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Dublin 6

Date: 03-Oct-2023

**Reg. Ref:** SD21A/0317/C6  
**Proposal:** Demolish part of the modern extension constructed at the southern end of the original school building in order to construct a new single storey extension to accommodate a unit for children with special needs; ancillary works will include modifications to the original classroom block and the provision of new car parking spaces in the western forecourt area.

**Condition 6:**

**Prior to the commencement of development, the Applicant shall submit the following information for the written agreement of the Planning Authority:**

- a) A drawing in plan and cross-sectional view showing the distance between foundation of proposed development and existing surface water drain south of same. There shall be no loading on existing surface water drain. Provide a report and drawing what access to existing surface water drain will be available to maintain same.**
- b) Submit a report and drawing showing how surface water will be attenuated for proposed development. Surface water can be attenuated by means of SuDS (Sustainable Drainage Systems). The report shall show what surface water attenuation is required in m<sup>3</sup> and what surface water attenuation is provided in m<sup>3</sup>.**
- c) The applicant shall show in a drawing and report what SuDS features are proposed for the development. Examples of SuDS include and are not limited to Rain Gardens, Green Roofs, Water Butts, Planter boxes, Permeable Paving, Grasscrete.**
- d) The applicant shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.**

**e) 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 and to ensure adequate water and wastewater facilities.**

**Location:** St Joseph's Boys National School, Boot Road, D22PY13  
**Applicant:** Fr. Damian Faron  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 14-Aug-2023 to comply with Condition No 6 of Grant of Permission Order No. SD21A/0317, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not compliant**.

Comments:

**“Compliance submission:**

Submission Report from Hanley Pepper Engineers (10/07/2023) including the following:

-Drawing No. 43.211-HP-00-ZZ-DR-S-03001 showing existing water pipe and proposed school foundation.

-Calculation for attenuation required for new extension.

-Drawing No. 43.211-HP-00-ZZ-DR-S-03002 showing layout of planter boxes and rainwater pipes.

**Planners Comments:**

SDCC Public Realm have assessed the submission and have deemed it in Compliance with Condition 6.

SDCC Water Department have assessed the submission and have deemed it not in Compliance with Condition 6. Comments below:

1) Water Services are **not satisfied** that Condition 6 of Planning reference SD21A/0317 is being complied with. It is not clear what areas surrounding the proposed building are changing, but it would appear that at least some landscaped areas/trees are being replaced with impermeable hard surfacing areas. If this is the case, these areas have not been accounted for in calculations. Examples of SuDS (Sustainable Drainage Systems) can be found online in SDCC Sustainable Drainage Systems at [Sustainable Drainage Systems - SDCC](#) and SDCC Householders Guide online.

*Submit a drawings detailing the surround areas to the proposed building, clearly showing each different surface type as existing and proposed.*

*Provide a revised report giving the total site area for proposed works, including a breakdown of each existing and proposed surface types, and their corresponding run off coefficients. Show revised surface water attenuation calculations.*

- 2) *Submit a revised drawing showing surface water attenuation proposed and required.*
- 3) Surface water pipes should be a minimum of 3m from any proposed buildings, and possibly more depending on pipe sizes and invert depths. However, as this pipe is shallow, and not below the building foundations, Water Services will accept the provided drawings as compliant in this case.

**Conclusion**

The submission is considered not in Compliance with Condition 6. In order to fully discharge the Compliance please address points 1 & 2 above”.

Yours faithfully,

CB

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*for Senior Planner*