Water Services Planning Report

Register Reference No.:	*SD21A/0202 AI*
Development:	The setback, widening and relocation of a site entrance northwards along the public road, allowing for improved sight lines and it's repositioning, reordering and construction; a new pedestrian entrance; demolition of small shed/garage structure; filling-in of an existing swimming pool; demolition of a portion of the west flanking courtyard wall to re-establish a historic courtyard entrance (as seen on Historic 6 Inch (1837-1842), Historic 25 inch (1888-1913) maps); construction of 11 residential units located surrounding Rookwood House (protected structure) on it's associated grounds, made up of Section 1: The Gate Lodge consisting of Unit 1, [1.5-Storey two bed, 4 person detached dwelling (83.50sq.m); Section 2: Mews Houses consisting of Units 2, 3 & 4, (two storey three bed, four person terraced dwellings (105.10sq.m) and Unit 5 (two Storey, three bed, six person detached dwelling (138.00sq.m) and Section 3: Woodland Houses consisting of Units 6 & 9 (2.5-storey, four bed, six person detached dwellings (152.00sq.m), Units 7 & 10 (2.5-storey, four bed, six person semi-detached dwellings (152.00sq.m) and Units 8 & 11 (2.5-storey, three bed, six person semi-detached dwellings (125.90sq.m) and maintaining the existing Rookwood house (protected structure) as a residential house, as is; 22 car parking spaces, new pedestrian footpaths, internal road network, detailed landscaping, services and all associated works.
Location:	Rookwood, Stocking Lane, Ballyboden, Dublin 16
Report Date :	01/04/2022

Surface Water Report: Clarification of Further Information Required:

1.1 The developer is required to apply Qbar Rural as the maximum discharge rate for all storm events. Water Services calculate Qbar rural to be approximately 2 Litres/Second. Consultant engineer is to submit revised attenuation proposals based on applying the Qbar rural discharge rate as max discharge from site for all storm events.

1.2 Surface water attenuation provided of 200m3 is undersized by 33% for 100 year storm. Increase the surface water attenuation provided and this should be done by way of SuDS (Sustainable Drainage Systems) features.

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1.3 Submit a revised drawing showing all SuDS proposed for the development. Show what surface water attenuation in m^3 is provided by SuDS.
Examples of SuDS include and are not limited to:

- Green/Blue roofs
- Swales
- Filter Drains/Channel rills
- Infiltration systems
- Rain Gardens
- Permeable Paving/Asphalt
- Tree pits
- Overground storage for example. ponds, detention basins where possible
- Grasscrete
- Rain water harvesting

The drawing shall show a treatment train between SuDS systems before connecting to a surface water network system. Example of SuDS can be found in a SuDS Guidance Document available on South Dublin County Council Website. sdcc-suds-explanatory-design-and-evaluation-guide.pdf

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 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.

Water Report: **Referred to IW**

Foul Drainage Report: **Referred to IW**

Signed: _____ Date: _____
Ronan Toft AE.

Endorsed: _____ Date: _____
Brian Harkin SEE.