

Ms. Alexandra Pickerill
Clancy Moore,
No.66 Meath Street,
Crosstick Alley,
Dublin 8

19th May 2023

Re: Surface Water Mitigation at Cottbrook, Castlekelly, Bohernabreena, Co. Dublin

Dear Ms. Alexandra Pickerill,

Enviroguide Consulting was commissioned by Clancy Moore to review the surface water drainage design to ensure the appropriate mitigation measures to address the impact on surface water attenuation and runoff were incorporated in the design for the site at Cottbrook, Castlekelly, Bohernabreena, Co. Dublin, D24 YY42.

As detailed in the Proposed Drainage Plan prepared by Clancy Moore (DWG No. P150), surface water runoff from paved areas and the roofs of buildings at the Site will be discharged to ground via a proposed soakaway and there will be no direct discharge of surface water runoff to any watercourses including the River Vartry located approximately 0.09km southwest of the site.

The proposed soakaway will be designed in accordance with the requirements of Building Research Establishment (BRE) Digest 365 (BRE, 2016. Digest 365 Soakaway Design). Furthermore, the proposed soakaway is located 41.46m west of the existing onsite waste water treatment system (OWSTS) and therefore complies with the minimum separation distance of 5m as detailed in the EPA, 2021 Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10).

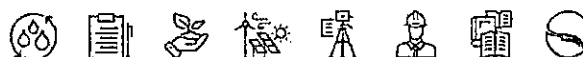
Surface water runoff from the existing gravel driveway will be discharged to the proposed soakaway via a Class 1 By-Pass Petrol / Oil Interceptor to remove any hydrocarbons entrained in surface water runoff and preventing hydrocarbon contamination of water.

The surface water drainage design incorporates Sustainable Drainage Systems (SuDS) measures to minimise the impact of the runoff on water quality and quantity and maximise the amenity and biodiversity opportunities within the Site of the Proposed Development. The proposed SuDS features include:

- Filter drains;

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- 4No. water butts for rainwater recycling;
- Permeable paving;
- Rills; and
- 2No. rainwater gardens.

Overall, it is considered that the surface water drainage at the Site, through its design in accordance with SUDS principles, will address the impact on surface water attenuation and runoff.

We trust that this meets with your requirements, and should you have any queries please do not hesitate to contact the undersigned via email at info@enviroguide.ie.

Yours sincerely,



Gareth Carroll BA, BAI, MIEEnvSc
Principle Environmental Consultant
Enviroguide Consulting

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