Clarify what capacity there is in all attenuation systems being used. If an attenuation system is already being used by a different development submit

design calculation of all development using such a surface water system. Surface water should be attenuation by means of SuDS (Sustainable Drainage Systems) first. Only where SuDS does not provide sufficient surface water attenuation and only in exceptional circumstances shall underground attenuation systems be considered of an arched type system.

Examples of SuDS and this is not an exhaustive list include: - Green roofs or blue roofs

- Permeable Paving - Grasscrete
- Swales
- Rain Gardens , Planter boxes Water Services Planning Report - Filter drains
- Other such SuDS

Examples of SuDS can be found in South Dublin County Council Website at: [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#) Submit a drawing in plan and cross-sectional view showing design details of all proposed SuDS systems.

(b) A report and drawing is requested showing a flow route analyses of proposed site. A proposed SuDS system should take account of existing flow route of the site.

Examine how surface water flows can be managed at or above ground level. Surface water discharge should be to green field run off rates or 2 litres/second/hectare whichever is greater.

Response:-

A brief conversation in respect of this application was held last week with Brian Harkin (SEE – Water Services).

In essence, the comparison between the impervious area of the granted application, i.e. SD17A/0468 and the current application was to be confirmed, in order to determine whether the attenuation as provided under the aforementioned granted application, i.e. SD17A/0468, does in fact provide an adequate volume of attenuation storage, in order to also provide for the current application.

Refer to Dwg. No. P190302-260 Rev. P01 titled "Impervious Area Scheme Comparison", which illustrates that the impervious area of the granted permission is circa 14,402m², whereas the impervious area of the current application is circa 14,625m², which generates an additional impervious area of circa 223m². The reason for the plan areas of the units being similar, is due to the fact that the previously permitted scheme consisted of detached units, which have now been converted to semi-detached with a different orientation.

Further to the above, we would consider that this slight increase in impermeable area is fairly negligible, however, if it is considered to be an issue by SDCC, we would propose that a type of rain garden, as illustrated in Appendix A, be implemented into the rear gardens of the additional 7 No. units, as indicated on the aforementioned drawing. These proposed rain gardens would accommodate a total run-off equating to circa 294m², based on half of the roof area of the unit draining to the rear and being collected by the rain garden. This measure would then counteract the slightly additional impervious area, as illustrated above.

It should be further noted that the surface water attenuation requirement and proposed infrastructure for the original development, as approved under Planning Reg. Ref. SD17A/0468 and complied with by way of a compliance submission, was lodged in April of this year under Condition 15 (a) & (b) – extract below:-

Response:-

(a)(i) Surface water attenuation tank 1, near the Oldcourt Road, has been increased by 22%, as per condition. The original volume was 568m³ and with the additional 22%, the storage volume has now been increased by 125m³, providing a total volume of 693m³ – refer Dwg. No. P190302-251 Rev. P01.

(a)(ii) Surface water attenuation tank 2, near the western boundary of the site, has been increased by 23%, as per condition. The original volume was 768m³ and with the additional 23%, the storage volume has now been increased by 177m³, which equates to a volume of 945m³ – refer Dwg. No. P190302-250 Rev. P01. The total volume actually provided for is 955m³, which is an additional 10m³ above the required volume.

Item 4:-

Confirmation of feasibility letter from Irish Water for proposed development to South Dublin County Council is requested.

Response:-

As the permitted application is currently under construction, a connection application was lodged with Irish Water back in January of this year, Ref. No. CDS 2200048201 and the Self Lay Connection Agreement has since been issued out to the client by Irish Water, dated 30th November 2022 (extract of cover page below):-

Capami Ltd (Att Michael Whelan Jnr)
Grosvenor Court
67A Patrick Street
Dun Laoighaire
Co. Dublin
A96 W3Y7

Account No: CDS2200048201

To: Capami Ltd (Att Michael Whelan Jnr)
Grosvenor Court
67A Patrick Street
Dun Laoighaire
Co. Dublin
A96 W3Y7

(the "Developer")

Our Ref: CDS2200048201

Self-Lay Connection Agreement – Oldcourt Road, Firhouse, Dublin

Date: 30 November 2022

Dear Shaun,

Please find enclosed the Self Lay Agreement for water and/or waste connection for Oldcourt Road, Firhouse, Dublin and a USB stick which must be reviewed before acceptance of the agreement.

Should you wish to accept the offer, please return the letter of acceptance, signed and dated to the postal address below, or via email at newconnections@water.ie.

Payment can be made via cheque or EFT using the details provided in the letter. Once we receive both the payment and the letter of acceptance and allow a 5 day/24 hour clearing period for the respective payment method, we will release the work order to the relevant department.

If you have any further queries, please contact us on 1800 278 278 (minicom 1890 378 378); alternatively, you can visit the Help Centre on our website, www.water.ie.

