



BARRETT MAHONY
CONSULTING ENGINEERS
CIVIL & STRUCTURAL

Emma Flanagan,
Cairn Homes PLC,
45 Mespil Road,
Dublin D04 W2F1

13th June 2024

Re: T2 Seven Mills, Clonburris – Planning Ref. SDZ22A/0018

Dear Emma,

We refer to grant of planning permission reference SDZ22A/0018, Condition 15 (extracted below). We note while Condition 15 does not specifically request a compliance submission from the applicant, we wish to submit compliance to formally agree proposals with the SDCC Drainage Department and respond as follows to each of the points raised.

15. Drainage.

- (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
- (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
- (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 interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

BMCE Responses:

- 15(a): We advise that BMCE have been liaising with Uisce Eireann and confirm that email correspondence received 12/06/24 (see Annex 1 below) confirms that a Connection Offer is about to be issued by Uisce Eireann. The water supply and drainage works will be carried out in accordance with their requirements.
- 15(b): Please refer to BMCE drawings CLB-T2-94-SW-ZZZ-DR-BMH-CE-11200 rev.C8, CLB-T2-94-SW-ZZZ-DR-BMH-CE-11201 Rev.C8 and CLB-T2-94-SW-ZZZ-DR-BMH-CE-12410 Rev.C2 which accompany this submission. We note that the plans indicate the foul and surface water systems are completely separate. We also refer to drawing 12410 Rev.C2 Detail G which indicates precast manhole chambers with minimum 150mm surround.
- 15(c): We refer to the design submitted at planning stage and advise the design complies with the requirements of the GSDS.

Should you have any queries, please do not hesitate to contact us.

Yours sincerely,

Stephen O'Connor
Director, Chartered Engineer
for Barrett Mahony Consulting Engineers

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Annex 1

RE: CDS2200572301 - Site at, Clonburriss Little, Clondalkin, Dublin



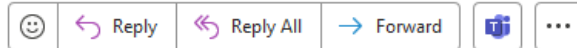
Paul Lowry <paullowr@water.ie>

To Stephen O'Connor | BM; Stephen Hedderman; Sean Fitzgerald;

Aidan O'Toole(C); Niamh Murray

Cc William Phelan; Steven O'Brien; Madeline Kane;

Stephen Neary | BM; Brian Heverin



Wed 12/06/2024 09:39

Follow up. Start by Wednesday 12 June 2024. Due by Wednesday 12 June 2024.

This message is part of a tracked conversation. [Click here to find all related messages](#) or to [open the original flagged message](#).

Hi Stephen,

You should receive the connection agreement ASAP,

Can you please forward me the meter schedule for this development?

Thanks
Paul

From: Stephen O'Connor | BM <soconnor@bmce.ie>

Sent: Monday, June 10, 2024 1:41 PM

To: Paul Lowry <paullowr@water.ie>; Stephen Hedderman <stephen.hedderman@cairnhomes.com>; Sean Fitzgerald

<sean.fitzgerald@cairnhomes.com>; Aidan O'Toole(C) <aidan.otoole@water.ie>; Niamh Murray

<niamh.murray@cairnhomes.com>

Cc: William Phelan <william.phelan@cairnhomes.com>; Steven O'Brien <steven.obrien@cairnhomes.com>; Madeline Kane

<madeline.kane@cairnhomes.com>; Stephen Neary | BM <sneary@bmce.ie>; Brian Heverin

<brian.heverin@cairnhomes.com>

Subject: RE: CDS2200572301 - Site at, Clonburriss Little, Clondalkin, Dublin

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Hi Paul,

Please find attached revised drawing CE-11201 Rev.C9 which includes revisions below to address the points in your email below. We have included an extract from the drawing below to highlight.

- (1) We have amended the layouts to show bike / bin stores to discharge to the surface water network.
- (2) We have removed the water supply to the bin store.