



**SCA PLANNING  
PLANNING AND DEVELOPMENT  
CONSULTANTS**

## **Proposed Infill Dwelling**

**46 Limekiln Road**

**Dublin 12**

**Response to Request for Further Information**

**Ref. SD22A/0386**



**Simon Clear B.A. Dip. T.P. MIPI**

**Darran Quail B.A. MRUP MSc BLUP MIPI**

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## **1. Introduction**

SCA Planning has been requested by the applicant, John McWeeney, to respond to the request for further information in relation to the proposed dwelling at 46 Limekiln Road, Dublin 12.

The proposal accords fully with national, regional and local planning policy by contributing to the densification of an established residential area in a sensitive manner.

The planning application was prepared by an experienced design team of architects and engineers. The dwelling has been carefully designed by 20TENstudio to provide an appropriate infill dwelling, which responds to the constraints of the site. The application was supported by a detailed civil engineering report prepared by Downes Associates Consulting Engineers and a Site-Specific Flood Risk Assessment prepared by Punch Consulting Engineers.

Prior to submission of the planning application, Downes Associates engaged with the Surface Water Drainage Department (SWDD) of South Dublin County Council (SDCC), noting that the proposal to divert a drain was consistent with a previous permission. No issues of principle were raised and the technical requirements that emerged from the engagement were incorporated into the proposal.

## **2. Planning History**

The proposal to develop this infill site was comprehensively assessed by SDCC under planning ref. **SD07A/0710**. At the request of SDCC<sup>1</sup>, the surface water drain was relocated towards the western boundary to facilitate a wider dwelling, which was considered to be more in character with the existing dwellings.

Permission was granted subject to conditions, including Condition 3 relating to foul and surface water drainage. The Planning Authority conditioned that the required diversion of the public sewer be carried out by SDCC.

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<sup>1</sup> Further information Item 1 of SD07A/0710

*Surface Water: (iii) The diversion of any public sewers shall be carried out by South Dublin County Council at the developers/ applicant's prior expense. The diversions shall take place prior to the commencement of development. The diversions shall not result in any loss of capacity in the sewer.*

All matters of compliance with Condition 3 were agreed with SDCC.

In 2012 under planning ref. **SD07A/0710/EP** the Planning Authority granted an extension of duration of the planning permission of 5 years to May 2018. In the assessment it was noted that the development was consistent with the Development Plan (2016-2022).

### **3. Planning Authority Assessment**

SCA has reviewed the Planning Officer's Report and notes the proposal is fundamentally acceptable to the Planning Authority and Irish Water.

The Report details the planning history of the site, including permission for a dwelling granted under ref. SD07A/0710.

It is noted from the Planning Officer's Report that the proposed development:-

- Is compliant with the zoning objective for the site and with the relevant policies and objectives contained in the *South Dublin County Development Plan 2022-2028*.
- Is satisfactory in terms of residential and visual amenity.
- Is acceptable to the Parks Department and Roads Department, subject to the inclusion of conditions.

The Surface Water Drainage Department (SWDD) recommends refusal for the following reason:-

- *There is a 300mm surface water sewer passing through the site where house is proposed. Water service do not recommend diverting same to allow proposed house to be developed.*
- *Water services recommend that proposed development be refused because it would be prejudicial to public health and proper planning.*

Having regard to the Planning History of the site, the Planning Authority has afforded the applicant the opportunity to liaise with the SWDD regarding a revised design that enables the sites development to coincide with the existing 300mm surface water sewer.

The assessment concludes:-

*Having regard to the serious concerns of the Water Drainage Department with regard to the existing 300mm surface water sewer, it is considered necessary to ensure the proposed development is compliant with Development Plan policy and the proper planning and sustainable development of the area. In addition and notwithstanding the absence of an objection from the Water Drainage Department, having regard to the location of the site within flood zone B, a site-specific flood risk assessment is required in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities to enable the planning authority to fully assess the proposals [emphasis added].*

SCA notes that no issues of non-compliance with Development Plan policy are expressed in the Planning Officer's Report.

### **Response to Request for Further Information**

The response to each item of the Request for Further Information (RFI) is set out hereunder.

