

Water Services Planning Report

Register Reference No.:	SD22A/0045
Development:	Construction of 6 three bedroom dwelling houses; construction of proposed access road and footpaths; provision of car parking facilities to serve the proposed development which shall connect into existing adjoining foul sewer network; construction of a water surface sewer network to serve the proposed development including the connections/amendments to the existing adjoining surface water network; the provision of watermain to serve the proposed development and connection to existing adjoining water main; the provision of all necessary utility services and all ancillary site works.
Location:	St. Finians Way, Main Street, Newcastle, Dublin
Report Date :	16 th Mar 2022

Surface Water Report:

Further Information Required:

- 1.1** The surface water attenuation calculations are unclear.
Submit a report to clearly show surface water attenuation calculations proposed. Include the different surface types such as buildings, permeable paving, grass for the lands draining to existing surface water system.
Examine if soakaways should or not be used for proposed new houses. If soakaways are proposed then same shall require a soakaway tests as per BRE Digest 365 Standards.
- 1.2** The discharge rate of 7l/s is very high and water services estimate the discharge rate should be 2 litres/second. Review proposed discharge and submit in a report how proposed discharge rate is calculated.
- 1.3** Contact water services of South Dublin County Council to discuss proposed and existing surface water attenuation systems for development prior to submission of revised drawings and report.
- 1.4** The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.
- 1.5** The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
 - Permeable Paving
 - Rain Gardens
 - Planter boxes with overflow connection to the public surface water sewer.
 - Grasscrete
 - Green Roofs
 - Water Butts

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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 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:

Refferred to IW

Signed: _____
Padraig Slye GE.

Date: _____

Endorsed: _____
Brian Harkin SEE.

Date: _____