

# Water Services Planning Report

**Register Reference No.:** SDZ21A/0013

**Development:** A 3 storey, 1,000 pupil post primary school (Roll no. 76454S) including a 4 classroom Special Educational Needs Unit with a gross floor area of 11,443sq.m including sports hall and all ancillary teacher & pupil facilities; bicycle parking; staff parking; vehicle drop off/set down areas; internal access roads; hard and soft play areas; piped infrastructure and ducting; plant; landscaping and boundary treatments; PV panels; external courtyards; disabled car parking spaces; ESB substation, ramps & stairs; signage; changes in level and all associated site development and excavation works above and below ground all on a site bounded to the east by the R136 Outer Ring, to the north by the existing site adjacent to south of Griffeen Avenue, to the west to existing site adjacent to Lucan East Educate Together National School and to the south to existing site adjacent to Adamstown Link Road. The proposed development is located within the Clonburris Strategic Development Zone Planning Scheme 2019 area.

**Location:** Kishogue Cross, Griffeen Avenue, Lucan, Co Dublin

**Report Date :** 15-July-2021

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## Surface Water Report:

## **No Objection Subject To:**

**1.1** The surface area types and sizes are not provided and only hardstanding area is given. It is not acceptable to not provide a description with area sizes and run off coefficients for all areas such as buildings roads, permeable paving green areas and other areas in site.

Based on limited information the proposed surface water attenuation of 1,300m<sup>3</sup> is undersized by approximately 13%.

Prior to commencement of development submit a revised report showing surface water attenuation calculations for the development. The report shall show and describe all surface types such as buildings roads permeable paving, grass in m<sup>2</sup> and their respective run off coefficients.

Submit a revised drawing showing the different surface types and sizes in m<sup>2</sup> on site. Prior to commencement of development obtain agreement of required surface water attenuation proposed for the development taking account of full details on different surface types and their respective run off coefficients.

**1.2** Clarify surface water layout and connection of 450mm surface water pipe to a 225mm surface water pipe. Clarify ownership of existing 225mm surface water pipe outside of site boundary. Agree surface water layout with water services prior to commencement of development.

**1.3** Provide a petrol interceptor before entry point of surface water attenuation system where surface water is draining from car parking areas as per the Greater Dublin Regional Code of Practice for Drainage Works.

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1.4 Examine what additional SuDS (Sustainable Drainage System) can be provided such as green roofs.

## **Flood Risk**

## **No Objection**

- 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: \_\_\_\_\_