#### ***Item 1***

***The Water Services Department have serious concerns with regards to the 300mm surface water sewer passing through the site where the dwelling is proposed. Water services consider that proposed development would be prejudicial to public health and proper planning of the area.***

***(i)The applicant is requested to consult directly with the Water Services Department at South Dublin County Council regarding a revised drainage design that enables the site's development to coincide with the existing 300mm surface water sewer prior to the lodgement of an Additional Information response. Once agreed with South Dublin County Councils Surface Water Drainage Department:***

***(ii) Submit an approved drawing showing the surface water layout and attenuation for the proposed development.***

## **Response**

### Site Constraints

At the outset, it is important to note that the alignment of the existing surface water drain through the centre of the site precludes the option of developing a house on the site while retaining the drain in its current position. SDCC recognised in 2008 that the optimum outcome for the site was to relocate the drain as far west as possible, to facilitate a dwelling that is in keeping with the character of the area. Such a reasoned assessment is fully supported by the applicant and remains the best option for the site.

While the concerns of SWDD are noted, in the absence of any technical explanation or meaningful engagement since the request was issued (as described below), the proposal cannot be altered.

### Initial Engagement with Surface Water Drainage Department

As noted above, Downes Associates engaged with the SWDD prior to submission of the planning application (Appendix 1). The initial correspondence in April 2021 noted the following:-

- The diverted pipe will match the diameter and gradient of the existing.
- The existing situation will be improved by introducing a new one-way valve to prevent surging from the Poddle River south of the site.
- The proposal will be no different to what was granted under SD07A/0710 (including a 6m wide wayleave)

The consultant engineers sought confirmation that the proposed diversion was acceptable in principle.

The response from SWDD (22/23 April 2021) indicated that an application can be considered and outlined technical requirements for the sewer, the required set back distances from existing and proposed development and requirements for access and maintenance. The response included a standard proviso that the guidance did not imply that permission would be granted.

The engagement was considered to be most helpful in preparing the final proposal for application stage. The subsequent recommendation of the SWDD to refuse permission was most surprising to the applicant and design team.

#### Assessment of Application by Surface Water Drainage Department

The Planning Officer's Report includes the recommendation of the SWDD to refuse permission *because it would be prejudicial to public health and proper planning.*

It is a fundamental requirement of the development management process that assessments are fully reasoned and are carried out in an open and transparent manner.

The assessment that is available to the applicant provides no explanation of how or why the proposal to divert a pipe is considered to be prejudicial to public health and proper planning nor why the proposal was acceptable in 2008 and 2012, but is not acceptable now.

#### Recent Engagement with Surface Water Drainage Department

The applicant welcomes the opportunity afforded by the Planning Department to engage with the SWDD, having regard to the planning history of the site. However, as summarised below, the SWDD has provided no further explanation for their recommendation or engaged meaningfully with the process.

Downes Associates wrote to the SWDD by email on 9<sup>th</sup> December 2022 seeking clarification of the concerns of the department (see Appendix 2). The email response from SWDD was a repeat of the text included in the Planning Officer's Report:

*There is a 300mm surface water sewer passing through the site where house is proposed. Water service do not recommend diverting same to allow proposed house to be developed.*

*Water services recommend that proposed development be refused because it would be prejudicial to public health and proper planning*

Subsequent to this response, Downes Associates contacted the SWDD by phone.

On 22<sup>nd</sup> December Downes Associates emailed the SWDD again (see Appendix 3) noting the following points:-

- Permission was previously granted by SDCC and compliance details agreed for the diversion of the public surface water drain.
- The current application includes a similar proposal for diversion and was prepared following consultation with SWDD in April 2021.
- The planning authority is supportive of the application and has requested direct consultation with SWDD to agree a drainage design to facilitate the development of a single dwelling on the site.
- The site has the ability to accommodate both a single dwelling and the required wayleave (6.3m), once diverted.
- There is no legal wayleave on the site at present. The applicant is willing to agree to a 6.3m wayleave with SDCC.
- The proposal does not diminish or negatively affect the capacity of the surface drain as detailed in the Downes Associates engineering report.
- Downes Associates are not aware of any amendment to the Greater Dublin Strategic Drainage Strategy (GDSDS) with respect to the diversion of public sewers since the previous permission was granted, hence the drainage principles as previously proposed and permitted have not changed.
- Downes Associates are seeking to provide a technical response to the request for additional information.
- The diversion of the surface water sewer will provide an improved performance including the installation of a non-return valve at the outfall and will be fully compliant with the requirements of the GDSDS. All works will be carried out by or under the supervision of SDCC at the applicant's expense.
- There is precedence for the diversion of public water drains on private land to facilitate development of infill dwellings.

In response, the SWDD again repeated their recommendation without any further explanation.

