

Water Services Planning Report

Register Reference No.: SD21A/0159

Development: Land recontouring/infilling works on c.16,000sq.m. of a folio size of c.2.4ha (allowing buffers); volume of material to be placed on site is c.35,000m³ with an average fill level of c.3.5m above existing.

Location: Slade, Saggart, Co. Dublin

Report Date : 22nd July 2021

Surface Water Report:

Further Information Required:

- 1.1 Water Services have concerns that the proposed development will result in an increased surface water run off rate from the site which would exacerbate flooding issues downstream. The applicant is required to submit a report which demonstrates that surface water run off rates will not be increased from the site.
- 1.2 The applicant is required to clarify what water pollution and silt pollution mitigation measures are implemented as part of the development. Silt fencing shall also be included as part of these silt prevention measures.
- 1.3 The applicant is required to clarify what the long term proposals are for the development. How long will the fill remain in the proposed location and will the site be reseeded with grass or reinstated in any way to its natural state?

Flood Risk Report:

Further Information Required:

- 2.1 The proposed development site is located within Flood Zone A according to OPW's (Office of Public Works) CFRAM maps and South Dublin County Council's Strategic Flood Risk Assessment 2016-2022. The applicant is required to submit a site-specific flood risk assessment report with the inclusion of a justification test in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall demonstrate how flood risk will not be exacerbated on the site as well as upstream and downstream of the development. Details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands shall be submitted.
 - 2.2 Submit a map showing the location of the site and proposed infill works in relation to the OPW CFRAM flood risk zones.
 - 2.3 The applicant is required to submit a drawing showing the distance between the proposed development and the top of the bank of the watercourse to the south of the site. The minimum setback distance from any works to the top of the bank of the watercourse shall be 10 metres. The existing 10m Riparian strip shall remain in its current state.
- 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.
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- 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:

Not Applicable

Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Chris Galvin SE

Date: _____