6

SDCC Greater Dublin Regional Drainage Code of Practice
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@sdublincoco.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. The following details shall be submitted as part of surface water drainage calculations:

   - Total Site Area
   - Standard Average Annual Rainfall (SAAR)
   - Standard Percentage Run off value (SPR)
   - A breakdown of surface types, surface areas and surface run off coefficients. (See example of table below)

Structure Type	Area Ha (Hectares)	Runoff Coefficients
Buildings		
Green Roofs (if any)		
Roads		
Pathways		
Permeable Paving		
Grass		
Total		

4. 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.

5. 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).

6. Manholes shall be located in public pavements, roads or public open spaces (C of P 9.9).

7. Developments must comply with the Building Regulations 2010 Part H.

8. 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.

    (v)   Soakaways to include an overflow connection to a public surface water sewer where possible.

9. Sustainable Drainage Systems (SuDS) are a mandatory requirement for all new developments including domestic extensions and side garden developments (GDSDS chapter 4). Drainage designs shall incorporate SuDS features into drainage designs such as but not limited to the following: Green Roofs, Infiltration systems, Filter Drains/Strips, Tree pits, Swales, Ponds/Wetlands, Detention basins, Bio Retention systems, Pervious pavement, Rain Gardens, Channel Rills, Rainwater harvesting systems.

10. In the event where SuDS features are not sufficient to attenuate surface water, traditional attenuation systems may be accepted as an alternative means to attenuate water. A strong justification will need to be made in this case.

11. Surface Water Attenuation systems generally must satisfy the following requirements:

    (i)   Must be at least 5m from any buildings, public sewers, road boundary or structures

    (ii)   Must generally not be within 3m of the boundary of the adjoining site

    (iii)   Must not in such a position that the ground below foundations is likely to be adversely affected.

    (iv)   Must be at least 10m from any sewage treatment percolation area and from any watercourse / flood plain.

12. Where underground attenuation systems are proposed in areas with the potential to be taken in charge by the Local Authority, South Dublin County Council will only accept **Arch Type** attenuation systems.

13. 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.

14. 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.

15. Buildings must be set back at least 10 metres from the top bank edge of any watercourse.

Flood Risk

1. Flood risk must be assessed and commented on for all sites. Submissions must comply with OPW Guidelines for Planning Authorities, available at:

    https://www.opw.ie/media/Planning%20System%20and%20Flood%20Risk%20Management%20Guidelines.pdf

Water Supply

2. Submissions must comply with Irish Water's Standard Details and Code of Practice requirements available at:

    https://www.water.ie/connections/developer-services/

Foul Water

3. Submissions must comply with Irish Water's Standard Details and Code of Practice requirements available at:

    https://www.water.ie/connections/developer-services/

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@sdublincoco.ie.**