

# Water Services Planning Report

**Register Reference No.:** SHD3ABP-313145-22

**Development:** Development to the immediate north of the site is the Carrigmore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate while to the south is the Boherboy Road; The proposed application represents the development of the entire Boherboy Neighbourhood as identified in the Fortunestown Local Area Plan (2012) consisting of 655 dwellings, comprised of 257 two, three & four bed, two & three storey detached, semi-detached & terraced houses, 152 one, two & three bed duplex units in 17 two to three, three to four & four storey blocks, and 246 one, two & three bed apartments in 9 buildings ranging in height from two, two to five, four to five & five storeys, and a two storey crèche (693sq.m); Access to the development will be via one vehicular access point from the Boherboy Road, along with proposed upgrade works to Boherboy Road to include the provision of a roadside footpath along the front of the site at the Boherboy Road, continuing eastwards to the junction with the N81 Blessington Road (for an overall distance of c.370m); The proposed development also provides for pedestrian and cyclist connectivity to the adjoining Carrigmore Park to the north-east, and vehicular, pedestrian and cyclist connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north; The proposed development provides for (i) all associated site development works above and below ground, including surface water attenuation & an underground foul sewerage pumping station at the northern end of the site, (ii) public open spaces (c. 3Ha), including alongside the Corbally Stream, which will accommodate the provision of pedestrian / cyclist links to Carrigmore Park to the north-east, (iii) communal open spaces (c. 6,392sq.m), (iv) hard and soft landscaping and boundary treatments, (v) undercroft, basement & surface car parking (914 car parking spaces, including EV parking), (vi) bicycle parking (797 bicycle parking spaces), (vii) bin & bicycle storage, (viii) public lighting, and (ix), plant (M&E), utility services & 5 ESB sub-stations, all on an overall application site area of 18.3ha; In accordance with the Fortunestown Local Area Plan (2012) an area of c. 1.4Ha within the site is reserved as a future school site.

**Location:** Lands in the townland of Boherboy, Saggart Road, Co Dublin

**Report Date :** 6<sup>th</sup> May 2022

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# **Water Services Planning Report**

## **Surface Water Report:**

## **No objection subject to:**

- 1.1** There appears to be scope to include further SuDS (Sustainable Drainage Systems) such as sunken rain gardens and further tree pits to break up car parking areas. Prior to commencement, the applicant shall submit a revised surface water drainage drawing showing the inclusion of further SuDS features within car parking areas as described above. Submit a design detail where additional SuDS features are proposed.
  
- 1.2** The applicant has proposed to locate surface water attenuation “Tank 6” underneath a road to the north of the site which has the potential to be taken in charge. Prior to commencement of development, the applicant shall obtain agreement from South Dublin County Council’s Roads Department regarding the location and construction details of this underground surface water attenuation system underneath a road with the potential to be taken in charge.
  
- 1.3** The proposed private filter drains to the rear of properties shall be omitted and replaced with traditional drainage pipes which comply with the Building regulations Technical Document- Part H Drainage and Wastewater disposal. Prior to commencement of development the applicant shall submit revised surface water drainage plans which demonstrate this.
  
- 1.4** The proposed filter drain pipes beneath swales shall be minimum 225mm in diameter. This also applies to pipes connecting proposed swales to the surface water drainage network. 150mm pipes are not acceptable where swales are to be taken in charge.
  
- 1.5** Overland flow inlets to proposed SuDS features such as swales, tree pits, rain gardens etc. should be maximised to allow for treatment of surface water.
  
- 1.6** The minimum cover over proposed surface water sewers shall be 1.2m. Where the 1.2m cannot be achieved, the pipe shall be fully surrounded in 150mm thick concrete with an absolute minimum depth of cover of 750mm. This applies to roadways/footpaths.

# Water Services Planning Report

**Flood Risk Report:**

**No objections subject to:**

2.1 Prior to commencement of development the applicant shall submit a cross sectional detail of the proposed drainage ditches to the north of the site. Side slopes of these ditches shall be graded to be max 1:3 to allow for maintenance.

**Note:**

- The Developer shall ensure that there is complete separation of the foul and surface water drainage systems within the site, both in respect of installation and use.
- 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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Signed: \_\_\_\_\_  
Ronan Toft AE

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

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

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