

Ms. Jane Doyle,  
Doyle Kent Planning Partnership Ltd,  
71 Carysfort Avenue,  
Blackrock,  
Co. Dublin.

**Date:** 27<sup>th</sup> May 2022  
**Our Ref:** CORA-1968-LO-01  
**ABP Ref:** ABPSHDPAC0021/21  
**Re:** **Development at Glebe House, Saint Agnes Road,  
Crumlin, Dublin 12**

Dear Jane,

Please see below responses to Dublin City Council clarifications for the proposed development at Glebe House.

Correspondence from Dublin City Council noted in *italics*.

***Drainage Division, Engineering Department-  
Report to Dublin Planning Officer***

*In order to comply with DCC's policies as set out in Dublin City's Development Plan 2016-2020, Climate Action Plan and the Water Framework Directive, priority should be given to the use of Natural Water Retention Measures (NWRMs) in the management of surface water for this proposed development. Therefore, DCC Drainage Division requires clarification on the following to ensure DCC's policies in relation to surface water management are met-*

*A revised Flood Risk Assessment (FRA) shall be submitted incorporating the 2<sup>no.</sup> flood risk assessments in one comprehensive FRA and shall also address the proposed living accommodation below ground level in the renovated Glebe House, demonstrating how this complies with the finished floor levels as recommended in the FRA.*

**CORA Response:**

The flood risk assessment has been reduced to a single Site Specific Flood Risk Assessment report. Additional information has been added to address the flood risk to Glebe House on drawing SC.030 showing the predicted flood extents.

*Details shall be provided on how it is proposed to comply with the key surface water drainage design criteria listed under Section 16.3 of The Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.*

**CORA Response:**

A section has been added to the CORA Water Services Report addressing the Surface Water Protection impact showing compliance with section 16.3 of the Greater Dublin Regional Code of Practice.

*Confirmation of proposed green roof coverage; minimal area proposed which is significantly reduced from the previous application and would not meet DCC Drainage division requirements.*

**CORA Response:**

The green roof coverage has increased to 72%. Please refer to updated CORA drawing C.004 for the extent of green roof coverage. It is proposed to install an extensive green roof substrate on the flat roof surfaces.

**DIRECTORS**

John Casey

BE, CEng, MIEI

John Pigott

BE, Cert Eng Tech, CEng, MIEI

John McMenamin

BE, Dip Proj Mgmt, Dip Bld Con, CEng, MIEI

**ASSOCIATE DIRECTORS**

Kevin O'Mahony

BA, BAI, CEng, MIEI, MStructE

Lisa Edden

BE, CEng, MIEI, MStructE

**REGISTERED ADDRESS**

Behan House  
10 Lower Mount Street  
Dublin, D02 HT71

VAT NO 3507892VH  
CO. REG NO 608357  
QF 19 ISSUE No 02  
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*Details of the investigations completed to confirm the feasibility of the proposed route and connection to the public surface water sewer. Surface water sewer design details including sections shall be submitted.*

**CORA Response:**

Existing drainage records have been used to identify the local sewer infrastructure the layout is shown on CORA drawing C.001(P6). The surface water route has been designed to ensure no conflict with existing services. Section details are shown on the previously submitted CORA drawings C.020-C.024.

*Detail of proposed phasing of surface water drainage works.*

**CORA Response:**

A section has been added to the CORA water services report (Section 5) outlining the proposed phasing of the surface water network. The internal drainage will be constructed as Block A and Block B progress from foundations to superstructure. The Attenuation tanks will be installed following completion of the superstructure and prior to the construction of the podium level. Once all superstructures are complete the soakaway to Glebe House and the remaining subsurface pipe network will be installed. It should be noted this phasing sequence is preliminary and will be finalized by the contractor prior to the works.

*Detail of proposed surface water infrastructure that is proposed for 'taking in charge', if any, shall be indicated on a layout.*

**CORA response:**

There is no proposed surface water infrastructure to be taken in charge within the 'site boundary'. The proposed section of surface water pipe outside of the boundary to the Southwest of the site is to be taken in charge. All surface water infrastructure will be constructed in line with Dublin City Council Drainage Standards.

*Details of the proposed maintenance strategy for the attenuation storage shall be provided.*

**CORA Response:**

Manhole access will be provided to each of the attenuation tanks. This will allow for flushing of silts or deposits that may build up over time. Separate Manholes with silt traps will be constructed up stream to each attenuation tank. Regular clearance of these will be included in the management and operation procedures for the development.

*Clarification if any of the public realm areas will be handed over to Dublin City Council for management. DCC drainage standards for areas to be taken in charge shall be applied in such circumstances.*

**CORA Response:**

Refer to Architectural plans for public realm areas. All surface water infrastructure will be constructed in line with Dublin City Council Drainage Standards.

If you wish us to clarify any of the above, do not hesitate to contact us.

Kind Regards,



Alan Garvey BSc, ME, CEng, MIEI

for CORA Consultant Engineers