### Public Health

Having regard to the foregoing, the applicant and design team refute in the strongest terms the assertion that the proposal would be prejudicial to public health. The drainage has been designed to comply with all technical requirements. The proposal will replace a substandard sewer and protect against flooding by including a non-return valve at the outfall. In this regard, the proposal will in fact be beneficial to public health.

Should the Planning Authority have concerns about the implementation of the works, appropriate conditions requiring supervision or the carrying out of works by SDCC at the applicant's expense can be imposed (as was done for the previous permission).

### Proper Planning

Having regard to the foregoing, the applicant and design team refute in the strongest terms the assertion that the proposal would be prejudicial to proper planning. The proposal is consistent with Development Plan policy for infill dwellings as noted in the Planning Officer's assessment.

### Precedent

The design team is aware of many permissions involving the diversion of drains on private land to facilitate development. Examples are included in Appendix 4. These permissions are all within the Dublin region and subject to the Greater Dublin Regional Code of Practice for Drainage Works. It is evident that there is no issue in principle with the diversion of drains to facilitate development.

### ***Item 2***

***Having regard to location of the site in Flood Zone B, a site-specific flood risk assessment carried out by a suitably qualified expert is required that accords with the Planning System and Flood Risk Management Guidelines for Planning***

### **Response**

As noted in the application cover letter, a Site-Specific Flood Risk Assessment prepared by Punch Consulting Engineers was appended to the Downes Associates Engineering Report. It is noted that the document is uploaded to the SDCC planning portal.



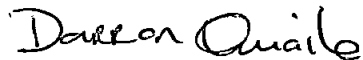
## **Conclusion**

The applicant welcomes the opportunity afforded by the planning authority to engage with the SWDD. However, as outlined above there has been no meaningful response or explanation to allow the design team to understand the concerns.

Guidelines<sup>2</sup> require that the development management process be carried out in a consistent and informative manner. The recommendation of SWDD to refuse permission is inconsistent with previous decisions, has not been explained and therefore cannot be sustained by the Planning Authority.

It is requested that permission be granted subject to the attachment of appropriate conditions.

Yours sincerely,



Darran Quaile

---

<sup>2</sup> Development Management Guidelines for Planning Authorities, 2007

**Appendix 1**  
**Pre-Application Consultation**

**From:** Brian Harkin <bharkin@SDUBLINCOCO.ie>  
**Sent:** Friday 23 April 2021 09:20  
**To:** Ian Connolly <iconnolly@downesassociates.ie>  
**Cc:** Gabrielle McGee <gmcgee@SDUBLINCOCO.ie>; Chris Galvin <cgalvin@SDUBLINCOCO.ie>  
**Subject:** FW: 21019 No. 46A Limekiln Road, Terenure

To Ian Connolly Chartered Engineer Downes Associates,

Note also that when boundaries between the two houses are being considered these need to provide easy access to the surface water manholes for maintenance purposes.

Yours sincerely

| T: +353 1 414 9000 | Ext: 4234

| email [bharkin@sdublincoco.ie](mailto:bharkin@sdublincoco.ie)

**From:** Brian Harkin  
**Sent:** Thursday 22 April 2021 14:55  
**To:** 'Ian Connolly' <iconnolly@downesassociates.ie>  
**Cc:** Gabrielle McGee <gmcgee@SDUBLINCOCO.ie>; Chris Galvin <cgalvin@SDUBLINCOCO.ie>  
**Subject:** RE: 21019 No. 46A Limekiln Road, Terenure

To Ian Connolly Chartered Engineer Downes Associates,

In principal regarding proposed development, an application can be considered. There would need to be a minimum 3m setback distance to outside diameter of surface water sewer from existing and proposed development.

There should be an avoidance of right angle bends in changes of direction of surface water sewer and change in direction should be more gradual to allow for an easier flow of water and reduce risk of blockages in pipeline.

There should be no load transfer to surface water sewer and development loading needs to be outside the 45 degree zone of influence to surface water sewer.

This email is for guidance only and dose not mean that planning permission will or will not be given for proposed development. A decision on the acceptance or not of development will only be made at planning stage.