Kind Regards,

Ioan Diaconu
Connections and Developer Services Team

Uisce Éireann

Stíorthóir / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Galvin, Brendan Murphy, Michael G. O'Sullivan, Maria O'Dwyer, Yvonne Harris
Oifig Chláraithe / Registered Office: Teach Cobail, 24-26 Sráid Thabóid, Baile Átha Cliath 1, D01 NP86 / Cobail House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachtá ghníomhaíochta ainmnithe atá faoi theorainn scalairéanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363



Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathracha Theas
Cathair Chorcaí

Irish Water
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

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Should you have any queries or require any additional information or clarification in respect of this submission, please do not hesitate to contact us.

Yours sincerely,

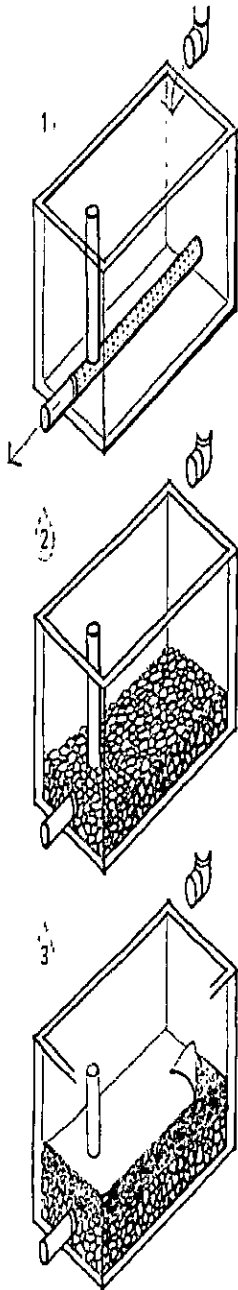


Shaun O'Reilly
Pinnacle Consulting Engineers
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Enclosed: (18) - P190302-260 Rev. P01, titled "Impervious Area Scheme Comparison"
P190302-250 Rev. P01, titled "Proposed Surface Water Drainage Layout – Sheet 1 of 2"
P190302-251 Rev. P01, titled "Proposed Surface Water Drainage Layout – Sheet 2 of 2"

APPENDIX A

Typical Rain Garden Details

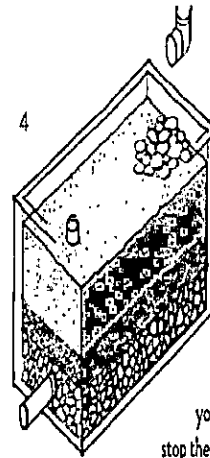


1. Once you have chosen your location, your box, and the drain you are reconnecting to, you'll need to cut a hole in the empty box for your outflow pipe to come out of. Cut off your downpipe above the top of your box, and add a new downpipe shoe or decorative spout to take the water into your box.

Starting from the bottom of the empty box, install a perforated (holey) pipe along the bottom, making sure that there is a slight slope along the pipe. You can use a bit of gravel at one end to help with this. Connect this outlet pipe back to the drain. You should connect a high level overflow to this pipe, which will take rainwater if your box becomes completely full.

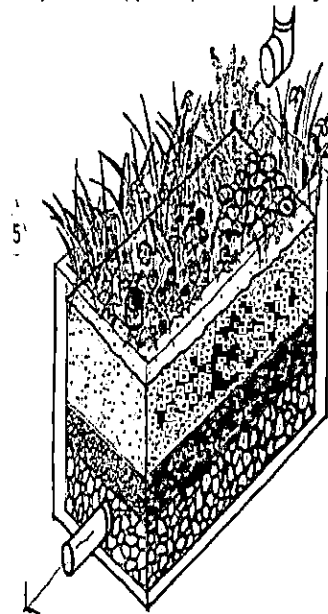
Once the plumbing is completed and has been checked carefully, you can begin to add the layers of gravel and soils. It is best to do this with the box where you'd like it to be, as it will be too heavy to move once full.

2. Add roughly 200-250mm depth of larger gravel. Make sure you give the gravel a wash so that no dirt could wash out and block the drain. Then add a geo-textile layer on top of this. This layer is to stop the two different sized gravels mixing up, but needs to be able to let water through.
3. Next add about 100mm depth of finer gravel, again after giving it a good wash, followed by another geotextile layer. This layer is to stop the layer above and below mixing together, but needs to be able to let water through.



4. On top of this add a minimum 350mm of material that the plants are going to be growing in, so that they will have enough room for their roots. As a guide, this material can be made up of 55% sand, 30% existing soil and 15% compost. It should be free draining so that your plants do not end up soggy and waterlogged. If you have clay soil avoid using this.

Below where the new gutter spout is located, you should add some decorative stones, which will stop the soil from being washed away as the rainwater splashes out. Also add a small grate or perforated cap to the top of your overflow pipe, to stop debris from washing down.



5. Finally, plant up your box with suitable plants. These could include yellow flag iris, ragged robin, cuckoo flower, cranesbill, geraniums, rosemary and thyme. You'll find more suggestions on our website. Happy raingardening!