

Attn: Planning Department
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

Date: 11th January 2023

Re: *New houses at Owendore Avenue, Rathfarnham, Dublin 14*
Planning Ref. SD22A/0288
Compliance Submission with Condition Nos. 3 & 8 (Drainage)

To whom it may concern,

We would like to submit our compliance documentation for condition nos. 3 & 8 as follows:

Condition No. 3 - Drainage - Surface Water

- (a) Please refer to drawing no. 22-253-C01 which shows separate systems for the foul and surface water network.
- (b) Please refer to drawing no. 22-253-C01 which shows separate systems for the foul and surface water network.
- (c) We can confirm that the drainage network will be installed in accordance with the Greater Dublin Regional Code of Practice.
- (d) There is no soak away proposed for the development as the minimum separation distances outlined in BRE 365 cannot be achieved.
- (e) We have applied to Irish Water and await the letter of confirmation.
- (f) Noted.
- (g) The existing waste water connection will be used with a wayleave agreement to be put in place for the second house as shown on drawing no. 22-253-C01
- (h) As per note (g) above.
- (i) The areas which are shown as permeable paving system type B, no infiltration is shown around the perimeter of the houses. This cannot be permeable as the foundations of the houses must be protected from water ingress to prevent settlement and subsidence. It should be noted that all areas where no infiltration occurs drain to both the full infiltration areas where the water will infiltrate to the ground and to the rainwater harvesting system.
- (j) Permeable paving and rainwater harvesting are the SuDS measures employed for the development. Please refer to drawing no. 22-253-C01 for further details.
- (k) Please refer to drawing no. 22-253-C01 which shows separate systems for the foul and surface water network.
- (l) We can confirm that the drainage network will be installed in accordance with the Greater Dublin Regional Code of Practice.

It should also be noted that the infiltration system was designed following site infiltration tests. These were shown on the engineering report that was sent as part of the additional information request.

Condition No. 8 - SuDS

As shown on the drawings that were submitted as part of the additional information request, all of the surface water generated by the development either infiltrates directly to the ground via the permeable paving system or is reused via the rainwater harvesting system. As the water does not leave the site, there is no water entering the existing surface water system and therefore all water is attenuated on the site.

Please note that there is no space within the development for retention basins or swales. Small rainwater gardens will be installed at the front of both houses.

Please refer to drawing no. 22-253-C01 which shows the SuDS measures and the proposed surface water drainage.

Cosmetic cleaning will take place on an annual basis which will consist of non-aggressive brushing of the whole surface (avoiding disruption of the jointing aggregate, with suction rates and brush angles/speed adjusted, based on a trial), either manually or mechanically which will help maintain the performance and the appearance of the permeable paving.

We trust that the above deals with the proposed surface water drainage conditions.

Please do not hesitate to contact us if you have any further queries.

Yours sincerely,



Ross Somers
Director
RS Consulting Engineers