*Yours sincerely,*

| T: +353 1 414 9000 | Ext: 4234

| email [bharkin@sdublincoco.ie](mailto:bharkin@sdublincoco.ie)

**From:** Ian Connolly <[iconnolly@downesassociates.ie](mailto:iconnolly@downesassociates.ie)>  
**Sent:** Wednesday 21 April 2021 14:33  
**To:** Brian Harkin <[bharkin@SDUBLINCOCO.ie](mailto:bharkin@SDUBLINCOCO.ie)>  
**Subject:** 21019 No. 46A Limekiln Road, Terenure

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Hi Brian,

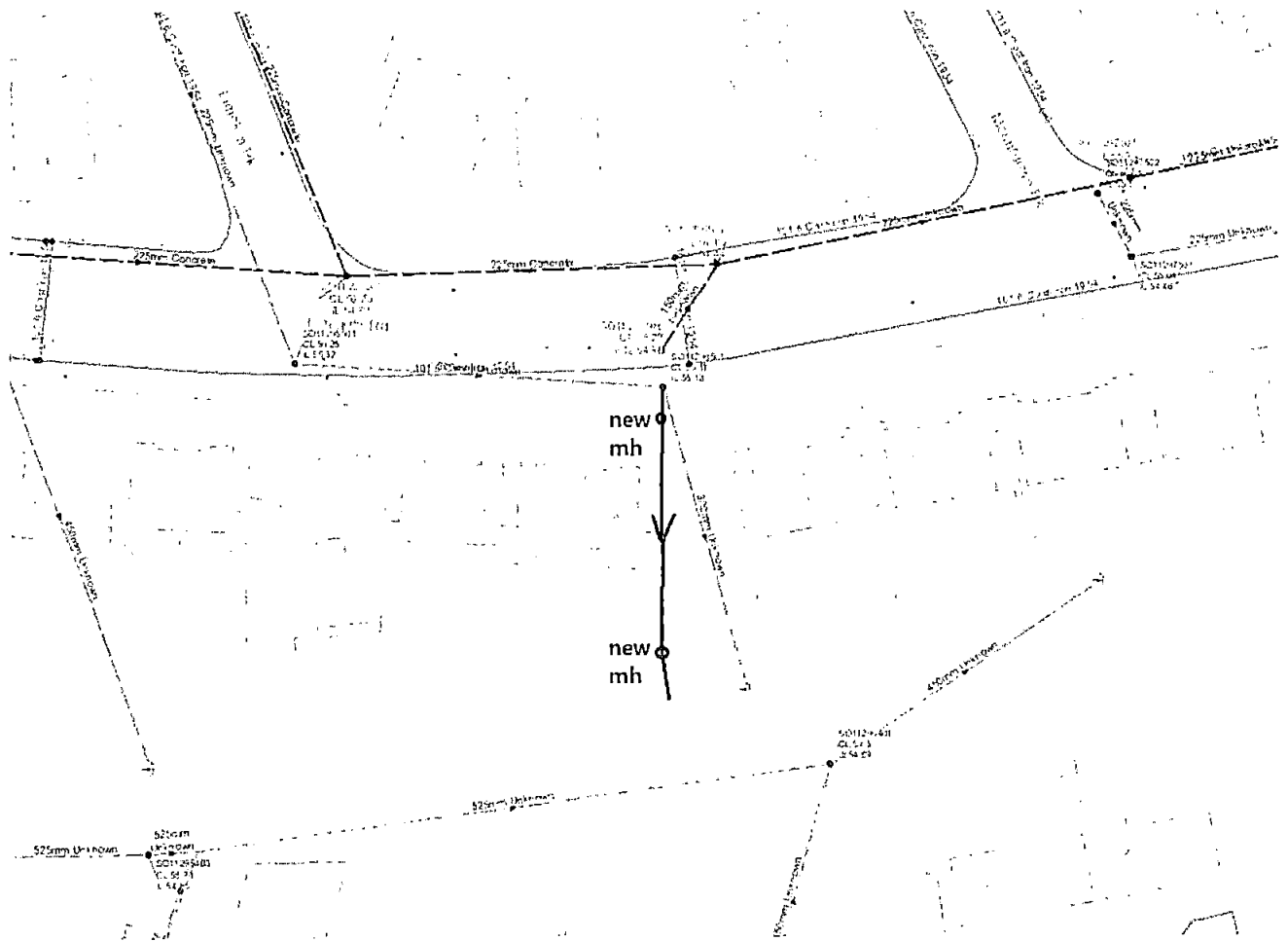
We are currently at pre-planning stage on a single dwelling at No. 46A Limekiln Road, Terenure, Dublin. There is an existing 300mm diameter stormwater sewer which traverses the site as shown below. As part of the works, we propose to divert this as shown below. The new pipe will match the diameter and gradient of the existing and we propose to greatly improve the situation by introducing a new one way valve (tideflex or similar) to prevent surging from the Poddle River South of the site. We will also be commissioning an independent site specific flood risk assessment who will be in touch separately.

