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SDCC Surface Water Drainage Pre Planning Guidance

The guiding documents are the Greater Dublin Strategic Drainage Study (GDSDS) and the Greater Dublin Regional Code of Practice for Drainage Works (C of P), available at <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>

Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie

1. Foul and surface water systems to be designed to discharge to separate pipe networks.
2. Fully detailed plans and long sections of surface and foul networks shall be submitted.
3. A clear distance of 3m separation required between public sewers and all proposed structures. This clear distance will be increased if the sewer is greater than 3m deep or greater than 375mm in diameter (C of P section 6). Cross-section drawings shall be submitted where the proposed development is in close proximity to a public sewer or any drain with the potential to be taken in charge.
4. The recommended minimum depth of cover over a mains pipeline is 1.2m (C of P 11.8.2). Any utility crossing a sewer is to have a minimum clear distance of 300mm (C of P 3.13).
5. Manholes shall be located in public pavements, roads or public open spaces (C of P 9.9).
6. Developments must comply with the Building Regulations 2010 Part H.
7. Soakaways may be used for the disposal of surface water, and must comply with the BRE Digest 365. Submitted soakaway design details shall include infiltration test results. The design shall be certified to BRE Digest 365 standard by a suitably qualified person. Only clean, uncontaminated surface water shall be discharged to soakaways. The soakaway shall be located fully within the curtilage of the property and shall be:
 - (i) at least 5m from any buildings, public sewers, road boundary or structures
 - (ii) generally not within 3m of the boundary of the adjoining site
 - (iii) not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / flood plain.
8. Sustainable Drainage Systems (SuDS) are a mandatory requirement for all new developments (GDSDS chapter 4). The surface water run-off from the site shall be limited to greenfield runoff and details shall be provided on how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be dealt with on site in accordance with the GDSDS. The applicant shall also demonstrate that there will be no reduction in the quality of the surface water.
9. Where sites are located within the 1 in 1000 (0.1%) year flood extent of the OPW's CFRAM maps, the applicant shall submit details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Compensation storage shall be provided where development is on the flood plain. Finished floor levels shall be at least 0.5m above the highest flood level occurrence at that location.
10. Buildings must be set back at least 10 metres from the top bank edge of any watercourse.

Anyone seeking pre-planning information on drainage prior to the submission of a planning application can e-mail a query to the following address: servicemaps@sdblincoco.ie