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South Dublin County Council
Land Use,
Planning & Water Services Department

planningdept@sdublincoco.ie

Ref: CK/23002-01/C

17th May 2023

Re: Register Reference: SD22A/0099

Compliance

Dear sir / madam,

Please find below and attached Doherty Finegan Kelly's compliance response to Planning Ref SD22A/0099 for development of this Site abutting Calmount Road and Ballymount Avenue, Ballymount Industrial Estate, Dublin 12. Note we are responding to Condition numbers 11 & 12 only as part of prior to commencement requests, response to other requests for information by others.

South Dublin County Council Compliance No.11

Drainage.

- a) *Prior to the commencement of development, the applicant shall submit a revised drawing clearly showing all petrol interceptors upstream of attenuation systems, in accordance with The Greater Dublin Regional Code of Practice for Drainage Works. All flow control devices should also be installed downstream of any attenuation system.*
- b) *There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.*
- c) *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

Reason: In the interest of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

DFK Response to Compliance No.11

Upon detailed design of the development, it has become apparent that a new planning amendment application will be required to alter the floor levels and associated site levels including access road levels of certain buildings, namely Units 2, 3 & 4 to ensure compliance with the current Building Regulations.

Unit 1, 6, the office buildings 5A to 5C, the café unit and the main north-south road from the site entrance off Calmount Road as far as and including the roundabout towards the northern boundary of

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Doherty Finegan Kelly Ltd., Reg No. 376523



the site is being included in this compliance submission as illustrated on DFK Engineer's Drg No. **23022-01C – Proposed Site Layout.**

This is merely a planning exercise to adjust floor levels only and not re-size or significantly alter the proposed locations of the units that might influence the overall drainage design submitted as part of this application. The east-west access road north of Unit 6 will be included in the new planning amendment application for the site level alterations although the surface water discharge to the rear of Units 3 & 4 form part of this compliance, subject to slight adjustments of the cover and invert levels. The road north of Unit 2 requires slight adjustments also and will be included in the planning amendment application. There is also a future development site in question north of Unit 2 access road which will form part of a separate planning application and the adjusted road levels included in the proposed planning amendment will cater for this site also. A colour coded site plan indicating this strategy is included on the attached DFK Engineer's Drg No. **23022-01C – Proposed Site Layout.**

A revised surface water discharge connection is also proposed which was not identified during the original Planning Application and has subsequently been identified by a GPR survey running adjacent to the site along Ballymount Avenue including a spur towards this site and this is the preferred connection point. Full design calculations and criteria are included in the attached drainage services report attached with this compliance documentation.

The following provides a response to sub-section (a) to (c) of Condition 11 with reference to accompanying documentation:

- a) The original surface water design completed by DBFL took a conservative approach and infiltration was not considered at planning stage as no site investigation/soakaway tests were carried out for this planning application. Site investigations completed on site, post planning decision, confirmed infiltration is available and for this reason the surface water design has been amended and infiltration will be prioritised as the method of controlling surface water runoff from the proposed development site. The amended design has retained the SuDs mechanisms where viable and due to the infiltration available the attenuation has been reduced. While it has not been possible to omit the below ground attenuation systems entirely, in line with SDCC development plan IE2 Objective 5, the amended design significantly reduces the attenuation required on site.

A GPR survey completed along Ballymount Avenue identified an existing 300mm surface water drain adjacent to the eastern boundary of the site which connects to the public surface water sewer network in Ballymount Road Lower, at the junction with Ballymount Avenue. We are proposing to connect to an existing manhole on this surface water drain which would eliminate the need to extend the existing surface water network from Ballymount Road Lower junction to the subject site and in turn cause a lot less disruption to the existing road network. The amended surface water design is outlined in the 'Surface Water Drainage Report included with this response.

The surface water run-off from the surface water run-off from the hardstanding areas will pass through a suitably sized Class 1 Klargestor by-pass Separator or similar approved which will be sited upstream of the attenuation systems. The exception to this is the internal estate roads, as the run-off passes through SuDs features, where it will be treated, prior to entering the attenuation. The section of road to the west of the roundabout, where the surface water run-off is collected via gullies will include a by-pass separator upstream of the attenuation system.

All flow control devices are located downstream of the attenuation system.

The revised drainage layout is shown on DFK **Dr. 23002-02/B, 23002-03/B, 23002-04 and 23002-05**. Drainage details and typical details are included on DFK **Dr. 23002-10A, 23022-11/A and 23002-12A**.

- b) The surface water and foul water drainage systems will be laid as separate systems and drains will be laid such as to minimise the risk of misconnections. The revised drainage layout is shown on DFK **Dr. 23002-02/B and 23002-03/B** illustrating same.
- c) Noted, all works for this development will comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Work

Fingal County Council Compliance No.12

Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

DFK Response to Compliance No.12

An application has been submitted to Irish Water for a water and wastewater connection. The Irish Water reference for the application is CDS2300185101. Details of the connection agreement are awaited from Irish Water, however, the applicant confirms that they will enter into this agreement once issued by Irish Water and provide details to the Planning Authority in due course.

This response should be read in conjunction with the following drawings, which are enclosed with this submission:

DRAWING NUMBER	DESCRIPTION
23002-01/C	Proposed Site Layout
23002-02/B	Proposed Drainage Layout for Units
23002-03/B	Proposed Drainage Layout for Internal Roads
23002-04	Proposed Drainage Layout for Units – Storm Water Only
23002-05	Proposed Drainage Layout for Internal Roads – Storm Water Only
23002-10/A	Drainage Details – Sheet 1
23002-11/A	Drainage Details – Sheet 2
23002-12/A	Typical Manhole Details

All above was reviewed with Brian Harkin of South Dublin County Council via a Teams call on the 09th May with strategy and re-connection proposal agreed in principle, albeit subject to further review.

I trust above is to your satisfaction, but if you have any further queries, please do not hesitate to contact the undersigned.

Regards,



Cathal Kelly
Doherty Finegan Kelly



Seán Gibbons
On behalf of Doherty Finegan Kelly