

## 1 INTRODUCTION

This document comprises Volume 2 of the Regional Policies being developed as part of the Greater Dublin Strategic Drainage Study (GDSDS) and is entitled “New Development”.

The objectives of the New Development Policies are to identify similar approaches for the Local Authorities to adopt as to how drainage infrastructure for new development is managed. Among the issues considered are:

- ◆ Legal requirements regarding new development, in particular the Planning and Development Act, 2000;
- ◆ Existing drainage regulations, in particular the Local Government (Sanitary Services) Acts 1878 to 1964 and the Building Regulations, 1997;
- ◆ Liaison between Council Departments to promote similar approaches;
- ◆ Procedures for drainage aspects of new development, involving Council Departments and developers;
- ◆ Design, materials and construction specifications to promote similar standards.

The departments principally involved in the new development process are the Planning Department, Drainage Department, Building Control and Roads Department. The Parks Department will be involved in stormwater management, using Sustainable Drainage Systems (SuDS). The level of co-ordination needed depends on the size of the Authority, and will vary from the largest, Dublin City Council, to the smallest, Bray Urban District Council. However the principles and procedures constituting the policy should be uniform across the region, and independent of size of Council.

The policies must be practical, capable of support, and compatible with the objectives of the other Regional Policies, in particular the policy for Environmental Management.

### 1.1 Background Investigations

During May 2002 the Consultant met with the drainage engineers for all constituent Local Authorities, to discuss their current practices and policies for dealing with new development. Some meetings also involved representatives from operations, planning and design departments. All meetings were held on an informal basis, and provided an invaluable insight into the working practices, difficulties and aspirations of the Councils’ technical staff.

The meetings also allowed the Consultant to explain to the Councils’ front-line staff the overall principles behind the Regional Policies for New Development, which are to systemise the procedures, and provide common principles and parameters, with the overall intention of streamlining the drainage management process. The meetings also discussed how other areas of the Study, such as the Regional Drainage GIS, could support the new development process.

Common areas of policy and practice between the Councils, with respect to drainage of new developments, include:

- ◆ The Planning Department controls the management of planning applications;
- ◆ The Planning Department manages the Taking in Charge process;
- ◆ Stormwater management principles, such as SuDS, are being promoted;
- ◆ Foul/combined sewerage is managed by of the Drainage Department;
- ◆ Stormwater drainage is managed by both the Drainage and Roads Departments.

## 1.2 External Investigations

We have also investigated the practices of some of the Water Companies in UK, who have been faced with the similar needs to systemise their operations. Approaches within the Water Companies have been different and have changed with time and experience.

The UK Water Companies generally started with Local Councils being responsible for sewerage and drainage through agency agreements. Some companies maintained that arrangement, while others took the design function "in-house" and left maintenance with the Councils. Other Companies, such as Welsh Water, have split the sewerage and drainage function and sub-contracted to specialist firms.

### **Case Study – Management of Sewerage Operations in Welsh Water UK**

**This Water Company provides water supply, drainage and sewerage services to some 3 million consumers. Their customers' requirements vary hugely, from the major industrialised cities of Cardiff and Swansea to hill farmers in Central and North Wales.**

**In 1999 Welsh Water envisaged that efficiency and conformity of service could be improved by standardising their main operating procedures. A Pilot Study was run for one year, involving three Councils and local Consultants, during which sewerage management was analysed. Detailed procedures, job responsibilities and work specifications were produced for every aspect of the operation and maintenance of the business, for the use of developers, planners, consultants, operators and contractors.**

**The Pilot Study concluded that three major functions were needed, being Network Development, Sewerage Operations and Pumping Station Operations. These functions were set up in 2000 as a partnering arrangement, to cover the whole of Wales in three geographic areas.**

**These arrangements successfully completed their third year of operation in April 2004.**

While we are not suggesting that such arrangements are suitable for the Dublin Region, the procedures and specifications created to manage the design and operation of the drainage function are very relevant.

## 1.3 Report Format

After the Executive Report and Introduction, Chapter 2 provides an appreciation of the legal background and the interface between Planning and drainage infrastructure. This chapter introduces the concept of procedures for managing the planning process.

Chapter 3 introduces the concept of procedures for managing the drainage aspects of the planning process, involving Council Planning and Drainage Departments and developers.

Chapter 4 covers the application of sustainable drainage systems to new development, in particular the practical requirements for taking in charge of sewerage, drainage and SuDS facilities.

Design matters relating to foul sewerage are contained in Chapter 5, with stormwater drainage design contained in Chapter 6. The recommendation is that information in Chapter 6 will update that contained in DCC Stormwater Policy documents.

Chapter 7 reviews the current situation on water industry specifications, and proposes that new specifications be prepared.

Chapter 8 summarises the Policies for New Development, and deals with their implementation.

The suggested requirements for Planning Applications and for taking-in-charge of drainage are contained in Appendices A and B.

Appendices C, D and E contain detailed information and examples to support the stormwater design processes contained in Chapter 6.

Appendix F contains particular specifications relating to common drainage matters.

Appendix G contains standard drawing information.