

Water Services Planning Report

Register Reference No.: SD22A/0039

Development: (a) The demolition of two existing habitable structures on site including a bungalow (Silveracre), an existing cottage (No. 6 Whitechurch Road) and a row of 5 derelict structures/cottages located along the western boundary of the site (extent of proposed demolition is 433sq.m) (b) the construction of 22 4 bed, 3-4 storey units ranging in size from 197sq.m to 214sq.m, all with associated private balcony/terrace areas. Vehicular and pedestrian access is proposed via new entrance on Whitechurch Road. The proposed development shall provide for 44 car parking spaces, a new single storey bicycle storage shed (approx 34sq.m) and provision of bin storage to be provided at the front curtilage of the dwelling for all terraced units, all boundary treatment, all site services and all associated site works.

Location: Silveracre Bungalow, Whitechurch Road, Rathfarnham, Dublin 14.

Report Date : 14th Mar 2022

Surface Water Report:

Further Information Required:

- 1.1 Water services recommend that proposed open space, houses and bicycle shed be relocated such that the public open space is located adjacent to existing piped stream east of site. It would promote biodiversity and existing piped stream could be opened subject to planning and moving out red line boundary. This would also prevent any future development adjacent to piped stream and allow access to stream for maintenance purposes.
- 1.2 The Developer is requested to contact the Development Department of SDCC in order to seek permission to extend the red line boundary of the proposed development in order to include the stream along the eastern boundary within a planning application. Permission to extend the red line boundary will be made without prejudice and does not confer any rights to enter onto lands and carry out works. Separate permission is required in relation to entering lands and carrying out works. Please note a grant of permission to include SDCC lands within a planning application does not consider the acceptability or otherwise of the planning proposals; which will be subject to a separate consideration by the planning authority.
- 1.3 The developer is requested to open up pipe stream east of development subject to landowner/ planning approval.
- 1.4 Submit a drawing and report to show what SuDS (Sustainable Drainage System) are proposed for the development. Show in m³ what surface water attenuation capacity proposed SuDS systems have. Examples of SuDS include:

Water Services Planning Report

Green roofs,
Swales
Tree pits
Permeable Paving
Rain gardens
Channell rills
Water butts
Grasscrete

Flood Risk

Further Information Required:

- 2.1 Submit a report and drawing to clearly show the location of proposed site on an OPW CFRAM Flood map. This will identify the location of site relative to adjacent flood zones if any and determine if any flood risks arise.
 - 2.2 If there is a risk of flooding such as a 1 in 1,000 year flood risk outline in a report and drawing what flood mitigation measure are proposed for the development. Outline in report what if any flood risk there is for property upstream and downstream of proposed development due to same.
 - 2.3 Prior to submission of revised documents contact water services of South Dublin County Council to discuss same.
- 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.
-

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Padraig Slye GE.

Date: _____

Endorsed: _____
Brian Harkin SEE.

Date: _____