

Water Services Planning Report

Register Reference No.: SD22A/0096

Development: Demolition of some of the existing structures on site to include a portion of an existing rubble wall; the rear extension of an existing cottage; existing structures, storerooms, and sheds to the west and north of Muldowney's Pub; the reconfiguration, renovation, and extension of the existing cottages on site to provide for 2 two bedroom units; the reconfiguration and renovation of Muldowney's Pub and storage yard; the construction of 21 residential units within 2 three storey blocks to the rear and side of Muldowney's Pub as follows: Block A will provide 6 one bedroom units, giving a total of 6 apartments in this building; Block B will provide for a mix of 3 one bedroom and 12 two bedroom units, giving a total of 15 units within this Block; private open space will be provided in the form of balconies with communal open space provided in the centre of the site. The development will also include the provision of a pedestrian access from Main Street and a pedestrian and vehicular access via the existing car-park entrance to the rear of Muldowney's Pub; Provision of 32 carparking spaces and 44 bicycle spaces, all ancillary hard and soft landscaping, boundary treatment, ESB sub-station, signage, bin and bike stores and all engineering and site development works necessary to facilitate the development.

Location: Muldowney's Pub, Main Street, Rathcoole, Co. Dublin

Report Date : 10th May 2022

Surface Water Report:

Further Information Required:

1.1 The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Permeable Paving
- Grasscrete
- Rain Gardens
- Planter boxes with overflow connection to the public surface water sewer.
- Swales
- Channel Rills

1.2 Water Services of SDCC (South Dublin County Council) estimate that the attenuation of 41 l m³ proposed is undersized by 15. The applicant should explore the possibility of installing SuDS devices such as grasscrete, and permeable paving in footpaths and road areas and this may reduce or eliminate the need to extend proposed attenuation tanks.

1.3 The applicant shall submit a revised drawing showing a petrol interceptor upstream of attenuation system close to entry point of same.

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The greater Dublin regional code of practice for drainage works states that petrol interceptors should be installed upstream of any attenuation systems. The drawing submitted by applicant shows the petrol interceptor installed downstream of the attenuation system and this should be corrected.

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.

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Padraig Slye GE.

Date: _____

Endorsed: _____
Brian Harkin SEE.

Date: _____