

Water Services Planning Report

Register Reference No.: *SD21A/0101*

Development: Residential development comprising a total of 28 apartments, in a building up to 4-storeys in height; the cumulative gross floor area is proposed to be 2,640sq.m on the 0.3157 hectare site including the site of the former filling station (0.2821 ha - under applicant's ownership) and a portion of land (0.0326ha) located to the north of the filling station site, where the existing traffic lights and pedestrian crossing are located along Nutgrove Avenue; to accommodate access to the site, it is proposed to relocate the existing traffic lights and pedestrian crossing which traverses both South Dublin County Council and Dun Laoghaire-Rathdown County Council boundaries; a development with a maximum height of c.11.7m and a total gross floor area of 2,640 sq.m comprising of 28 residential units comprising 8 1-bedroom apartments, 17 2-bedroom apartments and 3 3-bedroom apartments; communal amenity space (433sq.m) and public open space (286sq.m) located to the rear and western side of the site; at grade car parking is proposed to the rear of the site which will provide 16 residents' car parking spaces (including 2 electric vehicles spaces and 1 accessible spaces) and 2 motorcycle parking spaces; 2 resident waste bin storage areas are proposed along the north-western and north-eastern corner of the site, fronting Nutgrove Avenue (total 25sq.m); a new vehicular entrance from Nutgrove Avenue; a total of 62 surface level bicycle parking spaces comprising 48 spaces located at the rear of the site and 14 spaces within the residents' communal area, located along the north-western portion of the site; relocation of the existing traffic lights and pedestrian crossing located on Nutgrove Avenue to the west of its existing position to accommodate access to the site; all ancillary site development works including installation of drainage and water supply infrastructure, lighting and provision of an ESB substation and switch room.

Location: Nutgrove Avenue, Rathfarnham, Dublin 14

Report Date: 28th May 2021

Surface Water Report:

Further Information Required:

1.1 The document schedule submitted by Punch Consultant Engineers refers to an Engineering Planning Report. This report has not been submitted with the planning application. In order for South Dublin County Council Water Services section to assess Water and Drainage proposals, the applicant is required to submit an Engineering Planning Report for the proposed development which provides the following further information:

Water Services Planning Report

- Submit a report to show surface water attenuation calculations for proposed development. The report shall include areas in Hectares (Ha) or m² of total site area, roofs, green roofs, roads, hardstanding, green/grass areas and their respective run off coefficients.
- Submit a report to show how proposed diverted surface water network can cater for current and new surface water flows through proposed diverted surface water sewer.

1.2 Submit a drawing in plan and cross-sectional view showing the type and size of proposed surface water attenuation provided for the site for the site. The drawing shall show the surface water network up to and including the point of connection to the public surface water sewer. The drawing should include the location of all AJs, manholes, pipe size, material type and direction of flow. Any petrol interceptor proposed shall be in advance of attenuation system.

Flood Risk

No Objection

All floor levels shall be a minimum of 500mm above the highest know flood level for the site where same occurs.

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
 - All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
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Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
 Brian Harkin SEE.

Date: _____

Endorsed: _____
 Chris Galvin SE.

Date: _____