

# Water Services Planning Report

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**Register Reference No.:** SD22A/0035

**Development:** (a) Construction of a 4 storey nursing home building consisting of: (i) 106 bedrooms (with ensuite); (ii) associated residents welfare facilities; (iii) administration areas and staff facilities; (iv) multi-function space and pharmacy proposed at ground level; (b) construction of 60 one bed independent living units in 3 blocks as follows: (1) Block A, a 4 storey building comprising 11 one-bed units; (2) Block B, a part 4/part 5 storey building comprising 35 one-bed units; and (3) Block C, a 5 storey building comprising 14 one-bed unit. Each unit will be provided with a private open space in the form of a balcony terrace (6sq.m.) (c) The development will include communal open space and landscaping (including new tree planting and tree retention), 30 car park spaces (including 3 limited mobility parking spaces; 3 EV parking and 1 car sharing spaces); and 52 bicycle parking spaces (d) The development will be served by a new pedestrian and vehicular access from Old Greenhills Road through existing boundary wall. Material from the removed wall will be repurposed within the landscape areas; and (e) The development includes landscaping, boundary treatments (including wells and railings to southern and western boundaries), and ESB Substation SuDs drainage, road infrastructure and all ancillary site works necessary to facilitate the development.

**Location:** Lands within St Marys Priory, Old Greenhills Road, Tallaght, Dublin 24

**Report Date :** 11<sup>th</sup> Mar 2022

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## Surface Water Report:

## **Further Information Required:**

**1.1** The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. Maps of surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie).

**1.2** Submit a drawing and report to show how much surface water attenuation is provided in m<sup>3</sup>. The proposed attenuation calculation of 348m<sup>3</sup> required is 30% undersized for a 1 in 30 year storm event and undersized by 42% for a 1 in 100 year storm event. Show how SAAR (Standard Annual Average Rainfall) was calculated. Submit a revised report and drawing showing increased surface water attenuation provided. Attenuation shall be provide by SuDS (Sustainable Drainage System) as

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a first option and only where SuDS cannot provide enough attenuation should an arched type attenuation be considered.

The applicant shall contact Water Services Department of South Dublin County Council prior to submission of revised report and drawing/s.

## **Flood Risk**

## **Further Information Required**

**2.1** Submit a report and drawing to show the location of proposed development superimposed on a CFRAM OPW flood map. This is required to show what if any flood risk there is as a result of proposed development.

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- 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: \_\_\_\_\_  
Padraig Slye GE

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
Brian Harkin SEE.

Date: \_\_\_\_\_