Planning permission was previously approved for the proposed development ref. SD07/0710. This has since lapsed and the client wishes to effectively re-apply for this planning.

We will incorporate soft SuDS into the proposed development also and will submit full site specific drainage layouts as part of the application once complete. At this stage however can SDCC please confirm that the proposed diversion is acceptable in principle as this is no different than the proposal previously approved under SD07/0710. From the previously granted permission we note also that a 6m wide wayleave was proposed along the length of the diverted sewer which we assume is still sufficient. You might please confirm if acceptable to SDCC.

Please contact me should you have any queries.#

Many thanks



Best Regards,

**Ian Connolly**

B.E., CEng., Dip Struct Eng, Cert Eng, MIEI., MStructE.  
Chartered Engineer

**Downes Associates Ltd.**

Unit 7, Cashel Business Centre, Cashel Road, Kimmage, D.12

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Website: [www.downesassociates.ie](http://www.downesassociates.ie)

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**Appendix 2**  
**Email Correspondence 9 December 2022**

**From:** Brian Harkin <bharkin@sdublincoco.ie>  
**Date:** 9 December 2022 at 11:37:18 GMT  
**To:** Ian Connolly <iconnolly@downesassociates.ie>  
**Cc:** Juliene Helbert <Jhelbert@sdublincoco.ie>  
**Subject:** RE: 21019 Limekiln - Reg Ref SD22A/0386

To Ian Connolly Downes Associates,

Further to your email, we do not recommend this development because:

There is a 300mm surface water sewer passing through the site where house is proposed. Water service do not recommend diverting same to allow proposed house to be developed.

**Water services recommend that proposed development be refused** because it would be prejudicial to public health and proper planning.

Separately Chris Galvin Senior Engineer has since left this section to move to another area.

Yours sincerely,

*[Faint signature and contact information]*  
| T: +353 1 414 9000 | Ext: 4234  
| email [bharkin@sdublincoco.ie](mailto:bharkin@sdublincoco.ie)

**From:** Ian Connolly <iconnolly@downesassociates.ie>  
**Sent:** Friday 9 December 2022 09:59  
**To:** Brian Harkin <bharkin@SDUBLINCOCO.ie>; cgalvin@sdublincoco.ie  
**Subject:** 21019 Limekiln - Reg Ref SD22A/0386

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Good Morning Gents,

We received a request for Additional Information on Planning Reg Ref SD22A/0386. Our comments on the relevant items are included below. We would be grateful if you could please clarify so that we may respond to the request accordingly.



1. The Water Services Department have serious concerns with regards to the 300mm surface water sewer passing through the site where the dwelling is proposed. Water services consider that proposed development would be prejudicial to public health and proper planning of the area.  
(i) The applicant is requested to consult directly with the Water Services Department at South Dublin County Council regarding a revised drainage design that enables the site's development to coincide with the existing 300mm surface water sewer prior to the lodgement of an Additional Information response.

**Downes Associates Comment:**

We are happy to liaise with SDCC Water Services Department as always. You may recall that we discussed this in principle, as per the attached email, prior to lodgement of the application. The proposal involves a simple diversion as indicated on the civil engineering report and drawings included with the application. We also note that this same diversion was granted permission previously under Planning Reg Ref SD07/0710. We are unsure why there are serious concerns with regard to the 300mm sewer which passes through the site. Perhaps you can clarify so that we may respond to the request for additional information. The proposed works include a new not return valve and proper outfall which is considered an improvement on the existing situation which we assume would be welcomed.

Once agreed with South Dublin County Councils Surface Water Drainage Department:

- (ii) Submit an approved drawing showing the surface water layout and attenuation for the proposed development.

**Downes Associates Comment:**

Our drawings and current report include a full stormwater modelling analysis including attenuation design calculations. A number of SuDS features are also proposed including a green roof, permeable paving, a water butt and stormwater attenuation which we trust is acceptable. Perhaps you can clarify what the requirement is here.

2. Having regard to location of the site in Flood Zone B, a site-specific flood risk assessment carried out by a suitably qualified expert is required that accords with the Planning System and Flood Risk Management Guidelines for Planning Authorities to enable the Planning Authority to fully assess the proposals.

**Downes Associates Comment:**

A site specific flood risk assessment was prepared by Punch Consulting Engineers and was included with the planning application. Attached for reference.

