

Dun Laoghaire Rathdown County Council,
Planning Department,
County Hall,
Marine Road, Dun Laoghaire,
County Dublin

9th of April 2024

Re: Roads layout, drainage & water supply arrangements for the development known as Rockbrook Central, located at the junction of Blackthorn Drive & Carmanhall Road, Sandyford, Dublin18

Dear Sir/Madam,

We, Barrett Mahony Consulting Engineers, are the civil and structural engineering consulting engineers for the above development. The development will comprise minor amendments to the permitted development as per Strategic Housing Development (SHD) permission reference 304405-19 as amended by Large-scale Residential Development permission reference LRD23A/0557 which comprises 428no. apartments, a creche, 4no. local/neighbourhood retail units and associated site works.

The proposed development incorporates the following amendments:

- i. Reconfiguration of the basement layout
- ii. Omission of travelator with associated reconfiguration of landscaping works at ground level
- iii. Amendments to floor plans layouts and internal configurations that will include for minor modifications to (a) retail floor areas (b) creche layout (c) provision of a new entrance to Block 1 Core A via the boulevard concierge (d) relocation and resizing of meter rooms in cores A, B and E (e) provision of off-loader room in lieu of switch room Core E
- iv. Amendments to the apartment layouts which will include for (a) corridor width internally (b) amendments to units in apartment block 2, core E (c) amendments to gable apartment block 2, core E level 6 (d) amendments to duplex configuration in block 2
- v. Amendments to the balcony design
- vi. Amendments to the external facades to include for a deck access walkway and associated works
- vii. Amendments to communal roof terraces to include for provision of external projecting lobby that will facilitate level access to communal roof terraces in block B1, Core B.
- viii. Amendments to the roof layout and design with the plant enclosure area at Core F removed, the provision of photo voltaic panels, amendments to parapet heights and lift over-runs along with provision of access ladders for maintenance.

We can confirm that the roads, drainage & water supply arrangement for the amended development will be in accordance with the planning compliance packages submitted for the granted SHD permission, Board Order ABP-304405-19. We note that the proposed changes in

the new amendment application relate principally to internal layout changes to accommodate the latest revisions to Part B of the Building Regulations Fire and to façade changes required for reasons of buildability. These changes do not impact the proposed roads layout and drainage/water supply arrangements in any significant way. In more detail we note the following:

1. Surface Water Drainage & SuDS measures: The layout and details are closely in line with the surface water drainage planning compliance package for the granted permission, Board Order ABP-304405-19. This was submitted in 2023. Green roof areas and other SuDS measures are also closely in line with the planning compliance drawings. Basement attenuation tanks are unchanged. SW discharge locations to the surface water sewer on Carmanhall Road & to the sewer on Blackthorn Drive are unchanged. Green roof areas and other SuDS measures are also closely in line with the planning compliance drawings, the permitted scheme has an allowance of 62.2% vegetation coverage between extensive and intensive roofing systems. With the amendments to the permitted development, it is proposed to maintain a 62.2% (min.) green roof coverage.
2. Foul drainage & Water Supply: No significant change to foul drainage & water supply routes inside the site (these are suspended pipework systems slung from the podium slab soffit). The connection points to the Uisce Éireann wastewater & water supply networks are located on Carmanhall Road as before. A Confirmation of Feasibility letter was received from Irish Water for the granted SHD scheme, Board Order ABP-304405-1, copy attached. Confirmation of Design Acceptance for that scheme also attached.
3. Roads Layout: We can confirm that the roads layout & details along Carmanhall Road will be as per the roads planning compliance package for the granted permission, Board Order ABP-304405-19. This was submitted in 2023.

We trust that the above responses are satisfactory but if you have any queries then please do not hesitate to contact us.

Yours sincerely,



John Considine
BEng MStructE MIEI CEng FConsEI
Chartered Engineer & Director of Barrett Mahony Consulting Engineers

Ires Fund Management Limited
Punch consulting
Carnegie house
Library road
Dun laoghaire,
Dublin

24 July 2018

Dear Sir/Madam,

Re: Customer Reference No 055488747 pre-connection enquiry - Subject to contract | Contract denied
450 apartments at Rockbrook, Carmanhall Road, Sandyford, Dublin 18

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at rockbrook, carmanhall road, sandyford, dublin 18 . Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

In the case of wastewater connections this assessment does not confirm that a gravity connection is achievable. Therefore a suitably sized pumping station may be required to be installed on your site. All infrastructure should be designed and installed in accordance with the Irish Water Code of Practice.

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

- A. In advance of submitting your full application to An Bord Pleanala for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.
- B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.

This site is proposing to discharge wastewater to Blackthorn Drive. In order to accommodate the proposed connection at the developmnet, we note that upgrade works are required to increase the capacity of the Irish Water wastewater network on Blackthorn Avenue/Blackthorn Drive. Irish Water currently has a project on our current investment plan which will provide the necessary upgrade and capacity. This upgrade project (Sandyford Tank Sewer) is scheduled to be completed by Q4 2019 (this may be subject to change) and the proposed connection could be completed as soon as possibly practicable after this date.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.



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Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

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www.water.ie

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at **www.water.ie/connections**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Brian O'Mahony from the design team on 022 52205 or email bomahony@water.ie. For further information, visit **www.water.ie/connections**

Yours sincerely,

Maria O'Dwyer
Connections and Developer Services

Stiúrthóirí / Directors: Mike Quinn (Chairman), Jerry Grant, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

IRES Fund Management Ltd. C/O Mark Richardson
Punch Consulting,
Carnegie House,
Library Road,
Dun Laoghaire,
Dublin

26 March 2019

Re: Design Submission for Residential Development at Rockbrook, Carmanhall Road, Sandyford, Dublin 18(the “Development”) (the “Design Submission”) / 055488747.

Uisce Éireann
Bosca OP 448
Oifig Sheachadta
na Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Dear Mark,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water Representative

Name: Brian O’Mahony
Phone: 022 52205
Email: bomahony@water.ie

Yours sincerely,



Maria O’Dwyer

Connections and Developer Services

Appendix A

Document Title & Revision

- 152217-003-PL1 Proposed Drainage at Ground Floor Level – Sheet 1
- 152217-003.1-PL0 Proposed Drainage at Ground Floor Level – Sheet 2
- 152217-010-PL1 Proposed Watermain Layout
- 152217-014-PL1 Proposed Foul Water Connection Long Section
- 152217-015-PL0 Attenuation Tank/Services Cross Sections
- 152217-016-PL0 Proposed Watermain Connection Long Section
- 152217-022-PL1 Typical Drainage Details – Sheet 2
- 152217-051-PL1 Detail Services Arrangement
- 152217-072-PL1 Carmanhall Road Existing And Proposed Drainage Services – Overall Plan
- 152217-073-PL0 Carmanhall Road Existing And Proposed Drainage Services – Sheet 1/3
- 152217-074-PL0 Carmanhall Road Existing And Proposed Drainage Services – Sheet 2/3
- 152217-075-PL0 Carmanhall Road Existing And Proposed Drainage Services – Sheet 3/3

Standard Details/Code of Practice Exemption: N/A

- **The Endorsement for the use of raised planter boxes as a form of root barrier to the proposed water main and drainage infrastructure is pending from DLRCC Parks Section.**

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

Stiúrthóirí / Directors: Mike Quinn (Chairman), Eamon Gallen, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan

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