

Water Services Planning Report

Register Reference No.: SD21A/0271 AI

Development: Demolition of the existing building on site and the construction of a 5-storey over partial basement, mixed use development comprising a gastro pub/restaurant with off-licence, 2 retail units, associated bin stores, bike stores, 1 ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 50 apartments (25 one beds and 25 two beds) on the upper floors, all provided with private balconies/terraces; communal roof gardens; car parking; motorcycle parking; bicycle parking; landscaping and upgrades to public realm including upgrades to existing pedestrian crossing on Kennelsfort Road Upper; and all associated engineering and site works necessary to facilitate the development on lands at The Silver Granite pub, junction of Kennelsfort Road Upper and Wheatfield Road, and at The Silver Granite car park adjoining Palmerstown Shopping Centre car park (accessed from Kennelsfort Road Upper via Palmerstown Park).

Location: Lands at the Silver Granite pub, Palmerstown, Dublin 20

Report Date : 06/05/2022

Surface Water Report:

No objection subject to:

- 1.1** It is unclear where catchment 1 and 2 is in surface water layout drawing.
Prior to commencement of development submit a revised drawing showing where Catchment 1 and Catchment 2 is.
- 1.2** Prior to commencement of development submit a report and drawing to show how all areas of site are to be attenuated. Also clarify on a drawing and in a report how the eastern part of site will be attenuated.
- 1.3** The surface water attenuation calculations are unclear because the areas of site that are being attenuated is unclear and the elements of the different surface types do not add up to the total site area.
Prior to commencement of development submit a report to show the total site area in m² and show in a drawing each different surface type and areas of same in m².
Prior to commencement of development show on a revised drawing how each area of site will be attenuated and what capacity each attenuation system and SuDS system has in m³.
- 1.4** Proposed tress at car park area west of development shall be tree pits and used as part of proposed SuDS attenuation system.
Prior to commencement of development submit a drawing in plan and cross sectional view showing how proposed tress in this western carpark area of site can be used to attenuate surface water and act as a SuDS for proposed/existing carpark.

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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 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

Signed: _____
Ronan Toft AE.

Date: _____

Endorsed: _____
Brian Harkin SEE.

Date: _____