Best Regards,

**Ian Connolly**  
B.E., CEng., Dip Struct Eng, Cert Eng, MIEI., MStructE.  
Chartered Engineer

**Downes Associates Ltd.**  
Unit 7, Cashel Business Centre, Cashel Road, Kimmage, D.12  
Ph: 01 490 1611 Mobile: 086 060 3287  
Website: [www.downesassociates.ie](http://www.downesassociates.ie)  
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**Appendix 3**  
**Email Correspondence 23 December 2022**

**From:** Brian Harkin <bharkin@sdublincoco.ie>  
**Date:** 23 December 2022 at 09:02:14 GMT  
**To:** Ian Connolly <iconnolly@downesassociates.ie>  
**Cc:** Planning - Registry <pregistry@sdublincoco.ie>  
**Subject:** RE: 21019 Limekiln - Reg Ref SD22A/0386

Good Morning Ian,

Thank you for your email.

Water services have looked at this application.

There is a 300mm surface water sewer passing through the site where house is proposed. Water service do not recommend diverting same to allow proposed house to be developed.

**Water services recommend that proposed development be refused** because it would be prejudicial to public health and proper planning.

Yours sincerely,

| T: +353 1 414 9000 | Ext: 4234

| email [bharkin@sdublincoco.ie](mailto:bharkin@sdublincoco.ie)

**From:** Ian Connolly <iconnolly@downesassociates.ie>  
**Sent:** Thursday 22 December 2022 16:18  
**To:** Brian Harkin <bharkin@SDUBLINCOCO.ie>  
**Subject:** RE: 21019 Limekiln - Reg Ref SD22A/0386

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Good Afternoon Brian,

Following the below email and our subsequent telephone conversation, we wish to note the following in relation to Planning Reg Ref SD22A/0386.

- Permission was previously granted by SDCC with no objection from the Water Services Department for the diversion of the public surface water drain and the construction of a single dwelling on this same site, planning ref. SD07A/0710. Compliance drainage drawings in relation to the diversion of the surface water drain were submitted to SDCC on foot of a grant of permission and this was agreed with SDCC Water Services Dept.

- The revised planning application ref. SD22A/0386 involving a similar design scheme including the diversion of the existing surface water sewer on the site was prepared following consultation with SDCC Water Services on 22 April 2021, whereby SDCC confirmed in writing that an application could be considered in relation to the proposed diversion of the pipe and SDCC Water Services provided advice on the required wayleave distances and the laying / direction of the new pipework.

- We understand that the planning authority appear to be supportive of the development and have requested that we consult directly with the Water Services Dept. to agree a drainage design and to facilitate the development of the single dwelling on the site. The site has the ability to accommodate both a single dwelling and the surface water pipe, including a 6.3m wide wayleave, once diverted. The client wishes to note that there is no legal wayleave on the site at present. By diverting the pipe, the client is willing to agree a 6.3m wide wayleave with SDCC.

- The proposed drainage design incorporating the diversion of the surface water sewer with an very minor change in direction does not diminish or negatively affect the capacity of the proposed relocated surface water drain as detailed in Downes Associates' engineering report.

- We are not aware of any amendment to the GDSDS with respect to the diversion of public sewers since the previous planning application was granted permission, hence the drainage principles as previously proposed and permitted have not changed. Ultimately, we are being asked to provide a technical rationale for this to our client so that a technical response can be provided to the request for Additional Information. You might please confirm. Ultimately if this diversion was acceptable to SDCC under reg ref SD07A/0710 then what has changed in the interim?

- The diversion of the surface water sewer will provide an improved performance including the installation of a non-return valve at the outfall and will be fully compliant with the requirements of the GDSDS. All works will be carried out by or under the supervision of SDCC at the applicant's expense.

- The client wishes to note that in addition to planning permission ref. SD07A/0710, additional precedence for the diversion of a public surface water drain on private land to facilitate the construction of a single dwelling is evident, notably planning application ref. SD20A/0190 at 124 Templeville Drive, Dublin 6W, which involved the diversion of an existing 450mm diameter surface water drain within a rear garden to allow for the development of a new single dwelling on the site. This application was refused on the grounds of the impact of the quality of amenity space for the existing and proposed dwelling, visual impact and traffic safety, however there was no objection by SDCC Water Services to the proposed diversion of the public surface water drain on the site and as such the diversion of the public drain did not form part of the reason of refusal. Another planning application approved by Dublin City Council ref. WEB1168/10 at 1 Abercorn Terrace, Dublin 8, involved the diversion of a 300mm diameter public surface water sewer on a private corner site to enable the construction of a proposed single dwelling. This was granted permission with no objection from DCC Water Services to the proposed diversion of the public surface water sewer which involved 2no. changes in direction of the pipework, one of which comprised a 90 degree bend. It is clear that there is a precedent for diversion of public surface water drains to facilitate the development of single dwelling units. Furthermore, the principle of diverting the pipe and the associated drainage requirements whether it is for a single dwelling or larger residential development does not change.

