

Water Services Planning Report

Register Reference No.: SD22A/0153

Development: Development on site for Phase 1 (of a 2-phase future masterplan) partial demolitions, refurbishment and a new circulation link extension to the existing Loreto Abbey Complex, protected structures (RPS no.s 252 and 253) at the Grange Road Loreto Rathfarnham for use as Gaelcholaiste an Phiarsaigh; The proposed Phase 1 works shall consist of partial demolitions of two storey link and toilet extensions; construction of a new 787sq.m replacement four storey glazed circulation extension linking the existing 1725 Georgian House and 1890's St. Anne's buildings; refurbishment works to the existing 1725 Georgian House and 1890's St. Anne's buildings, with works to the ground floor of the 1903 Gymnasium Building (all forming part of the protected structure RPS no. 253) totalling 3,854sq.m; demolition of 20th Century extension to, and holding works for future re-use, to Northern Gate Lodge (RPS No. 252); construction of temporary school prefabricated toilet accommodation for school use during the phasing of the main construction works; on-site drop-off, set-down and vehicular parking provisions, and associated off-site works adjoining the shared access road/ right of way with the Loreto Abbey Apartment Development; all associated hard- and soft-surface play areas, bicycle parking area and landscaping, boundary treatments; associated surface water attenuation, foul and surface water drainage connections, site works and ancillary services.

Location: Loreto Abbey, Grange Road, Rathfarnham, Dublin 14

Report Date : 01-July-2022

Surface Water Report:

Further Information Required:

1.1 Submit a revised report to show the discharge rate from the site equal to Q_{bar} or 2 litres/second/hectare whichever is greater. The discharge rate should comply with the Greater Dublin Regional Code of Practice for Drainage Works.

Note: The proposed discharge of 8 l/s/ha for the site is excessive and above the greenfield runoff rate or 2 litres/second/ha.

1.2 There is very little SuDS (Sustainable Drainage Systems) proposed in the development. Submit a revised report and drawing showing what SuDS are proposed for the development. Surface water attenuation should be provided by SuDS where this is possible and only when this is insufficient should an alternative arched type attenuation system be used.

Water Services Planning Report

- Green roofs, blue roofs
- Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Swales
- Grasscrete
- Filter drains
- Detention basins
- Channel rills
- Other such SuDS

There should be a treatment train between SuDS systems to help in water treatment and reducing the speed of water flow from site.

Examples of SuDS can be found at

[sdcc-suds-explanatory-design-and-evaluation- guide.pdf](#)

1.3 Prior to submission of above information contact water services of South Dublin County Council (SDCC).

Flood Risk.

Further Information Required

2.1 It is unclear what surface water mitigation measures are proposed to address the flood risk on site. Submit a revised report and drawing showing what mitigation measures are proposed for the site in the event of site flooding.

2.2 Submit a drawing showing the site footprint on the a CFRAM map showing a 1 in 1000 year flood risk event.

- 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

Water Services Planning Report

Signed: _____
 Brian Harkin SEE.

Date: _____

Endorsed: _____

Date: _____