

Water Services Planning Report

Register Reference No.: SD21A/0167

Development: Construction of a gas fired power plant with an electrical output of up to 125MW with associated balance of plant, equipment and buildings including; an Engine Hall building with a height of 18.9m, comprising 6 gas engines and ancillary infrastructure; an Electrical Annex Building with a height of 18.7m; a Workshop building with a height of 5.1m; a Tank Farm building with a height of 5.68m; a Security hut with a height of 3.27m; an Exhaust Stack with a height of 31.8m; a Gas AGI including a kiosk with height of 3.3m; Radiator Coolers with a height of 8.46m; 2 electrical transformers with a height of 4.98m; Tanks including 2 x Diesel Oil Storage Tanks (volume of 2500m³ combined); SCR Urea Tank (26m³); Lube Oil Storage Tank (26m³); Lube Oil Maintenance Tank (26m³); Pilot Oil Tank (26m³); Fire Water Storage Tank (1000m³); Effluent Collecting Tank (26m³); Underground Surface Water Attenuation Tank (490m³); 2 new access onto the existing private road network with Profile Park; 12 parking spaces, footpaths, landscaping; fencing and all other associated site development plant and equipment and other works including surface water and foul wastewater drainage.

Location: Profile Park, Baldonnel, Dublin 22

Report Date : 26th July 2021

Surface Water Report:

Further Information Required:

1.1 The applicant has not submitted a surface water drainage design report for the proposed surface water drainage and attenuation proposals. In order for Water Services to assess surface water attenuation proposals, the applicant shall submit a report including design calculations showing how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be attenuated on site to pre-developed greenfield run off rates. The report shall include the following site information:

- SAAR (Standard Average Annual Rainfall) Value
- SOIL Value
- MET Eireann Rainfall Data
- Site Area
- A breakdown of all proposed area types in m² for the site eg. Roads, Hardstanding, Grasscrete, Grass etc.

1.2 The applicant is required to submit a cross section detail of all proposed Sustainable Drainage (SuDS) features for the development ie. Grasscrete and Swales. The applicant shall also examine whether there is potential to include further SuDS features across the site such as detention basins, further swales, filter drains etc.

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- 1.3** The applicant shall submit a revised surface water drainage layout showing that surface water is discharged to the Baldonnell Stream in the direction of flow and not against the flow which is currently proposed. The drawing shall also show that the proposed attenuation system is a minimum of 3m away from all existing and proposed Wastewater and Water supply infrastructure on the site also external to the site.
- 1.4** Water Services acknowledges there is a proposal to include oil/fuel storage on site. The applicant is required to demonstrate how it will be ensured that in the event of an oil/fuel leak on site, the surface water drainage network and nearby watercourse will not be adversely affected. Proposals shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Section 17. All process water and any effluent from the development shall not discharge to the surface water drainage network.

Flood Risk Report:

Further Information Required:

2.1 There are some areas within the subject site located within Flood Zone B according to South Dublin County Council's Strategic Flood Risk Assessment 2016-2022 and OPW's (Office of Public Works) CFRAM maps. The applicant is required to submit a site-specific flood risk assessment report for the development with the inclusion of a justification test in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be above the closest known flood levelsx.

- 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

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Signed: _____
Ronan Toft AE

Date: _____

Endorsed: _____
Chris Galvin SE

Date: _____