- The client wishes to note that there is no wayleave agreement in favour of SDCC currently in place with respect to the public surface water drain which traverses through the site in private ownership. The diversion of the public surface water sewer will allow for a wayleave agreement to be put in place with SDCC upon completion of the works.

- We ask SDCC Water Services Department to engage with us so that we may respond to the additional information accordingly from an engineering/technical perspective.

Best Regards,

**Ian Connolly**  
B.E., CEng., Dip Struct Eng, Cert Eng, MIEI., MStructE.  
Chartered Engineer

**Downes Associates Ltd.**

Unit 7, Cashel Business Centre, Cashel Road, Kimmage, D.12  
Ph: 01 490 1611 Mobile: 086 060 3287  
Website: www.downesassociates.ie  
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**From:** Ian Connolly  
**Sent:** Friday 9 December 2022 09:59  
**To:** 'Brian Harkin' <bharkin@SDUBLINCOCO.ie>; 'cgalvin@sdblincoco.ie' <cgalvin@sdblincoco.ie>  
**Subject:** 21019 Limekiln - Reg Ref SD22A/0386

Good Morning Gents,

We received a request for Additional Information on Planning Reg Ref SD22A/0386. Our comments on the relevant items are included below. We would be grateful if you could please clarify so that we may respond to the request accordingly.

1. The Water Services Department have serious concerns with regards to the 300mm surface water sewer passing through the site where the dwelling is proposed. Water services consider that proposed development would be prejudicial to public health and proper planning of the area.
  - (i) The applicant is requested to consult directly with the Water Services Department at South Dublin County Council regarding a revised drainage design that enables the site's development to coincide with the existing 300mm surface water sewer prior to the lodgement of an Additional Information response.

**Downes Associates Comment:**

We are happy to liaise with SDCC Water Services Department as always. You may recall that we discussed this in principle, as per the attached email, prior to lodgement of the application. The proposal involves a simple diversion as indicated on the civil engineering report and drawings included with the application. We also note that this same diversion was granted permission previously under Planning Reg Ref SD07/0710. We are unsure why there are serious concerns with regard to the 300mm sewer which passes through the site. Perhaps you can clarify so that we may respond to the request for additional information. The proposed works include a new not return valve and proper outfall which is considered an improvement on the existing situation which we assume would be welcomed.

Once agreed with South Dublin County Councils Surface Water Drainage Department:

- (ii) Submit an approved drawing showing the surface water layout and attenuation for the proposed development.

**Downes Associates Comment:**

Our drawings and current report include a full stormwater modelling analysis including attenuation design calculations. A number of SuDS features are also proposed including a green roof, permeable paving, a water butt and stormwater attenuation which we trust is acceptable. Perhaps you can clarify what the requirement is here.

2. Having regard to location of the site in Flood Zone B, a site-specific flood risk assessment carried out by a suitably qualified expert is required that accords with the Planning System and Flood Risk Management Guidelines for Planning Authorities to enable the Planning Authority to fully assess the proposals.

**Downes Associates Comment:**

A site specific flood risk assessment was prepared by Punch Consulting Engineers and was included with the planning application. Attached for reference.

Best Regards,

**Ian Connolly**

B.E., CEng., Dip Struct Eng, Cert Eng, MIEI., MIStructE.  
Chartered Engineer

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Is eolas faoi rún an t-eolas atá sa ríomhphost seo agus d'fhéadfadh go mbeadh sé faoi phríbhleáid ó thaobh an dlí de. Is don té ar seoladh chuige/chuici agus dósan/díse amháin an t-eolas. Ní ceadmhach do dhuine ar bith eile rochtain a bheith aige/aici ar an ríomhphost seo. Murar duit an ríomhphost seo tá nochtadh, cóipeáil, dáileadh ná aon ghníomh eile a dhéanamh nó aon ghníomh eile a fhágáil gan déanamh ar iontaoibh an ríomhphoist seo toirmiscthe ort agus d'fhéadfadh siad sin a bheith neamhdhleathach. Má fuair tú an teachtaireacht leictreonach seo trí earráid téigh i dteagmháil, le do thoil, leis an té a sheol í nó le [info@sdublincoco.ie](mailto:info@sdublincoco.ie). Glanadh an teachtaireacht seo le bogearraí Fríthvíreas.

## Appendix 4: Precedent Decisions

### South Dublin County Council

1. Planning permission ref. SD21A/0101 - Nutgrove Avenue, Dublin 14.

The development of 28 apartments involving the diversion of an existing public surface water sewer ranging in diameter from 600mm to 1,200mm and incorporating 3no. changes in direction. Whilst this is a larger development, it adopts the same principle of diverting a public sewer which in this case is of a substantially larger dimension and capacity. SDCC water services did not object to the proposed rerouting of the sewer.

2. Planning permission ref. SD20A/0053 - 29 Willington Crescent, Dublin 6W

The introduction of a new dwelling within a side garden/corner site, including the diversion of an existing 225mm public foul water sewer which traverses the site. Whilst the diversion of a public foul sewer would be under the remit of Irish Water, the requirements would still fall under the Greater Dublin Regional Code of Practice for Drainage Works. Irish water did not object to the proposed rerouting of the pipe which incorporated 3no. changes in direction within the public path/street.

3. Planning application ref. SD20/0190 - 124 Templeville Drive, Templeogue, Dublin 6W

This planning application involved the introduction of a new dwelling within the rear garden of an existing house and the diversion of an existing 450mm diameter public surface water sewer with the introduction of a new 6m wayleave. SDCC water services did not object to the proposed diversion of the pipe and provided the following underlined comments as detailed on the Manager's Orders;

1. Prior to diverting any surface water sewer, the applicant shall contact South Dublin County Council Drainage Area Engineer, Drainage Maintenance Depot, Deansrath House, St Cuthbert's Road, Clondalkin to arrange to have a member of South Dublin County Council's staff to witness any diversion works on site.

2. Prior to diverting any surface water sewer, the applicant shall register the proposed public surface water sewer wayleave with the Land Registry Authority in favour of South Dublin County Council.

This application was refused for other reasons, none of which related to drainage.

### Dublin City Council

1. Planning permission ref. WEB1168/10 - 1 Abercorn Terrace, Inchicore, Dublin 8

Permission granted for a new end of terrace 2 storey dwelling within a side garden/corner site including the diversion of an existing 300mm public surface water sewer which traverses the site and the provision for a new 6m wayleave. DCC drainage division did not object to the proposal.

2. Planning permission ref. 2635/09 - 201 Bunting Road, Walkinstown, Dublin 12

The introduction of a new end of terrace two storey dwelling within a side garden/corner site, involving the diversion of an existing 600mm diameter public surface water sewer within the site. DCC drainage division did not object to the proposal.

3. Planning permission ref. 6753/06 - 252 Buttercup Green, Darndale, Dublin 17

The construction of a new 2 storey end of terrace dwelling within a side garden/corner site including the diversion of an existing 525mm diameter public surface water drain which



traverses the site and to be relocated within the public footpath. DCC drainage division did not object to the proposal.

**Dun Laoghaire Rathdown County Council**

1. Planning permission ref. D16A/0474 - Castle Court, Whitehall Road, Churchtown, Dublin 14

Permission granted for the construction of 6no. semi-detached dwellings on a vacant site including the diversion of an existing 450mm diameter surface water sewer and a 375mm surface water sewer with the introduction of a new legal wayleave for both drainage routes.

2. Planning permission ref. D12A/0501 - Portofino, 2 Castle Place, Breffni Road, Sandycove, Co. Dublin

Permission for a new detached dwelling within the rear garden of an existing house and the diversion of a 1050mm combined foul and surface water sewer. It is noted that a subsequent planning application was granted which adopted a revised drainage layout whereby the existing sewer was retained with the introduction of a new separate SW sewer and the construction of the new dwelling above the existing route.

3. Planning permission ref. D04A/0754 - 41 Llewellyn Close, Rathfarnham, Dublin 16 & D04A/0758 - 58 Llewellyn Close, Rathfarnham, Dublin 16

Both permissions involve the introduction of a new semi-detached dwelling on a corner garden site and the diversion of a 225mm public foul sewer and a 225mm public surface water sewer.

4. Planning permission ref. D08A/0504 - 2 Rocklands, Harbour Road, Dalkey, Co. Dublin

Permission granted by An Bord Pleanala for the construction of a new detached dwelling within the rear garden of an existing house and the diversion of an existing 225mm public foul water sewer which traverses the site and the provision for a reduced wayleave width.